NOTATED

200500207517
Filed for Record in
WAYNE COUNTY RECORDER
JANE CARMICHAEL
10-26-2005 At 03:47 pm.
DECL/BYLAWS 92.00
OR Book 532 Page 946 - 954

AMENDMENT NUMBER TWO TO

THE DECLARATION ESTABLISHING A PLAN FOR

CONDOMINIUM OWNERSHIP

UNDER CHAPTER 5311 OF THE OHIO REVISED CODE

FOR

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS
(ESTABLISHING PHASE THREE)

This will certify that copies of this Declaration, together with the Drawings attached thereto as Exhibits have been filed in the Office of the County Auditor, Wayne County, Ohio.

Dated: 10-26-05

This Conveyance has been examined and the Grantor has complied with Section 319 202 Of the Revised Code.
FEE $ _____
EXEMPT ✓
JARRA L. UNDERWOOD, County Auditor

Jarra Underwood, Wayne County Auditor

By: Linda K Rohrer
Deputy Auditor

AMT. PD. $10.00 DATE 10/26/2005
JARRA L. UNDERWOOD, AUDITOR
Linda K Rohrer DEPUTY
LINDA K ROHRER

200500207518
Filed for Record in
WAYNE COUNTY RECORDER
JANE CARMICHAEL
10-26-2005 At 03:47 pm.
CONDO PLAT 261.80
OR Book 27 Page 357 - 370

This instrument prepared by:
John T. Keating, Esq.
Keating Law Offices, LLP
141 East Liberty Street
Wooster, Ohio 44691
telephone: (330) 262-2916

WAYNE COUNTY
TAX MAP OFFICE
Approved By

AMENDMENT NUMBER TWO

TO

DECLARATION OF CONDOMINIUM OWNERSHIP FOR

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

(ESTABLISHING PHASE THREE)

WEAVER CUSTOM HOMES, INC., an Ohio corporation, hereinafter referred to as the "Declarant", as the owner in fee simple of the Condominium Property to be added to and become part of The Groves at The Villages of Wetherington Condominiums, hereby makes the following Amendment ("this Amendment") to the Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums.

WITNESSETH:

WHEREAS, the Declarant submitted certain property (hereinafter referred to as "Phase One"), together with the buildings thereon (hereinafter referred to as the "Phase One Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums, Phase One", together with the Drawings and Bylaws recorded in connection therewith, the Declaration of Condominium Ownership being recorded in Wayne County Official Records Volume 489, Page 1505 et seq., and the Drawings being recorded in Wayne County Plat Records Volume 27, Page 56 et seq. (the Declaration, Bylaws, and Drawings are hereinafter collectively referred to as the "Declaration");

WHEREAS, Declarant reserved the right and option in Article XX of the Declaration to submit from time to time any part or parts of that certain land referred to and described in the Declaration as "the Additional Property", and submit all buildings and improvements thereon to the provisions of the Declaration, and thereby cause said part or parts, and said buildings and improvements, to become part of The Groves at The Villages of Wetherington Condominiums;

WHEREAS, pursuant to the expansion option reserved in Article XX of the Declaration, the Declarant submitted part of the Additional Property (hereinafter referred to as "Phase Two"), together with the buildings thereon (hereinafter referred to as the "Phase Two Buildings") and other improvements, to the provisions of Chapter 5311 of the Ohio Revised Code, by filing with the Wayne County Auditor and Wayne County Recorder a document entitled "Amendment Number One to Declaration of Condominium Ownership for The Groves at The Villages of Wetherington Condominiums (Establishing Phase Two)", together with the Drawings recorded in connection therewith, said Amendment Number One being recorded in Wayne County Official Records Volume 516, Pages 993-999, and said Drawings being recorded in Wayne County Plat Records Volume 27, Pages 214-219;

WHEREAS, Declarant owns the land described on **EXHIBIT "A"** attached hereto and made a part hereof (hereinafter referred to as the "Phase Three Land"), which land is part of the Additional Property described in the Declaration;

WHEREAS, Declarant has constructed on the Phase Two Land five (5) buildings, each containing four (4) Units, for a total of twenty (20) Units (hereinafter referred to as the "Phase Three Buildings");

WHEREAS, the general architectural design, quality, appearance, and materials used in the construction of the Phase Three Buildings and the landscaping of the Common Elements surrounding the same are substantially the same as the architectural design, quality, appearance, materials, and landscaping on the Buildings in Phases One and Two and the Common Elements surrounding the same;

WHEREAS, the Units in Phase Three and the Common Elements in Phase Three shall be subject to the same uses, purposes, covenants, and restrictions as the Units in Phases One and Two and the Common Elements surrounding the same, and shall be subject, as one single Condominium, to the provisions of the Declaration;

WHEREAS, when the Phase Three Land and the Phase Three Buildings and the other improvements constructed thereon are added to the existing Condominium as hereafter provided, the undivided interest of each Unit in the combined Common Elements shall be re-established as set forth in **EXHIBIT "B"** attached hereto and made a part hereof;

WHEREAS, Declarant has determined to submit the Phase Three Land, Phase Three Buildings, and all other improvements thereon, to the provisions of the Declaration and the provisions of Chapter 5311, Ohio Revised Code;

NOW, THEREFORE, Declarant hereby declares as follows:

1. All of the above recitals are incorporated into and made a part of this Amendment. All terms used in this Amendment which are defined in the Declaration shall be interpreted to have the same meaning as defined in the Declaration, unless expressly otherwise provided herein or unless the context requires otherwise.

2. Declarant is the owner of the Phase Three Land (described on **EXHIBIT "A"** attached hereto), which together with the Phase Three Buildings and all other improvements thereon, all easements, rights, and appurtenances belonging thereto and all articles of personal property existing thereon for the common use of the Unit Owners, is hereby submitted to the provisions of Chapter 5311, Ohio Revised Code, and the provisions of the Declaration, as amended by this Amendment, and is hereby included in and made a part of The Groves at The Villages of Wetherington Condominiums (hereinafter collectively referred to as "the Condominium Property").

3. Article VI of the Declaration is amended and supplemented in the following respects:

(a) The "Units" in Phase Three are the same as in the original Declaration, except that Phase Three contains five (5) buildings, each containing four (4) Units, for a total of twenty (20) Units.

(b) Other improvements located on the Phase Three Land include driveways, landscaping, and underground and above-ground conduits and facilities for utilities.

(c) The unit designation of each Unit and its undivided interest in the Common Elements, in the common profits for distribution, and in the common expenses for assessments, are set forth on **EXHIBIT "B"** attached hereto, which exhibit is hereby substituted for the Exhibit "B" attached to the Declaration.

(d) Voting rights in the Association shall be in accordance with the "one-unit, one-vote" rule set forth in Article VIII, Section 3 of the Declaration.

(e) The layout, location, designation, and dimensions of the Building and of each Unit, the number of rooms in each Unit, the approximate area of each Unit in square feet, the layout, location, and dimensions of the Common Elements and Limited Common Elements to which each Unit has access, the location and dimensions of appurtenant easements, and other particulars, are shown graphically on the Drawings for The Groves at The Villages of Wetherington Condominiums, Phase 3.

4. The Declaration is hereby amended by adding the following to Article IV, Section 1 (Purposes):

> Declarant, in order to establish a plan of condominium ownership for the Condominium Property, hereby subjects the Condominium Property to the provisions of Chapter 5311, Ohio Revised Code. The Condominium Property is hereby divided into THIRTY-SIX (36) separately designated and legally described freehold estates, hereinafter described and referred to as "Units", and ONE (1) freehold estate, hereinafter described and referred to as the "Common Elements."

5. EXHIBIT "A" of the Declaration is hereby supplemented by adding thereto and making a part thereof the Phase Three Land, being the land described on **EXHIBIT "A" (Legal Description of Condominium Property – Phase Three)** of this Amendment.

6. The Declaration is hereby amended by eliminating EXHIBIT "B" thereof and substituting in its place **EXHIBIT "B" (Allocation of Common Element Interests Among Condominium Units – Phases One, Two, and Three)** attached to and made a part of this Amendment. Any reference in the Declaration to EXHIBIT "B" shall henceforth be deemed a reference to **EXHIBIT "B"** of this Amendment.

7. The Drawings recorded in Wayne County Plat Volume 27, Page 56, et seq., are hereby amended by adding thereto the Drawings for The Groves at The Villages of Wetherington Condominiums, Phase 3, to be recorded concurrently with this Amendment Number One.

8. Each owner of a Unit in Phase Three of the Condominium shall have all easement rights described in the Declaration, including but not limited to the following easement rights set forth in Article XV, Section 1 (Easements of Enjoyment; Limitations) of the Declaration:

> In addition, every Unit owner shall have a non-exclusive right and easement of access to and from his, her or its Unit, over those portions of the private streets known as Barrington Way and Wetherington Lane (which together form Lot Number 8643 in the City of Wooster) which extend from the phase of the Condominium in which said Unit is located to the public road known as West Highland Avenue.

9. Except as amended by this Amendment Number Two, all of the terms and provisions, including but not limited to all rights, privileges and obligations contained in the original Declaration, the original Drawings, and the original Bylaws of the Unit Owners' Association, as originally executed and recorded, and as previously amended, shall remain in full force and effect.

IN WITNESS WHEREOF, the Declarant has executed this Amendment Number Two by its duly authorized officers this 21st day of October, 2005.

WEAVER CUSTOM HOMES, INC.

By: _____
Ken Weaver, President

By: Ron Wenger
Ron Wenger, Vice-President

STATE OF OHIO)
)
WAYNE COUNTY)

ss:

BEFORE ME, a Notary Public, in and for said County and State, personally appeared the above-named **WEAVER CUSTOM HOMES, INC., by Ken Weaver, its President, and by Ron Wenger, its Vice President**, who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed, and the free act and deed of said corporation.

IN TESTIMONY WHEREOF, I hereunto set my hand and official seal at Wooster, Ohio, this 21st day of October, 2005.

