

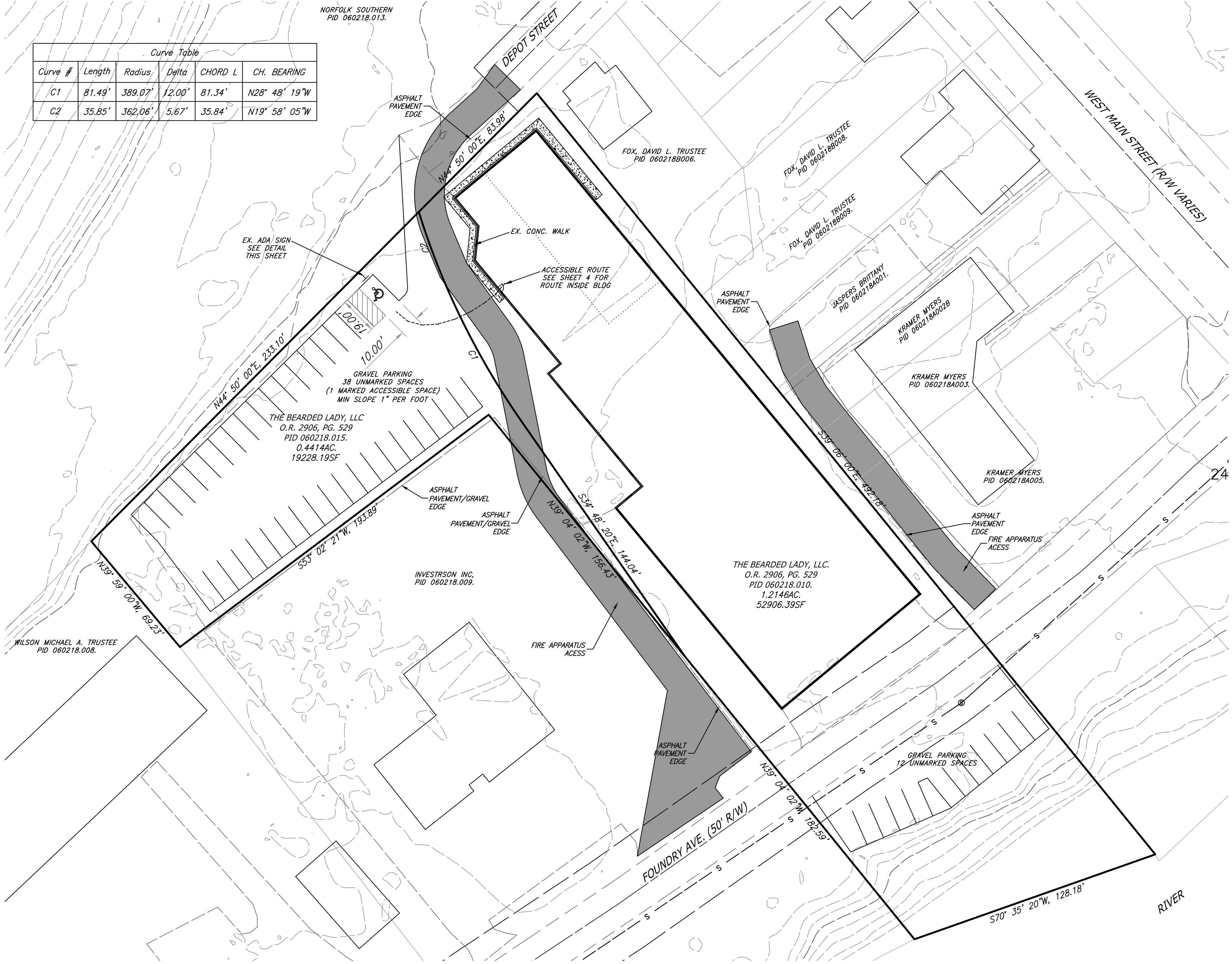
PROPOSED CHANGE OF USE
FOR
ANCHOR FITNESS, 77 FOUNDRY AVE.
BATAVIA, OH 45103

SHEET INDEX:

TITLE SHEET	1
EXISTING FRONT AND SIDE ELEVATIONS	2
EXISTING FLOOR PLAN	3-4
BUILDING/WALL SECTIONS	5
PROP. FIRE AREAS AND CODE ANALYSIS	6

