

P&D Builders - Job #1246



2 REAR ELEVATION

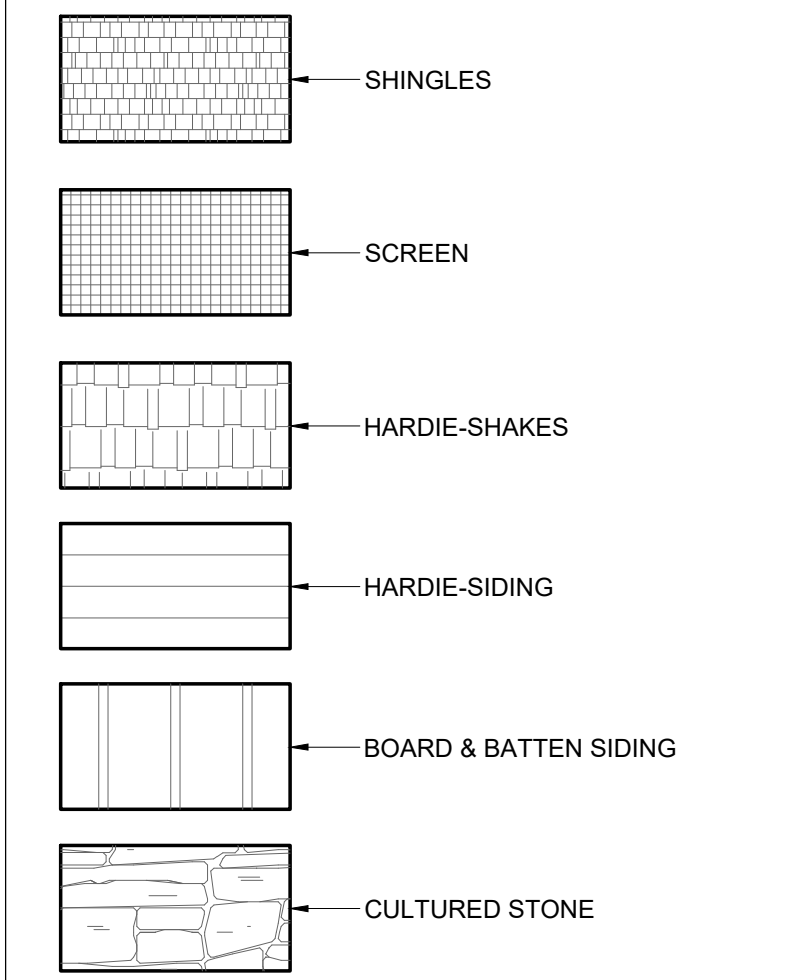


1 FRONT ELEVATION

REVIEWED & APPROVED

CLIENT'S NAME
DATE
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ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-1

DATE: 12.13.2016

DESIGN REVIEW SUBMISSION

SCOTT BAKER, LICENSE #14654

EXPIRATION DATE 12/31/2017

SBA STUDIOS PROJECT # 2016-410

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2 RIGHT ELEVATION



1 LEFT ELEVATION



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ELEVATION MATERIAL LEGEND

- SHINGLES
- SCREEN
- HARDIE-SHAKES
- HARDIE-SIDING
- BOARD & BATTEN SIDING
- CULTURED STONE

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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-2

