



Technical Review Committee Agenda

Franklin County Engineer's Office
970 Dublin Road
Columbus, OH 43215

March 26, 2019
1:30 p.m.

1. New Business

A. Board of Zoning Appeals

i. VA-3938 – Terry Barr

Owner/Applicant:	Gary & Faith Fiordalis
Township:	Norwich Township
Site:	3447 Braidwood Dr. (PID #200-002605)
Acreage:	0.320-acres
Utilities:	Public water and wastewater
Zoning:	Residential District
Request:	Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to all the construction of a room addition that would cause the property to exceed the maximum allowed lot coverage in an area zoned Suburban Residential (R-4).

ii. VA-3939 – Phil Ashear

Owner/Applicant:	Nicholas & Amy Steiner
Township:	Pleasant Township
Site:	5300 Opossum Run Rd. (PID #230-003239)
Acreage:	2.389-acres
Utilities:	Private water and wastewater
Zoning:	Residential District
Request:	Requesting a Variance from Sections 512.02(2), and 650.162(a) of the Franklin County Zoning Resolution to allow the construction of a swimming pool that would be located in the Riparian setback; and to legitimize an accessory structure that exceeds the maximum size, does not meet the minimum side yard setback, and is located in the Riparian setback in an area zoned Rural.

iii. VA-3940 – Phil Ashear

Owner/Applicant:	Scott & Christine Guth
Township:	Norwich Township
Site:	6129 Sunny Vale Dr. (PID #200-003397)
Acreage:	0.240-acres
Utilities:	Public water and wastewater
Zoning:	Residential District
Request:	Requesting a Variance from Section 308.042 of the Franklin County Zoning Resolution to allow the construction of a room addition that would cause the property to exceed the maximum allowed lot coverage in an area zoned Suburban Residential (R-4).

2. Adjournment of Meeting to April 23, 2019.

Commissioners
Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department
James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address 3447 Braidwood Drive Hilliard OH 43026	
Parcel ID(s) 200-002605-00	Zoning R-4
Township Norwich	Acreage 0.3
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name Gary and Faith Fiordalis	
Address 3447 Braidwood Drive Hilliard OH 43026	
Phone # 269-207-3316	Fax #
Email zipfiordalis@gmail.com	

Property Owner Information	
Name/Company Name Gary and Faith Fiordalis	
Address 3447 Braidwood Drive Hilliard OH 43026	
Phone # 269-207-3316	Fax #
Email zipfiordalis@gmail.com	

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	Fax #
Email	

Staff Use Only
Case # VA-3938
Date filed: 2-25-19
Fee paid 350.00
Receipt # 19-00594
Received by: PJA
Hearing date: 4-15-19
Zoning Compliance: R2-19-016

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply (PUBLIC)
Please see the Application Instructions for complete details

Variance(s) Requested

Section

308-042

Description

MASTER BEDROOM + BATH + NEW GARAGE

Section

Description

Section

Description

Describe the project

An addition to include:

- a master bedroom and bath.
- a larger garage as the current "2 car" garage cannot accommodate two cars. With the addition of a new garage, the ease of the cars entering and exiting the garage will greatly increase.
- Removal of stand alone 12.5' x 12.5' shed in backyard.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

This property in the Ridgewood neighborhood is unique as it has a very tight wrap around driveway to access the garage in the back of the house.

This home has three small bedrooms and one full bath. Neighboring homes have a master bedroom and bath included in their designs.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

The zoning resolution that states only 20% of the property can be covered by "hard space" impedes the ability to do this project.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

These conditions and circumstances in question #1 do not result from any actions of the homeowners.

The home was built in 1960 when most families had one car and master bedrooms w/ bath were not common.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

We do not believe the approval of an extra 656 sqft (~~20%~~) of hard-space added to this property will be considered a special privilege by other neighboring properties. The footprint of the requested addition is no larger than the existing cement driveway that is needed to make the tight turn into the present garage.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

This request for a variance will not harm or endanger any person or structure in the vicinity.

