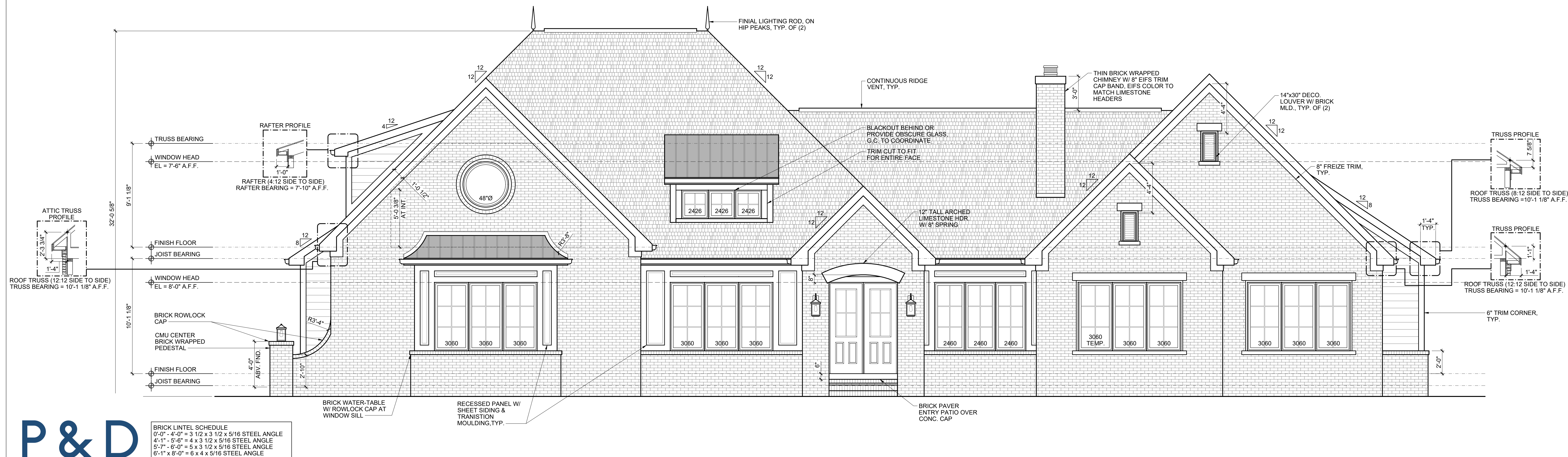


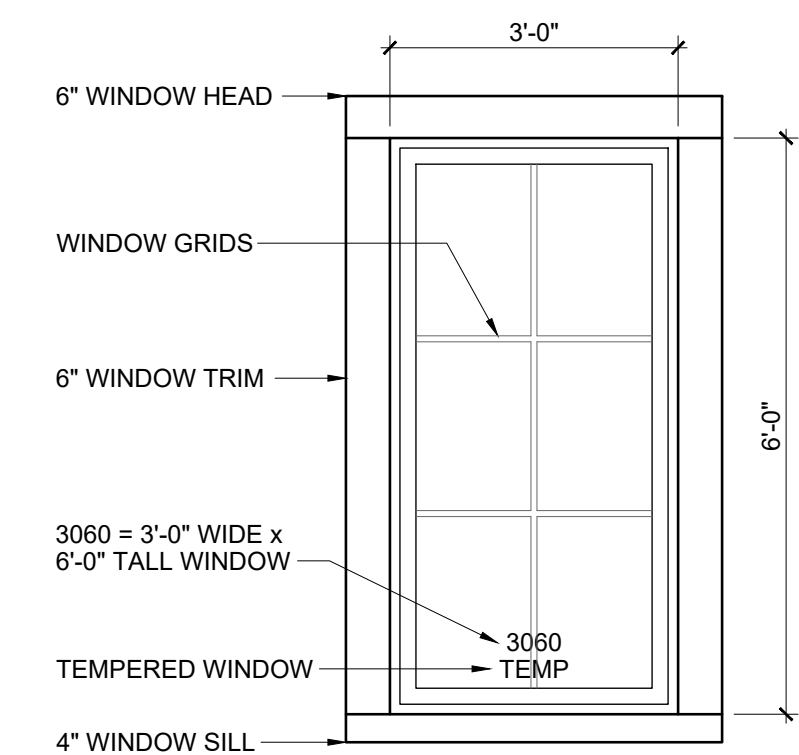


2 REAR ELEVATION

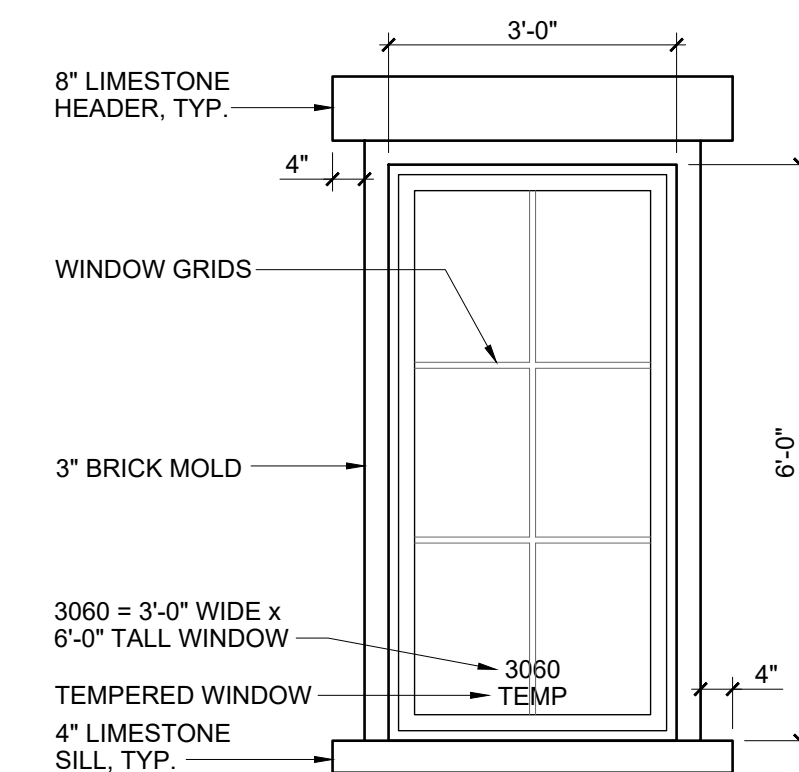


1	FRONT ELEVATION
---	-----------------

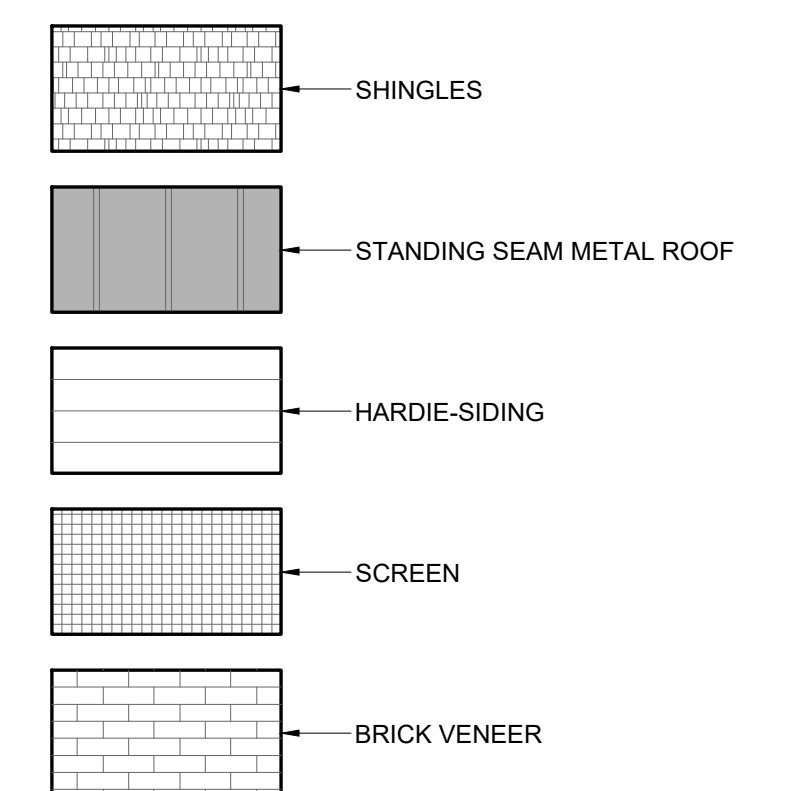
TYPICAL WINDOW AT SIDING



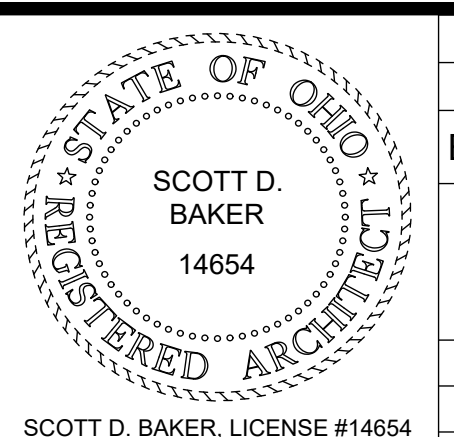
TYPICAL WINDOW AT BRICK



ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

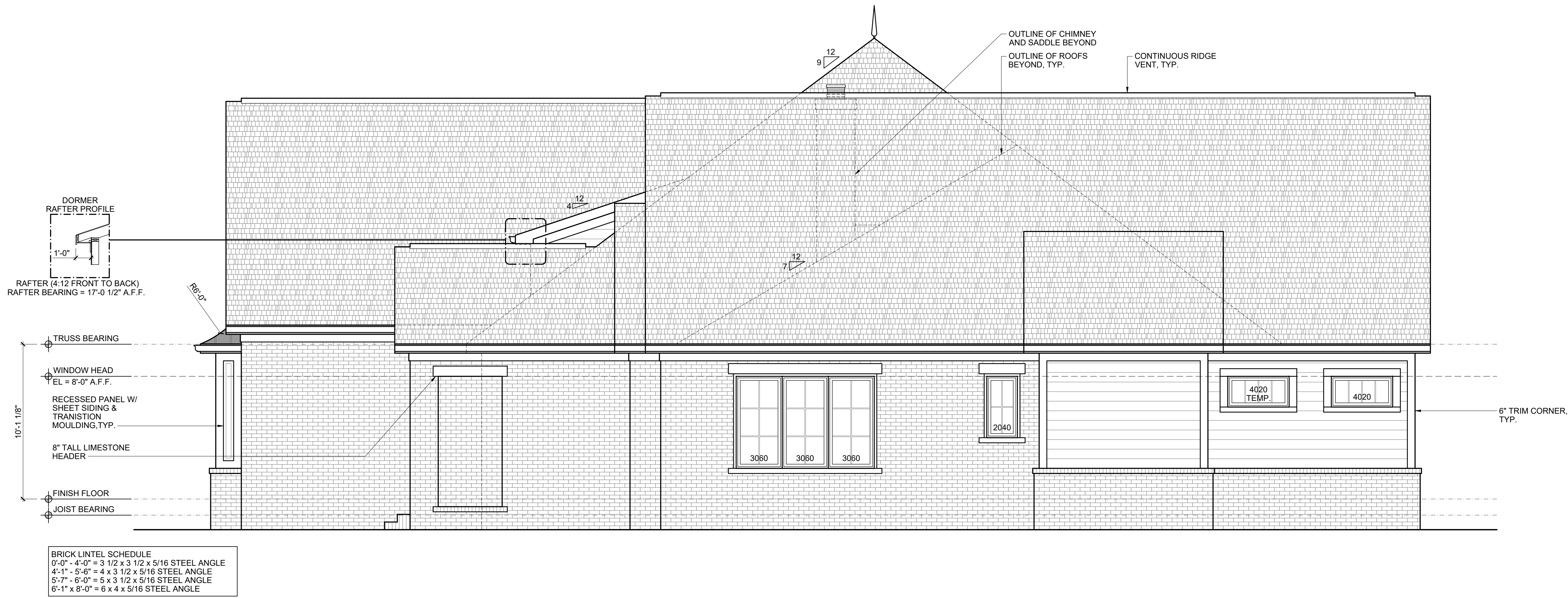


SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 03.12.2024
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2024-121

P&D Builders - Job # 1677



2 LEFT SIDE ELEVATION



1 RIGHT SIDE ELEVATION

ELEVATION MATERIAL LEGEND

	SHINGLES
	STANDING SEAM METAL ROOF
	HARDIE-SIDING
	SCREEN
	BRICK VENEER

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



STATE OF OHIO
REGISTERED ARCHITECT
SCOTT D. BAKER
14654

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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-2

DATE: 03.12.2024

CONSTRUCTION DOCUMENTS

SBA STUDIOS PROJECT # 2024-121



