

ZONING ANALYSIS		
PARCEL NO.	A027090002200, A027090002100, A027090002000	
ZONING DESIGNATION	R-3	
PROPERTY AREA	+/- 22,686 SQ FT (0.52 ACRES)	
# OF PARKING STALLS	REQUIRED	PROPOSED
	SEE CALCS	SEE CALCS
MAX BUILDING HT.	55' / 4.5 STORIES	
FRONT SETBACK	10'	
SIDE SETBACK	5'	
REAR SETBACK	20'	
MIN. LOT AREA	5,000 SQ FT	
MIN. LOT WIDTH	50'	
MAX BLDG COVERAGE	60% (13,612 SQ FT)	
MAX IMPERVIOUS COVERAGE	90% (20,417 SQ FT)	

PARKING CALCULATIONS	
REQUIRED PARKING:	GREATER OF 1 PER EACH 8 AUDITORIUM SEATS OR 1 PER EACH 17 CLASSROOM SEATS
# OF AUDITORIUM SEATS:	214 SEATS = 27 SPACES REQUIRED
# OF CLASSROOM SEATS:	-
PROVIDED ON-SITE PARKING:	17 SPACES TOTAL INCL. (2) ACCESSIBLE STALLS
PROVIDED OFF-SITE PARKING:	TBD

*COMMITTEE TO PROVIDE A PARKING AGREEMENT IN WRITING PRIOR TO VARIANCE APPLICATION

TBD: PV PANELS @ADDITION

SITE PLAN KEYNOTES

1

NOT USED

2

NOT USED

3

NOT USED

4

NOT USED

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NOT USED

6

NOT USED

7

NOT USED

8

NOT USED

9

NOT USED

10

NOT USED

Solstice

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Project

Christ Lutheran Church

69 MILL STREET
ATHENS, OH 45701

Issue

00.00.00

SCHEMATIC DESIGN

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Revisions

GENERAL SITE PLAN + UTILITIES NOTES

1

PROPERTY DIMENSIONS & EXISTING SITE CONDITIONS ARE TAKEN FROM SURVEY BY XXX DATED XX/XX/XX REFER TO PROPERTY SURVEY FOR LEGAL DESCRIPTIONS AND EXISTING CONDITIONS.

2

REFER TO CIVIL FOR GRADING, UTILITIES & STORMWATER

3

REFER TO LANDSCAPE FOR PLANTINGS & IRRIGATION

4

HARDSCAPE TO SLOPE AWAY FROM BUILDING AT 2% MIN SLOPE

5

LANDSCAPE TO SLOPE AWAY FROM BUILDING AT 5% MIN SLOPE FOR A DISTANCE OF 10'-0" FROM BUILDING

6

GENERAL CONTRACTOR TO COORDINATE ALL INCOMING UTILITIES

7

PRIOR TO PERFORMING WORK IN THE PUBLIC WAY, A PERMIT TO WORK IN THE PUBLIC WAY MUST BE OBTAINED FROM SLC ENGINEERING BY A LICENSED CONTRACTOR WHO HAS A BOND AND INSURANCE ON FILE WITH SLC

SYMBOL LEGEND

PROPERTY LINE

SETBACK

FENCE

NORTH

SHEET

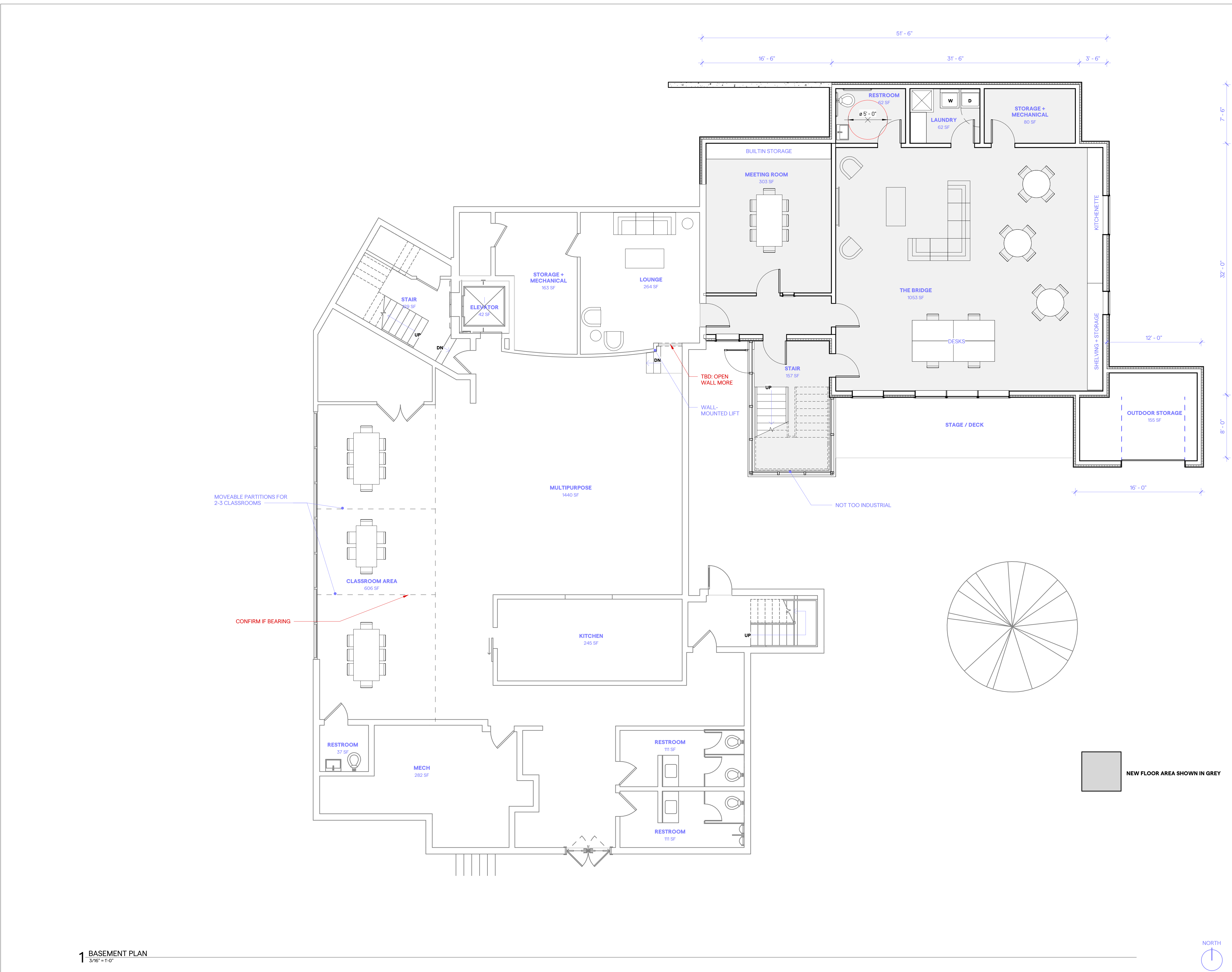
3/32" = 1'-0"

