

Inst. # 2023-1017

THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PART OF LOT 8644
 THE VILLAGES OF WETHERINGTON
 PLAT VOL. 25, PG. 113
CITY OF WOOSTER
 WAYNE COUNTY, OHIO

XX-406
 Sheet 245

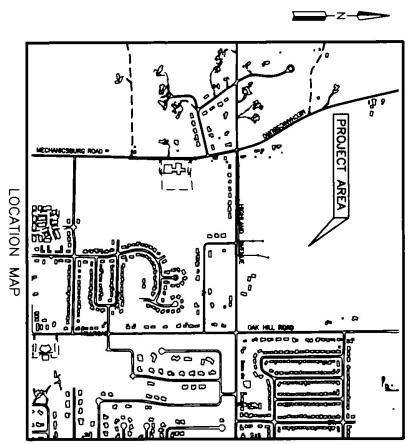
ESSENTIAL NOTES:
 ALL PUBLIC EASEMENTS ARE FOR THE PURPOSE OF UTILITY MAINTENANCE, REPAIR AND/OR REPLACEMENT.
 "UTILITY EASEMENT" REPRESENTS THE EASEMENT IS INTENDED FOR USE BY THE AMERICAN ELECTRIC POWER COMPANY LOCAL, OR CLEAR PICTURE INC. AND DOMINION COMPANIES AND ARE TO BE PRIVATE EASEMENTS UNLESS OTHERWISE LABELED.

THERE ARE TO BE NO PRIVATE STRUCTURES, PLANTINGS, FENCING, CULVERTS OR OTHER MATERIALS PLACED OR PERMITTED TO REMAIN ON THE LOT WHICH MAY OBSTRUCT, RETARD OR IMPAIR THE OPERATION OF ANY PUBLIC UTILITY OR THE MAINTENANCE OF EASEMENTS OR OTHER RIGHTS OF ACCESS TO ANY PUBLIC UTILITY MAINTENANCE OF SMILES AND GENERAL GRADING OF THEIR PROPERTY ENCUMBERED BY THE VARIOUS EASEMENTS.

STORM WATER NOTE:
 ALL DEVELOPER PROVIDED OR SITE SPECIFIC REPAIR/STORMWATER CONTROL MEASURES SHALL BE THE RESPONSIBILITY OF THE OWNERS PERTAINING TO GENERAL UPKEEP ROUTINE AND NON-ROUTINE MAINTENANCE, PERFORMING REQUIRED INSPECTIONS AND ANNUAL REPORTING REQUIREMENTS.

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.

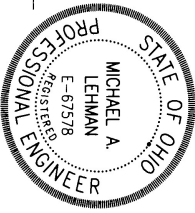
Mark E. Purdy
 Mark E. Purdy, P.S. #7307
 12-7-22
 Date



20230001018
 Filed for Record in WAYNE County, Ohio
 Jane Carmichael
 Rec Fees: \$130.00
 D&B OR Vol 950 Pgs 1153 - 1169

ENGINEER'S DECLARATION: I declare that this plan shows graphically, insofar as possible, the layout and dimensions of units and of the buildings.

Michael A. Lehman
 Michael A. Lehman, P.E. 67578
 11-7-22
 Date



Approved 29th day of January, 20 23
 This 1st day of January, 20 23
 Approved for Recording: February, 20 23
 This 2nd day of February, 20 23
 Transferred: This 2nd day of February, 20 23

AUDITOR:	\$21.00
RECORDER:	280.00
TOTAL:	\$ 281.00

FILED FOR RECORD IN WAYNE CO., OHIO
Jane Carmichael
 JANE CARMICHAEL, RECORDER
 DATE: 2/2/23 AT 1:59 p.m.
 INSTRUMENT # 20230001017
 PLAT VOL. 33 PAGE 359
 FEE \$ 280.00



