

SITE PLAN OVERLAYED ON COUNTY GIS MAP

SITE PLAN  
Scale: 1" = 40'-0"

**ZONING CODE COMPLIANCE** R-6 HIGH DENSITY RESIDENTIAL

MAXIMUM ALLOWABLE WIDTH OF ACCESSORY STRUCTURE = 40% OF LOT WIDTH = 60'-0" X .4 = 24'-0"  
ACTUAL = 24'-0" <= 24'-0" **OK**

ACCESSORY STRUCTURE SHALL BE LOCATED MINIMUM 3 FT FROM PROPERTY LINE  
ACTUAL CLOSEST POINT IS 8'-3" FROM REAR PROPERTY LINE >= 3'-0". **OK**

MAXIMUM ALLOWABLE BUILDING FOOTPRINT = 624 SF  
ACTUAL = 528 SF <= 624 SF **OK**

MAXIMUM ALLOWABLE ROOF HEIGHT = 18'-0"  
ACTUAL = 18'-0" <= 18'-0" **OK**

MAXIMUM ALLOWABLE EAVE HEIGHT = 9'-0"  
ACTUAL = 9'-0" <= 9'-0" **OK**

MAXIMUM FINISHED ATTIC FLOOR RATIO TO BASE FLOOR PLATE = 50%.  
MAX ALLOWABLE = 528 SF / 2 (50%) = 264 SF  
ACTUAL = 243 SF <= 264 SF **OK**

DORMERS ARE FUNCTIONAL AND ARE ALLOWED VIA SPECIAL PERMIT REQUIREMENT. **OK**

DORMERS SHALL BE SET BACK 2'-0" FROM GROUND FLOOR EXTERIOR WALLS.  
ACTUAL = 2'-0" >= 2'-0" **OK**

MAXIMUM DORMER WIDTHS  
50% FACING INWARD  
ACTUAL = 12'-0" <= 24'-0" X .5 (50%) = 12'-0" **OK**

30% FACING OUTWARD  
ACTUAL = 7'-2 1/2" <= 24'-0" X .3 (30%) = 7'-2 1/2" **OK**

WINDOW IN DORMER FACING OUTWARD IS FROSTED FOR NATURAL DAYLIGHT ONLY.  
NO VIEWS INTO OR OUT OF WINDOW. (REQUEST APPROVAL AS THIS WOULD MEET THE PRIVACY INTENT OF THE CODE)

TABLE R301.2(1)  
CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD <sup>a</sup>	WIND DESIGN Speed <sup>d</sup> (mph)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP <sup>e</sup>	ICE BARRIER UNDERLAYMENT REQUIRED <sup>h</sup>	FLOOD HAZARDS <sup>g</sup>	AIR FREEZING INDEX <sup>i</sup>	MEAN ANNUAL TEMP <sup>j</sup>
			Weathering <sup>a</sup>	Frost line depth <sup>b</sup>	Termite <sup>c</sup>	Decay <sup>d</sup>					
20 PSF	115	A	Severe	32"	Moderate to Heavy	Slight to Moderate	5°F	Yes	Minimal	1048 (1500 or less degree days Table 403.3(2))	52.6°F
MANUAL J DESIGN CRITERIA <sup>a</sup>											
Deleted portion of table - owners shall use manual j when required by this code											

UNFINISHED ATTIC (SECOND FLOOR) : 30 PSF L.L. + 10 PSF D.L. = 40 PSF TOTAL LOAD  
FIRST FLOOR : 40 PSF L.L. + 10 PSF D.L. = 50 PSF TOTAL LOAD  
ROOF: 25 PSF L.L. + 10 PSF D.L. = 35 PSF TOTAL LOAD  
SOIL: ASSUMED 2000 PSF BEARING PRESSURE

**PROJECT** OLSHESKI ACCESSORY STRUCTURE  
2753 DALE AVENUE  
COLUMBUS, OHIO 43209

**OWNER** BRYAN M AND JESSICA L OLSHESKI  
2753 DALE AVENUE  
COLUMBUS, OHIO 43209

**ARCHITECT** MANLEY ARCHITECTURE GROUP/ MAG  
4405 OLENTANGY BLVD  
COLUMBUS, OHIO 43214

PROJECT ARCHITECT'S CONTACT INFORMATION:  
CEL AND TEXT MESSAGING: 614-496-9096  
EMAIL: pat@manleyllc.com

**INDEX TO DRAWINGS**

INCLUDED	✓	SHEET #	DRAWING	CONTENTS
✓		1	---	TITLE SHEET SITE PLAN STRUCTURAL DESIGN CRITERIA
✓		2	A-1	FOUNDATION PLAN FLOOR PLANS
✓		3	A-1	EXTERIOR ELEVATIONS
✓		4	A-1	CROSS-SECTIONS

**SCOPE OF WORK:**

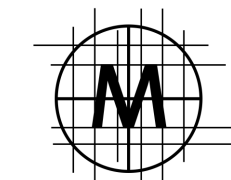
RENOVATION OF AN EXISTING TWO-CAR GARAGE (NOT USED AS A GARAGE FOR MANY YEARS) FOR APPROVAL AS AN ACCESSORY STRUCTURE.  
WORK SHALL INCLUDE FRAMING, INSULATION, PLUMBING, HVAC AND ELECTRICAL AND FINISHES AS SHOWN ON DRAWINGS.