1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL EXTERIOR WALLS SHALL BE 24" EXTERIOR WALLS @ 18" O.C. UNLESS NOTED OTHERWISE.
3. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD.
4. ALL DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF STUD.
5. ALL DIMENSIONS TO OUTSIDE FACE OF SHEATHING, ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
6. ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENING OF EXTERIOR FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
7. EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL BE 2" ABOVE FINISHED FLOOR.
8. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
9. ALL WORK SHALL BE VERIFIED IN ACCORDANCE WITH ALL CODES AND PERMITS.
10. CONTRACTOR SHALL PERFORM ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION.
11. CONTRACTOR SHALL PROVIDE ALL NECESSARY DETAILS TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND /OR CORRECTION BEFORE PROCEEDING WITH WORK.
12. CONTRACTOR SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
13. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER ASSUMED.
14. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
15. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS SHALL BE PRESSURE TREATED (CCA OR BE OF AN APPROVED DECAY RESISTANT SPECIES THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR WOODWORK, DECKING, FENCING, RETAINING MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

3068 = 3'-0" WIDE x 6'-8" TALL DOOR
 3080 = 3'-0" WIDE x 8'-0" TALL DOOR

DOOR ABBREVIATIONS:

- PD = POCKET DOOR
- BP = BYPASS DOOR
- BF = BIFOLD DOOR
- OH = OVERHEAD DOOR
- SGD = SLIDING GLASS DOOR
- SLD = SLIDING BARN DOOR

TRUSS / JOIST / RAFTER INDICATOR

DIRECTION OF SPAN

EXTENTS OF STRUCTURE

SOLID BLOCKING

STEEL BEAM (SEE PLAN FOR SIZE)

HEADER / BEAM (SEE PLAN FOR SIZE)

GIRDER TRUSS (SEE TRUSS MANF DWGS)

STEEL COLUMN (SEE PLAN FOR SIZE)

POINT LOAD LOCATION

POINT LOAD FROM ABOVE

SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x wood BEAMS: (D) = DROPPED (F) = FLUSH

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

LVL SHEETS TO BE PROVIDED
 AT FRAMING INSPECTION.

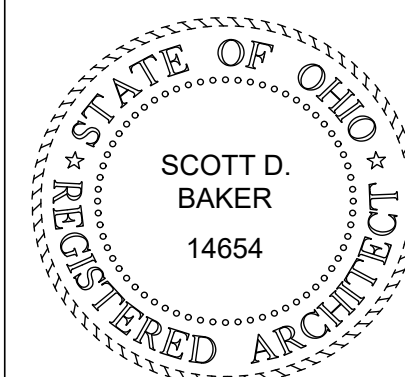
BLOCK ALL BEARING POINTS
 TO BEAM OR FOUNDATION

