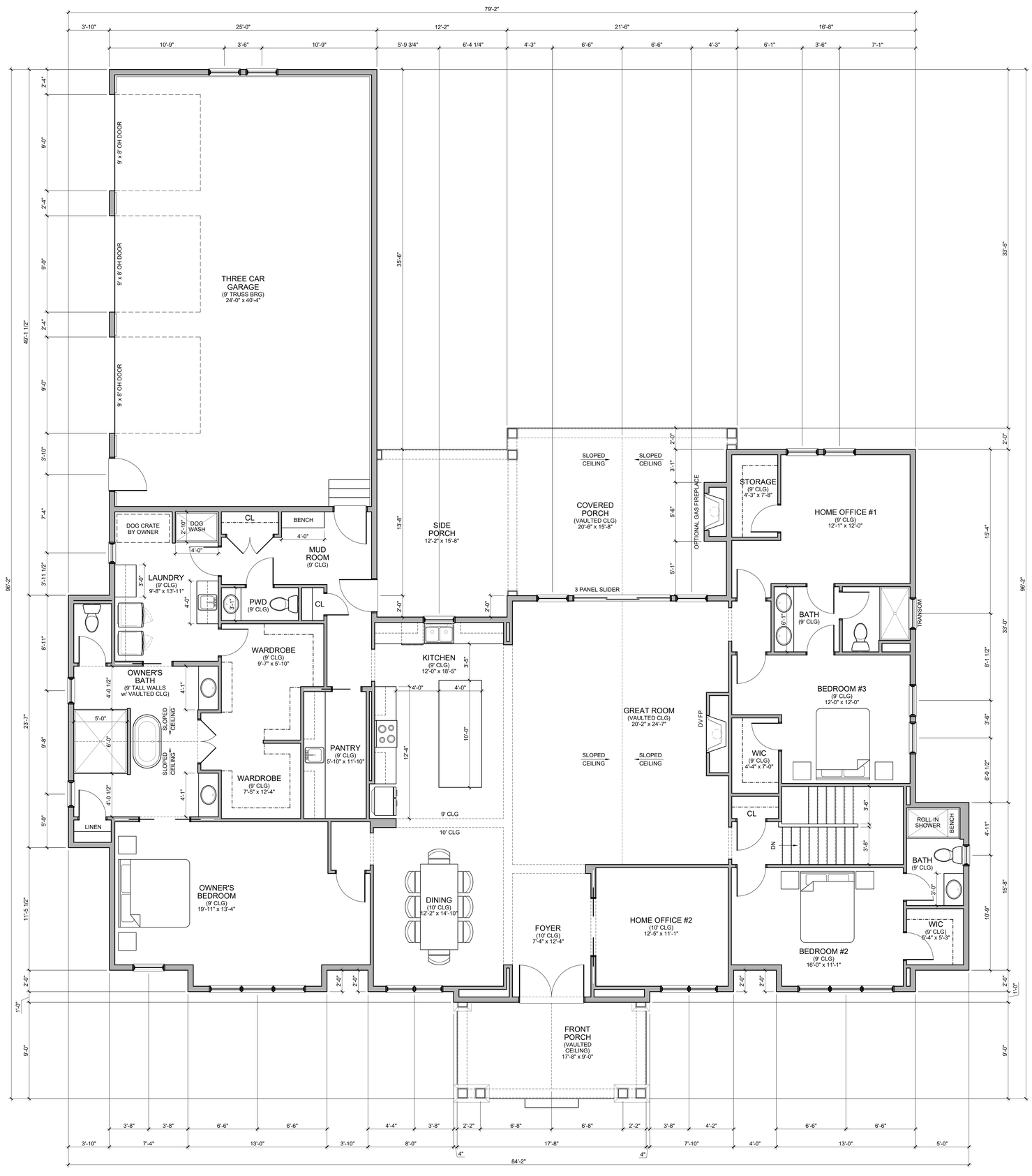
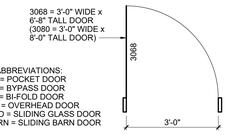
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FLOOR PLAN NOTES

1. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
2. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
3. 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.
4. 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.
5. 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.
6. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. 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.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
10. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
11. 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



DOOR ABBREVIATIONS:
- PD = POCKET DOOR
- BP = BYPASS DOOR
- BF = BI-FOLD DOOR
- OH = OVERHEAD DOOR
- SGD = SLIDING GLASS DOOR
- BARN = SLIDING BARN DOOR

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 (KS) & (1) JACK STUD (JS) EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

