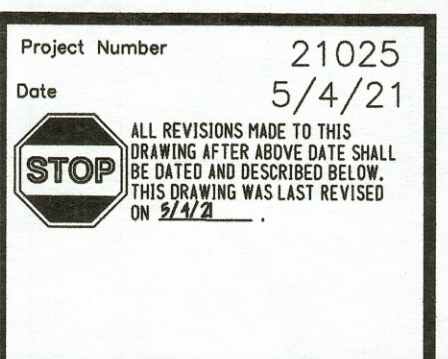




JOHN PATRICK
PICARD
ARCHITECT, INC.
50 NORTH AVENUE, NORTHEAST
SUITE 102
MASSILLON, OHIO 44646
PHONE (330) 471-9000
EMAIL: jpparchitect@yahoo.com

NEW PARTS AND CONSTRUCTION
MATERIAL STORAGE FACILITY FOR
FERRALL
POOLS & SPAS
1629 TREMONT AVENUE SOUTHEAST
MASSILLON, OHIO 44646



T1

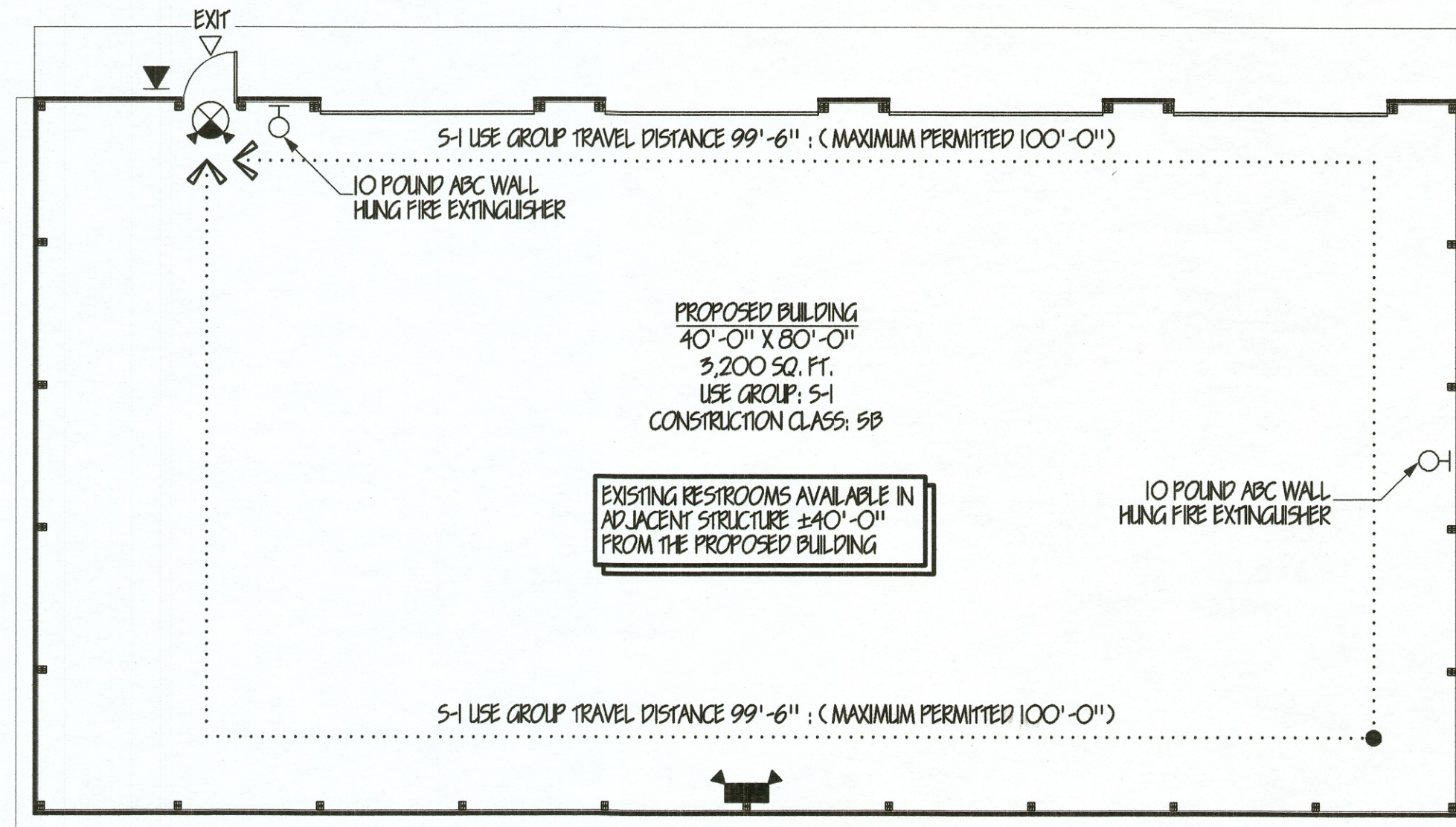
NEW PARTS AND CONSTRUCTION MATERIAL STORAGE FACILITY FOR FERRALL POOLS & SPAS

1629 TREMONT AVENUE SOUTHEAST
MASSILLON, OHIO 44646

PREPARED BY:



JOHN PATRICK
PICARD
ARCHITECT INC.