SITE PLAN

No.

A101

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CONSTRUCTION PLAN KEYNOTES

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
- 7 NOT USED
- 8 NOT USED

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CONSTRUCTION PLAN LEGEND

- A PARTITION TYPE
SEE WALL SCHEDULE
- 00.1 DOOR TAG
SEE DOOR SCHEDULE
- 00.1 WINDOW TAG
SEE WINDOW SCHEDULE
- +8'-8" XXXX ELEVATION
TARGET
- CHASE

Notes

CONSTRUCTION PLAN NOTES

- ALL DIMENSIONS ARE TO FACE OF STUD OR ICF UNLESS NOTED OTHERWISE
- REPLACE GYPSUM BOARD WITH CEMENT BACKER BOARD OR APPROVED WATERPROOF SUBSTRATE BEHIND TILE AT ALL WET LOCATIONS
- NON-ABSORBENT SURFACES TO EXTEND MINIMUM 6 FEET ABOVE FLOOR BATHTUB AND SHOWER LOCATIONS
- ENCLOSED UNDER-STAIR SURFACES SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE BY MINIMUM 1/2" GYPSUM BOARD
- PROVIDE SOUND INSULATION IN ALL BATHROOM, LAUNDRY ROOM AND MECHANICAL PARTITION WALLS
- SUBSTRATE FOR TILED WET AREAS TO COMPLY WITH IRC R702.4.2
- NON-ABSORBENT SURFACE TO EXTEND MINIMUM 6 FEET ABOVE FLOOR AT BATHTUB AND SHOWER LOCATIONS PER IRC R307.2
- RE-MECHANICAL PLANS FOR BATHROOM EXHAUST + VENTILATION
- MAXIMUM FLOW RATES AND CONSUMPTION OF FIXTURES PER IRC TABLE P2903.2:
LAVATORY FAUCET - 2.2GPM AT 60PSI
SHOWER HEAD - 2.5GPM AT 80PSI
SINK - 2.2GPM AT 60 PSI
TOILET - 1.6 GALLONS PER FLUSH
- ALL TUBS AND SHOWERS TO BE EQUIPPED WITH A WATER TEMPERATURE LIMITING DEVICE IN ACCORDANCE WITH ASSE 1016/ASME A112.1016/CSA B125.16. HIGH LIMIT STOP TO BE SET TO 120°F MAXIMUM PER IRC P2708.4 AND P2713.3
- PROVIDE A SHOWER PAN IN ACCORDANCE WITH IRC P2709 AT ALL SHOWER LOCATIONS

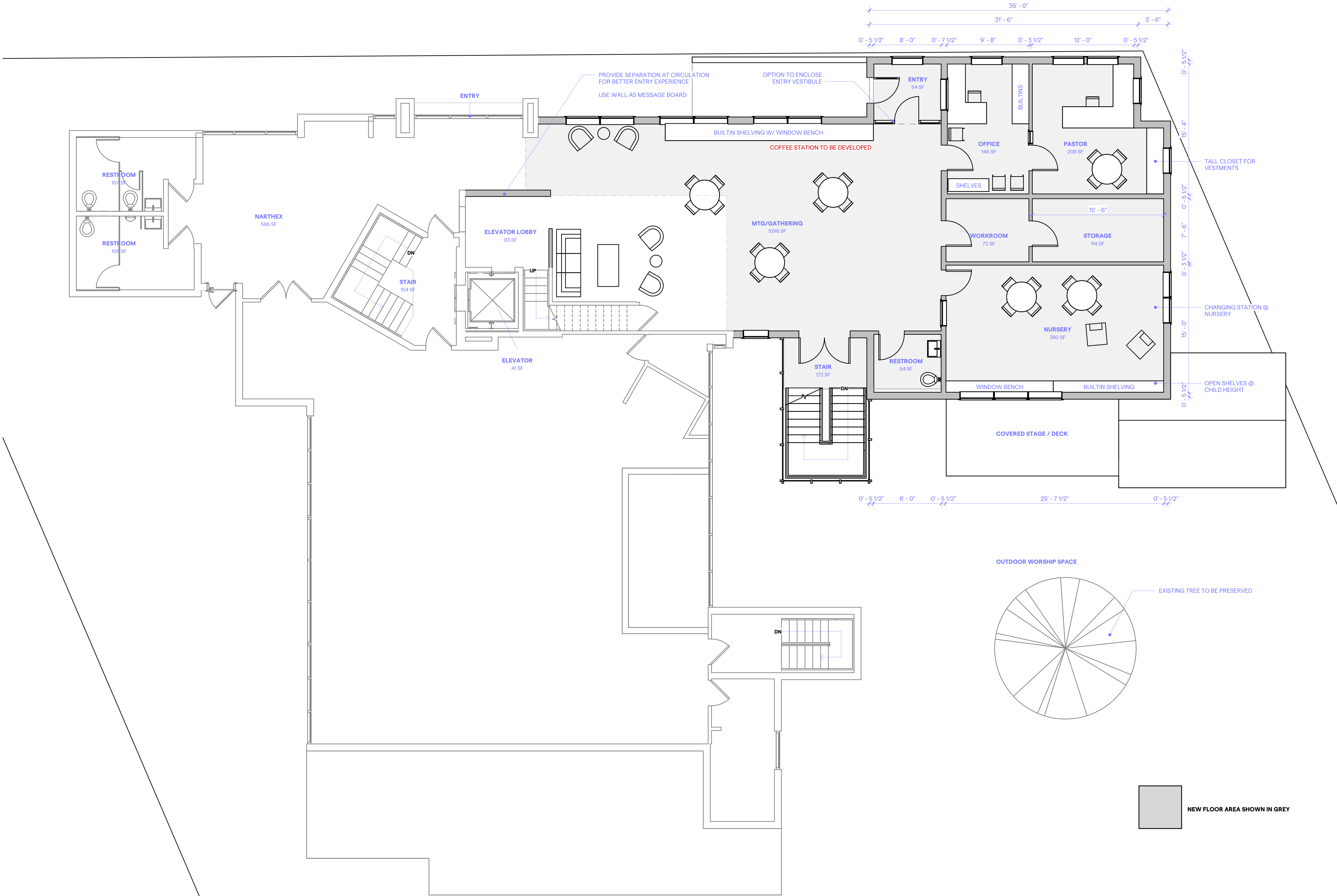
SHEET 3/16" = 1'-0"

