

Michael Dingeldein License OH 8820
Expires: 12/31/2025

THE ARCHITECT INDICATED ABOVE HAS BEEN
RETAINED SOLELY TO PREPARE DRAWINGS FROM
INFORMATION FURNISHED BY THE OWNER AND
OTHERS FOR THE PURPOSE OF OBTAINING BUILDING
OR OTHER PERMITS FROM APPROPRIATE AGENCIES AS
REQUIRED BY THE APPLICABLE BUILDING AND
ZONING CODES OR OTHER REGULATIONS, STATUTES
OR ORDINANCES.

ALL WORK OF THE OWNER OR PERSONS PERFORMING
WORK SHALL CONFORM TO THE REQUIREMENTS OF
ALL CODES, LAWS, REGULATIONS, ETC. HAVING
JURISDICTION OVER THE WORK.



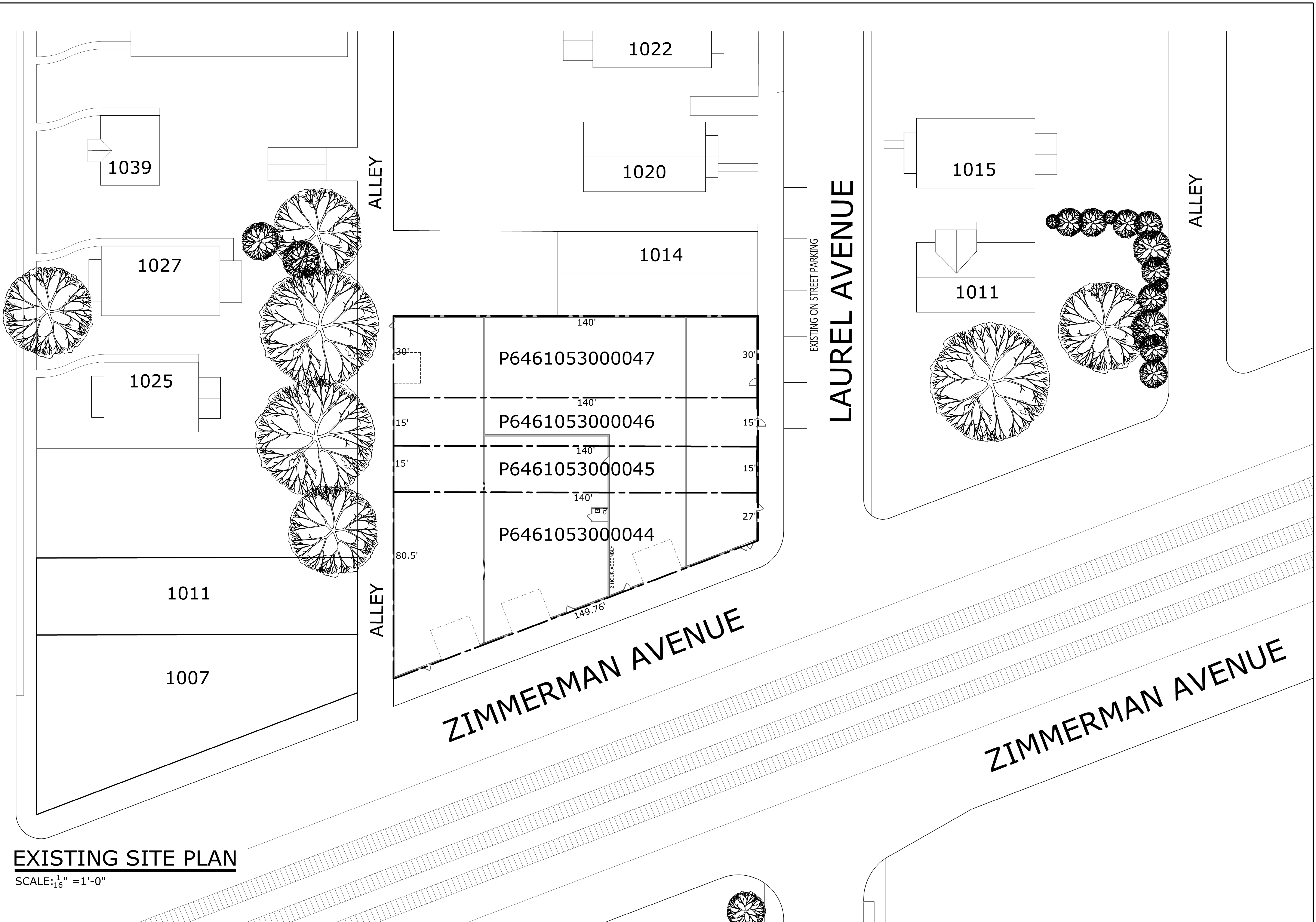
236 High Street
Hamilton, Ohio 45011
513-275-1740

