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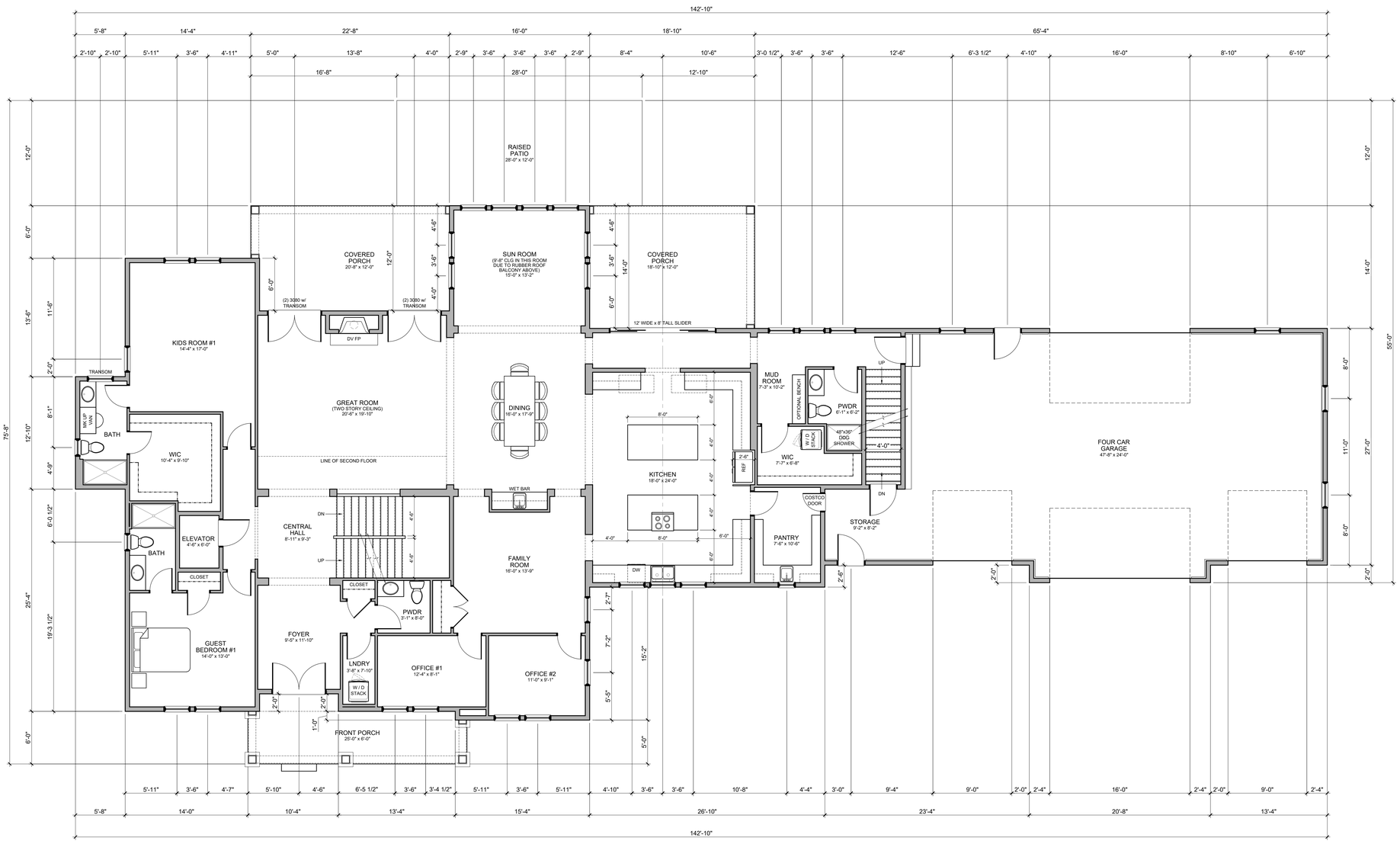
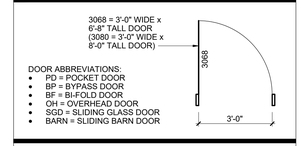


1 | FIRST FLOOR PLAN | 3,672 S.F.

FLOOR PLAN NOTES

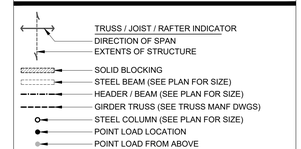
1. ALL DIMENSIONS TO INTERIOR WALLS ARE TO FACE OF STUD.
2. ALL DIMENSIONS TO OUTSIDE FACE OF EXTERIOR WALLS ARE TO OUTSIDE FACE OF SHEATHING. DIMENSIONS TO INSIDE FACE OF EXTERIOR WALL ARE TO FACE OF STUD.
3. ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C., U.N.O.
4. ALL DOORS SHALL BE 6" FROM ADJACENT 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



