

PROJECT NO.: 1962
620 GEYER BUILDING STUDY
SUMMARY OF SCHEMATIC DESIGN
3/13/2020

BUILDING TOTALS:			
	RETAIL/RESTAURANT	2	2
	OFFICE	14	14
	STUDIO	4	13
	STUDIO PLUS LOFT	2	
	ONE-BEDROOM	4	
	TWO-BEDROOM	3	

PARKING REQUIREMENTS:	SPACES
DWELLING UNITS (1.5/UNIT+1 FOR EVERY 10 UNITS)	21
OFFICE (3/1,000 SF OF OFFICE SPACE)	6
RETAIL (3/1,000 SF OF RETAIL SPACE)	1
RESTAURANT (7.5/1,000 SF OF RESTAURANT SPACE)	15
TOTAL REQUIRED MINIMUM	43
REQUIRED ACCESSIBLE SPACES (1 STANDARD 1 VAN)	2

SF
 1896 OFFICE SF
 278 RETAIL SF
 1924 RESTAURANT SF

FIRST FLOOR		
100	STAIR	209 SF
101	RETAIL/COFFEE	278 SF
102	OFFICE	127 SF
103	OFFICE	127 SF
104	OFFICE	127 SF
105	CORRIDOR	289 SF
106	LOUNGE	934 SF
107	RECEPTION	242 SF
108	RESTAURANT/KITCHEN	1924 SF
109	STAIR	239 SF
110	JANITOR	86 SF
111	CORRIDOR	215 SF
112	MECHANICAL	270 SF
113	OFFICE	126 SF
114	ELEVATOR	64 SF
115	ELEVATOR LOBBY	129 SF
116	MOTHER'S ROOM	43 SF
117	UNISEX RESTROOM	471 SF
	EXTERIOR WALLS	357 SF
TOTAL LEASABLE SPACE		2709 SF
TOTAL COMMON AREA		2679 SF
NET TO GROSS		869 SF
GROSS FIRST FLOOR AREA		6257 SF

SECOND FLOOR		
200	STAIR	216 SF
201	STUDIO UNIT A	673 SF
202	STUDIO UNIT B	682 SF
203	STORAGE	86 SF
204	OFFICE	167 SF
205	OFFICE	165 SF
206	OFFICE	165 SF
207	OFFICE	151 SF
208	OFFICE	168 SF
209	LOUNGE	539 SF
210	STAIR	239 SF
211	OFFICE	98 SF
212	OFFICE	98 SF
213	CORRIDOR	86 SF
214	CORRIDOR	307 SF
215	OFFICE	102 SF
216	OFFICE	102 SF
217	CORRIDOR	654 SF
218	CONFERENCE	217 SF
219	ELEVATOR	64 SF
220	ELEVATOR LOBBY	102 SF
221	CORRIDOR	396 SF
222	OFFICE	173 SF
223	UNISEX RESTROOM	82 SF
	EXTERIOR WALLS	357 SF
TOTAL LEASABLE SPACE		2744 SF
TOTAL COMMON AREA		2469 SF
NET TO GROSS		876 SF
GROSS SECOND FLOOR AREA		6089 SF

THIRD FLOOR		
300	STAIR	216 SF
301	CORRIDOR	166 SF
302	TWO-BEDROOM UNIT	1251 SF
303	ONE-BEDROOM UNIT	691 SF
304	ONE-BEDROOM UNIT	730 SF
305	ONE-BEDROOM UNIT	551 SF
306	STAIR	239 SF
307	CORRIDOR	126 SF
308	STUDIO	509 SF
309	CORRIDOR	387 SF
310	ELEVATOR LOBBY	187 SF
311	ELEVATOR	64 SF
312	STUDIO	615 SF
	EXTERIOR WALLS	357 SF
TOTAL LEASABLE SPACE		4347 SF
TOTAL COMMON AREA		866 SF
NET TO GROSS		876 SF
GROSS THIRD FLOOR AREA		6089 SF