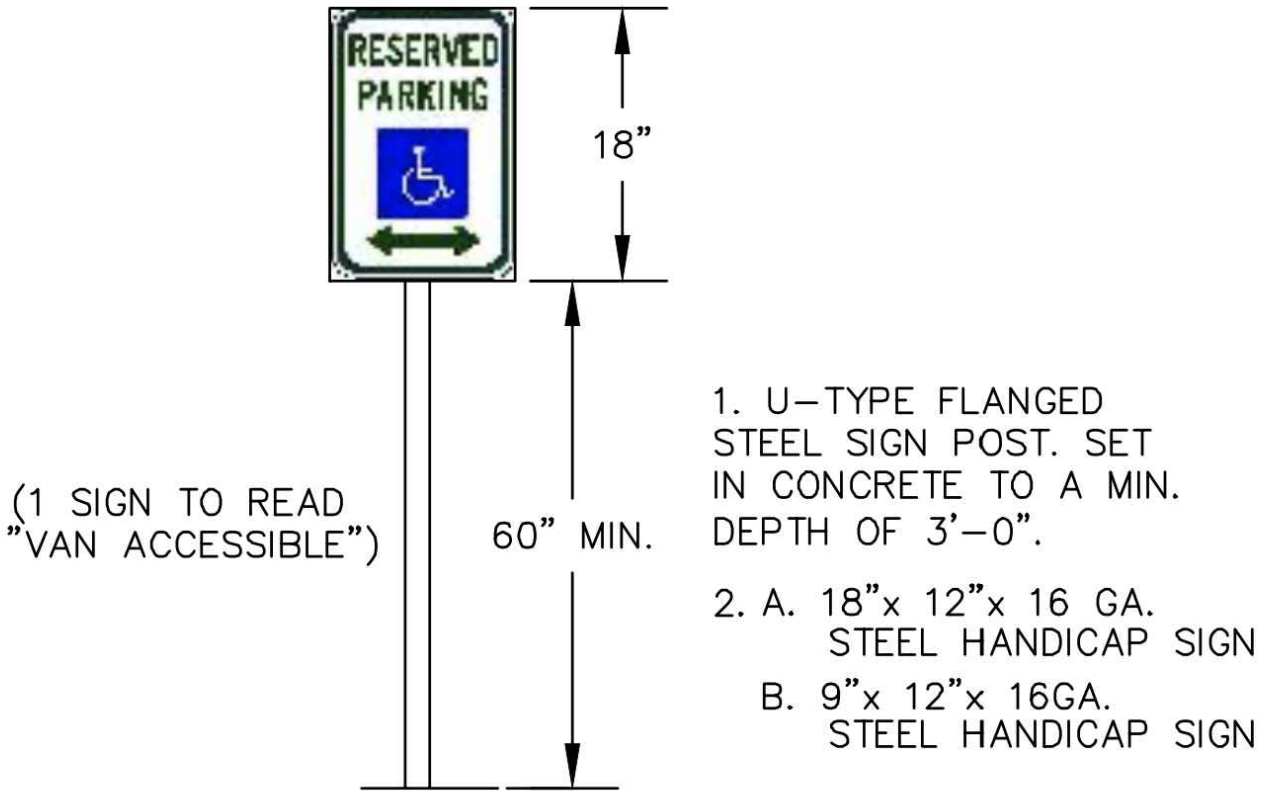
ZONING ADJACENT
NOTE: SUBJECT AND ALL ADJOINING
PROPERTY CURRENTLY ZONE B-2

Curve Table					
Curve #	Length	Radius	Delta	CHORD L	CH. BEARING
C1	81.49'	389.07'	12.00'	81.34'	N28° 48' 19"W
C2	35.85'	362.06'	5.67'	35.84'	N19° 58' 05"W

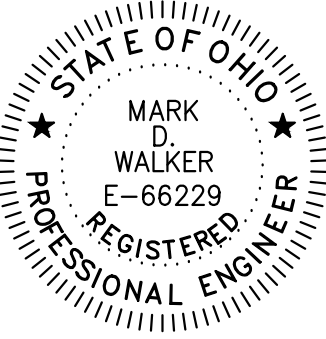


VICINITY MAP

SCALE: N.T.S.

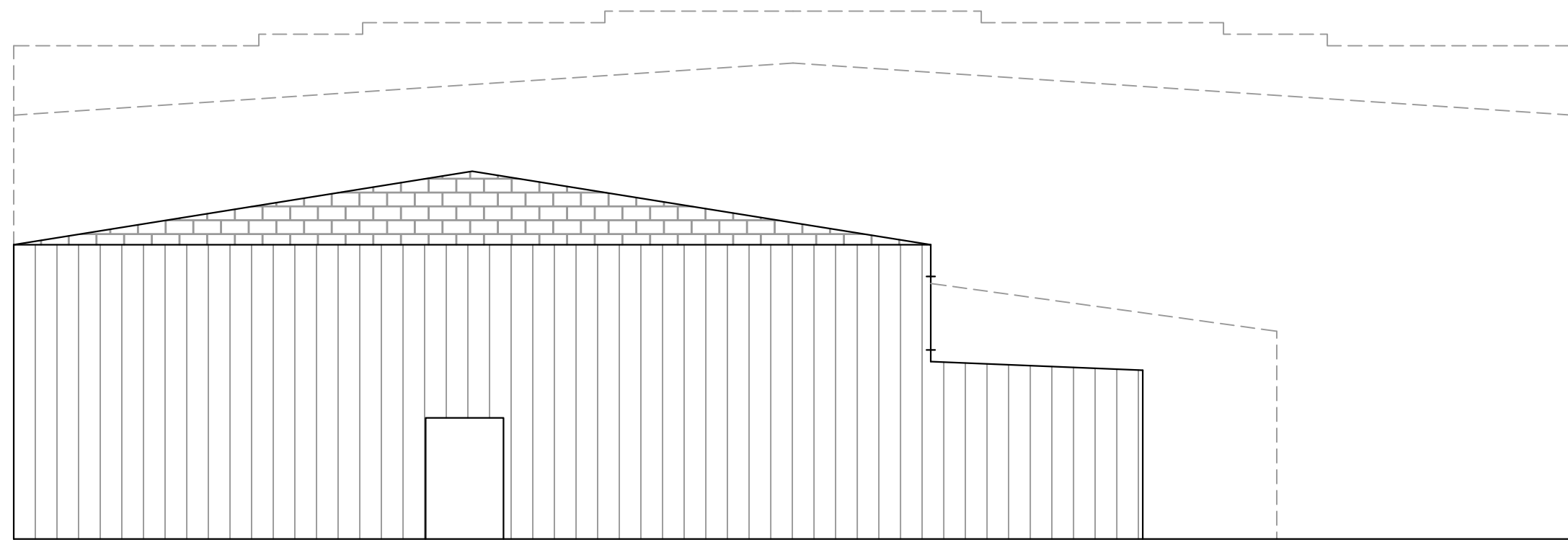


ADA PARKING SIGN DETAIL

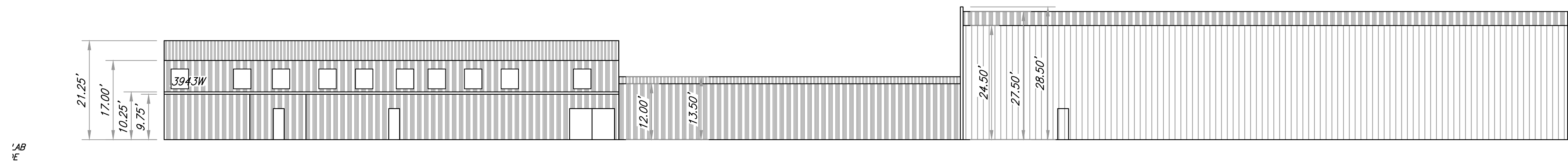


ANCHOR FITNESS - CHANGE OF USE
77 FOUNDRY AVENUE
BATAVIA, OHIO 45103

CLIENT CODE: ANCHOR FITNESS	SHEET TITLE: TITLE SHEET	SHEET NO. 1/6
DATE: 9/23/2022	BY: M.D. WALKER & ASSOCIATES LAND SURVEYING & MAPPING / CIVIL & STRUCTURAL ENGINEERING PHONE 513.284.3232 MARK@SURVEYWALKER.COM WWW.WALKER-ENGINEER.COM	
AS NOTED		

