

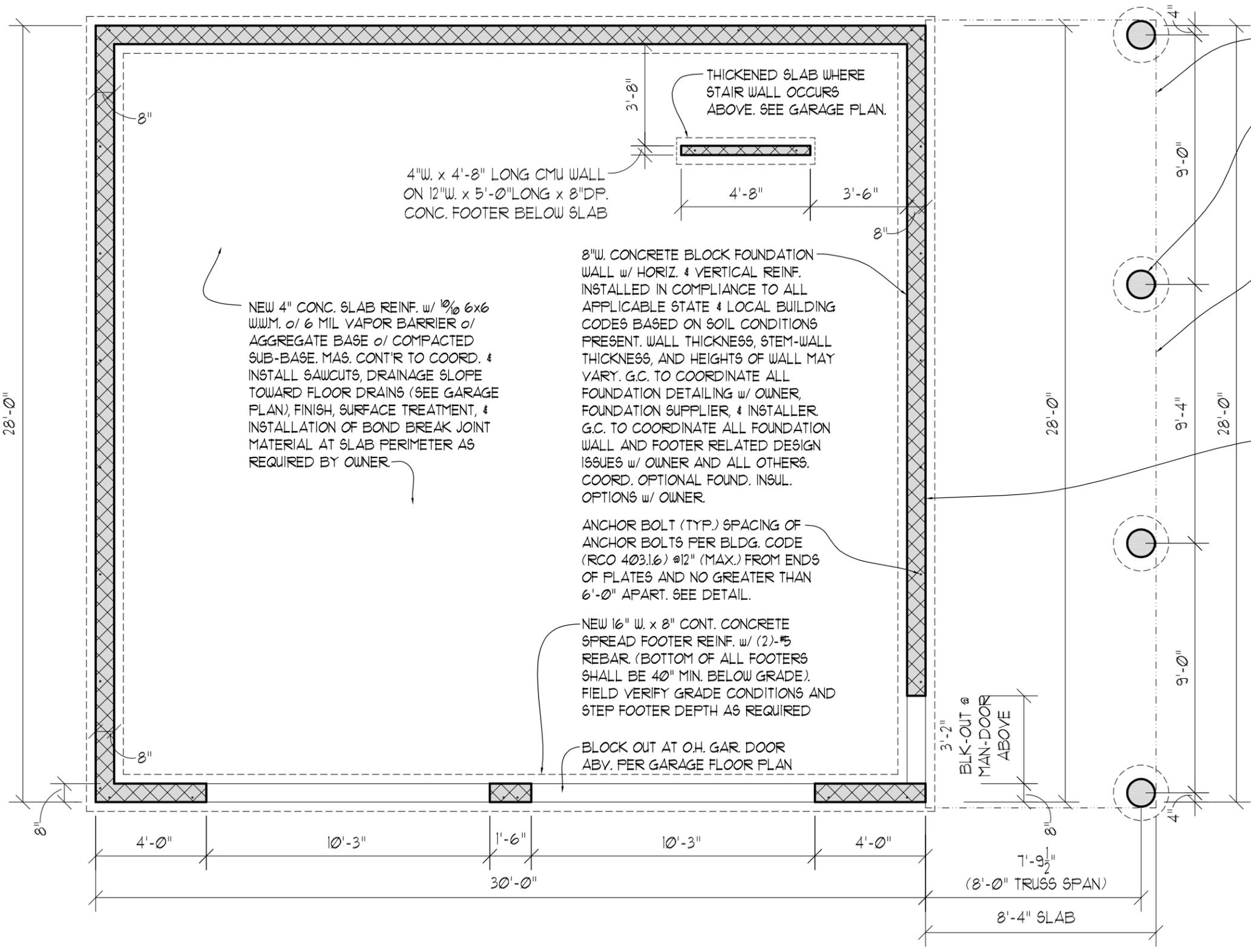
DRAWING PREPARED BY: JOHN L. TERRANOVA - HOME DESIGNER - WWW.TERRANOVAHOMEDSIGN.COM
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PRELIMINARY DESIGN DRAWINGS FOR:
TWO-CAR DETACHED GARAGE

JOBKAR RESIDENCE
7537 HUNTINGTON ROAD - HUDSON, OHIO 44236
PARCEL NO.: 3000210 OWNER: EDWIN JOBKAR
PROJECT CONTACT: JOHN GALEHOUSE (330) 620-2663

SHEET NO.
A2
FOUNDATION PLAN



4"W. x 4'-8" LONG CMU WALL ON 12"W. x 5'-0" LONG x 8" DP. CONC. FOOTER BELOW SLAB

THICKENED SLAB WHERE STAIR WALL OCCURS ABOVE. SEE GARAGE PLAN.

NEW 4" CONC. SLAB REINF. w/ 10/10 6x6 WJM. o/ 6 MIL VAPOR BARRIER o/ AGGREGATE BASE o/ COMPACTED SUB-BASE. MAS. CONT'R TO COORD. & INSTALL SAWCUTS, DRAINAGE SLOPE TOWARD FLOOR DRAINS (SEE GARAGE PLAN), FINISH, SURFACE TREATMENT, & INSTALLATION OF BOND BREAK JOINT MATERIAL AT SLAB PERIMETER AS REQUIRED BY OWNER.

8"W. CONCRETE BLOCK FOUNDATION WALL w/ HORIZ. & VERTICAL REINF. INSTALLED IN COMPLIANCE TO ALL APPLICABLE STATE & LOCAL BUILDING CODES BASED ON SOIL CONDITIONS PRESENT. WALL THICKNESS, STEM-WALL THICKNESS, AND HEIGHTS OF WALL MAY VARY. G.C. TO COORDINATE ALL FOUNDATION DETAILING w/ OWNER, FOUNDATION SUPPLIER, & INSTALLER. G.C. TO COORDINATE ALL FOUNDATION WALL AND FOOTER RELATED DESIGN ISSUES w/ OWNER AND ALL OTHERS. COORD. OPTIONAL FOUND. INSUL. OPTIONS w/ OWNER.

ANCHOR BOLT (TYP.) SPACING OF ANCHOR BOLTS PER BLDG. CODE (RCO 403.1.6) @12" (MAX.) FROM ENDS OF PLATES AND NO GREATER THAN 6'-0" APART. SEE DETAIL.

