

FLOOR PLAN NOTES

1. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD.
2. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
3. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
4. ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL, U.N.O.
5. BEDROOM WINDOWS SHALL MEET 2019 RCO CHAPTER 311 EGRESS REQUIREMENTS. CLEAR OPENINGS: GRADE FLOOR MIN. 5.0 SF, OTHER FLOORS MIN. 5.7 SF.
6. EGRESS WINDOWS SHALL HAVE MIN. 24" CLEAR HEIGHT AND 20" MIN. CLEAR WIDTH. WINDOW SILL SHALL NOT EXCEED 44" ABOVE FINISH FLOOR.
7. ALL ANGLED WALLS ARE 45° U.N.O.
8. ALL WOOD IN LOCATIONS SUBJECT TO TERMITE OR DECAY SHALL BE PRESSURE TREATED OR APPROVED DECAY-RESISTANT SPECIES, INCLUDING EXTERIOR DECKS, SILLS, AND SLEEPERS ON CONCRETE, MASONRY, OR IN GROUND CONTACT.
9. SMOKE DETECTORS SHALL BE INSTALLED INSIDE EACH BEDROOM, OUTSIDE EACH SLEEPING AREA, AND ON EACH FLOOR, INCLUDING BASEMENT. DETECTORS SHALL BE HARDWIRED WITH BATTERY BACKUP AND INTERCONNECTED. USE IONIZATION AND PHOTOELECTRIC TECHNOLOGY IN BEDROOMS, PHOTOELECTRIC ELSEWHERE.
10. FIRE STOPPING SHALL SEAL ALL CONCEALED VERTICAL AND HORIZONTAL OPENINGS TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, WITHIN WALLS, AND WITHIN CEILING OR SOFFIT CAVITIES PER RCO 302.11.
11. LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.
12. BLOCK ALL BEARING POINTS TO BEAMS OR FOUNDATION.
13. ALL VERTICAL AND HORIZONTAL JOINTS IN EXTERIOR WALL SHEATHING SHALL FALL ON A STUD, PLATE, BAND BOARD, OR 2x BLOCKING.

DOOR LEGEND

- 3068 = 3'-0" WIDE x 8'-6" TALL DOOR
 - 3080 = 3'-0" WIDE x 8'-0" TALL DOOR
- 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)
 - GRIDDER 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.