FOURTH FLOOR		
400	STAIR	216 SF
401	CORRIDOR	166 SF
402	TWO-BEDROOM UNIT	1251 SF
403	ONE-BEDROOM UNIT	691 SF
404	TWO-BEDROOM UNIT	1253 SF
405	STAIR	239 SF
406	CORRIDOR	153 SF
407	STUDIO PLUS LOFT	509 SF
408	ELEVATOR	64 SF
409	ELEVATOR LOBBY	188 SF
410	CORRIDOR	387 SF
411	STUDIO PLUS LOFT	615 SF
	EXTERIOR WALLS	357 SF
TOTAL LEASABLE SPACE		4319 SF
TOTAL COMMON AREA		894 SF
NET TO GROSS		876 SF
GROSS FOURTH FLOOR AREA		6089 SF

TOTAL STUDIO UNITS: 2
 TOTAL ONE-BEDROOM UNITS: 3
 TOTAL TWO-BEDROOM UNITS: 1

TOTAL STUDIO UNITS: 2
 TOTAL ONE-BEDROOM UNITS: 1
 TOTAL TWO-BEDROOM UNITS: 2

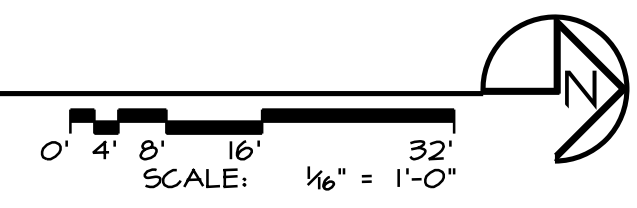
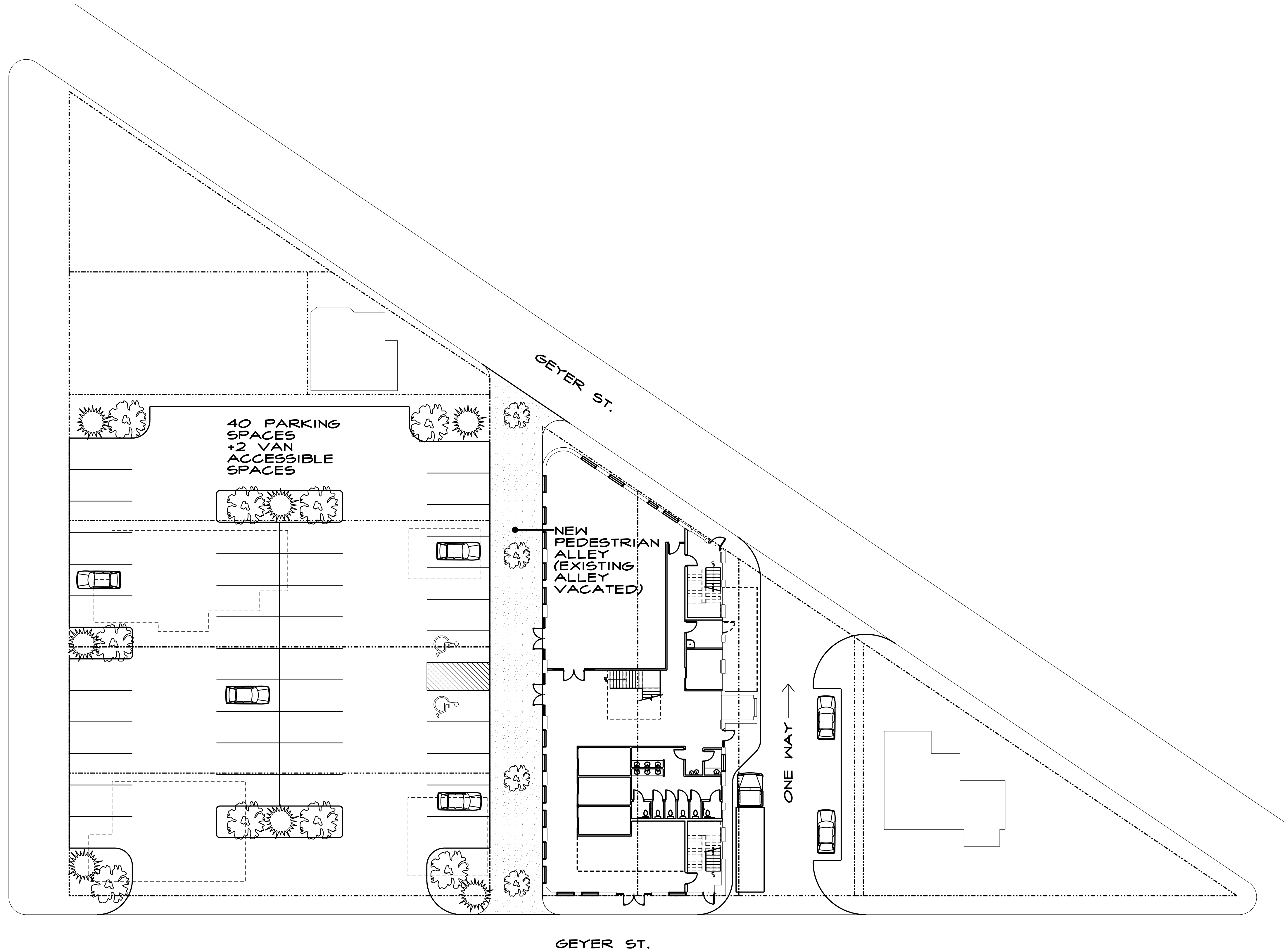
TOTAL OFFICES: 4
 TOTAL RETAIL: 1
 TOTAL RESTAURANT: 1