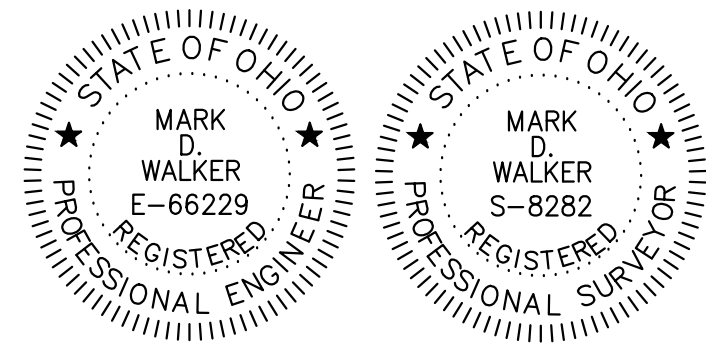


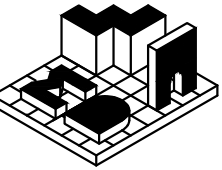
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

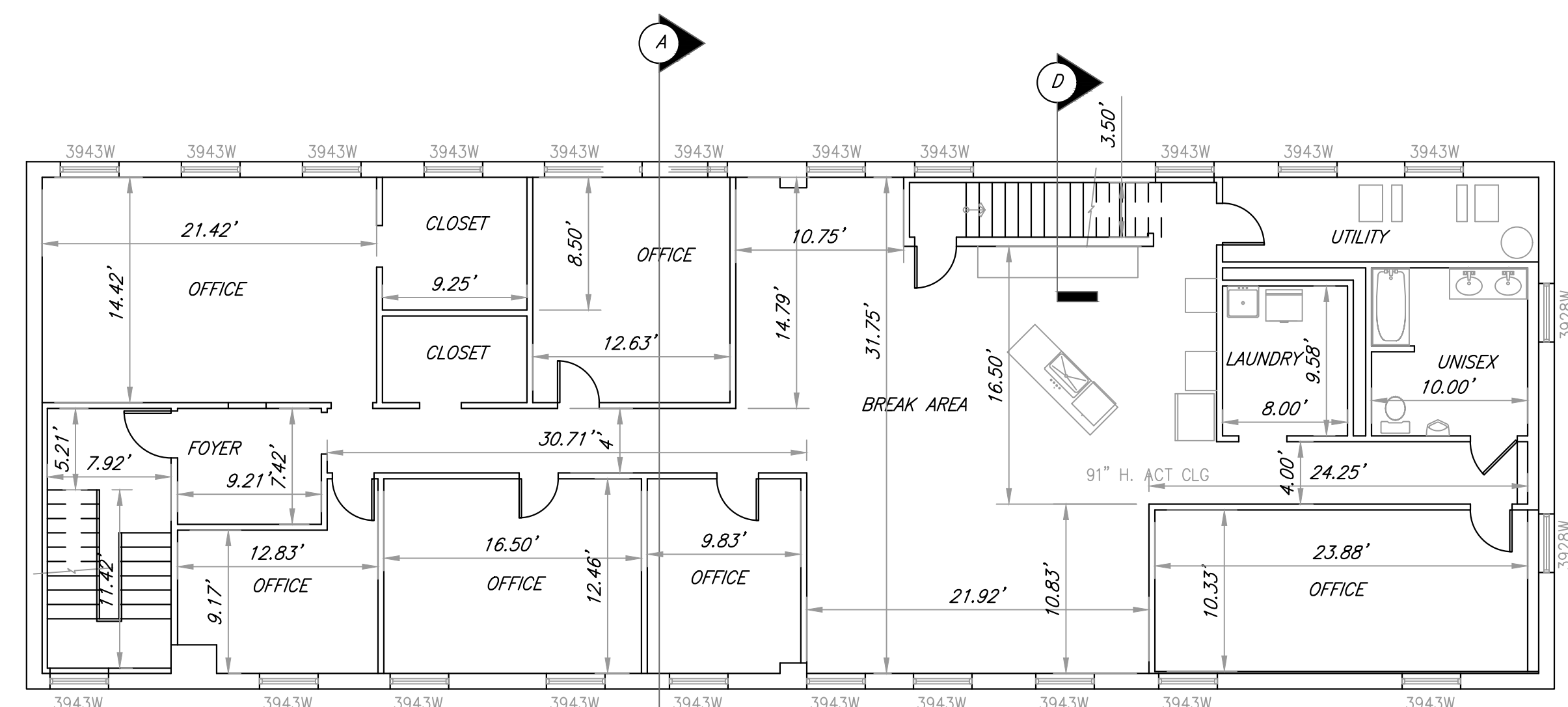
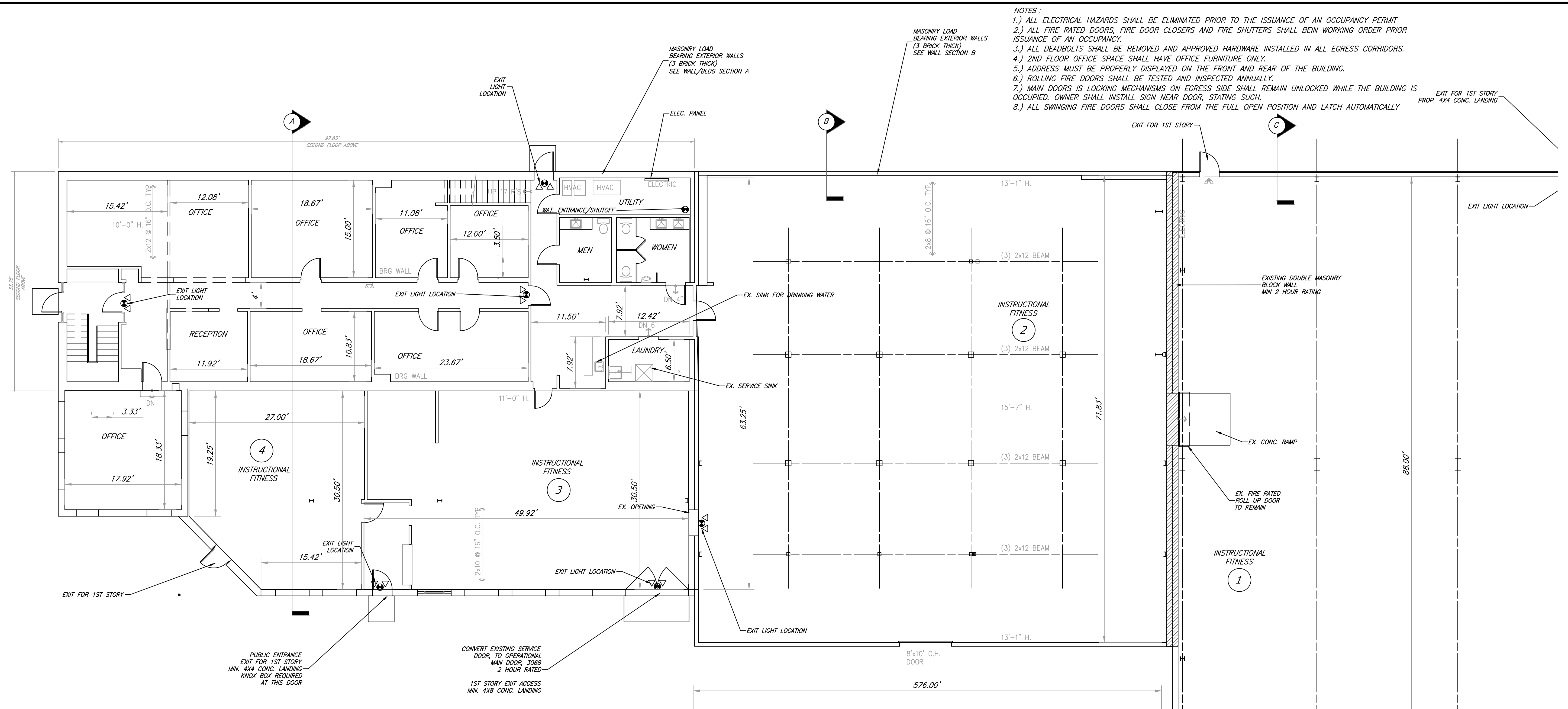