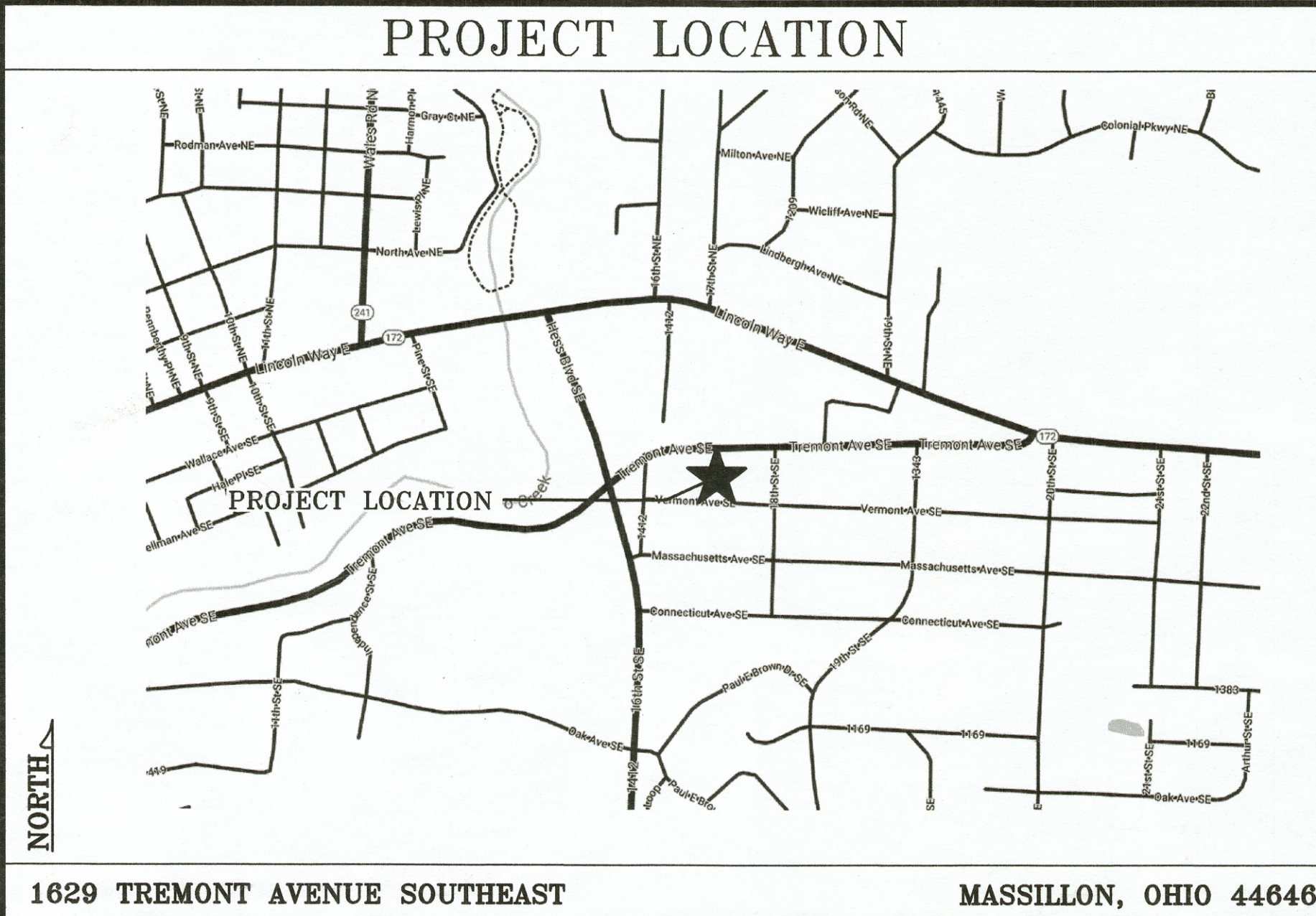
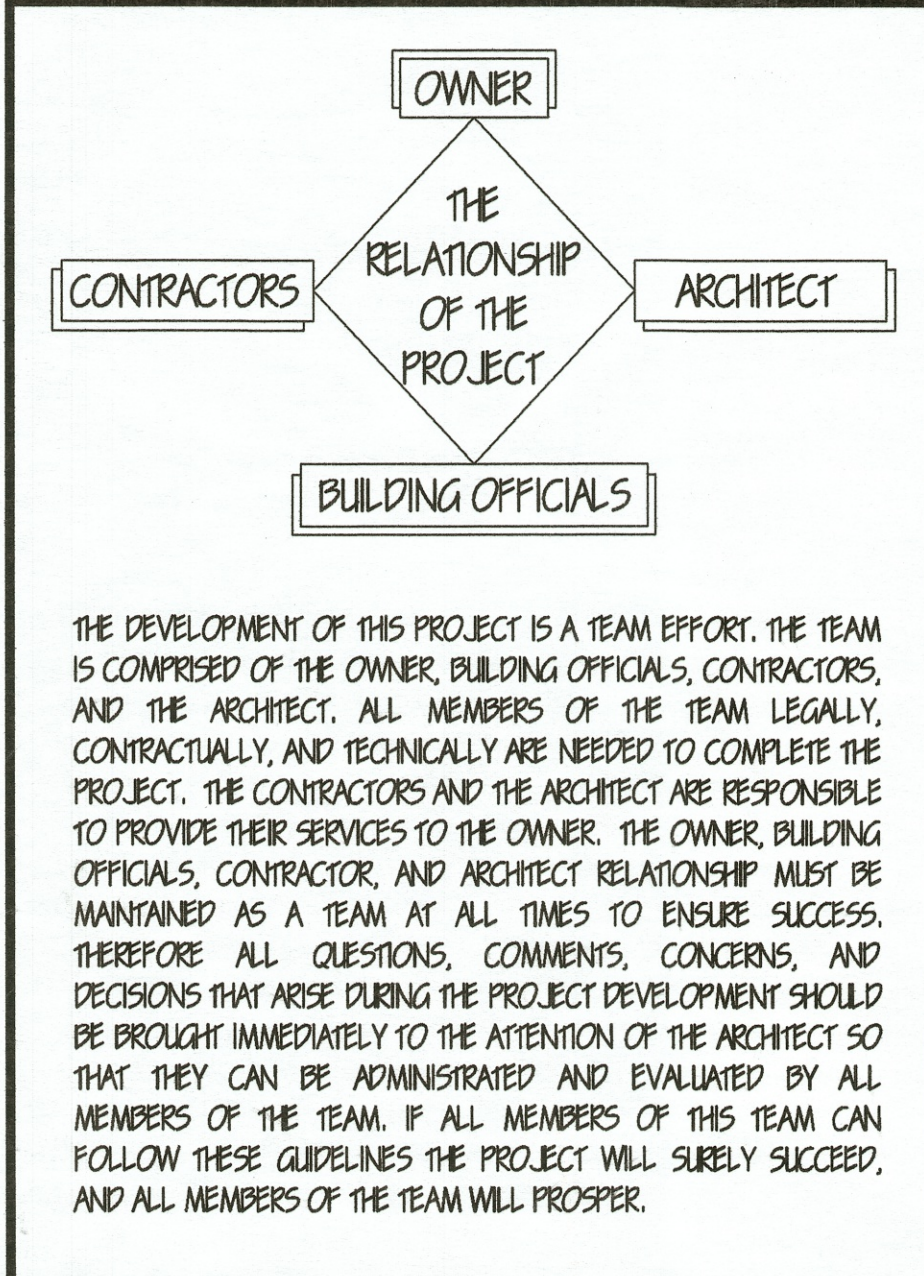
SYMBOL	DESCRIPTION
	10 POUND ABC WALL HUNG FIRE EXTINGUISHER
	EMERGENCY/EXIT COMBINATION FIXTURE
	SURFACE MOUNTED EMERGENCY LIGHTING UNIT
	EMERGENCY REMOTE EGRESS LIGHTING FIXTURE WITH (2) ADJUSTABLE LED LIGHT HEADS

BUILDING CODE EVALUATION PLAN
1/8" = 1'-0"

APPROVED BY THE MASSILLON CITY ENGINEER THIS
DAY OF _____, 20____

JASON M. POPEL, P.E.

