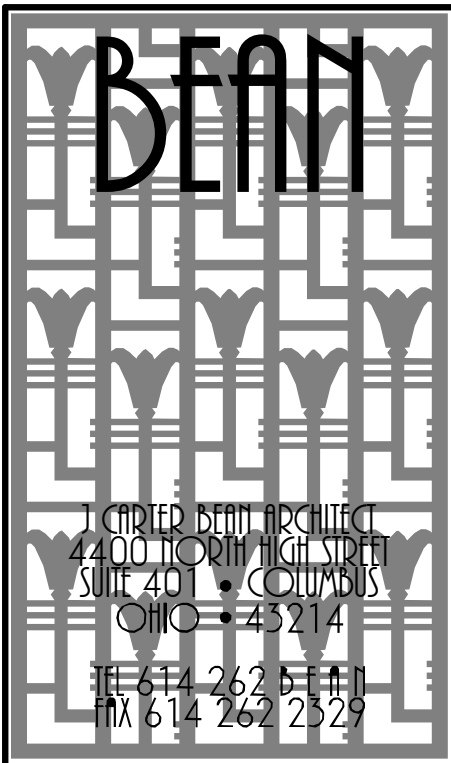


# NEW BUILDING FOR: THE CORNERS - BUILDING A

FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017

## FINAL DEVELOPMENT PLAN - 05.22.2020



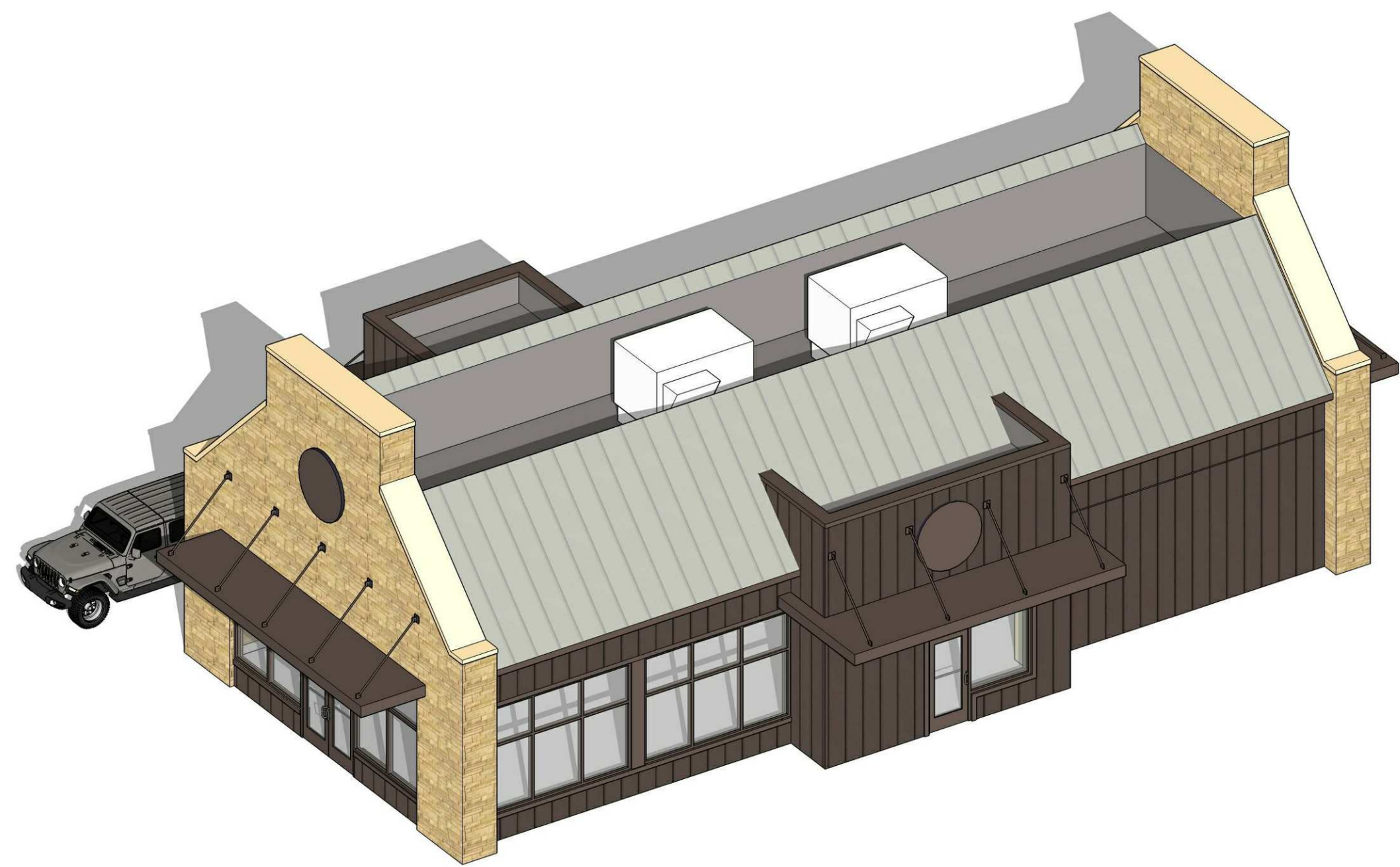
GENERAL CONSTRUCTION NOTES	DESIGN CODE REFERENCES	INDEX OF DRAWINGS				
		PROJECT INFORMATION	ISSUE DATE	REVISION	COMMENTS	
<p>1. THE USE OF THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, EITHER WHOLE OR IN PART, FOR ANY OTHER PURPOSE IS PROHIBITED. J. CARTER BEAN ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP.</p> <p>2. THE A.I.A. DOCUMENT A201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL APPLY TO THE PROJECT.</p> <p>3. DO NOT SCALE DRAWINGS, AS WRITTEN DIMENSIONS SHALL GOVERN. WITH RESPECT TO DIMENSIONAL CONFORMANCE, THE FLOOR PLAN BY THE ARCHITECT SHALL SUPERSEDE ALL OTHERS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. WHERE DIMENSIONS ARE MARKED "CLEAR", THEY SHALL BE MAINTAINED, UNOBSTRUCTED, AND PROVIDE ALLOWANCES FOR THE THICKNESS OF ANY AND ALL FINISHES.</p> <p>4. ALL DIMENSIONS FOR EXTERIOR WALLS ARE SHOWN TO FACE OF MASONRY (BLOCK OR BRICK) OR FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR INTERIOR PARTITIONS ARE SHOWN TO FACE OF FRAMING (WOOD OR STEEL STUDS/FURRING) UNLESS SPECIFICALLY NOTE OTHERWISE.</p> <p>5. ON ARCHITECTURAL DRAWINGS, ALL DIMENSIONS WHICH LOCATE STRUCTURAL ELEMENTS ARE WITNESSED TO THE CENTERLINE OF SAID ELEMENT UNLESS NOTED OTHERWISE.</p> <p>6. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND THEIR SUB-CONTRACTORS, TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.</p> <p>7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION AND FOR THE GENERAL COORDINATION OF ALL WORK.</p> <p>8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE ALL PERMITS, PAY ALL FEES, PERFORM ALL TESTS AND PROVIDE ALL INSPECTIONS PER THE REQUIREMENTS OF THE GOVERNING BODIES HAVING LEGAL JURISDICTION.</p> <p>9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND MONITORING OF ON-SITE TESTING AND INSPECTION SERVICES AS REQUIRED TO COMPLETE THE WORK.</p> <p>10. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK, INCLUDING THAT DONE BY SUB-CONTRACTORS, FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF SAID WORK.</p> <p>11. UPON RECEIPT OF ITEMS NOTED ON PLANS, EITHER IN CONTRACT OR NOT IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF AND/OR DAMAGE TO SAID ITEMS.</p> <p>12. THE GENERAL CONTRACTOR SHALL HAVE A TELEPHONE ON PREMISES THROUGHOUT THE DURATION OF CONSTRUCTION.</p> <p>13. DURING THE PERFORMANCE OF WORK, THE GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS, SHALL HAVE A FULL TIME, QUALIFIED SUPERVISOR ON SITE.</p> <p>14. THROUGHOUT THE DURATION OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN OPERATION OF ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.</p> <p>15. PRIOR TO THE COMMENCEMENT OF, AND THROUGHOUT THE DURATION OF THE WORK, THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND COMPARE EXISTING CONDITIONS WITH THESE DOCUMENTS. UPON THE DISCOVERY OF VARIANCES OR CONFLICTS, AND PRIOR TO THE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE ARCHITECT.</p> <p>16. UNLESS NOTED OTHERWISE, ALL ACCESS PANELS SHALL BE 24"x30", MINIMUM.</p> <p>17. WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI 'Z97.1', AS APPROPRIATE.</p> <p>18. PRIOR TO SAW CUTTING AND/OR CORING AS INDICATED IN THESE DOCUMENTS, THE GENERAL CONTRACTOR SHALL EXAMINE ALL FIELD CONDITIONS FOR COORDINATION.</p> <p>19. WHERE INDICATED, AND AS PER OBC SECTION 2303.2, FIRE-RETARDANT TREATED WOOD SHALL BE TREATED PER AWPA AND SHALL NOT HAVE A FLAME SPREAD OF GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84.</p> <p>20. ALL EXTERIOR WOOD BLOCKING IS TO BE PRESSURE TREATED PER AWPA U1 AND M4.</p> <p>21. TO RETARD THE CORROSION PROCESS, ALL FASTENERS, CONNECTORS AND/OR OTHER METAL HARDWARE IN DIRECT CONTACT WITH PRESERVATIVE TREATED, OR FIRE RETARDANT TREATED, WOOD SHALL BE STAINLESS STEEL TYPE 304 OR 316, OR SHALL BE HOT-DIPPED GALVANIZED STEEL PER ASTM A653, CLASS G-185 WITH 1.85 OUNCES OF ZINC PER SQUARE FOOT.</p> <p>22. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED IN VERTICAL CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES OF MASONRY OR CONCRETE WALLS, AT THE CEILING AND FLOOR OR ROOF LEVELS AS PER OBC SECTION 717.2.2.</p> <p>23. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL CONCEALED SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS AS PER OBC SECTION 717.2.3.</p> <p>24. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN OBC TABLE 803.5 FOR THE GROUP AND LOCATION DESIGNATED.</p> <p>25. PORTABLE FIRE EXTINGUISHERS WITH U.L. LABELS AND A RATING OF NOT LESS THAN 4-A SHALL BE PROVIDED BY G.C. WITHIN A 75 FT TRAVEL DISTANCE TO ALL POSITIONS OF BUILDING OR AS DIRECTED BY THE FIRE DEPARTMENT HAVING LOCAL JURISDICTION.</p>	<p>BUILDING CODE _____ OHIO BUILDING CODE (OBC) - 2017</p> <p>MECHANICAL CODE _____ OHIO MECHANICAL CODE (OMC) - 2017</p> <p>PLUMBING CODE _____ OHIO PLUMBING CODE (OPC) - 2017</p> <p>ELECTRICAL CODE _____ NEC 2014 (NFPA 70)</p> <p>FIRE PROTECTION CODE _____ OHIO FIRE CODE (OFC) - 2017 (NFPA 13, 2007)</p> <p>ACCESSIBILITY _____ ANSI A117.1-2009</p> <p>ENERGY CODE _____ 2012 INTERNATIONAL ENERGY CODE AND ASHRAE 90.1-2010</p>	<p>PROJECT INFORMATION</p> <p>CIVIL DRAWINGS</p> <p>STRUCTURAL DRAWINGS</p> <p>PLUMBING DRAWINGS</p> <p>MECHANICAL DRAWINGS</p> <p>ELECTRICAL DRAWINGS</p> <p>ARCHITECTURAL DRAWINGS</p>				
	<p><b>PROJECT DESCRIPTION</b></p> <p>THESE DOCUMENTS DESCRIBE THE CONSTRUCTION OF A NEW 2,125 SQUARE FOOT RETAIL STORE AND DUMPSTER ENCLOSURE.</p>					
	<p><b>CODE SUMMARY</b></p>					
	<p><b>SITE LOCATION MAP</b></p>					