6. Can there be any beneficial use of the property without the variance?

A smaller addition could be added but it would not allow for a garage accessible using the present driveway. More pavement would be needed to access the garage opening.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

There will be 22.5% hardspace vs 20% hardspace. However, part of the current cement driveway which is not part of the 20% hardspace would be incorporated into the addition.

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No. There would not be any detrimental effect to the neighborhood or adjoining properties.

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

The variance will not adversely affect the delivery of governmental services.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

Yes, but we were told the restriction of 20% hardspace would most likely not apply because we were covering the existing driveway pavement and removing the shed.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No, not to our knowledge. The variance is needed to achieve the full benefit of the project.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes. We respect the 20% hardspace zoning specification as the neighborhood enjoys more green space. However, allowing an additional 2.5% variance to this restriction would grant our property a master-bedroom and bath, and a garage that is easily accessible. And with the removal of the storage shed there will be more green space in the back yard.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Applicant _____

Date _____

Gary L. Zindel
Property Owner (Signature must be notarized)

1/12/2019
Date

Faith S. Jordanis
Property Owner (Signature must be notarized)

1/12/2019
Date

***Agent must provide documentation that they are legally representing the property owner.**

****Approval does not invalidate any restrictions and/or covenants that are on the property.**

State of Ohio, County of Franklin
Sworn to (or affirmed) and subscribed
before me this 12th day
of January, 2019 by
Gary L. Zindel
(signature of affiant)
[Signature]
Notary Public

State of Ohio, County of Franklin
Sworn to (or affirmed) and subscribed
before me this 12th day
of January, 2019 by
Faith S. Jordanis
(signature of affiant)
[Signature]
Notary Public



STEVE J HERMINGHAUSEN
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
September 01, 2020

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions 7

You can find your deed at:

www.franklincountyohio.gov/recorder

4) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

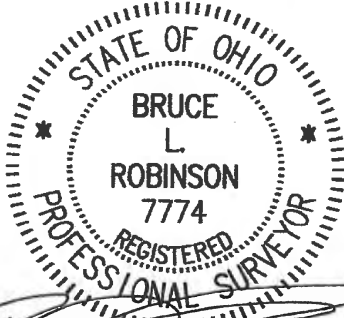
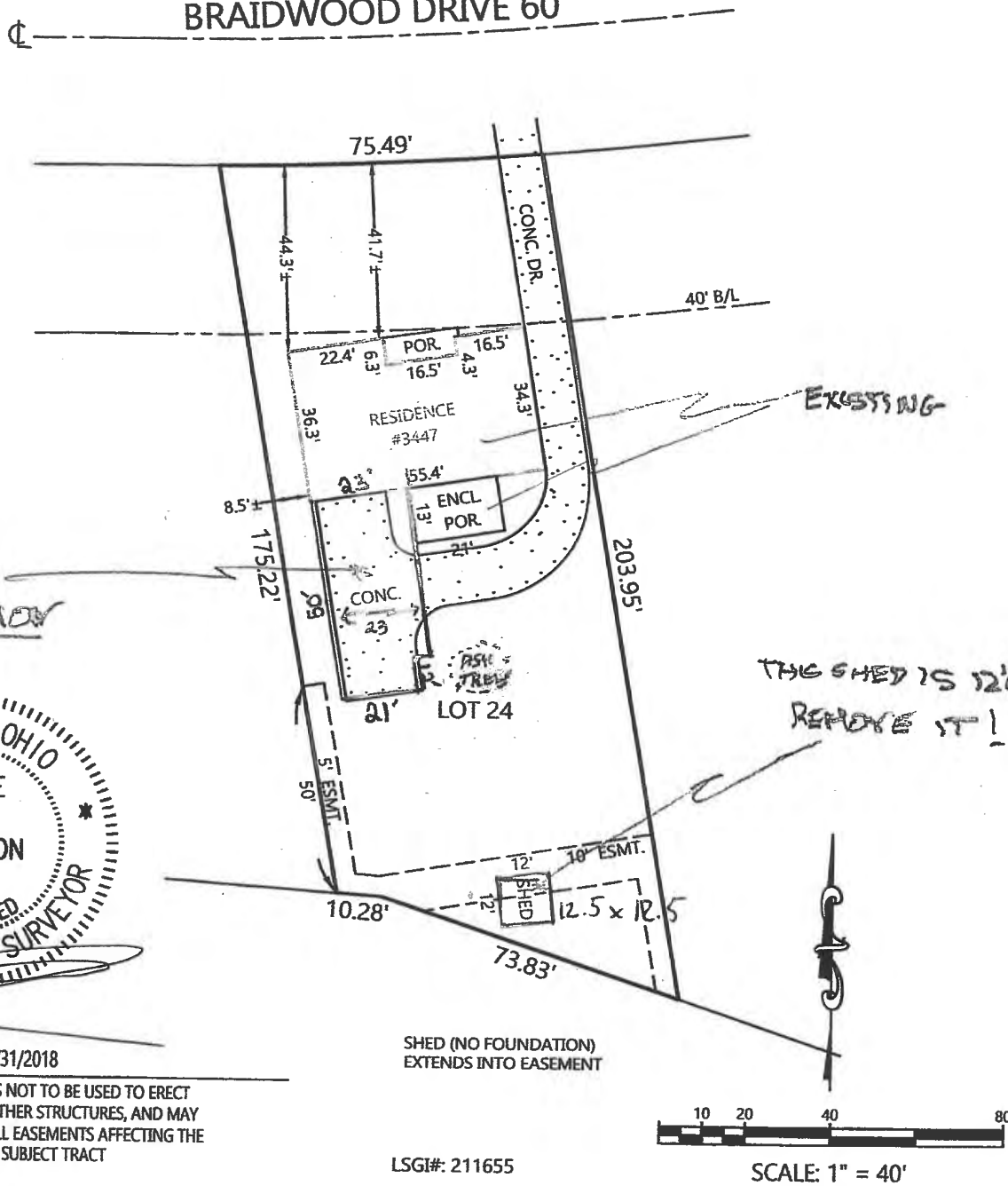
Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

PROPERTY ADDRESS: 3447 BRAIDWOOD DRIVE, HILLIARD, OHIO 43026

SURVEY NUMBER: 211655

BRAIDWOOD DRIVE 60'



THIS SEAL EXPIRES 12/31/2018

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT

SHED (NO FOUNDATION) EXTENDS INTO EASEMENT

LSGI#: 211655

SCALE: 1" = 40'

POINTS OF INTEREST: NONE VISIBLE

CLIENT NUMBER: 1804-094-BRAIDWOOD

DATE: 05/11/18

BUYER: JOSEPH JOZIC AND JAIME W. JOZIC

SELLER: MARK P. BROWN AND KRISTA K. BROWN

SUBLOT / ORIGINAL LOT: 24

SUBDIVISION: RIDGEWOOD ESTATES NO. 2

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

Landmark Survey is proud to support

susan g. Komen

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Commissioners
 Marilyn Brown, President
 Paula Brooks
 John O'Grady

Economic Development & Planning Department
 James Schimmer, Director

Application for Zoning Variance

Revised January 1, 2009



Property Information	
Site Address	5300 Opassum Run Rd. Grove City, OH 43123
Parcel ID(s)	230-003239-00
Zoning	R-rural
Township	Pleasant
Acreage	2.389
Water Supply	Wastewater Treatment
<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)	<input type="checkbox"/> Public (Central) <input checked="" type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name	Nicholas & Amy Steiner
Address	5300 Opassum Run Rd. Grove City, OH 43123
Phone #	(513) 403-1024
Fax #	N/A
Email	NICKAF124@yahoo.com

Property Owner Information	
Name/Company Name	Nicholas & Amy Steiner
Address	5300 Opassum Run Rd. Grove City, OH 43123
Phone #	(513) 403-1024
Fax #	
Email	NICKAF124@yahoo.com