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



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 # 1752

P&D BUILDERS
EST. 1962

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

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

SHEET # / DESCRIPTION

FIRST FLOOR PLAN

A1-1

DATE: 10.15.2026

QTO

SBA STUDIOS PROJECT # 2025-309

STATE OF OHIO SCOTT D. BAKER 14654 REGISTERED ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

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

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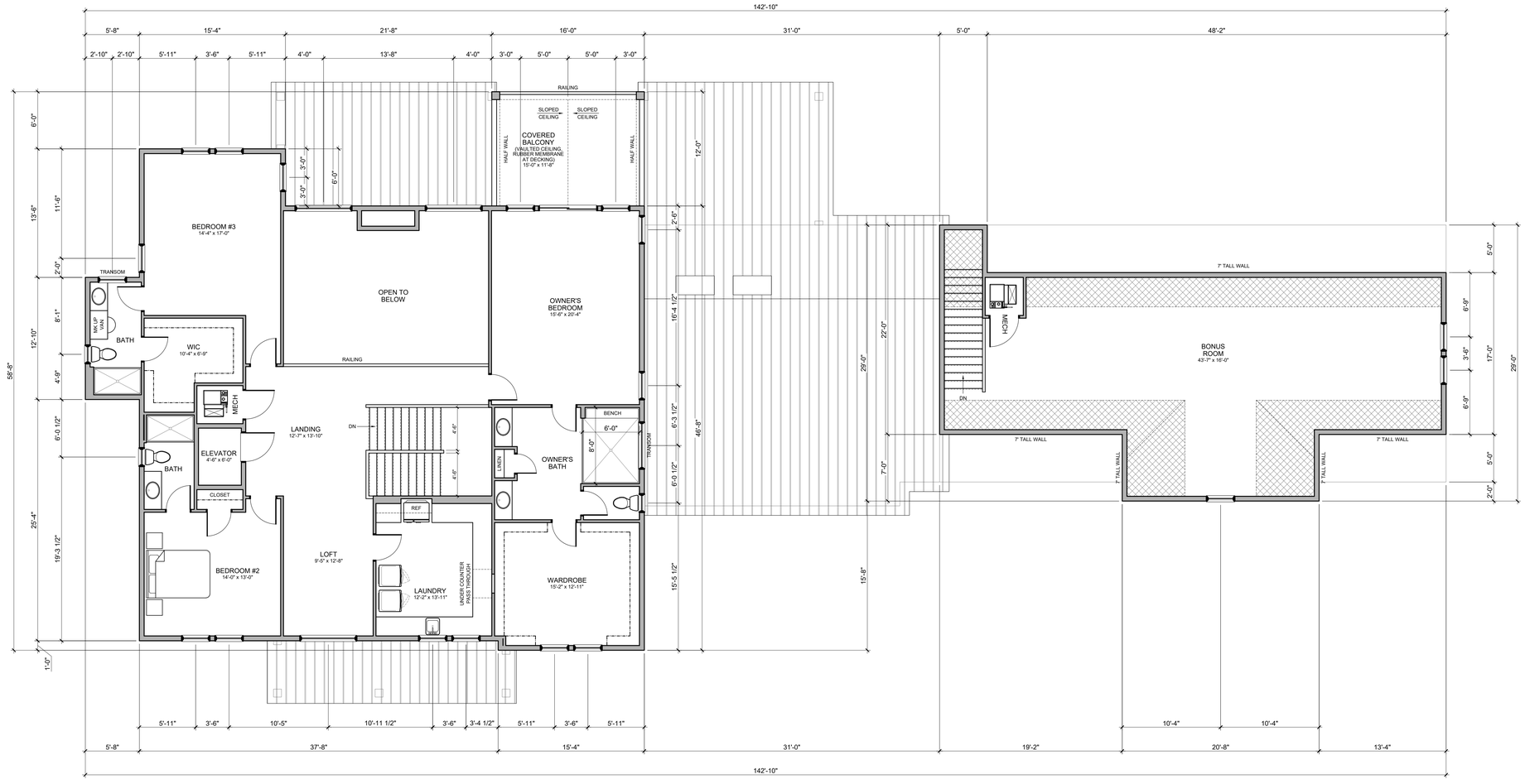

FLOOR PLAN NOTES

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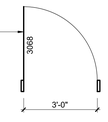
DOOR LEGEND

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



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- 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 # 1752

P&D BUILDERS EST. 1962

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

STATE OF OHIO REGISTERED SCOTT A. BAKER 14654 ARCHITECT

PRELIMINARY NOT FOR CONSTRUCTION

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

SCALE: 3/16" = 1'-0"	
SHEET # / DESCRIPTION	
SECOND FLOOR PLAN	
A1-2	
DATE: 10.15.2026	
QTO	
SBA STUDIOS PROJECT # 2025-309	

1 SECOND FLOOR PLAN

2,123 S.F. (EXCLUDES 1,074 S.F. BONUS ROOM)