RIGHT ELEVATION
SCALE: 1/16" = 1'-0"

ANCHOR FITNESS - CHANGE OF USE
77 FOUNDRY AVENUE
BATAVIA, OHIO 45103



CLIENT CODE: ANCHOR FITNESS	SHEET TITLE: EXISTING BUILDING ELEVATIONS	SHEET NO.
DATE: 6/13/2022	 M.D. WALKER & ASSOCIATES LAND SURVEYING & MAPPING / CIVIL & STRUCTURAL ENGINEERING PHONE: 513.284.3232 MARK@SURVEYWALKER.COM WWW.WALKER-ENGINEER.COM	2/6
AS NOTED		



NOTES :

- 1.) ALL ELECTRICAL HAZARDS SHALL BE ELIMINATED PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT
- 2.) ALL FIRE RATED DOORS, FIRE DOOR CLOSERS AND FIRE SHUTTERS SHALL BEIN WORKING ORDER PRIOR ISSUANCE OF AN OCCUPANCY.
- 3.) ALL DEADBOLTS SHALL BE REMOVED AND APPROVED HARDWARE INSTALLED IN ALL EGRESS CORRIDORS.
- 4.) 2ND FLOOR OFFICE SPACE SHALL HAVE OFFICE FURNITURE ONLY.
- 5.) ADDRESS MUST BE PROPERLY DISPLAYED ON THE FRONT AND REAR OF THE BUILDING.
- 6.) ROLLING FIRE DOORS SHALL BE TESTED AND INSPECTED ANNUALLY.
- 7.) MAIN DOORS IS LOCKING MECHANISMS ON EGRESS SIDE SHALL REMAIN UNLOCKED WHILE THE BUILDING IS OCCUPIED. OWNER SHALL INSTALL SIGN NEAR DOOR, STATING SUCH.
- 8.) ALL SWINGING FIRE DOORS SHALL CLOSE FROM THE FULL OPEN POSITION AND LATCH AUTOMATICALLY

EXIT FOR 1ST STORY
PROP. 4X4 CONC. LANDING

EXIT LIGHT LOCATION—

EXISTING DOUBLE MASONRY
-BLOCK WALL
MIN 2 HOUR RATING

CONC. RAMP

EX. FIRE RATED
ROLL UP DOOR
TO REMAIN

*INSTRUCTIONAL
FITNESS*

EXIT LIGHT LOCATION —

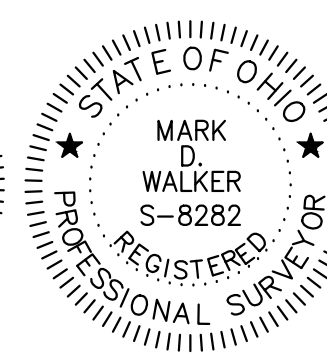
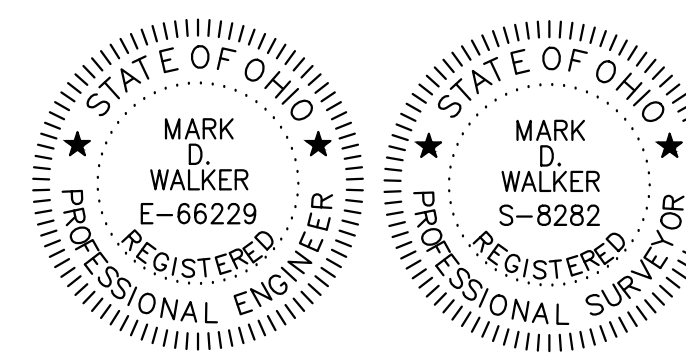
EXIT FOR 1ST STORY
PROP. 4X4 CONC. LANDING