PATRICK WILLIAM MANLEY  
LICENSE #7962  
EXPIRATION DATE 1/23/23

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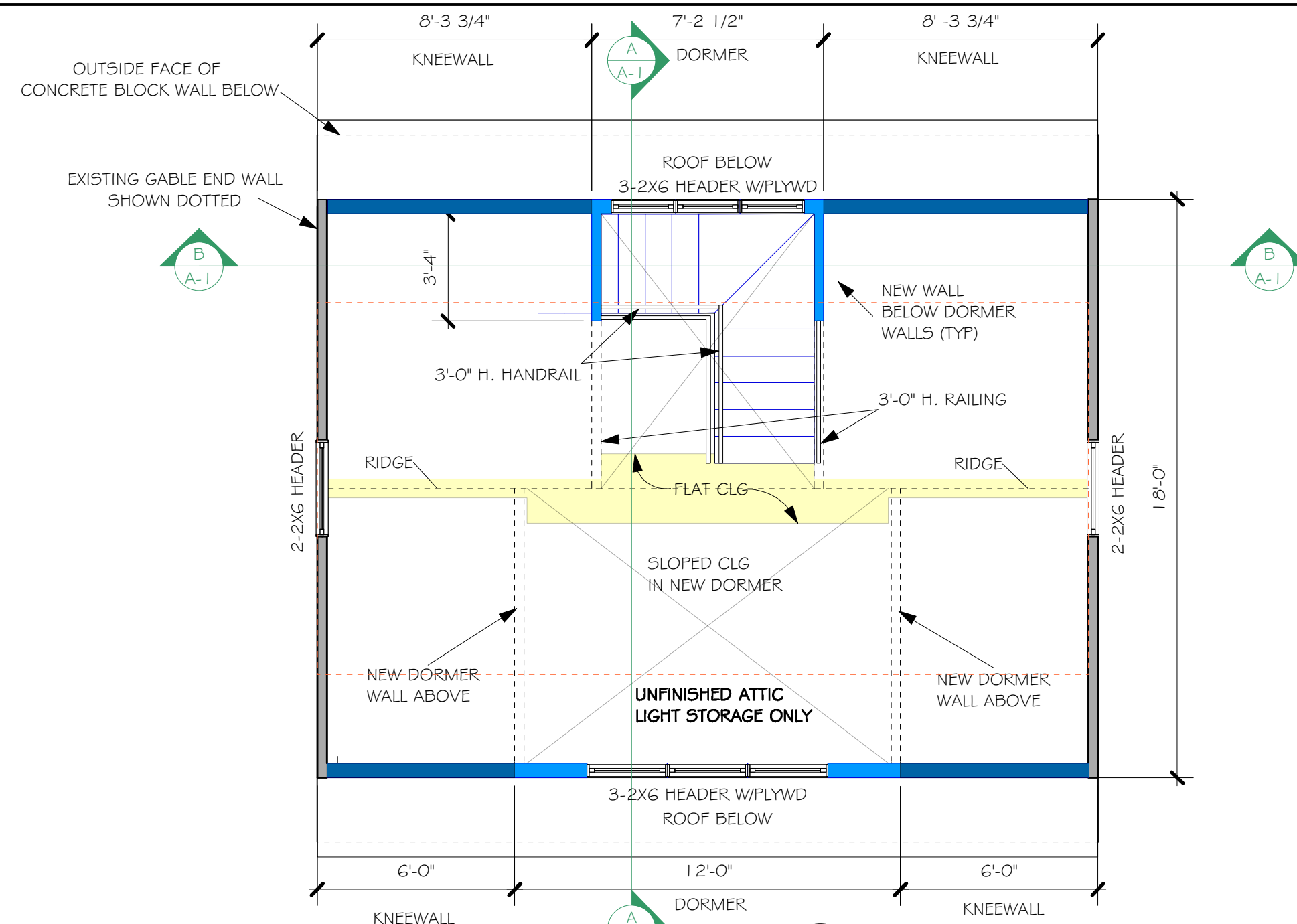
This document shall only be used for items with boxes filled in black:  
Review   
Bidding   
Construction



