

P&D Builders - Job # 1503

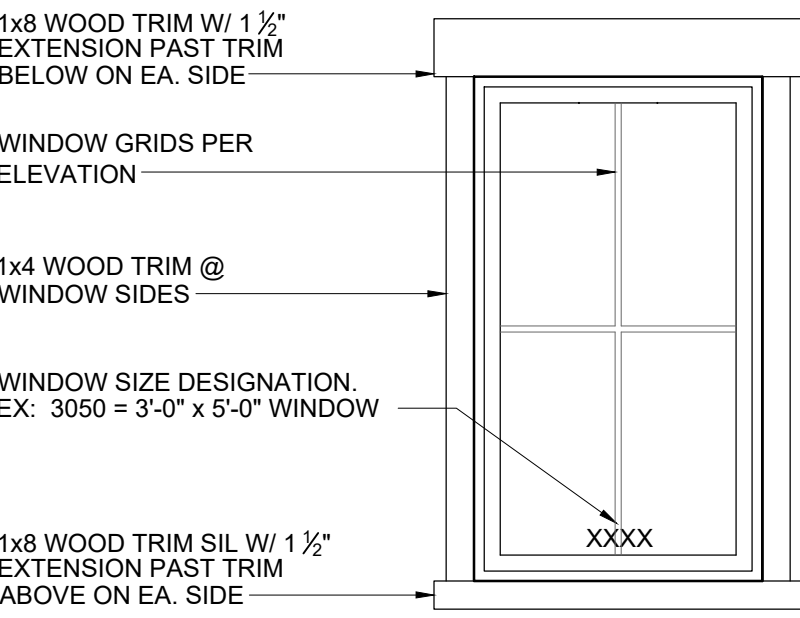


2 REAR ELEVATION

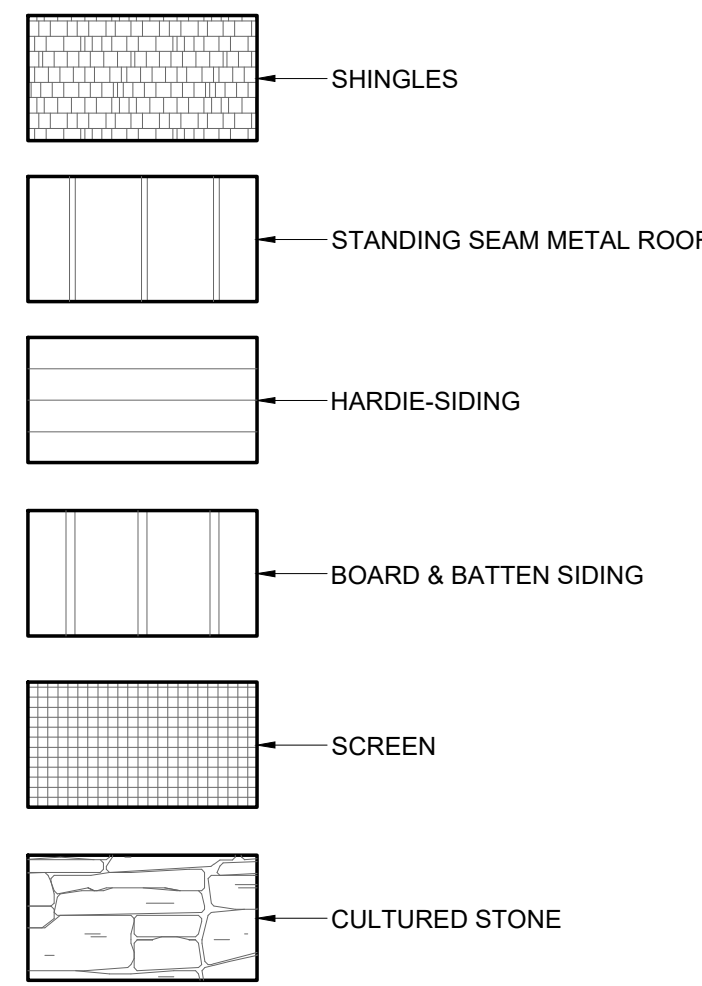


1 FRONT ELEVATION

WINDOW TRIM ELEVATION



ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

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

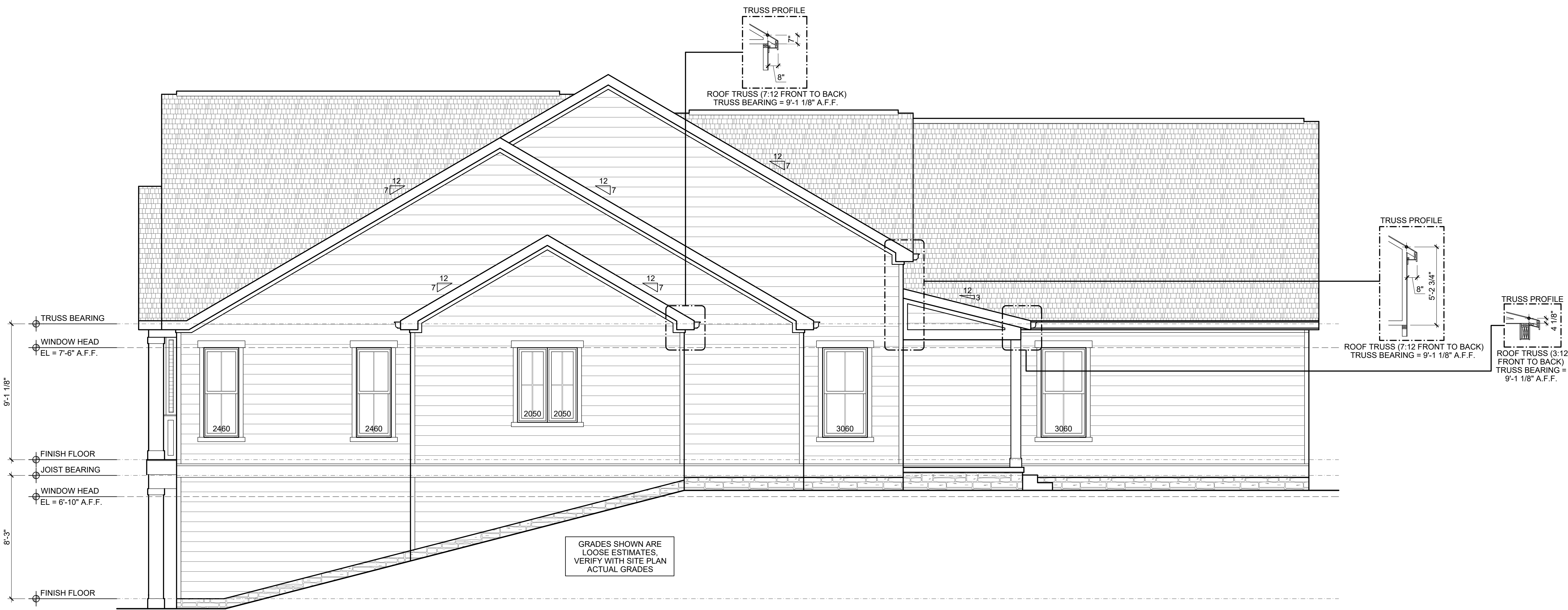
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1

DATE: 02.06.2021
QTO SET

SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2021

SBA STUDIOS PROJECT # 2021-137

P&D Builders - Job # 1503



2 LEFT ELEVATION



P & D
BUILDERS
EST. 1962

1 RIGHT ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- STANDING SEAM METAL ROOF
- HARDIE-SIDING
- BOARD & BATTEN SIDING
- SCREEN
- CULTURED STONE

