



TENANT MODIFICATIONS FOR ELEANOR HEALTH
KIRKLAND-KUMAR MEDICAL
 5932 SPRINGBORO PIKE DAYTON, OHIO 45449

Crest
 Commercial Realty
 6601 Centerville Business Pkwy
 Dayton, Ohio 45459
 (937) 222-1600
PROJECT NO.

200018
ISSUED:
 11-15-21
SHEET TITLE
 TENANT FLOOR PLANS
SHEET NO.

A1

CODE REVIEW SUMMARY 2017

	ALLOWABLE EXISTING	ALLOWABLE PROPOSED
USE GROUP	B	B
CONSTRUCTION TYPE	V-B	V-B
FIRE GRADING/MIXED USE SEPARATED	LOW	LOW
AREA	Base Tab w/out Sprinklers: 9,000 Base Tab w/ Sprinklers: 36,000 Frontage Increase: -	9,000 36,000
TOTAL ALLOWABLE AREA:	9,000	9,000
HEIGHT	40'	40'
NO. OF STORIES	2	2

	EXISTING	PROPOSED
TOTAL ACTUAL BUILDING AREA:	4,400	4,400
HEIGHT	18.5'	18.5'
NO. OF STORIES	1	1
ACTUAL TENANT AREA	1,786	1,786
TENANT OCCUPANT LOAD		29
CORRIDOR WALLS	N/A	N/A
FIRE RATED DEMISING WALLS	N/A	N/A
SEPARATION WALLS	1-HOUR	1-HOUR
FIRE SUPPRESSION	NONE	NONE
EXIT SIGNS/EMERG. LIGHTS	-	PROVIDED
PLUMBING FIXTURES:		
water closets:	3	2
urinals:	0	0
lavatories:	3	2
drinking fountain:	1	1
utility sinks:	1	1
showers:	0	0
bathrooms:	0	0

EXITS	REQUIRED	PROVIDED
	1	2

HANDICAPPED ACCESSIBILITY REQUIRED? YES, PARTIAL
 SUMMARY:
 NO CHANGE OF USE. REPLACE EXISTING RESTROOM W/ ACCESSIBLE RESTROOM.

- GENERAL CODE NOTES:
- PROVIDE NEW EXIT AND EMERGENCY LIGHTING IN COMPLIANCE W/ SECTION 1008, REPLACING EXISTING
 - PROVIDE FIRE EXTINGUISHER(S), PER THE INTERNATIONAL FIRE CODE, VERIFY SIZE AND LOCATION WITH LOCAL FIRE AUTHORITY.
 - ALL INTERIOR GLAZING TO BE 1/4" TEMPERED UNLESS NOTED OTHERWISE.

- KEYNOTES:
- A REMOVE EXISTING 8" SUPPLY AND INSTALL TWO 6" SUPPLIES, ONE IN EACH ROOM
 - B INSTALL NEW 75 CFM EXHAUST FAN CONNECTING TO EXISTING DUCT + ELECTRICAL CIRCUIT
 - C NEW 2 X 4 LIGHT FIXTURE
 - D EXISTING OUTLET TO REMAIN
 - E CONNECT NEW + RELOCATED PLUMBING FIXTURES TO EXISTING DRAIN + SUPPLY PIPING
 - F RELOCATE EXISTING OUTLET
 - G REMOVE ALL PLUG MOLD - NEW WALL OUTLET ON NEAREST PLUGMOLD CIRCUIT
 - H EXISTING OUTLETS IN EXISTING KNEE WALL

- PLAN LEGEND
- EXISTING DOOR TO REMAIN
 - NEW DOOR
 - EXISTING WALLS TO BE REMOVED
 - EXISTING WALLS TO REMAIN
 - NEW PARTITION: 2X4 WOOD STUDS @ 16" O.C. W/ 1/2" GYPSUM BOARD BOTH SIDES - SEE SECTION A/A-1

