

CODE NOTES:
NOTES TO PLAN EXAMINER:
THE PLANS FOR MODIFICATIONS TO THIS EXISTING TENANT SPACE IS LOCATED IN THE MASON RETAIL CENTER AT 1065 READING ROAD SUIT D IN MASON, OHIO. PREVIOUS USE OF THIS SPACE WAS M-MERCANTILE. NEW TENANT IS B-BUSINESS (TRAINING/FITNESS). EXISTING FLOOR AND CEILING FINISHES TO REMAIN. EXISTING RESTROOMS WERE DESIGNED TO BE ADA COMPLIANT WHEN ORIGINALLY CONSTRUCTED AND TO REMAIN. NEW RESTROOM TO MEET CURRENT STANDARDS. IMPROVEMENTS INCLUDE NEW RESTROOM ONLY THE SPACE IS FURTHER DESCRIBED IN THE O.B.C. AS FOLLOWS:

USE GROUP:
CHANGE OF USE FROM M-MERCANTILE TO B-BUSINESS (FOR TRAINING) SKILL DEVELOPMENT PERSONAL (TRAINING/FITNESS)

GENERAL BUILDING HEIGHTS AND AREAS:
NEW B-BUSINESS USE GROUP: 3,600 SF, 1 STORY, +/- 16'-0" HEIGHT

TYPE OF CONSTRUCTION:
BUILDING IS OF TYPE 2B CONSTRUCTION.

NO NEW FIRE RATINGS ARE REQUIRED FOR THESE IMPROVEMENTS FOR BUILDING ELEMENTS SUCH AS STRUCTURAL SYSTEMS, BEARINGS/ NON BEARING WALLS, FLOORS OR ROOFS.

NEW CONSTRUCTION MATERIALS FOR WALLS SHALL BE METAL STUDS OR NON-COMBUSTIBLE WOOD.

INTERIOR FINISHES:
NEW WALL FINISHES: CLASS C FOR CORRIDORS, ROOMS, ENCLOSED SPACES.

NEW FLOOR FINISHES: DOC FF-1 "PILL TEST" (CP&C 16 6FR PART 1630 OR ASTM D2893)

FIRE PROTECTION SYSTEMS:
ENTIRE BUILDING IS EQUIPPED WITH AUTOMATIC FIRE SUPPRESSION SYSTEM. ANY MODIFICATIONS TO THE EXISTING SPRINKLER SYSTEM SHALL REQUIRE DRAWINGS BY CERTIFIED SPRINKLER DESIGNER, NEW PERMITS, AND INSPECTION.

NEW FIRE EXTINGUISHERS ARE SHOWN ON PLAN. FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE DEPARTMENT.

MEANS OF EGRESS:
OCCUPANT LOAD: SHALL BE LIMITED AND POSTED TO 49 OCCUPANTS

2 MEANS OF EGRESS ARE PROVIDED AS SHOWN ON PLAN

EXIT AND EMERGENCY LIGHTS ARE INDICATED ON PLANS

DOOR LOCKS ARE SHOWN ON PLAN

CORRIDORS ARE NOT REQUIRED TO BE FIRE RATED DUE TO EXISTING FIRE SUPPRESSION SYSTEM

ACCESSIBILITY:
EXISTING RESTROOMS WERE ORIGINALLY DESIGNED TO BE ADA COMPLIANT PRIOR TO RELEASE OF ICC. A117.1.

EXISTING RESTROOM TO BE USED AS PREVIOUS PERMITTED.

NEW RESTROOMS TO BE CONSTRUCTED TO CURRENT CODE AS SHOWN ON DRAWINGS

BUILDING OWNER TO VERIFY COMPLIANT FIXTURES, FAUCETS, FOR ACCESSIBILITY AND ACCESSORIES ARE LOCATED PROPERLY. PER INTERIOR ELEVATION

EXISTING MAIN ENTRANCE IS ACCESSIBLE.

EXISTING PARKING LOT IS PROVIDED WITH ACCESSIBLE PARKING, AN ACCESSIBLE ROUTE, AND CURB RAMP TO LEVEL OF ENTRANCE.

ACCESSIBLE ROUTES ARE PROVIDED THROUGHOUT THE SPACE. ACCESSIBLE SIGNAGE TO BE PROVIDED AT RESTROOM DOORS.

PLUMBING SYSTEMS:
USE GROUP : B-BUSINESS
EXISTING RESTROOMS PROVIDE FOR 50 MALES AND 50 FEMALES. SPACE IS PROVIDED WITH AN ACCESSIBLE DRINKING FOUNTAIN AND SERVICE SINK.

