



PUBLIC NOTICE
CITY OF BEXLEY
ARCHITECTURAL REVIEW BOARD
BOARD OF ZONING AND PLANNING

The Bexley Architectural Review Board (ARB) will hold a Public Meeting on the following case on **Thursday, November 14, 2019 at 6:00 PM**, in City Council Chambers, Bexley City Hall, 2242 East Main Street, Bexley, Ohio.

The Bexley Board of Zoning and Planning (BZAP) will hold a Public Hearing on the following case on **Thursday, December 5, 2019 at 6:00 PM.**, in City Council Chambers, Bexley City Hall, 2242 East main Street, Bexley, Ohio.

The APPLICANT or REPRESENTATIVE must be present at the Public Hearing. The Board may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance. The Board may move to consider the application in those circumstances where dismissal without hearing would constitute a hardship on the adjoining property owners or other interested persons.

a. Application No.: BZAP-19-15

Applicant: John Spiropoulos

Owner: Same

Location: 902 S. Cassingham

ARB Request: The applicant is seeking architectural review and a recommendation to the Board of Zoning and Planning, to allow a new detached garage.

BZAP: The applicant is seeking architectural review and approval to allow a new 26'x 28' detached garage. The applicant is also seeking a variance from Bexley Code Section 1252.15(a) which limits an accessory structure to no greater than thirty-five (35%) of the building footprint of the principal structure or 624 square feet, to allow the proposed garage to be 728sq'. The applicant is also seeking a variance from Bexley code section 1252.09 (R-6 Zoning) which limits building lot coverage to 35%, to allow a 26' x 28' garage, which would bring the total building lot coverage to be 39%. The applicant is also seeking a variance from Bexley Code Section 1252.15, which indicates no story in an accessory structure shall exceed 10', to allow the over height of the garage to be 23'

A copy of this application is available for review in the Building Department office during the hours of 8:00 A.M. until 4:00 P.M. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 10-31-2019

*(BZAP)Board of Zoning & Planning
Application - Review of Variance
requests for Residential and
Commercial Development

Applicant
 john spiropoulos
 6143709955
 john@hztrust.org

Location
902 S CASSINGHAM RD
Bexley, OH 43209

BZAP-19-15

Submitted On: Oct 08, 2019

A.1: Project Information

Brief Project Description - ALSO PROVIDE 2 HARD COPIES (INCLUDING PLANS) TO THE BUILDING DEPARTMENT.

New 2 car garage to replace original 1 car garage

Architecture Review

true

Conditional Use

--

Demolition

true

Planned Unit Dev

--

Rezoning

--

Variance or Special Permit

true

What requires Major Architectural Review

Height and square footage of new garage

What requires Minor Architectural Review

Major Architectural Review

true

Minor Architectural Review

--

A.1: Attorney / Agent Information

Agent Name

n/a

Agent Address

--

Agent Email

--

Agent Phone

--

A.2: Fee Worksheet

Estimated Valuation of Project

--

Minor Architectural Review

--

Major Architectural Review

true

Variance Review

true

Variance Review Type

Others

Zoning

--

Zoning Review Type	Sign Review and Architectural Review for Commercial Projects
--	--
Review Type	Appeal of ARB decision to BZAP
Special Permit, Conditional Uses and All Others	--
Appeal of BZAP decision to City Council	
--	

B: Project Worksheet: Property Information

Occupancy Type	Zoning District
Residential	R-6
Use Classification	
R-6 (35% Building and 60% Overall)	

B: Project Worksheet: Lot Info

Width (ft)	Depth (ft)
48	135
Total Area (SF)	
6480	

B: Project Worksheet: Primary Structure Info

Existing Footprint (SF)	Proposed Addition (SF)
985	0
Removing (SF)	Type of Structure
0	House
Proposed New Primary Structure or Residence (SF)	Total Square Footage
--	985

B: Project Worksheet: Garage and/or Accessory Structure Info (Incl. Decks, Pergolas, Etc)

Existing Footprint (SF)	Proposed Addition (SF)
324	0
New Structure Type	Ridge Height
Garage	23 ft
Proposed New Structure (SF)	Is there a 2nd Floor
728	Yes
2nd Floor SF	Total of all garage and accessory structures (SF)
728	1456

Total building lot coverage (SF)
1713

Total building lot coverage (% of lot)
26

Is this replacing an existing garage and/or accessory structure?
Yes

B: Project Worksheet: Hardscape

Existing Driveway (SF)
776

Existing Patio (SF)
0

Existing Private Sidewalk (SF)
0

Proposed Additional Hardscape (SF)
0

Total Hardscape (SF)
776

B: Project Worksheet: Total Coverage

Total overall lot coverage (SF)
2489

Total overall lot coverage (% of lot)
39

C.1 Architectural Review Worksheet: Roofing

Roofing
true

Structure
Garage Only

Existing Roof Type
--

New Roof Type
--

New Single Manufacturer
--

New Roof Style and Color
to match style/color of main house

C.1 Architectural Review Worksheet: Windows

Windows
true

Structure
Garage Only

Existing Window Type
--

Existing Window Materials
--

New Window Manufacturer
--

New Window Style/Mat./Color
to complement style of house

C.1 Architectural Review Worksheet: Doors

Doors
true

Structure
Garage Only

Existing Entrance Door Type	Existing Garage Door Type
--	--
Door Finish	Proposed Door Type
--	--
Proposed Door Style	Proposed Door Color
to complement style of house	--

C.1 Architectural Review Worksheet: Exterior Trim

Exterior Trim	Existing Door Trim
true	--
Proposed New Door Trim	Existing Window Trim
to complement style of house	--
Proposed New Window Trim	Trim Color(s)
to complement style of house	--
Do the proposed changes affect the overhangs?	
--	

C.2 Architectural Review Worksheet: Exterior Wall Finishes

Exterior Wall Finishes	Existing Finishes
true	--
Existing Finishes Manufacturer, Style, Color	Proposed Finishes
--	--
Proposed Finishes Manufacturer, Style, Color	
to complement style/color of house	

D: Tree & Public Gardens Commission Worksheet

Type of Landscape Project	Landscape Architect/Designer
--	--
Architect/Designer Phone	Architect/Designer E-mail
--	--
Project Description	
--	
I have read and understand the above criteria	
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D: (Staff Only) Tree & Public Gardens Commission Worksheet

Design plan with elevations (electronic copy as specified in instructions plus 1 hard copy)

Design Specifications as required in item 3 in "Review Guidelines and List of Criteria" above

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Applicant has been advised that Landscape Designer/Architect must be present at meeting

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E.1 Variance Worksheet

Description of the Proposed Variance. Please provide a thorough description of the variance being sought and the reason why.

Variance for Square Footage of 728 (vs 624) and Roof Height of 23' (vs 20') . This will allow for two vehicles and additional storage space. This enhancement will compensate for lack of storage space within the main structure.

1. Does the property in question require a variance in order to yield a reasonable return? Can there be any beneficial use of the property without the variance? Please describe.

Yes. A new and improved garage will add modern functionality to the property as a whole, making it comparable to other updated properties in the area.

2. Is the variance substantial? Please describe.

No. The size and placement of the proposed garage works efficiently on this particular parcel, which incorporates a vacated alley. The scale/roof pitch matches that of the main structure, and the height is similar to other garages in the area.

3. Would the essential character of the neighborhood be substantially altered or would adjoining properties suffer a substantial detriment as a result of the variance? Please describe.

No. Much attention has been taken to improve functionality, aesthetics, and the preservation of existing accessibility for all adjacent properties.

E.2 Variance Worksheet

4. Would the variance adversely affect the delivery of governmental services (e.g. water, sewer, garbage)? Please describe.

No. The new garage will not interfere with utilities or city services.

5. Did the property owner purchase the property with the knowledge of zoning restriction? Please describe.

No. There were no plans to replace the garage when property was purchased 25 years ago.

6. Can the property owner's predicament feasibly be obviated through some method other than a variance? Please describe.

No. A modern garage of standard dimensions is essential for two automobiles and adequate storage of household items.

7. Is the spirit and intent behind the zoning requirement observed and is substantial justice done by granting the variance? Please describe.

Yes. The new garage will be a reasonable and impactful improvement over the existing structure. It will greatly enhance the layout of the property as a whole, while improving the visual and aesthetic qualities of the back area.

F.1 Fence Variance Worksheet

Lot Type

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Narrative description of how you plan to meet the pertinent outlined variance criteria

--

F.1-F.2 Fence Variance Worksheet: Side and Rear Yard Restrictions for Corner Lots

1. Compatibility: Describe how the proposed side yard fence or wall exceeding forty-eight inches in height and on the street side of a corner lot compatible with other properties in the neighborhood?

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2. Height: Please verify that the maximum height of such fence or wall shall not exceed seventy-two inches as measured from the average grade, as defined in Section 1230.06. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included within the seventy-two inch maximum height.

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3. Transparency: Fences exceeding forty-eight inches in height should include transparency in the upper 12" to 18" of the fence through the use of latticework, pickets, or other appropriate design elements. Describe how you have satisfied this requirement.

--

4. Screening: A landscaping plan must be filed with the application for a special permit, indicating how such fencing or wall is to be screened from the street side elevation. The landscape plan should be designed in such a way as to mitigate the impact of a solid fence or wall as it relates to the street and other properties. Describe how the landscape plan addresses these items.

--

5. Visibility and Safety: The installation of such fence or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement. Please describe any visibility/safety concerns with your design.

--

6. Material Compatibility: No chain link, wire mesh or other similar material shall be installed on lot lines adjacent to public rights-of-way. Please verify that your design complies with this requirement.

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7. Finished Side: Any fence or wall erected on a lot located at the intersection of two or more streets must have the finished and not the structural side facing the adjacent property, alley or street. Please verify that your design complies with this requirement.

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F.3 Fence Variance Worksheet

Front Yard Restrictions

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Fences Adjacent to Commercial Districts

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Require Commercial Fences Adjacent to Residential Districts

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F.3 Fence Variance Worksheet: Front Yard Restrictions

The proposed decorative landscape wall or fence is compatible with other properties in the neighborhood.

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The height of the fence or wall does not exceed the size permitted as above when measured from the average grade of the yard where the fence or wall is to be installed. Artificially raising the height of the lot line by the use of mounding, retaining walls or similar means shall be included in the maximum height.

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Posts, columns and finials may extend up to 6" above the maximum allowed height of the fence panels. CHAPTER 1264. FENCES AND WALLS City of Bexley Zoning Ordinance

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The installation of such fence and/or wall shall not create a visibility or safety concern for vehicular and/or pedestrian movement.

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The fence and/or wall shall have a minimum of 50% transparency.

--

A landscaping plan shall be filed with the application indicating how such fencing and/ or wall is to be integrated with existing front yard landscaping.

--

No chain link, wire mesh, concrete block or other similar type material shall be installed as a decorative landscape wall or fence.

--

That the lot exhibits unique characteristics that support the increase in fence height.

--

G. Demolition Worksheet

Is your property historically significant? Please attached supporting documentation. Recomend sources include ownership records, a letter from the Bexley Historical Society, etc.

No

Is your property architecturally significant? Please attached supporting documentation. Recomend sources include a letter of opinion from an architect or expert with historical preservation expertise.

No

If you answered "yes" to either of the above two questions, please describe any economic hardship that results from being unable to demolish the primary residence, and attach any supporting evidence.

--

If you answered "yes" to either of the above two questions, please describe any other unusual or compelling circumstances that require the demolition of the primary residence, and attach any supporting evidence.

--

I will provide a definite plan for reuse of the site, including proposed replacement structures, by completing Worksheets B & C and any other pertinent worksheets, along with required exhibits.

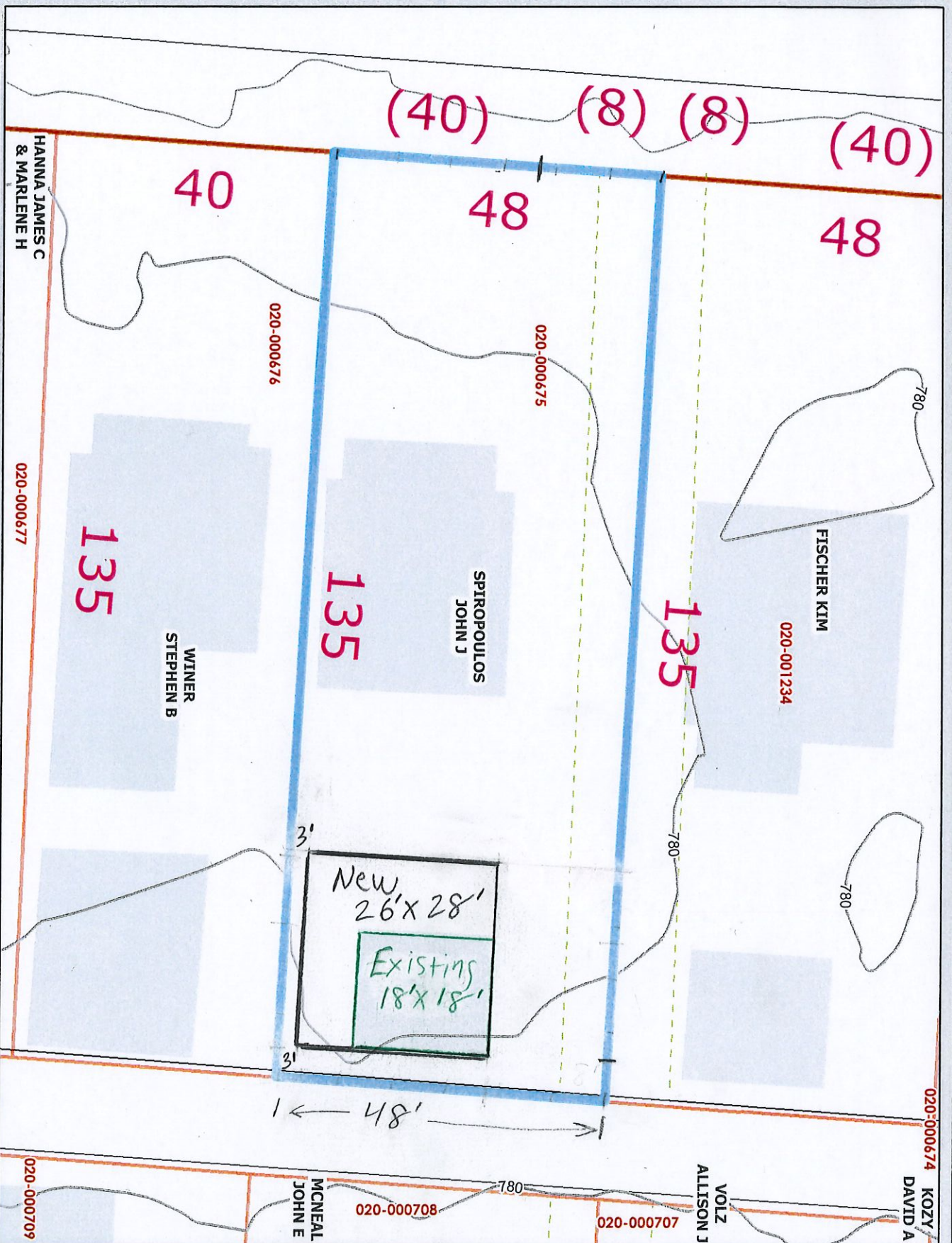
true

Provide a narrative time schedule for the replacement project

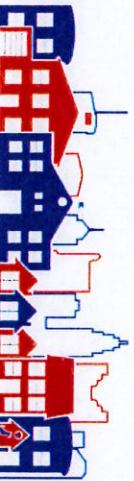
Contingent upon approval of variance request

Please provide a narrative of what impact the proposed replacement project will have on the subject property and the neighborhood.

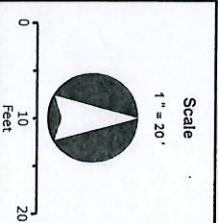
Existing garage is 90 years old and in very poor condition. The proposed replacement will be much more appropriate for modern needs.



FRANKLIN COUNTY AUDITOR
MICHAEL STINZIANO
PARCEL ID: 020-000675
PRINTED: SEPTEMBER 6, 2019



Disclaimer:
This map is prepared for the real property inventory within the county. It is compiled from record deeds, tax maps, and other public information. The map is not intended to be used for legal purposes. The county and the mapping companies assume no legal responsibility for the information contained on this map. Please refer to the Franklin GIS Division for any discrepancies.
The data on this map was originally compiled at 1"=100' based on the Ohio State Plane State Coordinate System, North American Datum 1983 with 2 contours based on the North American Vertical Datum 1988 (when displayed).

