

Structural Notes; Comply with 2019 Residential Code of Ohio

- 1) Dimensional lumber used for all framing, Spruce-Pine-Fir #2 or better; unless otherwise noted
- 2) All headers shall be 2 - 2x12 with 1/2" plywood or OSB spacer, supported by 3" minimum bearing each end; unless otherwise noted
- 3) All framing shall align throughout the structure as to create a continuous load path from the roof to the foundation
- 4) Roof assemblies which are subject to wind uplift pressures of 20 pounds per square foot or greater shall have roof rafters or trusses attached to their supporting wall assemblies by connections capable of providing the resistance required in Table 802.11
- 5) Sheathing on exterior walls to align with face of foundation
- 6) All lumber in contact with concrete, masonry or earth to be pressure treated
- 7) Double floor joists under walls parallel to joist direction
- 8) Exterior dimensions shown to face of sheathing or face of foundation, interior dimensions shown to face of framing
- 9) Door and windows sized noted in feet/inches, e.g. 2668 = 2'-6" x 6'-8"
- 10) Contractor to provide all means of temporary support, scaffolding, bracing, shoring or guying in order to insure stability during construction
- 11) Fireblocking shall be provided to cut off all concealed horizontal or vertical draft openings
- 12) Final locations and sizing of HVAC registers and supply & return ducting provided by HVAC contractor
- 13) Truss design by truss manufacturer
- 14) Gas and/or wood burning insert fireplaces clearances and installation per manufacturers instructions
- 15) All work associated with asbestos, radon, mold abatement or exterminating, if required, is by others under a separate agreement
- 16) All windows noted "Egress" meet minimum net clear opening of 5.7sf (5.0sf for grade floor) and a sill not more than 44 inches above the floor
- 17) Attic access, where required, to be 22"x30" minimum with 30" minimum clearance above
- 18) Crawl access to be 24"x16" minimum when through a perimeter wall
- 19) Garage floor surfaces shall be 3,500psi concrete, sloped toward the main overhead door
- 20) Enclosed accessible space under stairs shall have walls, under-stair surface and any soffits protected on the enclosed side with 1/2" drywall
- 21) Cuts, notches and holes bored in trusses, structural composite lumber, structural glue-laminated members or I-joists are prohibited except where permitted by the manufacturer's recommendations or where the effects of such alterations are specifically considered in the design of the member by a registered design professional
- 22) Finished grade shall fall a minimum of 6" within the first 10' from building perimeter
- 23) Footings to bear on undisturbed soil or engineered compacted fill
- 24) Minimum footing size: 8" wall, 16" wide 8" deep; 10" wall, 18" wide 8" deep; 12" wall, 20" wide 8" deep
- 25) All concrete to of minimum compressive strength per Table 402.2
- 26) Foundation anchorage shall be 1/2" bolts spaced maximum of 6 feet on center and within 12" of each plate section. Bolts shall extend a minimum of 7 inches into concrete or grouted cells of concrete masonry units
- 27) Bath fans vent to the exterior
- 28) Exhaust hood and/or ducting installed per manufacturers instructions
- 29) Solid blocking 16" o.c. between bandboard and first parallel floor joist, align with wall layout
- 30) Building elements and structural wood panels fastened per Table 602.3 (1) & 602.3 (3)

Climatic and Geographic Design Criteria

Ground Snow Load lb/sf	Wind Speed mph	Seismic Conditions	Subject to Damage From		Frost Depth	Maximum allowable assumed soil bearing pressure
			Weathering	Termite		
20	115	B	Severe	Moderate to Heavy	36"	1500psf

Smoke & Carbon Monoxide Detectors

Smoke detectors shall be listed in accordance with UL 217 and installed in accordance with NFPA 72 and in all sleeping rooms, area outside, adjacent and within 15 ft. of each sleeping room. They shall also be located on each story including basement and cellars and all detectors shall be hardwired, interconnected utilizing photoelectric and ionization technologies.

