

SBA STUDIOS PROJECT #: 2016-117

# LYONSGATE

LOT 1



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GENERAL HOUSE INFORMATION

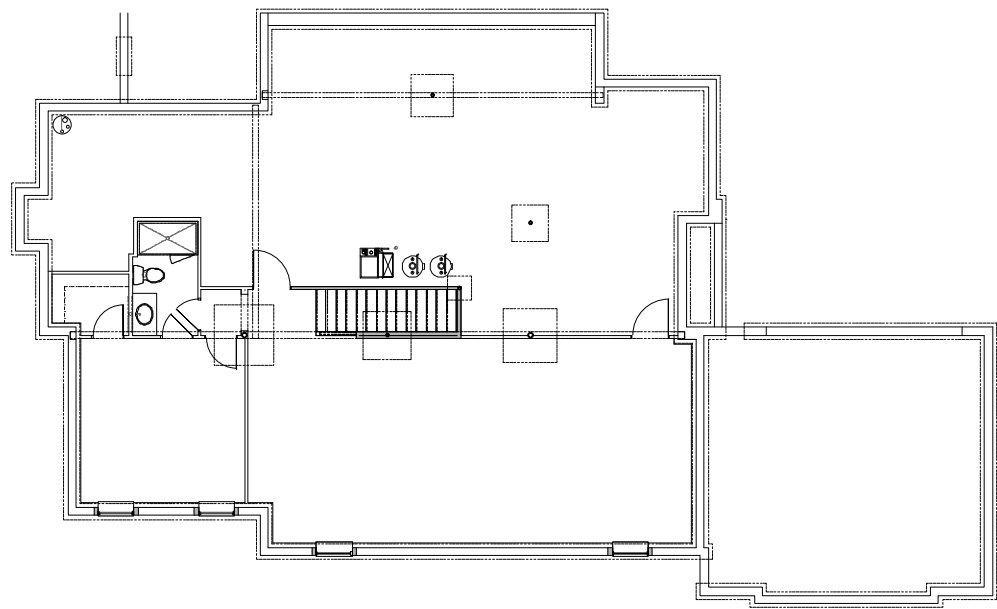
HOUSE SQUARE FOOTAGE:	3,127 S.F.
FINISHED BASEMENT SQUARE FOOTAGE:	760 S.F.
FRONT PORCH SQUARE FOOTAGE:	25 S.F.
GARAGE SQUARE FOOTAGE:	547 S.F.
HOUSE WIDTH:	49'-2"
HOUSE DEPTH:	81'-4"
HOUSE HEIGHT:	29'-0"

GENERAL NOTES

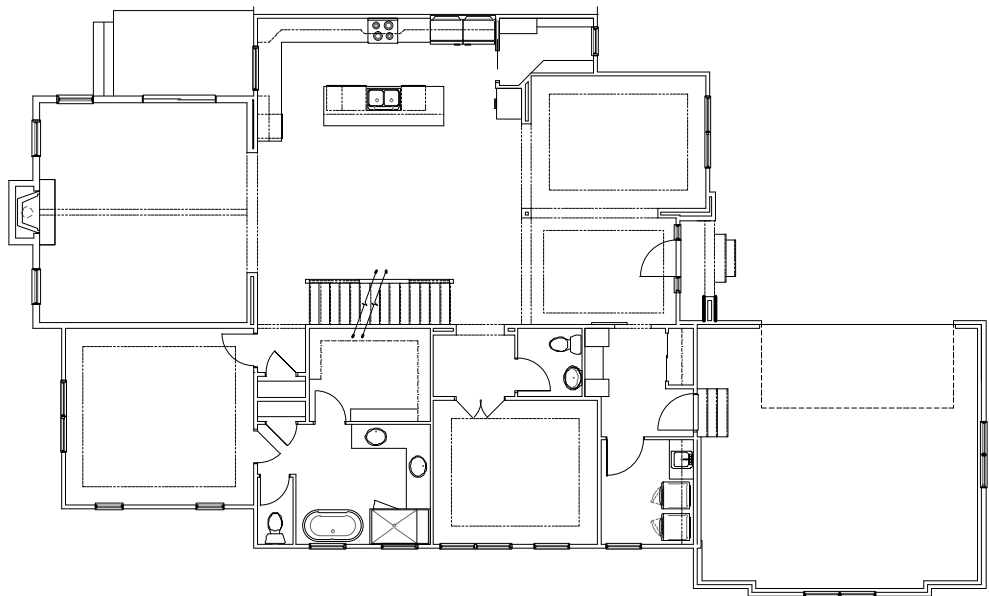
- GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO
- ANY CHANGES TO THESE DRAWINGS MUST BE REPORTED TO SBA STUDIOS, LLC IMMEDIATELY IN WRITING. SBA STUDIOS, LLC ASSUMES NO RESPONSIBILITY FOR CHANGES TO THESE DRAWINGS THAT ARE NOT REPORTED TO THE ARCHITECT.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	9-8-17	VARIETY OF MINOR ELEC., TRIM, & PLAN CHANGES
2	12-13-17	ELEVATION ARC CHANGES & ADJ. TO SITE GRADES

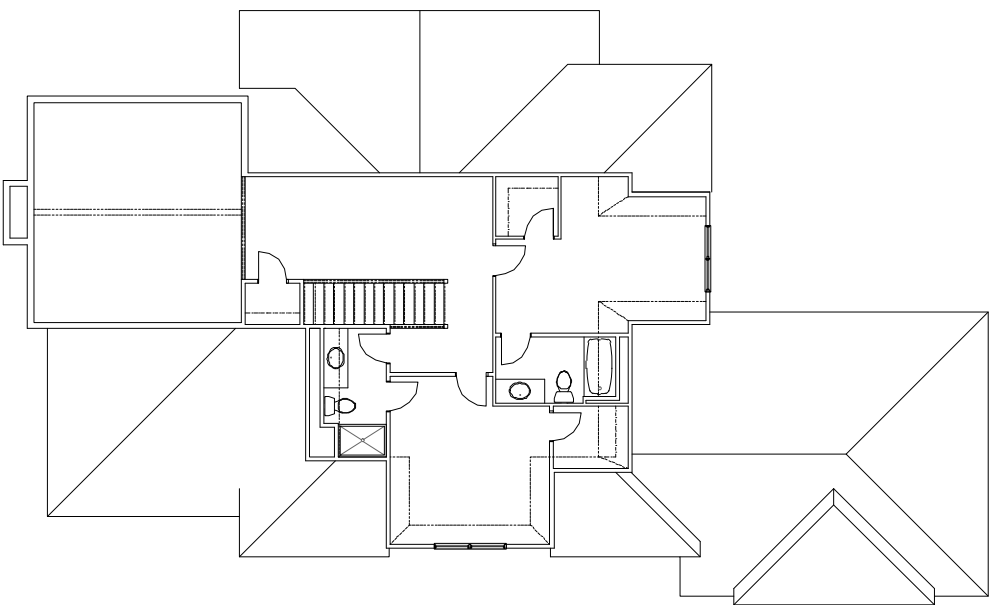
FINISHED BASEMENT PLAN



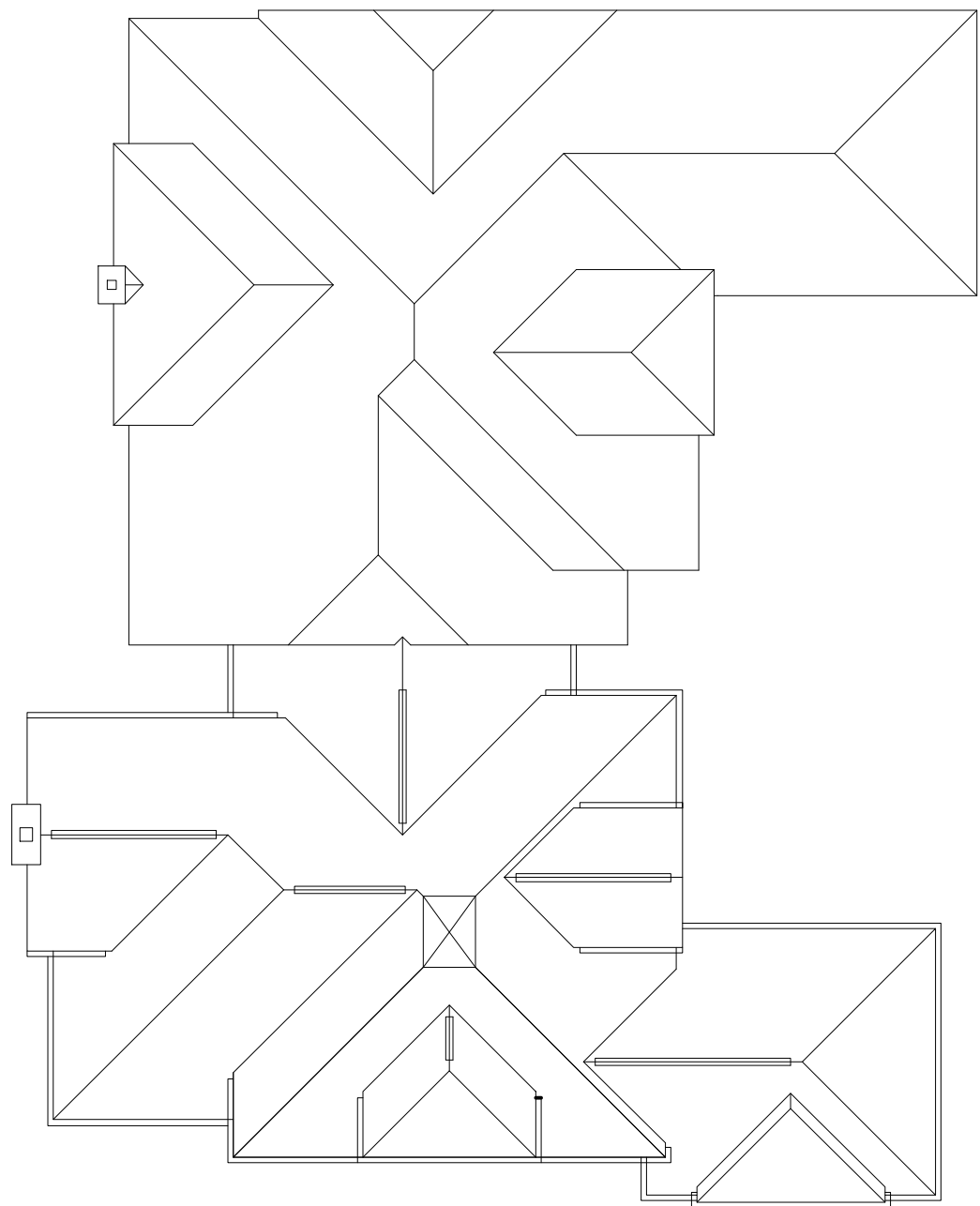
FIRST FLOOR PLAN



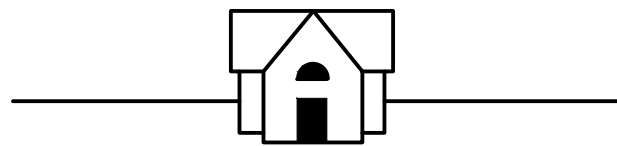
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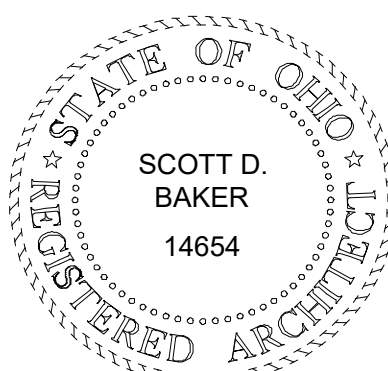
ROOF PLAN