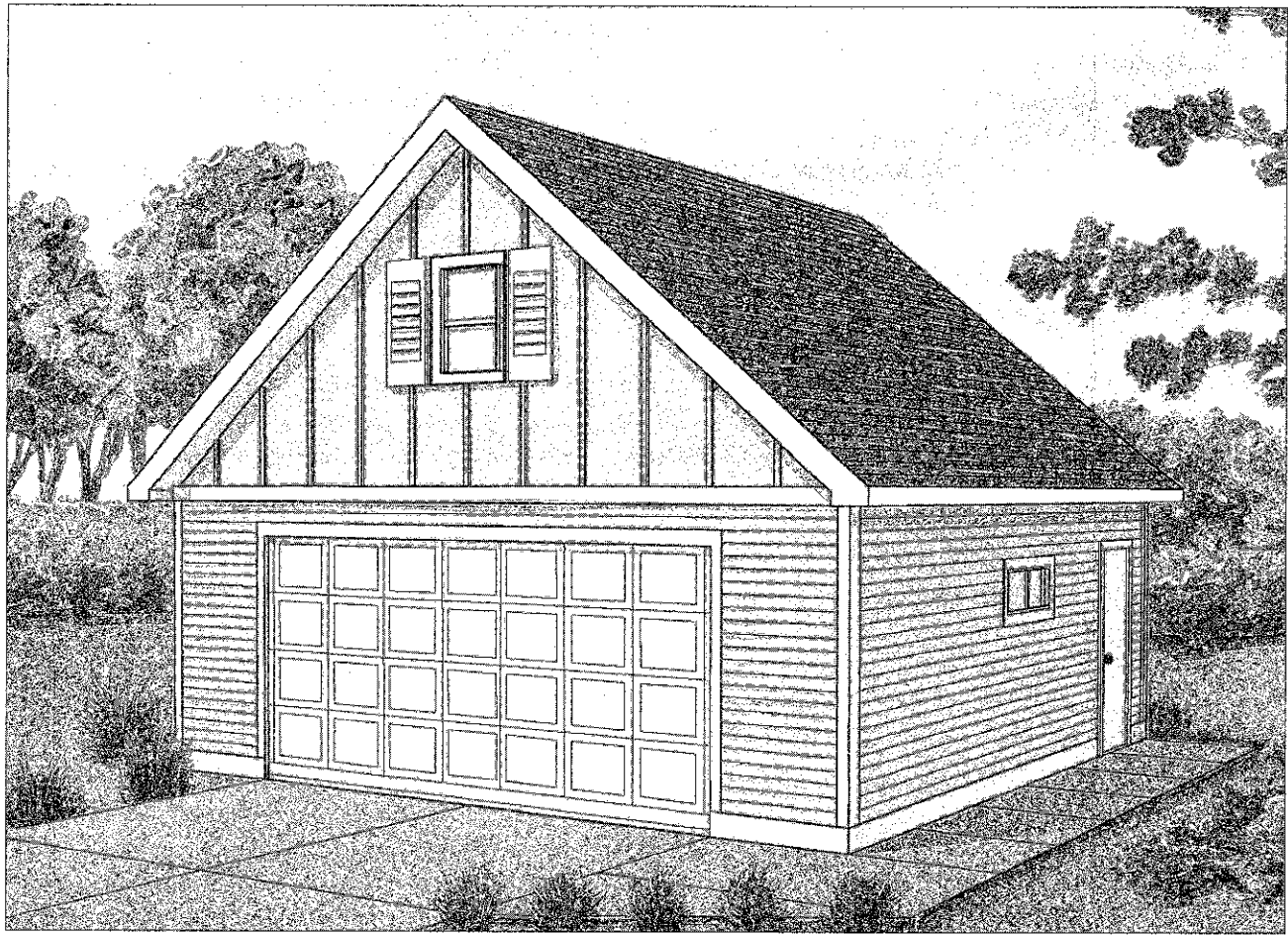


- Legends**
- Planimetric Legend**
 Edge of Pavement
 Roadway Centerlines
 Railroad Centerlines
 Building Footprints
 Building Under Construction
 Creeks, Streams, Ditches
 Rivers & Ponds
- Topographic Legend**
 Spot Elevation
 Index Contour
 Intermediate Contour
- Appraisal Legend**
 Parcel
 Parcel ID
 Parcel Dimensions
 Lot Numbers
 Site Address
- Boundaries**
 County Boundary
 City, Village, Town Boundary
 Tax District Boundary
 School District Boundary
 Zip Code Boundary
- Parcel Legend**
 Parcel Boundary
 Subdivision Boundary
 Condominium Boundary

The Williston
List of Materials

Garage Size	24' x 26'	26' x 26'	26' x 28'	
Description	Quantity	Quantity	Quantity	Material
Framing				
Sill Plates	1 Pc.	—	—	2x4-8' Treated
	5 Pcs.	—	—	2x4-12' Treated
	2 Pcs.	7 Pcs.	7 Pcs.	2x4-14' Treated
	1 Pc.	—	—	2x6-8' Treated
	5 Pcs.	—	—	2x6-12' Treated
	2 Pcs.	7 Pcs.	7 Pcs.	2x6-14' Treated
Sill Sealer	84 Lin. Ft.	88 Lin. Ft.	92 Lin. Ft.	
Studs	96 Pcs.	104 Pcs.	112 Pcs.	Pre-Cut 2x4s
Top Plates	12 Pcs.	8 Pcs.	4 Pcs.	2x4-12'
	4 Pcs.	8 Pcs.	12 Pcs.	2x4-14'
Door & Window Headers	3 Pcs.	3 Pcs.	3 Pcs.	2x8-8'
	2 Pcs.	2 Pcs.	2 Pcs.	2x8-10'
Door & Window Header Spacers	4 Pcs.	4 Pcs.	4 Pcs.	½"x8'-8" Plywood
Let-In Bracing	6 Pcs.	6 Pcs.	6 Pcs.	1x4-12'
Overhead Door Header	1 Pc.	1 Pc.	1 Pc.	3-½"x14"x16' Microlam
Surround	2 Pcs.	2 Pcs.	2 Pcs.	2x4-8'
	1 Pc.	1 Pc.	1 Pc.	2x6-16'
Loft Framing	—	—	—	
Support Columns	2 Pcs.	2 Pcs.	2 Pcs.	3" Diameter
Microlam Beam	1 Pc.	1 Pc.	—	3-½"x11-½"x23'
	—	—	1 Pc.	3-½"x11-½"x25'
Rim Joists	6 Pcs.	4 Pcs.	2 Pcs.	2x10-12'
	2 Pcs.	4 Pcs.	6 Pcs.	2x10-14'
Floor Joists	39 Pcs.	—	—	2x10-12'
	—	39 Pcs.	42 Pcs.	2x10-14'
Plywood Subfloor	18 Pcs.	19 Pcs.	21 Pcs.	4x8x¾" Plywood
Loft Sill Plates	6 Pcs.	4 Pcs.	2 Pcs.	2x4-12'
	2 Pcs.	4 Pcs.	6 Pcs.	2x4-14'
Stair Materials				
Stair Stringers	3 Pcs.	3 Pcs.	3 Pcs.	2x12-16'
Stair Treads	14 Pcs.	14 Pcs.	14 Pcs.	2x12x4'
Stair Risers	15 Pcs.	15 Pcs.	15 Pcs.	1x8-4'
Hand Rail Posts	2 Pcs.	2 Pcs.	2 Pcs.	2x4-14'
Handrails	2 Pcs.	2 Pcs.	2 Pcs.	2x4-16'
Guardrail	6 Pcs.	6 Pcs.	6 Pcs.	2x4-14'
Exterior Materials				
Corner Trim Boards	8 Pcs.	8 Pcs.	8 Pcs.	1x4-8' Cedar
Lap Siding	672 Sq. Ft.	704 Sq. Ft.	756 Sq. Ft.	
Frieze Boards	4 Pcs.	—	—	1x8-12' Cedar
	—	4 Pcs.	4 Pcs.	1x8-14' Cedar
Exterior Hardboard Siding	15 Pcs.	16 Pcs.	18 Pcs.	4x8 Sheets
Window & Door Flashing	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	Metal Head Flashing
Prehung Service Door	1 Pc.	1 Pc.	1 Pc.	3'x7'
Window	2 Pcs.	2 Pcs.	2 Pcs.	16"x42" Sliding
	1 Pc.	1 Pc.	1 Pc.	24"x36" Single Hung
Asphalt Impregnated Sheathing	37 Sheets	39 Sheets	40 Sheets	4'x8'-½"
Battens	14 Pcs.	14 Pcs.	14 Pcs.	1x2-12' Cedar
Decorative Shutters	4 Pcs.	4 Pcs.	4 Pcs.	
Overhead Garage Door				
Overhead Door Kit	1 Pc.	1 Pc.	1 Pc.	16 Feet Wide
Brick Molding	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	
Door Jamb	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	
Door Stop	32 Lin. Ft.	32 Lin. Ft.	32 Lin. Ft.	
Flashing	48 Lin. Ft.	52 Lin. Ft.	52 Lin. Ft.	Z Flashing
Eave and Soffit Materials				
Fascia	17 Pcs.	18 Pcs.	19 Pcs.	1x8-8' Cedar
Sub Fascia at Rake	12 Pcs.	—	—	2x6-12'
	—	11 Pcs.	13 Pcs.	2x6-14'
Soffit	5 Sheets	5 Sheets	5 Sheets	4'x8"x1½" Plywood
ledger Nailers	17 Pcs.	18 Pcs.	19 Pcs.	2x2-8'
Frieze Board	17 Pcs.	18 Pcs.	19 Pcs.	1x1-8' Cedar
Soffit lookouts	6 Pcs.	6 Pcs.	6 Pcs.	2x2-8'
Roofing Materials				
Metal Roof Edge	140 Lin. Ft.	150 Lin. Ft.	160 Lin. Ft.	
Shingles	34	36	38	Squares
15# Wall & Roof Building Felt	2328 Sq. Ft.	2484 Sq. Ft.	2584 Sq. Ft.	
Roofing Starter Roll	—	—	—	
Roof Sheathing	35 Sheets	36 Sheets	38 Sheets	4'x8"x½" Orient Strand Board
Rafters	34 Pcs.	38 Pcs.	38 Pcs.	2x8-20'
Ridge Board	2 Pcs.	2 Pcs.	2 Pcs.	2x10-16'
Collar Ties	6 Pcs.	6 Pcs.	6 Pcs.	2x4-10'
Rake Ladder Framing	13 Pcs.	13 Pcs.	13 Pcs.	2x4-8'
Gable Studs	16 Pcs.	12 Pcs.	12 Pcs.	2x4-8'
	10 Pcs.	8 Pcs.	8 Pcs.	2x4-12'
	—	—	6 Pcs.	2x4-14'
Ice and Water Shield	52 Lin. Ft.	52 Lin. Ft.	60 Lin. Ft.	
Hardware				
16d Coated Sinker Nails	30 lbs.	35 lbs.	40 lbs.	
8d Coated Sinker Nails	50 lbs.	55 lbs.	60 lbs.	
¾" Galvanized Roofing Nails	25 lbs.	30 lbs.	35 lbs.	
16d Galvanized Door Finish Nails	2 lbs.	2 lbs.	2 lbs.	
Siding Nails	30 lbs.	30 lbs.	30 lbs.	
Joist Hangers	72 Pcs.	72 Pcs.	80 Pcs.	

The materials and quantities listed for this plan are estimates only. We suggest you carefully review the above materials and quantities before purchasing. Your building materials supplier will help with any questions concerning materials, availability and quantities.



THE WILLISTON
Two-Car Gable Entry Garage with Loft

Instructions

Save time and avoid mistakes later... take a moment to carefully study each plan sheet now.

Evaluate Your Needs

When evaluating your needs, consider the purpose of your new garage. Will it be used as shelter for your cars and a workshop, or for storage of bicycles, a lawn mower, gardening equipment and household items?

Once you determine the purpose of your garage, it is recommended that you check with your local building department concerning local restrictions that may limit its size. Then, obtain a building permit from the appropriate officials.

Your successful garage begins with proper site planning. Consider the proximity of the structure in relation to the house, location of the driveway and the size of the garage, in comparison to your lot size and dimensions. It's also a good idea to fit your garage around your landscaping and your neighbors' buildings. Also, determine the locations of all windows and doors to ensure optimum light, storage and security.

Before starting construction, contact your local utility companies to locate and identify underground utilities (gas, water, sewer, septic system, cable television lines, etc.).

Options

As you examine this plan and your needs concerning the use of this garage, you may wish to keep in mind the many available options. Some options to consider before building are: trusses, electrical switch and outlet placement, siding type, a walkway around the garage, insulation, sewer and water, and the many different styles of windows, skylights and privacy doors. Take a moment to consider these and other options before you begin construction.

Remember, take your time in making your decisions. If you make an error in a project this big, the mistake can be huge and expensive.

Tip from the Pros: Before building, use stakes and string to mark the area where your garage and driveway will be constructed. This will give you a better picture of the exact size and location of the garage on your building site, and ensure continuity with your neighbors' buildings.

Please Note:

This plan has been developed for the experienced do-it-yourselfer, and is intended for use by knowledgeable persons trained in and familiar with generally accepted construction methods, techniques and standards. This project should not be attempted by anyone without these qualifications.

Although the architectural drawings in this plan carefully follow professional building standards and requirements, your building codes may differ. Somerset Publishing strongly recommends that you have your local building inspector review these plans before beginning construction, and have your work inspected at different stages. All building codes supersede the enclosed architectural drawings and step-by-step construction information.

Read through and understand these instructions completely before you begin construction. The instructions included in this plan are as clear, concise and comprehensive as possible, however, they are not intended to be the final word in construction. It may be wise to obtain a good reference book to aid you in the understanding of these instructions.

Tip from the Pros: When ordering materials include an extra 12 studs and 12 extra 16-ft 2x4's to use as temporary braces and to replace any badly warped wood. Also, order the framing materials, including roofing plywood and shingles, for delivery first. Then, call for the finish materials after you get the garage roof on and have a place to store them

Construction

Check building code requirements for side and rear building set backs from property lines. Then check the drainage of your location and make any landscaping changes necessary to direct moisture away from the site.

Foundation and Floor

This plan has three foundation options: floating slab, concrete block wall, and a poured concrete wall. See Details A, B and C. When determining which foundation plan is best for you, consider your climate, resources and local building codes. Check with your local building department, or inspector, on which option applies to the building codes in your area.

Accurate foundation work is critical to the success of this garage. In order for the walls and roof to be constructed as this plan calls for, the garage foundation must be level, square, and built to the exact dimensions as specified in this plan. To successfully work with concrete you are dependent upon many factors, which include: building of proper forms, depth and thickness of the concrete, the concrete mix, and setting time. Because of this, we strongly recommend you hire a contractor who specializes in concrete work.

Framing the Structure

Wall Framing

Tip from the Pros: Before you begin assembling the wall frame, make sure you have chosen the windows, overhead garage door and entry doors for your structure. Then use the manufacturer's rough opening and installation guidelines when constructing the wall frame.

1. Check the foundation to make sure it is square. Measure the diagonals between the opposite corners of where the sill plates will attach to the foundation. In order to maintain square, the lengths of these diagonals must match exactly when the sill plates are installed. If not, placement of the sole plates on the foundation can be adjusted slightly to square the framing.

Continued to page 2

Design No. SOM-07100

THE WILLISTON

Errors and Omissions
Every attempt has been made to avoid errors in the preparation of this plan. Therefore, Somerset Publishing Inc. cannot guarantee against human error. The builder must check for all information, dimensions and details in this plan, including the materials called for in the construction of this plan. Somerset Publishing Inc. is unable to accept liability above the purchase price of these plans. Please report any errors or omissions of this plan to Somerset Publishing, 2110 Washington Street NE, Minneapolis, MN 55418.

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of 10 Pages

UCANDO
DO-IT-YOURSELF SERIES™
PROJECT PLAN NO. 14505

2. Once the sill plate (.40 pressure-treated 2x6s) locations are determined, start at one corner of the foundation and place a sill plate on top of the anchor bolts with the corners of the sill plates aligned. Tap the sill plate with a hammer to mark the positions of the anchor bolts on the wood. Install the sill sealer between the 2x6 treated sill plate and the foundation, then drill the anchor bolt holes in the sill plate and lay in place. Repeat this process for each sill plate. Do not tighten the sill plates to the foundation, yet.

Tip from the Pros: Building codes require that any wood within 8" of the ground (6" in some regions) be either pressure treated or a rot resistant species like heartwood of cedar or redwood. Pressure treated wood is much less expensive.