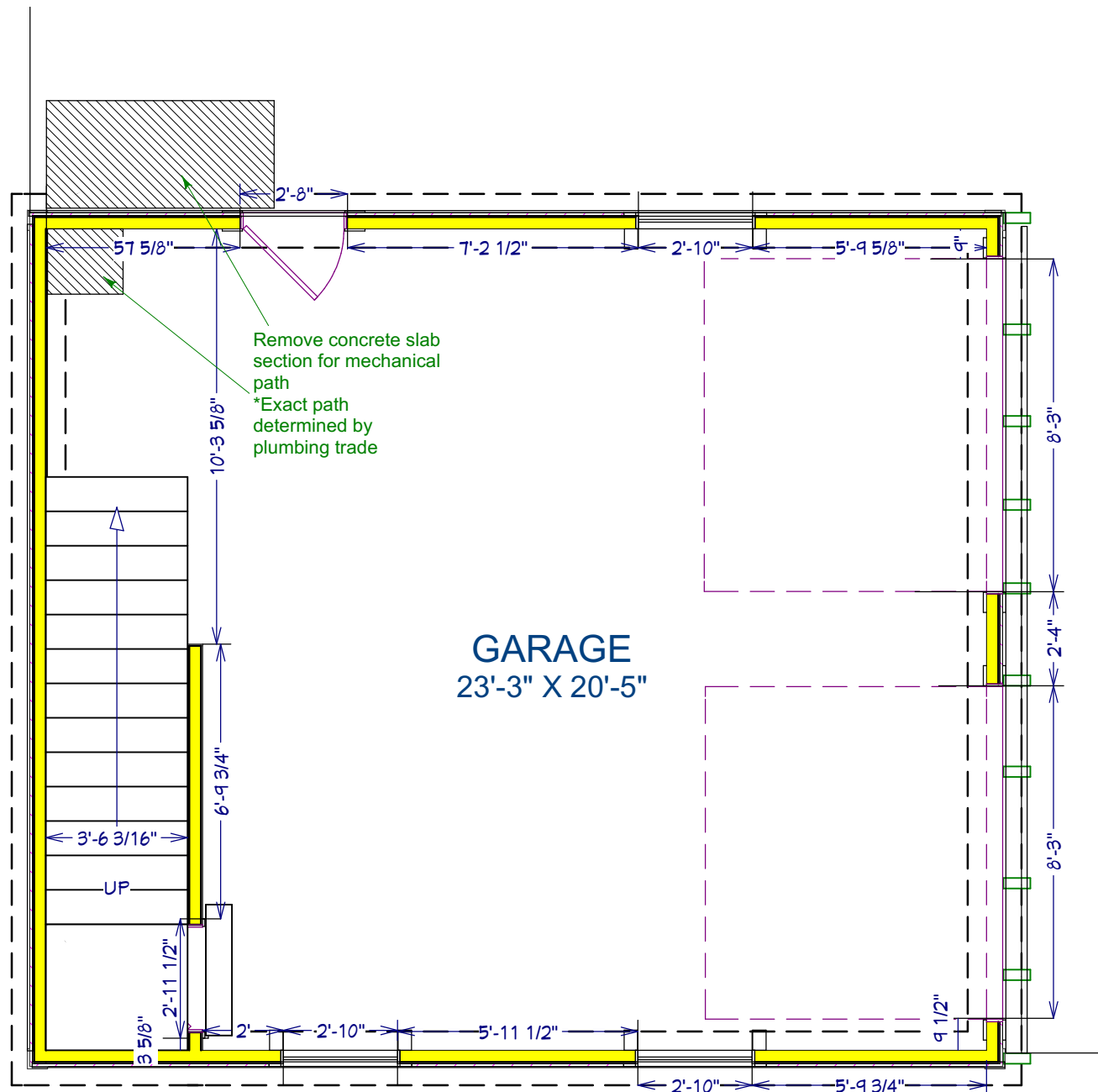
Alterations, repairs and additions in existing dwellings, the entire dwelling shall be equipped with smoke detectors as required for new dwellings. The new detectors are not required to be interconnected unless remodeling requires removal of appropriate wall and ceiling coverings. In areas where remodeling does not take place allowing accessibility, then detectors in those areas may be battery powered.

