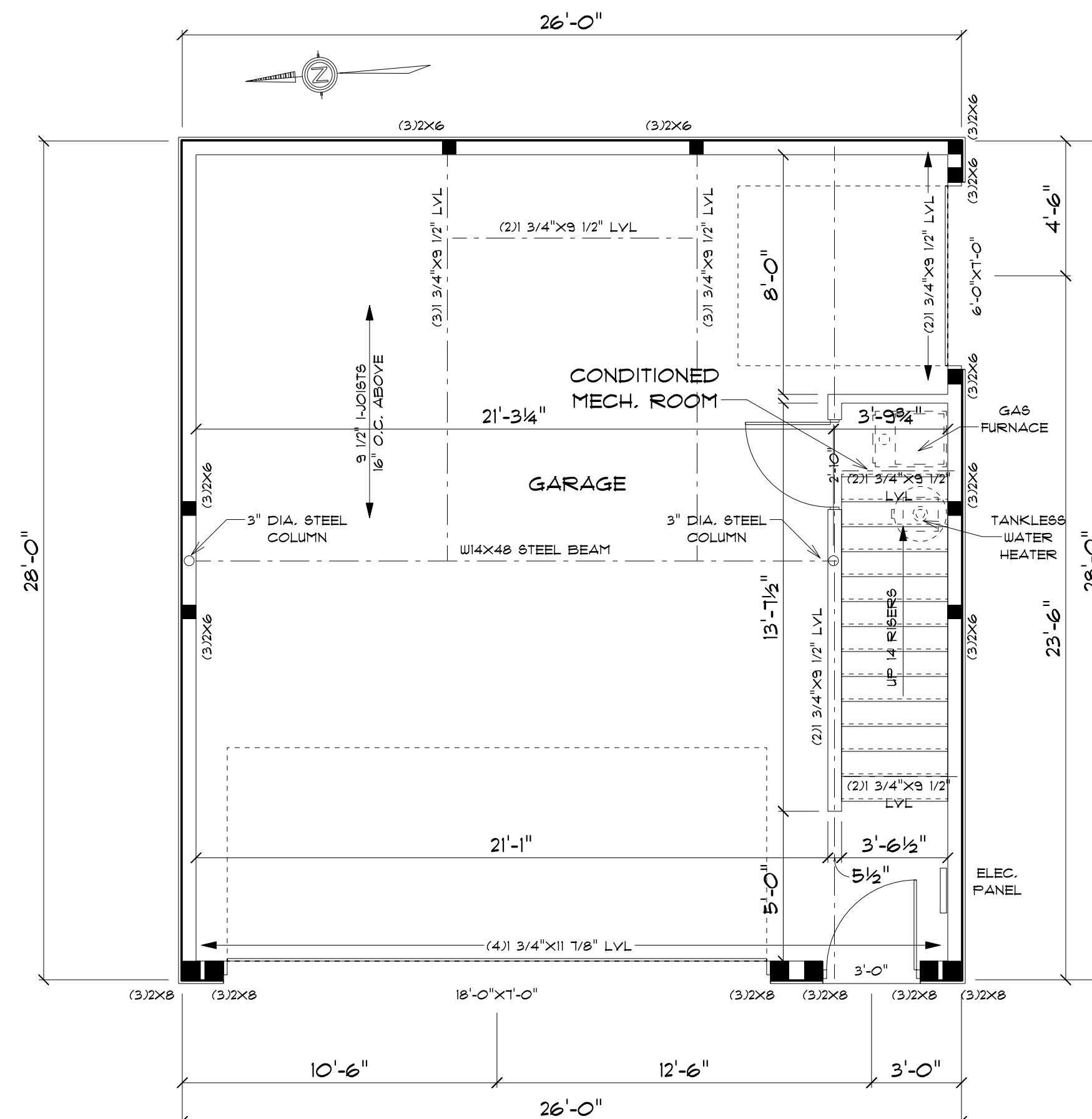


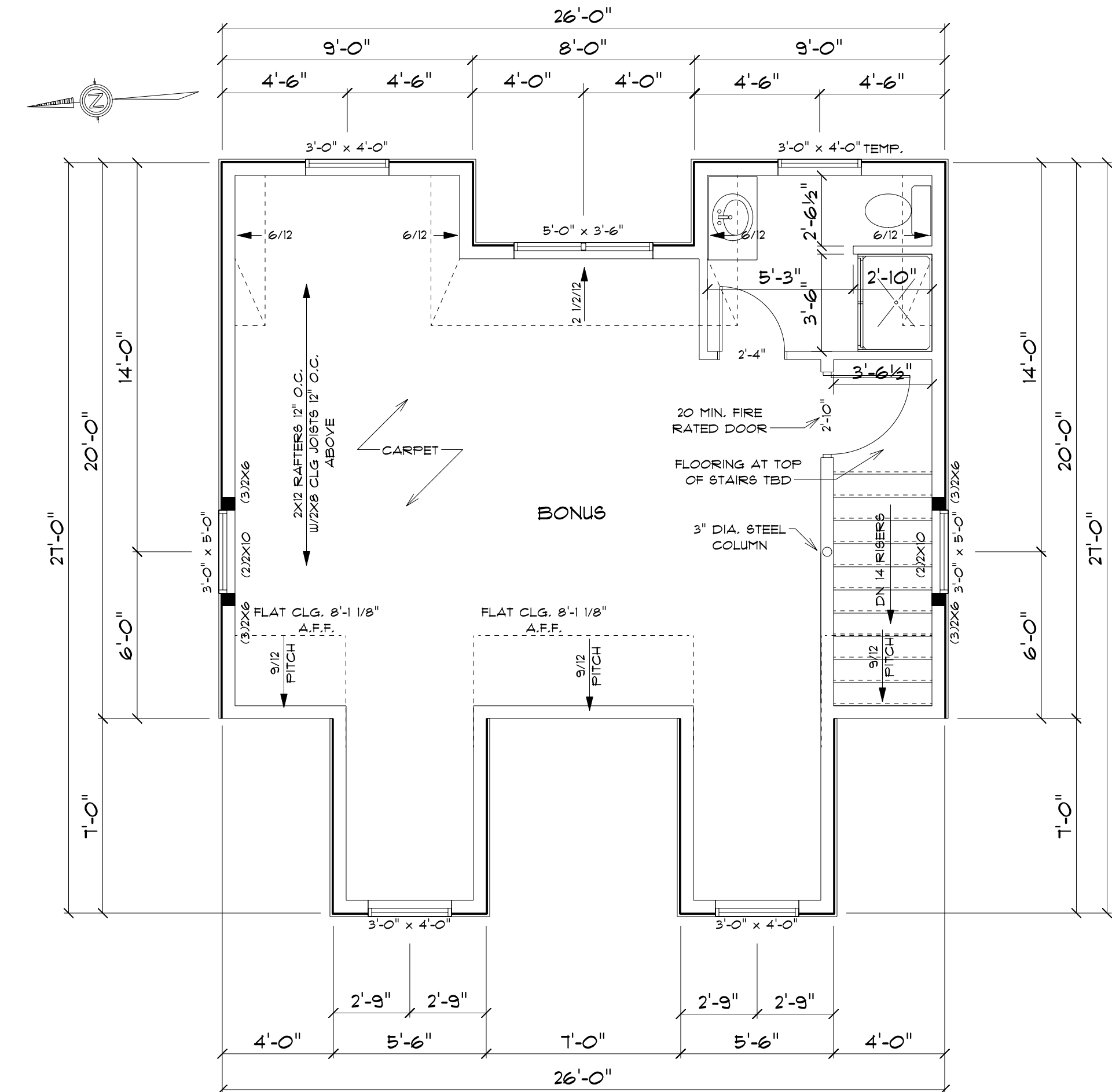
FOUNDATION

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



FIRST FLOOR

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



SECOND FLOOR

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

GROUND SNOW LOAD	WIND SPEED (MPH)	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM				WINTER DESIGN TEMP	ICE SHIELD UNDERLAYMENT REQUIRED	FLOOD HAZARD	AIR FREEZING INDEX	MEAN ANNUAL TEMP
			WEATHERING	FROST LINE DEPTH	TERMITES	DECAY					
VARIES	90	B	SEVERE	36"	MODERATE TO HEAVY	SLIGHT TO MODERATE	5.00	YES	VARIES	1900 OR LESS	50

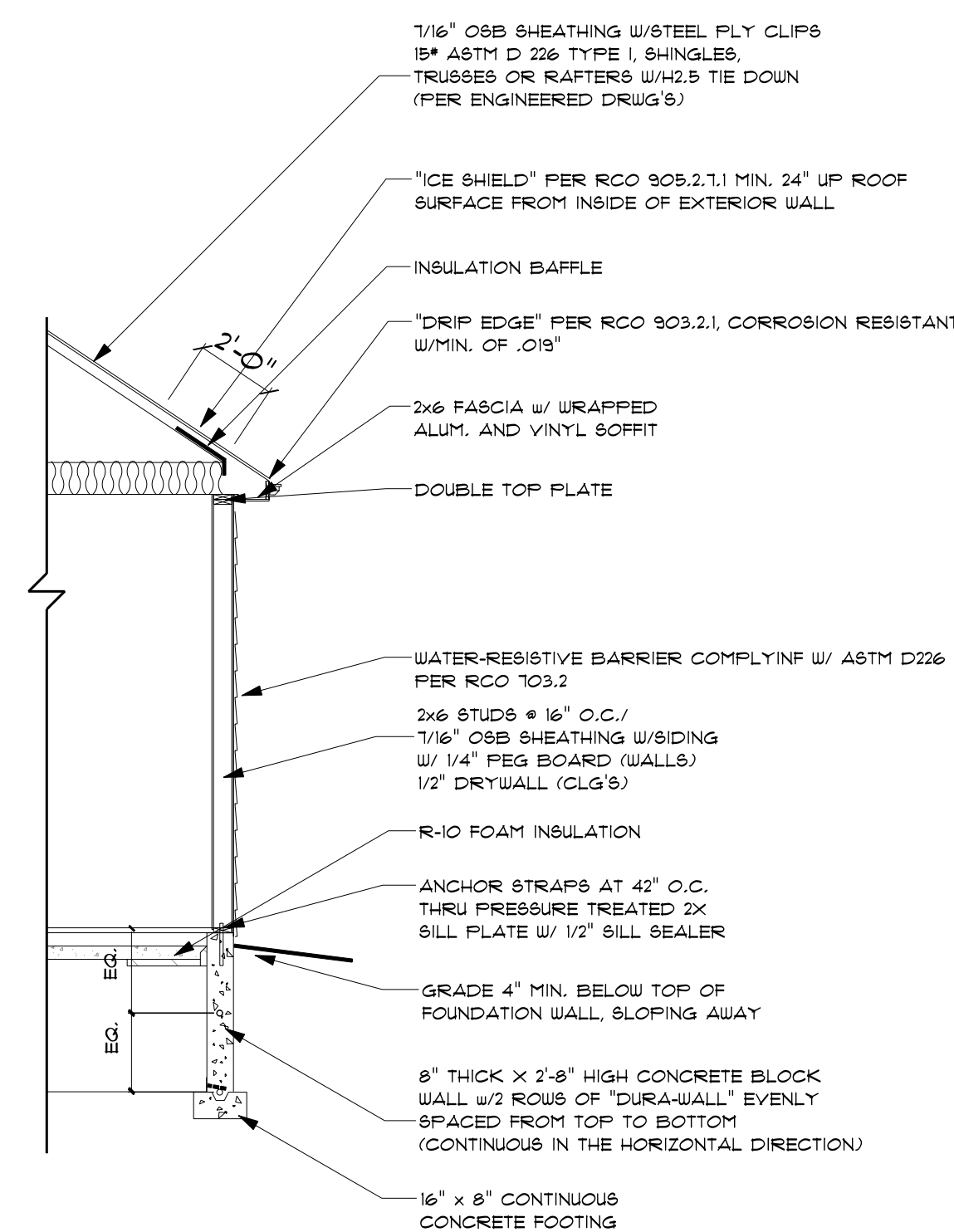
NOTE:
CONTRACTOR TO VERIFY, SET AND COORDINATE FOUNDATION WALL HEIGHTS AND FOUNDATION STEPS WITH SUB-CONTRACTOR PRIOR TO PROCEEDING. CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR PLACEMENT OF FOUNDATION AND UNKNOWN ENGINEERING IN THE PLACEMENT OF FOUNDATION. CONTRACTOR AND HOMEOWNER TO BE RESPONSIBLE FOR COST COVERAGE DUE TO SITE REQUIREMENTS BEYOND TYPICAL WALK-OUT BASEMENT CONDITIONS.

