

Building Application Summary

Butler County, Ohio

Accela Permitting System

BCED

Application #: BLD-CF16-01396

Owner: CHAP PROPERTIES II LTD

Site Address: 8073 TYLERSVILLE RD

1360 E 9TH ST SUITE 300

Parcel(s): M5610014000036

CLEVELAND OH 44114-1730

Application Type: Commercial / New / Footer Foundation

Description of Work: FOOTER AND FOUNDATION ONLY- CHESTERWOOD

Applications Status: ISSUED

Applicant

CAREPOINTE DEVELOPEMENT

8073 TYLERSVILLE

WEST CHESTER OH 45069

Contractor

CAREPOINTE DEVELOPMENT

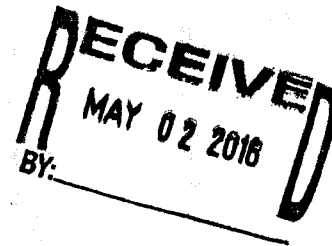
8073 TYLERSVILLE ROAD

WEST CHESTER OH 45069

Occupant

CHESTERWOOD

OH



Application Specific Information:

Permit For: FOOTER AND FOUNDATION ONLY

Subdivision Name:

Electric: Yes

Lot #:

Electric Company: DUKE ENERGY

S. T. R.

Basement:

Township: WEST CHESTER

Full Basement:

Corporation: NA

Material:

Application Date: 04/27/2016

Material If Other:

Sewage Disposal: Public

Deck:

Water Supply: Public

Bedrooms:

Heat Type: N/A

Height: 1

Building Description: 437 Other Commercial

First Floor:

Deck:

Second Floor:

Porch:

Basement:

Garage:

Total Living Area:

Other:

Total Addtl Area:

CAREPOINTE NURSING

WEST CHESTER, OHIO 45069

LIST OF DRAWINGS

NO.	SHEET	TITLE	NO.	SHEET	TITLE
1.	COVER	COVER SHEET			
2.	C3-0	LAYOUT PLAN			
3.	C5-0	GRADING AND EROSION CONTROL PLAN			
4.	CD-1	CODE DATA			
5.	AF-1	ENLARGED FIRST FLOOR FOUNDATION PLAN			
6.	AF-2	ENLARGED FIRST FLOOR FOUNDATION PLAN			
7.	AF-3	ENLARGED FIRST FLOOR FOUNDATION PLAN			
8.	AF-4	ENLARGED FIRST FLOOR FOUNDATION PLAN			
9.	AF-5	FOUNDATION DETAILS			
10.	A1-1	OVERALL BUILDING PLANS			
11.	A1-2	ENLARGED FIRST FLOOR PLAN			
12.	A1-3	ENLARGED FIRST FLOOR PLAN			
13.	A1-4	ENLARGED FIRST FLOOR PLAN			
14.	A1-5	ENLARGED FIRST FLOOR PLAN			
15.	A1-6	ENLARGED BASEMENT & SECOND FLOOR PLANS			
16.	A1-7	BUILDING ROOF PLAN			
17.	A6-1	EXTERIOR ELEVATIONS			
18.	A6-2	EXTERIOR ELEVATIONS			
19.	A6-3	EXTERIOR ELEVATIONS			
20.	A6-4	EXTERIOR ELEVATIONS			

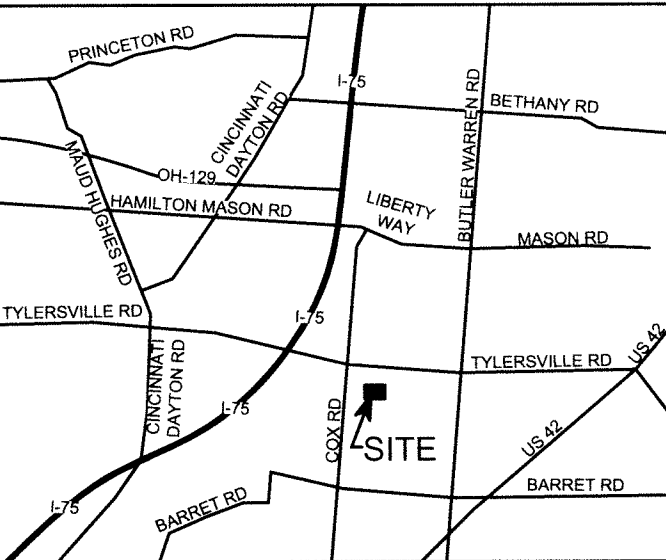
OWNER: CHESTERWOOD COTTAGES REAL ESTATE II, LTD.
8073 TYLERSVILLE RD
WEST CHESTER, OH 45069

