

# SITE LAYOUT

NORTH ←

84 West Olentangy Street

150.0'

property sq.ft. 15,000  
existing home footprint sq.ft. 1,600  
proposed garage sq.ft. 864  
Building Footprint Sq.Ft. to Land Sq.Ft. = 17%  
Garage 864 sq.ft. parking at 500 sq.ft. per  
space = 2 standard plus 1 ADA space

Existing Paved  
Parking area

Existing 400 sq.ft  
wood frame garage to  
be Demolished and  
hailed to proper site.

Existing  
Alley

Parcel # 31942604013000  
Tax Dist. # 24 Powell  
Use Code : # 429  
School Dist: 2104 Olentangy  
Existing 2 story wood  
frame residential dwelling  
84 W.Olentangy St.

Proposed 864  
sq.ft wood  
frame garage

ADA  
space

54.0'

36.0'

10.0'

100.0'

44.0'

46.0'

10.0'

20.0'

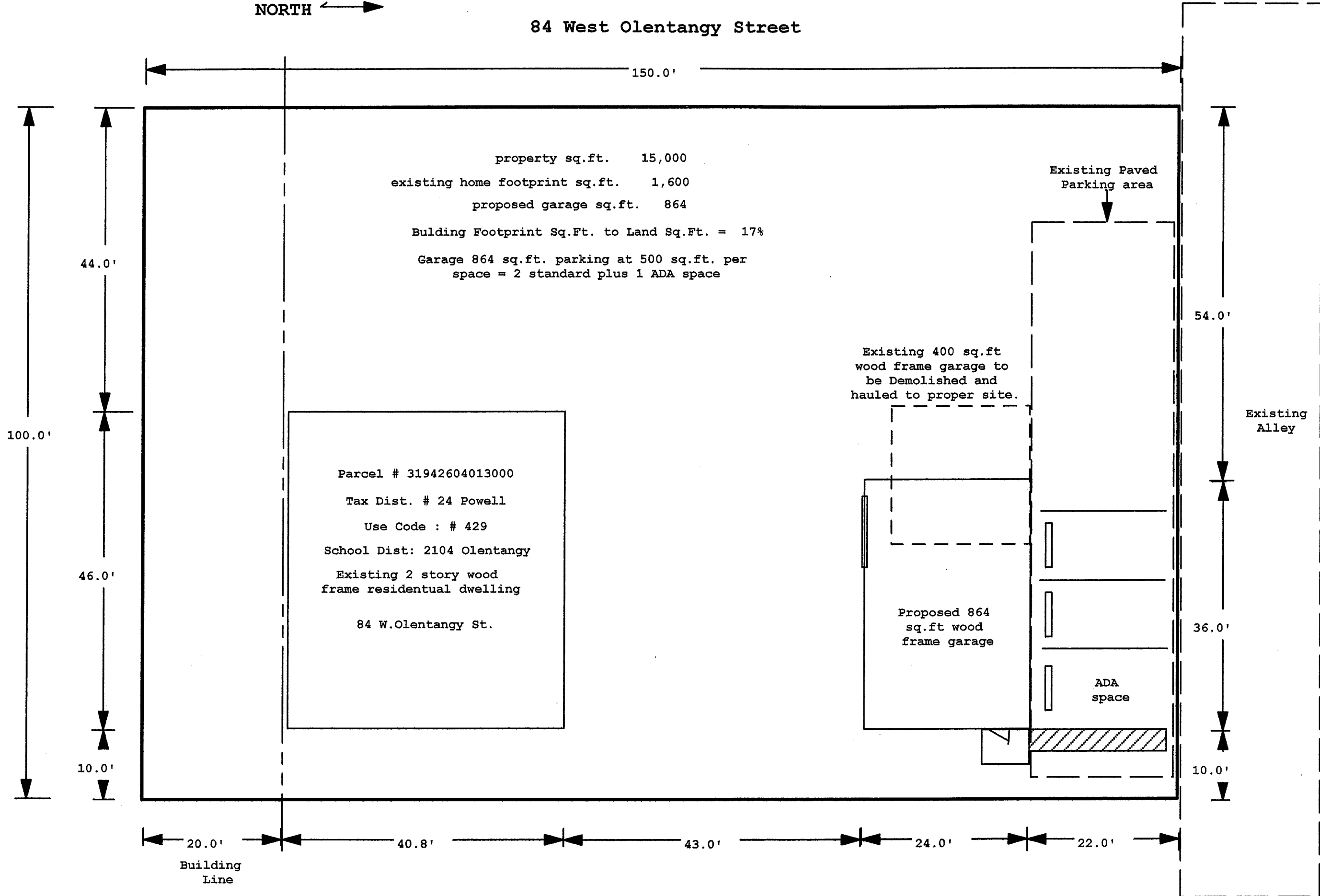
40.8'