3. **Refer to Wall Framing Elevations.** Assemble and erect wall frames one side at a time, and if you don't have many helpers, assemble larger walls in smaller sections. Start with a side wall and cut the top plates and the 2x4 sill plates to length and lay them next to each other. Make sure the joints of the top plates and the sill plates are staggered by at least four feet, and are located over the center of a wall stud. Now mark stud locations for both the top and sill plates. Consider window and door placement at this time.

Money Saving Tip: One way to cut costs is to select a wall sheathing with a finished exterior, so you don't have to add siding.

4. Lay the top and sill plates apart and on edge, parallel to each other, and place studs in between the plates where marked. Attach the sill and top plates to the studs by nailing through the plate and into the stud with 16d (3-1/2") nails. If fire blocks are required, install them 4' above the bottom of the sole plate in a staggered pattern. For door and window placement, check the manufacturer's rough opening dimensions and installation guidelines and install rough openings now.

Tip from the Pros: The first stud after the corner stud (or studs) should start 15-1/4" from the corner of the garage, so the edges of the sheathing fall on the centers of the studs.

5. Nail together two 2x8s with a 1/2" plywood spacer to use as headers over the service door and windows.
6. Install extra studs at one corner where the wall frames meet. **See Corner Framing Detail D.**
7. Now is a good time to add a section of the second top plate over any joints on the longer walls. This helps to make the wall frame more stable as it is raised.
8. With the frame still lying on its side, check for square by measuring corner to corner diagonally. These measurements must be equal. If not, adjust the frame until the measurements are equal. To keep the frame square, install 1x4 let-in bracing, see Framing Detail.
9. Transfer anchor bolt placement to the 2x4 framing sill plates.

Important: In this garage design, the side wall opposite the stairs supports the loft beam. To accomplish this, three 2x4 studs are nailed together in the side wall. **See the garage Floor Plan, Framing Elevations and Building Cross Section H for additional details.**

10. You can add sheathing to the wall now, or after it has been raised. If you add sheathing at this point, it will add a lot of weight and you will need plenty of help in raising the wall. Sheathing is recommended on the front of the garage, let-in bracing is impractical because of the garage door opening.

11. Raise the wall. For this step get some helpers to assist you in "walking up" the wall to its correct position. Once the wall is in place, brace the wall with 2x4 braces and check the wall for plumb, start with the ends first, then check the middle of the wall. Make any corrections by adjusting the braces. Check the wall for square, measure the diagonals and make any necessary adjustments.

12. Frame and raise the other walls in the same manner.

13. When each wall is aligned and square, secure the sill plates to the foundation by tightening the nuts and washers to the anchor bolts. Check the corners for plumb, then nail the end walls into the corner posts.

14. When the corners have been secured, add the second top plate to all walls. Make sure the joints are staggered from the first top plate joints by at least 4'. Remember to overlap the second top plate at the corners, as shown in the **Framing Detail**.

Setting the Overhead Door Header

Installing the overhead door header is easy, however, we recommend you hire a professional to install the overhead garage door. Installing the garage door's tension spring is very tricky and can be very dangerous when done incorrectly.

1. Move to the front of the garage and frame the two short walls on each side of the garage door. Make sure each side of the garage door has two trimmer studs. **Refer to the overhead door manufacturer's rough opening instructions for exact measurements.**

2. Cut the Microlam header to length and place it on top of the trimmers. Once it is in place, nail through the king stud into the header.

3. The header is heavy, make sure you securely brace the short walls to keep them stable.

4. Measure, cut, and install the cripple studs every 16" o.c. on the top of the header. Then install the top plates over the cripple studs.

Sheathing

Install the sheathing on the wall frames if you have not done so already. Start at one corner of the building and work your way around. Make sure the sheathing hangs below the foundation's 2x6 sill plate by at least 1/2".

Install the Steel Support Columns and Interior Beam

1. **See Sections E and F** for steel column and beam installation. Install the steel columns over the footings according to manufacturer's instructions.

2. Install the loft beam over the bearing column and the support beams.

Important: The beam called for in this plan is a different height than the loft floor joists. You will have to notch the top plates over the wall's support column to receive the beam. This will keep the top of the beam level with the top of the joists.

3. Adjust the columns to level and support the beam.

Room in the Attic Truss Option

The "Room in the Attic" truss allows you to build a garage, with a loft, without installing floor joists and building rafters. This truss option does not provide all of the storage space that we have designed in this plan, but it is much simpler, less costly and less time consuming to build. Consult with your building materials supplier about pitch and span availability.

Flooring Joists for the Loft

1. **See Floor Joist Framing Plan.** Across the front of the garage, lay out the locations of the flooring joists every 16" o.c. across the double top plate and transfer these locations to the interior beam, making sure the joists are square to the beam.

2. Measure each joist and cut to length, allowing 1-1/2" for the rim joist. Nail joist hangers on one end of the joist and install the joists in their locations. Don't forget the double joist and header for the stairs.

3. On the front of the building, install the loft rim beam on the double top plate and nail through the loft rim beam into the floor joists.

4. On the other side of the loft floor, transfer the joist locations from the beam to the double top plate. Finish this side as the first.

5. After the floor joists are up, install the bridging between the joists. Bridging keeps the joists from twisting and adds strength to the structure.

Laying the Loft Floor

1. **See Section H, Framing Elevations and the Floor Joist Framing Plan.** Flooring must be installed perpendicular to the joists. From the front of the building, measure 48" out from the rim joist on both sides of the garage and snap a chalk line across the joists. Lay the first row of flooring with edges flush to the chalk line, making sure the flooring joints fall on a joist, and nail into place.

2. Begin the second row with a half sheet of flooring. This will stagger the joints from row to row. Finish the flooring.

3. Next, add the loft sill plates around the edges of the loft flooring. The rafters and gable end studs will be toe nailed into the sill plates.

Installing the Stairs

See Stair Detail in Section H. This plan assumes that there will be fourteen risers and thirteen steps. It is likely that your garage may be different. Building codes for stairs and railings vary in different parts of the country. Check your local codes and with your building inspector before and during stair construction. Also, get yourself a good reference book to supplement the stair detail.

Tip from the Pros: Here are some general step building rules to follow. Keep each step the same height. The standard height for each step is from 7 to 7-1/2 inches; the standard tread is from 11 to 12 inches deep. You can reduce the height of each step to as little as 5 inches. If you do this, increase the tread depth by the same amount you reduce the height.

An option you may wish to consider are folding stairs. Folding stairs come in a kit and attach to the loft joists or trusses. When you need access to the loft, you simply pull the stairs down from the garage ceiling. When you are finished, the stairs fold up neatly, back into the ceiling. Folding stairs are very convenient and will provide you with more floor space in your garage.

Framing the Roof

Hand Framed Rafter

Choose the roof pitch option you prefer. These instructions are based on the assumption that you have built your garage to the exact width of the plan. **Caution:** If the width of the garage varies by more than 1", the correct rafter length will have to be determined. Use a reference book that details roof construction in addition to these instructions.

1. **See Rafter Templates.** Cut one rafter and use as a template. Temporarily install this rafter and check the fit of the bird's-mouth and tail cuts. If the first rafter is cut correctly, use it as a pattern in building the rafter for the other side. Hold the rafters in place with a scrap of wood the thickness of the ridgebeam. Then, check the fit of the rafters at both sides of the building and their slope. If the fit is correct, use the first rafter as a pattern for the others.

2. The gable endwalls require framing different from the rafters. Do not set the first rafter on the end of the building, the first rafter should be placed no more than 24" in from the end of the garage.

3. Starting on one side of the garage, toenail the rafter into the loft sill plate and use a metal anchor to fasten the rafter to the loft rim beam. At the ridge, toenail through the rafter into the ridge board or through the face of the ridge board into the rafter. Remember the ridge board must extend over the edge of the garage to support the rake ladder framing. **See Detail G.**

4. Support the other end of the ridge board with a temporary brace, making sure the ridge board is level.

5. From the first rafter, lay out the other rafter positions (usually 24" o.c.) on the loft sill plate. The last rafter placement will vary depending on the length of your garage, but must be no more than 24 inches.

6. Transfer the rafter locations to the other end of the garage and to the ridge board. Now construct and install the remaining rafters.

7. **See Section H.** Install collar ties. Make sure when you install the collar ties, you give yourself plenty of headroom. Nail the collar ties into the rafter as shown on the plan.

Gable End Wall Framing

1. **See Detail G.** The easiest way to build the gable end wall and the rake is to first construct the 2x4 ladder framing for the rake. Determine the length of the 2x4 ladder by measuring from the rafter to the edge of the rake. Take into consideration the thickness of the fascia and the sub fascia.

2. To determine the length of the 2x4 gable end wall top plate, measure from a rafter tail to the ridge board. This will be the length of the top plate.

3. Pre-assemble the ladder framing by nailing the 2x4 lookouts to the 2x4 gable endwall top plate every 16" o.c. Then, with some help, lift the ladder framing into place and temporarily brace. Nail through the rafter into the end of the lookouts with 16d nails.

4. Each gable end wall stud must be individually measured, cut, and beveled then placed directly over a wall framing stud. Toe nail the studs into the loft sill plate and into the gable wall top plate

Now the Roofing

Tip from the Pros: If your roof has a steep pitch or if you feel somewhat insecure about working on a roof, nail 2x4 cleats to the roof to provide safer footing. Also, sawdust on the roof sheathing makes for a very slippery surface, use caution.

1. Install the 1x8 cedar fascia to the ends of the rafter tails, the 2x6 sub fascia and 1x8 fascia to the gable ladder ends as shown in **Detail G**. Miter the corners for a neater appearance.

2. To install the roof sheathing, measure up 48-1/4" from the ends of the eaves and snap a chalk line as a guide when installing the first row of sheathing. This will keep the sheathing square to the trusses. The ends of the plywood sheathing should fall on the center of a truss and overlap the gable overhangs.

Tip from the Pros: Rafters have a tendency to warp a bit. It is a good idea to mark the upper edge of the sheathing every 24" and align the center of the rafters with your marks to keep them running straight.

3. Attach the sheathing, starting at the rafter tail ends and work up. As you work up, stagger the sheathing joints so they don't align on the same rafter as the previous row. Use 8d nails to fasten the sheathing to the trusses spaced 6" along the edges and 12" elsewhere.

4. Snap a chalk line along the outside edge of the gable overhang and trim the overlapping sheathing.

5. Attach the metal drip edge along the lower roof edges.

6. Install the roofing starter material over the lower roof edges to at least 12" over the stud wall. Cover the remainder of the sheathing with 15 lb. roofing felt. Starting at the base, work up, stapling or tacking each row. Overlap the previous row by 12".

7. Then nail the metal roof edge up the gable edges of the roof, placing it over the felt.

8. Now comes the fun part, shingling. Follow the manufacturer's instructions closely, they are printed on each bundle of shingles.

Next the Soffits

1. **See the soffit detail in Construction Section H and Detail G.** Install a 2x2 ledger board on all sides of the garage. The bottom of the ledger should be level with the bottom of the rafter tails. Install the fascia over the rafter tail.

2. Place the lookouts next to each rafter tail and between the fascia and the ledger, making sure it is level. Toe nail the lookout to the ledger and nail to the rafter tail and fascia. Install the soffit, nailing to each lookout and rafter tail.

