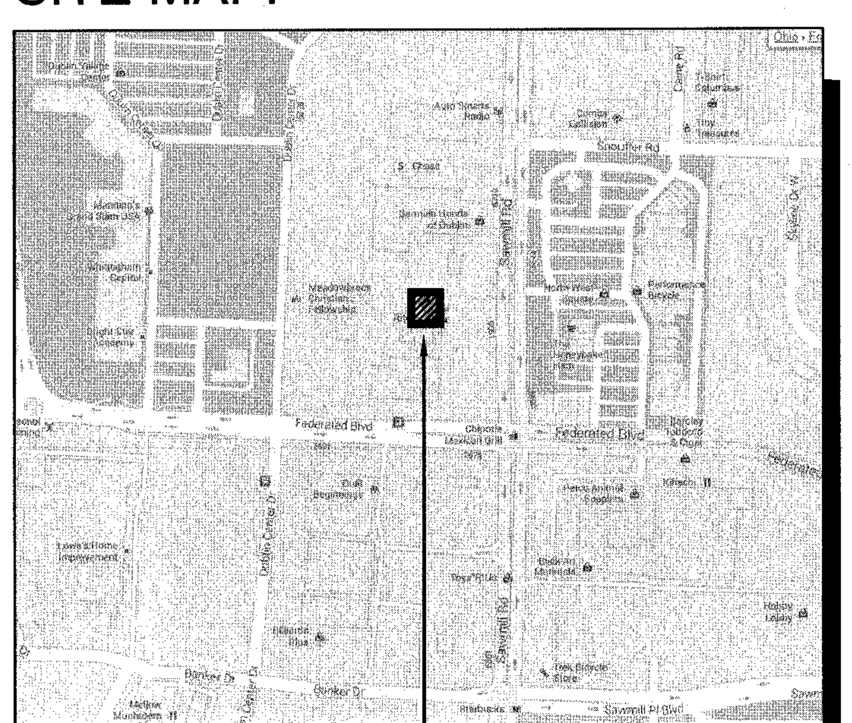
CONSTRUCTION DOCUMENTS
COVELLI OFFICES
6685 SAWMILL RD.
DUBLIN, OH 43215
FRANKLIN COUNTY

SITE MAP:



CODE INFORMATION:

APPLICABLE CODES & REGULATIONS:

BUILDING CODE -	2010 OBC
PLUMBING CODE -	2010 OPC
ELECTRICAL CODE -	2011 NEC
MECHANICAL CODE -	2010 OMC
FIRE PROTECTION-	2010 OFC
ENERGY CODE-	ASHRAE 90.1- 2007
HANDICAP CODE-	ICC A117- 2009

OCCUPANT LOAD:
5727.5 SQ. FT. / 100 = 58 PERSONS

CODE CLASSIFICATION:
A. OCCUPANCY GROUP: B - BUSINESS
B. CONSTRUCTION CLASSIFICATION: TYPE III B
C. AUTOMATIC FIRE SUPPRESSION SYSTEM INSTALLED

TRAVEL DISTANCE:

ALLOWED TRAVEL DISTANCE	300 FT
ACTUAL TRAVEL DISTANCE	74 FT MAX

CONTACT INFORMATION:

OWNER:
COVELLI ENTERPRISES
CONTACT: DUANE JACKSON
3900 EAST MARKET STREET
WARREN, OH 44483
PHONE:330-856-3176

DESIGN CONSULTANT:
PHILLIPS/SEKANICK ARCHITECTS, INC.
CONTACT: KIM PHILLIPS, AIA
GREGORY SPON, AIA
142 EAST MARKET ST.
WARREN, OH 44481
PHONE: 330-395-9518

BUILDING DEPARTMENT CONTACT:
CONTACT: CHRIS PRESUTTI, CHIEF ZONING OFFICIAL
757 CAROLYN AVE
COLUMBUS, OH 43224
PHONE: 614-645-2202

FIRE DEPARTMENT CONTACT:
COLUMBUS DIVISION OF FIRE
CONTACT: GREGORY PAXTON, FIRE CHIEF
3675 PARSONS AVE
COLUMBUS, OH 43207
PHONE: 614-645-7533

GENERAL CONTRACTOR:
CONTACT: TBD

SHEET INDEX:

GENERAL
G-CS COVER SHEET

SURVEY (FOR REFERENCE ONLY)
ALTA/ACSM LAND TITLE SURVEY - PLAN
ALTA/ACSM LAND TITLE SURVEY - NOTES

ARCHITECTURAL
EC-2.1 EXISTING CONDITIONS/ DEMOLITION FLOOR PLAN
EC-3.1 EXISTING CONDITIONS/ DEMOLITION CEILING PLAN
EC-4.1 EXISTING CONDITIONS/ DEMOLITION POWER PLAN

A-2.0 DIMENSIONED FLOOR PLAN
A-2.1 WALL & FLOOR FINISH PLAN
A-3.1 REFLECTED CEILING PLAN
A-4.1 INTERIOR ELEVATIONS AND DETAILS
A-4.8 FINISH SCHEDULE & WALL TYPES
A-4.9 WINDOW/DOOR DETAILS & SCHEDULES
A-5.1 EXTERIOR ELEVATIONS
A-5.2 EXTERIOR ELEVATIONS

UTILITIES
E-3.1 LIGHTING PLAN & SCHEDULE
E-4.1 POWER PLAN & PANEL SCHEDULES

P-2.1 PLUMBING PLAN, SCHEDULE & ISOMETRIC

REVISION ISSUE LOG

REVISION #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS

Phillips | Sekanick Architects, inc | psainc
ARCHITECT:
KIM PHILLIPS, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
p:(330) 395-9518 f: (330) 395-4296