43.0'

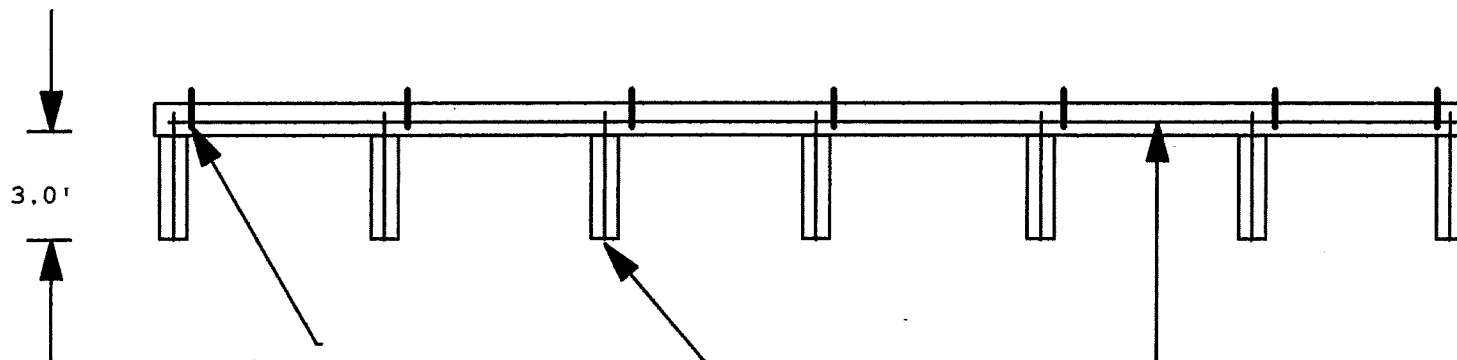
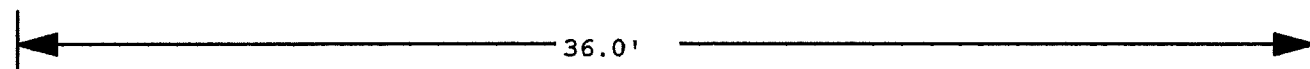
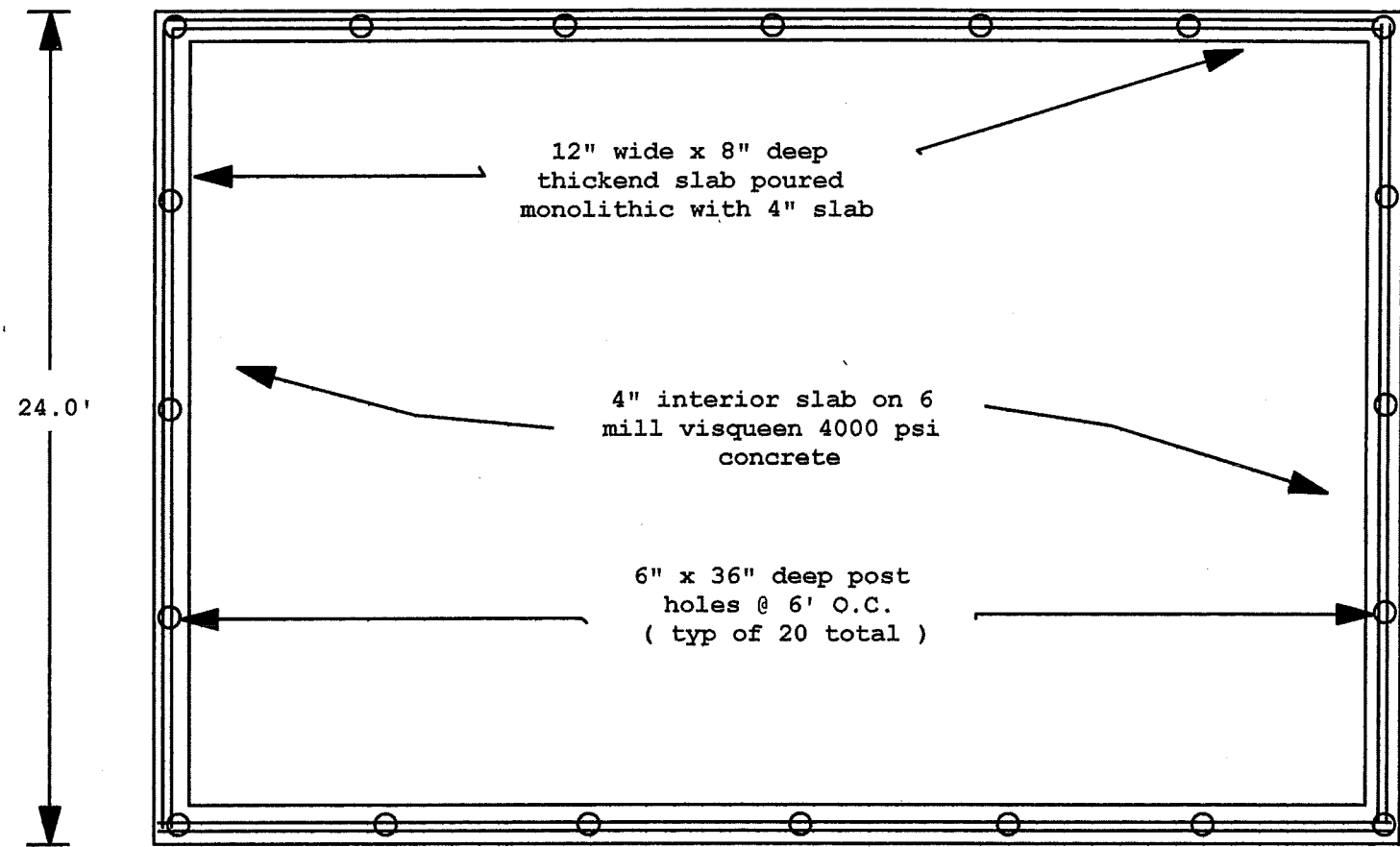
24.0'

22.0'

Building  
Line



# FOUNDATION LAYOUT



1/2" x 10" galvanized anchor bolts @ 6' o.c. 1' from ea. corner

2 - #5 rerod verticle set into 3000 psi concrete (typ of 20 total)