NEW 16" W. x 8" CONT. CONCRETE SPREAD FOOTER REINF. w/ (2)-#5 REBAR. (BOTTOM OF ALL FOOTERS SHALL BE 40" MIN. BELOW GRADE). FIELD VERIFY GRADE CONDITIONS AND STEP FOOTER DEPTH AS REQUIRED

BLOCK OUT AT O.H. GAR. DOOR ABV. PER GARAGE FLOOR PLAN

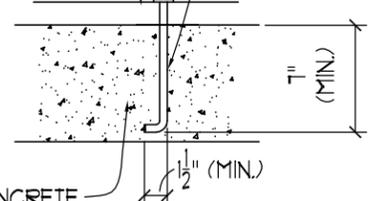
4" THK. CONCRETE SLAB ON GRADE o/

12" DIA. FORMED CONCRETE PIER (BELOW BOTTOM OF CONCRETE SLAB ABV.) SUPPORT AND ANCHOR PIER TO 8" THK. x 24" DIA. CONC. FOOTER.

COVERED PORCH SLAB: 4" THK. CONC. REINF. w/ 6x6 10/10 WJM o/ 6 MIL VAPOR BARRIER o/ 4" AGGREGATE BASE o/ COMPACTED SUB-BASE. COORD. INSTALL OF PERIMETER EXPANSION JOINT MATERIAL, CONTROL JOINTS, SAWCUTS, AND FINISH SURFACE TREATMENTS WITH OWNER. INSTALL DRAINAGE SLOPE DOWN & AWAY FROM GARAGE.

PROVIDE 4"x8" MIN. CMU CORBELS @6'-0" O.C. MAX. &/OR ALTERNATE REBAR SUPPORT METHOD ANCHORED TO FOUNDATION AS REQUIRED FOR SUPPORT OF CONCRETE SLAB AT COVERED PORCH.

2x8 TREATED BOTT. PLATE ON SILL SEALER

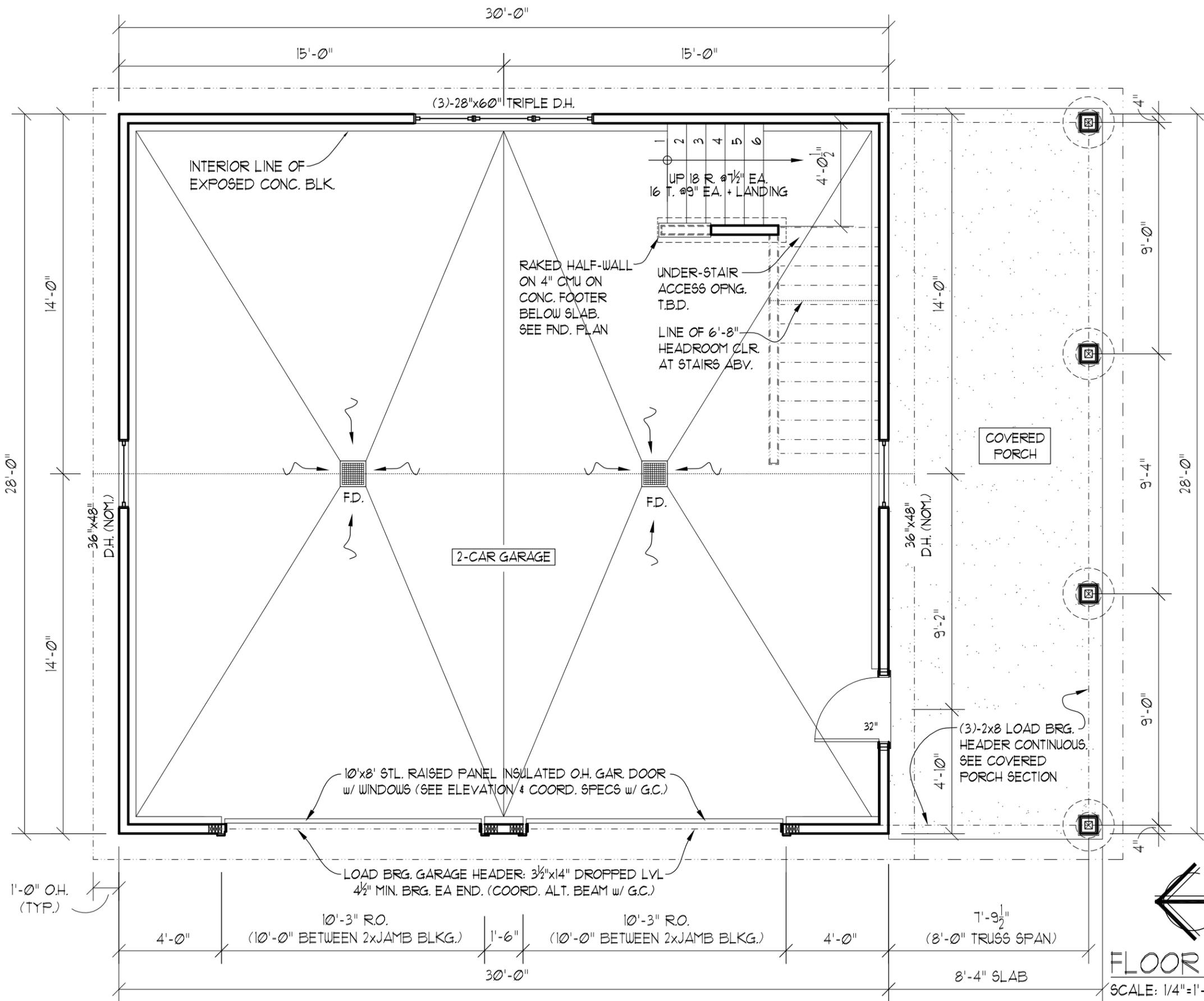


4"W. CONCRETE BLOCK STEM WALL w/ 4" THK. BRICK VENEER

ANCHOR BOLT DETAIL
SCALE: 1"=1'-0"

GARAGE FOUNDATION PLAN
SCALE: 1/4"=1'-0"

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GENERAL NOTES

1. ALL INTERIOR WALL DIMENSIONS REFERENCE FACE OF WOOD STUD TO FACE OF WOOD STUD.
2. ALL INTERIOR WALLS NOT DIMENSIONED ARE TO BE REFERENCED AS 3 1/2" THK. (3 1/2" W. WOOD STUDS @ 16" O.C.)
3. NEW BOTTOM PLATES AND ANY WOOD IN CONTACT WITH CONCRETE TO BE PRESSURE TREATED FOR DECAY RESISTANCE.