DESIGN ARCHITECT: KOTOGIANNIS & ASSOCIATES
400 SOUTH FIFTH ST, SUITE 400
COLUMBUS, OH 43215

CIVIL ENGINEER: BAYER BECKER
6900 TYLERSVILLE RD, SUITE A
MASON, OH 45040

West Chester Fire Department
Plan Review
Approved
4/28/16

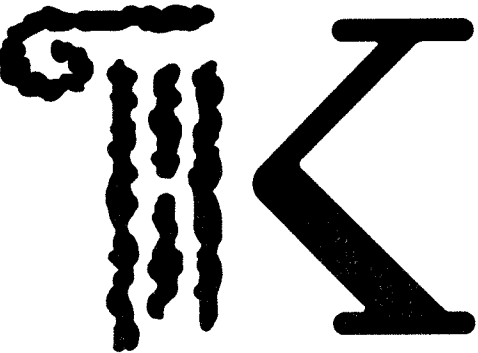
APPROVED
WEST CHESTER TOWNSHIP
COMMUNITY DEVELOPMENT DEPARTMENT
DATE 4-29-16 INIT. teb



VICINITY MAP

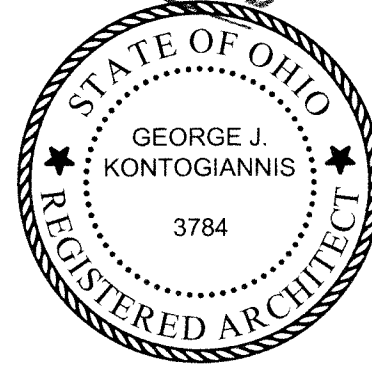
SCALE: N.T.S.

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BY: [Signature]



KOTOGIANNIS & ASSOCIATES
ARCHITECTURE PLANNING DESIGN
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COLUMBUS, OHIO 43215-5492
PHONE: 614-224-2083 FAX: 614-224-4736
E-MAIL: architects@kontogiannis.com

☐ ZONING SET
☐ BID SET
☒ FOUNDATION PERMIT SET
04/25/2016
☐ PERMIT SET
☐ CONSTRUCTION SET
04/05/2016



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OCCUPANT LOADS

USE GROUP B - THERAPY (AREA 4)

BASEMENT - (2 STAIR EXITS)

STORAGE & MECH	4,896 SQ. FT. / 300	= 16.3 PEOPLE
16 / 2 EXITS		= 8 PEOPLE

FIRST FLOOR (THERAPY) (2 STAIR EXITS)

THERAPY	= 3,976 SQ. FT. / 100	= 39.7 PEOPLE
THERAPY APARTMENT = 800 SQ. FT. / 240		= 3.3 PEOPLE
		= 43 PEOPLE / 2 = 22 PER STAIR

SECOND FLOOR (2 STAIR EXITS)

OPEN THERAPY - 5,017 SQ. FT. / 100 = 50.17 PEOPLE / 2 = 25 PER STAIR		
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TOTAL PERCENT	= 55	
STAIR WIDTH	= 55 x 3	= 16 1/2"
OTHER WIDTH	= 55 x 2	= 11"

FIRST FLOOR

OFFICE AREA	714 SQ. FT. / 100	= 7 PEOPLE
WAITING AREA	800 SQ. FT. / 15	= 53 PEOPLE
LOBBY	744 SQ. FT. / 100	= 7.5 PEOPLE
SOC. SERVICES		
AND CONFERENCE	405 SQ. FT. / 100	= 4 PEOPLE
TOTALS		= 71.5 PEOPLE

AREA HAS 3 EXITS = 71.5 / 3 = 24 PER EXIT

USE GROUP (4-2)

AREA IS DIVIDED INTO 5 FIRE AREAS (AREAS 1, 2, 3, 5 AND 6)

FIRE AREA 1

33 PRIVATE ROOMS AT 283 SQ. FT. = 9,339 SQ. FT.		
9,339 SQ. FT. / 120 (PER 1004.1.1)	= 778	
(ACTUAL IS 33 - ALL PRIVATE ROOMS)		

