



2 REAR ELEVATION



1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND

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

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



STATE OF
NEW YORK
OFFICE OF
THE CLERK
OF THE
SUPREME
COURT
JULY 10
2018
SCOTT
BANKER
ARCHITECT

PRELIMINARY
FOR
CONSTRUCTION

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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-1

DATE: 01.09.2018

PRICING SET

SCOTT BANKER LICENSE #14654
EXPIRATION DATE 12/31/2019

SBA STUDIOS PROJECT # 2016-321



2 RIGHT SIDE ELEVATION



1 LEFT SIDE ELEVATION



ELEVATION MATERIAL LEGEND

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

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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-2

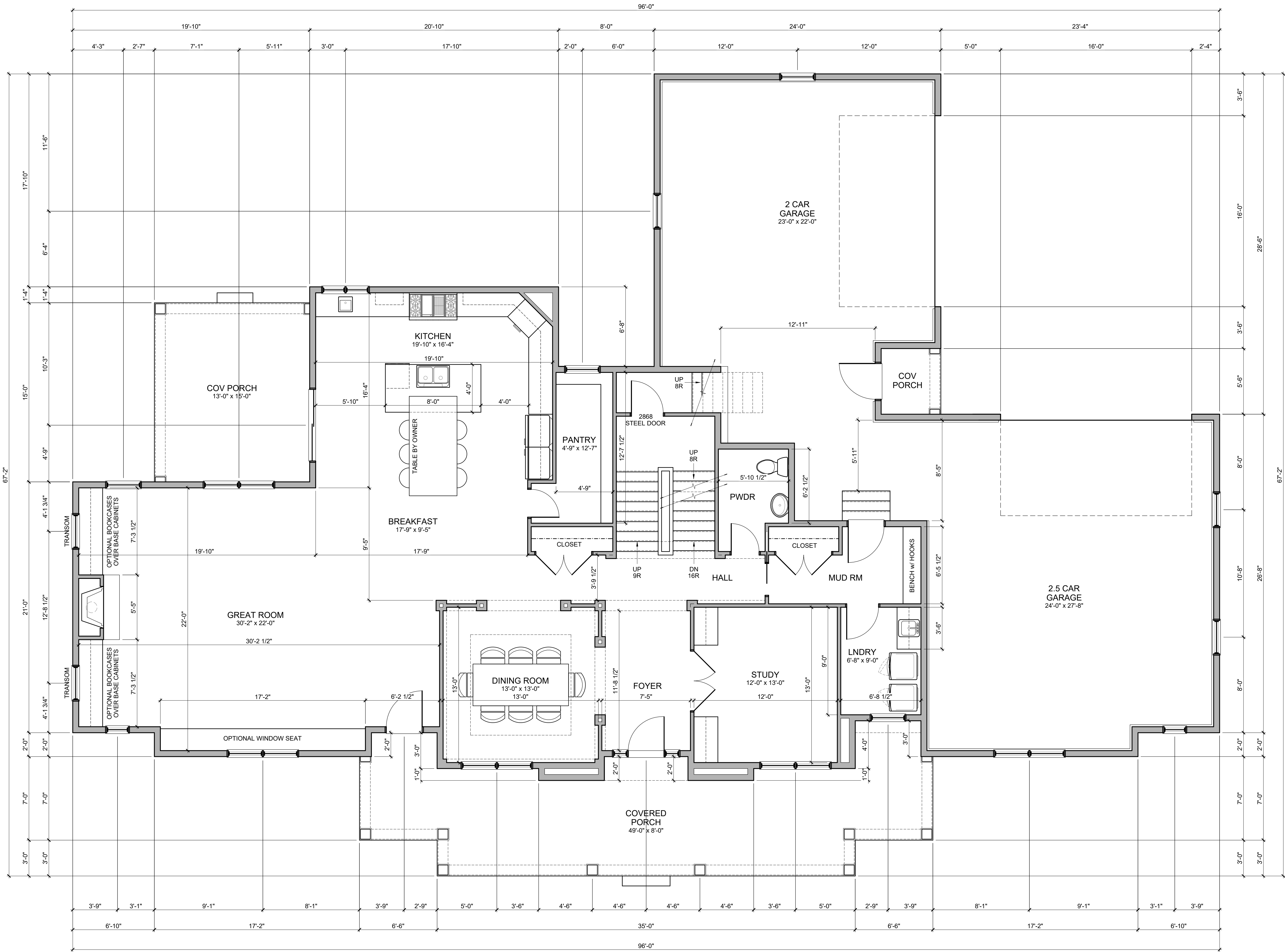
DATE: 01.09.2018

PRICING SET

SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019

SBA STUDIOS PROJECT # 2016-321

P&D Builders - Job #1231



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 FACE OF SHEATHING. ALL DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
4. 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".
5. 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.
6. 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.
7. 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.
8. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
9. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
10. 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.
11. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
12. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
13. 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



