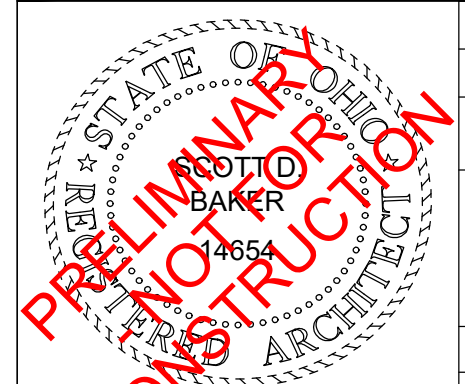
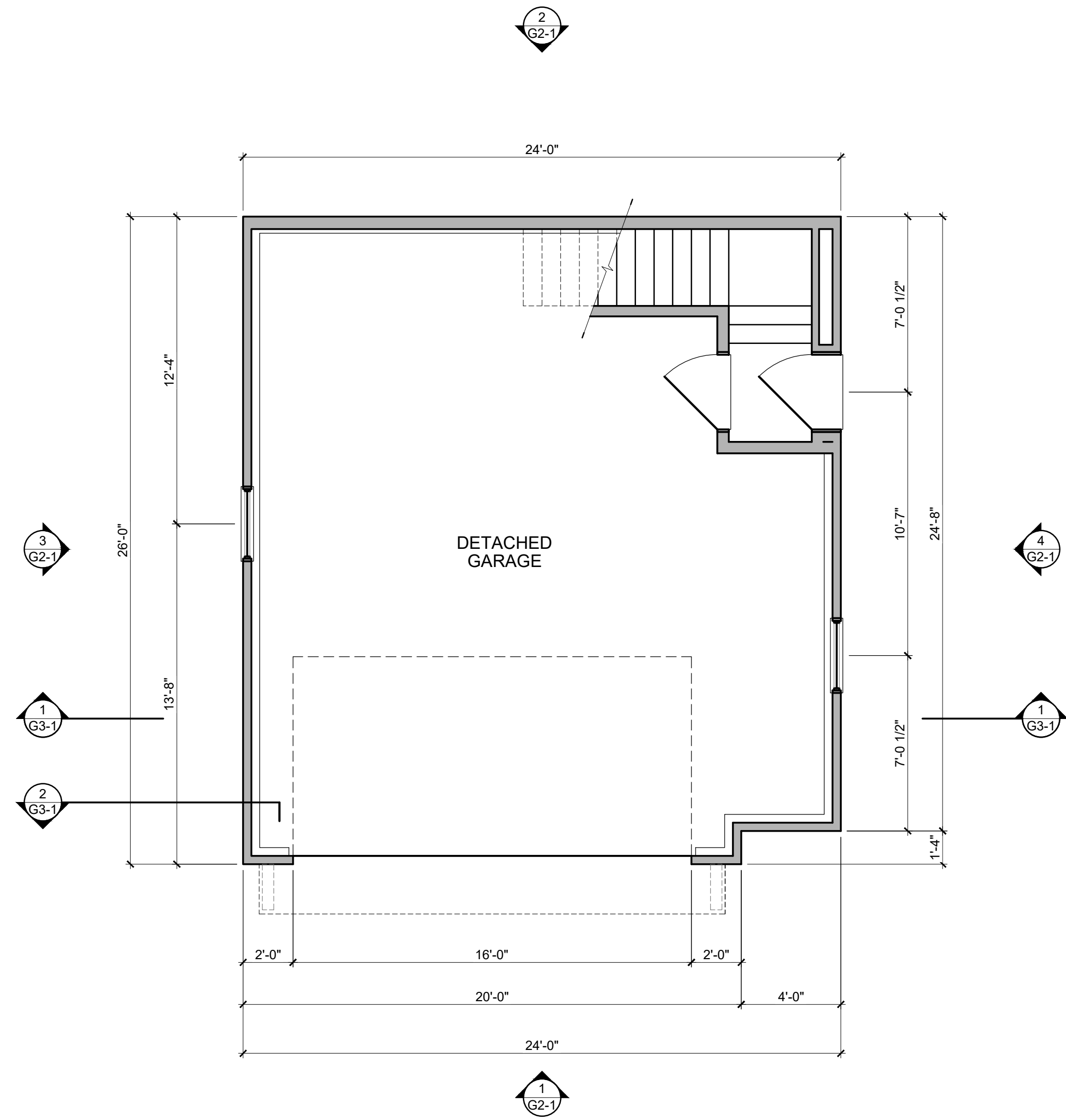