3' CONCRETE WALL REINFORCEMENT

(2) ROWS OF NO. 4 REBAR RUNNING HORIZONTALLY EVERY 36" EVENLY SPACED FROM FOOTER TO TOP OF WALL
#5 REBAR VERTICAL @ 40" O.C.

FOUNDATION NOTES

MAX. UNBALANCED FILL FOR 8" WIDE CONC. BLOCK WALL @ 8'-0" ABOVE SLAB
WATERPROOFING PER LOCAL CODE
ALL OTHER STRUCTURAL LUMBER TO BE CANADIAN SPECIES SPRUCE-PINE-FIR, UNLESS OTHERWISE NOTED
CONTRACTORS SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES TO LBT RESIDENTIAL DESIGN
FIRST FLOOR DESIGN LIVE LOAD = 40 PSF
SECOND FLOOR DESIGN LIVE LOAD = 40 PSF
ALL FRAMING AND STRUCTURAL CONSTRUCTION IS TO CONFORM TO 2013 RESIDENTIAL CODE OF OHIO AND APPLICABLE LOCAL CODES
GRADE MIN. 8" BELOW TOP OF FOUNDATION SLOPING AWAY
AVOID FLOOR JOISTS LOCATED DIRECTLY BELOW PLUMBING
BLOCK BETWEEN FLOOR JOISTS BELOW STRUCTURAL POINTS
ENGINEERED FLOOR JOISTS SPACED PER MANUFACTURER'S SPECIFICATIONS. BUILDER WILL PROVIDE DETAILED JOIST LAYOUT FROM JOIST MANUFACTURER PRIOR TO FRAMING INSPECTION
FOOTING DESIGN BASED ON 2000 F81 SOIL BEARING



