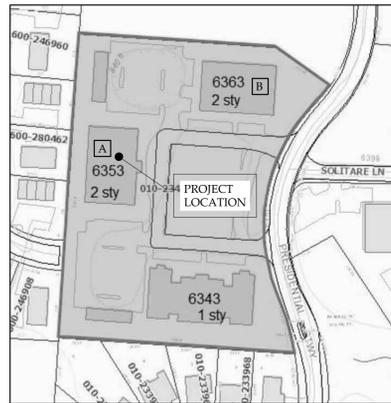
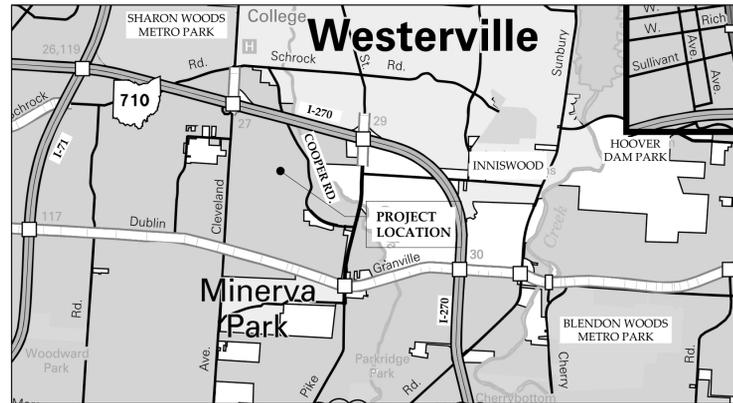


REMODELING of: MASON ANTHONY TRAINING FACILITY - A

6353 PRESIDENTIAL GATEWAY • COLUMBUS, OHIO 43231



SITE MAP



LOCATION MAP



GENERAL NOTES

- ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL GOVERNING CODES, STANDARDS AND PROPER BUILDING TECHNIQUES.
- THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS AND SITE CONDITIONS BEFORE STARTING WORK. NOTIFY THE ARCHITECT IMMEDIATELY OF ANY DISCREPANCY. COMMENCEMENT OF WORK IMPLIES ACCEPTANCE OF CONDITIONS.
- ALL CONTRACTOR(S) SHALL VERIFY EXISTING CONDITIONS IN THE FIELD & CONTACT ARCHITECT IF ANY DISCREPANCIES WITH CONTRACT DOCUMENTS/DRAWINGS OCCUR.
- THE CONTRACTOR SHALL MAKE FIELD MEASUREMENTS FOR HIS WORK AND BE RESPONSIBLE FOR THE ACCURACY OF THOSE MEASUREMENTS.
- IT SHALL BE THE GENERAL CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE OWNER'S ARCHITECT OF ANY DISCREPANCIES IN THE PLANS AND/OR SPECIFICATIONS PRIOR TO BIDDING AND INSTALLATION OF ANY OF THOSE ITEMS NOTED ON THE PLANS.
- WORK SHALL NOT START UNTIL THE CONTRACTOR RECEIVES A NOTICE TO PROCEED FROM THE OWNER.
- THE CONTRACTOR SHALL MAINTAIN A CLEAN AND ORDERLY SITE AND STORAGE AREA. COORDINATE STORAGE LOCATION WITH THE OWNER.
- THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR PROTECTION AND SAFEKEEPING OF PRODUCTS STORED AT THE SITE.
- THE GENERAL CONTRACTOR SHALL POST AND MAINTAIN SIGNS, NOTICES AND OTHER SAFEGUARDS REQUIRED BY LAW OR ORDINANCE AND OWNER.
- IF ANY SUBSTITUTIONS ARE PROPOSED AND APPROVED BY OWNER FOR SPECIFIED EQUIPMENT, THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ALL COORDINATION, INCLUDING HVAC, PLUMBING AND ELECTRICAL.
- THE CONTRACTOR HAS THE RESPONSIBILITY TO NOTIFY THE ARCHITECT OF MATERIALS OR WORK SHOWN FOR WHICH NO QUALITY OR GRADE IS CLEARLY SPECIFIED. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR ASSUME GRADE OR QUALITY FOR PRODUCTS OR WORK SHOWN.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND STORAGE OF ITEMS SCHEDULED TO REMAIN, BUT REQUIRED FOR CONSTRUCTION.
- THE PAINTING CONTRACTOR SHALL BE RESPONSIBLE FOR ALL PATCHING OF NAIL HOLES, CRACKS, ETC. PRIOR TO FINAL PAINTING.
- PROVIDE SUFFICIENT BLOCKING AT ALL WALLS FOR SECURING OF ALL ITEMS, WHETHER FURNISHED BY OWNER OR CONTRACTORS, INCLUDING COUNTERS, SHELVING, CASEWORK, FURNITURE, ETC.
- IT SHOULD BE UNDERSTOOD THAT THE CONTRACT AMOUNT NOTED BY THE GENERAL CONTRACTOR INCLUDES ALL ITEMS (BUILDER'S RISK INSURANCE, WORKMAN'S COMPENSATION, TRASH REMOVAL, ETC.) AND THAT NO OTHER CHARGES WILL BE ACCEPTED BY THE OWNER.
- ALL MATERIALS AND PRODUCTS SHALL BE INSTALLED IN STRICT CONFORMANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
- ALL CONTRACTORS AND SUBCONTRACTORS SHALL REVIEW COMPLETE SET OF CONTRACT DOCUMENTS. THE CONTRACT DOCUMENTS ARE INTERCONNECTED AND SHALL NOT BE SEPARATED OR READ OR INTERPRETED SEPARATELY.
- CONTRACTOR(S) SHALL PROVIDE ALL MATERIALS AND LABOR FOR A COMPLETE PROJECT AND/OR COMPLETE SYSTEMS. ANY MATERIAL OR LABOR NOT SHOWN IN THE CONTRACT DOCUMENTS BUT WHICH IS OBVIOUSLY NECESSARY TO COMPLETE THE WORK SHALL BE INCLUDED IN THE BASE BID.
- EXPOSED BUILDING COMPONENTS/AREAS TO REMAIN SHALL BE PROTECTED FROM WEATHER OR DAMAGE DURING DEMOLITION AND CONSTRUCTION.
- ALL METAL FASTENERS, CONNECTORS, OR HARDWARE IN DIRECT-CONTACT WITH ANY PRESERVATIVE-TREATED LUMBER SHALL BE STAINLESS-STEEL TYPE 304 OR 316 OR HAVE GALVANIZED-COATING THAT COMPLIES WITH THE ASTM A123 (CONNECTORS) OR A153 (FASTENERS) OR CLASS-D STANDARDS FOR FASTENERS AND HARDWARE. THE CONNECTORS AND FASTENERS MUST BE MADE OF THE SAME MATERIAL FOR COMPATIBILITY.
- THIS PROJECT SHALL COMPLY WITH THE FOLLOWING PROVISIONS OF THE COLUMBUS ZONING CODE: 3321.01 DUMPSTER; 3321.07 LANDSCAPE; 3321.03 LIGHTING; 3312.21 SCREENS; 3312.39 STRIPING AND MARKING; 3312.43 SURFACE; 3312.45 WHEEL STOPS AND CURBS.