#	DATE	ISSUED WITH: CHANGE DESCRIPTION

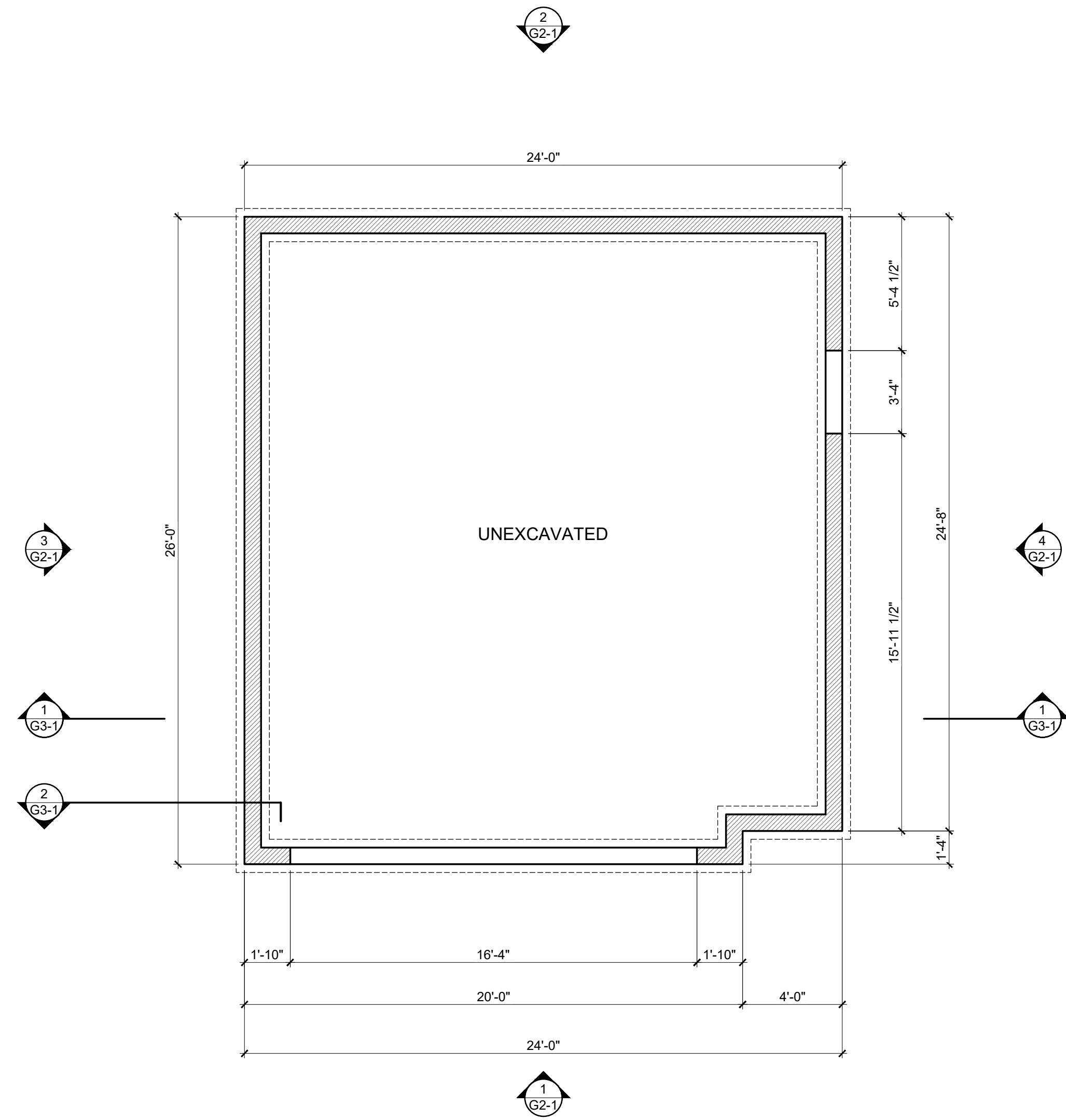
ODONNELL ADDITION
2754 SHERWOOD RD, BEXLEY, OHIO 43209



