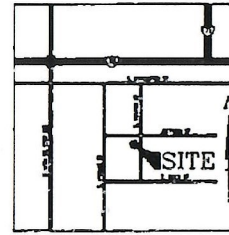


RESTROOM CODE 2017 OHIO BUILDING CODE SECTION 2902 & TABLE 2902.1

OCCUPANT CLASSIFICATION:	ASSEMBLY GROUP A-2
OCCUPANT LOAD:	83 TOTAL OCCUPANTS
RESTROOMS REQUIRED:	TWO (2) RESTROOMS (SECTION 2902.2)
RESTROOMS PROVIDED:	ONE (1) RESTROOM FOR 42 MALES ONE (1) RESTROOM FOR 42 FEMALES EXISTING ONE (1) MALE & ONE (1) FEMALE RESTROOM
WATER CLOSETS REQUIRED:	ONE (1) PER 75 MALES & ONE (1) PER 75 FEMALES
WATER CLOSETS PROVIDED:	EXISTING ONE (1) FOR MALES & ONE (1) FOR FEMALES
URINALS REQUIRED:	NOT REQUIRED (OPTIONAL)
URINALS PROVIDED:	EXISTING ONE (1) FOR MALES
LAVATORIES REQUIRED:	ONE (1) PER 200 MALES & ONE (1) PER 200 FEMALES
LAVATORIES PROVIDED:	EXISTING ONE (1) FOR MALES & ONE (1) FOR FEMALES
DRINKING FOUNTAINS REQUIRED:	NOT REQUIRED (OPC 410.4)
DRINKING FOUNTAINS PROVIDED:	NONE PROVIDED
SERVICE SINKS REQUIRED:	ONE (1) SERVICE SINK
SERVICE SINKS PROVIDED:	EXISTING ONE (1) SERVICE SINK



LOCATION MAP

SHEET INDEX

A1	SITE PLAN AND CODE DATA
A2	DEMOLITION FLOOR PLANS
A3	CONSTRUCTION FLOOR PLANS
A4	SEATING & TABLE PLANS
M1	MECHANICAL FLOOR PLANS
P1	PLUMBING FLOOR PLANS
E1	ELECTRICAL FLOOR PLANS
CC #1	PLEASE DETERMINATION FORM

AREA OF WORK:

INTERIOR ONLY RENOVATION OF AN EXISTING RESTAURANT ON THE MAIN FLOOR WITH SUPPORT SERVICES ON THE BASEMENT LEVEL:	
MAIN FLOOR AREA (GROSS)	2,318 SF
MAIN FLOOR AREA (NET)	1,964 SF
DINING AREA 'A' (NET)	784 SF
DINING AREA 'B' (NET)	317 SF
SERVICE BAR 'A' & KITCHEN (NET)	800 SF
SERVICE BAR 'B'	146 SF
BASEMENT FLOOR AREA (GROSS)	1,578 SF
BASEMENT FLOOR AREA (NET)	1,124 SF
PRE-KITCHEN (NET)	378 SF
RESTAURANT SUPPORT AREA (NET)	496 SF
RESTAURANT SUPPORT AREA (NET)	111 SF

SCOPE OF WORK:

EXISTING RESTAURANT TO RECEIVE MINOR INTERIOR AND DECORATIVE RENOVATION ON THE MAIN FLOOR WITH NECESSARY UPDATING IN THE BASEMENT OF PREP KITCHEN AND SUPPORT SERVICES. NO STRUCTURAL COMPONENTS, DOORWAYS, OR WINDOWS ARE BEING MODIFIED OR RENOVATED.