BASEMENT CONSTRUCTION PLAN

No.

A210

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CONSTRUCTION PLAN KEYNOTES

- 1 NOT USED
- 2 NOT USED
- 3 NOT USED
- 4 NOT USED
- 5 NOT USED
- 6 NOT USED
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- 8 NOT USED

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CONSTRUCTION PLAN LEGEND

- A PARTITION TYPE
SEE WALL SCHEDULE
- 00.1 DOOR TAG
SEE DOOR SCHEDULE
- 00.1 WINDOW TAG
SEE WINDOW SCHEDULE
- +8'-8"
XXXX ELEVATION
TARGET
- CHASE

CONSTRUCTION PLAN NOTES

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- 2 REPLACE GYPSUM BOARD WITH CEMENT BACKER BOARD OR APPROVED WATERPROOF SUBSTRATE BEHIND TILE AT ALL WET LOCATIONS
- 3 NON-ABSORBENT SURFACES TO EXTEND MINIMUM 6 FEET ABOVE FLOOR BATHTUB AND SHOWER LOCATIONS
- 4 ENCLOSED UNDER-STAIR SURFACES SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE BY MINIMUM 1/2" GYPSUM BOARD
- 5 PROVIDE SOUND INSULATION IN ALL BATHROOM, LAUNDRY ROOM AND MECHANICAL PARTITION WALLS
- 6 SUBSTRATE FOR TILED WET AREAS TO COMPLY WITH IRC R702.4.2
- 7 NON-ABSORBENT SURFACE TO EXTEND MINIMUM 6 FEET ABOVE FLOOR AT BATHTUB AND SHOWER LOCATIONS PER IRC R307.2
- 8 RE-MECHANICAL PLANS FOR BATHROOM EXHAUST + VENTILATION
- 9 MAXIMUM FLOW RATES AND CONSUMPTION OF FIXTURES PER IRC TABLE P2903.2:
LAVATORY FAUCET - 2.2GPM AT 60PSI
SHOWER HEAD - 2.5GPM AT 80PSI
SINK - 2.2GPM AT 60 PSI
TOILET - 1.6 GALLONS PER FLUSH
- 10 ALL TUBS AND SHOWERS TO BE EQUIPPED WITH A WATER TEMPERATURE LIMITING DEVICE IN ACCORDANCE WITH ASSE 1016/ASME A112.1016/CSA B125.16. HIGH LIMIT STOP TO BE SET TO 120°F MAXIMUM PER IRC P2708.4 AND P2713.3
- 11 PROVIDE A SHOWER PAN IN ACCORDANCE WITH IRC P2709 AT ALL SHOWER LOCATIONS