ONLY APPROVED SIGNED PLANS BY THE
CITY ENGINEER ARE TO BE USED FOR
CONSTRUCTION.



INDEX TO DRAWINGS

NOTE TO CONTRACTORS:
ALL CONTRACTORS ARE RESPONSIBLE FOR ALL DRAWINGS LISTED IN THE INDEX ON DRAWING T-1. AS WELL AS ALL RELATED SPECIFICATION SECTIONS. DO NOT PREPARE A BID OR PROCEED WITH THE SCOPE OF WORK INDICATED IN THESE DOCUMENTS WITHOUT THE USE OF ALL THE DOCUMENTS PROVIDED.

- T1 TITLE SHEET/ BUILDING CODE DATA/ PROJECT LOCATION MAP
- G1 GENERAL NOTES
- S01 EXISTING/ DEMOLITION SITE PLAN/ SURVEY
- S02 PROPOSED SITE PLAN / PARKING DETAILS
- S03 PROPOSED GRADING PLAN
- S04 STORM DRAINAGE PLAN
- A1 FLOOR PLAN
- A2 ROOF PLAN
- A3 ROOF FRAMING PLAN / GENERAL TRUSS INFORMATION
- A4 EXTERIOR ELEVATIONS
- A5 EXTERIOR ELEVATIONS
- A6 BUILDING SECTION AND DETAILS
- A7 WALL SECTIONS
- E1 ELECTRICAL PLAN
- E2 ELECTRICAL SPECIFICATIONS

BUILDING CODE DATA:

PROJECT ADDRESS: 1629 TREMONT AVENUE SOUTHEAST
MASSILLON, OHIO 44646

PROJECT DESCRIPTION: POOL PARTS AND CONSTRUCTION
MATERIAL STORAGE

USE GROUP: S-1

CONSTRUCTION CLASS: SB

BUILDING FULLY SPRINKLED: NO

ACCESSIBILITY: BUILDING IS ACCESSIBLE IN
ACCORDANCE WITH CHAPTER 11 OF
THE OHIO BUILDING CODE

FLOOR AREA: 3,200 SF.

OCCUPANT LOAD: 7

ZONING: NO CHANGE

NOTE:
SEE TRUSS LOADING DESIGN LOADS ON DRAWING A-3

CODE OFFICIALS APPROVAL STAMPS

ARE YOU USING THE ENTIRE
SET OF DRAWINGS?
HAVE YOU INCORPORATED ALL
ISSUED ADDENDUMS AND
REVISIONS?
YOU MUST COORDINATE
THE LOCATION OF ALL FINISH
MECHANICAL, ELECTRICAL,
AND ARCHITECTURAL
DEVICES/ EQUIPMENT WITH
THE OWNER BEFORE YOU
ROUGH THEM IN.



SITE DATA:

ADDRESS:
1629 TREMONT AVENUE SOUTHEAST
MASSILLON, OHIO 44646

SITE BOUNDARY: 0.243 ACRES
AREA WITHIN RIGHT OF WAY: 0.0 ACRES

TOTAL PROJECT LIMITS: 0.243 ACRES

AREA OF SITE TO UNDERGO EXCAVATION: ±0.073

PROPOSED USE: POOL PARTS CONSTRUCTION MATERIAL STORAGE

ZONING:

ZONED: B-1 LOCAL BUSINESS DISTRICT

MINIMUM BUILDING SETBACKS
FRONT: 25'-0" - OFF-STREET PARKING SHALL BE PERMITTED TO OCCUPY A PORTION OF THE REQUIRED FRONT YARD PROVIDED THAT THERE SHALL BE MAINTAINED A MINIMUM UNOBSTRUCTED AND LANDSCAPED SETBACK OF SIX FEET (6'-0") BETWEEN THE NEAREST POINT OF THE OFF-STREET PARKING AREA, EXCLUSIVE OF ACCESS DRIVEWAYS, AND THE NEAREST EXISTING AND PROPOSED RIGHT OF WAY LINE AS INDICATED ON THE MAJOR THOROUGHFARE PLAN.

SIDE: OFF-STREET PARKING SHALL BE PERMITTED IN A REQUIRED SIDE YARD SETBACK.
• NO SIDE YARDS ARE REQUIRED ALONG THE INTERIOR SIDE LOT LINES OF THE DISTRICT, EXCEPT AS OTHERWISE SPECIFIED IN THE BUILDING CODE, PROVIDED THAT IF WALLS OF STRUCTURES FACING THE SUCH INTERIOR SIDE LOT LINE CONTAIN WINDOWS, OR OTHER OPENINGS, SIDE YARDS OF NOT LESS THAN TEN FEET (10'-0") SHALL BE PROVIDED.
• ON AN EXTERIOR SIDE YARD ADJUTING A RESIDENTIAL DISTRICT OR ADJUTING A STREET THERE SHALL BE PROVIDED A SETBACK OFF TEN FEET (10'-0") IN WIDTH.

REAR: 20'-0" - OFF-STREET PARKING SHALL BE PERMITTED IN A REQUIRED REAR YARD SETBACK.

SETBACKS APPROVED BY CITY ZONING

PROPOSED PARKING:

TYPICAL SPACE SIZE: 9'-0" X 20'-0"

TYPICAL AISLE WIDTH: 20'-0"

TYPICAL ANGLE OF PARKING: 90°

TOTAL PARKING: (1) ACCESSIBLE SPACE AND (2) STANDARD SPACES

UTILITY NOTES:

DRAINAGE:
THE CONTRACTOR SHALL COORDINATE WITH THE CITY OF MASSILLON ENGINEERING DEPARTMENT FOR THE STORM SEWER CONNECTION. STORM WATER SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS FROM THE PROPOSED STRUCTURE AND DISTRIBUTED TO A PRE-MANUFACTURED DRYWELL. OVERFLOW WILL BE DIRECTED INTO THE STORM SEWER. CONTRACTOR TO INCLUDE ALL TAP AND CONNECTION FEES IN THEIR BASE BID.

SANITARY:
NO SANITARY REQUIREMENTS WILL BE UTILIZED IN THE NEW PROPOSED BUILDING.

WATER:
EXISTING WATER DOMESTIC TO REMAIN CAPPED AT SITE FOR FUTURE CONNECTION. NO NEW WATER CONNECTIONS UNDER THIS PROJECT.

ELECTRIC:
CONTRACTOR SHALL COORDINATE WITH OHIO EDISON FOR CONNECTION. INCLUDE ALL FEES IN THE BASE BID.