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-2

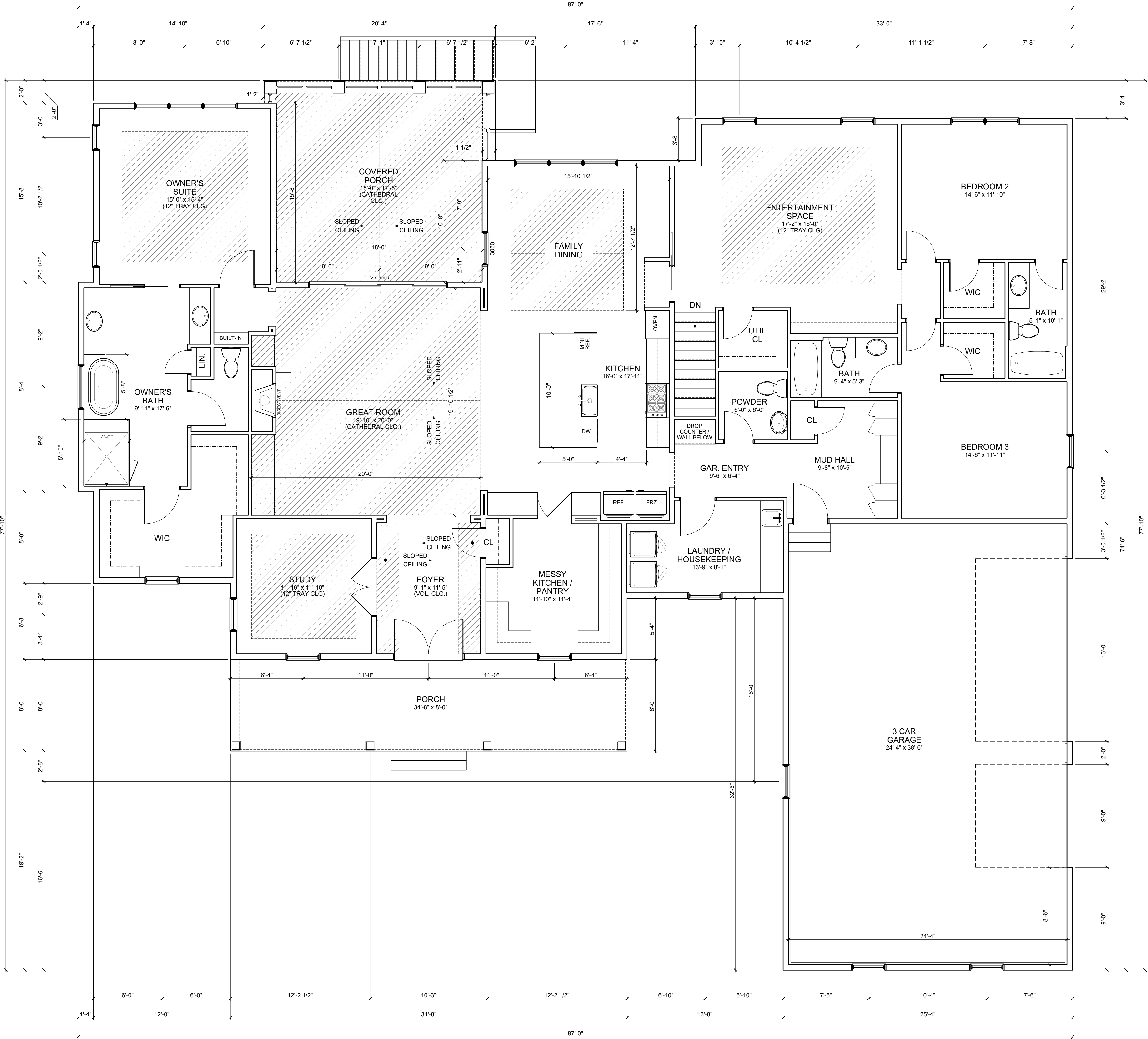
DATE: 02.06.2021

QTO SET

SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2021

SBA STUDIOS PROJECT # 2021-137

P&D Builders - Job # 1503



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.

