#### Applicable Codes

- 2024 Ohio Building Code (OBC)
- 2024 Ohio Mechanical Code (OMC)
- 2024 Ohio Plumbing Code (OPC)
- 2024 Ohio Fire Code
- NFPA 70 23; National Electrical Code (NEC)
- ASHRAE 90.1 2019; Energy Code
- ASCE 07-16 Minimum design loads for building & other structures.
- IFGC 21; International Fuel Gas Code
- ICC A117.1-17; Accessible and Usable Buildings and Facilities.
- Building Use Classification: (OBC Chapter 3 & 4) S-1
- Building Construction Type (OBC Table 601) 5-B
- Exterior wall fire-resistance rating (Table 602): 0 hour.
- This building will not contain any high piled combustible storage.
- Storage must be less than 12' a.f.f.
- · Storage of any hazardous materials shall not exceed the exempted quantities list in

# Building Area and Height

- · Allowable height (OBC table 504.3): 40 ft.
- Actual height: 26 ft.
- Allowable number of stories above grade (OBC table 504.4): 1
- Actual number of stories above grade: 1
- Tabular area (OBC Table 506.2): NS -9,000 sft.
- Frontage increase factor (Equation 5-5) N/A
- Allowable area per floor: 9,000 sft.
- Actual area per floor: 2,000 sft.
- Allowable fire area without a sprinkler system: 12,000 sft.
- Actual fire area: 2.000 sft.

## Building Design Loads

- Risk Category (Table 1604.5): ll
- Floor live load (table 1607.1): 125 psf
- Roof Live load (table 1607.12): 20 psf
- Structure dead load -- weight of materials
- Ceiling: 10 psf • Roof: 5 psf
- Ultimate Design wind speed: 107 mph
- Wind Exposure: D
- Ground snow load (Figure 1608.2): 20 psf
- Snow exposure factor ): 1
- Seismic loads • Seismic Design Category II
- Spectral response coefficient: SDS = 0.11
- SD1 = 0.09· Site Class: D
- Braced bearing frame
- · Analysis procedure: equivalent lateral force
- Occupant Load (OBC Table 1004.1.2)
- (Building use classification 1) Storage @ 1 occupant/500 sq. ft. = 4
- Total Occupants = 4 (Proposed Building will be occupied intermittently.)
- Fire extinguishers shall be type ABC 10 lbs. Units are to be wall mounted according to NFPA 10 and OBC.
- Footers have been designed based on a presumptive soil bearing capacity of 1,500 psf., based on type CL (clay) soil. It is the responsibility of the owner to confirm the existing soil type and to notify the engineer if the soil is other than a clay type soil. Any unstable or organic soils shall be removed and replaced with appropriate compacted fill
- Concrete shall have a minimum 28 day compressive strength of 3,000 psi for footers.
- 4,000 psi for slabs.
- 4,000 psi for exterior with 6% air entrainment
- All LVL lumber shall be rated at 2.0E and 2,900 psi allowable bending stress.

# Notes

- · All work on this project shall comply with the provisions of the drawings and specifications and shall satisfy all applicable codes, ordinances, A.D.A. and regulations required by regulating authority.
- The Contractor shall verify all measurements before ordering materials and beginning work.
- The Contractor shall verify any truss drawings, metal building plans or other shop drawings for
- proposed construction prior to ordering.
- The Contractor shall notify the design professional of any discrepancies on the plans and/or any that are identified in the field before performing work.
- The structure is designed to be self-supporting and stable after completion. It is the contractor's
- responsibility to determine erection procedures and sequence, and to ensure the safety of the building and its components. • Install all manufactured items, materials, and equipment in strict accordance with manufacturer's
- specifications or instructions, except when project specifications are more stringent, shall be followed.
- An approved set of construction documents shall be kept at the site of the work and always shall be available for reference by the building official working hours while such work is in progress.
- Each contractor shall be responsible for safety and protection of their prospective work.
- · All contractors to coordinate with structural, architectural, plumbing, mechanical and electrical drawings. • Each Contractor is responsible for meeting the safety requirements for their personnel.

# SPATZ STORAGE BUILDING 3

# 40'x50' STORAGE BUILDING (HEATED WITH NO AIR-CONDITIONING)

# 2864 SOUTH DANBURY ROAD PORT CLINTON, OHIO 43452

### BUILDING USE DESCRIPTION:

-The interior of the Storage will be painted steel. -The Proposed Building will be occupied intermittently. -A Handicap Porta-jon will be on premises. -There is no Plumbing in the Proposed Building. The Proposed Building will have Electric & Heating. -See ADA accessible Units on Site Plan..

SHEET INDEX:

COVER SHEET

SITE PLAN

FLOOR PLAN

SCHEDULES

**ELEVATIONS** 

ROOF & TRUSS PLAN

RISER DIAGRAM & PANEL SCHEDULE

ELECTRICAL PLAN

HEATING PLAN

SECTIONS

C-100 C-200

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A-101

A-200

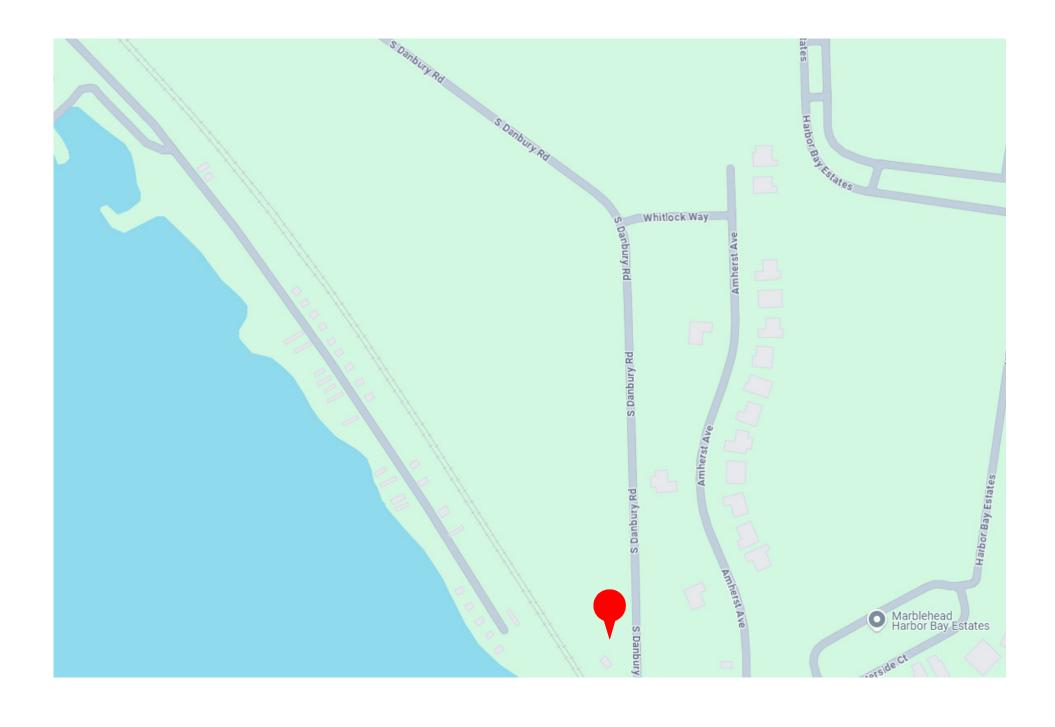
S-200

S-300

E-100

E-101

H-100



LOCATION MAP

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**A** 

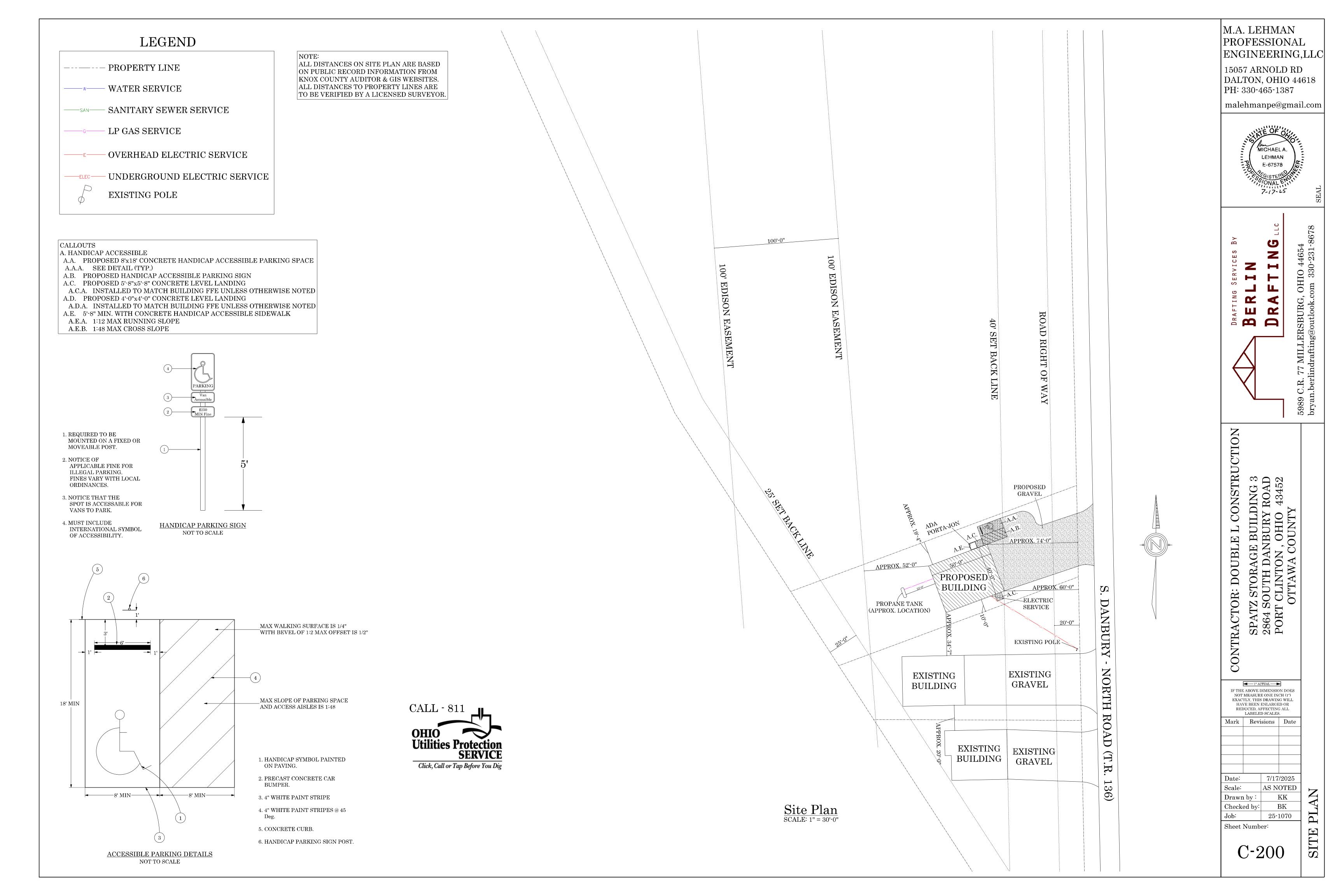
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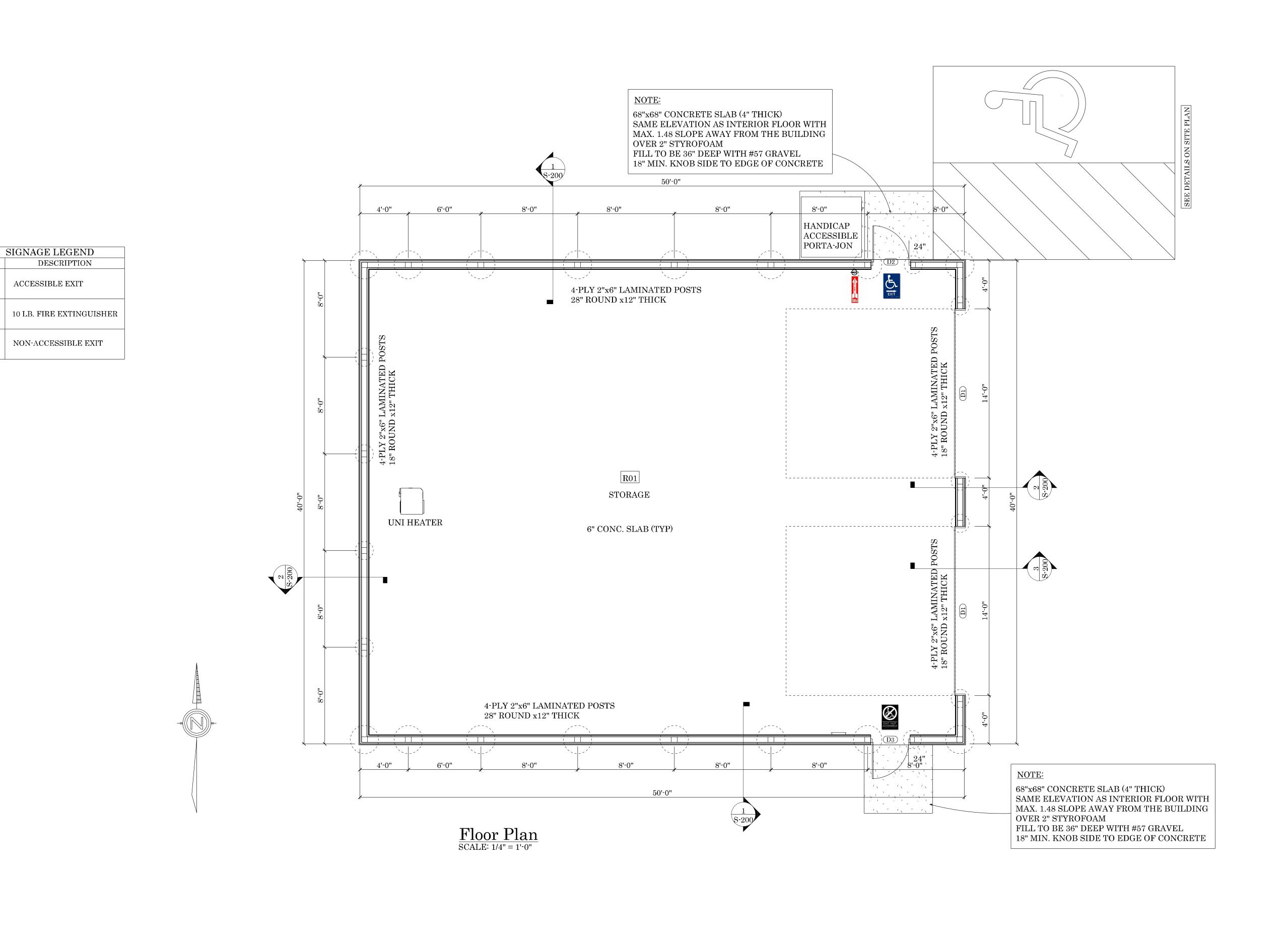
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Sheet Number:

C-100





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**A** 

CONTRACTOR: DOUBLE L CONSTRU SPATZ STORAGE BUILDING 3 2864 SOUTH DANBURY ROAD PORT CLINTON, OHIO 43452 OTTAWA COUNTY

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25-1070 Sheet Number:

Checked by:

A-100

BK

#### Code Compliance Notes

All reference in this section are according to the Ohio Building Code (OBC) 2024. All areas of the building are to meet or exceed the standards required therein.