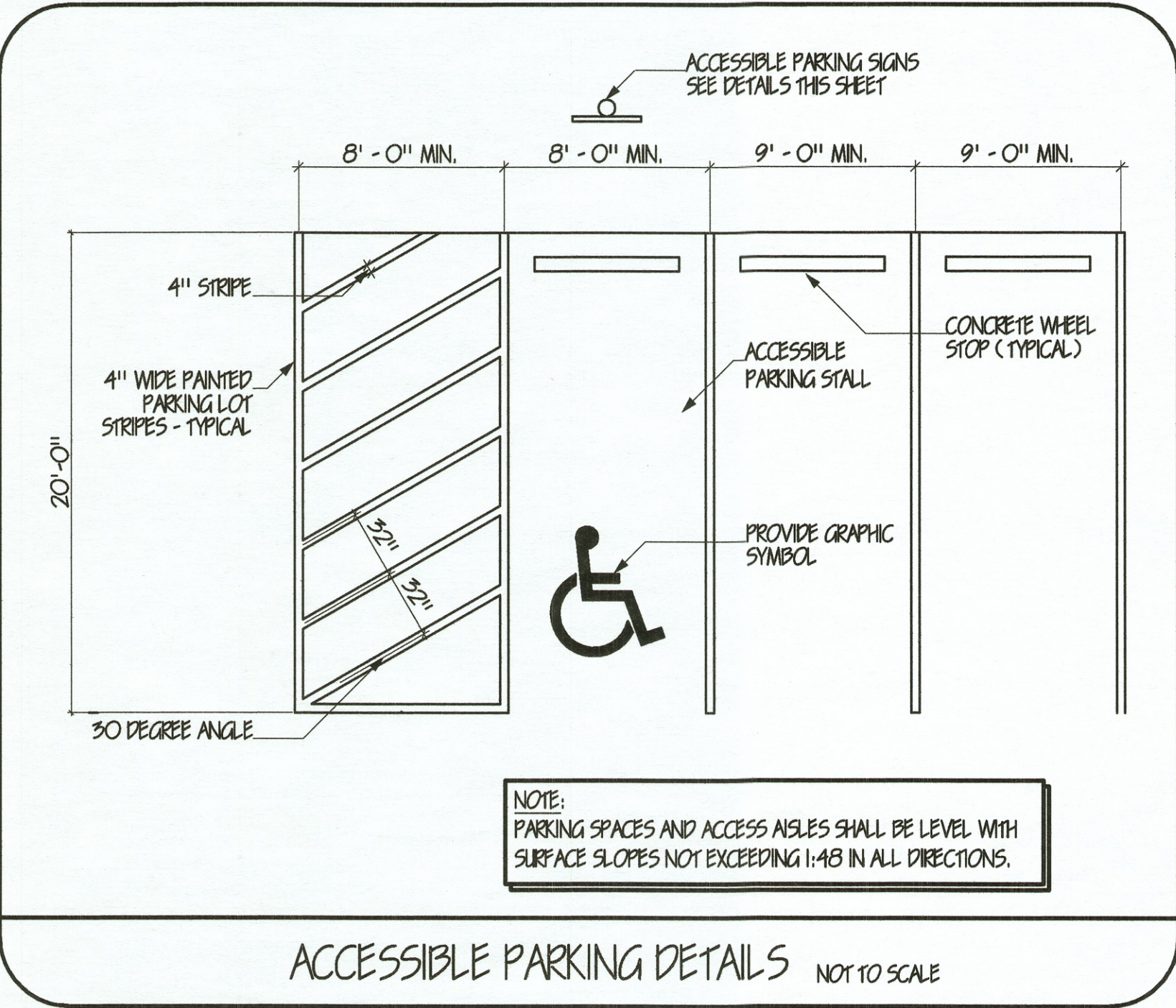
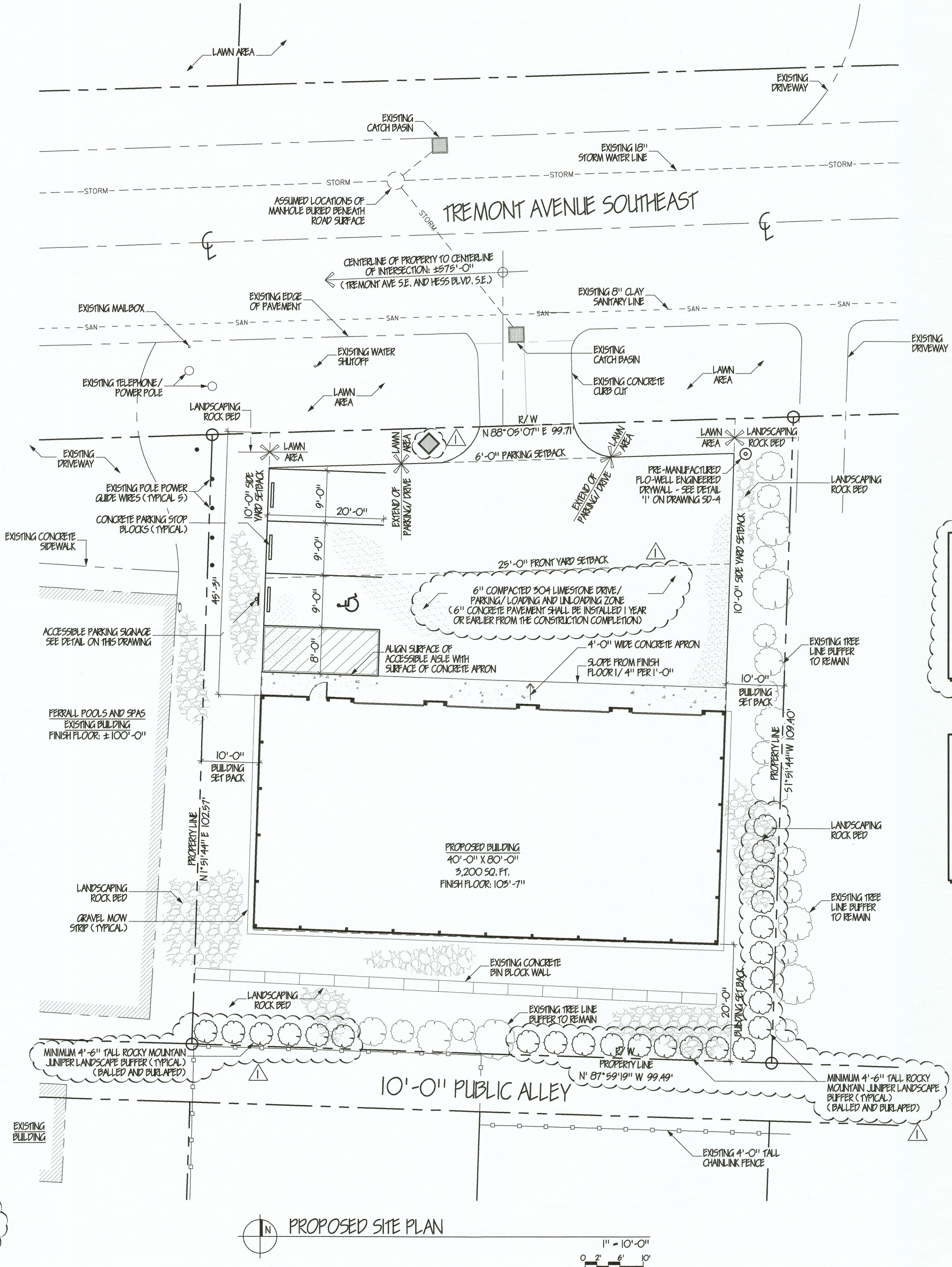
NOTES:

1. CONTRACTOR TO PROTECT SURFACES ON ADJACENT PROPERTIES.

TOTAL BUILDING AREA = 3,200 SQ.FT.
TOTAL PARKING/ DRIVE AREA = 2,250 SQ.FT.
TOTAL LANDSCAPING/ LAWN AREA = 4,462 SQ.FT.



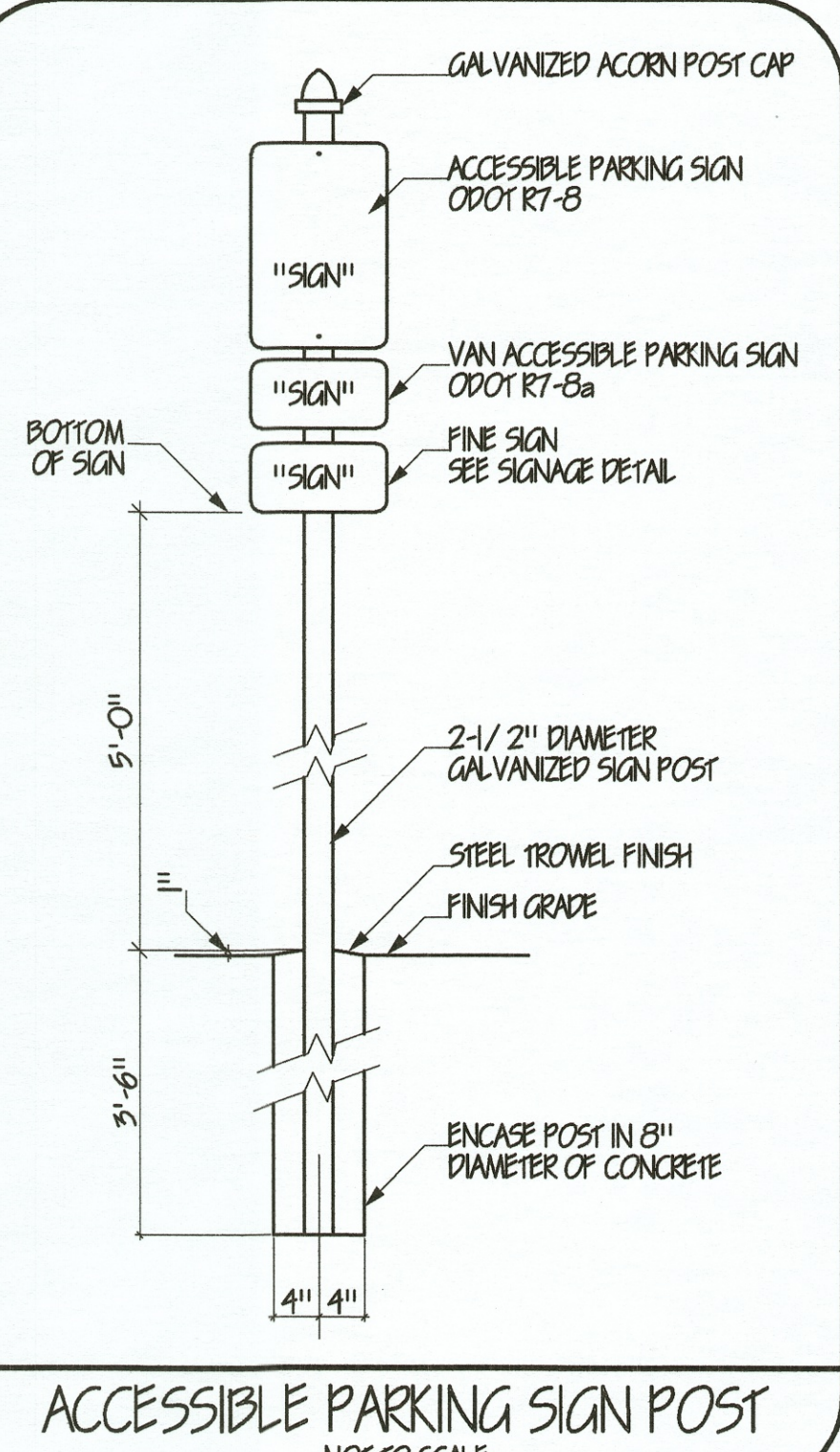
LANDSCAPE BUFFER IMAGE
502 ROCKY MOUNTAIN JUNIPER "SKYROCKET"
(JUNIPERUS SCOPULORUM CULTIVARS)



DRIVE/ PARKING/ LOADING AND UNLOADING ZONE
CONCRETE SPECIFICATION
6" THICK CONCRETE PAVEMENT WITH 6X6 X W. 4/1.4 WELDED WIRE FABRIC REINFORCEMENT WITH "BROOM" FINISH OVER A MINIMUM OF 4" COMPACTED 304 LIMESTONE
NOTE:
CONCRETE SHALL BE INSTALLED AT THE DRIVE/ PARKING/ LOADING AND UNLOADING ZONE ONE (1) YEAR OR SOONER UPON THE COMPLETION OF CONSTRUCTION.

NOTE:
1. NO DETENTION/ RETENTION AREA TO BE PROVIDED. STORM WATER SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS FROM THE PROPOSED STRUCTURE AND DISTRIBUTED TO A PRE-MANUFACTURED DRYWELL. ORIGINAL STRUCTURE THAT WAS DEMOLISHED UNDER A SEPARATE PROJECT HAD ±2,052 SQ. FT. OF ROOF STRUCTURE. THE PROPOSED BUILDING HAS A ROOF AREA OF ±3,200 SQ. FT.
2. NO DUMPSTER WILL BE LOCATED ON THIS PROPERTY.