LYONSGATE  
LOT 1

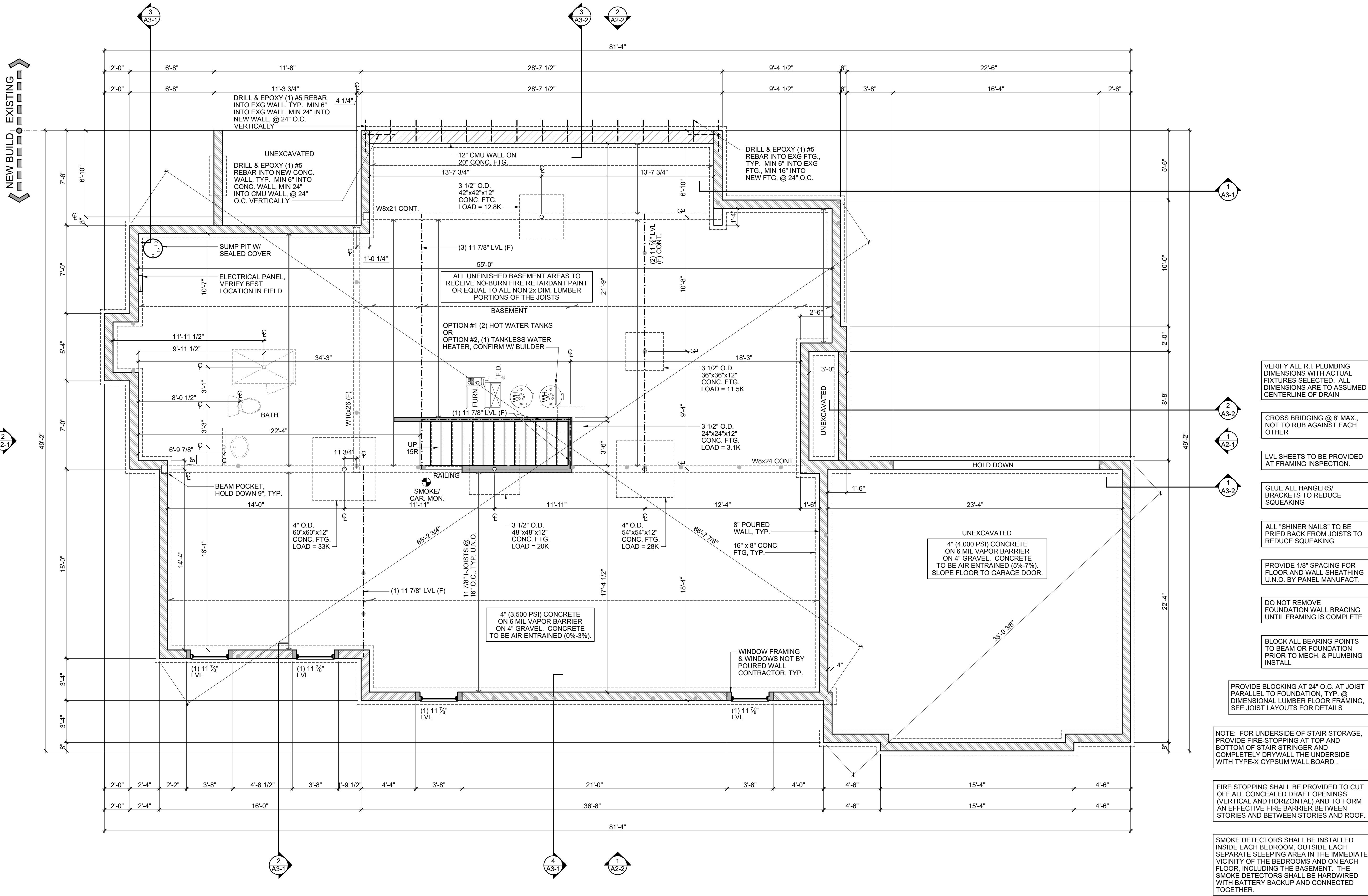


TUCKERMAN  
HOME GROUP



SCOTT D. BAKER, LICENSE #14654  
EXPIRATION DATE 12/31/2019

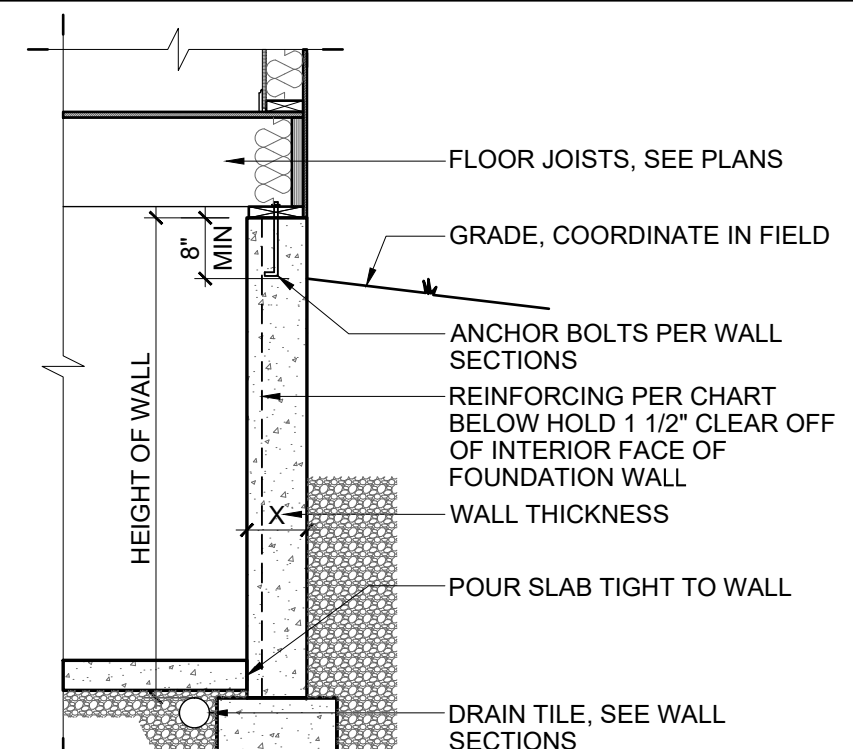
SCALE: VARIES
SHEET # / DESCRIPTION
COVER SHEET
A0-0
DATE: 12.13.2017
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2016-117



## FOUNDATION NOTES

- ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING. SEE WALL SECTIONS.
- CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION (BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION).
- 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.
- 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.

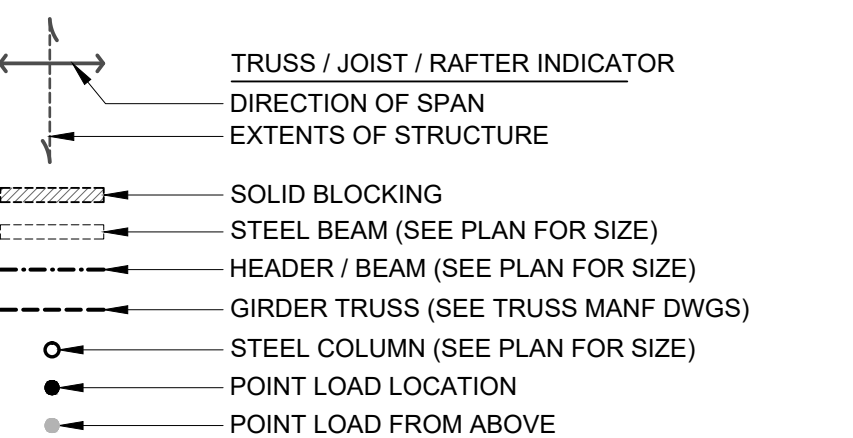
## FOUNDATION WALL REINFORCING



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 <sub>c</sub> MIN = 3,000 PSI		REINFORCING f <sub>y</sub> MIN = 60,000 PSI, MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF	
WALL MAX HEIGHT	WALL THICKNESS	8" THICK WALL	10" THICK WALL
8'-0"	#5 @ 24" O.C.	NONE	NONE
9'-0"	#6 @ 32" O.C.	#6 @ 40" O.C.	NONE
10'-0"	#6 @ 16" O.C.	#6 @ 24" O.C.	#6 @ 32" O.C.

## STRUCTURAL LEGEND



SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES		
ALL LVL AND 2x WOOD BEAMS TO BE FLUSH BEAMS U.N.O.		
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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LYONSGATE  
LOT 1

**TUCKERMAN  
HOME GROUP**

**SBA  
STUDIOS**

ARCHITECTURAL DESIGN

614.562.7761 WWW.SBA-STUDIOS.COM

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

SHEET # / DESCRIPTION

**BASEMENT PLAN**

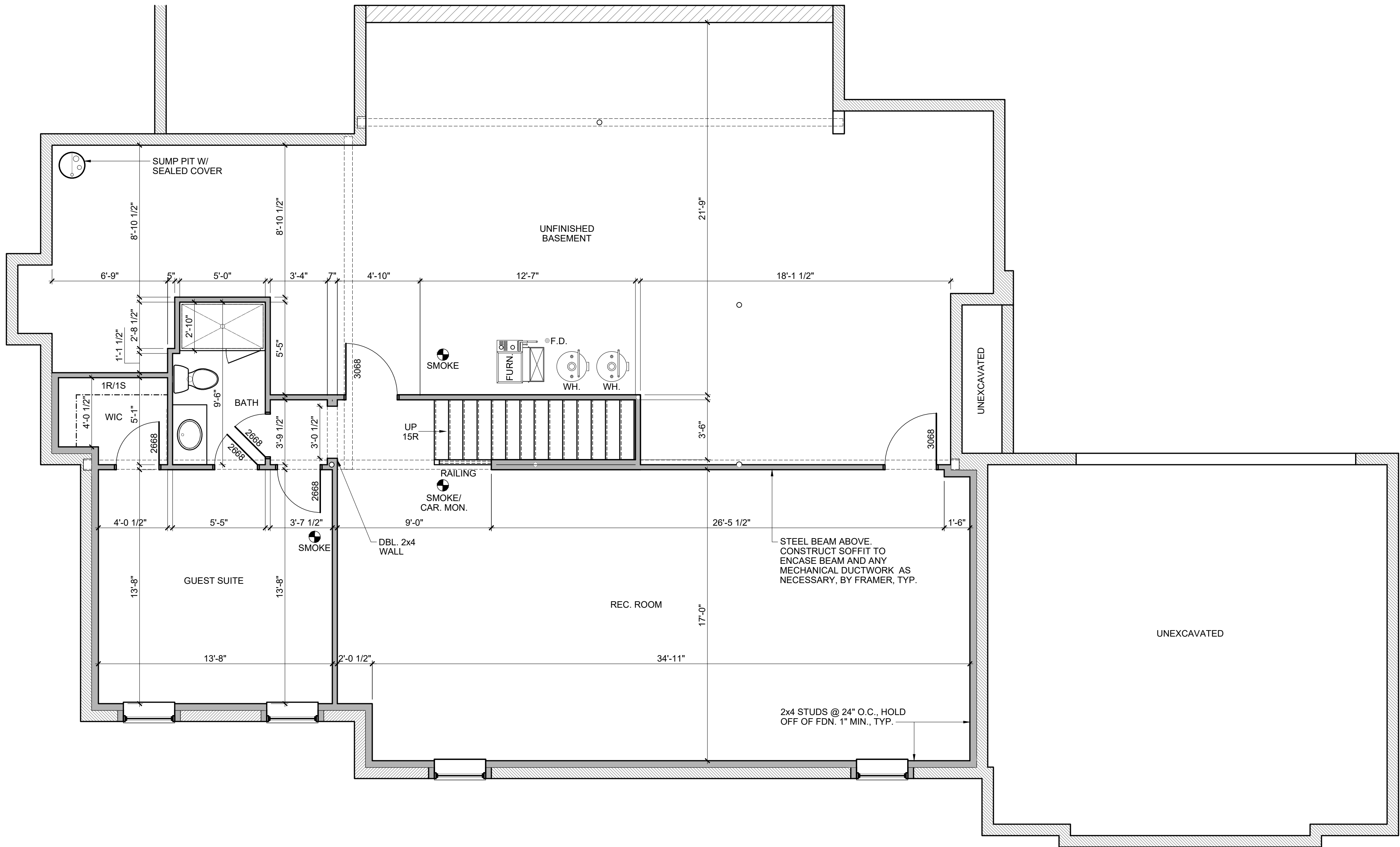
**A1-0**

DATE: 12.13.2017

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LVL SHEETS TO BE PROVIDED AT FRAMING INSPECTION.

BLOCK ALL BEARING POINTS TO BEAM OR FOUNDATION.

ALL VERTICAL AND HORIZONTAL JOINTS IN THE EXTERIOR WALL SHEATHING ARE TO FALL ON A STUD, PLATE, BAND BOARD OR 2x BLOCKING

WALL BRACING PROVIDED BY CONTINUOUS SHEATHING, MIN 7/16" OSB OR PLYWOOD PER RCO METHOD CS-WSP PER TABLES 602.10.4 AND 602.10.4.2. SEE STANDARD SHEATHING ATTACHMENT DETAIL SHEET A4-1.

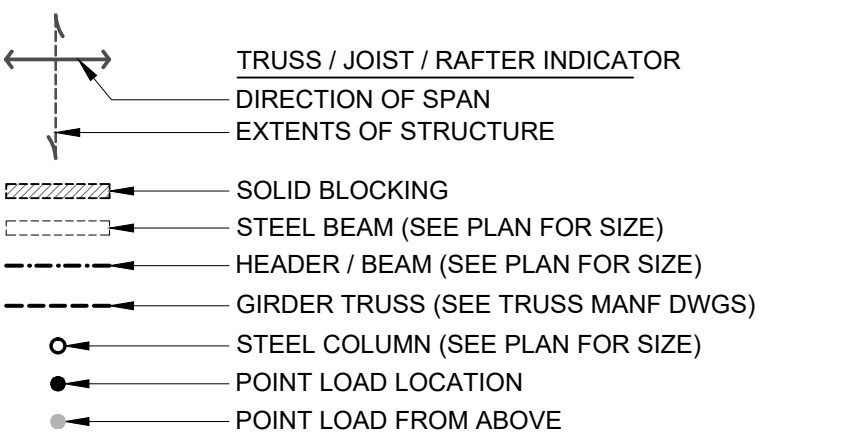
FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES AND BETWEEN STORIES AND ROOF.

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.

## FLOOR PLAN NOTES

- ALL DOORS SHALL BE 6" FROM ADJACENT WALL OR CENTERED IN WALL UNLESS NOTED OTHERWISE.
- ALL INTERIOR STUD WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS NOTED OTHERWISE.
- 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.
- 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".
- 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.
- 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.
- 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.
- ALL ANGLED WALLS ARE 45 DEGREES U.N.O.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS.
- 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.
- ALL DIMENSIONS SHALL BE READ OR CALCULATED AND NEVER SCALED.
- CONTRACTOR SHALL ENSURE COMPATIBILITY OF THE BUILDING WITH ALL SITE REQUIREMENTS.
- 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



SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES

ALL LVL AND 2x WOOD BEAMS TO BE FLUSH BEAMS U.N.O.

ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

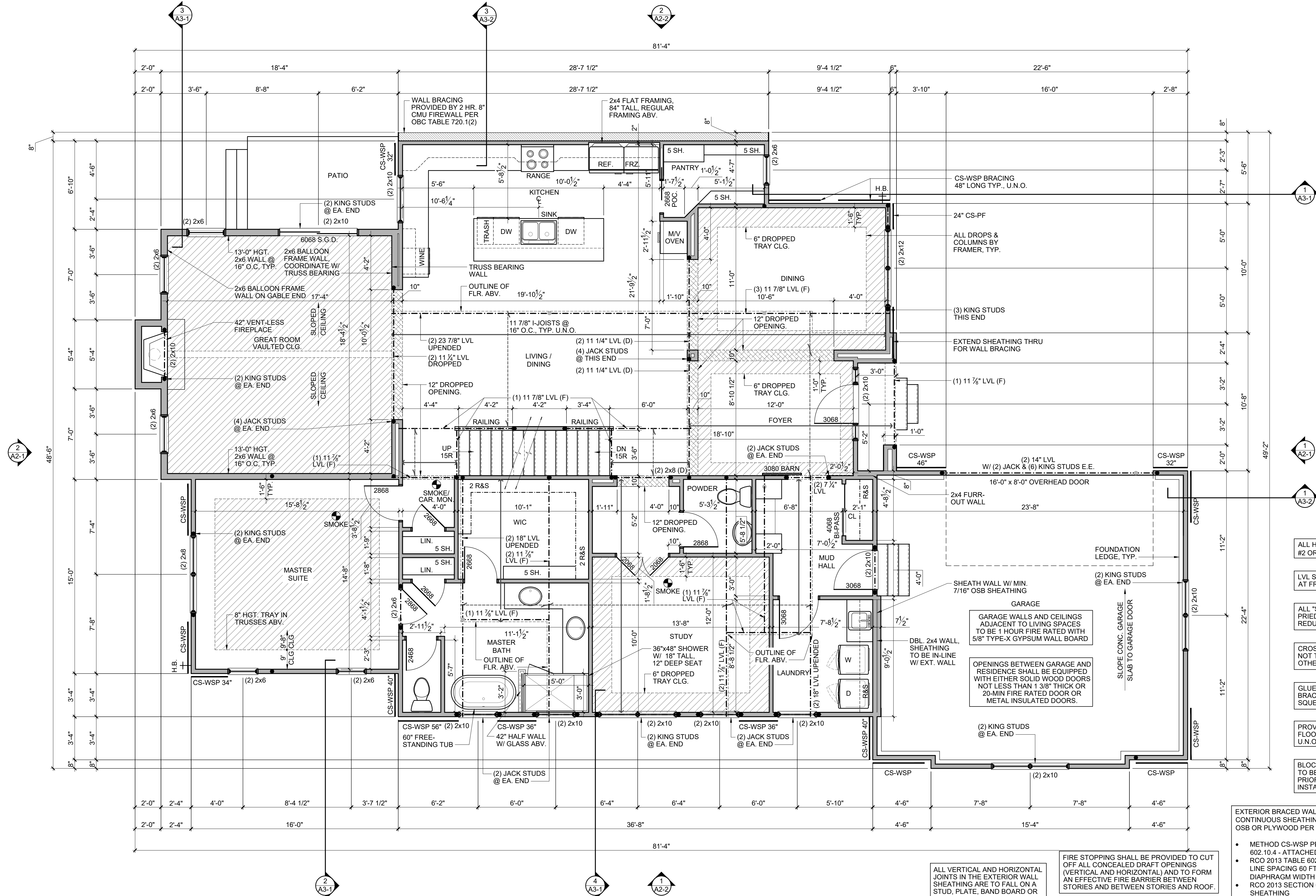
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LYONSGATE  
LOT 1