Agent Information (if applicable)	
Name/Company Name	
Address	
Phone #	
Fax #	
Email	

Staff Use Only
Case #
VA-3939
Date filed:
3-11-19
Fee paid
350.00
Receipt #
19-00788
Received by:
PJA
Hearing date:
4-15-19
Zoning Compliance:
19-028

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
<input checked="" type="checkbox"/> Fee Payment (Checks only)
<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
<input checked="" type="checkbox"/> Site Map (max 11" x 17")
<input checked="" type="checkbox"/> Covenants and deed
<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	512.02 (2)
Description	Location, size Max 2,160 sq ft Building is 3,000 sq ft
Section	512.02 (2)
Description	Side yard set back Min 20 ft Building is 16 ft
Section	650.162 (A)
Description	Riparian set back area

Describe the project

We hired a contractor to construct an accessory building on our property. We were very clear with him that we wanted the building zoned & properly permitted, as was stated in our signed contract with him, so we would have no issues if we ever chose to sell our property. We applied for a zoning permit behind the building & found out that no zoning or permits were ever pulled by the contractor.

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

1. Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

The accessory building is already built & functional since 2016 without our knowledge of the building not being properly zoned & permitted.

2. That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

In accordance with section 650.162(A) yes, it would deprive our rights that other properties in our zoning district enjoy. There are several properties surrounding us that have buildings within or close to the riparian area.

3. That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

No, the applicants were unaware that the contractor who built the accessory building did not get zoning & building permits that were discussed & included in signed contract.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

No. We were under the assumption that the accessory building was being built to code with zoning & building permits.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No.

6. Can there be any beneficial use of the property without the variance?

The property would/could be used as a residential property, but without the variance the property value would drop due to the building having to come down.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

4ft too close to side property line & 840 sqft too large

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No.

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

Not at all.

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

No.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes.

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Applicant _____

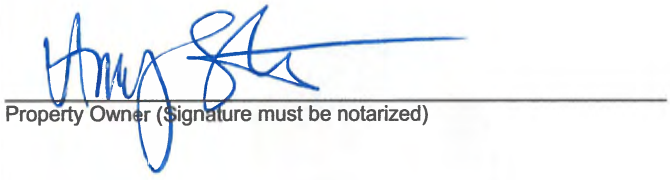
Date _____



3-11-19

Property Owner (Signature must be notarized)

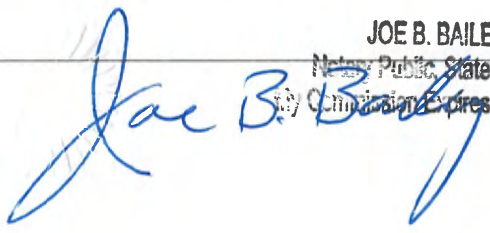
Date



3-11-19

Property Owner (Signature must be notarized)

Date


JOE B. BAILEY
Notary Public, State of Ohio
My Commission Expires 12-16-2022

*Agent must provide documentation that they are legally representing the property owner.

**Approval does not invalidate any restrictions and/or covenants that are on the property.

Application instructions

Please submit the following:

1) **Application Form**

Completed application form with notarized signatures

2) **Fee – non refundable**

Checks only payable to *Franklin County Treasurer*

3) **Covenants or deed restrictions.**

Provide a copy of your deed with any deed restrictions

You can find your deed at:

www.franklincountyohio.gov/recorder

4) **Auditor's Tax Map.**

Provide a map showing the subject property and all land within 500 feet of the property.