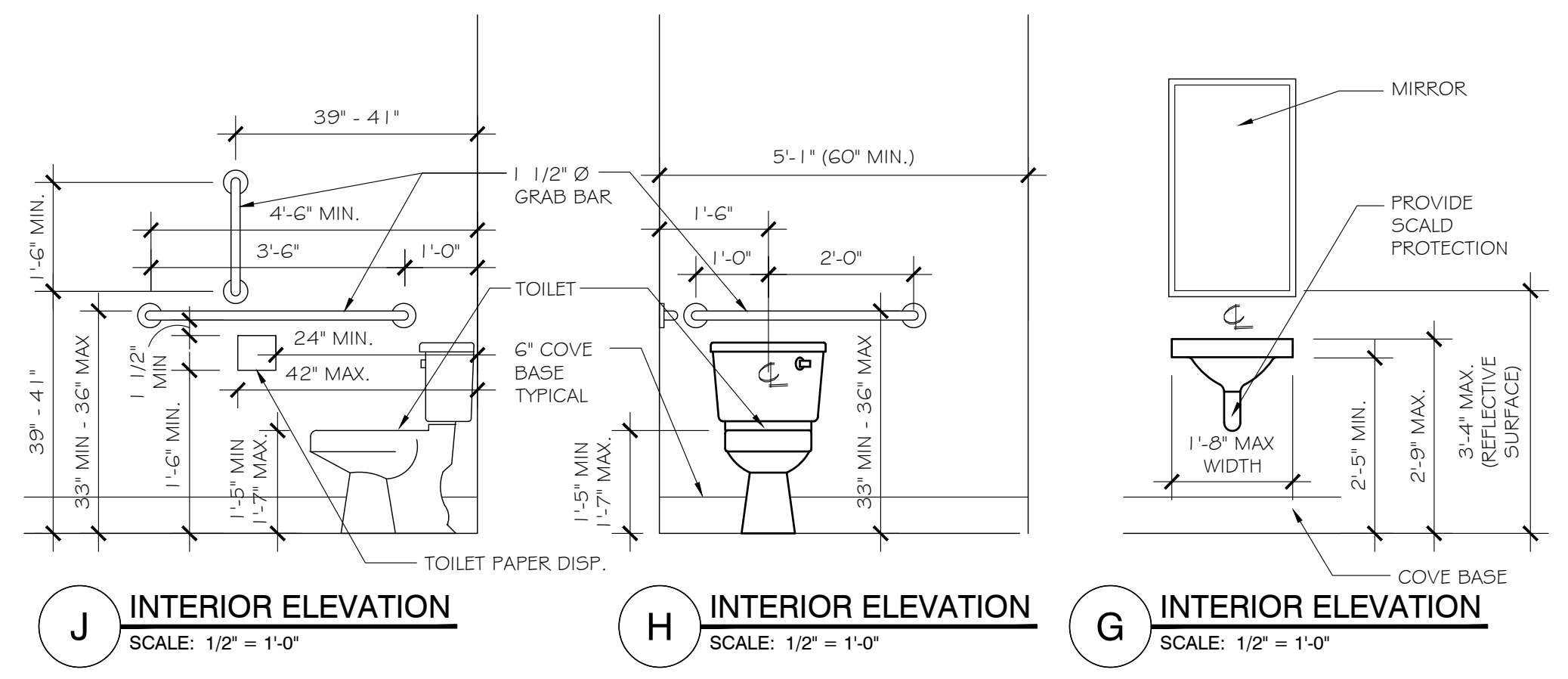
OCCUPANCY LOAD SCHEDULE

RM NO.	ROOM NAME	GROSS SQ. FT.	NET SQ. FT.	LOAD PER TABLE 1004.1.1	CALCULATED OCCUPANTS PER TABLE 1004.1.1	OCCUPANTS PER FURNITURE
101	EXISTING (SHARED) ENTRY	75				
102	EXISTING COMMON WAITING	439				EXISTING
103	EXISTING COMMON TOILET RM.	31				
104	HALL	162				
105	CONSULTATION ROOM	117	100 gross		1	3
106	OFFICE	80	100 gross		1	1
107	CONSULTATION ROOM	110	100 gross		1	3
108	OFFICE	120	100 gross		1	1
109	NEW ACCESSIBLE TOILET RM.	60				
110	CONFERENCE ROOM	135	108 net		7	6
111	RECEPTION OFFICE	141	100 gross		1	1
112	WAITING	138	90 net		13	9
113	HALL	162				
114	BREAK	28				
115	OFFICE	131	100 gross		1	1
116	CONSULTATION ROOM	120	100 gross		1	2
117	CONSULTATION ROOM	120	100 gross		1	2
118	EXISTING STORAGE	75	300 gross		0	-
119	EXISTING (SHARED) ELEC. RM.	30	300 gross		0	-
FLOOR TOTAL		1,687			28	29

- FIRE SAFETY LEGEND
- | SYMBOL | DESCRIPTION |
|--------|---|
| | EXIT SIGN / EMERGENCY LIGHT COMBO UNIT W/ BATTERY BACK-UP |
| | EMERGENCY LIGHT FIXTURE W/ BATTERY BACKUP |
| | EXIT SIGN, ARROW INDICATES IF DIRECTIONAL |
| | REMOTE HEAD EMERGENCY LIGHT W/ BATTERY BACK-UP |
| | INDICATES NEW ITEM |

