

P&D Builders - Job # 1384



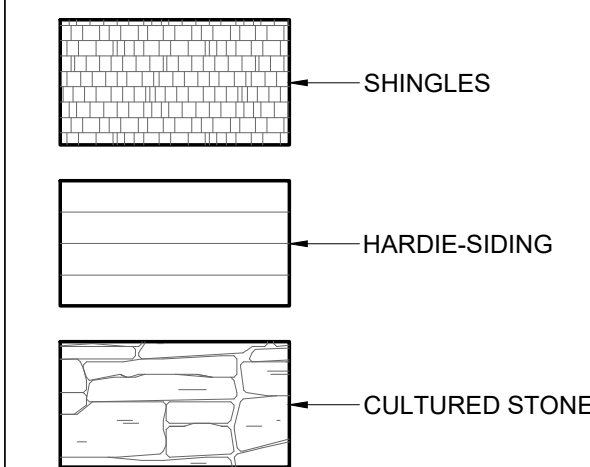
2 REAR ELEVATION



P&D
BUILDERS
EST. 1962

1 FRONT ELEVATION

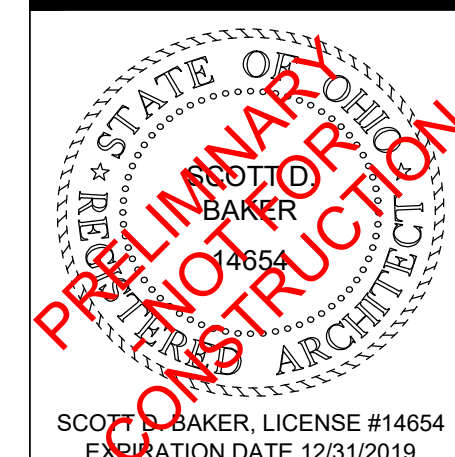
ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION



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



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 06.27.2019
QTO SET
SBA STUDIOS PROJECT # 2019-198

P&D Builders - Job # 1384

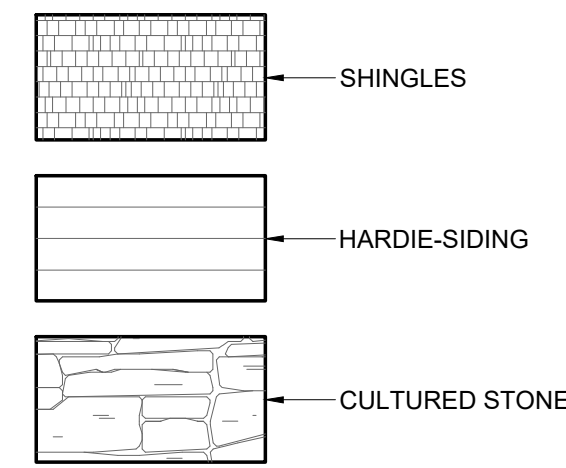


2 RIGHT SIDE ELEVATION



1 LEFT SIDE ELEVATION

ELEVATION MATERIAL LEGEND



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614.562.7761 WWW.SBA-STUDIOS.COM

