



Application for Certificate of Appropriateness for Design Review

City of Gahanna, Ohio ■ Planning Commission
200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4125

\*REQUIRED INFORMATION: All correspondence will be addressed to the applicant, unless noted otherwise.

\*Site Address 700 Vista Dr., Gahanna, OH 43230

\*Parcel ID# 025-004295 \*Zoning District AR - Multi-Family Residential

\*Design Review of: Site Plan \_\_\_ Landscaping \_\_\_ Building Design X Signage \_\_\_ Other \_\_\_

\*Special Information Regarding the Property and its Proposed Use: \_\_\_\_\_

\*Applicant Name Charles Fraas/John Riat \*Email cfraas@castoinfo.com; jriat@castoinfo.com

\*Applicant Full Address 250 Civic Center Dr., Suite 500 \*City/State/Zip Columbus, OH 43215

\*Applicant Relationship Owner's Agents/Representatives \*Phone# (614) 227-3485

\*Agents Name: see applicant \*Email: see applicant \*Phone see applicant

\*ADDITIONAL REQUIRED INFORMATION: If different than applicant.

\*Business Name The Vista at Rocky Fork Apartments \*Contact Charlie Fraas

\*Business Owner Name The Vista at Rocky Fork Limited Partnership \*Phone (614) 227-3485

\*Business Address 250 Civic Center Dr., Columbus, OH 43230

\*Designer/ Architect/ Engineer Craig Murdick Architect Ltd.

\*Address 1441 Kingsgate Rd. \*Phone (614) 402-1514

\*City/ State/ Zip Columbus, OH 43221

\*D/A/E Representative Craig Murdick \*Title Architect

\*SUBMISSION REQUIREMENTS: Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

- 1. Plans: TWO (2) 11x17 & ONE (1) copy of 24x36 (folded, not rolled, to 8 1/2 x 11 inch size prior to submission) if needed for legibility.
2. One (1) digital copy of completed application and associated plans. Plans to be in 11x17 format.
3. Applicant is required to complete the checklist on the following pages.
4. Fee: \$50.00 for review plus \$.01 per square foot.
5. Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
6. Submit a detailed list of materials.
7. Provide a notarized Agreement to Construct as Approved. Free notary services are provided in our office.
8. Please refer to section 1167 of the City of Gahanna Code Ordinance (found at www.municode.com).

\*Applicant's Signature [Signature] \*Date 3/26/16

For Internal Use: APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on \_\_\_\_\_. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: \_\_\_\_\_

Planning & Zoning Administrator \_\_\_\_\_ Date \_\_\_\_\_

Zoning/PC File No. DR- 2016

Sunguard No. 16030034

Reference File No. None

Hearing Date: \_\_\_\_\_

Revised: February 2016



Accepted by PZA 2016

BY: SW BY: SW 602491

# SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
<b>I. GENERAL REQUIREMENTS</b>		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 ½ x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation.	A. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Two 24x 36 and One 11x 17 black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
D. Materials List	D. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
<b>II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)</b>		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Project name and site address;	2. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. All property and street pavement lines;	3. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing and proposed contours;	4. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Gross area of tract stated in square feet;	5. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Identify photograph location;	10. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
11. Location of all existing and proposed building on the site	11. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. Location of all existing (to remain) and proposed lighting standards.	12. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. N/A

15. Provide lot coverage breakdown of building and paved surface areas.

15. N/A

\_\_\_\_\_
|
\_\_\_\_\_

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

- 1. Scale;
- 2. Changes in ground elevation;
- 3. All signs to be mounted on the elevations;
- 4. Designation of the kind, color, and texture of all primary materials to be used;
- 5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. ✓

2. ✓

3. ✓

4. ✓

5. ✓

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

C. Optional requirements at discretion of Planning Commission.

- 1. Scale model.
- 2. Section Profiles.
- 3. Perspective drawing.

1. N/A

2. N/A

3. N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. list provided at mtg

Materials board will be supplied at hearings

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

- 1. All size specifications;
- 2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
- 3. Materials, colors, and manufacturer's cut sheet;
- 4. Ground or wall anchorage details.

1. See light cut sheet

2. ✓

3. ✓

4. N/A

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_



# CITY OF GAHANNA

## Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant Charles Fraas  
(Please print - Contractor/Applicant Name)

for, The Vista at Rocky Fork Limited Partnership  
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the ~~contractor~~ or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

The Vista at Rocky Fork Limited Partnership, an Ohio limited partnership  
By: Vista at Rocky Fork LLC, an Ohio limited liability company,  
By: CRE Management, Ltd., an Ohio limited liability company

Signature

By: [Signature]  
Charles Fraas, Attorney/authorized representative

(Please sign)

Date March 1, 2016

[Signature]

(Signature of Notary)

March 2, 2016

(Date)



Molly P. Benadum  
Notary Public, State of Ohio  
My Commission Expires 12-09-2016

## MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings	N/A	N/A	N/A
Brick	N/A	N/A	N/A
Gutters and Downspouts	TBD	Chosen to Match	Chosen to Match
Lighting	Maxim Lighting	Black	1026BK
Roofing	Certainteed Landmark	Pewter	Pewter
Siding	Napco American Splendor	Mocha	D4-1/2DL
Signs	N/A	N/A	N/A
Stucco	N/A	N/A	N/A
Trim	Napco	Cream	Cream
Windows	N/A	N/A	N/A

# Planning Commission

## Information for All Applicants

1. All required information must be submitted with the application. No application will be forwarded to Planning Commission until all information is received in the Planning & Zoning Office. The Public Hearing Date will be provided by the Planning and Zoning Office once the completed application is provided.
2. It is the responsibility of the applicant to have a court reporter present, at the applicant's expense, if they wish to have a verbatim transcript of the meeting. Council office must be advised in advance if a court reporter is going to be present. Please call 614-342-4090 to make this request.
3. Reduced drawings suitable to an 11x17 inch size must be submitted. If an application is amended at any time during the process, a new reduced drawing must be submitted as well as any full size drawings requested.
4. Agendas will be mailed (or emailed upon request) to the applicant on the Friday prior to the Planning Commission meeting. If the agenda is to go to someone in addition to the applicant, their contact information (including email address) must be provided on the application and noted as an additional contact.
5. If a list of Contiguous Property owners needs to be submitted with an application, it must be compiled in a list on a separate sheet of paper. This must include mailing name and address of each property owner. Listing them only on one of the plan sheets is not acceptable. As well, preprinted mailing labels must be provided.
6. For Design Review applications, a materials list, unless otherwise instructed by the Planning & Zoning Administrator, must be submitted with the application. If materials are changed during the process, then a new materials list must be submitted.
7. For Multi-tenant ground sign & Master Sign Plan applications, location must be noted on a site plan. Also notate location on site plan for a freestanding sign or on building elevation for a wall sign. Color renderings must be submitted.
8. Please review "Submission Requirements" on any application before submitting to the Planning & Zoning Division.
9. Copies of specific sections of the zoning code are available in the Zoning Office at no charge. The entire zoning code with a map is available in the Council Office at a cost of \$25.00. Zoning Code is available on line and can be found @ [www.municode.com](http://www.municode.com).
10. Planning Commission members may visit the property prior to the hearing to review the application.