EXPIRES: DEC, 31 2013
STATE OF OHIO
KIM PHILLIPS
7202
REGISTERED ARCHITECT

COVELLI OFFICES
COLUMBUS
6685 SAWMILL RD. DUBLIN
COLUMBUS, OH 43215
FRANKLIN COUNTY

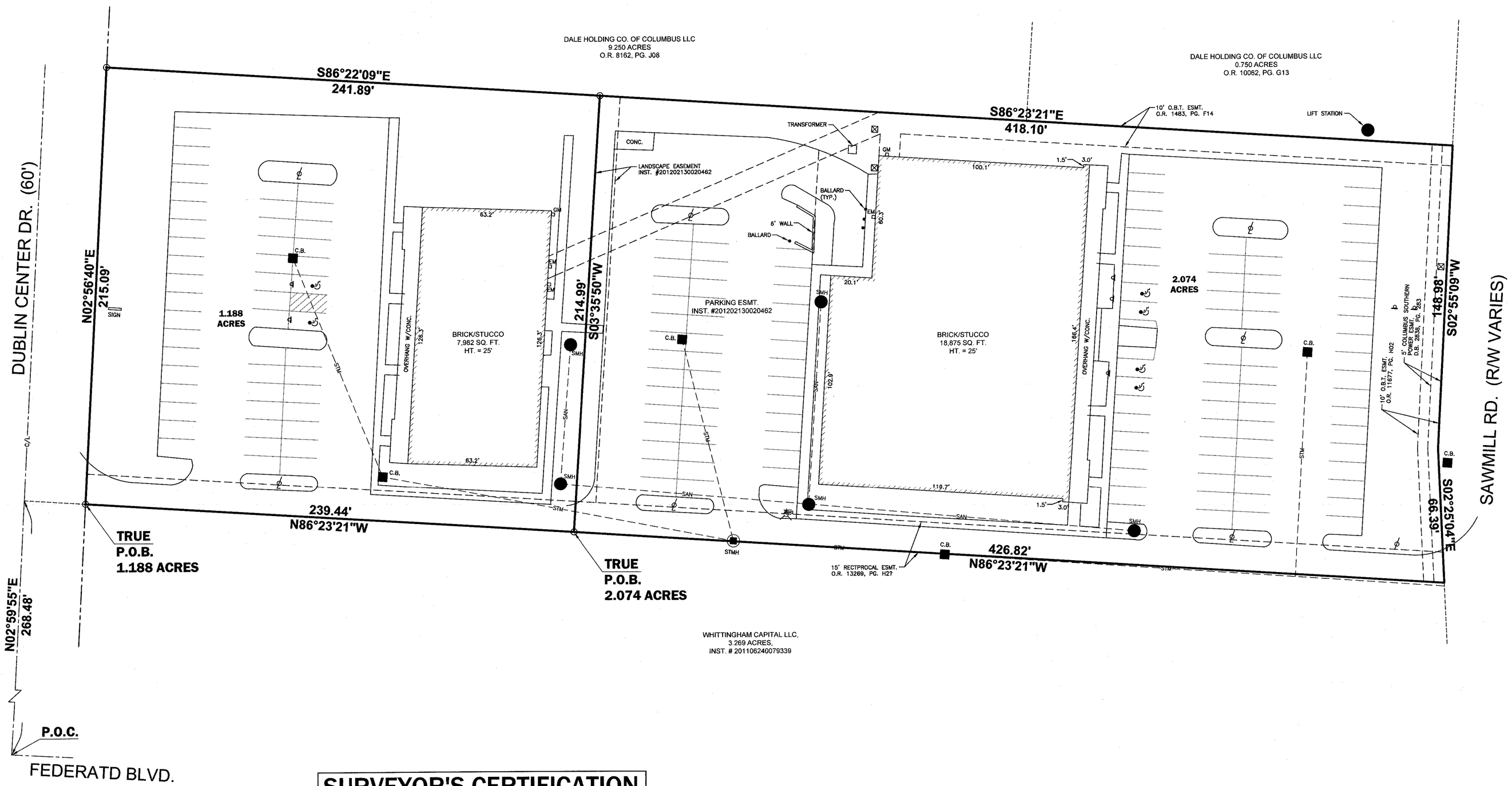
REVISION

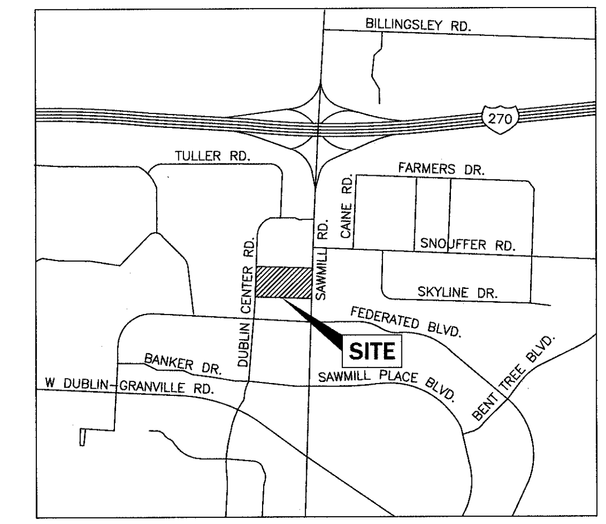
ISSUE DATE: 09-13-13
PROJECT NUMBER: 13-0603
DRAWN BY: GMS

SHEET NO:
G-CS
COVER SHEET
FILE: 13040_G-CS.dwg

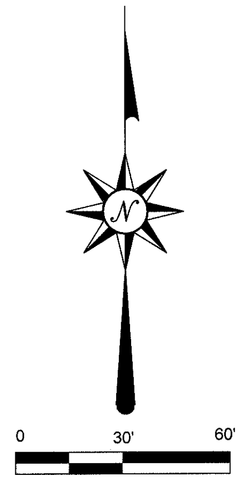
ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO, BEING IN 1/4 TWP. 2, RANGE 19, U.S.M.L. AND BEING A 3.261 ACRE TRACT AS CONVEYED TO 6685 SAWMILL RD. LLC, IN INST. #200506160117178, AND A 1.188 ACRE TRACT AS CONVEYED TO MEADOWBROOK FELLOWSHIP LLC IN INST. #200203120063943, AT THE FRANKLIN COUNTY RECORDER'S OFFICE.





VICINITY MAP
NTS



LEGEND

- Catch Basin
- Iron Pin Set
- Iron Pin Found
- P.K. Nail Fnd.
- P.K. Nail Set
- Monument Found
- Light Pole
- Sanitary Manhole
- Storm Manhole
- Fire Hydrant
- Power Pole
- Tick
- Pole Anchor
- Traffic Pole
- Phone Vault
- Gas Valve
- Water Meter
- Electric Meter
- Curb Inlet
- Clean Out
- Water Valve
- (D) Deed
- (M) Measure
- Post
- Fire Hydrant
- Sign
- ADA Parking Spot
- Pedestal

1.188 ACRE TRACT
2 HANDICAP
46 REGULAR
2.074 ACRE TRACT
4 HANDICAP
105 REGULAR

NONPLOTTABLE EASEMENT:

EASMENT TO COLUMBUS RAILWAY POWER AND LIGHT COMPANY OF RECORD IN D.B. 897, PG. 283, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EASEMENT TO COLUMBUS SOUTHERN POWER COMPANY OF RECORD IN O.R. 13518, PG. D04, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EASEMENT TO MEADOWBROOK CHRISTIAN FELLOWSHIP OF RECORD IN INST. #200208080194972, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

EASEMENT AND COOPERATIVE MAINTENANCE AGREEMENT BY AND BETWEEN ANITA JOYE REALTY COMPANY, LTD., AN OHIO LIMITED LIABILITY COMPANY AND MEADOWBROOK CHRISTIAN FELLOWSHIP, AND OHIO CORPORATION NOT-FOR-PROFIT, OF RECORD IN INST. #200203120063960, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

ZONING INFORMATION

NO ZONING IMFORMATION
PROVIDED BY CLIENT

FLOOD ZONE DESIGNATION:

ACCORDING TO FIRM MAP NUMBER 39049-60152K
THESE PARCEL'S ARE DESIGNED ZONE "X"

BASIS OF BEARINGS

THE CENTERLINE OF DUBLIN CENTER DR. AS
N 02°59'55" E AND IS USED TO DENOTE ANGLES ONLY.

SURVEYOR'S CERTIFICATION

THE UNDERSIGNED HEREBY CERTIFIES **WHITTINGHAM CAPITAL LLC, AN OHIO LIMITED LIABILITY COMPANY, 6685 SAWMILL ROAD, LLC, AN OHIO LIMITED LIABILITY COMPANY,** AS OF OCTOBER 24, 2012 THAT THIS SURVEY WAS ACTUALLY MADE UPON THE GROUND; THAT IT AND THE INFORMATION, COURSES AND DISTANCES SHOWN THEREON ARE ACCURATE; THAT THE TITLE LINES AND LINES OF ACTUAL POSSESSION ARE THE SAME; THAT THE PROPERTY DESCRIPTION " CLOSES " BY ENGINEERING CALCULATION UNLESS OTHERWISE NOTED; THAT THIS SURVEY CORRECTLY SHOWS THE SIZE, LOCATION AND TYPE OF BUILDINGS, STRUCTURES AND OTHER IMPROVEMENTS ON THE PROPERTY AND ALL ARE WITHIN THE BOUNDARY LINES AND APPLICABLE SET BACK LINES (WHETHER ESTABLISHED BY SUBDIVISION PLAT, RECORDED RESTRICTIONS OR APPLICABLE ZONING OR BUILDING CODES) AFFECTING THE PROPERTY; THAT THERE ARE NO EASEMENTS OR USES AFFECTING THE PROPERTY APPEARING FROM A CAREFUL PHYSICAL INSPECTION OF THE SAME, OTHER THAN THOSE SHOWN THEREON; THAT ALL UTILITY SERVICES NECESSARY FOR THE OPERATION OF THE PROPERTY ARE PRESENT ON THE PROPERTY OR WITHIN ADJACENT PUBLIC RIGHT OF WAY OR RECORDED EASEMENT; THAT THERE ARE NO ENCROACHMENTS UPON THE PROPERTY BY ANY BUILDING, STRUCTURE OR OTHER IMPROVMENT SITUATED UPON ANY ADJOINING PREMISES UNLESS OTHERWISE NOTED; AND THAT THE PROPERTY DOES NOT LIE WITHIN ANY FLOOD HAZARD AREA SHOWN ON ANY U.S. DEPARTMENT OF H.U.D. FLOOD INSURANCE BOUNDARY MAP OR SPECIAL FLOOD HAZARD AREA MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITILE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(A), 7(B), 7(C), 8, 9, 10, 11(A), 13, 14, AND 16 OF THE TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 18, 2012.

DANIEL G. LOSONCY NO. 7712 **DATE**

ALTA/ACSM LAND TITLE SURVEY

FOR

6685 SAWMILL RD. LLC

COLUMBUS, OHIO

ACKISON SURVEYING
Office: 614-866-4600 Fax: 614-866-4602
Cell: 614-207-8214
www.ackisonsurveying.com

DRAWN BY : KK		JOB #10242012
FIELD WORK BY: DL		
DATE: OCTOBER 24, 2012		
SCALE: 1" = 30'	SHEET 1 OF 2	

DATE	REVISION RECORD	DESCRIPTION
-	-	
-	-	

ALTA/ACSM LAND TITLE SURVEY

SITUATED IN THE CITY OF DUBLIN, FRANKLIN COUNTY, OHIO, BEING IN 1/4 TWP. 2, RANGE 19, U.S.M.L. AND BEING A 3.261 ACRE TRACT AS CONVEYED TO 6685 SAWMILL RD. LLC, IN INST. #200506160117178, AND A 1.188 ACRE TRACT AS CONVEYED TO MEADOWBROOK FELLOWSHIP LLC IN INST. #200203120063943, AT THE FRANKLIN COUNTY RECORDER'S OFFICE.

