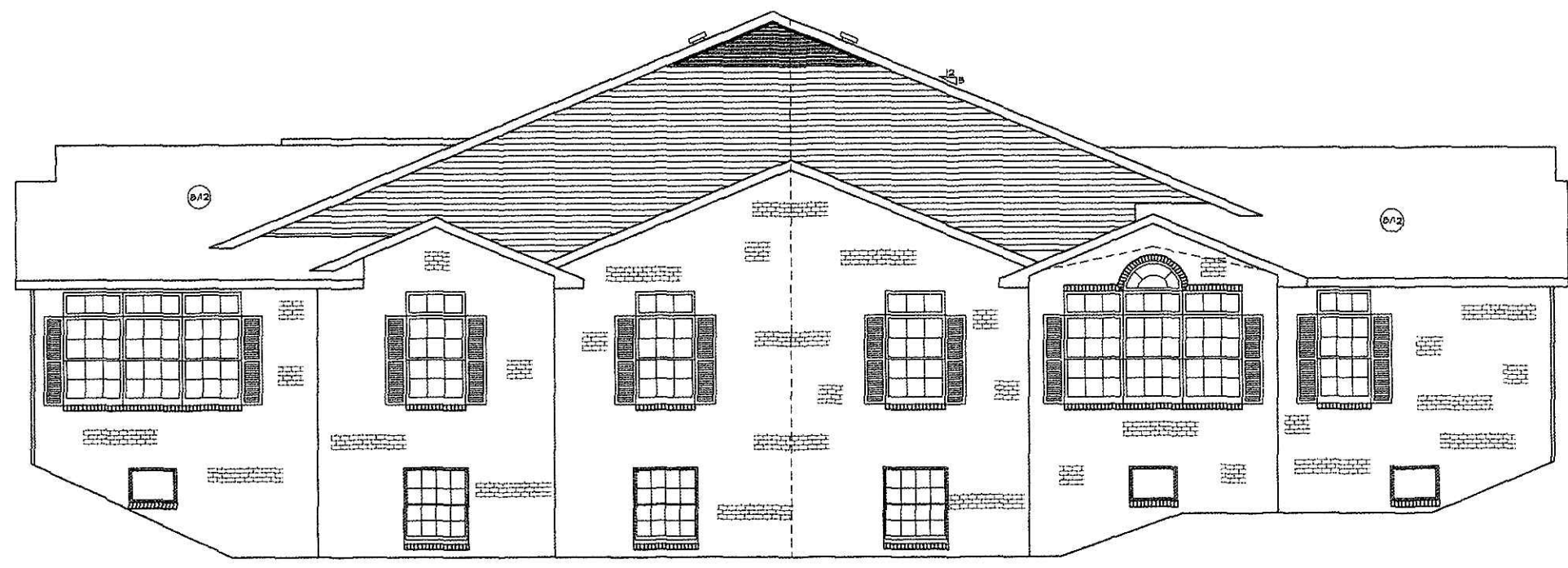


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TYPICAL HERITAGE

TYPICAL RIGHT SIDE ELEVATION

TYPICAL LEGACY

SCALE: 1/4"=1'