WALL TYPES LEGEND

- WALL OR OBJECT(S) HIDDEN BELOW
- NEW INTERIOR WALL. 3 1/2" WOOD STUDS @ 16" O.C. WITH 1/2" GYP. BD. EACH SIDE.
- NEW EXTERIOR WALL w/ BATT INSUL. FULL HT. 3 1/2" WOOD STUDS @ 16" O.C. w/ 1/2" GYP. BD. ON INSIDE, 1/2" OSB ON THE EXTERIOR. SEE WALL SECTION FOR MORE INFO.
- NEW CONCRETE BLOCK FOUNDATION WALL

SQUARE FOOTAGES

NEW 2-CAR GARAGE / FOUNDATION AREA:	840 SF.
NEW BONUS ROOM AREA: (DOES NOT INCLUDE STAIRS)	410 SF.
NEW COVERED PORCH 8'x28' (APPROX.)	231 SF.

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

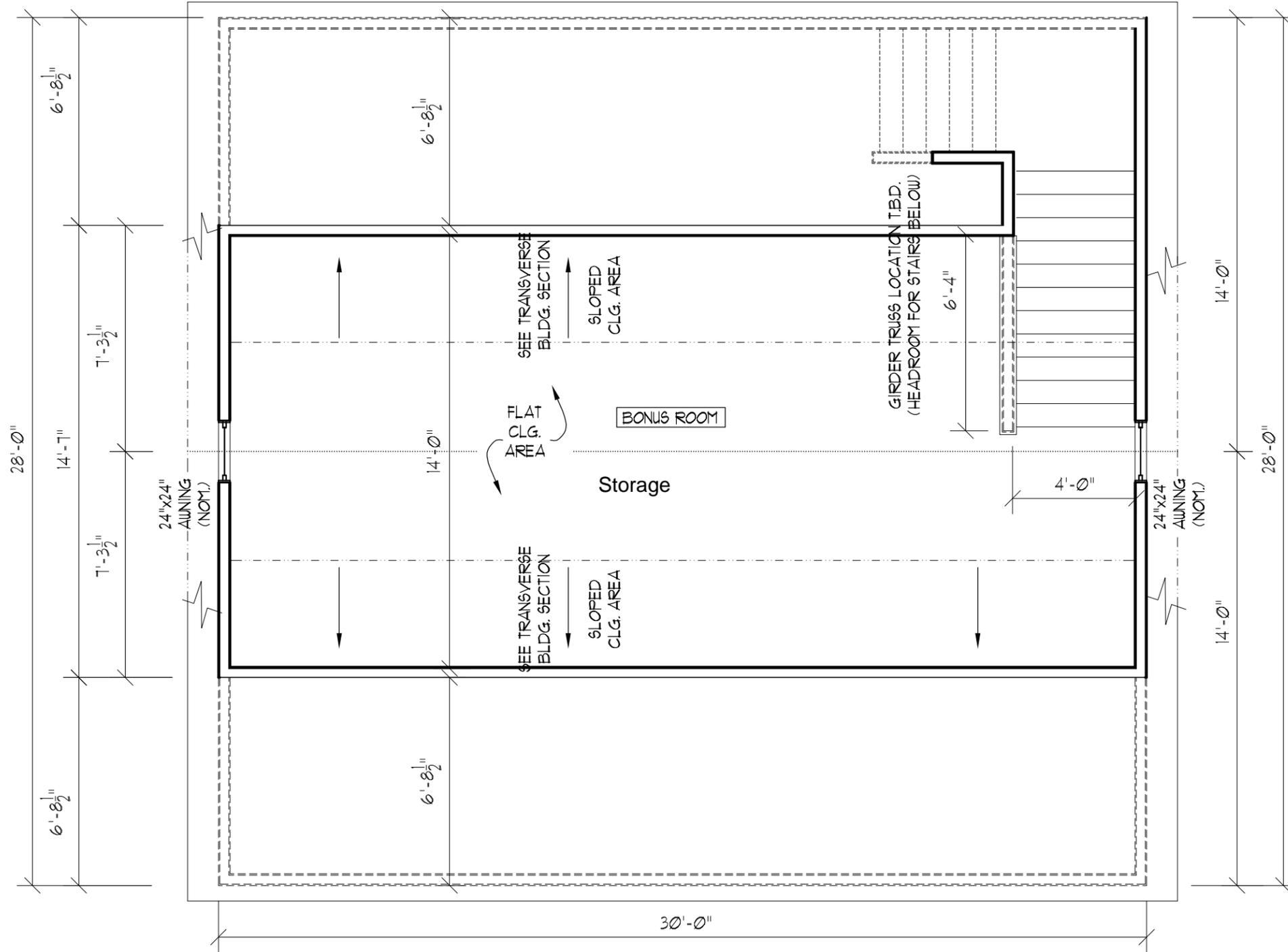
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SHEET NO.
A3
GARAGE FLOOR PLAN