SCALE: 1/4" = 1'-0"
SHEET # / DESCRIPTION
FIRST FLOOR PLAN
A1-1
DATE: 12.29.2020
BZAP SUBMISSION
SCOTT S. BAKER, LICENSE #14654 EXPIRATION DATE 12/31/2021
SBA STUDIOS PROJECT # 2020-391



2 DETACHED GARAGE PLAN

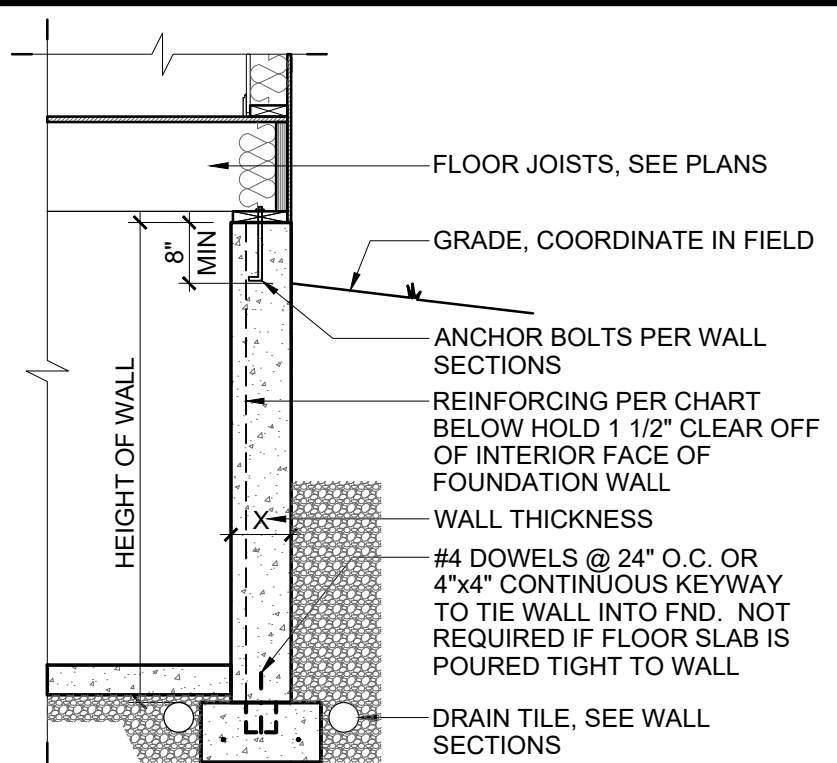


1 DETACHED GARAGE FOUNDATION

FOUNDATION NOTES

1. ALL 8" FOUNDATION WALLS SHALL HAVE A MINIMUM 16" x 8" CONTINUOUS POURED CONCRETE FOOTING. SEE WALL SECTIONS.
2. CONTRACTOR TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
3. CEILING HEIGHTS IN BASEMENTS WITH HABITABLE SPACES OR HALLWAYS SHALL NOT BE LESS THAN 7'-0" CLEAR, EXCEPT UNDER BEAMS, DUCTS OR OTHER OBSTRUCTIONS WHERE THE CLEAR HEIGHT SHALL BE 6'-4" MINIMUM.
4. ALL PREFABRICATED CONCRETE LINTELS AT FOOTING LEVEL CHANGES SHALL HAVE 8" MINIMUM BEARING AT EACH END.
5. REFER TO STRUCTURAL NOTES SHEET FOR GENERAL STRUCTURE INFORMATION.

