

NEW TOWNHOUSE BUILDINGS

Use Group	TOWNHOUSES R-3		
BLDG "A"	Area Each Apt.	Nº Units	Total Area
First Floor	457.7	3	1,373
Second Floor	457.7	3	1,373
BLDG "B"	Area Each Apt.	Nº Units	Total Area
First Floor	457.7	7	3,204
Second Floor	457.7	7	3,204
Construction Type..... 5B			
Structural design loads.			
Soil Bearing	2,000 lb/sq.ft.		
Live Load Floor	100 lb/sq.ft.		
Roof, Ground Snow Load:			
Flat Snow Load	(1610.4)	25 lb/sq.ft.	
Snow Exposure Factor	(T. 1610.4)	0.7	
Snow Load Factor	(1610.5)	1.0	
Roof, Ground Snow Load, LL	18 lb/sq.ft.		
Roof, Collateral Load	10 lb/sq.ft.		
Wind Load			
Basic Wind Speed (1611.3)	80 mph		
Wind Load Import. Factor (T. 1611.5)	1.0		
Exposure 'B'	18 lb/sq.ft.		
Wind Design Pressure (1611.7)	9.167 lb/sq.ft.		
Seismic Loads			
Peak veloc.-related accelerat.	0.077		
Peak acceleration (Sect. 1612.3)	0.1		
Hazard Exposure	Group 1		
Performance Category	B		
Soil Profile	15		
Basic Struct. Syst (Table 1612.3.3)	1		
Response Modif. & defl. amplitude (Table 1612.3.3)	6 1/2		
Analysis Procedure Utilized	Equivalent Lateral Force Procedure		

ADDITION TO BUILDING
 EXISTING ONE STORY MERCANTILE BUILDING TO HAVE APARTMENTS ADDED
 ON FIRST FLOOR AND APARTMENTS ADDED TO NEW SECOND FLOOR.

Use Group	MIXED USE		
First Floor	Use	Area Sq. Ft.	Persons
	MERCANTILE	6,067	202
Second Floor	APARTMENTS	1,195	6
	APARTMENTS	2,681	20
Total Occupant Load			
228 persons			
Construction Type..... 5-B			
Structural design loads.			
Soil Bearing	2,000 lb/sq.ft.		
Live Load Floor	100 lb/sq.ft.		
Roof, Ground Snow Load:			
Flat Snow Load	(1610.4)	25 lb/sq.ft.	
Snow Exposure Factor	(T. 1610.4)	0.7	
Snow Load Factor	(1610.5)	1.0	
Roof, Ground Snow Load, LL	18 lb/sq.ft.		
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Performance Category	B		
Soil Profile	15		
Basic Struct. Syst (Table 1612.3.3)	1		
Response Modif. & defl. amplitude (Table 1612.3.3)	6 1/2		
Analysis Procedure Utilized	Equivalent Lateral Force Procedure		

PROJECT ARCHITECT:
 Laszlo G. Koe-Krompecher, AIA, KOE ARCHITECTS
 302 East State Street, Athens, OH 45701
 740-594-2218 Fax 740-593-7001

SURVEYOR:
 Gregory Wright, PE & RS, Wright Engineering & Surveying
 11684 Channingway Blvd., The Plains, OH 45780
 740-797-4442 Fax 740-797-8623

Approved this 24th day of September, 1998
Wayne C. Key
 Service Director

Approved this 24th day of September, 1998
Jonathan D. Pudney
 Planning Commission

Approved and accepted this 14th day of November, 1998, by Ordinance No. 0-121-98
 wherein the attached plat is accepted buy such Council, for the City of Athens, Ohio.

In witness thereof, I have hereunto set my hand and affixed my seal this 11th day of JANUARY, 1999
David Walker
 Clerk of Council