You can find the map at:

www.franklincountyohio.gov/auditor

5) **Site map**

Provide a map showing the subject property with the following items:

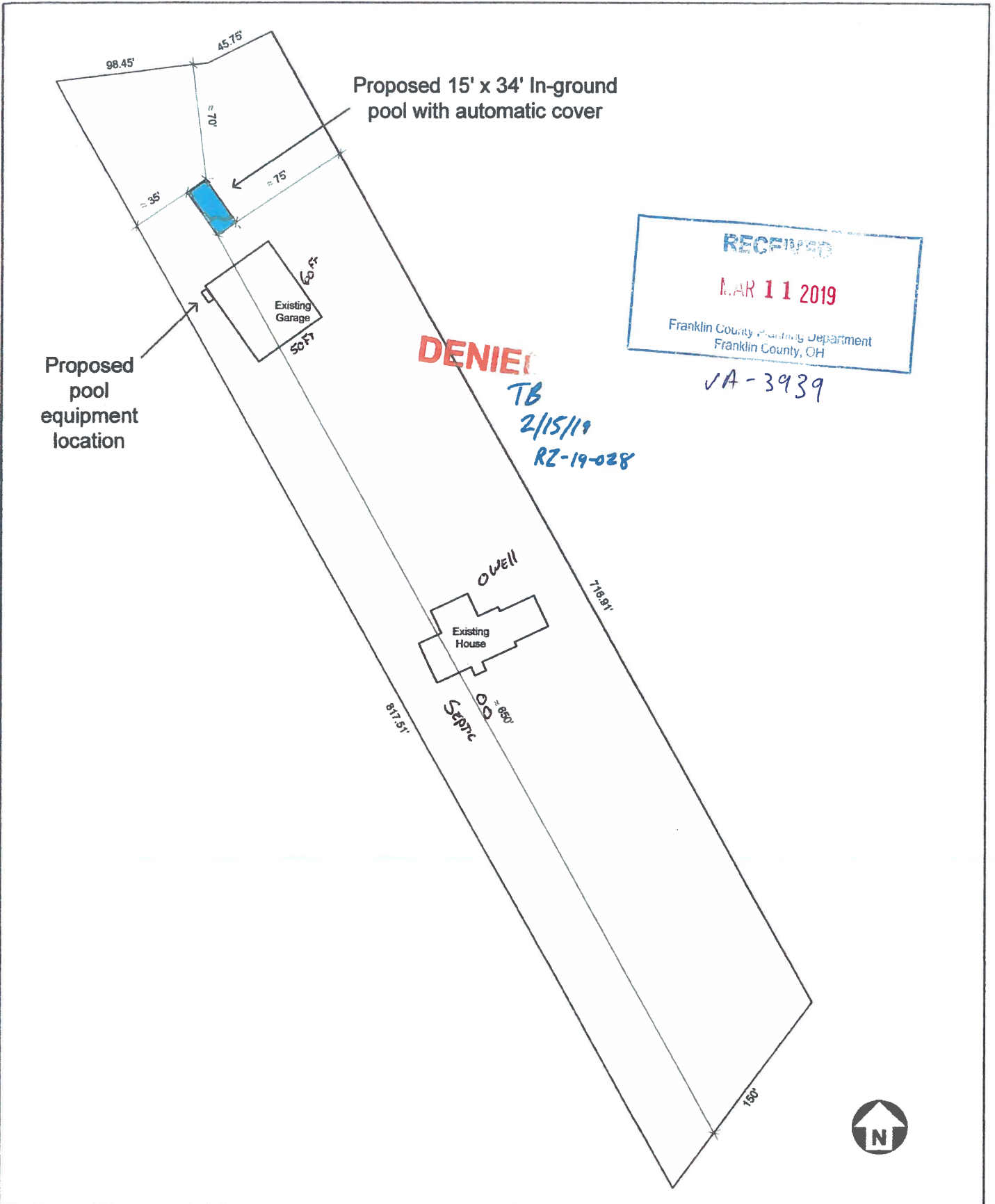
- For the subject property
 - All property lines
 - Dimensions of the property
 - Road frontage
 - Street right-of-ways
 - Driveways
 - Easements
 - Floodplain areas
 - Location of existing septic/aerator systems and wells
- For all existing and proposed buildings and structures
 - Location of each on the property
 - Location of any proposed addition or expansion
 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