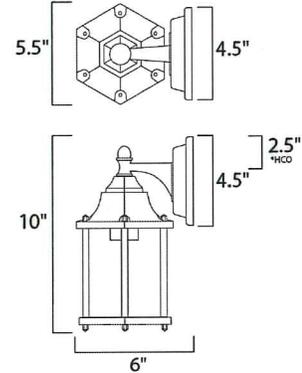
Lighting Your Life Since 1970

Product Specifications - 1026BK

Job Name:	Job Type:
Quantity:	Comments:



**1026BK**  
Builder Cast 1-Light Outdoor Wall Lantern



\*Height from center of outlet to the top of the fixture

**Finish**  
Black

**Glass/Shade**  
Clear

**Product Category**  
Outdoor Wall Mount

**Lamping**

Number of Bulbs	1
Light Type	Incandescent
Bulb Type	MB
Max Bulb Wattage	60
Max Fixture Wattage	60
Rated Life	±2,500 Hours
Rated Lumens	±672
Color Temp	±2,700 K
Bulb(s)	Not Included
Light Up/Down	N/A
Beam Spread	N/A
CRI	N/A
Photo Cell Included	N/A
Ballast/Driver/Transformer	No
Dimmable	Standard

**Measurements**

Width	5.50"
Height	10.00"
Length	N/A
Extension	6"
Back Plate Width	4.50"
Back Plate Height	4.50"
HCO	2.50"
Min Overall Height	0.00"
Max Overall Height	10.00"
Hanging Weight	1.72 lbs
Height Adjustable	N/A
Slope	N/A
Chain Length	N/A
Wire Length	N/A
Canopy Width	N/A
Canopy Height	N/A
Canopy Length	N/A

**Shipping**

Carton Weight	2.33 lbs
Carton Width	6"
Carton Height	11"
Carton Length	7"
Carton Cubic Feet	0.30
Master Pack	6
Master Pack Weight	15.77 lbs
Master Pack Width	15.00"
Master Pack Height	12.40"
Master Pack Length	19.88"
Master Cubic Feet	2.14
UPS Shippable	Yes

**Certification**

Safety Rating	Wet
Energy Star	No
CA Title 24	No
CA Title 20	No
ADA	No
Dark Sky	N/A

**Other**

UPC Code	783209102613
Shades Included	N/A
Crystals Included	N/A
Diffuser Included	N/A
Conversion Kit	N/A
Material	Die Cast Aluminum

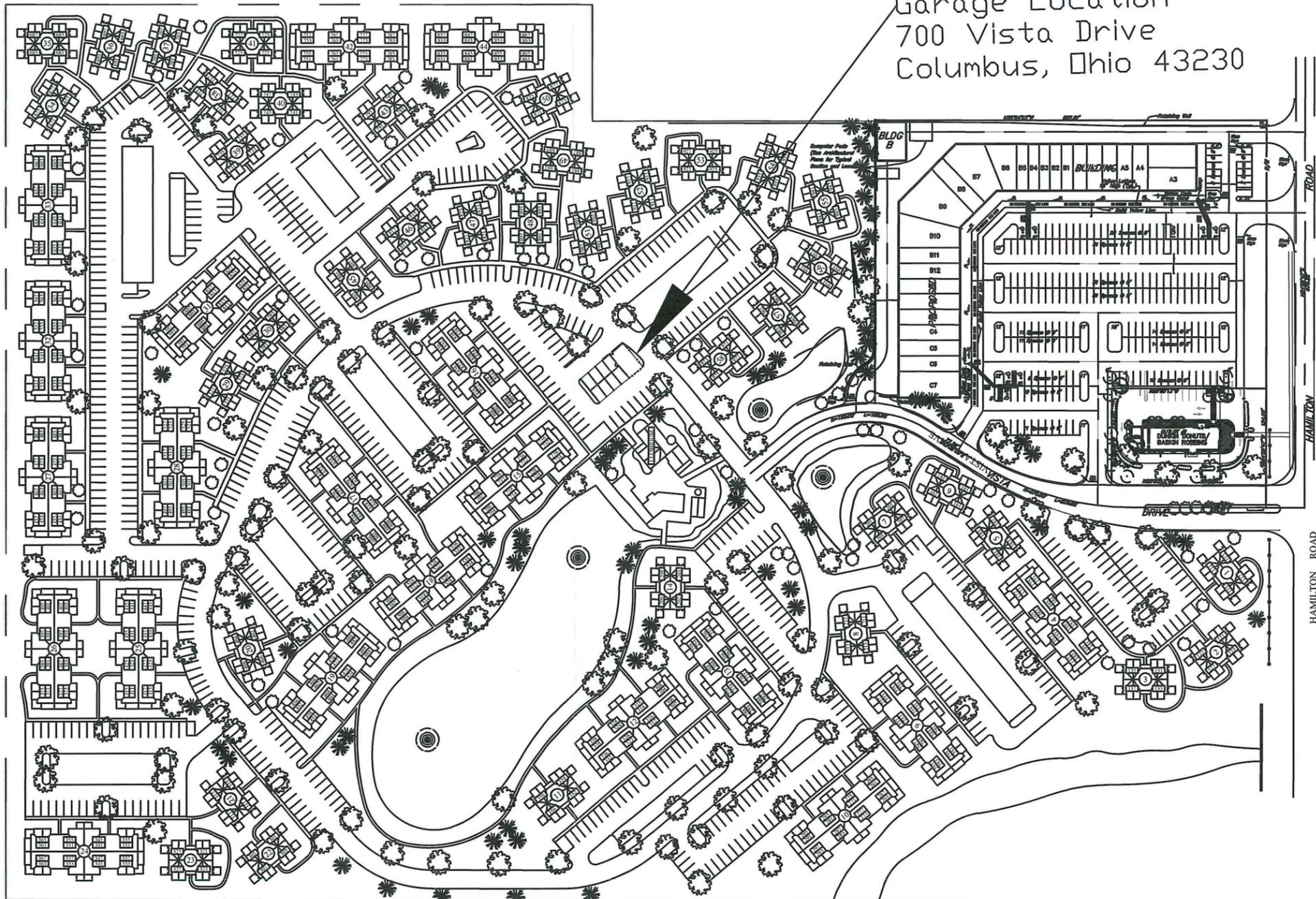
**Equivalents**

Incandescent Watts	N/A
Fluorescent Watts	N/A

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Always consult a qualified, licensed electrician before installation of any product weighing 35 pounds or more. We recommend that a qualified, licensed electrician do the installation. Always install to a mechanically sound structure.

Garage Location  
700 Vista Drive  
Columbus, Ohio 43230



**STRUCTURAL NOTES**

**A. GENERAL**

1. THE STRUCTURE IS DESIGNED TO BE SELF-SUPPORTING AND STABLE AFTER THE BUILDING IS FULLY COMPLETED. THE CONTRACTOR IS SOLELY RESPONSIBLE TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION. THE CONTRACTOR SHALL DESIGN, INSTALL, AND SUBSEQUENTLY REMOVE ANY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TIEDOWNS NECESSARY TO MAINTAIN SAFETY AND STRUCTURAL STABILITY DURING CONSTRUCTION.
2. THE CONTRACTOR IS SOLELY RESPONSIBLE TO FOLLOW ALL APPLICABLE SAFETY CODES, BUILDING CODES AND GOVERNING REGULATIONS WITH JURISDICTION OVER THE CONSTRUCTION SITE DURING ALL PHASES OF CONSTRUCTION.
3. SHOULD ANY OF THE DETAILED INSTRUCTIONS SHOWN ON THE PLANS CONFLICT WITH THESE STRUCTURAL NOTES, THE ARCHITECT'S OR DESIGNER'S NOTES, SPECIFICATIONS, OR WITH EACH OTHER, THE STRICTEST PROVISION SHALL GOVERN.
4. GOVERNING CODE: 2015 IBC, INCLUDING ALL ADOPTED REFERENCE STANDARDS AND MATERIAL SPECIFICATIONS REFERENCED THEREIN.
5. DESIGN CRITERIA
  - a. FLOOR LIVE LOADS

ROOM	UNIFORM (PSF)
ATTICS WITHOUT STORAGE	10
ROOF LOADING	
1. DESIGN ROOF LIVE LOAD (MINIMUM)	25 PSF

**B. FOUNDATIONS**

1. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE SUB-SURFACE INVESTIGATION REPORT DATED NOVEMBER 16, 2012, BY GEOTECHNICAL CONSULTANTS, INC. REFER TO THE SUB-SURFACE INVESTIGATION REPORT FOR ALL SITE WORK INCLUDING BUILDING PAD PREPARATION.
2. NOTIFY THE ARCHITECT AS SOON AS POSSIBLE OF ANY UNUSUAL SOIL CONDITIONS OR SOIL CONDITIONS IN VARIANCE WITH TEST BORINGS, SUCH AS UNEXPECTED SPRING OR SEEPAGE WATER MATERIAL DIFFERING FROM TEST BORINGS, OR SOIL OF QUESTIONABLE BEARING CAPACITY.
3. BEAR ALL FOOTINGS ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL HAVING A MINIMUM ALLOWABLE BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT.
4. BEAR FERTILIZER FOOTINGS A MINIMUM OF 3" BELOW ADJACENT EXTERIOR GRADE. STEP FOOTINGS AS REQUIRED TO COMPLY, REGARDLESS OF FOOTING STEPS AND GRADES SHOWN ON THE DRAWINGS.
5. RETAIN THE SERVICES OF A SOILS ENGINEER TO INSPECT AND APPROVE FOUNDATION EXCAVATIONS FOR THE BEARING CAPACITY INDICATED ABOVE. COORDINATE THE SCHEDULING OF THE SOILS ENGINEER'S SERVICES WITH THE ANTICIPATED DATE OF CONCRETE PLACEMENT.