BUILDING CODE DATA

APPLICABLE CODES:

BUILDING CODE: 2017 OHIO BUILDING CODE
 MECHANICAL CODE: 2017 OHIO MECHANICAL CODE
 ELECTRICAL CODE: 2017 NATIONAL ELECTRICAL CODE
 PLUMBING CODE: 2017 OHIO PLUMBING CODE
 FIRE CODE: 2017 OHIO FIRE CODE
 ACCESSIBILITY CODE: ANSI A117.1 2009
 ENERGY CODE: 2012 OHIO ENERGY CONSERVATION CODE

BUILDING CODE SUMMARY:

PROJECT DESCRIPTION: PROPOSED RENOVATION OF EXISTING 2-STORY FRAME COMMERCIAL BUILDING TO A SINGLE-TENANT SALON TRAINING FACILITY.

PROPERTY I.D.: FRANKLIN COUNTY 010-234515-00

ACREAGE: 4.252 Ac.

ZONING DISTRICT: COLUMBUS Z94-082A, LC2, H-60

FLOOD PLAIN: FEMA FLOOD MAP #39049C0177K, EFFECTIVE DATE 06/17/2008
 ZONE "X" "AREA OF MINIMAL FLOOD HAZARD" BFE NOT INDICATED IN ZONE "X"

USE GROUP: (B) BUSINESS

CONSTRUCTION TYPE: VB, NON-SPRINKLERED
 STEEL POST AND BEAM, STEEL STUD WALLS, WOOD ROOF TRUSSES

BUILDING AREA: BUSINESS MAX. ALLOWABLE PER STORY = 9,000 SF
 ACTUAL EXISTING PER STORY = 9,676 SF x 2
 PLUS VESTIBULE ADDITION = 123 SF
 GROSS BUILDING AREA - ACTUAL = 19,475 SF

AREA INCREASE: $If = [F/P - 0.25] W/30 \rightarrow If = [209/405.3 - 0.25] 20/30 \rightarrow If = 0.177$
 $Aa = [At + (NS \times 16)] \times Sa \rightarrow Aa = [9,000 SF + (9,000 SF \times 0.177)] \times 2 \rightarrow 21,186 SF$ GROSS BUILDING AREA - ALLOWED

