

P&D Builders - Job # 1643



2 REAR ELEVATION



P&D
BUILDERS
EST. 1962

1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- STANDING SEAM METAL ROOF
- HARDIE-SHAKES
- BOARD & BATTEN SIDING
- CULTURED STONE
- EXPOSED CONCRETE FOUNDATION WALL

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

P&D JOB NUMBER # 1643



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STUDIOS
ARCHITECTURAL DESIGN
614.562.7761 WWW.SBA-STUDIOS.COM

PRELIMINARY
NOT FOR
CONSTRUCTION

SCOTT
DRAWER
LICENSE #14654
EXPIRATION DATE 12/31/2025

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

SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS

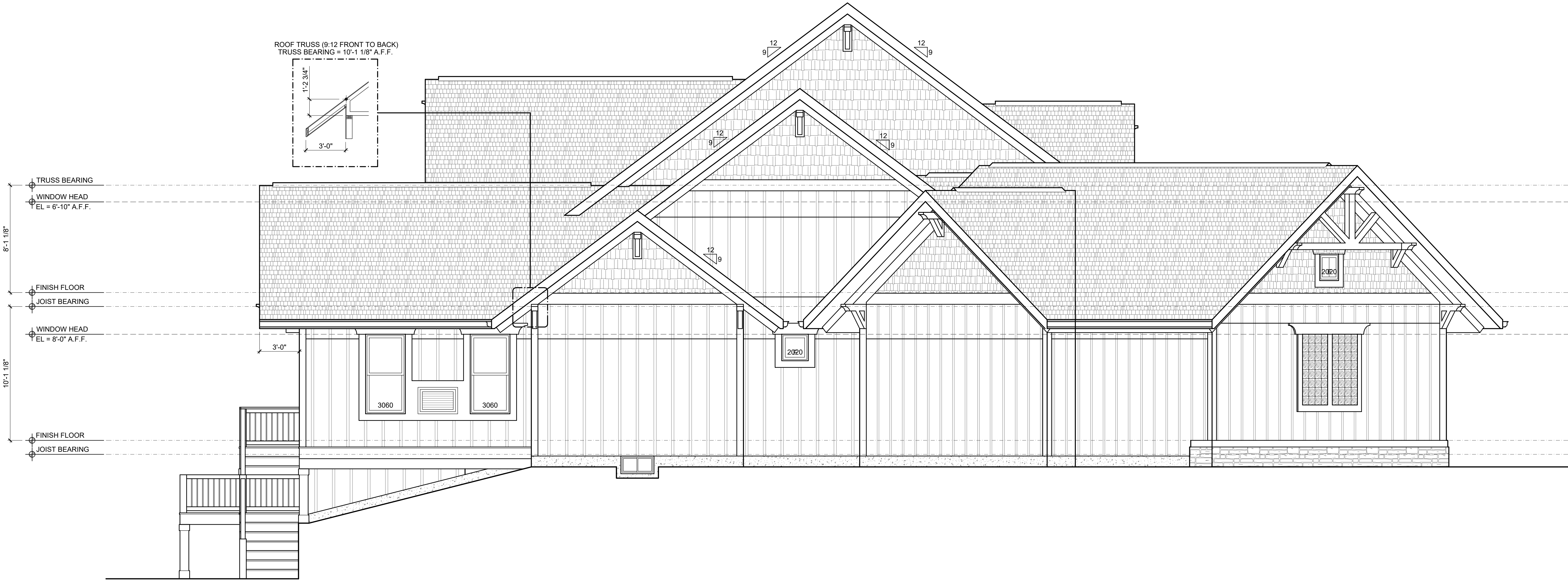
A2-1

DATE: 12.13.2023

QTO

SBA STUDIOS PROJECT # 2023-451

P&D Builders - Job # 1643



2 LEFT SIDE ELEVATION



P & D
BUILDERS
EST. 1962

1 RIGHT SIDE ELEVATION

ELEVATION MATERIAL LEGEND

- SHINGLES
- STANDING SEAM METAL ROOF
- HARDIE-SHAKES
- BOARD & BATTEN SIDING
- CULTURED STONE
- EXPOSED CONCRETE FOUNDATION WALL