**C. REINFORCED CONCRETE**

- a. STRUCTURAL CONCRETE
 

CLASS	LOCATION	f'c (psi)
I	FOOTINGS	3,000
II	GARAGE SLAB ON GRADE	4,000
III	EXTERIOR SLABS ON GRADE	4,000 (with air)
IV	BACKFILL BELOW FOOTINGS	1,500
- b. ALL DEFORMED REINFORCING BARS: ASTM A615, GRADE 60.
- c. ALL WELDED WIRE FABRIC: ASTM A185, DELIVERED IN FLAT SHEETS.
2. CONCRETE COVER: UNLESS NOTED OTHERWISE, DETAIL REINFORCING TO PROVIDE MINIMUM CONCRETE COVER AS FOLLOWS:
  - a. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3 INCHES
  - b. CONCRETE EXPOSED TO EARTH OR WEATHER: 1-1/2 INCHES
  - c. BARS AND SMALLER: 1-1/2 INCHES
  - d. OTHERS: 2 INCHES

**D. MASONRY**

1. PERFORM ALL MASONRY CONSTRUCTION IN ACCORDANCE WITH ACI 530/ASCE 6/ITC 602 SPECIFICATION FOR MASONRY STRUCTURES.
2. MATERIALS
  - a. CONCRETE BLOCK: ASTM C90, MINIMUM NET AREA COMPRESSIVE STRENGTH OF CONCRETE MASONRY UNITS: 2,500 PSI.
  - b. MORTAR: TYPE S, MINIMUM COMPRESSIVE STRENGTH: 1,800 PSI.
  - c. BOND BEAM AND CORE FILL: ASTM C416, COARSE TYPE, MINIMUM COMPRESSIVE STRENGTH: 2,500 PSI.
  - d. JOINT REINFORCING: HOT-DIPPED GALVANIZED FINISH, 3 GAGE MINIMUM SIDE WIRES AND CROSS WIRES.
  - e. BAR REINFORCING: ASTM A615, GRADE 60.
3. MISCELLANEOUS
  - a. LAY HOLLOW MASONRY UNITS WITH FULL MORTAR COVERAGE ON HORIZONTAL AND VERTICAL FACE SHELLS. PROVIDE FULL MORTAR COVERAGE FOR ALL WEBS IN THE STARTING COURSE ON FOOTINGS, AND WHEN ADJACENT TO CELLS OR CAVITIES TO BE REINFORCED OR FILLED WITH GROUT. LAY SOLID UNITS WITH FULL HEAD AND BED JOINTS.
  - b. INSTALL JOINT REINFORCING AT 16 INCHES ON CENTER VERTICALLY (ABOVE GRADE), EXCEPT AS NOTED. LAP JOINT REINFORCING 6 INCHES.

**E. STRUCTURAL LUMBER**

1. DESIGN OF ALL WOOD STRUCTURAL MEMBERS CONFORMS WITH THE "NATIONAL DESIGN SPECIFICATION (NDS) FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION (AF&PA).
2. MATERIALS: FURNISH LUMBER WITH EACH PIECE FACTORY-MARKED WITH GRADE STAMP OF INSPECTION AGENCY VERIFYING COMPLIANCE WITH GRADING RULE REQUIREMENTS AND IDENTIFYING GRADING AGENCY, GRADE, SPECIES, MOISTURE CONTENT AND MILL. ALL WOOD STRUCTURAL PANELS SHALL COMPLY WITH REQUIREMENTS OF DOC P91, DOC P92, HVA HP1 AND AFA PDS. FACTORY-MARK ALL WOOD STRUCTURAL PANELS WITH A GRADING STAMP OF THE INSPECTION AGENCY.
  - a. STUDS: SPRUCE-PINE-FIR, SEE PLANS FOR GRADES. GRADING SHALL BE ACCORDING TO THE NATIONAL LUMBER GRADES AUTHORITY (NLGA) SEASONED AT 18% M.C.
  - b. STRUCTURAL LUMBER: SPRUCE-PINE-FIR NO. 2 OR BETTER, ACCORDING TO THE NATIONAL LUMBER GRADES ASSOCIATION (NLGA) SEASONED AT 18% M.C.
  - c. WOOD STRUCTURAL PANELS (PLYWOOD OR ORIENTED STRAND BOARD):
    1. ROOF: 1/8" APA RATED SHEATHING, 24/16, EXPOSURE I, UNO.
    2. FLOOR: 23/32" (3/4" NOMINAL), APA RATED STURD-I-FLOOR, 24 O.C., EXPOSURE I, TONGUE & GROOVE.
    3. WALL: 1/8" APA RATED SHEATHING, 24/16, EXPOSURE I, UNO.
  - d. WOOD-PRESERVATIVE TREATMENT: COMPLY WITH THE APPLICABLE REQUIREMENTS OF AIAFP STANDARD U1. MARK EACH TREATED ITEM WITH THE APPROPRIATE QUALITY MARK.
3. CONNECTIONS: AS A MINIMUM, CONFORM CONNECTIONS FOR STRUCTURAL MEMBERS TO THE FASTENING SCHEDULES LISTED IN THE RESIDENTIAL CODE OF OHIO.
  - a. JOISTS AND RAFTERS TO BEAMS: IS 55A GALV. KEWEL STD. JOIST HANGERS BY THE SIMPSON STRONG-TIE CO. (INSTALL SLOTTED AND/OR SKEWED HANGERS WHERE REQUIRED).
  - b. WOOD STRUCTURAL PANELS TO WOOD ROOF RAFTERS AND TRUSSES: NAILED, USE 8d RING SHANK NAILS SPACED AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS. INSTALL PLYWOOD CLIPS AT MID-SPAN OF PLYWOOD BETWEEN SUPPORTS.
  - c. WOOD STRUCTURAL PANELS TO WOOD FLOOR TRUSSES: GLUED AND NAILED, USE 10d RING SHANK NAILS SPACED AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.
    - e. WOOD STRUCTURAL PANELS TO WOOD STUDS: USE 8d RING SHANK NAILS SPACED AT 6 INCHES O.C. AT PANEL EDGES AND 12 INCHES O.C. AT INTERMEDIATE SUPPORTS.
    - e. GYPSUM WALL BOARD PANELS TO WOOD STUDS:
      - f. 1/2" panels: 5d COOLER NAILS OR NO. 6 1-1/4" SCREWS AT 1" O.C. MAX. AT PANEL EDGES AND INTERMEDIATE SUPPORTS.
      - f. 5/8" panels: 6d COOLER NAILS OR NO. 6 1-1/4" SCREWS AT 1" O.C. MAX. AT PANEL EDGES AND INTERMEDIATE SUPPORTS.
  - f. AT POSTS AND JAMBS OF OPENINGS, NAIL MULTIPLE STUDS TOGETHER WITH 8d NAILS AT 8" O.C. FULL LENGTH.
  - g. INSTALL POST CAPS AND BASES BY THE SIMPSON STRONG-TIE CO. AT TOPS AND BOTTOMS OF ISOLATED WOOD POSTS, SUCH AS THOSE AT EXTERIOR PORCHES AND CANOPIES.
4. MISCELLANEOUS
  - a. AT ALL EXTERIOR STUD WALLS AND INTERIOR BEARING WALLS, INSTALL A CONTINUOUS LINE OF SOLID BLOCKING AT MID-HEIGHT OF THE WALL, BUT AT NO GREATER THAN 3'-0" ON CENTER MAXIMUM.
  - b. INSTALL MINIMUM DOUBLE JACK BEARING STUDS UNDER EACH END OF ALL BEAMS AND GIRDER TRUSSES, UNLESS NOTED OTHERWISE.
  - c. INSTALL STUD CORNER CONSTRUCTION AT INSIDE AND OUTSIDE CORNERS, PROVIDING NAILING SURFACES FOR SHEATHING. INSTALL BLOCKING AS REQUIRED.
  - d. INSTALL A SINGLE SILL/SOLE PLATE AT THE BOTTOM AND A DOUBLE PLATE AT THE TOP OF ALL STUD WALLS.
  - e. UNLESS NOTED OTHERWISE, AT INTERIOR NON-LOADBEARING WALLS, INSTALL DOUBLE 2 X 4 HEADERS OVER OPENINGS IN 2 X 4 STUD WALLS AND TRIPLE 2 X 4 HEADERS OVER OPENINGS IN 2 X 6 WALLS.
  - f. INSTALL ONE LAYER OF 1/2" THICK WOOD STRUCTURAL PANEL BETWEEN EACH MEMBER OF DIMENSIONAL LUMBER HEADERS.
  - g. TREAT ALL EXTERIOR LUMBER OR LUMBER IN CONTACT WITH CONCRETE OR MASONRY WITH PRESERVATIVE IN ACCORDANCE WITH AIAFP.
  - h. EXTEND MULTIPLE BEARING STUDS (INCLUDING JACK STUD ASSEMBLIES) ALL THE WAY DOWN TO FOUNDATION WALLS. CONTINUE POSTS THROUGH FLOOR FRAMING, OR INSTALL SOLID BLOCKING AND/OR MULTIPLE STUD BLOCKING BELOW BEARING STUDS ABOVE (MATCH OR EXCEED THE WIDTH OF THE STUD ASSEMBLY ABOVE).
  - i. PROVIDE AND INSTALL BRIDGED PRE-FABRICATED WOOD TRUSSES AS INDICATED ON THE TRUSS MANUFACTURER'S APPROVED SHOP DRAWINGS.
  - j. HOT-DIP GALVANIZE ALL STEEL CONNECTORS AND PRODUCTS 14 GA. AND THICKER AFTER FABRICATION THAT ARE IN CONTACT WITH PRESERVATIVE-TREATED WOOD. PROVIDE MINIMUM 2.0 OZ. COATING, ALL SIDES, PER ASTM A123. PROVIDE HOT-DIPPED GALVANIZED CONNECTORS PER ASTM A183 OR STAINLESS STEEL CONNECTORS.
  - k. HOT-DIP GALVANIZE ALL STEEL CONNECTORS AND PRODUCTS LESS THAN 14 GA. THICK AFTER FABRICATION THAT ARE IN CONTACT WITH PRESERVATIVE-TREATED WOOD. PROVIDE MINIMUM 1.85 OZ. COATING, ALL SIDES, PER ASTM A653. PROVIDE HOT-DIPPED GALVANIZED CONNECTORS PER ASTM A183 OR STAINLESS STEEL CONNECTORS.
  - l. LVL INDICATES LAMINATED VENEER LUMBER (MICRO-LAM MEMBER BY UVEL™ BY WEYERHAEUSER, OR EQUAL). CONNECT MULTIPLE MEMBERS TOGETHER AS FOLLOWS:
    - a. DOUBLE MEMBERS: NAILED, USING (2) 16d NAILS SPACED AT 12" O.C., LOCATED 2" FROM TOP AND BOTTOM OF BEAM.
    - b. TRIPLE MEMBERS: BOLTED, USING 1/2" DIAMETER BOLTS SPACED AT 24" O.C., LOCATED 2" FROM TOP AND BOTTOM OF BEAM.
  - f. PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES

**F. PRE-ENGINEERED, PRE-FABRICATED WOOD TRUSSES**

- a. THE TERM "TRUSS" USED IN THIS SECTION APPLIES TO TRUSSES THAT ARE DESIGNED AND FABRICATED AS SEPARATE ENGINEERED PRODUCTS, AND DELIVERED TO THE PROJECT SITE FOR INSTALLATION.
  - b. LUMBER SPECIES AND BRACING BY THE TRUSS MANUFACTURER, NO. 2 GRADE OR BETTER, 18% MAXIMUM M.C., EXCEPT THE TRUSS MANUFACTURER MAY USE STUD-GRADE FOR WEB MEMBERS.
  - c. CONNECTIONS: THE TRUSS MANUFACTURER IS TO DESIGN, SIZE, PROVIDE AND INSTALL ALL INTERNAL TRUSS COMPONENT CONNECTIONS. USE GALVANIZED SHEET STEEL CONFORMING WITH ASTM A653, COATING CLASS 560, FOR METAL CONNECTOR PLATES. MANUFACTURE WITH HOLES, PLUGS, TEETH, OR FRONTS UNIFORMLY SPACED AND FORMED.
  - d. HANGERS: THE TRUSS MANUFACTURER IS TO DESIGN AND DESIGNATE ALL TRUSS-TO-TRUSS HANGERS, INCLUDING ANCHORAGE OF "CAP" TRUSSES AND/OR "OVERLAY" TRUSSES. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL TRUSS-TO-TRUSS HANGERS IN ACCORDANCE WITH THE HANGER MANUFACTURER'S SPECIFICATIONS.
2. DESIGN: DESIGN AND FABRICATE ALL TRUSSES IN ACCORDANCE WITH TPI I, DESIGN STANDARDS FOR METAL-PLATE-CONNECTED WOOD TRUSS CONSTRUCTION" BY THE TRUSS PLATE INSTITUTE, AND NDS, "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" BY THE AMERICAN FOREST AND PAPER ASSOCIATION.

**1. FLOOR LOADS**

1. TOP CHORD DEAD LOAD: 10 PSF
2. TOP CHORD LIVE LOAD: SEE SECTION A5.4, ABOVE.
3. BOTTOM CHORD DEAD LOAD: 5 PSF
4. BOTTOM CHORD LIVE LOAD: 0 PSF

**b. ROOF LOADS:**

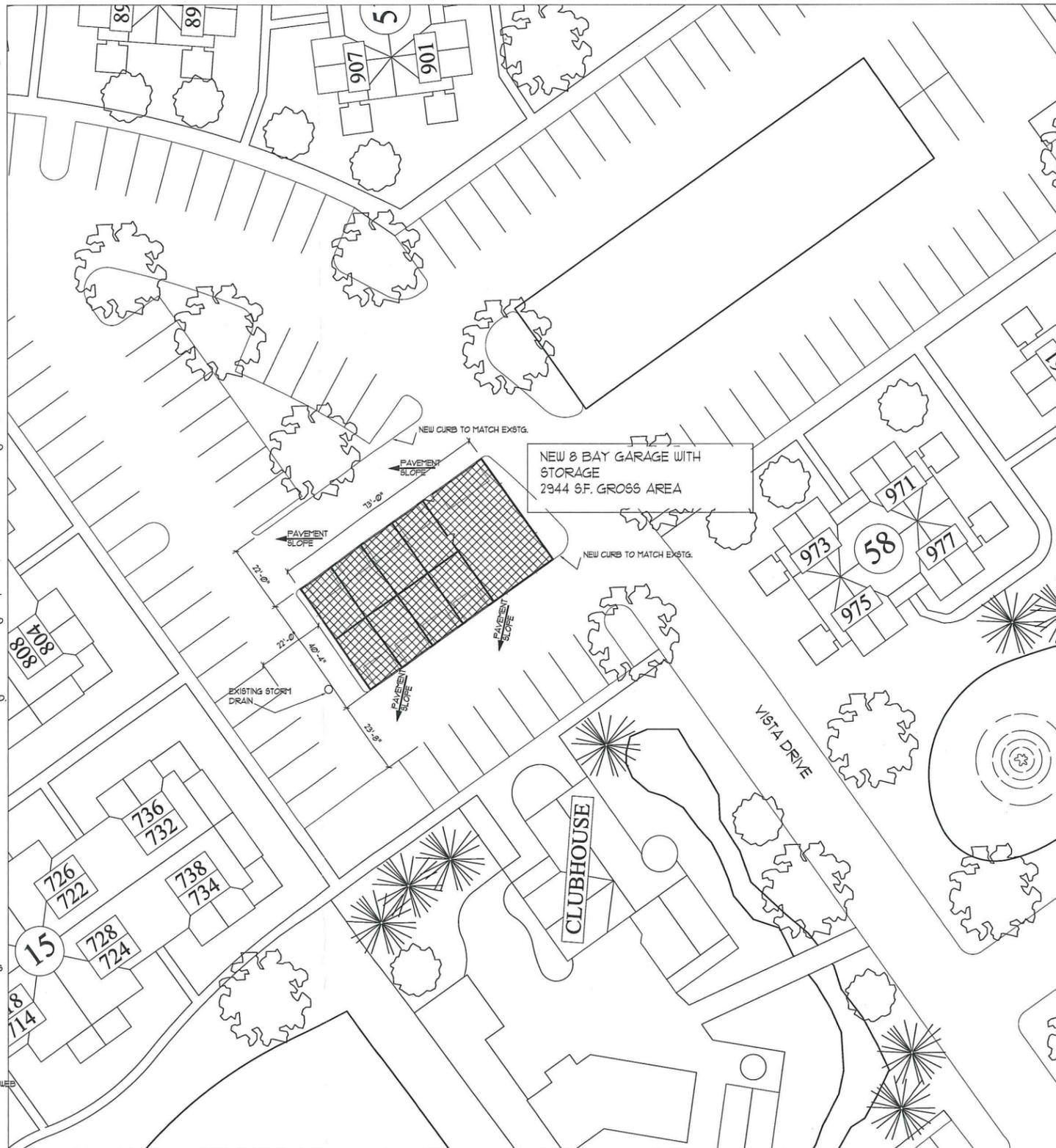
1. TOP CHORD DEAD LOAD: 10 PSF
2. TOP CHORD LIVE LOAD: 25 PSF
3. BOTTOM CHORD DEAD LOAD: 5 PSF
4. BOTTOM CHORD LIVE LOAD: 20 PSF WHERE REQUIRED BY OBC BASED ON USE CONFIGURATION