SURVEYOR'S LEGAL

Description of a 1.188 Acre Tract

Situated in the City of Dublin, Franklin County, Ohio, Being in Quarter Township 2, Township 2, Range 19, U.S.M.L., and Being a 1.188 Acre Tract, as Conveyed to Meadowbrook Fellowship LLC in
Inst. # 200203120063943 at the Franklin County Recorder's Office. Being Bounded and Described as Follows;

Commencing at the Centerline Intersection of Federated Blvd. and Dublin Center Drive, Thence N.02°59'55"E. a Distance of 268.48', with the Centerline of Dublin Center Drive, to a Point;

Thence S.86°23'21"E. a Distance of 30.0', leaving Said Centerline, to a P.K. Nail Found at the Northwest Corner of a 3.269 Acre Tract as Conveyed to Whittingham Capital LLC in Inst. # 201106240079339, Said P.K. Nail Found also Being the True Point of Beginning;

Thence N.02°56'40"E. a Distance of 215.09', with the East Right of Way Line of Dublin Center Drive, to an Iron Pin found at the Southwest Corner of a 9.25 Acre Tract as Conveyed to Dale Holding Co. in O.R. 8168, pg. J08;

Thence S.86°22'09"E. a Distance of 241.89', with the South Line of Said 9.25 Acre Tract, to an Iron Pin Found at the Northwest Corner of a 2.073 Acre Tract as Conveyed to 6685 Sawmill Rd. LLC in Inst. # 200506160117178;

Thence S.03°35'50"W. a Distance of 214.99', with the West Line of Said 2.073 Acre Tract, to a P.K. Nail Found at the Southwest Corner of Said 2.073 Acre Tract;

Thence N.86°23'21"W. a Distance of 239.44', with the North Line of Said 3.269 Acre Tract, to the Point of Beginning. **Containing 1.188 Acres.**

Being all of P.I.D. 273-010864

Basis of Bearings Being the Centerline of Dublin Center Drive as N.02°59'55"E., and is Used to Denote Angles Only..

Deed References and Documents as Recorded in the Franklin County Recorder's Office, Columbus, Ohio.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.

The above description was prepared by **Ackison Surveying, LLC (614-866-4600)** from the best available County Records. The information displayed was derived from an actual field survey performed in October 2012.

October 29, 2012

Registered Surveyor No. 7712
Daniel G. Losoncy

Description of a 2.074 Acre Tract

Situated in the City of Dublin, Franklin County, Ohio, Being in Quarter Township 2, Township 2, Range 19, U.S.M.L., and Being a 2.073 Acre Tract (2.074 by Survey), as Conveyed to 6685 Sawmill Rd. LLC, in Inst. # 200506160117178, at the Franklin County Recorder's Office. Being Bounded and Described as Follows;

Commencing at the Centerline of Federated Blvd. and Dublin Center Drive, Thence N.02°59'55"E. a Distance of 268.48', with the Centerline of Dublin Center Drive, to a Point;

Thence S.86°23'21"E. a Distance of 269.44', leaving Said Centerline, to a P.K. Nail Found at the Southeast Corner of a 1.188 Acre Tract as Conveyed to Meadowbrook Fellowship LLC, in Inst. # 200203120063943, Said P.K. Nail Found Being the True Point of Beginning;

Thence N.03°35'50"W. a Distance of 214.99', with the East Line of Said 1.188 Acre Tract, to an Iron Pin Found at the Northeast Corner of Said 1.188 Acre Tract;

Thence S.86°23'21"E. a Distance of 418.10', with the South Lines of a 9.25 Acre Tract as Conveyed to Dale Holding Co. of Columbus LLC in O.R. 8162, pg. J08, and a 0.75 Acre Tract as Conveyed to Dale Holding Co. of Columbus LLC in O.R. 10062, pg. G13, to an Iron Pin Found at the Southeast Corner of Said 0.75 Acre Tract;

Thence S.0°55'04"E. a Distance of 66.39', with Said Right of Way to a P.K. Nail Found at the Northeast Corner of a 3.269 Acre Tract as Conveyed to Whittingham Capital LLC in Inst. # 201106240079339;

Thence N.86°23'21"W. a Distance of 426.82', with the North Line of Said 3.269 Acre Tract, to the Point of Beginning. **Containing 2.074 Acres.**

Being all of P.I.D. 273-009093

Basis of Bearings Being the Centerline of Dublin Center Drive as N.02°59'55"E., and is Used to Denote Angles Only..

Deed References and Documents as Recorded in the Franklin County Recorder's Office, Columbus, Ohio.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.

The above description was prepared by **Ackison Surveying, LLC (614-866-4600)** from the best available County Records. The information displayed was derived from an actual field survey performed in October 2012.

October 29, 2012

Registered Surveyor No. 7712
Daniel G. Losoncy

TITLE COMMITMENT LEGAL

EXHIBIT "A"
Situated in the City of Dublin, County of Franklin and State of Ohio, and further described as follows:

Situated in the State of Ohio, County of Franklin, City of Dublin, being in Quarter Township 2, Township 3, Range 19 West, United States Military Lands, containing 3.261 acres being part of Lot No. 3 as the same is numbered and delineated upon the recorded plat of the Lands of Chauncey McGurer, of record in Plat Book 12, page 27, 2.352 acres of said 3.261 acres being out of that 5.754 acre tract of land described in the deed to Rite Rug Company (undivided 1/2 interest), of record in Official Record 04412F09, said 5.754 acres also being described in the deed to Sun Acquisitions Corp. (undivided 1/2 interest), of record in Official Record 08025C05, said Sun Acquisition Corp. now being Sun Television and Appliances, Inc., by virtue of an Affidavit, of record in Official Record 9505J18, and part of said 3.261 acres being all of that 0.909 acre tract of land described in the deed to Rite Rug Co., and Sun Television and Appliances, Inc. of record in Official Record 09505J04, all being of record in the Recorder's Office, Franklin County, Ohio, said 3.261 acres of land being more particularly described as follows:

Beginning, for reference, at a point in westerly right-of-way line of Sawmill Road at angle point (northeasterly corner) in the right-of-way boundary of Federated Boulevard as the same is shown and delineated upon the recorded plat of Dublin Village Center (Dedication of Federated Boulevard, Dublin Center Drive, Tuller Road and Easements), of record in Plat Book 65, pages 27 and 28, said beginning at a point also being the southeasterly corner of that 0.133 acre tract of land described in the deed to the Village of Dublin, of record in Official Record 9473I06, both being of record in the Recorder's Office, Franklin County, Ohio, said reference point of beginning being in the southerly line of said Quarter Township 2 and in the northerly line of Quarter Township 3; thence N. 2 deg. 30' 24" W. with a westerly right-of-way line of said Sawmill Road and with the easterly line of said 0.133 acre tract, a distance of 65.00 feet to a 3/4 inch (I.D.) iron pipe at the northeasterly corner of said 0.133 acre tract, thence N. 2 deg. 37' 06" W with a westerly right-of-way line of said Sawmill Road and with an easterly line of said 5.754 acre tract, a distance of 154.35 feet to a 3/4 inch (I.D.) iron pipe at the true point of beginning;

Thence, from said true point of beginning, N. 86 deg. 23' 21" W, crossing said 5.754 acre tract, parallel with and 215.00 feet southerly from, as measured at right angles, the northerly line of said 0.909 acre tract, a distance of 666.26 feet to a 3/4 inch (I.D.) iron pipe in the westerly line of said 5.754 acre tract, the same being in the easterly right-of-way line of Dublin Center Drive, sixty feet in width;

Thence N. 2 deg. 59' 55" E, with the easterly right-of-way line of said Dublin Center Drive, with the westerly line of said 5.754 acre tract and with the westerly line of said 0.909 acre tract, crossing a 3/4 inch (I.D.) iron pipe at both the northwesterly corner of said 5.754 acre tract and the southwesterly corner of said 0.909 acre tract at a distance of 185.01 feet, a total distance of 215.01 feet to a 3/4 inch (I.D.) iron pipe at the northwesterly corner of said 0.909 acre tract, the same being the southwesterly corner of that 10.00 acre tract of land described in Exhibit A in the deed to Dale Property Company, of record in Official Record 08162J08, Recorder's Office, Franklin County, Ohio;

Thence S. 86 deg. 23' 21" E, with the northerly line of said 0.909 acre tract, with the southerly line of said 10.00 acre tract and with the southerly line of that tract of land described in Exhibit A of the deed to Dale Property Company, of record in Official Record 10062G13, Recorder's Office, Franklin County, Ohio a distance of 659.78 feet to a 3/4 inch (I.D.) iron pipe at the northeasterly corner of said 0.909 acre tract, the same being the southeasterly corner of said Dale Property Company tract (O.R. 10062G13) and in a westerly right-of-way line of said Sawmill Road;

Thence S 3 deg. 00' 22" W, with a westerly right-of-way line of said Sawmill Road, with the easterly line of said 0.909 acre tract and with an easterly line of said 8.754 acre tract, crossing a 3/4 inch (I.D.) iron pipe at both the southeasterly corner of said 0.909 acre tract and the northeasterly corner of said 5.754 acre tract at a distance of 60.00 feet, a total distance of 149.05 feet to a 3/4 inch (I.D.) iron pipe at an angle point in the westerly right-of-way boundary of said Sawmill Road, the same being an angle point in the easterly boundary of said 5.754 acre tract;

Thence S. 2 deg. 37' 06" E, with a westerly right-of-way line of said Sawmill Road and with an easterly line of said 5.754 acre tract a distance of 66.34 feet to the true point of beginning and containing 3.261 acres of land, more or less.