TYPICAL WALL SECTION

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

NOTE:
BRACED WALL METHOD C8-U8P
GARAGE BRACED WALL METHOD C8-PF

SQUARE FOOTAGES

FIRST FLOOR	128.00
SECOND FLOOR	549.00

FRAMING NOTES

ALL DIMENSIONS CORRESPOND TO EITHER CENTERLINES OF CORNERS OF WOOD FRAMING LENGTHS AND/OR PENETRATION.
EXTERIOR WALLS MEASURED 6" / INTERIOR WALLS MEASURED 3.5" UNLESS NOTED.
ALL STRUCTURAL LUMBER MINIMUM #2 SOUTHERN YELLOW PINE OR BETTER UNLESS NOTED OTHERWISE.
ALL OTHER LUMBER MINIMUM #2 CANADIAN SPECIES SPRUCE-PINE-FIR.
ALL HEADERS IN EXTERIOR WALLS TO BE MINIMUM 2-2X10 OR AS NOTED ON FLOORPLAN.
ALL LUMBER IS TO BE GRADED AND MARKED WITH THE APPROPRIATE GRADE STAMP.
ALL INTERIOR NON-BEARING HEADERS ARE 2X4 STUD (FLAT).
PROVIDE MINIMUM 2-2X4 STUDS AT ALL BEARING POINTS UNLESS NOTED OTHERWISE.
ALL MULTIPLE MEMBER BEAMS ARE TO BE NAILED TOGETHER WITH 2 ROWS OF 16P NAILS (TOP AND BOTTOM) SPACED EVERY 12" ON CENTER.
ANY CUTTING, NOTCHING OR OTHER ADJUSTMENTS TO STRUCTURAL MEMBERS MUST COMPLY WITH CODE ALLOWANCES AND NOT LESSEN THE STRUCTURAL INTEGRITY OF THE BUILDING IN ANY MANNER.
PROVIDE SOLID BLOCKING BELOW ALL BEARING POINTS (CRUSH ZONES).
ROOF TRUSSES, MANUFACTURED BEAMS, AND ALL OTHER FIRE-CONSTRUCTED MATERIALS ARE DESIGNED AND ENGINEERED BY THE MANUFACTURER.
AVOID FLOORJOISTS DIRECTLY BELOW PLUMBING DRAINS.
USE OF METAL HANGERS MUST BE IN CONFORMANCE WITH MANUFACTURER'S RECOMMENDATIONS.
CONTRACTORS SITE VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO LBT RESIDENTIAL DESIGN.
DESIGN LIVE LOADS: 40 PSF FIRST FLOOR
30 PSF SECOND FLOOR SLEEPING RM'S
25 PSF ROOF FRAMING (WITHSTAND 90 MPH WIND LOAD)

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 Project: **ELLIOTT GARAGE**
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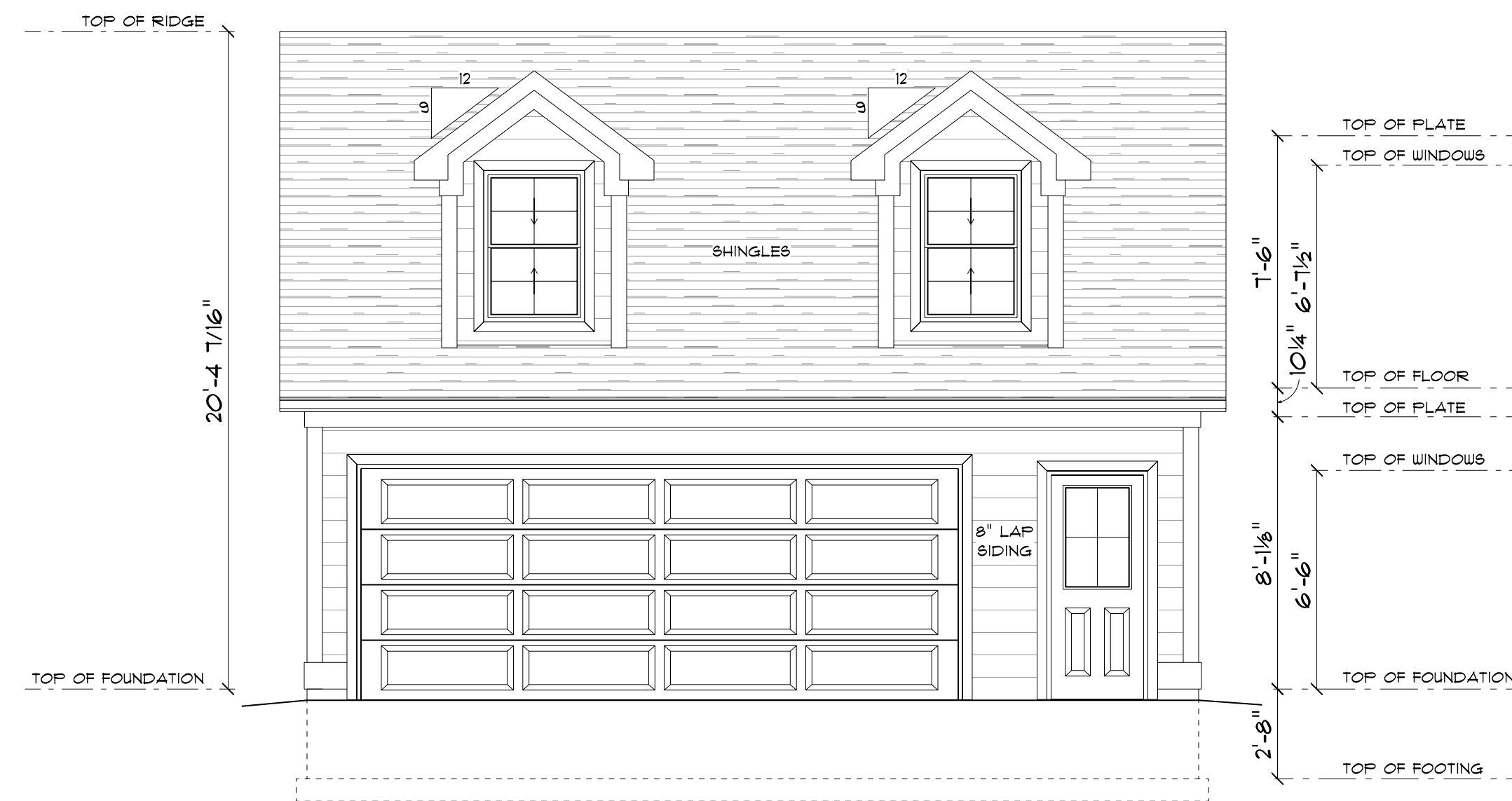
Client Approval

Revision	Date
1st Print	Unusually, September 03, 2020
2nd Print	Unusually, September 03, 2020