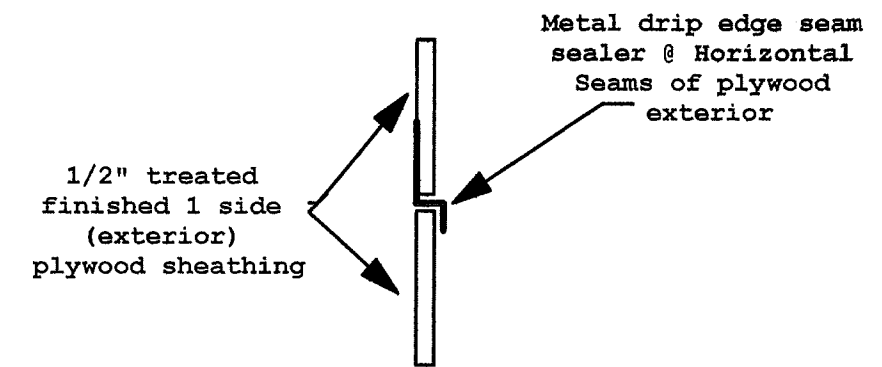
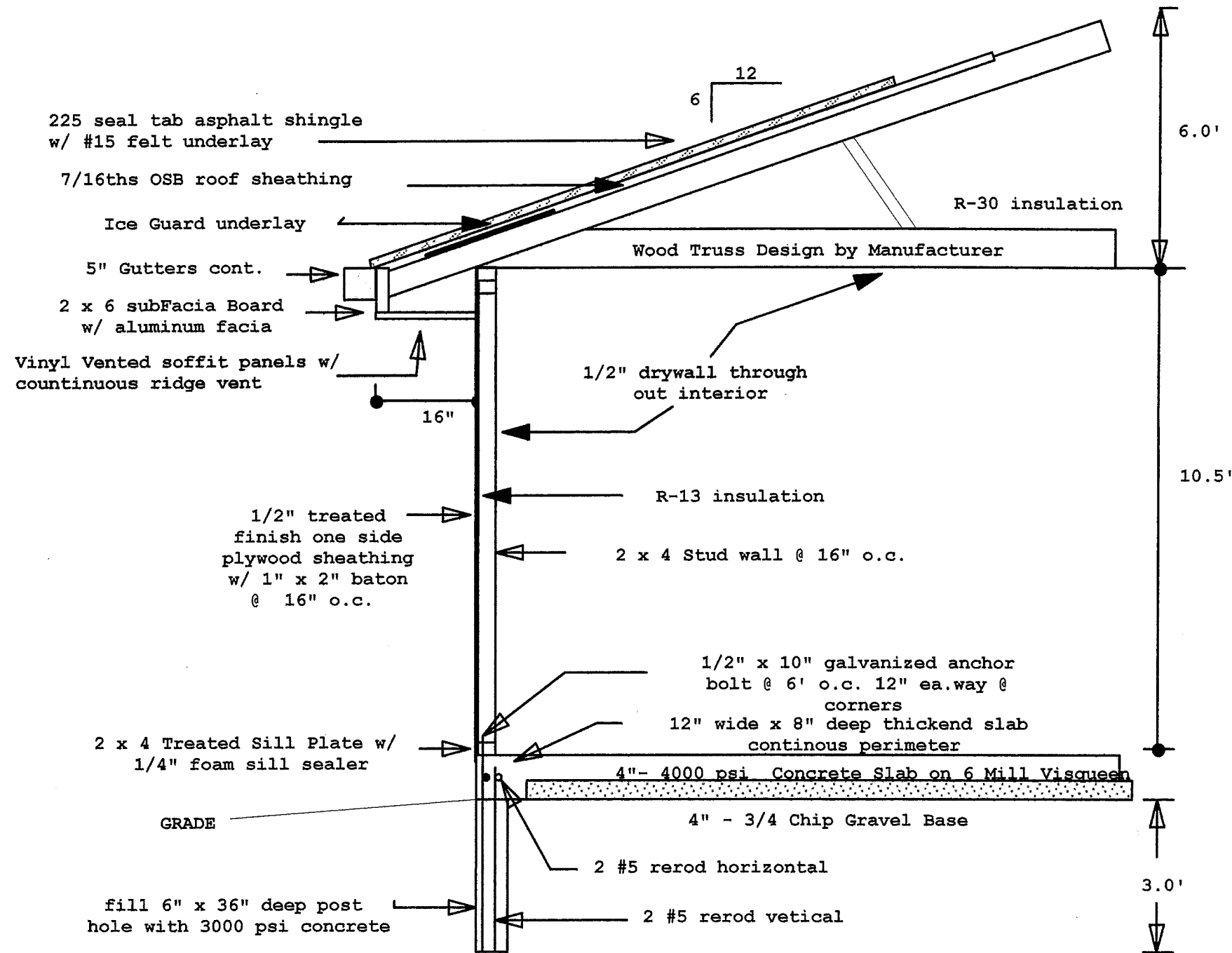
2 - #5 rerod horizontal continous wired to vert. rods 3" above subgrade