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

P&D JOB NUMBER # 1643

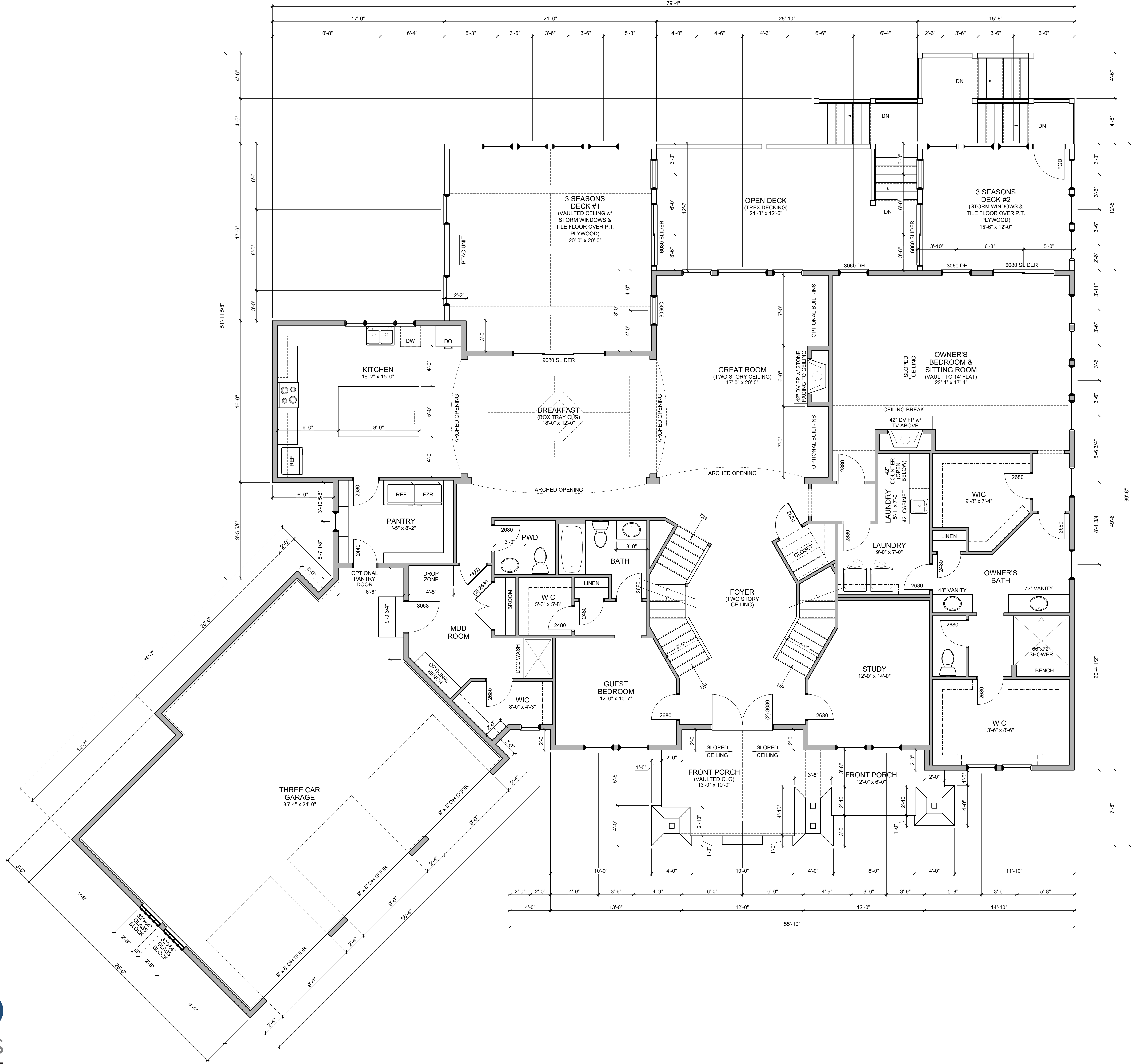


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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-2
DATE: 12.13.2023
QTO
SBA STUDIOS PROJECT # 2023-451