EXCEPTING THEREFROM:

Situated in the State of Ohio, County of Franklin, City of Dublin, located in Quarter Township 2, Township 2, Range 14, United States Military Lands and being out of that 3.261 acre tract conveyed to the Anita Joye Realty Company, Ltd. by deed of record in Instrument Number 199712290177370 (all references refer to the records of the Recorder's Office, Franklin County, Ohio) being more particularly bounded and described as follows:

Beginning, for reference, at the centerline intersection of Federated Boulevard with Dublin Center Drive, of record in Plat Book 65, page 27;

Thence North 02 deg. 59' 55" East, with said centerline of Dublin Center Drive, a distance of 268.48 feet to a point;

Thence South 87 deg. 00' 05" East, leaving said centerline, a distance of 30.00 feet to an iron pin set at the northeasterly corner of that 3.262 acre tract conveyed to Sawmill Solove Associates, Ltd. by deed of record in Official Record 29197I13, said iron pin being in the easterly right-of-way line of said Dublin Center Drive, the True Point of Beginning;

Thence North 02 deg. 59' 55" East, with said easterly right-of-way line, a distance of 215.01 feet to an iron pin found marking the southwesterly corner of that 9.250 acre tract conveyed to Dale Property Company by deed of record in Official Record 8162J08;

Thence South 86 deg. 23' 21" East, with the southerly line of said 9.250 acre tract, a distance of 241.68 feet to an iron set;

Thence South 03 deg. 35' 43" West, across said 3.261 acre tract, a distance of 215.00 feet to an iron pin set in the northerly line of said 3.262 acre tract;

Thence North 86 deg. 23' 21" West, with said northerly line, a distance of 239.44 feet to the True Point of Beginning, containing 1.188 acres of land, more or less.

Subject however, to all legal rights-of-way and/or easements, if any, of previous record.

ALTA/ACSM LAND TITLE SURVEY

FOR

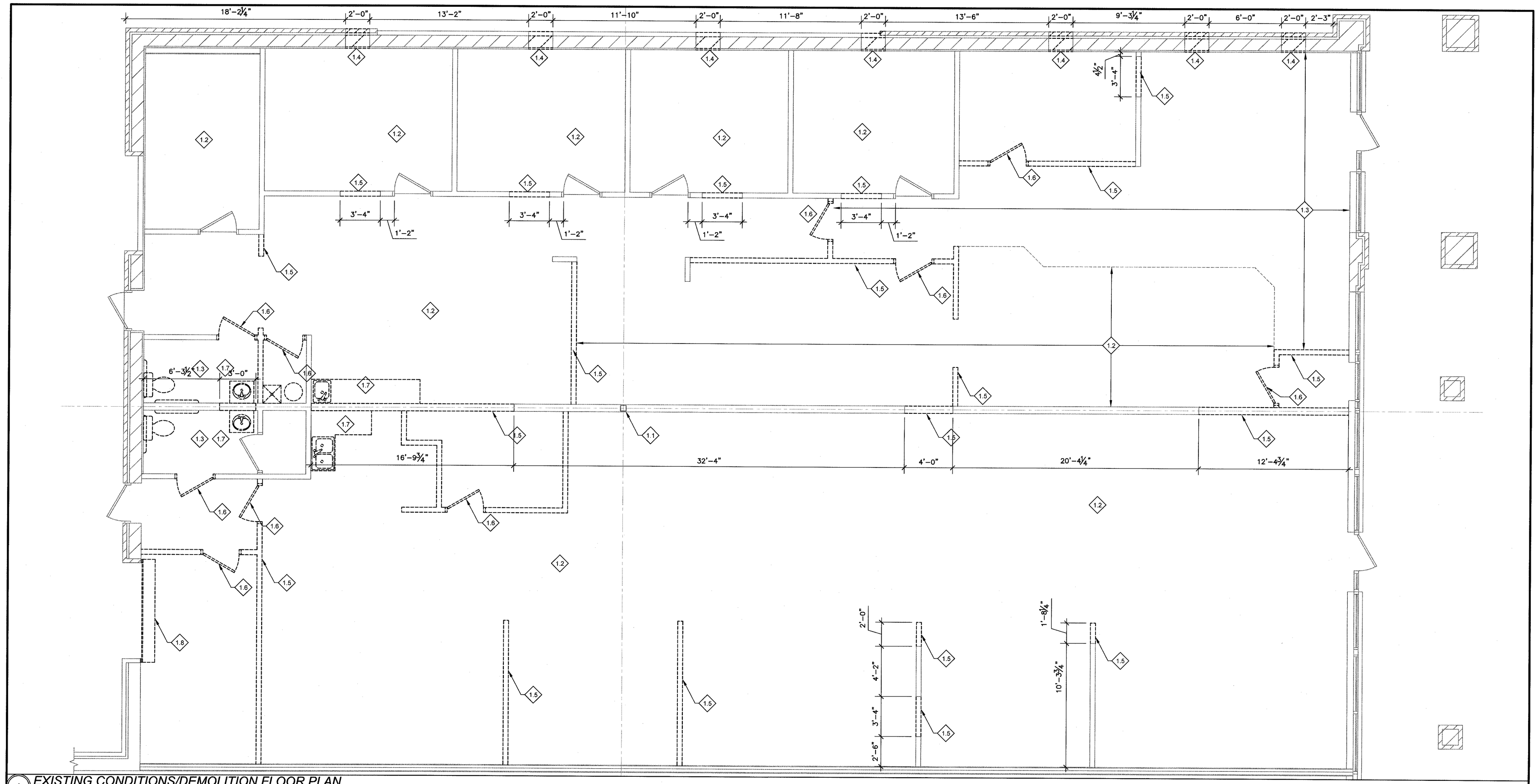
6685 SAWMILL RD. LLC

COLUMBUS, OHIO

ACKISON SURVEYING
Office: 614-866-4600 Fax: 614-866-4602
Cell: 614-207-8214
www.ackisonsurveying.com

DRAWN BY : KK	JOB #10242012
FIELD WORK BY: DL	
DATE: OCTOBER 24, 2012	
SCALE: NTS	SHEET 2 OF 2

DATE	REVISION RECORD	DESCRIPTION
-	-	
-	-	



1 EXISTING CONDITIONS/DEMOLITION FLOOR PLAN
SCALE: 1/4"=1'-0"

GENERAL NOTES:

A. G.C. TO COORDINATE ALL DEMOLITION WORK WITH TENANT & LANDLORD

B. G.C. TO FIELD VERIFY EXISTING CONDITIONS. REPORT ANY DISCREPANCIES TO ARCHITECT/TENANT'S CONSTRUCTION PROJECT MANAGER BEFORE DEMOLITION BEGINS.

D. ALL DEBRIS TO BE REMOVED FROM THE SITE IN ACCORDANCE WITH ALL APPLICABLE ORDINANCES & THE REQUIREMENTS OF THE LANDLORD.

D. G.C. TO NOTE ALL UTILITIES THAT WILL BE AFFECTED BY CONSTRUCTION & INCLUDE IN BID THE NECESSARY CHARGES & FEES INCURRED FROM UTILITY COMPANY(S) FOR SAID WORK.

E. ANY HAZARDOUS MATERIAL FOUND SHALL BE REPORTED TO THE LANDLORD & ARE TO BE REMOVED BY THE OWNER BEFORE CONSTRUCTION BEGINS.