BONNIE J. MYERS
Notary Public, State of Ohio
My Commission Expires
Oct. 19, 2006

Bonnie J. Myers
Notary Public

BONNIE J. MYERS
Notary Public, State of Ohio
My Commission Expires
Oct. 19, 2006

EXHIBIT "A"

Legal Description of Condominium Property

(Phase Three)

Situated in the City of Wooster, County of Wayne, and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records, and further bound and described as follows:

Commencing at the southwest corner of said Lot 8644; thence North 00° 41' 17" East 203.68 feet along the westerly line of said Lot 8644 to a point and the principal place of beginning of the parcel herein described:

1. Thence continuing North 00° 41' 17" East, 243.80 feet to a point;
2. Thence South 86° 54' 56" East, 137.72 feet to a point;
3. Thence North 48° 05' 04" East, 35.36 feet to a point;
4. Thence North 03° 05' 04" East, 46.77 feet to a point;
5. Thence South 86° 54' 56" East, 112.90 feet to a point;
6. Thence South 75° 44' 58" East, 51.64 feet to a point;
7. Thence South 86° 54' 56" East, 136.37 feet to a point;
8. Thence South 15° 15' 05" East, 88.81 feet to a point on the westerly line of Lot 8643 in aforesaid subdivision;
9. Thence South 20° 00' 10" West, 23.60 feet along the westerly line of said Lot 8643 to a point;
10. Thence North 86° 54' 56" West, 69.50 feet to a point;
11. Thence South 03° 05' 04" West, 52.12 feet to a point;
12. Thence North 86° 54' 56" West, 118.93 feet to a point;
13. Thence South 02° 39' 15" West, 144.22 feet to a point;
14. Thence North 87° 20' 45" West, 286.19 feet to the principal place of beginning and containing within said bounds 2.437 acres of land, more or less, and subject to all legal highways and easements of record.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc.

RESERVING UNTO WEAVER CUSTOM HOMES, INC., its successors and assigns a perpetual non-exclusive easement over the premises herein for use of roadways and extensions thereof; use of and installation of all utility lines and easements all for the benefit of future expandable portions of The Groves at The Villages of Wetherington Condominiums.

LEGAL DESCRIPTION OF A DRIVE & UTILITY EASEMENT FOR THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS, PHASE 3:

Situated in the City of Wooster, County of Wayne, and State of Ohio, and known as being a part of Lot 8644 in The Villages of Wetherington as recorded in Volume 25, Page 113 of Wayne County Plat Records, and further bound and described as follows:

Commencing at the southwest corner of said Lot 8644; thence North 00° 41' 17" East 203.68 feet along the westerly line of said Lot 8644 to a point; thence South 87° 20' 45" East 152.53 feet to a point and the principal place of beginning of the easement herein described:

1) Thence North 03° 05' 04" East, 341.21 feet to a point;

2) Thence South 86° 54' 56" East, 112.90 feet to a point;

3) Thence South 75° 44' 58" East, 51.64 feet to a point;

4) Thence South 86° 54' 56" East, 117.94 feet to a point;

5) Thence South 03° 05' 04" West, 106.88 feet to a point;

6) Thence North 86° 54' 56" West, 30.00 feet to a point;

7) Thence North 03° 05' 04" East, 70.44 feet to a point;

8) Thence North 40° 48' 14" West, 15.87 feet to a point;

9) Thence North 86° 54' 56" West, 79.38 feet to a point;

10) Thence North 75° 44' 58" West, 51.64 feet to a point;

11) Thence North 86° 54' 56" West, 75.26 feet to a point;

12) Thence South 47° 52' 10" West, 7.37 feet to a point;

13) Thence South 03° 05' 04" East, 283.99 feet to a point;

14) Thence North 87° 20' 45" West, 30.00 feet to the place of beginning.

This description was prepared by Mark E. Purdy, P.S. #7307 of Shaffer, Johnston, Lichtenwalter & Associates, Inc.

EXHIBIT "B"

Allocation of Common Element Interests Among Condominium Units (Phases One, Two, and Three)

Unit Number and Type	Number of Rooms	Gross Interior Finished Sq. Ft. (first floor)	Undivided Interest in Common Elements
Phase One Units:			
401 Candleberry (slab)	6	1225	2.606%
402 Baycrest (slab)	7	1225	2.606%
403 Heritage (bsmt)	8	1416	3.012%
404 Legacy (bsmt)	9	1504	3.199%
405 Legacy (slab)	9	1504	3.199%
406 Legacy (slab)	9	1504	3.199%
407 Candleberry (bsmt)	6	1225	2.606%
408 Candleberry (bsmt)	6	1225	2.606%
409 Candleberry (bsmt)	6	1225	2.606%
410 Baycrest (bsmt)	7	1225	2.606%
411 Heritage (bsmt)	8	1416	3.012%
412 Legacy (bsmt)	9	1504	3.199%
Phase Two Units:			
413 Baycrest (slab)	7	1225	2.606%
414 Candleberry (slab)	6	1225	2.606%
415 Candleberry (bsmt)	6	1225	2.606%
416 Candleberry (bsmt)	6	1225	2.606%
Phase Three Units:			
417 Heritage (slab)	8	1416	3.012%
418 Heritage (slab)	8	1416	3.012%
419 Candleberry (bsmt)	6	1225	2.606%
420 Candleberry (bsmt)	6	1225	2.606%
421 Candleberry (slab)	6	1225	2.606%
422 Legacy (bsmt)	9	1504	3.200%
423 Candleberry (slab)	6	1225	2.606%
424 Legacy (bsmt)	9	1504	3.200%
425 Baycrest (bsmt)	7	1225	2.606%

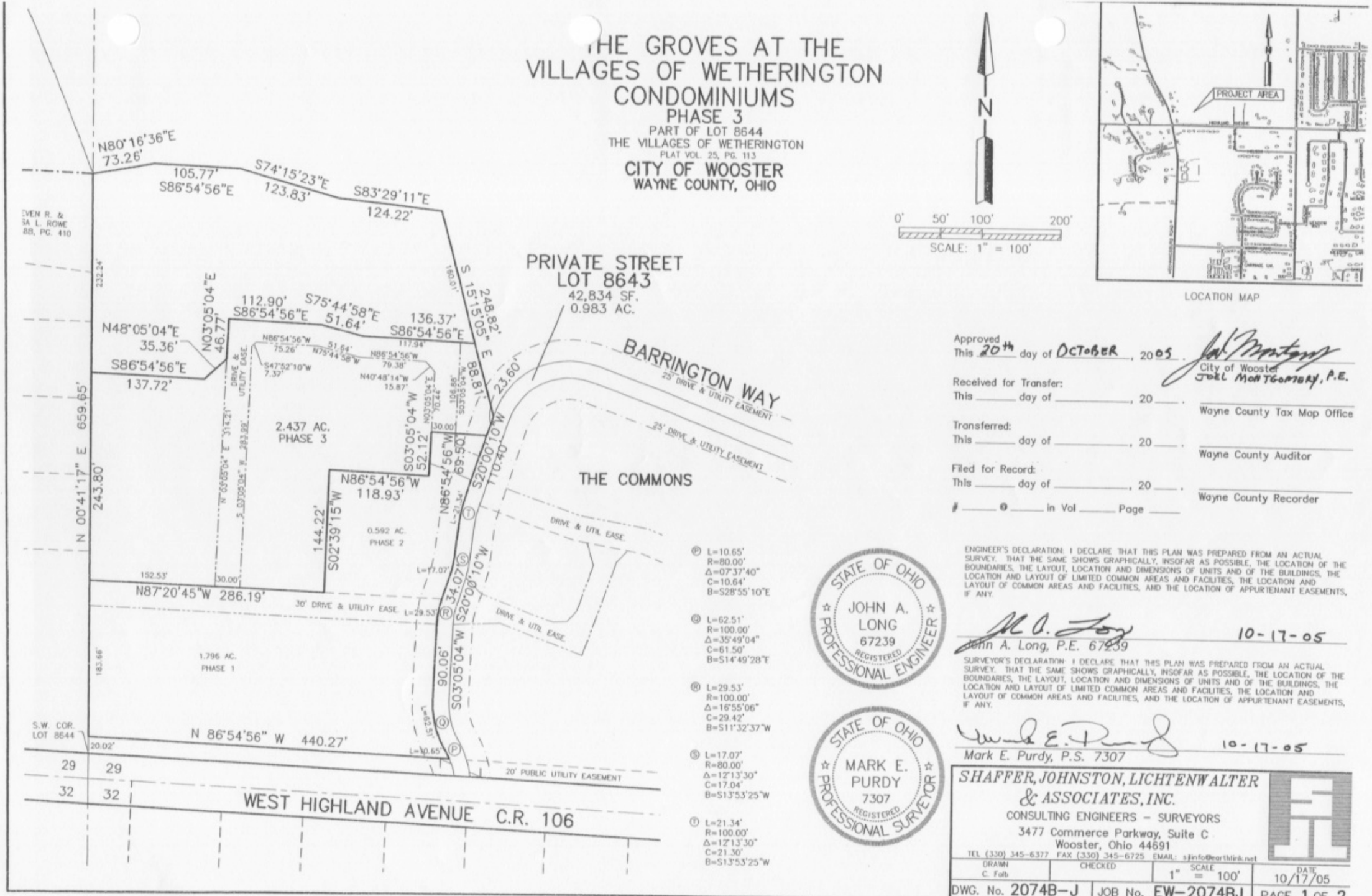
426 Candleberry (bsmt)	6	1225	2.606%
427 Candleberry (slab)	6	1225	2.606%
428 Candleberry (slab)	6	1225	2.606%
429 Candleberry (slab)	6	1225	2.606%
430 Baycrest (bsmt)	7	1225	2.606%
431 Baycrest (slab)	7	1225	2.606%
432 Candleberry (bsmt)	6	1225	2.606%
433 Baycrest (slab)	7	1225	2.606%
434 Legacy (bsmt)	9	1504	3.200%
435 Candleberry (slab)	6	1225	2.606%
436 Heritage (bsmt)	8	1416	3.012%
TOTALS		47,008	100.000%

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 3

PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL. 25, PG. 113

CITY OF WOOSTER
WAYNE COUNTY, OHIO



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B=S28°55'10"E

Ⓠ L=62.51'
R=100.00'
Δ=35°49'04"
C=61.50'
B=S14°49'28"E

Ⓡ L=29.53'
R=100.00'
Δ=16°55'06"
C=29.42'
B=S11°32'37"W

Ⓢ L=17.07'
R=80.00'
Δ=12°13'30"
C=17.04'
B=S13°53'25"W

Ⓣ L=21.34'
R=100.00'
Δ=12°13'30"
C=21.30'
B=S13°53'25"W

Approved
This 20th day of OCTOBER, 2005.
City of Wooster
JOEL MONTGOMERY, P.E.