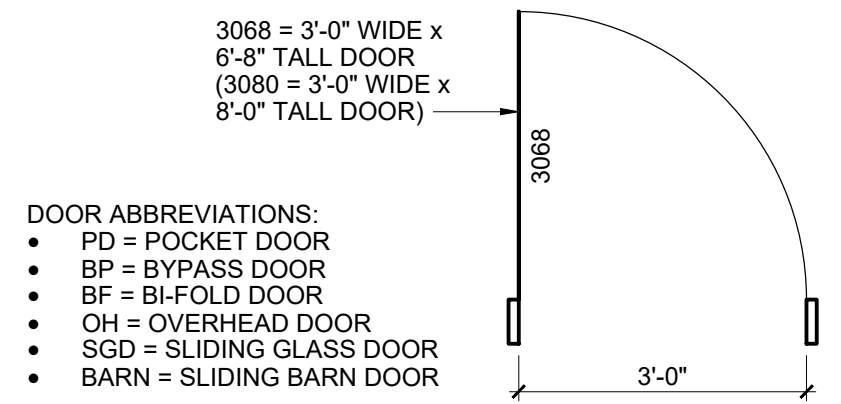
P&D Builders - Job # 1643



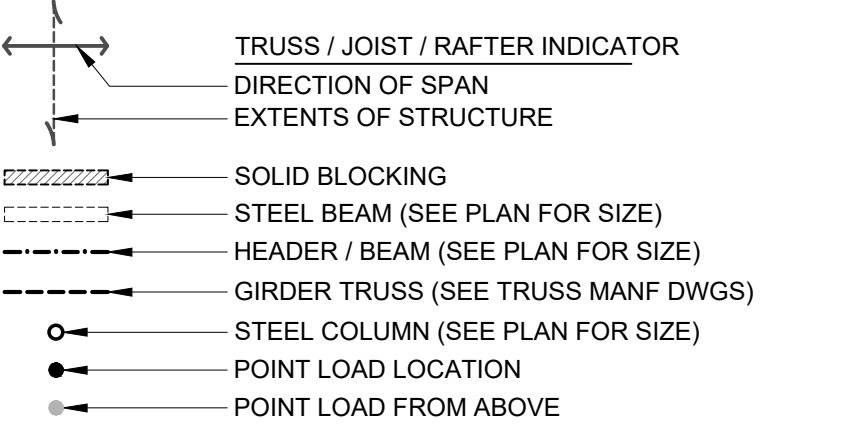
FLOOR PLAN NOTES

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

DOOR LEGEND



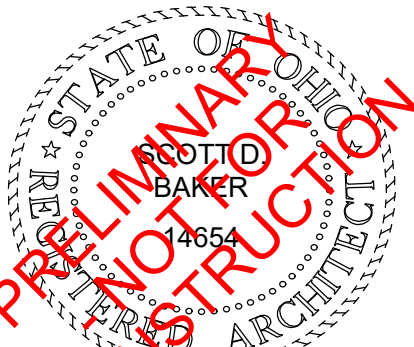
STRUCTURAL LEGEND



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.