2 NURSES WORK AREA	= 388 SQ. FT. / 100	= 3.8 x 2 = 7.6
2 NURSES STATION	= 1,243 SQ. FT. / 100	= 1.24 x 2 = 2.48
STORAGE / MECH	= 340 SQ. FT. / 300	= 1.0
NON-SIMULTANEOUS OCCUPANCY		
2 LOUNGE	= 370 SQ. FT. / 15	= 25 x 2 = 50
(OCCUPIED BY RESIDENTS)		
CENTRAL BATHING	= 100 SQ. FT. (USED BY RESIDENT)	
TOTAL		= 89

TOTAL OF 4 EXITS (2 TO OUTDOORS AND 2 HORIZONTAL EXITS)

FIRE AREA 2

26 PRIVATE ROOMS AT 283 SQ. FT. = 7,358 SQ. FT.		
7,358 SQ. FT. / 120 (PER 1004.1.1)	= 61.3	
(ACTUAL IS 26 - ALL PRIVATE ROOMS)		

2 WORK AREAS	= 388 SQ. FT. / 100	= 3.8 x 2 = 7.6
2 NURSES STATION	= 1,243 SQ. FT. / 100	= 1.24 x 2 = 2.48
SERVERY	= 532 SQ. FT. / 200	= 2.66
HOUSEKEEPING,		
STORAGE, MECH, ECT. = 405 SQ. FT. / 300		= 1.35
TOTAL		= 14.15

NON-SIMULTANEOUS OCCUPANCY (OCCUPIED BY RESIDENTS)		
LOUNGE	= 370 SQ. FT. / 15	= 25
LOUNGE	= 448 SQ. FT. / 15	= 29.8
DINING	= 1,351 SQ. FT. / 15	= 122

(ACTUAL IS 72) ROOM HAS 2 EXITS

CENTRAL BATHING = 140 SQ. FT. (USED BY RESIDENT)

TOTAL = 197.3

AREA HAS 7 EXITS (1 TO OUTDOORS AND 6 HORIZONTAL EXITS)

FIRE AREA 3

10 PRIVATE ROOMS AT 283 SQ. FT. = 2,830 SQ. FT.		
2,830 SQ. FT. / 120 (PER 1004.1.1)	= 23.5	
(ACTUAL IS 10 - ALL PRIVATE ROOMS)		

1 WORK AREA	= 388 SQ. FT. / 100	= 3.8
1 NURSES STATION	= 1,243 SQ. FT. / 100	= 1.24
HOUSEKEEPING,		
STORAGE, MECH, ECT. = 972 SQ. FT. / 300		= 3.14
KITCHEN	= 2,082 SQ. FT. / 200	= 10.4
LAUNDRY	= 740 SQ. FT. / 200	= 3.7
EMPLOYEE LOUNGE (NON-SIMULTANEOUS)		
LOUNGE	= 388 SQ. FT. / 15	= 24.5
(NON-SIMULTANEOUS OCCUPANCY OCCUPIED BY RESIDENTS)		
LOUNGE	= 370 SQ. FT. / 15	= 25
CENTRAL BATHING	= 210 SQ. FT.	
TOTAL		= 70.28

AREA HAS 4 EXITS (2 TO OUTDOORS AND 2 HORIZONTAL EXITS)

FIRE AREA 5

18 PRIVATE ROOMS AT 283 SQ. FT. = 5,094 SQ. FT.		
5,094 SQ. FT. / 120 (PER 1004.1.1)	= 42.5	
(ACTUAL IS 18 - ALL PRIVATE ROOMS)		

INTERNET CAFE	= 527 SQ. FT. / 15	= 35
ACTIVITY ROOM	= 1,083 SQ. FT. / 15	= 72.2
ACTIVITY OFFICE	= 100 SQ. FT. / 100	= 1
CHAPEL	= 1,138 SQ. FT. / 15	= 75.8
LIBRARY	= 215 SQ. FT. / 50	= 4
OFFICES	= 1,492 SQ. FT. / 100	= 14.9
HAIR CARE	= 300 SQ. FT. / 50	= 6
STORAGE & MECH.	= 337 SQ. FT. / 300	= 1.1
DINING	= 1,685 SQ. FT. / 15	= 112
(ACTUAL 72 - NON-SIMULTANEOUS WITH ACTIVITY ROOM AND CHAPEL)		
SEVERY	= 424 SQ. FT. / 200	= 2.12
CENTRAL BATHING	= 144 SQ. FT. (USED BY RESIDENT)	
TOTAL		= 254.62