Received for Transfer:
This _____ day of _____, 20____.
Wayne County Tax Map Office

Transferred:
This _____ day of _____, 20____.
Wayne County Auditor

Filed for Record:
This _____ day of _____, 20____.
Wayne County Recorder

_____ ❶ _____ in Vol _____ Page _____

STATE OF OHIO
JOHN A. LONG
67239
REGISTERED
PROFESSIONAL ENGINEER

ENGINEER'S DECLARATION: I DECLARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY. THAT THE SAME SHOWS GRAPHICALLY, INSOFAR AS POSSIBLE, THE LOCATION OF THE BOUNDARIES, THE LAYOUT, LOCATION AND DIMENSIONS OF UNITS AND OF THE BUILDINGS, THE LOCATION AND LAYOUT OF LIMITED COMMON AREAS AND FACILITIES, THE LOCATION AND LAYOUT OF COMMON AREAS AND FACILITIES, AND THE LOCATION OF APPURTENANT EASEMENTS, IF ANY.

John A. Long, P.E. 67239 — 10-17-05

STATE OF OHIO
MARK E. PURDY
7307
REGISTERED
PROFESSIONAL SURVEYOR

SURVEYOR'S DECLARATION: I DECLARE THAT THIS PLAN WAS PREPARED FROM AN ACTUAL SURVEY. THAT THE SAME SHOWS GRAPHICALLY, INSOFAR AS POSSIBLE, THE LOCATION OF THE BOUNDARIES, THE LAYOUT, LOCATION AND DIMENSIONS OF UNITS AND OF THE BUILDINGS, THE LOCATION AND LAYOUT OF LIMITED COMMON AREAS AND FACILITIES, THE LOCATION AND LAYOUT OF COMMON AREAS AND FACILITIES, AND THE LOCATION OF APPURTENANT EASEMENTS, IF ANY.

Mark E. Purdy, P.S. 7307 — 10-17-05

SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
CONSULTING ENGINEERS – SURVEYORS
3477 Commerce Parkway, Suite C
Wooster, Ohio 44691
TEL (330) 345-6377 FAX (330) 345-6725 EMAIL: sjlinfo@earthlink.net

DRAWN	CHECKED	SCALE	DATE
C. Fab		1" = 100'	10/17/05

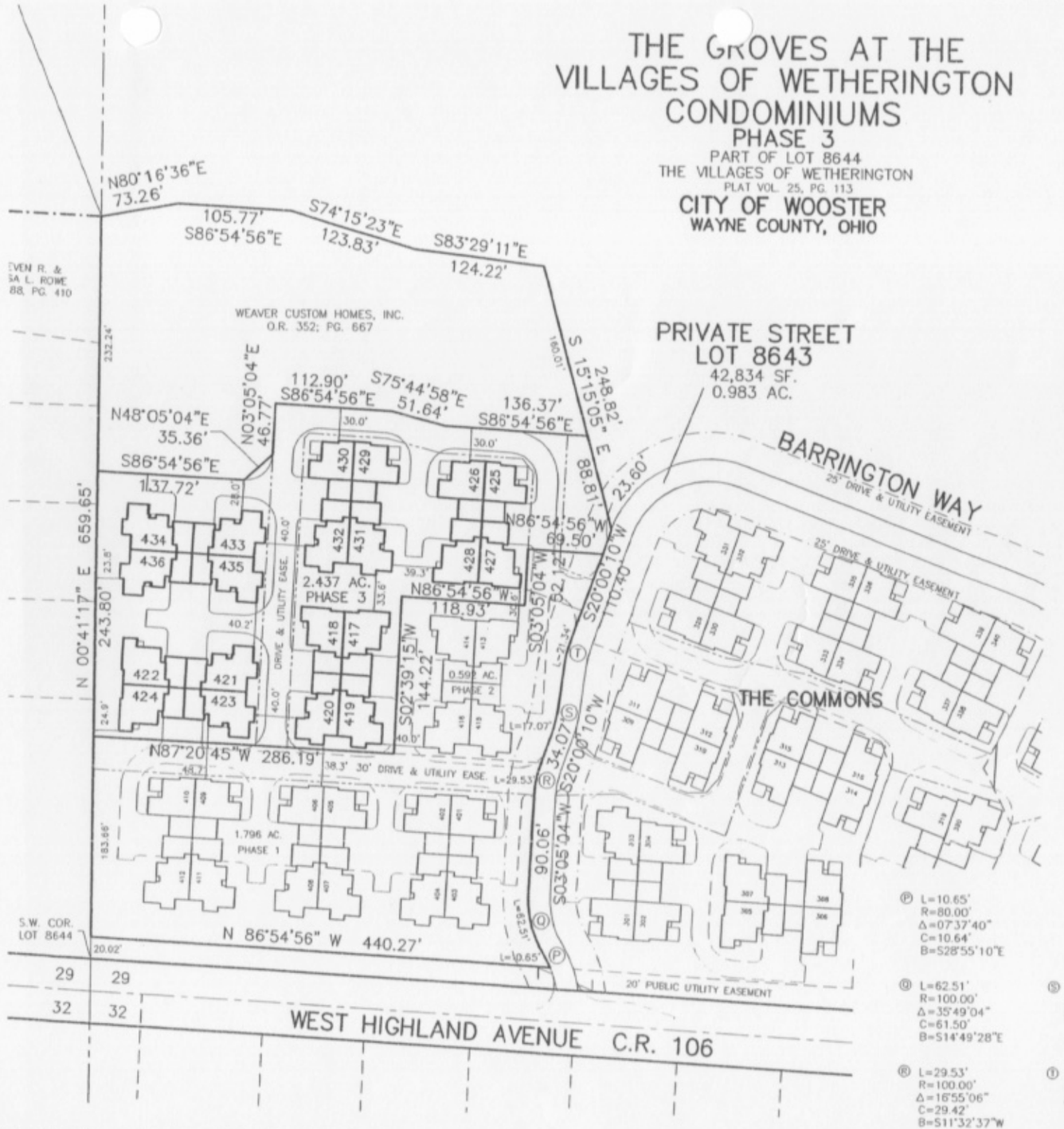
DWG. No. 2074B-J | JOB No. EW-2074BJ | PAGE 1 OF 2

THE GROVES AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 3

PART OF LOT 8644
THE VILLAGES OF WETHERINGTON
PLAT VOL. 25, PG. 113

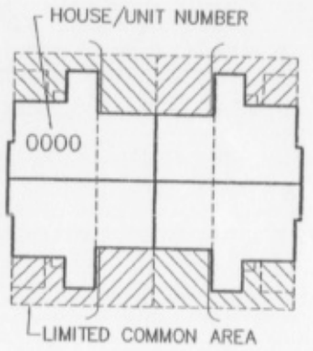
CITY OF WOOSTER
WAYNE COUNTY, OHIO



LEGEND

UNIT	PLAN	LIVING	BASEM'T	GARAGE	TOTALS
417	HERITAGE SLAB	1416 SF.	NONE	504 SF.	1920 SF.
418	HERITAGE SLAB	1416 SF.	NONE	504 SF.	1920 SF.
419	CANDLEBERRY BASE.	1225 SF.	1225 SF.	437 SF.	2887 SF.
420	CANDLEBERRY BASE.	1225 SF.	1225 SF.	437 SF.	2887 SF.
421	CANDLEBERRY SLAB	1225 SF.	NONE	437 SF.	1662 SF.
422	LEGACY BASEMENT	1504 SF.	1504 SF.	485 SF.	3493 SF.
423	CANDLEBERRY SLAB	1225 SF.	NONE	437 SF.	2887 SF.
424	LEGACY BASEMENT	1504 SF.	1504 SF.	485 SF.	3493 SF.
425	BAYCREST BASE.	1225 SF.	1225 SF.	437 SF.	2887 SF.
426	CANDLEBERRY BASE.	1225 SF.	1225 SF.	437 SF.	2887 SF.
427	CANDLEBERRY SLAB	1225 SF.	NONE	437 SF.	1662 SF.
428	CANDLEBERRY SLAB	1225 SF.	NONE	437 SF.	1662 SF.
429	CANDLEBERRY SLAB	1225 SF.	NONE	437 SF.	1662 SF.
430	BAYCREST BASE.	1225 SF.	1225 SF.	437 SF.	2887 SF.
431	BAYCREST SLAB	1225 SF.	NONE	437 SF.	1662 SF.
432	CANDLEBERRY BASE.	1225 SF.	1225 SF.	437 SF.	2887 SF.
433	BAYCREST SLAB	1225 SF.	NONE	437 SF.	1662 SF.
434	LEGACY BASEMENT	1504 SF.	1504 SF.	485 SF.	3493 SF.
435	CANDLEBERRY SLAB	1225 SF.	NONE	437 SF.	1662 SF.
436	HERITAGE BASE.	1416 SF.	1416 SF.	485 SF.	3317 SF.

LOT 8644	51.559 AC.
– THE GREENS	6.844 AC.
– THE VILLAGES	15.553 AC.
– THE COMMONS	5.597 AC.
– THE GROVES	6.760 AC.
RESIDUE	16.805 AC.