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

SHEET # / DESCRIPTION

FIRST FLOOR PLAN

A1-1

DATE: 12.13.2023

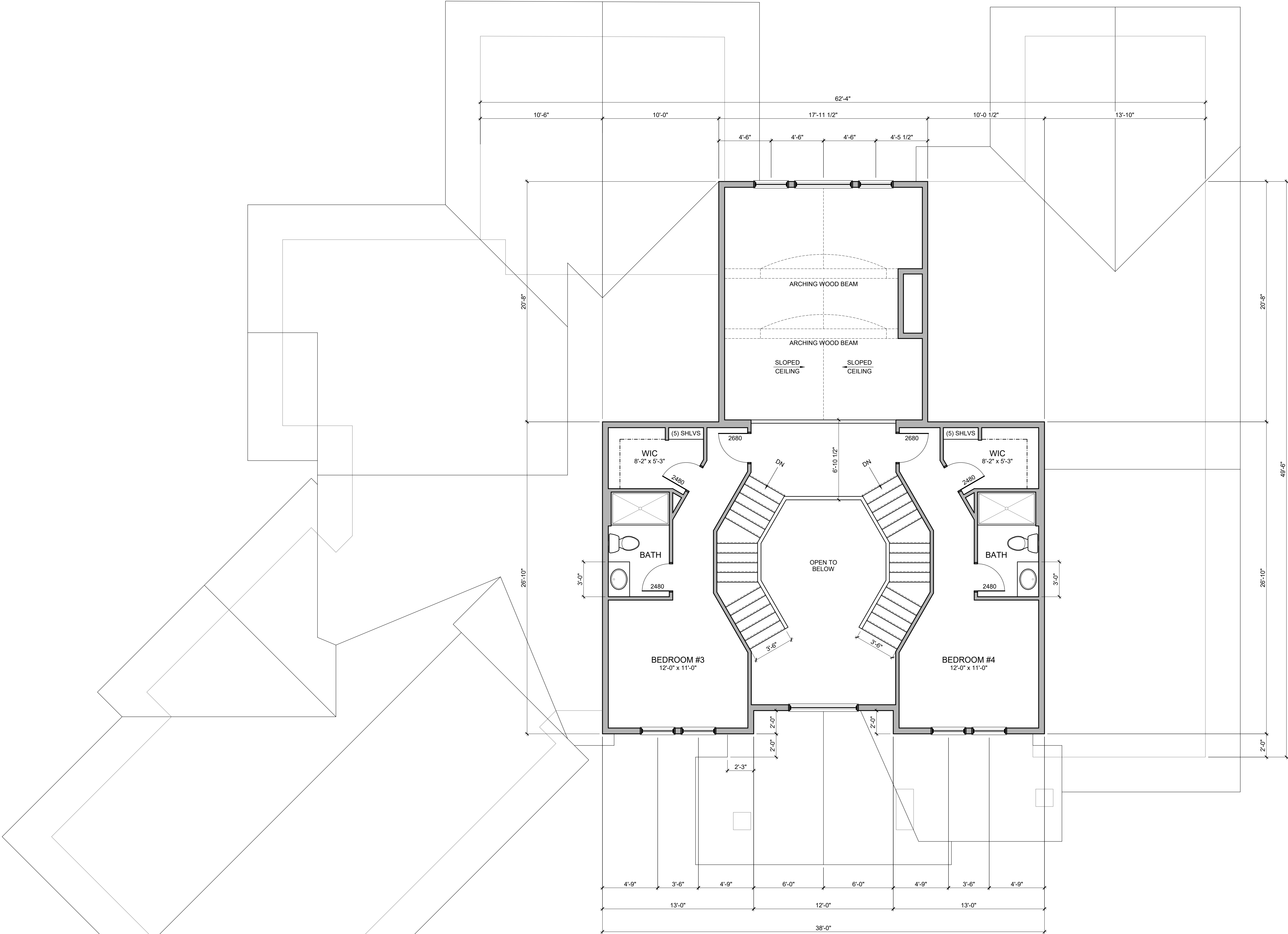
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SCOTT BAKER, LICENSE #14654

EXPIRATION DATE 12/31/2025

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P&D Builders - Job # 1643



FLOOR PLAN NOTES

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3. 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.
4. 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.
5. 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.
6. ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
7. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
8. 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.
9. ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
10. CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
11. 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.