Carbon Monoxide detectors shall be installed outside of each separate sleeping area in the immediate vicinity of the bedrooms in dwellings with fuel-fired appliance or attached garages. Single station alarms shall be listed as complying with UL 2034 and installed per this code & manufacturers instructions.

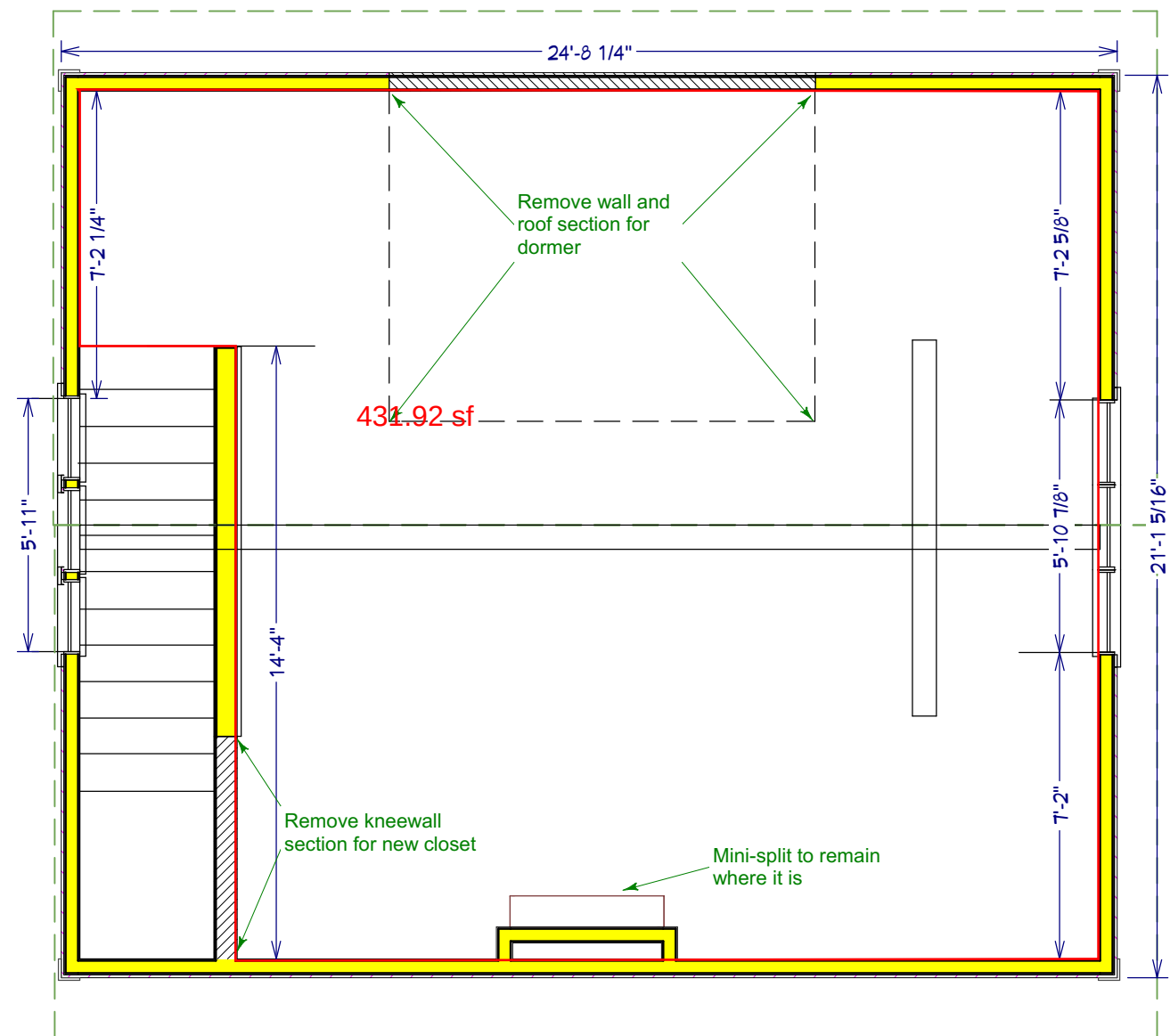
Insulation and Fenestration Requirements