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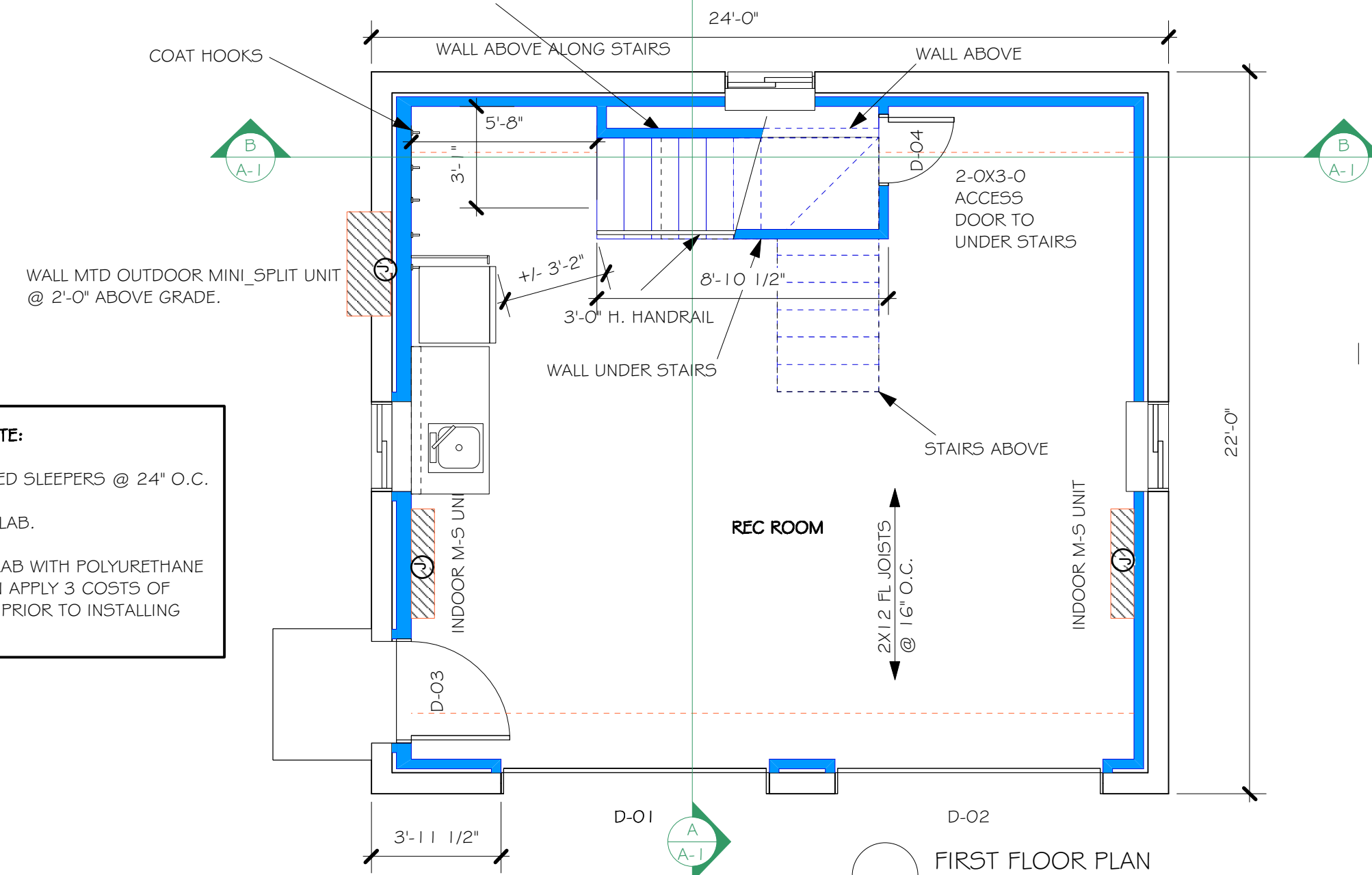
3820 North High Street  
Columbus, Ohio 43214  
Ph: (614) 545-1147  
Fax: (614) 545-1149

OLSHESKI ACCESSORY STRUCTURE 02/02/23 05/04/23



SECOND FLOOR PLAN  
Scale: 1/4" = 1'-0"

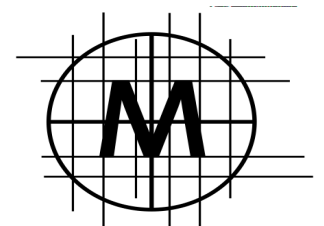
BEVEL CEILING ABOVE STAIRS TO MAINTAIN MIN 80" CLEAR FINISHED HEADROOM ABOVE STAIRS AS MEASURED FROM TREAD NOSINGS.



FIRST FLOOR PLAN  
Scale: 1/4" = 1'-0"

**IMPORTANT FLOORING NOTE:**  
3/4" SUBFLOOR  
ON 2X4 PRESSURE-TREATED SLEEPERS @ 24" O.C.  
ON 6 MIL VAPOR BARRIER  
ON EXISTING CONCRETE SLAB.

NOTE: SEAL CRACKS IN SLAB WITH POLYURETHANE CONCRETE SEALANT, THEN APPLY 3 COATS OF THOMPSON'S WATERSEAL PRIOR TO INSTALLING VAPOR BARRIER.