	SCALE: 1/4" = 1'-0"
	SHEET # / DESCRIPTION
	FINISHED BASEMENT PLAN
	A1-0a
	DATE: 12.13.2017
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019	CONSTRUCTION DOCUMENTS
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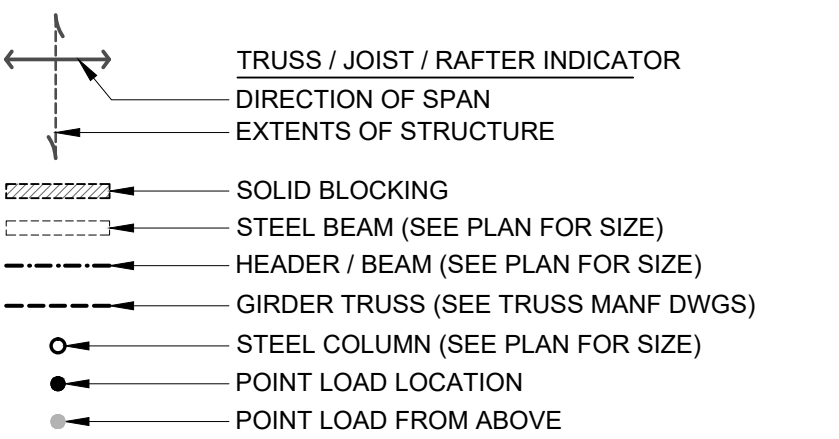




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STRUCTURAL LEGEND



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LYONSGATE  
LOT 1

TUCKERMAN  
HOME GROUP

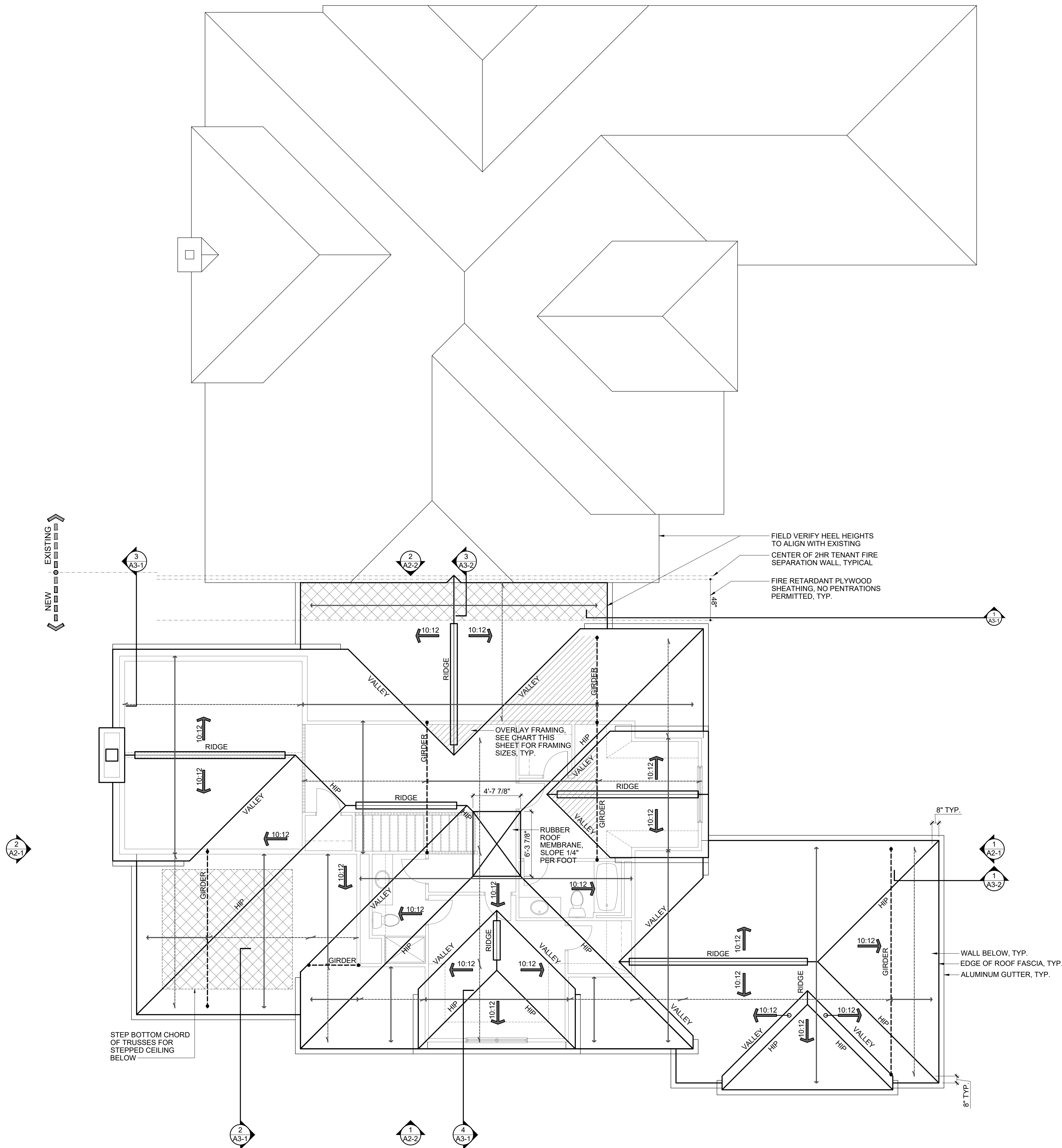
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	SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION	
FIRST FLOOR PLAN	
A1-1	
DATE: 12.13.2017	
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SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019	
SBA STUDIOS PROJECT # 2016-117	

910 S.F.

SCOTT D. BAKER, LICENSE #1465  
EXPIRATION DATE 12/31/2019

- METHOD CS-WSP PER RCO 2013 TABLE 602.10.4 - ATTACHED PER TABLE 602.3(3)
- RCO 2013 TABLE 602.10.1.3: BRACED WALL LINE SPACING 60 FT MAX WITH 3:1 DIAPHRAGM WIDTH TO DEPTH RATIO
- RCO 2013 SECTION 602.4.2: CONTINUOUS SHEATHING
- TABLE 602.10.5: MIN. PANEL LENGTHS



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 11 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	
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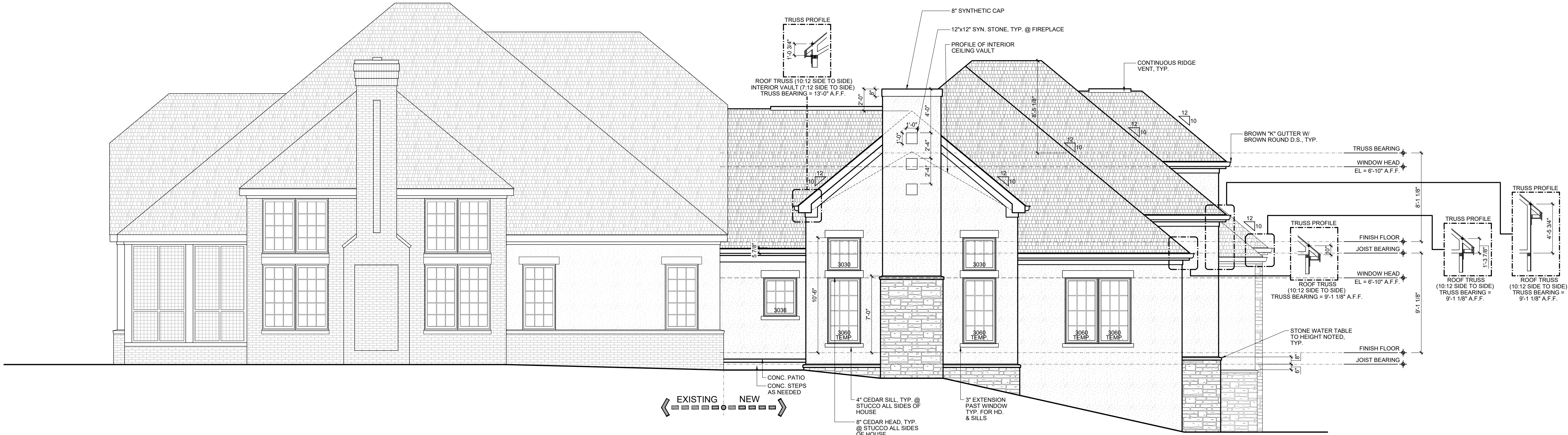
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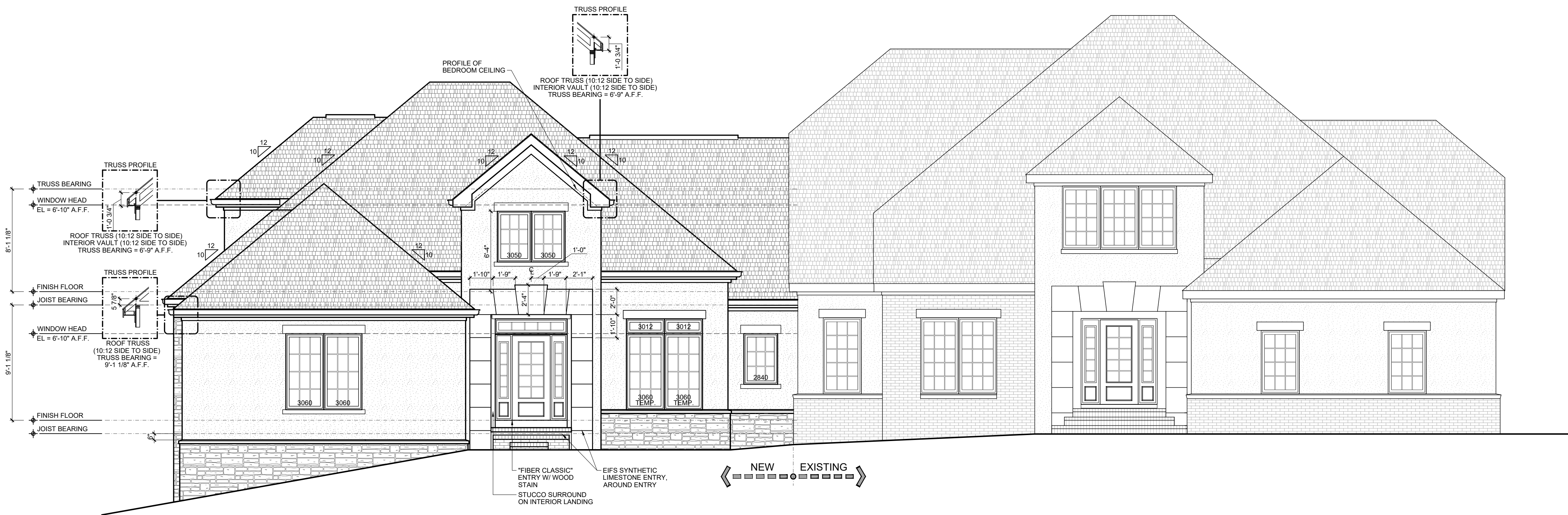
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SCALE: 3/16" = 1'-0"  
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ROOF PLAN  
**A1-3**  
DATE: 12.13.2017  
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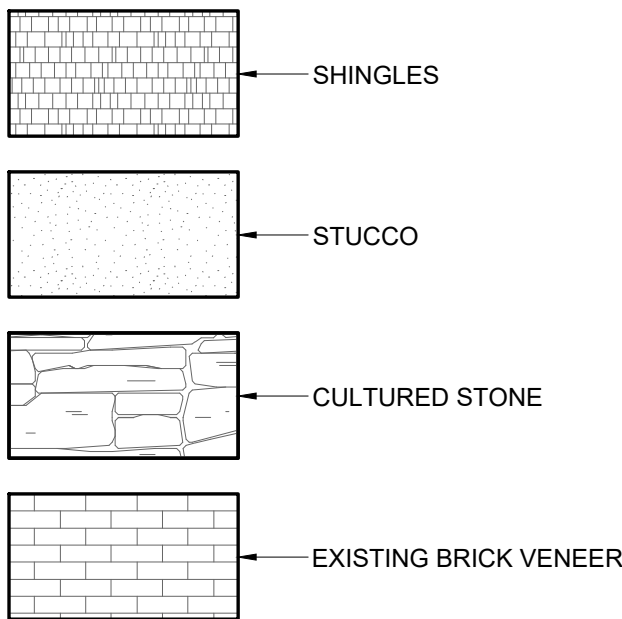


2 REAR ELEVATION



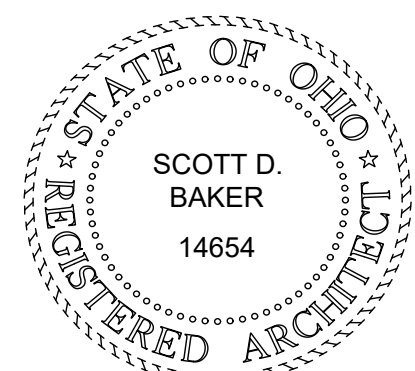
1 FRONT ELEVATION

ELEVATION MATERIAL LEGEND



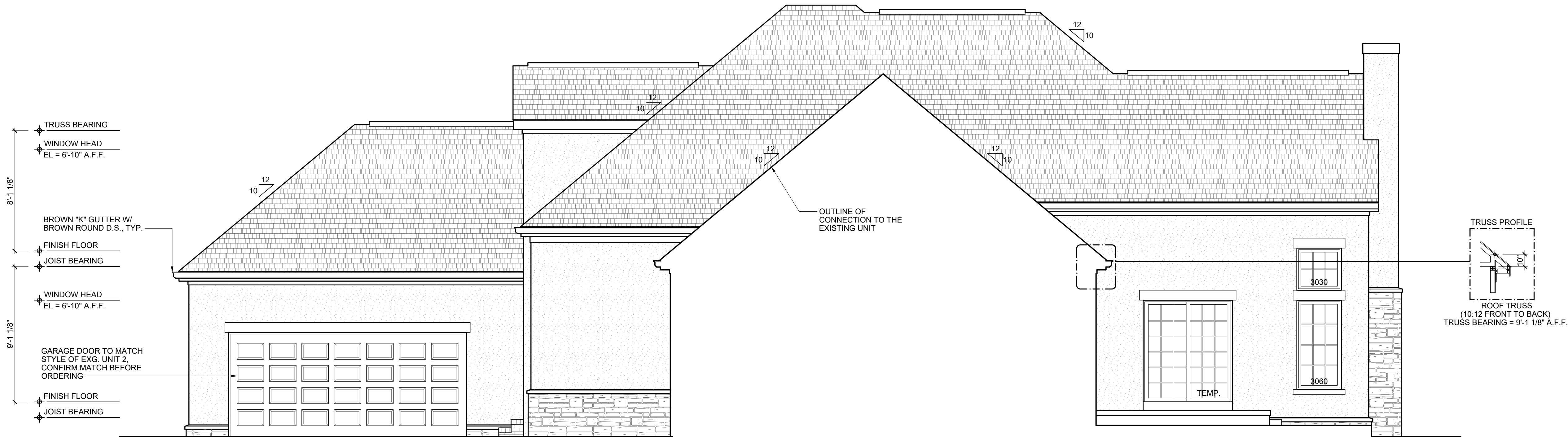
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A2-1
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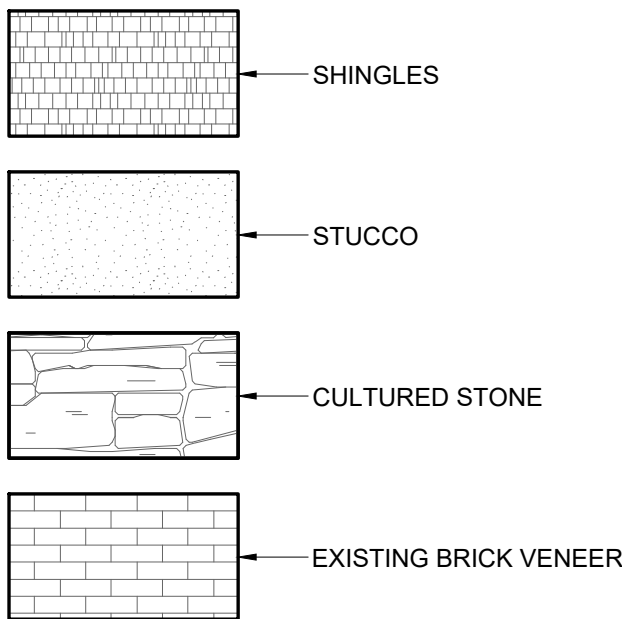


