

P&D Builders - Job # 1261 C

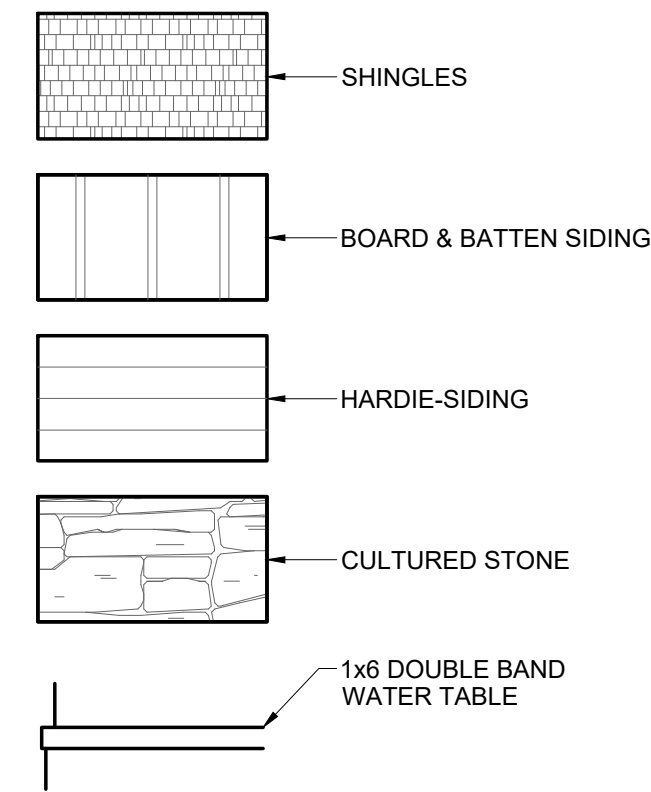


2 REAR ELEVATION



1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 07.21.2017
DESIGN REVIEW
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2017
SBA STUDIOS PROJECT # 2017-198