PRELIMINARY
NOT FOR CONSTRUCTION

STATE OF
NEW JERSEY
NOTARY
PUBLIC
SCOTT J. BAKER
EXPIRATION DATE 12/31/2019

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

SHEET # / DESCRIPTION

FIRST FLOOR PLAN

A1-1

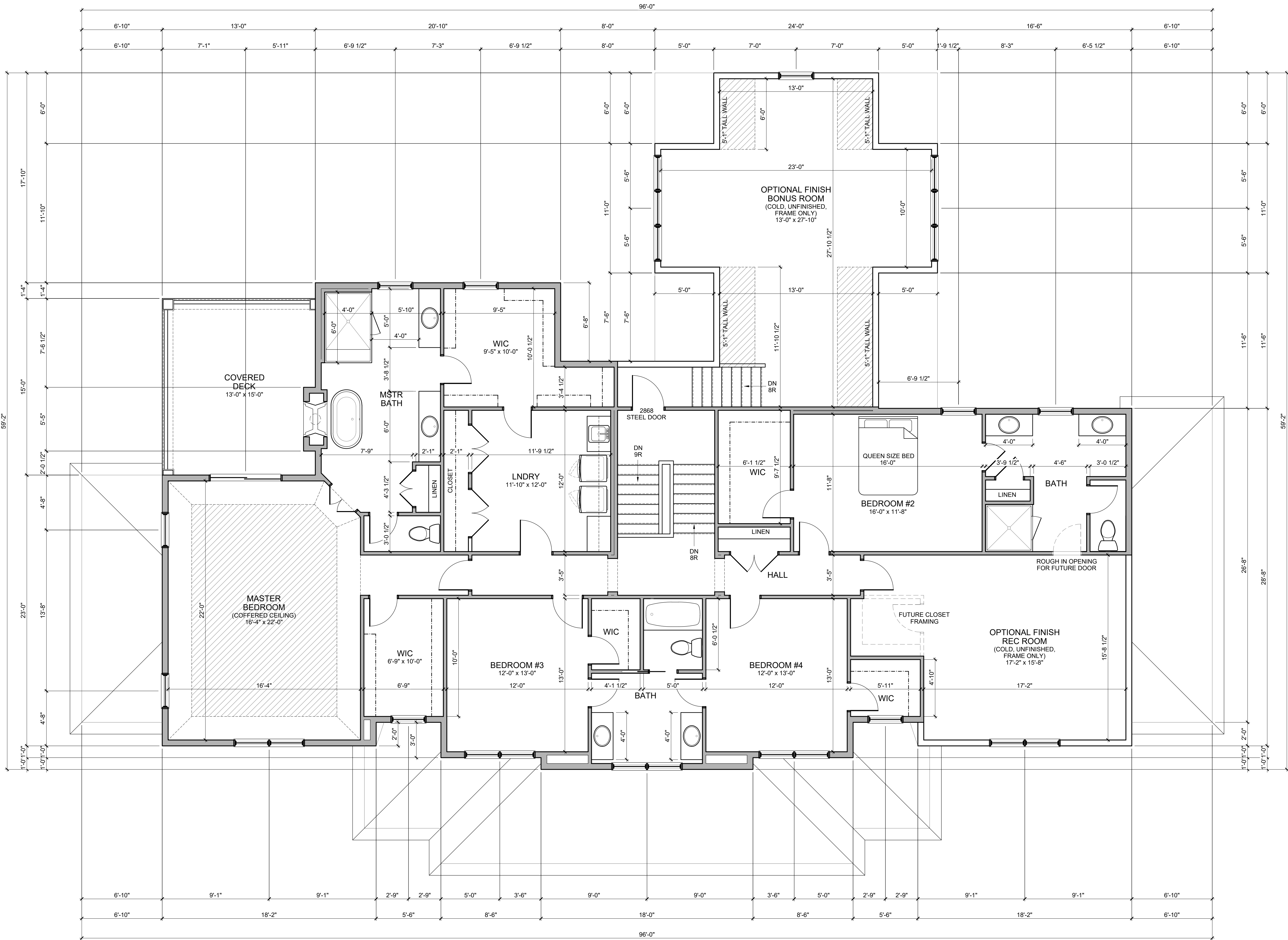
DATE: 01.09.2018

PRICING SET

SCOTT J. BAKER LICENSE #14654
EXPIRATION DATE 12/31/2019

SBA STUDIOS PROJECT # 2016-321

P&D Builders - Job #1231



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STRUCTURAL LEGEND

- TRUSS / JOIST / RAFTER INDICATOR
- DIRECTION OF SPAN
- EXTENTS OF STRUCTURE
- SOLID BLOCKING