**5. NET WIND UPLIFT: 8 PSF**

**c. DEFLECTIONS**

- a. FLOOR
  - i. MAXIMUM LIVE LOAD DEFLECTION: L/480, OR 0.50" MAXIMUM
  - b. MAXIMUM TOTAL LOAD DEFLECTION: L/360, OR 0.625" MAXIMUM
2. ROOF
  - i. MAXIMUM LIVE LOAD DEFLECTION: L/360, OR 0.50" MAXIMUM
  - b. MAXIMUM TOTAL LOAD DEFLECTION: L/240, OR 0.625" MAXIMUM

- d. IN ADDITION TO THE UNIFORM LOADS INDICATED ABOVE, DESIGN TRUSSES FOR ALL SUPERIMPOSED DEAD LOADS INCLUDING BUT NOT LIMITED TO OVERLAY FRAMING, CHIMNEYS, MECHANICAL EQUIPMENT, ETC. DESIGN TRUSSES FOR THE EFFECTS OF DRIFTING SNOW WHERE APPLICABLE.
  - e. DESIGN ALL BRACES AND BRACING CONNECTIONS FOR ALL TRUSS TOP CHORDS, BOTTOM CHORDS AND WEB MEMBERS. PARTICULAR ATTENTION SHALL BE GIVEN TO AREAS IN THE FINISHED STRUCTURE WHICH CONTAIN TRUSSES WITH UN-SHEATHED TOP AND/OR BOTTOM CHORD MEMBERS.
  - f. DESIGN OF MEMBERS AND CONNECTIONS IS TO BE BY A PROFESSIONAL ENGINEER, REGISTERED IN THE STATE OF THE PROJECT, EXPERIENCED IN SIMILAR DESIGN, RETAINED BY THE MANUFACTURER.
  - g. DESIGN BOTTOM CHORD OF GIRDER TRUSSES FOR THE END REACTION OF SUPPORTED TRUSSES.
  - h. DESIGN ALL TRUSSES FOR ADDITIONAL LOADS INDICATED ON PLAN.
3. SUBMITTALS
    - a. SUBMIT TRUSS SHOP DRAWINGS WHICH EXHIBIT THE SEAL OF THE ENGINEER RESPONSIBLE FOR THE TRUSS DESIGN.
    - b. SUBMIT LAYOUT DRAWING WHICH INDICATES THE LOCATION OF EACH TRUSS.
    - c. SUBMIT HANGER CONNECTOR TYPES AND LOCATIONS.



**ARCHITECT'S PARTIAL SITE PLAN**

SCALE: 1"=20'  
NORTH

**BUILDING INFO**

WOOD FRAME DETACHED GARAGE BUILDING  
USE GROUP - U  
GROSS BUILDING AREA = 2,944 SF.

**PARCEL ID:**

025-004295-00

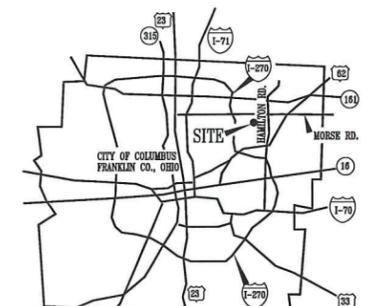
**SHEET INDEX**

10 = Cover, Architects site plan  
11 = Building plans elevations  
E-10 = Building electrical  
E-20 = Electrical specifications  
9U-10 = Site Electric

THESE DRAWINGS BY CRAIG W. MURDICK, ARCHITECT LTD. ARE SOLELY FOR THE PURPOSE OF CONSTRUCTING THIS 2,944 SF. GARAGE BUILDING - ANY SITE RELATED CONSTRUCTION, INCLUDING BUT NOT LIMITED TO GRADING, STORMWATER MANAGEMENT, ETC., IS THE RESPONSIBILITY OF THE OWNER.

**GENERAL NOTES**

1. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, LOCAL, AND SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS INCLUDING EMPLOYEES AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE GENERAL CONTRACTOR AND SUB-CONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR SECURING AND MAINTAINING ALL NECESSARY INSURANCE INCLUDING BUT NOT LIMITED TO WORKERS COMPENSATION.
2. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHOD OF CONSTRUCTION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL WORK AND FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION.
3. THE GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED PERMITS, FEES, AND INSPECTIONS AS MAY BE REQUIRED BY GOVERNING BODIES HAVING LEGAL JURISDICTION.
4. WHEN THE GENERAL CONTRACTOR ACCEPTS DELIVERY OF ALL ITEMS NOTED ON PLANS EITHER IN CONTRACT OR NOT IN CONTRACT HE SHALL BE RESPONSIBLE FOR LOSS AND/OR DAMAGE OF THESE ITEMS.
5. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING FIELD CONDITIONS WITH THE DRAWINGS, INCLUDING BUT NOT LIMITED TO SOIL CONDITIONS, INCOMING UTILITIES, WINDOW ROUGH OPENINGS, ETC. THE GENERAL CONTRACTOR SHALL REPORT IMMEDIATELY TO THE ARCHITECT ANY VARIANCES OR FIELD CONDITIONS THAT MAY CAUSE CONSTRUCTION PROBLEMS PRIOR TO COMMENCING WORK.
6. ALL WORK, INCLUDING SITE WORK (STORM WATER MANAGEMENT), PLUMBING, HVAC AND ELECTRICAL WORK NOT DETAILED HEREIN, SHALL COMPLY WITH APPLICABLE STATE AND LOCAL BUILDING CODES AND THE BUILDING STANDARDS REFERENCED THEREIN.
7. PLAN DIMENSIONS ARE TO THE FACE OF ROUGH FRAMING OR MASONRY UNLESS NOTED OTHERWISE. DIMENSIONS OF EXTERIOR FRAME WALLS INCLUDE 1/2" THICK SHEATHING. ALL INTERIOR STUD WALLS ARE DIMENSIONED AT 3 1/2" UNLESS NOTED OTHERWISE.
8. DRAWINGS ARE NOT TO BE SCALED. WRITTEN DIMENSIONS GOVERN. ALL PARTITION LOCATIONS, ALL DOOR AND OPENING LOCATIONS SHALL BE AS SHOWN ON FLOOR PLAN. ANY DISCREPANCIES BETWEEN FIELD DIMENSIONS AND/OR OBSERVATIONS WITH THOSE INDICATED ON THE DRAWINGS SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT FOR CLARIFICATION/CORRECTION.
9. ALL WORK SHALL UTILIZE NEW MATERIALS UNLESS OTHERWISE NOTED. REJECT AND REPLACE ANY DAMAGED MATERIAL RESULTING FROM WARPAGES, WEATHER DAMAGE, OR OTHER CAUSES.