INSTALL PER-FAB FIREPLACES
 MFR SPEC SHEETS TO BE PROVIDED
 CONTRACTOR TO PROVIDE MFR
 SPEC SHEETS AT INSPECTION

PROVIDE PANEL TO ACCESS
 WHIRLPOOL TUB PLATFORM FOR
 REPAIRS AND MAINTENANCE
 REMOVAL OF MOTOR AND PUMP

VERTICAL AND HORIZONTAL
 NAILS IN THE EXTERIOR WALL
 ARE SERVICES MAINT AND/OR
 TIE. BAND BOARD OR 2x BLOCKING

DETECTORS SHALL BE INSTALLED
 CHD BEDROOM, OUTSIDE EACH
 SMOKE ALARM TO BE IMMEDIATE
 REMOVAL OF THE BEDROOMS AND ON EACH
 INCLUDING THE BASEMENT. THE
 DETECTORS SHALL BE HARDWIRED
 EVERY BACKUP AND CONNECTED
 R1. ALL SMOKE ALARMS TO USE
 10 YEAR BATTERIES. ALL SMOKE
 ALARMS ON ALL LEVELS. SMOKE
 ALARMS OUTSIDE OF FOUNDATION
 TO USE ELECTRIC TECHNOLOGY



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

SHEET # / DESCRIPTION

FIRST FLOOR PLAN

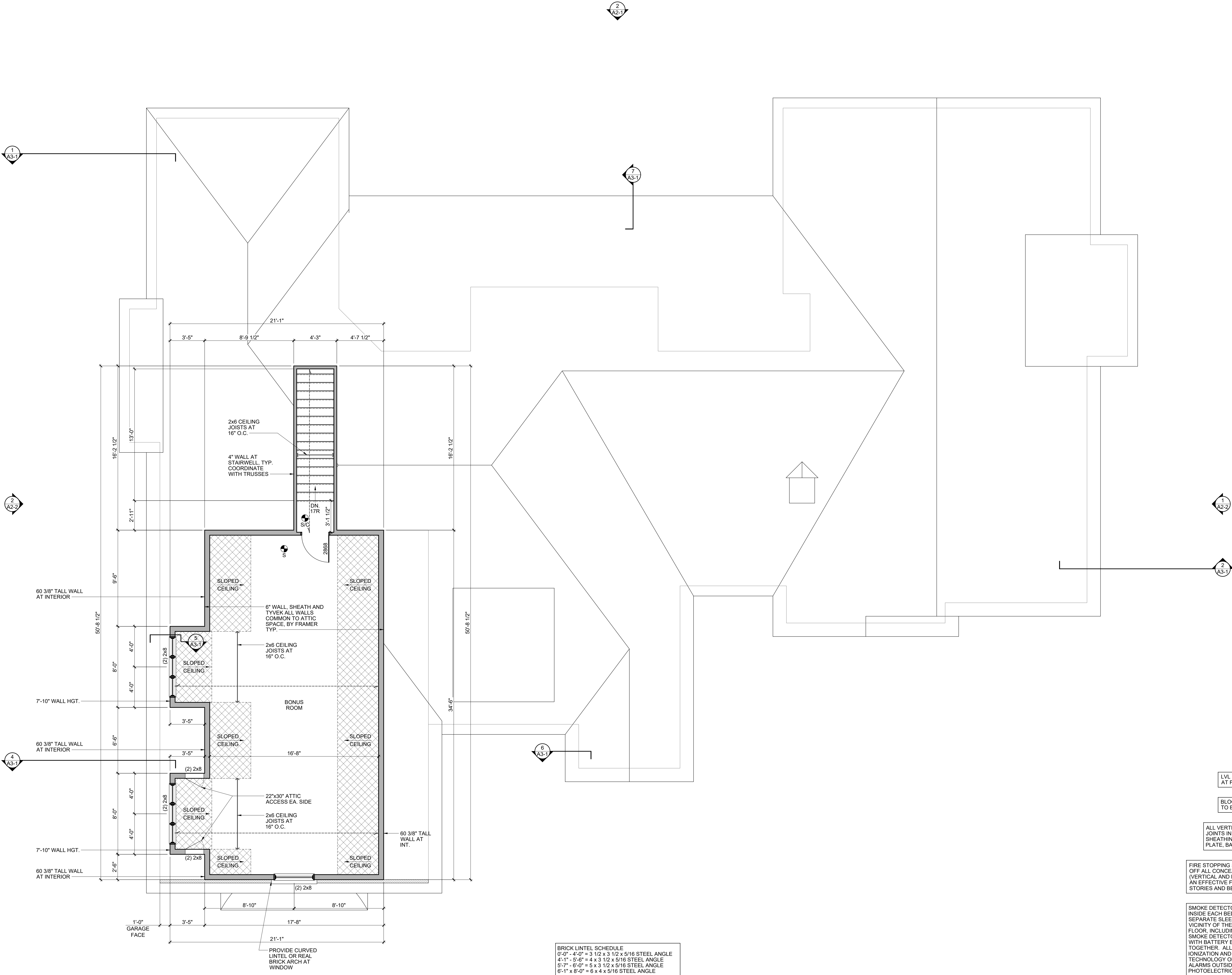
A1-1

DATE: 03.12.2024

CONSTRUCTION DOCUMENTS

SBA STUDIOS PROJECT # 2024-

P&D Builders - Job # 1677



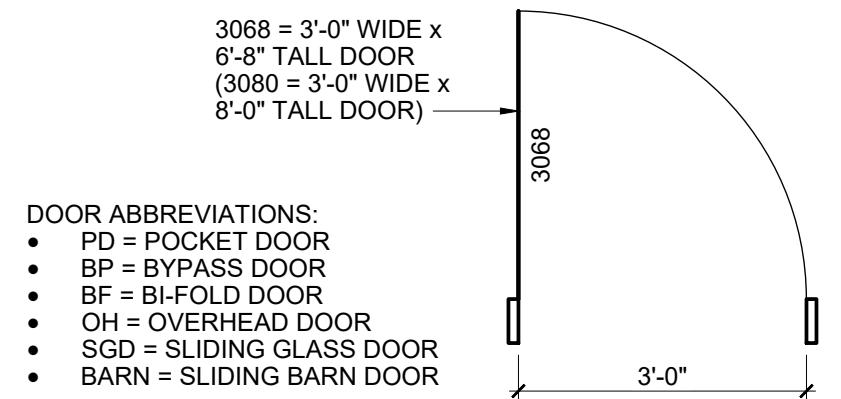
BRICK LINTEL SCHEDULE	
0'-0" - 4'-0" = 3 1/2 x 3 1/2 x 5/16 STEEL ANGLE	
4'-1" - 5'-0" = 4 x 3 1/2 x 5/16 STEEL ANGLE	
5'-7" - 6'-0" = 5 x 3 1/2 x 5/16 STEEL ANGLE	
6'-1" x 8'-0" = 6 x 4 x 5/16 STEEL ANGLE	