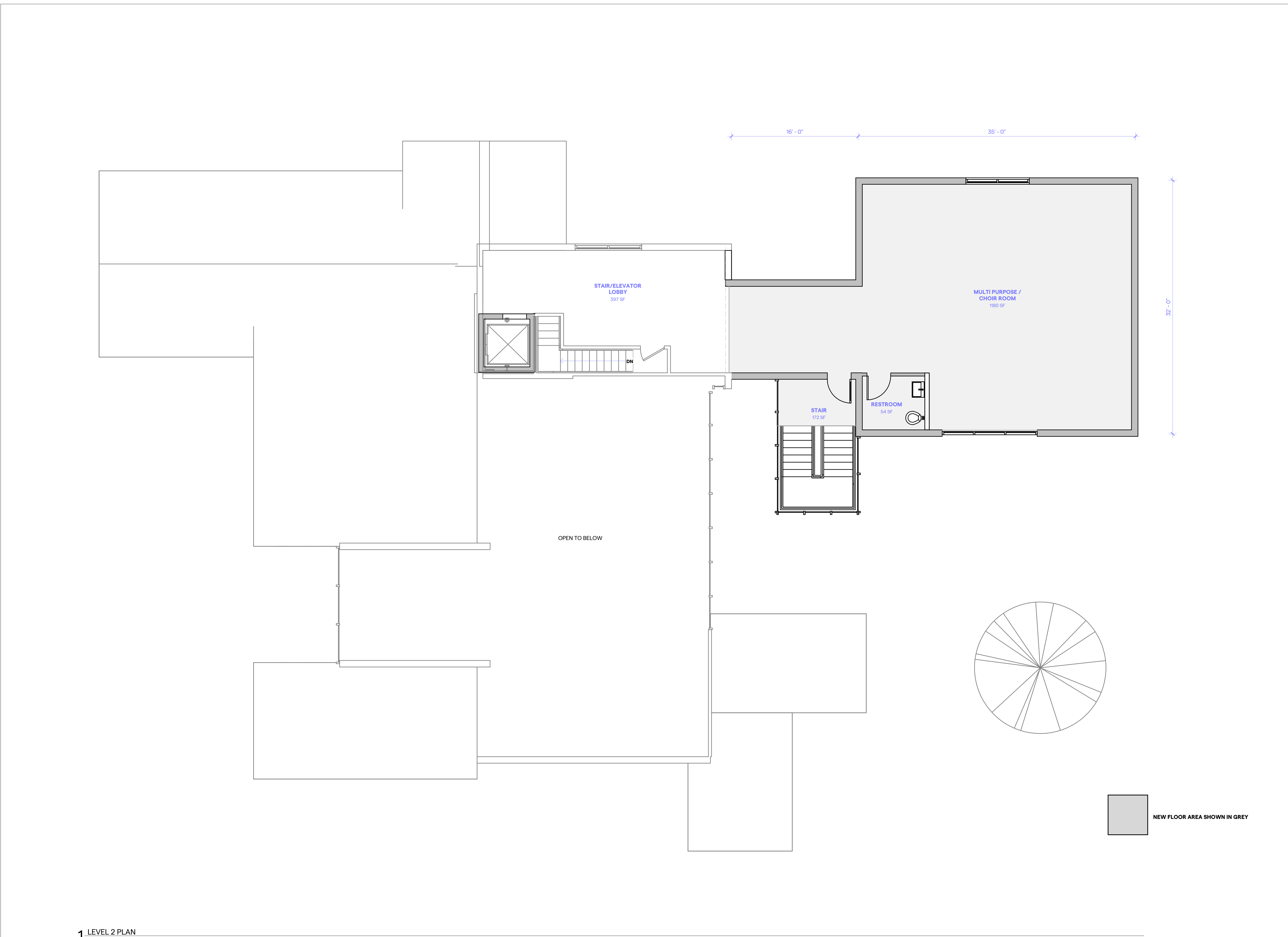
Sheet

3/16" = 1'-0"

MAIN LEVEL
CONSTRUCTION
PLAN

No.

A211



1 LEVEL 2 PLAN
3/16" = 1'-0"

CONSTRUCTION PLAN KEYNOTES

1

NOT USED

2

NOT USED

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CONSTRUCTION PLAN LEGEND

A

PARTITION TYPE
SEE WALL SCHEDULE

00.1

DOOR TAG
SEE DOOR SCHEDULE

00.1

WINDOW TAG
SEE WINDOW SCHEDULE

+8'-8"
XXXX

ELEVATION
TARGET

CHASE

CONSTRUCTION PLAN NOTES

1 ALL DIMENSIONS ARE TO FACE OF STUD OR ICF UNLESS NOTED OTHERWISE

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5 PROVIDE SOUND INSULATION IN ALL BATHROOM, LAUNDRY ROOM AND MECHANICAL PARTITION WALLS

6 SUBSTRATE FOR TILED WET AREAS TO COMPLY WITH IRC R702.4.2

7 NON-ABSORBENT SURFACE TO EXTEND MINIMUM 6 FEET ABOVE FLOOR AT BATHTUB AND SHOWER LOCATIONS PER IRC R307.2

8 RE-MECHANICAL PLANS FOR BATHROOM EXHAUST + VENTILATION

9 MAXIMUM FLOW RATES AND CONSUMPTION OF FIXTURES PER IRC TABLE P22903.2:
LAVATORY FAUCET - 2.2GPM AT 60PSI
SHOWER HEAD - 2.5GPM AT 80PSI
SINK - 2.2GPM AT 60 PSI
TOILET - 1.6 GALLONS PER FLUSH

10 ALL TUBS AND SHOWERS TO BE EQUIPPED WITH A WATER TEMPERATURE LIMITING DEVICE IN ACCORDANCE WITH ASSE 1016/ASME A112.1016/CSA B125.16. HIGH LIMIT STOP TO BE SET TO 120°F MAXIMUM PER IRC P2708.4 AND P2713.3