BUILDING HEIGHT: BUSINESS MAX. ALLOWABLE STORIES = 2 STORIES ACTUAL = 2 STORIES
 ALLOWABLE HEIGHT = 40' ACTUAL = 30'-6" (2)

OCCUPANT LOAD: CALCULATED = 19,475 G.S.F./100 G.S.F. per OCCUPANT = 195 OCCUPANTS
 FIRST FLOOR = 93 ACTUAL OCCUPANTS
 SECOND FLOOR = 121 ACTUAL OCCUPANTS
 TOTAL = 214 ACTUAL OCCUPANTS

PLUMBING FACILITIES:

NOTE: 97% OF BUILDING OCCUPANTS ARE WOMEN. THE FOLLOWING QUANTITIES ARE ADJUSTED FOR THIS RATIO.

	FORMULA	REQUIRED	PROVIDED
1st FLOOR = 90 FEMALES	WC = 1/50	2	4
1st FLOOR = 3 MALES	WC = 1/50	1	2
1st FLOOR = 90 FEMALES	LAV = 1/80	2	2
1st FLOOR = 3 MALES	LAV = 1/80	1	2
1st FLOOR UNISEX	NONE	0	1
2nd FLOOR = 118 FEMALES	WC = 1/50	3	5
2nd FLOOR = 3 MALES	WC = 1/50	1	1
2nd FLOOR = 118 FEMALES	LAV = 1/80	2	4
2nd FLOOR = 3 MALES	LAV = 1/80	1	1
2nd FLOOR PRIVATE	NONE	0	1
DF	1/100	3	(1) HI-LO PER FLOOR
SERVICE SINK	1	1	

INDEX OF DRAWINGS

BY OTHERS UNDER SEPARATE PERMIT: FIRE ALARM DOCUMENTATION AND FULL BUILDING SPRINKLER SYSTEM.

ATTACHMENT : U.L. FIRE RATED DESIGN SPECIFICATIONS.

S1.0 1996 APPROVED SITE PLAN and ZONING TEXT
 S1.1 SITE LAYOUT PLAN and SITE DETAILS
 S1.2 SITE DETAILS

D1.0 DEMOLITION and EXISTING STRUCTURAL PLANS

G1.1 1st FLOOR OCCUPANCY and EGRESS EXHIBIT
 G1.2 2nd FLOOR OCCUPANCY and EGRESS EXHIBIT

A1.1 1st FLOOR PLAN
 A1.2 2nd FLOOR PLAN
 A2.1 1st FLOOR REFLECTED CEILING PLAN
 A2.2 2nd FLOOR REFLECTED CEILING PLAN
 A3.1 DOOR AND ROOM FINISH SCHEDULES
 A3.2 INTERIOR ELEVATIONS
 A3.3 INTERIOR GLAZING ELEVATIONS
 A4.1 VESTIBULE DETAILS

M1.1 1st FLOOR MECHANICAL PLAN
 M1.2 2nd FLOOR MECHANICAL PLAN
 M1.3 ENLARGED MECHANICAL PLANS
 M2.1 MECHANICAL SCHEDULES AND DETAILS
 M2.2 MECHANICAL SCHEDULES
 M3.1 MECHANICAL SPECIFICATIONS

P1.1 1st FLOOR PLUMBING PLAN
 P1.2 2nd FLOOR PLUMBING PLAN
 P2.1 PLUMBING SCHEDULES AND DETAILS

E1.1 1st FLOOR LIGHTING PLAN
 E1.2 2nd FLOOR LIGHTING PLAN
 E2.1 1st FLOOR POWER PLAN
 E2.2 2nd FLOOR POWER PLAN
 E3.1 PANEL SCHEDULES
 E3.2 ELECTRICAL SPECIFICATIONS, SCHEDULES, AND DETAILS

DESIGN LOADS

GOVERNING CODE: 2017 OHIO BUILDING CODE.

1. ROOF SNOW LOADS
 A. GROUND SNOW LOAD = 20 psf.
 B. FLAT-ROOF SNOW LOAD = 20 psf.
 C. SNOW EXPOSURE FACTOR = Ce = 1.0
 D. SNOW LOAD IMPORTANCE FACTOR = I = 1.0
 E. THERMAL FACTOR = Ct = 1.0

2. ROOF LIVE LOADS
 A. MINIMUM ROOF LIVE LOAD = 20 psf.
 B. DESIGN ROOF LIVE LOAD = 25 psf.

3. DESIGN FLOOR LOADS
 A. UNIFORM LIVE LOAD = 50 PSF
 B. UNIFORM LIVE LOAD = 100 PSF AT LOBBIES & 1st FLOOR CORRIDORS
 C. UNIFORM LIVE LOAD = 80 PSF AT CORRIDORS ABOVE 1st FLOOR