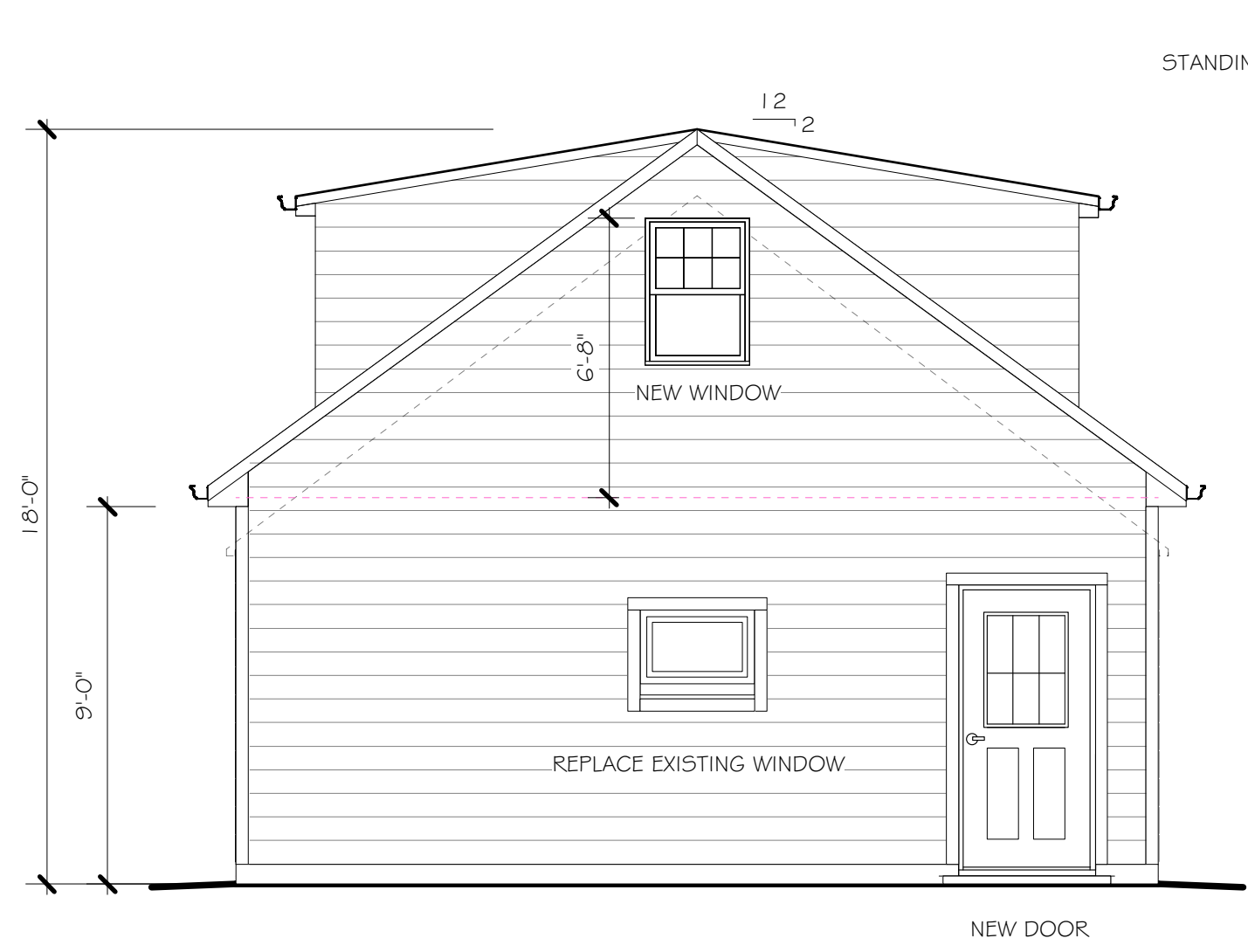


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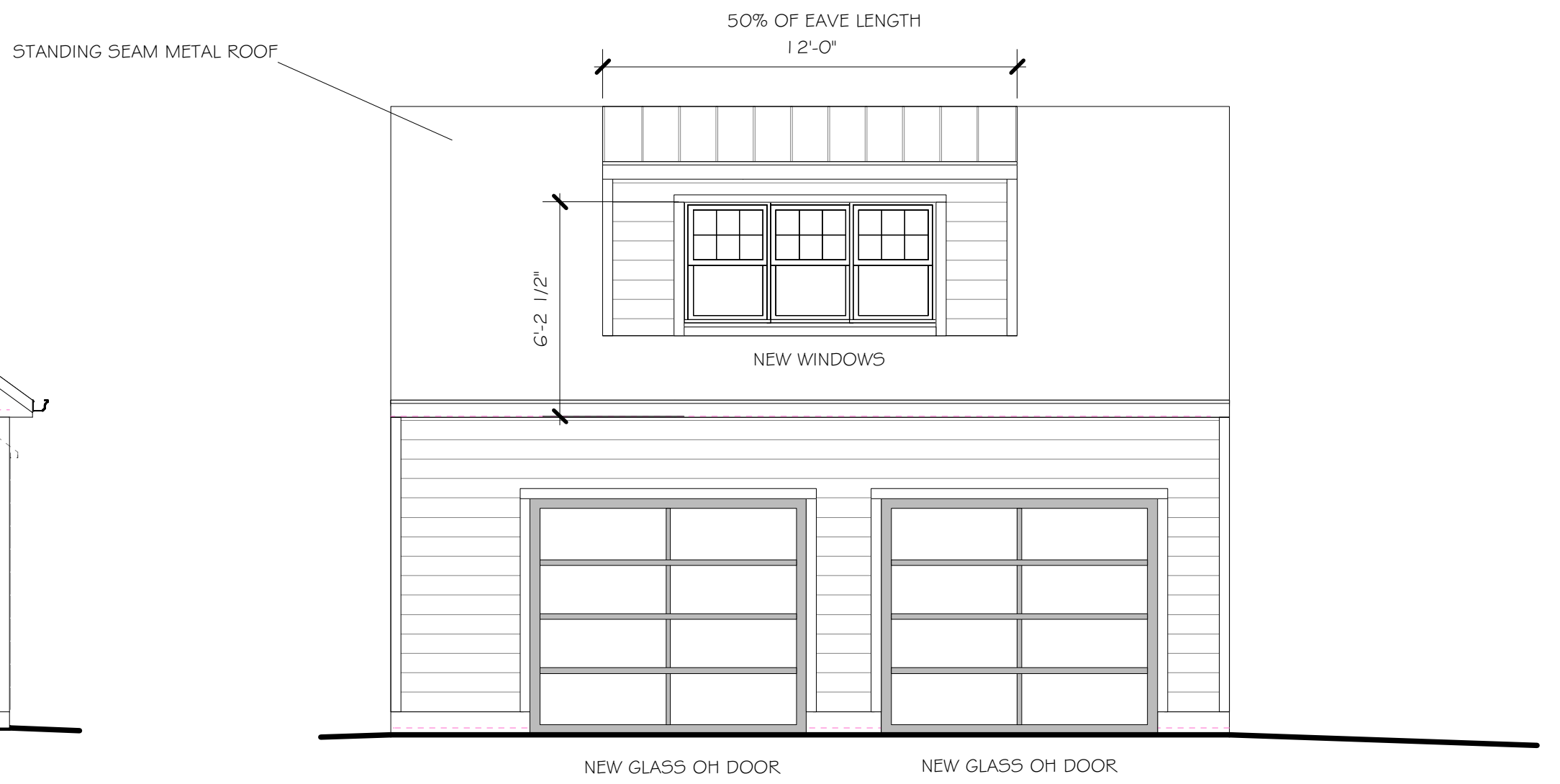
Issue Date:	05/04/23
Plot Date:	
Reviewed by:	
Designed by:	
Submitted By:	

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2753 DALE AVENUE  
COLUMBUS, OHIO 43209**