BONUS ROOM FLOOR PLAN

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



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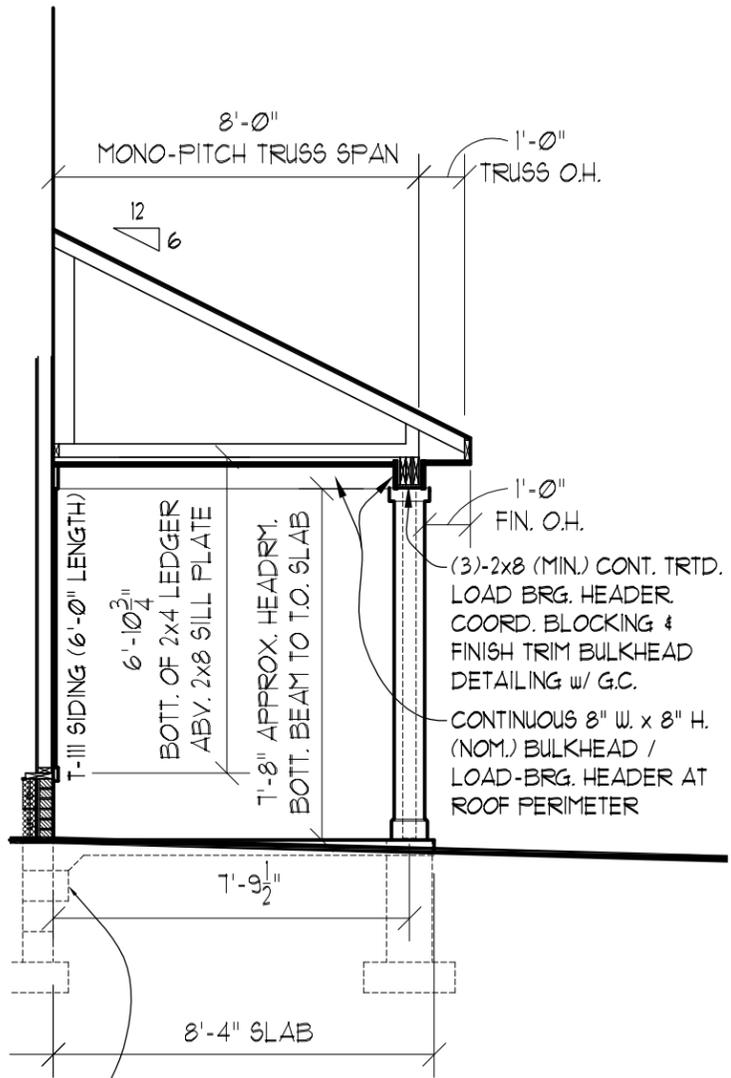
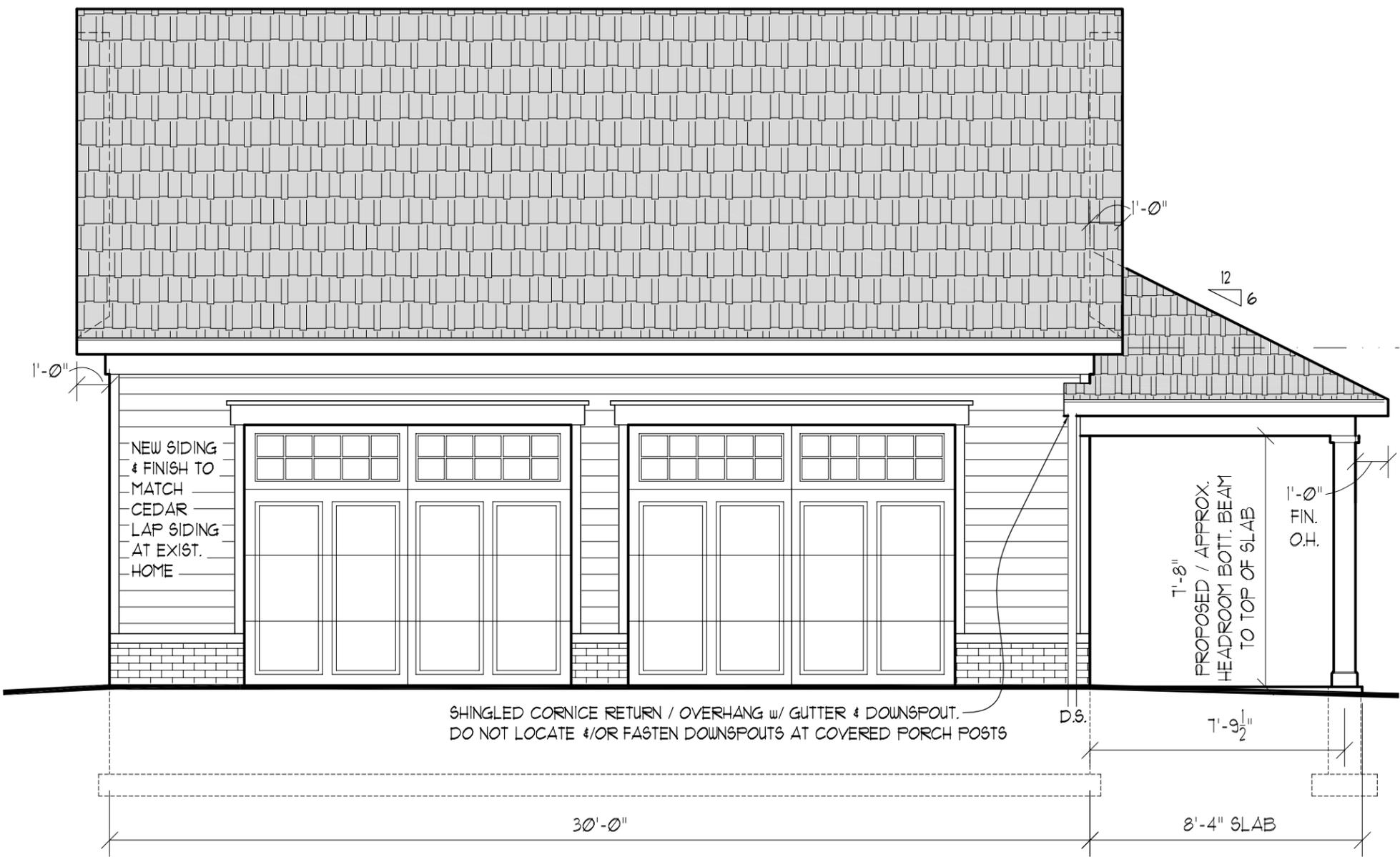
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SHEET NO.
A4
 BONUS R. FLR PLAN

INSTALL METAL CONNECTORS AS REQUIRED PER RCO TABLE R301.2(2) TO COUNTERACT UPLIFT FORCES 20 P.S.F. (MIN.) AT ALL OF THE FOLLOWING CONNECTIONS:
 1. RAFTER OR ROOF TRUSS TO-BEAM &/OR BEARING PLATE
 2. SUPPORT POST-TO-BEAM
 3. POST-TO-CONC. SLAB (&/OR FOUND.) w/ PROPOSED METAL STANDOFF FASTENED / ANCHORED AS REQUIRED TO FOUNDATION PER STANDOFF MANUFACTURER'S INSTALL INSTRUCTIONS.



FRONT (WEST) ELEVATION
SCALE: 1/4"=1'-0"

DIAGRAMMATIC COVERED PORCH SECTION
SCALE: 1/4"=1'-0"