P&D Builders - Job # 1261 C



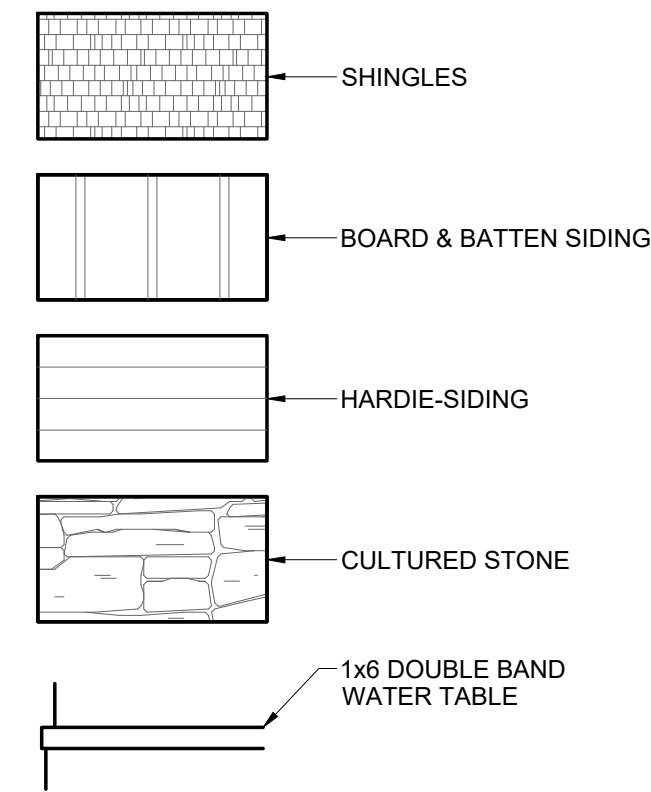
2 RIGHT SIDE ELEVATION



1 LEFT SIDE ELEVATION



ELEVATION MATERIAL LEGEND

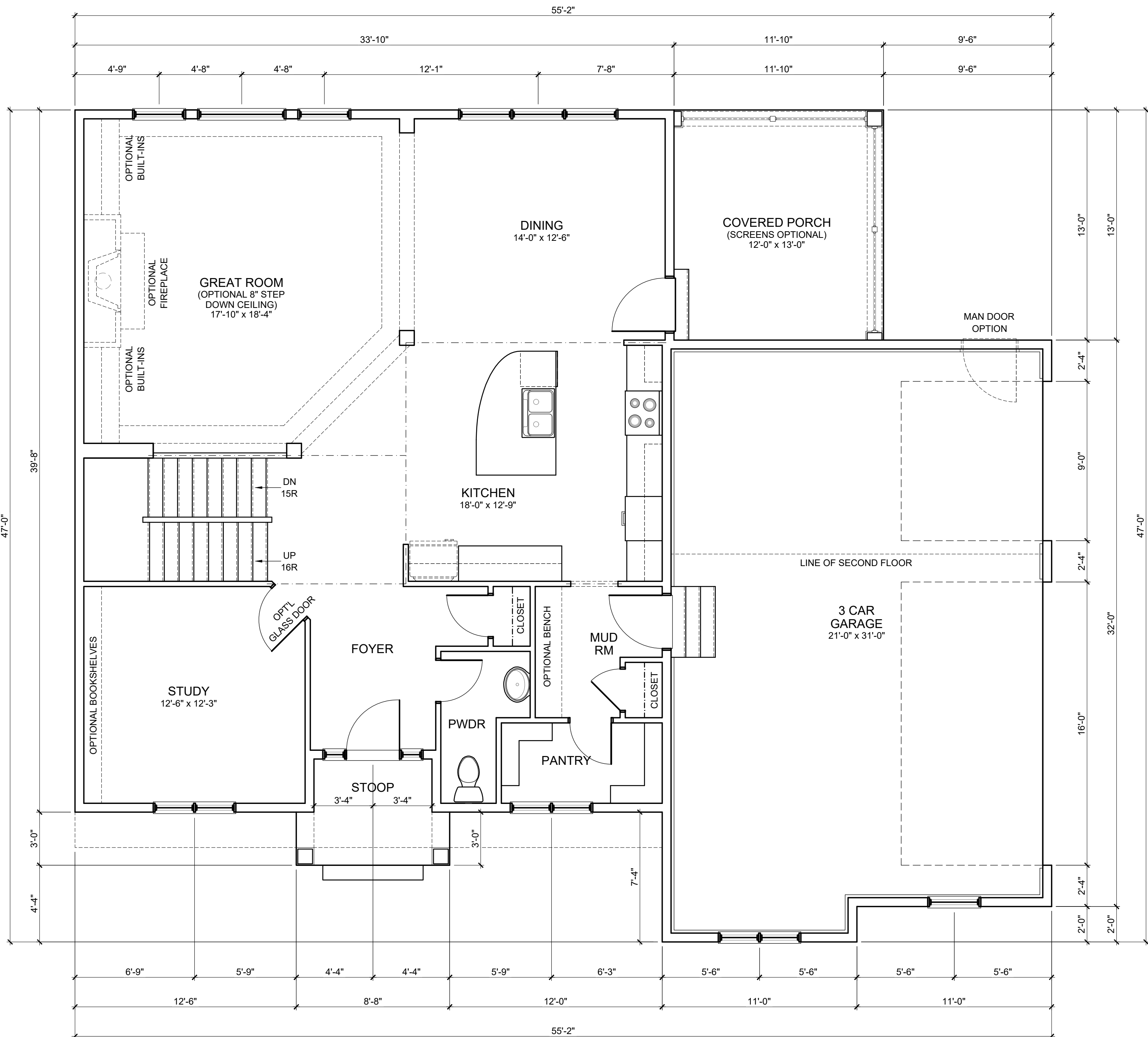


#	DATE	ISSUED WITH: CHANGE DESCRIPTION



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-2
DATE: 07.21.2017
DESIGN REVIEW
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2017
SBA STUDIOS PROJECT # 2017-198

P&D Builders - Job # 1261 C



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 / RAFTERS 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.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