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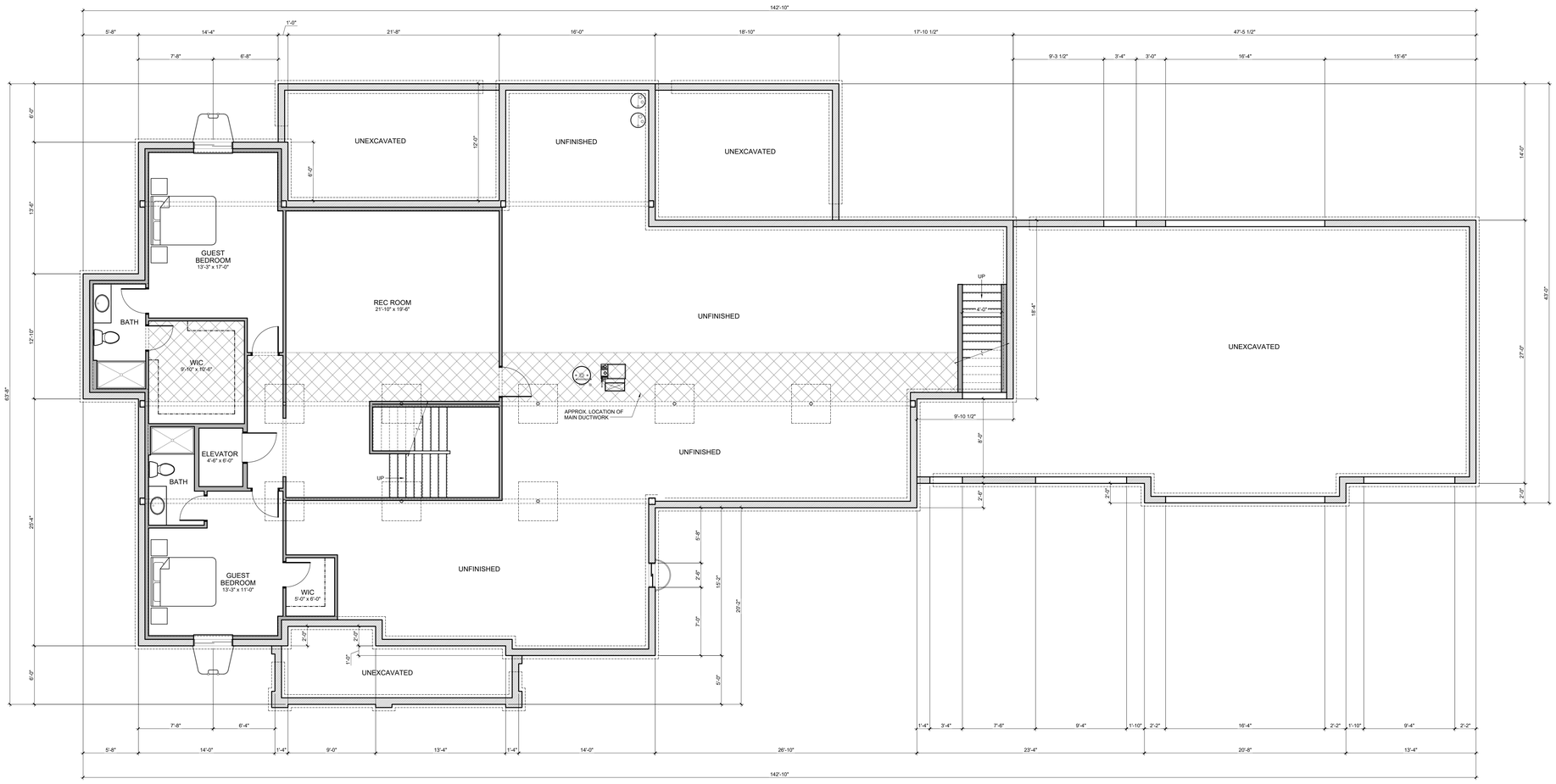

FOUNDATION NOTES

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.
5. REFER TO STRUCTURAL NOTES FOR ADDITIONAL REQUIREMENTS.

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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- POINT LOAD LOCATION
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SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

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P&D JOB NUMBER # 1752

P&D BUILDERS EST. 1962

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STATE OF OHIO REGISTERED ARCHITECT SCOTT D. BAKER 14654

PRELIMINARY NOT FOR CONSTRUCTION

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

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

SHEET # / DESCRIPTION

FIN. BASEMENT PLAN

A1-0

DATE: 10.15.2026

QTO

SBA STUDIOS PROJECT # 2025-309

1	FINISHED BASEMENT PLAN	1,373 S.F. FINISHED BASEMENT

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2 REAR ELEVATION



1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- STANDING SEAM METAL ROOF
- 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 # 1752

P&D BUILDERS EST. 1962

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

SCALE: 3/16" = 1'-0"	
SHEET # / DESCRIPTION	
EXTERIOR ELEVATIONS	
A2-1	
DATE: 10.15.2026	
QTO	
SBA STUDIOS PROJECT # 2025-309	