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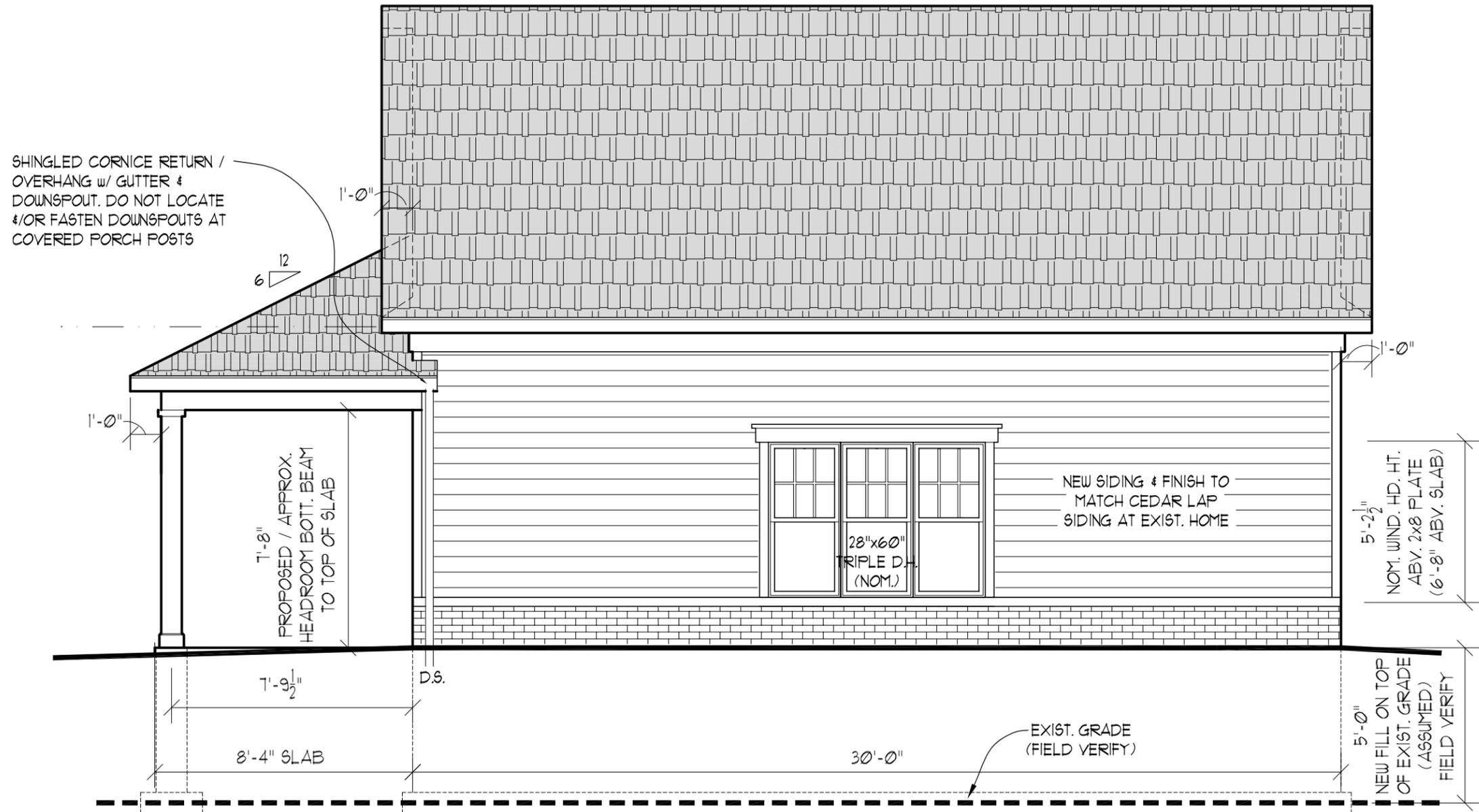
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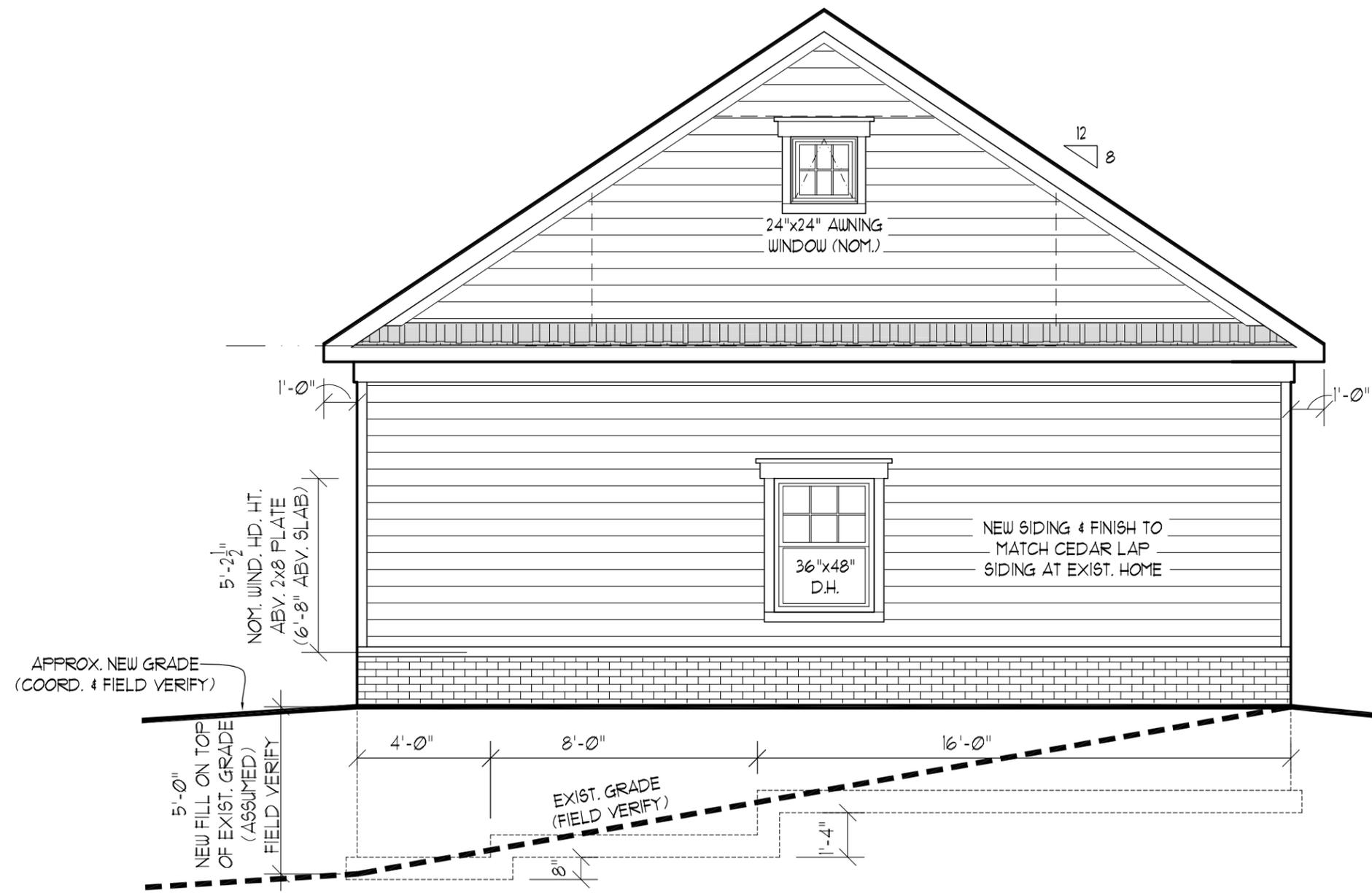
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SHEET NO.
A6
REAR (EAST)
EXT. ELEVATION