F. DEMOLITION SHALL NOT INTERFERE WITH ADJACENT TENANTS DAILY OPERATION OR DAILY OPERATION OF BUILDING.

G. PRIOR TO DEMOLITION, ELECTRICAL SUBCONTRACTOR SHALL DISCONNECT ALL ELECTRICAL CIRCUITS SERVING THE EXISTING SPACE EXCEPT FIRE ALARM &/OR SMOKE DETECTORS. MARK ALL CIRCUITS THAT REMAIN.

H. G.C. TO REMOVE ALL WIRING & CONDUIT BACK TO SOURCE THAT IS NOT BEING USED.

J. G.C. TO CAP &/OR REMOVE ALL WATER SUPPLY & SANITARY WASTE LINES BACK TO SOURCE NOT INDICATED TO BE RE-USED. INSPECT SITE TO DETERMINE EXTENT OF EXISTING TO BE REMOVED/CAPPED.

K. G.C. TO REMOVE ALL LIGHT FIXTURES & ALL ASSOCIATED CONDUIT, HOUSINGS, ETC.

KEYED NOTES:

INDICATED BY ◇ SYMBOL

1.1 EXISTING COLUMN TO REMAIN.

1.2 REMOVE AND DISCARD EXISTING CARPETING.

1.3 REMOVE AND DISCARD EXISTING TILE.

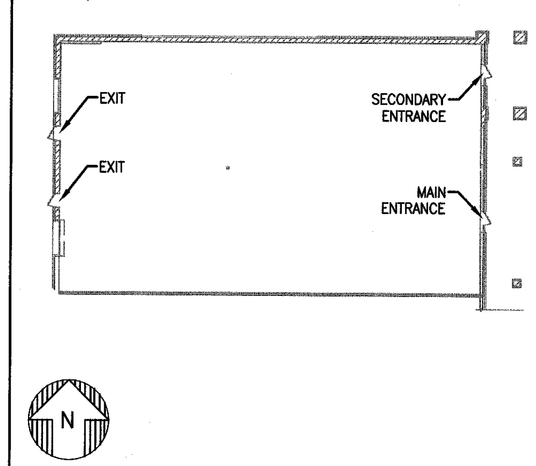
1.4 SAWCUT AND REMOVE SECTION OF EXISTING EXTERIOR MASONRY WALL. INSTALL THREE (3) 3 ½" X 3 ½" X ¼" ANGLE HOT DIPPED GALVANIZED STEEL LINTELS WITH MINIMUM 4" BEARING AT EACH END. PROVIDE ONE (1) ADDITIONAL ANGLE AT NEW OPENINGS WITH BRICK HEADERS. HEAD HEIGHT 8'-8" A.F.F. – SILL HEIGHT VARIES, SEE A-5.1.

1.5 REMOVE EXISTING WALL OR WALL SECTION.

1.6 REMOVE EXISTING DOOR.

1.7 REMOVE EXISTING COUNTER AND FIXTURES. CAP SUPPLY/WASTE LINES IN FLOOR OR NEAREST WALL – SEE P-2.1.

1.8 REMOVE EXISTING OVERHEAD DOOR & ASSOCIATED FRAMING/HARDWARE



KEYPLAN
SCALE: NTS

Phillips Sikowitz Architects, Inc (psaia)
architecture & planning, inc (aia)
ARCHITECT:
KIM PHILLIPS, AIA
142 EAST MARKET ST.
WARREN, OHIO 44481
p:(330) 395-9518 f:(330) 395-4296

