

OBC INFORMATION

APPLICABLE CODES
 THESE DOCUMENTS HAVE BEEN PREPARED UNDER THE FOLLOWING CODES:

- 2017 OHIO BUILDING CODE (BASED ON 2015 INTERNATIONAL BUILDING CODE)
- 2017 OHIO PLUMBING CODE (BASED ON 2015 INTERNATIONAL PLUMBING CODE)
- 2017 OHIO MECHANICAL CODE (BASED ON 2015 INTERNATIONAL MECHANICAL CODE)
- 2017 OHIO FIRE CODE (BASED ON 2015 INTERNATIONAL FIRE CODE)
- OHIO ENERGY CODE, CHAPTER 13, 2017 OHIO BUILDING CODE
- 2012 INTERNATIONAL ENERGY CONSERVATION CODE OR 2010 ASHRAE 90.1
- 2015 INTERNATIONAL FUEL GAS CODE
- 2017 NFPA 70 NATIONAL ELECTRICAL CODE
- 2016 NFPA 13 AND 13R (AUTOMATIC SPRINKLER SYSTEMS)
- 2016 NFPA 72 (NATIONAL FIRE ALARM AND SIGNALING CODE)
- 2009 ICC ANS1 117.1

SITE INFORMATION
 500 N. CASSADY AVENUE
 BEXLEY, OHIO 43209

ACCESSIBILITY
 CONSTRUCTION TO BE ACCESSIBLE TO THE PHYSICALLY HANDICAPPED IN ACCORDANCE WITH THE CURRENT AMERICANS WITH DISABILITIES ACT.

LIFE SAFETY
 MEANS OF EGRESS SHALL BE MAINTAINED IN ACCORDANCE WITH THE INTERNATIONAL FIRE CODE SECTION 1411.2

PROJECT DESCRIPTION
 660 SQUARE FOOT ADDITION TO AN EXISTING VETERINARY OFFICE AND CONVERSION OF A SECOND-FLOOR APARTMENT TO A SUPPORT SPACE SERVING THE VETERINARY OFFICE.

PARTIAL ZONING HISTORY
 THE FOLLOWING ARE RELEVANT VARIANCES GRANTED PER APPLICATION 18-020 Z (ISSUED SEPTEMBER 27TH, 2018 AND SUBSEQUENTLY EXTENDED TO SEPTEMBER 27TH, 2019):
 1. 1226.11(C), MINIMUM NUMBER OF PARKING SPACES REQUIRED, REDUCED THE REQUIRED NUMBER OF PARKING SPACES FROM 15 TO 8

CHAPTER 3: USE AND OCCUPANCY
 B – BUSINESS
 R-2 RESIDENTIAL

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS
 COMPLETED CONSTRUCTION WILL MAINTAIN EXISTING SEPARATED MIXED USE (B AND R-2) REQUIRING CREATION OF A NEW 2-HOUR WALL (PER TABLE 508.4) BETWEEN THE EXISTING APARTMENTS AND THE NEW SECOND FLOOR CONSTRUCTION / EXPANSION OF THE B USE.

ALLOWABLE STORIES (PER TABLE 504.4) / ALLOWABLE AREA PER STORY (PER TABLE 506.2)
 3/19,000 SF FOR USE GROUP B
 4/16,000 SF FOR USE GROUP R-2 (BEFORE ANY CALCULATED INCREASES)
 ACTUAL PROPOSED 2 STORIES / 2,296 SF FIRST FLOOR, 664 SF SECOND FLOOR B USE PLUS 1,238 SF R-2 USE (1,902 TOTAL SECOND FLOOR)

CHAPTER 6: TYPE OF CONSTRUCTION

TYPE III B
 EXTERIOR BEARING WALLS TO BE 2-HOUR RATED (PER TABLE 601). WHEN FIRE SEPARATION DISTANCE IS LESS THAN 30' EXTERIOR WALLS TO CARRY A MINIMUM 1-HOUR RATING (PER TABLE 602).