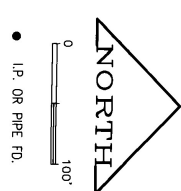
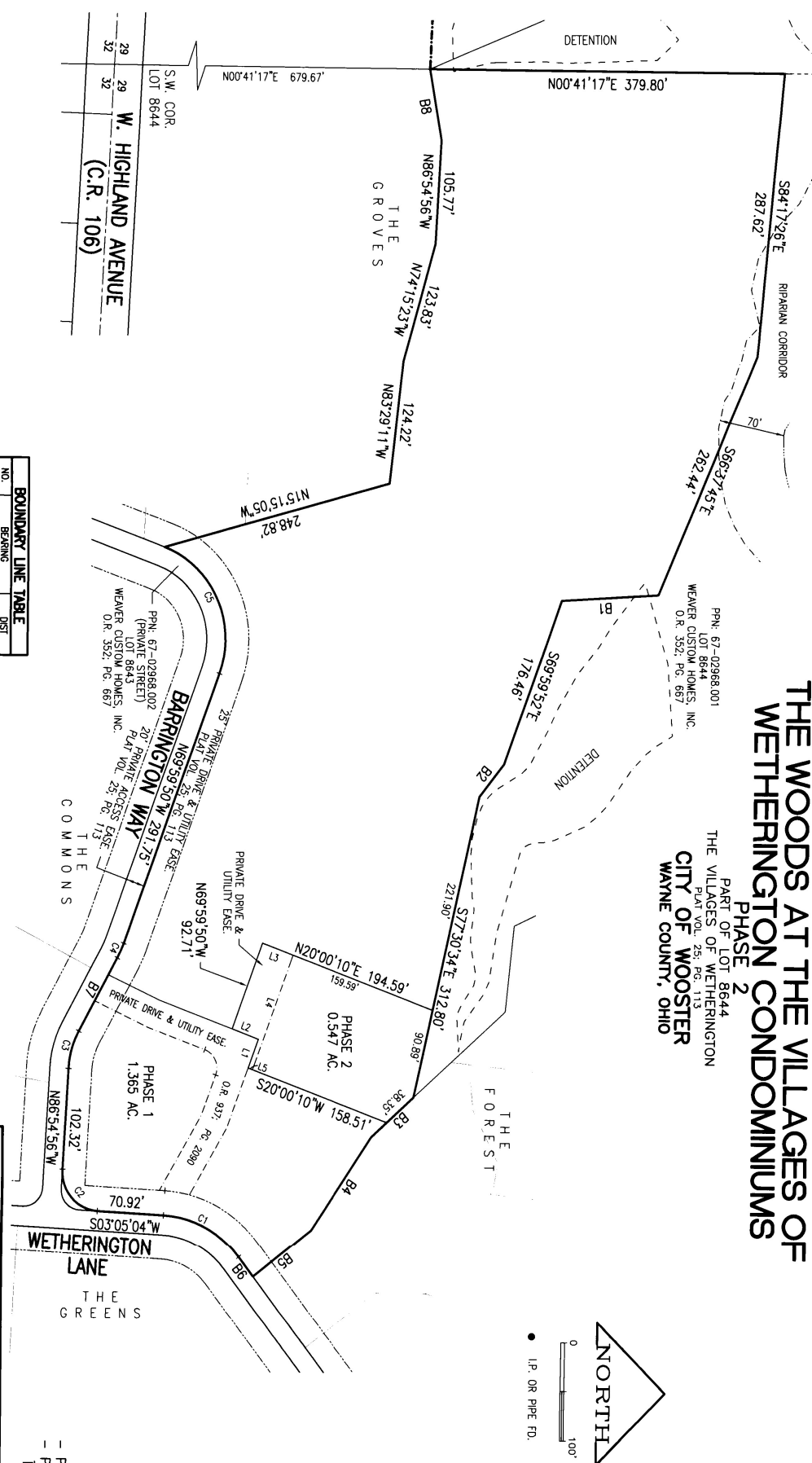
SHAFFER, JOHNSTON, LICHTENWALTER & ASSOCIATES, INC.
 Consulting Engineers & Surveyors
 3477 Commerce Parkway, Suite C
 Wooster, Ohio 44691
 TEL (330) 345-6377 FAX (330) 345-6725 EMAIL sj@sj-inc.com

DRAWN C. 750	CHECKED	1" SCALE	DATE
DWG NO: EW-2074B-BB	JOB NO: EW-2074B-BB	SHEET 1 OF 3	11/22/22

THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS

PHASE 2
 PART OF LOT 8644
 THE VILLAGES OF WETHERINGTON
 PLAY VOL. 25, PG. 113
 CITY OF WOOSTER
 WAYNE COUNTY, OHIO

XX-406
 Sheet 245




202300001017
 BK 33 PG 360

29	29	W. HIGHLAND AVENUE
32	32	(C.R. 106)

NO.	ARC.	RADIUS	DELTA	BEARING	CHORD
C1	94.26'	110.00'	49.0554°	S27°38'01\"	91.40'
C2	62.83'	40.00'	90.0000°	S48°05'04\"	58.57'
C3	39.92'	90.00'	25.2550°	N74°12'26\"	38.60'
C4	16.32'	110.00'	08.2954°	N65°44'53\"	18.30'
C5	157.08'	100.00'	90.0000°	S85°00'10\"	141.42'

