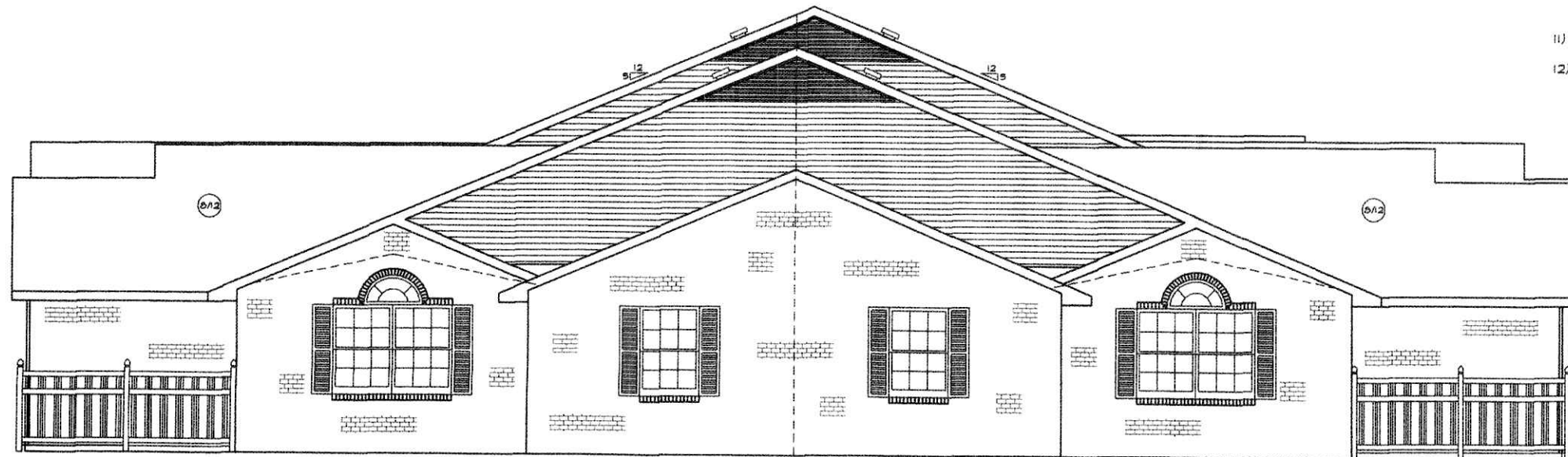


TYPICAL HERITAGE

TYPICAL RIGHT SIDE ELEVATION

TYPICAL LEGACY

SCALE: 1/4"=1'



TYPICAL CANDLEBERRY & BAYCREST

TYPICAL LEFT SIDE ELEVATION

TYPICAL CANDLEBERRY & BAYCREST

SCALE: 1/4"=1'

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-2 RESIDENTIAL
CONSTRUCTION TYPE -- 5B, COMBUSTIBLE UNPROTECTED
HEIGHT AND AREA LIMITATIONS PER SECTION 503:
MAX. HEIGHT -- 2 STORIES, 35 FT.
ACTUAL BUILDING -- 15' AVERAGE
MAX. AREA -- 8,400 SFT. (THE ALLOWABLE BUILDING AREA FROM TABLE 503 IS 4800 SFT., BUT AN INCREASE OF AT LEAST 75% IS PERMITTED BECAUSE OF THE FRONTAGE ACCESS (306.2) GIVING AN ALLOWABLE AREA OF 8,400 SFT. FOR CONSTRUCTION TYPE 5B. ACTUAL AREA = 6,872-8,082 SQ.FT.)

- 3) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS:
FLOOR LOAD PER TABLE 1606.1 = 40 PSF
ROOF LIVE LOAD PER TABLE 1607.3 = 16 PSF MIN (17.5 PSF PER 1607.1 & 1608.4)
STRUCTURE DEAD LOAD = 10 PSF
WIND EXPOSURE CLASS. PER 1609.4 = B
BASIC WIND PRESSURE TABLE 1609.7 = 16.4 PSF
BASIC WIND SPEED PER 1609.3 = 80 MPH
CLASSIFICATION PER 1609.5 = I
GROUND SNOW LOAD PER 1608.3 = 25 PSF
SNOW EXPOSURE FACTOR PER 1608.4 = 1
IMPORTANCE FACTOR PER 1609.5 = 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.

	BAYCREST(SFT.)	CANDLEBERRY(SFT.)	HERITAGE(SFT.)	LEGACY(SFT.)
MAINFLOOR				
AREA REQUIRED(4%)	49	49	59	60
ACTUAL DOOR & WINDOW AREA	50	50	85	83
BASEMENT				
AREA REQUIRED(4%)	49	44	59	60
ACTUAL AREA	9-12	9-12	14-17	14-17

(THE BALANCE OF VENTILATION REQUIRED WILL BE PROVIDED THROUGH THE HVAC SYSTEM)

- 6) OCCUPANT LOAD PER SECTION 1008:
AT 200 SFT. PER OCCUPANT BAYCREST & CANDLEBERRY = 6 OCCUPANTS MAX. PER UNIT
AT 200 SFT. PER OCCUPANT HERITAGE & LEGACY = 7 OCCUPANTS MAX. PER UNIT
- 7) NUMBER OF EXITS MEETS OR EXCEEDS REQUIREMENTS OF TABLE 1010.3
CAPACITY OF EGRESS COMPONENTS EXCEEDS REQUIREMENTS OF SECTION 1009
- 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 123
- 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-318.6
- 11) ALL ELECTRICAL WORK WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND NFPA TO LISTED IN CHAPTER 55, 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.

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WOOSTER, OH

PICKET PLACE --- BERLIN, OHIO --- FOUR UNIT CONDO
 SIDE ELEVATION DRAWINGS AND GENERAL NOTES --- SCALE: POSTED
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