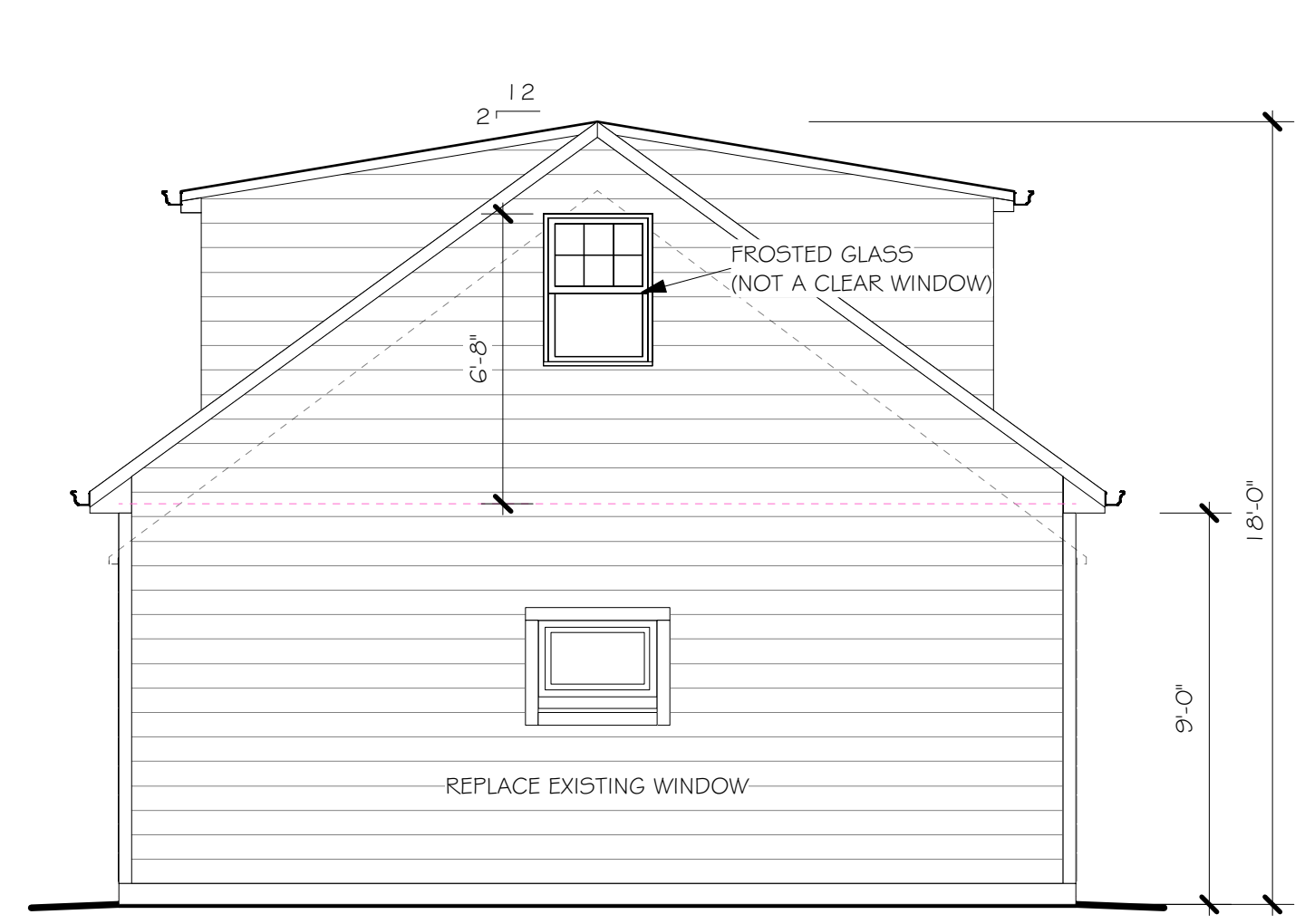
**A-1**



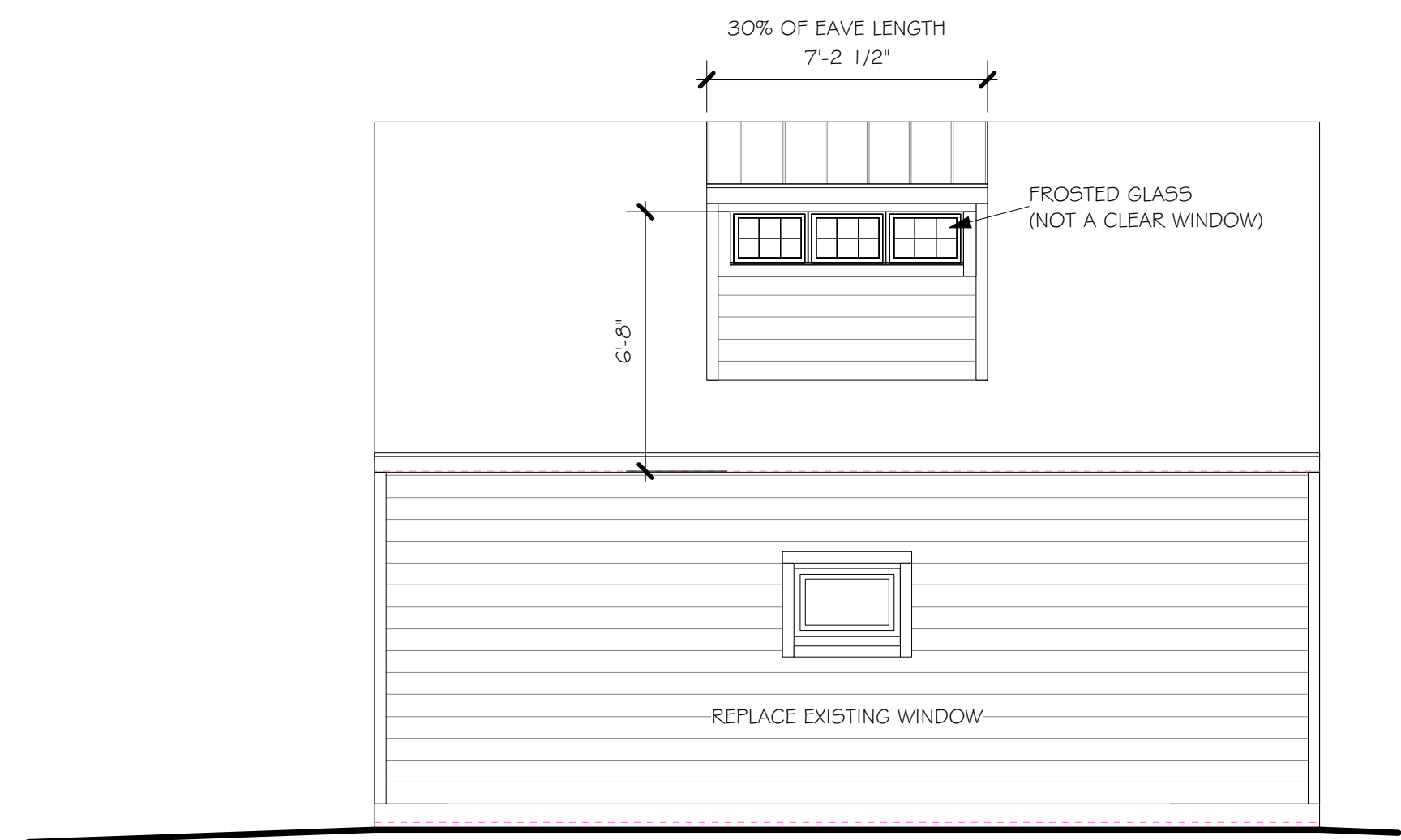
**E** LEFT (EAST) ELEVATION  
Scale: 1/4" = 1'-0"