NO.	BEARINGS	DIST
B1	S03°27'29\"	102.86'
B2	S51°59'33\"	42.06'
B3	S42°04'25\"	60.24'
B4	S56°23'03\"	114.24'
B5	S37°49'02\"	78.73'
B6	S52°10'58\"	25.00'
B7	N61°29'56\"	84.89'
B8	S80°16'36\"	73.26'

NO.	BEARING	DIST
L1	N69°59'50\"	31.29'
L2	S20°00'10\"	30.00'
L3	N20°00'10\"	35.00'
L4	S69°59'50\"	124.00'
L5	S20°00'10\"	5.00'



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DWG NO. EW-2074B-BB JOB NO. EW-2074B-BB SHEET 2 OF 3
 DATE 11/22/22

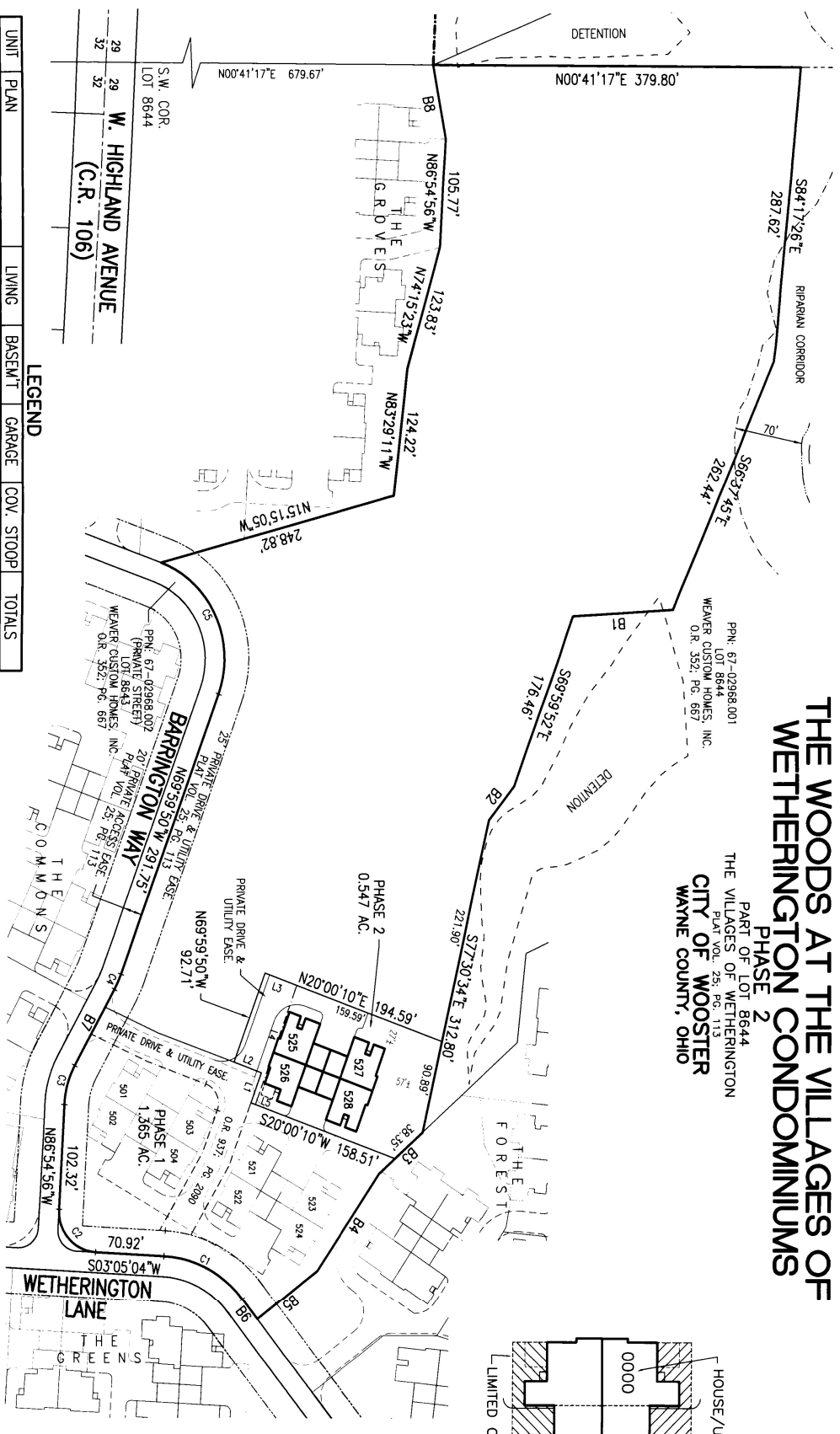
THE WOODS AT THE VILLAGES OF WETHERINGTON CONDOMINIUMS PHASE 2

PART OF LOT 8644
 THE VILLAGES OF WETHERINGTON
 PLAT VOL. 25, PG. 113
 CITY OF WOOSTER