· Number of exits meets or exceeds requirements of section 1006 OBC. · Capacity of egress components exceeds requirements of section 1005 OBC. · The proposed construction shall conform to the accessibility requirements

of chapter 11 OBC and the ICC/ANSI a117.1-17. · A tactile sign stating exit and complying with ICC/ANSI a117.1 shall be provided adjacent to each door to an egress stairway, an exit passageway and the exit discharge; section 1013.4 OBC. Signs shall be installed on the wall adjacent to the latch side of the door, where there is no wall space on the latch side of the door, including at double leaf doors, signs shall be placed on the nearest adjacent wall. Mounting height shall be 48 inches minimum above the finished floor measured to the baseline of the lowest raised character and 60 inches maximum above the finished floor, measured to the baseline of the highest raised character. Mounting location for such signage shall be so that a person may approach within 3 inches of signage without encountering protruding objects or standing with the swing of a door. · All interior floor finishes shall comply with OBC Chapter 8.

· Floors (804.2): minimum class II

· Interior wall and ceiling finishes (table 803.11)

· Corridors: minimum class B

· Exit enclosures: minimum class B

· Rooms: minimum class C

· All penetrations of fire resistance-rated wall shall comply

with appropriate codes.

Exposed insulation vapor barriers shall have a flame spread index of not more than 25 and a smoke-development index of not more than 450. Kraft faced insulation shall be permitted where the kraft facing is in direct contact with a smooth sheathing. Exposed insulation in attic floors shall have a critical radiant

flu of not less than 0.12 watt per square centimeter when tested in accordance with ASTM E 970.

Roof covering classification of "C", except Class B where firewall is permitted to terminate at the underside of roof sheathing.

#### General Notes

· Coordinate dimensions with the structural drawings.

· Bring any conflicts to the attention of the design professional before starting construction.

- · All dimensions that are unclear or not-indicated shall be verified with the design professional. Each contractor shall verify all dimensions and clearances before proceeding with their work. Commencement of the work constitute acceptance of the existing and new conditions.
- · Flashing shall be installed in such a manner to prevent moisture from entering any walls or to redirect it to the exterior. Flashing shall be installed at the perimeters of exterior door and window assemblies, penetrations, and terminations of exterior wall assemblies, exterior wall intersections with roofs, chimneys, porches, decks, balconies and similar.

## Door and Window notes

- · Door hardware (levers, handles, pulls, latches, locks and other operating devices on doors) shall have a shape that is easy to grasp with one hand and does not require tight pinching or twisting of the wrist to operate.
- · All means of egress doors shall be readily openable from the side which egress is to be made without the use of a key or special knowledge or effort.
- · All glass of any in doors to be Tempered Safety Glazing.
- · For egress doors, the threshold rise from finished floor shall be less than or equal to ½".
- · The maximum force required for pushing or pulling open an interior door, not required by section 715 OBC to be a fire door assembly, shall be 5 lbf.

	7
	1
	-
$ ext{TYPE-A}$	$ ext{TYPE-B}$

Door Legend SCALE: 1/4" = 1'-0"

		ROOM SC	HEDULE			
ROOM NUMBER ROOM NAME	FLOOR FINISH	BASE FINISH	WALL FINISH	CEILING FINISH	CEILING HEIGHT	COMMENTS
R01 STORAGE	SEALED CONCRETE	NONE	PAINTED STEEL	PAINTED STEEL	16'-0"	

DOOR SCHEDULE															
DOOR NUMBER	TYPE	WIDTH	HEIGHT	DOOR THICKNES	S MATERIAL	FINISH	WINDOW SIZE	FIRE RATING	HARDWARE	CLOSER		WEATHER STRIPPING	FRAME MATERIAL	WALL COMPOSITION	HEADERS
D-1	A	14'-0"	16'-0"	0'-1 3/4"	INS. STEEL	PAINTED			OH DOOR OPENERS	YES	NO	YES	WOOD	STEEL SIDING, 2x4 WALL GIRT, 3-PLY 2x6 POLE, 2x4 WALL GIRT, STEEL SIDING	2- 2x12 #1 SYP with 2x6 FILLER @ BOTTOM
D-2	В	3'-0"	6'-8"	0'-1 3/4"	INS. STEEL	PAINTED			KEYED/ENTRY FUNCTION	NO	NO	YES	WOOD	STEEL SIDING, 2x4 WALL GIRT, 4-PLY 2x6 POLE, 2x4 WALL GIRT, STEEL SIDING	2-2x4 #2 SPF with 2x6 FILLER @ BOTTOM
D-3	В	3'-0"	6'-8"	0'-1 3/4"	INS. STEEL	PAINTED			KEYED/ENTRY FUNCTION	NO	NO	YES	WOOD	STEEL SIDING, 2x4 WALL GIRT, 4-PLY 2x6 POLE, 2x4 WALL GIRT, STEEL SIDING	2-2x4 #2 SPF with 2x6 FILLER @ BOTTOM

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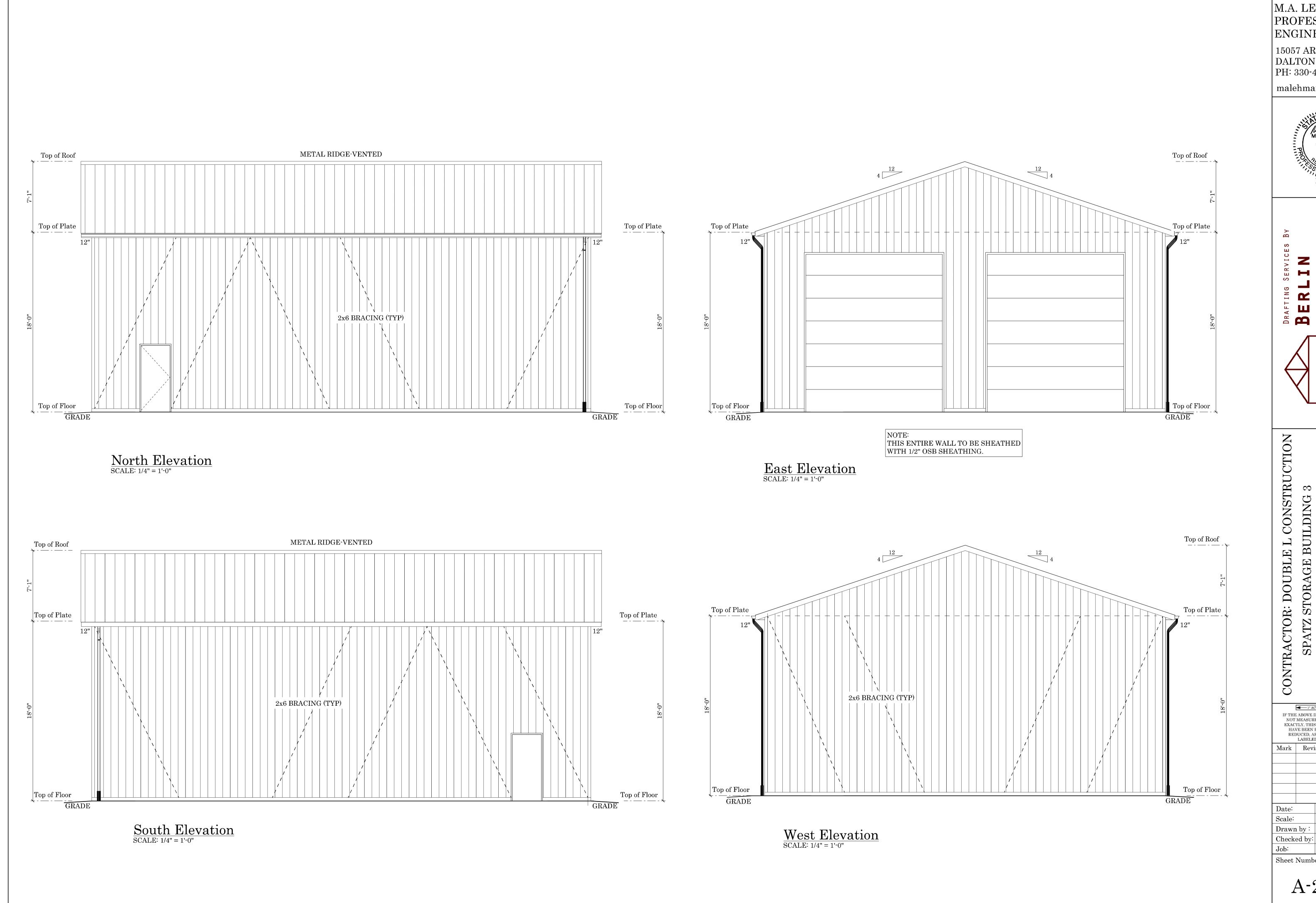
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SCHEDULES