3. The frieze board is installed after the sheathing and before the siding.

Continued to page 4

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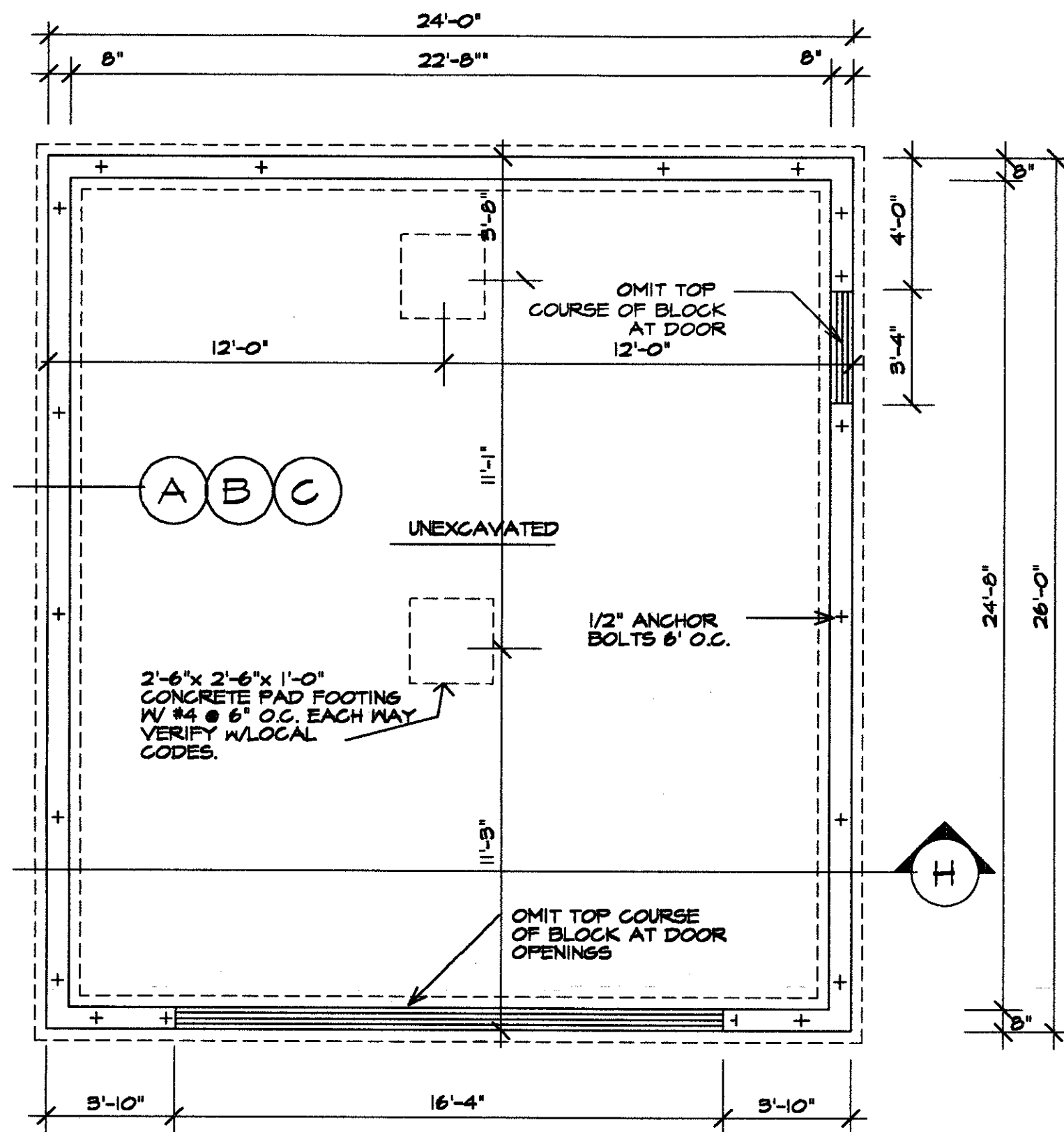
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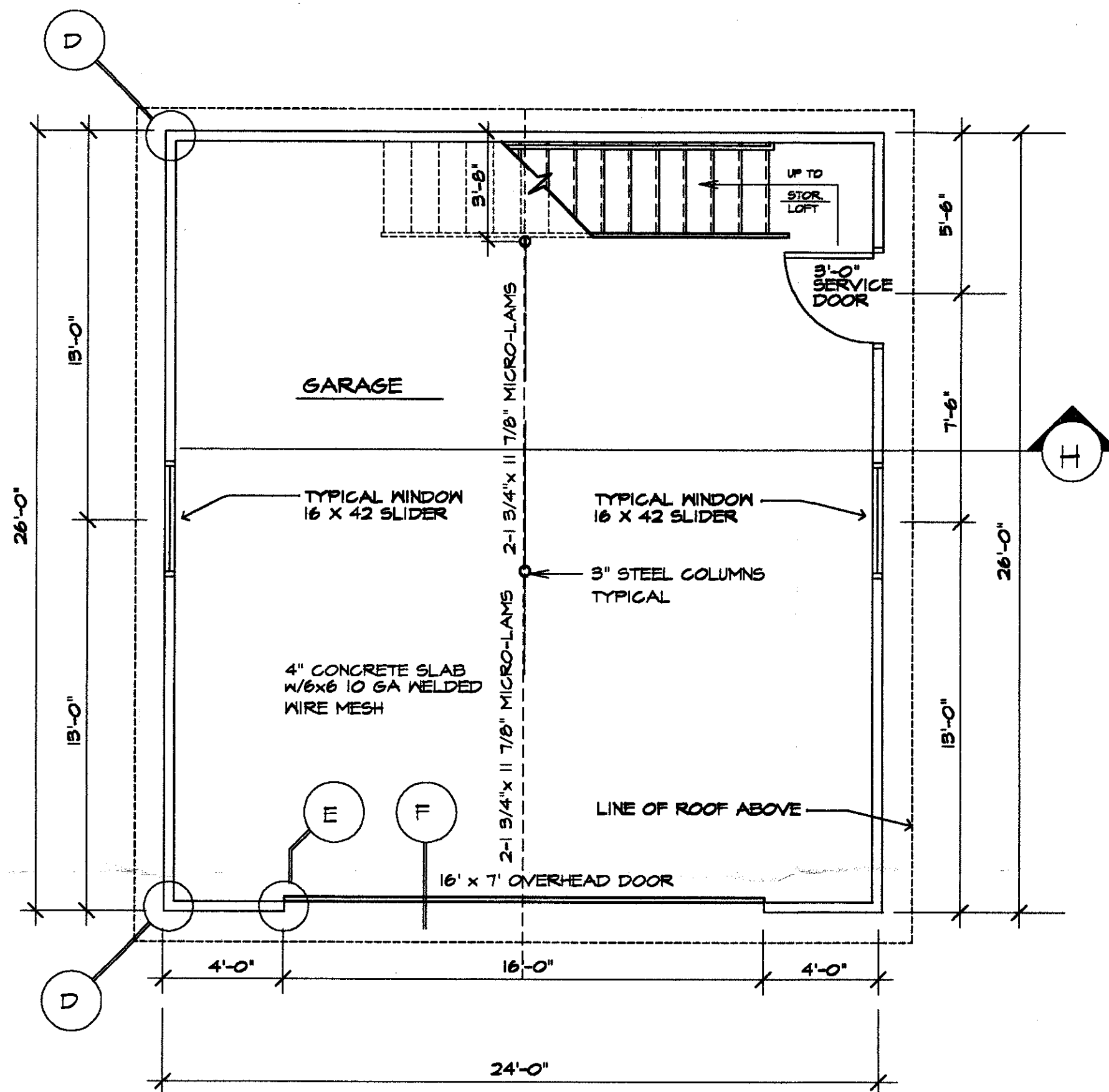
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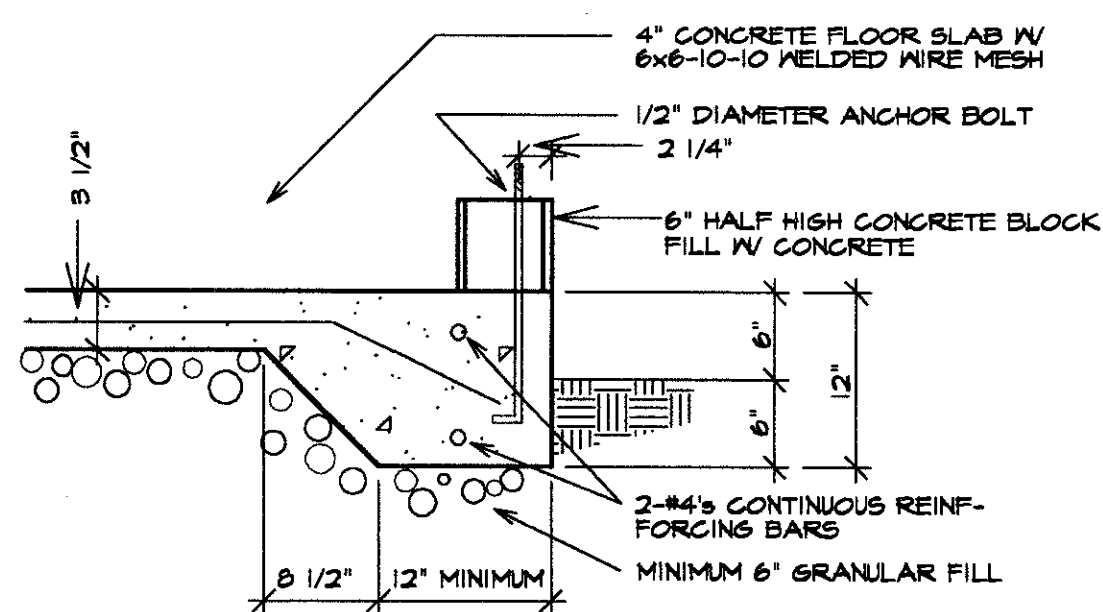
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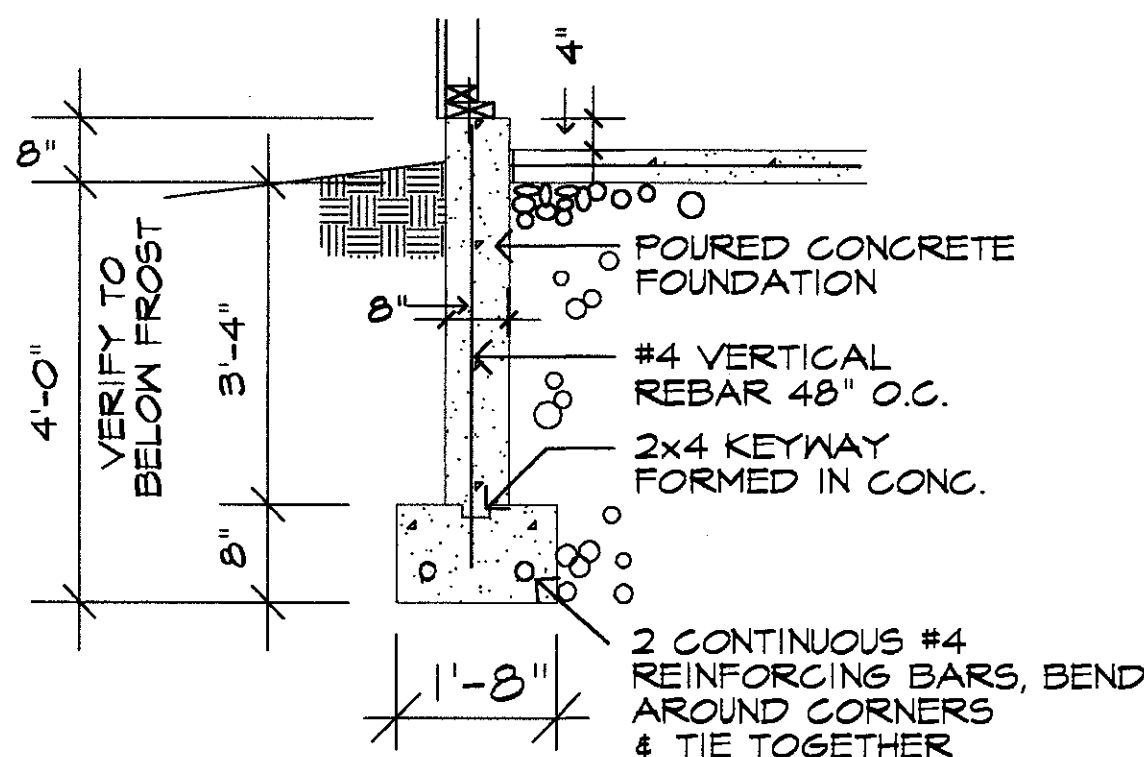
24' x 26' FOOTING & FOUNDATION PLAN
GABLE ENTRY SCALE 1/4"=1'-0"



24' x 26' FLOOR PLAN
GABLE ENTRY SCALE 1/4"=1'-0"



A FLOATING SLAB
DETAIL



B POURED FOUNDATION
at FROST FOOTING

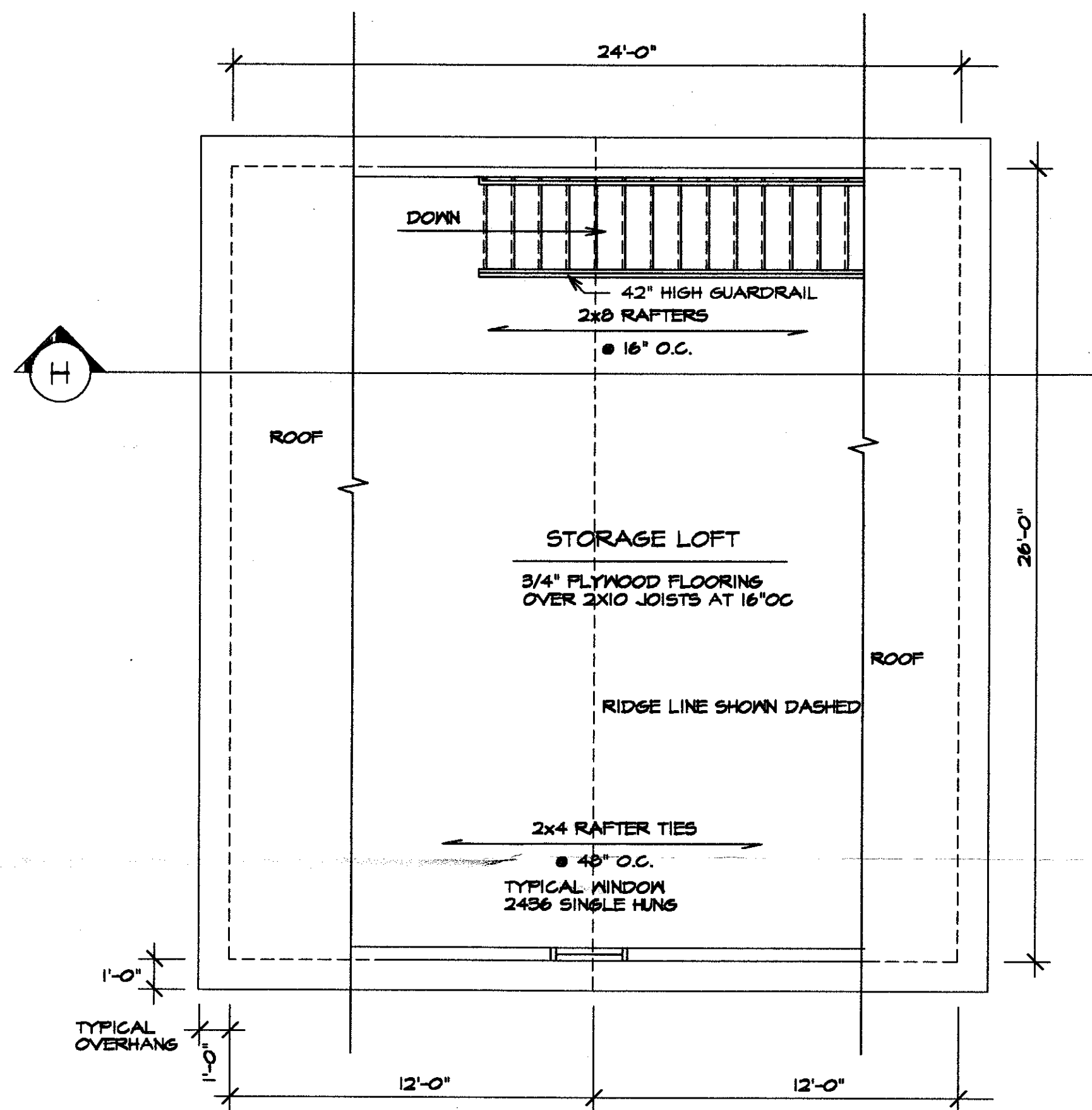
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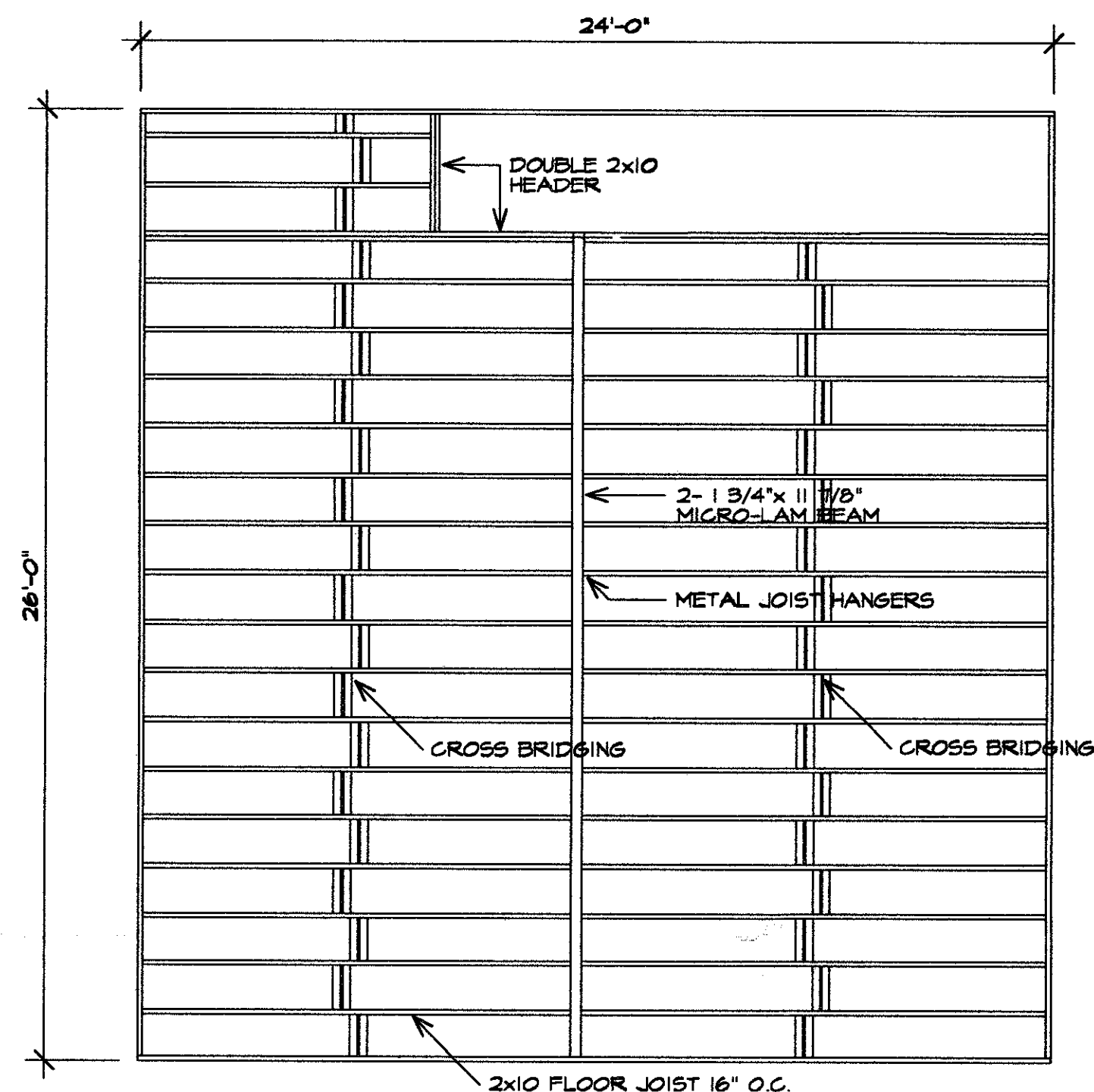
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24' x 26' LOFT PLAN
GABLE ENTRY SCALE 1/4"=1'-0"



24' x 26' LOFT FRAMING PLAN
GABLE ENTRY SCALE 1/4"=1'-0"

The Siding is Next

Tip from the Pros: The siding you choose determines when you can install optional doors and windows. Follow the manufacturer's instructions when installing the siding.

Stucco Board, Plywood or Sheet Siding

1. Start installing the siding where you began the framing layout. Make sure the first sheet you lay is plumb and square to the building. Extend the siding 1/2" below the sole plate.

2. Make sure the siding edges meet over a stud. If the siding does not have overlapping joints, install a "batten" over the joint to keep the weather out.
3. If your garage needs more than one row of siding, make sure to install flashing between the top and lower panels.
4. Install trim on the corners of the building and where the siding meets the soffit.

Lap Siding

1. Lap siding must go over sheathing. Follow manufacturer's instructions.
2. Begin at the bottom of the building making sure the siding is level and straight. Use a chalk line and level to check your work. The first row of siding must extend 1/2" below the sole plate.

Details, Details, Details

Caulk the joints between the siding and all trim, and on any exposed joints. Seal the concrete floor, paying attention to the concrete supplier's instructions. Add electricity if desired. Paint or stain the exterior. Install any gutters and downspouts after painting. Enjoy your new garage!