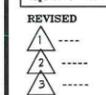
**Craig W. Murdick ARCHITECT LTD.**  
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For quick response send questions to:  
craig@murdick-arch.com



VISTA at ROCKY FORK  
New multi-bay detached garage for the Casto Company

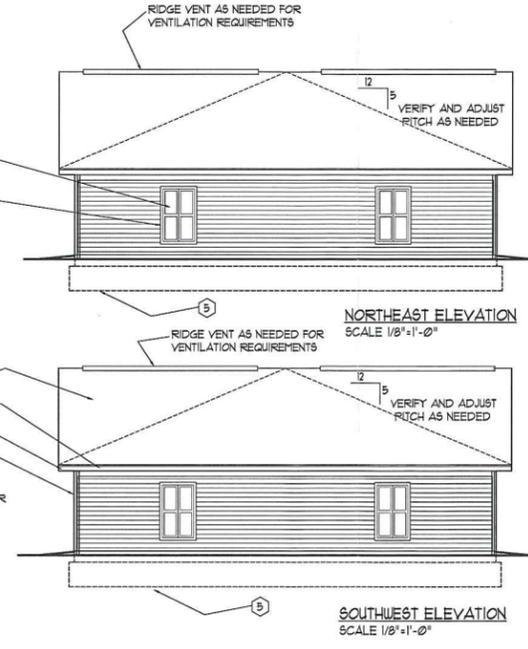
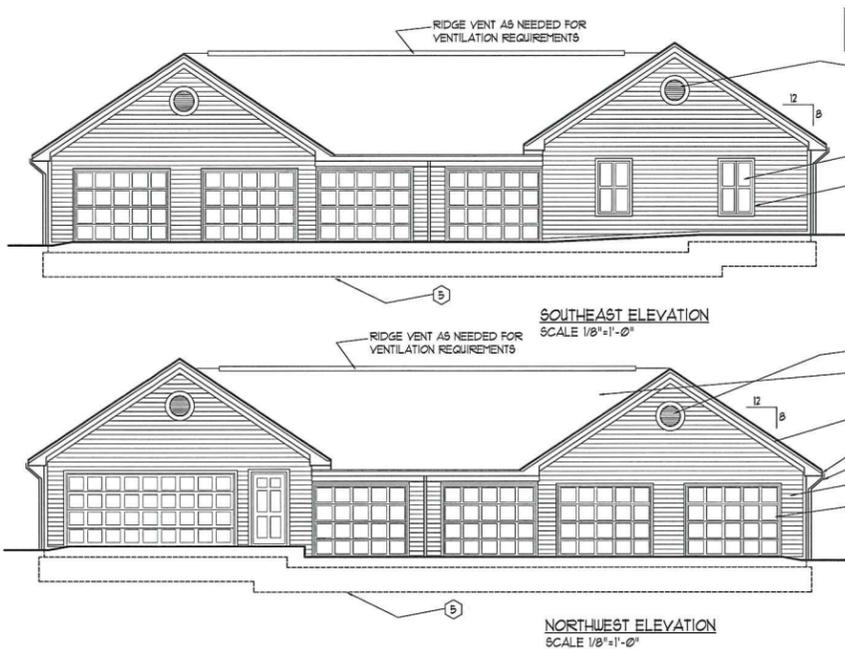
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**CODED EXTERIOR ELEVATION NOTES - GARAGES**

- ASPHALT/FIBERGLASS SHINGLES - PROVIDE ICEGUARD OR EQUAL SELF-ADHERING WATERPROOFING UNDERLAYMENT AT ALL VALLEYS AND AT EAVES - LEAVE THE SHINGLES AT THE VALLEYS - PROVIDE CONTN. CORROSION RESISTANT METAL DRIP EDGE - SEE WALL SECTIONS.
- VINYL HORIZONTAL LAP SIDING.
- TRIM AT EAVE: ALUMINUM WRAPPED 2x8 FASCIA - 5/4x8 FRIEZE BD. - VENTED VINYL SOFFIT.
- TRIM AT RAKE: 8" BRAKE FORMED ALUMINUM WRAP OVER 2x SUBFASCIA - NO RIBBED ALUMINUM - 6" PAINTED BORAL TUR-EXTERIOR TRIM FRIEZE BD.
- LINE OF FOUNDATION
- NOT USED
- 3/8" INSULATED FIBERGLASS DOOR WITH DEADBOLT.
- VINYL SHUTTERS AT FALSE WINDOW - PROVIDE WATER MANAGEMENT WITH PROPER FLASHING AND SEALING AS NEEDED
- WHITE ALUMINUM 5" K' STYLE GUTTER TYP. - PROVIDE DEFLECTORS AT ALL INSIDE CORNERS.
- 2"x3" WHITE ALUMINUM DOWNSPOUTS TO SPLASH-BLOCKS - PLACE AT EACH CORNER OF THE BUILDINGS AND SPACE D.S. LEADERS MAX 36" C/C BETWEEN CORNERS.
- NOT USED
- ACTIVE ROUND LOUVER 24" DIA.
- STEEL OVER-HEAD GARAGE DOORS WITH TRIM

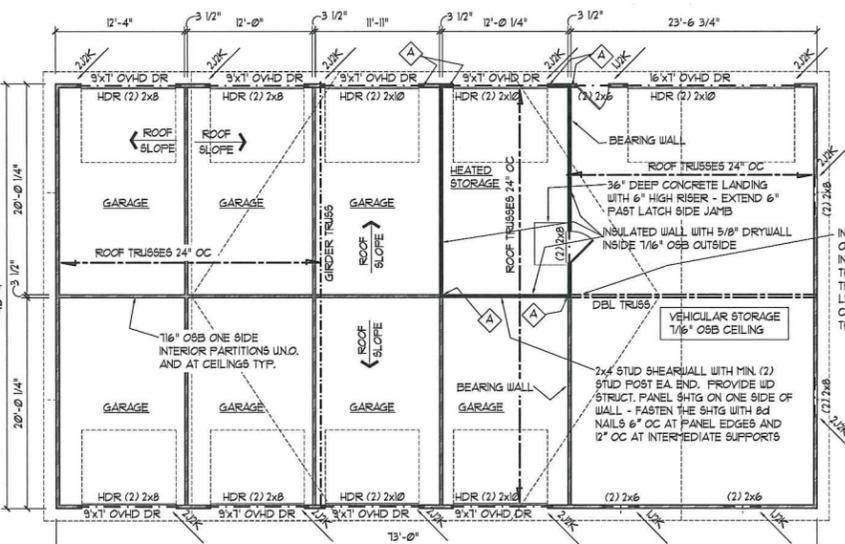
**FOUNDATION NOTES - GARAGES**

- XXXXXX
- WHERE INDICATED WITH THIS SYMBOL (B) AT ALL GARAGES AT THE SIDEWALL AT THE CORNER PROVIDE 5/8" DIA. ANCHOR ROD WITH 8" EMBEDMENT INTO THE CONCRETE FOOTINGS - THE ROD IS TO PASS THROUGH THE SLAB AND EMBED 8" INTO THE FOOTING
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH ANY SURVEY AND/OR SUB-SURFACE INVESTIGATION REPORT PROVIDED BY THE OWNER BEFORE BEGINNING CONSTRUCTION.
- NOTIFY THE ARCHITECT AS SOON AS POSSIBLE OF ANY UNUSUAL SOIL CONDITIONS OR SOIL CONDITIONS IN VARIANCE WITH TEST BORINGS, SUCH AS UNEXPECTED SPRING OR SEEPAGE WATER, MATERIAL DIFFERING FROM TEST BORINGS, OR SOIL OF QUESTIONABLE BEARING CAPACITY.
- BEAR ALL FOOTINGS ON FIRM UNDISTURBED SOIL OR ENGINEERED FILL HAVING AN ASSUMED BEARING CAPACITY OF 3,000 POUNDS PER SQUARE FOOT.
- BEAR PERIMETER FOOTINGS A MINIMUM OF 32" BELOW EXTERIOR GRADE. STEP FOOTINGS AS REQUIRED TO COMPLY, REGARDLESS OF FOOTING STEPS AND GRADES SHOWN ON THE DRAWINGS. STEP THE TOPS OF ALL FOOTINGS BELOW UNDERGROUND UTILITIES, WHERE THE TOP OF THE UTILITY IS 2'-0" OR LESS BELOW THE UNDERSIDE OF THE FOOTING, THE CONTRACTOR MAY BACKFILL WITH CLASS IV (LEAN) CONCRETE IN LIEU OF STEPPING THE FOOTINGS. DO NOT PASS UTILITIES THROUGH FOOTINGS UNDER ANY CIRCUMSTANCES.
- RETAIN THE SERVICES OF A SOILS ENGINEER TO INSPECT AND APPROVE FOUNDATION EXCAVATIONS FOR THE BEARING CAPACITY INDICATED ABOVE. COORDINATE THE SCHEDULING OF THE SOILS ENGINEER'S SERVICES WITH THE ANTICIPATED DATE OF CONCRETE PLACEMENT.