**THE CORNERS - BUILDING A**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

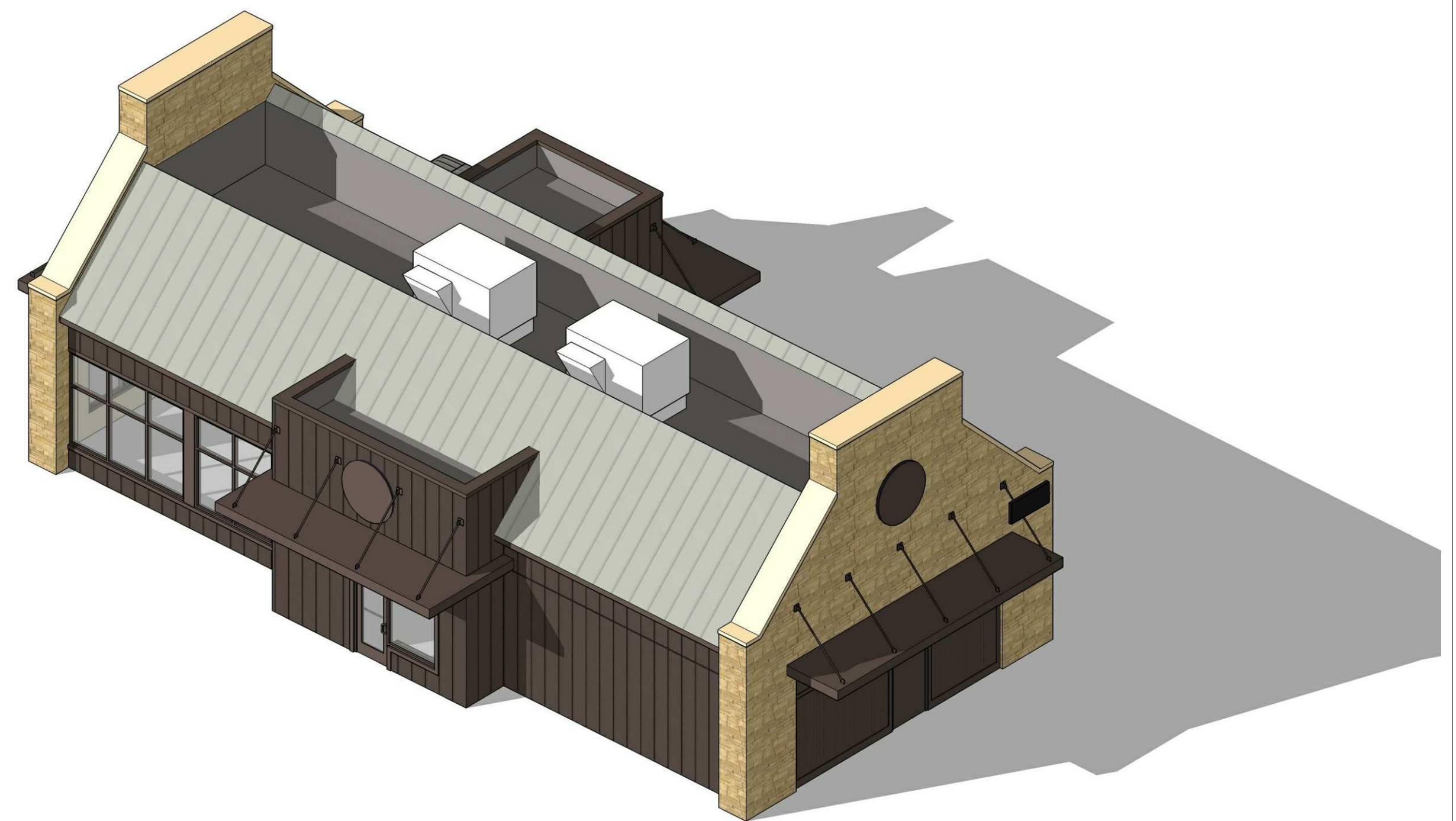
MECHANICAL / ELECTRICAL / PLUMBING ENGINEER <b>EM ENGINEERING GROUP</b> 625 EAST NORTH BROADWAY COLUMBUS, OH 43214 TEL 614.225.1580 FAX 614.461.1305	STRUCTURAL ENGINEER <b>LEWIS ENGINEERING INC</b> 3260 HENDERSON RD # 110, COLUMBUS, OH 43220 TEL 614.326.2806	DEVELOPER <b>THE DAIMLER GROUP INC.</b> 41533 LAKE SHORE DR #100, COLUMBUS, OH 43204 TEL 614.488.4424 FAX 614.262.0603	ARCHITECT <b>J. CARTER BEAN ARCHITECT</b> 4400 NORTH HIGH STREET, SUITE 401 COLUMBUS, OH 43214 TEL 614.262.2326 FAX 614.262.2329	LANDSCAPE ARCHITECT <b>POD DESIGN</b> 100 NORTHWOODS BOULEVARD, SUITE A COLUMBUS, OH 43235 TEL 614.255.3399 FAX 614.255.3999	CIVIL ENGINEER <b>EMH&amp;T</b> 5500 NEW ALBANY ROAD COLUMBUS, OH 43054 TEL 614.775.4500
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No.	Date	Description
	22 May 2020	Final Development
DRAWING TITLE		
TITLE SHEET		
DRAWING NUMBER		
<b>A-0.1A</b>		