Specifications

Design Loads

This structure is designed to withstand a live load of 40 pounds per square foot (P.S.F.). Roof bearing capacity can be altered by changing the size and spacing of the rafters. Check your local building code for local requirements. The size of the footings shown is based on a soil bearing pressure of 2000 P.S.F. Uplift has not been considered in the design of this building. All concrete must reach a minimum 28-day compressive strength of 3000 P.S.I. All lumber should be exterior grade with an allowable elasticity (e) of 1,400,000 P.S.I. and Fiber Stress in Bending of 1150 P.S.I.

Dimensions

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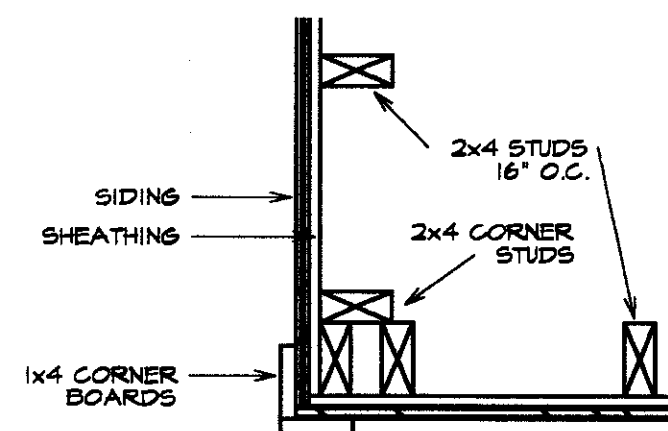
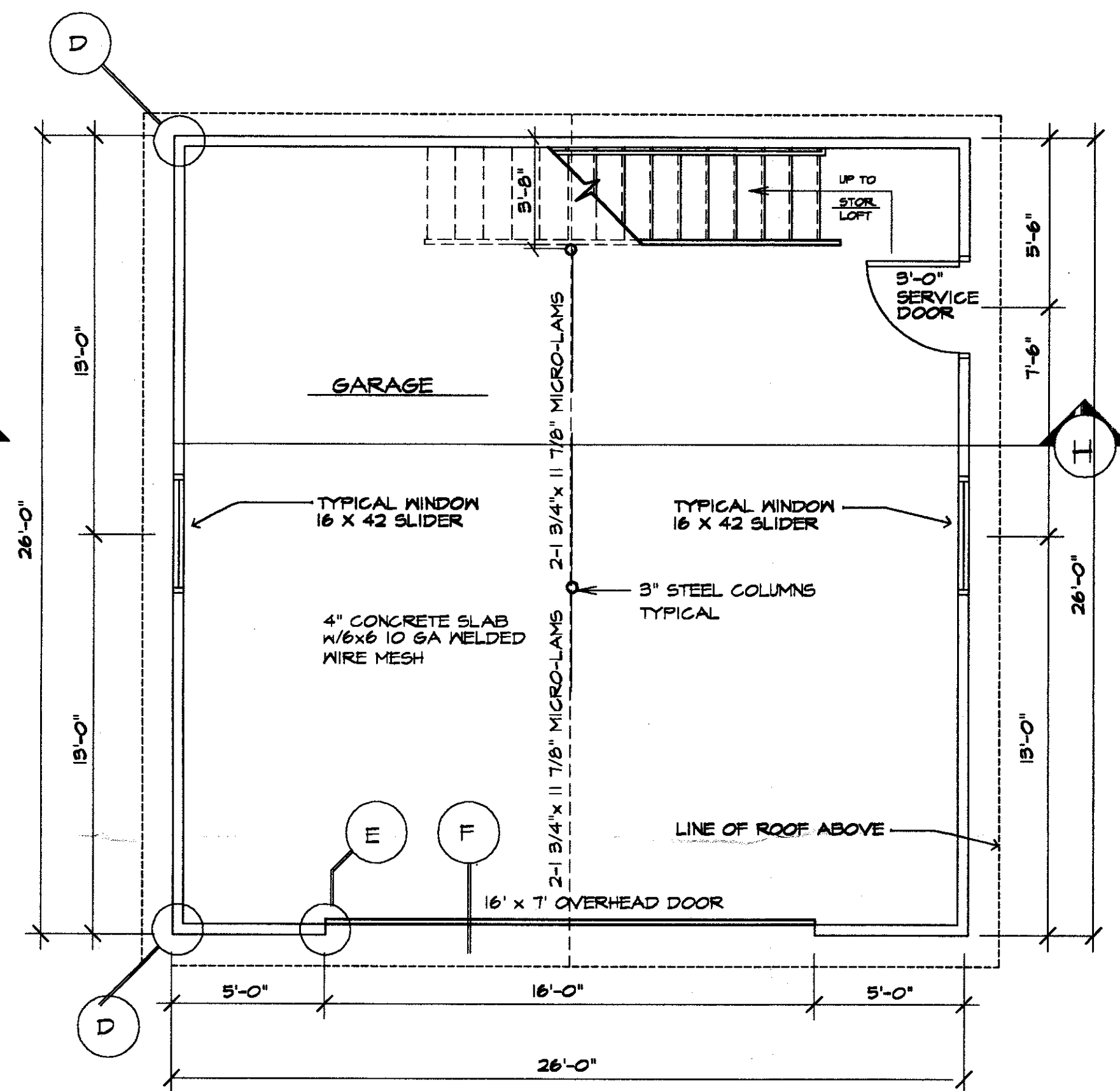
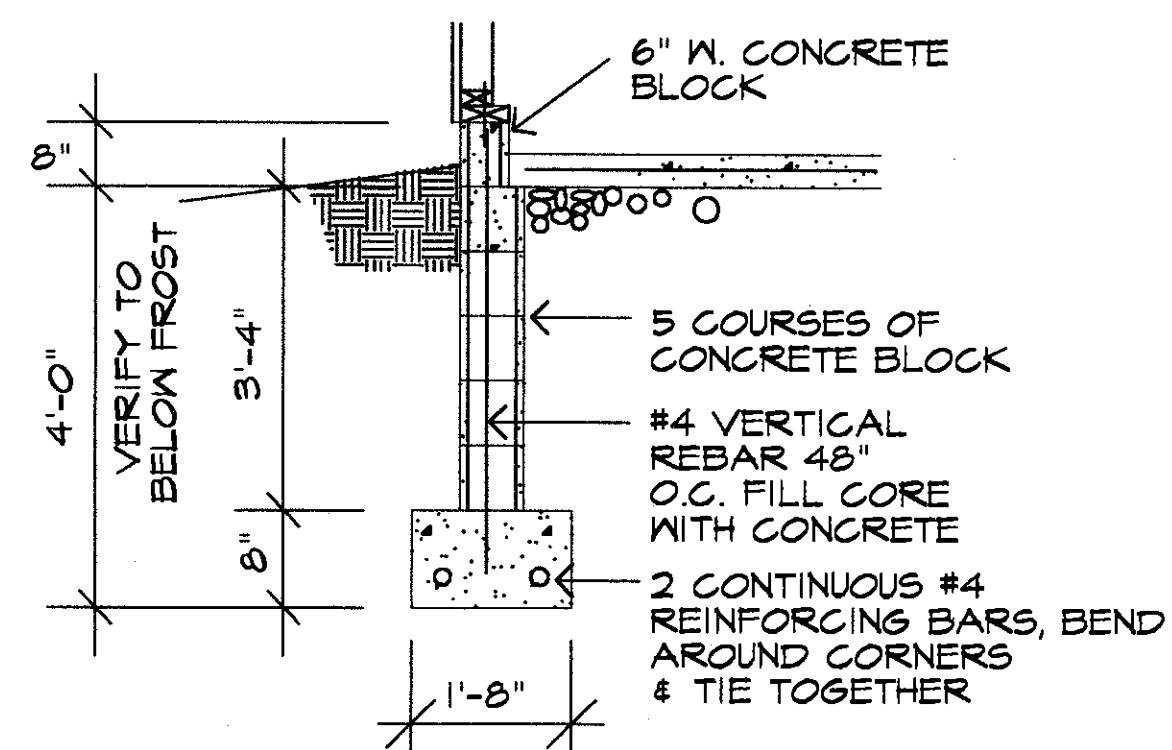
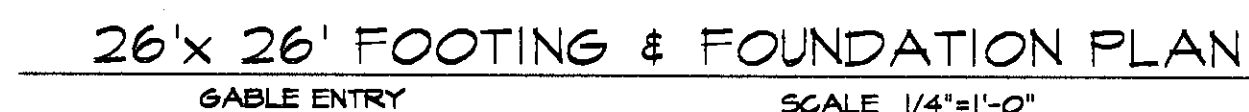
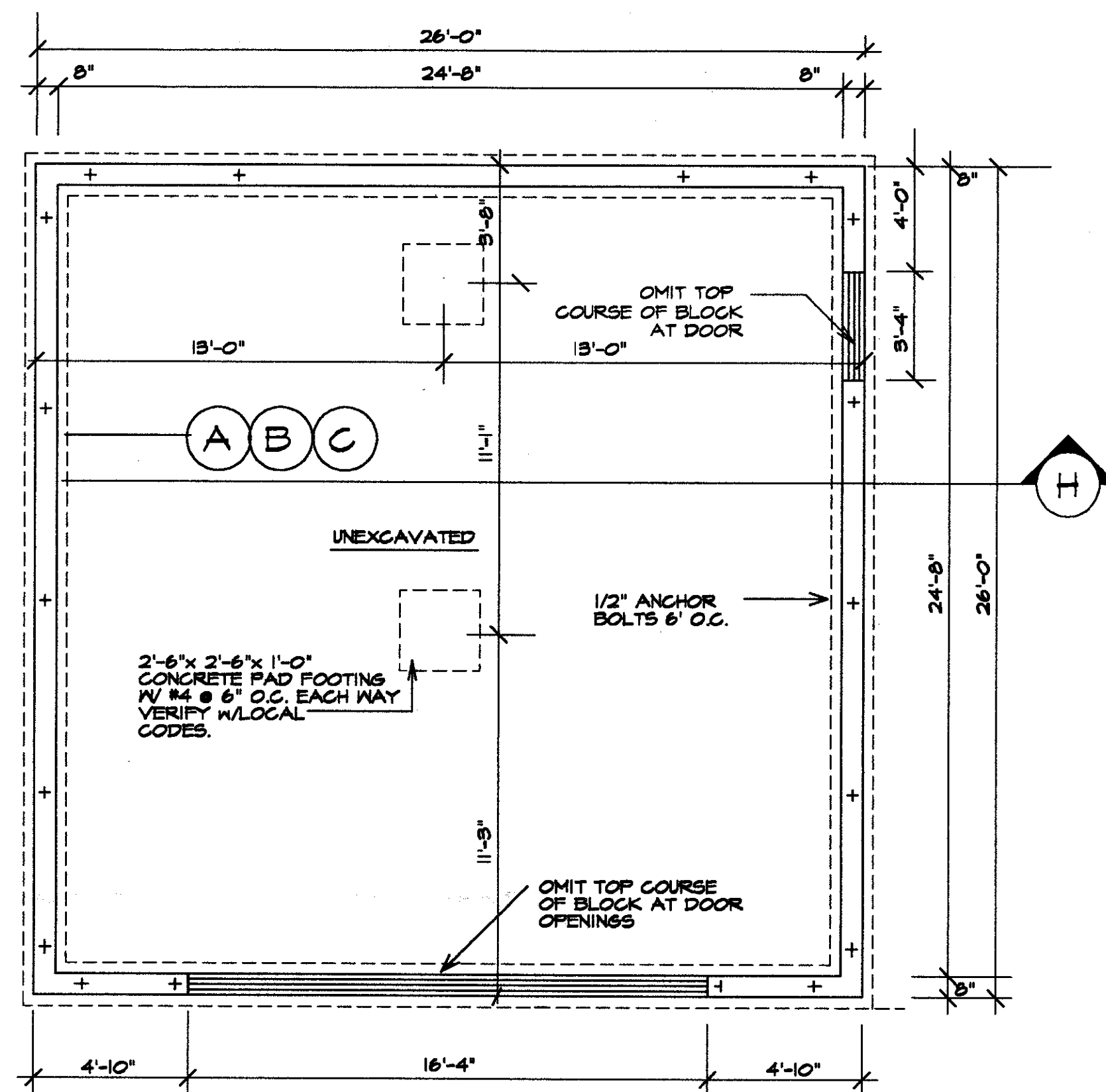
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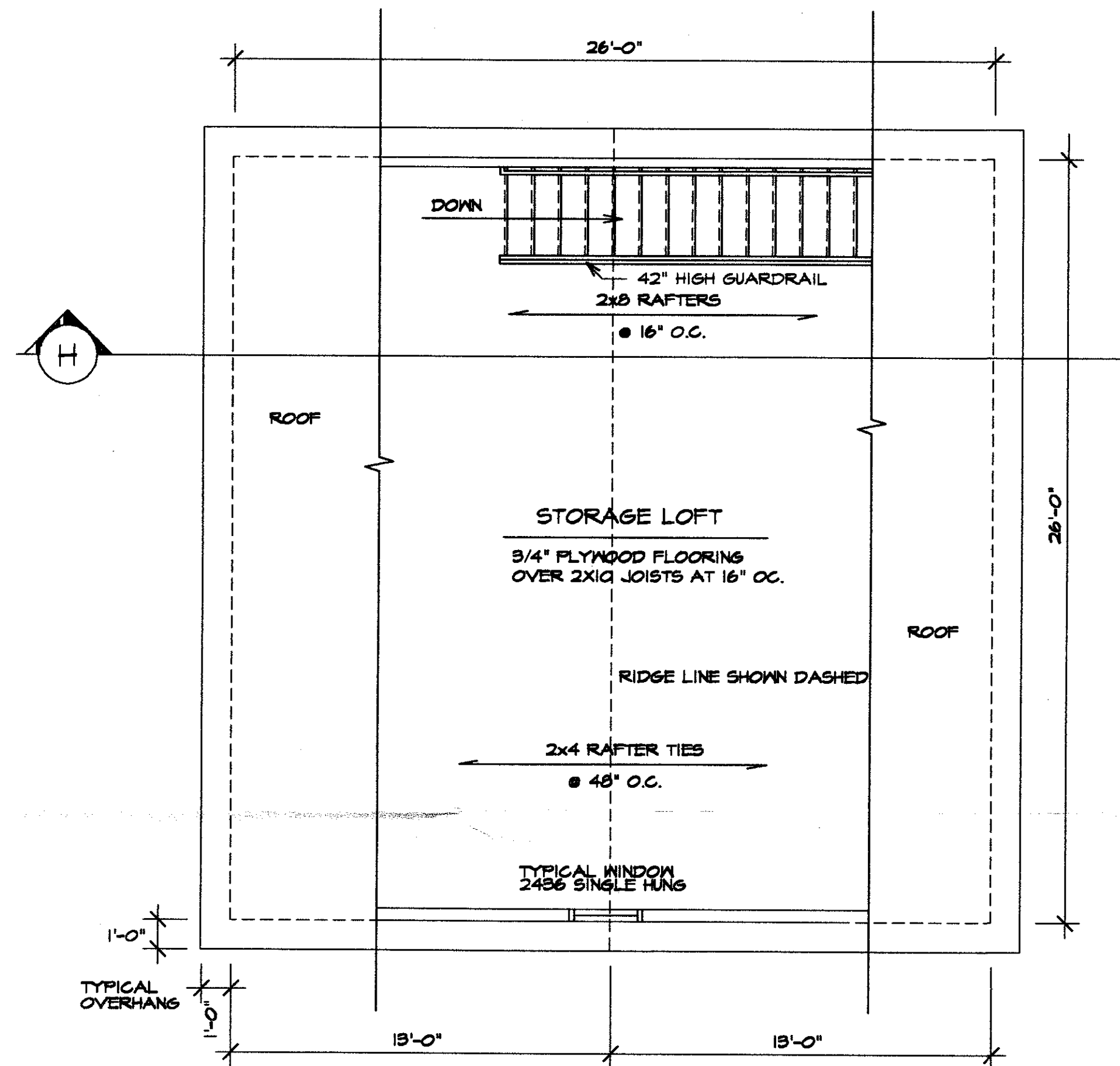
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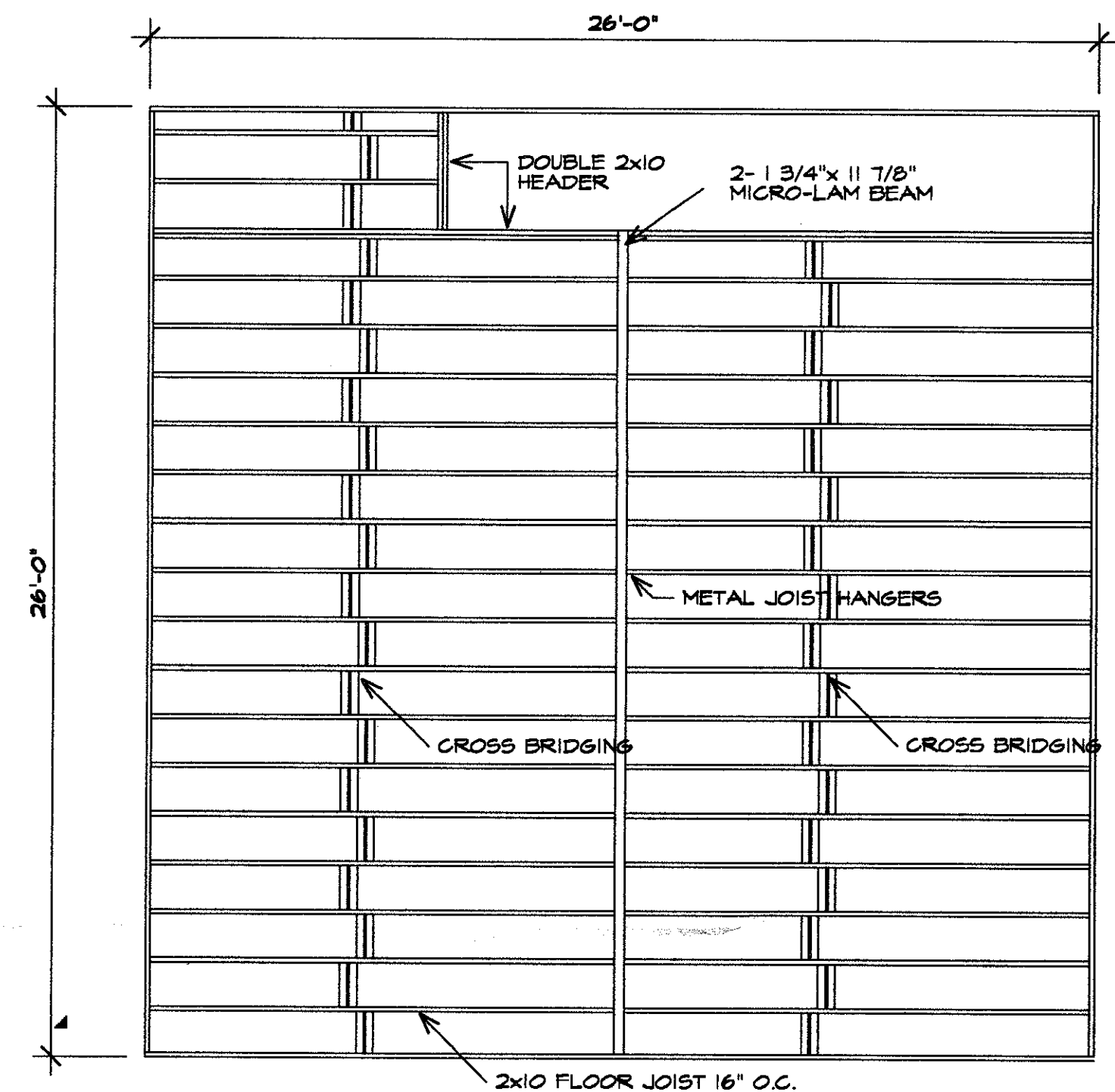