FOUNDATION WALL REINFORCING



MINIMUM HORIZONTAL REINFORCING: 8'-0" OR LESS IN HEIGHT: (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT MID HEIGHT, GREATER THAN 8'-0" IN HEIGHT, PROVIDE (1) #4 BAR WITHIN 12" OF TOP OF WALL AND AT THIRD POINTS OF THE WALL.

FOUNDATION WALL DESIGN - POURED WALLS			
CONCRETE = f _c MIN = 3,000 PSI		REINFORCING f _y MIN = 60,000 PSI, MAXIMUM EQUIVALENT SOIL PRESSURE = 55 PSF	
WALL MAX HEIGHT	WALL THICKNESS	8" THICK WALL	10" THICK WALL
8'-0"	REF: #5 @ 24" O.C.	NONE	NONE
9'-0"	#6 @ 32" O.C.	#6 @ 40" O.C.	NONE
10'-0"	#6 @ 16" O.C.	#6 @ 24" O.C.	#6 @ 32" O.C.

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

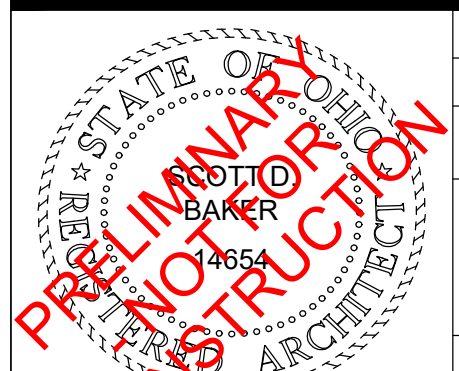
SEE SHEET A4-1 FOR GENERAL STRUCTURAL NOTES
 ALL LVL AND 2x WOOD BEAMS: (D) = DROPPED, (F) = FLUSH
 ALL HEADERS AND BEAMS TO BEAR ON MINIMUM (1) KING STUD & (1) JACK STUD EACH SIDE OF OPENING, U.N.O.