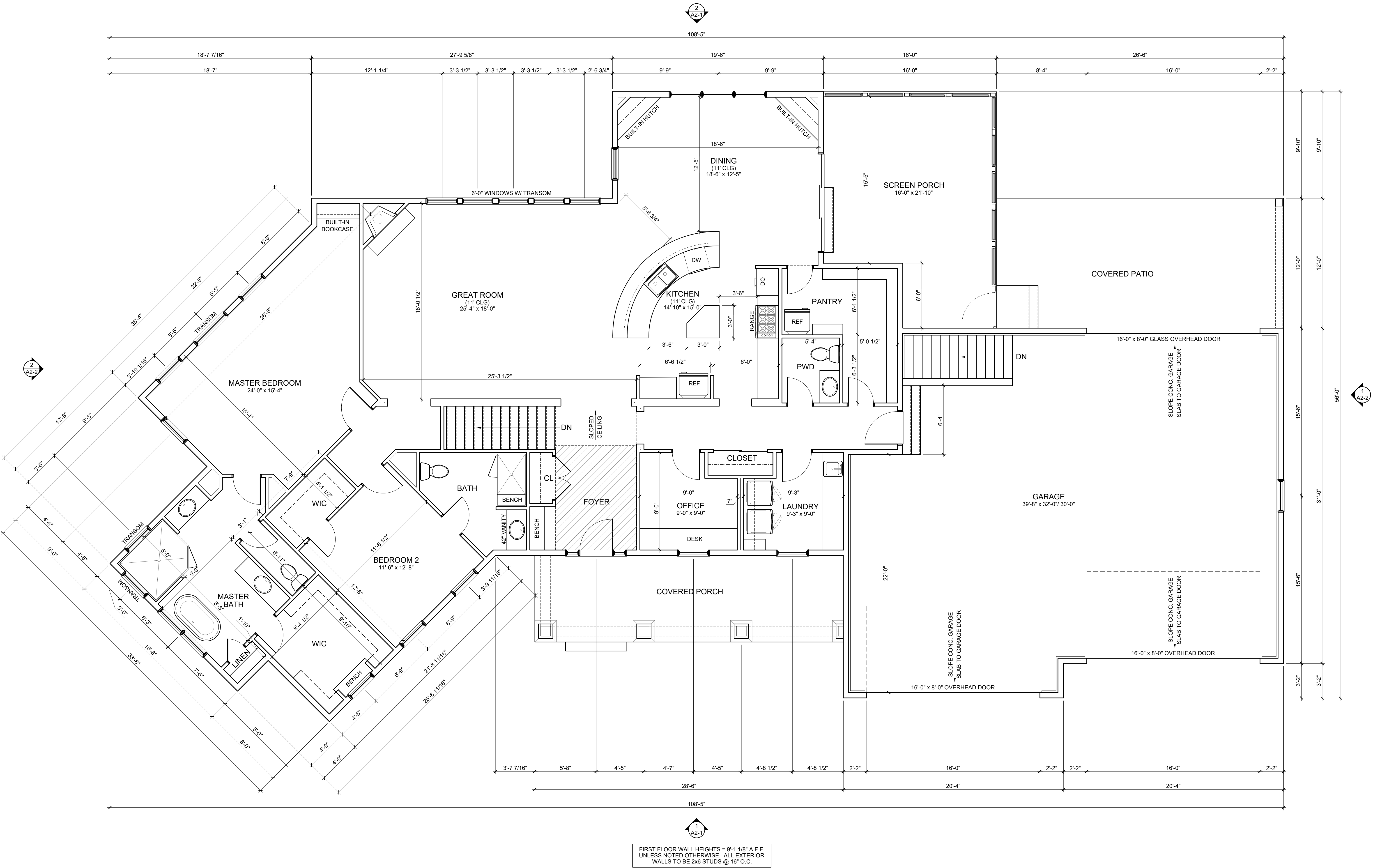
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FIRST FLOOR WALL HEIGHTS = 9'-1 1/8" A.F.F.
UNLESS NOTED OTHERWISE, ALL EXTERIOR
WALLS TO BE 2x6 STUDS @ 16" O.C.



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.

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.

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

PROVIDE PANEL TO ACCESS
WHIRLPOOL TUB PLATFORM
FOR THE SERVICING, MAINT.
AND/OR REMOVAL OF MOTOR
AND PUMP

INSTALL PRE-FAB FIREPLACES
PER MFR'S RECOMMENDATION
CONTRACTOR TO PROVIDE
MFR. SPEC SHEETS AT
INSPECTION

BLOCK ALL BEARING POINTS
TO BEAM OR FOUNDATION.

LVL SHEETS TO BE PROVIDED
AT FRAMING INSPECTION.

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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 OPENINGS, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