11 PROVIDE A SHOWER PAN IN ACCORDANCE WITH IRC P2709 AT ALL SHOWER LOCATIONS

SHEET

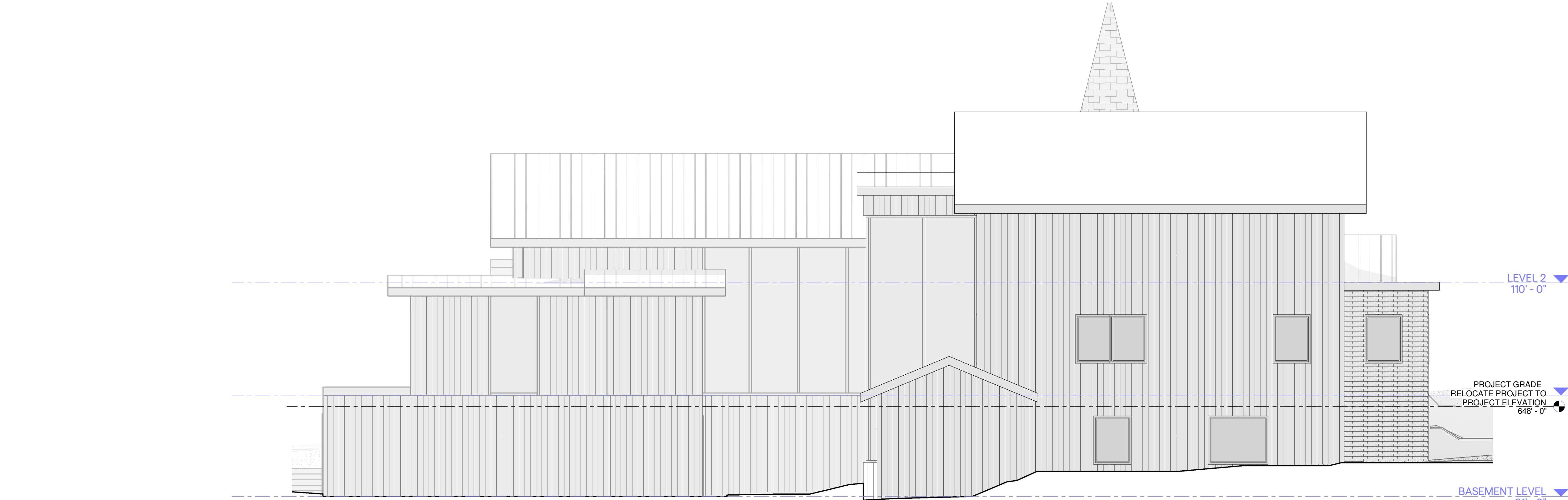
3/16" = 1'-0"

LEVEL 2 CONSTRUCTION PLAN

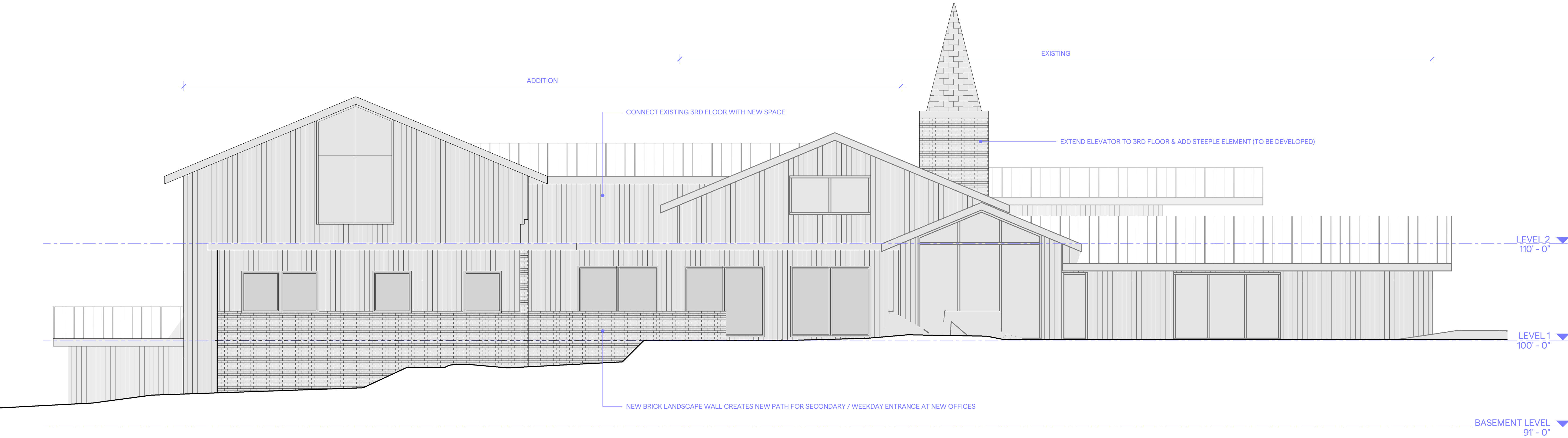
No.

A212

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02 EAST ELEVATION
3/16" = 1'-0"



01 NORTH ELEVATION
3/16" = 1'-0"

EXT ELEVATION KEYNOTES

1

NOT USED

2

NOT USED

3

NOT USED

4

NOT USED

5

NOT USED

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Revisions

Notes

SHEET

3/16" = 1'-0"

EXTERIOR ELEVATIONS

No.