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A-101



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2864 SOUTH DANBURY ROAD
PORT CLINTON, OHIO 43452
OTTAWA COUNTY

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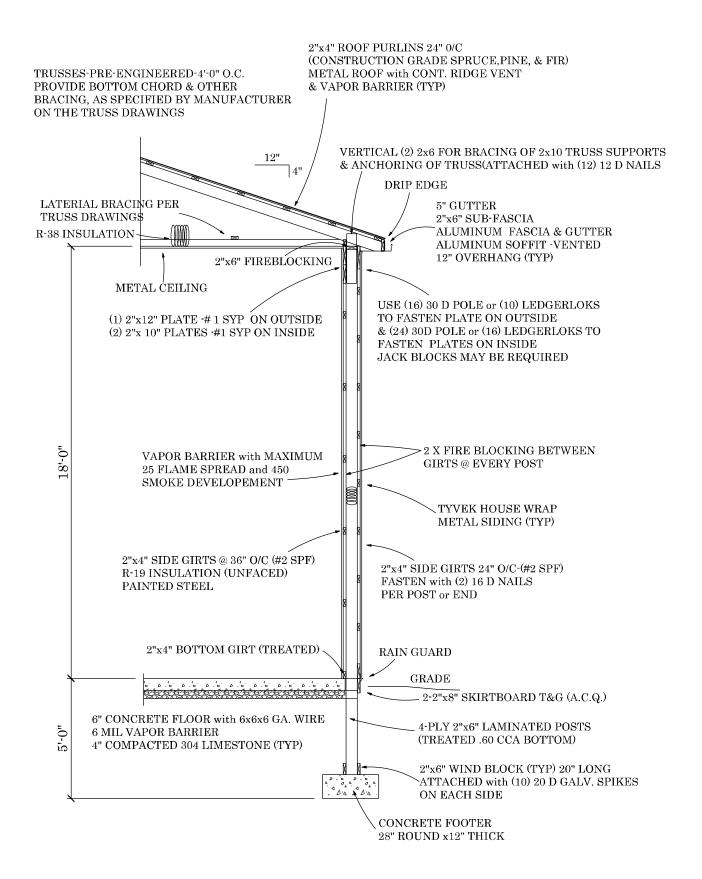
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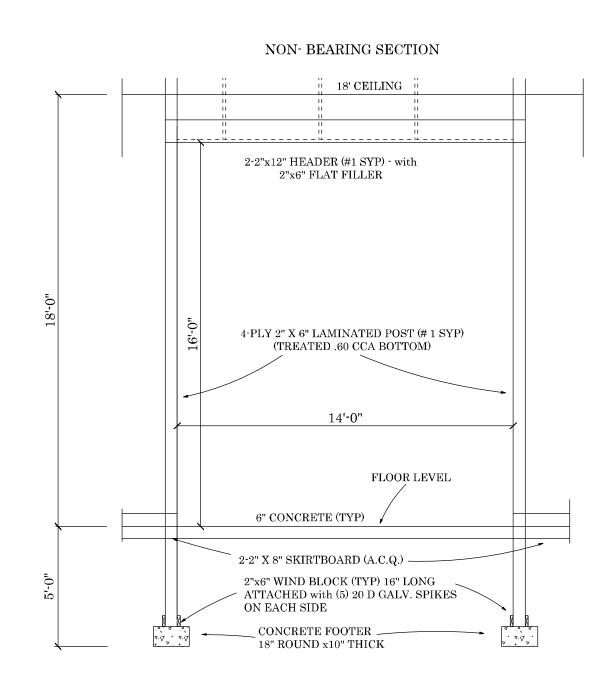
A-200

ELEVATIONS

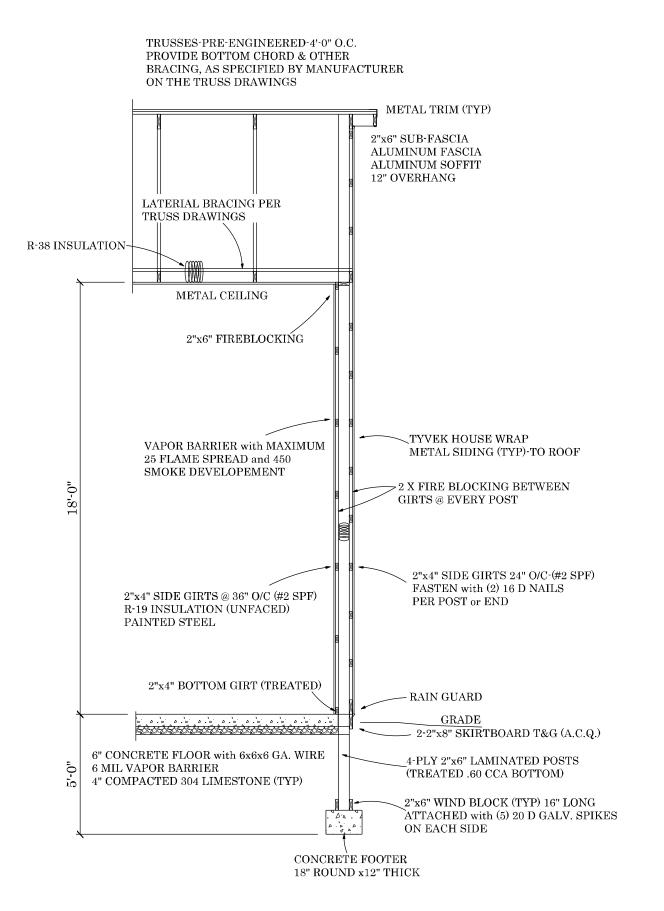


### SECTION S-200-1

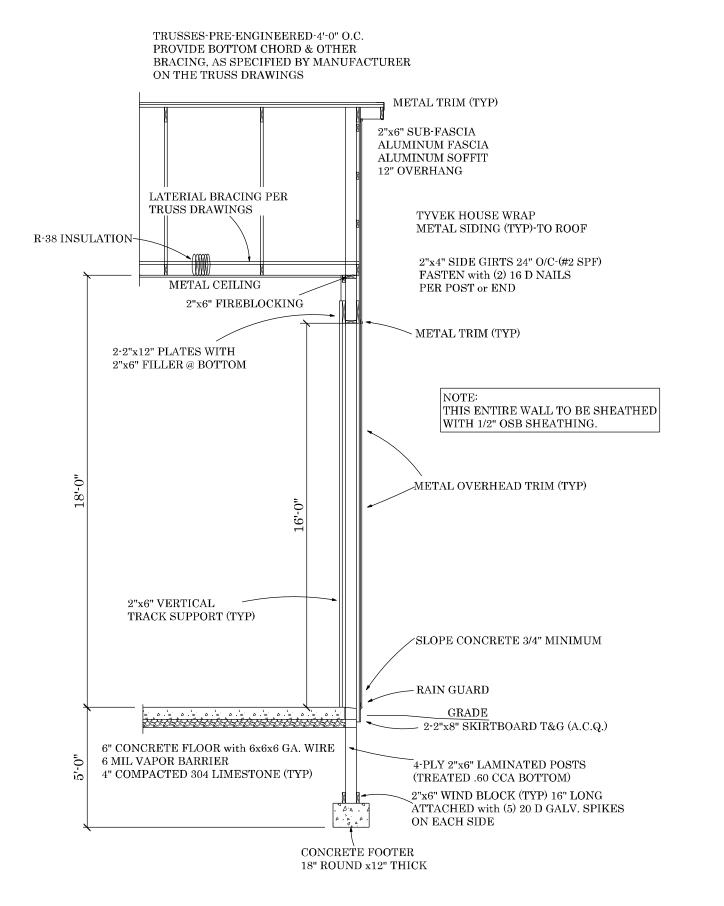
NOTE: ALL POSTS TO BE RICHLAND LAMINATED COLUMNS or EQUAL