- CEILING LEGEND
- | | |
|--|-----------------------------------|
| | 2 X 4 LAY-IN FIXTURE |
| | 2 X 2 LAY-IN FIXTURE |
| | 1 X 4 FIXTURE |
| | SUSPENDED LIGHT FIXTURE |
| | WALL MOUNTED FIXTURE |
| | LIGHT SWITCH |
| | 3-WAY LIGHT SWITCH |
| | SUPPLY AIR DIFFUSER |
| | RETURN AIR DIFFUSER |
| | EXHAUST FAN - VENT THRU ROOF |
| | EXHAUST FANLIGHT - VENT THRU ROOF |
| | THERMOSTAT |
- NOTE: "N" INDICATES NEW ITEM
 "R" INDICATES RELOCATED ITEM

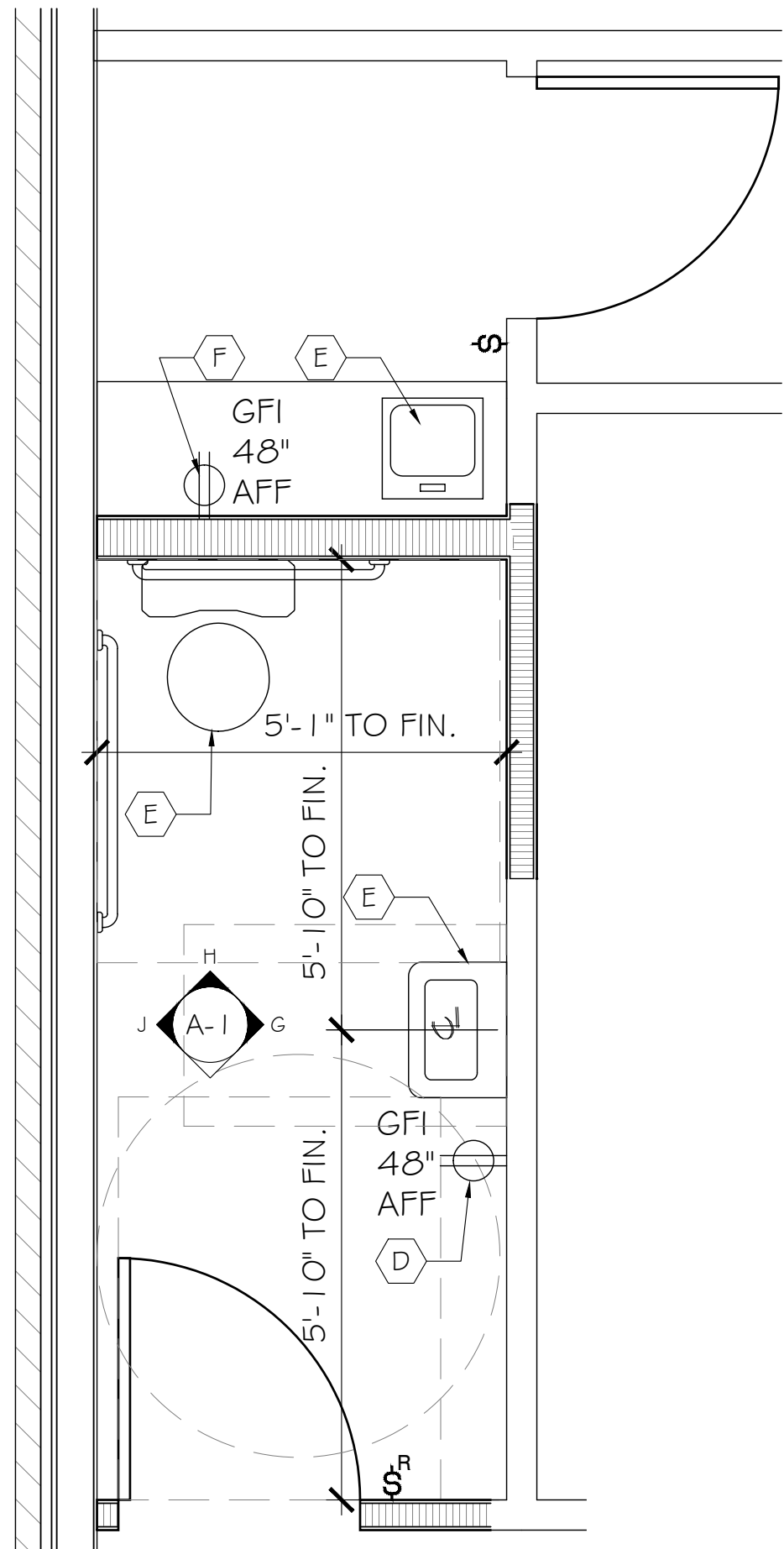
- ELECTRICAL LEGEND
- | | |
|--|--|
| | EXISTING ELECTRICAL PANEL |
| | DUPLEX OUTLET |
| | DOUBLE DUPLEX OUTLET |
| | 220 VOLT EQUIPMENT OUTLET |
| | EXISTING DATA JACK |
| | NEW DATA JACK BOX + CONDUIT FOR PHONE + COMPUTER W/ PULL STRING + RING |
- NOTES:
 N INDICATES NEW ITEM - ALL OTHER OUTLETS ARE EXISTING
 DEB INDICATES DEDICATED CIRCUIT
 GFI INDICATES GROUND FAULT INTERRUPTED CIRCUIT
 WP INDICATES WEATHER PROOF OUTLET COVER