8" x 12" perimeter thickend slab 4000 psi concrete 4" interior portion of slab on 6mill visqueen



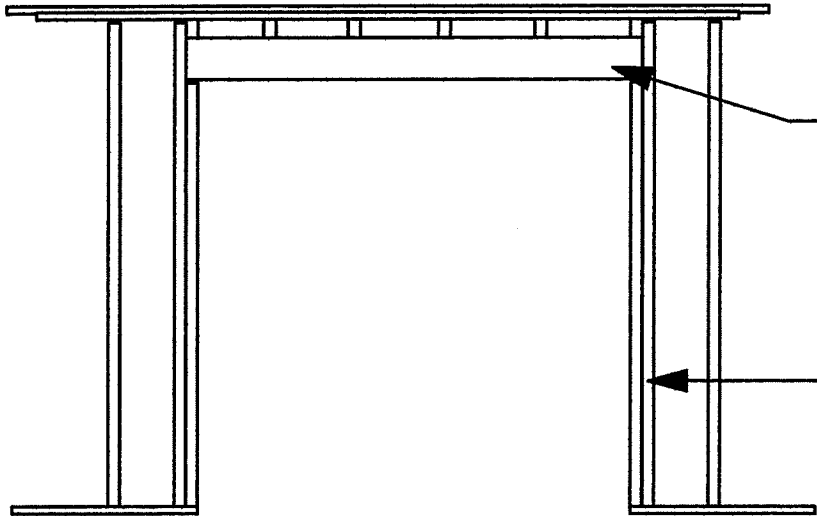
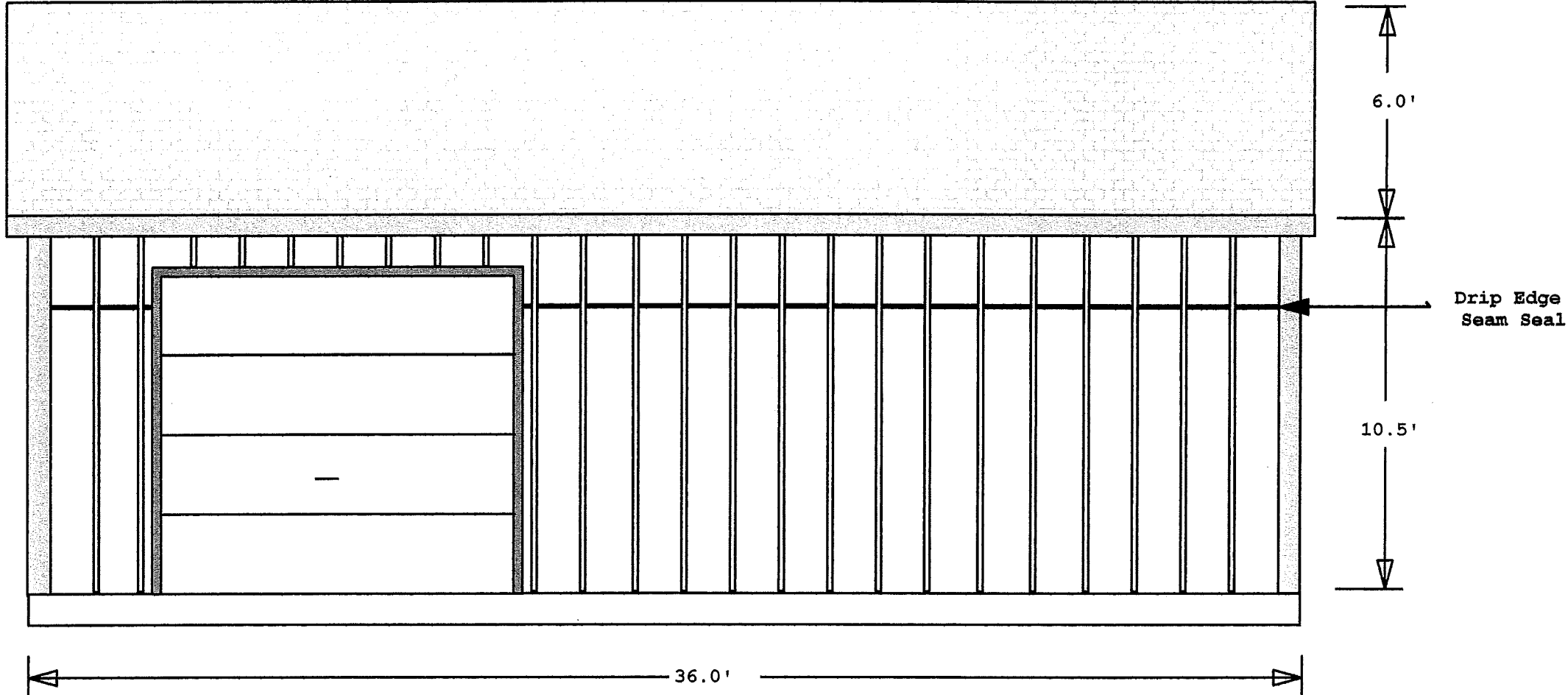
View of Vertical and horizontal # 5 rebar layout