AUTOMOTIVE REPAIR SHOP
1000 LAUREL AVENUE
Hamilton, Ohio 45015

ISSUANCES
4/9/24 | CONDITIONAL USE

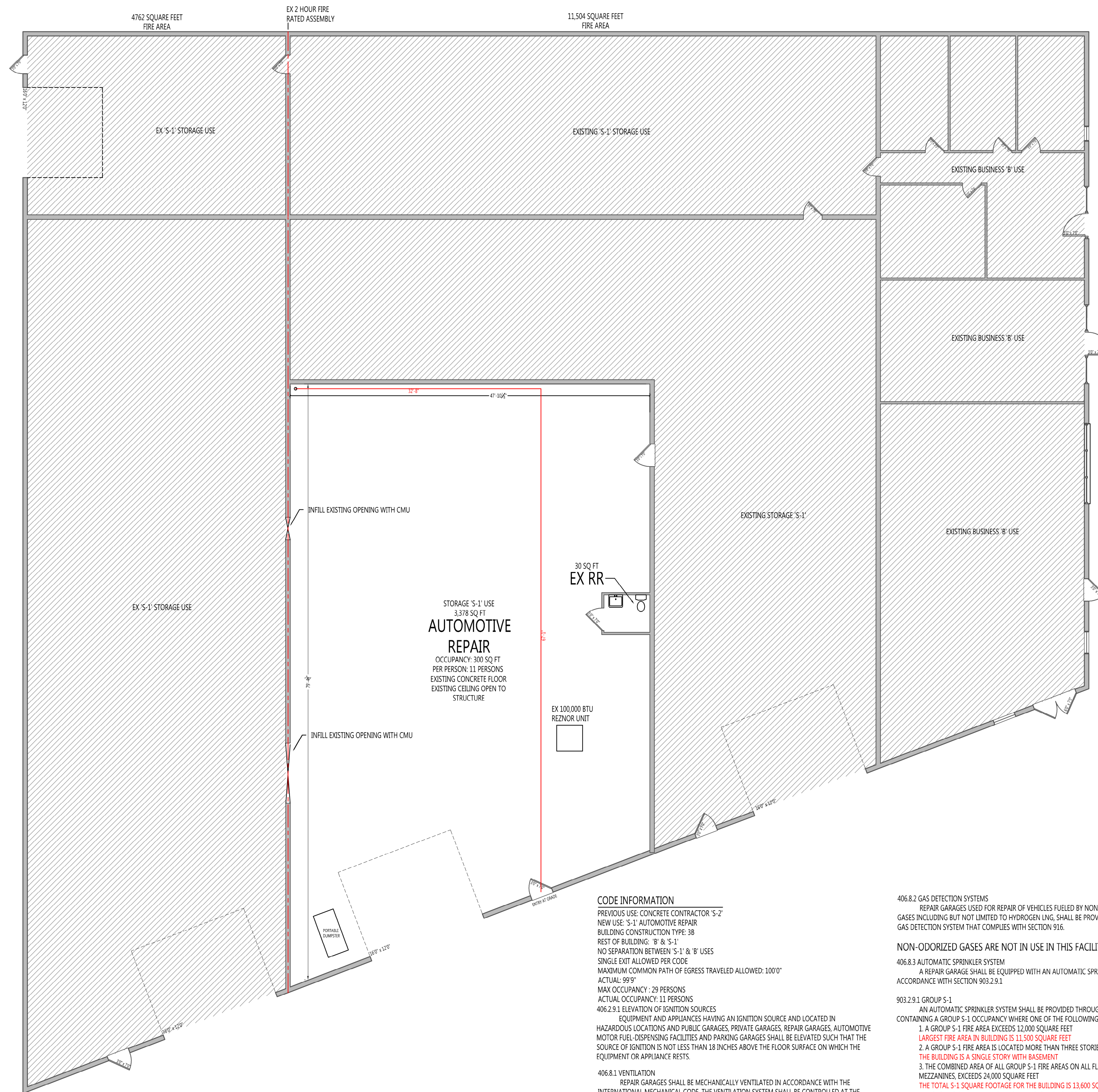
EXISTING SITE PLAN
DATE 4/9/24
COMM NO.
SHEET NO.

A1.0



EXISTING SITE PLAN

SCALE: 1/16" = 1'-0"



FLOOR PLAN
SCALE: 1/8" = 1'-0"

CODE INFORMATION

PREVIOUS USE: CONCRETE CONTRACTOR S-2
 NEW USE: S-1 AUTOMOTIVE REPAIR
 BUILDING CONSTRUCTION TYPE: 3B
 REST OF BUILDING: B' & S-1
 NO SEPARATION BETWEEN S-1 & B' USES
 SINGLE EXIT ALLOWED PER CODE
 MAXIMUM COMMON PATH OF EGRESS TRAVELED ALLOWED: 100'0"
 ACTUAL: 99'
 MAX OCCUPANCY: 29 PERSONS
 ACTUAL OCCUPANCY: 11 PERSONS
 406.2.9.1 ELEVATION OF IGNITION SOURCES
 EQUIPMENT AND APPLIANCES HAVING AN IGNITION SOURCE AND LOCATED IN HAZARDOUS LOCATIONS AND PUBLIC GARAGES, PRIVATE GARAGES, REPAIR GARAGES, AUTOMOTIVE MOTOR FUEL-DISPENSING FACILITIES AND PARKING GARAGES SHALL BE ELEVATED SUCH THAT THE SOURCE OF IGNITION IS NOT LESS THAN 18 INCHES ABOVE THE FLOOR SURFACE ON WHICH THE EQUIPMENT OR APPLIANCE RESTS.