Drawn by: JT

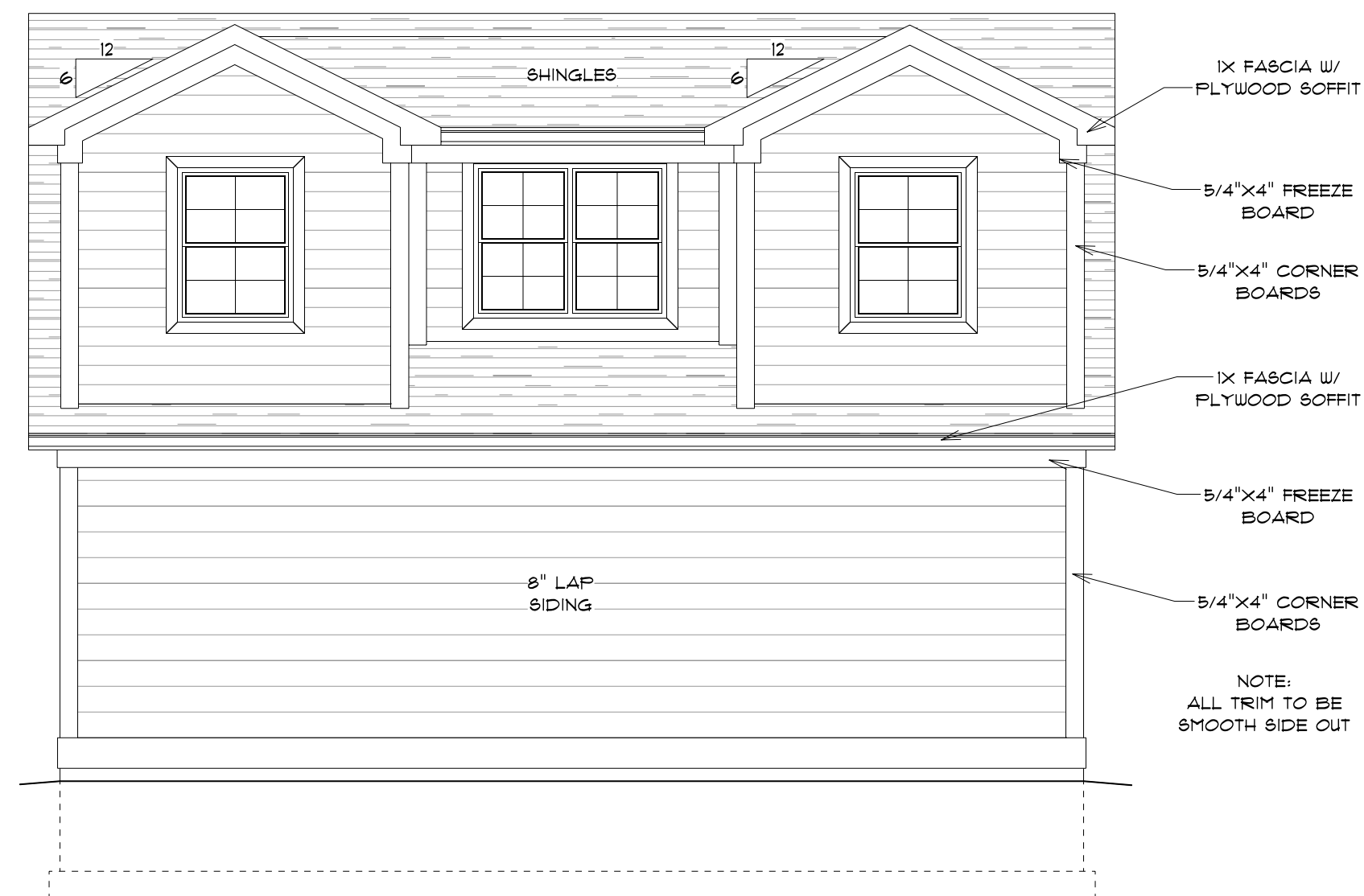
Date: 5/21/2020
 Project #: 20-011

Title: PROPOSED



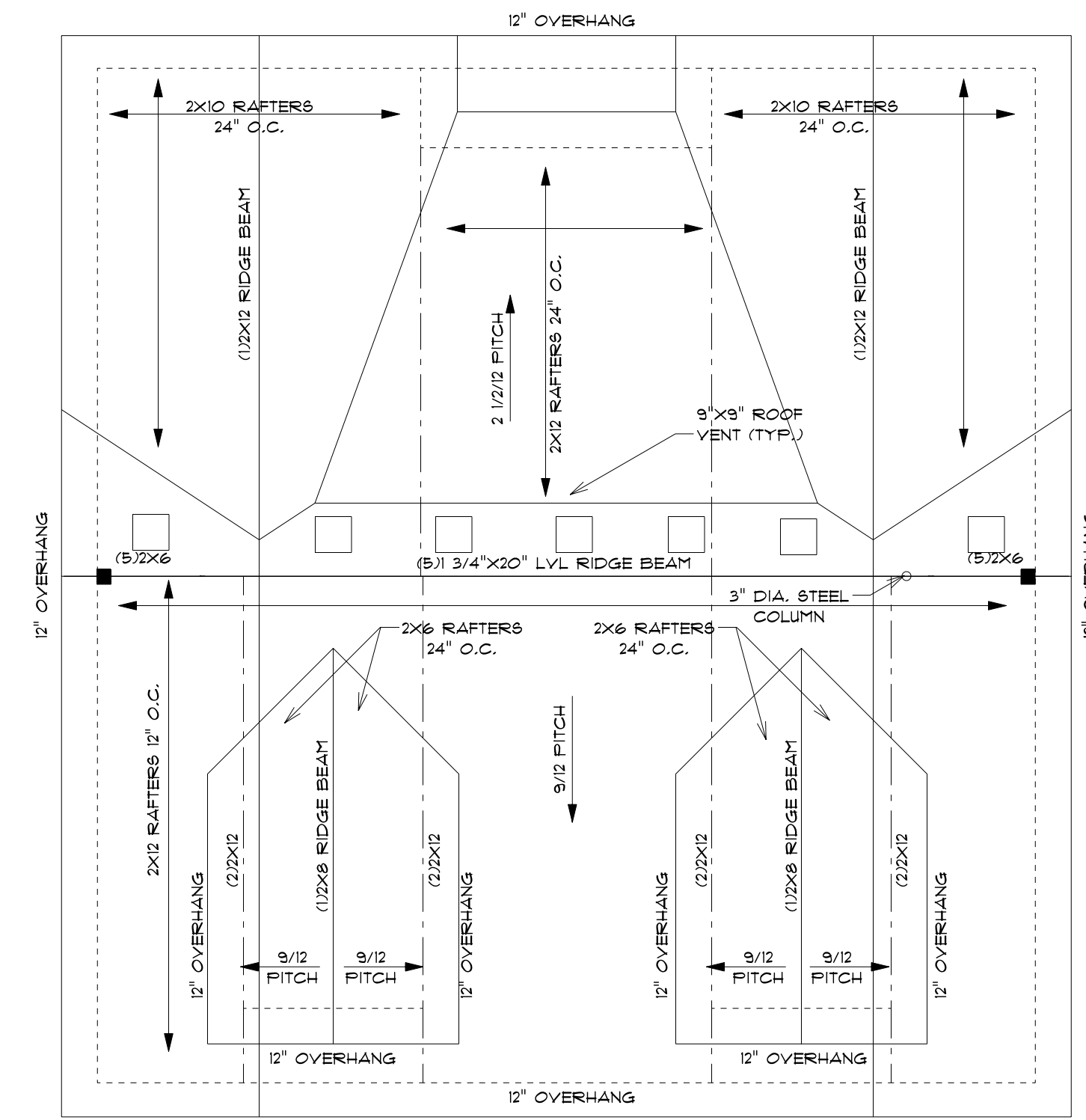
FRONT ELEVATION (WEST)