- STEEL BEAM (SEE PLAN FOR SIZE)
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- POINT LOAD FROM ABOVE

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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

SECOND FLOOR PLAN

A1-2

DATE: 01.09.2018

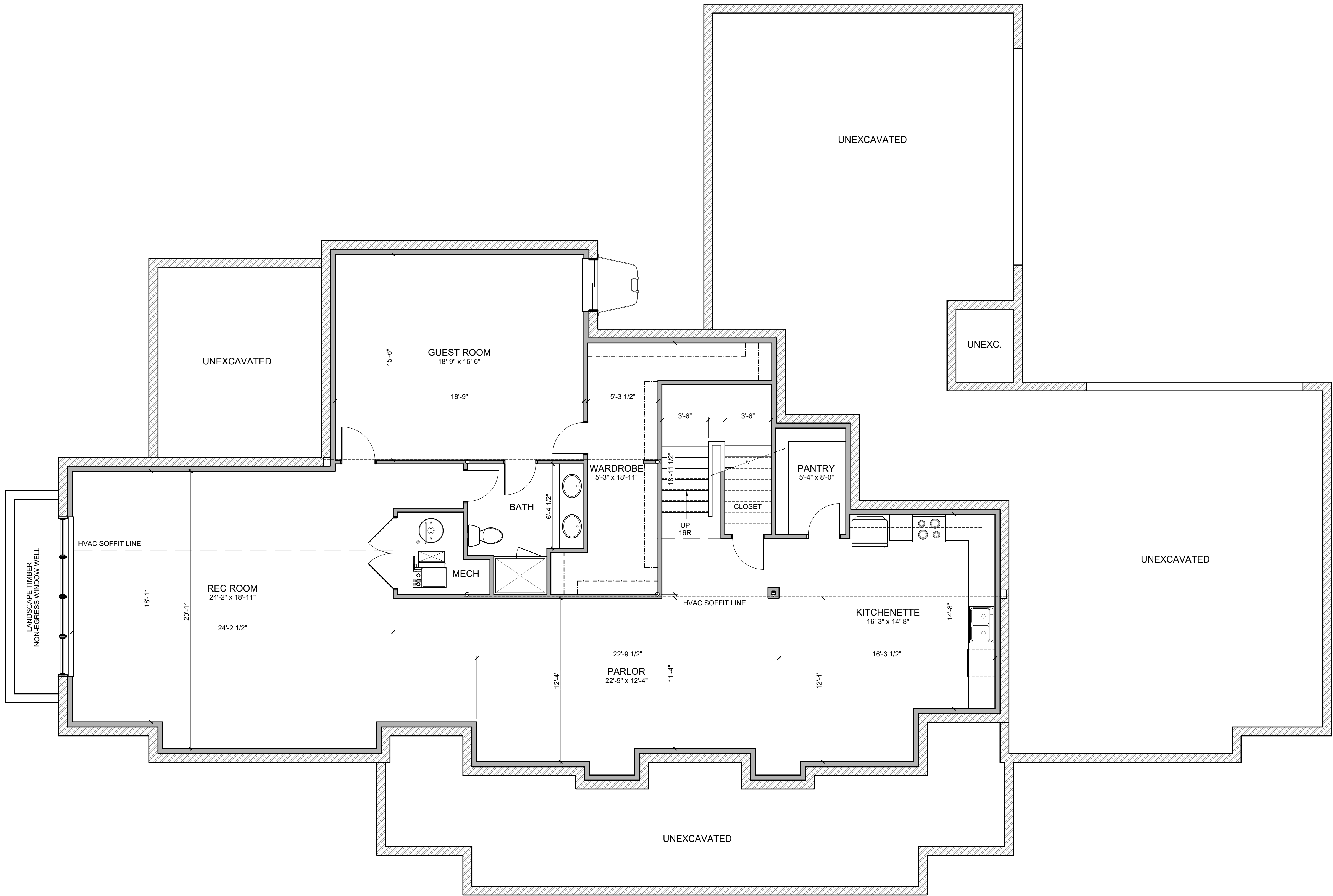
PRICING SET

SCOTT BAWER LICENSE #14654 EXPIRATION DATE 12/31/2019

SBA STUDIOS PROJECT # 2016-321



P&D Builders - Job #1231



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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 OPENING, U.N.O.