LINE TYPE LEGEND	
---	EXISTING CONSTRUCTION TO REMAIN
---	PROPERTY LINE / RIGHT OF WAY
---	EXISTING STORM WATER LINE
---	EXISTING CLAY SANITARY LINE
---	FENCE
---	NEW CONSTRUCTION
SYMBOL LEGEND	
	EXISTING TREES/ LANDSCAPING BUFFER
	LANDSCAPE ROCK BED
	6" COMPACTED 304 LIMESTONE PARKING



ARE YOU USING THE ENTIRE SET OF DRAWINGS?
HAVE YOU INCORPORATED ALL ISSUED ADDENDUMS AND REVISIONS?
BE SURE TO COORDINATE THE LOCATION OF ALL FINISH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DEVICES/ EQUIPMENT WITH THE OWNER BEFORE YOU ROUGH THEM IN.



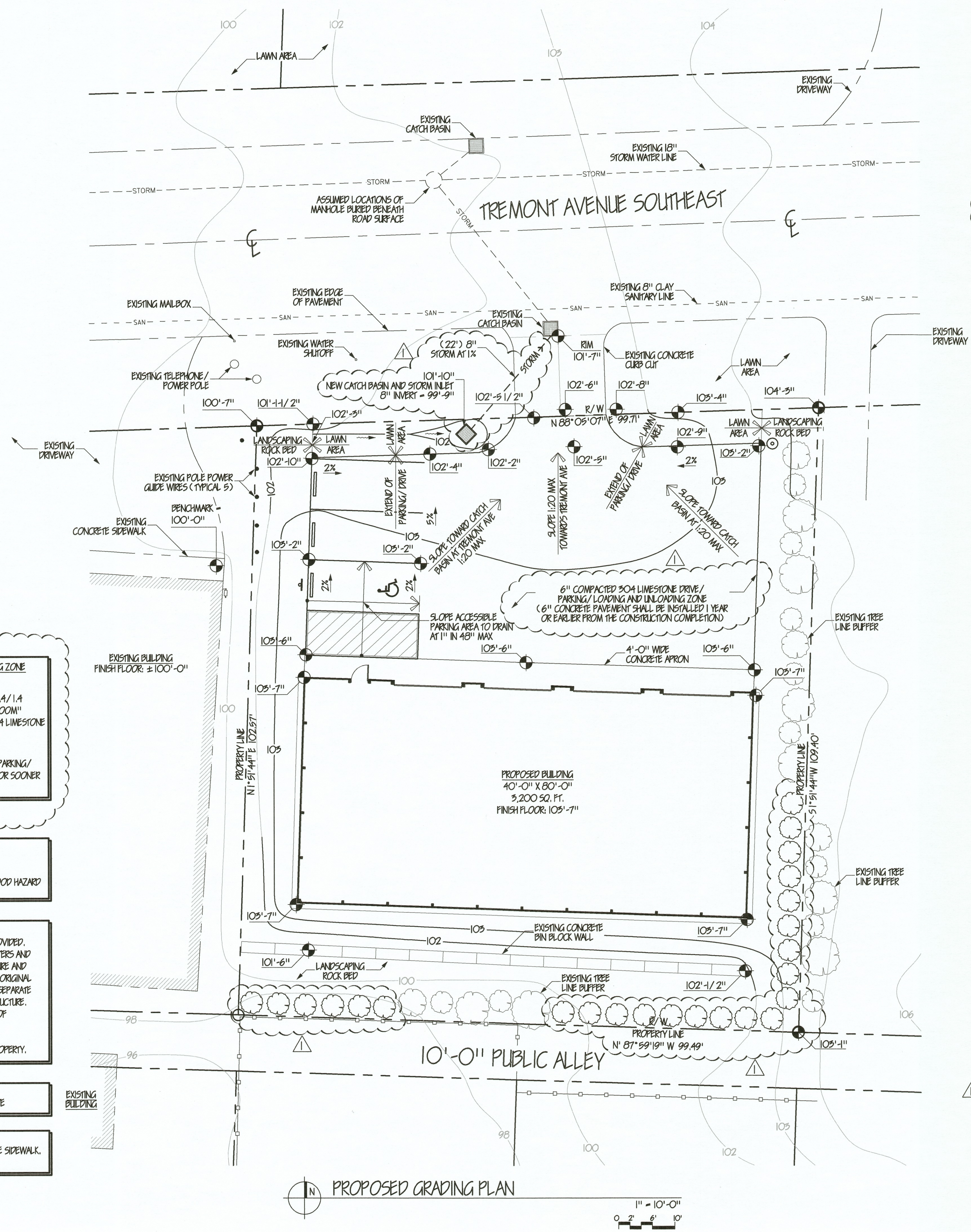
JOHN PATRICK
PICARD
ARCHITECT, INC.
50 NORTH AVENUE NORTHEAST
SUITE 102
MASSILLON, OHIO 44646
PHONE (330) 471-9000
EMAIL: jpparchitect@yahoo.com

NEW PARTS AND CONSTRUCTION
MATERIAL STORAGE FACILITY FOR
FERRALL
POOLS & SPAS
1629 TREMONT AVENUE SOUTHEAST
MASSILLON, OHIO 44646

STATE OF OHIO
JOHN PATRICK
PICARD
10621
REGISTERED ARCHITECT
NAME: JOHN PATRICK PICARD
LICENSE NO. 9410621
EXPIRATION DATE: 12/31/2021

Project Number 21025
Date 05/04/21
ALL REVISIONS MADE TO THIS DRAWING AFTER ABOVE DATE SHALL BE DATED AND DESCRIBED BELOW. THIS DRAWING WAS LAST REVISED ON 06/14/21
ENGINEERING COMMENTS

SD2



DRIVE/PARKING/LOADING AND UNLOADING ZONE CONCRETE SPECIFICATION

6" THICK CONCRETE PAVEMENT WITH 6X6 X W.4/1.4 WELDED WIRE FABRIC REINFORCEMENT WITH "BROOM" FINISH OVER A MINIMUM OF 4" COMPACTED 304 LIMESTONE

NOTE:
CONCRETE SHALL BE INSTALLED AT THE DRIVE/PARKING/LOADING AND UNLOADING ZONE ONE (1) YEAR OR SOONER UPON THE COMPLETION OF CONSTRUCTION.