26' x 26' LOFT PLAN

GABLE ENTRY

SCALE 1/4"=1'-0"



26' x 26' FLOOR FRAMING PLAN

GABLE ENTRY

SCALE 1/4"=1'-0"

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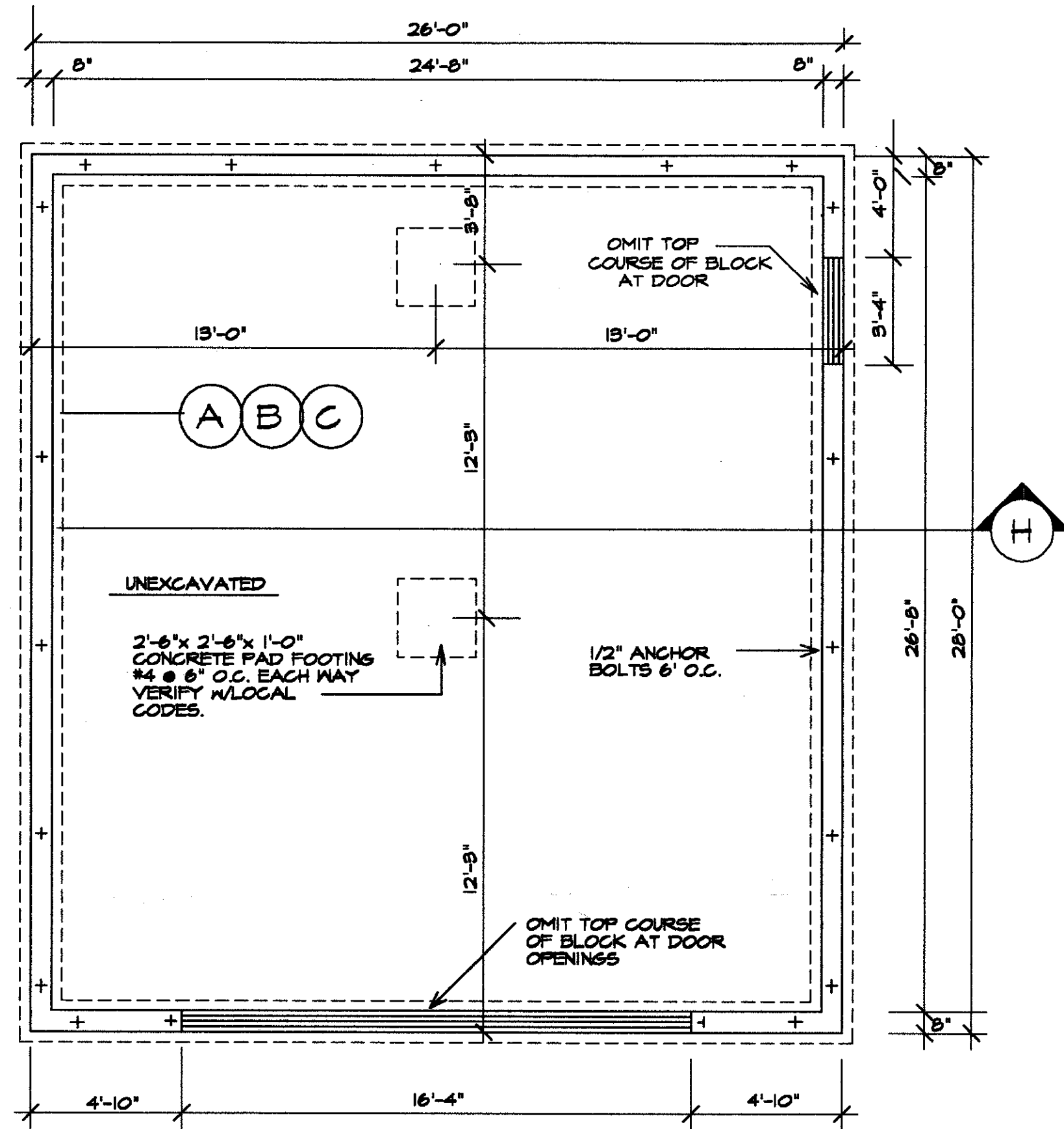
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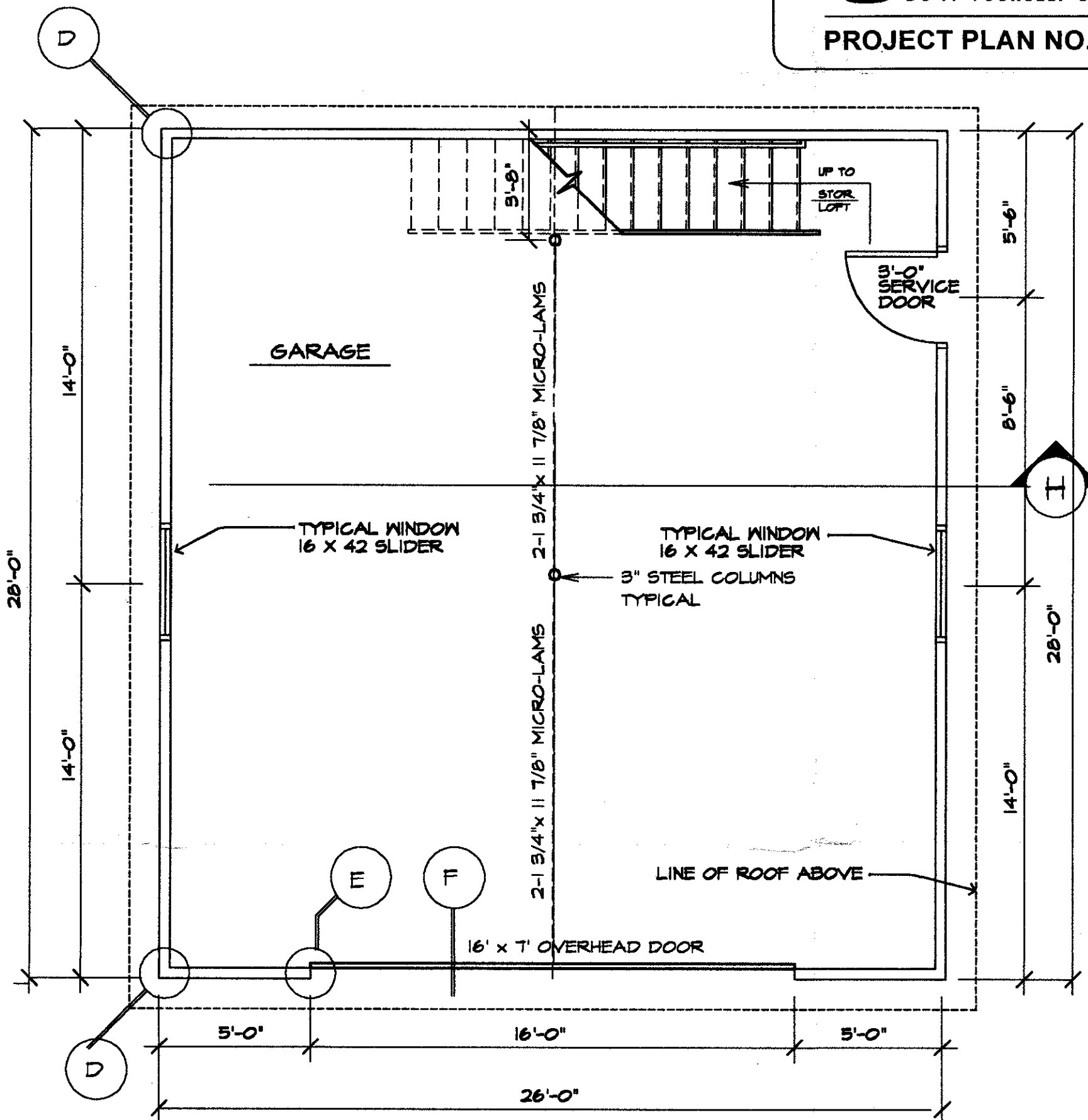
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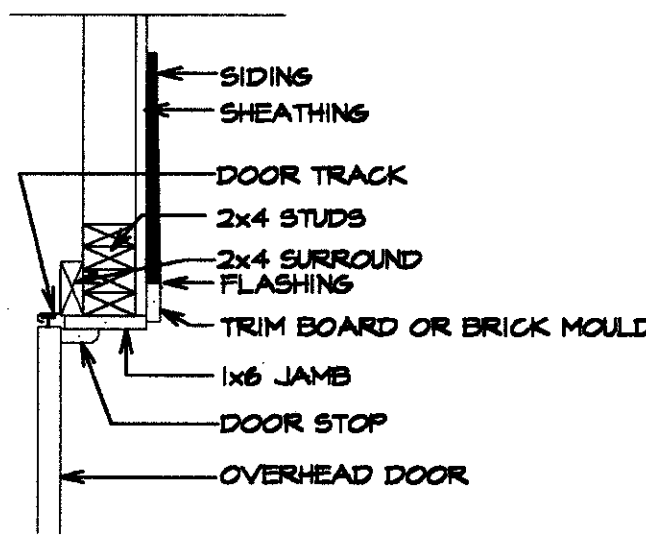
26'x 28' FOOTING & FOUNDATION PLAN

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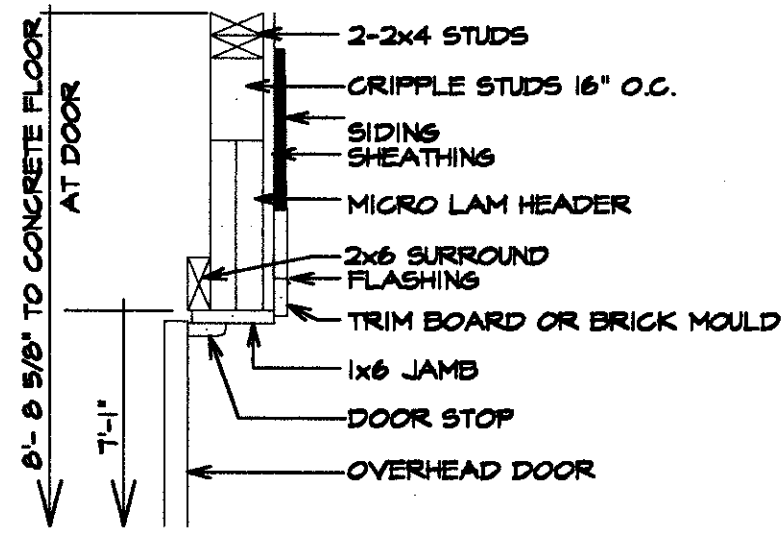


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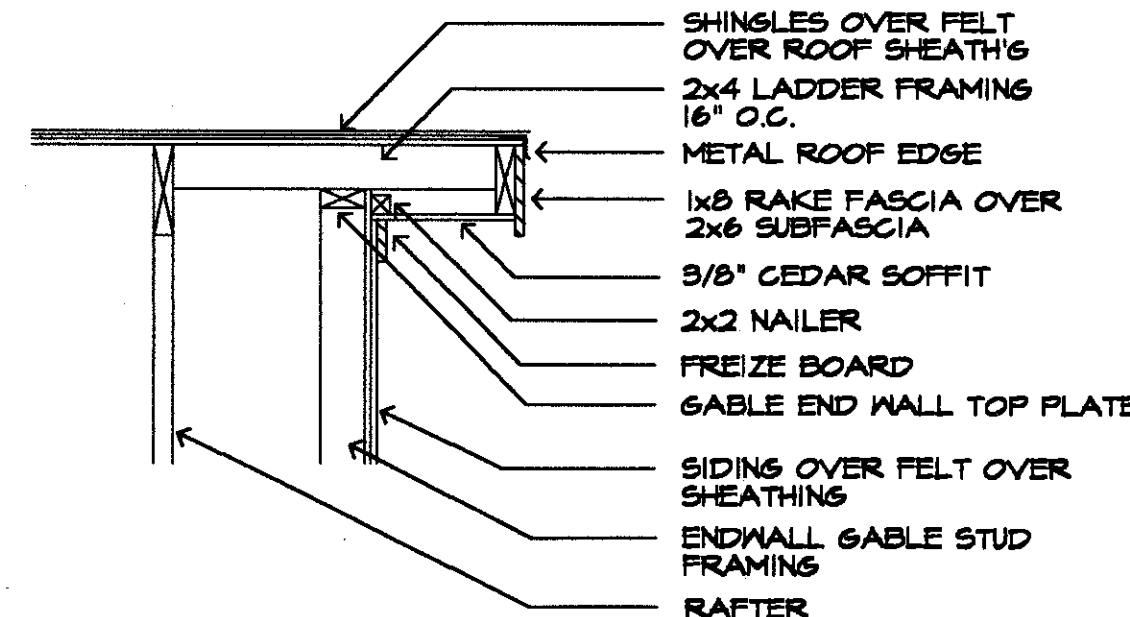
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E DETAIL of OVERHEAD DOOR JAMB