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R=80.00'
Δ=12°13'30"
C=17.04'
B=S13°53'25"W

Ⓡ L=29.53'
R=100.00'
Δ=16°55'06"
C=29.42'
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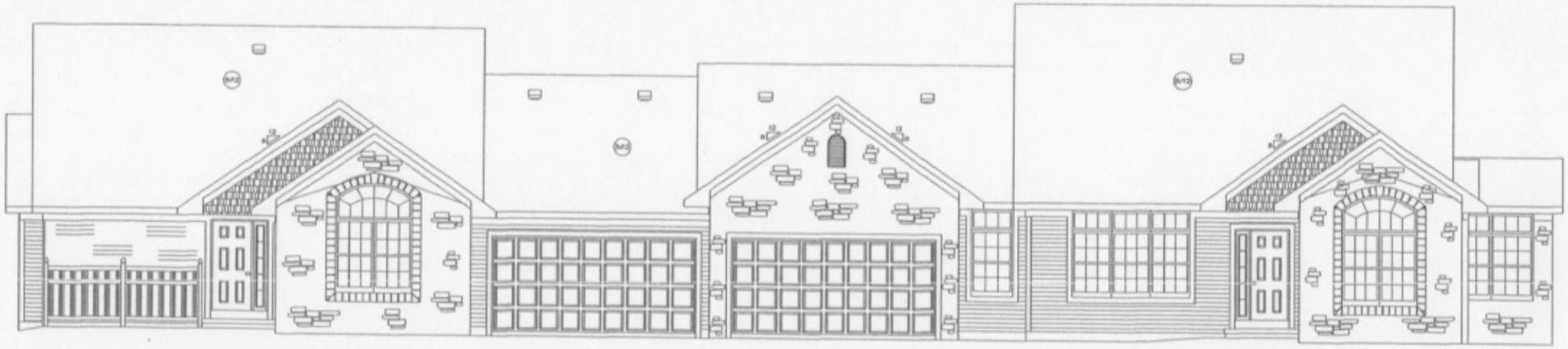
DRAWN	CHECKED	SCALE	DATE
C. Folb		1" = 100'	10/17/05

DWG. No. 2074B–J | JOB No. EW–2074BJ | PAGE 2 OF 2



TYPICAL CANDLEBERRY & BAYCREST

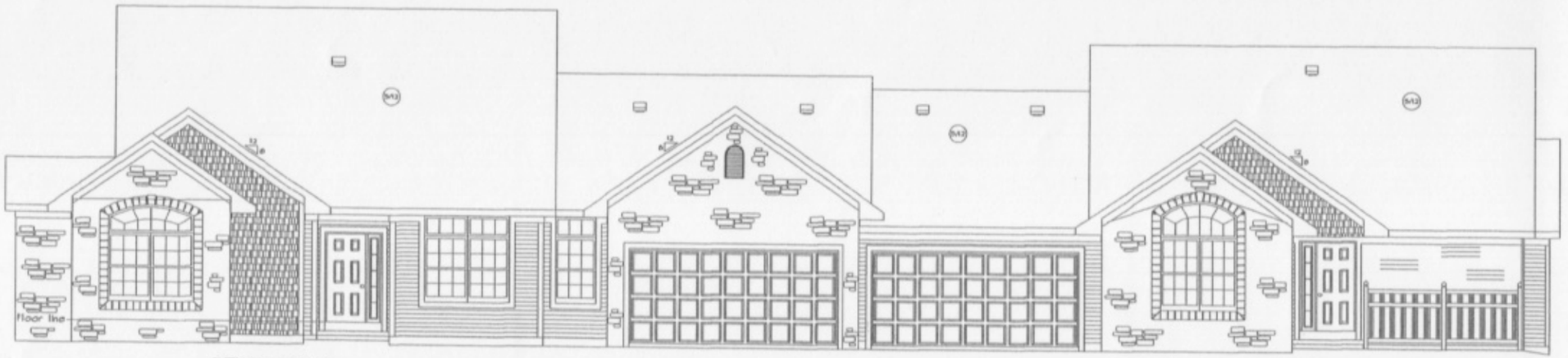
TYPICAL HERITAGE

FRONT ELEVATION

SCALE: 1/4"=1'

DRAWING SCHEDULE

DRAWING NO.	DESCRIPTION
A1	ELEVATION DRAWINGS & NOTES
A2	ELEVATION DRAWINGS
A3	TYPICAL SECTION AND DETAIL DRAWINGS
A4	TYPICAL TRUSS DETAILS AND ELECTRIC RISER DIAGRAM
BB1-9	BAYCREST BASEMENT SHEETS
BS1-6	BAYCREST SLAB SHEETS
CB1-9	CANDLEBERRY BASEMENT SHEETS
CS1-6	CANDLEBERRY SLAB SHEETS
HB1-9	HERITAGE BASEMENT SHEETS
HS1-6	HERITAGE SLAB SHEETS
LB1-9	LEGACY BASEMENT SHEETS
LS1-6	LEGACY SLAB SHEETS
*	SITE PLAN



TYPICAL LEGACY

TYPICAL CANDLEBERRY & BAYCREST

REAR ELEVATION

SCALE: 1/4"=1'

VILLAGES OF WETHERINGTON---FOUR UNIT CONDO

FRONT & REAR ELEVATION DRAWINGS ---SCALE: POSTED

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

SHEET

— OF 12

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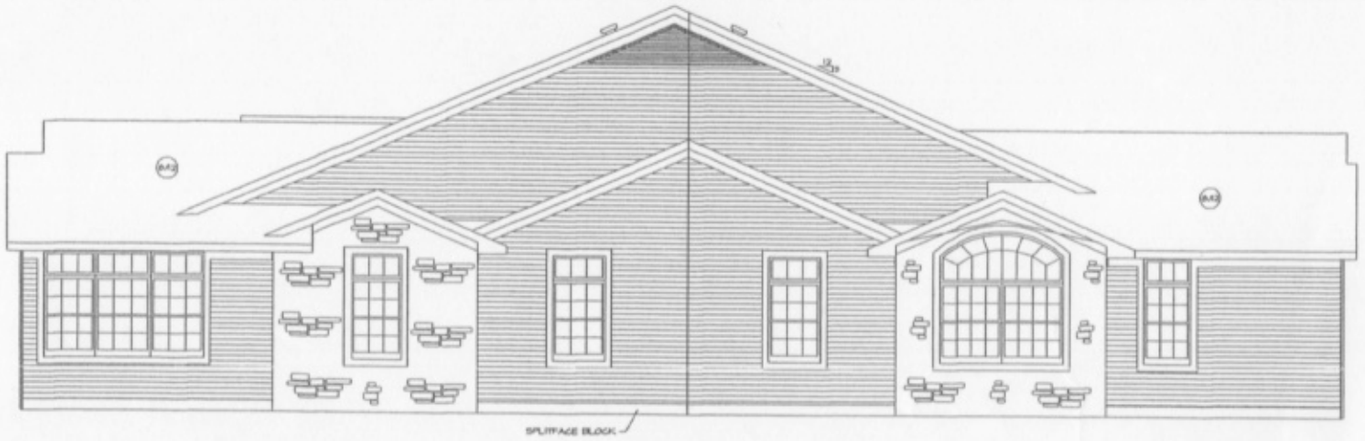
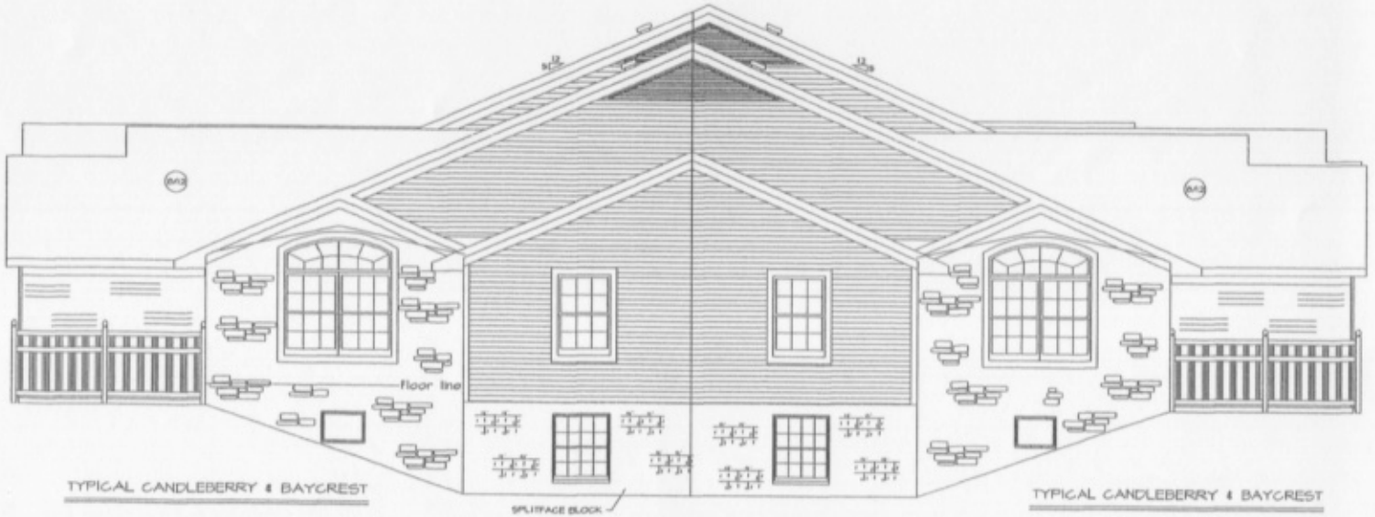


TYPICAL HERITAGE

TYPICAL LEGACY

RIGHT SIDE ELEVATION

SCALE: 1/4"=1'



TYPICAL CANDLEBERRY & BAYCREST

TYPICAL CANDLEBERRY & BAYCREST

LEFT SIDE ELEVATION

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-3 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 SF. (THE ALLOWABLE BUILDING AREA FROM TABLE 503 IS 4800 SF., BUT AN INCREASE OF AT LEAST 75% IS PERMITTED BECAUSE OF THE FRONTAGE ACCESS (506.2) GIVING AN ALLOWABLE AREA OF 8,400 SF. FOR CONSTRUCTION TYPE 5B. ACTUAL AREA = 8,812-8,052 SQ.FT.)
FIRE GRADING PER TABLE 1015.2 -- 0 HR.
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 1609.1	= 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	= .7
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 1206 OBBC.