*GROSS FIRST FLOOR AREA
 INCLUDES POSSIBLE
 ADDITION FOR
 MECHANICAL ROOM

TOTAL OFFICES: 10
 TOTAL STUDIO UNITS: 2

A ARCHITECTURAL SITE PLAN

5 OAKS AVE.



REGISTERED DESIGN PROFESSIONAL
IN RESPONSIBLE CHARGE
SEAL EXPIRES 12/31/2018

the architectural group
 135 north main street
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GEYER BUILDING STUDY

620 GEYER
DAYTON, OHIO

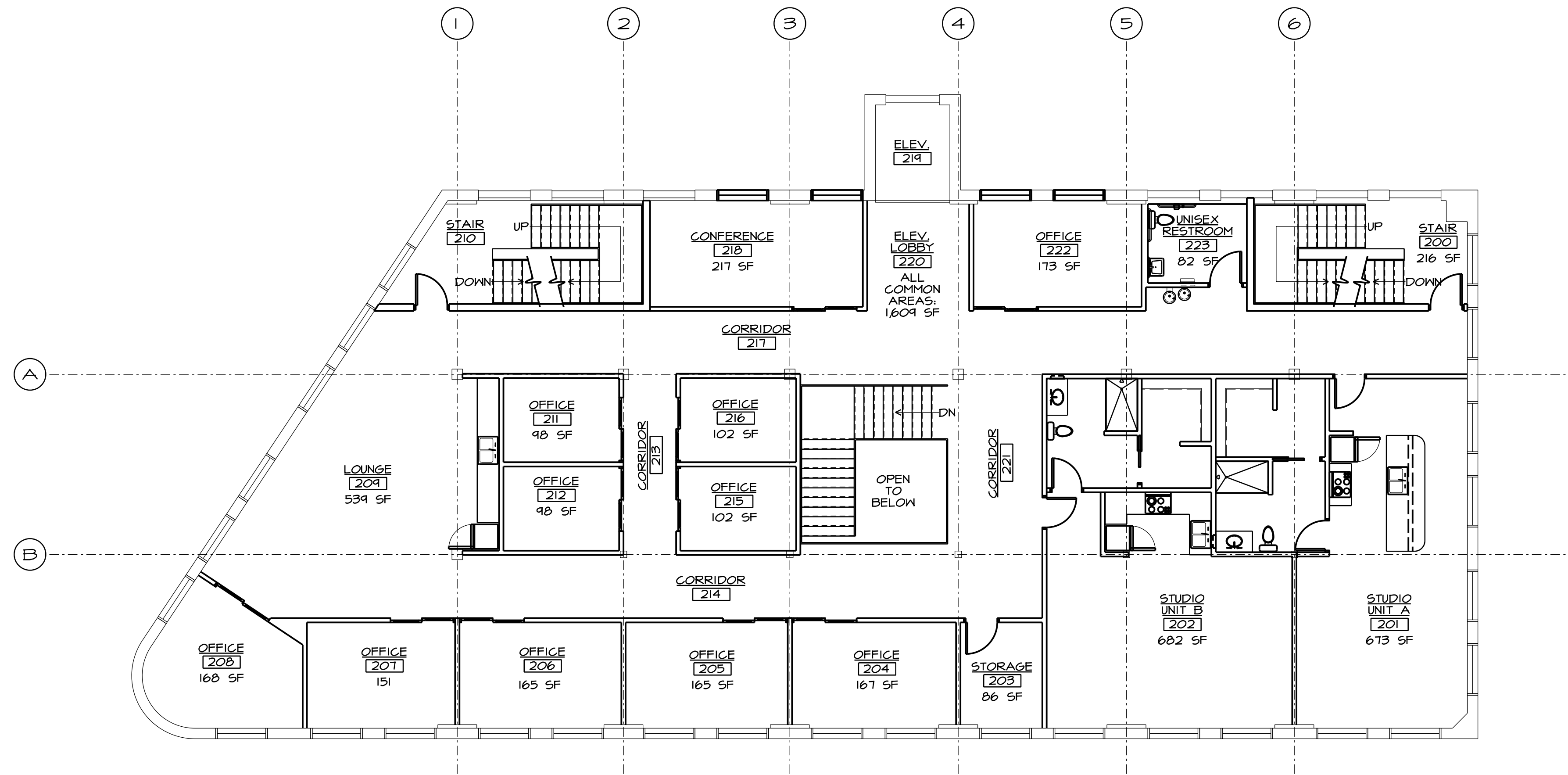
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DATE: 3/13/2020