406.8.1 VENTILATION
 REPAIR GARAGES SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH THE INTERNATIONAL MECHANICAL CODE. THE VENTILATION SYSTEM SHALL BE CONTROLLED AT THE ENTRANCE TO THE GARAGE.
 VENTILATION WILL BE BROUGHT UP TO CODE. CURRENTLY VENTILATION IS NATURAL AND NOT MECHANICAL.

406.8.2 GAS DETECTION SYSTEMS
 REPAIR GARAGES USED FOR REPAIR OF VEHICLES FUELED BY NON ODORIZED GASES INCLUDING BUT NOT LIMITED TO HYDROGEN LNG, SHALL BE PROVIDED WITH A GAS DETECTION SYSTEM THAT COMPLIES WITH SECTION 916.

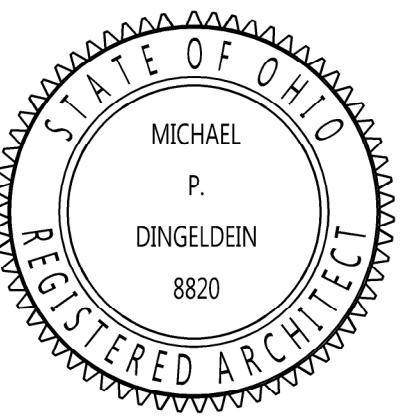
NON-ODORIZED GASES ARE NOT IN USE IN THIS FACILITY

406.8.3 AUTOMATIC SPRINKLER SYSTEM
 A REPAIR GARAGE SHALL BE EQUIPPED WITH AN AUTOMATIC SPRINKLER SYSTEM IN ACCORDANCE WITH SECTION 903.2.9.1

903.2.9.1 GROUP S-1
 AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT ALL BUILDINGS CONTAINING A GROUP S-1 OCCUPANCY WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
 1. A GROUP S-1 FIRE AREA EXCEEDS 12,000 SQUARE FEET
LARGEST FIRE AREA IN BUILDING IS 11,500 SQUARE FEET
 2. A GROUP S-1 FIRE AREA IS LOCATED MORE THAN THREE STORIES ABOVE GRADE PLANE
THE BUILDING IS A SINGLE STORY WITH BASEMENT
 3. THE COMBINED AREA OF ALL GROUP S-1 FIRE AREAS ON ALL FLOORS, INCLUDING ANY MEZZANINES, EXCEEDS 24,000 SQUARE FEET
THE TOTAL S-1 SQUARE FOOTAGE FOR THE BUILDING IS 13,600 SQ FT
 4. A GROUP S-1 FIRE AREA USED FOR THE STORAGE OF COMMERCIAL MOTOR VEHICLES WHERE THE FIRE AREA EXCEEDS 5,000 SQUARE FEET.
NO COMMERCIAL MOTOR VEHICLES ARE STORED IN THIS BUILDING.

SPRINKLERS ARE NOT REQUIRED

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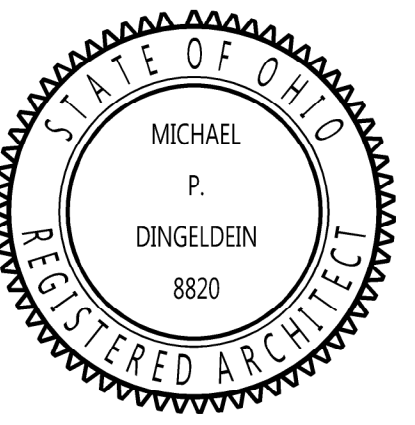
FLOOR PLAN

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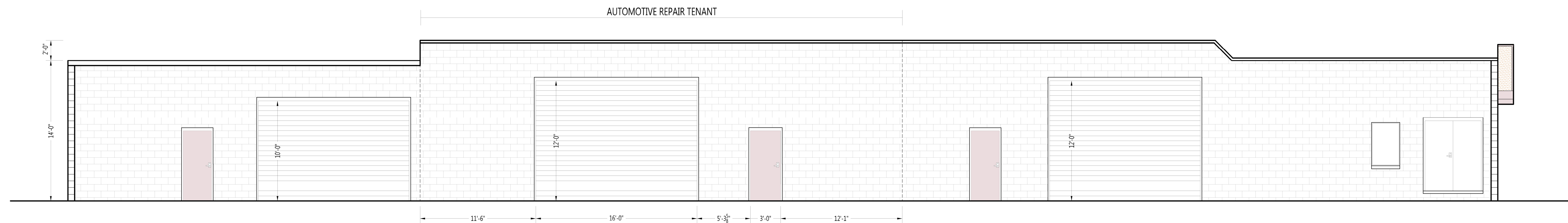
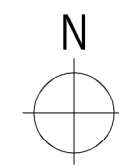
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ELEVATIONS
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A3.0



SOUTH ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$



WEST ELEVATION
SCALE: $\frac{3}{16}'' = 1'-0''$