MAINFLOOR	BAYCREST(SF.)	CANDLEBERRY(SF.)	HERITAGE(SF.)	LEGACY(SF.)
AREA REQUIRED(4%)	49	49	59	60
ACTUAL DOOR & WINDOW AREA	50	50	86	85
BASEMENT				
AREA REQUIRED(4%)	49	49	59	60
ACTUAL AREA	9-12	9-12	14-11	14-11

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

6) OCCUPANT LOAD PER SECTION 1008:
AT 200 SF. PER OCCUPANT BAYCREST & CANDLEBERRY= 6 OCCUPANTS MAX. PER UNIT
AT 200 SF. 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 723.
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-5I5.6
11) ALL ELECTRICAL WORK WILL BE INSTALLED IN ACCORDANCE WITH THE APPROVED CONSTRUCTION DOCUMENTS AND NFPA 70 LISTED IN CHAPTER 35, 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-5041 OBBC.

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VILLAGES OF WETHERINGTON---FOUR UNIT CONDO

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

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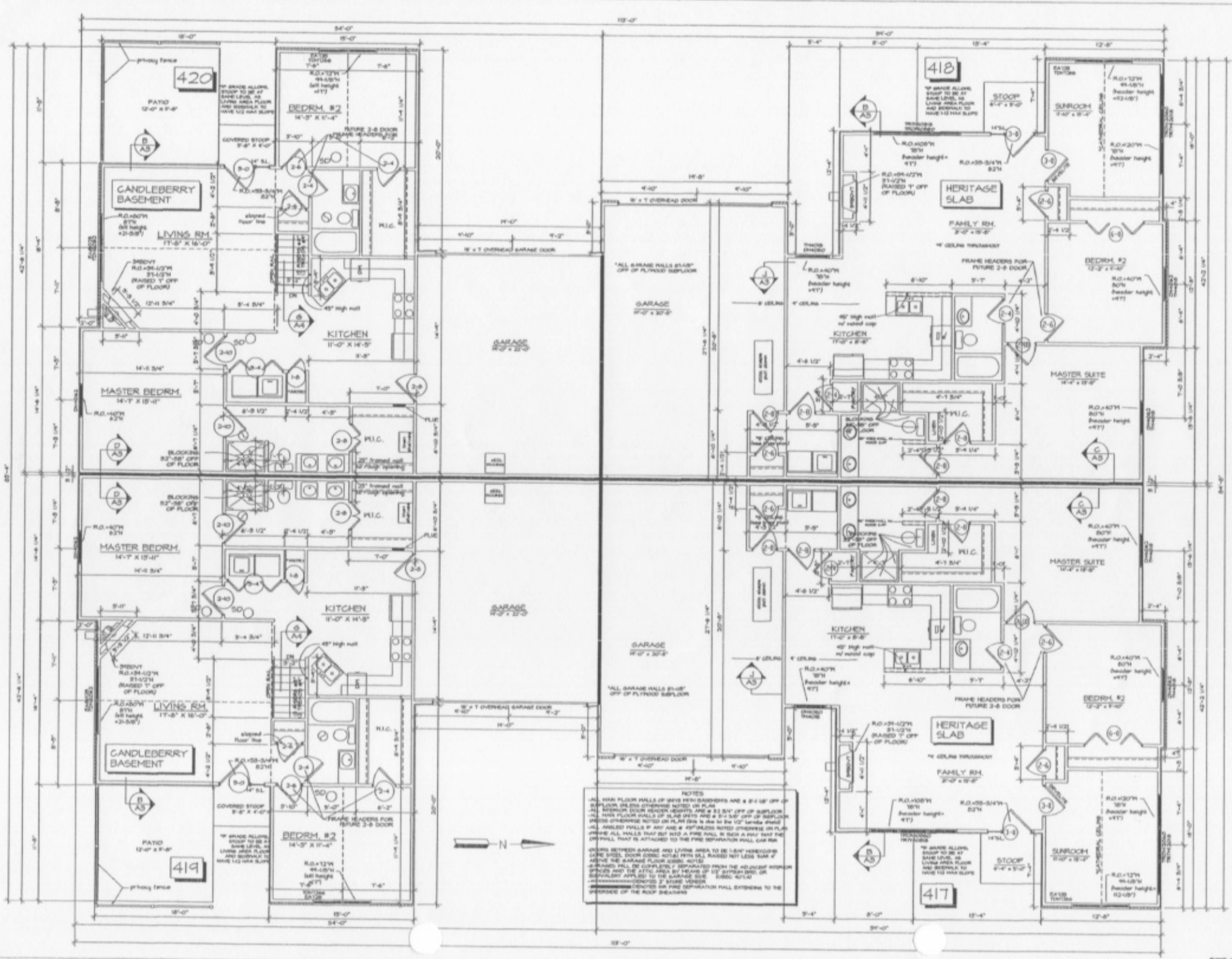
SHEET 2 OF 12



VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #57

MAIN FLOOR PLAN----SCALE: 1/4"=1'

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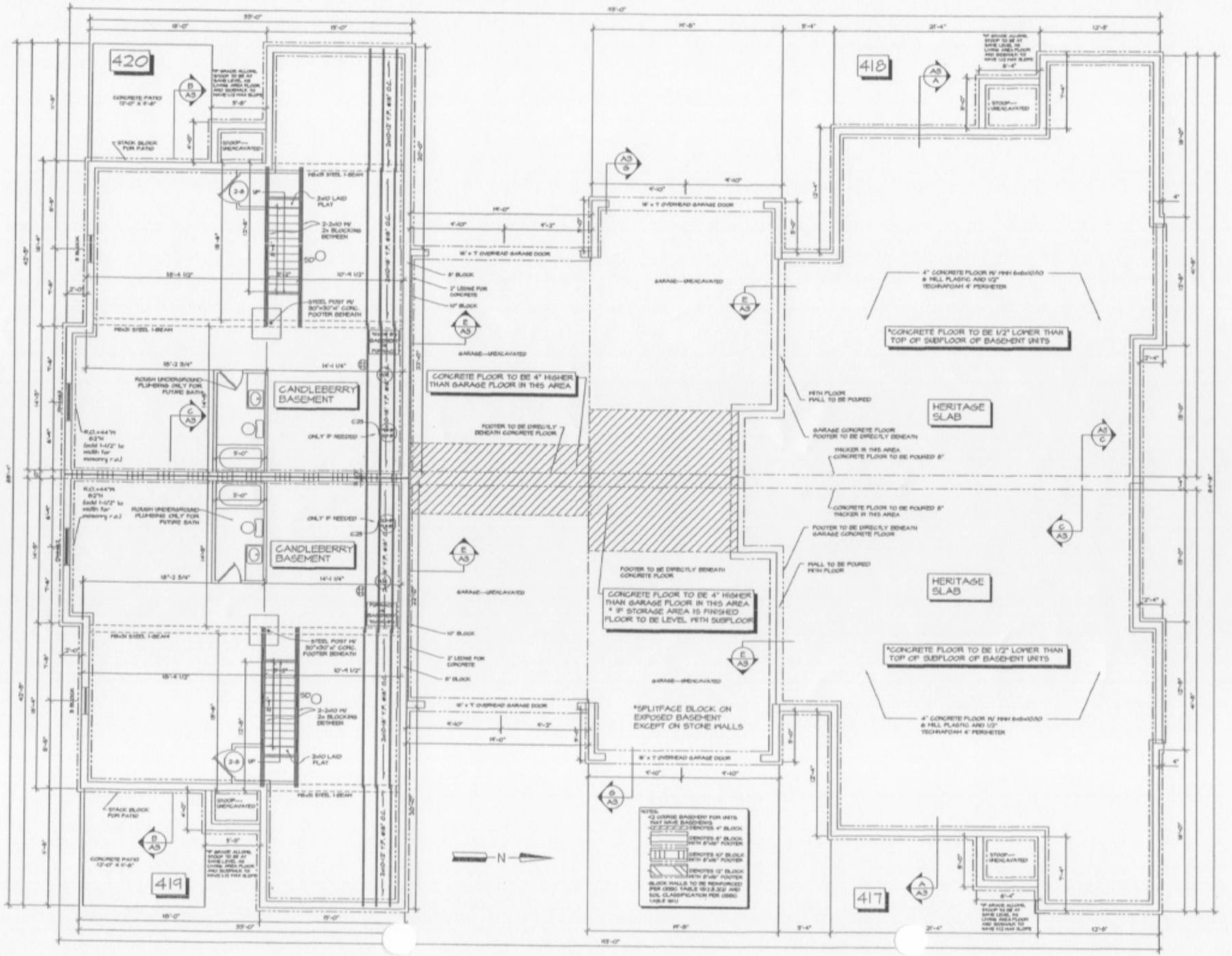

VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #57

FOUNDATION PLAN----SCALE: 1/4"=1'