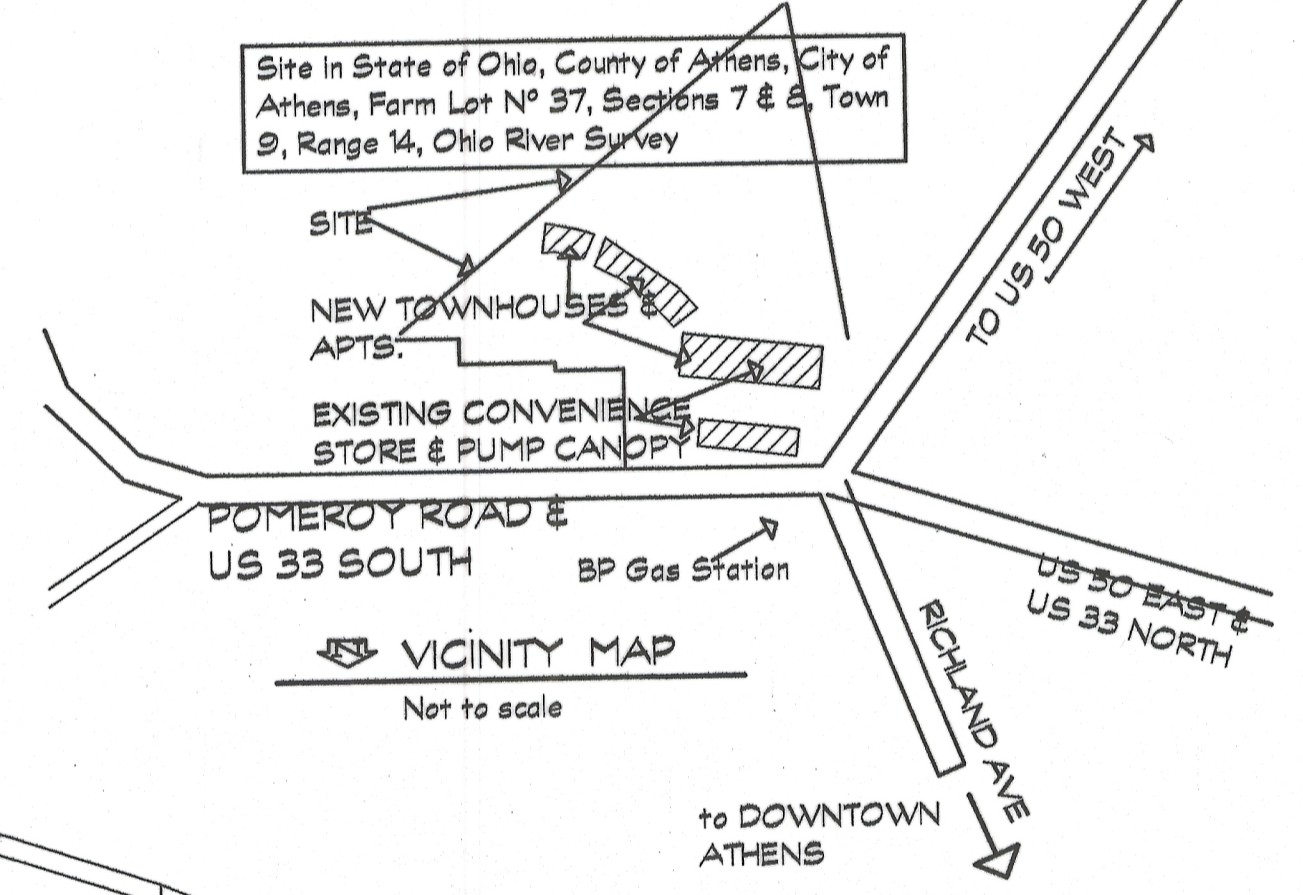
Approved this ___ day of ___, 1998
 Athens County Engineer

Transferred 5 day of February, 1999
David R. Lovett
 Athens County Auditor

Approved this ___ day of ___, 1998
 Service Director

Filed for Record this 8 day of FEB, 1999 at 2:39 P.M. Fee: \$ 43.20
 ENV. 491A
Julie Michael Scott
 Athens County Recorder

Recorded this ___ day of ___, 1998
 Plat Book ___ Page ___
 Service Director



PROJECT SUMMARY

Lot Area:	13,427 square feet
Minimum Lot Area/Unit	1,250 square feet
Actual Lot Area/Unit	13,889 square feet
Permitted Number of Units	90
Actual Number of Units	16
Number of Bedrooms	32
Number of Parking Spaces	73 (32 assigned to Apts)
Number of Buildings	3
Permitted Lot Coverage	40 percent
Actual Lot Coverage	13 percent
Open Space Required	68,056 square feet
Actual Open Space	98,676 square feet
Permitted Max. Building Height	3 1/2 stories
Actual Building Height	2 stories

INDEX OF DRAWINGS - ZONING

- 1 TITLE SHEET
- Si-1 SITE LAYOUT PLAN, DETAILS
- Si-2 SITE GRADING AND DRAINAGE PLAN, SITE SECTION
- Si-3 SITE UTILITY PLAN, NOTES
- Si-4 SITE SURVEY
- A-1 FOUNDATION PLAN - TOWNHOUSES

Sept. 4, 98 Misc. Revisions

REVISIONS

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DATE	DRAWN
March 1, 98	LGK
CHECKED	PHASE

PREPARED FOR:
 Mr. Demetrios Prokos
 544 Richland Avenue
 Athens, OH 45701
 740-593-8696

TITLE SHEET

RICHLAND
 Avenue Apartments
 544 Richland Avenue
 Athens, OH 45701

PREPARED BY:
KOE
 ARCHITECTS

ATHENS OFFICE
 302 East State State
 Athens, OH 45701
 740-594-2218 fax 593-7001

SHEET Nº
TITLE
 OF SHEETS
 SET DATE Zoning Set
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