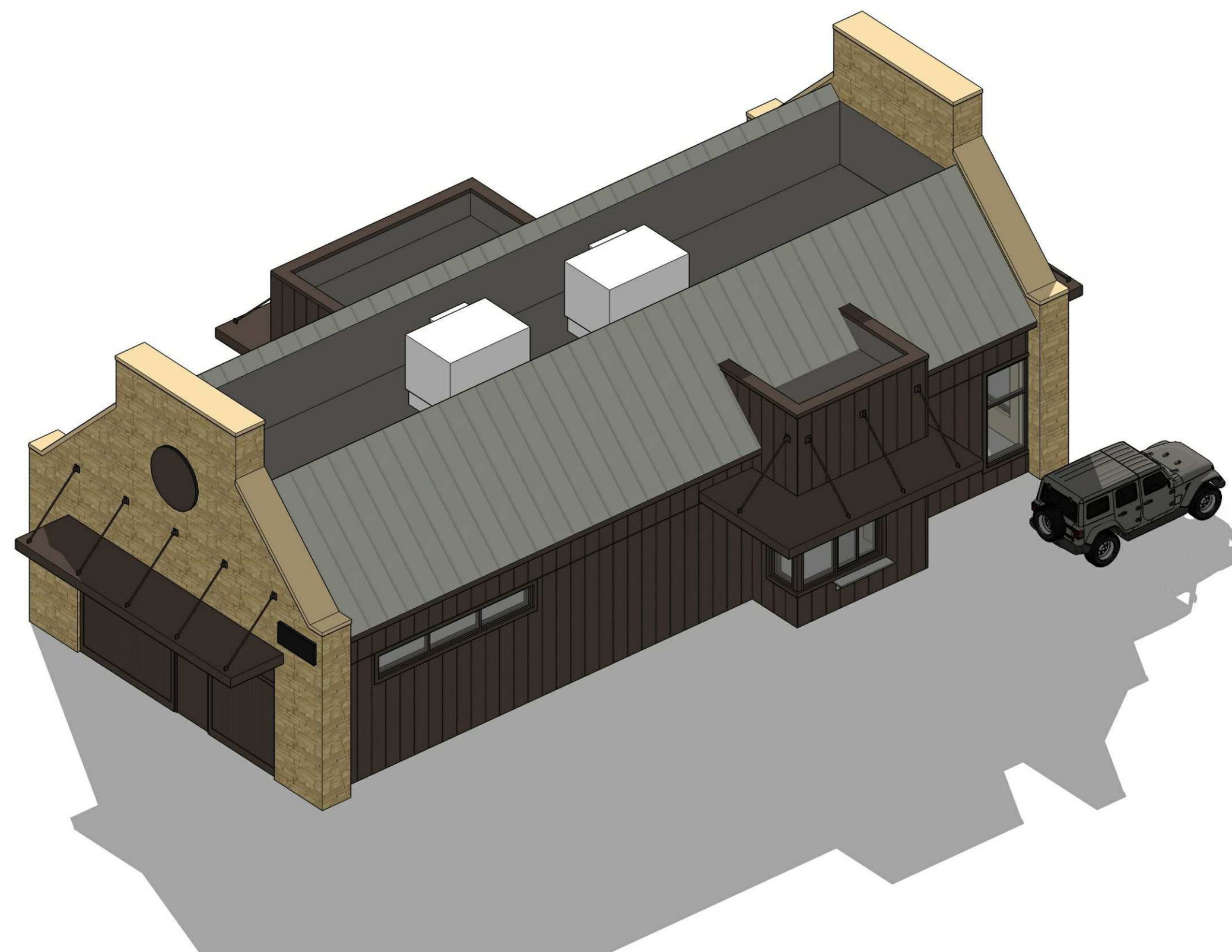




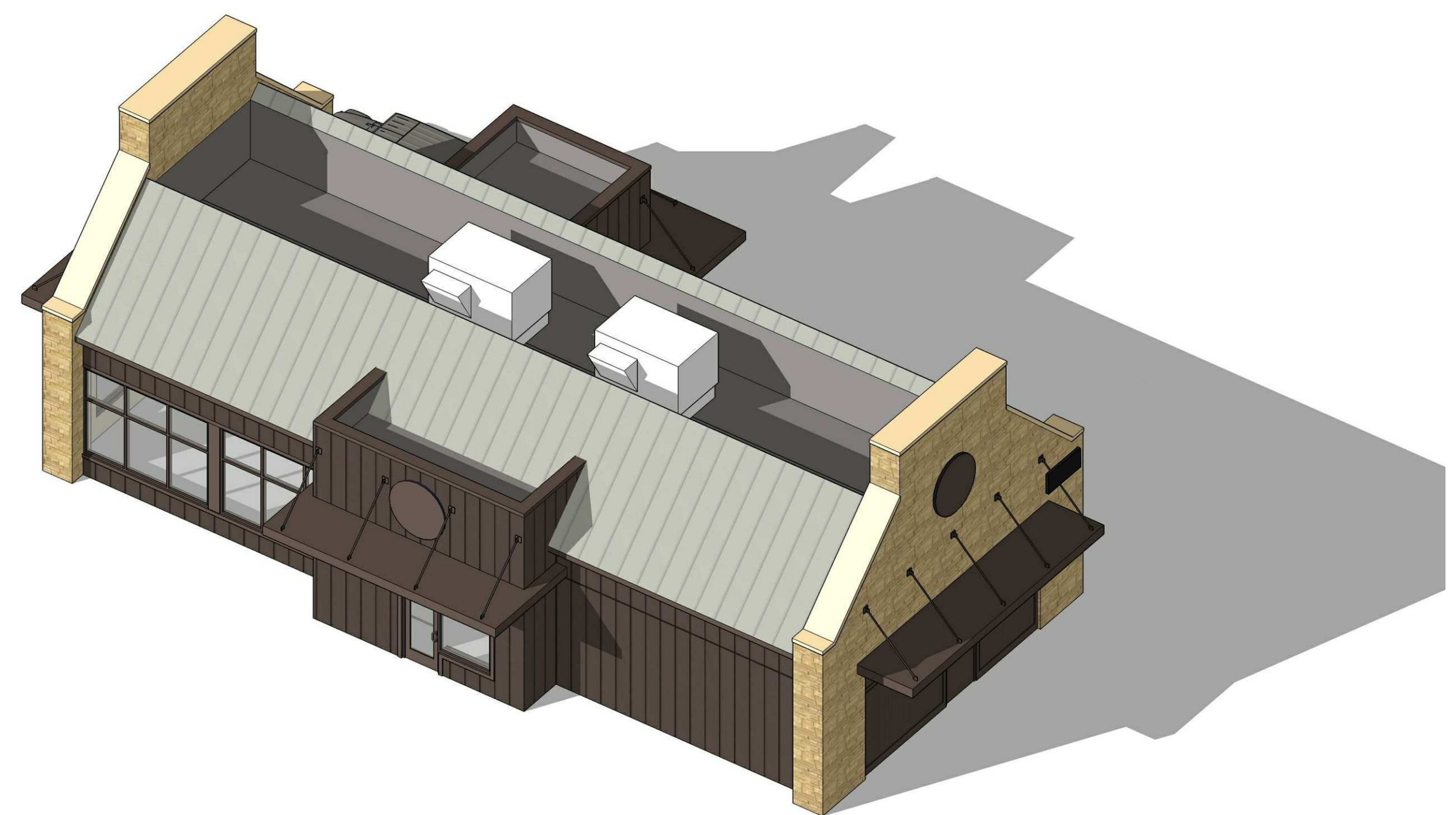
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3D AERIAL VIEW LOOKING NORTHEAST - N.T.S.



3D AERIAL VIEW LOOKING SOUTHEAST - N.T.S.



3D AERIAL VIEW LOOKING SOUTHWEST - N.T.S.

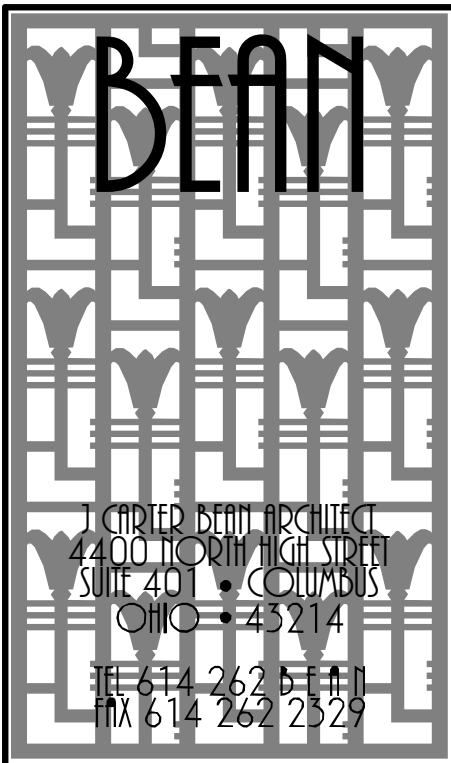
**BEAN**

REGISTERED ARCHITECT  
 4200 LITTLETON RD. SUITE 200  
 COLUMBUS, OHIO 43214  
 TEL 614 262 2521  
 FAX 614 262 2529

**THE CORNERS - BUILDING A**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
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 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE		
3D IMAGES		
DRAWING NUMBER		
<b>A-0.2A</b>		
BEAN 2020.00		





3D VIEW LOOKING NORTHWEST - N.T.S.



3D VIEW LOOKING NORTHEAST - N.T.S.



3D VIEW LOOKING SOUTHEAST - N.T.S.

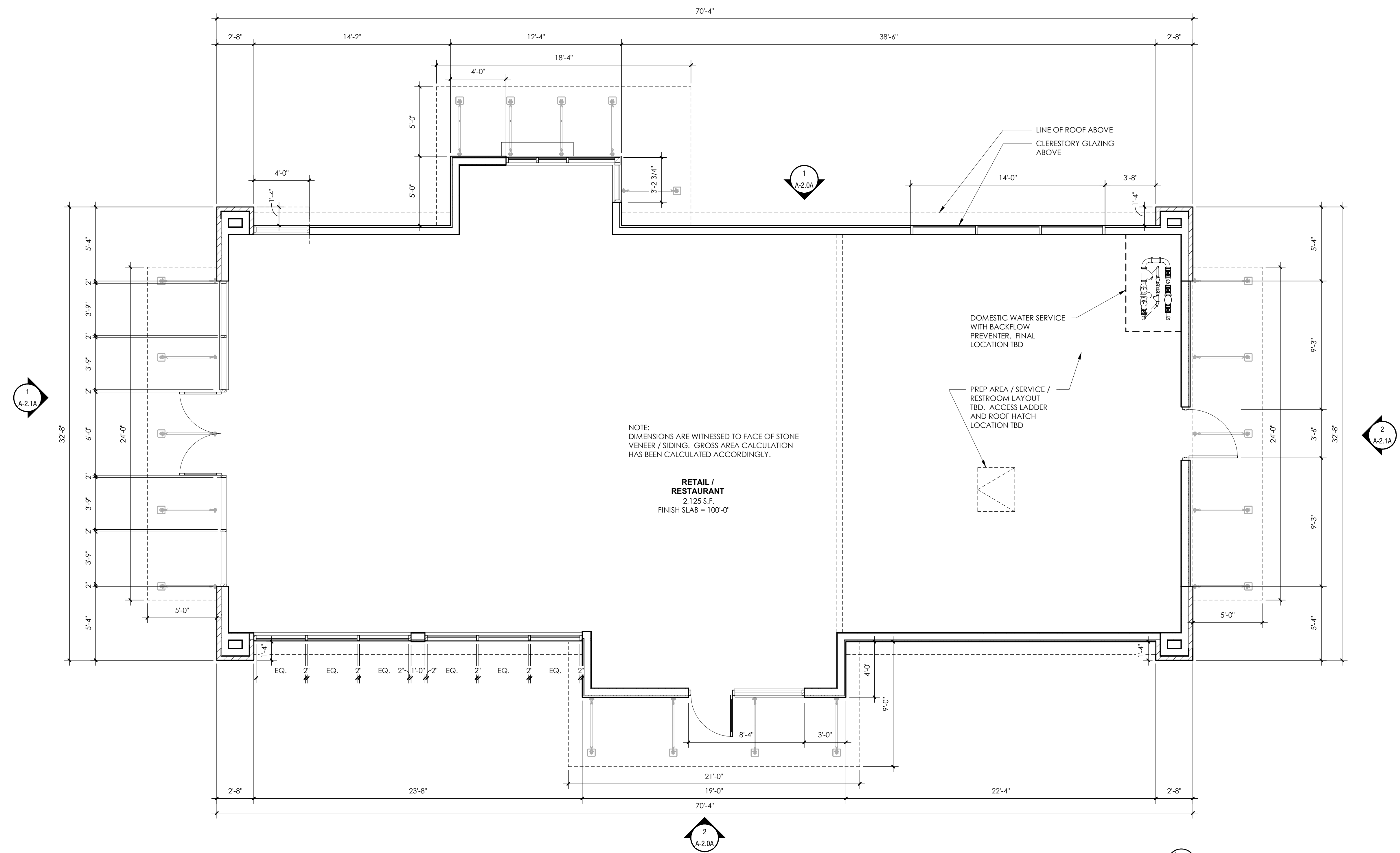


3D VIEW LOOKING SOUTHWEST - N.T.S.

**THE CORNERS - BUILDING A**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
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No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE		
3D IMAGES		
DRAWING NUMBER		
<b>A-0.3A</b>		
BEAN 2020.00		



