

P&D Builders - Job # 1243



2 REAR ELEVATION



1 FRONT ELEVATION

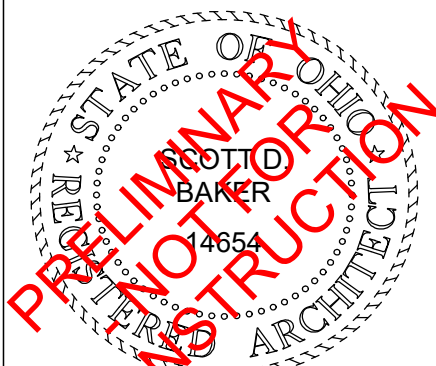
REVIEWED & APPROVED

CLIENT'S NAME
DATE
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ELEVATION MATERIAL LEGEND

- SHINGLES
- STANDING SEAM METAL ROOF
- HARDIE-SHAKES
- HARDIE-SIDING
- CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 11.10.2016
PRELIMINARY DESIGN
SCOTT B. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2017
SBA STUDIOS PROJECT # 2016-378

P&D Builders - Job # 1243



2 LEFT ELEVATION



1 RIGHT ELEVATION



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ELEVATION MATERIAL LEGEND

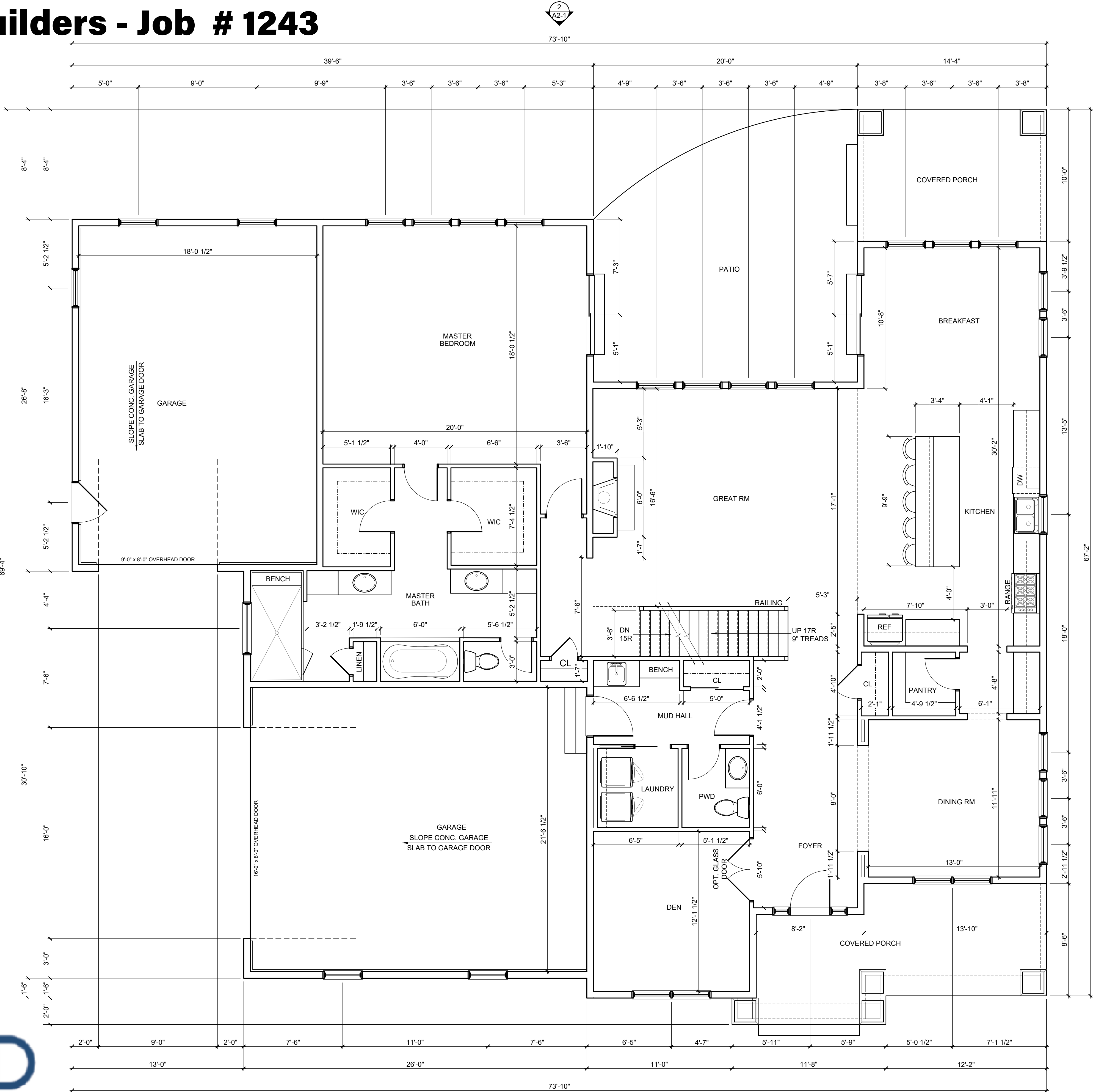
- SHINGLES
- STANDING SEAM METAL ROOF
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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-2
DATE: 11.10.2016
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FIRST FLOOR WALL HEIGHTS = 10'-1 1/8" A.F.F.
UNLESS NOTED OTHERWISE. ALL EXTERIOR
WALLS TO BE 2x6 STUDS @ 16" O.C.

- LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.
- BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.
- INSTALL PRE-FAB FIREPLACES PER MFR'S RECOMMENDATION CONTRACTOR TO PROVIDE MFR. SPEC SHEETS AT INSPECTION
- PROVIDE PANEL TO ACCESS WHIRLPOOL TUB PLATFORM FOR THE SERVICING, MAINT. AND/OR REMOVAL OF MOTOR AND PUMP
- ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING

WALL BRACING PROVIDED BY CONTINUOUS SHEATHING. MIN 7/16" OSB OR PLYWOOD PER RCO METHOD CS-WSP PER TABLES 602.10.4 AND 602.10.4.2. SEE SHEATHING ATTACHMENT DETAIL SHEET A4-1.

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.

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STRUCTURAL LEGEND

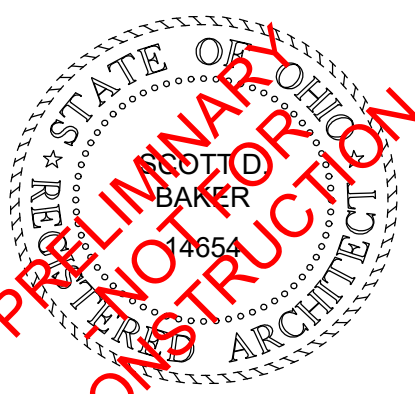
- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
- HEADER / BEAM (SEE PLAN FOR SIZE)
- GIRDER TRUSS (SEE TRUSS MANF DWGS)
- STEEL COLUMN (SEE PLAN FOR SIZE)
- POINT LOAD LOCATION
- POINT LOAD FROM ABOVE

