

P&D Builders - Job # 1180



2 REAR ELEVATION



1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- STUCCO
- CULTURED STONE
- BOARD & BATTEN SIDING

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

SBA

STUDIOS

ARCHITECTURAL DESIGN

614.562.7761 WWW.SBA-STUDIOS.COM

STATE OF OHIO

REGISTERED ARCHITECT

SCOTT D. BAKER

14654

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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-1

DATE: 08.28.2015

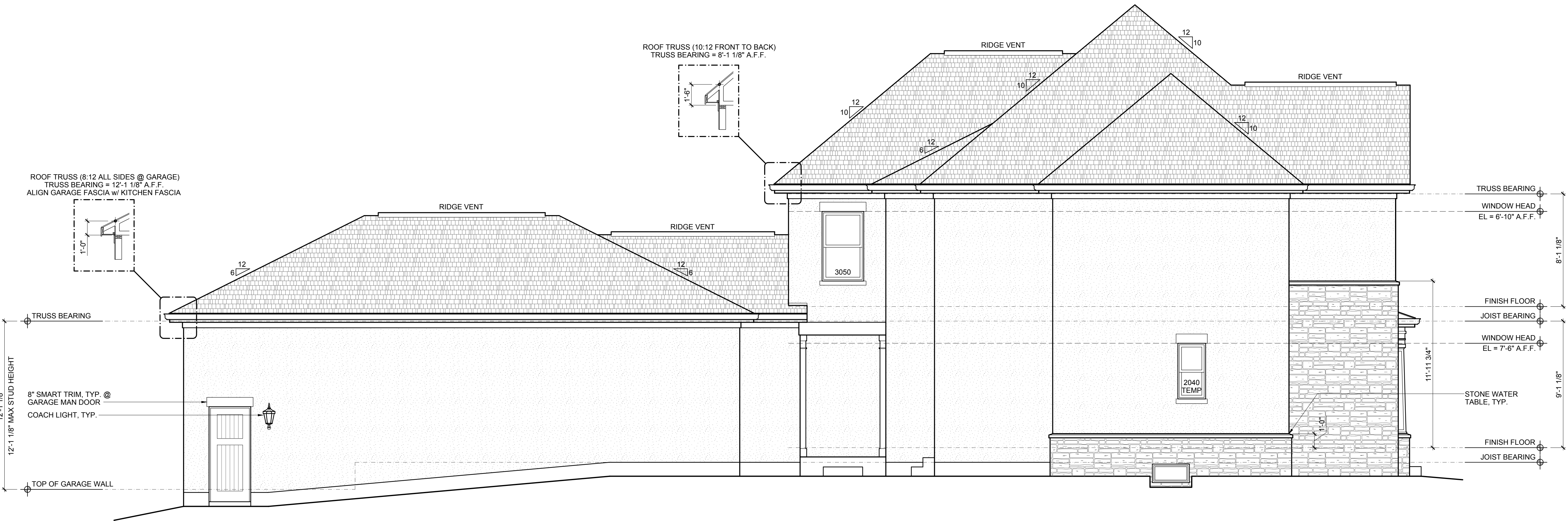
CONSTRUCTION DOCUMENTS

SCOTT D. BAKER, LICENSE #14654

EXPIRATION DATE 12/31/2015

SBA STUDIOS PROJECT # 2015-312

P&D Builders - Job # 1180



2 LEFT SIDE ELEVATION



1 RIGHT SIDE ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
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SCOTT D. BAKER  
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SCALE: 1/4" = 1'-0"