CHAPTER 7: FIRE AND SMOKE PROTECTION FEATURES
 EXPOSED INSULATION (PER SECTION 720.3); INSULATING MATERIALS SHALL HAVE A FLAME SPREAD INDEX OF NOT MORE THAN 25 AND A SMOKE-DEVELOPED INDEX OF NOT MORE THAN 450.
 UNLIMITED, UNPROTECTED OPENINGS ARE ALLOWED WHEN THE WALL FACES A STREET AND HAS A FIRE SEPARATION DISTANCE OF 15 FEET (PER SECTION 705.8.1, EXCEPTION 1.1).
 WITH A FIRE SEPARATION DISTANCE OF MORE THAN 5' TO LESS THAN 10' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 10% (PER TABLE 705.8).
 WITH A FIRE SEPARATION DISTANCE OF MORE THAN 10' TO LESS THAN 15' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 15% (PER TABLE 705.8).
 WITH A FIRE SEPARATION DISTANCE OF MORE THAN 15' TO LESS THAN 20' EXTERIOR WALLS CAN HAVE MAXIMUM UNPROTECTED OPENINGS OF 25% (PER TABLE 705.8).

CHAPTER 8: FINISHES
 INTERIOR WALL AND CEILING FINISH REQUIREMENTS, CLASS C (PER TABLE 803.11)
 INTERIOR FLOOR FINISH REQUIREMENTS, MUST COMPLY WITH THE DOC FF-1 "PILL TEST" (PER 804.4.1)

CHAPTER 9: FIRE PROTECTION SYSTEMS
 NO SPRINKLER SYSTEM REQUIRED OR PRESENT.

PORTABLE FIRE EXTINGUISHERS: TYPE, QUANTITY AND LOCATION TO COMPLY WITH NFPA. SEE SPECIFICATIONS FOR TYPE, PLANS FOR LOCATIONS.

CHAPTER 10: MEANS OF EGRESS

MEANS OF EGRESS
 2 REQUIRED (PER TABLE 1006.3.1), 2 PROVIDED

OCCUPANCY LOAD (TABLE 1004.1.2) FOR ANIMAL HOSPITAL
 BUSINESS OCCUPANCY = 100 GROSS SF OCCUPANT
 2,296 (FIRST FLOOR) SF/100 = 23 TOTAL OCCUPANTS
 SECOND FLOOR OF ANIMAL HOSPITAL WILL BE FILES AND BACK STOCK OF FOOD, ETC. (CLOSEST MATCH PER TABLE 1004.1.2 WOULD BE WAREHOUSE, 500 GROSS) = 2 TOTAL OCCUPANTS
 TOTAL OCCUPANCY FOR ANIMAL HOSPITAL = 25

COMMON PATH OF EGRESS TRAVEL
 ALLOWABLE = 75 FEET (PER TABLE 1029.8)
 DESIGN COMPLIES WITH THIS REQUIREMENT.

EXIT ACCESS TRAVEL DISTANCE
 ALLOWABLE = 200 FEET (PER TABLE 1017.2)
 DESIGN COMPLIES WITH THIS REQUIREMENT.

CHAPTER 29: RESTROOM REQUIREMENTS
 SEPARATE FACILITIES SHALL NOT BE REQUIRED IN BUSINESS OCCUPANCIES IN WHICH THE MAXIMUM OCCUPANT LOAD IS 25 OR FEWER.
 GROUP B (PER TABLE 2902.1)
 LAVATORIES 1 REQUIRED, 1 PROVIDED AT FIRST FLOOR AND 1 (EXISTING) AT SECOND (NOT ADA COMPLIANT)
 WATER CLOSETS 1 REQUIRED, 1 PROVIDED AT FIRST FLOOR AND 1 (EXISTING) AT SECOND FLOOR (NOT ADA COMPLIANT)
 SERVICE SINK = 1 REQUIRED, 1 PROVIDED (EXISTING)
 ALL PLUMBING/FIXTURE REQUIREMENTS ARE MET BY EXISTING ADA RESTROOM LOCATED ON FIRST FLOOR.