SHEET # / DESCRIPTION

FIRST FLOOR PLAN

A1-1

DATE: 07.21.2017

DESIGN REVIEW

SCOTT D. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2017

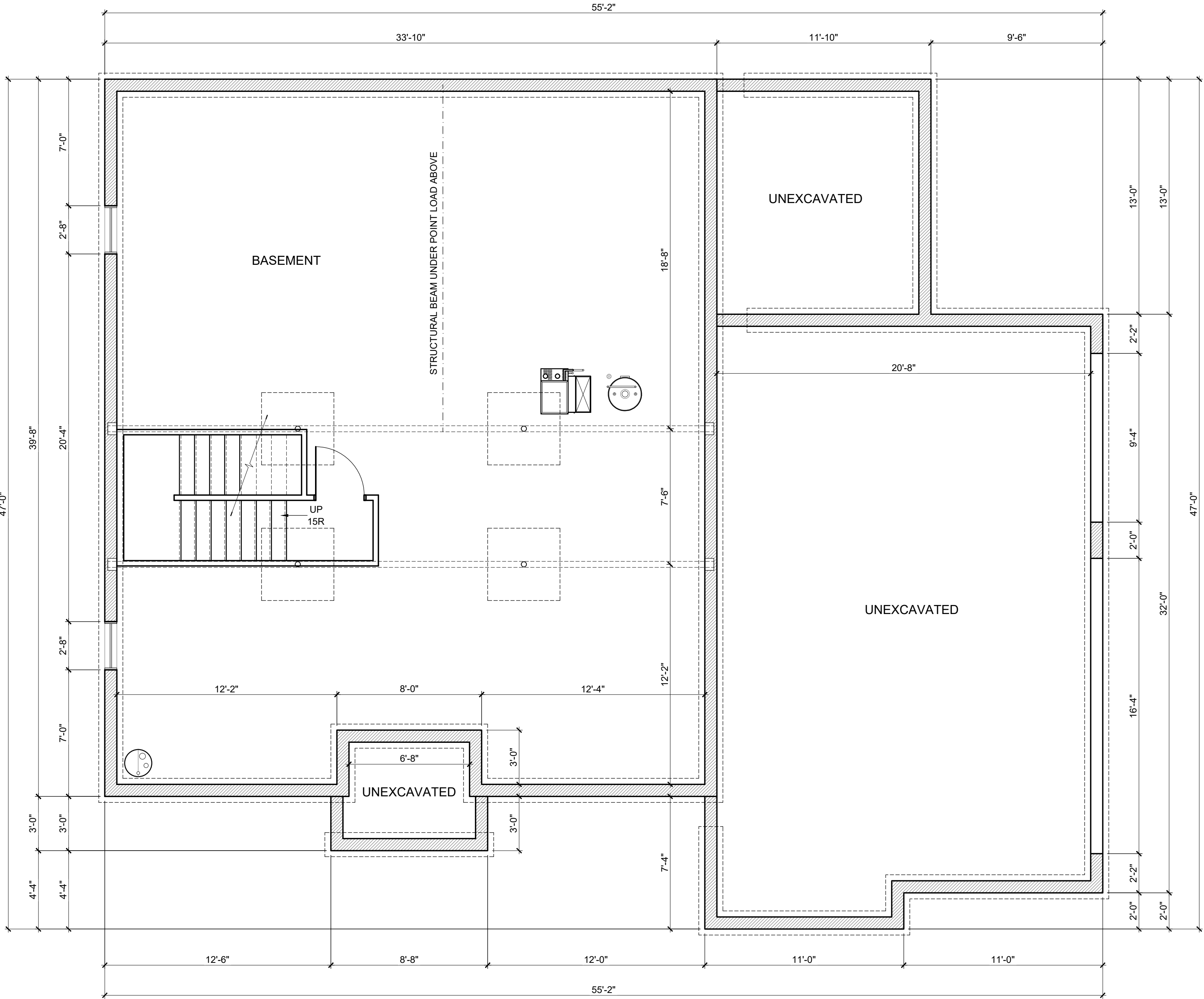
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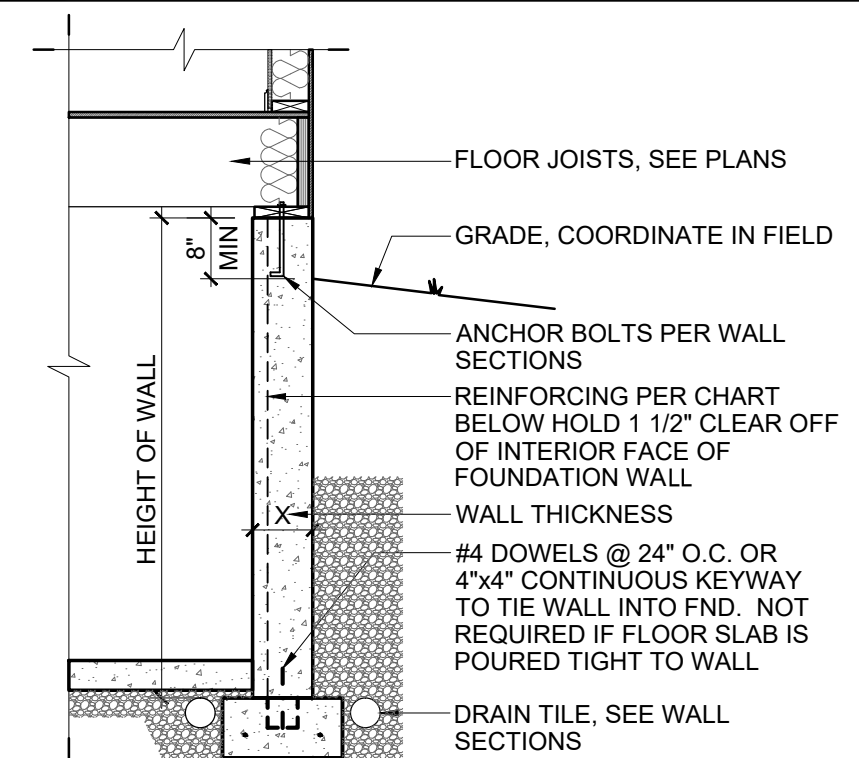
P&D Builders - Job # 1261 C