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-2

DATE: 08.28.2015

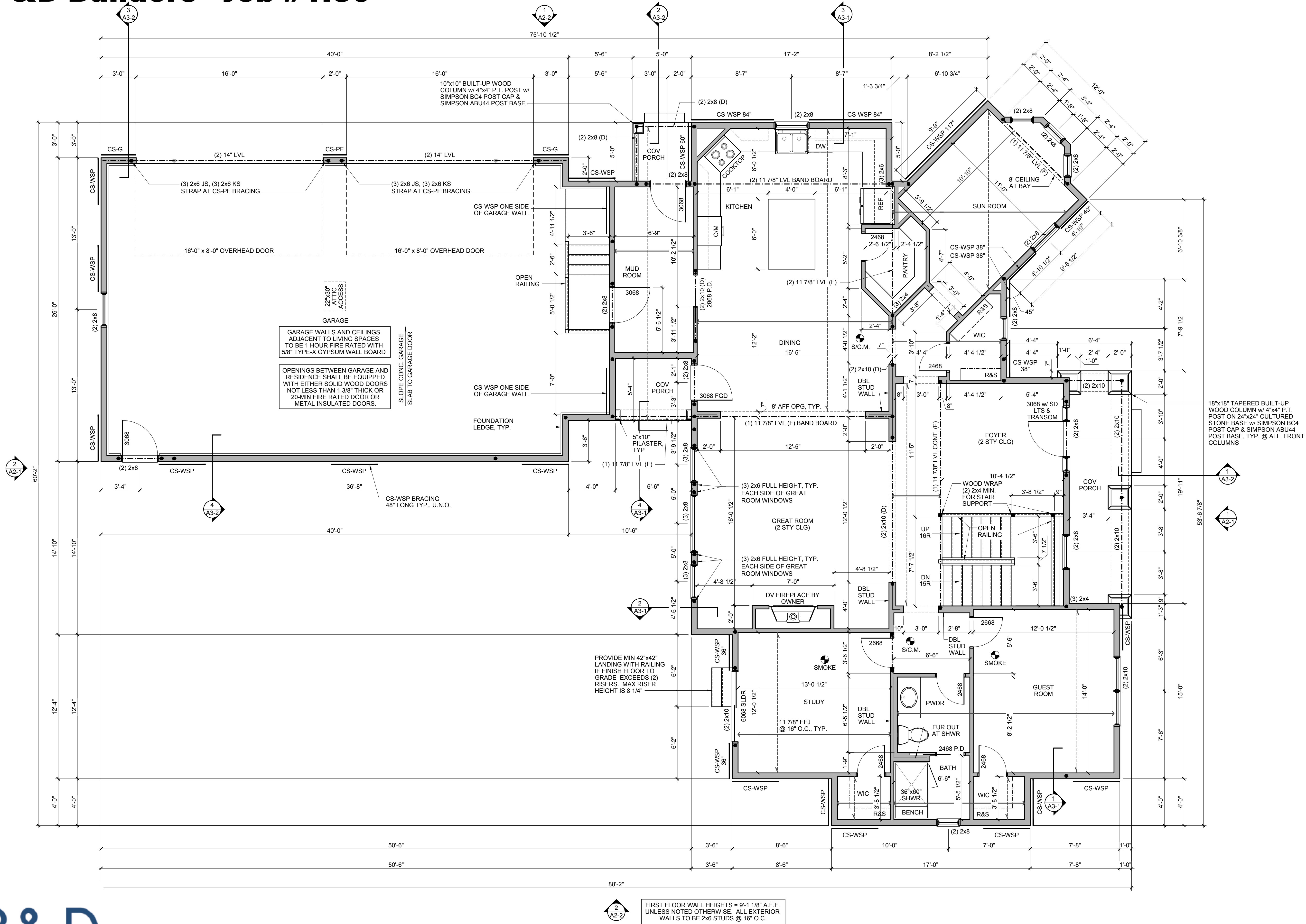
CONSTRUCTION DOCUMENTS

SCOTT D. BAKER, LICENSE #14654  
EXPIRATION DATE 12/31/2015

SBA STUDIOS PROJECT # 2015-312



# P&D Builders - Job #1180



## 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 FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
- A READILY ACCESSIBLE ATTIC ACCESS FRAMED OPENING, NOT LESS THAN 22"x30", SHALL BE PROVIDED TO ANY ATTIC AREA HAVING A CLEAR HEIGHT OVER 30".
- STUDS SHALL BE ONE PIECE FULL HEIGHT. PROVIDE A MINIMUM OF (2) STUDS AT EACH SIDE OF ALL OPENINGS (1) KING STUD & (1) JACK 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.

