

**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.

**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.

#	DATE	ISSUED WITH: CHANGE DESCRIPTION

**2456 FAIR AVE**  
 2456 FAIR AVE, BEXLEY OH 43209  
 NEW DETACHED GARAGE AND COVERED PORCH



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

SHEET # / DESCRIPTION

**FLOOR PLAN**

**A1-1**

DATE: 10.25.2022

BZA SUBMISSION

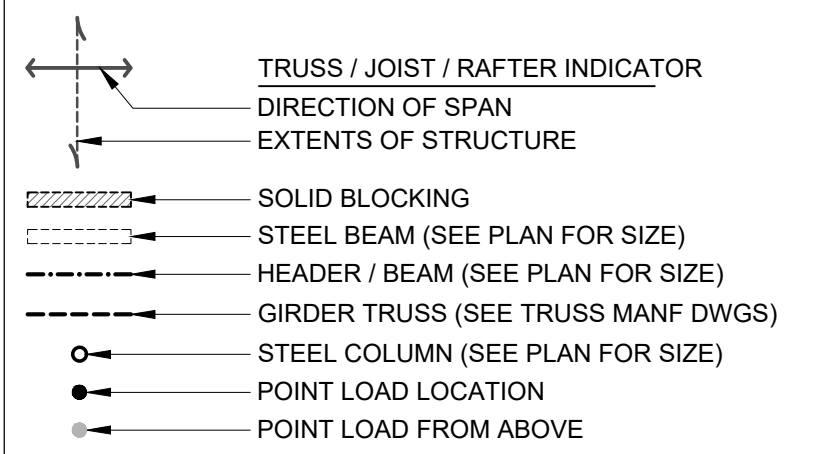
SCOTT BAKER, LICENSE #14654  
 EXPIRATION DATE 12/31/2023

SBA STUDIOS PROJECT # 2022-275

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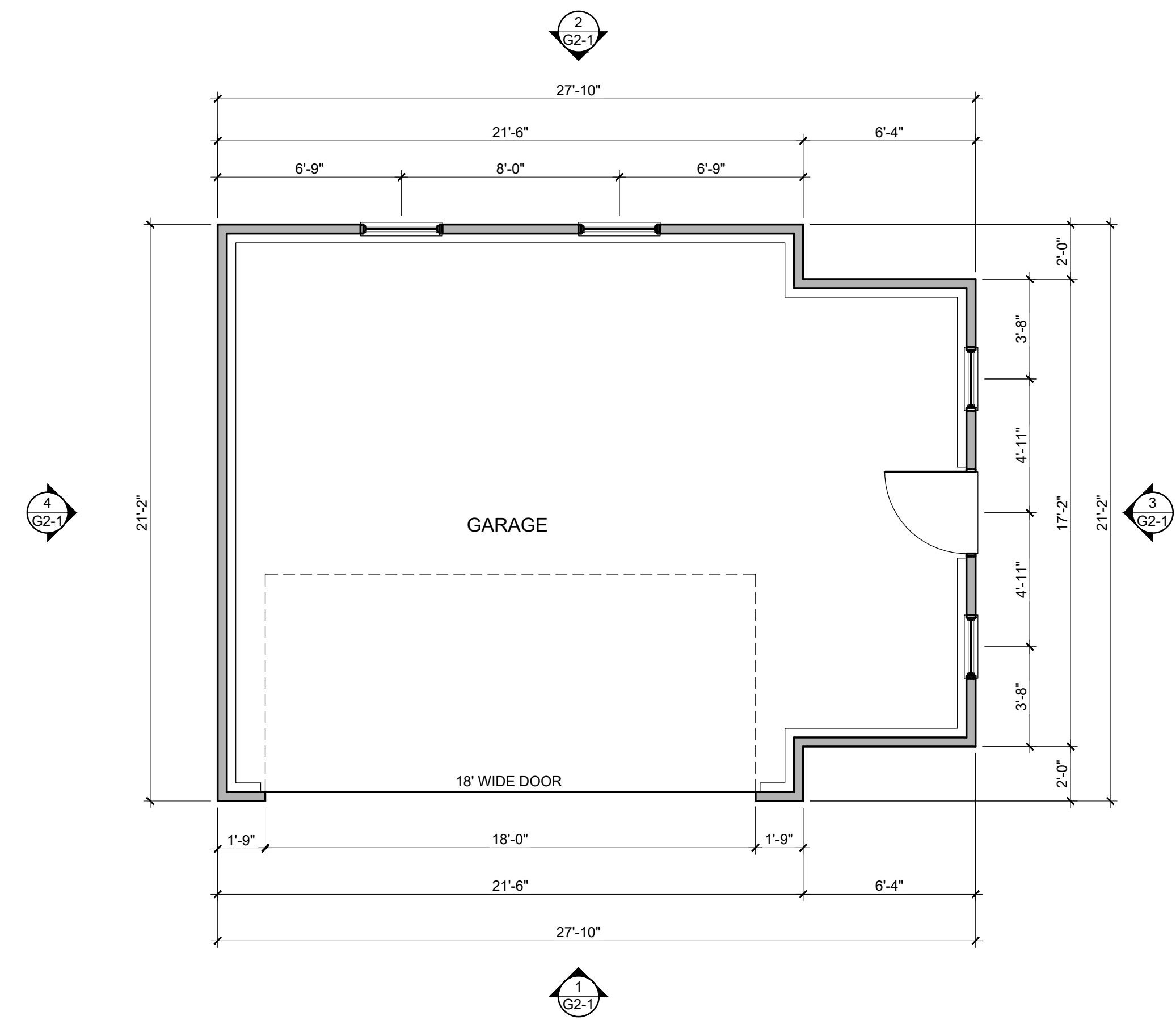
SHEET # / DESCRIPTION  
 DETACHED GARAGE