2 RIGHT SIDE ELEVATION



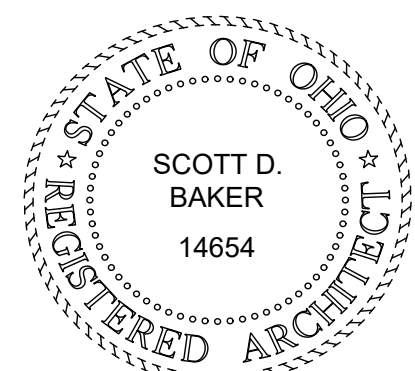
1 LEFT SIDE ELEVATION

ELEVATION MATERIAL LEGEND



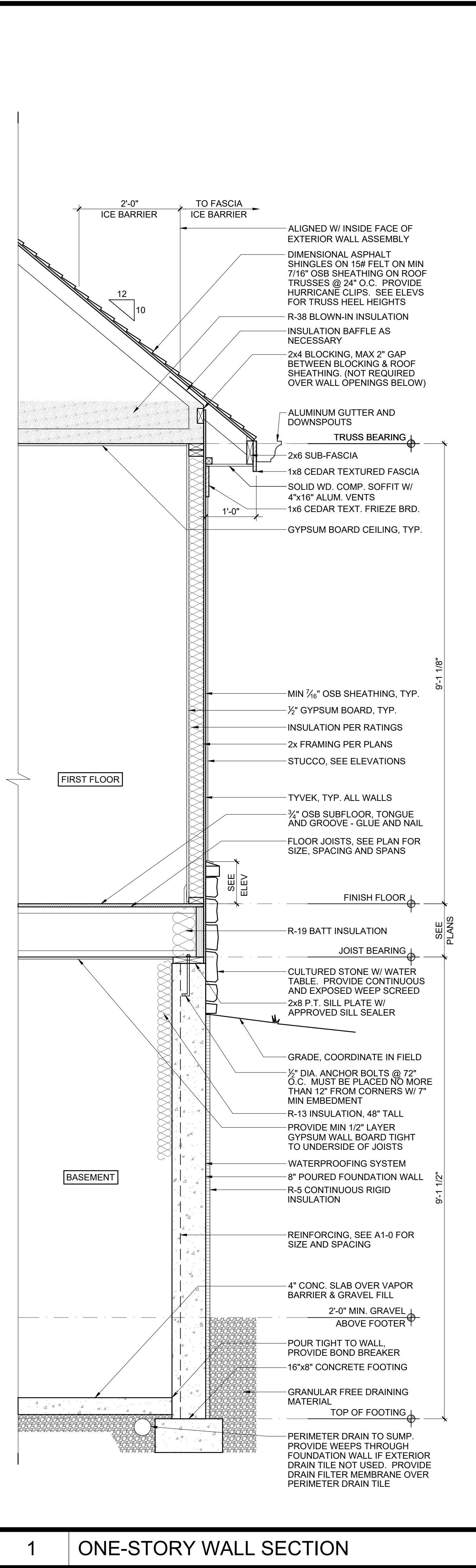
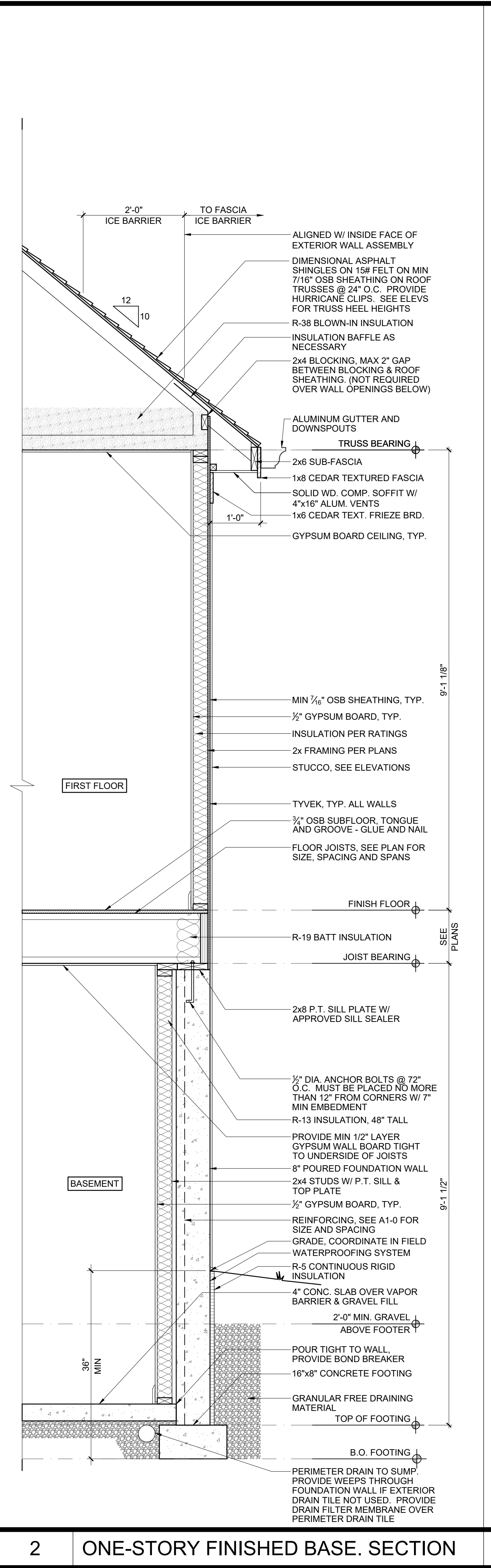
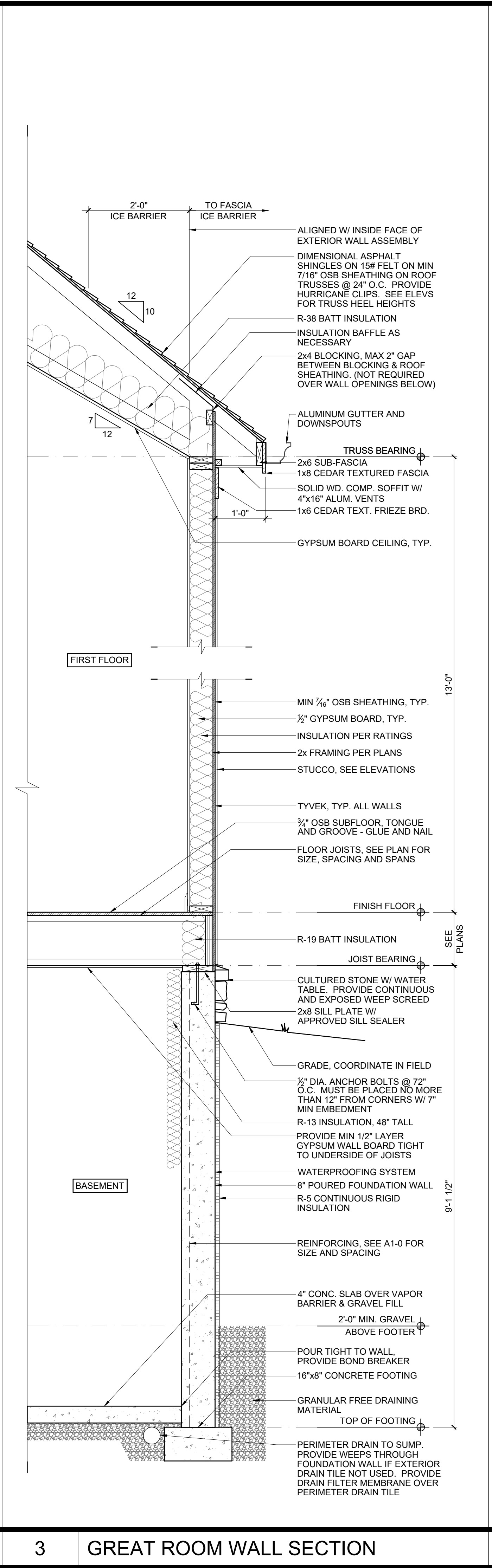
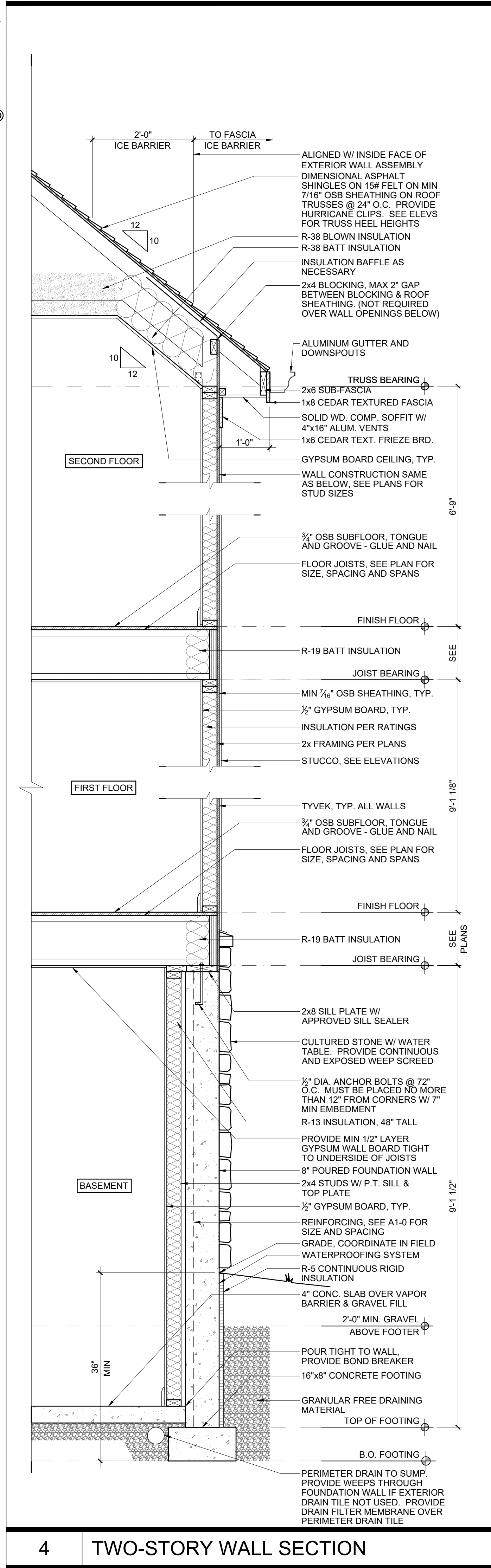
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## WALL SECTION NOTES

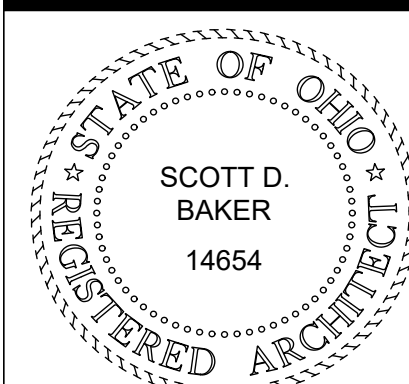
- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
  - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
  - AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
  - CORNER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
  - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
  - AT ALL WALL AND ROOF INTERSECTIONS

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	9-8-17	VARIETY OF MINOR ELEC., TRIM, & PLAN CHANGES
2	12-13-17	ELEVATION ARC CHANGES & ADJ. TO SITE GRADIES

LYONSGATE  
LOT 1

  
**TUCKERMAN  
HOME GROUP**

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



SCOTT D. BAKER, LICENSE #14654  
EXPIRATION DATE 12/31/2019

SCALE: 3/4" = 1'-0"

SHEET # / DESCRIPTION

WALL SECTIONS

**A3-1**

DATE: 12.13.2017

CONSTRUCTION DOCUMENTS

SBA STUDIOS PROJECT # 2016-117

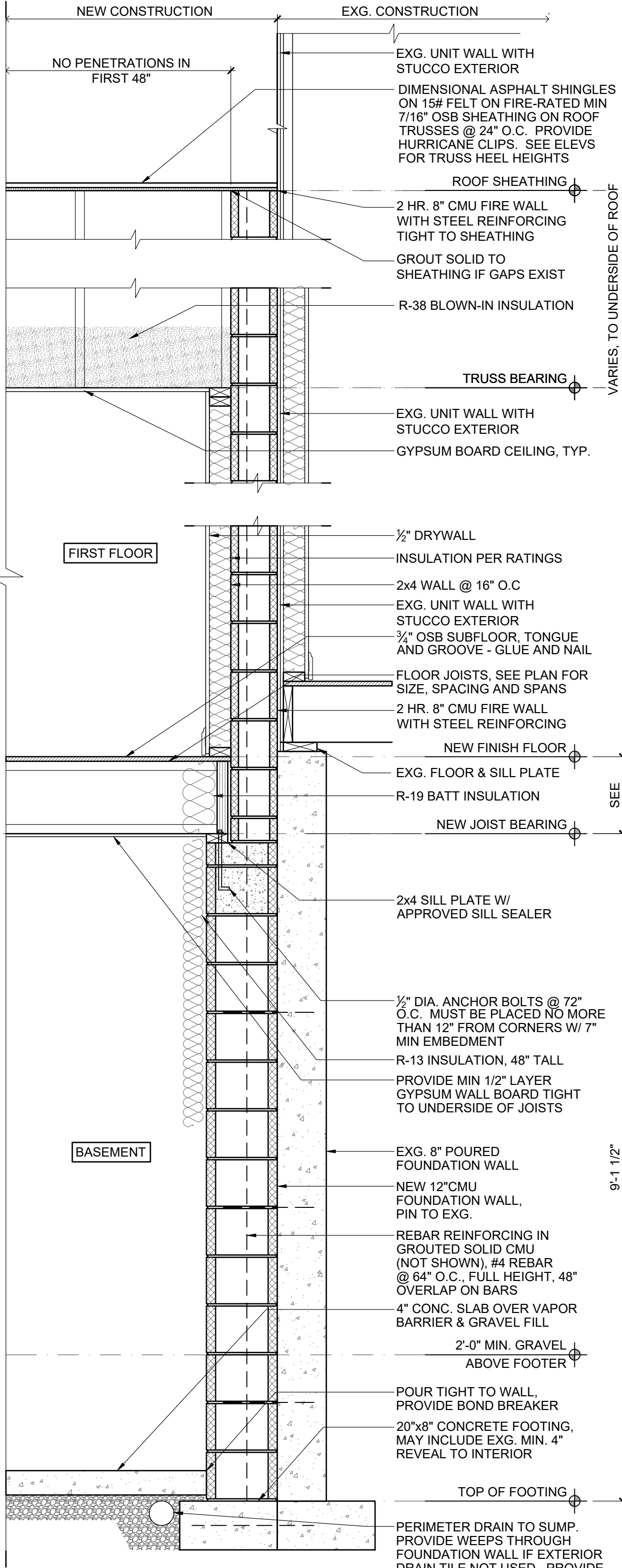
ENERGY CODE 2016		
PRESCRIPTIVE METHOD	OHBA ALTERNATIVE - CLIMATE ZONE 5 COMPLIANCE PATH #2	
	REQUIRED	ACTUAL
EXTERIOR WALLS R-VALUE	R-13	R-13
CEILING R-VALUE	R-49	-
CEILING R-VALUE (RAISED HEEL)	R-38	R-38
FENESTRATION U-FACTOR	U=0.32	U=0.32
SKYLIGHT U-FACTOR	U=0.60	-
SHGC	NR	-
FLOOR VALUE OVER UNCONDITIONED SPACE	30 (19 IF SUFFICIENT TO FILL CAVITY)	-
BASEMENT WALL VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13 (MIN 4 FEET)	10 / 13 (MIN 4 FEET)
SLAB R-VALUE	10, 2 FEET	-
CRAWL SPACE R-VALUE (R-10 CONTINUOUS / R-13 CAVITY)	10 / 13	-
BUILDING AIR LEAKAGE CONTROLS	6 AC/H @ 50 Pa, TESTING REQUIRED PROGRAMMABLE THERMOSTAT INITIALLY HEATING NO HIGHER THAN 70 F, COOLING NO LOWER THAN 78 F	
DUCT INSULATION R-VALUES OUTSIDE THERMAL ENVELOPE	SUPPLY R-8, OTHERS R-6	
DUCT AIR TIGHTNESS, SEALING, OUTSIDE CONDITIONED SPACE, AT 50 Pa., OHBA	POST CONSTRUCTION TEST: LEAKAGE TO OUTDOORS LESS THAN 4 cfm PER 100 S.F. OF CONDITIONED FLOOR AREA TEST TOTAL LEAKAGE LESS THAN 6 cfm PER 100 S.F. OF FLOOR AREA  ROUGH-IN TEST: TOTAL LEAKAGE LESS THAN 4 cfm PER 100 S.F. OF CONDITIONED FLOOR AREA. NO AIR HANDLER LEAKAGE LESS THAN 3 cfm PER 100 S.F. OF CONDITIONED FLOOR AREA	
LIGHTING	MINIMUM OF 75% PERMANENT LIGHTING HIGH-EFFICANCY LAMPS	