AREA HAS 6 EXITS (2 TO OUTDOORS AND 4 HORIZONTAL EXITS)

FIRE AREA 6

38 PRIVATE ROOMS AT 283 SQ. FT. = 10,754 SQ. FT.		
10,754 SQ. FT. / 120 (PER 1004.1.1)	= 89.6	
(ACTUAL IS 38 - ALL PRIVATE ROOMS)		

2 NURSES WORK AREAS = 797 SQ. FT. / 100		= 7.97
2 WAITING AREAS	= 350 SQ. FT. / 15	= 23.3
STORAGE & MECH.	= 307 SQ. FT. / 300	= 1
2 LOUNGES	= 686 SQ. FT. / 15	= 45.7
(NON-SIMULTANEOUS - OCCUPIED BY RESIDENTS)		
1 CENTRAL BATHING	= 196 SQ. FT. (USED BY RESIDENT)	
TOTAL		= 120.87

AREA HAS 3 EXITS (1 TO OUTDOORS AND 2 HORIZONTAL EXITS)

BUILDING TOTAL

PATIENT ROOMS	= 35,375 SQ. FT. / 120	= 294.79
(ACTUAL = 125 - ALL PRIVATE ROOMS)		
WAITING AREAS	= 1,150 SQ. FT.	= 76.3
LOBBY	= 744 SQ. FT.	= 7.5
THERAPY	= 9,793 SQ. FT.	= 93
EMPLOYEE WORK AREAS = 10,118 SQ. FT.		= 102.19
STORAGE, MECH, ECT. = 7,532 SQ. FT.		= 23.9
TOTAL		= 597.68

RESIDENT USE AREAS SUCH AS LOUNGES, DINING, CHAPEL, ACTIVITY ROOM, LIBRARY, CAFE, ECT. ARE NON-SIMULTANEOUS USES SINCE THEY ARE FOR RESIDENT USE.

NEW BUILDING CODE DATA

BUILDING CODE - 2014 OBC

BUILDING IS A SEPARATED MIXED USE OF B-1 (THERAPY) & I-2 (NURSING) CONSTRUCTION TYPE 5A (FULLY SPRINKLERED)

ALLOWABLE AREAS I-2 ONE STORY -	= 9,500 SQ. FT.
SPRINKLERS INCREASE - 200% -	= 19,000 SQ. FT.
TOTAL	= 28,500 SQ. FT.

SMOKE COMPARTMENTS I-2 -	= 22,500 SQ. FT.
TRAVEL DISTANCE 200 FT.	

ALLOWABLE AREAS B TWO STORY -	= 9,500 SQ. FT.
SPRINKLERS INCREASE - 200% -	= 19,000 SQ. FT.
TOTAL	= 27,000 SQ. FT.

BUILDING AREA

ALLOWABLE AREA	ACTUAL AREA
AREA 1 - 28,500 SQ. FT.	18,496 SQ. FT.
AREA 2 - 28,500 SQ. FT.	20,461 SQ. FT.
AREA 3 - 28,500 SQ. FT.	11,844 SQ. FT.
AREA 4 - 27,000 SQ. FT.	10,969 SQ. FT.
AREA 5 - 28,500 SQ. FT.	20,546 SQ. FT.
AREA 6 - 28,500 SQ. FT.	21,933 SQ. FT.

SMOKE COMPARTMENTS

ALLOWABLE AREA	ACTUAL AREA	TRAVEL DISTANCE ALLOWABLE	ACTUAL DISTANCE
AREA 1 - 22,500 SQ. FT.	18,496 SQ. FT.	200 FT.	126' - 11"
AREA 2 - 22,500 SQ. FT.	20,461 SQ. FT.	200 FT.	171' - 11"
AREA 3 - 22,500 SQ. FT.	11,844 SQ. FT.	200 FT.	108' - 7"
AREA 4 - N/A	10,969 SQ. FT.	N/A	
AREA 5 - 22,500 SQ. FT.	20,546 SQ. FT.	200 FT.	123' - 11"
AREA 6 - 22,500 SQ. FT.	21,933 SQ. FT.	200 FT.	158' - 2"