SECOND FLOOR WALL HEIGHTS = 9'-1 1/8" A.F.F. UNLESS NOTED OTHERWISE. ALL EXTERIOR WALLS TO BE 2x6 STUDS @ 16" O.C.

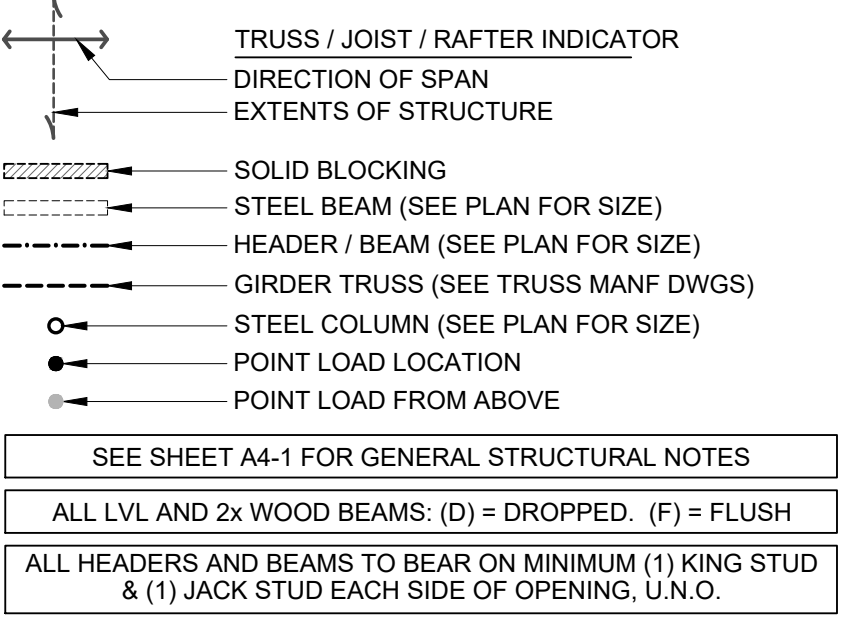
FLOOR PLAN NOTES

- ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
- ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
- ALL BEDROOM WINDOWS SHALL MEET CODE REQUIREMENTS FOR EGRESS. EGRESS CLEAR OPENINGS ON GRADE FLOOR SHALL BE A MINIMUM OF 5.0 SQUARE FEET. EGRESS CLEAR OPENINGS ON ALL OTHER FLOORS SHALL BE A MINIMUM OF 5.7 SQUARE FEET.
- EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
- ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT SITE BEFORE BEGINNING CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED IMMEDIATELY TO THE ARCHITECT IN WRITING FOR JUSTIFICATION AND / OR CORRECTION BEFORE PROCEEDING WITH WORK. CONTRACTORS SHALL ASSUME RESPONSIBILITY FOR ERRORS THAT ARE NOT REPORTED.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
- CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED (CCA) OR BE OF AN APPROVED DECAY RESISTANT SPECIES. THIS INCLUDES, BUT NOT LIMITED TO, ALL EXTERIOR DECKS, SILLS AND SLEEPERS ON CONCRETE, MASONRY, OR IN DIRECT CONTACT WITH THE GROUND.