7 OHBA ALTERNATIVE COMPLIANCE PATH #2

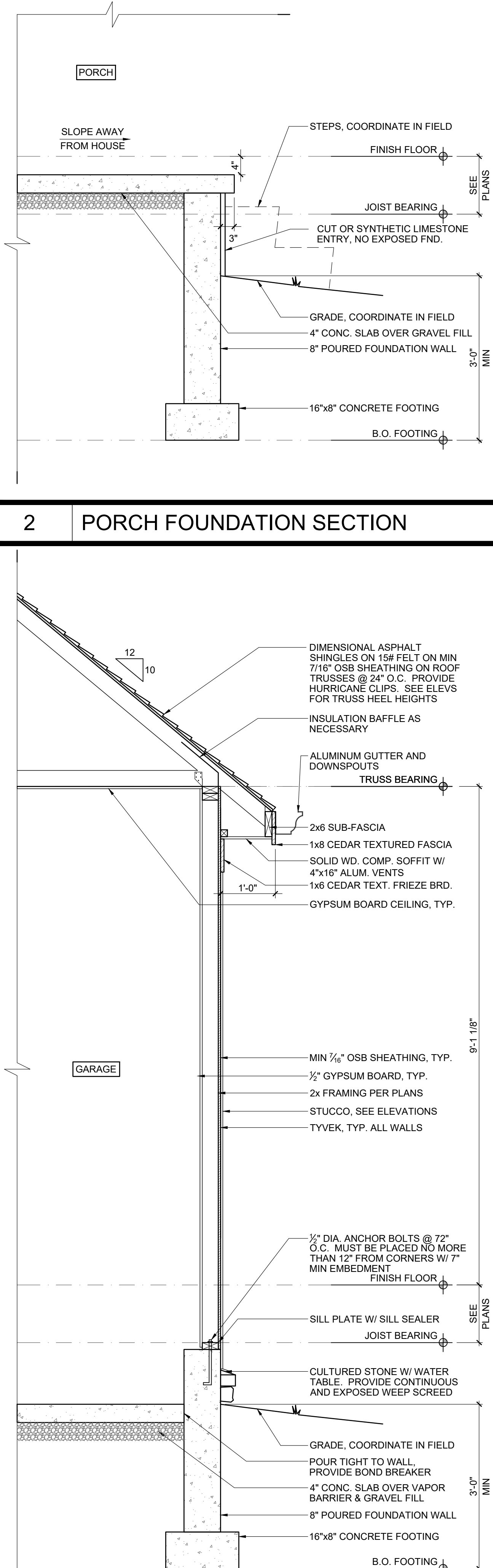
5 NOT USED

6 NOT USED

4 NOT USED



3 2-HR. CMU. FIRE WALL SECTION



2 PORCH FOUNDATION SECTION

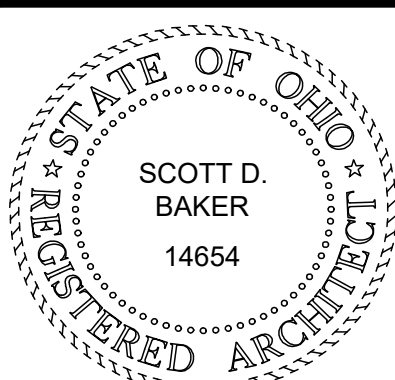
1 ONE-STORY WALL SECTION

WALL SECTION NOTES

- ALL MATERIALS ARE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, INDUSTRY STANDARD AND APPLICABLE CODES
- SEE TRUSS / RAFTER PROFILES FOR TRUSS AND RAFTER BEARING HEIGHTS.
- ANY CONFLICTS WITH MATERIALS AND INSTALLATION SHOULD BE REPORTED TO THE ARCHITECT IMMEDIATELY IN WRITING FOR CORRECTION OR CLARIFICATION.
- GRADE TO SLOPE 6" MIN. FOR THE FIRST 10' AWAY FROM THE BUILDING.
- APPROVED CORROSION-RESISTIVE FLASHING SHALL BE PROVIDED IN THE EXTERIOR WALL ENVELOPE IN SUCH A MANNER AS TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PREVENTION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH AND SHALL BE INSTALLED TO PREVENT WATER FROM RE-ENTERING THE EXTERIOR WALL ENVELOPE. APPROVED CORROSION-RESISTANT FLASHING SHALL BE INSTALLED AT ALL OF THE FOLLOWING LOCATIONS:
  - AT TOP OF ALL EXTERIOR DOOR AND WINDOW OPENINGS IN SUCH A MANNER AS TO BE LEAK-PROOF.
  - AT THE INTERSECTION OF CHIMNEYS OR ANY OTHER MASONRY WITH FRAME OR STUCCO WALLS, W/ PROJECTING LIPS.
  - UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
  - WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.
  - AT ALL WALL AND ROOF INTERSECTIONS

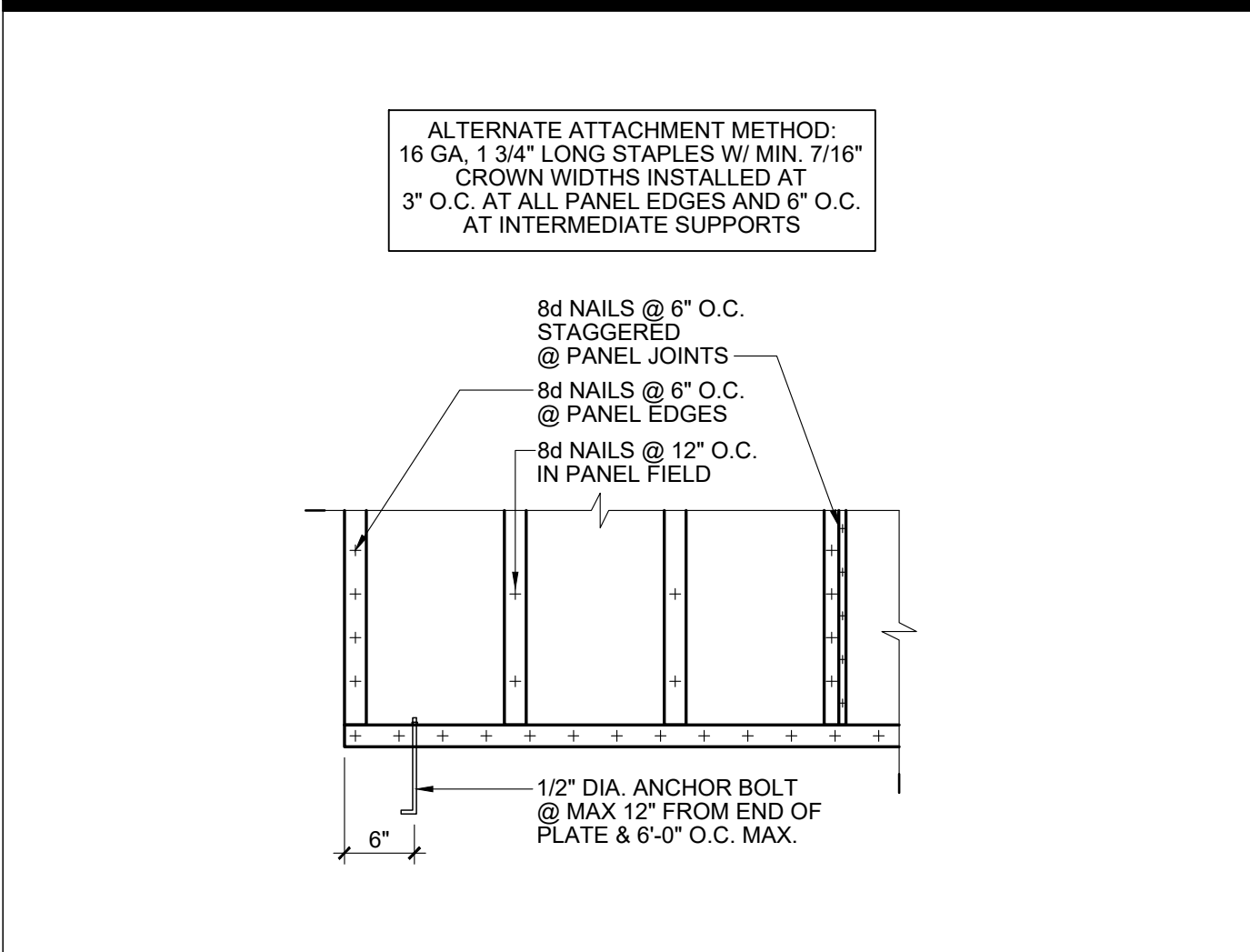
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LYONSGATE  
LOT 1



SCALE: 3/4" = 1'-0"
SHEET # / DESCRIPTION
WALL SECTIONS
A3-2
DATE: 12.13.2017
CONSTRUCTION DOCUMENTS
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2016-117





5 WALL SHEATHING ATTACHMENT

**GENERAL**

GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO

DESIGN ROOF SNOW LOAD = 25 PSF PLUS THE EFFECTS OF DRIFTING SNOW PER OBC.  
A. GROUND SNOW LOAD = (Pg) = 25 PSF  
B. FLAT ROOF SNOW LOAD = 20 PSF  
C. SNOW LOAD EXPOSURE FACTOR (Ce) = 1.0  
D. SNOW LOAD IMPORTANCE FACTOR (I) = 1.0

DESIGN LIVE LOADS:  
A. FIRST FLOOR = 40 PSF  
B. SECOND FLOOR = 40 PSF  
C. ATTIC = 20 PSF (AREAS WHERE HEIGHT IS > 30"  
D. EXTERIOR BALCONIES & DECKS = 40 PSF OR OCCUPANCY  
E. ROOF = 25 PSF

WIND PARAMETERS:  
A. BASIC WIND SPEED = 90 MPH  
B. WIND LOAD IMPORTANCE FACTOR = 1.0  
C. WIND EXPOSURE = EXPOSURE B

SEISMIC DESIGN PARAMETERS:  
A. OCCUPANCY CATEGORY = II  
B. SITE CLASS = D

SOIL DESIGN PARAMETERS:  
A. ASSUMED ALLOWABLE SOIL BEARING PRESSURE FOR FOUNDATIONS = 1,500 PSF  
B. EQUIVALENT FLUID PRESSURE FOR WALL LOADING = 55 PCF  
C. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE SOIL IS ADEQUATE TO SUPPORT THE STRUCTURE AND THAT THE ASSUMED WALL LOADING IS CORRECT

**GENERAL NOTES:**  
A. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. IT IS SOLELY THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE, AND TO ENSURE THE STABILITY OF THE BUILDING AND ITS COMPONENT PARTS, AND THE ADEQUACY OF TEMPORARY OR INCOMPLETE CONNECTIONS, DURING ERECTION. THIS INCLUDES THE ADDITION OF ANY SHORING, SHEETING, TEMPORARY GUYS, BRACING OR TIE-DOWNS THAT MIGHT BE NECESSARY. SUCH MATERIAL IS NOT SHOWN ON THE DRAWINGS. IF APPLIED, THEY SHALL BE REMOVED AS CONDITIONS PERMIT, AND SHALL REMAIN THE CONTRACTOR'S PROPERTY. THE ARCHITECT AND ENGINEER HAVE NO EXPERTISE IN, AND TAKES NO RESPONSIBILITY FOR, CONSTRUCTION MEANS OR METHODS OR JOB SITE SAFETY DURING CONSTRUCTION.  
B. IT IS SOLELY THE RESPONSIBILITY OF EACH CONTRACTOR TO FOLLOW ALL APPLICABLE SAFETY CODES AND REGULATIONS DURING ALL PHASES OF CONSTRUCTION. THE ARCHITECT AND ENGINEER ARE NOT ENGAGED IN, AND DO NOT SUPERVISE CONSTRUCTION.  
C. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE DRAWINGS CONFLICT WITH THESE STRUCTURAL NOTES, THE SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.

**MASONRY**

SPECIFICATIONS:  
A. MASONRY CONSTRUCTION & MATERIALS SHALL CONFORM TO ALL REQUIREMENTS OF "SPECIFICATIONS FOR MASONRY STRUCTURES (ACI 530.1-05)," PUBLISHED BY THE AMERICAN CONCRETE INSTITUTE, DETROIT, MICHIGAN, EXCEPT AS MODIFIED BY THE REQUIREMENTS OF THESE CONTRACT DOCUMENTS.