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'-6" 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.
5. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

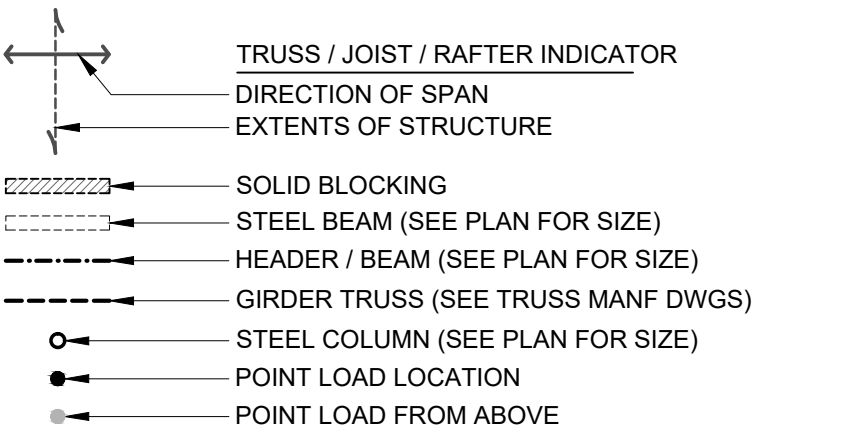
FOUNDATION WALL REINFORCING



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	REIN.	WALL THICKNESS		
		8" THICK WALL	10" THICK WALL	12" THICK WALL
8'-0"	#5 @ 24" O.C.	NONE	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.	NONE

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 OPENING, U.N.O.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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