SHEET # / DESCRIPTION
FIRST FLOOR PLAN

A1-1

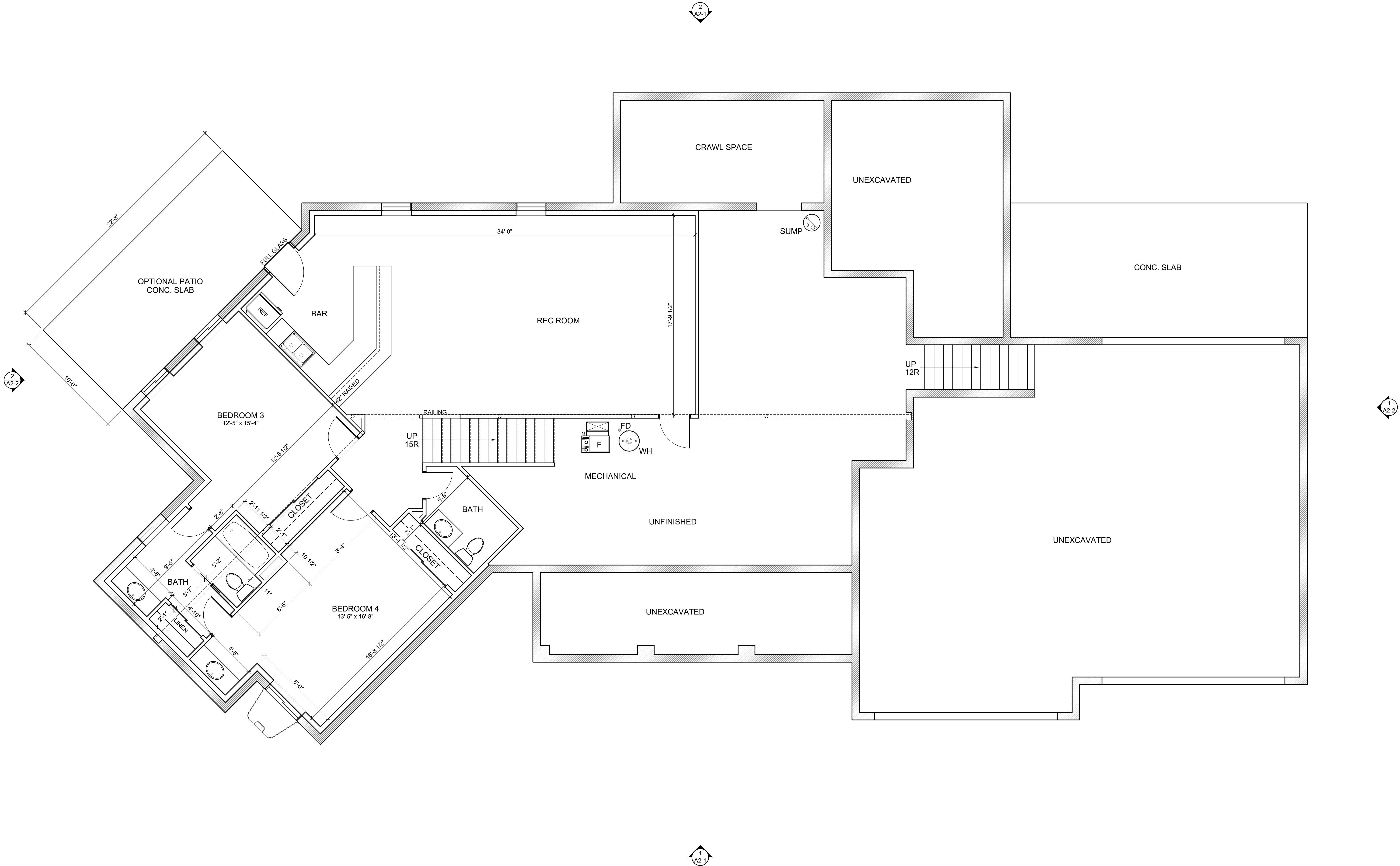
DATE: 12.13.2016

DESIGN REVIEW SUBMISSION

SCOTT LAWLER, LICENSE #14454
EXPIRATION DATE 12/31/2017

SBA STUDIOS PROJECT # 2016-410

P&D Builders - Job #1246



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STRUCTURAL LEGEND

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- 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 OPENINGS, U.N.O.