MATERIALS:  
A. CONCRETE BLOCK: ASTM C90. MINIMUM NET AREA COMPRESSIVE STRENGTH OF C.M.U. = 1900 PSI.  
B. MORTAR: ASTM C270 USING THE PROPERTY SPECIFICATION METHOD, PARAGRAPH 3.2, TYPE S, MINIMUM COMPRESSIVE STRENGTH = 1800 PSI.  
C. BOND BEAM AND CORE FILL: ASTM C476, COARSE OR FINE TYPE, PLACED PER ACI 530.1, TABLE 7.  
D. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 9 GAGE MINIMUM SIZE WIRES AND CROSS WIRES, EXCEPT USE 5/16 INCH DIAMETER WIRE WHERE THE HEAVY "WEIGHT" IS REQUIRED. PROVIDE STANDARD WEIGHT AT EVERY OTHER COURSE MINIMUM U.N.O.  
E. BAR REINFORCING: ASTM A615, GRADE 60, UNLESS NOTED OTHERWISE.  
F. WIRE TIES AND ANCHORS: RECTANGULAR TYPE, 3/16" DIAMETER WIRE TIES (HOT DIPPED GALVANIZED).  
G. PROVIDE 100% SOLID BEARING. MINIMUM THREE COURSES UNDER BEAMS, TWO COURSES UNDER LINTELS.  
H. FILL CORE SOLID AROUND ANCHOR BOLTS.  
I. PROVIDE 100% SOLID BLOCKS OR SOLIDLY-FILLED HOLLOW BLOCKS FOR AT LEAST 4" ALL AROUND ALL EXPANSION BOLTS.

LINTELS:  
A. PROVIDE LINTELS OVER ALL MASONRY OPENINGS AS INDICATED ON THE DRAWINGS OR WHERE NOT NOTED AS PER THE TABLE BELOW. PROVIDE THE FOLLOWING FOR EACH 4 INCHES OF WALL THICKNESS. PROVIDE MINIMUM 6" BEARING EACH END.  
MASONRY OPENINGS SECTION:  
TO 4'-0" L 3 1/2 x 3 1/2 x 5/16 L 4x3 1/2x5/16 LVL | 5'-7"-6'-0" L5x3 1/2 x 5/16 LVL | 6'-1"-8'-0" L6x3 1/2" x 5/16" LVL

**REINFORCED CONCRETE**

MATERIALS:  
A. SPECIFICATIONS: IN GENERAL, COMPLY WITH ACI 301-05 "SPECIFICATIONS FOR STRUCTURAL CONCRETE."  
B. STRUCTURAL CONCRETE:  
CLASS LOCATION F'C  
I FOOTINGS, PIERS & UNDERPINNING 3,000  
II INTERIOR SLABS ON GRADE, WALLS, AND ALL INTERIOR CONCRETE NOT OTHERWISE IDENTIFIED 3,500  
III EXTERIOR SLABS ON GRADE, RETAINING WALLS, BASEMENT WALL, PIERS AND COLUMNS, PLACED INTEGRALLY WITH BASEMENT WALLS, AND ALL EXTERIOR CONCRETE NOT OTHERWISE IDENTIFIED 4,000 (W/ AIR)  
C. DO NOT BACKFILL AGAINST BASEMENT WALLS UNTIL BOTH THE SLAB-ON-GRADE AND THE FLOOR ABOVE ARE IN PLACE AND CURED.

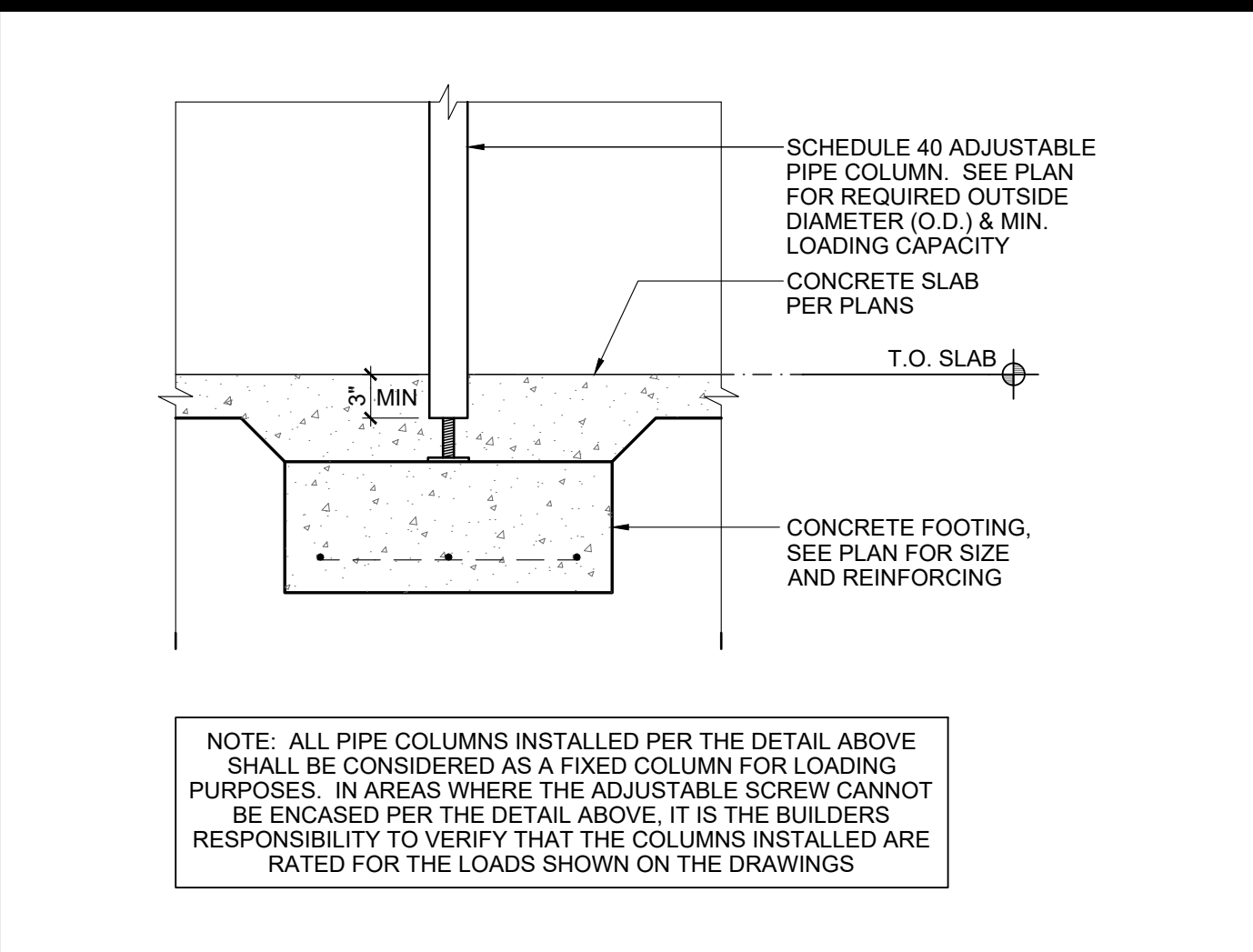
**PREFABRICATED WOOD TRUSSES**

MATERIALS:  
A. LUMBER: SOUTHERN PINE #2, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT, 2005 EDITION; 19% MAX. M.C.  
B. METAL CONNECTOR PLATES: GALVANIZED SHEET STEEL, ASTM A446, GRADE A, COATING CLASS G60 PER ASTM A525. MANUFACTURE WITH HOLES, PLUGS, TEETH OR PRONGS UNIFORMLY SPACED AND FORMED.

DESIGN: ROOF TRUSSES  
A. TOP CHORD LIVE LOAD = 25 PSF | TOP CHORD DEAD LOAD = 10 PSF  
BOTTOM CHORD DEAD LOAD = 5 PSF | BOTTOM CHORD LIVE LOAD = 5 PSF  
NET WIND UPLIFT = 8 PSF  
B. FINAL DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN OHIO, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.  
C. SHOP DRAWINGS SHALL EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.  
D. MAXIMUM LIVE LOAD DEFLECTION IS TO BE L/360.  
E. MAXIMUM TOTAL LOAD DEFLECTION IS TO BE L/240.

MISCELLANEOUS:  
A. BOLT TOP CHORDS OF ALL MULTIPLE TRUSSES TOGETHER WITH 1/2" DIAMETER BOLTS AT 4'-0" O.C. BOLT WEB MEMBERS TOGETHER WITH 1/2" DIAMETER BOLTS AT 2'-0" O.C. AT CONCENTRATED LOADS, OR PER TRUSS DESIGNER RECOMMENDATIONS.  
B. IN AREAS WHERE TOP CHORDS OF TRUSSES DO NOT RECEIVE PLYWOOD SHEATHING, PROVIDE 1X4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.  
C. TRUSS FABRICATOR SHALL SUBMIT COPIES OF THE FINAL APPROVED FABRICATION DRAWINGS TO THE DEPARTMENT OF COMMERCE, OFFICE OF CONSTRUCTION COMPLIANCE, PRIOR TO FABRICATION AND ERECTION.

3 STRUCTURAL NOTES



4 ALTERNATE COLUMN DETAIL

**STRUCTURAL LUMBER**

MATERIALS:  
A. STRUCTURAL LUMBER INCLUDING BEARING AND EXTERIOR WALL STUDS: SPRUCE PINE FIR #2 OR EQUAL, ALLOWABLE STRESSES PER THE NATIONAL DESIGN SPECIFICATION SUPPLEMENT 2005 EDITION; 19% MAX. M.C.  
B. PLYWOOD: PLYWOOD: CDX, STRUCTURAL II OR BETTER, EXTERIOR GLUE. FOR ROOF AND WALLS: PANEL IDENTIFICATION INDEX 24/0 - 7/16 INCH MIN. (WITH PLYWOOD CLIPS). FOR FLOORS: PANEL IDENTIFICATION INDEX 32/16 - 23/32 INCH  
C. OSB: FOR WALLS: MINIMUM 7/16 INCH THICK WITH 24/16 SPAN RATING, EXPOSURE 1. FOR FLOORS: 23/32 INCH THICK, STURD-I-FLOOR WITH SPAN RATING OF 24 O.C., EXPOSURE 1, TONGUE AND GROOVE.  
D. MICROLAM (LVL): MODULUS OF ELASTICITY = 1,900,000 PSI, Fb = 2,600 PSI. DESIGN BASED ON TRUS JOIST.

SPECIFICATIONS:  
A. SPECIFICATIONS: UNLESS SPECIFICALLY SHOWN OTHERWISE, DESIGN, FABRICATION AND ERECTION SHALL BE GOVERNED BY THE LATEST EDITION OF: NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION | U.S. PRODUCT STANDARD PS1 | 2009 INTERNATIONAL RESIDENTIAL CODE

CONNECTIONS:  
A. JOISTS TO SIDES OF BEAMS: 18 GA. GALVANIZED STD. JOIST HANGERS, UNLESS SHOWN OTHERWISE.  
B. JOISTS AND TRUSSES TO TOPS OF WALLS AND BEAMS: 18 GA. GALVANIZED HURRICANE ANCHORS.  
C. SHEATHING TO FLOOR JOISTS - GLUED AND NAILED - USE 8d COATED SINKERS AT 6 INCHES O/C AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. USE ADHESIVES MEETING APA SPECIFICATIONS APC-01 AND APPLICABLE RECOMMENDATION.  
D. SHEATHING TO ROOF TRUSSES OR RAFTERS - NAILED - USED 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES C/C AT INTERMEDIATE SUPPORTS. PROVIDE PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.  
E. SHEATHING TO WALL STUDS - NAILED - USE 8d COATED SINKERS @ 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.  
F. ALL CONNECTORS (HANGERS, NAILS, ETC.) IN CONTACT WITH TREATED LUMBER SHALL BE STAINLESS STEEL OR HOT DIP GALVANIZED COMPATIBLE WITH THE CHEMICALS IN THE WOOD.  
G. SILL PLATES TO FOUNDATION - 1/2" DIA. ANCHOR BOLTS AT 6'-0" O.C. AND 1/2" MAXIMUM FROM CORNERS AND ENDS OF PLATES. ANCHOR BOLTS TO BE EMBEDDED IN THE FOUNDATION A MINIMUM OF 7" IN CONCRETE OR 15" IN MASONRY.  
H. 3 OR MORE PLY WOOD AND LVL BEAMS AND FLITCH BEAMS - 1/2" DIAMETER THRU BOLTS AT 24" O.C. 2" FROM TOP AND BOTTOM U.N.O. STAGGER TOP AND BOTTOM ROWS 12".  
I. 2 PLY WOOD AND LVL BEAMS - (3) ROWS OF 10d NAILS @ 10" O.C.  
J. MULTIPLE STUD COLUMNS - GLUED AND NAILED WITH 16d NAILS AT 12" O.C. EACH PLY.

MISCELLANEOUS:  
A. USE ONE LINE OF SOLID BLOCKING OR CROSS BRIDGING AT 8'-0" O/C MAX. FOR ALL JOISTS AND RAFTERS, USE SOLID BLOCKING AT JOIST AND RAFTER BEARING.  
B. IT IS ASSUMED THAT THE STRUCTURAL SHEATHING WILL PROVIDE LATERAL BRACING FOR THE STUDS AND ENTIRE STRUCTURE. IF SHEATHING IS NOT PROVIDED, USE SOLID BLOCKING AT MID-HEIGHT FOR ALL EXTERIOR STUD WALLS AND INTERIOR BEARING PARTITIONS AND METAL DIAGONAL BRACING AS REQUIRED FOR LATERAL STABILITY OF THE STRUCTURE.  
C. USE DOUBLE JOIST UNDER INTERIOR PARTITIONS, UNLESS SHOWN OTHERWISE.  
D. USE DOUBLE STUDS (1) KING STUD & (1) JACK STUD) AT BEAM AND LINTEL BEARING, UNLESS SHOWN OTHERWISE.  
E. APPLY CONTINUOUS BEAD OF ADHESIVE ON JOISTS AND GROOVE OF TONGUE-AND-GROOVE PANELS.  
F. IN AREAS WHERE TOP CHORD OF TRUSSES DO NOT RECEIVE PLYWOOD OR OSB SHEATHING, PROVIDE 1 X 4 CONTINUOUS BRIDGING PERPENDICULAR TO TOP CHORDS AND SPACED AT 3'-0" O.C.  
G. BEFORE APPLYING FINISH FLOORING, SET NAILS 1/8 INCH BUT DO NOT FILL, AND LIGHTLY SAND ANY SURFACE ROUGHNESS, PARTICULARLY AT JOINTS AND AROUND NAILS.  
H. PROVIDE AND INSTALL BRIDGING FOR PREFABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.  
I. WHERE FLOOR JOISTS SPAN PARALLEL TO FOUNDATION WALLS, PROVIDE 2x BLOCKING EQUAL TO THE JOISTS DEPTH AT MAXIMUM 24" ON CENTER BETWEEN BAN BOARD OVER WALL AND ADJACENT JOISTS. EXTEND BLOCKING OVER MINIMUM THREE JOIST SPACES. BLOCKING SHALL BE ADEQUATELY FASTENED TO THE FLOOR SHEATHING.

