



2 REAR ELEVATION



1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- 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 # 1761

P & D
BUILDERS
EST. 1962

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

SCALE: 1/4" = 1'-0"	SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS	A2-1
DATE: 09.18.2025	QTO
SCOTT BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2025	SBA STUDIOS PROJECT # 2025-404



FLOOR PLAN NOTES

- 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.
- ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. U.N.O.
- ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL U.N.O.
- BEDROOM WINDOWS SHALL MEET THE REQUIREMENTS OF 2019 RCO CHAPTER 311 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.
- EGRESS WINDOWS TO HAVE A MINIMUM CLEAR HEIGHT OF 24" AND A MINIMUM CLEAR OPENING WIDTH OF 20". WINDOW SILL HEIGHT SHALL NOT EXCEED 44" ABOVE THE FINISH FLOOR.
- ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- ALL WOOD IN LOCATIONS SUBJECT TO TERMITE DECAY SHALL BE PRESSURE TREATED 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.
- 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.
- 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.
- LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.
- BLOCK ALL BEARING POINTS TO BEAM OR TO FOUNDATION.
- ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO 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

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

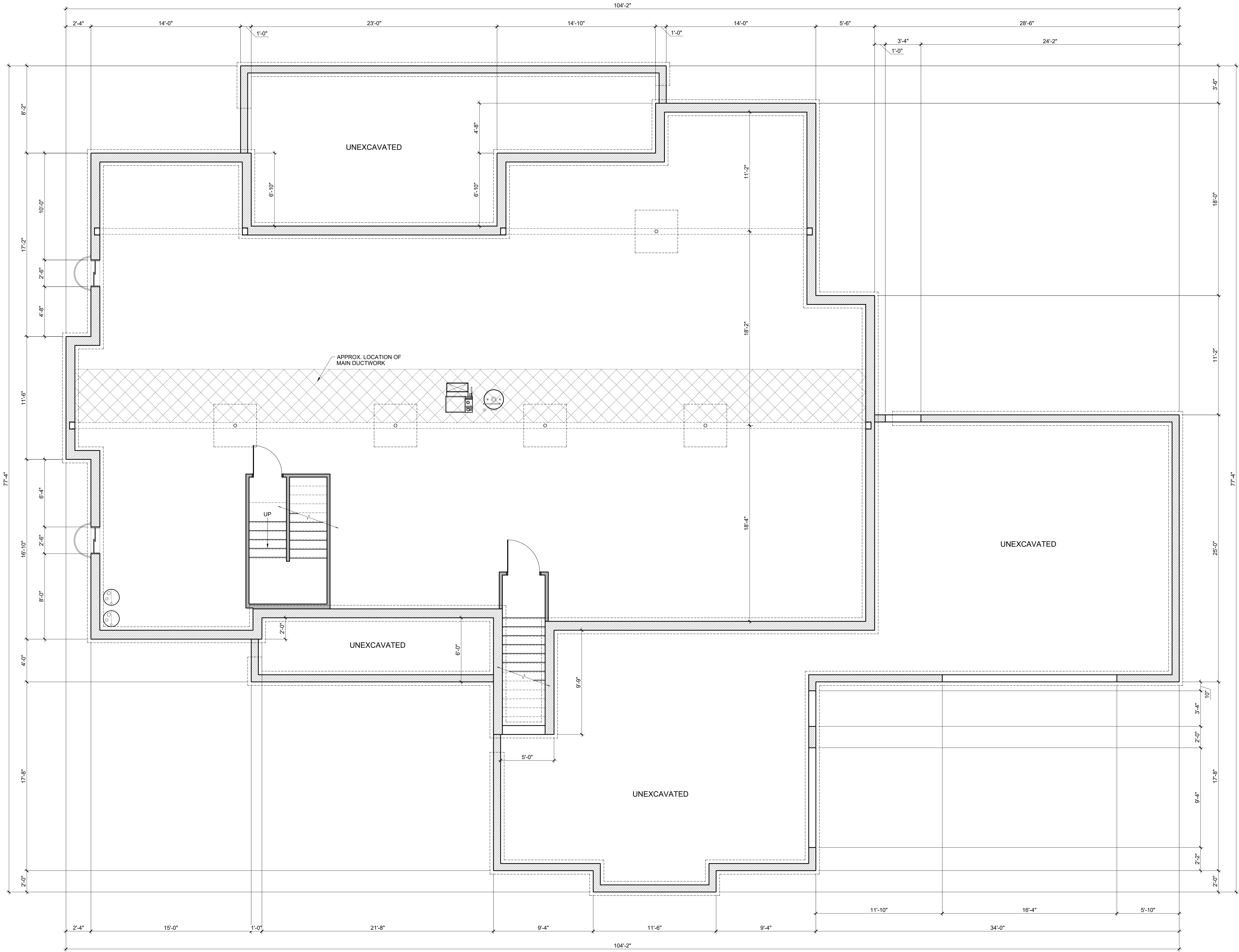
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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR PLAN
A1-1
DATE: 09.18.2025
QTO
SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025
SBA STUDIOS PROJECT # 2025-404



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.
3. CEILING HEIGHTS IN BASEMENTS WITH HABITABLE SPACES OR HALLWAYS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-4" 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.

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

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

SHEET # / DESCRIPTION
BASEMENT PLAN
A1-0

DATE: 09.18.2025
QTO

SCOTT BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2025

SBA STUDIOS PROJECT # 2025-404