BUILDING SQUARE FOOTAGE

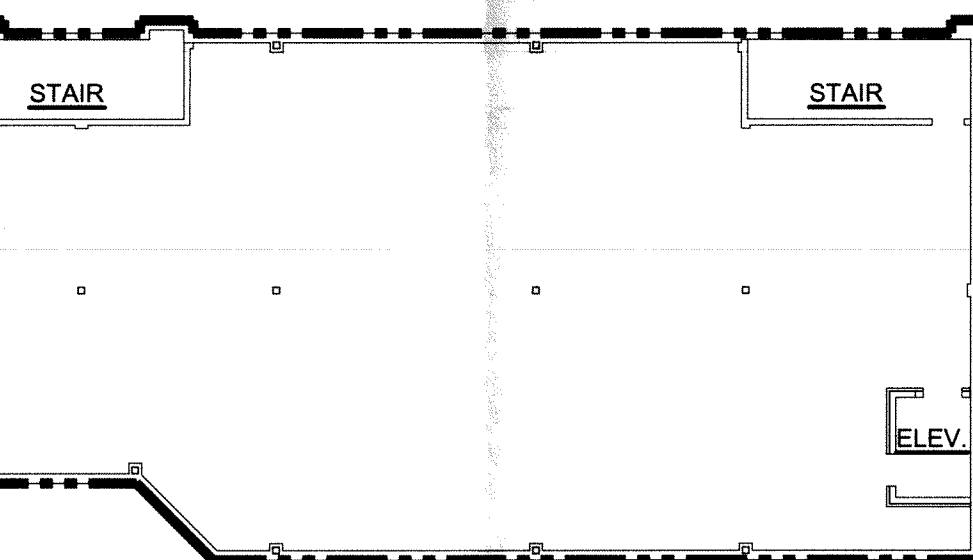
TOTAL GROSS BASEMENT AREA	= 5,860 SQ. FT.
TOTAL GROSS FIRST FLOOR AREA	= 104,800 SQ. FT.
TOTAL GROSS SECOND FLOOR AREA	= 5,893 SQ. FT.
TOTAL GROSS BUILDING AREA	= 116,553 SQ. FT.

WALL TYPES

- W1 EXTERIOR BEARING WALL SUPPORTING RATED ROOF/CEILING ASSEMBLY - 2x6 STUD WALL AT 16" O.C. WITH 5/8" FIRE CODE DRYWALL, 7/16" OSB WALL SHEATHING AND STUCCO OR BRICK PER UL U356 - RATED FOR FIRE FROM INTERIOR SIDE ONLY.
- W2 INTERIOR BEARING WALL SUPPORTING RATED ROOF/CEILING ASSEMBLY W/ 5/8" FIRE CODE DRYWALL EACH SIDE FOR A ONE (1) HOUR RATING PER UL U305
- W3 TWO (2) HOUR RATED FIREWALL W/ 2 LAYERS 1" DRYWALL PANELS WITH 1" STUDS PER UL U347
- W4 EXTERIOR BEARING WALL W/ FIRE RATING FROM BOTH SIDES. 2x6 STUD WALL @ 16" O.C. W/ 5/8" FIRE CODE DRYWALL ON INTERIOR FACE AND 5/8" GYPSUM SHEATHING W/ STUCCO OR BRICK ON EXTERIOR FACE. WALL PER UL U356 - ONE (1) HOUR RATING FROM INTERIOR AND EXTERIOR.
- W5 2x4 FLAT ROOF TRUSS W/ 2 LAYERS 5/8" FIRE CODE DRYWALL ON EACH SIDE TIGHT TO ROOF DECK. TRUSS TO ALIGN WITH RATED WALL BELOW. ONE (1) HOUR RATING PER UL U358