Climate Zone	Fenestration U-Factor	Skylight U-Factor	Ceiling R-Value	Wall R-Value	Mass Wall R-Value	Floor R-Value	Basement Wall R-Value	Slab R-Value, Depth	Crawl Wall R-Value
5	.30	.55	49	20 or 13 + 5	13/17	30	10/13	10, 2ft.	10/13





BASS AS-BUILT GARAGE



BASS AS-BUILT GARAGE LOFT

DEMO FIRST FLOOR PLAN 1/4" = 1'-0"

DEMO SECOND FLOOR PLAN 1/4" = 1'-0"

Match siding, fascia, and corbel details

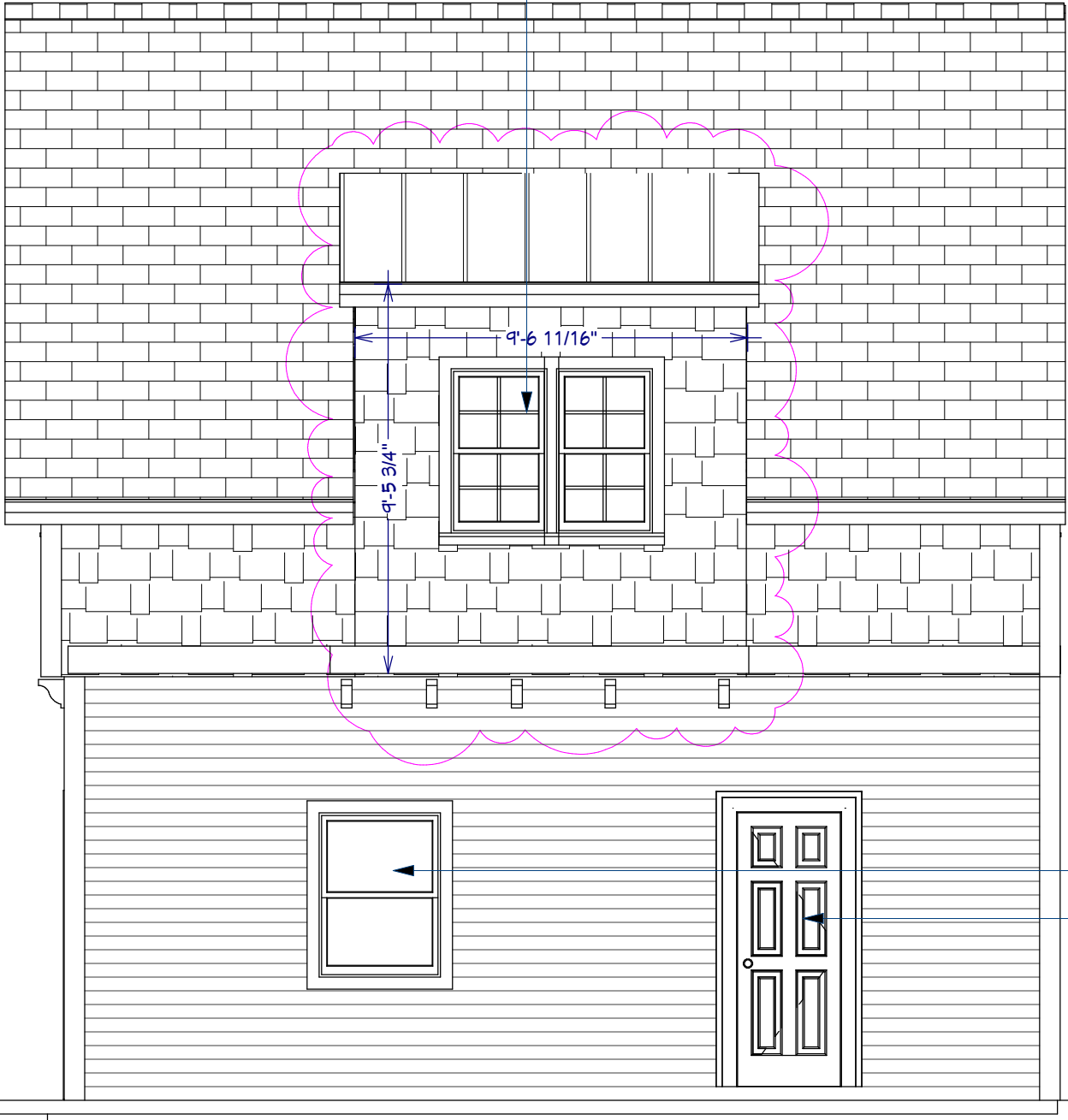


DARK BRONZE

Next Dimension Pro
windows to match
existing

New Standing Seam Roof

Existing Slate Roof



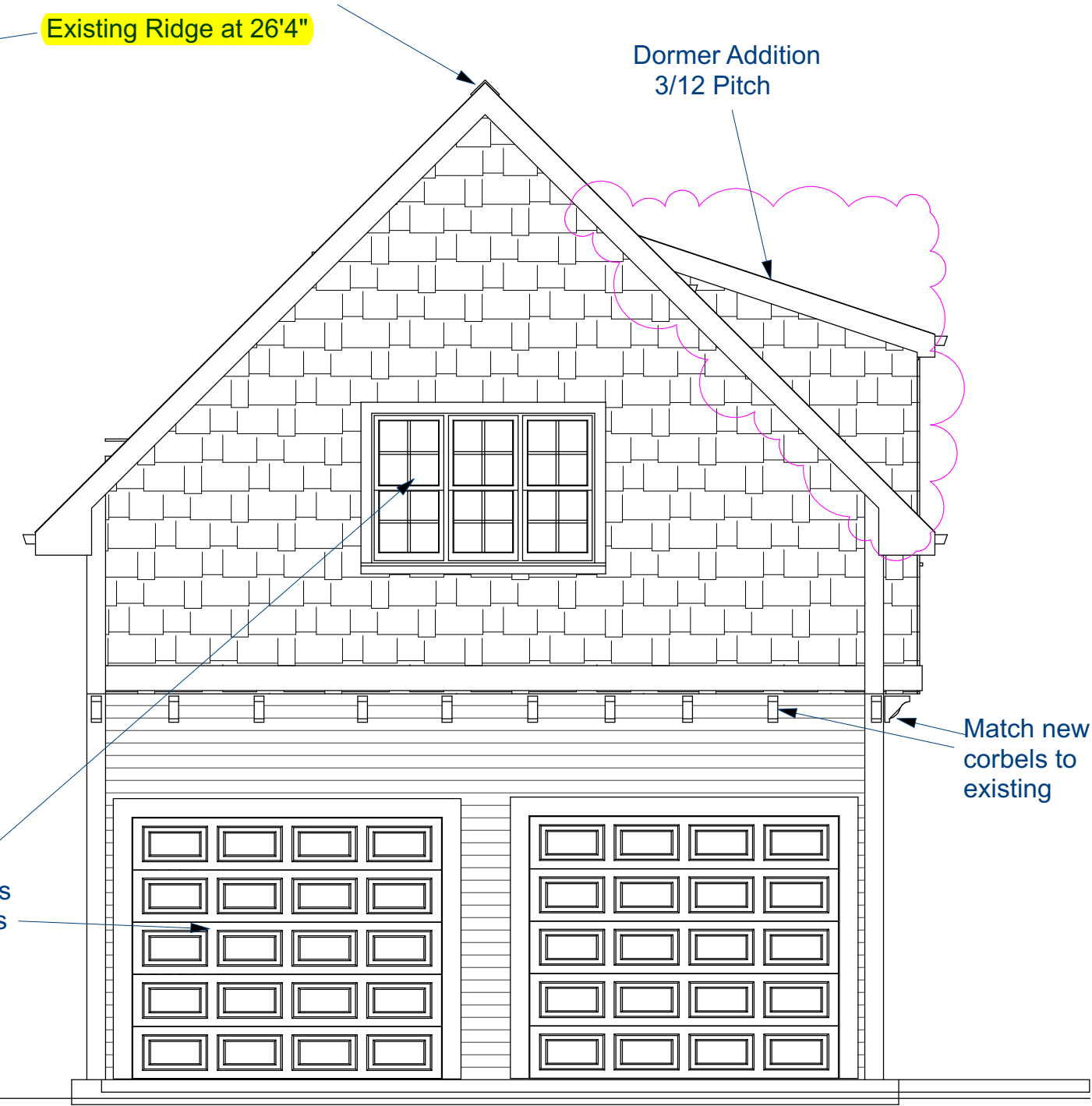
NORTH ELEVATION 1/4" = 1'-0"