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



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

SHEET # / DESCRIPTION

FIRST FLOOR PLAN

A1-1

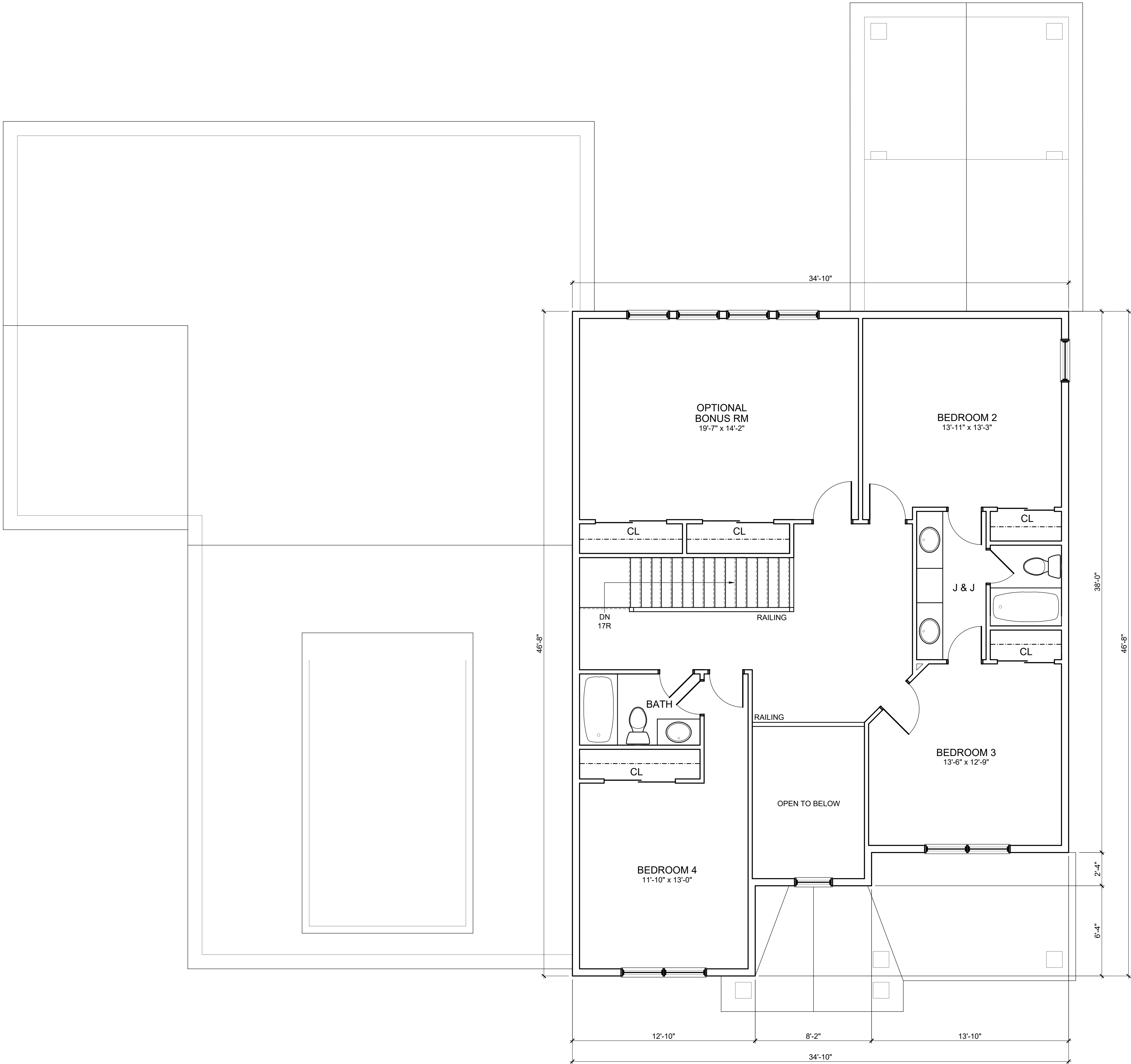
DATE: 11.10.2016

PRELIMINARY DESIGN

SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2017

SBA STUDIOS PROJECT # 2016-378

P&D Builders - Job # 1243



- LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.
- BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.
- ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING
- WALL BRACING PROVIDED BY CONTINUOUS SHEATHING, MIN 7/16" OSB OR PLYWOOD PER RCO METHOD CS-WSP PER TABLES 602.10.4 AND 602.10.4.2. SEE SHEATHING ATTACHMENT DETAIL SHEET A4-1.
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- 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.

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STRUCTURAL LEGEND

- 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.