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DATE: OCT 17, 2019

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A CUSTOM DESIGN FOR
**BEXLEY ANIMAL
 HOSPITAL**
 500 N. CASSIDY AVE
 BEXLEY, OHIO

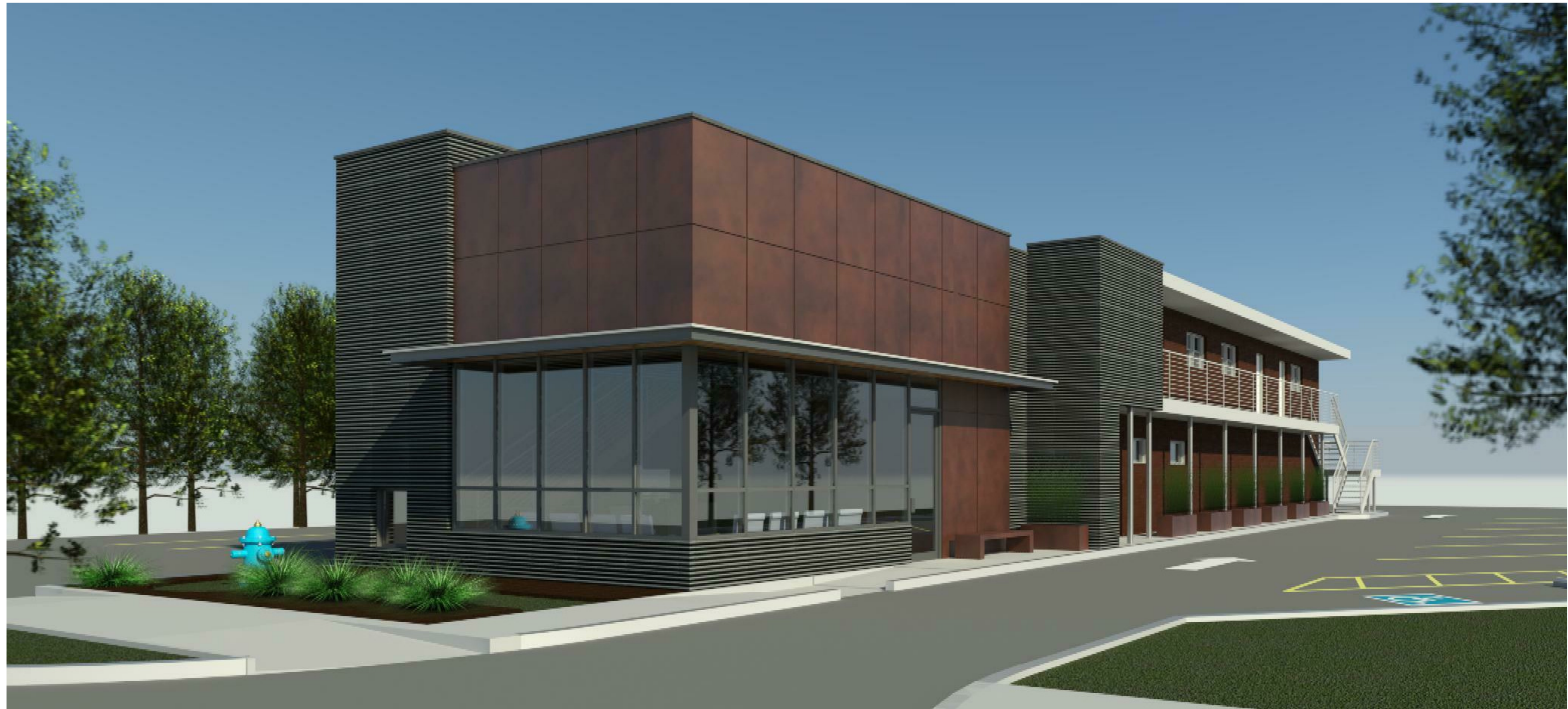
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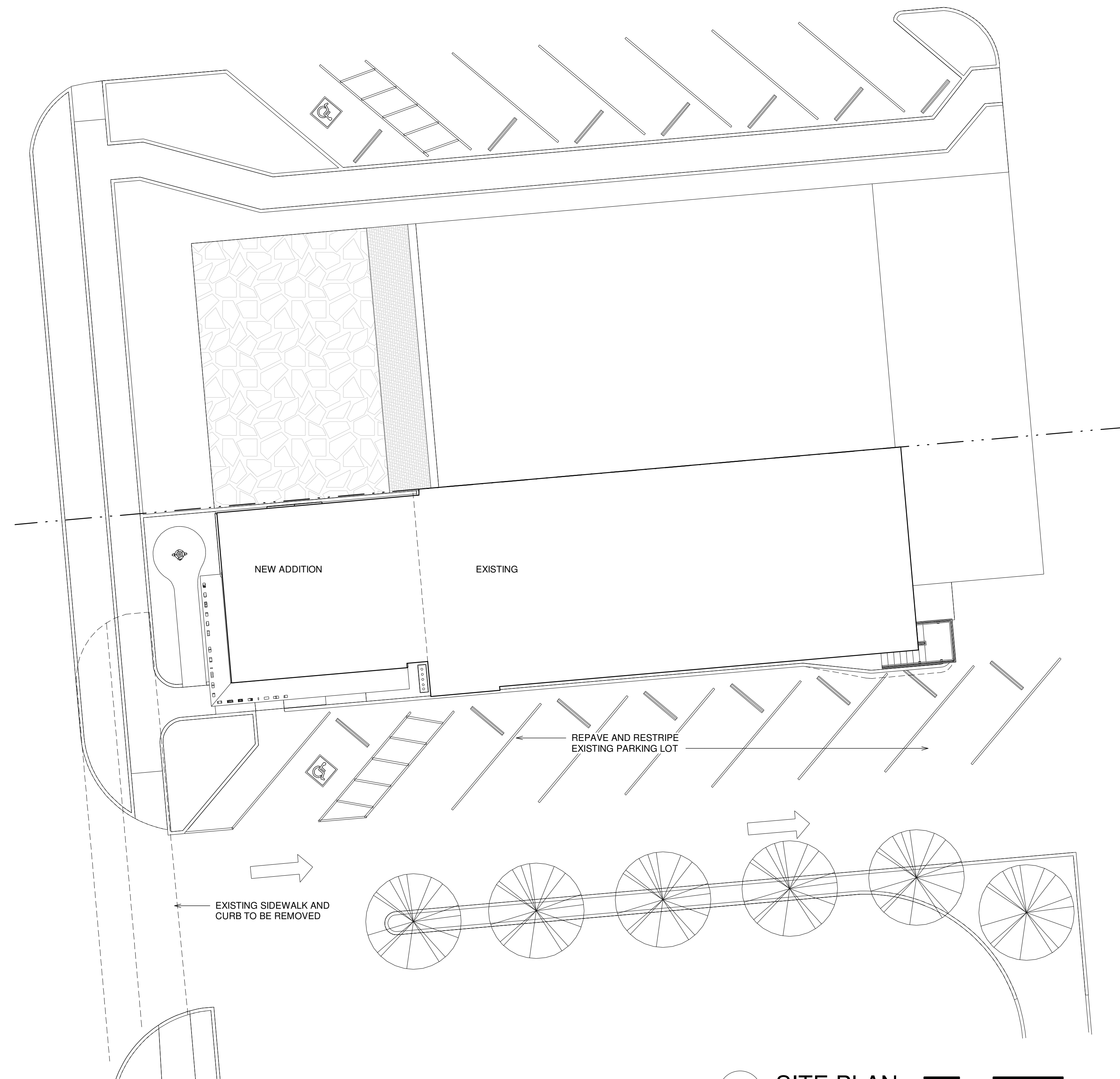
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THIS DRAWING REFLECTS PROPOSED IMPROVEMENTS TO THE TRAFFIC, PARKING AND SITE CONDITIONS ON PARCELS NOT CONTROLLED BY THE APPLICANT. WHILE THE APPLICANT IS COMPLETELY SUPPORTIVE OF THE DIRECTION ILLUSTRATED IT IS CRITICAL TO HIGHLIGHT THAT THIS DRAWING DOES NOT REPRESENT AGREEMENT BY OTHER PARTIES (NEIGHBORS, THE CITY OF BEXLEY) TO ALLOW, FUND OR EXECUTE CHANGES SHOWN HERE. THE APPLICANT DOES AGREE TO WORK COLLABORATIVELY WITH ALL INTERESTED PARTIES TO SEE CONTINUED IMPROVEMENTS TO THE PROJECT CONTEXT - BEGINNING WITH THE COMMISSIONING AND SHARING OF THIS EXHIBIT. THAT SAID - BARRING DIRECTION TO THE CONTRARY IT SHOULD BE UNDERSTOOD THAT THE SUBMISSION FOR ARCHITECTURAL REVIEW SHOULD BE EVALUATED INDEPENDENTLY OF THIS PROPOSAL.