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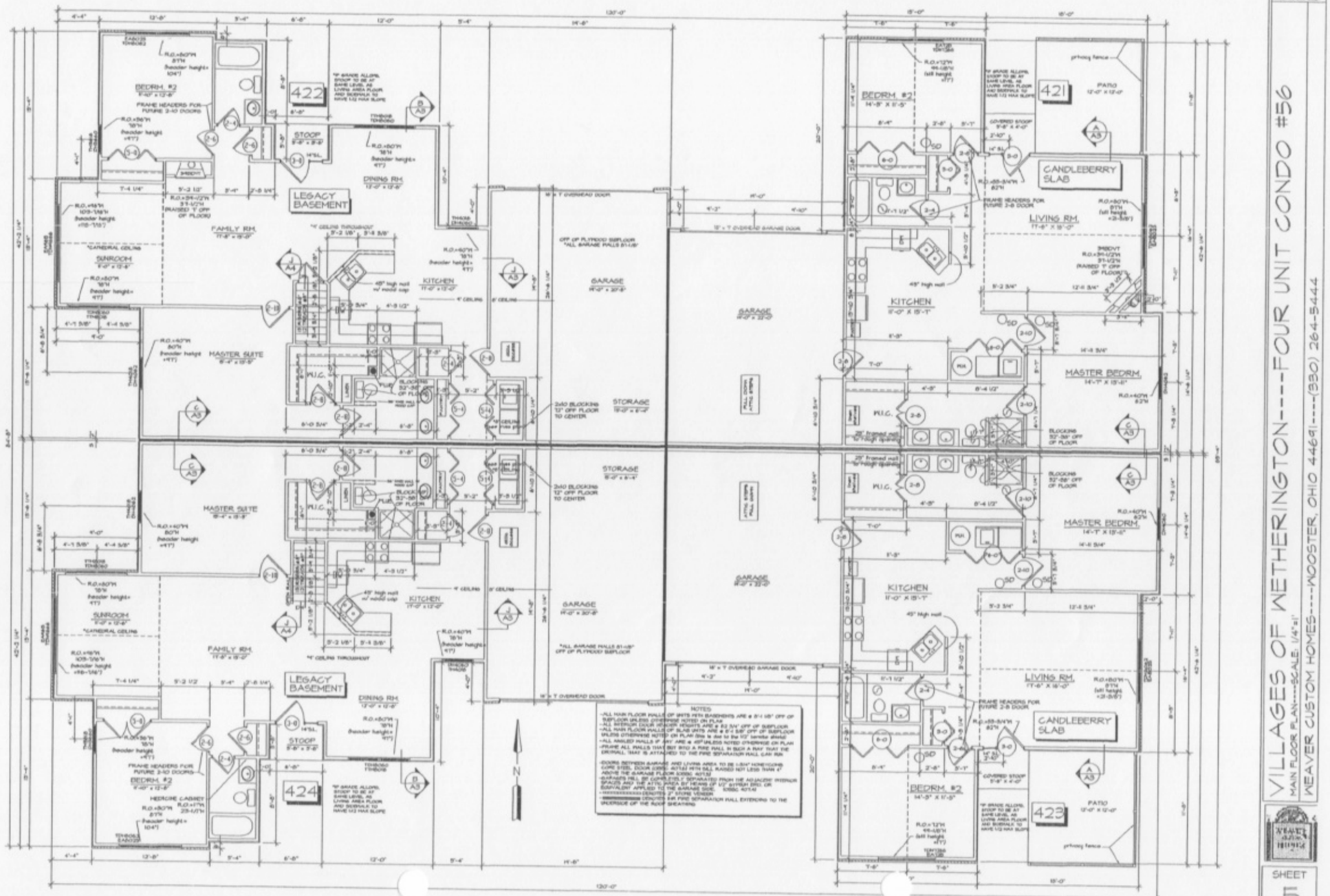

VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #56

MAIN FLOOR PLAN---SCALE: 1/4"=1'

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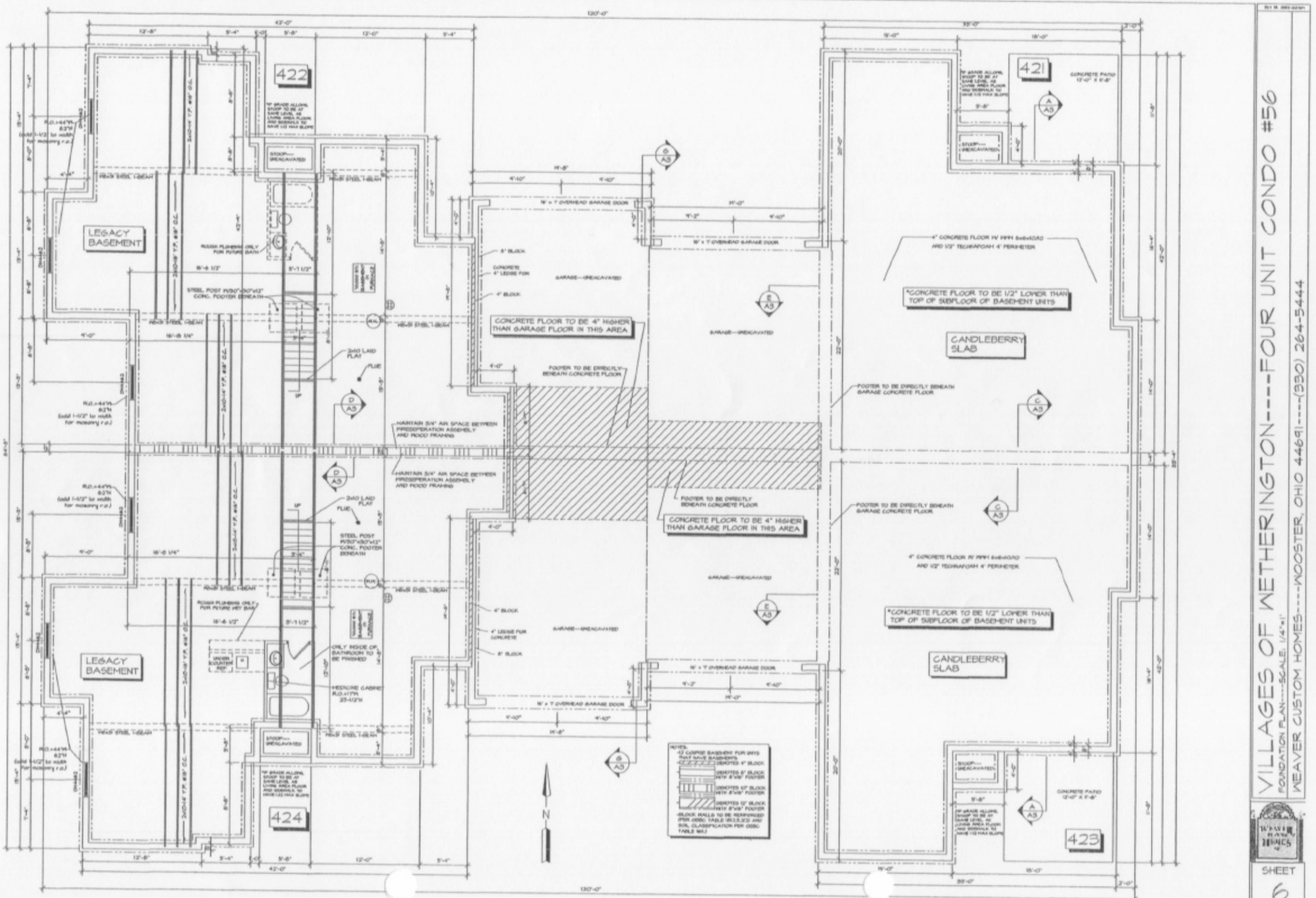

VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #56

FOUNDATION PLAN----SCALE: 1/4"=1'

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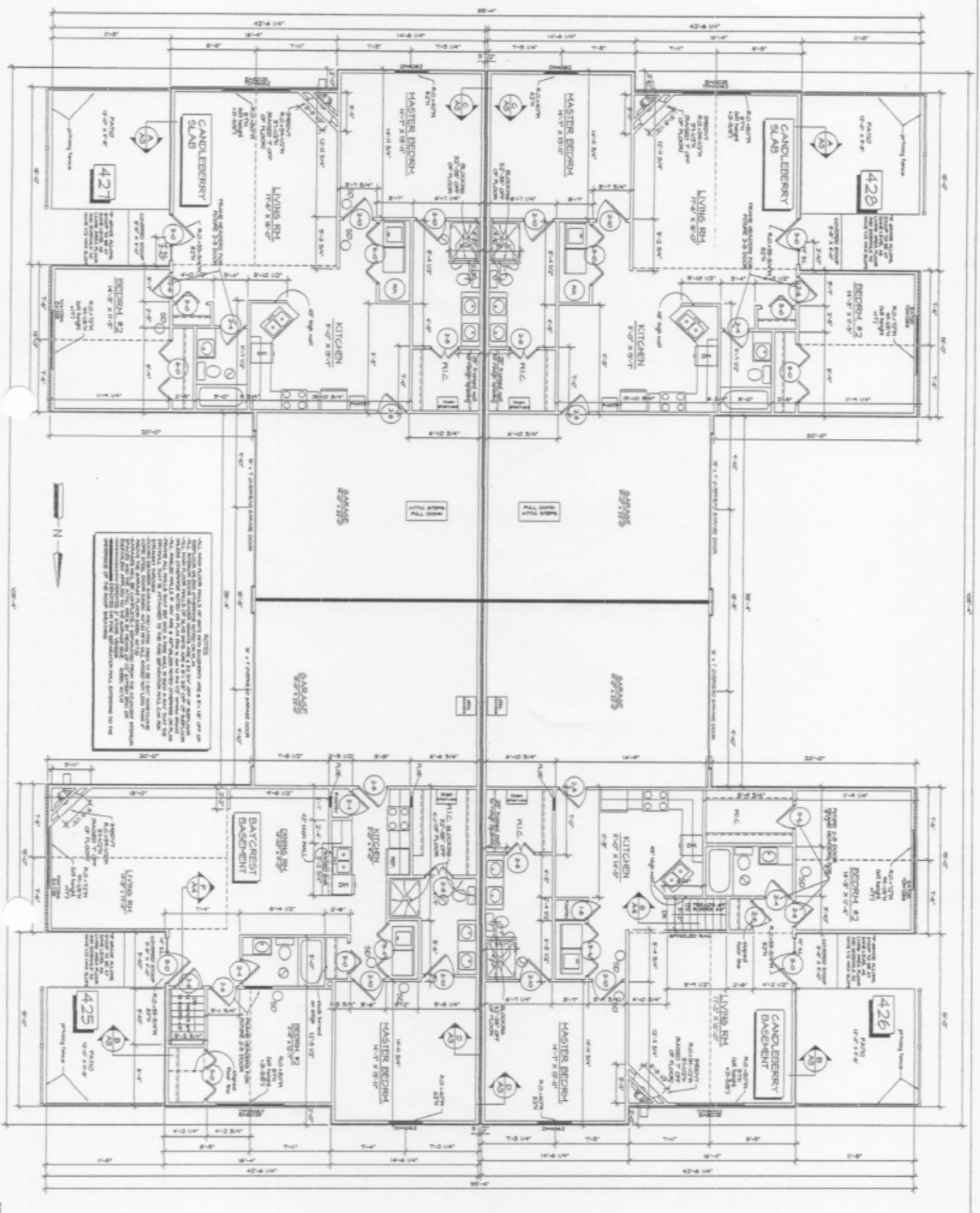

VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #52

MAIN FLOOR PLAN----SCALE: none

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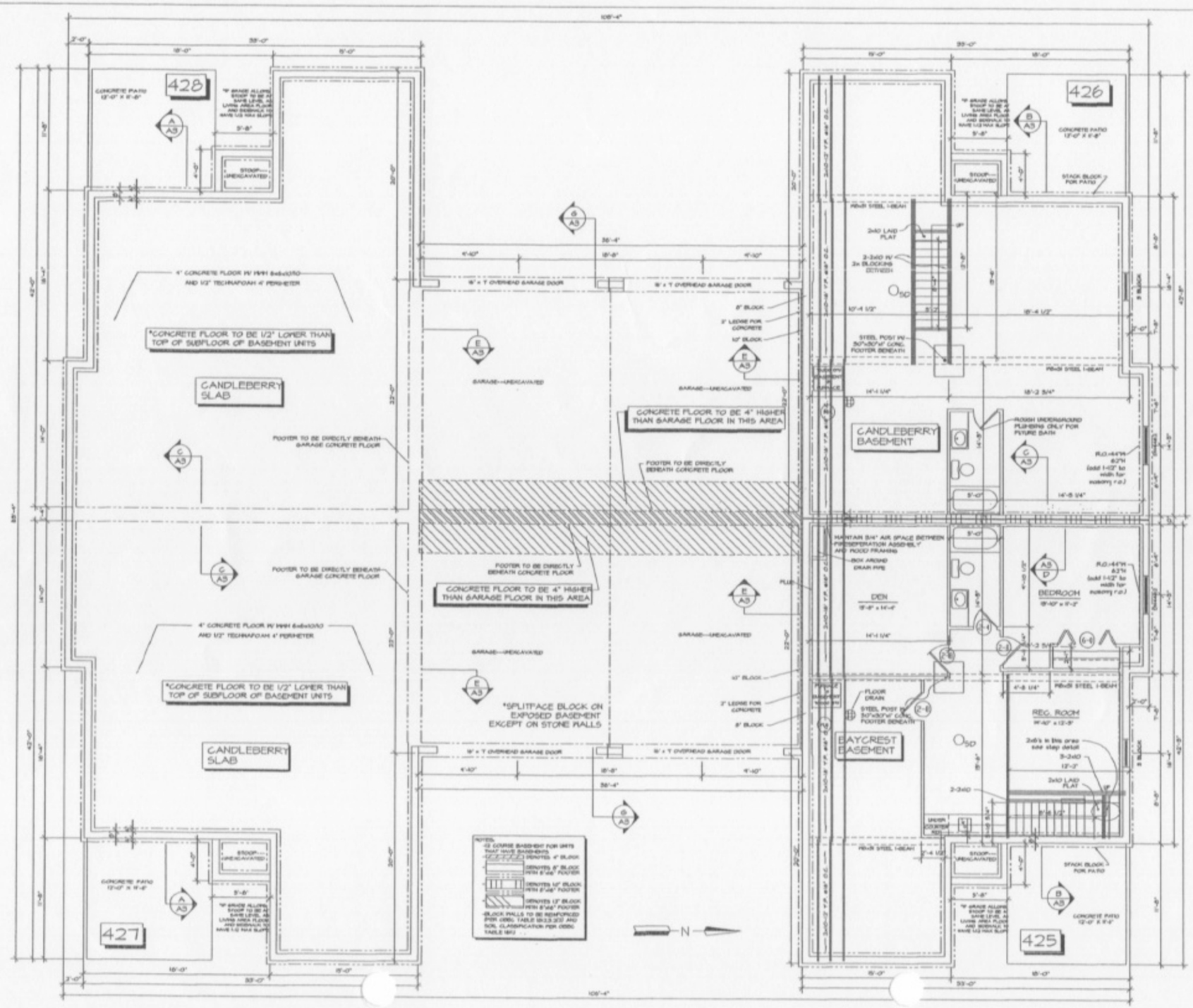

VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #52

FOUNDATION PLAN---SCALE: none

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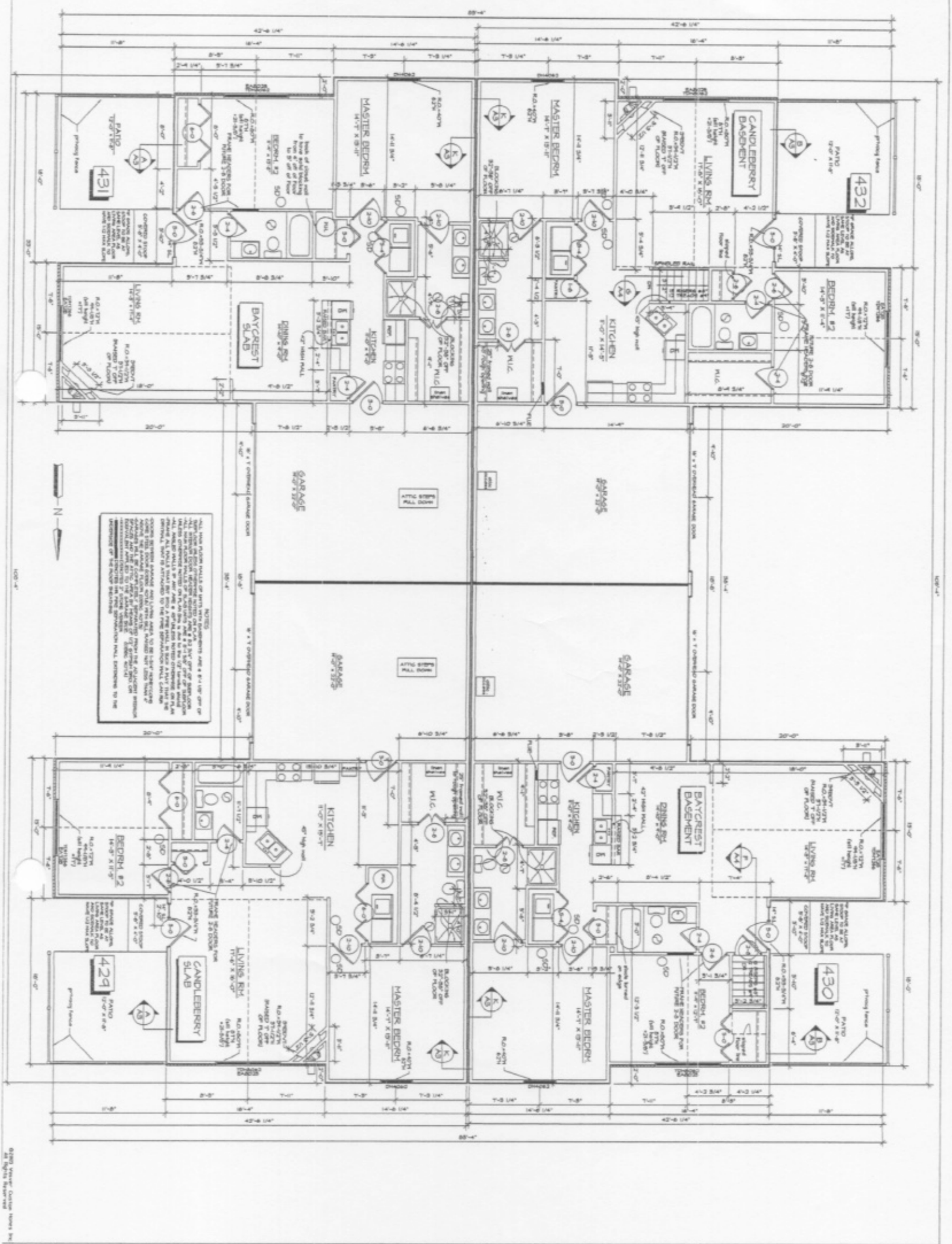

VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #53

MAIN FLOOR PLAN----SCALE: 1/4"=1'