F DETAIL of OVERHEAD DOOR HEADER



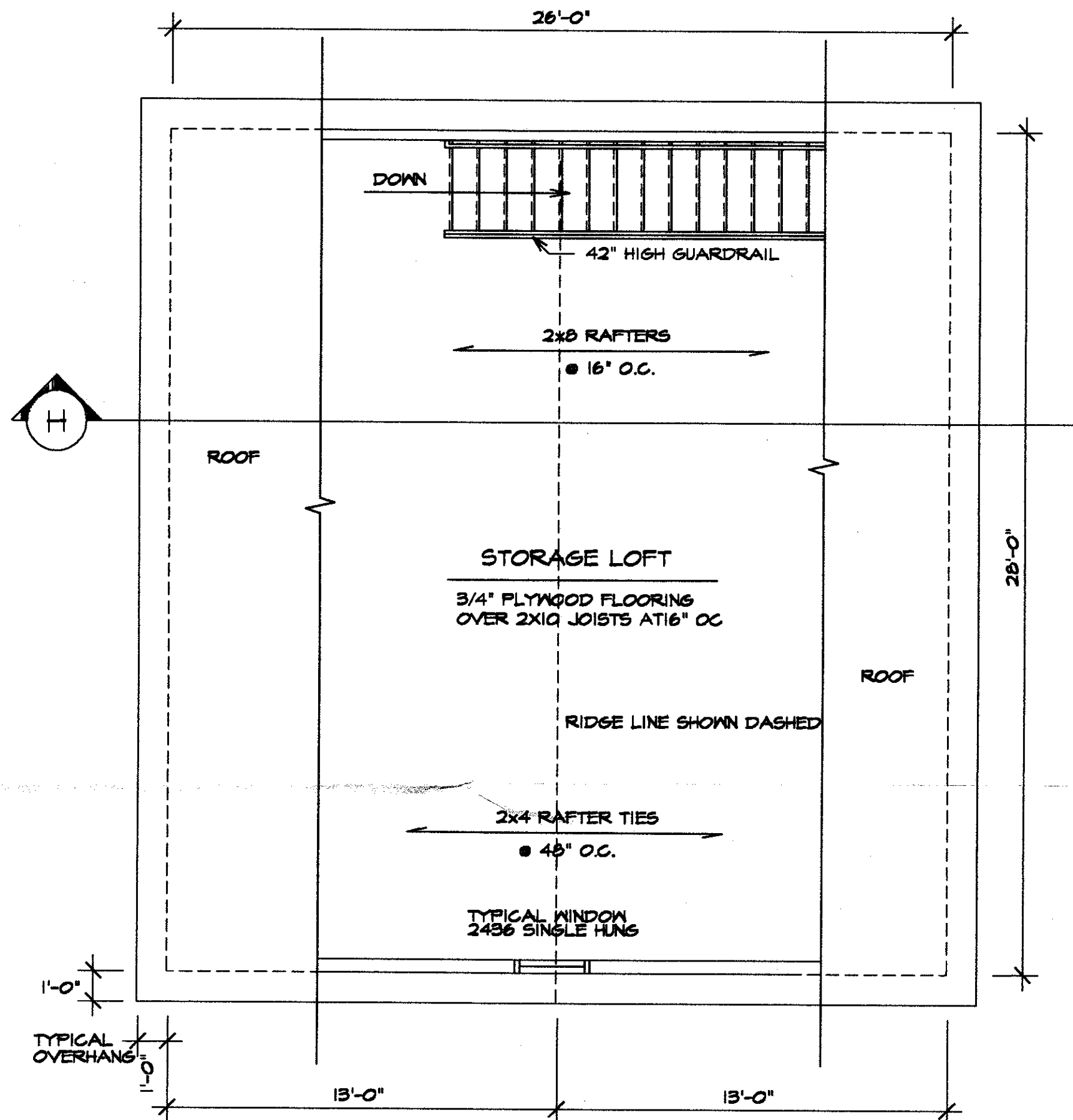
G RAKE DETAIL @ GABLE END

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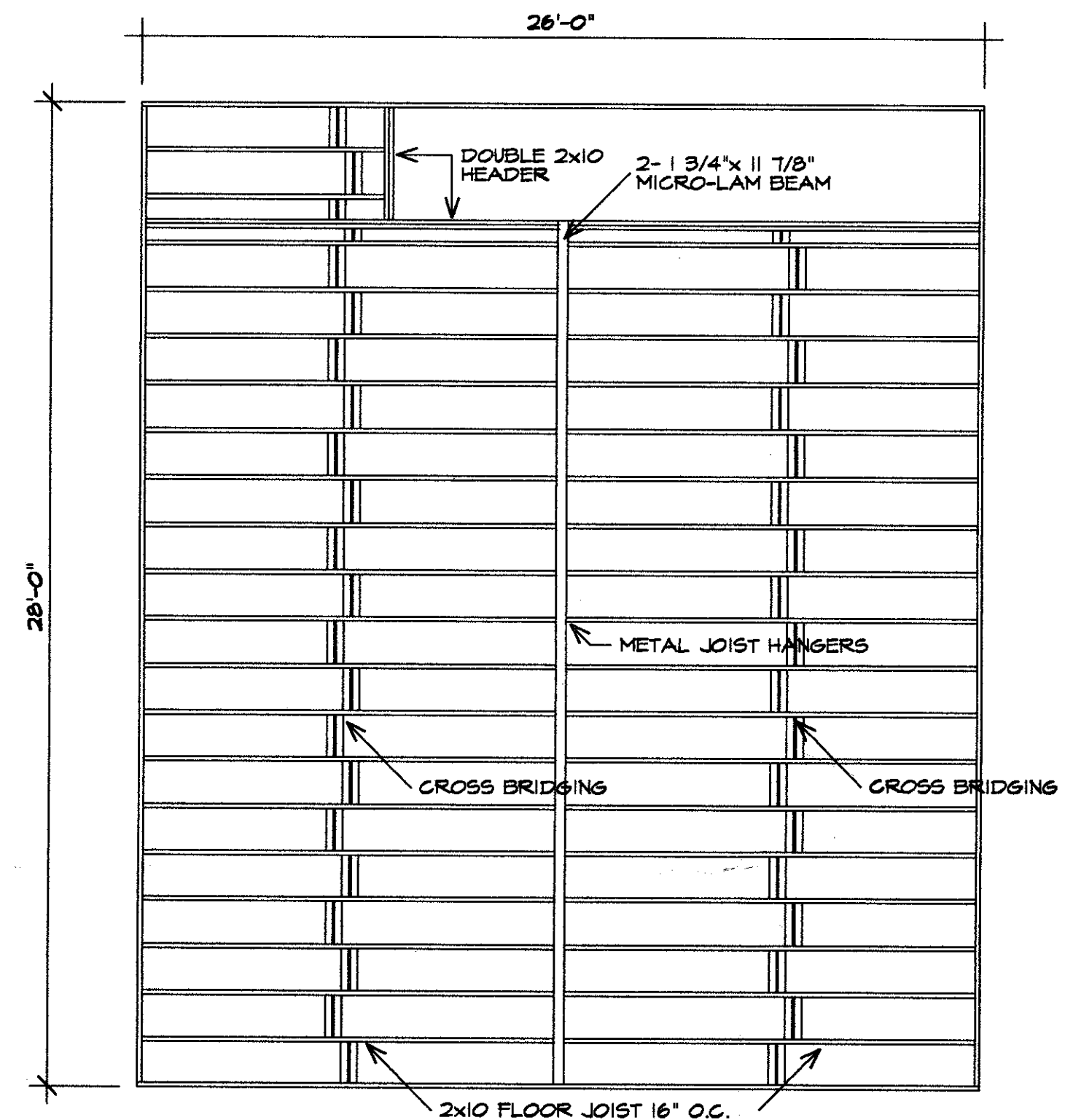
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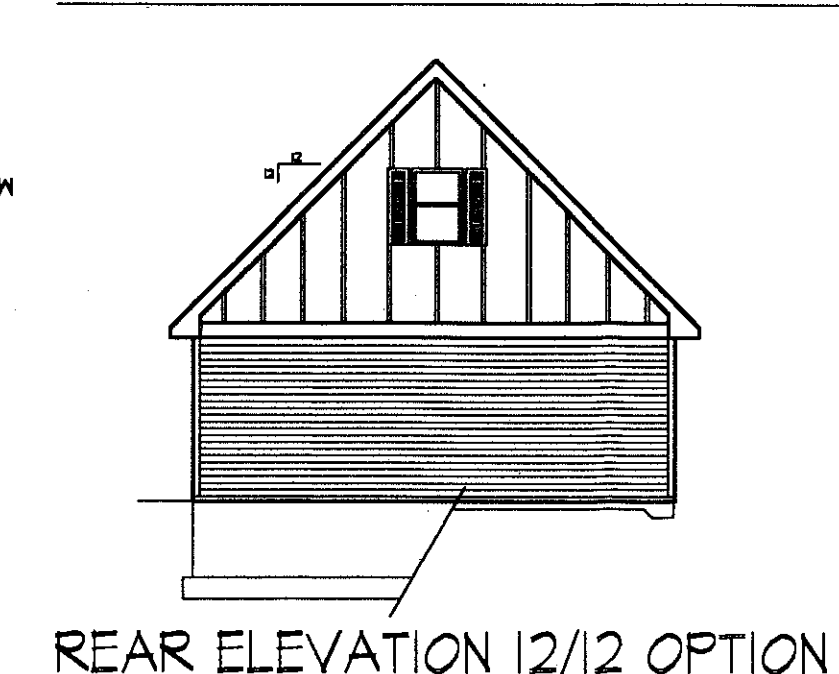
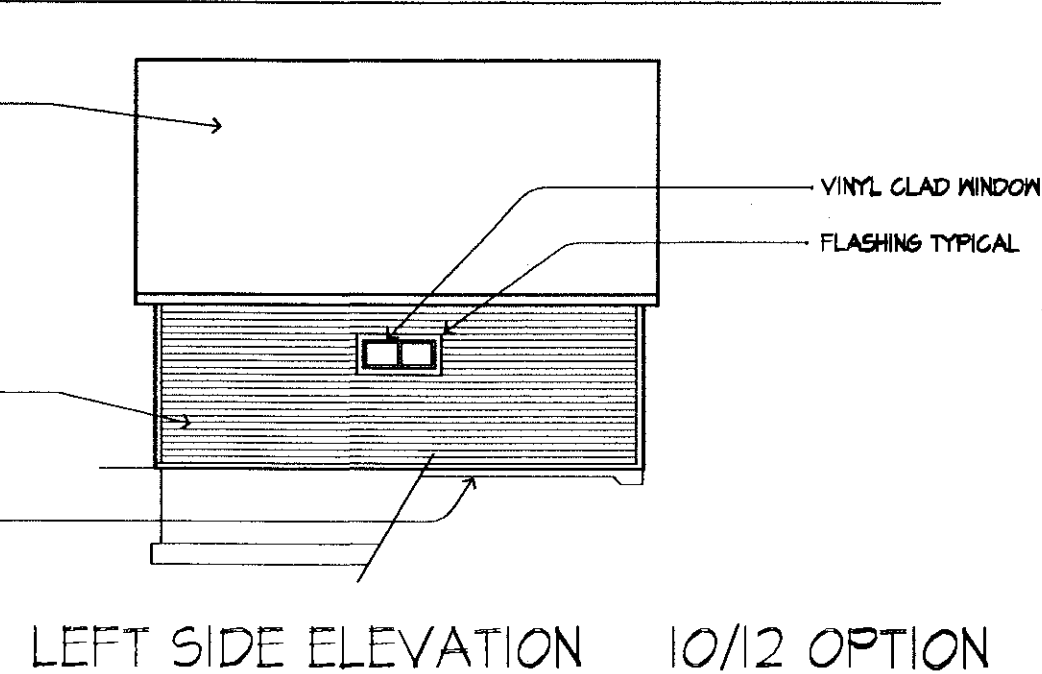
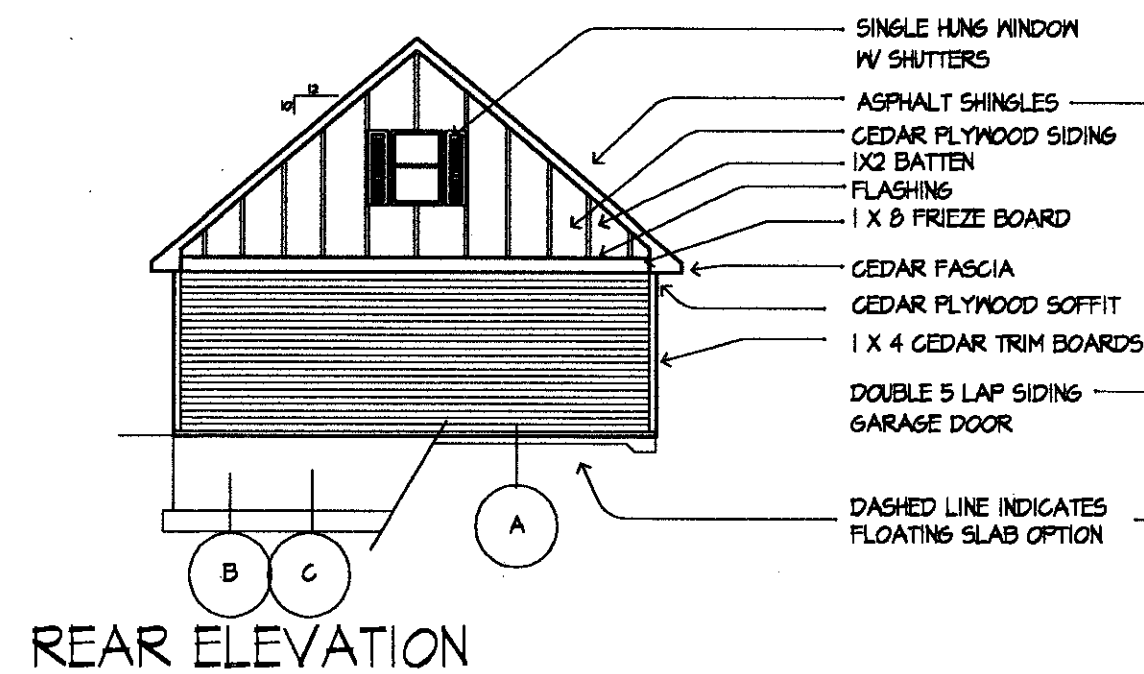
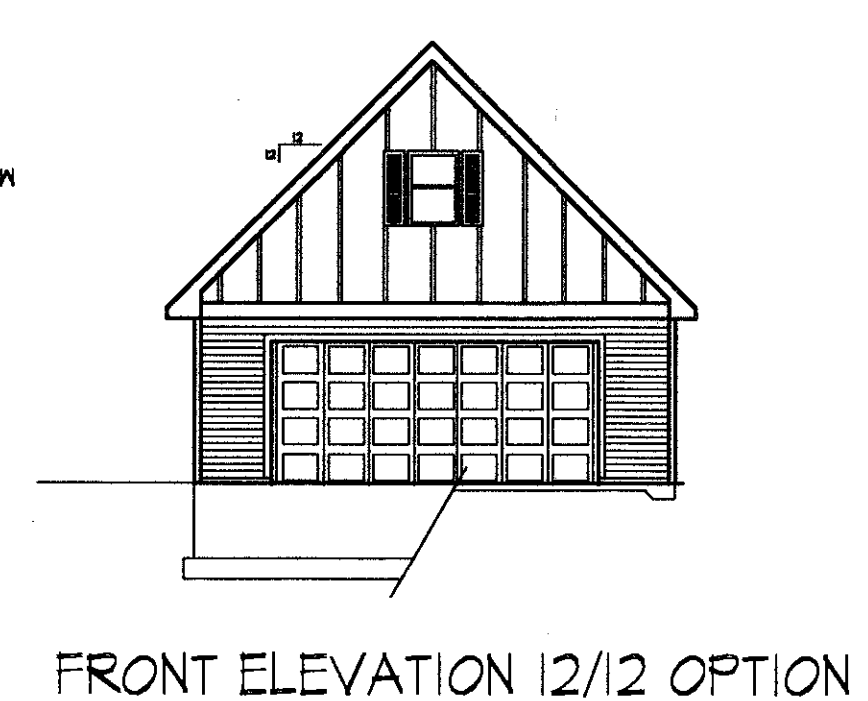
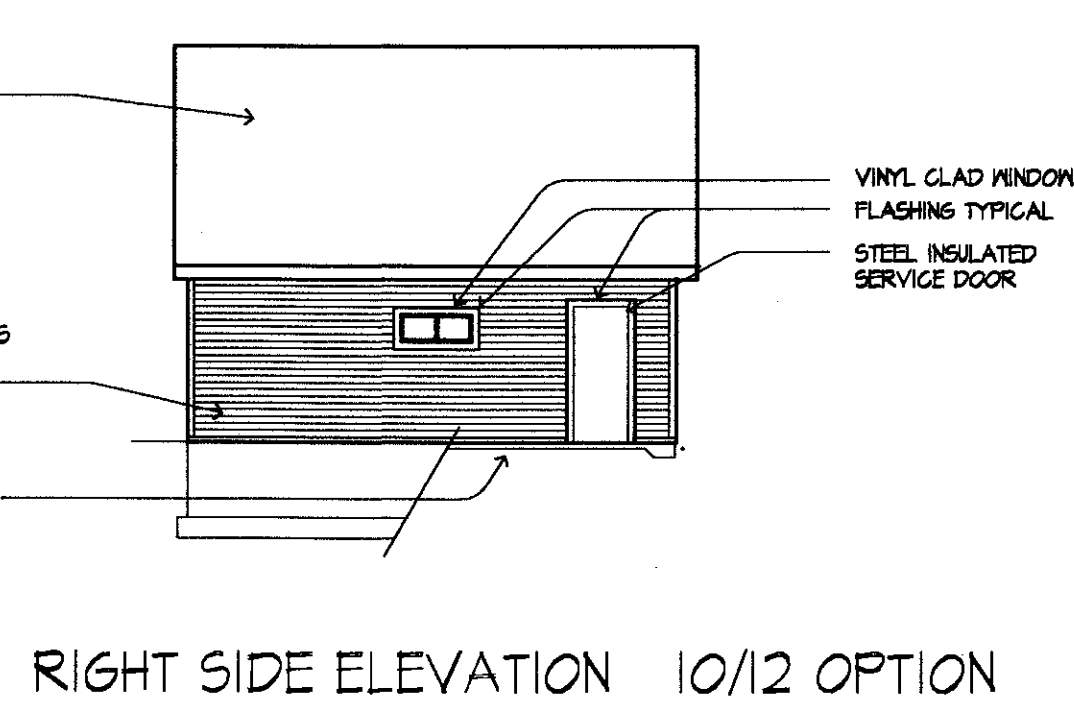
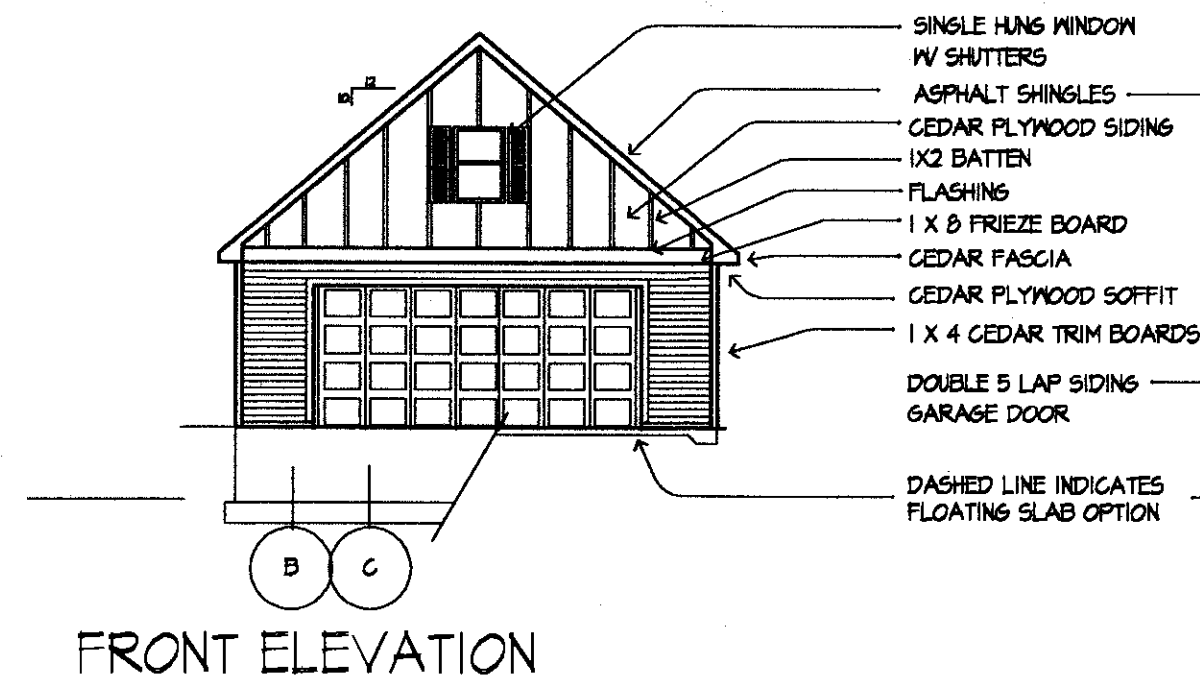
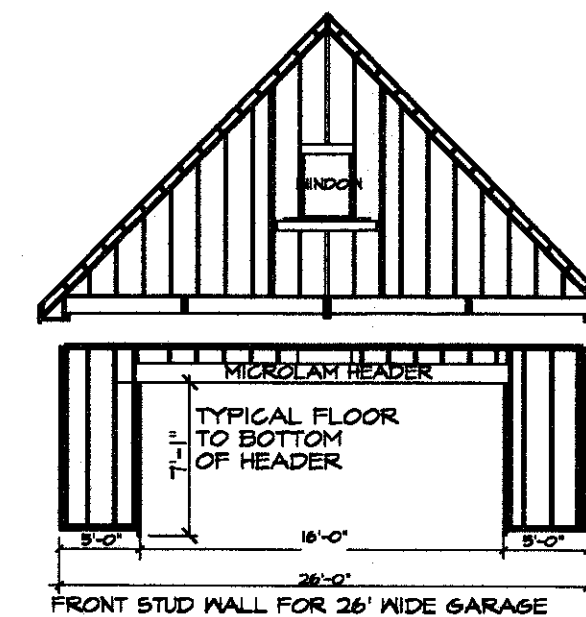