SHEET # / DESCRIPTION

BASEMENT PLAN

A1-0

DATE: 07.21.2017

DESIGN REVIEW

SCOTT B. BAKER, LICENSE #14654

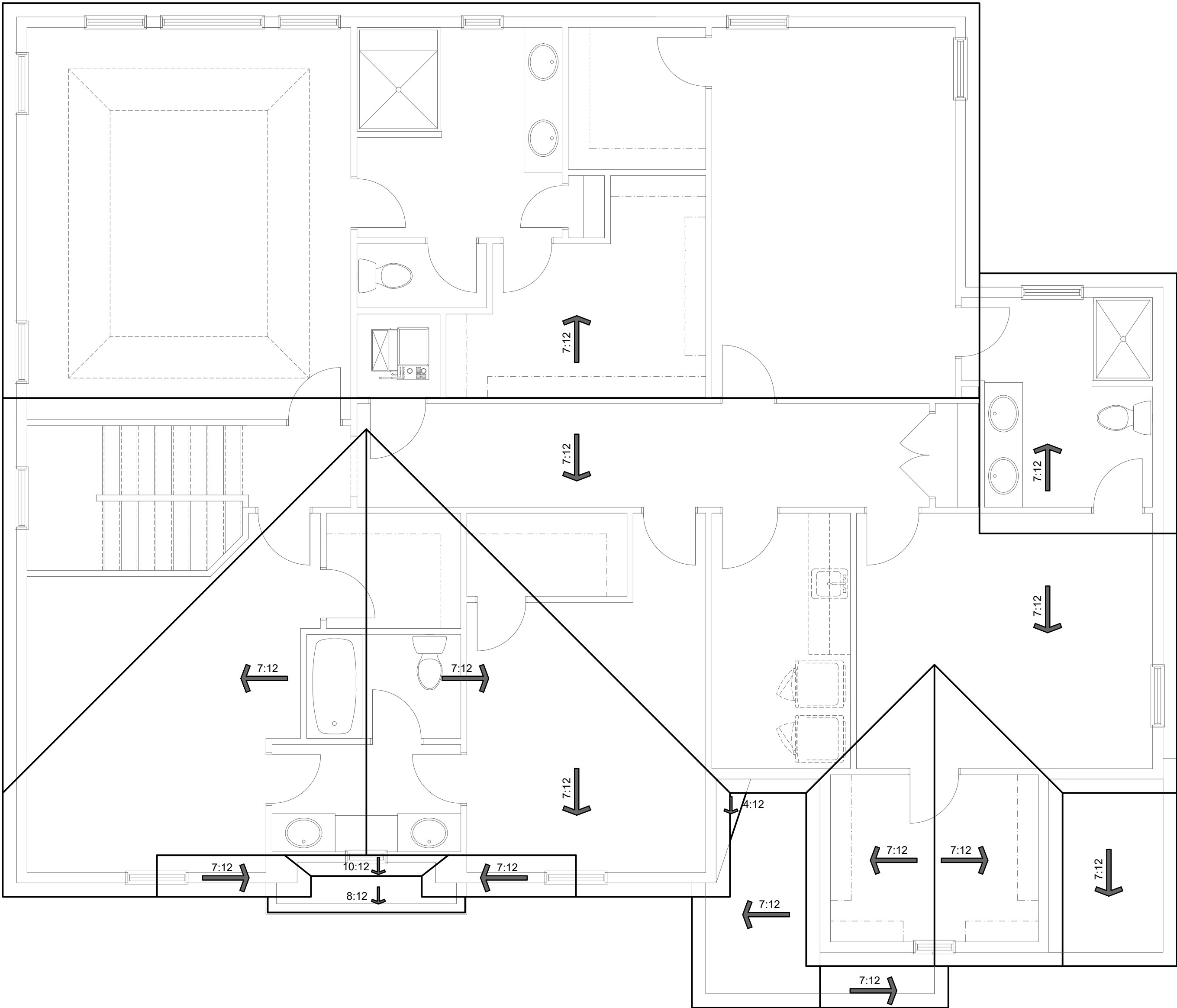
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SBA STUDIOS PROJECT # 2017-198

PRELIMINARY

CONSTRUCTION

P&D Builders - Job # 1261 C



ROOF PLAN NOTES

1. CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER APPLICABLE CODE(S) FOR PROPER ROOF DRAINAGE.
2. TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIAS ALIGN PER EXTERIOR ELEVATIONS.
3. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE RAFTERS ARE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 48" O.C. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
4. RIDGE BOARDS SHALL BE AT LEAST 1" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 1 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x (AS REQ'D) FURRED TO THE BOTTOM EDGE OF THE 2x12.
5. VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
6. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
7. FALSE CHIMNEYS, DORMERS, CUPOLAS AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING JOIST LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM A FIREBOX.
8. CONTRACTOR TO PROVIDE A MINIMUM 22"x30" ATTIC ACCESS TO ALL OVERLAY FRAMED AREAS FROM MAIN ATTIC.

TRUSS & RAFTER NOTES

1. ALL TRUSSES AND RAFTERS TO HAVE A 1'-0" OVERHANG FROM OUTSIDE FACE OF EXTERIOR SHEATHING U.N.O.
2. TRUSS PROFILES ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT PER THE CONSTRUCTION DOCUMENTS. SEE EXTERIOR ELEVATIONS FOR TRUSS PROFILES.
3. FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER/OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT.

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.



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
ROOF PLAN
A1-3
DATE: 07.21.2017
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