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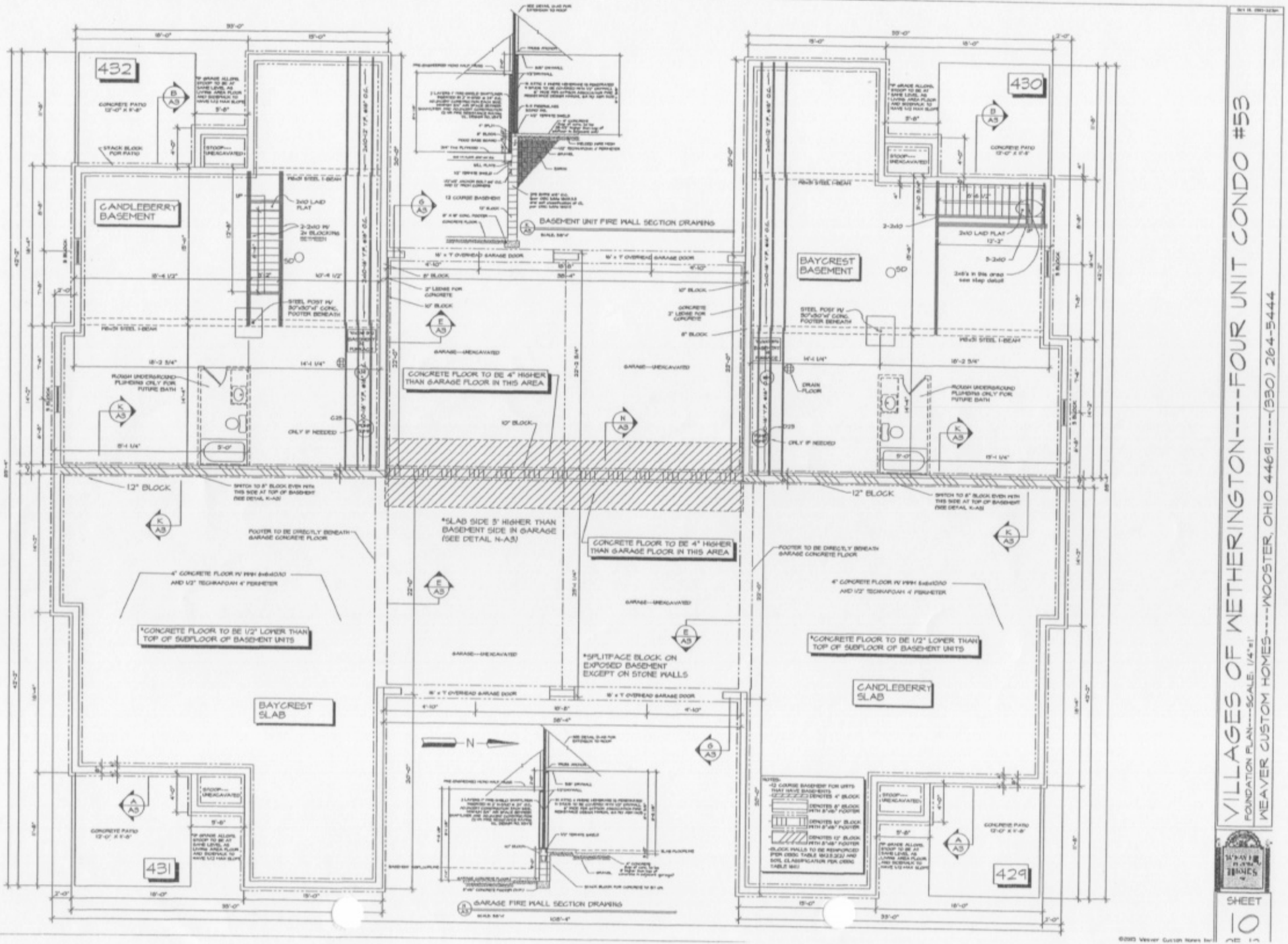

VILLAGES OF WETHERINGTON----FOUR UNIT CONDO #53

FOUNDATION PLAN----SCALE: 1/4"=1'

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SHEET 10

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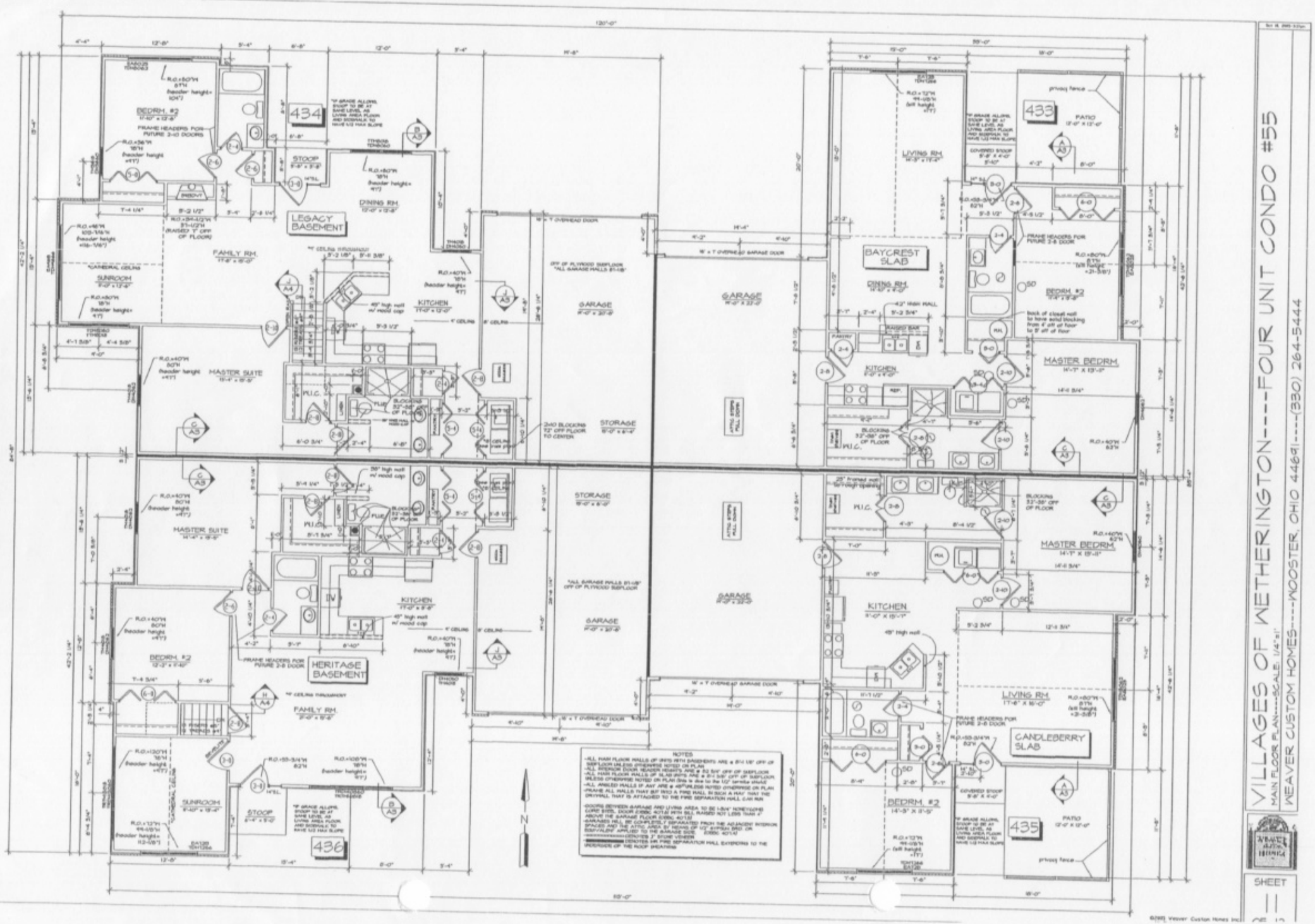

VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #55

MAIN FLOOR PLAN---SCALE: 1/4"=1'

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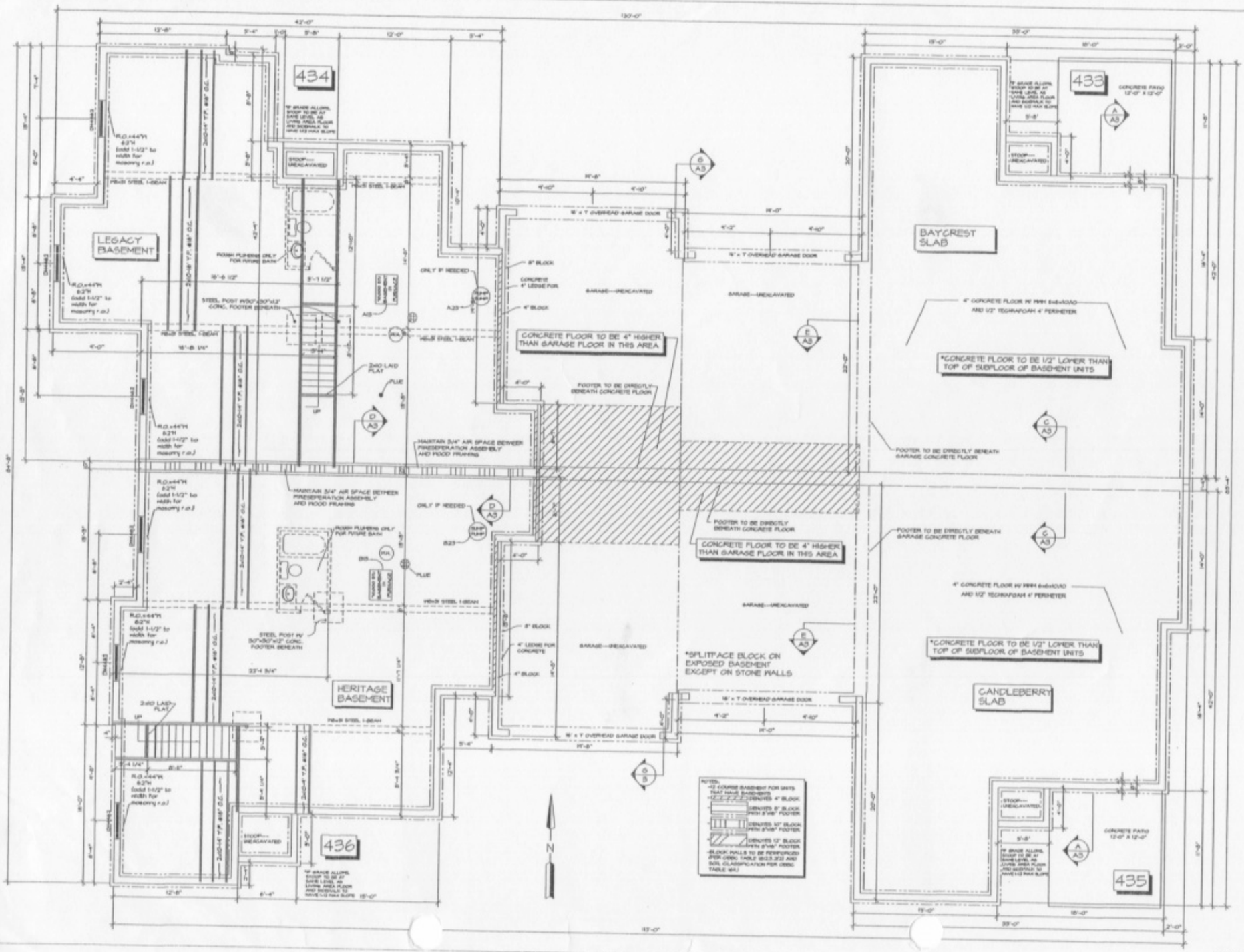
SHEET



VILLAGES OF WETHERINGTON---FOUR UNIT CONDO #55

FOUNDATION PLAN---SCALE: 1/4"=1'

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