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SITE PLAN

SCALE: 1" = 10'-0"



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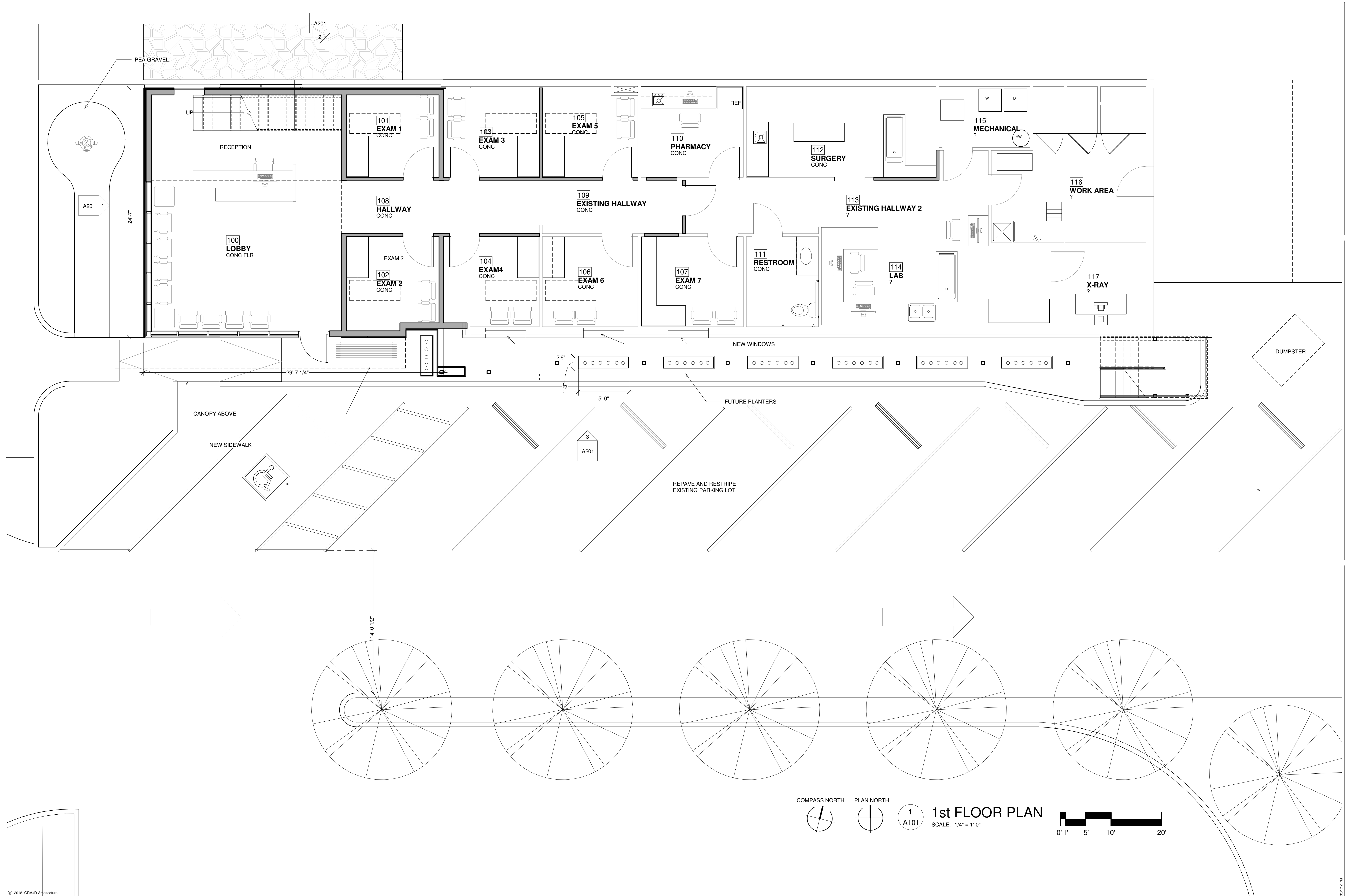
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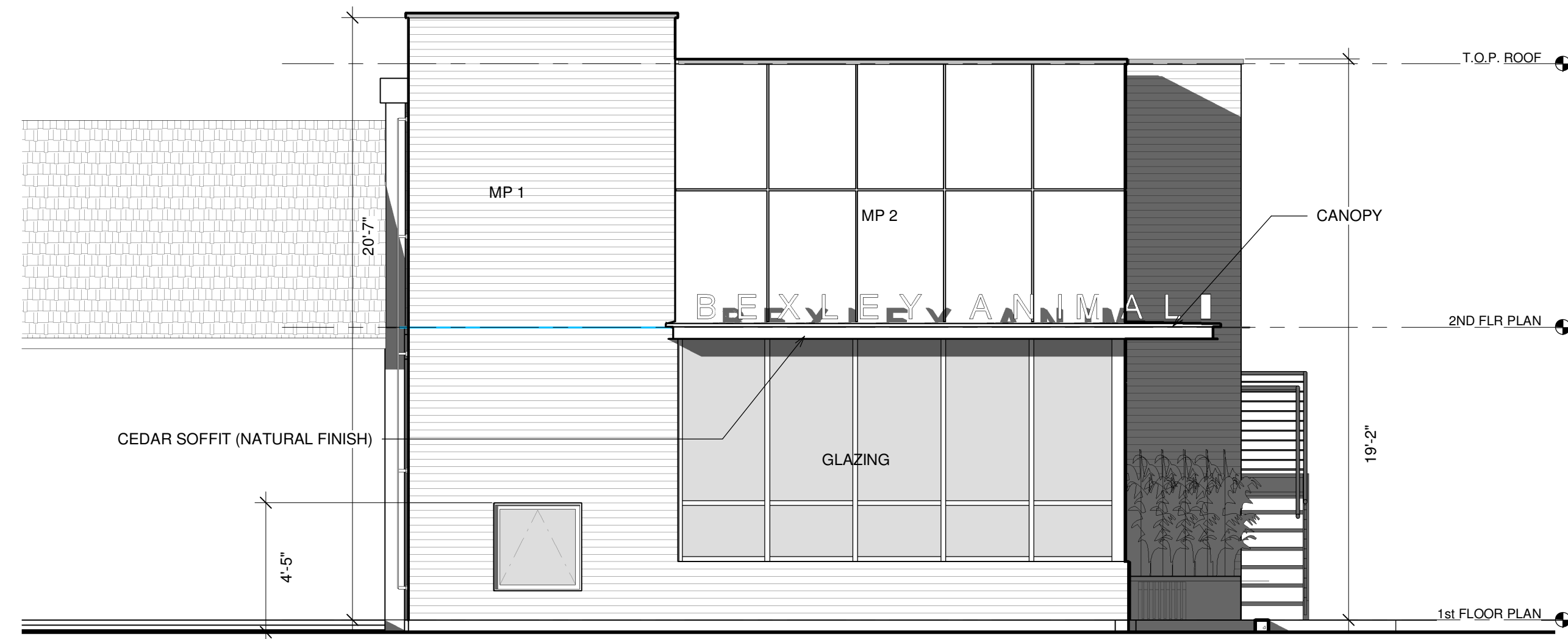