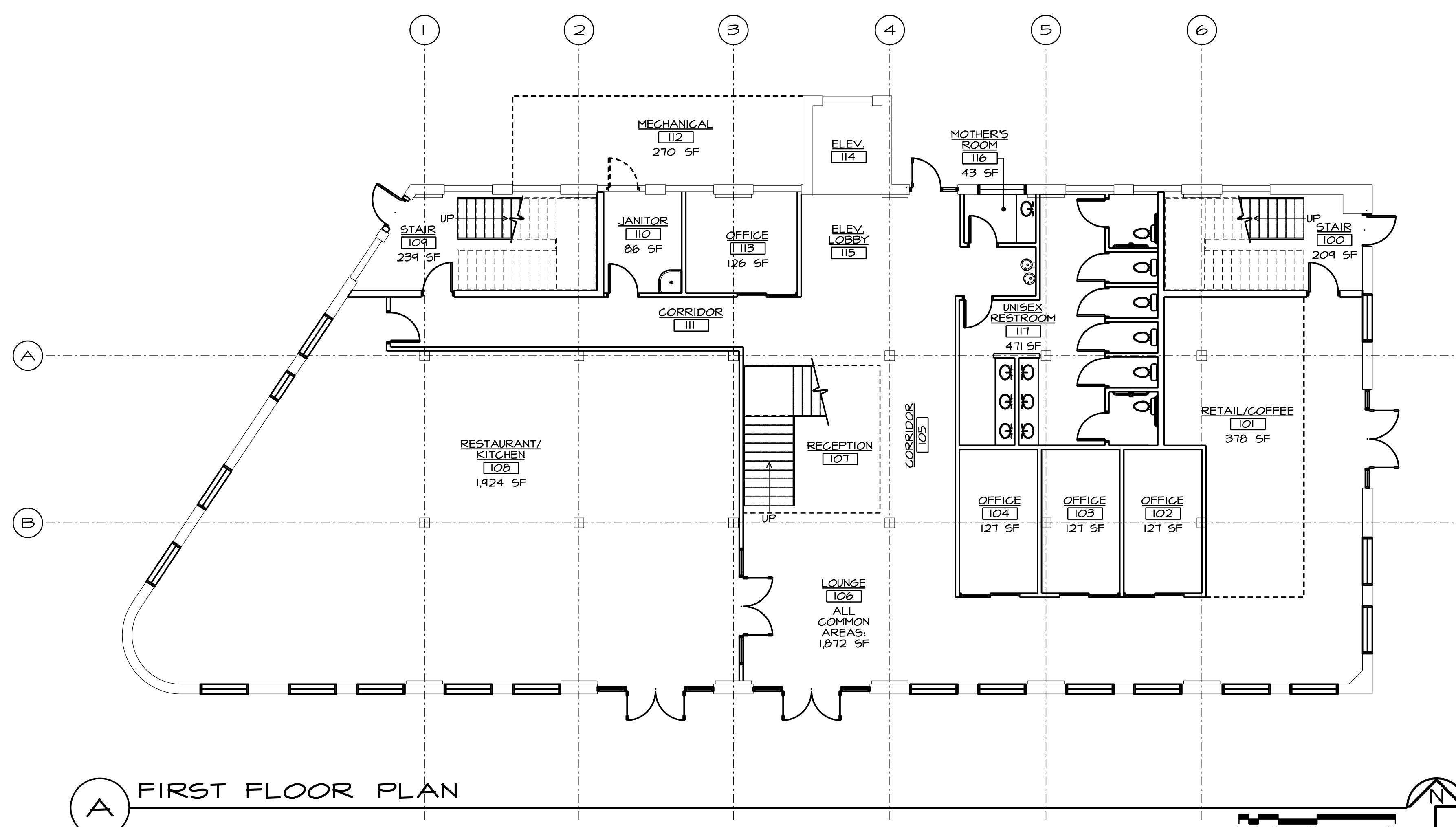
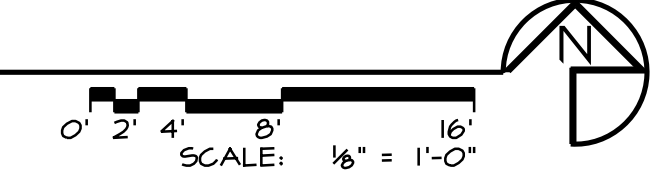
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SHEET NO: ASI.1