 WAYNE COUNTY, OHIO

PPN: 67-02968.001
 LOT 8644
 WEINER CUSTOM HOMES, INC.
 O.R. 352, PG. 667

HOUSE/UNIT NUMBER
 0000
 LIMITED COMMON AREA

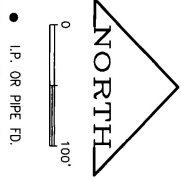
XX-406
 Sheet 245



UNIT	PLAN	LIVING	BASEMENT	GARAGE	COV. STOOP	TOTALS
525	Bakley Slab w/Sunroom	1401 SF.	---	437 SF.	23 SF.	1861 SF.
526	Easton Slab	1225 SF.	---	437 SF.	23 SF.	1685 SF.
527	Easton Basement w/Sunroom	1401 SF.	1401 SF.	437 SF.	23 SF.	3262 SF.
528	Windsor Basement w/Sunroom	1401 SF.	1401 SF.	437 SF.	23 SF.	3262 SF.

LEGEND

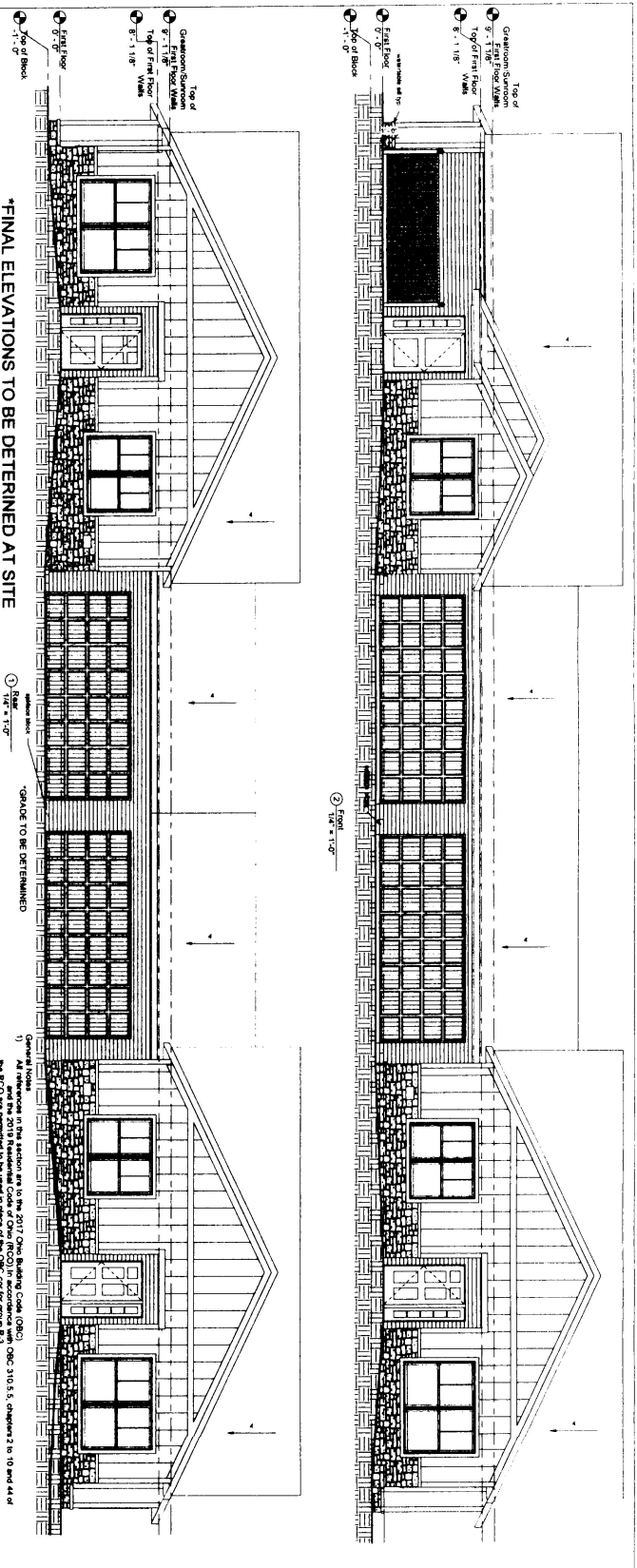
WOODS 9.715 AC.
 - PHASE 1 1.365 AC.
 - PHASE 2 0.547 AC.
 RESIDUE 7.803 AC.