**STRUCTURAL STEEL**

MATERIALS:  
A. STRUCTURAL STEEL CHANNEL, ANGLES, PLATES, ETC.: ASTM A36, FY = 36 KSI; STRUCTURAL STEEL WIDE FLANGES: ASTM A572 OR ASTM A992, FY = 50 KSI; HIGH STRENGTH BOLTS: ASTM A325 OR A490; ANCHOR BOLTS: ASTM A307 OR A36; ELECTRODES: SERIES E70; STRUCTURAL PIPES: ASTM A53 OR A501; FY = 35 KSI MIN. SQUARE AND RECTANGULAR TUBING: ASTM A500, FY = 46 KSI; EXPANSION BOLTS: HILTI "KWIK-BOLT TZ," SIMPSON STRONG-TIE "STRONG BOLT" OR APPROVED EQUAL.  
B. MINIMUM BEAM BEARING ON MASONRY = 7 INCHES UNLESS NOTED OTHERWISE.  
C. MINIMUM BEAM BEARING ON CONCRETE = 5 INCHES UNLESS NOTED OTHERWISE.  
D. EMBEDMENT LENGTH OF EXPANSION BOLTS INTO SOLID MASONRY OR CONCRETE SHALL BE AS FOLLOWS: 1/2 INCH DIAMETER BOLTS = 3-1/2 INCHES EMBEDMENT | 3/4 INCH DIAMETER BOLTS = 5 INCHES EMBEDMENT  
E. ALL STEEL PIPE COLUMNS TO BE FIXED, NON-ADJUSTABLE, SCHEDULE 40 PIPE COLUMNS. SEE ALTERNATE COLUMN DETAIL FOR ADJUSTABLE PIPE COLUMNS. IT IS THE BUILDERS RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS SHOWN ON THE DRAWINGS

CONNECTIONS:  
A. WOOD NAILERS SHALL BE PROVIDED AND ATTACHED TO THE TOP FLANGE OF STEEL BEAMS PER THE FOLLOWING OR ANOTHER APPROVED METHOD:  
FLANGE WIDTH BOLTS POWDER ACTUATED FASTENERS  
4" 3/8" DIA @30" O.C. 1/45" DIA @ 18" O.C.  
5" OR GREATER 1/2" DIA @42 O.C. 1/45" DIA @ 18" O.C.  
B. BEAM TO COLUMN CONNECTIONS TO BE BOLTED SHEAR TABS OR CAP PLATE TYPE CONNECTIONS, WHERE A CONTINUOUS BEAM WITH A CAP PLATE IS USED, PROVIDE MINIMUM 3"x8" STIFFENER PLATES EACH SIDE OF BEAM WENT CENTERED OVER COLUMN.  
C. CONNECTIONS TO BE SELECTED BY THE FABRICATOR TO DEVELOP THE FULL UNIFORM LOAD CAPACITY OF THE MEMBER OR FORCES SHOWN ON PLANS, WHICHEVER IS GREATER.

1 STAIR SECTION

LIGHT AND VENTILATION REQUIREMENTS FOR HABITABLE SPACES								
ROOM NAME	ROOM SIZE	WINDOW TYPE	REQUIRED GLAZING	ACTUAL GLAZING	REQUIRED VENTILATION	ACTUAL VENTILATION	TEMPERED GLAZING	BEDROOM EGRESS
BASEMENT								
REC. ROOM**	641.6 S.F.	CASE.	51.32 S.F.	18.0 S.F.	25.6 S.F.	18.0 S.F.	NO	XXXX
GUEST SUITE	185.6 S.F.	CASE.	14.8 S.F.	21.0 S.F.	7.5 S.F.	21.0 S.F.	NO	(2) @ 10.5 S.F
FIRST FLOOR								
GREAT RM / KIT/ LIV.	793.7 S.F.	CASE./FIX/DR.	63.5 S.F.	121.0 S.F.	31.8 S.F.	94.0 S.F.	NO	XXXX
MASTER SUITE	230.4 S.F.	CASE./FIX	18.4 S.F.	54.0 S.F.	9.2 S.F.	36.0 S.F.	YES	(2) @ 18 S.F.
STUDY	164.0 S.F.	CASE./FIX	13.1 S.F.	45.0 S.F.	6.6 S.F.	36.0 S.F.	NO	XXXX
DINING	159.5 S.F.	CASE./FIX	12.8 S.F.	42.2 S.F.	6.4 S.F.	36.0 S.F.	NO	XXXX
SECOND FLOOR								
LOFT**	226.2 S.F.	XXX	18.1 S.F.	0 S.F.	9.1 S.F.	0 S.F.	NO	XXXX
BEDROOM 2	174.7 S.F.	CASE.	14.0 S.F.	30.0 S.F.	7.0 S.F.	15.0 S.F.	NO	(2) @ 15 S.F.
BEDROOM 3	182.4 S.F.	CASE.	14.6 S.F.	45.0 S.F.	7.3 S.F.	22.5 S.F.	NO	(2) @ 15 S.F.

2013 RCO - SECTION 303 LIGHT, VENTILATION AND HEATING  
303.1. HABITABLE ROOMS: ALL HABITABLE ROOMS SHALL HAVE AN AGGREGATE GLAZING AREA OF NOT LESS THAN 8 PERCENT OF THE FLOOR AREA OF SUCH ROOMS. NATURAL VENTILATION SHALL BE THROUGH WINDOWS, DOORS, LOUVERS OR OTHER APPROVED OPENINGS TO THE OUTSIDE AIR. SUCH OPENINGS SHALL BE PROVIDED WITH READY ACCESS OR SHALL OTHERWISE BE READILY CONTROLLABLE BY THE BUILDING OCCUPANTS.

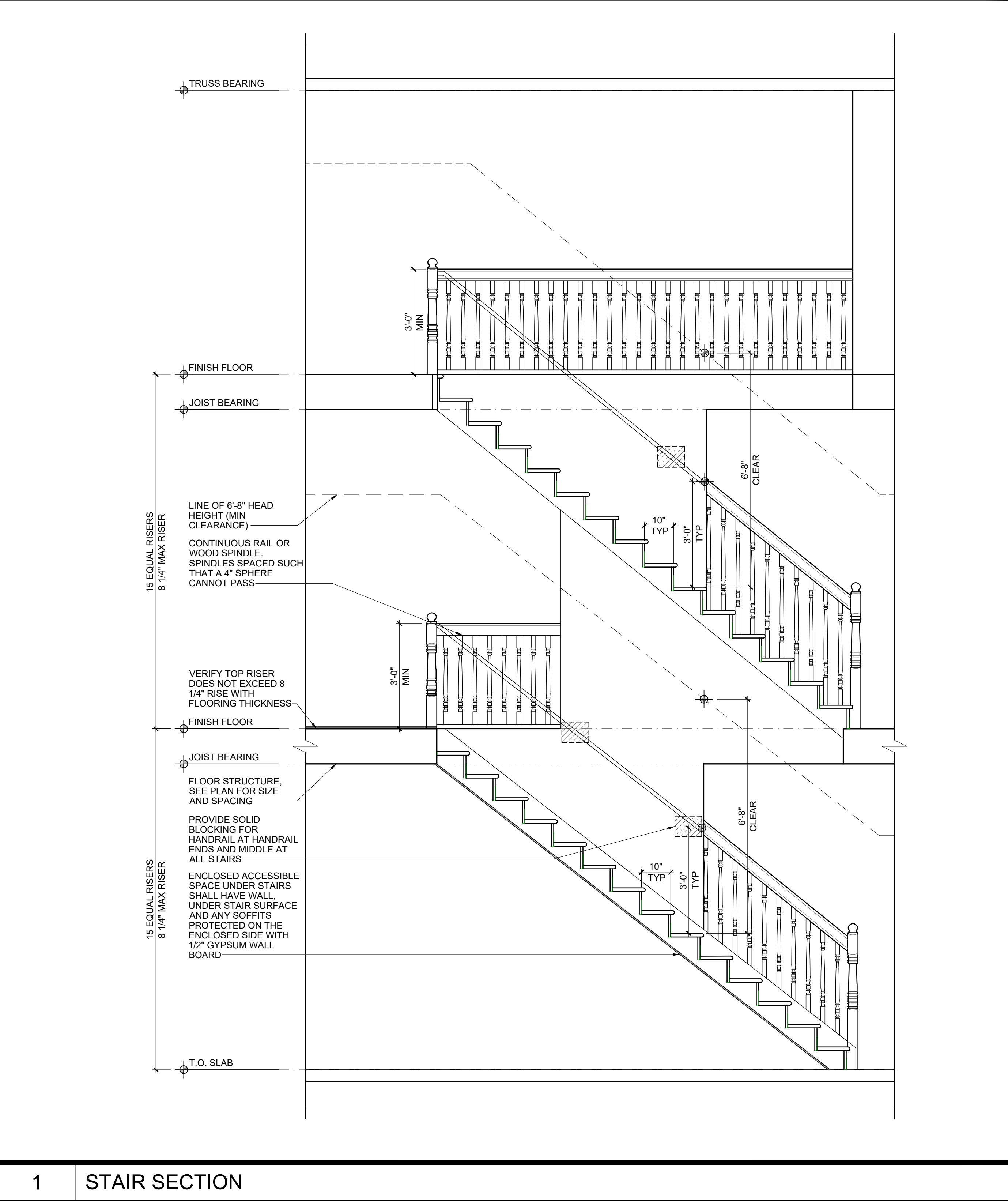
THE MINIMUM OPENABLE AREA TO THE OUTDOORS SHALL BE 4 PERCENT OF THE FLOOR AREA BEING VENTILATED.

EXCEPTIONS:  
1. THE GLAZED AREAS NEED NOT BE OPENABLE WHERE THE OPENING IS NOT REQUIRED BY SECTION 310 AND AN APPROVED MECHANICAL VENTILATION SYSTEM CAPABLE OF PRODUCING 0.35 AIR CHANGE PER HOUR IN THE ROOM IS INSTALLED OR A WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS INSTALLED CAPABLE OF SUPPLYING OUTDOOR VENTILATION AIR OF 15 CUBIC FEET PER MINUTE (CFM) (78L/s) PER OCCUPANT COMPUTED ON THE BASIS OF TWO OCCUPANTS FOR THE FIRST BEDROOM AND ONE OCCUPANT FOR EACH ADDITIONAL BEDROOM.

2. THE GLAZED AREAS NEED NOT BE INSTALLED IN ROOMS WHERE EXCEPTION 1 ABOVE IS SATISFIED AND ARTIFICIAL LIGHT IS PROVIDED CAPABLE OF PRODUCING AN AVERAGE ILLUMINATION OF 6 FOOT-CANDELS (65 LUX) OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE FLOOR LEVEL).

\*\* DENOTES ROOMS REQUIRING ADDITIONAL VENTILATION OR LIGHTING BY THE BUILDING COMPONENTS.

2 LIGHT AND VENTILATION SCHEDULE



**GENERAL STAIR NOTES**

- HANDRAILS SHALL HAVE A HEIGHT OF 34" - 38" AND SHALL RUN CONTINUOUS THE FULL LENGTH OF THE STAIRS, AND SHALL EXTEND 6" BEYOND THE TOP AND BOTTOM RISER. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE INTO A NEWEL POST. HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. ANY OPEN SIDES SHALL HAVE BALUSTERS WITH LESS THAN 4" CLEAR SPACE BETWEEN.
- MAXIMUM RISER HEIGHT TO BE 8 1/4". THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LANDING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- MINIMUM TREAD DEPTH TO BE 9". THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
- ALL NOSING TO BE A 1" PROTRUSION. THE RADIUS OF THE CURVATURE OF THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16". A NOSING NOT LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8" BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2". RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN THE TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.
- ALL INTERIOR AND EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH A MEANS TO ILLUMINATE THE STAIR, INCLUDING THE LANDINGS AND TREADS. INTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF EACH LANDING IN THE STAIRWAY. FOR INTERIOR STAIRS THE ARTIFICIAL LIGHT SOURCES SHALL BE CAPABLE OF ILLUMINATING TREADS AND LANDINGS TO LEVELS NOT LESS THAN 1 FOOT-CANDELS (11 LUX) MEASURED AT THE CENTER OF THE TREADS AND LANDINGS. EXTERIOR STAIRWAYS SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE TOP LANDING OF THE STAIRWAY. EXTERIOR STAIRWAYS PROVIDING ACCESS TO A BASEMENT FROM THE OUTSIDE GRADE LEVEL SHALL BE PROVIDED WITH AN ARTIFICIAL LIGHT SOURCE LOCATED IN THE IMMEDIATE VICINITY OF THE BOTTOM LANDING OF THE STAIRWAY.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	9-8-17	VARIETY OF MINOR ELEC., TRIM, & PLAN CHANGES
2	12-13-17	ELEVATION ARC CHANGES & ADJ. TO SITE GRADES

LYONSGATE  
LOT 1

TUCKERMAN  
HOME GROUP

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

STATE OF OHIO  
REGISTERED ARCHITECT  
SCOTT D. BAKER  
14654

SCALE: 1/2" = 1'-0"  
SHEET # / DESCRIPTION  
STAIR SECTION / NOTES

A4-1

DATE: 12.13.2017  
CONSTRUCTION DOCUMENTS  
SCOTT D. BAKER, LICENSE #14654  
EXPIRATION DATE 12/31/2019  
SBA STUDIOS PROJECT # 2016-117





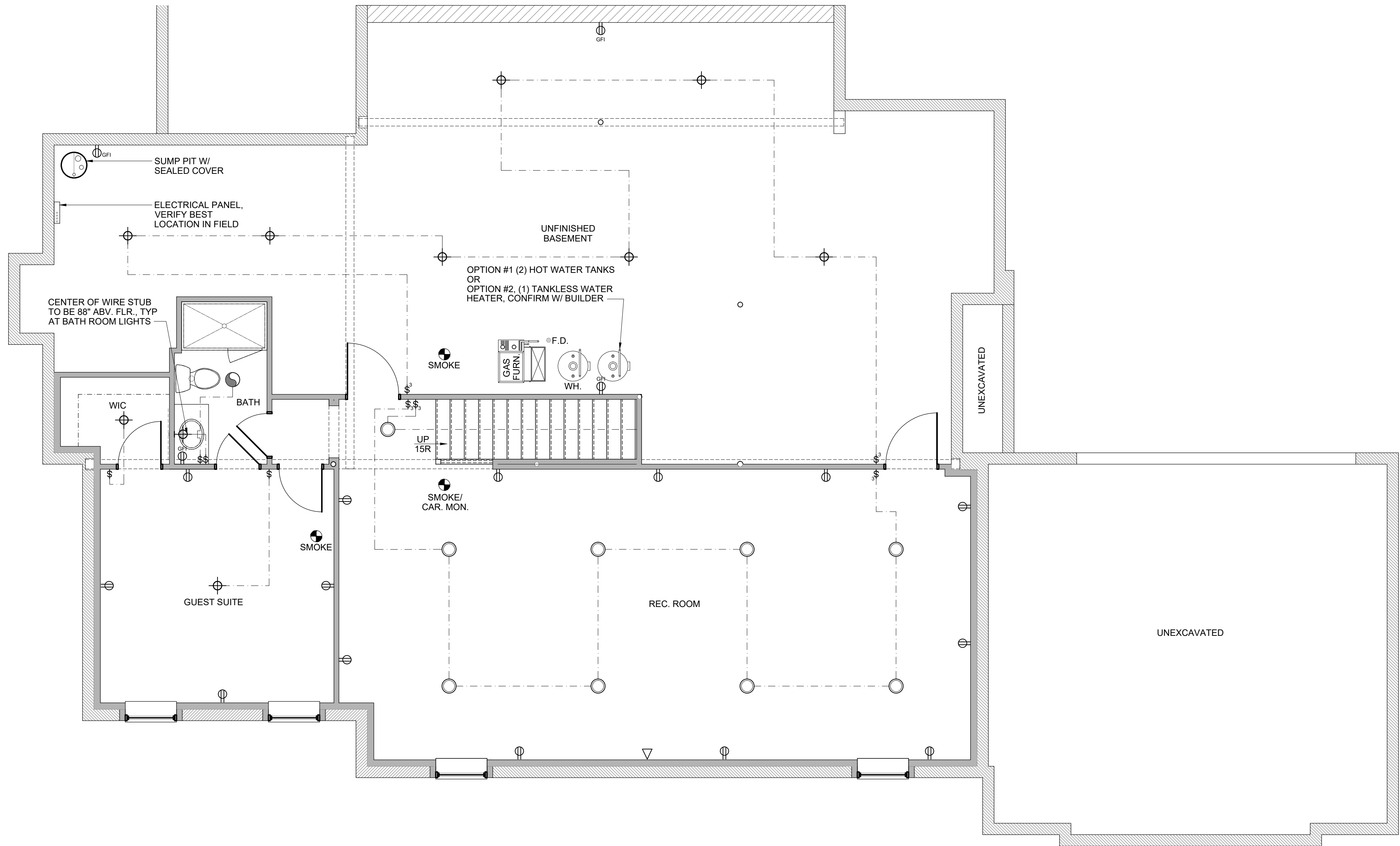
## 2 CS-PF WALL BRACING DETAILS

## 1B WALL BRACING STRAP CHARTS FOR 2x4 WALLS

## 1A WALL BRACING STRAP CHARTS FOR 2x6 WALLS

SCALE: 1/2" = 1'-0"
SHEET # / DESCRIPTION
WALL BRACING
<b>A4-2</b>
DATE: 12.13.2017
CONSTRUCTION DOCUMENTS
SBA STUDIOS PROJECT # 2016-117