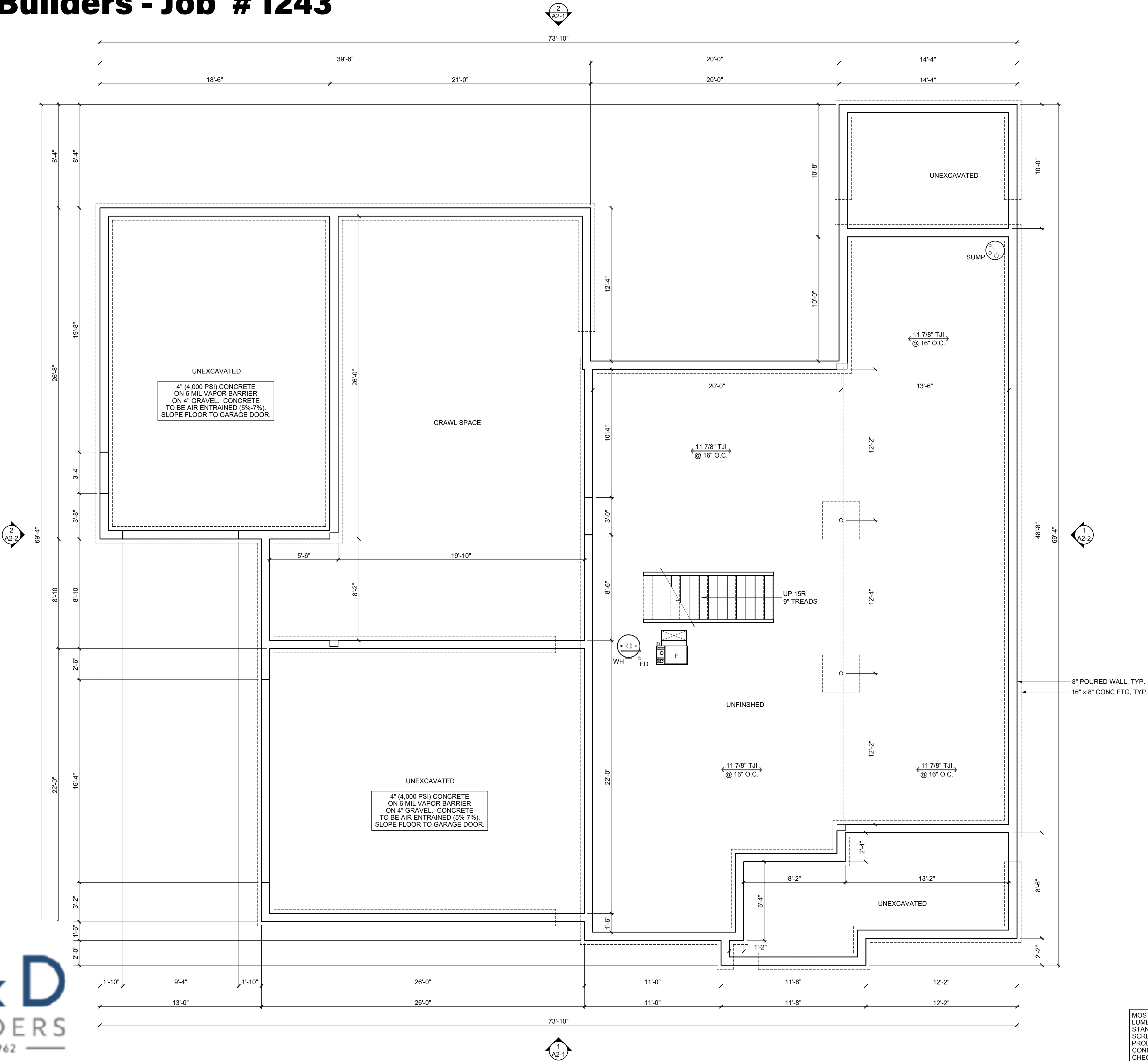
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STATE OF OHIO
REGISTERED ARCHITECT
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2017

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR PLAN
A1-2
DATE: 11.10.2016
PRELIMINARY DESIGN
SBA STUDIOS PROJECT # 2016-378

P&D Builders - Job # 1243



MOST NEW CHEMICALS USED TO PRESSURE TREAT LUMBER HAVE BEEN FOUND TO BE INCOMPATIBLE WITH STANDARD GALVANIZED CONNECTORS, BOLTS AND SCREWS, AS WELL AS MANY PNEUMATIC NAIL PRODUCTS. WHEN SELECTING FASTENERS AND/OR CONNECTORS TO USE WITH TREATED LUMBER, PLEASE CHECK FOR CORROSIVE COMPATIBILITY ISSUES. WHEN USING STAINLESS STEEL OR G-185 HOT DIPPED GALVANIZED METAL PRODUCTS, THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL.

NOTE: FOR UNDERSIDE OF STAIR STORAGE, PROVIDE FIRE-STOPPING AT TOP AND BOTTOM OF STAIR STRINGER AND COMPLETELY DRYWALL THE UNDERSIDE WITH TYPE-X GYPSUM WALL BOARD.

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.

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FOOTER REINFORCING SCHED (3" CLEAR FROM BOTTOM)
30"x30"x12" = (3) #5 E.W.
36"x36"x12" = (3) #5 E.W.
42"x42"x12" = (4) #5 E.W.
48"x48"x12" = (4) #5 E.W.
54"x54"x12" = (5) #5 E.W.
60"x60"x12" = (6) #5 E.W.