4. WIND LOADS
 A. ULTIMATE DESIGN WIND SPEED (Vult) (3-SECOND GUST) = 115 mph
 B. NOMINAL DESIGN WIND SPEED (Vasd) (3-SECOND GUST) = 90 mph
 C. WIND IMPORTANCE FACTOR = 1.0
 D. BUILDING CATEGORY 1
 E. WIND EXPOSURE CATEGORY B

5. EARTHQUAKE DESIGN DATA:
 A. SEISMIC USE GROUP 1.
 B. SPECTRAL RESPONSE COEFFICIENT Sds = 0.177
 C. SPECTRAL RESPONSE COEFFICIENT Sdi = 0.1056
 D. SITE CLASS = D
 E. BASIC SEISMIC-FORCE-RESISTING SYSTEM = LIGHT FRAMED SHEAR WALLS
 F. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE
 G. Ss = 0.166; S1 = 0.066
 H. SEISMIC DESIGN CATEGORY B

6. DESIGN LOAD-BEARING VALUES OF SOILS
 A. MAXIMUM ALLOWABLE SOIL BEARING CAPACITY = 1500 psf (ASSUMED)

JCKL ARCHITECTS

P.O. BOX 340037
 COLUMBUS, OHIO 43234
 PHONE: (614) 764-1996
 tom@marsharchitects.com



THOMAS W. COFFEY, LICENSE # 09779
 EXPIRATION DATE 12/31/21

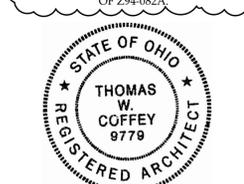
MASON ANTHONY
 SCHOOL OF COSMETOLOGY ARTS & SCIENCES

COVER
 MASON ANTHONY TRAINING FACILITY - A
 6353 PRESIDENTIAL GATEWAY
 COLUMBUS, OHIO 43231-7688
 OWNER: ANDREW CATAFANO
 MASON CAPITAL INVESTMENTS, LLS
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 (614) 307-9131 andrew@masonanthony.com

PRELIMINARY
 PERMIT SET 02-16-2021

- REVISIONS:
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 - 03-19-2021 SITE COMPLIANCE
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 - 05-28-2021 SITE COMPLIANCE

1. THOMAS W. COFFEY, HEREBY CERTIFY THAT THE BUILDING AND SITE COMPLIANCE PLAN SHEETS MEET ALL REQUIRED DEVELOPMENT STANDARDS OF Z94-082A.



THOMAS W. COFFEY
 ARCHITECT LICENSE # 09779
 EXPIRATION DATE 12/31/2021

A0.0



B AERIAL PHOTO
SCALE: N.T.S.

NOTE: TOTAL PARKING = 170 SPACES INCLUDING 8 ACCESSIBLE SPACES DISTRIBUTED AS FOLLOWS:

USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM
BUSINESS	19,475 GSF	1:450 SF = 44	1:250 SF = 78
PROVIDED PARKING		61 SPACES	
REQUIRED ADA PARKING (VAN / TOTAL ADA)		1/3	
PROVIDED ADA PARKING (VAN / TOTAL ADA)		1/3	
REQ'D BICYCLE PARKING = 1:20 VEHICLE SPACES		3 SPACES	
PROVIDED BICYCLE PARKING		4 SPACES	

USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM
BUSINESS	19,475 GSF	1:450 SF = 44	1:250 SF = 78
PROVIDED PARKING		74 SPACES	
REQUIRED ADA PARKING (VAN / TOTAL ADA)		1/3	
PROVIDED ADA PARKING (VAN / TOTAL ADA)		2/3	
REQ'D BICYCLE PARKING = 1:20 VEHICLE SPACES		3 SPACES	
PROVIDED BICYCLE PARKING		4 SPACES	

USE	SQUARE FOOTAGE	MINIMUM	MAXIMUM
CHILD DAYCARE	9,232	1:500 SF = 19	NA
TBD ASSUME BUSINESS USE	2,635 CSF	1:450 SF = 6	1:250 SF = 11
REQUIRED PARKING		25	
PROVIDED PARKING		35 SPACES	
REQUIRED ADA PARKING (VAN / TOTAL)		1/2	
PROVIDED ADA PARKING (VAN / TOTAL)		1/2	
REQ'D BICYCLE PARKING = 1:20 VEHICLE SPACES		2 SPACES	
PROVIDED BICYCLE PARKING		4 SPACES	

NOTE: 25 ADDITIONAL SPACES ARE NOT INCLUDED IN THE TABLES ABOVE. THESE SPACES MIGHT BE USED FOR FUTURE PASSENGER LOADING AND PLAYGROUND. TBD.