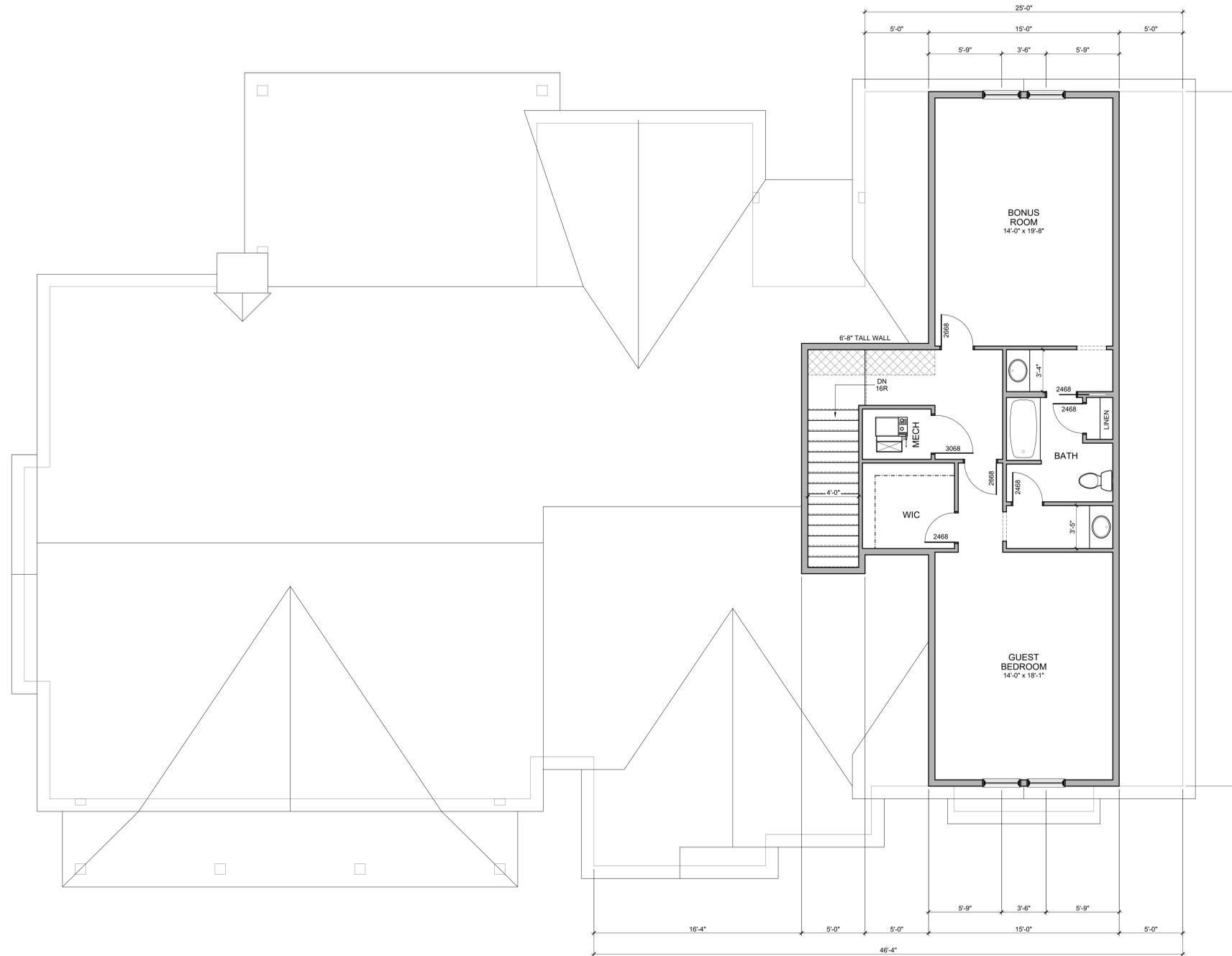
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

P&D JOB NUMBER # 1781

P & D BUILDERS
EST. 1962

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

SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR PLAN
A1-1
DATE: 02.04.2026
QTO
SCOTT BAKER LICENSE #14654 EXPIRATION DATE 12/31/2027
SBA STUDIOS PROJECT # 2025-447