ELECTRICAL NOTES

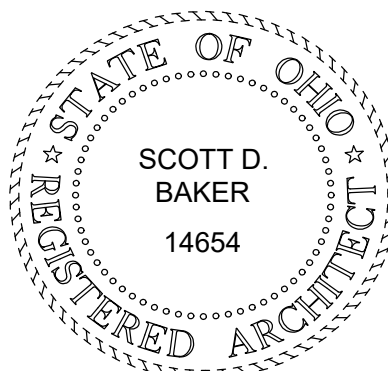
1. ALL WORK SHALL MEET OR EXCEED ALL NEC STANDARDS.
2. ALL BRANCH CIRCUITS SHALL BE PROVIDED WITH 20A BREAKERS
3. ALL RECEPTACLES NOT OTHERWISE NOTED TO HAVE GFCI PROTECTION ARE TO BE ARC FAULT PROTECTED AND TEMPER-PROOF PER 2008 NEC
4. ALL BATHROOM RECEPTACLES SHALL BE GFCI RECEPTACLES
5. ALL RECEPTACLES IN THE KITCHEN MOUNTED AT COUNTERTOP HEIGHT ARE TO HAVE GFCI PROTECTION
6. ALL SMOKE DETECTORS SHALL BE 120 VOLT WITH AUDIBLE ALARM AND BATTERY BACKUP AND SHALL BE ELECTRONICALLY INTERCONNECTED SO THAT DETECTION OF SMOKE BY ANY DETECTOR SHALL GO INTO ALARM.
7. SMOKE DETECTORS SHALL BE BRK CAT. #4120B. CARBON MONOXIDE DETECTORS TO BE HARDWIRED AND INTERCONNECTED WITH BATTERY BACKUP.
8. PROVIDE 120/240 V STOVE RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC.
9. PROVIDE PORCELAIN LAMP, RECEPTACLE AND LIGHT SWITCH IN ATTIC NEAR ALL ATTIC ACCESSES.
10. PROVIDE 220 DRYER RECEPTACLE. THIS RECEPTACLE MUST BE PROVIDED WITH A GROUNDED CONDUCTOR AND AN EQUIPMENT GROUNDING CONDUCTOR PER NEC. PROVIDE A DUPLEX RECEPTACLE FOR WASHER. MOUNT BOTH RECEPTACLES AT 30" A.F.F. TO BOTTOM OF RECEPTACLES.
12. INSTALL WALL OUTLETS WITH THE BOTTOM OUTLET AT LEAST 18" A.F.F.
13. INSTALL WALL SWITCHES WITH THE SWITCH ITSELF BEING NO HIGHER THAN 42" A.F.F.
14. INSTALL PHONE JACKS NO LOWER THAN 18" A.F.F.
15. INSTALL CABLE CONNECTION NO LOWER THAN 18" A.F.F.
16. INSTALL THERMOSTAT NO HIGHER THAN 48" A.F.F.
17. ELECTRICAL PANEL TO BE 200 AMP, 3 WIRE SERVICE COMPLETE WITH BREAKER TYPE PANEL BOX.
18. PROVIDE RECEPTACLE BELOW SINK FOR DISHWASHER AND GARBAGE DISPOSAL

ELECTRICAL LEGEND

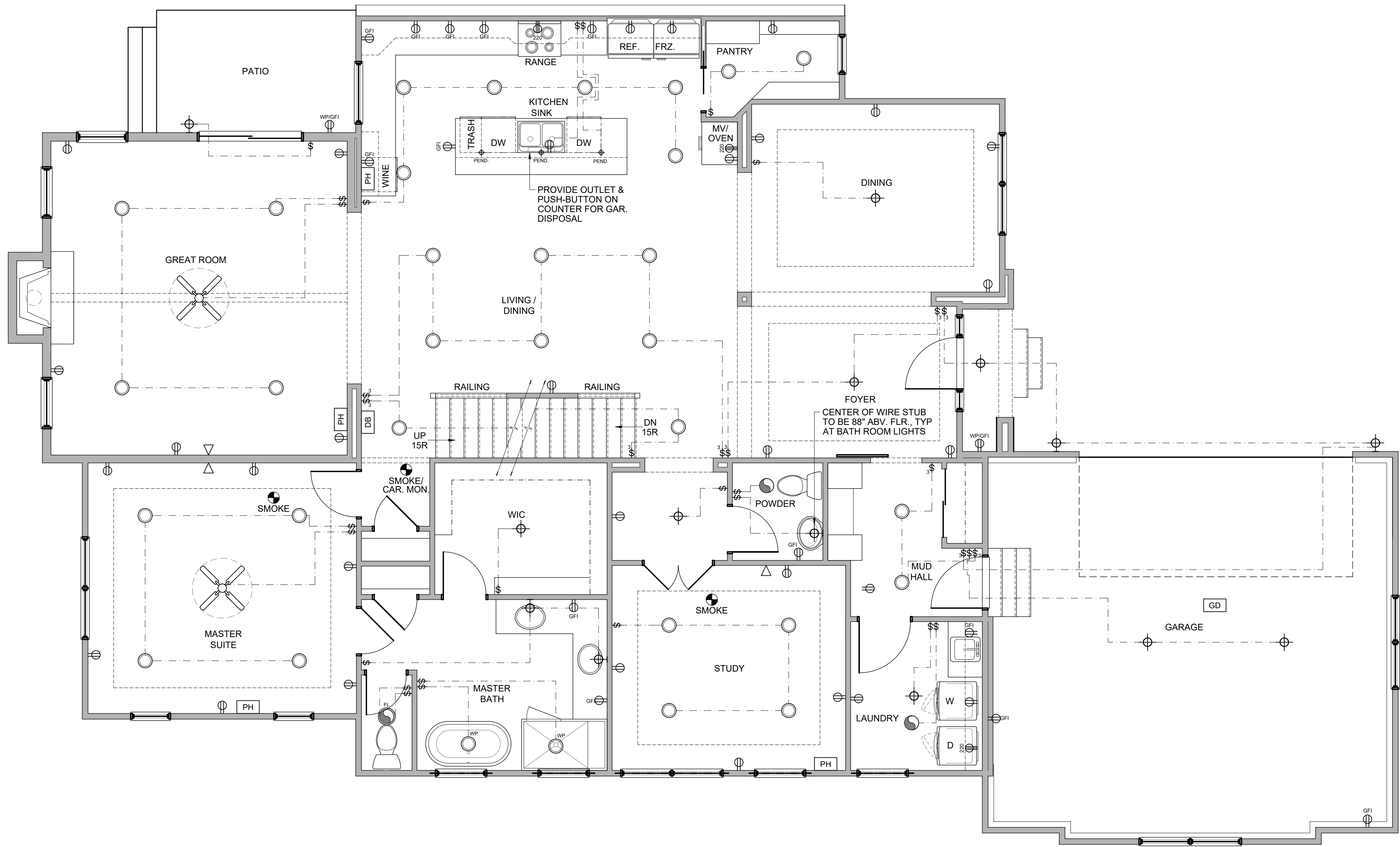
- CEILING FAN W/ LIGHT
- PHONE JACK
- GARAGE DOOR OPENER
- DOORBELL
- CABLE JACK
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- ELECTRICAL OUTLET
- GFI PROTECTED ELECTRICAL OUTLET
- GFI / EXTERIOR OUTLET W/ COVER
- 220 ELECTRICAL OUTLET
- BATH FAN/LIGHT COMBO
- RECESSED CAN LIGHT
- WALL MOUNTED LIGHT
- CEILING MOUNTED LIGHT

#	DATE	ISSUED WITH: CHANGE DESCRIPTION
1	9-8-17	VARIETY OF MINOR ELEC., TRIM, & PLAN CHANGES
2	12-13-17	ELEVATION ARC CHANGES & ADJ. TO SITE GRADES

LYONSGATE  
LOT 1



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FINISHED BASEMENT ELECTRICAL PLAN
E1-0
DATE: 12.13.2017
CONSTRUCTION DOCUMENTS
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2016-117



ELECTRICAL NOTES

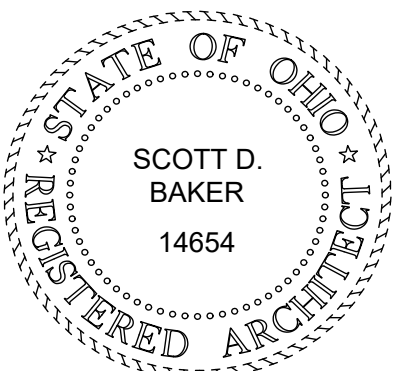
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ELECTRICAL LEGEND

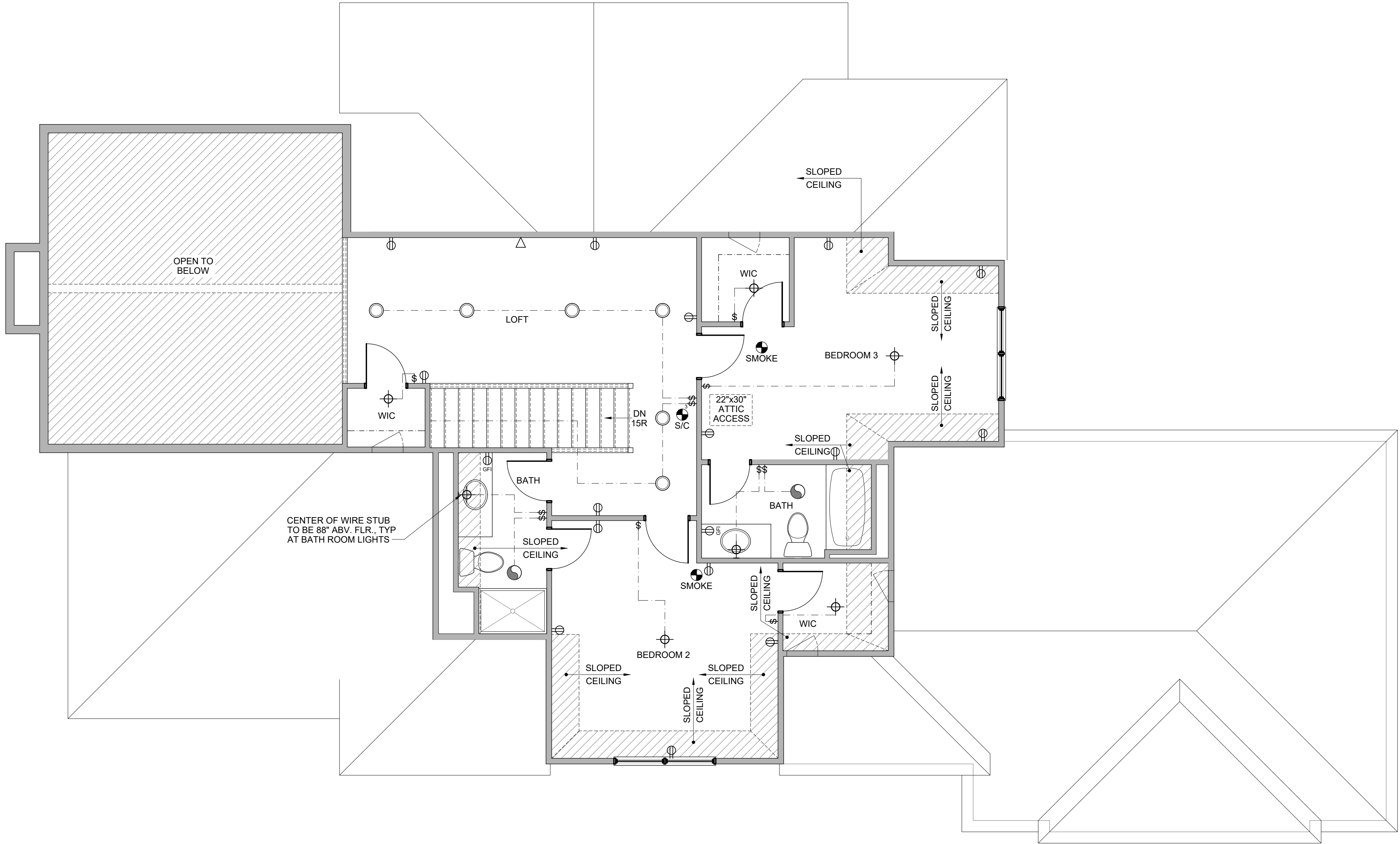
- CEILING FAN W/ LIGHT
- PHONE JACK
- GARAGE DOOR OPENER
- DOORBELL
- CABLE JACK
- LIGHT SWITCH
- 3-WAY LIGHT SWITCH
- ELECTRICAL OUTLET
- GFI PROTECTED ELECTRICAL OUTLET
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#	DATE	ISSUED WITH: CHANGE DESCRIPTION
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2	12-13-17	ELEVATION ARC CHANGES & ADJ. TO SITE GRADES

LYONSGATE  
LOT 1



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR ELECTRICAL PLAN
E1-1
DATE: 12.13.2017
CONSTRUCTION DOCUMENTS
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2016-117



ELECTRICAL NOTES

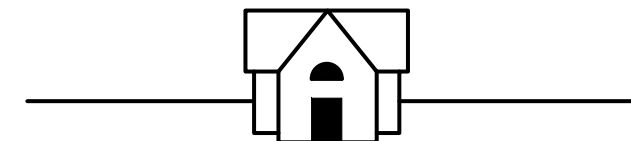
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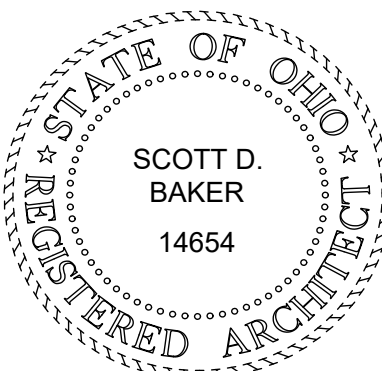
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- PHONE JACK
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LYONSGATE  
LOT 1



TUCKERMAN  
HOME GROUP



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
SECOND FLOOR ELECTRICAL PLAN
E1-2
DATE: 12.13.2017
CONSTRUCTION DOCUMENTS
SCOTT D. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2016-117