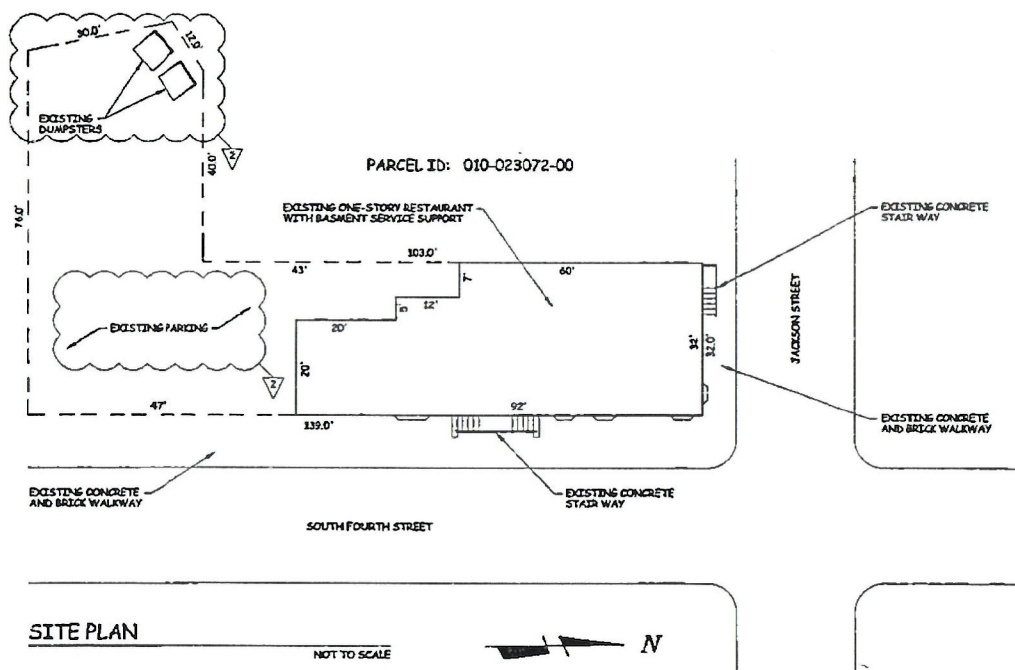
ELECTRICAL WORK IS LIMITED TO THE INSTALLATION OF NEW WIRING, CONDUIT, AND CIRCUITS REQUIRED FOR EMERGENCY LIGHTING, EXIT LIGHT FIXTURES, AND EGRESS LIGHT FIXTURES.

PLUMBING WORK IS LIMITED TO THE RELOCATION OF EXISTING 3-COMP SINK, RE-INSTALLATION OF PRODUCE SINK, AND INSTALLATION OF TWO (2) NEW 3-COMP SINKS AND TWO (2) HAND SINKS.

Gas WORK IS LIMITED TO THE INSTALLATION OF NEW 6-BURNER RANGE, FLAT-TOP GRILL, AND TWO (2) DEEP FRYERS.

MECHANICAL WORK IS LIMITED TO EXISTING FURNACE TO REMAIN AS IS AND CLEANED AS NECESSARY.

NEW TYPE-1 HOOD SYSTEM TO BE INSTALLED REPLACING THE EXISTING SMALLER HOOD SYSTEM - REFER TO ATTACHED HOOD DRAWINGS UNDER SEPARATE CONTRACT.



SITE PLAN

NOT TO SCALE

GENERAL SITE PLAN NOTE:

THE SURVEY PLAT OR ANY OTHER SURVEY DATA, WHICH ARE CONTAINED AND/OR ATTACHED, ARE INCLUDED FOR GENERAL INFORMATION AND SITE PLANNING ONLY. THE ARCHITECT MAKES NO REPRESENTATIONS, PROMISES, GUARANTEES, OR WARRANTIES AS TO THE COMPLETENESS OR ACCURACY OF ANY DATA SHOWN, EXPRESSED, OR IMPLIED.

THE CONTRACTOR SHALL EXAMINE THE EXISTING PROPOSED BUILDING SITE TO VERIFY ANY AND ALL ACTUAL FIELD AND SOIL CONDITIONS WHICH MAY AFFECT THE INTEND OF THE DESIGN AND TO MAKE ANY NECESSARY FIELD ADJUSTMENTS ACCORDINGLY. THE OWNER AND THE ARCHITECT SHALL BE NOTIFIED OF SUCH ADJUSTMENTS PRIOR TO COMMENCEMENT OF THE WORK.

LEGAL DESCRIPTION:

ADDRESS: 525 SOUTH FOURTH STREET, COLUMBUS, OHIO 43206
 PARCEL ID: 010-023072-00
 LEGAL: PARCELS, PT LOT 40
 PROPERTY CLASS: C - COMMERCIAL
 LAND USE: 404 - RETAIL / APTS. OVER - WALKUP
 YEAR BUILT: 1870
 LOT SIZE: 0.14 ACRES

EXISTING BUILDING USAGE

EXISTING BUILDING IS INDICATED BY PAST RECORDS AS A BAKERY WITH A RESTAURANT (A-2 ASSEMBLY CLASSIFICATION) WHICH IS THE SAME AS THE PROPOSED USE AS A RESTAURANT.