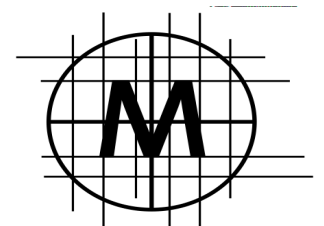
**E** FRONT (NORTH) ELEVATION  
Scale: 1/4" = 1'-0"



**E** RIGHT (WEST) ELEVATION  
Scale: 1/4" = 1'-0"



**E** REAR (SOUTH) ELEVATION  
Scale: 1/4" = 1'-0"



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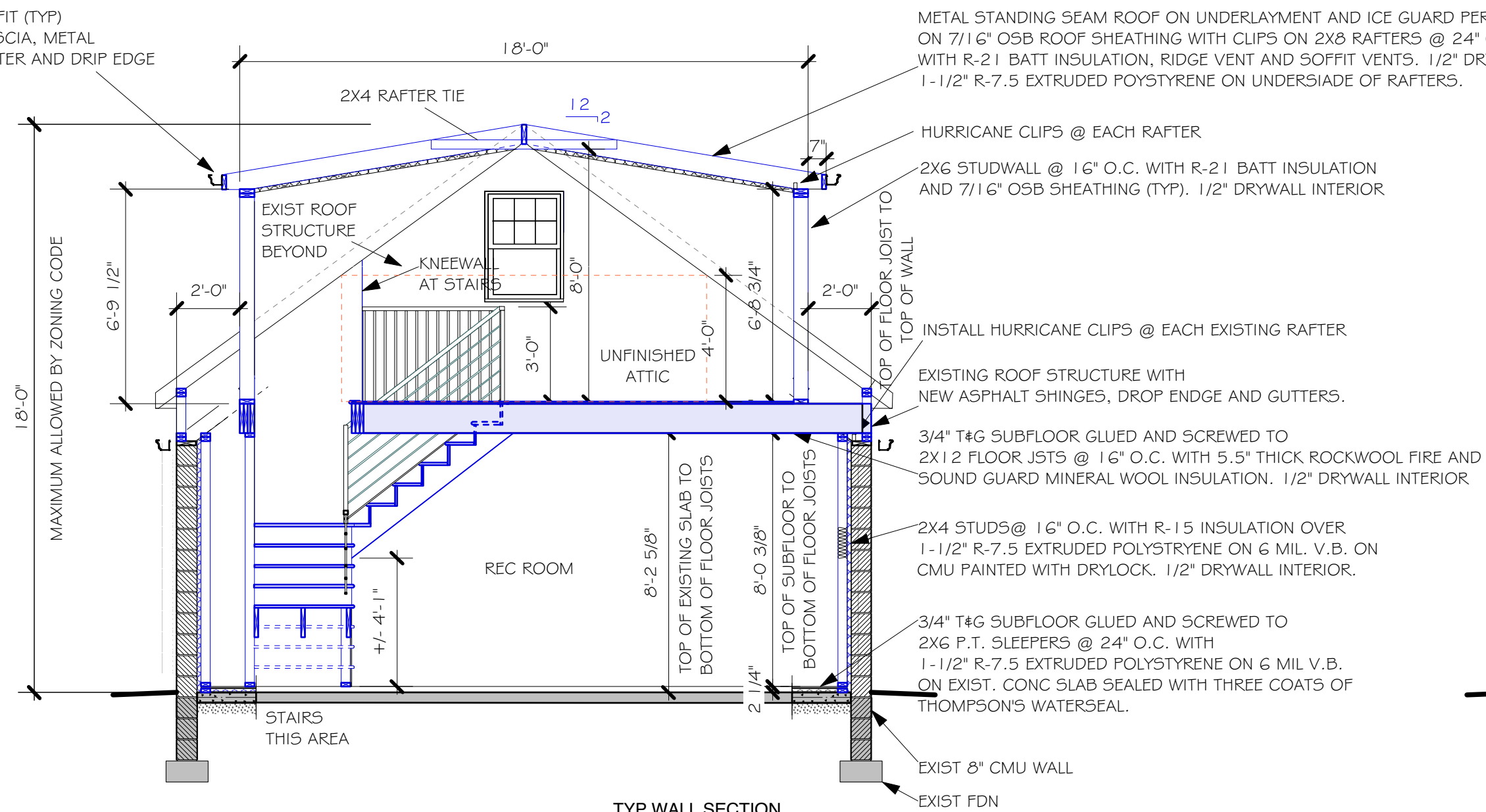
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**A-2**