DOOR LEGEND



STRUCTURAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM. OUTSIDE EACH SEPARATE SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS AND ON EACH FLOOR, INCLUDING THE BASEMENT. THE SMOKE DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND CONNECTED TOGETHER. ALL SMOKE ALARMS TO USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY ON ALL LEVELS. SMOKE ALARMS OUTSIDE OF BEDROOMS TO USE PHOTOELECTRIC TECHNOLOGY

EXTERIOR BRACED WALL PANEL: CONTINUOUS SHEATHING, MINIMUM 7/16" OSB OR PLYWOOD PER CODE:

- METHOD CS-WSP PER RCO 2019 TABLE 602.10.4 - ATTACHED PER TABLE 602.3(3)
- RCO 2019 TABLE 602.10.1.3: BRACED WALL LINE SPACING 60 FT MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO
- RCO 2019 SECTION 602.4.2: CONTINUOUS SHEATHING
- TABLE 602.10.5: MIN. PANEL LENGTHS

614.562.7761 WWW.SBA-STUDIOS.COM

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

SHEET # / DESCRIPTION

SECOND FLOOR PLAN

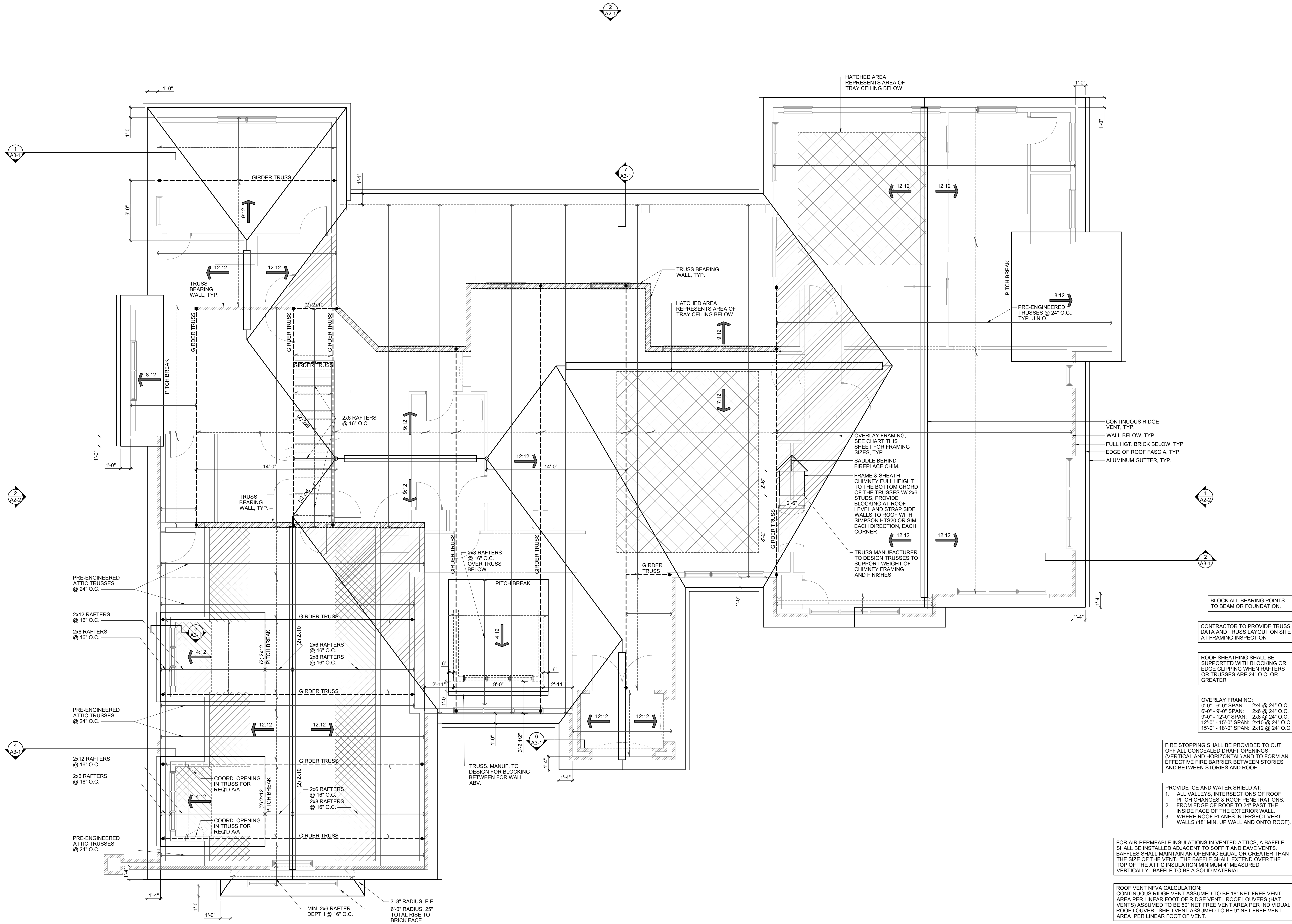
A1-2

DATE: 03.12.2024

CONSTRUCTION DOCUMENTS

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SBA STUDIOS PROJECT # 2024-121



ROOF PLAN NOTES

- CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER CODE FOR PROPER ROOF DRAINAGE. FALSE JOISTS SHALL BE INSTALLED TO SUPPORT ROOFING. ALL FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT WALLS. SHEATHING SHALL EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLUE NEEDS TO GO THROUGH FROM A FIREBOX PROVIDE MINIMUM 22"x36" ATTIC ACCESS OPENING INTO ATTIC SPACE. PROVIDE MINIMUM 22"x36" ATTIC ACCESS OPENING OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE ROOF FRAMING TO THE TOP OF THE ATTIC ACCESS OPENING. PROVIDE ROOF FRAMING MEMBERS. PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING INTO OVERLAY FRAMED ROOF AREAS. ATTIC ACCESS OPENINGS FROM CONDITIONED SPACES TO BE GASKETED. PROVIDE EXTERIOR SHEATHING TO EXTERIOR FACE OF FASCIA, U.O.