A301

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SD1

SIDING - COLOR TBD

MP1

METAL ROOFING / FASCIA

WD1

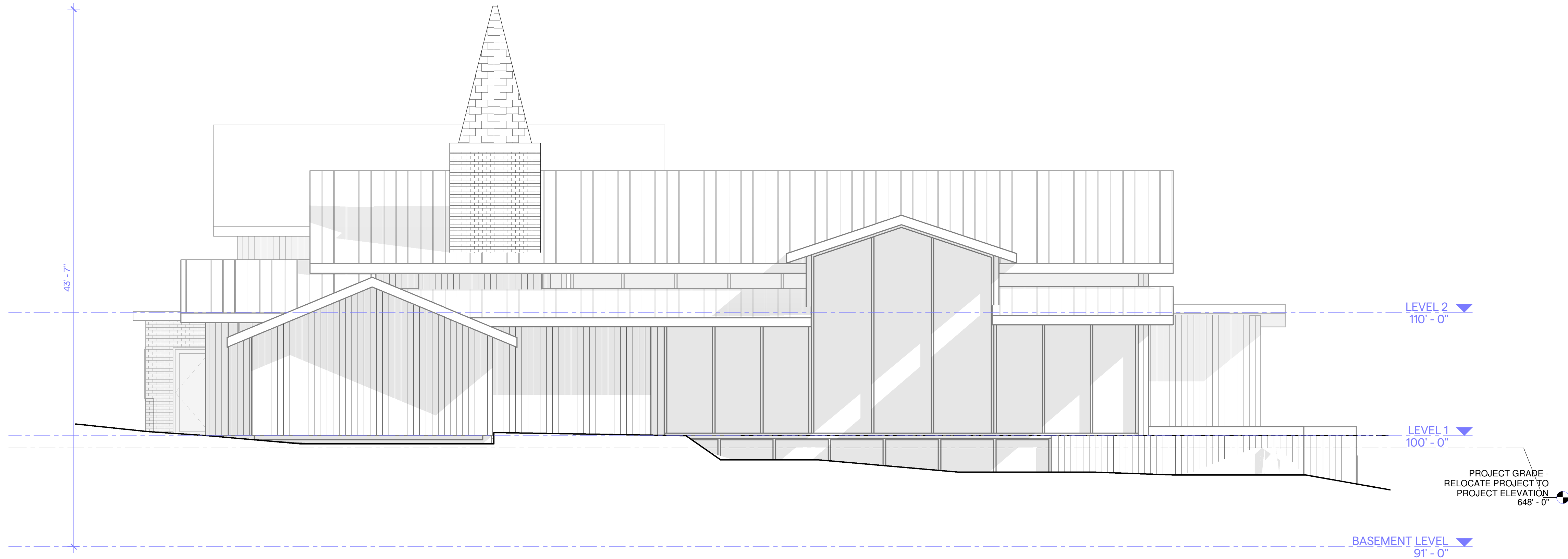
WOOD FASCIA / SOFFIT

ST1

STACKED STONE VENEER



02 SOUTH ELEVATION
3/16" = 1'-0"



01 WEST ELEVATION
3/16" = 1'-0"

- EXT ELEVATION KEYNOTES
- 1 NOT USED
 - 2 NOT USED
 - 3 NOT USED
 - 4 NOT USED
 - 5 NOT USED

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Notes

EXTERIOR FINISHES

- SD1 SIDING - COLOR TBD
- MP1 METAL ROOFING / FASCIA
- WD1 WOOD FASCIA / SOFFIT
- ST1 STACKED STONE VENEER

SHEET 3/16" = 1'-0"

EXTERIOR ELEVATIONS

No.

A302

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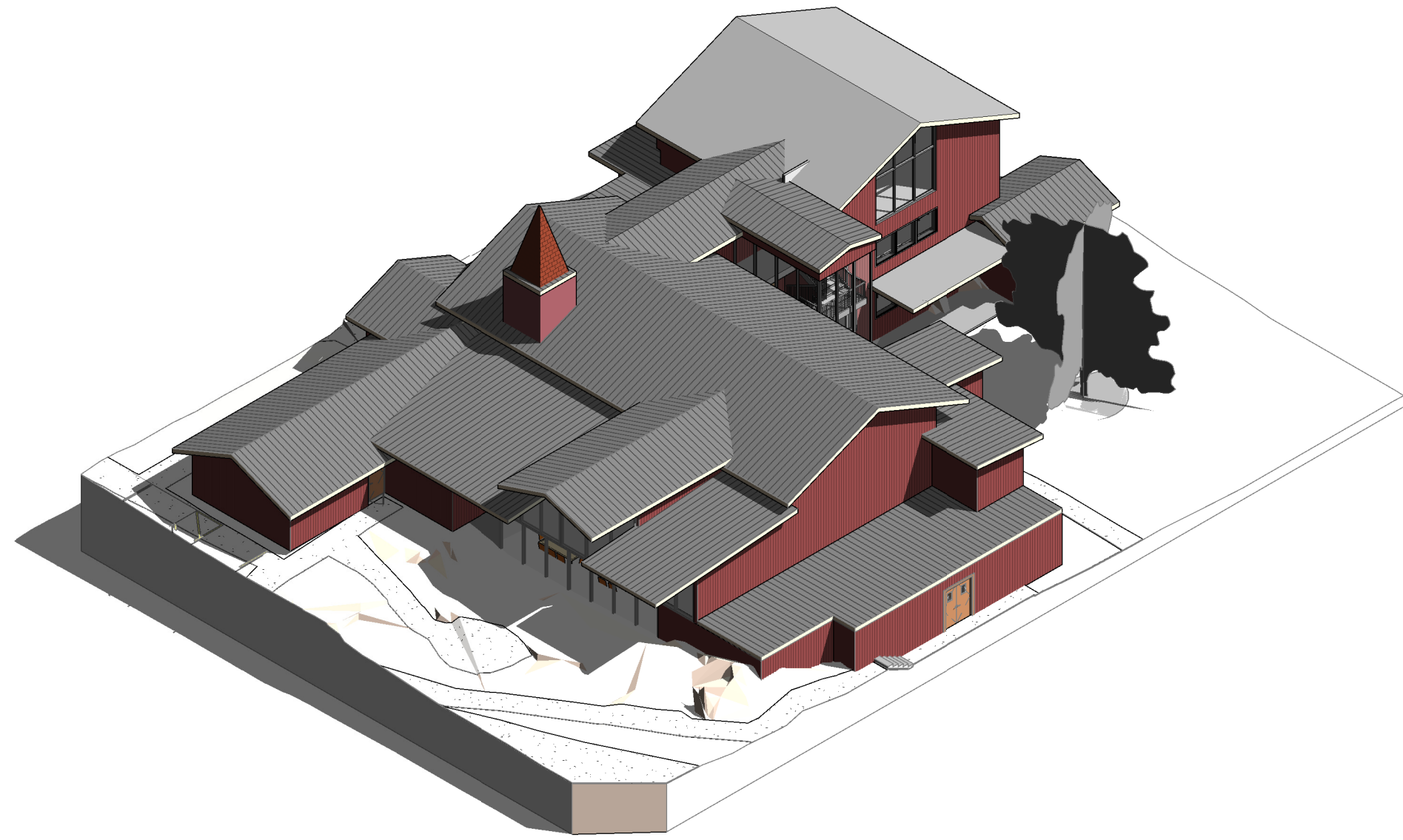
Notes