REAR (EAST) ELEVATION
SCALE: 1/8" = 1'-0"

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LEFT SIDE (NORTH) ELEVATION
SCALE: 1/4" = 1'-0"

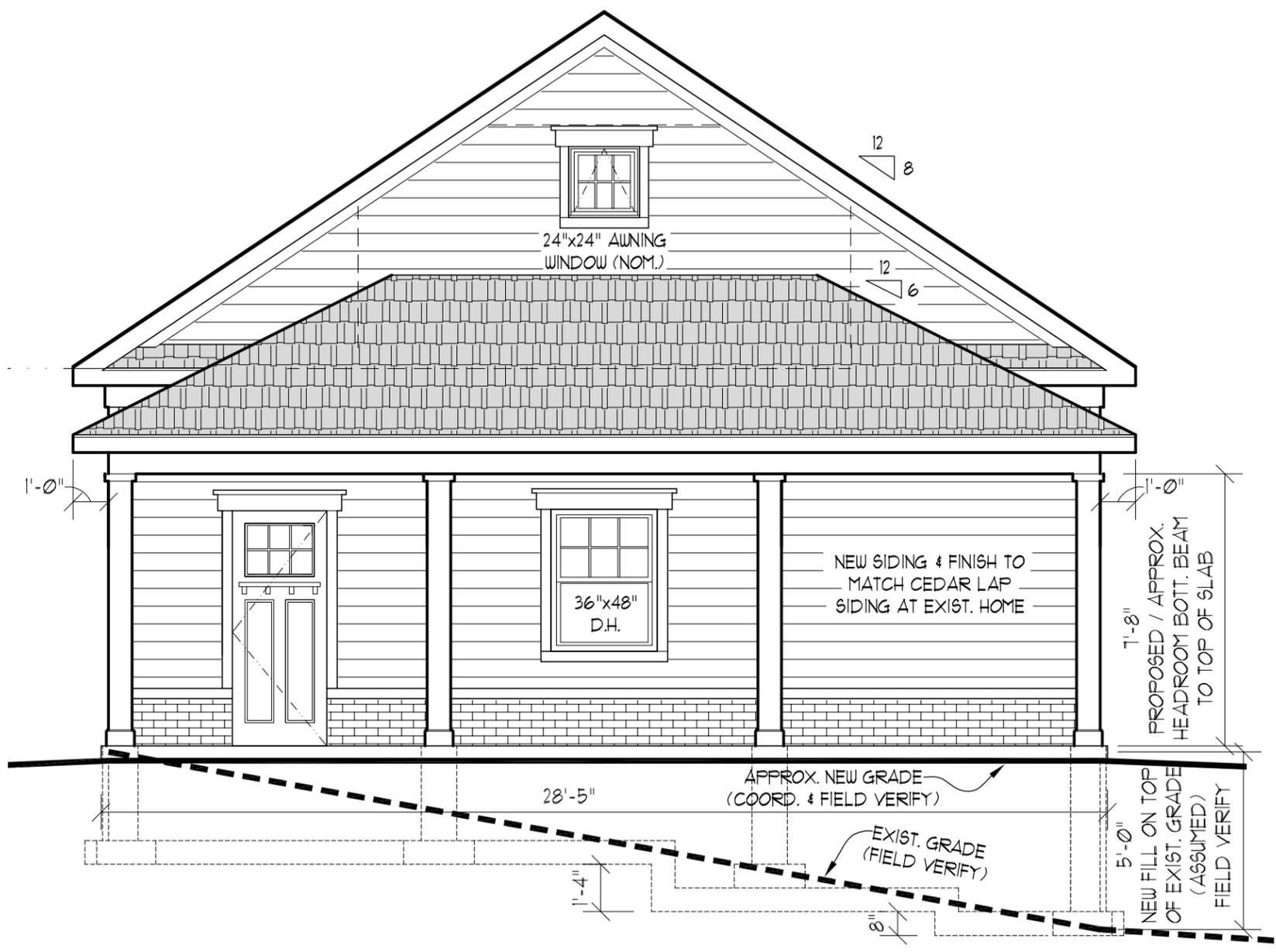
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SHEET NO.
A1
LEFT SIDE (NORTH)
EXT. ELEVATION



RIGHT SIDE (SOUTH) ELEVATION
SCALE: 1/4"=1'-0"

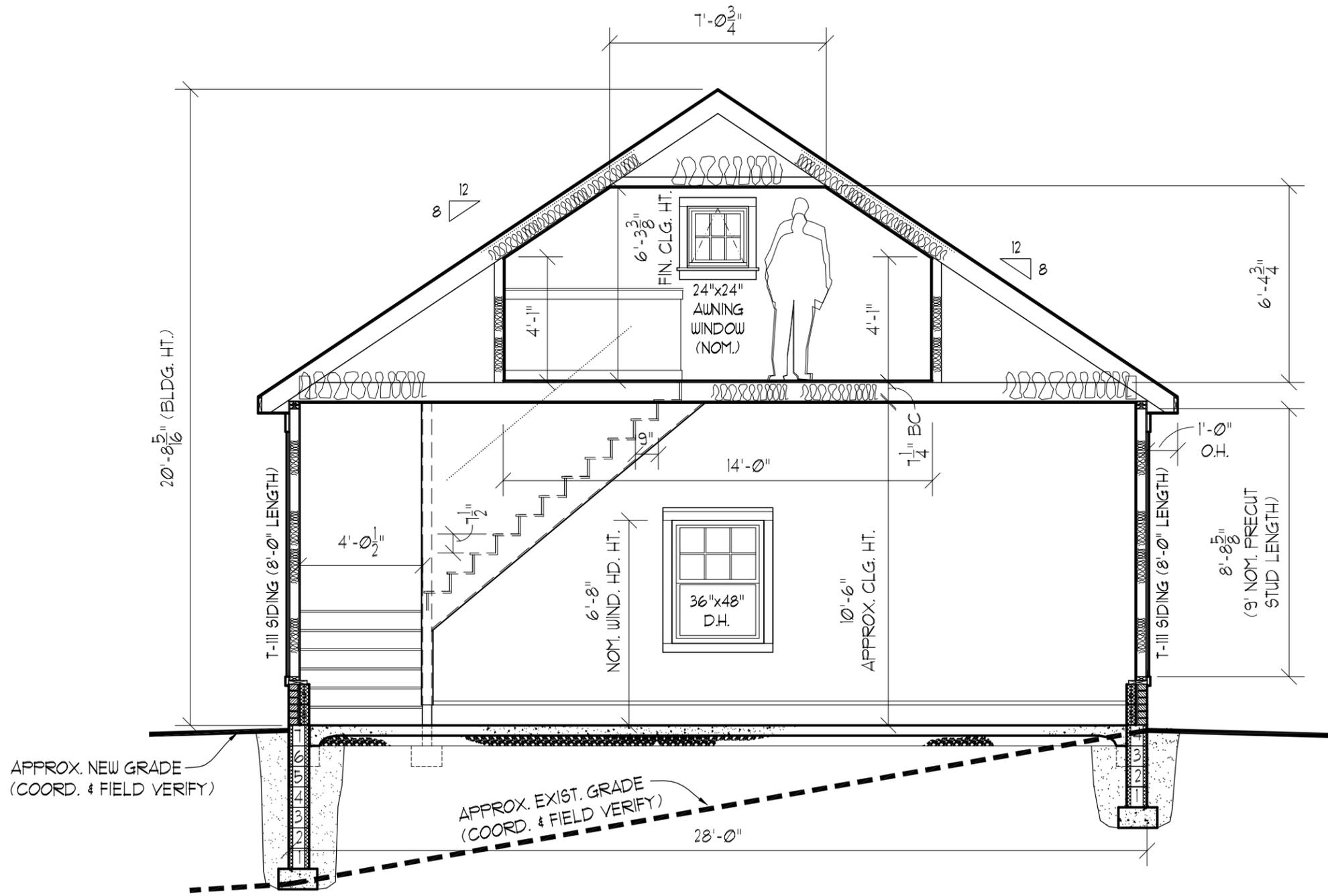
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SHEET NO.
A8
RIGHT SIDE (SOUTH)
EXT. ELEVATION