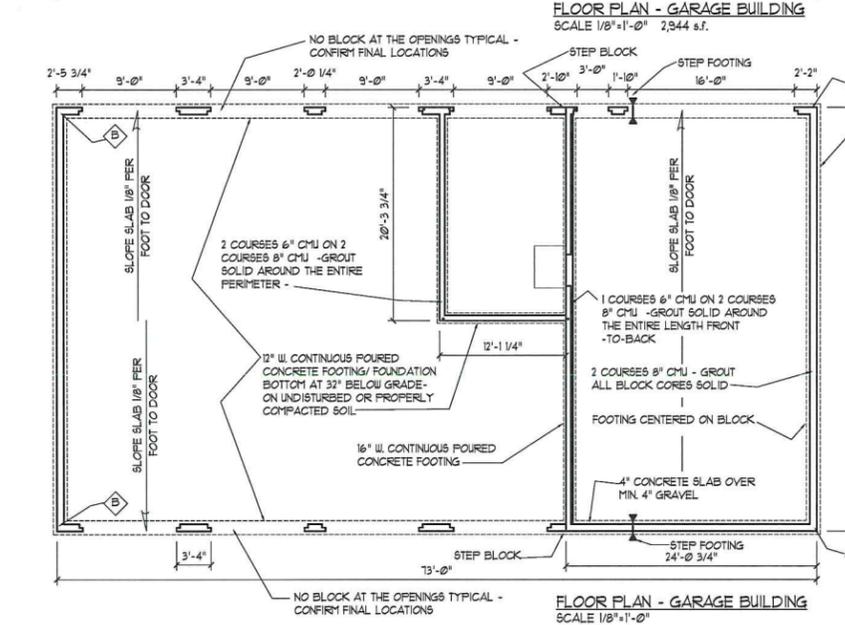
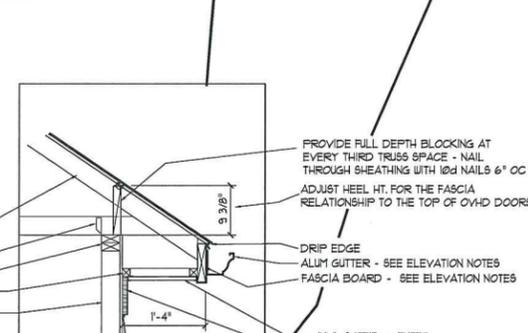
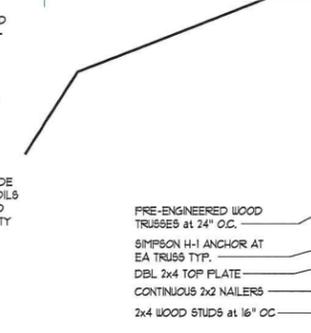
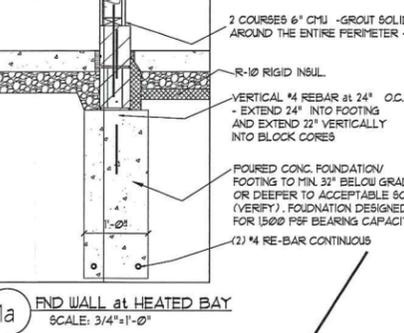
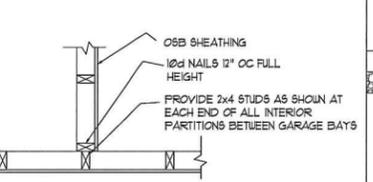
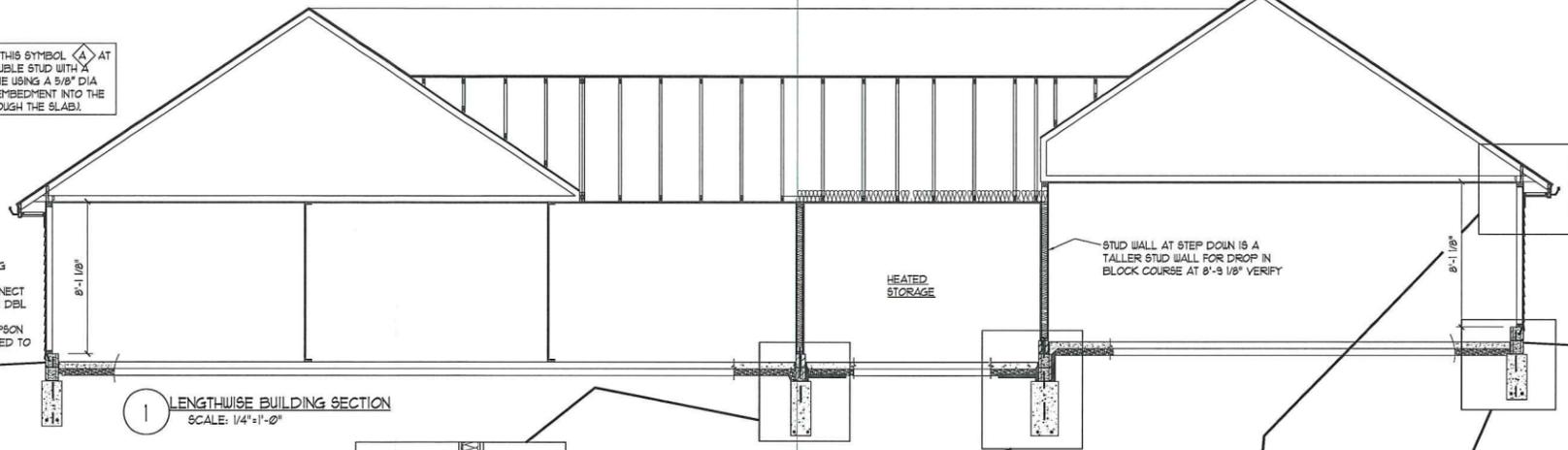
- KEEP FOUNDATION EXCAVATIONS FREE OF WATER AT ALL TIMES. REPLACE SOFT OR WEAKENED SOIL WITH LEAN CONCRETE (CLASS IV) OR ENGINEERED FILL.
- THE EXISTENCE OF UNDERGROUND STRUCTURES AND/OR UTILITIES IS NOT KNOWN. USE EXTREME CARE WHEN EXCAVATING SO AS NOT TO DISTURB ANY EXISTING UNDERGROUND STRUCTURES AND/OR UTILITIES. COORDINATE WITH THE SURVEY AND WITH THE OWNER TO OBTAIN AND INFORMATION AVAILABLE REGARDING EXISTING UTILITIES.
- THE FINISHED GRADE SHALL SLOPE AWAY FROM THE FOUNDATION A MINIMUM OF 6" WITHIN THE FIRST 10' AWAY FROM THE WALL. PER OBC, WHERE THE SLOPE CANNOT BE ACHIEVED FOR THE REQUIRED DISTANCE, PROVIDE 5% SLOPE TO SUPPLEMENTAL DRAINAGE. THE SUPPLEMENTAL DRAINAGE IS TO BE A YARD DRAIN CONNECTED TO A 6" DIA PIPE CONNECTED TO THE STORM WATER SYSTEM.
- GARAGE FLOOR SLAB TO BE 4" CONCRETE OVER MIN. 4" GRAVEL FILL. SLOPE SLAB MIN. 1/8" PER FOOT TO O.V.H.D. DOOR. CONTROL JOINTS AT MAX. SPACING OF 15'-0" O.C. EA. DIRECTION (TYP.)
- GUTTERS AND DOWNSPOUTS - PROVIDE 5" K' STYLE ALUMINUM GUTTERS WITH 2"x3" D.S. TO SPLASH-BLOCKS - PLACE AT EACH CORNER OF THE BUILDINGS AND ALONG THE LENGTH OF THE BUILDINGS AT 36" C/C MIN.