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DWG NO.: **EW-20748-BB** JOB NO.: **EW-20748-BB** SHEET **3** OF **3**

202300001017
 BK 33 PG 361



*FINAL ELEVATIONS TO BE DETERMINED AT SITE

1) Riser 4' 10 1/2\"/>

2) Riser 4' 10 1/2\"/>

GRADE TO BE DETERMINED

1) General Notes

- 1) All references in this section are to the 2017 Ohio Building Code (OBC). The OBC is permitted to be used in accordance with the provisions of the OBC for group B-3.
- 2) Building use group: B-3 Residential (per OBC 310)
- 3) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.4.
- 4) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.5 through 310.2.2.8.
- 5) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.9 through 310.2.2.11.
- 6) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.12 through 310.2.2.14.
- 7) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.15 through 310.2.2.17.
- 8) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.18 through 310.2.2.20.
- 9) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.21 through 310.2.2.23.
- 10) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.24 through 310.2.2.26.
- 11) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.27 through 310.2.2.29.
- 12) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.30 through 310.2.2.32.
- 13) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.33 through 310.2.2.35.
- 14) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.36 through 310.2.2.38.
- 15) All exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.39 through 310.2.2.41.

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4 UNIT CONDO #34 THE WOODS WOOSTER OHIO

GENERAL CONTRACTOR
124 EAST LIBERTY ST. WOOSTER, OH 44691 PH. 330.284.5444



All items shall meet the Assembly Requirements for Type II Units unless noted otherwise per OBC 1107.2.1.

Roofing: The roof shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The roof shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Exterior Walls: The exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The exterior walls shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Windows: The windows shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The windows shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Doors: The doors shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The doors shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Interior Walls: The interior walls shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The interior walls shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Floors: The floors shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The floors shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Basement: The basement shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The basement shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Stairways: The stairways shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The stairways shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Elevators: The elevators shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The elevators shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Fire Protection: The fire protection shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The fire protection shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Structural: The structural shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The structural shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

MECHANICAL: The mechanical shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The mechanical shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

ELECTRICAL: The electrical shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The electrical shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

PLUMBING: The plumbing shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The plumbing shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

HVAC: The HVAC shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The HVAC shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

FINISHES: The finishes shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41. The finishes shall be constructed in accordance with the provisions of OBC 310.2.2.1 through 310.2.2.41.

Sheet	Sheet Name
A1.1	Front & Side Elevations
A1.2	Side Elevations
A1.3	Roof Plan
A1.4	Sections
A1.5	Structural Details
A1.6	Roof Plan
A1.7	Structural Details
A1.8	Structural Details
A1.9	Structural Details
A1.10	Structural Details
A1.11	Structural Details
A1.12	Structural Details
A1.13	Structural Details
A1.14	Structural Details
A1.15	Structural Details
A1.16	Structural Details
A1.17	Structural Details
A1.18	Structural Details
A1.19	Structural Details
A1.20	Structural Details
A1.21	Structural Details
A1.22	Structural Details
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A1.43	Structural Details
A1.44	Structural Details
A1.45	Structural Details
A1.46	Structural Details
A1.47	Structural Details
A1.48	Structural Details
A1.49	Structural Details
A1.50	Structural Details