TRANSVERSE BUILDING SECTION
SCALE: 1/4" = 1'-0"

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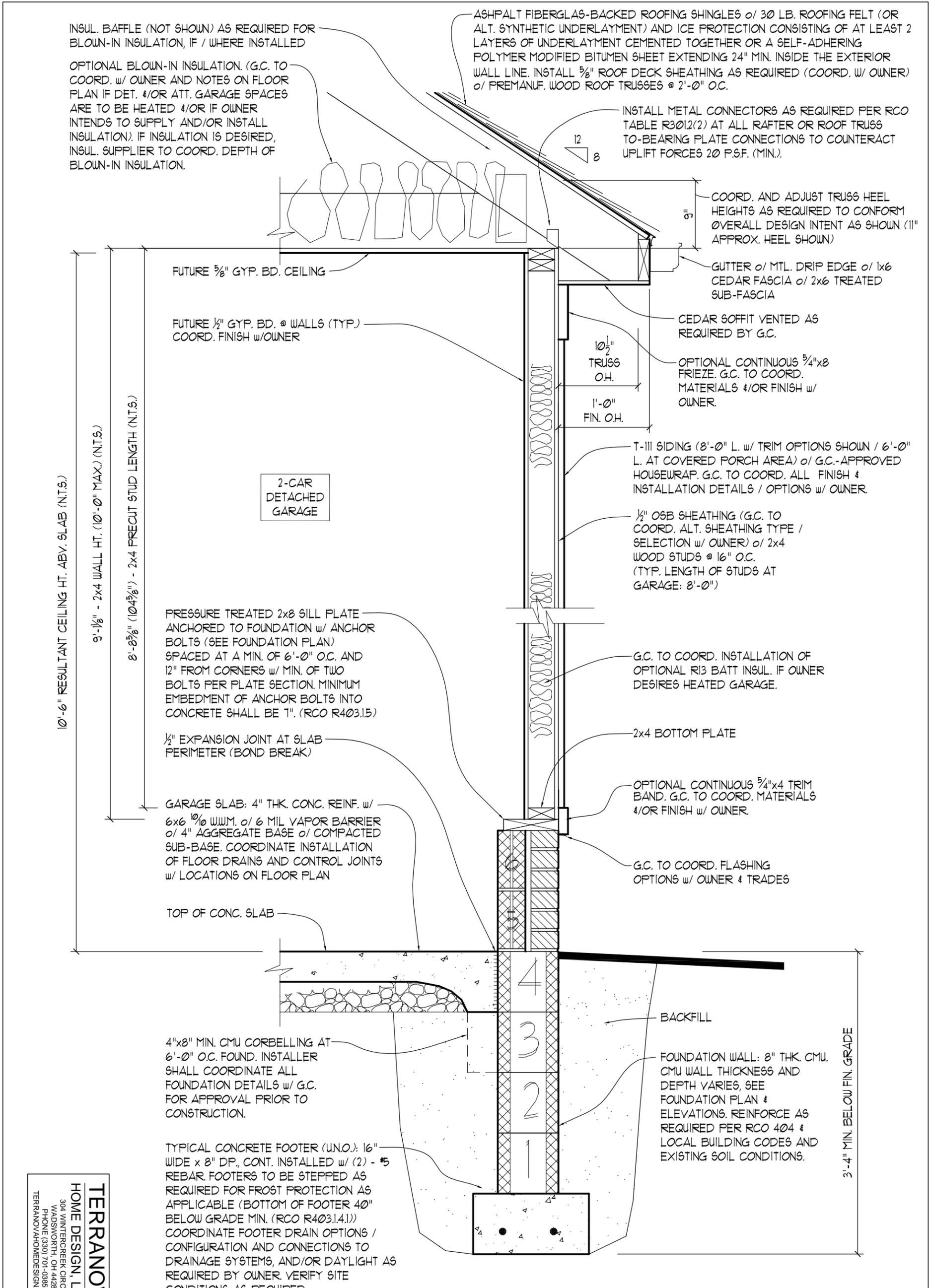
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SHEET NO.
A9
BUILDING SECTION



INSUL. BAFFLE (NOT SHOWN) AS REQUIRED FOR BLOW-IN INSULATION, IF / WHERE INSTALLED

OPTIONAL BLOW-IN INSULATION. (G.C. TO COORD. W/ OWNER AND NOTES ON FLOOR PLAN IF DET. &/OR ATT. GARAGE SPACES ARE TO BE HEATED &/OR IF OWNER INTENDS TO SUPPLY AND/OR INSTALL INSULATION). IF INSULATION IS DESIRED, INSUL. SUPPLIER TO COORD. DEPTH OF BLOW-IN INSULATION.

ASHPALT FIBERGLAS-BACKED ROOFING SHINGLES *o/* 30 LB. ROOFING FELT (OR ALT. SYNTHETIC UNDERLAYMENT) AND ICE PROTECTION CONSISTING OF AT LEAST 2 LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET EXTENDING 24" MIN. INSIDE THE EXTERIOR WALL LINE. INSTALL 5/8" ROOF DECK SHEATHING AS REQUIRED (COORD. W/ OWNER) *o/* PREMANUF. WOOD ROOF TRUSSES @ 2'-0" O.C.