SITE PLAN




RECEIVED
 MAR 11 2019
 Franklin County Planning Department
 Franklin County, OH

DENIED
 TB
 2/15/19
 RZ-19-028

VA-3939



 Watermark Pools 772 Congress Park Drive Dayton, Ohio 45459 937-434-7865 www.watermarkpools.net	Amy & Nick Steiner 5300 Opossum Run Rd. Grove City, Ohio 43123		DATE	SCALE
			02/01/2019	1' = 80'
			SHEET	REVISION
			SP 1	



Application for Zoning Variance

Revised January 1, 2009



Commissioners

Marilyn Brown, President
Paula Brooks
John O'Grady

Economic Development & Planning Department

James Schimmer, Director

Property Information	
Site Address <i>6129 Sunny Vale Dr. Columbus, OH 43228</i>	
Parcel ID(s) <i>200003397</i>	Zoning <i>R-4</i>
Township <i>Norwich</i>	Acreage <i>0.24</i>
Water Supply <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)	Wastewater Treatment <input checked="" type="checkbox"/> Public (Central) <input type="checkbox"/> Private (Onsite)

Applicant Information	
Name/Company Name <i>Scott Anthony Guth + Christine L. Guth</i>	
Address <i>6129 Sunny Vale Dr. Columbus, OH 43228</i>	
Phone # <i>614.582.8003</i>	Fax #
Email <i>Scottguth@aol.com</i> <i>tinguth3@icloud.com</i>	

Property Owner Information	
Name/Company Name <i>Scott Anthony Guth and Christine L. Guth</i>	
Address <i>6129 Sunny Vale Dr. Columbus, OH 43228</i>	
Phone # <i>614.582.8005</i>	Fax #
Email <i>Scottguth@aol.com</i>	

Agent Information (if applicable)	
Name/Company Name <i>GRADE A Remodeling</i>	
Address <i>519 Annette Court</i> <i>West Jefferson Ohio 43162</i>	
Phone # <i>614-378-6557</i>	Fax # <i>—</i>
Email	

Staff Use Only
Case # <i>VA-3940</i>
Date filed: <i>3-13-19</i>
Fee paid <i>350.00</i>
Receipt #
Received by: <i>PJA</i>
Hearing date: <i>4-15-19</i>
Zoning Compliance: <i>19-063</i>

Document Submission
The following documents must accompany this application:
<input checked="" type="checkbox"/> Completed application
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<input checked="" type="checkbox"/> Auditor's map (8 1/2" x 11")
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<input checked="" type="checkbox"/> Notarized signatures
<input checked="" type="checkbox"/> Proof of water & waste water supply
Please see the Application Instructions for complete details

Variance(s) Requested	
Section	308.042 - Lot coverage limited to 20% - requested to be 26%
Description	
Section	
Description	
Section	
Description	

Describe the project

Addition of 500 sq. ft. onto rear of house

NOTE: To receive a variance, you must meet all the variance requirements in Section 810.04 of the Franklin County Zoning Resolution. Your answers to the following questions will help the Board of Zoning Appeals determine whether you meet the requirements for a variance. If you don't answer the questions, we will consider your application incomplete.

- Are there special conditions or circumstances applying to the property involved that do not generally apply to other properties in the same zoning district.

Yes. Our structure is one story, and due to the need to accommodate physically disabled members of family, our planned addition cannot be added in any other way. A two story structure would not be acceptable to address our current need for more space.
- That a literal interpretation of the requirements of this Zoning Resolution would deprive the applicant of rights commonly enjoyed by other properties in the same Zoning District under the terms of the Zoning Resolution.

Yes. Without a relatively small variance, we would be deprived of the ability to provide comfortable accommodations for our physically disabled family members who visit long term (seasonally) and could possibly need even more permanent accommodations.
- That the special conditions and circumstances, listed under question #1, do not result from any actions of the applicant.

No. Circumstances were not a result of my/our actions.