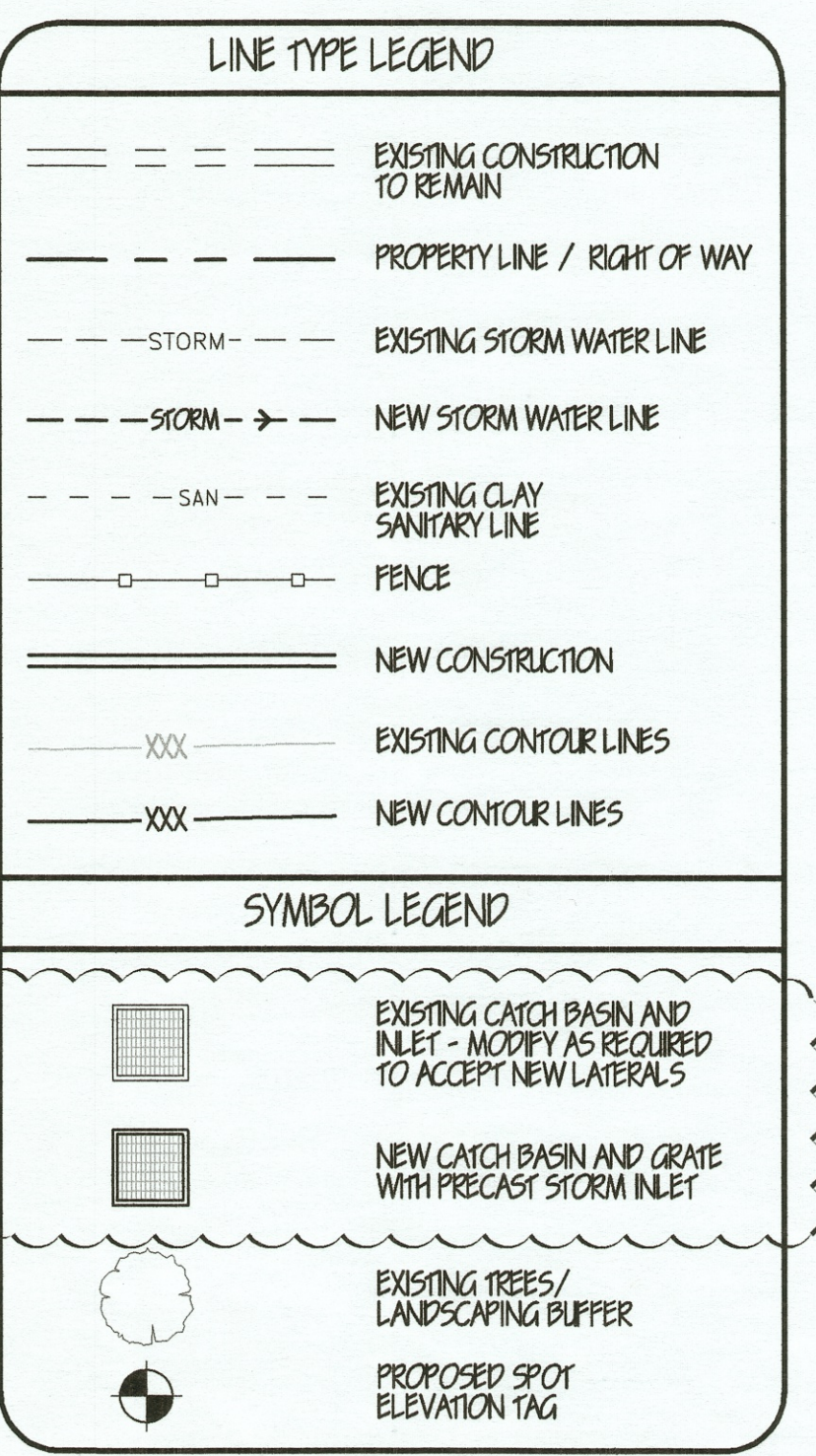
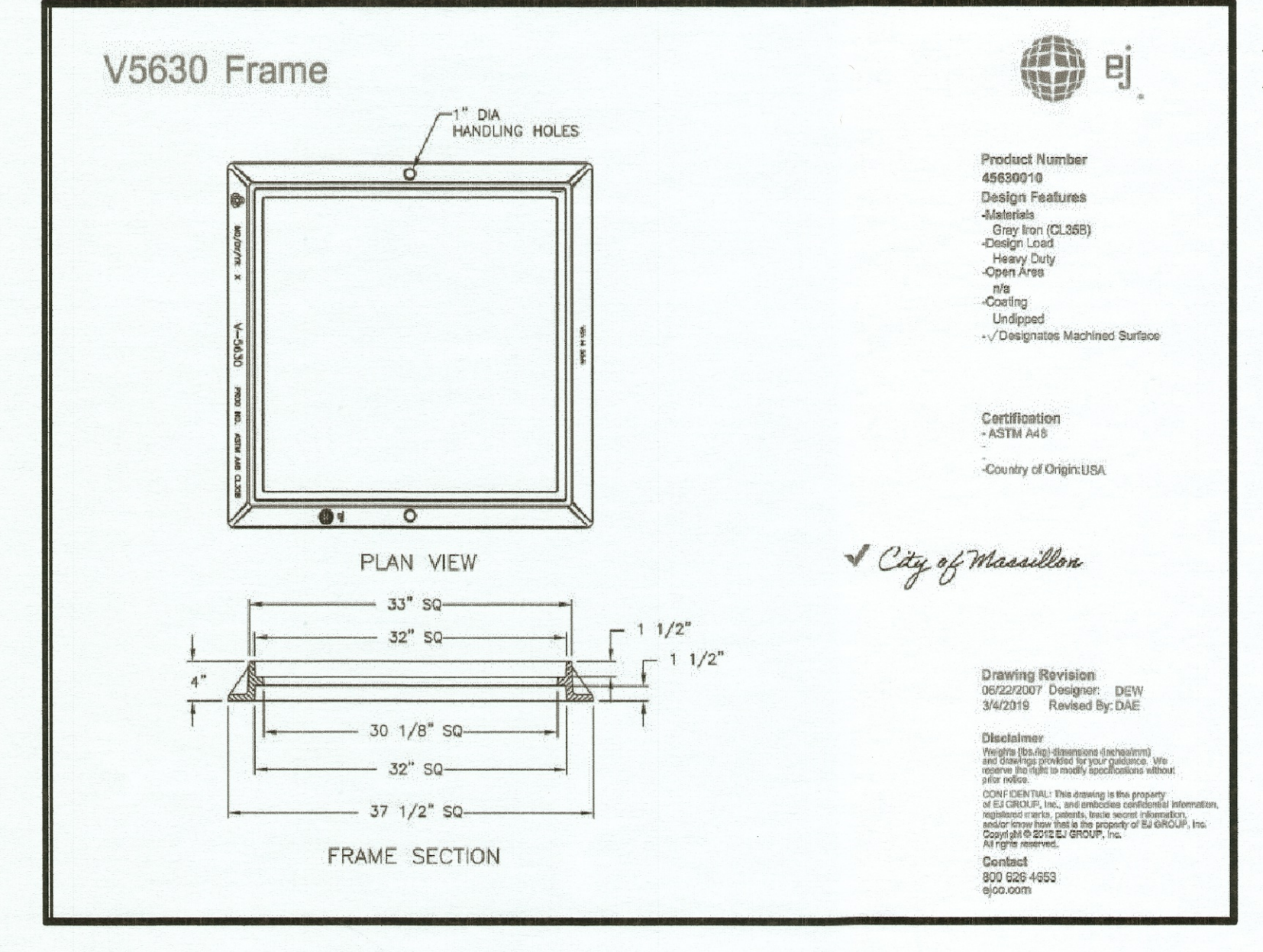
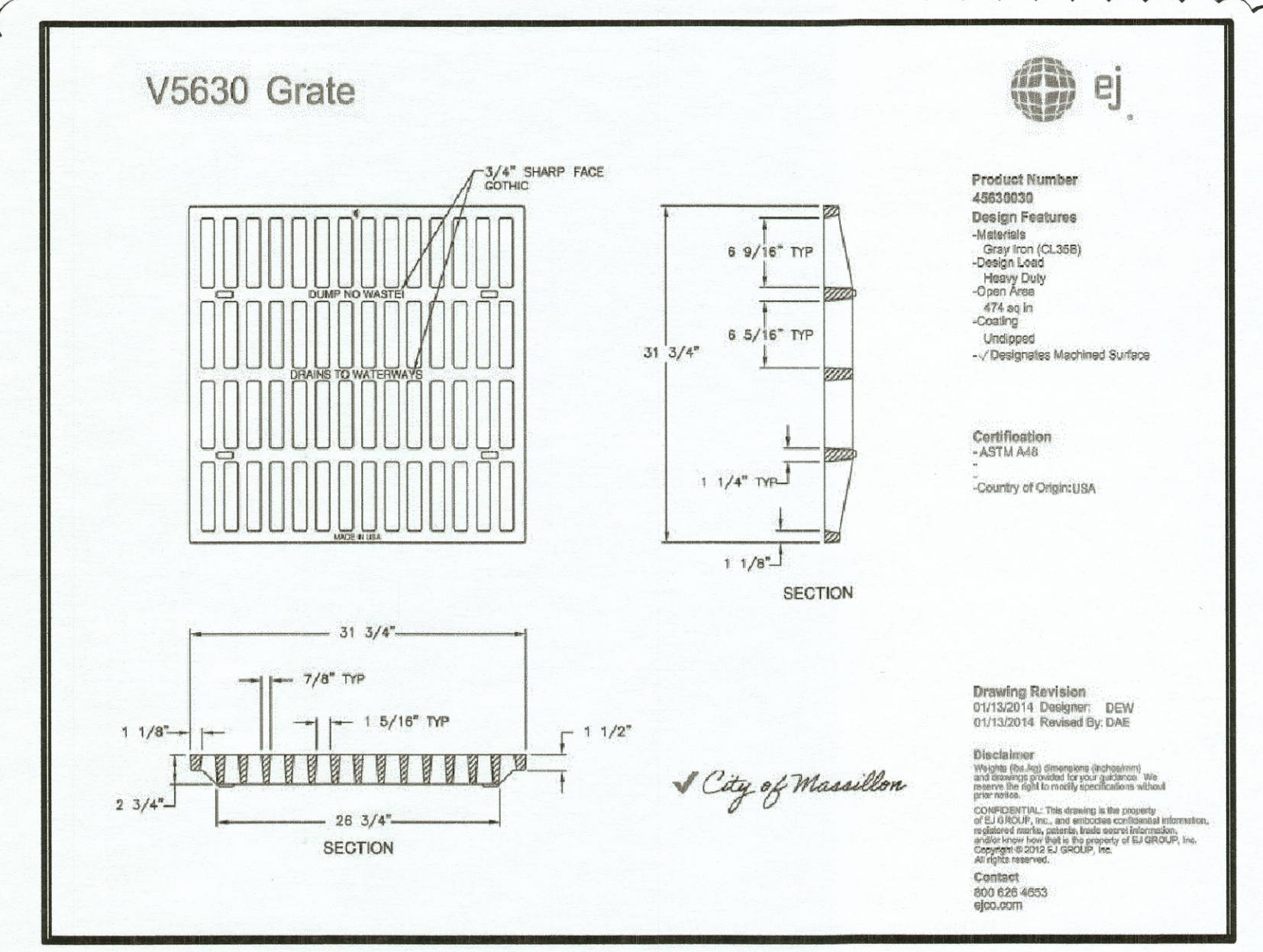
FLOODZONE STATEMENT:
MAP: 39151C0192E
EFFECTIVE DATE: 09/14/2018
ENTIRE PROPERTY IN ZONE 'X'. AREAS OF MINIMAL FLOOD HAZARD