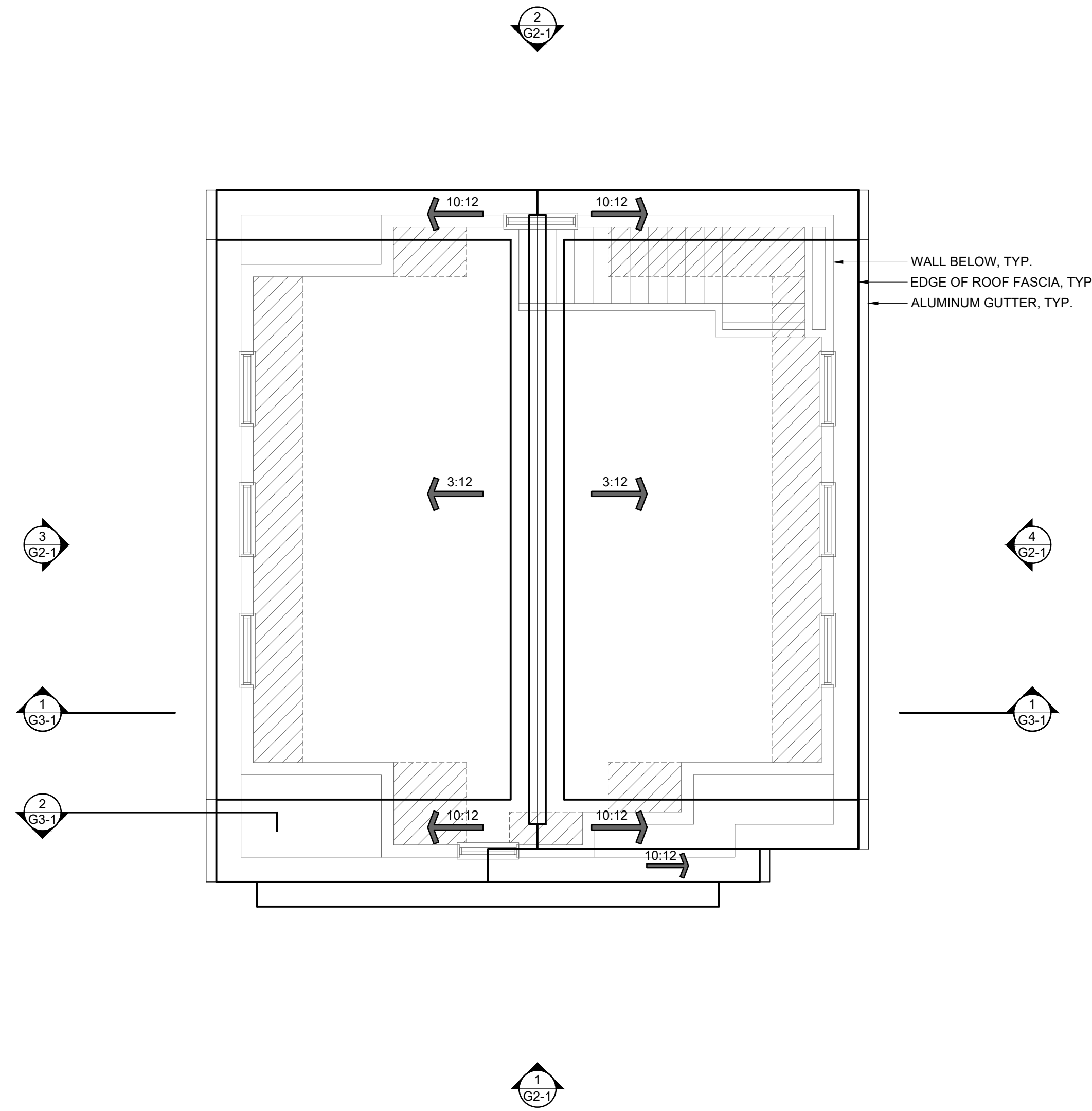
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