PROJECT

REVISIONS

DATE

POSTED

BY

DATE

BY

DATE

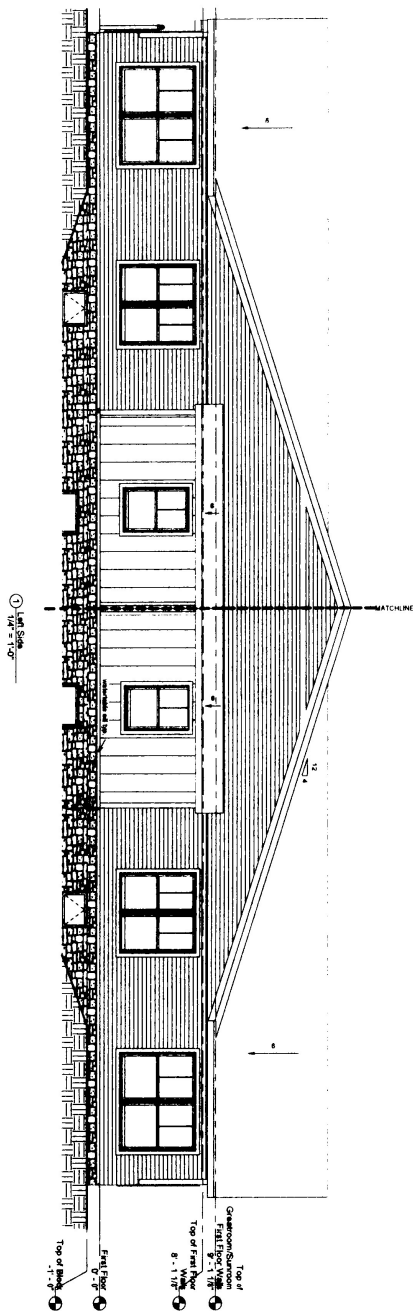
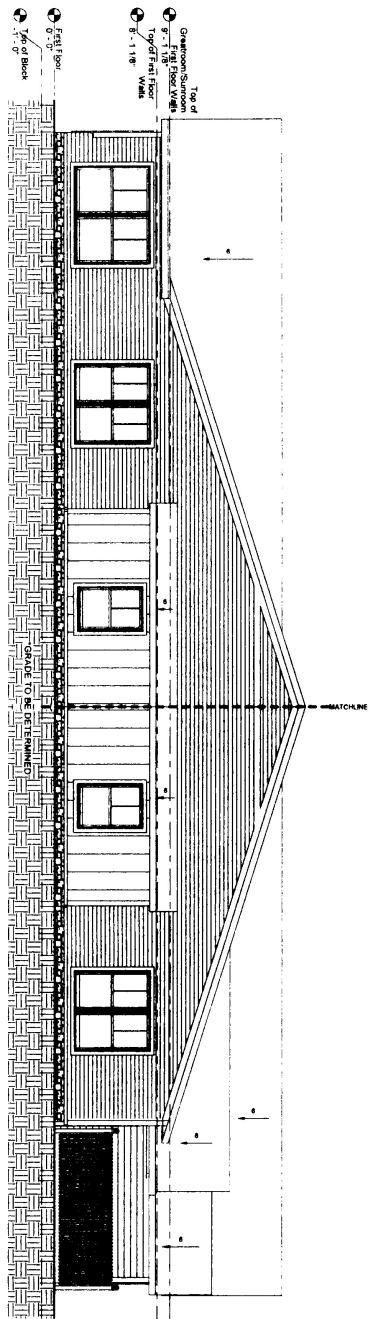
BY

DATE

BY

DATE

BY



202300001017
BK 33 PG 363

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PROJECT	4 UNIT CONDO #34
GENERAL CONTRACTOR	124 EAST LIBERTY ST WOOSTER, OH 44691 PH 330-264-5444
DATE	01/11/23
BY	WCH
REVISIONS	
REVISION	
DATE	
POSTED	
SIDE ELEVATION	
SHEET	A1.2