Existing Ridge at 26'4"

Dormer Addition
3/12 Pitch

Existing
garage doors
and windows
to remain

Match new
corbels to
existing



EAST ELEVATION 1/4" = 1'-0"

Myers Surveying Company, Inc.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

614-235-8677

FAX: 614-235-4559

A Mortgage Location Survey prepared for and certified to:

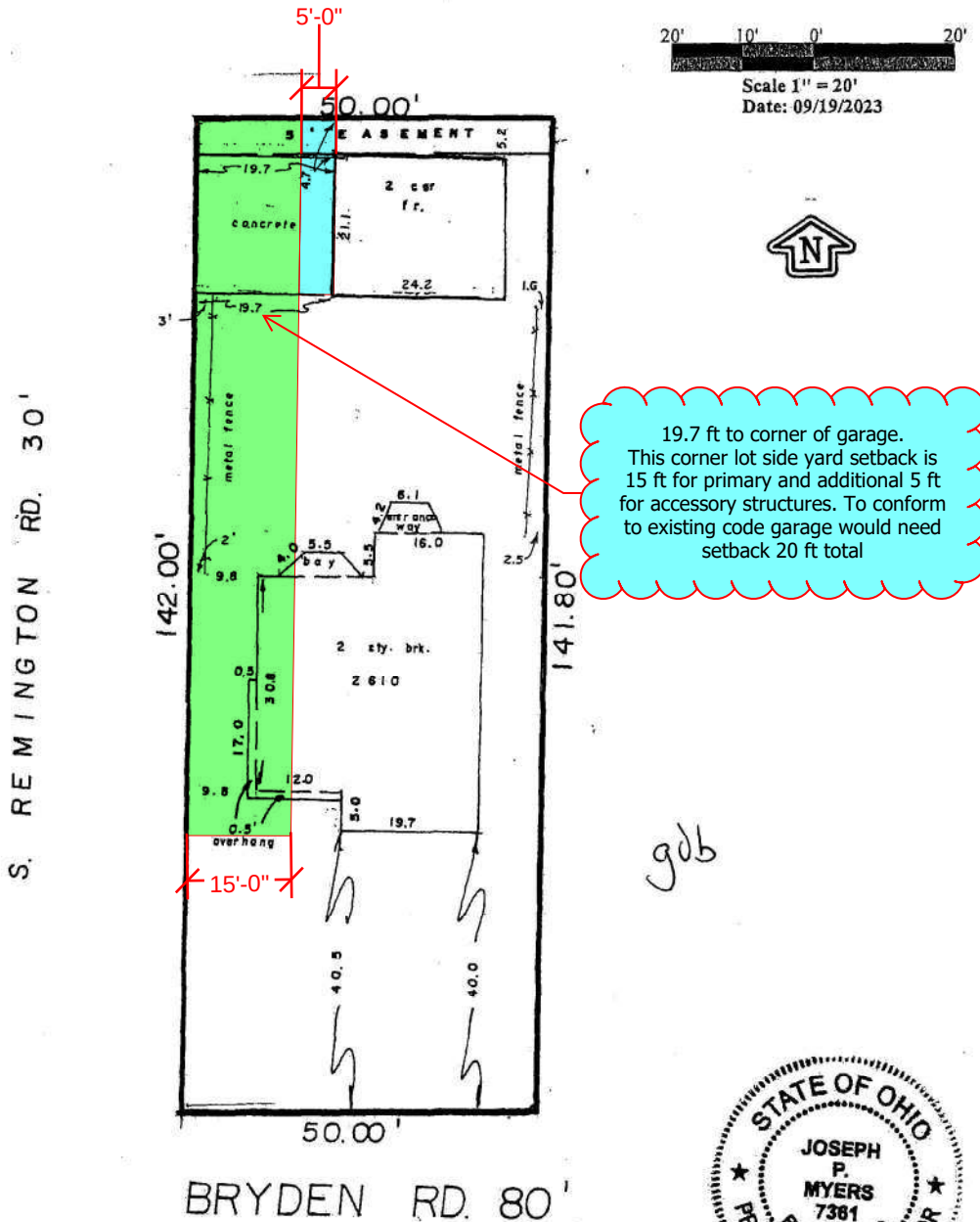
AmeriTitle, Inc.