EXISTING 1ST FLOOR PLAN

SCALE: $1/8" = 1'-0"$

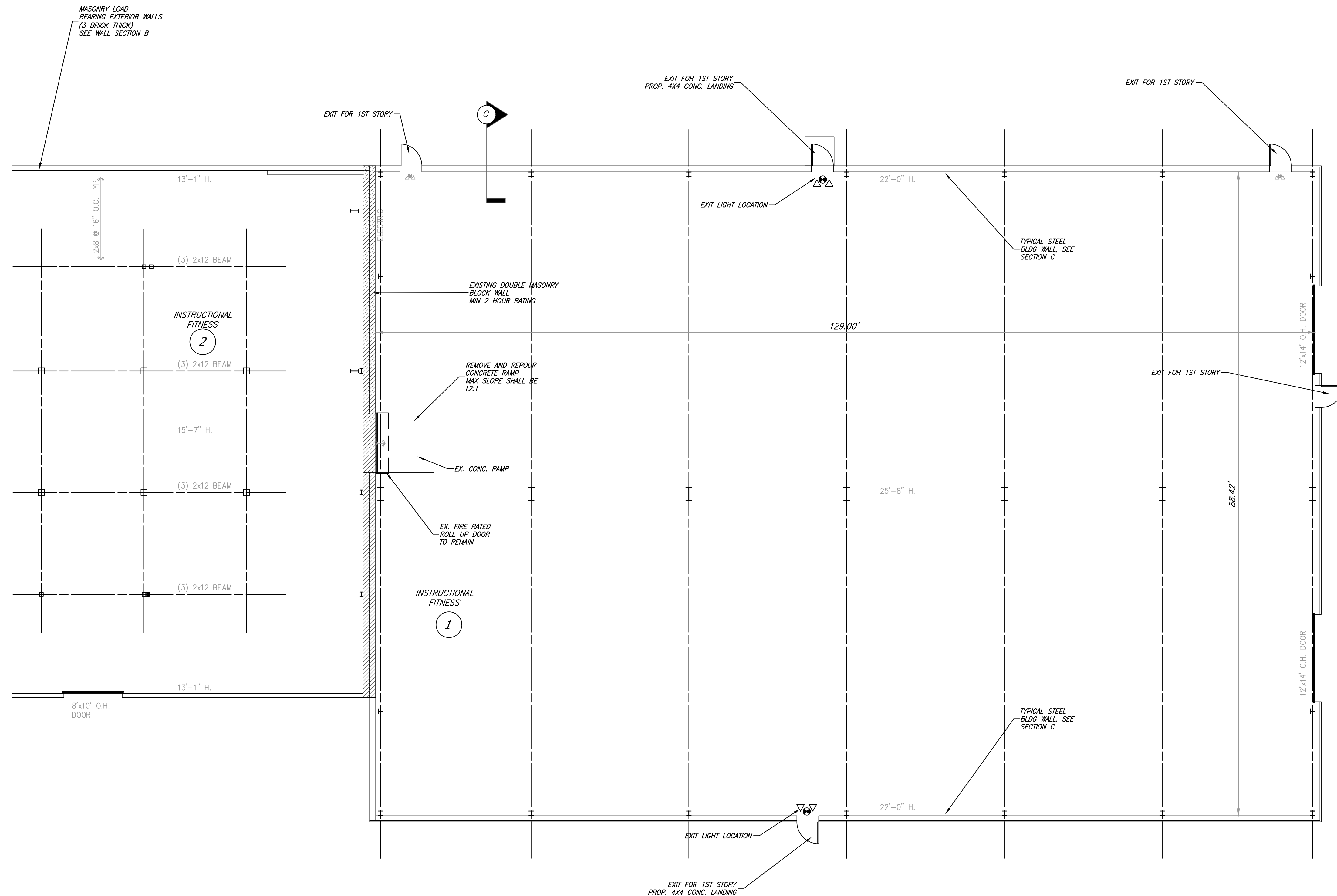
EXISTING 2ND FLOOR PLAN

SCALE: $1/8" = 1' = 0"$

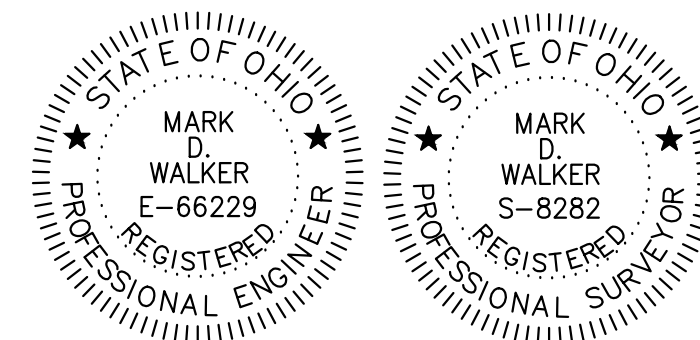


*ANCHOR FITNESS - CHANGE OF USE
77 FOUNDRY AVENUE
BATAVIA, OHIO 45103*

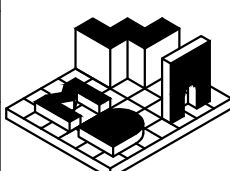
CLIENT CODE: ANCHOR FITNESS	SHEET TITLE: <i>EX. FLOOR PLAN DIMENSIONS</i>	SHEET NO.
DATE: 9/23/2022	 <i>M.D. WALKER & ASSOCIATES</i> LAND SURVEYING & MAPPING CIVIL & STRUCTURAL ENGINEERING	3/6
AS NOTED	PHONE 513.284.3232 MAILBOX@SURVEY.WALKER.COM WWW.WALKER-ENGINEER.COM	