## 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: 08.28.2015

CONSTRUCTION DOCUMENTS

SCOTT D. BAKER, LICENSE #14654

EXPIRATION DATE 12/31/2015

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P&D Builders - Job # 1180

LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

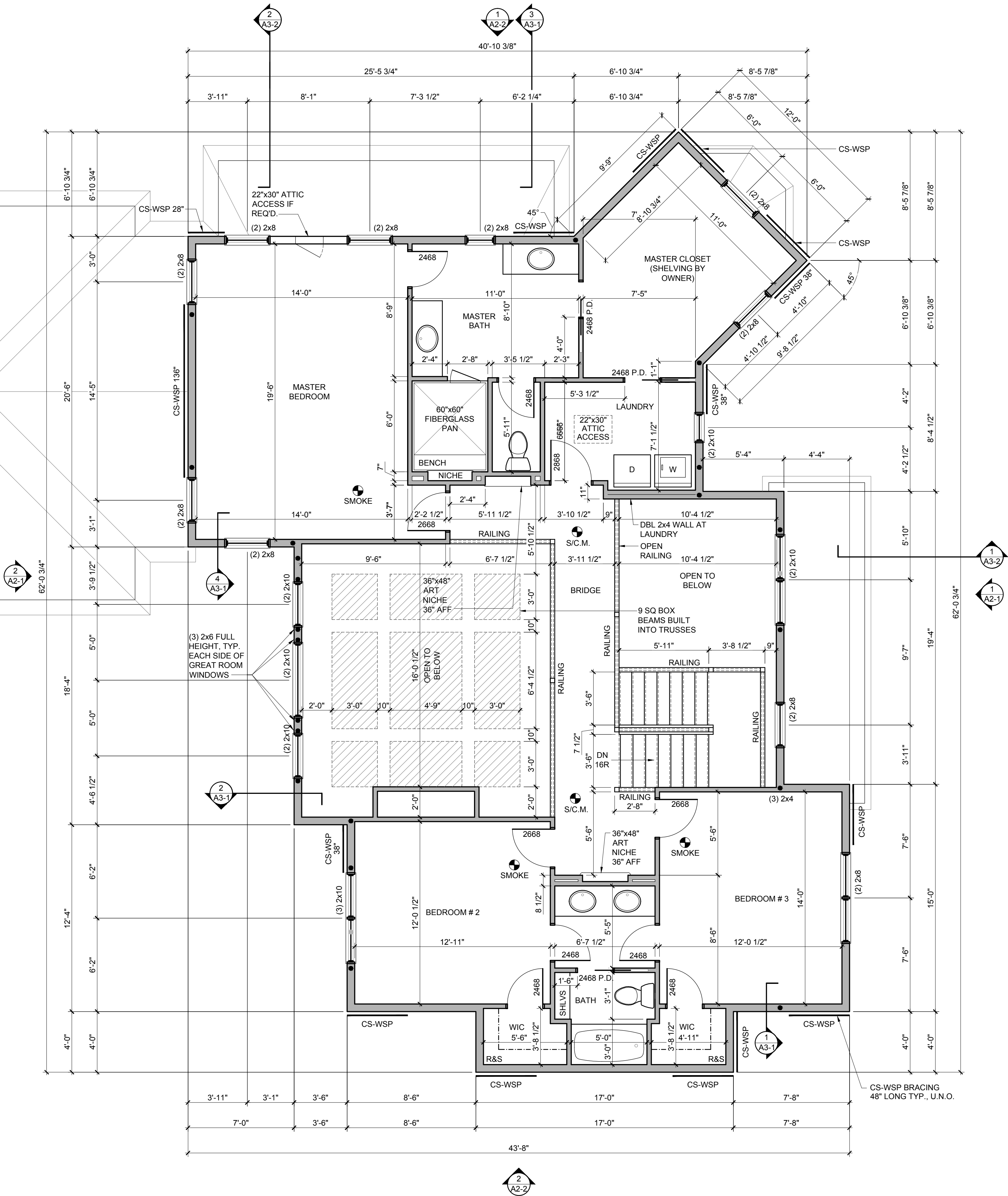
BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

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 HING



CUT  
S  
FORM  
ROOF.  
ED  
1  
EDIATE  
ACH  
IE  
RED  
ED



SECOND FLOOR WALL HEIGHTS = 8'-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.
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- ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
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- 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.
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- 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.