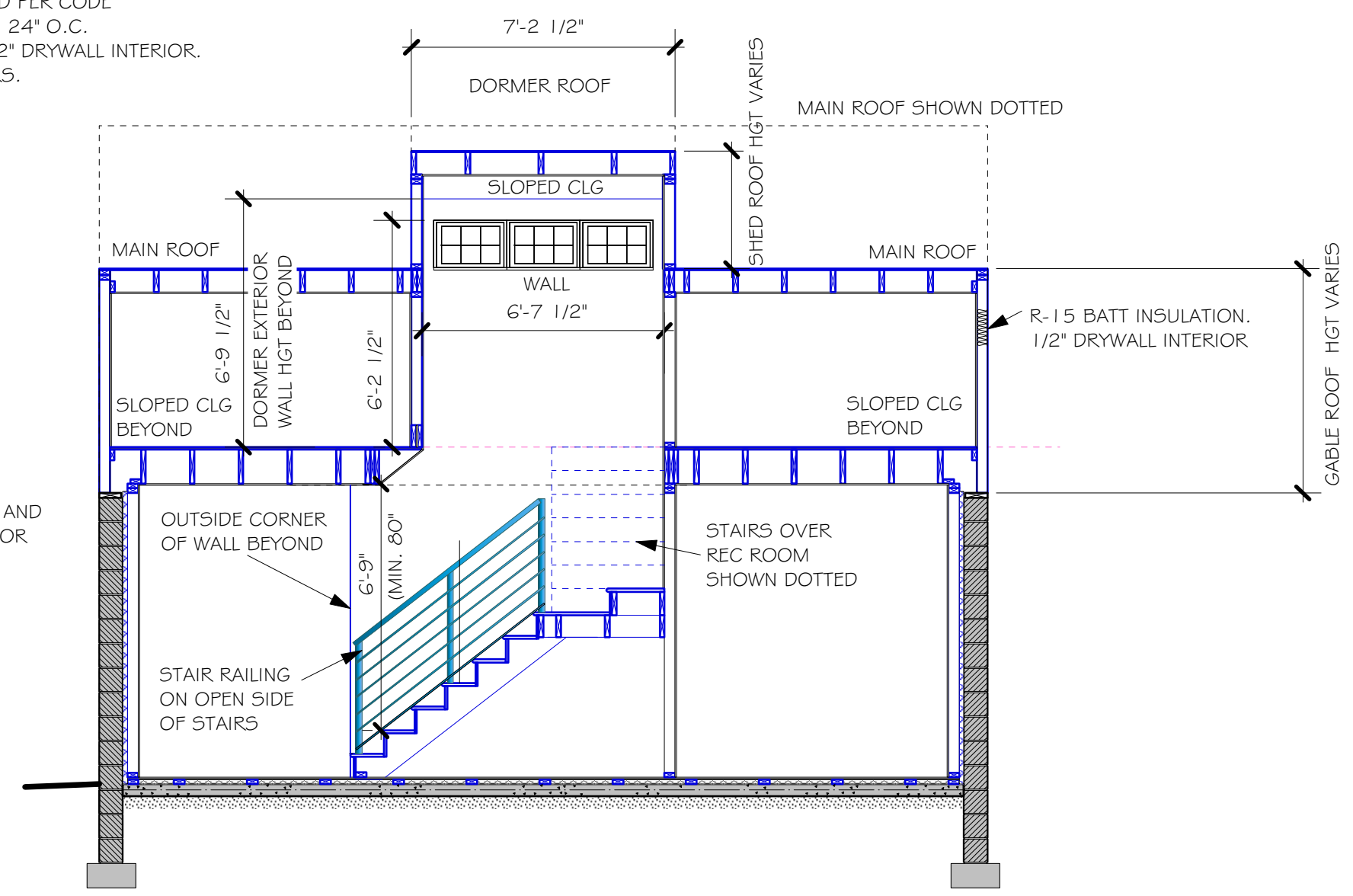


VENTED SOFFIT (TYP)  
2X6 SUB-FASCIA, METAL  
FASCIA, GUTTER AND DRIP EDGE



**A** CROSS-SECTION  
Scale: 1/4" = 1'-0"

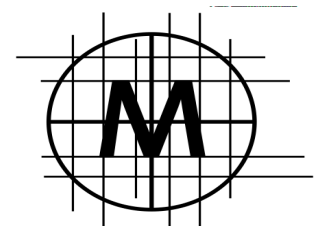
TYP WALL SECTION



**B** CROSS-SECTION  
Scale: 1/4" = 1'-0"

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**A-3**