GENERAL SITE PLAN NOTES

- A. SANITARY AND STORM SEWERS SHOWN ARE TAKEN FROM CITY OF COLUMBUS SEWER ATLAS 642. WATER LINES SHOWN ARE TAKEN FROM CITY OF COLUMBUS WATER SERVICE PLAN NUMBER P-2462.
- B. ALL LAND DISTURBING ACTIVITIES SHALL BE SUBJECT TO INSPECTION AND SITE INVESTIGATION BY THE CITY OF COLUMBUS TO DETERMINE COMPLIANCE WITH CITY STANDARDS AND REGULATIONS.
- C. EASEMENTS AND UTILITY LINES ARE EXISTING TO REMAIN. THERE ARE NO PROPOSED ENCROACHMENTS AND NO PROPOSED NEW EASEMENTS OR UTILITY LINES.
- D. ASPHALT PARKING LOT AND DRIVES ARE EXISTING TO REMAIN. PATCH, SEAL, AND STRIPE. STRIPING, MARKING, AND SURFACE TO COMPLY w/ COLUMBUS CODE 3312.39 AND 3312.43
- E. PARKING SPACES TO BE 9' WIDE x 18' DEEP U.N.O.
- F. CONCRETE SIDEWALKS ARE EXISTING TO REMAIN. REPAIR AS NEEDED.
- G. CONCRETE CURBS ARE EXISTING TO REMAIN. REPAIR AS NEEDED.
- H. CURBS RAMPS ARE EXISTING TO REMAIN U.N.O. SEE DETAILS.

PUBLIC TREE NOTES

THE CONTRACTOR SHALL PRESERVE AND PROTECT PUBLIC TREES IN THE RIGHT OF WAY AS FOLLOWS:

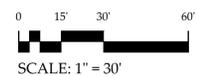
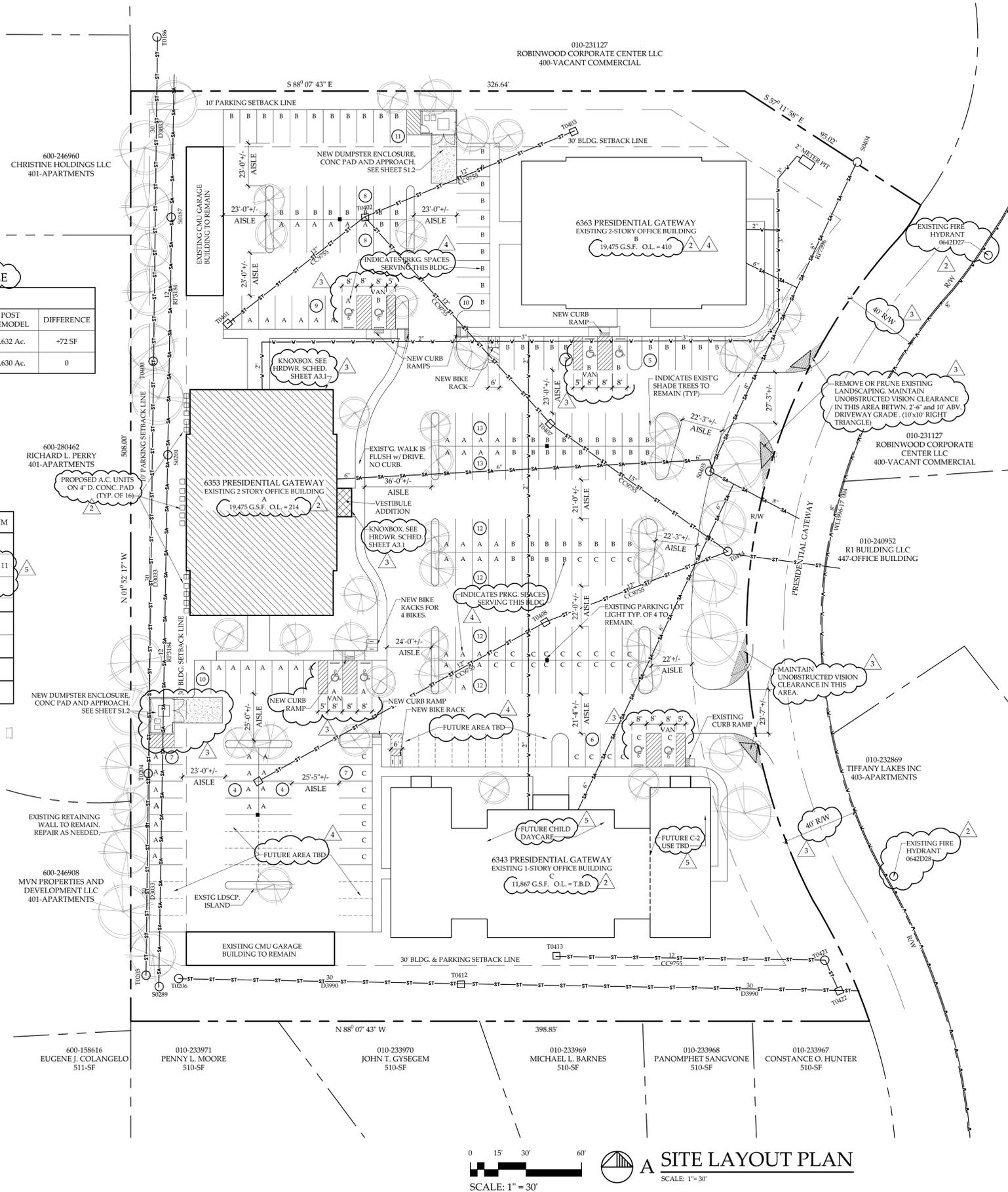
CRPD PUBLIC TREE PRESERVATION NOTE:
All public trees and the ground below their respective drip lines, whether shown or not shown on the plans, are to be preserved unless approval to remove or prune is given in writing by Columbus Recreation & Parks (CRPD)/City Forester or if the public tree removal has been designated on the approved Final Site Compliance Plan. Trees approved for removal by either of the CRPD/City Forester shall be paid for under CMSC item 201, clearing and grubbing, unless otherwise provided for by unit price bid under item 201.
The Contractor shall protect trees near or adjacent to the work area to avoid damage to all trees that are to remain. All trees removed shall include stump removal to eighteen (18) inches below grade. All clearing and grubbing done on CRPD property, Right-of-Way, or any City of Columbus property shall be removed and disposed of by the Contractor.
Heavy equipment will not be allowed to compact the soil over the root zone of existing public trees. Restricted equipment access routes shall be coordinated with CRPD Inspector, Keith May, at (614) 645-3014 or KAMay@columbus.gov before work begins. Temporary paving materials, such as plywood, lumber or rubber matting, spread over the root zone of public trees may be required to prevent compaction.