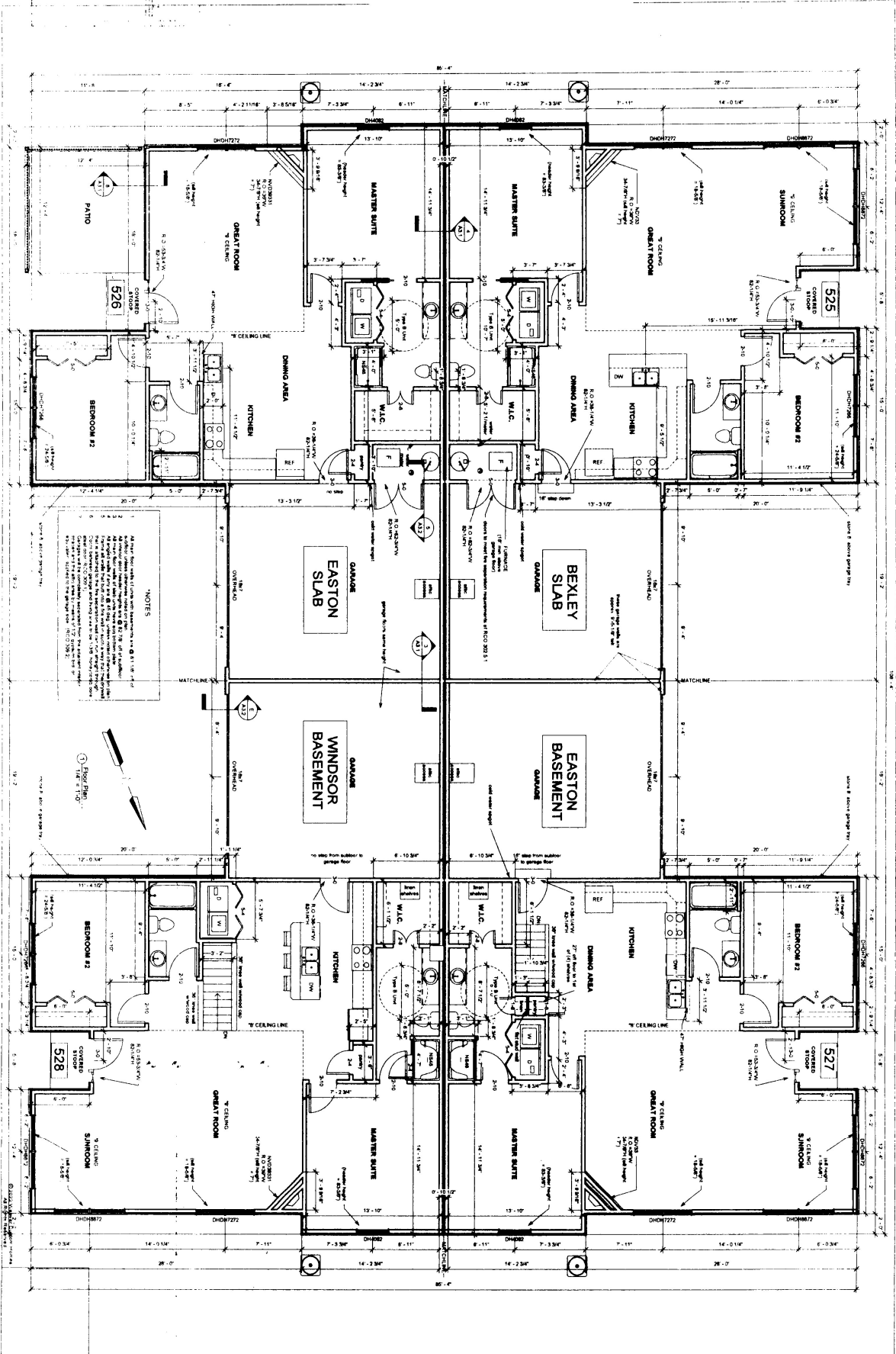
4 UNIT CONDO #34
THE WOODS
WOOSTER OHIO

GENERAL CONTRACTOR

124 EAST LIBERTY ST
WOOSTER, OH 44691
PH 330-264-5444



WEAVER
CUSTOMHOMES



NOTES
 1. All floor finish shall be in accordance with the specifications in the contract documents.
 2. All wall finish shall be in accordance with the specifications in the contract documents.
 3. All ceiling finish shall be in accordance with the specifications in the contract documents.
 4. All window and door finish shall be in accordance with the specifications in the contract documents.
 5. All plumbing and electrical finish shall be in accordance with the specifications in the contract documents.
 6. All finish shall be installed in accordance with the specifications in the contract documents.
 7. All finish shall be installed in accordance with the specifications in the contract documents.
 8. All finish shall be installed in accordance with the specifications in the contract documents.
 9. All finish shall be installed in accordance with the specifications in the contract documents.
 10. All finish shall be installed in accordance with the specifications in the contract documents.