INSTALL METAL CONNECTORS AS REQUIRED PER RCO TABLE R3012(2) AT ALL RAFTER OR ROOF TRUSS TO-BEARING PLATE CONNECTIONS TO COUNTERACT UPLIFT FORCES 20 P.S.F. (MIN.).

COORD. AND ADJUST TRUSS HEEL HEIGHTS AS REQUIRED TO CONFORM OVERALL DESIGN INTENT AS SHOWN (11" APPROX. HEEL SHOWN)

GUTTER *o/* MTL. DRIP EDGE *o/* 1x6 CEDAR FASCIA *o/* 2x6 TREATED SUB-FASCIA

CEDAR SOFFIT VENTED AS REQUIRED BY G.C.

OPTIONAL CONTINUOUS 5/4"x8 FRIEZE. G.C. TO COORD. MATERIALS &/OR FINISH W/ OWNER.

T-III SIDING (8'-0" L. W/ TRIM OPTIONS SHOWN / 6'-0" L. AT COVERED PORCH AREA) *o/* G.C.-APPROVED HOUSEWRAP. G.C. TO COORD. ALL FINISH & INSTALLATION DETAILS / OPTIONS W/ OWNER.

1/2" OSB SHEATHING (G.C. TO COORD. ALT. SHEATHING TYPE / SELECTION W/ OWNER) *o/* 2x4 WOOD STUDS @ 16" O.C. (TYP. LENGTH OF STUDS AT GARAGE: 8'-0")

G.C. TO COORD. INSTALLATION OF OPTIONAL R13 BATT INSUL. IF OWNER DESIRES HEATED GARAGE.

2x4 BOTTOM PLATE

OPTIONAL CONTINUOUS 5/4"x4 TRIM BAND. G.C. TO COORD. MATERIALS &/OR FINISH W/ OWNER.

G.C. TO COORD. FLASHING OPTIONS W/ OWNER & TRADES

PRESSURE TREATED 2x8 SILL PLATE ANCHORED TO FOUNDATION W/ ANCHOR BOLTS (SEE FOUNDATION PLAN) SPACED AT A MIN. OF 6'-0" O.C. AND 12" FROM CORNERS W/ MIN. OF TWO BOLTS PER PLATE SECTION. MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO CONCRETE SHALL BE 1". (RCO R403.1.5)

1/2" EXPANSION JOINT AT SLAB PERIMETER (BOND BREAK)

GARAGE SLAB: 4" THK. CONC. REINF. W/ 6x6 10/16 WWM. *o/* 6 MIL VAPOR BARRIER *o/* 4" AGGREGATE BASE *o/* COMPACTED SUB-BASE. COORDINATE INSTALLATION OF FLOOR DRAINS AND CONTROL JOINTS W/ LOCATIONS ON FLOOR PLAN

TOP OF CONC. SLAB

4"x8" MIN. CMU CORBELLING AT 6'-0" O.C. FOUND. INSTALLER SHALL COORDINATE ALL FOUNDATION DETAILS W/ G.C. FOR APPROVAL PRIOR TO CONSTRUCTION.

TYPICAL CONCRETE FOOTER (U.N.O.): 16" WIDE x 8" DP, CONT. INSTALLED W/ (2) - #5 REBAR FOOTERS TO BE STEPPED AS REQUIRED FOR FROST PROTECTION AS APPLICABLE (BOTTOM OF FOOTER 40" BELOW GRADE MIN. (RCO R403.1.4.1)) COORDINATE FOOTER DRAIN OPTIONS / CONFIGURATION AND CONNECTIONS TO DRAINAGE SYSTEMS, AND/OR DAYLIGHT AS REQUIRED BY OWNER. VERIFY SITE CONDITIONS AS REQUIRED.

BACKFILL

FOUNDATION WALL: 8" THK. CMU. CMU WALL THICKNESS AND DEPTH VARIES, SEE FOUNDATION PLAN & ELEVATIONS. REINFORCE AS REQUIRED PER RCO 404 & LOCAL BUILDING CODES AND EXISTING SOIL CONDITIONS.

3'-4" MIN. BELOW FIN. GRADE

10'-6" RESULTANT CEILING HT. ABY. SLAB (N.T.S.)

9'-1/8" - 2x4 WALL HT. (10'-0" MAX.) (N.T.S.)

8'-8 5/8" (10'4 5/8") - 2x4 PRECUT STUD LENGTH (N.T.S.)

2-CAR DETACHED GARAGE

GARAGE WALL SECTION
SCALE: 1"=1'-0"

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GARAGE WALL SECTION	PRELIMINARY DESIGN DRAWINGS FOR: TWO-CAR DETACHED GARAGE	DRAWING PREPARED BY: JOHN L. TERRANOVA – HOME DESIGNER – WWW.TERRANOVAHOMEDESIGN.COM C: (330) 701-0385 EMAIL: johnterranova@frontier.com	DATE REVISION: 06/07/18
	JOBKAR RESIDENCE 7537 HUNTINGTON ROAD – HUDSON, OHIO 44236 PARCEL NO.: 3000210 OWNER: EDWIN JOBKAR PROJECT CONTACT: JOHN GALEHOUSE (330) 620-2683	THIS DRAWING IS THE EXCLUSIVE PROPERTY OF JOHN L. TERRANOVA AS AUTHOR OF THIS DOCUMENT AND DESIGNER OF THIS STRUCTURE. ANY UNAUTHORIZED ALTERATION, OR USE OF THIS DRAWING IN PART OR WHOLE, WITHOUT THE EXPRESSED WRITTEN CONSENT OF JOHN L. TERRANOVA IS PROHIBITED BY LAW. THIS DRAWING HAS BEEN PREPARED FOR THE OWNER AND/OR FOR THE OWNER'S AGENT OF CONSTRUCTION, UNDER SIGNED CONTRACT. ALL PARTIES AGREE THAT ANY CONSTRUCTION WORK INITIATED THROUGH THE USE OF THIS DRAWING MEANS THAT THE DRAWING IS ACCEPTABLE, AS IS, DESPITE ANY CONTENT ERRORS AND OMISSIONS THAT MAY BE PRESENT. THESE TERMS THEREBY RELEASE JOHN L. TERRANOVA OF ANY CLAIMS, LIABILITY, OR LAWSUITS THAT MAY ARISE BEFORE DURING OR ANYTIME THEREAFTER THE CONSTRUCTION OF THIS STRUCTURE.	