PER OWNER NO CHANGES ARE PROPOSED TO THE EXISTING ELECTRIC AND MECHANICAL SYSTEM

ALTERATION TO THE SPRINKLERS WILL BE SUBMITTED SEPARATELY

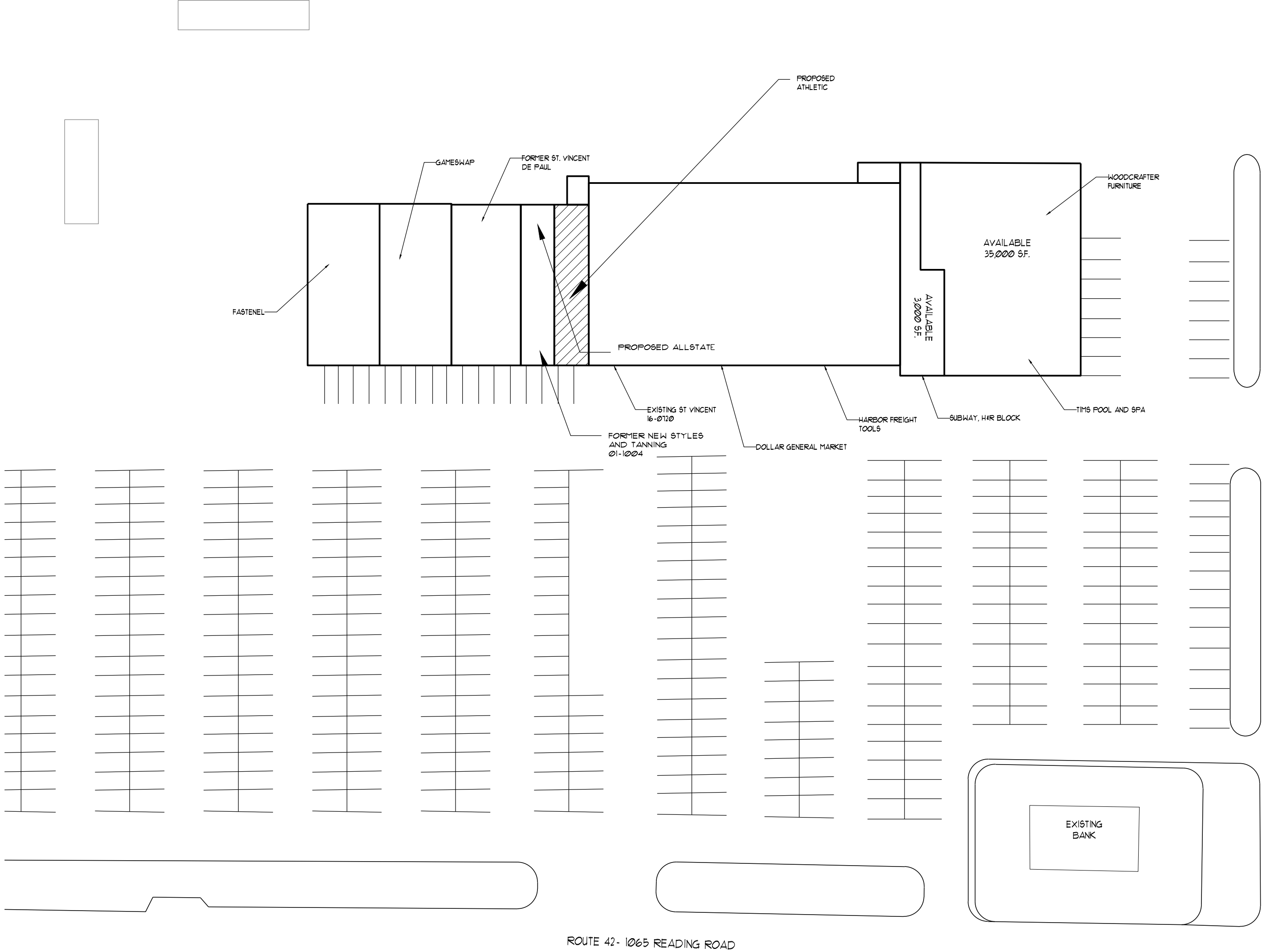
NEW IMPROVEMENTS FOR X-ATHLETES FITNESS PERFORMANCE LOCATED IN MASON SHOPPING CENTER 1065 READING ROAD MASON COUNTY, OHIO, 45040 NOVEMBER 15, 2019

OWNER:

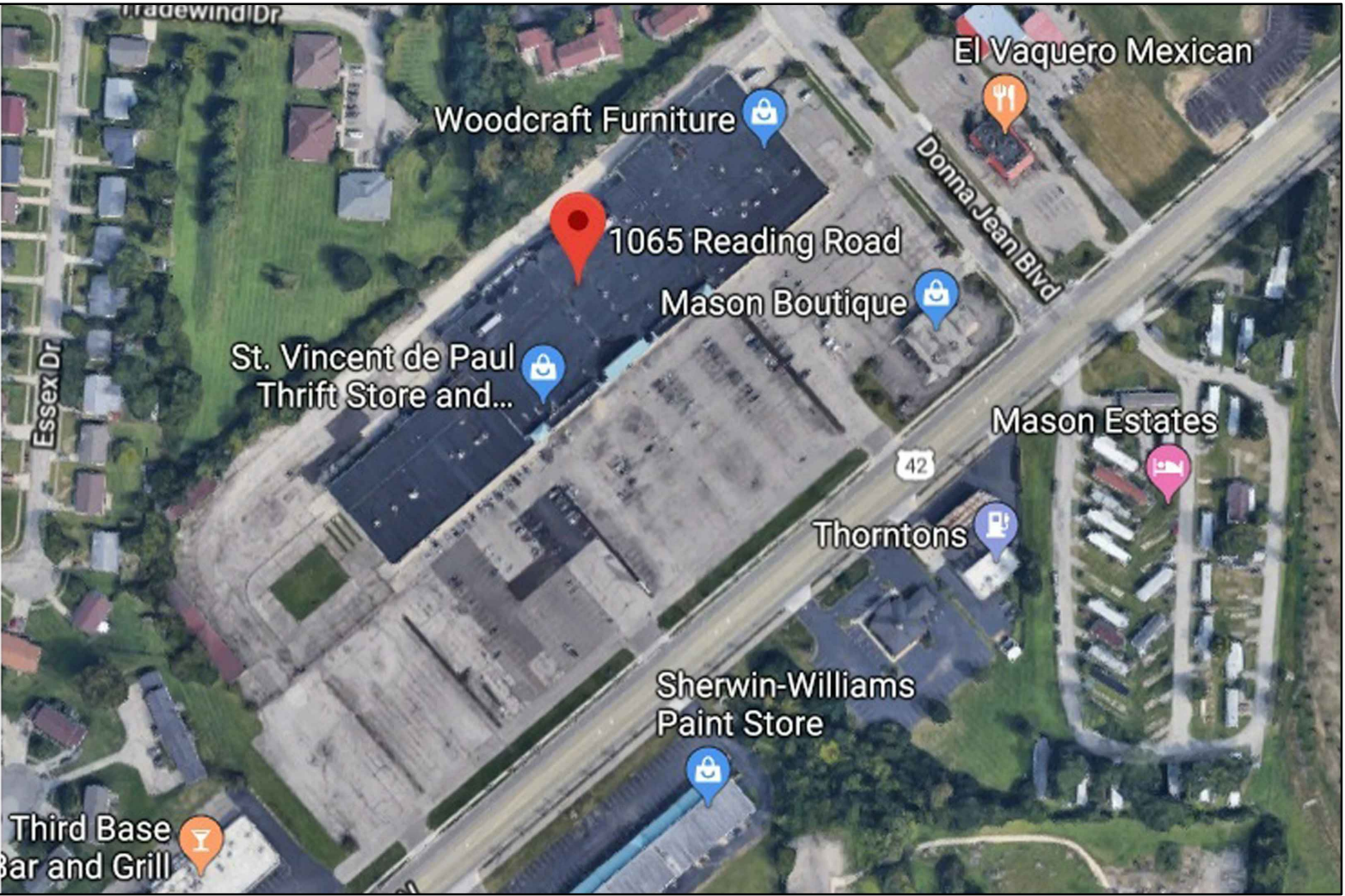
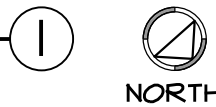
SEAN SULLIVAN
7452-7462 JAGER CT
CINCINNATI, OHIO 45230
TOWN CENTER COMPANY
513-232-2700

ARCHITECT OF RECORD:

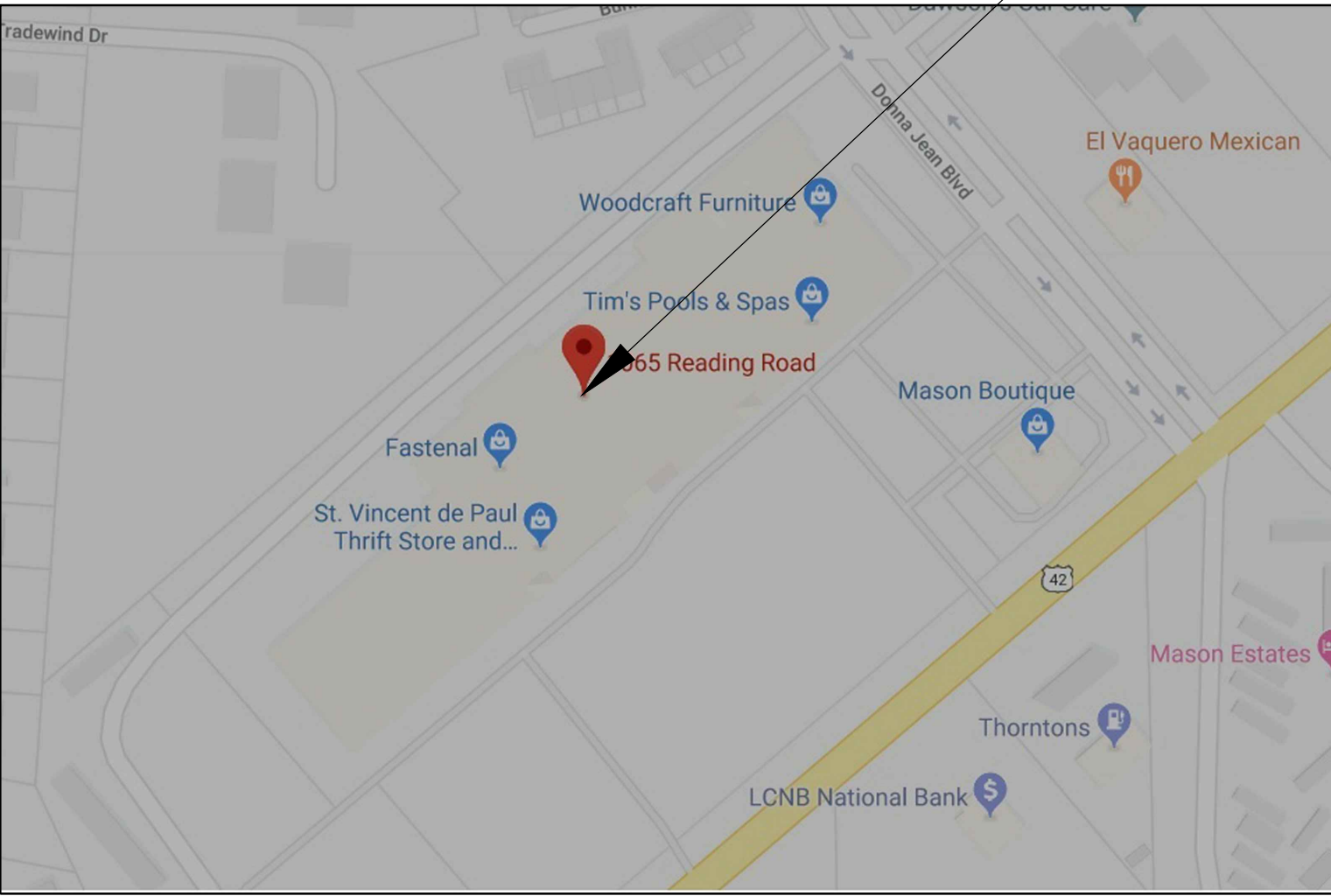
PAUL J. STRIEBEL & ASSOCIATES, INC
10027 PUTTERVIEW WAY
CENTERVILLE, OHIO 45458
PAUL J. STRIEBEL OWNER/PRINCIPAL
937-266-2107



KEY PLAN
NOT TO SCALE



AERIAL VIEW OF EXISTING SITE



LOCATION MAP

REVISED
3:54 pm, Nov 27, 2019

MASON PLAN
APPROVAL NO.
BLD19-0819

CITY OF MASON OHIO
BUILDING DEPARTMENT
APPROVED
FOR BUILDING CODE COMPLIANCE ONLY
By Latika Lalvani on Nov 27, 2019

PAUL J. STRIEBEL & ASSOCIATES, INC.
ARCHITECTURE - LAND PLANNING - INTERIOR DESIGN
10027 PUTTERVIEW WAY, CENTERVILLE, OHIO 45458, 937-266-2107
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SITE PLAN

DATE:
10-22-2019
REVISIONS:
11-15-2019

X-ATHLETES FITNESS
UNIT D
ROUTE 42/ READING ROAD

T.O
SHEET NO.