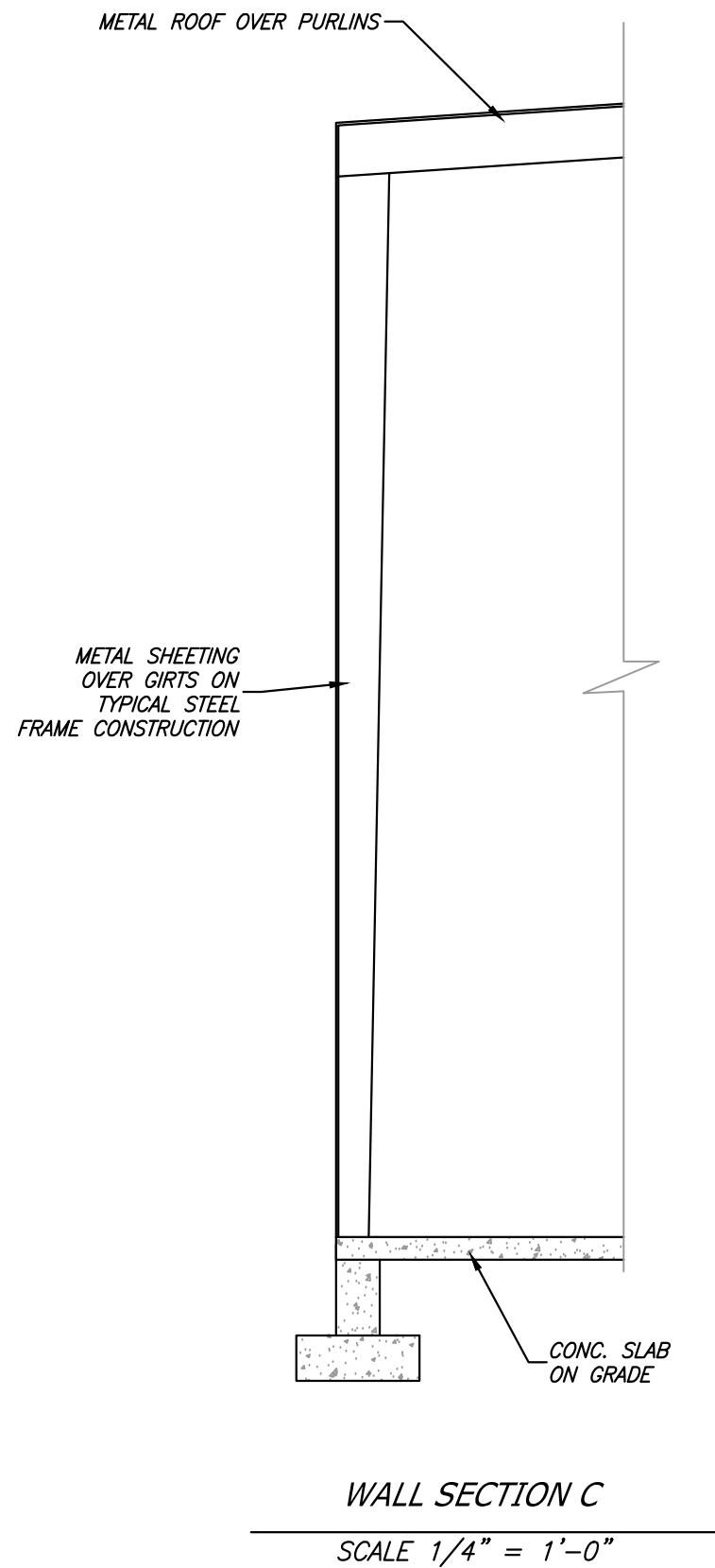
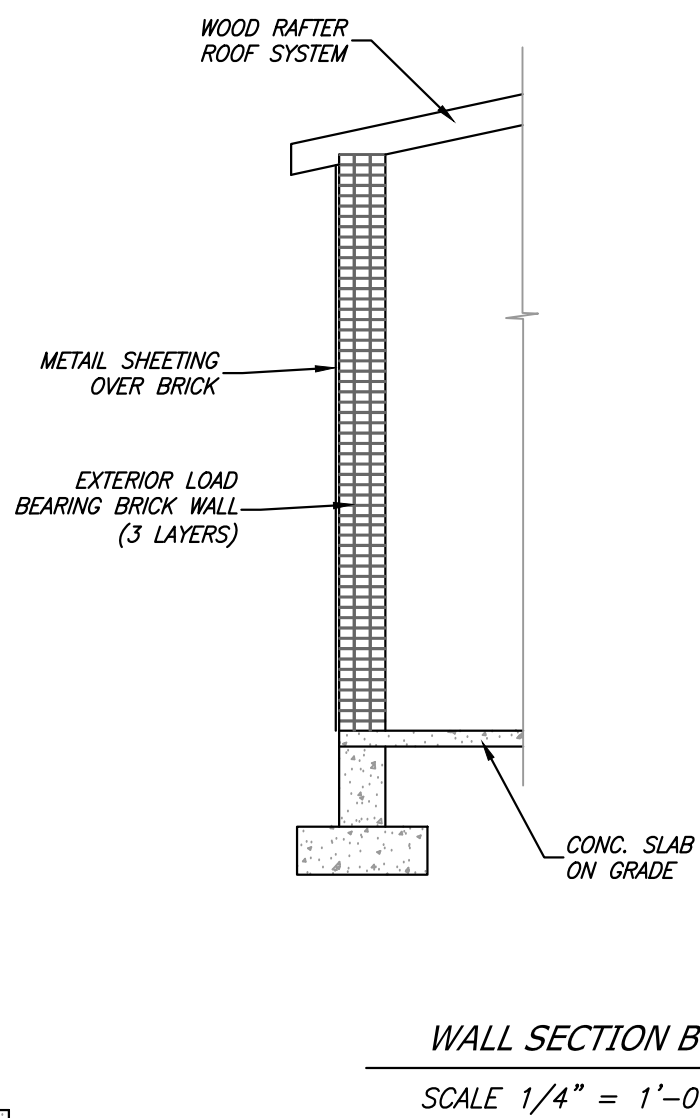
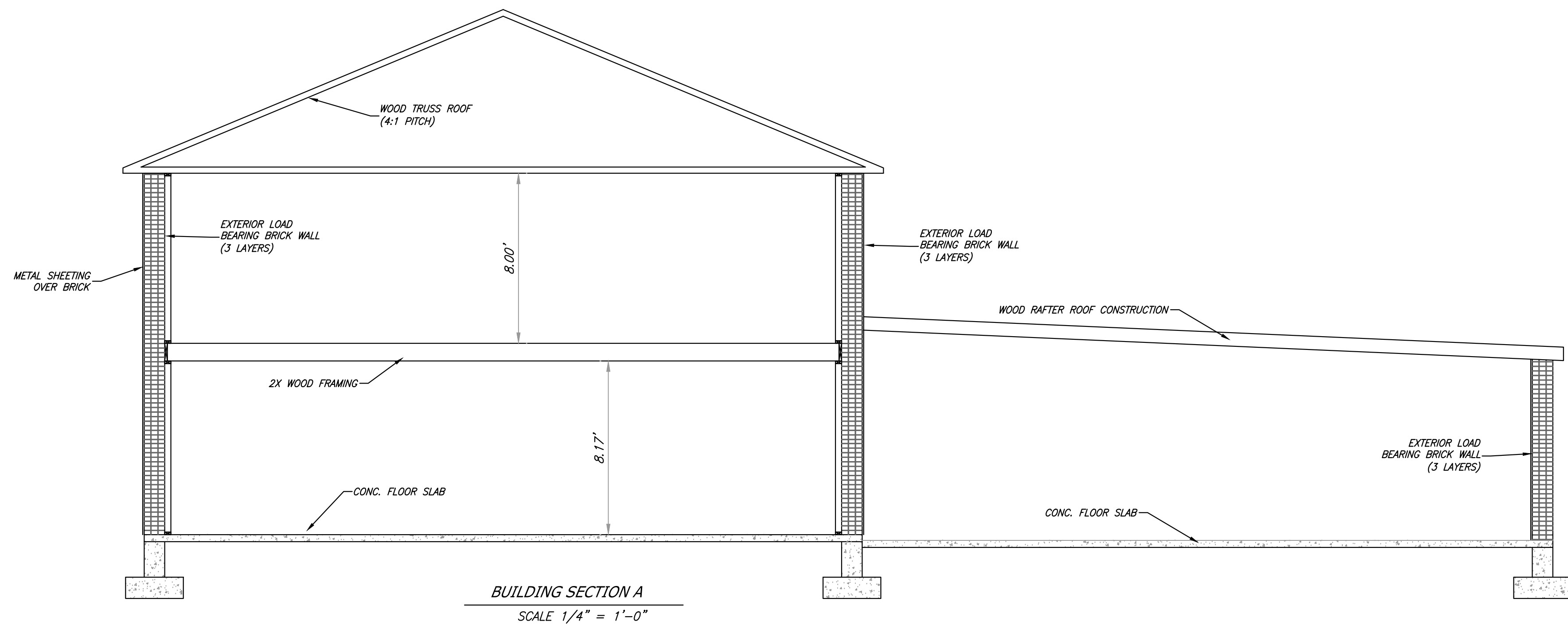