- I. STORM WATER MANAGEMENT SYSTEM IS EXISTING TO REMAIN. THERE ARE NO PROPOSED CHANGES TO THE EXISTING AREA OF IMPERVIOUS SURFACES. REPLACE DAMAGED CATCH BASINS, AREA DRAINS, DRAIN TILES, ETC WITH LIKE.
- J. UTILITY SERVICES AND ENTRIES ARE EXISTING TO REMAIN.
- K. PARKING LOT LIGHTING IS EXISTING SHOEBOX, CUT-OFF STYLE, DUAL HEAD PARKING LOT DOWN LIGHTS ON 30'+/- HT. POLES TO REMAIN. PHOTO CELL CONTROL. LIGHTING SHALL COMPLY WITH COLUMBUS CODE 3312.19 AND 3312.03.
- L. DUMPSTER. INSTALL NEW CONCRETE DUMPSTER PAD AND APPROACH AND NEW ENCLOSURE. SEE DETAILS. COMPLY WITH COLUMBUS CODE 3312.15 AND 3321.01.
- M. SHADE TREES, LANDSCAPING, AND SCREENING ARE EXISTING TO REMAIN. AT NORTH ENTRY REMOVE OR TRIM LANDSCAPING MATERIAL TO COMPLY WITH VISION CLEARANCES IN COLUMBUS CODE 3321.05.
- N. PUBLIC STREET. THERE ARE NO PROPOSED CURB CUTS OR CHANGES TO SIGNAGE OR TRAFFIC CONTROLS.
- O. FUTURE SIGNAGE IS BY OTHERS UNDER SEPARATE PERMIT.

If a public tree needs to be removed, the Contractor shall provide a tree mitigation plan to Jim Long at (614) 645-2864 or JALong@columbus.gov and email and refer to the CRPD Tree Mitigation Plan Guidance, ANSI A300 and/or City of Columbus Executive Order 2015-01 for tree replacement standards.
CRPD PUBLIC TREE PROTECTION NOTE:
A tree protection plan with a drawing of any work located within the drip line of a public tree shall be included in the approved Final Site Compliance Plan (FSCP). Refer to CRPD Standard Drawing for Tree Protection.
Construction materials, excavation debris, fuel, equipment or vehicles are not to be stockpiled, stored, dumped or parked within the drip line of public trees.
All trees must be protected against injury or damage to branches, trunks, or roots from construction and excavation, as described in the "Best Management Practices - Managing Trees During Construction" a companion publication to ANSI A300 Part 5.
If there is a question whether a tree needs to be protected, the Contractor must contact the City Forestry representative Jim Long at (614) 645-2864 or JALong@columbus.gov. Failure to contact the City Forestry representative in advance of construction will result in the Contractor reimbursing City Forestry for the cost of any and all damage as determined by the current ANSI A300/City of Columbus Executive Order 2015-01 for tree protection and replacement.

