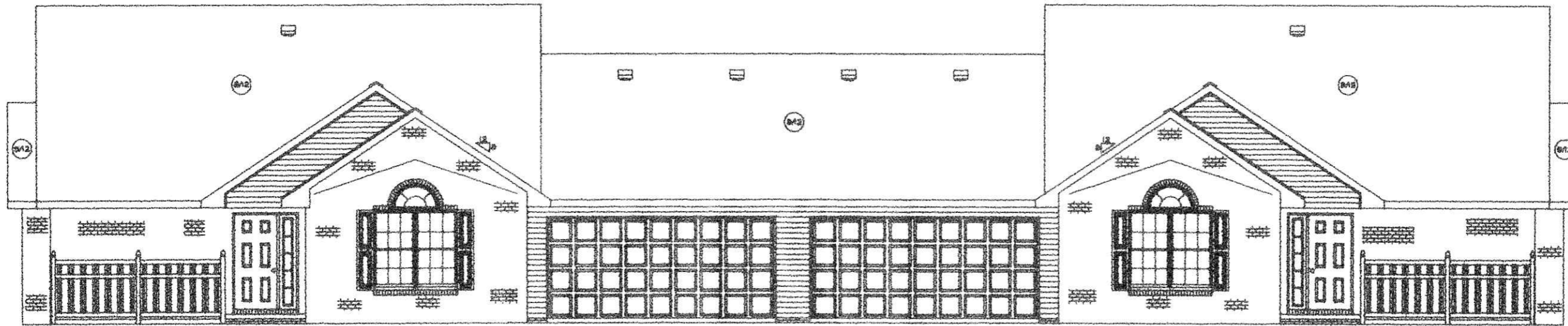


INDEXED



FRONT & REAR ELEVATION
SCALE: 1/4"=1'

200200015899
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
05-10-2002 03:46 pm.
SMALL PLAT 20.00
OR Book 18 Page 285 - 285



SIDE ELEVATION FOR UNITS W/ BASEMENT
SCALE: 1/4"=1'

200200015899
JOHN T.
KEATING ATTY
WOOSTER, OH

GENERAL NOTES:

- 1) ALL REFERENCES IN THIS SECTION ARE TO THE OHIO BASIC BUILDING CODE (OBBC). ALL AREAS OF THIS BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.
- 2) BUILDING USE GROUP -- R-3 RESIDENTIAL
CONSTRUCTION TYPE -- SB, COMBUSTIBLE UNPROTECTED
HEIGHT AND AREA LIMITATIONS PER SECTION 503:
MAX HEIGHT -- 2 STORIES, 35 FT.
ACTUAL BUILDING -- 1 1/2 AVERAGE
MAX. AREA -- 4,000 SFT. (THE ALLOWABLE BUILDING AREA FROM TABLE 503 IS 4800 SFT, BUT AN INCREASE OF AT LEAST 50% IS PERMITTED BECAUSE OF THE FRONTAGE ACCESS (306.2) GIVING AN ALLOWABLE AREA OF 7,200 SFT. FOR CONSTRUCTION TYPE SB, ACTUAL AREA = 6,872 SQ.FT.)
- FIRE GRADING PER TABLE 705.2 -- 0 HR.
- 3) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS:
FLOOR LOAD PER TABLE 1606.1 = 30/40 PSF
ROOF LIVE LOAD PER TABLE 1609.3 = 16 PSF
STRUCTURE DEAD LOAD = 10 PSF
WIND EXPOSURE CLASS PER 1609.4 = B
BASIC WIND PRESSURE TABLE 1609.1 = 16.4 PSF
BASIC WIND SPEED PER 1609.3 = 90 MPH
CLASSIFICATION PER 1609.8 = I
GROUND SNOW LOAD PER 1608.5 = 25 PSF
SNOW EXPOSURE FACTOR PER 1608.4 = 1
IMPORTANCE FACTOR PER 1609.3 = 1
EARTHQUAKE LOADS -- THE BUILDING IS DESIGNED IN ACCORDANCE WITH SECTION 1610 SOIL BEARING DESIGN BASED ON 3000 PSF, AT FOOTING DEPTH.
CONCRETE SHALL BE A MINIMUM OF 3000 PSI, COMPRESSIVE STRENGTH AT 28 DAYS.
- 4) LIGHTING PROVIDED MEETS OR EXCEEDS THE REQUIREMENTS OF SECTIONS 1206 & 1207 OBBC.
- 5) NATURAL VENTILATION PER SECTION 1208 OBBC.
MAIN FLOOR MIN. AREA (48) -- 50 SFT. PER UNIT
ACTUAL DOOR & WINDOW AREA -- 50 SFT. PER UNIT
BASEMENT MIN. AREA (1%) -- 15 SFT. PER UNIT
ACTUAL DOOR & WINDOW AREA -- 7 SFT. OR 12 SFT. PER UNIT (DEPENDENT ON WINDOW TYPE) (THE BALANCE OF VENTILATION REQUIRED WILL BE PROVIDED THROUGH THE HVAC SYSTEM)
- 6) OCCUPANT LOAD PER SECTION 1006:
AT 200 SFT. PER OCCUPANT = 6 OCCUPANTS MAX. PER UNIT
- 7) NUMBER OF EXITS MEETS OR EXCEEDS REQUIREMENTS OF TABLE 1010.3
CAPACITY OF EGRESS COMPONENTS EXCEEDS REQUIREMENTS OF SECTION 1004
- 8) FIXED GLAZING ADJACENT TO THE ENTRANCE DOORS SHALL BE DESIGNED FOR HUMAN IMPACT LOADS PER SECTION 2405.2 (6)
- 9) THERMAL INSULATING MATERIALS MEET OR EXCEED THE REQUIREMENTS OF SECTION 122
- 10) APPROVED PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED DURING CONSTRUCTION. THEY MAY BE LOCKED UP WITH TOOLS AT NIGHT, BUT WHILE WORKMEN ARE PRESENT THE EXTINGUISHERS MUST BE VISIBLE AND READILY AVAILABLE ON EACH FLOOR. OHIO FIRE CODE, SECTION F-310.5
- 11) ALL ELECTRICAL WORK WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND NFPA 70 LISTED IN CHAPTER 39, SECTION 4101.2-1-25 OBBC.
- 12) MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE LABELED EQUIPMENT; SECTION M-304.1 OBBC.

PICKET PLACE---BERLIN, OHIO---FOUR UNIT CONDO
ELEVATION DRAWINGS AND GENERAL NOTES---SCALE: POSTED
WEAVER CUSTOM HOMES---2171-A EAGLE PASS, WOOSTER, OHIO 44691---(330)264-5444