DOOR LEGEND

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

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

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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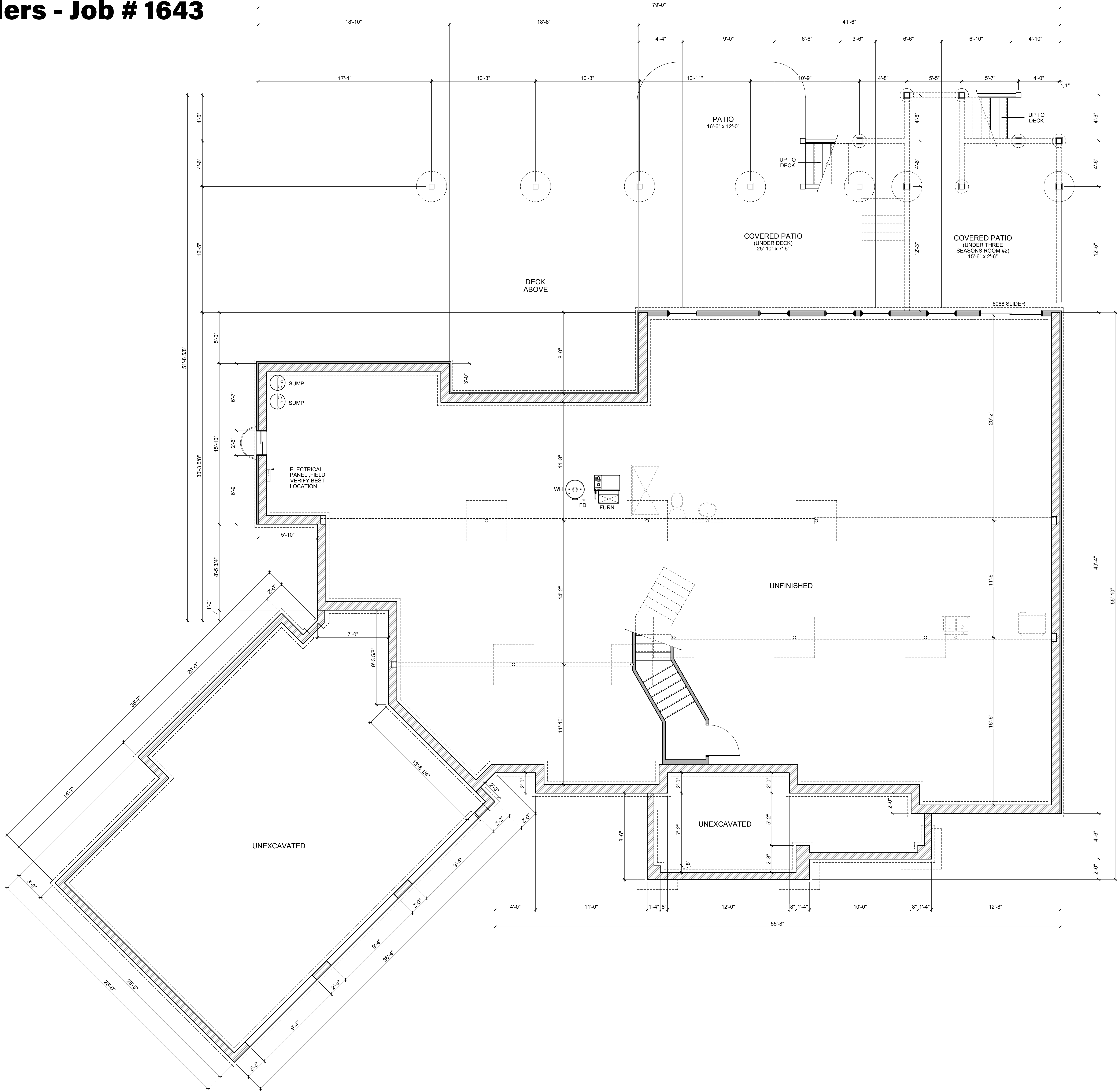
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SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR PLAN
A1-2
DATE: 12.13.2023
QTO
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FOUNDATION NOTES

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

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

BASEMENT PLAN

A1-0

DATE: 12.13.2023

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