**ROOF VENTILATION - GARAGES**

- PER R206.2 MINIMUM AREA: THE TOTAL NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1 TO 50 OF THE AREA OF THE SPACE VENTILATED EXCEPT THAT THE TOTAL AREA IS PERMITTED TO BE REDUCED TO 1 TO 300 PROVIDED AT LEAST 50 PERCENT AND NOT MORE THAN 80 PERCENT OF THE REQUIRED VENTILATING AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO BE VENTILATED AT LEAST 3 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS.
- ATTIC VENTILATION AT 4 UNIT GARAGE:



WHERE INDICATED WITH THIS SYMBOL (A) AT CORNERS PROVIDE DOUBLE STUD WITH A SIMPSON HT4 TENSION TIE USING A 5/8" DIA ANCHOR BOLT WITH 8" EMBEDMENT INTO THE FOOTING (PASSING THROUGH THE SLAB).



**FLOOR 1 ROOF PLAN NOTES - GARAGES**

- EXTERIOR WALL TO BE 2x4 WOOD STUDS AT 16" O.C. w/ 1/8" O.S.B. SHEATHING & VINYL SIDING OR BRICK VENEER AS SHOWN.
- AT EXTERIOR WALLS CONNECT SHEATHING TO STUDS w/ 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS.
- JACK AND KING STUDS INDICATED AT OPENINGS AS: 2x2K WITH THE NUMBERS INDICATING THE QUANTITY OF STUDS - TYPICAL FOR BOTH ENDS OF A HEADER.
- INTERIOR PART SEPARATION WALLS TO BE 2x4 WOOD STUDS AT 16" O.C. w/ 1/8" O.S.B. ON ONE SIDE CONTINUOUS TO BOTTOM OF ROOF DECK. NO CEILING MATERIAL. CONNECT SHTG. TO STUDS WITH 8d NAILS AT 6" O.C. AT PANEL EDGES AND 12" O.C. AT INTERMEDIATE SUPPORTS. CONNECT SILL PLATES TO THE SLAB WITH 1/4"x3" STAINLESS STEEL SCREWS AT 32" O.C. FULL LENGTH.
- INSTALL SIMPSON LGT TIEDOWNS AT THE ENDS OF ALL GIRDER TRUSSES TYPICAL.
- GUTTERS AND DOWNSPOUTS - PROVIDE 5" K' STYLE ALUMINUM GUTTERS WITH 2"x3" D.S. TO SPLASH-BLOCKS - PLACE AT EACH CORNER OF THE BUILDINGS AND SPACE D.S. LEADERS MAX 36" C/C BETWEEN THE CORNERS. PROVIDE ALL ACCESSORIES FOR A COMPLETE FUNCTIONING INSTALLATION.

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 For quick response send questions to:  
 craig@murdick-arch.com

STATE OF OHIO  
 REGISTERED ARCHITECT  
**CRAIG W. MURDICK**  
 10,2016

VISTA at ROCKY FORK  
 New multi-bay detached garage for the Casto Company

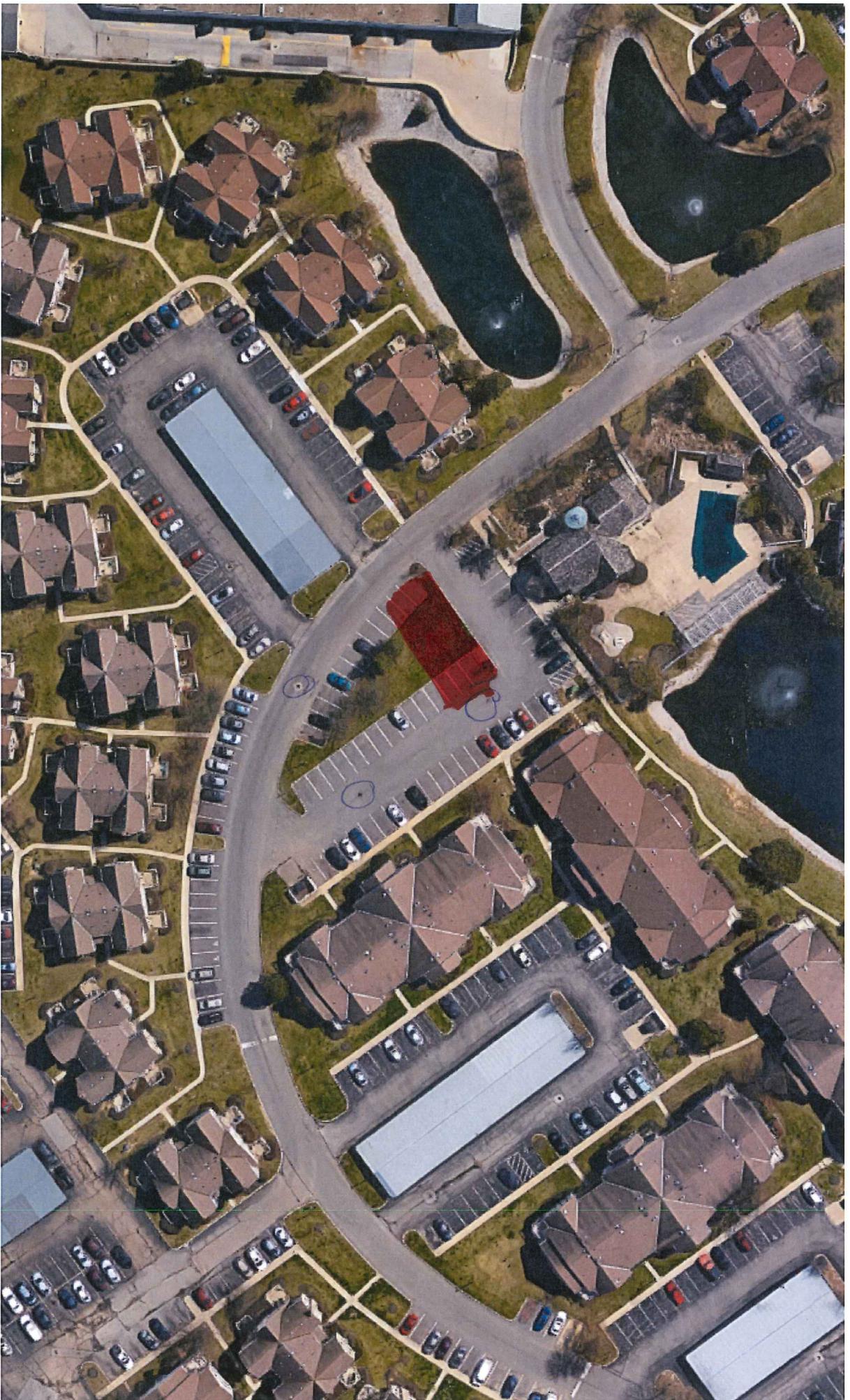
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CITY OF GAHANNA

STAFF COMMENTS

Project Name: Vista at Rocky Fork – Garage/Storage Facility  
Project Address: 700 Vista Dr.

The applicant seeks approval to construct an 8 bay garage, which will include a storage facility for the apartment complex. The original storage shed for the apartments was located at the rear of the Vista Plaza property. When Fresh Thyme Market was approved, the shed had to be moved to the apartment property.

The 2,944 sq ft proposed garage/storage facility will be located interior to the apartment site, and next to the clubhouse structure. Approximately 6 existing surface parking spaces will be removed to allow for the new construction. Exterior finishes will match those existing in the complex. A cut sheet for the proposed wall lanterns is included in the packet.

New curb and gutter will be installed around the facility as needed.

Respectfully Submitted By:

**BONNIE GARD**

Planning & Zoning Administrator  
Department of Public Service  
Division of Building & Zoning



"HERB CAPITAL OF OHIO"

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