DOOR SCHEDULE

Door Number	Width	Height	Door Thickness	Door Type	Fire Rating	Hardware Function	DOOR Material	FRAME Material	Remarks
100	6'-0"	7'-0"	1 3/4"	GLASS	-	ENTRANCE W/ CLOSER	AL	AL	EXISTING TO REMAIN
101	6'-0"	7'-0"	1 3/4"	GLASS	-	PASSAGE W/ CLOSER	AL	AL	EXISTING TO REMAIN
102	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
103	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR ENTRANCE W/ CLOSER	WD	WD	EXISTING TO REMAIN
104	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
105	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
107	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
108	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
109	3'-0"	7'-0"	1 3/4"	-	-	ENTRANCE W/ CLOSER	HM	HM	EXISTING TO REMAIN
110	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	NEW TO MATCH EXISTING
111	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR PASSAGE	WD	WD	EXISTING TO REMAIN
112	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR OFFICE	WD	WD	NEW TO MATCH EXISTING
113	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR PASSAGE	WD	WD	EXISTING TO REMAIN
114	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR PASSAGE	WD	WD	NEW TO MATCH EXISTING
115	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
116	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
117	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR PRIVACY	WD	WD	EXISTING TO REMAIN
118	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR ENTRANCE W/ CLOSER	WD	WD	EXISTING TO REMAIN
119	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR STORAGE	WD	WD	EXISTING TO REMAIN
120	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR STORAGE	WD	WD	EXISTING TO REMAIN
121	2'-8"	6'-8"	1 3/4"	-	-	1-HOUR STORAGE	WD	WD	EXISTING TO REMAIN
122	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR ENTRANCE W/ CLOSER	WD	WD	EXISTING TO REMAIN
123	3'-0"	6'-8"	1 3/4"	-	-	1-HOUR ENTRANCE W/ CLOSER	WD	WD	EXISTING TO REMAIN

F R.C. DEMO PLAN SCALE: 1/4" = 1'-0"



ROOM FINISH SCHEDULE

RM	ROOM NAME	FLOOR	BASE WALL	CEILING	REMARKS
101	EXISTING (SHARED) ENTRY	NEW CARPET	NEW VINYL	EXISTING	8'-0" UNCHANGED
102	EXISTING COMMON WAITING	EXISTING	EXISTING	EXISTING	VARIES UNCHANGED
103	EXISTING COMMON TOILET RM.	EXISTING	EXISTING	EXISTING	8'-0" UNCHANGED
104	HALL	X	X	X	8'-0" NOTE: 1
105	CONSULTATION ROOM	X	X	X	8'-0" NOTE: 1
106	OFFICE	X	X	X	8'-0" NOTE: 1
107	CONSULTATION ROOM	X	X	X	8'-0" NOTE: 1
108	OFFICE	X	X	X	8'-0" NOTE: 1
109	NEW ACCESSIBLE TOILET RM.	X	X	X	8'-0" NOTE: 1
110	CONFERENCE ROOM	X	X	X	8'-0" NOTES: 1, 2
111	RECEPTION OFFICE	X	X	X	8'-0" NOTES: 1, 2
112	WAITING	X	X	X	8'-0" NOTES: 1, 2
113	HALL	X	X	X	8'-0" NOTE: 1
114	BREAK	X	X	X	8'-0" NOTE: 2
115	OFFICE	X	X	X	8'-0" NOTE: 1
116	CONSULTATION ROOM	X	X	X	8'-0" NOTE: 1
117	CONSULTATION ROOM	X	X	X	8'-0" NOTE: 1
118	EXISTING STORAGE	X	X	X	8'-0" NOTE: 1
119	EXISTING (SHARED) ELEC. RM.	X	X	X	8'-0" UNCHANGED

NOTES:
 1. REMOVE EXISTING VVC & PREP WALLS FOR PAINT
 2. PATCH & REPAIR A.C.T.