VERIFY ALL R.I. PLUMBING DIMENSIONS WITH ACTUAL FIXTURES SELECTED. ALL DIMENSIONS ARE TO ASSUMED CENTERLINE OF DRAIN

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

8" POURED WALL, TYP.
16" x 8" CONC FTG, TYP.

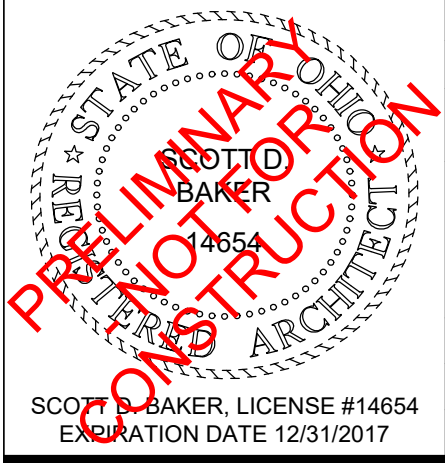
STRUCTURAL LEGEND

- 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.

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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
BASEMENT PLAN
A1-0
DATE: 11.10.2016
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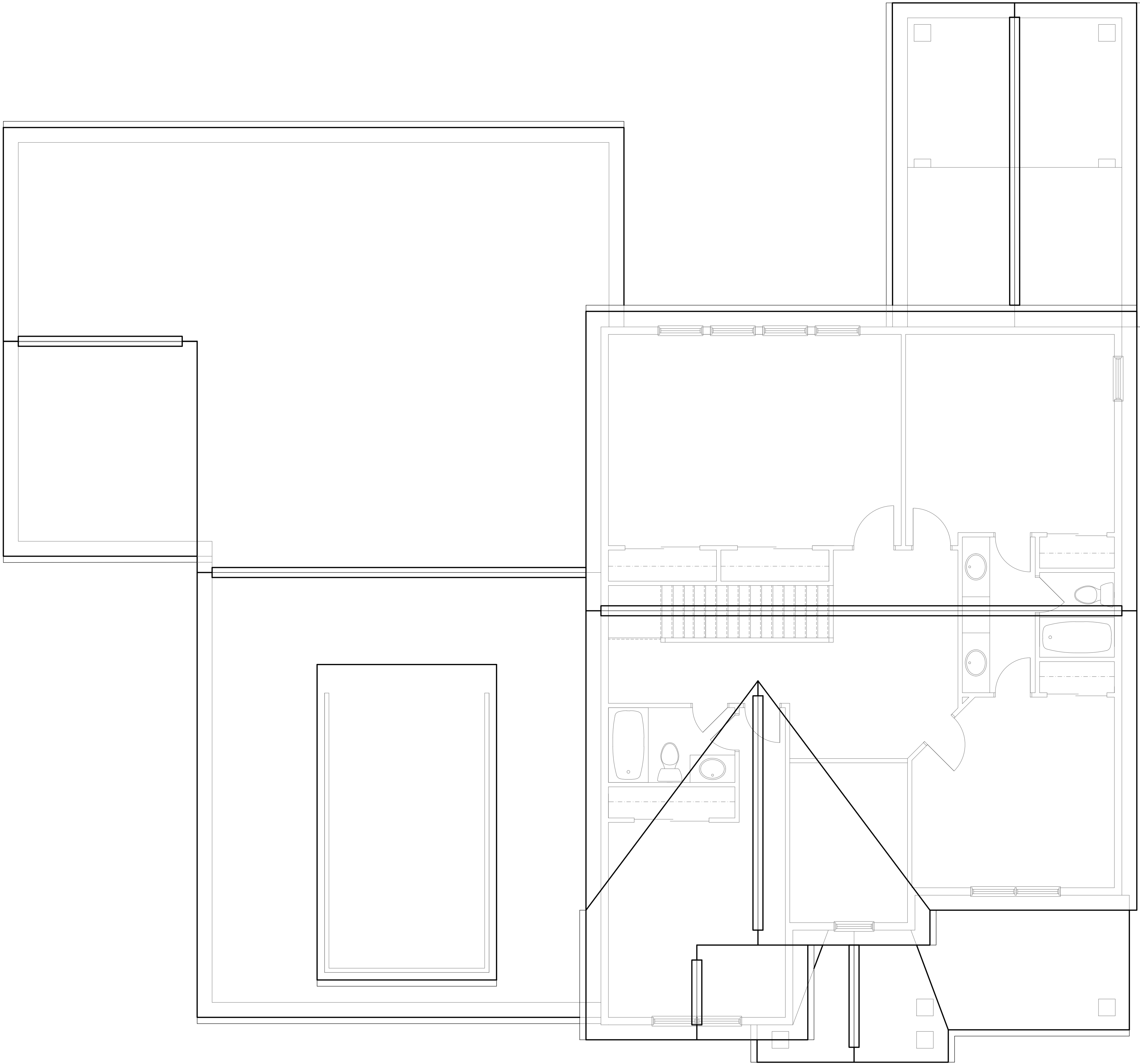
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BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