4. That approving the variance requested will not grant the applicant any special privilege that is denied by this Zoning Resolution to other lands or structures in the same Zoning District.

No.

5. Would granting the variance adversely affect the health or safety of persons residing or working in the vicinity of the proposed development, be materially detrimental to the public welfare, or injurious to private property or public improvements in the vicinity?

No.

6. Can there be any beneficial use of the property without the variance?

No. The benefits of allowing the variance would include allowing disabled family member to stay comfortably at our residence and accommodate growing family size.

7. How substantial is the variance? (i.e. 10 feet vs. 100 feet - Required frontage vs. proposed)

Variance is for additional 6% of property to be structured vs. non structured. and

8. Would the essential character of the neighborhood be substantially altered or would the adjoining properties suffer substantial harm as a result of the variance?

No. All changes would be in rear of property with minimal impact to neighbors

9. How would the variance adversely affect the delivery of governmental services?

(e.g., water, sewer, garbage, fire, police - Verification from local authorities - i.e. fire might be required)

No interference to any of these services are anticipated

10. Did the applicant purchase the property with knowledge of the zoning restrictions?

No. When house was purchased, project requiring variance was not needed or being considered.

11. Could the applicant's predicament feasibly be obtained through some method other than a variance?

No. Necessary addition could not be completed without variance.

12. Would the spirit and intent behind the zoning requirement be observed and would substantial justice be done by granting the variance?

Yes. Our requested variance is within a reasonable range of the current requirement and would greatly enhance our ability to use, function, and enjoy our property.

Case #

VA-3940

Affidavit

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the County. I hereby certify that I have read and fully understand all the information required in this application form.

Scott A Guth
Applicant

3/13/2019
Date

Scott A Guth
Property Owner (Signature must be notarized)

3/13/2019
Date

Christine L Guth
Property Owner (Signature must be notarized)



3/13/2019
Date
JAMIE A. EDWARDS
Notary Public, State of Ohio
My Commission Expires 05-13-2023

Jamie A Edwards
5.13.2019

***Agent must provide documentation that they are legally representing the property owner.**

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 - Square footage of each
 - Height of each
 - Distance to property lines
- Scale
- North arrow
- Any information relevant to the specific nature of the variance

6) **Proof of utility service**

Provide proof from the provider of your water and wastewater services.

Note: If services are provided by a private or public entity, you must provide a letter verifying that you have service or will have access to it. If you're proposing an on-lot septic system or well, please provide information from the Franklin County Board of Health (or appropriate agency).