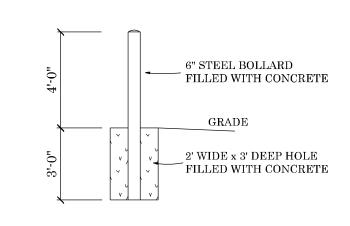
SECTION S-200-3 DETAILS



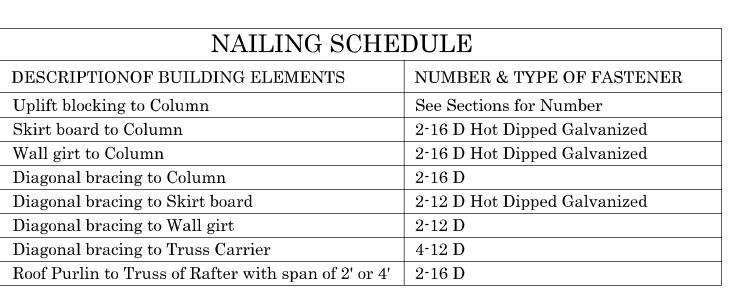
SECTION S-200-2

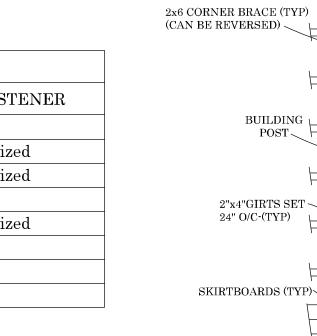


SECTION S-200-3



BOLLARD DETAIL





BUILDING \

2"x4"GIRTS SET <

CORNER BRACING DETAIL BEARING WALL NOT TO SCALE

GRADE 2-12 D to SKIRTBOARD

2x6 BRACE IS ON

OUTER WALL GIRT

2·16 D to POST-

THE INSIDE OF

2·12 D @ EACH /

WALL GIRT

ROOF TRUSSES

2-16 D to POST

TRUSSCARRIER TRUSSCARRIER **№**2-12 D @ EACH TRUSS CARRIER

CORNER

ROOF TRUSS 2-16 D to POST 2x6 CORNER BRACE (TYP) (CAN BE REVERSED) BUILDING CORNER POST < 2x6 BRACE IS ON THE INSIDE OF 2"x4"GIRTS SET  $\sim$ OUTER WALL GIRT 24" O/C-(TYP) 2-12 D @ EACH ~ WALL GIRT SKIRTBOARDS (TYP) 2-16 D to POST— GRADE 2-12 D to SKIRTBOARD

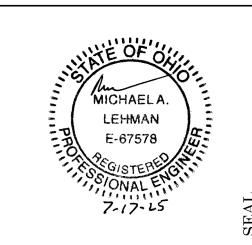
> CORNER BRACING DETAIL NON-BEARING WALL

NOT TO SCALE

<u>Sections</u>  M.A. LEHMAN PROFESSIONAL ENGINEERING,LLC

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A 

SPATZ STORAGE 2864 SOUTH DAN PORT CLINTON, OTTAWA C

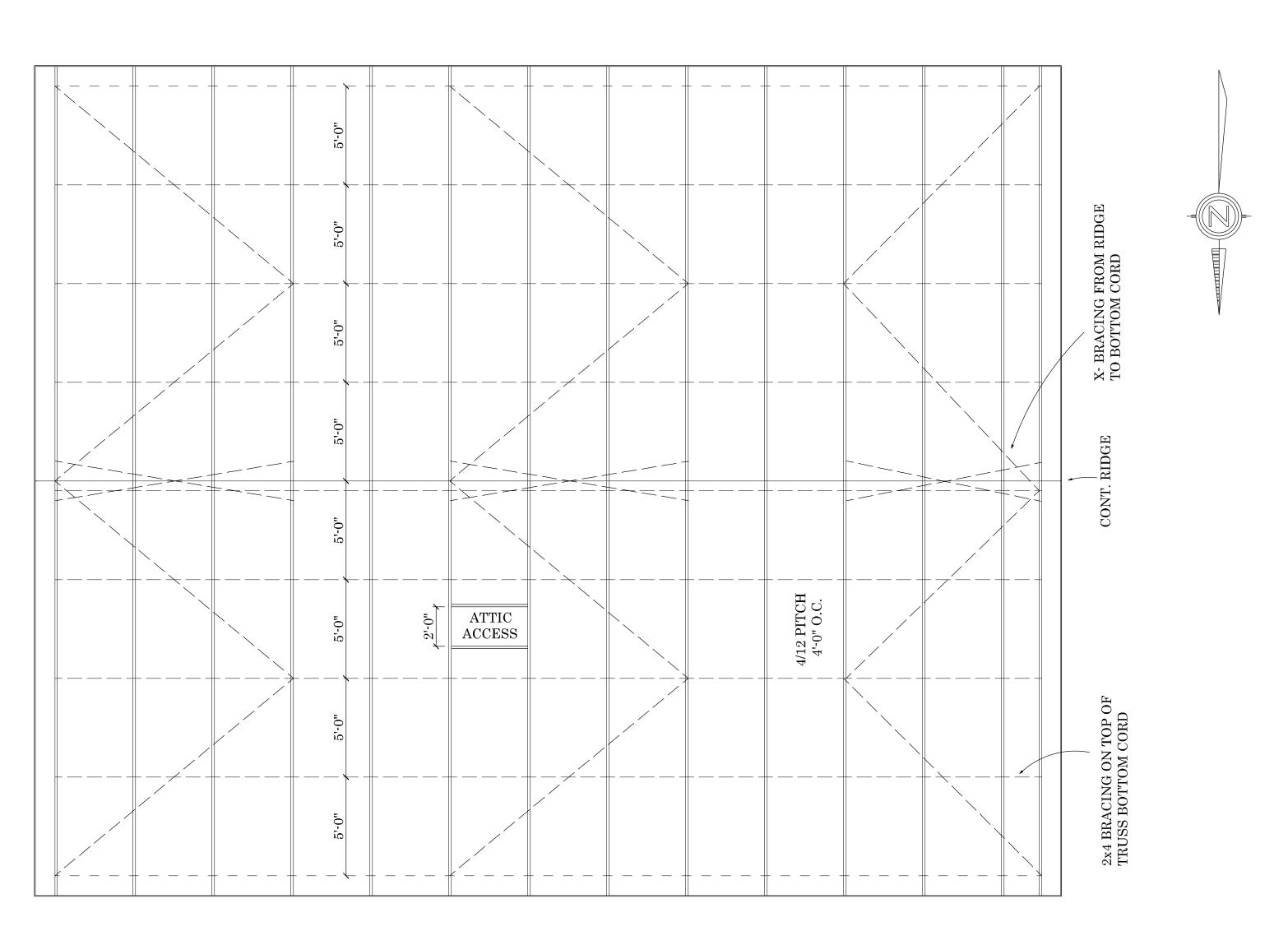
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SECTION