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

SHEET # / DESCRIPTION

EXTERIOR ELEVATIONS

A2-2

DATE: 06.27.2019

QTO SET

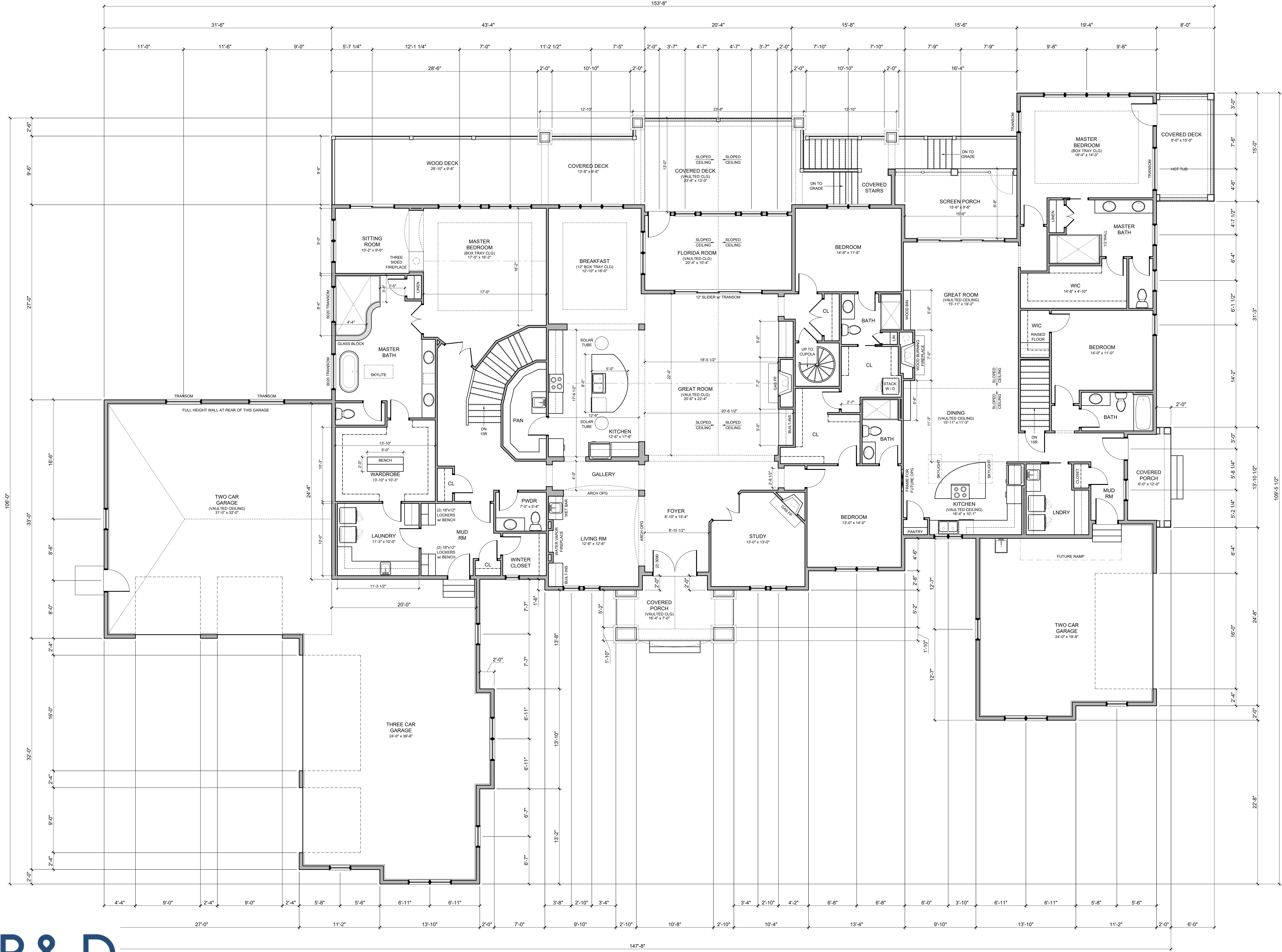
SCOPE: DRAWER, LICENSE #14654

EXPIRATION DATE 12/31/2019

SBA STUDIOS PROJECT # 2019-198

PRELIMINARY
NOT FOR
CONSTRUCTION

P&D Builders - Job # 1384



LEFT SIDE PLAN: 4,104 S.F.

RIGHT SIDE PLAN: 1,756 S.F.

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 CEILING 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