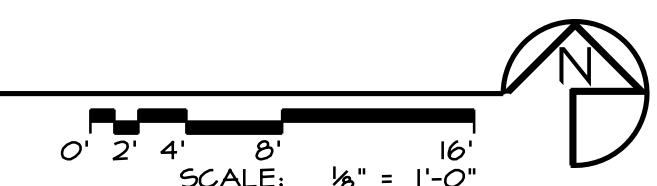
P.1962 GEYER RENOVATION1962 DRAWINGS1962 ALL FIRST AND SECOND FLOOR PLANDGN



B SECOND FLOOR PLAN



A FIRST FLOOR PLAN



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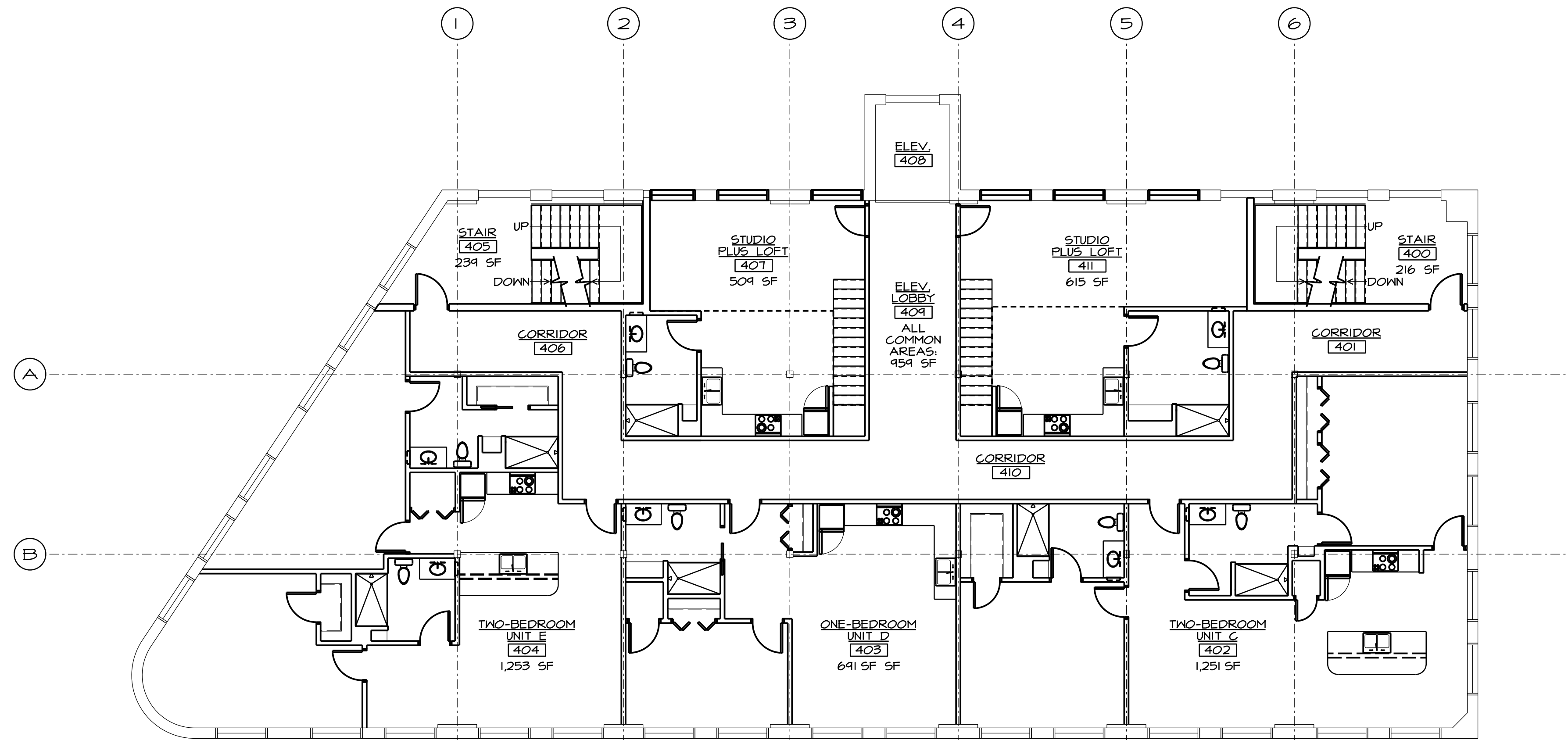
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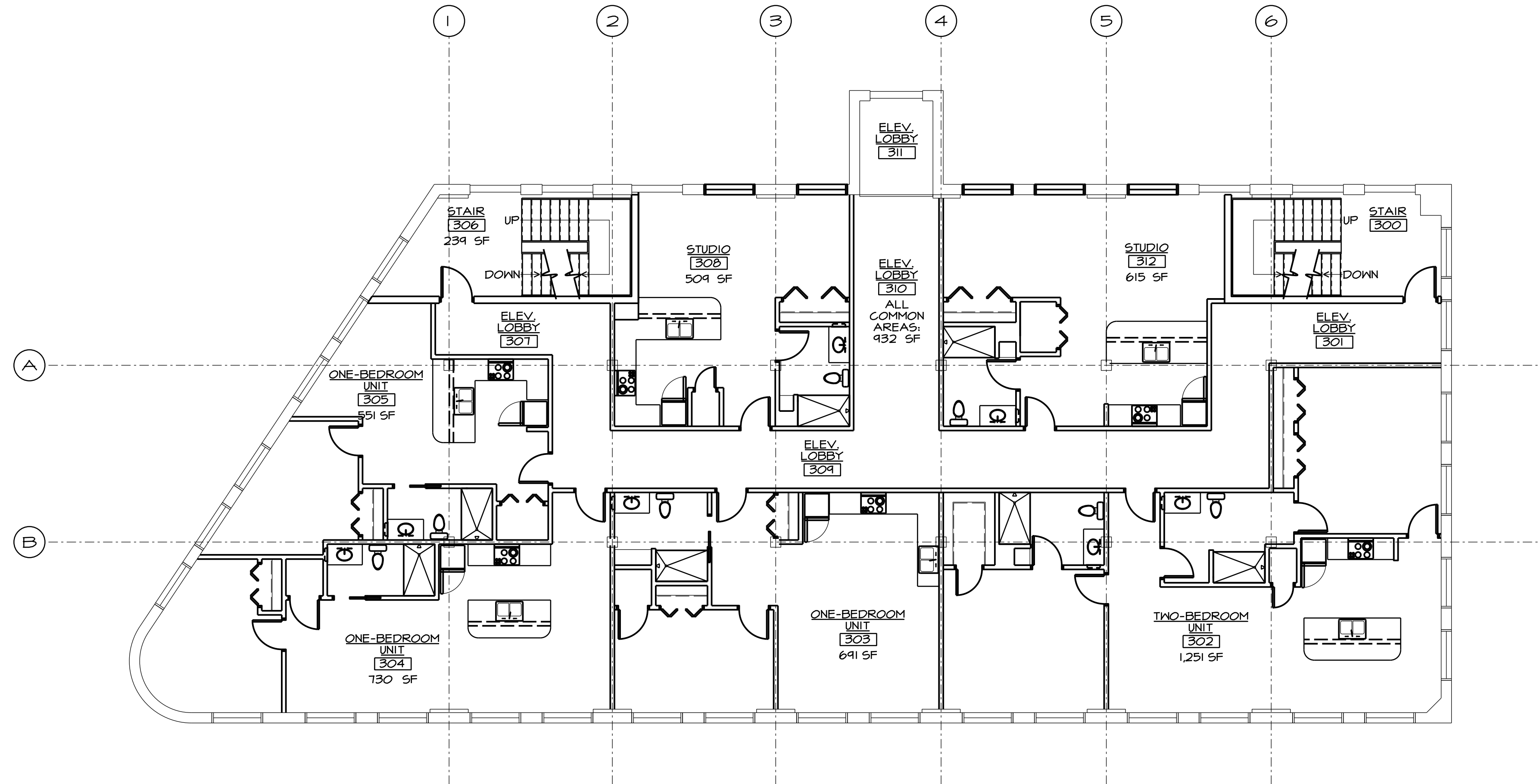
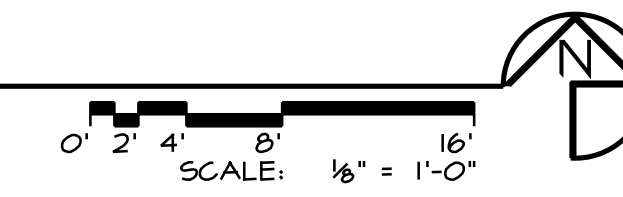
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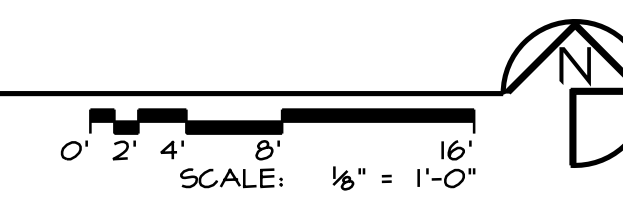
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D FOURTH FLOOR PLAN



C THIRD FLOOR PLAN



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SHEET TITLE:
THIRD AND FOURTH FLOOR PLANS

SHEET NO.
A1.2