200400032825
JOHN T KEATING ATTYS
WOOSTER, OH

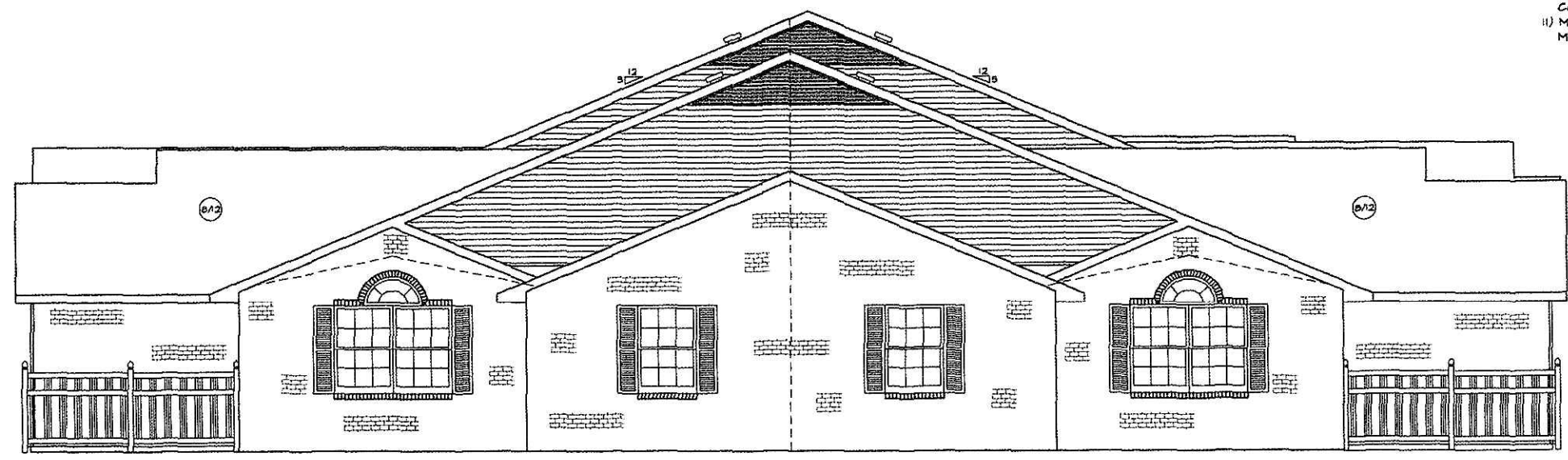
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Filed for Record in
HOLMES COUNTY, OH
SALLY MILLER
09-14-2004 At 02:37 pm.
SMALL PLAT 40.00
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- GENERAL NOTES:**
- 1) ALL REFERENCES IN THIS SECTION ARE TO THE 2002 OHIO BUILDING CODE (OBC) AND THE 2003 INTERNATIONAL RESIDENTIAL CODE (IRC) AS ALLOWED PER OBC SECTION 910. ALL AREAS OF THIS BUILDING ARE TO MEET OR EXCEED THE STANDARDS REQUIRED THEREIN.
 - 2) BUILDING USE GROUP -- R-3 RESIDENTIAL (PER OBC 910)
CONSTRUCTION TYPE -- V-B, COMBUSTIBLE UNPROTECTED
HEIGHT AND AREA LIMITATIONS PER OBC SECTION 903:
MAX. HEIGHT -- 3 STORIES, 40 FT.
ACTUAL BUILDING -- 1 STORY, 15' AVERAGE
MAX. AREA -- UNLIMITED
 - 3) BUILDING DESIGN IS BASED ON THE FOLLOWING LOADS:
FLOOR LOAD = 40 PSF
ROOF LIVE LOAD = 20 PSF MIN
STRUCTURE DEAD LOAD = 10 PSF
BASIC WIND SPEED = 90 MPH
WIND LOAD EXPOSURE = B
GROUND SNOW LOAD = 20 PSF
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 -- SEISMIC DESIGN CATEGORY -- B
SITE CLASS -- D
 - 4) LIGHTING PROVIDED MEETS OR EXCEEDS THE REQUIREMENTS OF SECTIONS 1203
 - 5) NATURAL VENTILATION PER SECTION 1202

MAINFLOOR	BAYCREST(SFT.)	CANDLEBERRY(SFT.)	HERITAGE(SFT.)	LEGACY(SFT.)
AREA REQUIRED(4%)	44	44	54	60
ACTUAL DOOR & WINDOW AREA	50	50	85	88
BASEMENT				
AREA REQUIRED(4%)	44	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)

- 7) EGRESS TO MEET THE REQUIREMENTS OF IRC SECTION 311
- 8) FIXED GLAZING ADJACENT TO THE ENTRANCE DOORS SHALL BE DESIGNED FOR HUMAN IMPACT LOADS PER OBC SECTION 2406.2 (6)
- 9) THERMAL INSULATING MATERIALS MEET OR EXCEED THE REQUIREMENTS OF OBC 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.



TYPICAL CANDLEBERRY & BAYCREST

TYPICAL LEFT SIDE ELEVATION

TYPICAL CANDLEBERRY & BAYCREST

SCALE: 1/4"=1'

PICKET PLACE-----BERLIN, OHIO-----FOUR UNIT CONDO

SIDE ELEVATION DRAWINGS AND GENERAL NOTES-----SCALE: POSTED

WEAVER CUSTOM HOMES-----2171-A EAGLE PASS, WOOSTER, OHIO 44691-----((330)264-5444