A2.1
SHEET

REVISIONS

NO.	DATE	BY	REVISION
1	01/11/23	JKM	POSTED

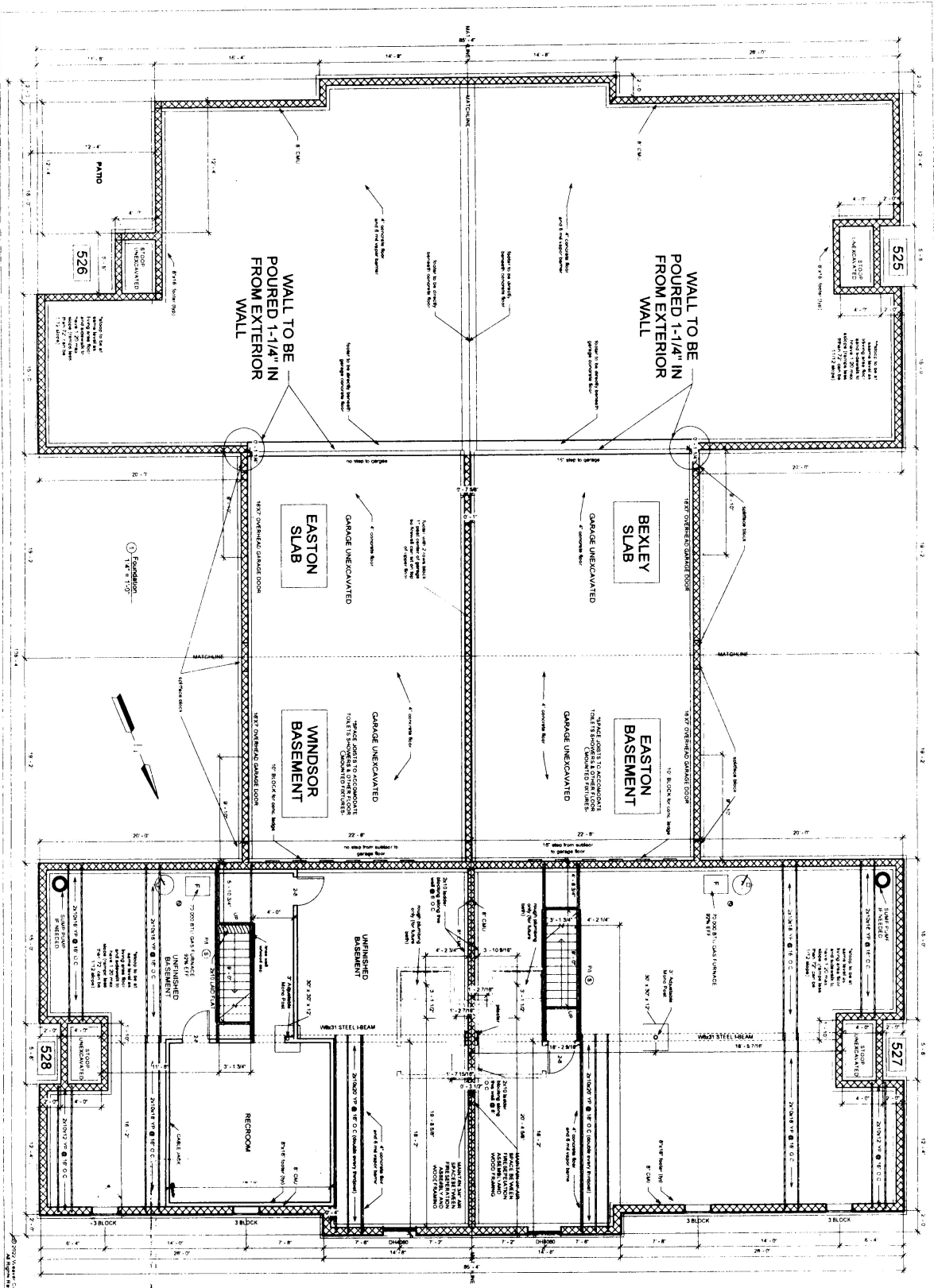
PROJECT

PROJECT	4 UNIT CONDO #34
OWNER	THE WOODS
LOCATION	WOOSTER OHIO

GENERAL CONTRACTOR
 124 EAST LIBERTY ST
 WOOSTER, OH 44691
 PH 330-264-5444



4 UNIT CONDO #34
THE WOODS
WOOSTER OHIO



20230001017
BK 33 PG 365

A2.2
SHEET
FOUNDATION PLAN

NO.	DATE	DESCRIPTION
1	11/14/2023	ISSUED FOR PERMITS
2	01/10/2024	REVISED PER PERMITS
3	02/01/2024	REVISED PER PERMITS
4	02/01/2024	REVISED PER PERMITS
5	02/01/2024	REVISED PER PERMITS
6	02/01/2024	REVISED PER PERMITS
7	02/01/2024	REVISED PER PERMITS
8	02/01/2024	REVISED PER PERMITS
9	02/01/2024	REVISED PER PERMITS
10	02/01/2024	REVISED PER PERMITS

PROJECT: **4 UNIT CONDO #34**
THE WOODS
WOOSTER OHIO

GENERAL CONTRACTOR:
124 EAST LIBERTY ST.
WOOSTER, OH 44691
PH 330-264-5444