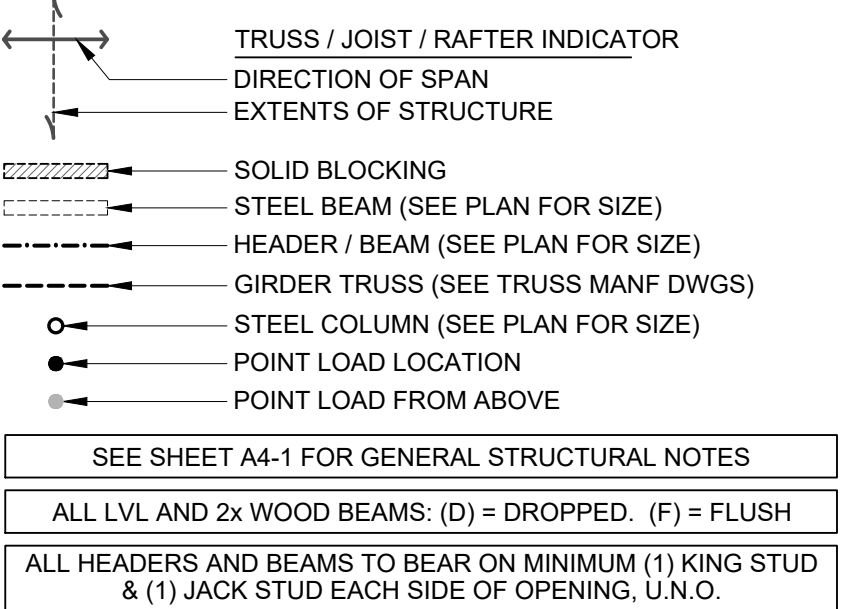
TRUSS NOTES

1. TRUSS PROFILES (SEE ELEVATIONS) ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT FOR THIS PROJECT.
2. FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER / OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ARCHITECT IMMEDIATELY.
3. TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIA ALIGN PER EXTERIOR ELEVATIONS.

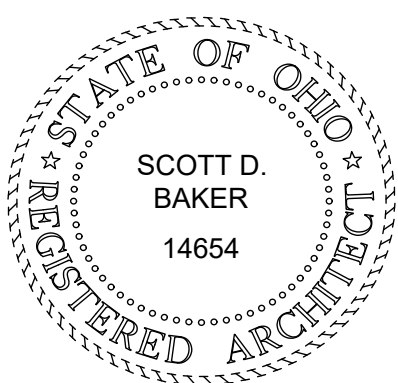
RAFTER NOTES

- ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE NOT AVAILABLE. RAFTERS SHALL BE NAILED TO EACH OTHER IN PARALLEL. RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTERS SHALL BE TIED TO THE PLATE WITH 2x4 OR 2x6. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE. RIDGE BOARDS SHALL BE AT LEAST 2" NOMINAL THICKNESS AND 12" WIDE IN THE CENTER OF THE RIG. AT THE END OF THE RAFTER WHEN THE CUT END OF THE RAFTER EXCEEDS 11 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH 2x4 OR 2x6 END BRACE. THE 2x4 OR 2x6 END BRACE OF THE 2x4 VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

STRUCTURAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

SHEET # / DESCRIPTION

ROOF PLAN

A1C

A1-3

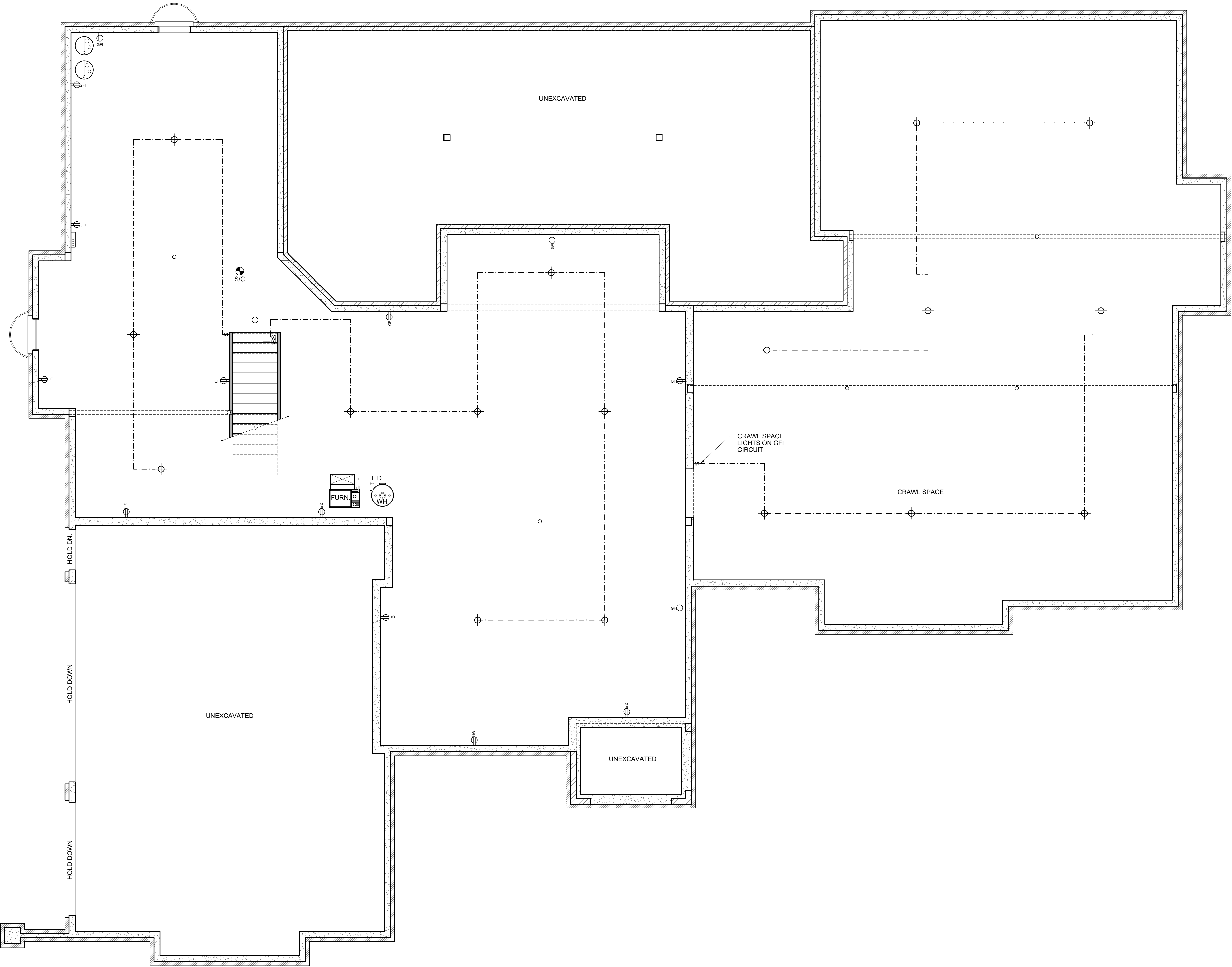
DATE: 03.12.2024

CONSTRUCTION DOCUMENTS

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

STUDIOS PROJECT # 2024-121

P&D Builders - Job # 1677



ELECTRICAL NOTES

1. ALL WORK SHALL MEET OR EXCEED ALL 2020 NEC STANDARDS.
2. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH 20A BREAKERS
3. ALL RECEPTACLES NOT NOTED TO HAVE GFCI PROTECTION ARE TO BE ARC FAULT PROTECTED AND TAMPER-PROOF
4. ALL WET OR DAMP ROOMS, INCLUDING BATH ROOMS, KITCHENS, LAUNDRY ROOMS, UNDER A SINK, OR SIMILAR, SHALL BE GFCI RECEPTACLES PER NEC 210.8(A)(1) THROUGH (A)(11). ALL RECEPTACLES IN THE KITCHEN MOUNTED AT COUNTERTOP HEIGHT ARE TO HAVE GFCI PROTECTION.
5. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH AUDIBLE ALARM AND BATTERY BACKUP AND SHALL BE ELECTRONICALLY INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY DETECTOR SHALL GO INTO ALARM. SMOKE DETECTORS SHALL BE BRK CAT. \$41208.
6. CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP
7. PROVIDE 120/240 V STOVE RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC.
8. PROVIDE PORCELAIN LAMP RECEPTACLE AND LIGHT SWITCH IN ATTIC NEAR ALL ATTIC ACCESS LOCATIONS.
9. PROVIDE 220 DRYER RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC. PROVIDE A DUPLEX RECEPTACLE FOR WASHER. BOTH RECEPTACLES TO BE GFCI. MOUNT BOTH RECEPTACLES AT 30" A.F.F. TO BOTTOM OF RECEPTACLES.
10. INSTALL WALL OUTLETS WITH THE BOTTOM OUTLET AT LEAST 18" A.F.F.
11. INSTALL WALL SWITCHES WITH THE SWITCH ITSELF BEING NO HIGHER THAN 42" A.F.F.
12. INSTALL PHONE JACKS NO LOWER THAN 18" A.F.F.
13. INSTALL CABLE CONNECTION NO LOWER THAN 18" A.F.F.
14. INSTALL THERMOSTAT NO HIGHER THAN 48" A.F.F.
15. ELECTRICAL PANEL TO BE 200 AMP, 3 WIRE SERVICE COMPLETE WITH BREAKER TYPE PANEL BOX
16. PROVIDE GFCI RECEPTACLE BELOW SINK FOR DISHWASHER AND GARBAGE DISPOSAL
17. PROVIDE A TYPE 1 OR TYPE 2 SURGE PROTECTION DEVICE FOR EACH DWELLING
18. AN EMERGENCY OUTDOOR DISCONNECTION SHALL BE PROVIDED PER NEC 230.85

ELECTRICAL LEGEND

- CEILING FAN W/ LIGHT
- PHONE JACK
- GARAGE DOOR OPENER
- DOORBELL
- CABLE JACK
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- ELECTRICAL OUTLET
- GFI PROTECTED ELECTRICAL OUTLET
- GFI / EXTERIOR OUTLET W/ COVER
- 220 ELECTRICAL OUTLET
- BATH FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

SHEET # / DESCRIPTION
BASEMENT
ELECTRICAL PLAN

E1-0

DATE: 03.12.2024

CONSTRUCTION DOCUMENTS

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SBA STUDIOS PROJECT # 2024-121

STATE OF OHIO
REGISTERED ARCHITECT
SCOTT D. BAKER
14654