SITE DATA TABLE

	PRIOR TO REMODEL	POST REMODEL	DIFFERENCE
TOTAL SITE AREA	4.252 Ac.		
TOTAL DISTURBED AREA	2.630 Ac.	2.632 Ac.	+72 SF
IMPERVIOUS AREA	2.630 Ac.	2.630 Ac.	0



A SITE LAYOUT PLAN
SCALE: 1" = 30'

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tom@marsharchitects.com

STATE OF OHIO
THOMAS W. COFFEY
REGISTERED ARCHITECT
9779
THOMAS W. COFFEY, LICENSE # 09779
EXPIRATION DATE 12/31/21

MASON ANTHONY
SCHOOL OF COSMETOLOGY ARTS & SCIENCES

SITE LAYOUT PLAN and SITE DETAILS
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S1.1



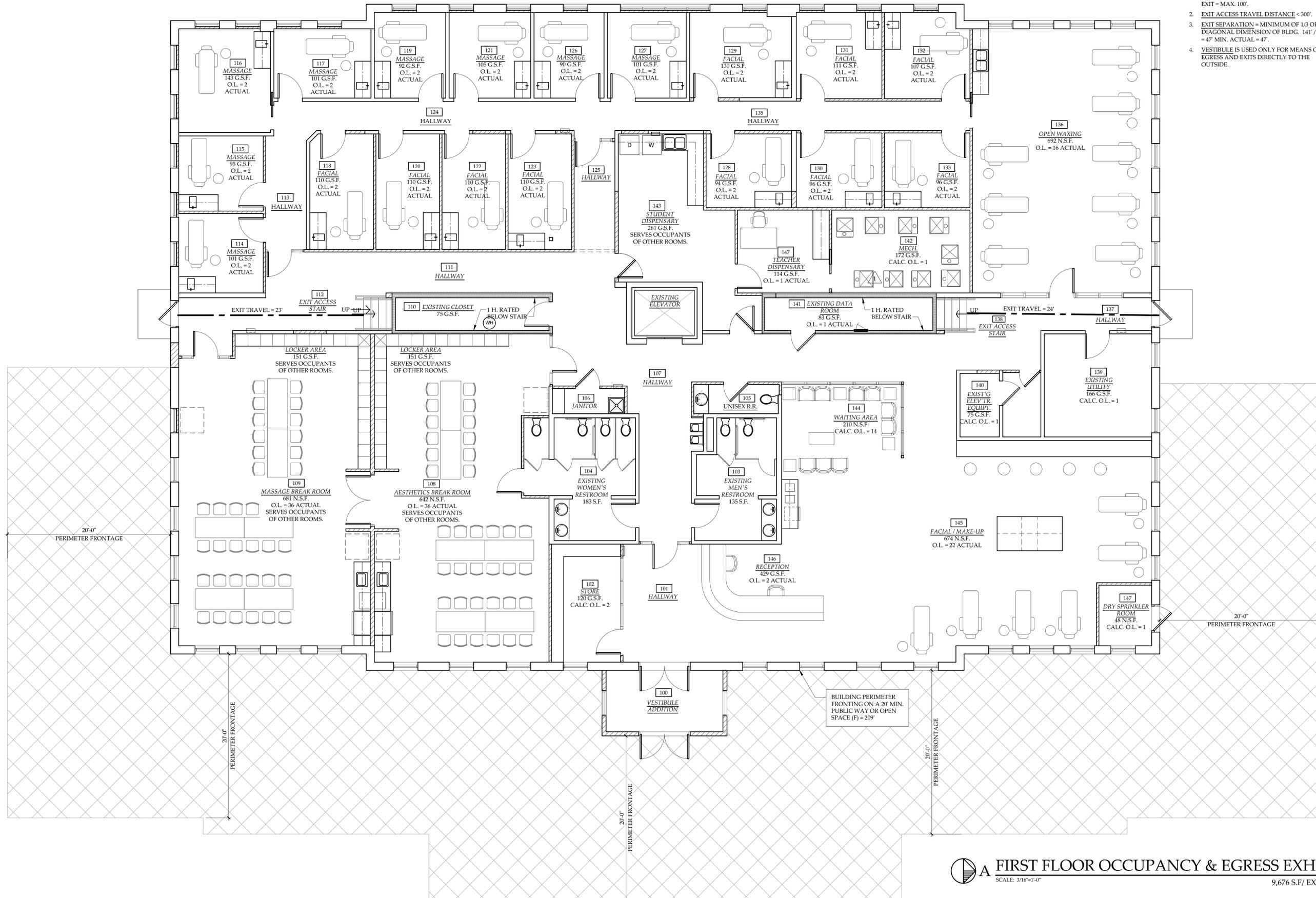
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CODED NOTES:

- COMMON PATH OF EGRESS TRAVEL DISTANCE WITHIN A SPACE WITH ONE EXIT = MAX. 100'.
- EXIT ACCESS TRAVEL DISTANCE < 300'.
- EXIT SEPARATION = MINIMUM OF 1/3 OF DIAGONAL DIMENSION OF BLDG. 141' / 3 = 47 MIN. ACTUAL = 47'.
- VESTIBULE IS USED ONLY FOR MEANS OF EGRESS AND EXITS DIRECTLY TO THE OUTSIDE.