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

SHEET # / DESCRIPTION

FLOOR PLAN

A1-1

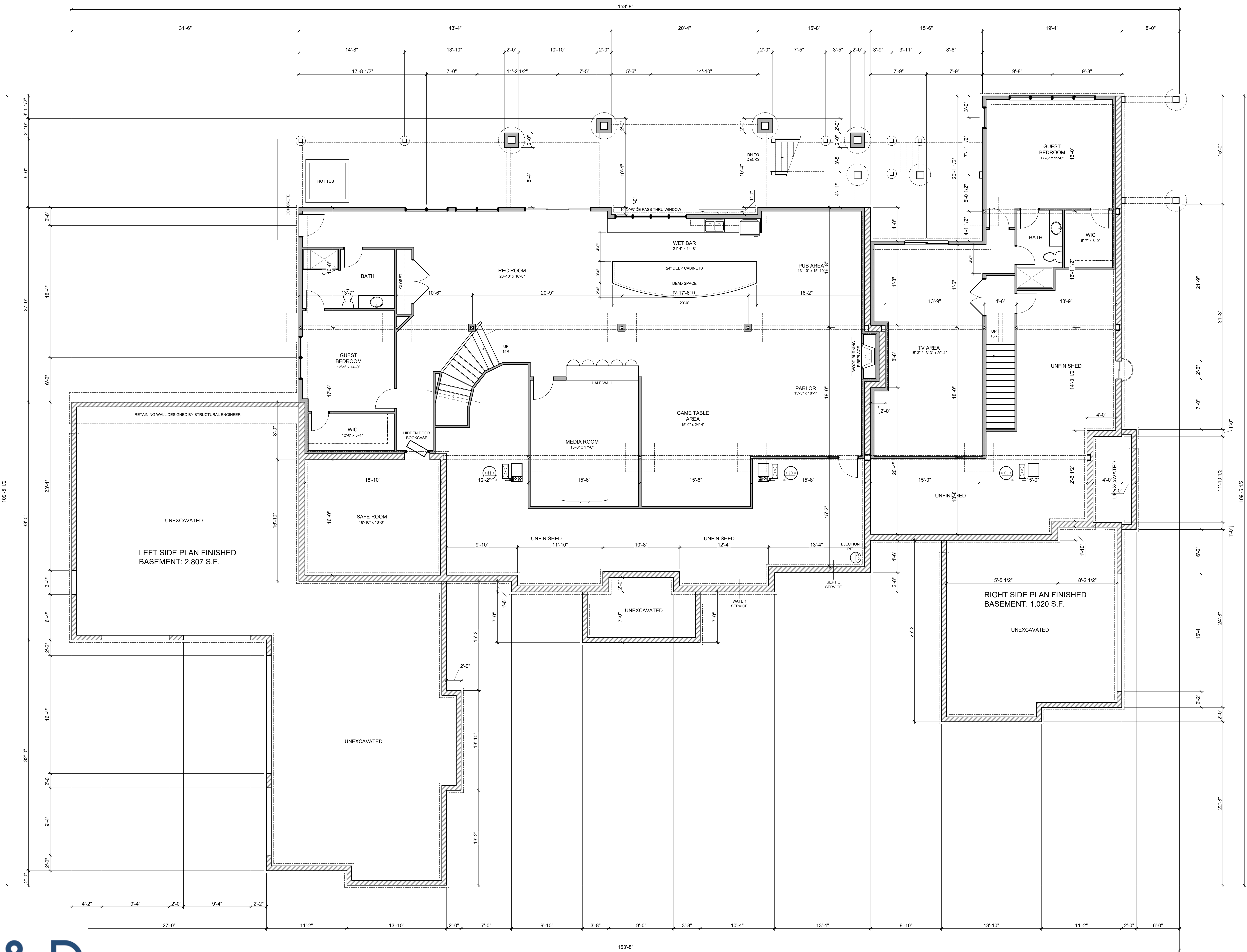
DATE: 06.27.2019

OTO SET

SCOPE: DRAWER LICENSE #14654 EXPIRATION DATE 12/31/2019

SBA STUDIOS PROJECT # 2019-198

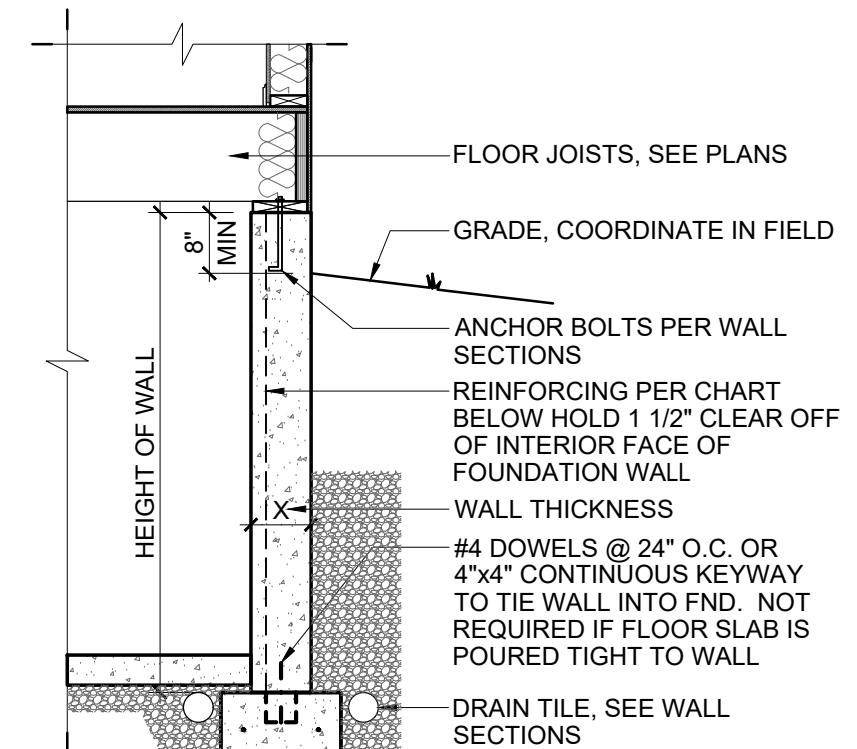
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FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 10" 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	WALL THICKNESS	WALL THICKNESS	
		8" THICK WALL	10" THICK WALL
8'-0"	#5 @ 24" O.C.	NONE	NONE
9'-0"	#6 @ 32" O.C.	#6 @ 48" O.C.	NONE
10'-0"	#6 @ 16" O.C.	#6 @ 24" O.C.	#6 @ 32" O.C.

STRUCTURAL LEGEND

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BASEMENT PLAN

A1-0

DATE: 06.27.2019

OTO SET

SCOTT BAKER, LICENSE #14654

EXPIRATION DATE 12/31/2019

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