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

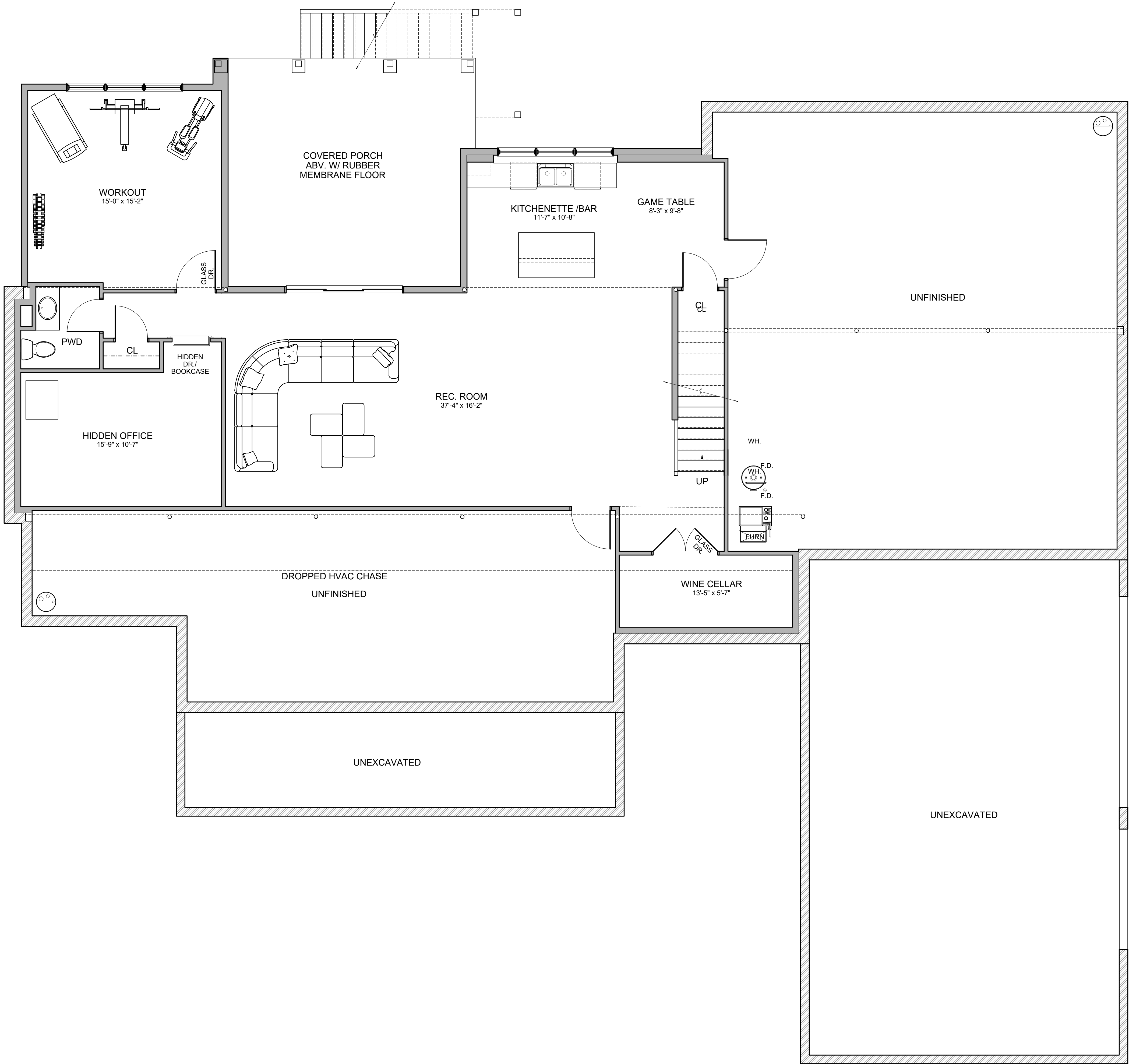
A1-1

DATE: 02.06.2021
QTO SET

SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2021

SBA STUDIOS PROJECT # 2021-137

P&D Builders - Job # 1503



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

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

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.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



STATE OF NEW HAMPSHIRE
PLANNING & CONSTRUCTION
ARCHITECT

SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2021

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

SHEET # / DESCRIPTION

FIN. BASEMENT PLAN

A1-0a

DATE: 02.06.2021

OTO SET

SBA STUDIOS PROJECT # 2021-137