**G1-1**

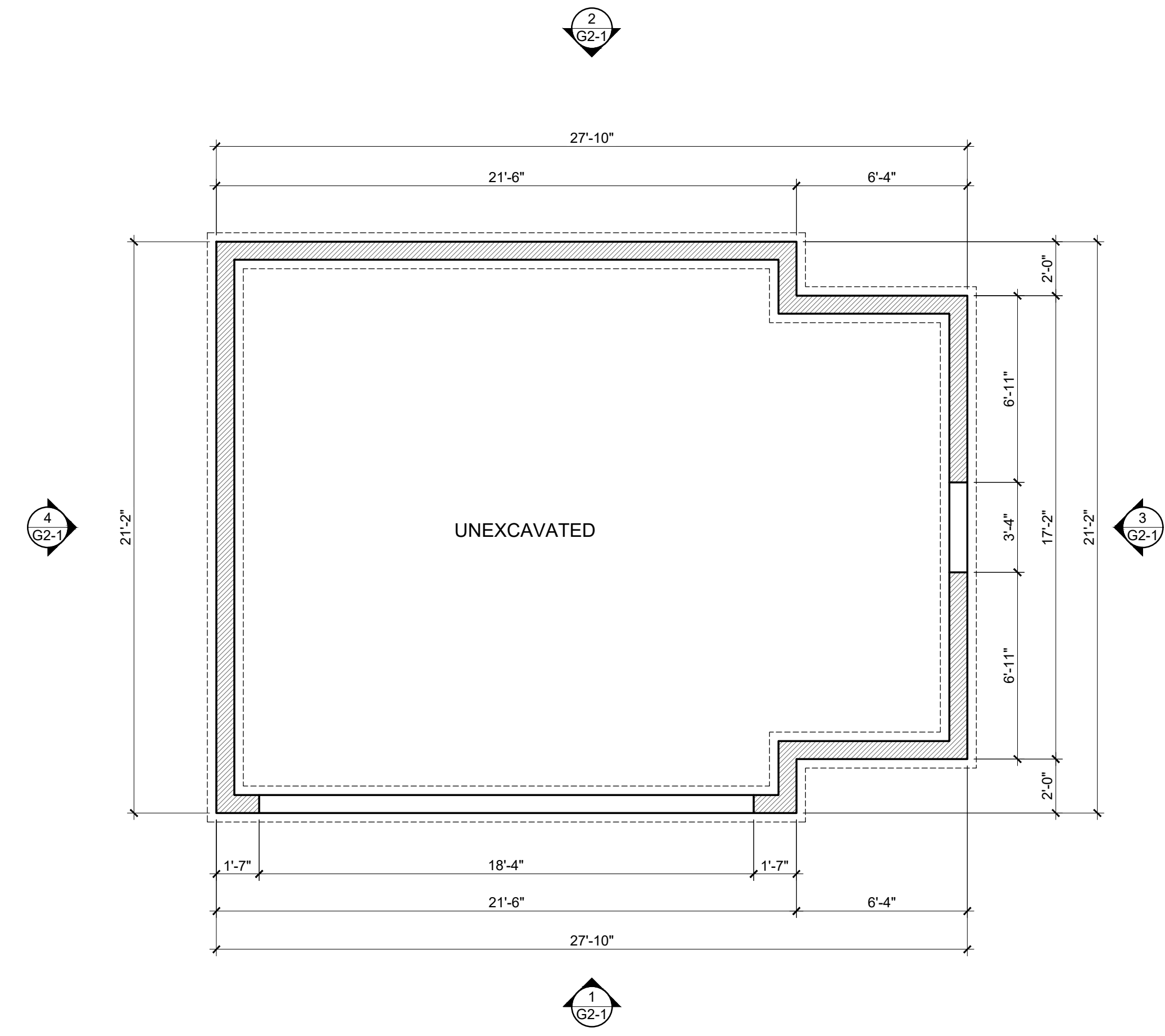
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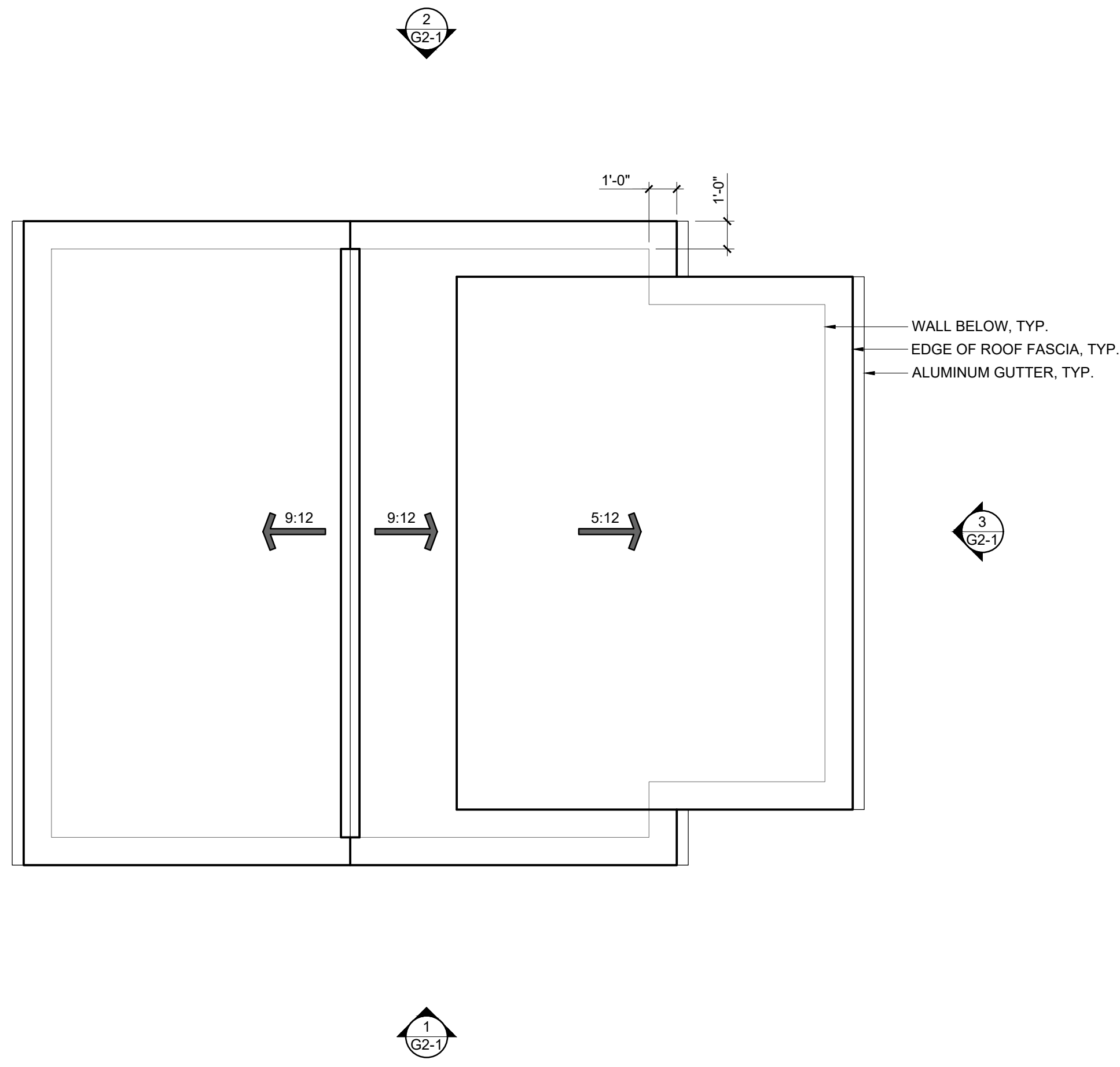
SBA STUDIOS PROJECT # 2022-275



2 DETACHED GARAGE FLOOR PLAN



1 DETACHED GARAGE FOUNDATION PLAN



4 NOT USED

3 DETACHED GARAGE ROOF PLAN