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

SHEET # / DESCRIPTION
FIN. BASMT PLAN

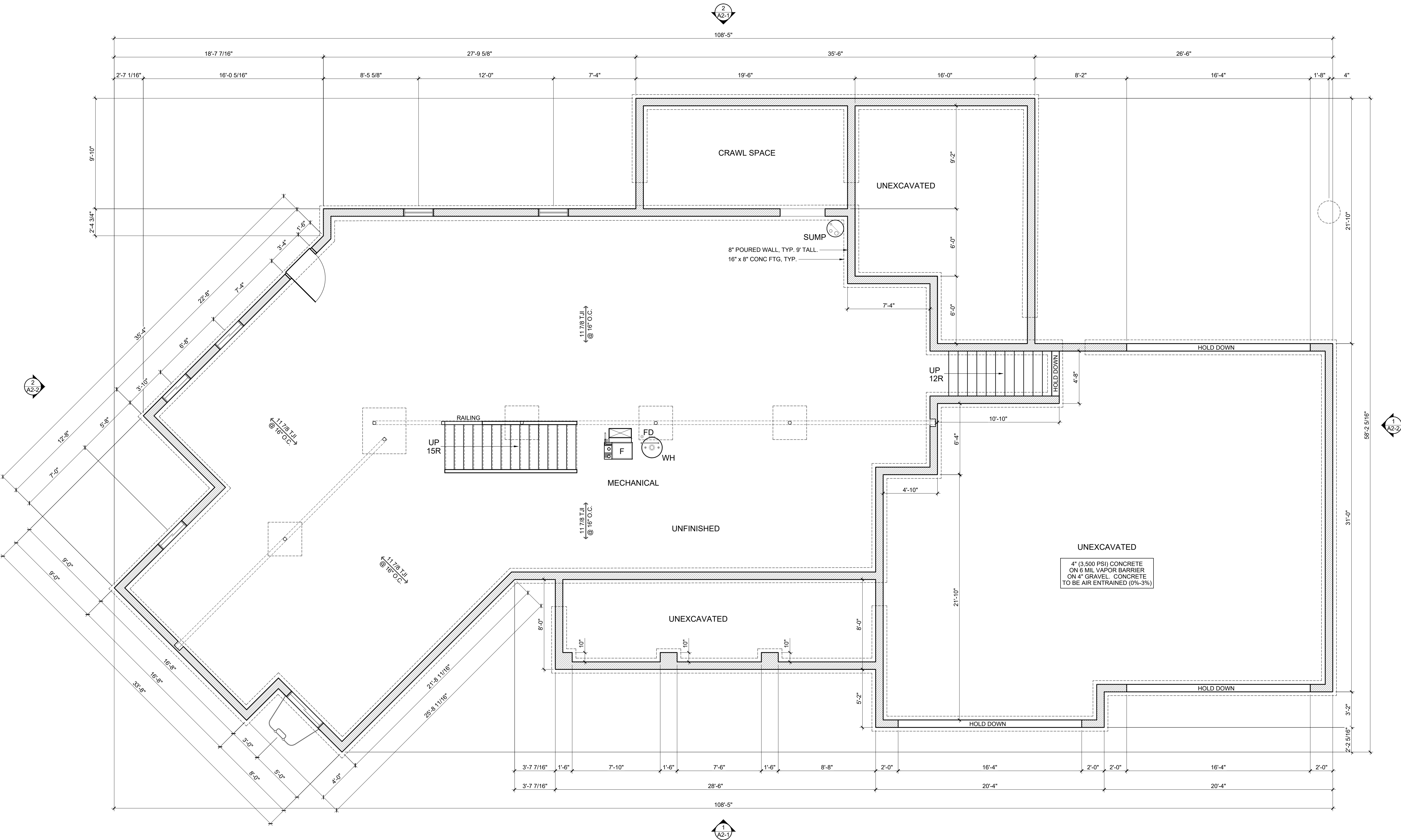
A1-0a

DATE: 12.13.2016
DESIGN REVIEW SUBMISSION
SBA STUDIOS PROJECT # 2016-410

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

PRELIMINARY
NOT FOR CONSTRUCTION

P&D Builders - Job #1246



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D
R
EASE
WHEN
IS AND
ALL

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.

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.

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.

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.

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.

REVIEWED & APPROVED

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STRUCTURAL LEGEND

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- SOLID BLOCKING
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- 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 OPENINGS, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



SCALE: 3/16" = 1'-0"