# Section Details



Horizontal Seam Seal Detail

# South Wall Elevation

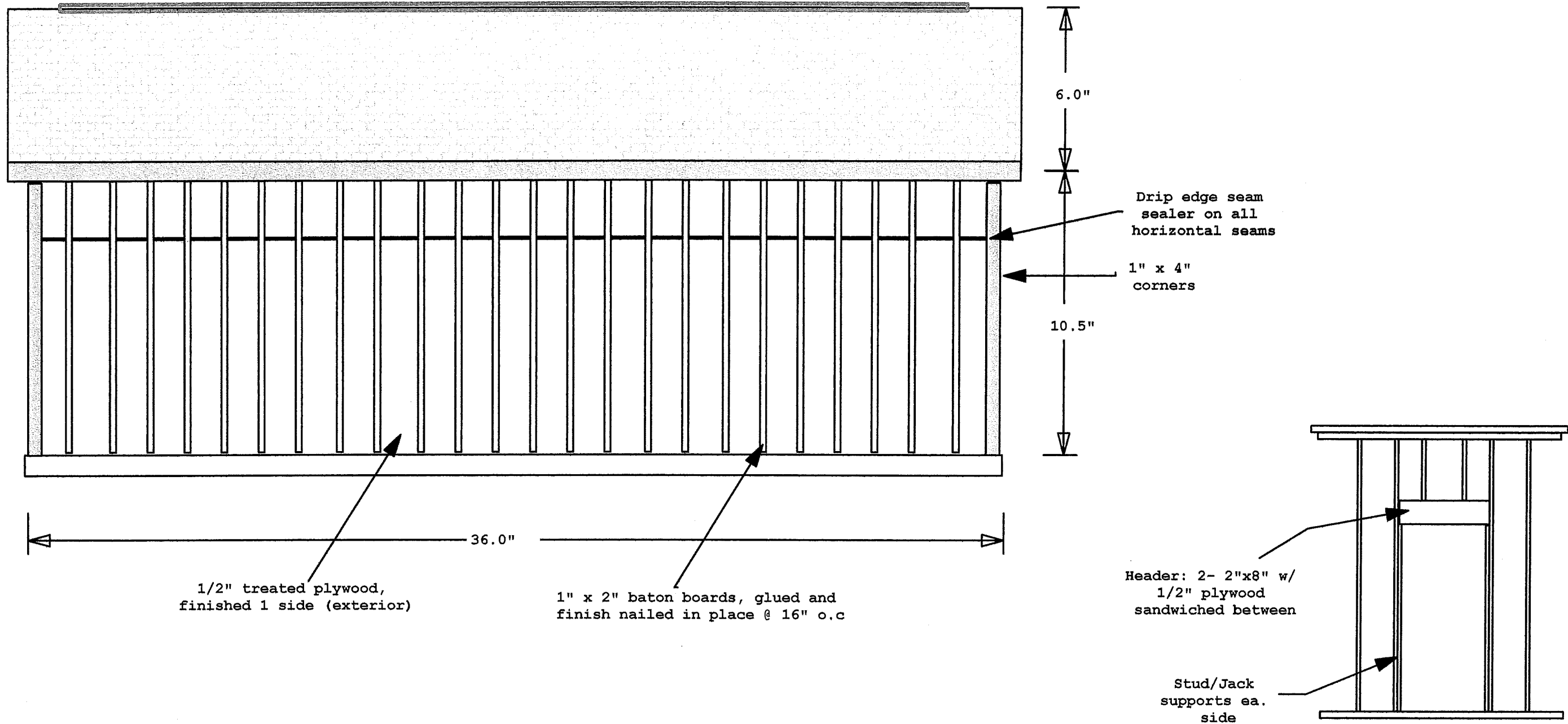


Header: 2 - 2"x10" w/  
1/2" plywood sandwich  
between