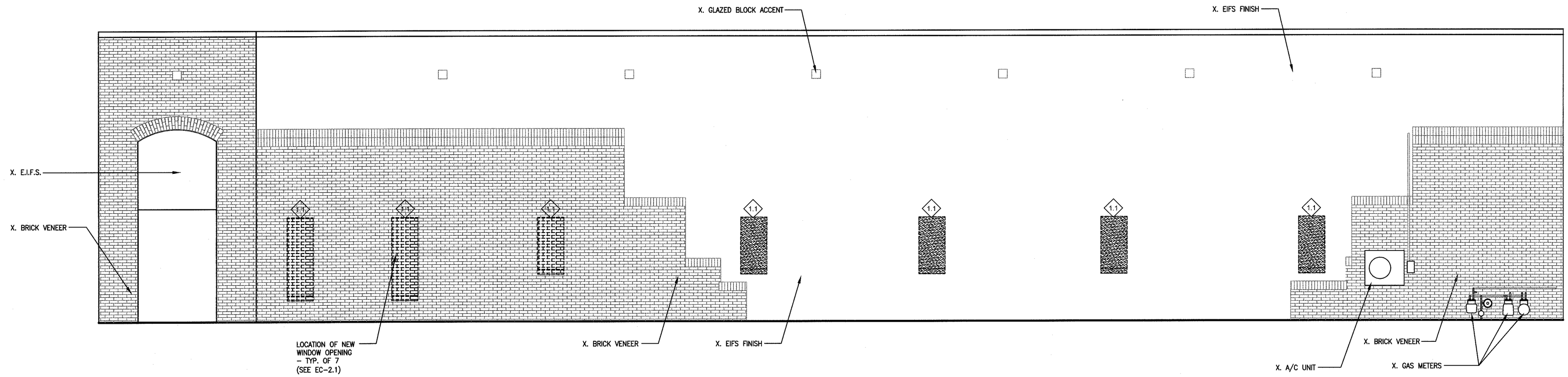
EXPIRES: DEC. 31 2013
STATE OF OHIO
KIM PHILLIPS
7202
REGISTERED ARCHITECT

COVELLI OFFICES
COLUMBUS
6685 SAWMILL RD. DUBLIN
COLUMBUS, OH 43215
FRANKLIN COUNTY

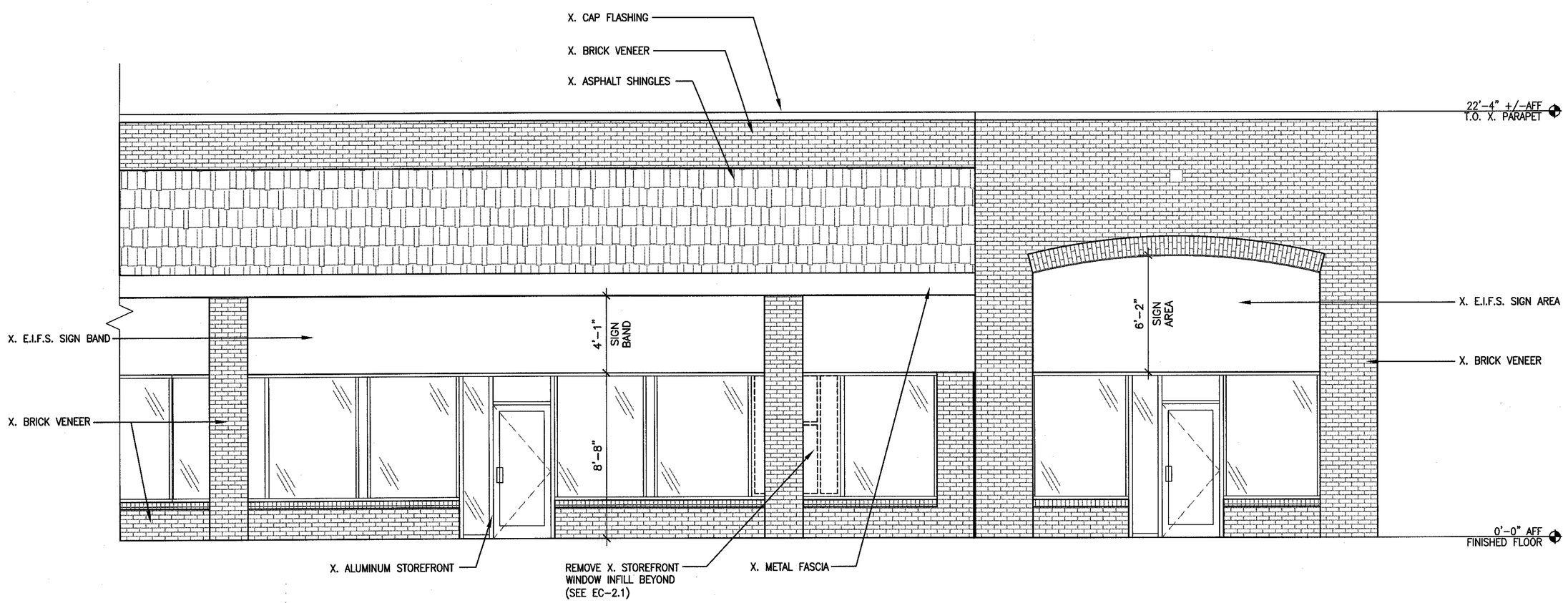
REVISION

ISSUE DATE: 09-13-13
PROJECT NUMBER: 13-0603
DRAWN BY: GMS

SHEET NO:
EC-2.1
EXISTING CONDITIONS/ DEMOLITION FLOOR PLAN
FILE: 13040_EC-2.1.dwg



3 EXISTING CONDITIONS/DEMOLITION NORTH ELEVATION
SCALE: 1/4"=1'-0"

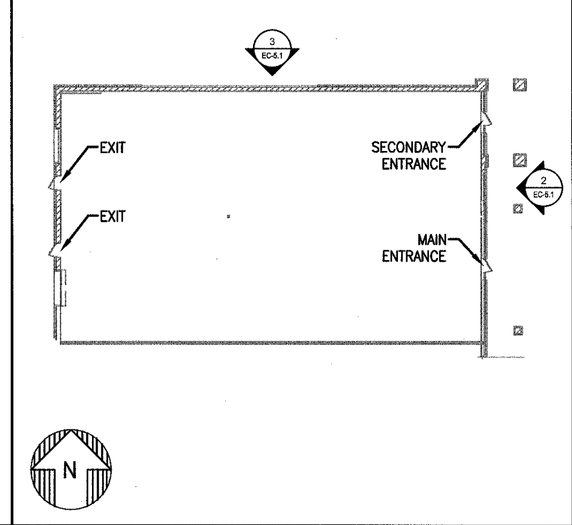


2 EXISTING CONDITIONS/DEMOLITION EAST ELEVATION
SCALE: 1/4"=1'-0"

KEYED NOTES:

INDICATED BY ◇ SYMBOL

1.1 INSTALL THREE (3) 3 ½" X 3 ½" X ¼" ANGLE HOT DIPPED GALVANIZED STEEL LINTELS WITH MINIMUM 4" BEARING AT EACH END. PROVIDE ONE (1) ADDITIONAL ANGLE AT NEW OPENINGS WITH BRICK HEADERS.



KEYPLAN
SCALE: NTS

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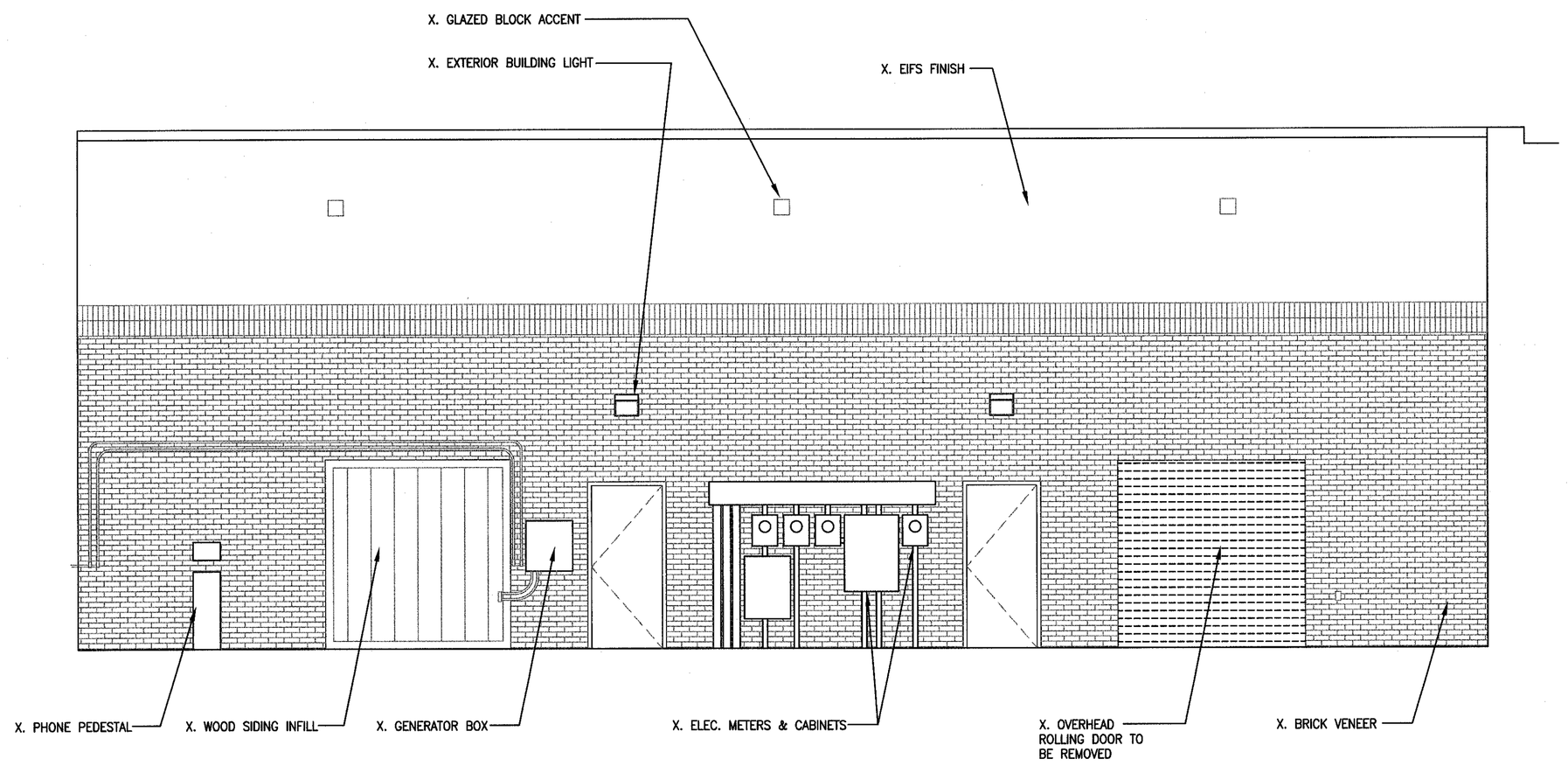
FRANKLIN COUNTY