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



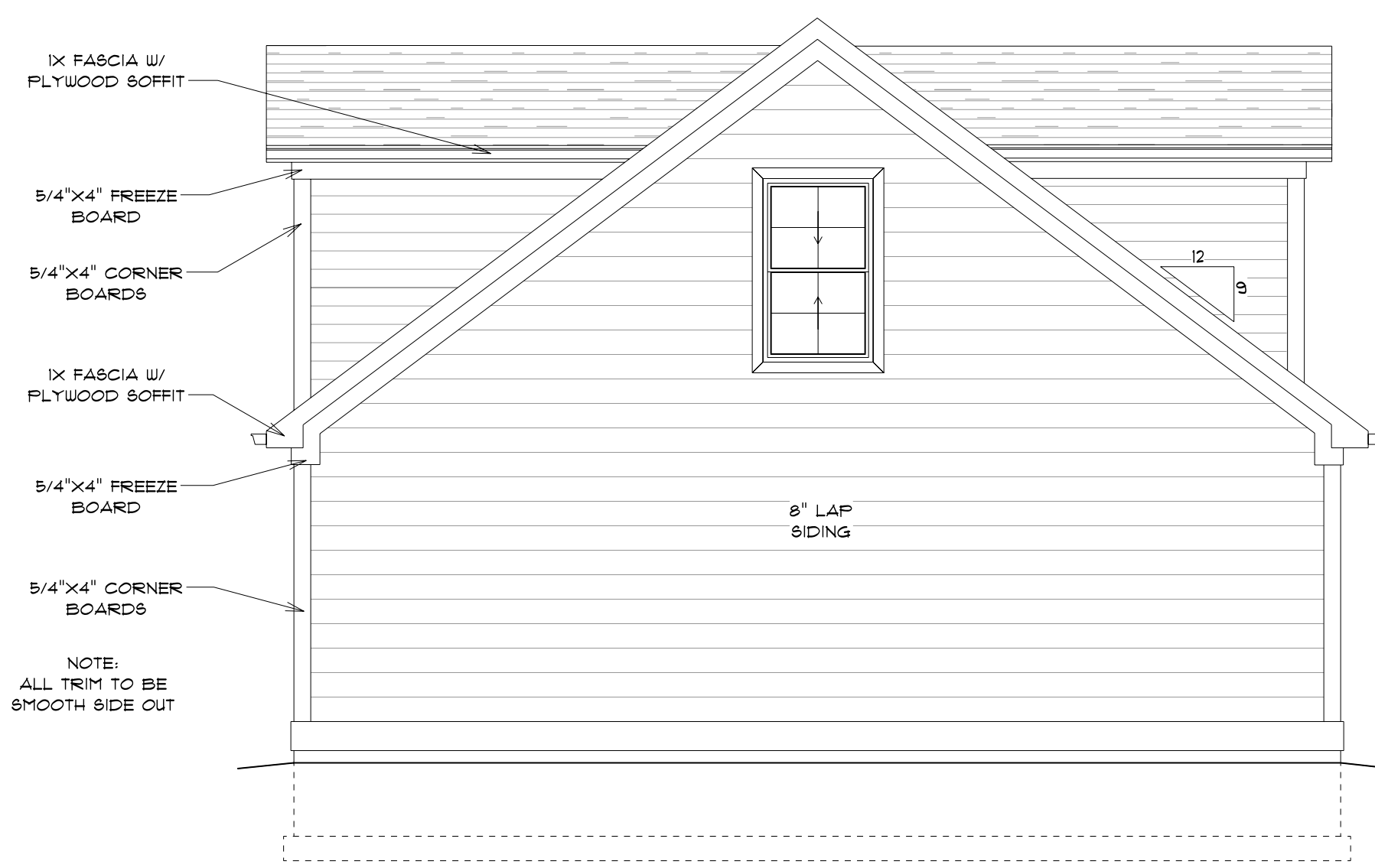
REAR ELEVATION (EAST)