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P&D JOB NUMBER # 1781



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

SHEET # / DESCRIPTION

SECOND FLOOR PLAN

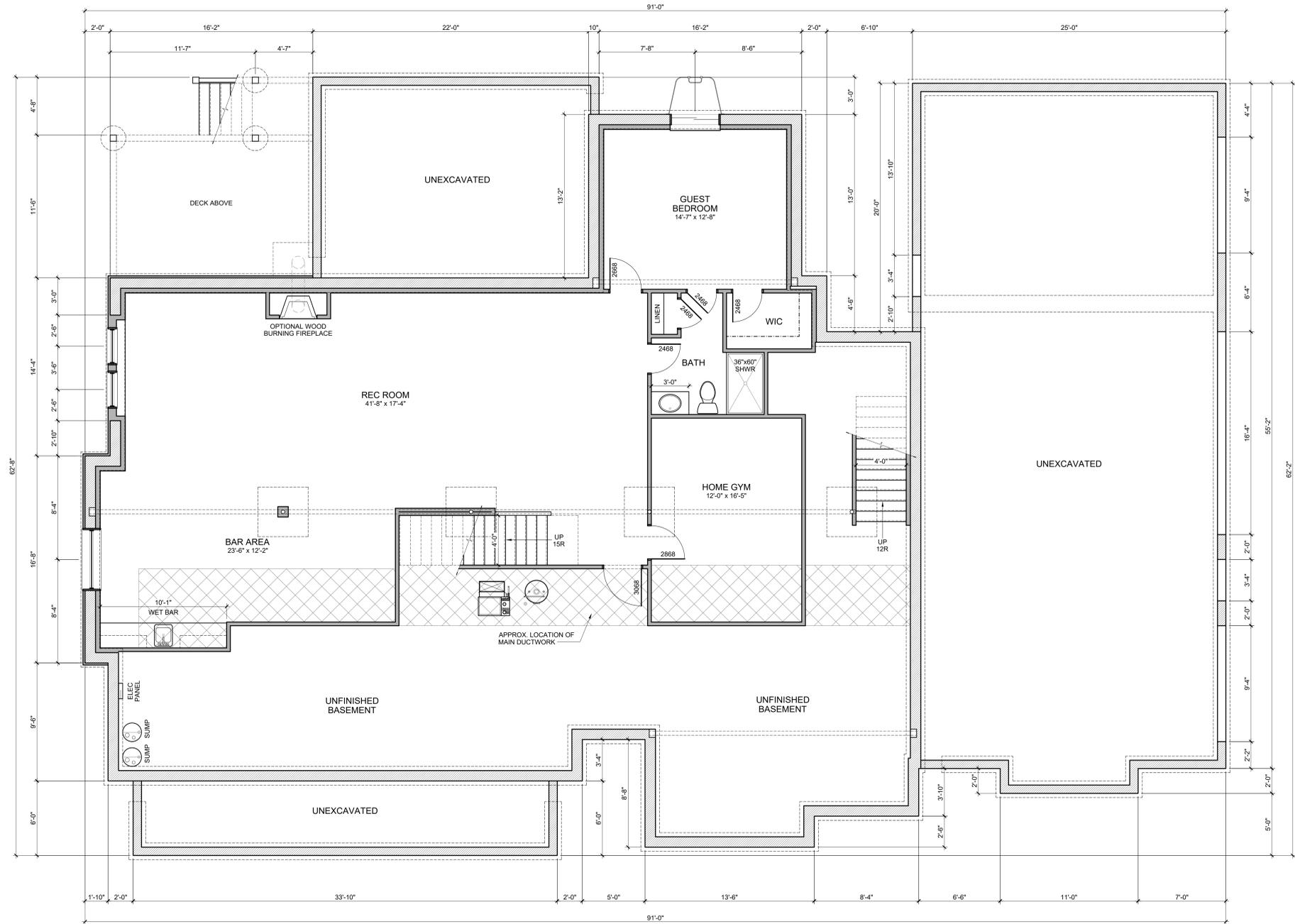
A1-2

DATE: 02.04.2026

QTO

SCOTT BAKER LICENSE #14654 EXPIRATION DATE 12/31/2027

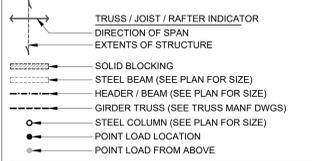
SBA STUDIOS PROJECT # 2025-447



FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL BE SUPPORTED ON A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING UNLESS NOTED OTHERWISE. SEE DETAILS.
2. FOUNDATION CONSTRUCTION SHALL CONFORM TO STRUCTURAL INFORMATION SHOWN AND STRUCTURAL NOTES TO MAINTAIN INTENDED LOAD PATHS.
3. BASEMENT HABITABLE SPACES AND HALLWAYS SHALL HAVE A MINIMUM 7'-0" CLEAR CEILING HEIGHT, EXCEPT 6'-4" MINIMUM AT BEAMS, DUCTS, AND OBSTRUCTIONS.
4. PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE A MINIMUM 8" BEARING EACH END. REFER TO STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

STRUCTURAL LEGEND



SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES
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P & D BUILDERS
EST. 1962



SCALE: 1/4" = 1'-0"
 SHEET # / DESCRIPTION
FIN. BASEMENT PLAN
A1-0
 DATE: 02.04.2026
 QTO
 SCOTT BAKER, LICENSE #14654
 EXPIRATION DATE 12/31/2027
 SBA STUDIOS PROJECT # 2025-447



2 REAR ELEVATION SHOWN WITHOUT SCREENS

ELEVATION MATERIAL LEGEND

-  SHINGLES
-  STANDING SEAM METAL ROOF
-  BOARD & BATTEN SIDING
-  SCREEN
-  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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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 02.04.2026
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1 FRONT ELEVATION