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)
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- POINT LOAD LOCATION
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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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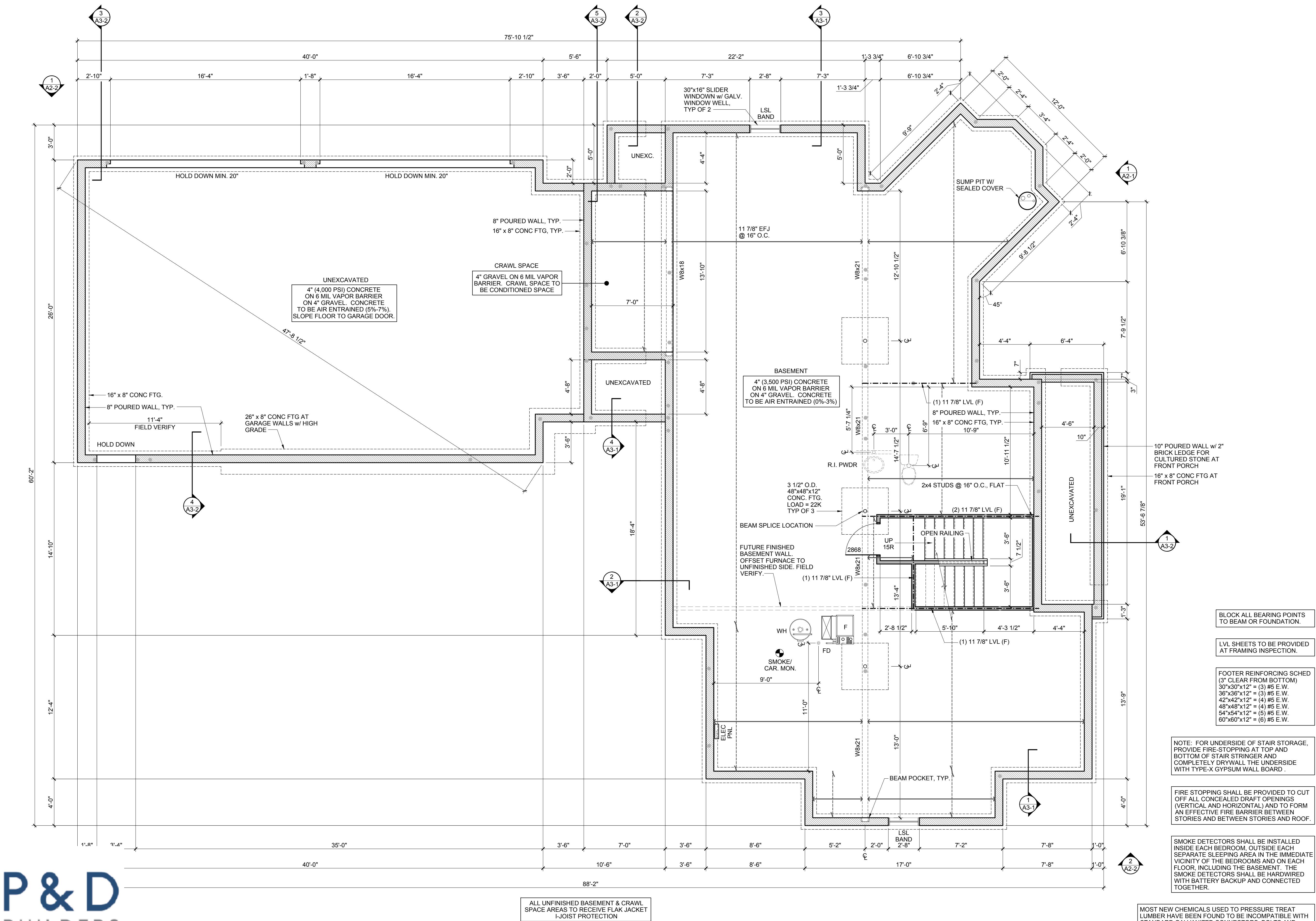


STATE OF OHIO  
REGISTERED ARCHITECT  
SCOTT D. BAKER  
14654

SCALE: 1/4" = 1'-0"  
SHEET # / DESCRIPTION  
SECOND FLOOR PLAN  
A1-2  
DATE: 08.28.2015  
CONSTRUCTION DOCUMENTS  
SCOTT D. BAKER, LICENSE #14654  
EXPIRATION DATE 12/31/2015  
SBA STUDIOS PROJECT # 2015-312