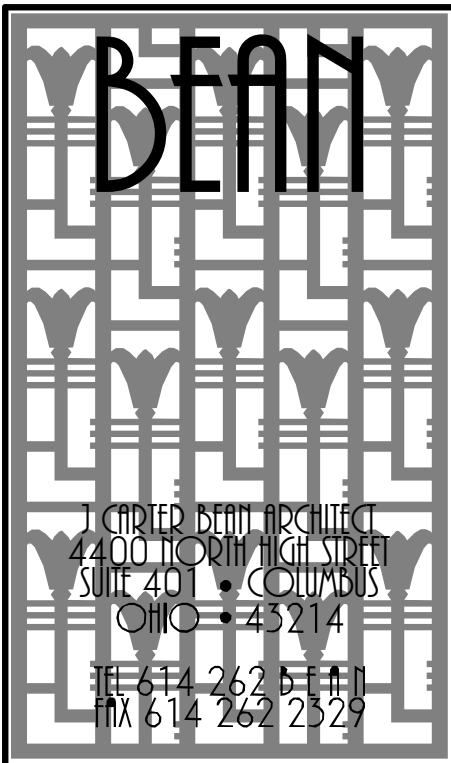


**1 BUILDING FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

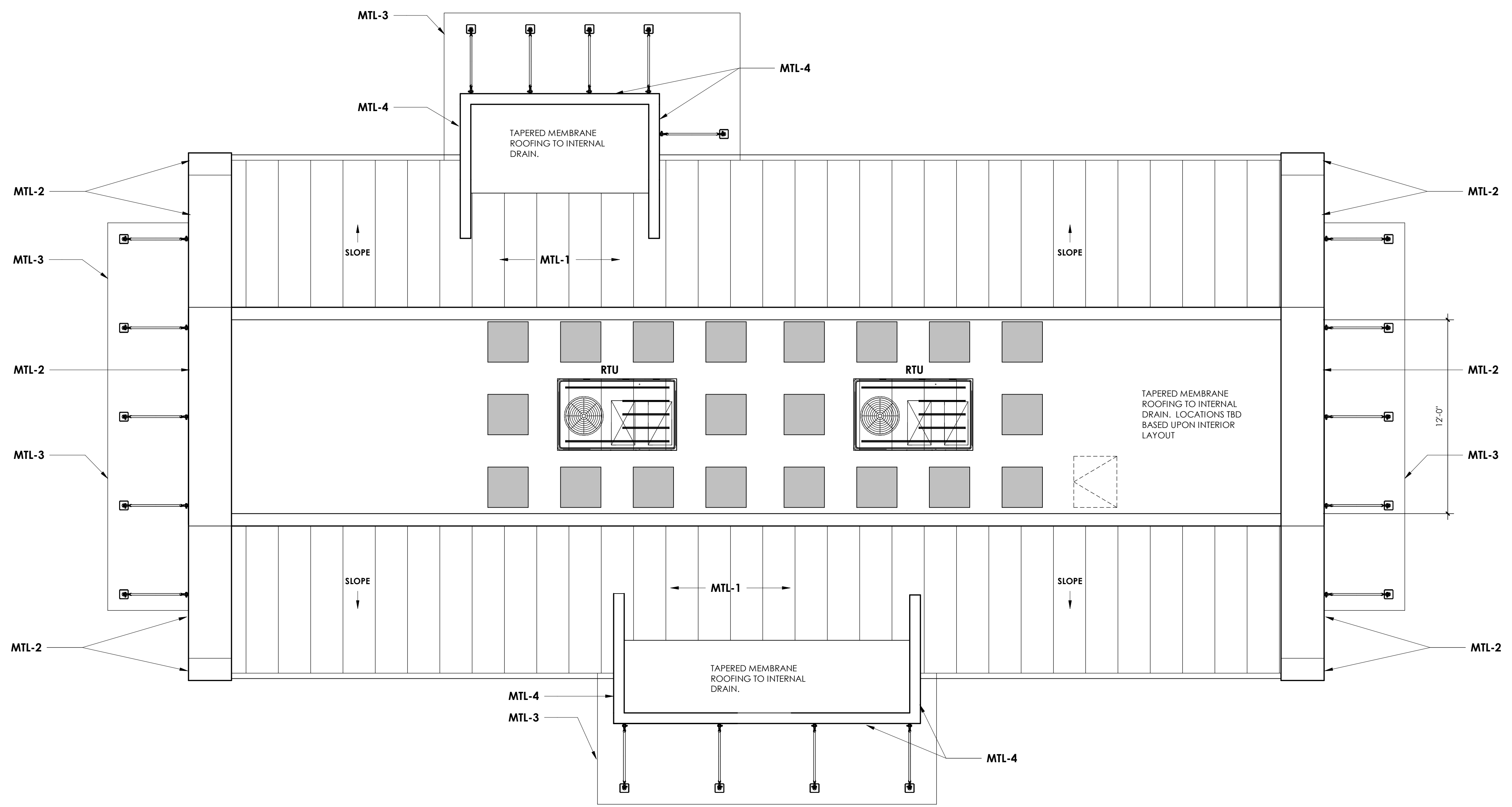
**THE CORNERS - BUILDING A**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR # 100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE FIRST FLOOR PLAN		
DRAWING NUMBER <b>A-1.0A</b>		





EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
FC-1	FIBER CEMENT - BOARD AND BATTEN (12" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTERS @ 12" O.C. PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
FC-2	FIBER CEMENT TRIM	JAMES HARDIE 5/4" FIBER CEMENT TRIM PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
FC-3	FIBER CEMENT BEADBOARD	JAMES HARDIE 5/16" PANEL SIDING (SIERRA R) PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20' O.C.)	DIMENSIONAL METALS, INC. (DMI) INTER-LOCK 120' SMOOTH COLOR: 'WEATHERED ZINC'
MTL-2	METAL COPING	DIMENSIONAL METALS INC. COLOR: 'BISC'
MTL-3	METAL CANOPY	10' WALES PREFINISHED CANOPY COLOR: 'BROWN'
MTL-4	METAL COPING	DIMENSIONAL METALS INC. COLOR: 'BROWN'
PT-1	HOLLOW METAL SERVICE DOORS	SHERWIN WILLIAMS COLOR: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 451-1 SERIES, 2" x 4 1/2" FOR 1" INSULATED GLAZING, COLOR: BROWN
ST-1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #220 CALIFORNIA MORTAR: CEMAS INC-S3-C 'HONEYCOMB'



1 BUILDING ROOF PLAN  
SCALE: 1/4" = 1'-0"

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DUBLIN, OHIO 43017  
FOR THE DAIMLER GROUP INC  
1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

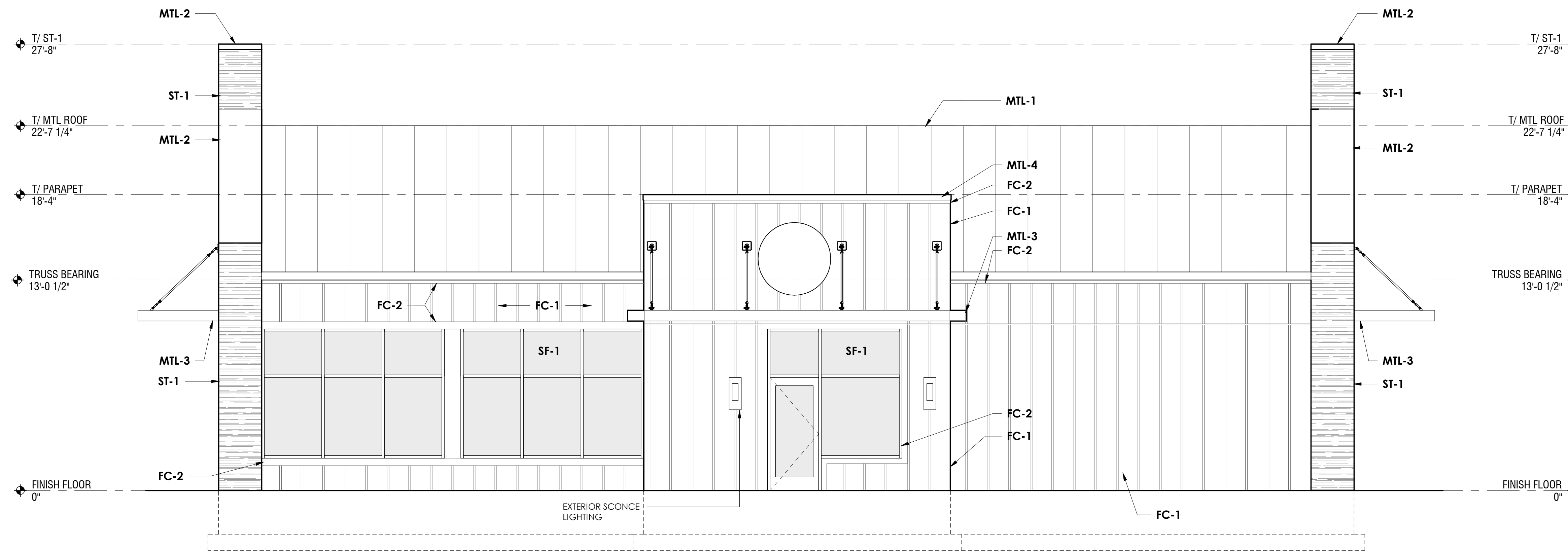
No.	Date	Description
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DRAWING TITLE  
ROOF PLAN

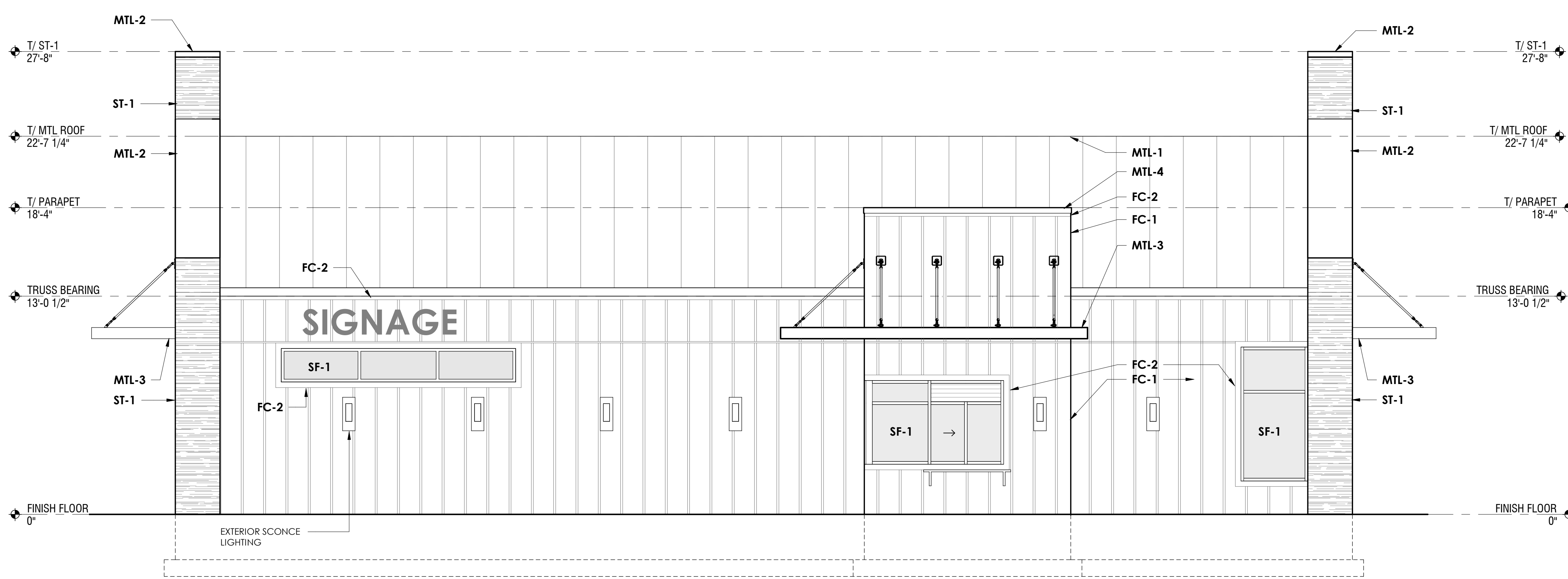
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BEAN 2020.00