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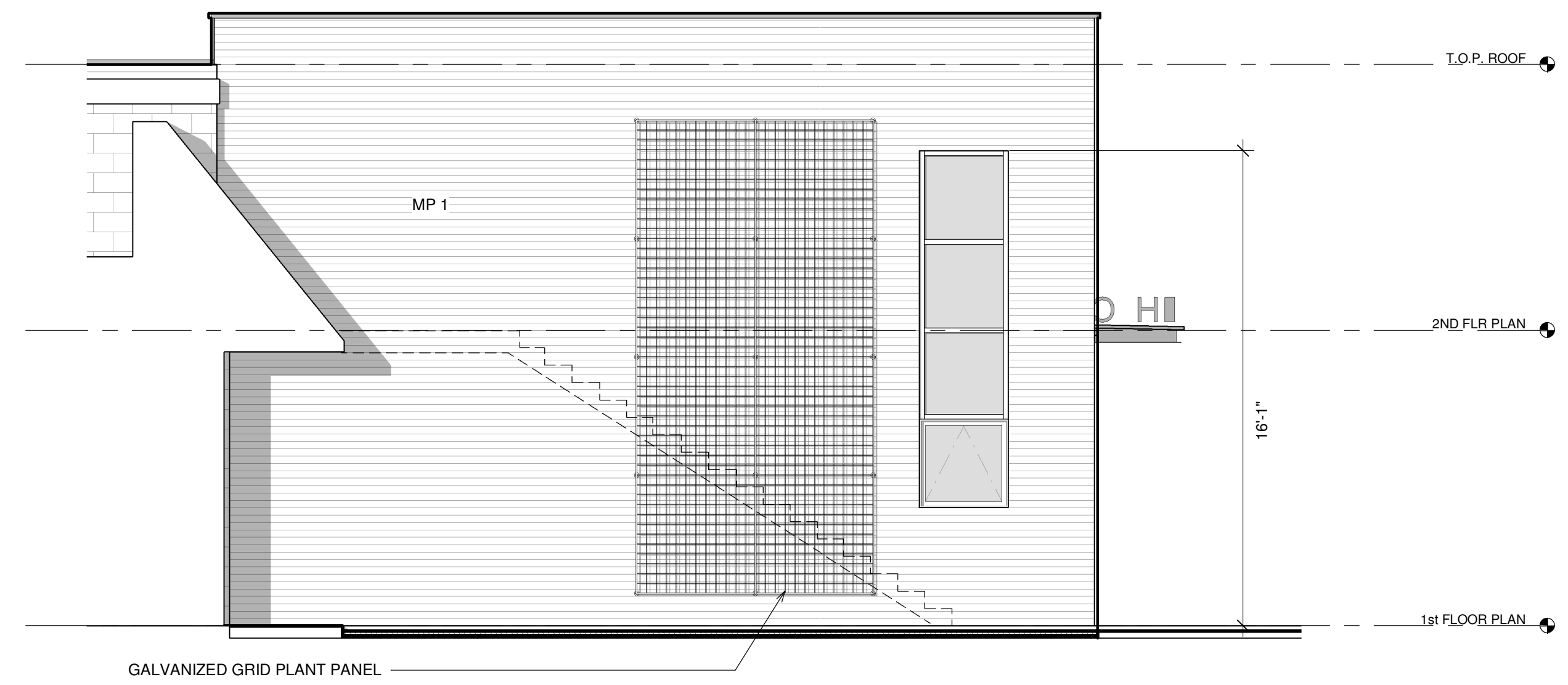
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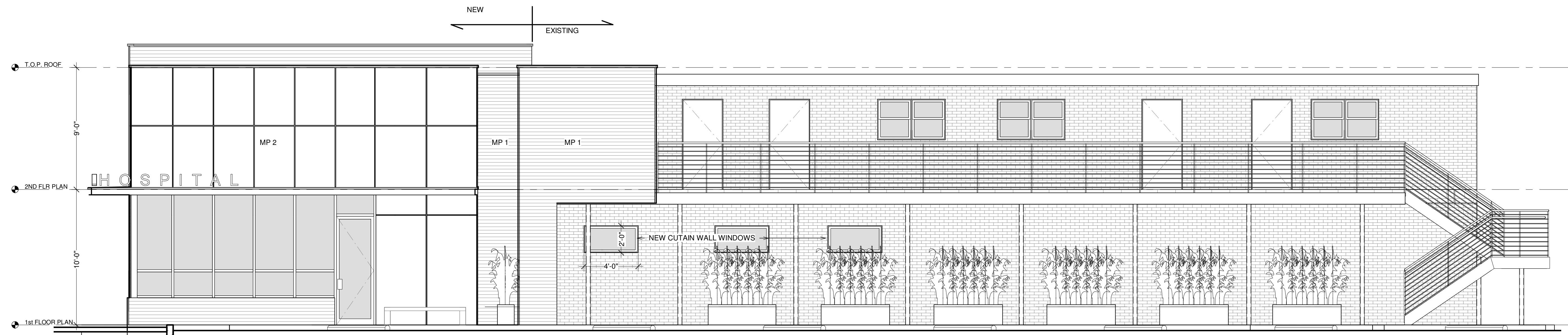
NOTE:
 MP1 - PRE-FINISHED METAL "PBD" PANEL
 MP2 - WEATHERED STEEL RAINSCREEN PANEL



1 WEST ELEVATION
 A201 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
 A201 SCALE: 1/4" = 1'-0"



3 SOUTH ELEVATION
 A201 SCALE: 1/4" = 1'-0"



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 5 OF 20