P&D JOB NUMBER # 1825

P&D BUILDERS EST. 1962

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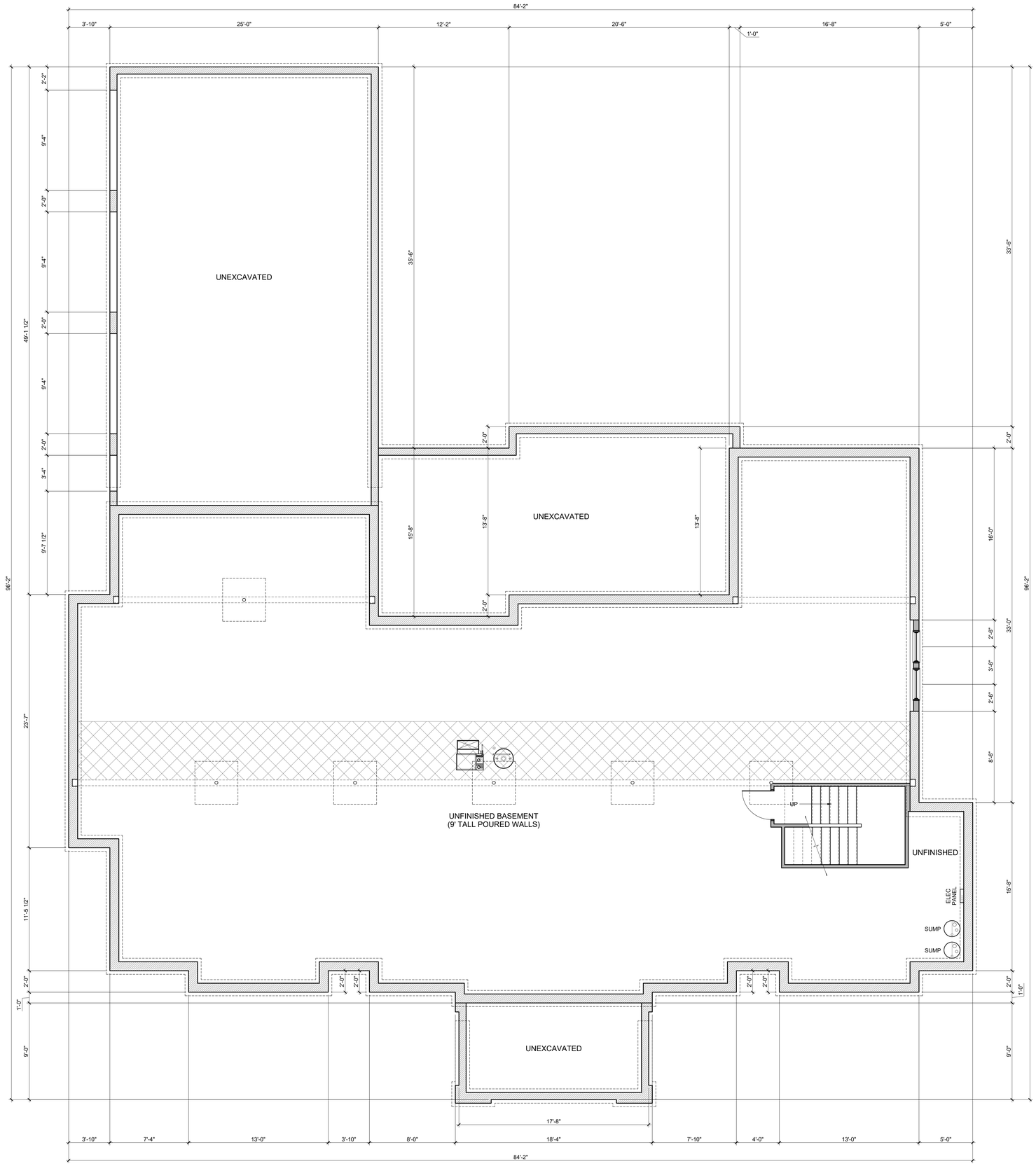
REGISTERED STATE OF OHIO SCOTT C. BARKER 14654 ARCHITECT

SCOTT C. BARKER, LICENSE #14654
EXPIRATION DATE 12/31/2027

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR PLAN
A1-1
DATE: 11.13.2026
QTO
SBA STUDIOS PROJECT # 2026-504

1 | FIRST FLOOR PLAN | 3,358 S.F.

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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
3. CEILING HEIGHTS IN BASEMENTS W/ITH HABITABLE SPACES OR HALLWAYS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-4" 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.

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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- 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 (KS) & (1) JACK STUD (JS) EACH SIDE OF OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

P&D JOB NUMBER # 1825

P&D BUILDERS
EST. 1962

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STATE OF OHIO · REGISTERED · SCOTT A. BAKER · 14654 · ARCHITECT

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SCOTT A. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2027

SCALE:	1/4" = 1'-0"
SHEET # / DESCRIPTION	
	BASEMENT PLAN
	A1-0
DATE:	11.13.2026
	QTO
SBA STUDIOS PROJECT #	2026-504

1 BASEMENT PLAN

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2 REAR ELEVATION



1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- BOARD & BATTEN SIDING
- HARDIE-SIDING
- CULTURED STONE
- EXPOSED CONCRETE FOUNDATION WALL

EXTERIOR FLASHING, CONDUITS, VENT PIPES, OR SIMILAR, TO COLOR MATCH ADJACENT MATERIALS, TYP. UNLESS PROHIBITED BY THE MANUFACTURER AND / OR CODE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

P&D JOB NUMBER # 1825

P&D BUILDERS EST. 1962

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STATE OF OHIO REGISTERED SCOTT L. BAKER 14654 ARCHITECT

PRELIMINARY - NOT FOR CONSTRUCTION

SCOTT L. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2027

SCALE: 1/4" = 1'-0"	
SHEET # / DESCRIPTION	
FRONT ELEVATION	
A2-1	
DATE: 11.13.2026	
QTO	
SBA STUDIOS PROJECT # 2026-504	

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2 LEFT SIDE ELEVATION



1 RIGHT SIDE ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- BOARD & BATTEN SIDING
- HARDIE-SIDING
- CULTURED STONE
- EXPOSED CONCRETE FOUNDATION WALL

EXTERIOR FLASHING, CONDUITS, VENT PIPES, OR SIMILAR, TO COLOR MATCH ADJACENT MATERIALS, TYP. UNLESS PROHIBITED BY THE MANUFACTURER AND / OR CODE

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STATE OF OHIO REGISTERED SCOTT L. BAKER 14654 ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

SCOTT L. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2027

SCALE: 1/4" = 1'-0"	
SHEET # / DESCRIPTION	
FRONT ELEVATION	
A2-2	
DATE: 11.13.2026	
QTO	
SBA STUDIOS PROJECT # 2026-504	