Restaurant For Lease German Village Area - Restaurant for lease in the very popular German Village. The current bakery and restaurant have been in business at this location for over 40 years. Lease includes the use of a Full Liquor Permit that allows you to stay open until 1am and Sundays. This facility has a full bakery in the basement, parking lot in the back, and street presence. The 1st floor is 2266 Sq ft with the basement of 1808 sq ft. There are apartments over the restaurant not included in this deed. The building is not for sale.

BUILDING CODE

2017 OHIO BUILDING CODE	2017 OHIO BUILDING CODE
PHYSICAL ADDRESS:	525 SOUTH FOURTH STREET, COLUMBUS, OHIO 43206
COUNTY / CITY:	FRANKLIN COUNTY / CITY OF COLUMBUS
ZONING:	COMMERCIAL 404 - RETAIL / APTS. OVER - WALKUP
OCCUPANCY CLASSIFICATION:	EXISTING ASSEMBLY GROUP A-2 (SECTION 103.3)
CONSTRUCTION TYPE:	EXISTING TYPE III-B (SECTION 602.3)
FIRE SEPARATION:	ONE-HOUR RATING REQUIRED (SECTION 420 & 711)
TITLE PROTECTION:	EXISTING UN-SPRINKLERED (SECTION 903.2.2.2)
ALLOWABLE BUILDING AREA:	9,500 SQUARE FEET (TABLE 906.2)
ACTUAL BUILDING AREA:	EXISTING 3,916 SQUARE FEET (GROSS)
ALLOWABLE BUILDING HEIGHT:	1,966 SQUARE FEET (NET)
ACTUAL BUILDING HEIGHT:	85 FEET (TABLE 504.3)
ALLOWABLE BUILDING STORES:	EXISTING 11 FEET
ACTUAL BUILDING STORES:	2 STORES ABOVE GRADE (TABLE 504.4)
ALLOWABLE TRAVEL DISTANCE:	EXISTING 2 STORES WITH BASEMENT
ACTUAL TRAVEL DISTANCE:	200 FEET MAXIMUM (TABLE 1027.2)
ALLOWABLE OCCUPANT LOAD:	EXISTING 82 FEET MAXIMUM
	EXISTING ASSEMBLY (TABLE 1004.1.2)
	ASSEMBLY - UNCONCENTRATED (TABLES & CHAIRS)
	15 SQUARE FEET (NET)
	ITCHIGENS, COMMERCIAL
	200 SQUARE FEET (GROSS)
ACTUAL OCCUPANT LOAD:	1101 SF / 15 SF = 73.4 = 74 OCCUPANTS (ASSEMBLY)
	1738 SF / 200 SF = 8.7 = 9 OCCUPANTS (KITCHEN)
	74 = 9 + 83 OCCUPANTS (TOTAL)
	MAXIMUM SEATING CAPACITY - 50 PERSONS
	CERTIFICATE NUMBER: 96-2418
MINIMUM EXITS:	TWO (2) EXITS REQUIRED (TABLES 1006.2.1 & 1006.3.1)
ACTUAL EXITS:	EXISTING TWO (2) EXITS PROVIDED
MINIMUM EGRESS WIDTH:	WIDTH ARE 20.0 INCHES PER OCCUPANT (SECTION 1005)
ACTUAL EGRESS WIDTH:	0.30 INCHES X 83 OCCUPANTS = 24.9 INCHES
MINIMUM EGRESS STAIR WIDTH:	EXISTING 42" MINIMUM PATHWAYS
ACTUAL EGRESS STAIR WIDTH:	WIDTH ARE 30.0 INCHES PER OCCUPANT (SECTION 1005)
MINIMUM EGRESS DOOR WIDTH:	EXISTING 32" MINIMUM PATHWAYS
ACTUAL EGRESS DOOR WIDTH:	WIDTH ARE 20.0 INCHES PER OCCUPANT (SECTION 1005)
	0.20 INCHES X 83 OCCUPANTS = 16.6 INCHES
	PAID 30" DOORS & SINGLE 42" DOOR = 102.0 INCHES

**Restaurant Renovation for
 JUERGENS RESTAURANT**
 525 South Fourth Street
 Columbus, Ohio 43206

BUILDING DESIGNED & COPYRIGHTED BY

Terry S. Boutet, Architect
 20140 Lexington Road, Fredericktown, OH 43019
 (614) 205-7478 - terryboutetarchitect@gmail.com



CODE REVISION 03-15-2018
 CODE REVISION #1 04-03-2018
 CODE REVISION #2 04-11-2018

DATE 03-01-2018

PROJECT CODE JUERG

SHEET

A1

SITE PLAN