EXISTING 1ST FLOOR PLAN
SCALE: 1/8" = 1'-0"



ANCHOR FITNESS - CHANGE OF USE
77 FOUNDRY AVENUE
BATAVIA, OHIO 45103

CLIENT CODE: ANCHOR FITNESS	SHEET TITLE: EX. FLOOR PLAN DIMENSIONS	SHEET NO. 4/6
DATE: 9/23/2022	 M.D. WALKER & ASSOCIATES LAND SURVEYING & MAPPING CIVIL & STRUCTURAL ENGINEERING PHONE: 513.284.3232 MARK@SURVEYWALKER.COM WWW.WALKER-ENGINEER.COM	
AS NOTED		



UL U305

Interior Partition - Wood Stud
(Load-Bearing)

Fire Rating
1 hours

System Thickness
4.75 in.

STC
33

ASSEMBLY DETAILS

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

Wood Studs: 1 layer 2" x 4" [38 x 89 mm] Wood Studs, 16" [406 mm] O.C.

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® EcoSmart Gypsum Panel (UL Type ULIX™)

UL U305

Interior Partition - Wood Stud
(Load-Bearing)

Fire Rating
1 hours

System Thickness
4.75 in.

STC
34

ASSEMBLY DETAILS

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® Gypsum Panel (UL Type SCX)

Wood Studs: 1 layer 2" x 4" [38 x 89 mm] Wood Studs, 16" [406 mm] O.C.

Insulation: 1 layer 3-1/2" [89 mm] Fiberglass insulation

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® Gypsum Panel (UL Type SCX)

UL U305

Interior Partition - Wood Stud
(Load-Bearing)

Fire Rating
1 hours

System Thickness
4.75 in.

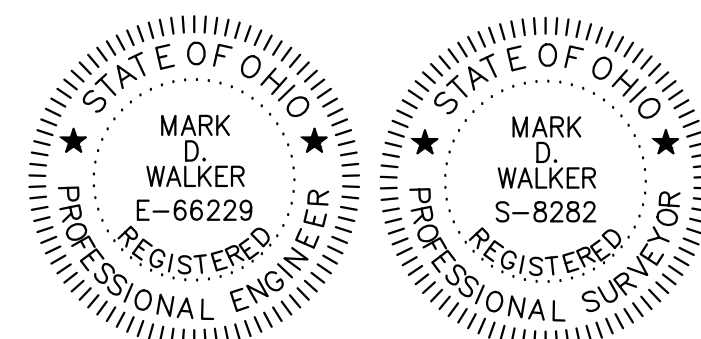
STC
32

ASSEMBLY DETAILS

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® Gypsum Panel (UL Type SCX)

Wood Studs: 1 layer 2" x 4" [38 x 89 mm] Wood Studs, 16" [406 mm] O.C.

Gypsum Panel: 1 layer 5/8" [15.9 mm] Sheetrock® Gypsum Panel (UL Type SCX)



ANCHOR FITNESS - CHANGE OF USE
77 FOUNDRY AVENUE
BATAVIA, OHIO 45103

CLIENT CODE: ANCHOR FITNESS	SHEET TITLE: FIRE AREAS/CODE ANALYSIS	SHEET NO. 5/6
DATE: 9/23/2022	LAND SURVEYING & MAPPING CIVIL & STRUCTURAL ENGINEERING PHONE: 513.284.3232 MARK@SURVEYWALKER.COM WWW.WALKER-ENGINEER.COM	
AS NOTED		

FIRE AREA - B USE
TOTAL 14,061 S.F.