A FIRST FLOOR OCCUPANCY & EGRESS EXHIBIT
SCALE: 3/16"=1'-0"
9,676 S.F./ EXISTING

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G1.1



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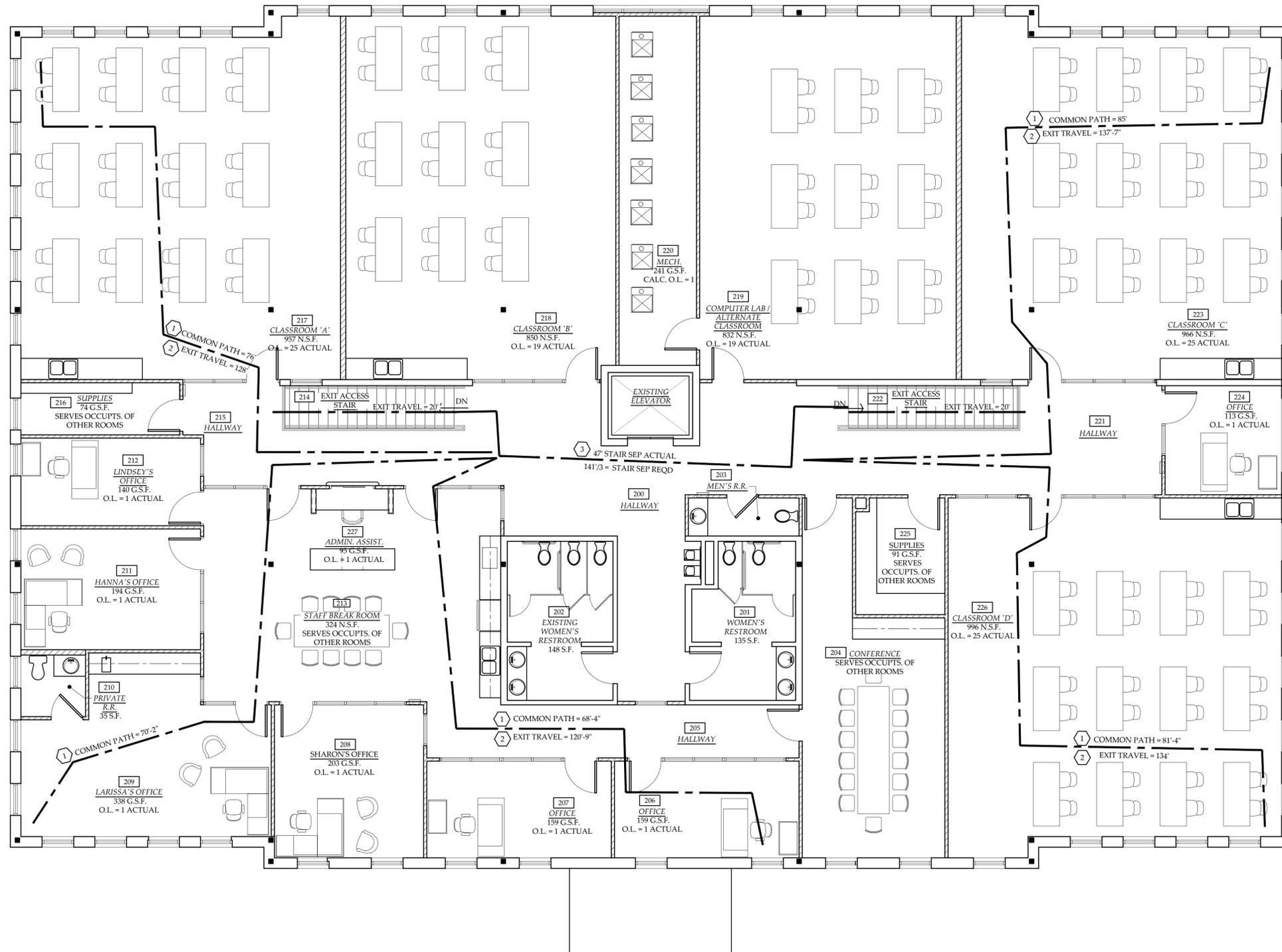
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