2"x4" Stud / Jack  
column support for  
header

Rough Garage Door Opening

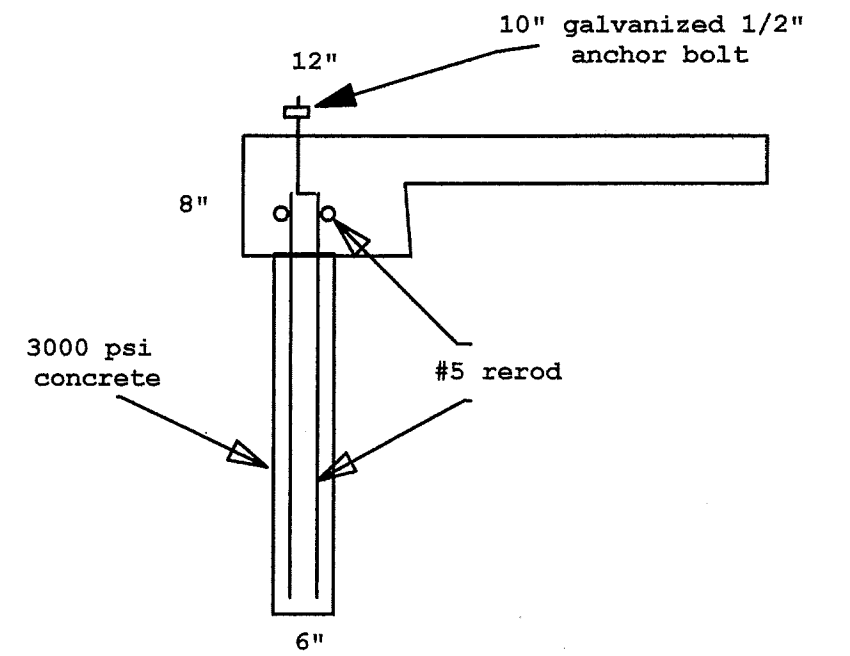
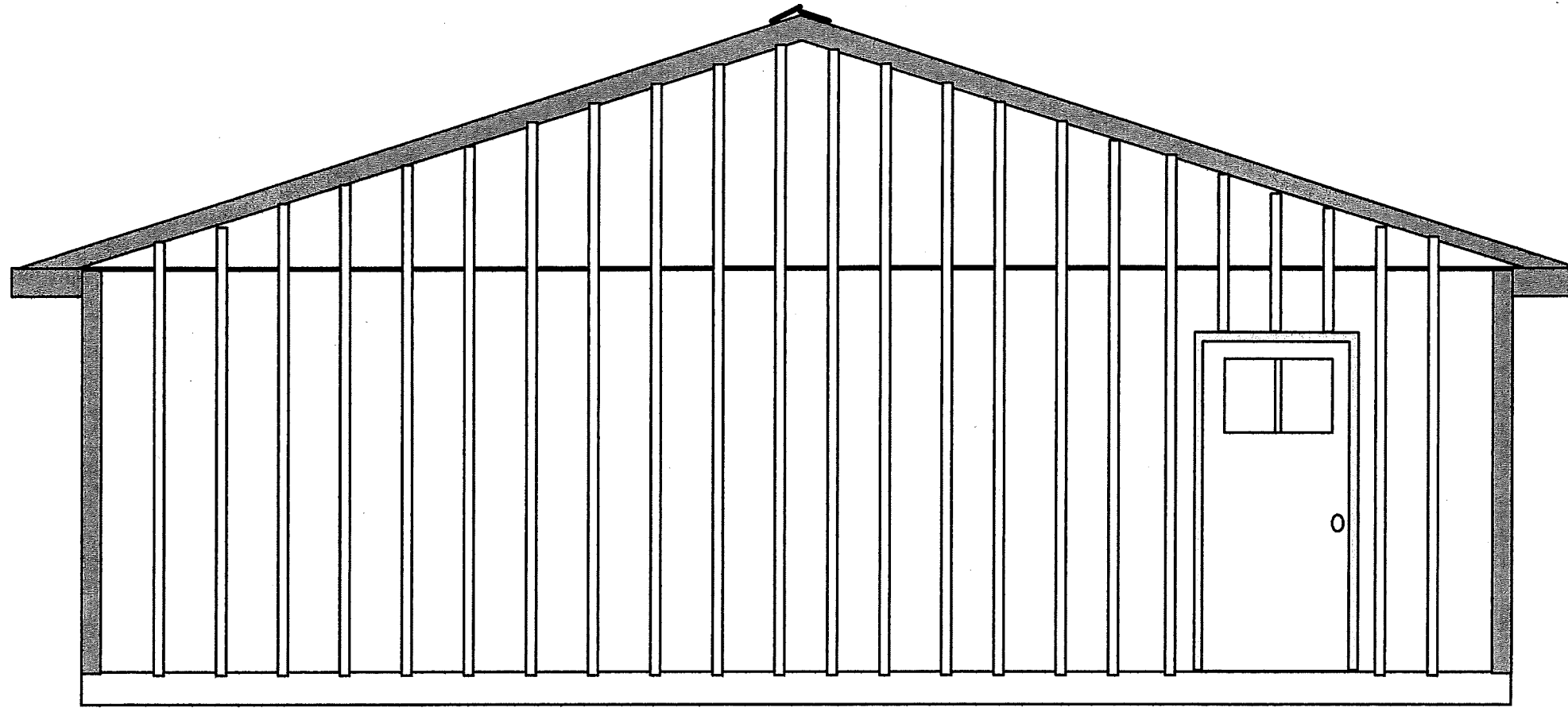
NORTH ELEVATION



Rough Door Opening Detail

NOTE: batons to be primered before installation.  
 plywood to be primered before applying batons.

**EAST ELEVATION**



**Foundation Bridging  
Detail  
NTS**