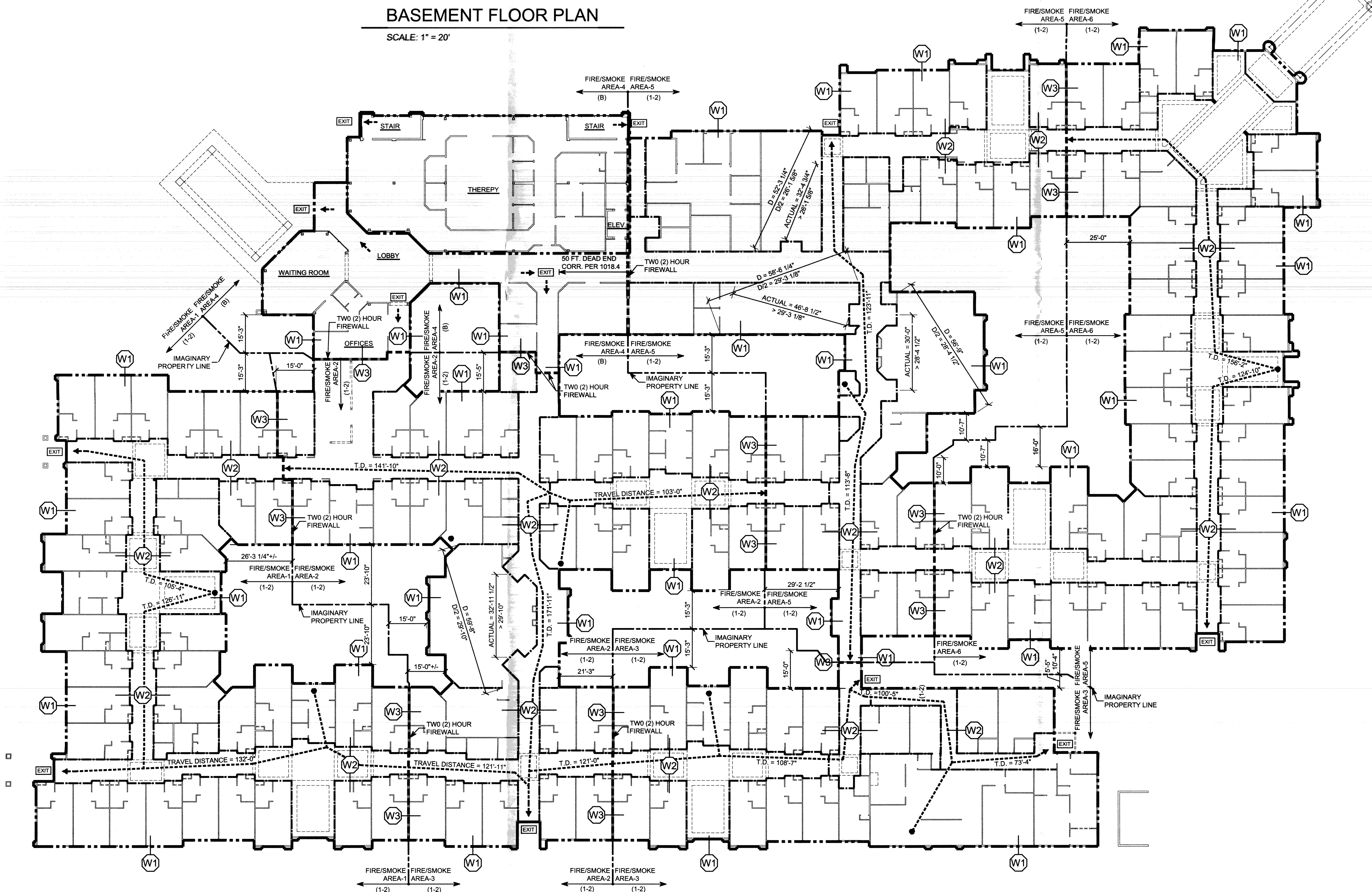
SECOND FLOOR PLAN

SCALE: 1" = 20'



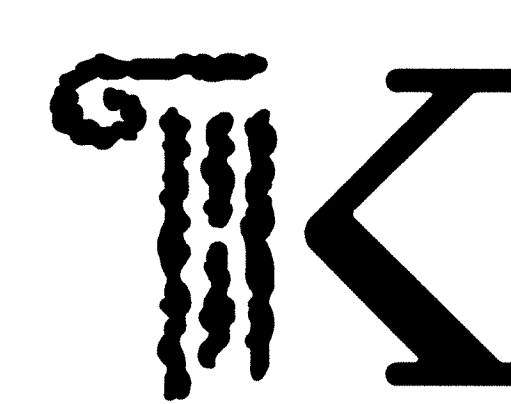
BASEMENT FLOOR PLAN

SCALE: 1" = 20'



FIRST FLOOR PLAN

SCALE: 1" = 20'

KONTOGIANNIS
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PROJECT:

CAREPOINTE
NURSING

WESTCHESTER, OHIO

DRAWING TITLE:
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- ☐ ZONING SET
- ☐ BID SET
- ☒ FOUNDATION PERMIT SET
- 04/25/2016
- ☐ PERMIT SET
- ☐ CONSTRUCTION SET

CD-1