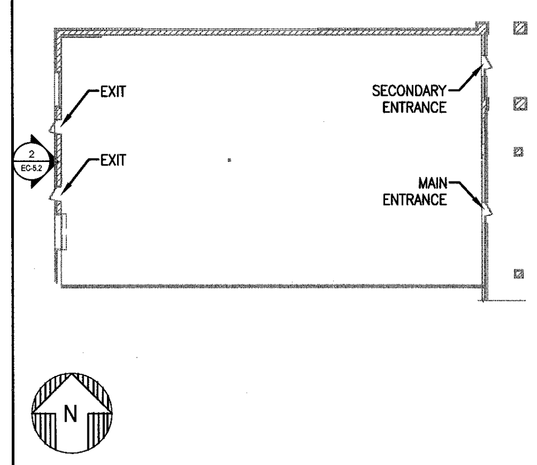
REVISION
1 09/19/13 – GENERAL REVISIONS

ISSUE DATE: 09-13-13
PROJECT NUMBER: 13-0603
DRAWN BY: GMS

SHEET NO:
EC-5.1
EXTERIOR ELEVATIONS
FILE: 13040_EC-5.2.dwg



2 EXISTING CONDITIONS/DEMOLITION WEST ELEVATION
SCALE: 1/4"=1'-0"



KEYPLAN
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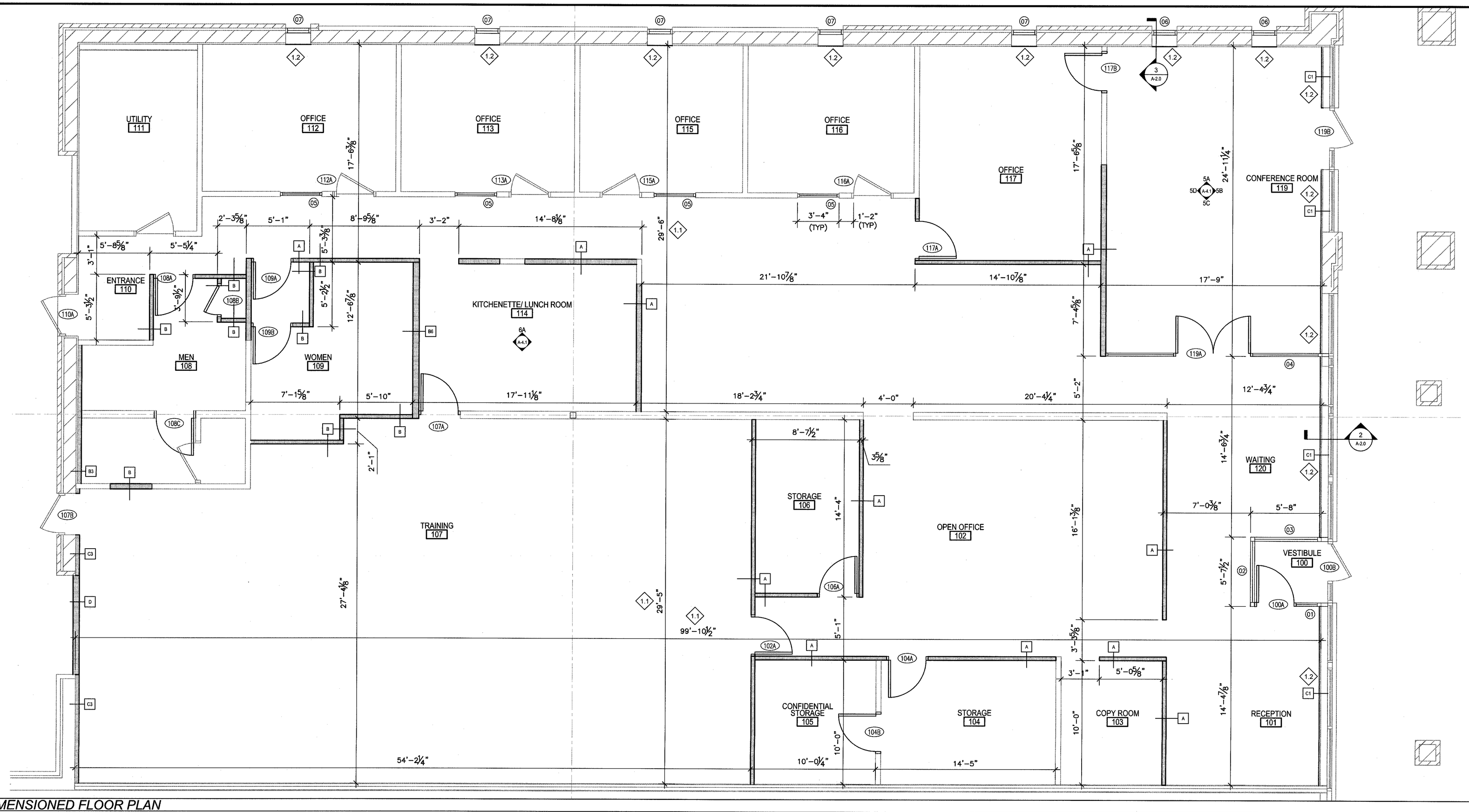
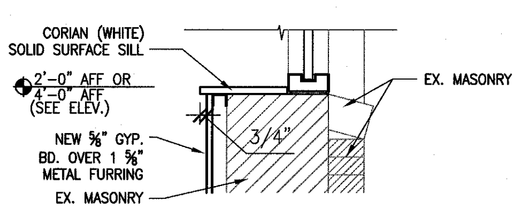
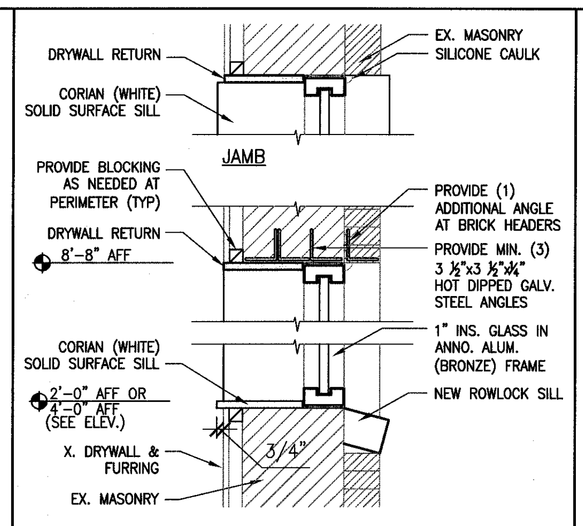


1 DIMENSIONED FLOOR PLAN
SCALE: 1/4"=1'-0"



2 SECTION @ STOREFRONT SILL
SCALE: 1"=1'-0"



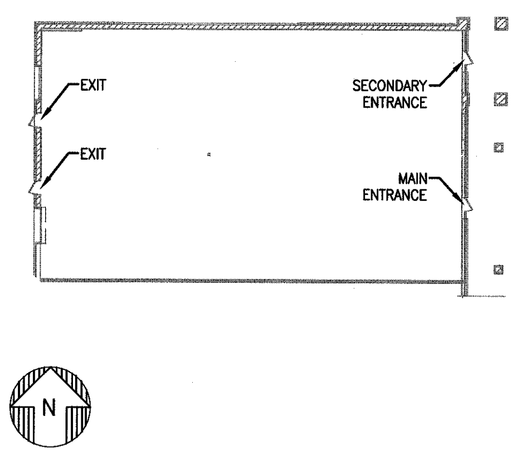
3 SECTION @ NEW WINDOW
SCALE: 1"=1'-0"

KEYED NOTES:

INDICATED BY ◇ SYMBOL

1.1 GC SHALL INITIALLY VERIFY STRING DIMENSIONS FROM LAYOUT POINT TO EXISTING PERIMETER WALLS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.

1.2 INSTALL NEW SOLID SURFACE CORIAN (WHITE) SILL – SEE DETAILS 2 & 3 THIS SHEET



KEYPLAN
SCALE: NTS

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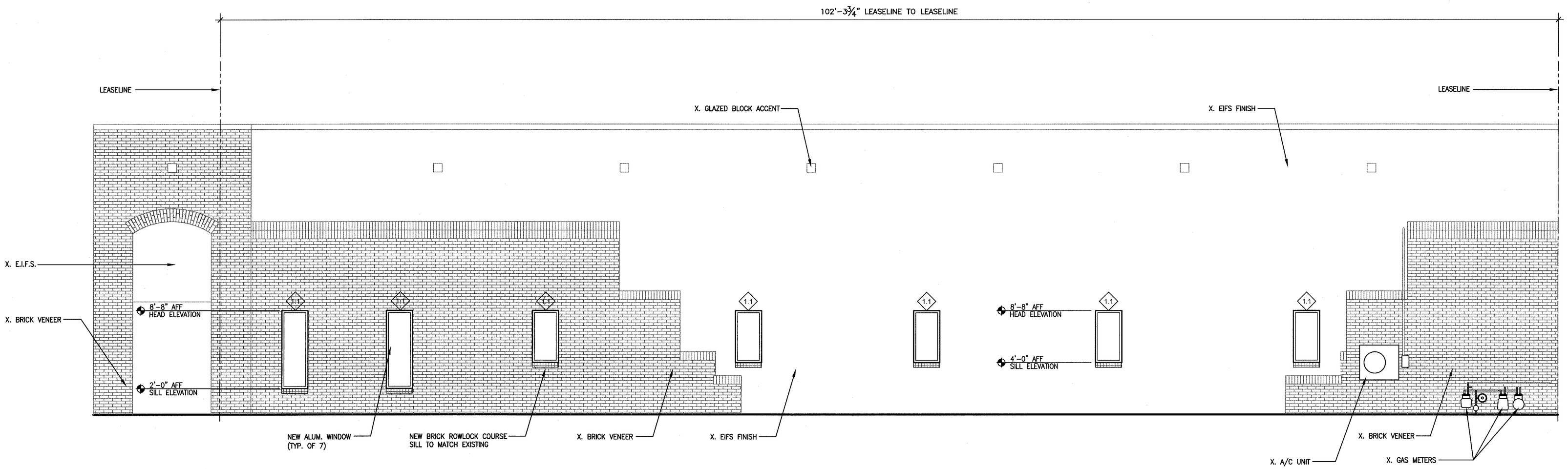
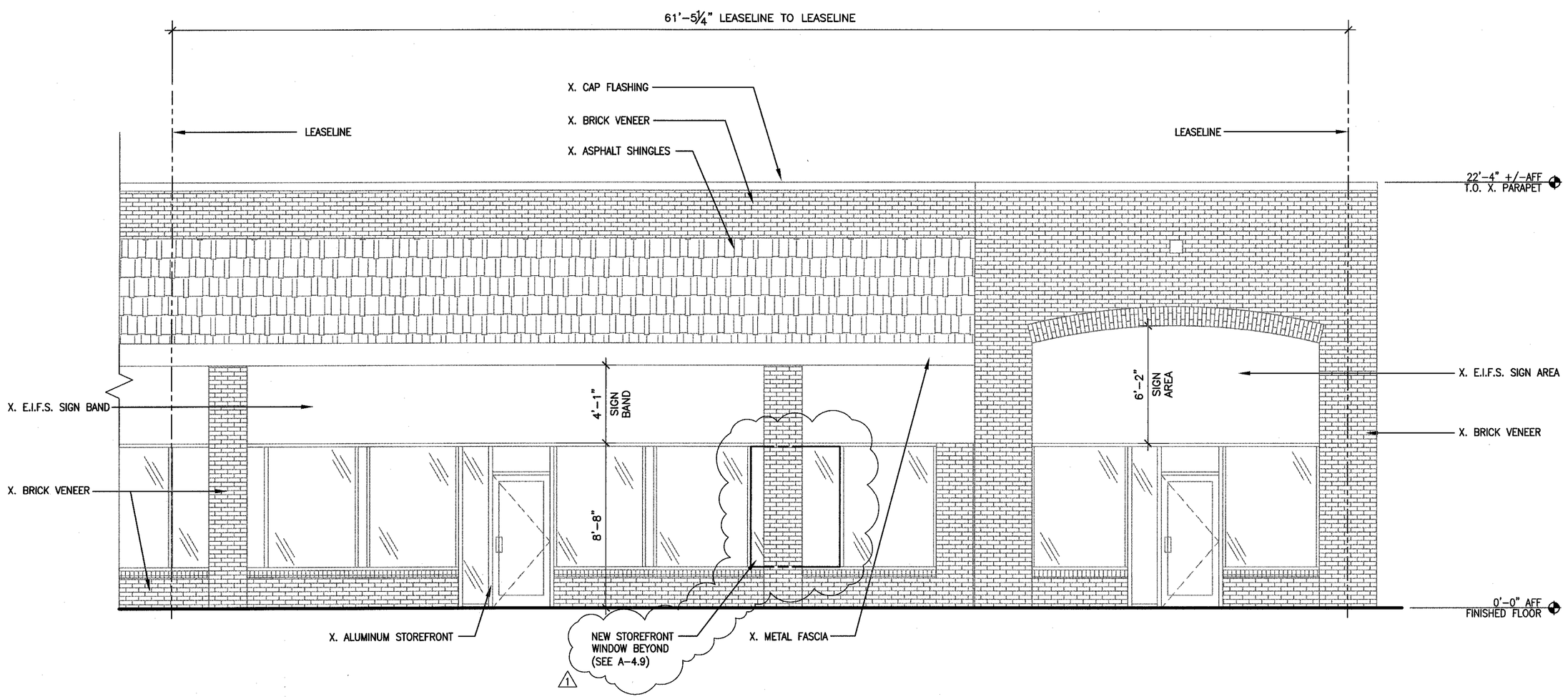
DIMENSIONED FLOOR PLAN
FILE: 13040_A-2.0.dwg