Legal Description: Situated in The State of Ohio, County of Franklin, City of Bexley Being Lot 13, Block 3, Bexley Highlands, Plat Book 14, Page 15

Applicant: Bass 2309002se

Posted Address: 2610 Bryden Rd., Bexley, Ohio

Apparent Encroachments: 1) Fences not in conformance with legal description. 2) Garage In Easement.



We hereby certify that the foregoing Mortgage Location survey was prepared from actual field measurements in accordance with Chapter 4733-38 Ohio Administrative Code, and is not a boundary survey pursuant to Chapter 4733-37 of said code.

THE INFORMATION SHOWN HEREON IS NOT TO BE UTILIZED FOR THE INSTALLATION OF BUILDINGS, FENCES, LANDSCAPING OR OTHER PERMANENT IMPROVEMENTS.



Myers Surveying Co., Inc.

By *Joseph P. Myers*

Professional Surveyor

Myers Order No. - 2-09/19/2023

202309192

Rec.

Field

DWG

Ltr.

Ck.

[Signature]

[Signature]

[Signature]

[Signature]



Architectural Review Board

Decision and Record of Action - October 10, 2024

The City of Bexley's Architectural Review Board took the following action at this meeting:

Application Number: BZAP-24-38

Address: 2610 Bryden

Applicant: Bryce Jacob

Owner: Geoff Bass

Request: The applicant is seeking a recommendation to the Board of Zoning and Planning for a Certificate of Appropriateness to add a dormer to south side of structure.

MOTION: The motion to approve this application as a consent agenda item was made by Mr. Hall and seconded by Ms. Panovska:

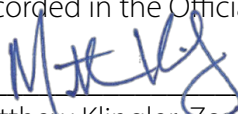
The findings and decisions of the Board for application number BZAP- 24-38 for the property located at 2610 Bryden as stated by Matt Klingler: That the Architectural Review Board issues a Certificate of Appropriateness to add a dormer to south side of structure.

The applicant, Bryce Jacob, agreed to the findings of fact.

VOTE: All members voted in favor.

RESULT: The applicant was granted a Certificate of Appropriateness.

Staff Certification: Recorded in the Official Journal this 10th day of October, 2024.



Matthew Klingler, Zoning Officer



Karen Bokor, Design Consultant

cc: Applicant, File Copy