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



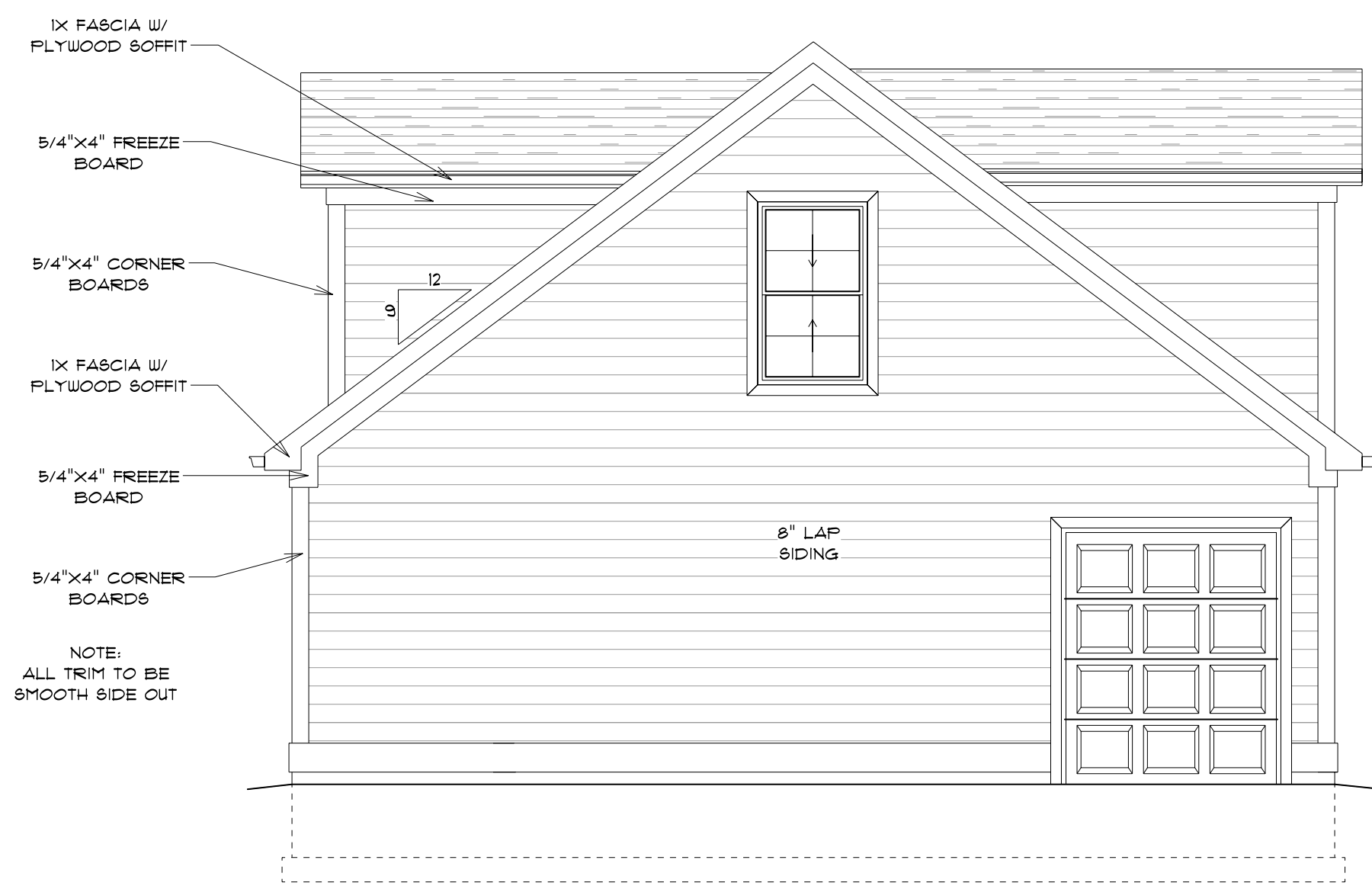
ROOF

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



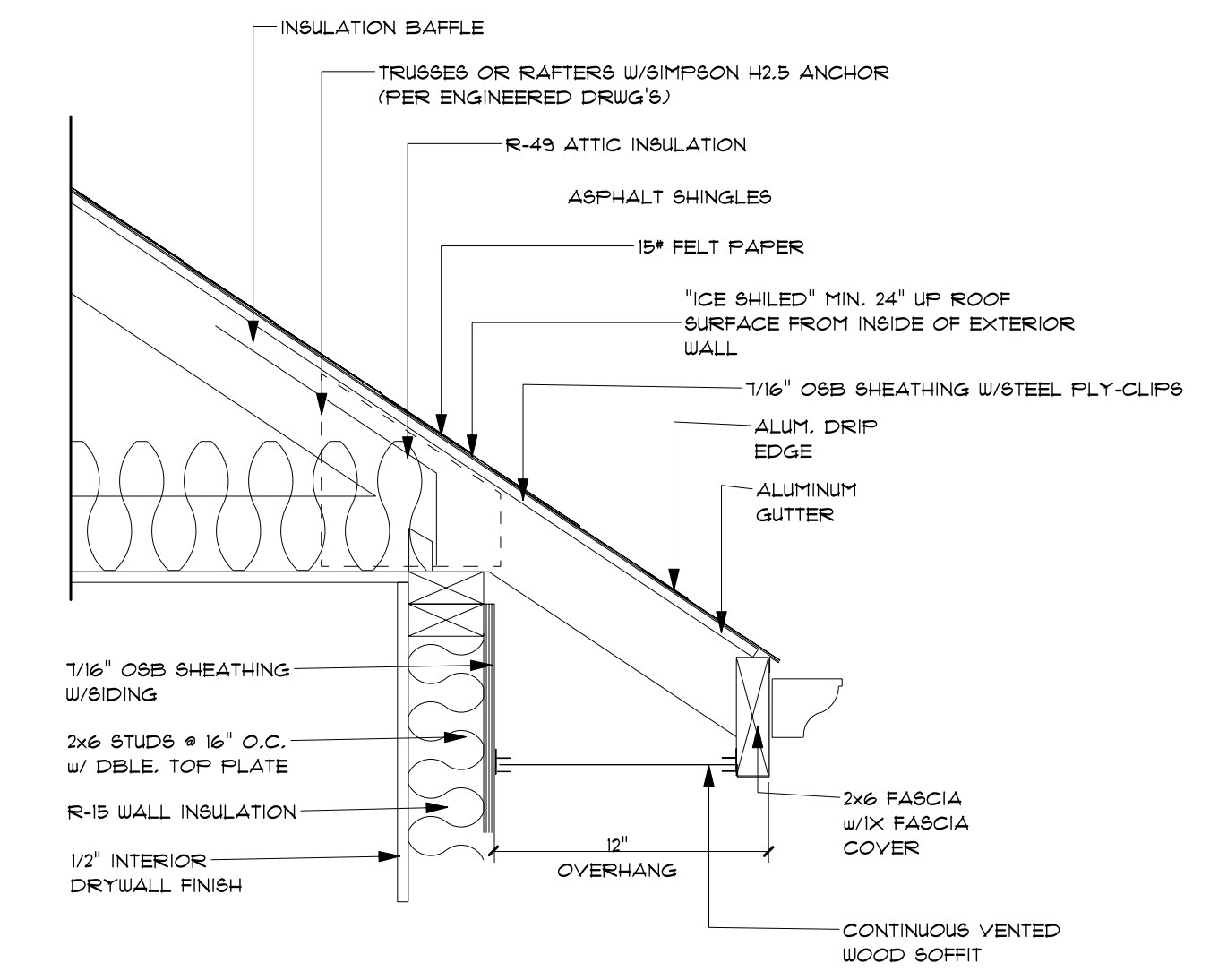
LEFT ELEVATION (NORTH)

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



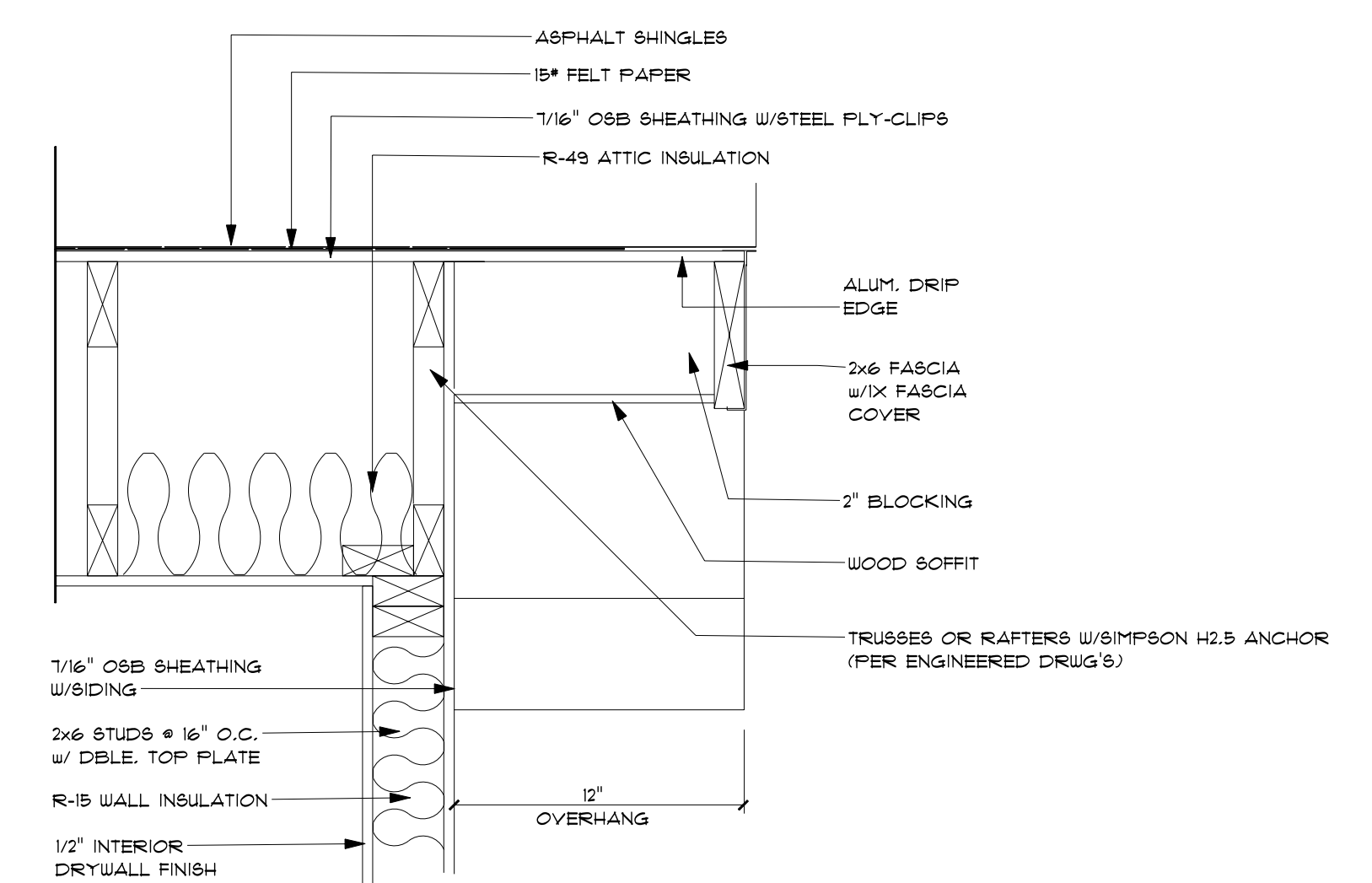
RIGHT ELEVATION (SOUTH)