S-200



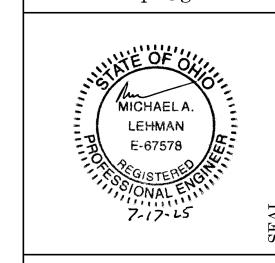
CROSS & X-BRACING SHOWN IS IN ADDITION TO THE LATERIAL TRUSS BRACING REQUIRED BY THE TRUSS MANUFACTURER

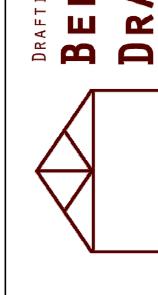
 $\frac{Roof\ Truss\ Plan}{SCALE:\ 1/4"=\ 1'-0"}$ 

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CONTRACTOR: DOUBLE L CONSTRUCT

SPATZ STORAGE BUILDING 3
2864 SOUTH DANBURY ROAD
PORT CLINTON, OHIO 43452
OTTAWA COUNTY

IF THE ABOVE DIMENSION DOES NOT MEASURE ONE INCH (1") EXACTLY, THIS DRAWING WILL HAVE BEEN ENLARGED OR REDUCED, AFFECTING ALL LABELED SCALES.

| Mark | Revisions | Date **PLAN** 

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S-300

# ELECTRICAL LEGEND

Dual Lamp Emergency Light /Exit Sign Combo with 90 min. Battery Backup

Dual Lamp Emergency Light
Combo with 90 min. Battery Backup

Dual Lamp Emergency Light Remote Head Connected to Exit Sign's Battery Backup

Dusk to Dawn Security Light
40 Watt LED Wall Pack-Electric Eye

-12,960 Lumens LED (80 Watts)

⊕ GFI Service Outlet

GFI Weaterproof Service Outlet

\$ -1 Way Single Pole Switch

\$\ -1 Way Single Pole Switch

with Occupancy Sensor

\$3 -3 Way Single Pole Switch

#### ELECTRICAL LEGEND

SCALE = 1/4" = 1'-0"

## WIRE SCHEDULE

20 amp Circuit-#12 wire with #12 Ground-minimum 1/2" Conduit 30 amp Circuit-#10 wire with #10 Ground-minimum 1/2" Conduit 40 amp Circuit-#8 wire with #10 Ground-minimum 3/4" Conduit 50 amp Circuit-#6 wire with #8 Ground-minimum 3/4" Conduit

Where multiple circuits in conduit-sizing shall be per NEC.

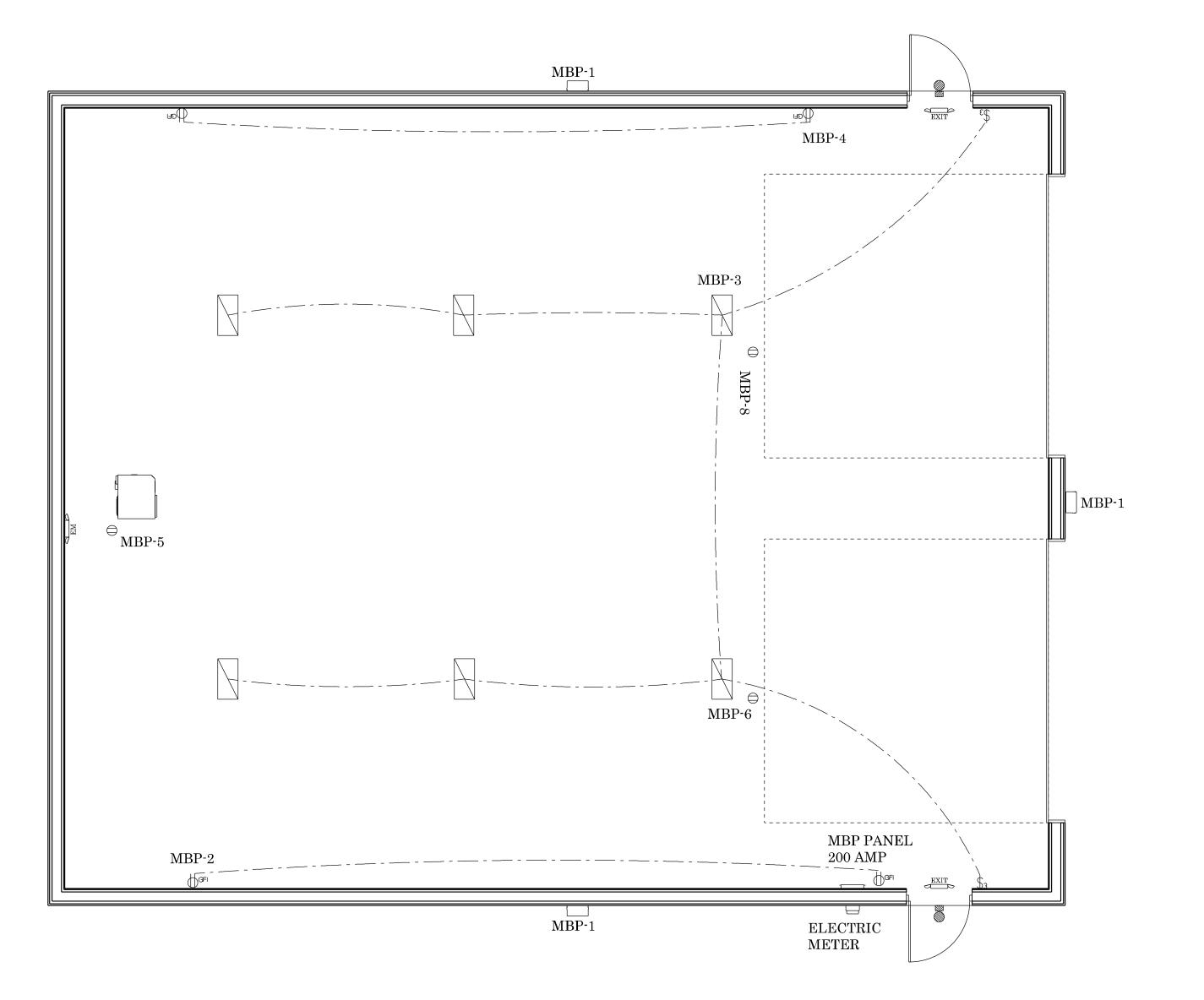
# Electrical Notes

- Electrical work shall be done by licensed electrician.
- All electrical works shall be in compliance with the
- National Electric Code, Life Safety Code, National

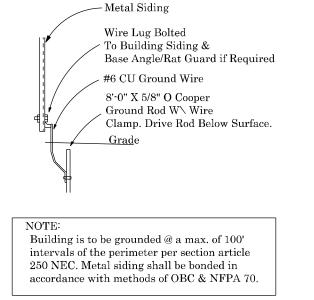
  Fire Protection Assoc OBC and all other appropriate codes
- Fire Protection Assoc, OBC and all other appropriate codes.

