

TYPICAL HERITAGE

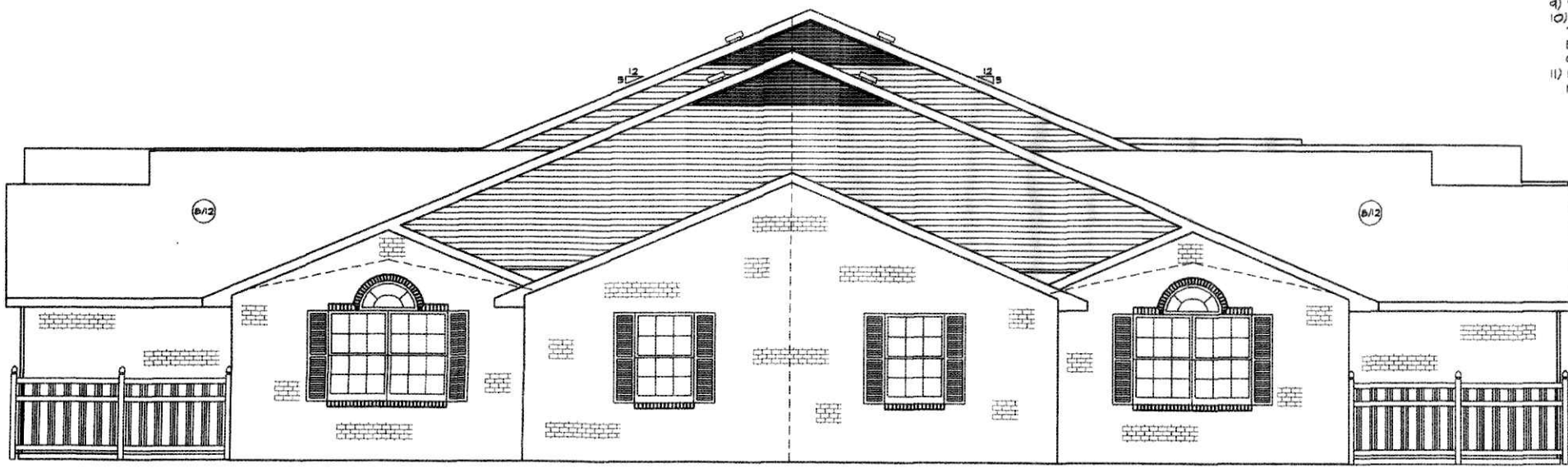
TYPICAL RIGHT SIDE ELEVATION

TYPICAL LEGACY

SCALE: 1/4"=1'

200300027469
JOHN T
KEATING ATTY
WOOSTER, OH

200300027469
Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
11-19-2003 At 09:55 am.
SMALL PLAT 40.00
OR Book 18 Page 802 - 802



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 2002 OHIO BUILDING CODE (OBC). ALL AREAS OF THIS BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.
- 2) BUILDING USE GROUP -- R-3 RESIDENTIAL
CONSTRUCTION TYPE -- V-B, COMBUSTIBLE UNPROTECTED
HEIGHT AND AREA LIMITATIONS PER SECTION 509.
MAX. HEIGHT -- 3 STORIES, 40 FT.
ACTUAL BUILDING -- 15' AVERAGE
MAX. AREA -- UNLIMITED
- 3) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS:
FLOOR LOAD PER TABLE 1607.1 = 40 PSF
ROOF LIVE LOAD PER TABLE 1607.11 = 20 PSF MIN
STRUCTURE DEAD LOAD = ACTUAL WEIGHT OF MATERIALS
IMPORTANCE FACTOR PER 1604.5 = 1
BASIC WIND SPEED PER 1609.3 = 90 MPH
WIND LOAD EXPOSURE = B
GROUND SNOW LOAD PER 1608.2 = 20 PSF
SNOW EXPOSURE FACTOR PER 1608.3.1 = 1
SOIL BEARING DESIGN BASED ON 2000 PSF, AT FOOTING DEPTH.
CONCRETE SHALL BE A MINIMUM OF 3000 PSI, COMPRESSIVE STRENGTH AT 28 DAYS.
SEISMIC LOADS -- USE GROUP PER 1616.2--1
SPECTRAL RESPONSE COEF S_{ps} & S_{ps} -- 0.32 & 0.09
SITE CLASS PER 1615.1.1--D
BASIC SEISMIC-FORCE-RESISTING SYSTEM--LIGHT FRAMED WALLS
W/ SHEAR PANELS (WOOD)
DESIGN BASE SHEAR-- BAYCREST CANDLEBERRY HERITAGE LEGACY
426 KIPS 426 KIPS 447 KIPS 455 KIPS
ANALYSIS PROCEDURE--SIMPLIFIED ANALYTICAL

- 4) LIGHTING PROVIDED MEETS OR EXCEEDS THE REQUIREMENTS OF SECTIONS 1203
- 5) NATURAL VENTILATION PER SECTION 1202

MAIN FLOOR	BAYCREST(SFT.)	CANDLEBERRY(SFT.)	HERITAGE(SFT.)	LEGACY(SFT.)
AREA REQUIRED(4%)	49	44	54	60
ACTUAL DOOR & WINDOW AREA	50	50	55	53
BASEMENT				
AREA REQUIRED(4%)	49	44	54	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 1003.2.2.2
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 1005.2.1 & 1005.2.2
CAPACITY OF EGRESS COMPONENTS EXCEEDS REQUIREMENTS OF SECTION 1003.2.3
- 8) FIXED GLAZING ADJACENT TO THE ENTRANCE DOORS SHALL BE DESIGNED FOR HUMAN IMPACT LOADS PER SECTION 2406.2 (6)
- 9) THERMAL INSULATING MATERIALS MEET OR EXCEED THE REQUIREMENTS OF SECTION 1301.1
- 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) MECHANICAL EQUIPMENT AND APPLIANCES SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTALLATION INSTRUCTIONS FOR THE LABELED EQUIPMENT.

PICKET PLACE---BERLIN, OHIO---FOUR UNIT CONDO
SIDE ELEVATION DRAWINGS AND GENERAL NOTES---SCALE: 1/4"=1'
WEAVER CUSTOM HOMES---2171-A EAGLE PASS, WOOSTER, OHIO 44691---(330)264-5444