CONTRACTOR TO PROVIDE TRUSS DATA AND TRUSS LAYOUT ON SITE AT FRAMING INSPECTION

ROOF SHEATHING SHALL BE SUPPORTED WITH BLOCKING OR EDGE CLIPPING WHEN RAFTERS OR TRUSSES ARE 24" O.C. OR GREATER

OVERLAY FRAMING:
0'-0" - 6'-0" SPAN: 2x4 @ 24" O.C.
6'-0" - 9'-0" SPAN: 2x6 @ 24" O.C.
9'-0" - 12'-0" SPAN: 2x8 @ 24" O.C.
12'-0" - 15'-0" SPAN: 2x10 @ 24" O.C.
15'-0" - 18'-0" SPAN: 2x12 @ 24" O.C.

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.

PROVIDE ICE AND WATER SHIELD AT:
1. ALL VALLEYS & ROOF PENETRATIONS.
2. FROM EDGE OF ROOF TO 24" PAST THE INSIDE FACE OF THE EXTERIOR WALL.
3. WHERE ROOF PLANES INTERSECT VERT. WALLS (18" MIN. UP WALL AND ONTO ROOF).

ROOF VENT NFVA CALCULATION:
CONTINUOUS RIDGE VENT ASSUMED TO BE 18" NET FREE VENT AREA PER LINEAR FOOT OF RIDGE VENT. ROOF LOUVERS (HAT VENTS) ASSUMED TO BE 50" NET FREE VENT AREA PER INDIVIDUAL ROOF LOUVER. CATHEDRAL VENT (SHED VENT) ASSUMED TO BE 9" NET FREE VENT AREA PER LINEAR FOOT OF VENT.

ATTIC VENTILATION:
ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED FROM THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 150 OF THE AREA OF SPACE VENTILATED EXCEPT THAT THE AREA MAY BE 1 TO 300, PROVIDED AT LEAST 50% OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS. THE NET FREE CROSS-VENTILATION AREA MAY BE NOT LESS THAN 1 TO 300 OF THE AREA OF THE SPACE VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING 1 PERM IS INSTALLED ON THE WARM SIDE OF THE CEILING.

TWO-STORY HOUSE ROOF:
1,622.00 S.F. / 300 = 5.4 / 2 = 2.7 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 2.7 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

ONE-STORY HOUSE ROOF:
2,559.00 S.F. / 300 = 8.53 / 2 = 4.26 SF OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND 4.26 SF OF FREE FLOW REQUIRED AT EAVES. PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

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STRUCTURAL LEGEND

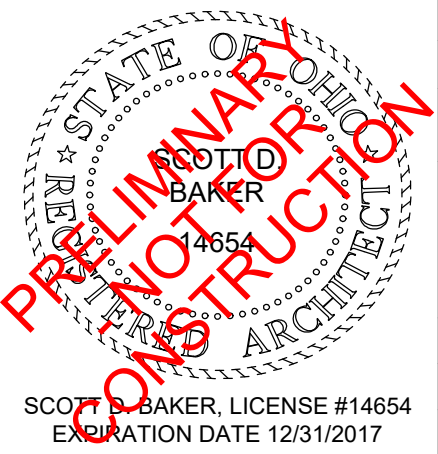
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- POINT LOAD LOCATION
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SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
ROOF PLAN
A1-3
DATE: 11.10.2016
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