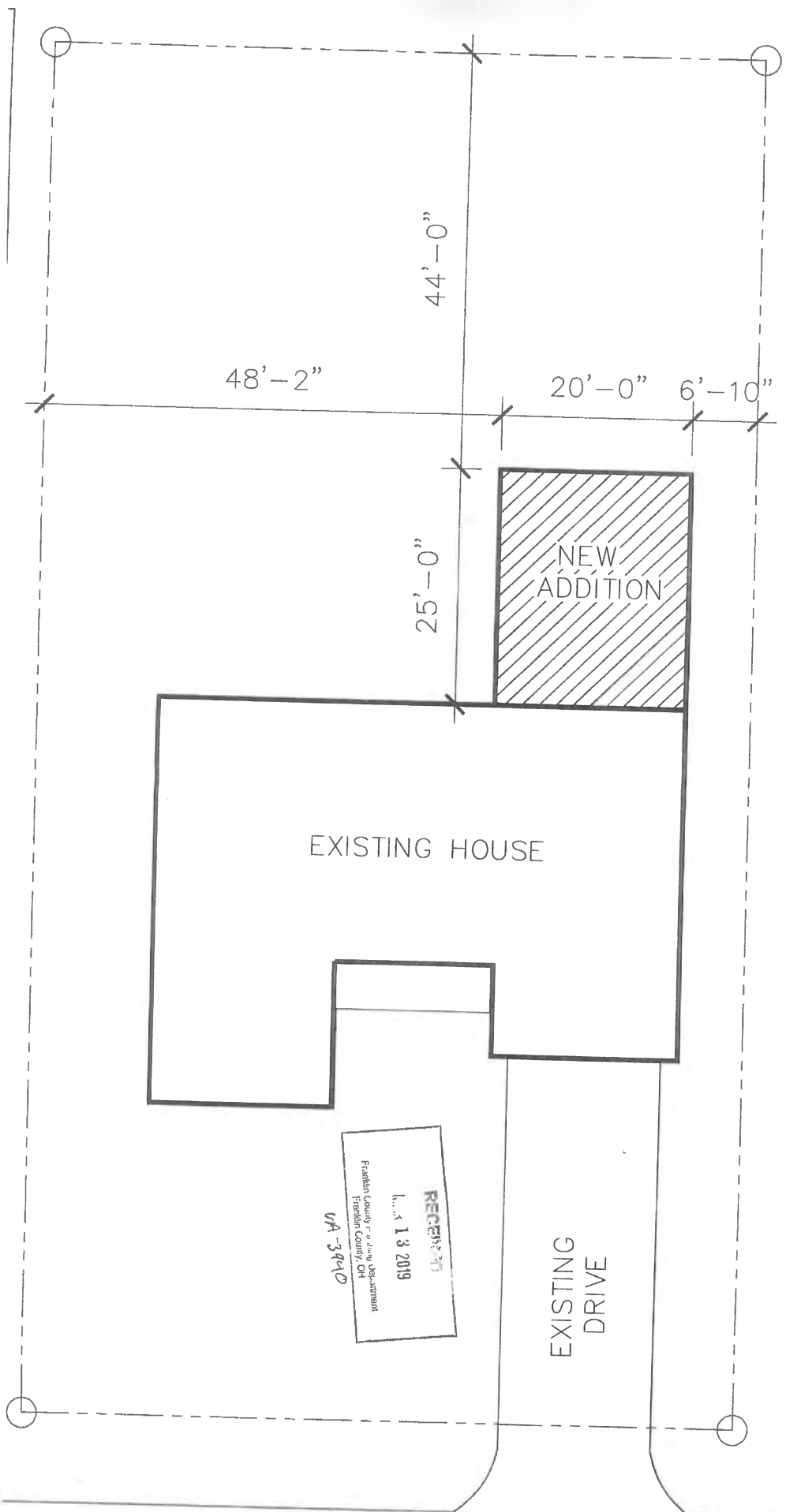
2017 OBC
2017 OPC
2017 OMC

1. SOIL BEARING 1,500 PSF
CODE, WHEN SOIL
2. ROOF LOADS:
A. SNOW 25 PSF
B. WIND 21 PSF/1'
3. LIVE LOADS:
A. ASSEMBLY
1. FIXED SEATING
2. MOVABLE SEATING
3. PLATFORMS
4. CORRIDORS
B. EDUCATIONAL
1. CLASSROOMS
2. CORRIDORS
C. STAIRWAYS AND LIFTS
1. LANDINGS
a. 100 PSF
b. 300 PSF
2. EXITWAYS
D. STORAGE AND MECHANICAL
E. GUARDS/KNEEWALLS
4. WIND LOAD: ULTIMATE
5. EARTHQUAKE DESIGN
SITE CLASS = TD
SHORT DESIGN PERIOD
1-SEC. DESIGN SPECTRAL
SEISMIC USE GROUP
SEISMIC IMPORTANCE
SEISMIC DESIGN CATEGORY
ANALYSIS PROCEDURE
BASIC SEISMIC ANALYSIS
RESPONSE MODIFICATION
DEFLECTION LIMITS

(SPECIAL NOTE: SEE
GOVERNING FACTORS)

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	COVER SHEET
	ARCHITECTURAL
A1.1	FLOOR PLAN
	PME DRAWING
PME-1	HVAC FLOOR PLAN
	SPECIFICATIONS
SP1	SPECIFICATIONS
SP2	WALL SECTION



1" = 10'