FIRE AREA - B USE
TOTAL 11,404 S.F.

B Use Group, No Sprinklers

Total Fire Area - 11,404 s.f.

Instructional Fitness - 7470 s.f.
Office 1st Floor - 3548 s.f.
Office 2nd Floor - 3043 s.f.
Total Fire Area = 14,061 s.f.

Total Fire Area - 11,404 s.f.

Construction Type IIIB - 19,000 s.f. Max Area
1.) Primary Structural Steel Framing (0 hours required)
2.) Bearing Walls - None Exist

Construction Type IIIB - 19,000 s.f. Max Area

- 1.) Masonry Exterior Bearing Walls (2 Hour)
- 2.) Interior wood columns/frame (0 Hour)
- 3.) Wood rafters (0 Hour)
- 4.) Wood roof decking (0 Hour)

DESIGN OCCUPANT LOAD
TABLE 1004.1.2 EXERCISE ROOMS (50 GROSS) = 229
PERSONS

DESIGN OCCUPANT LOAD
TBL. 1004.1.2 EXERCISE(50 GROSS) = 150 PERSONS
TBL. 1004.1.2 BUSINESS(100 GROSS) = 66 PERSONS

REQUIRED PLUMBING FIXTURES DATA TBL. 2902.1
WATER CLOSETS (UP TO 50% URINALS) - 1 PER 50
LAVATORIES - 1 PER 80
DRINKING FOUNTAINS - 1 PER 100
SERVICE SINK - 1 MINIMUM

REQUIRED PLUMBING FIXTURES DATA TBL.
2902.1
WATER CLOSETS (UP TO 50% URINALS) - 1
PER 50
LAVATORIES - 1 PER 80
DRINKING FOUNTAINS - 1 PER 100
SERVICE SINK - 1 MINIMUM

FIXTURES PER DESIGN OCCUPANT LOAD
 229 PERSONS -> 115 MEN, 115 WOMEN
 MEN'S -> 3 WATER CLOSETS, 2 LAVATORIES
 WOMEN'S -> 3 WATER CLOSETS, 2 LAVATORIES
 DRINKING FOUNTAIN - 3 TOTAL
 SERVICE SINK - 1 TOTAL

FIXTURES PER DESIGN OCCUPANT LOAD
216 PERSONS -> 108 MEN, 108 WOMEN
MEN'S -> 3 WATER CLOSETS, 2 LAVATORIES
WOMEN'S -> 3 WATER CLOSETS, 2
DRINKING FOUNTAIN - 3 TOTAL
SERVICE SINK - 1 TOTAL

PROPOSED OCCUPANT LOADS BASE UPON ACTUAL
OBSERVED USE
EXERCISE - 60 PERSONS

PROPOSED OCCUPANT LOADS BASE UPON
ACTUAL OBSERVED USE
OFFICE - 20 PERSONS
EXERCISE - 40 PERSONS

PROPOSED PLUMBING FIXTURES
ENTIRE BUILDING BASED UPON ACTUAL OBSERVED USE

FIRE AREA (INSTRUCTIONAL FITNESS - 11,4040 S.F.) = 60 PERSONS
 FIRE AREA (OFFICE - 6,591 S.F.) = 20 PERSONS
 FIRE AREA (INSTRUCTIONAL FITNESS - 7,470 S.F.) = 40 PERSONS
 TOTAL OCCUPANT LOAD = 120 PERSONS
 MEN = 50 PERSONS, WOMEN = 70 PERSONS

MEN'S -> 1 WATER CLOSET, 1 LAVATORY
WOMENS -> 2 WATER CLOSETS, 1 LAVATORY
DRINKING FOUNTAIN -> 2 TOTAL
SERVICE SINK -> 1 TOTAL

FIRE AREA - B USE
TOTAL 14,061 S.F.

FIRE AREA - B USE
TOTAL 11,404 S.F.

MEANS OF EGRESS – EXIT ACCESS

2ND FLOOR (OFFICE USE) DESIGN
LOAD 33 PERSONS
TBL. 1006.2.1 -> 1 EXIT REQUIRED
MIN. 75' MAX TRAVEL DISTANCE
TWO EXIT CORRIDORS PROVIDED
FOR 2ND STORY

1ST FLOOR (EXERCISE) - 229
PERSONS -> 2 EXITS REQUIRED
NON-SPINKLER -> 200' MAX TRAVEL
DISTANCE
5 EXITS PROVIDED FOR 1ST FLOOR

1ST FLOOR (EXERCISE AND OFFICE)
- 183 PERSONS -> 2 EXITS
REQUIRED
NON-SPINKLER -> 200' MAX TRAVEL
DISTANCE
5 EXITS PROVIDED FOR 1ST FLOOR

NOTES:
1.) DOOR AUTO CLOSERS SHALL BE
REQUIRED ON ALL EGRESS DOORS AND
SHALL SWING IN THE DIRECTION OF
EGRESS.

2.) EXIT LIGHT SHALL MEAN AN ILLUMINATED EXIT SIGN.

EXISTING 2ND FLOOR PLAN
SCALE: 1/16" = 1'-0"

EXISTING 1ST FLOOR PLAN
SCALE: 1/16" = 1'-0"

ANCHOR FITNESS - CHANGE OF USE
77 FOUNDRY AVENUE
BATAVIA, OHIO 45103

CLIENT CODE: ANCHOR FITNESS	SHEET TITLE: FIRE AREAS/CODE ANALYSIS	SHEET NO.
DATE: 9/23/2022	 <i>W.A. WALKER & ASSOCIATES</i> LAND SURVEYING & MAPPING / CIVIL & STRUCTURAL ENGINEERING	6/6
AS NOTED	PHONE 513.284.3232 MARK@SURVEYBYWALKER.COM WWW.WALKER-ENGINEER.COM	