NOTE:

- NO DETENTION/RETENTION AREA TO BE PROVIDED. STORM WATER SHALL BE COLLECTED BY GUTTERS AND DOWNSPOUTS FROM THE PROPOSED STRUCTURE AND DISTRIBUTED TO A MANUFACTURED DRYWELL. ORIGINAL STRUCTURE THAT WAS DEMOLISHED UNDER A SEPARATE PROJECT HAD ±2,052 SQ. FT. OF ROOF STRUCTURE. THE PROPOSED BUILDING HAS A ROOF AREA OF ±3,200 SQ. FT.
- NO DUMPSTER WILL BE LOCATED ON THIS PROPERTY.

NOTE:
NO WETLANDS, STREAMS, PONDS, ETC. PRESENT AT SITE

BENCHMARK:
TOP CORNER OF EXISTING CONCRETE SIDEWALK.
ELEVATION= 100'-0"



**SITE GRADING HAS BEEN REVISED
SEE PLAN FOR ADJUSTMENTS**

ARE YOU USING THE ENTIRE SET OF DRAWINGS?
HAVE YOU INCORPORATED ALL ISSUED ADDENDUMS AND REVISIONS?
BE SURE TO COORDINATE THE LOCATION OF ALL FINISH MECHANICAL, ELECTRICAL, AND ARCHITECTURAL DEVICES/EQUIPMENT WITH THE OWNER BEFORE YOU ROUGH THEM IN.

**JOHN PATRICK
PICARD
ARCHITECT, INC.**
50 NORTH AVENUE NORTHEAST
SUITE 102
MASSILLON, OHIO 44646
PHONE (330) 471-9000
EMAIL: jpparchitect@yahoo.com

NEW PARTS AND CONSTRUCTION
MATERIAL STORAGE FACILITY FOR

FERRALL

POOLS & SPAS
1629 TREMONT AVENUE SOUTHEAST
MASSILLON, OHIO 44646

NAME: JOHN PATRICK PICARD
LICENSE NO. 9410621
EXPIRATION DATE: 12/31/2021

Project Number 21025
Date 05/04/21
ALL REVISIONS MADE TO THIS DRAWING AFTER ABOVE DATE SHALL BE DATED AND DESCRIBED BELOW.
THIS DRAWING WAS LAST REVISED ON 06/14/21
06/14/21
ENGINEERING COMMENTS

SD3