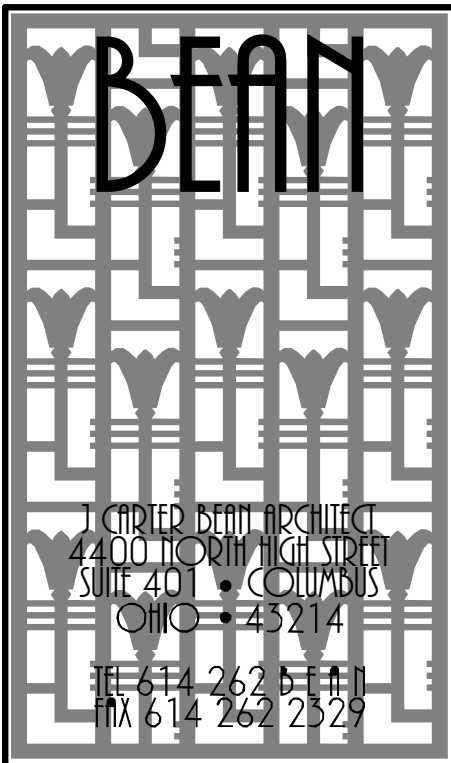


2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"



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

EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
FC-1	FIBER CEMENT - BOARD AND BATTEN (1/2" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 1/2" O.C. PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
FC-2	FIBER CEMENT TRIM	JAMES HARDIE 5/16" FIBER CEMENT TRIM PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
FC-3	FIBER CEMENT BEADBOARD	JAMES HARDIE 5/16" PANEL SIDING (SIERRA II) PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20" O.C.)	DIMENSIONAL METALS, INC. (DMI) INTER-LOCK 1/20" SMOOTH COLOR: 'WEATHERED ZINC'
MTL-2	METAL COPING	DIMENSIONAL METALS, INC. COLOR: 'BEIGE'
MTL-3	METAL COPING	10" MAPES PREFINISHED CANOPY COLOR: 'BROWN'
MTL-4	METAL COPING	DIMENSIONAL METALS, INC. COLOR: 'BROWN'
PT-1	HOLLOW METAL SERVICE DOORS	SHERWIN WILLIAMS COLOR: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 451 SERIES 2" x 1/2" FOR 1" INSULATED GLAZING, COLOR: 'BROWN'
ST-1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #220 'CALIFORNIA' MORTAR: CEMEX RC-S3-C 'HONEYCOMB'



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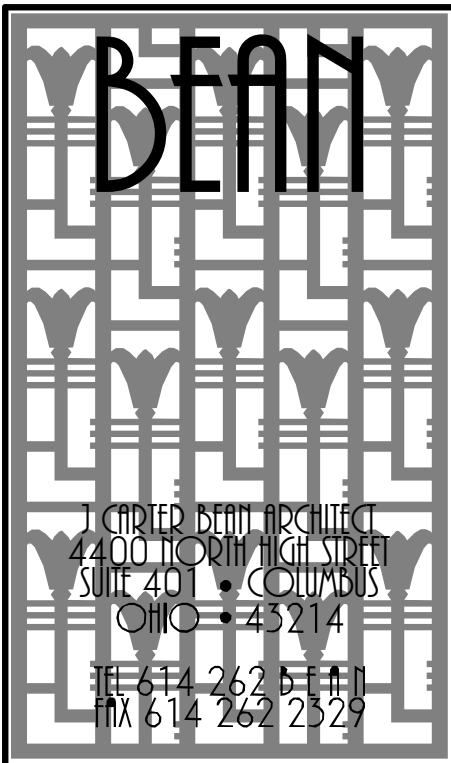
No.	Date	Description
22 May 2020	Final Development	

DRAWING TITLE  
EXTERIOR ELEVATIONS

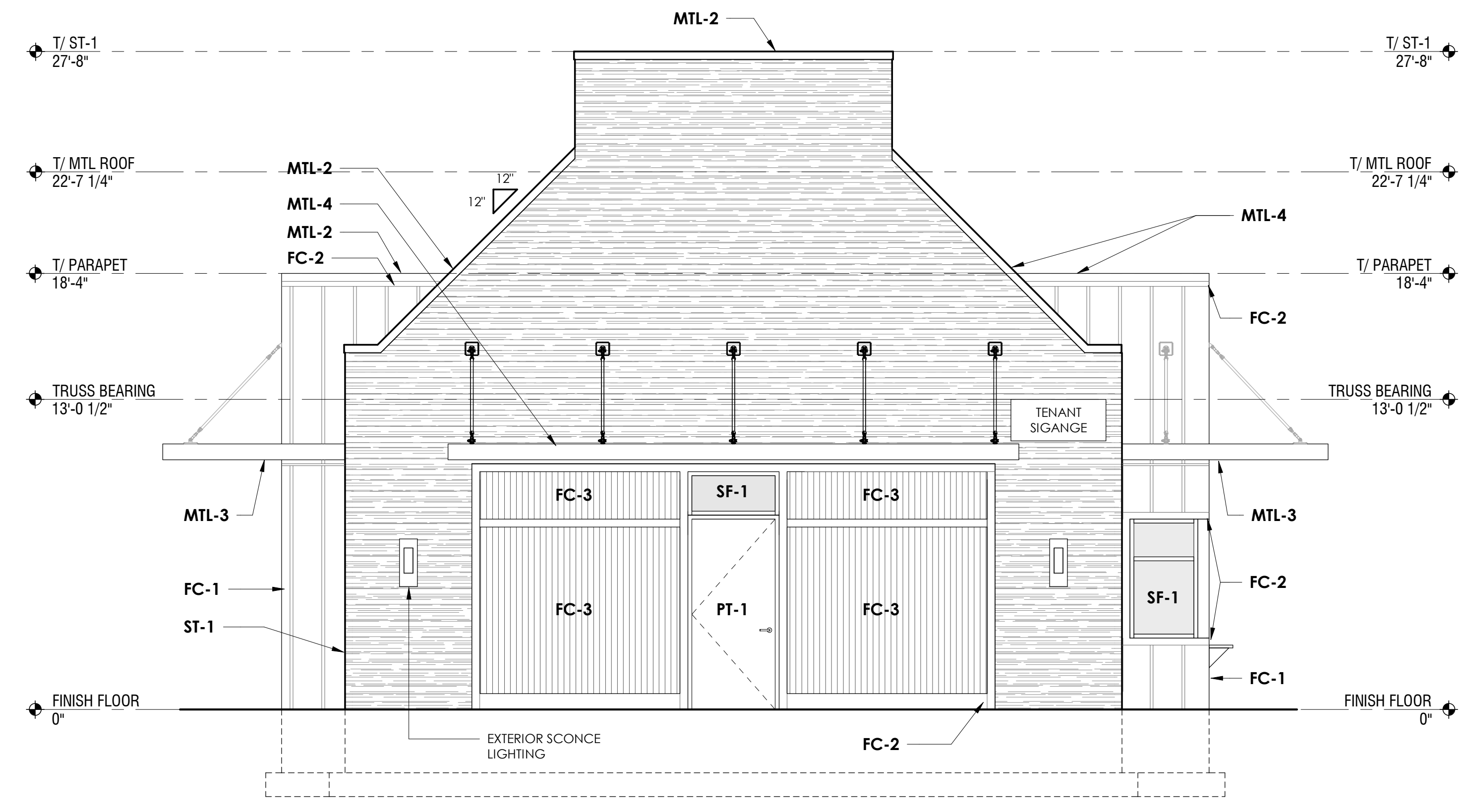
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BEA-2020.00

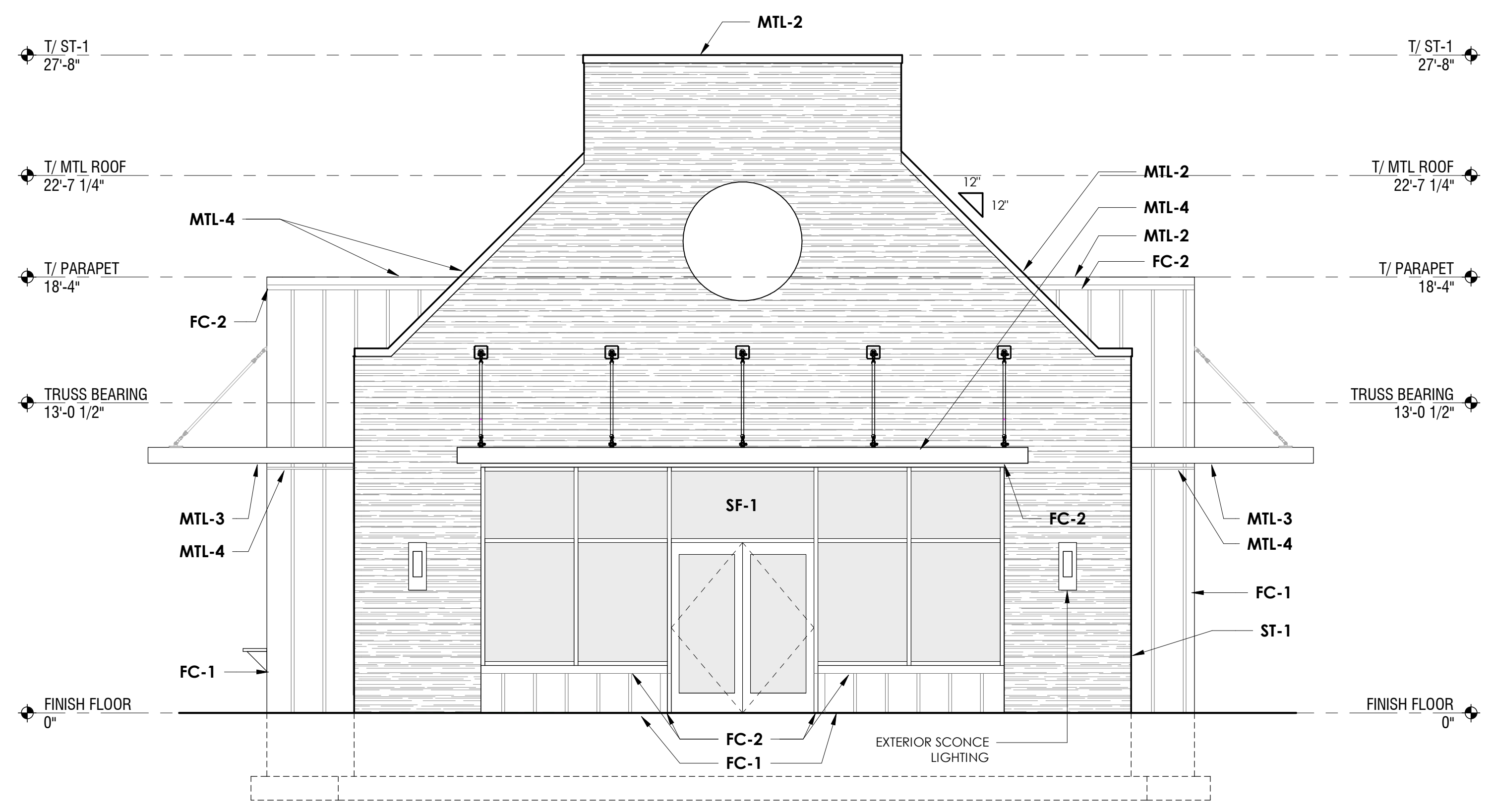




EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
FC-1	FIBER CEMENT - BOARD AND BATTEN (12" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 12" O.C. PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
FC-2	FIBER CEMENT TRIM	JAMES HARDIE 5/8" FIBER CEMENT TRIM PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
FC-3	FIBER CEMENT BEADBOARD	JAMES HARDIE 5/16" PANEL SIDING (SIERRA B) PAINT: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20" O.C.)	DIMENSIONAL METALS INC. (DMI) INTER-LOCK 1.20" SMOOTH COLOR: WEATHERED ZINC
MTL-2	METAL COPING	DIMENSIONAL METALS INC. COLOR: 'BBGE'
MTL-3	METAL CANOPY	10" MAPES PREFINISHED CANOPY COLOR: BROWN
MTL-4	METAL COPING	DIMENSIONAL METALS INC. COLOR: 'BROWN'
PT-1	HOLLOW METAL SERVICE DOORS	SHERWIN WILLIAMS COLOR: SHERWIN WILLIAMS - SW 6006 'BLACK BEAN'
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG-431 SERIES 2" x 4 1/2" FOR 1" INSULATED GLAZING. COLOR: BROWN
ST -1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #220 'CALIFORNIA' MORTAR: CEMEX FC-S3-C 'HONEYCOMB'