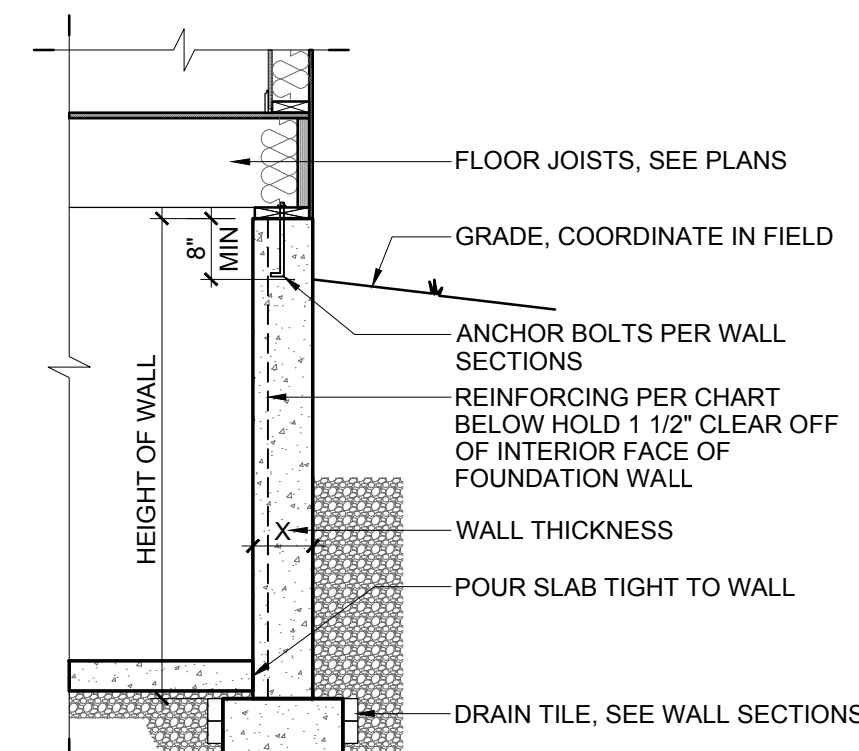
# P&D Builders - Job #1180



## FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING. SEE WALL SECTIONS.
2. CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION (BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION).
3. CEILING HEIGHTS IN BASEMENTS SHALL NOT BE LESS THAN 7'-6" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-8" MINIMUM.
4. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
5. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

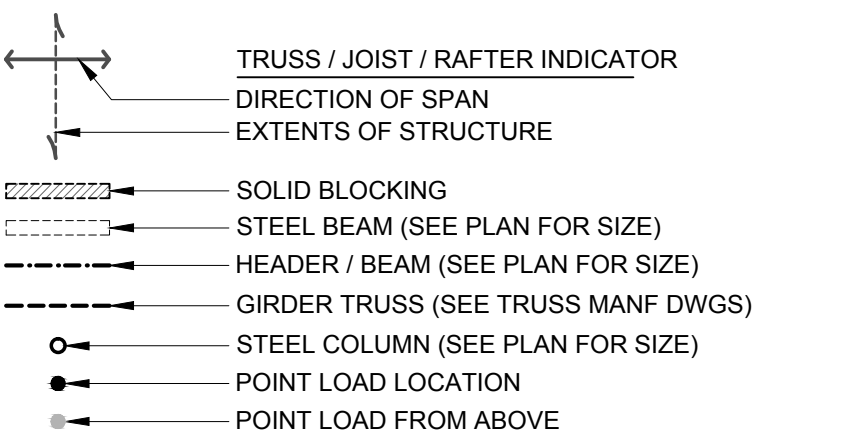
## FOUNDATION WALL REINFORCING



MINIMUM HORIZONTAL REINFORCING: 8'-0" OR LESS IN HEIGHT: (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT MID HEIGHT. GREATER THAN 8'-0" IN HEIGHT: PROVIDE (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT THIRD POINTS OF THE WALL.

FOUNDATION WALL DESIGN - POURED WALLS				
CONCRETE = f <sub>c</sub> MIN = 3,000 PSI		REINFORCING f <sub>y</sub> MIN = 60,000 PSI MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF		
WALL MAX HEIGHT	REIN	WALL THICKNESS		
		8" THICK WALL	10" THICK WALL	12" THICK WALL
8'-0"	#5 @ 24" O.C.	NONE	NONE	NONE
9'-0"	#6 @ 32" O.C.	#6 @ 40" O.C.	NONE	NONE
10'-0"	#6 @ 16" O.C.	#6 @ 24" O.C.	#6 @ 32" O.C.	NONE

## STRUCTURAL LEGEND



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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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.

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.

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.

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.



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SHEET # / DESCRIPTION  
BASEMENT PLAN

A1-0

DATE: 08.28.2015

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