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



12" OVERHANG DETAIL

SCALE: 1 1/2" = 1'-0"



12" RAKE DETAIL

SCALE: 1 1/2" = 1'-0"

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Client Approval

Revision	Date
1st - 1st Print	Wednesday, September 02, 2020
2nd - 1st Print	Wednesday, September 02, 2020

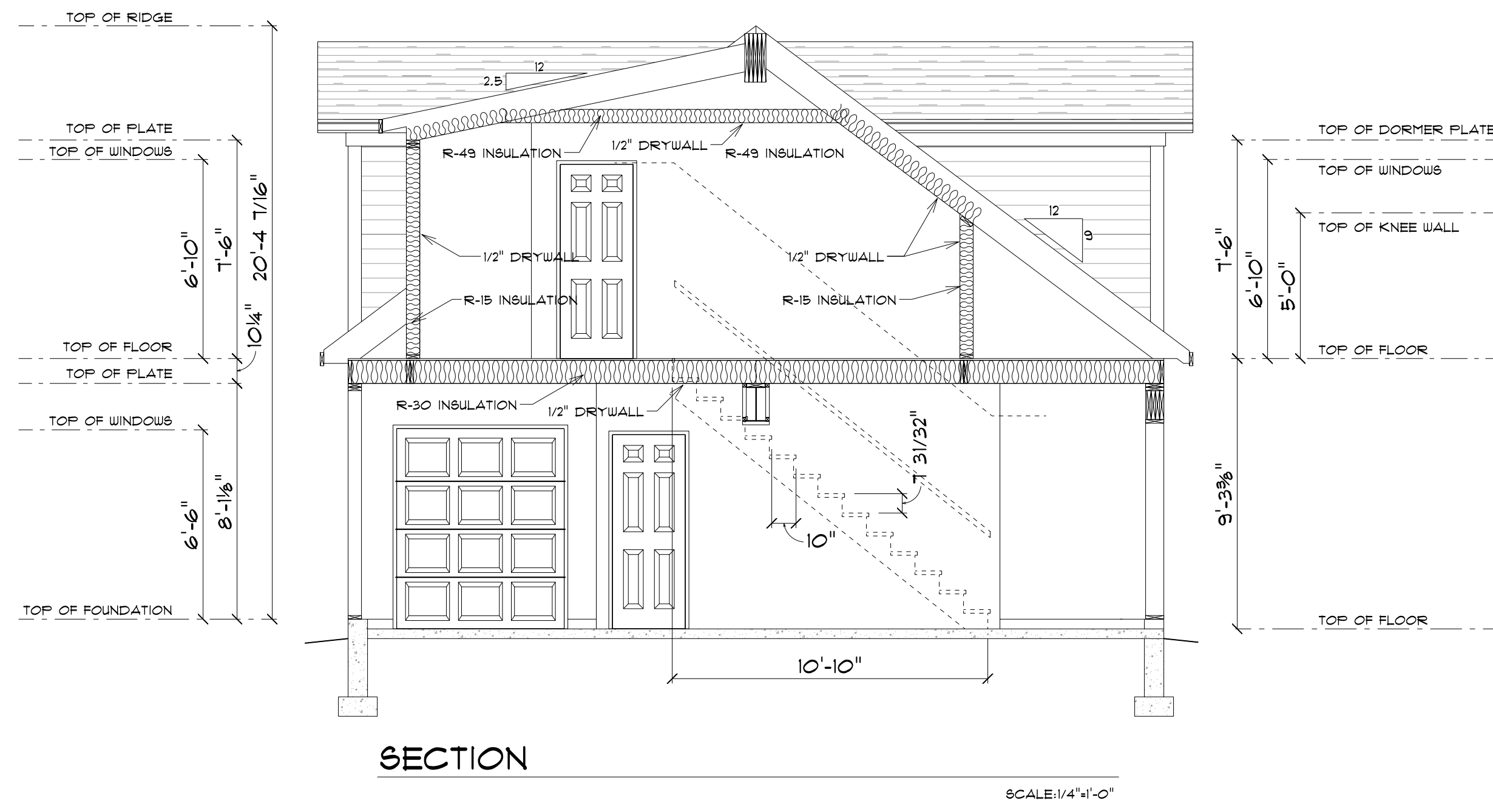
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Project #: 20-011