3 NORTH ELEVATION
SCALE: 1/4"=1'-0"

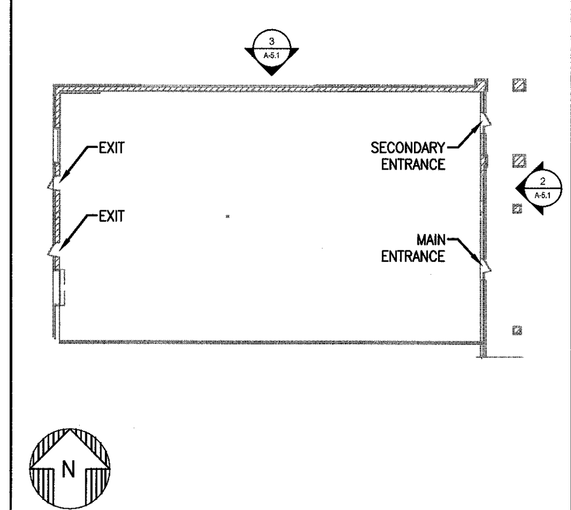


2 EAST ELEVATION
SCALE: 1/4"=1'-0"

KEYED NOTES:

INDICATED BY ◇ SYMBOL

1.1 INSTALL THREE (3) 3 ½" X 3 ½" X ¼" ANGLE HOT DIPPED GALVANIZED STEEL LINTELS WITH MINIMUM 4" BEARING AT EACH END. PROVIDE ONE (1) ADDITIONAL ANGLE AT NEW OPENINGS WITH BRICK HEADERS.



KEYPLAN
SCALE: NTS

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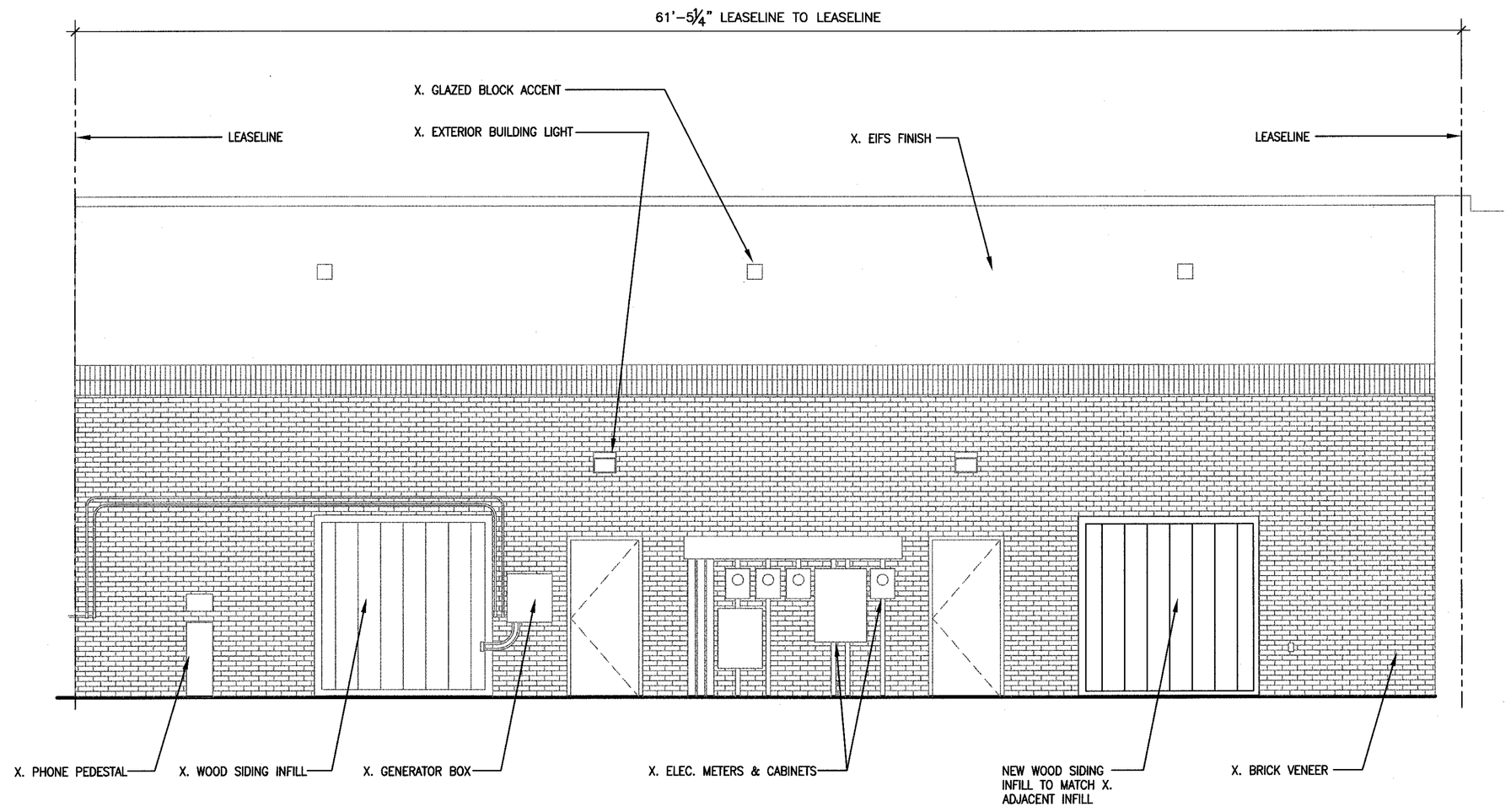
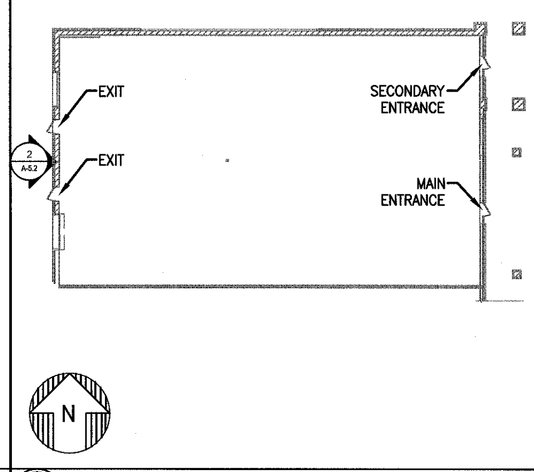


2 WEST ELEVATION
SCALE: 1/4"=1'-0"



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