   All wiring shall be THHN in conduit or MC cable,
- Type NM is permitted where separated from the interior
- space by minimum 1/2" drywall thermal barrier.
- All wiring in damp or wet locations must be listed for the location conditions.
- Service entrance grounding shall meet the requirements of the Power Company.
- Electrical system grounding to be continuous.
- All outdoor fixtures shall be weatherproof.
- Any emergency lighting shall be connected to the same branch circuit serving the general lighting in the area and connected ahead of any switches.
- Minimum wire size is #12.
- Lighting meets or exceeds requirements of section 1205.
- Electrical outlets, light switches, the operable part of controls, dispensers, receptacles, and other operable equipment shall be placed within the reach ranges specified in ICC/ANSI a117.1
- Confirm electric requirements of all equipment requiring electric connections with contractor supplying the equipment.
- All locations shown on the plan are relative. Review and confirm exact location with the owner.
- Exit signs must operate for 90 minutes in case of primary power loss.
- Metal siding shall be bonded with #6 cu wire to electric service grounding system.
  All electrical equipment shall be labeled in accordance with NEC Article 110.21,
- Manufacturers information, voltage, current, and wattage ratings.
- All Disconnects shall be marked to indicate its purpose.
- · All electrical equipment, wiring, and conduit to be a minimum of 18" above finished floor.
- Service equipment shall be legibly marked in the field with the available fault current NEC Article 110.24.
- Arc flash hazard warning shall be provided per NEC Article 110.16.
- Placarding of service and required labeling shall be provided per NEC Articles 110.21/110.22.





Electrical Plan
SCALE: 1/4" = 1'-0"

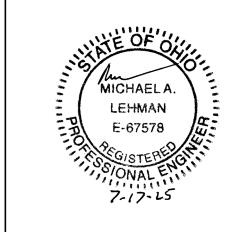


GROUNDING DETAIL

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7-17-15 D N H

BERLING SERVICE
DRAFTING SERVICE

DR

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Mark Revisions Date

**■** 1" ACTUAL —

| Date: 7/17/2025 | Scale: AS NOTED | Drawn by : KK | Checked by: BK |

ELECTRICAL

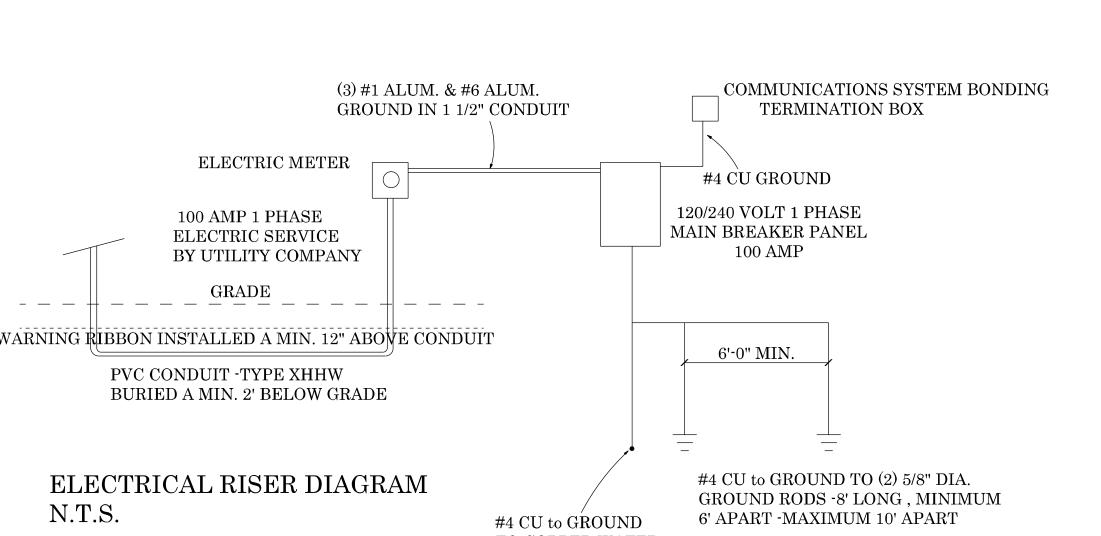
Job: 25-1070 Sheet Number:

E-100

NOTE: \* INDICATES CIRCUITS TO HAVE GFCI BREAKERS AT PANEL.

	120/240 v	olt, 1	phase	e, 100 an	np Main	Breal	xer Pa	anel Layout	
CKT	CIRCUIT DESCRIPTION	TRIP	POLES	V/A	V/A	POLES	TRIP	CIRCUIT DESCRIPTION	CKT
1	EXTERIOR LIGHTING	20 A	1	80	360	1	20 A	GENERAL OUTLETS	2
3	GENERAL LIGHTING	20 A	1	480	360	1	20 A	GENERAL OUTLETS	4
5	*UNIT HEATER	20 A	1	440	900	1	20 A	*OH DOOR OPENER	6
7					900	1	20 A	*OH DOOR OPENER	8
9									10
11									12
13									14
15									16
17									18
19									20
21									22
23									24
25									26
27									28
29									30
31									32
33									34
35									36
37									38
39									40
41									42
		TOTAL	LOAD	3,520 V/A			·		
		TOTAL	AMPS	15 AMPS					

#### GROUND IN 1 1/2" CONDUIT TERMINATION BOX ELECTRIC METER #4 CU GROUND 120/240 VOLT 1 PHASE 100 AMP 1 PHASE MAIN BREAKER PANEL ELECTRIC SERVICE $100 \, \mathrm{AMP}$ BY UTILITY COMPANY GRADE WARNING RIBBON INSTALLED A MIN. 12" ABOVE CONDUIT 6'-0" MIN. PVC CONDUIT -TYPE XHHW BURIED A MIN. 2' BELOW GRADE #4 CU to GROUND TO (2) 5/8" DIA. ELECTRICAL RISER DIAGRAM GROUND RODS -8' LONG, MINIMUM N.T.S. 6' APART -MAXIMUM 10' APART #4 CU to GROUND TO COPPER WATER SERVICE LINE,



IF APPLICABLE

# WIRE SCHEDULE

20 amp Circuit- #12 wire with #12 Ground-minimum 1/2" Conduit 30 amp Circuit- #10 wire with #10 Ground-minimum 1/2" Conduit 40 amp Circuit-#8 wire with #10 Ground-minimum 3/4" Conduit 50 amp Circuit-#6 wire with #8 Ground-minimum 3/4" Conduit

Where multiple circuits in conduit-sizing shall be per NEC.

#### Electrical Notes

- · Electrical work shall be done by licensed electrician.
- All electrical works shall be in compliance with the National Electric Code, Life Safety Code, National Fire Protection Assoc, OBC and all other appropriate codes.
- All wiring shall be THHN in conduit or MC cable, Type NM is permitted where separated from the interior
- space by minimum 1/2" drywall thermal barrier. · All wiring in damp or wet locations must be listed for the
- location conditions. • Service entrance grounding shall meet the requirements
- of the Power Company.
- Electrical system grounding to be continuous.
- · All outdoor fixtures shall be weatherproof.
- Any emergency lighting shall be connected to the same branch circuit serving the general lighting in the area and connected ahead of any switches.
- Minimum wire size is #12.
- Lighting meets or exceeds requirements of section 1205.
- Electrical outlets, light switches, the operable part of controls, dispensers, receptacles, and other operable equipment shall be placed within the reach ranges specified in ICC/ANSI a117.1
- Confirm electric requirements of all equipment requiring electric connections with contractor supplying the equipment.
- All locations shown on the plan are relative. Review and confirm exact location with the owner.
- Exit signs must operate for 90 minutes in case of primary power loss.
- Metal siding shall be bonded with #6 cu wire to electric service grounding system.
- All electrical equipment shall be labeled in accordance with NEC Article 110.21,
- Manufacturers information, voltage, current, and wattage ratings.
- All Disconnects shall be marked to indicate its purpose.
- · All electrical equipment, wiring, and conduit to be a minimum of 18" above finished floor.
- Service equipment shall be legibly marked in the field with the available fault current NEC Article 110.24.
- Arc flash hazard warning shall be provided per NEC Article 110.16.
- Placarding of service and required labeling shall be provided per NEC Articles 110.21/110.22.