SHEET

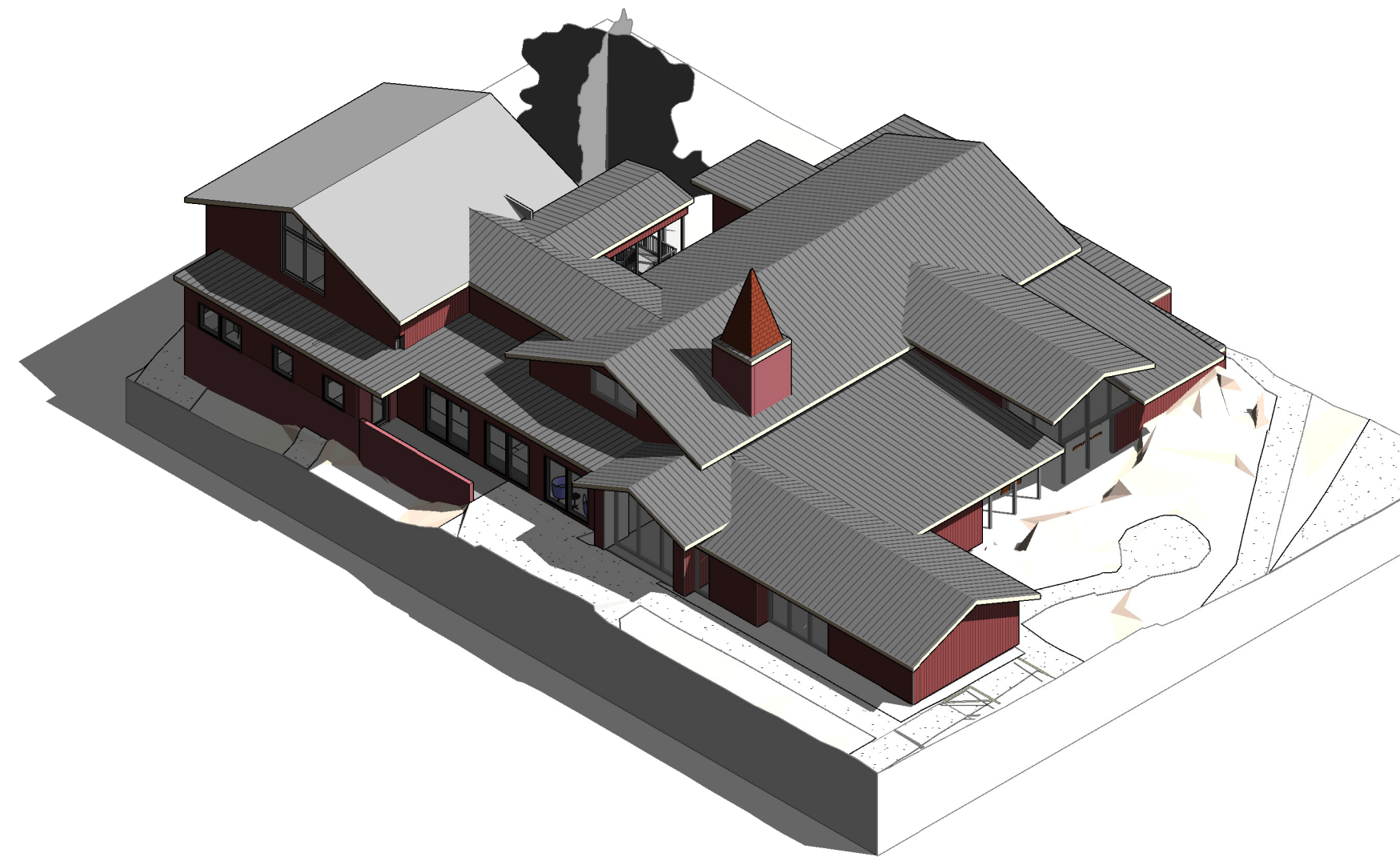
3D VIEWS

No.