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Sheet 2 of 4



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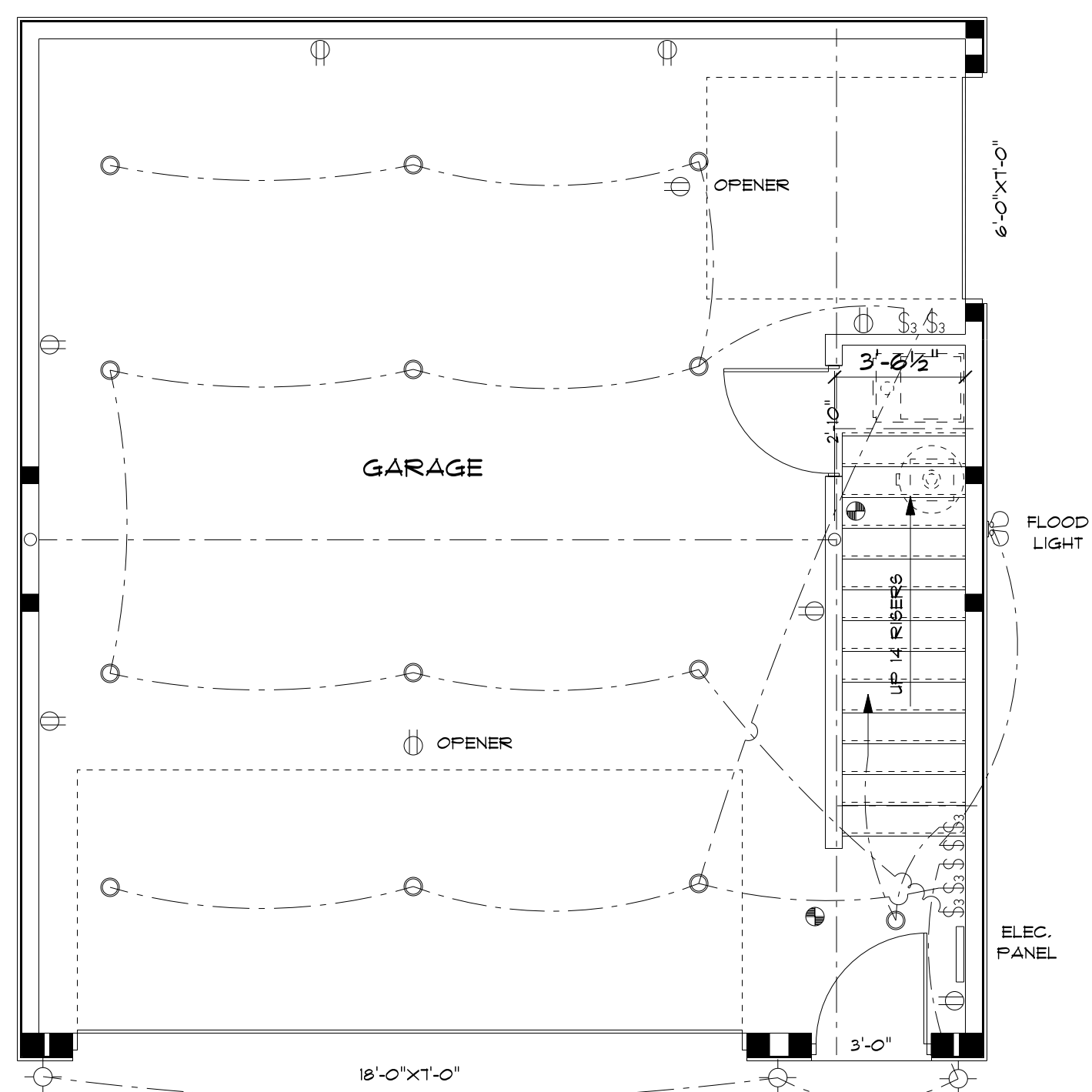
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Client Approval

Revision	Date
10-10-20 P11142	10/10/2020
10-10-20 P11142	10/10/2020

Drawn by: JT

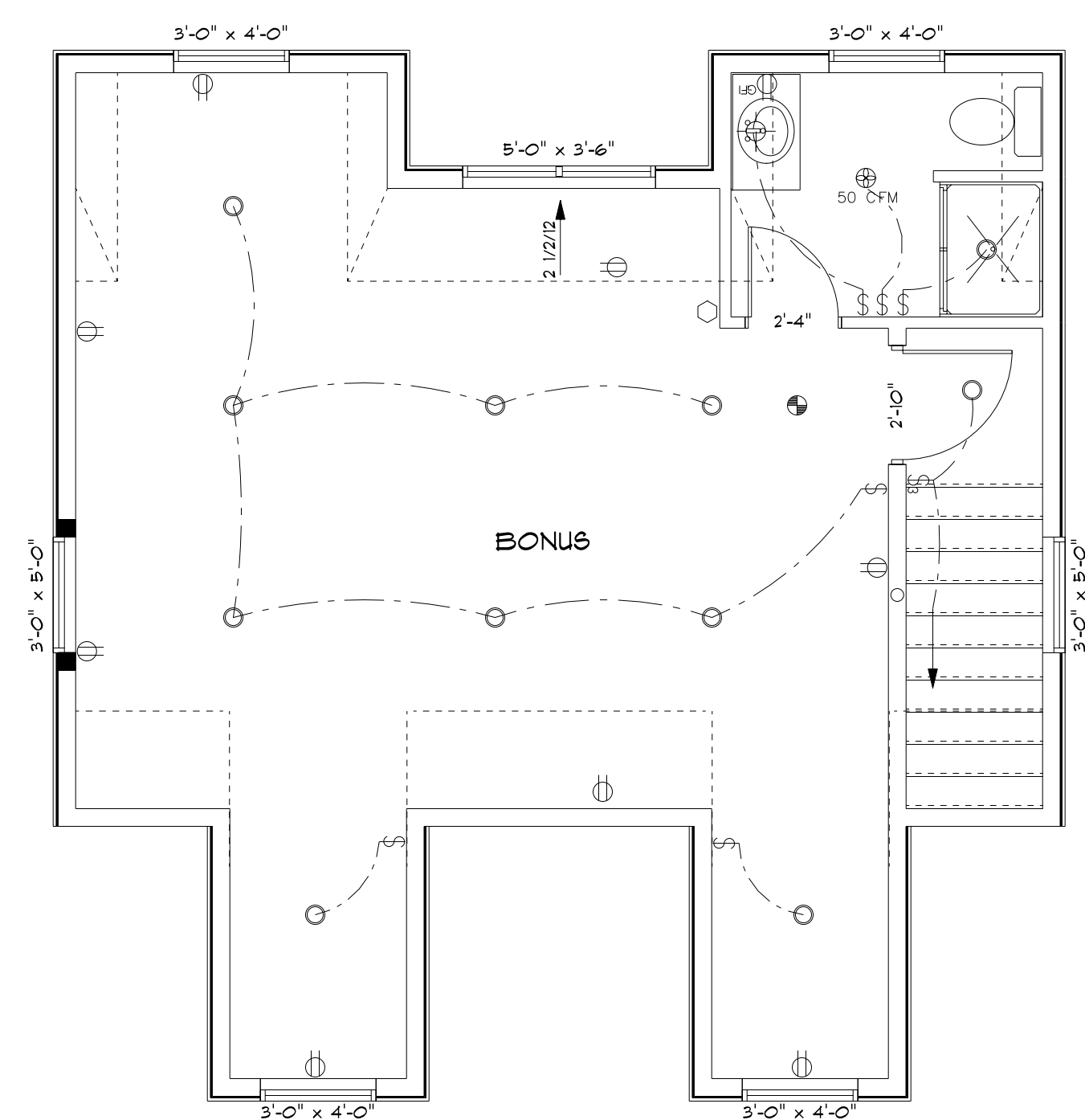
Date	5/21/2020
Project #	20-011
Title	PROPOSED
Sheet	3 of 4



FIRST FLOOR ELECTRIC

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

ELECTRICAL LEGEND	
ELECTRICAL	SYMBOL
spotlight double	
pot light	
Electric Panel	
carbon monoxide detector	
fan 50 CFM	
light	
outlet	
outlet gfi	
smoke detector	
switch	
switch 3 way	



SECOND FLOOR ELECTRIC

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

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Client Approval

Revision	Date
See next sheet	Unintentionally Reprinted 03.2020
See next sheet	Unintentionally Reprinted 03.2020

Drawn by: JT

Date: 5/21/2020

Project #: 20-011

Title: PROPOSED

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