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DIAGRAM 7/17/2025 AS NOTED

RISER

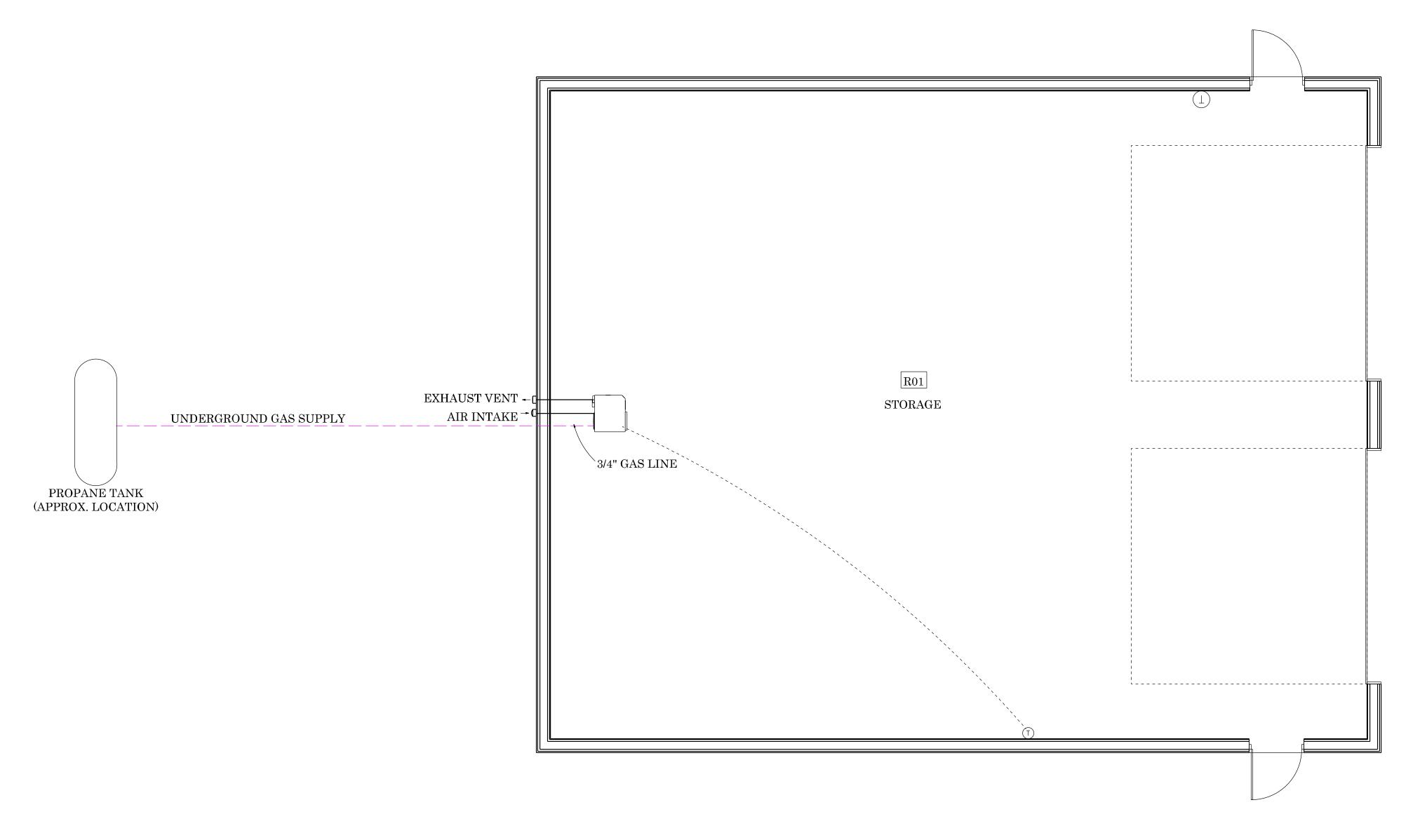
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Sheet Number:

Date:

Scale:

E-101

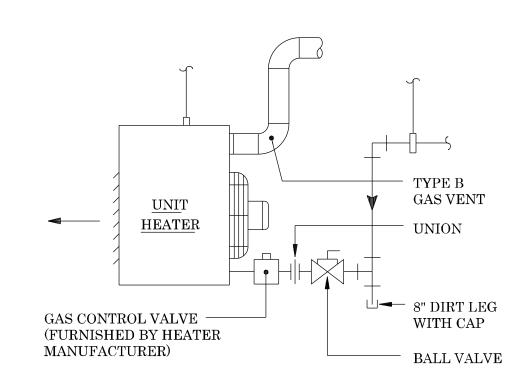


Heating Plan SCALE: 1/4" = 1'-0"

#### **HVAC Sheets**

General Notes

- Equipment shall be installed as shown in the underwriter's approval, as required in the manufacturers recommendations and following good engineering practices.
- Equipment shall be installed by a licensed contractor according to Chapter 28 of the OBC.
- The drawing is general in nature. The intent is to provide a complete, safe, and satisfactory HVAC systems. Necessary items for a complete system; but are not shown or mentioned shall be provided according to Chapter 28 of OBC.
- Control wiring by mechanical contractor. Supply wiring by electrical contractor.
  Equipment and appliances installed at grade level shall be on a level
- concrete slab or other approved material extending not less than 3" above general grade or shall be suspended not less than 6" above adjoin grade.All gas piping shall be in Schedule 40 black steel pipe, threaded and coupled.
- Piping shall comply with the International Fuel Gas Code.
- Each gas appliance shall be installed with a shutoff.
- Cooking appliances that are designed for permanent installation shall have the appropriate label.
- Hydronic piping shall comply with the appropriate standard(s) as listed in the Ohio Mechanical Code Table 1202.4.
- Climate Zone is 5A.
- When the building does not meet the requirements for natural ventilation.
  Mechanical ventilation shall comply with the appropriate use group
  requirements according to Chapter 28 of the OBC and Chapter 4 of the OMC.
  Gas taps by owner.
- Flues for furnaces to be dura-vent flue pipe with similar fittings sized per manufacturers recommentions and installed per chapter 8 OMC.
- Exhaust piping shall terminate a minimum 3' from any operable opening and 10' from any fresh air intake.



GAS FIRED UNIT HEATER DETAIL N.T.S.

REZNOR LP GAS HEATER
MODEL # UDX 75 or EQUAL
75,000 BUTH
1/2" GAS CONNECTION
4" EXHAUST VENT
4" COMBUSTION AIR INLET
3.8 FLA @ 115 VOLTS
83% EFFICIENCY RATING-with
LOW VOLTAGE THERMOSTAT

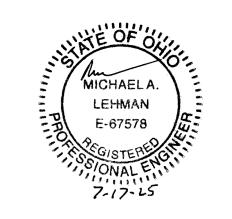
INSTALLED PER MANUFACTURERS SPECS

	ROOM V	ENTILA	TION CALCULATIONS	
ROOM NUMBER	ROOM NAME	SFT	NATURAL REQUIRED VENTILATION ( 4% of FLOOR AREA)	PROVIDED VENTILATION
R01	STORAGE	2,000 sft	2,000 sft. X 4% = 80 sft.	412 sft.

M.A. LEHMAN PROFESSIONAL ENGINEERING,LLC

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malehmanpe@gmail.com



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SPATZ STORAGE BUILDING 3
2864 SOUTH DANBURY ROAD
PORT CLINTON, OHIO 43452
OTTAWA COUNTY

IF THE ABOVE DIMENSION DOES
NOT MEASURE ONE INCH (1")
EXACTLY, THIS DRAWING WILL
HAVE BEEN ENLARGED OR
REDUCED, AFFECTING ALL
LABELED SCALES.

LABELED SCALES.

Mark Revisions Date

 Date:
 7/17/2025

 Scale:
 AS NOTED

 Drawn by :
 KK

 Checked by:
 BK

 Job:
 25-1070

HEATING

Sheet Number:

H-100