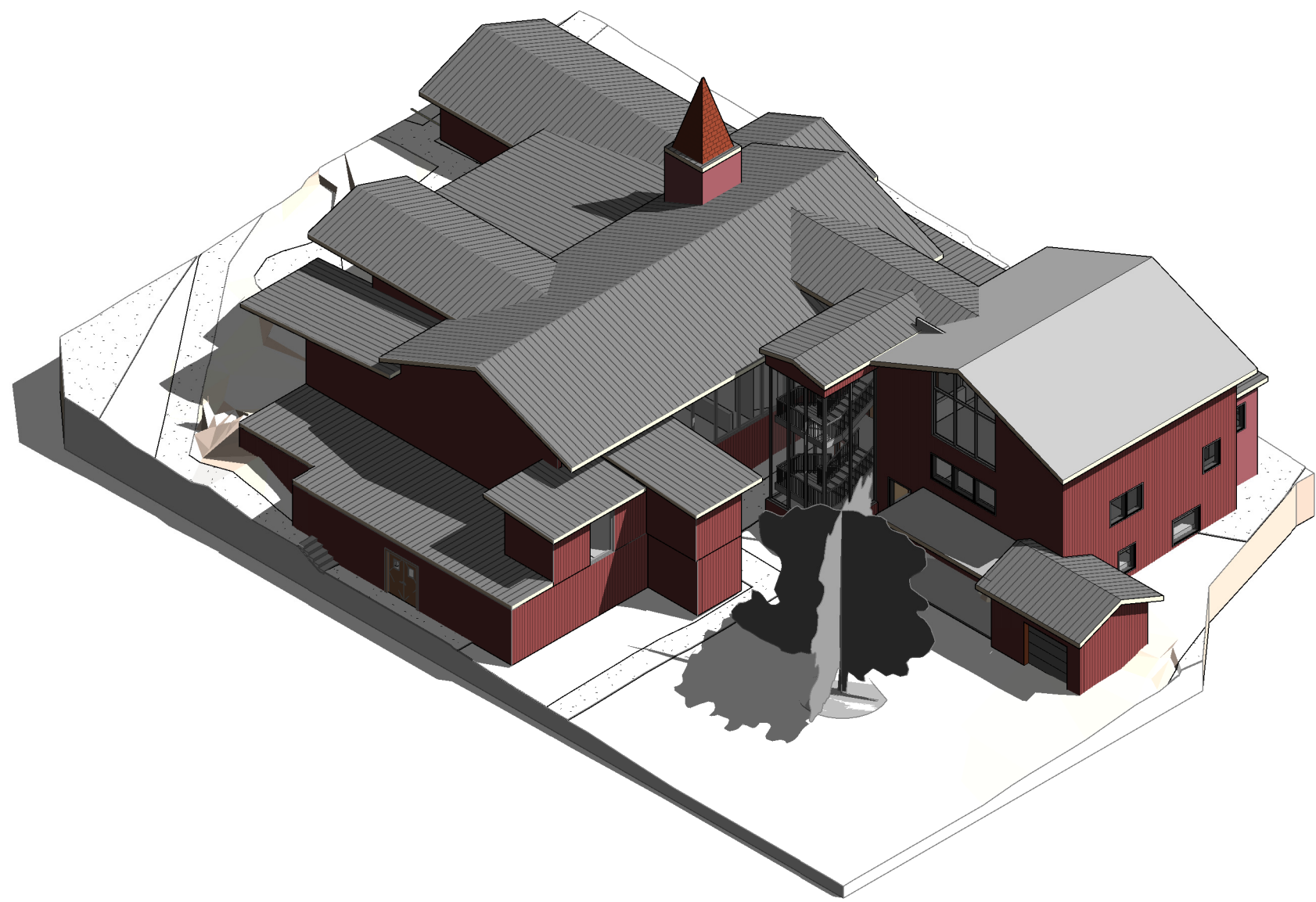
A901



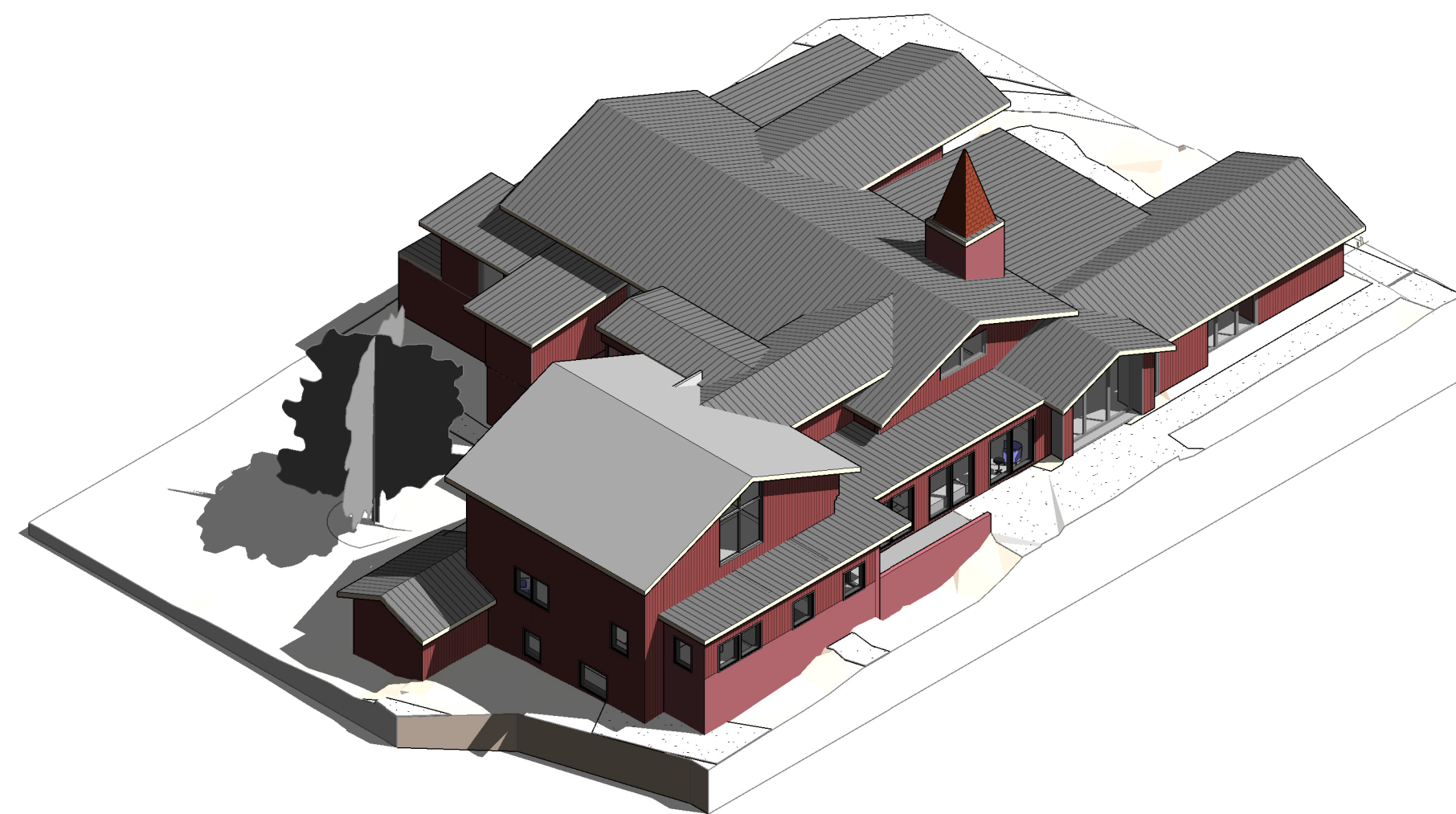
4 3D FROM SOUTHWEST



2 3D FROM NORTHWEST



3 3D FROM SOUTHEAST



1 3D FROM NORTHEAST