ODONNELL ADDITION
 2754 SHERWOOD RD, BEXLEY, OHIO 43209

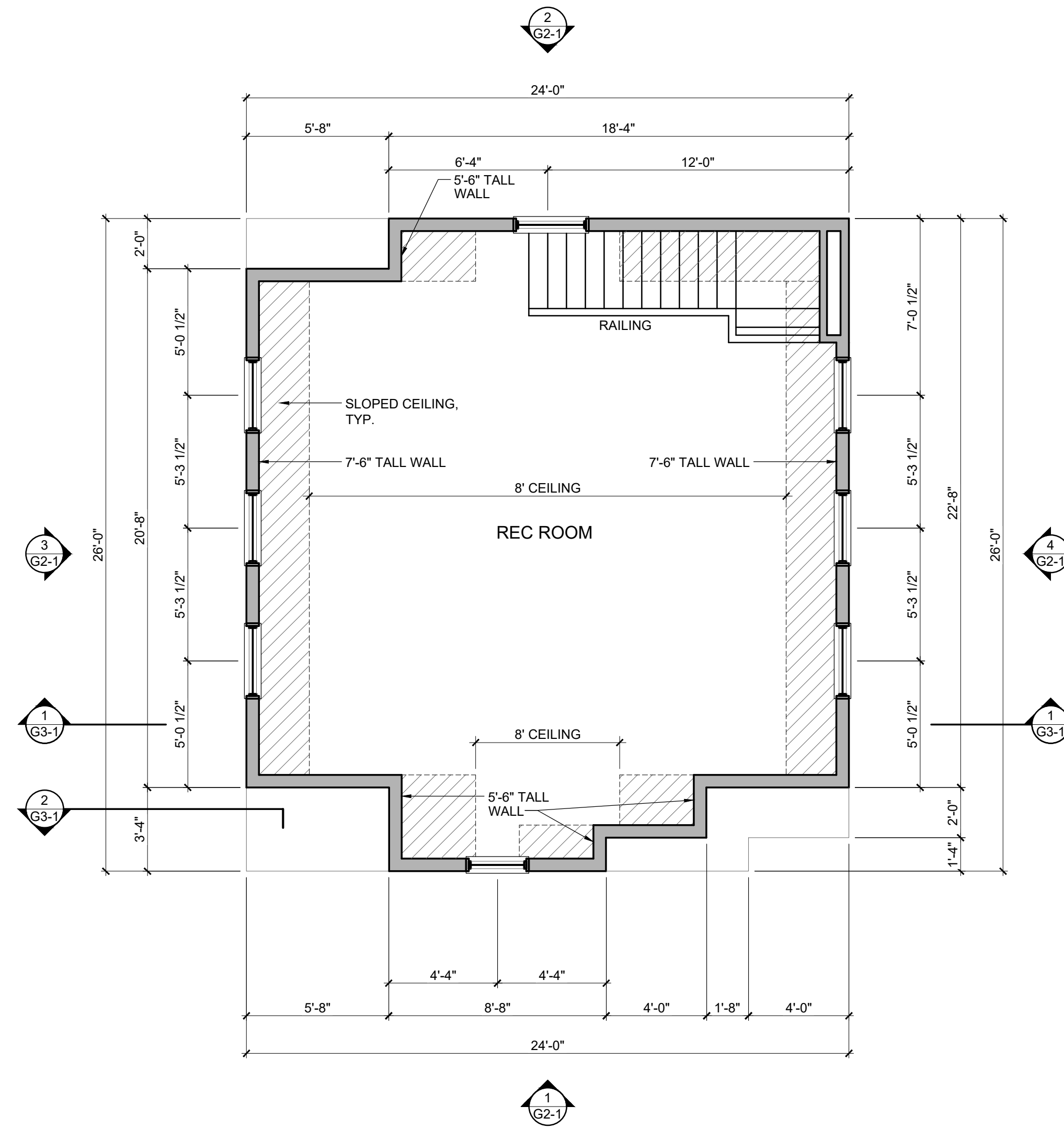


SCALE: 1/4" = 1'-0"
 SHEET # / DESCRIPTION
 FDN / 1ST FLR GARAGE
G1-1
 DATE: 12.29.2020
 BZAP SUBMISSION
 SBA STUDIOS PROJECT # 2020-391





2 DETACHED GARAGE ROOF PLAN



1 DETACHED GARAGE SECOND FLOOR

ROOF PLAN NOTES

1. CONTRACTOR TO DETERMINE NUMBER, SIZE AND LOCATION OF DOWNSPOUTS PER CODE FOR PROPER ROOF DRAINAGE.
2. FALSE CHIMNEYS, DORMERS, CUPOLAS AND OTHER SIMILAR FEATURES SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO THE CEILING LEVEL AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS, OR TRUSSES. THE EXTERIOR SHEATHING SHALL EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLU NEEDS TO GO THROUGH FROM A FIREBOX.
3. PROVIDE MINIMUM 22"x30" ATTIC ACCESS OPENING INTO ATTIC AREAS THAT HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER OVER AN AREA OF NOT LESS THAN 30 SQUARE FEET. THE VERTICAL HEIGHT SHALL BE MEASURED FROM THE TOP OF THE CEILING FRAMING MEMBERS TO THE UNDERSIDE OF THE ROOF FRAMING MEMBERS. PROVIDE MINIMUM 22"x30" ATTIC OPENING INTO OVERLAY FRAMED ROOF AREAS. ATTIC ACCESS OPENINGS FROM CONDITIONED SPACES TO BE GASKETED.
4. ROOFS TO HAVE A 1'-0" OVERHANG FROM OUTSIDE FACE OF EXTERIOR SHEATHING TO OUTSIDE FACE OF FASCIA, U.N.O.