SHEET # / DESCRIPTION

BASEMENT PLAN

A1-0

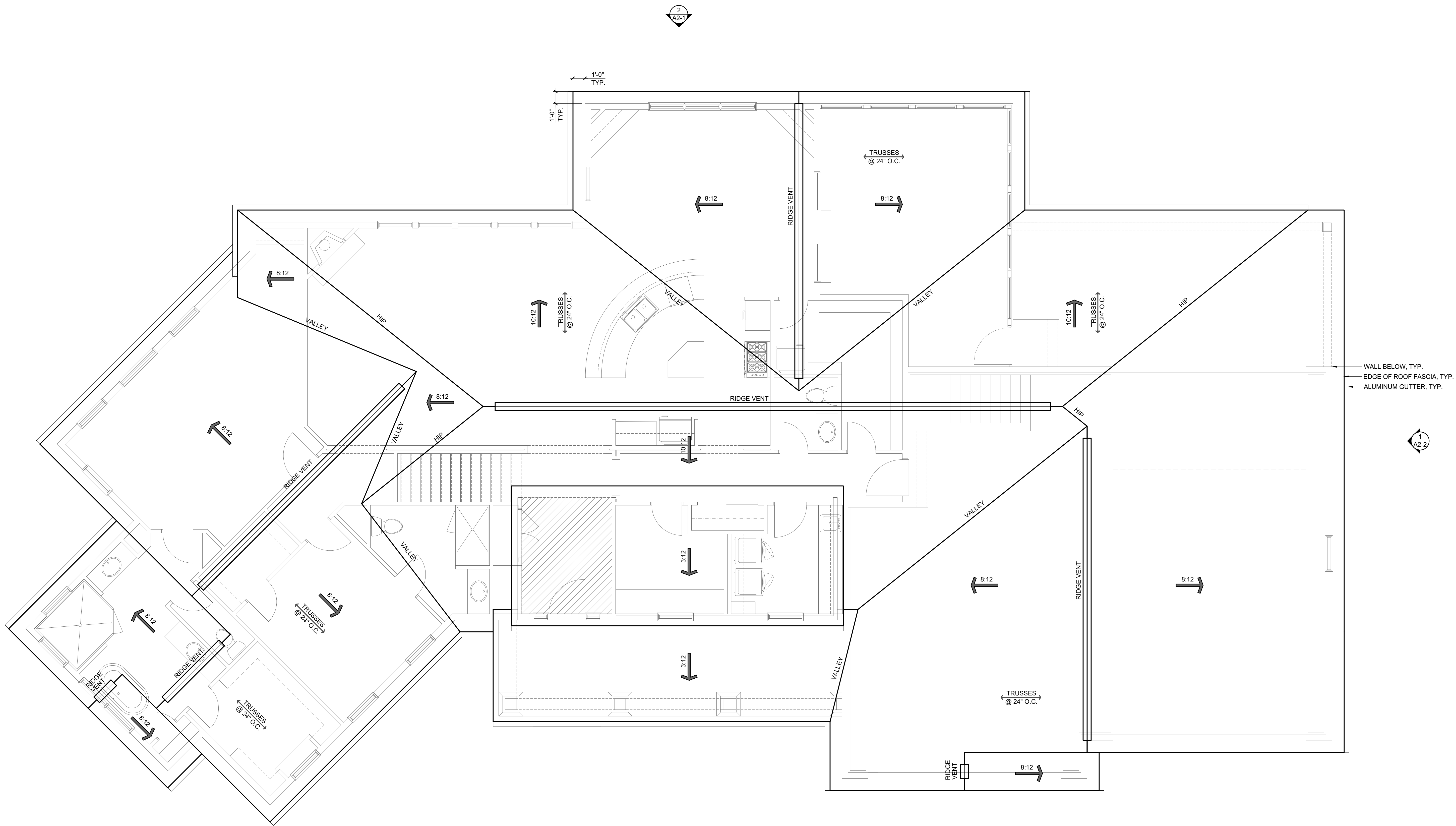
DATE: 12.13.2016

DESIGN REVIEW SUBMISSION

SCOTT SAWYER, LICENSE #14654
EXPIRATION DATE 12/31/2017

SBA STUDIOS PROJECT # 2016-410

P&D Builders - Job #1246



WALL BELOW, TYP.
EDGE OF ROOF FASCIA, TYP.
ALUMINUM GUTTER, TYP.

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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



SBA
STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
ROOF PLAN
A1-2
DATE: 12.13.2016
DESIGN REVIEW SUBMISSION
SCOPE: OWNER LICENSE #14654
EXPIRATION DATE 12/31/2017
SBA STUDIOS PROJECT # 2016-410

P&D
BUILDERS
EST. 1962

ES FORMED
UNDERSIDE OF
FOR EACH
DETECTED FROM
VENTILATING
AREA OF SPACE
> 300, PROVIDED AT
IF THE SPACE TO
CORNICE VENTS,
NOT LESS THAN 1
WHEN THE VAPOR
EEDING 1 PERM IS

ONE-STORY HOUSE ROOF:
3,657.00 S.F. / 300 = 12.19 / 2 = 6.09 SF OF FREE FLOW REQUIRED IN
UPPER 1/3 OF ROOF AND 6.09 SF OF FREE FLOW REQUIRED AT EAVES.
PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

GARAGE ROOF:
1,299.00 S.F. / 300 = 4.33 / 2 = 2.16 SF OF FREE FLOW REQUIRED IN
UPPER 1/3 OF ROOF AND 2.16 SF OF FREE FLOW REQUIRED AT EAVES.
PROVIDE RIDGE VENTS OR ROOF AND SOFFIT VENTS.

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

BLOCK ALL BEARING POINTS
TO BEAM OR FOUNDATION.

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.

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).

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.

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