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



1 SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

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No.	Date	Description
22 May 2020	Final Development	

DRAWING TITLE  
EXTERIOR ELEVATIONS

DRAWING NUMBER

**A-2.1A**

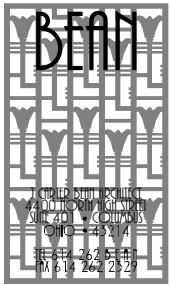




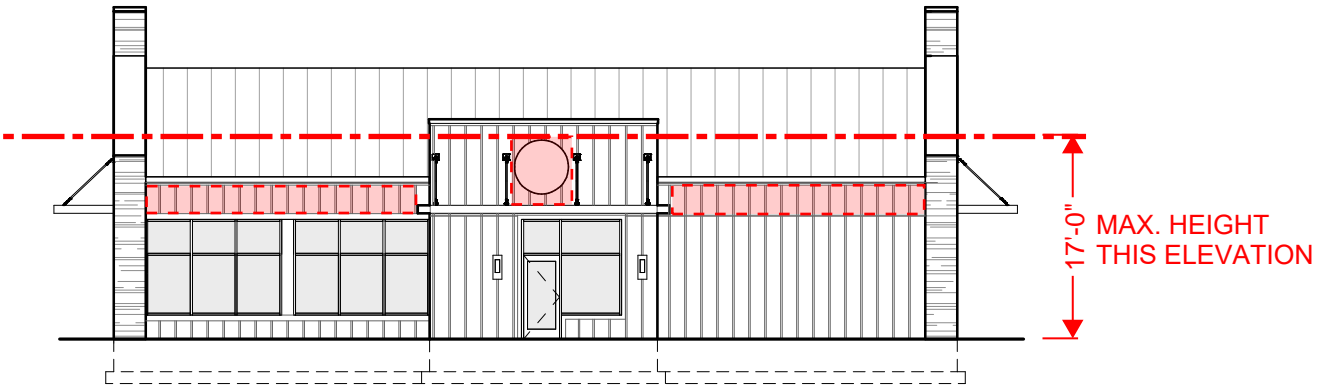
<b>ATLANTIS 1649BZ-LED</b>	
BRONZE	
WIDTH:	9.0"
HEIGHT:	24.0"
WEIGHT:	7.0 LBS
MATERIAL:	EXTRUDED ALUMINUM BODY
GLASS:	ETCHED GLASS LENS
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	6.5"
SOCKET:	2-5.50W COL-35 *INCLUDED
DARK SKY:	YES
<b>LED INFO:</b>	
LUMENS:	250
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	6w
INCANDESCENT EQUIVALENCY:	35w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
NOTES:	PATENT: US AND FOREIGN PATENTS PENDING
EXTENSION:	4.0"
TTO:	20.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665164930



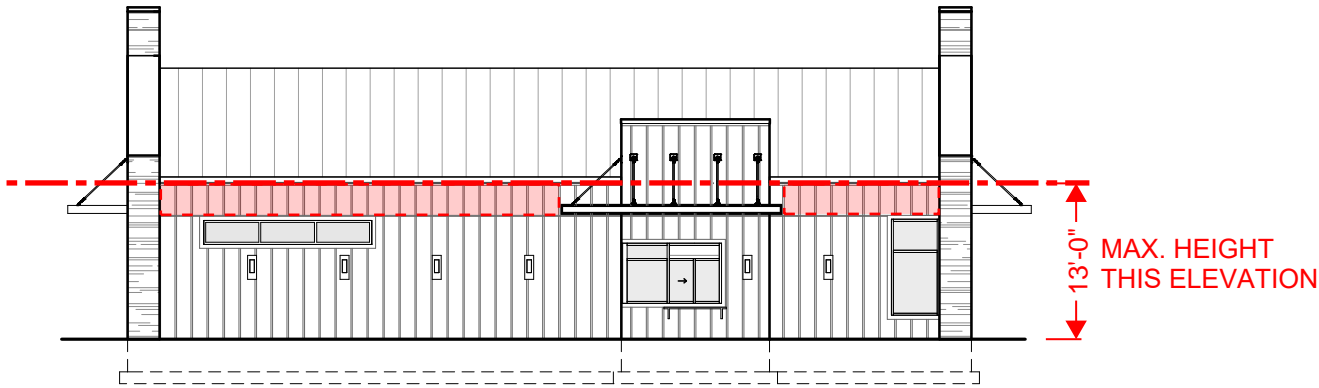
DASHED & SHADED AREA INDICATES POSSIBLE 'SIGN ZONE'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.



**BUILDING 'A'  
SIGNAGE  
EXHIBIT  
(ON BUILDING)**



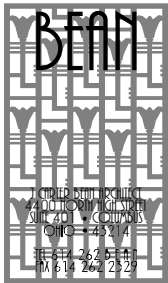
**2 EAST ELEVATION -SIGNAGE**  
SCALE: 1/16" = 1'-0"



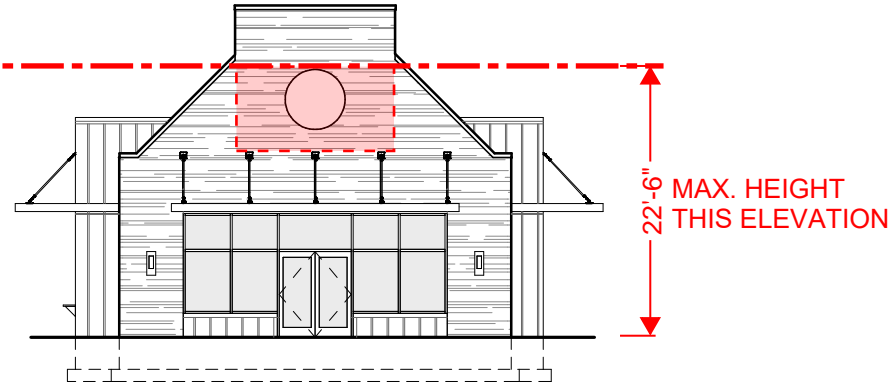
**1 WEST ELEVATION SIGNAGE**  
SCALE: 1/16" = 1'-0"



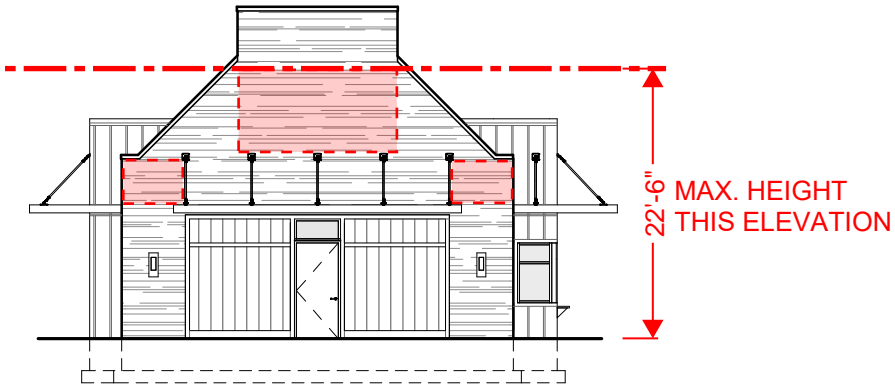
DASHED & SHADED AREA INDICATES POSSIBLE 'SIGN ZONE'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.



BUILDING 'A'  
SIGNAGE  
EXHIBIT  
(ON BUILDING)

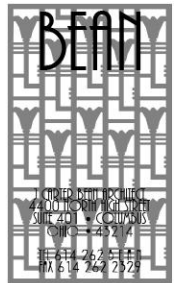


2 SOUTH ELEVATION SIGNAGE  
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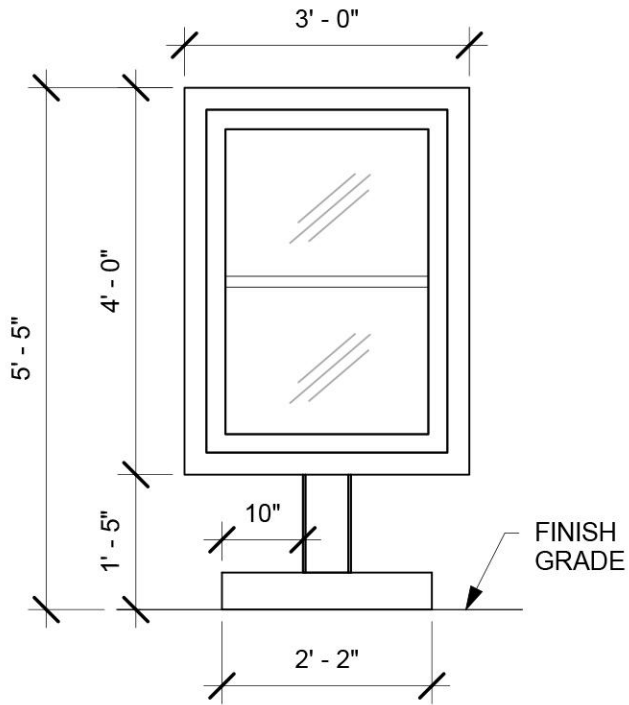