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

SHEET # / DESCRIPTION

FINISHED BSMNT PLAN

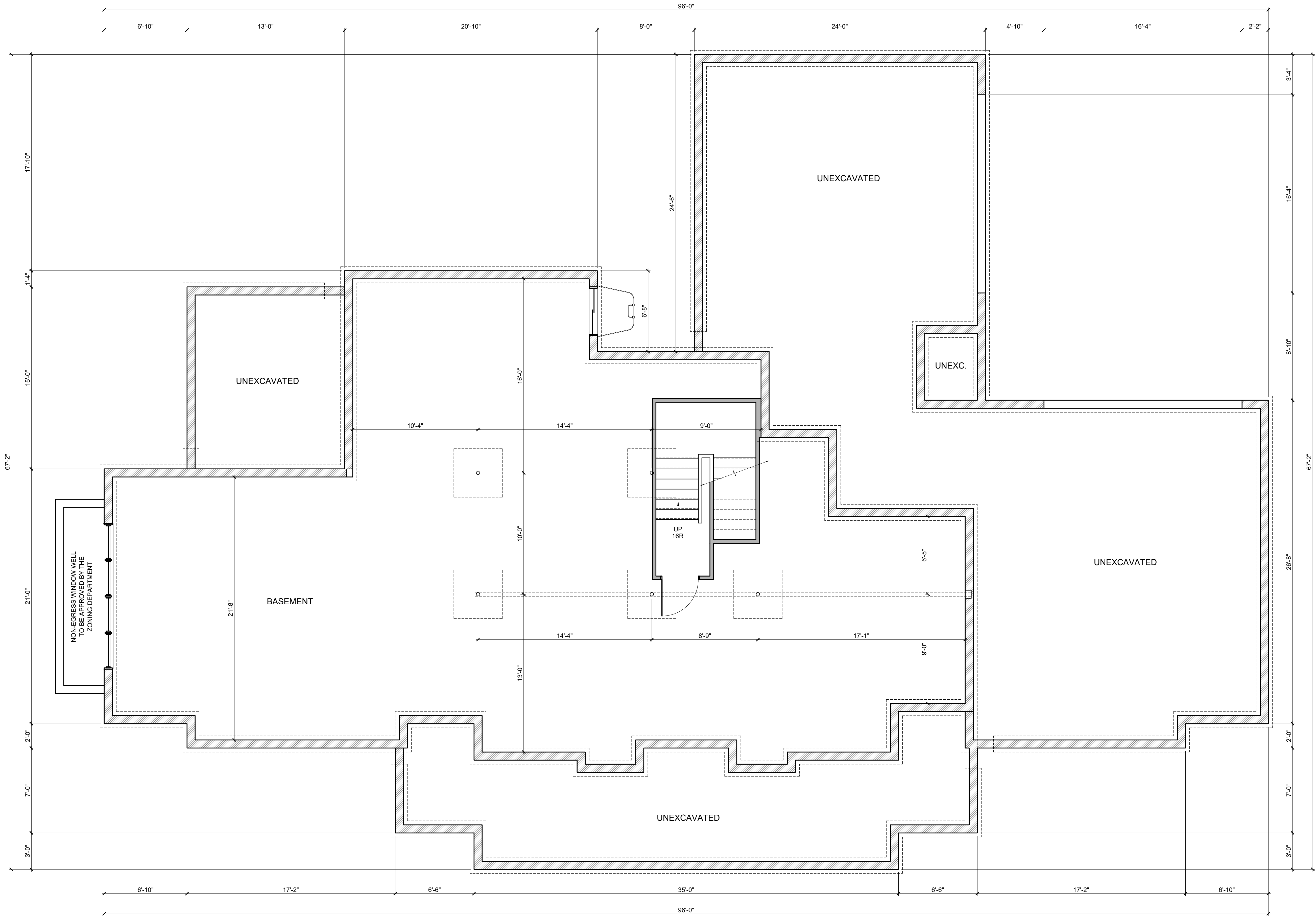
A1-0a

DATE: 01.09.2018

PRICING SET

SCOTT BAKER LICENSE #14654 EXPIRATION DATE 12/31/2019

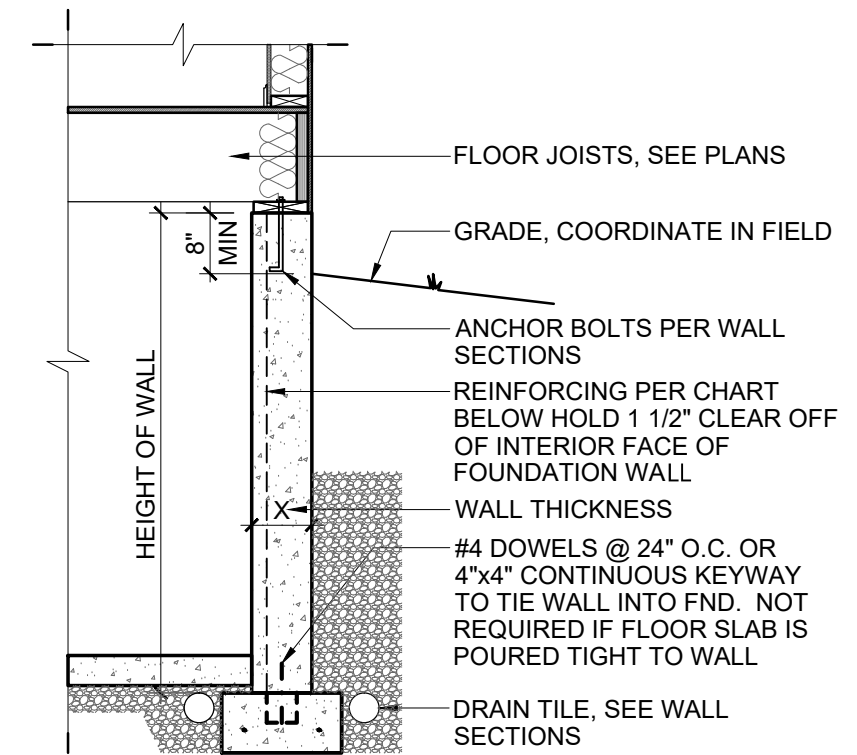
SBA STUDIOS PROJECT # 2016-321



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'-0" 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. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.
5. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

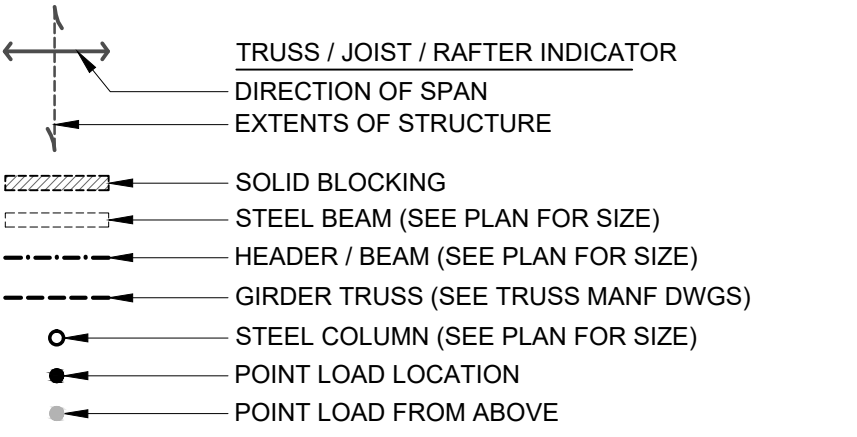
FOUNDATION WALL REINFORCING



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 _c MIN = 3,000 PSI REINFORCING f _y MIN = 60,000 PSI, MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF				
WALL MAX HEIGHT	WALL THICKNESS	WALL THICKNESS		
		8" THICK WALL	10" THICK WALL	12" THICK WALL
8'-0"	8" @ 24" O.C.	#5 @ 24" O.C.	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.	

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 OPENINGS, U.N.O.

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

SHEET # / DESCRIPTION

FOUNDATION PLAN

A1-0

DATE: 01.09.2018

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SBA STUDIOS PROJECT # 2016-321