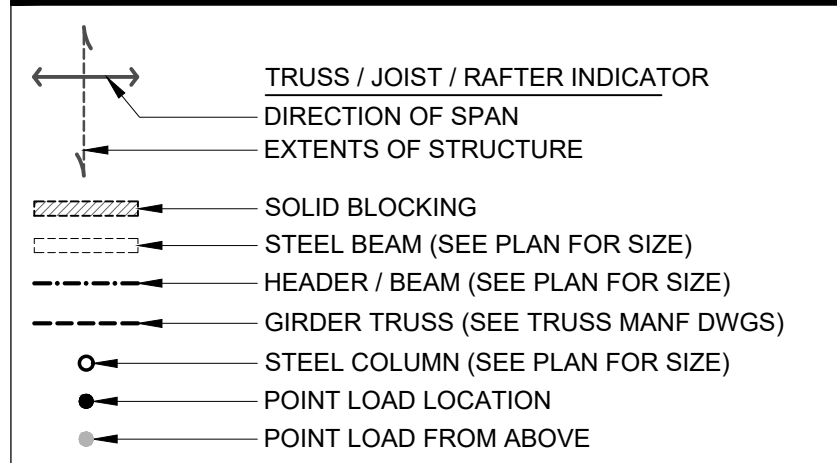
TRUSS NOTES

1. TRUSS PROFILES (SEE ELEVATIONS) ARE FOR TRUSS MANUFACTURER'S REFERENCE ONLY. TRUSS MANUFACTURER TO VERIFY ALL TRUSS SIZES AND DIMENSIONS ARE CORRECT PER THE CONSTRUCTION DOCUMENTS.
2. FINAL TRUSS LAYOUT AND DESIGN ARE THE RESPONSIBILITY OF THE TRUSS MANUFACTURER. VERIFY INTERIOR SLOPES OF SCISSOR TRUSSES AND HEIGHTS OF TRAY CEILINGS W/ BUILDER / OWNER PRIOR TO FABRICATION. IF TRUSS DESIGN DIFFERS FROM THESE DOCUMENTS IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ARCHITECT.
3. TRUSS MANUFACTURER TO ENSURE TRUSSES ARE DESIGNED SUCH THAT ALL FASCIA ALIGN PER EXTERIOR ELEVATIONS.

RAFTER NOTES

1. ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXTERIOR WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE RAFTERS ARE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE WHICH SHALL BE LOCATED AS NEAR TO THE PLATE AS PRACTICAL. RAFTER TIES SHALL NOT BE SPACED MORE THAN 48" O.C.
2. RAFTERS SHALL BE FRAMED TO RIDGE BOARD, OR TO EACH OTHER, WITH GUSSET PLATES AS A TIE.
3. RIDGE BOARDS SHALL BE AT LEAST 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE CUT END OF THE RAFTER EXCEEDS 1 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2x12 WITH AN ADDITIONAL 2x FURRED TO THE BOTTOM EDGE OF THE 2x12.
4. VALLEY AND HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER.
5. HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A SUPPORTING PARTITION WALL, OR BE DESIGNED TO CARRY / DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.

STRUCTURAL LEGEND



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

ODONNELL ADDITION
 2754 SHERWOOD RD, BEXLEY, OHIO 43209



SCALE: 1/4" = 1'-0"
 SHEET # / DESCRIPTION
 2ND FLR/ROOF GARAGE
G1-2
 DATE: 12.29.2020
 BZAP SUBMISSION
 SBA STUDIOS PROJECT # 2020-391