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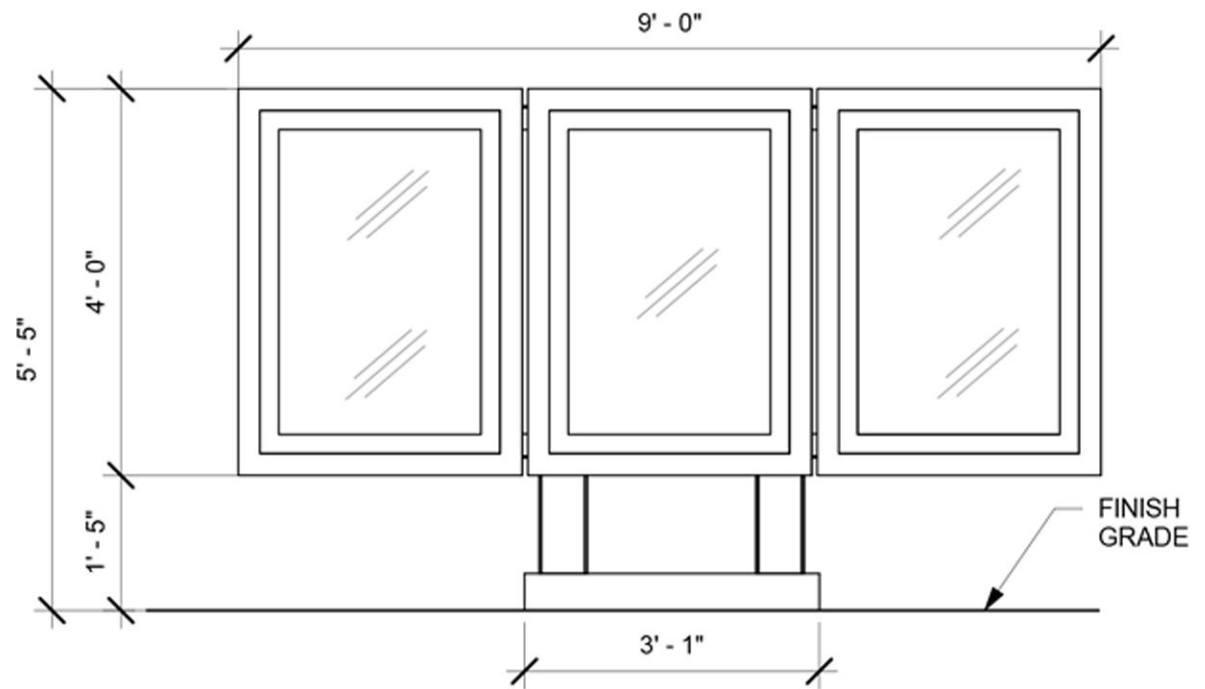




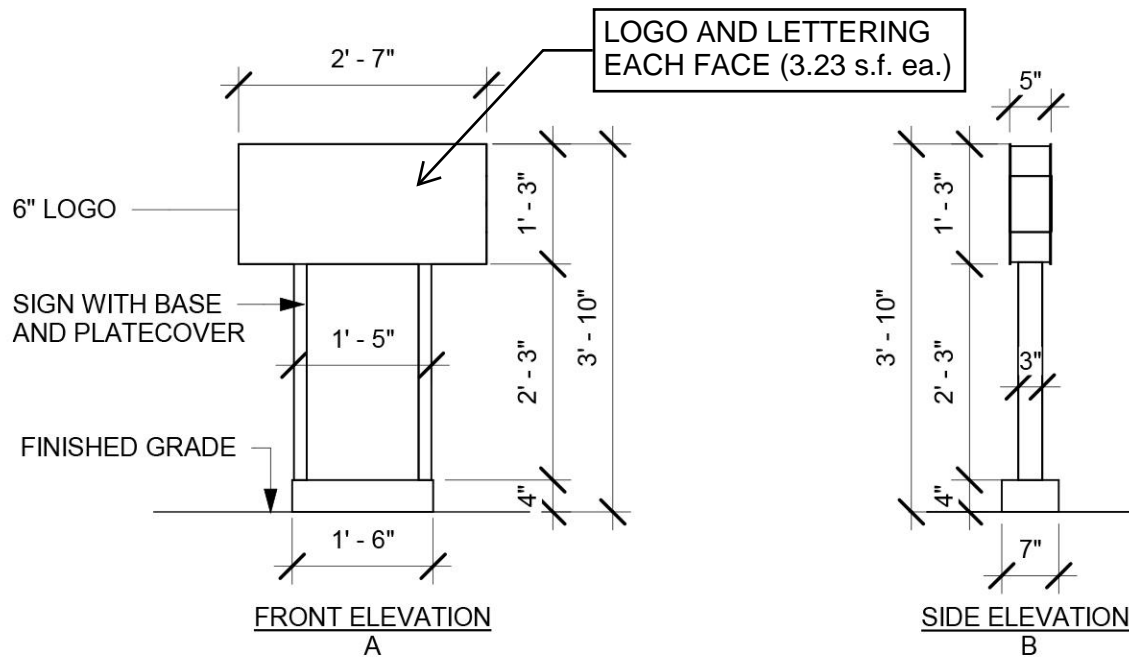
**BUILDING 'A'  
SIGNAGE  
EXHIBIT  
(DRIVE-THRU)**