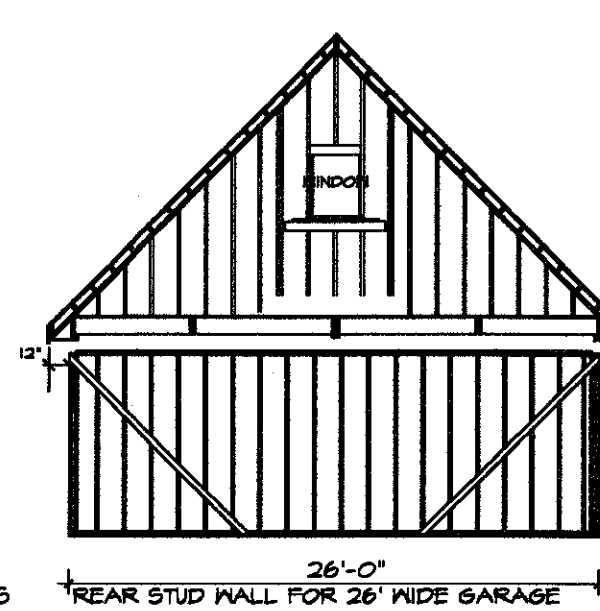
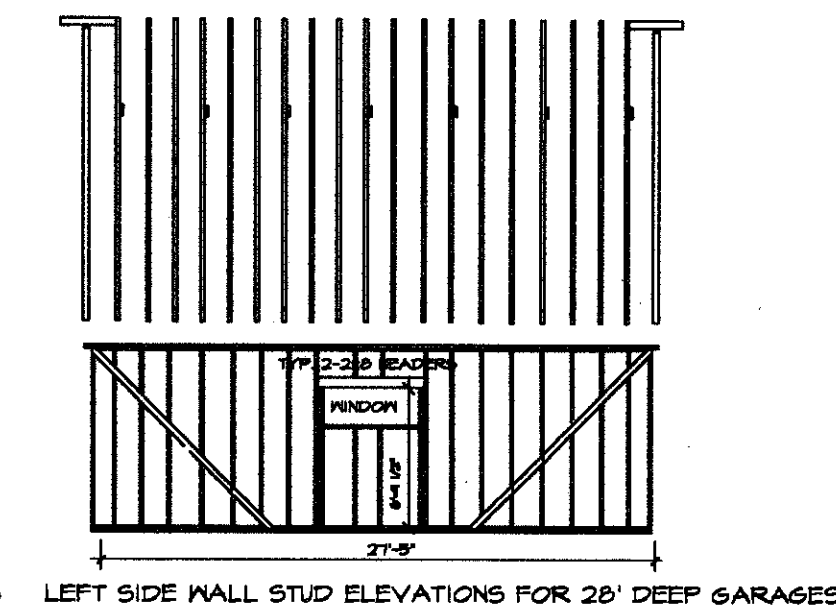
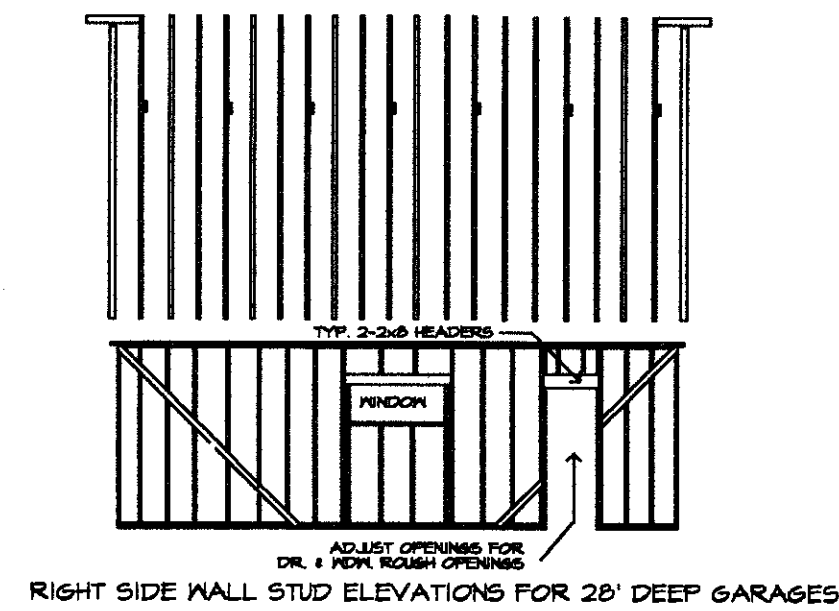
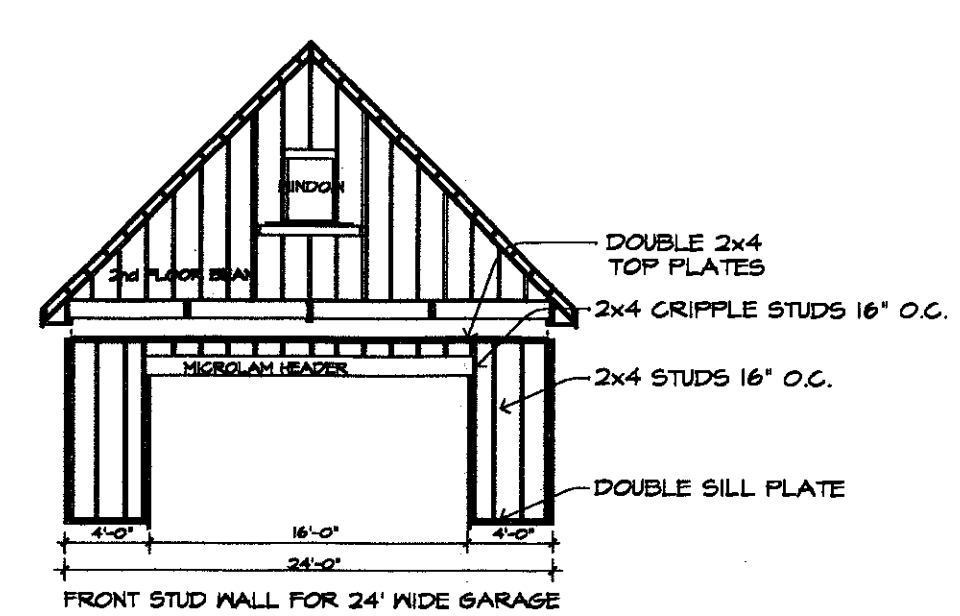
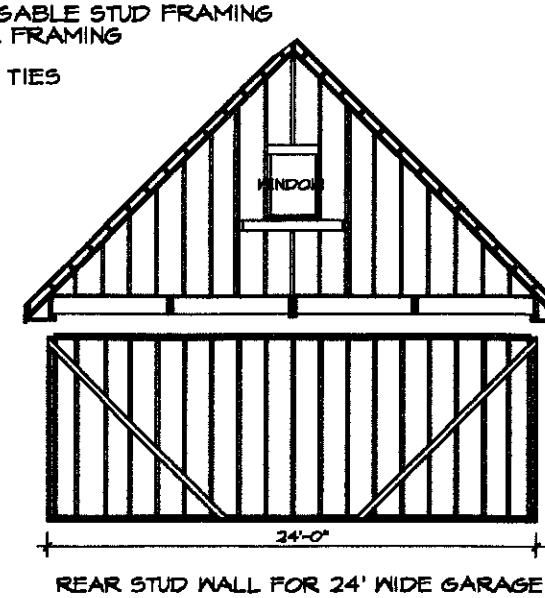
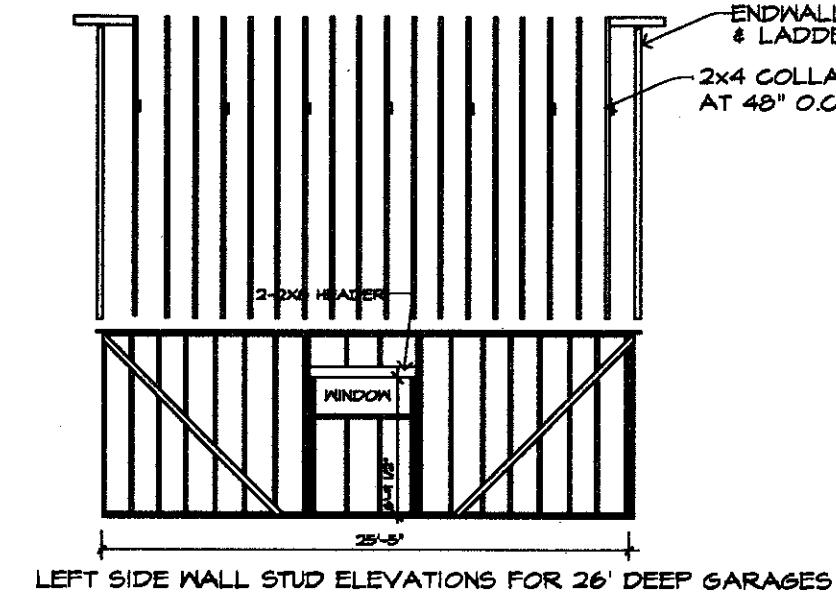
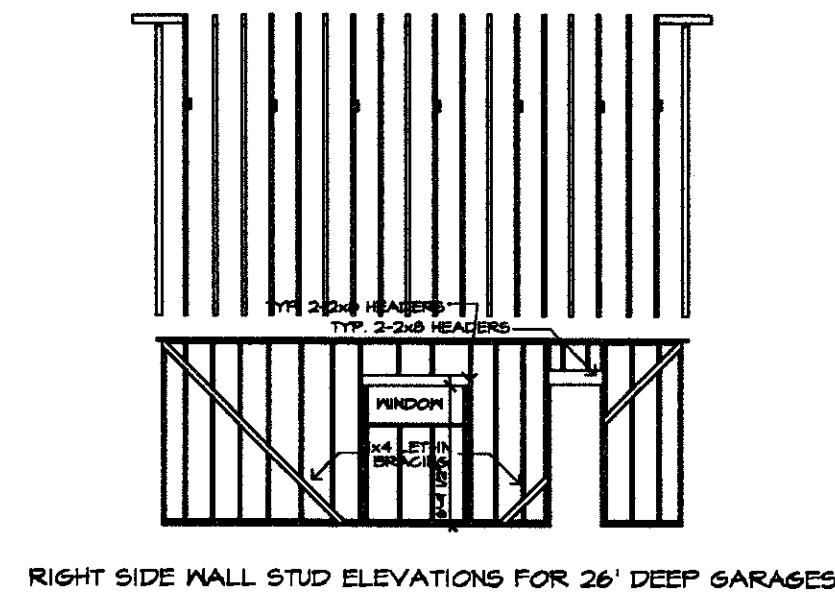
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26' x 28' LOFT PLAN
GABLE ENTRY SCALE 1/4"=1'-0"



26' x 28' LOFT FRAMING PLAN
GABLE ENTRY SCALE 1/4"=1'-0"



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