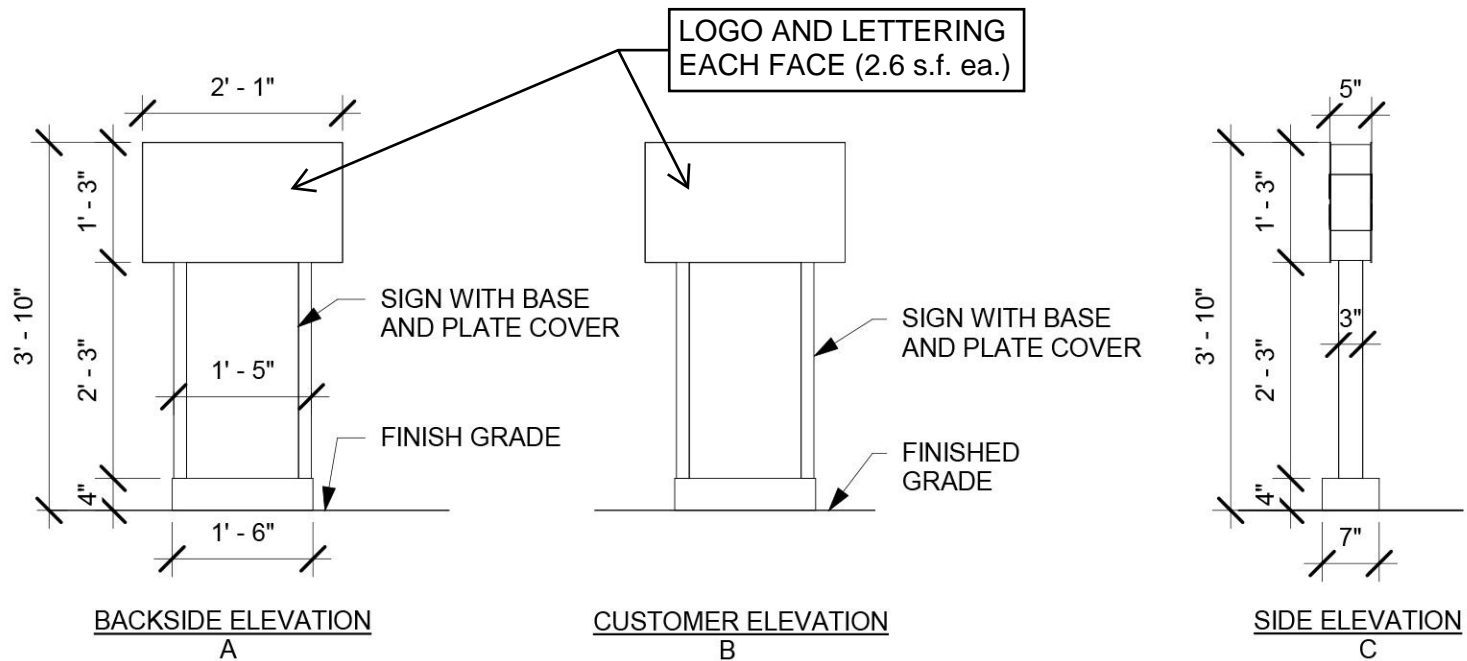
**PRE-MENU BOARD**



**MENU BOARD**



**DIRECTIONAL SIGNAGE (ENTERING)**



**DIRECTIONAL SIGNAGE (EXITING)**

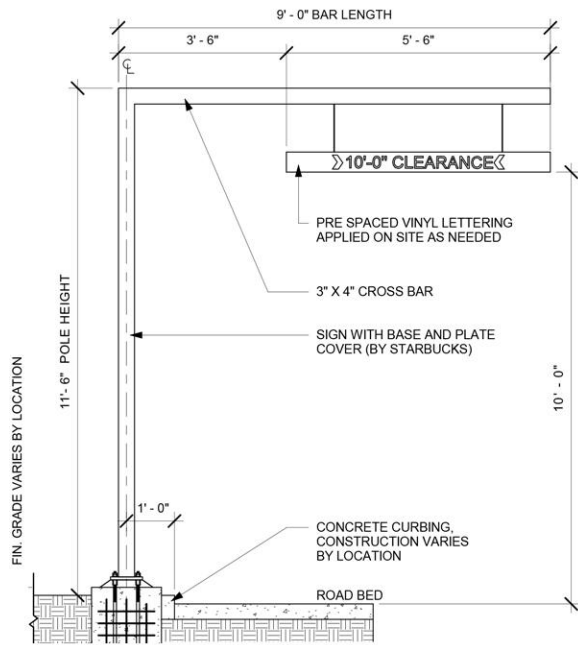


**BUILDING 'A'  
SIGNAGE  
EXHIBIT  
(DRIVE-THRU)**

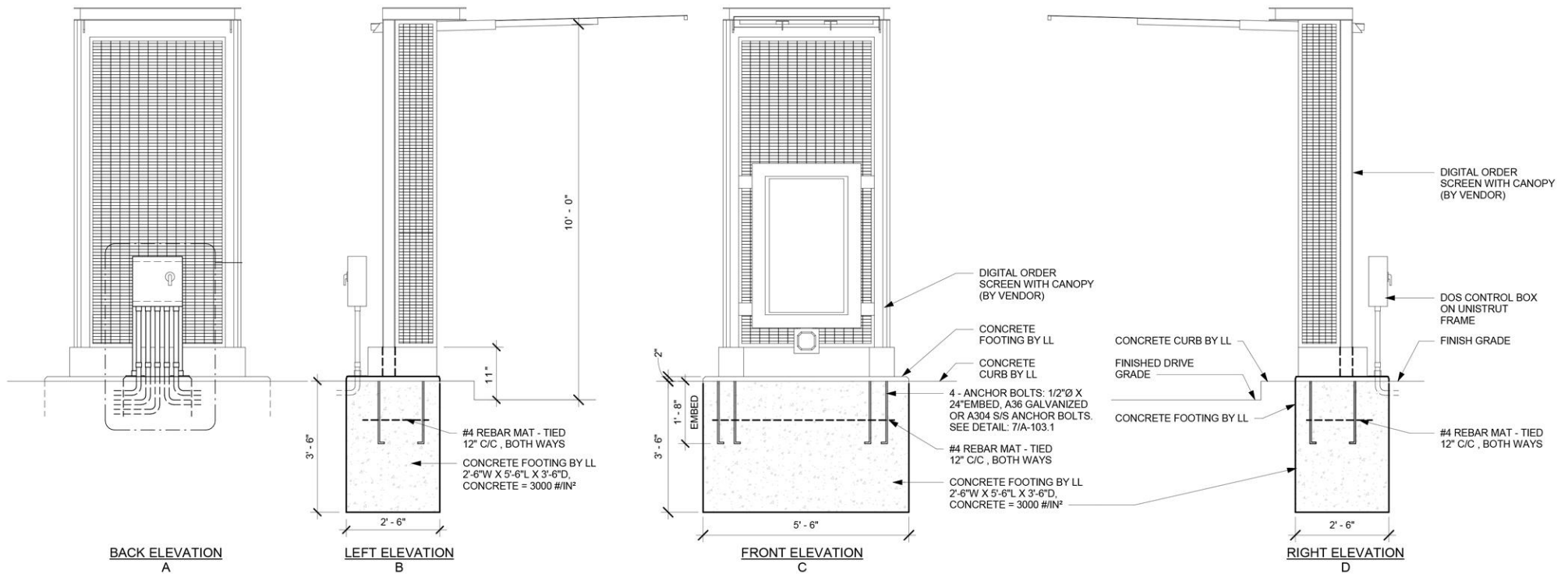




**BUILDING 'A'  
SIGNAGE  
EXHIBIT  
(DRIVE-THRU)**

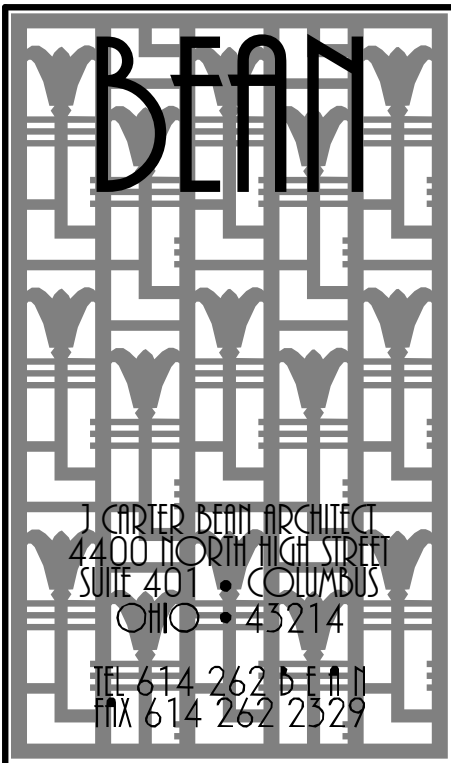


**CLEARANCE BAR**



**ELECTRONIC ORDER KIOSK**

NEW BUILDING FOR:  
**THE CORNERS - BUILDING B**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017



**FINAL DEVELOPMENT PLAN - 05.22.2020**

GENERAL CONSTRUCTION NOTES	DESIGN CODE REFERENCES	INDEX OF DRAWINGS			
<p>1. THE USE OF THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, EITHER WHOLE OR IN PART, FOR ANY OTHER PURPOSE IS PROHIBITED. J. CARTER BEAN ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP.</p> <p>2. THE A.I.A. DOCUMENT A201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL APPLY TO THE PROJECT.</p> <p>3. DO NOT SCALE DRAWINGS, AS WRITTEN DIMENSIONS SHALL GOVERN. WITH RESPECT TO DIMENSIONAL CONFORMANCE, THE FLOOR PLAN BY THE ARCHITECT SHALL SUPERSEDE ALL OTHERS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. WHERE DIMENSIONS ARE MARKED "CLEAR", THEY SHALL BE MAINTAINED, UNOBSTRUCTED, AND PROVIDE ALLOWANCES FOR THE THICKNESS OF ANY AND ALL FINISHES.</p> <p>4. ALL DIMENSIONS FOR EXTERIOR WALLS ARE SHOWN TO FACE OF MASONRY (BLOCK OR BRICK) OR FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR INTERIOR PARTITIONS ARE SHOWN TO FACE OF FRAMING (WOOD OR STEEL STUDS/FURRING) UNLESS SPECIFICALLY NOTE OTHERWISE.</p> <p>5. ON ARCHITECTURAL DRAWINGS, ALL DIMENSIONS WHICH LOCATE STRUCTURAL ELEMENTS ARE WITNESSED TO THE CENTERLINE OF SAID ELEMENT UNLESS NOTED OTHERWISE.</p> <p>6. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND THEIR SUB-CONTRACTORS, TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.</p> <p>7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION AND FOR THE GENERAL COORDINATION OF ALL WORK.</p> <p>8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE ALL PERMITS, PAY ALL FEES, PERFORM ALL TESTS AND PROVIDE ALL INSPECTIONS PER THE REQUIREMENTS OF THE GOVERNING BODIES HAVING LEGAL JURISDICTION.</p> <p>9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND MONITORING OF ON-SITE TESTING AND INSPECTION SERVICES AS REQUIRED TO COMPLETE THE WORK.</p> <p>10. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK, INCLUDING THAT DONE BY SUB-CONTRACTORS, FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF SAID WORK.</p> <p>11. UPON RECEIPT OF ITEMS NOTED ON PLANS, EITHER IN CONTRACT OR NOT IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF AND/OR DAMAGE TO SAID ITEMS.</p> <p>12. THE GENERAL CONTRACTOR SHALL HAVE A TELEPHONE ON PREMISES THROUGHOUT THE DURATION OF CONSTRUCTION.</p> <p>13. DURING THE PERFORMANCE OF WORK, THE GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS, SHALL HAVE A FULL TIME, QUALIFIED SUPERVISOR ON SITE.</p> <p>14. THROUGHOUT THE DURATION OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN OPERATION OF ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.</p> <p>15. PRIOR TO THE COMMENCEMENT OF, AND THROUGHOUT THE DURATION OF THE WORK, THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND COMPARE EXISTING CONDITIONS WITH THESE DOCUMENTS. UPON THE DISCOVERY OF VARIANCES OR CONFLICTS, AND PRIOR TO THE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE ARCHITECT.</p> <p>16. UNLESS NOTED OTHERWISE, ALL ACCESS PANELS SHALL BE 24"X30", MINIMUM.</p> <p>17. WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI 'Z97.1', AS APPROPRIATE.</p> <p>18. PRIOR TO SAW CUTTING AND/OR CORING AS INDICATED IN THESE DOCUMENTS, THE GENERAL CONTRACTOR SHALL EXAMINE ALL FIELD CONDITIONS FOR COORDINATION.</p> <p>19. WHERE INDICATED, AND AS PER OBC SECTION 2303.2, FIRE-RETARDANT TREATED WOOD SHALL BE TREATED PER AWPA AND SHALL NOT HAVE A FLAME SPREAD OF GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84.</p> <p>20. ALL EXTERIOR WOOD BLOCKING IS TO BE PRESSURE TREATED PER AWPA U1 AND M4.</p> <p>21. TO RETARD THE CORROSION PROCESS, ALL FASTENERS, CONNECTORS AND/OR OTHER METAL HARDWARE IN DIRECT CONTACT WITH PRESERVATIVE TREATED, OR FIRE RETARDANT TREATED, WOOD SHALL BE STAINLESS STEEL TYPE 304 OR 316, OR SHALL BE HOT-DIPPED GALVANIZED STEEL PER ASTM A653, CLASS G-185 WITH 1.85 OUNCES OF ZINC PER SQUARE FOOT.</p> <p>22. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED IN VERTICAL CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES OF MASONRY OR CONCRETE WALLS, AT THE CEILING AND FLOOR OR ROOF LEVELS AS PER OBC SECTION 717.2.2.</p> <p>23. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL CONCEALED SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS AS PER OBC SECTION 717.2.3.</p> <p>24. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN OBC TABLE 803.5 FOR THE GROUP AND LOCATION DESIGNATED.</p> <p>25. PORTABLE FIRE EXTINGUISHERS WITH U.L. LABELS AND A RATING OF NOT LESS THAN 4-A SHALL BE PROVIDED BY G.C. WITHIN A 75 FT TRAVEL DISTANCE TO ALL POSITIONS OF BUILDING OR AS DIRECTED BY THE FIRE DEPARTMENT HAVING LOCAL JURISDICTION.</p>	<p>BUILDING CODE _____ OHIO BUILDING CODE (OBC) - 2017                  MECHANICAL CODE _____ OHIO MECHANICAL CODE (OMC) - 2017                  PLUMBING CODE _____ OHIO PLUMBING CODE (OPC) - 2017                  ELECTRICAL CODE _____ NEC 2014 (NFPA 70)                  FIRE PROTECTION CODE _____ OHIO FIRE CODE (OFC) - 2017 (NFPA 13, 2007)                  ACCESSIBILITY _____ ANSI A117.1-2009                  ENERGY CODE _____ OHIO BUILDING CODE (OBC), CHAPTER 11 - 2017                  _____ 2012 INTERNATIONAL ENERGY CODE AND ASHRAE 90.1-2010</p>	PROJECT INFORMATION			
	<p><b>PROJECT DESCRIPTION</b></p> <p>THESE DOCUMENTS DESCRIBE THE CONSTRUCTION OF A NEW 12,595 SQUARE FOOT RETAIL STORE AND DUMPSTER ENCLOSURE.</p>	CIVIL DRAWINGS			
	<p><b>CODE SUMMARY</b></p>	STRUCTURAL DRAWINGS			
		PLUMBING DRAWINGS			
		MECHANICAL DRAWINGS			
		ELECTRICAL DRAWINGS			
		ARCHITECTURAL DRAWINGS			
	<p style="text-align: center;"><b>SITE LOCATION MAP</b></p>				

**THE CORNERS - BUILDING B**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22	May 2020	Final Development
DRAWING TITLE		
TITLE SHEET		
DRAWING NUMBER		
<b>A-0.1B</b>		

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER <b>EM ENGINEERING GROUP</b> 625 EAST NORTH BROADWAY COLUMBUS, OH 43214 TEL 614.225.1580 FAX 614.461.1305	STRUCTURAL ENGINEER <b>LEWIS ENGINEERING INC</b> 3260 HENDERSON RD # 110, COLUMBUS, OH 43220 TEL 614.326.2806	DEVELOPER <b>THE DAIMLER GROUP INC.</b> 41533 LAKE SHORE DR #100, COLUMBUS, OH 43204 TEL 614.488.4424 FAX 614.262.0603	ARCHITECT <b>J. CARTER BEAN ARCHITECT</b> 4400 NORTH HIGH STREET, SUITE 401 COLUMBUS, OH 43214 TEL 614.262.2326 FAX 614.262.2329	LANDSCAPE ARCHITECT <b>POD DESIGN</b> 100 NORTHWOODS BOULEVARD, SUITE A COLUMBUS, OH 43235 TEL 614.255.3399 FAX 614.255.3999	CIVIL ENGINEER <b>EMH&amp;T</b> 5500 NEW ALBANY ROAD COLUMBUS, OH 43054 TEL 614.775.4500
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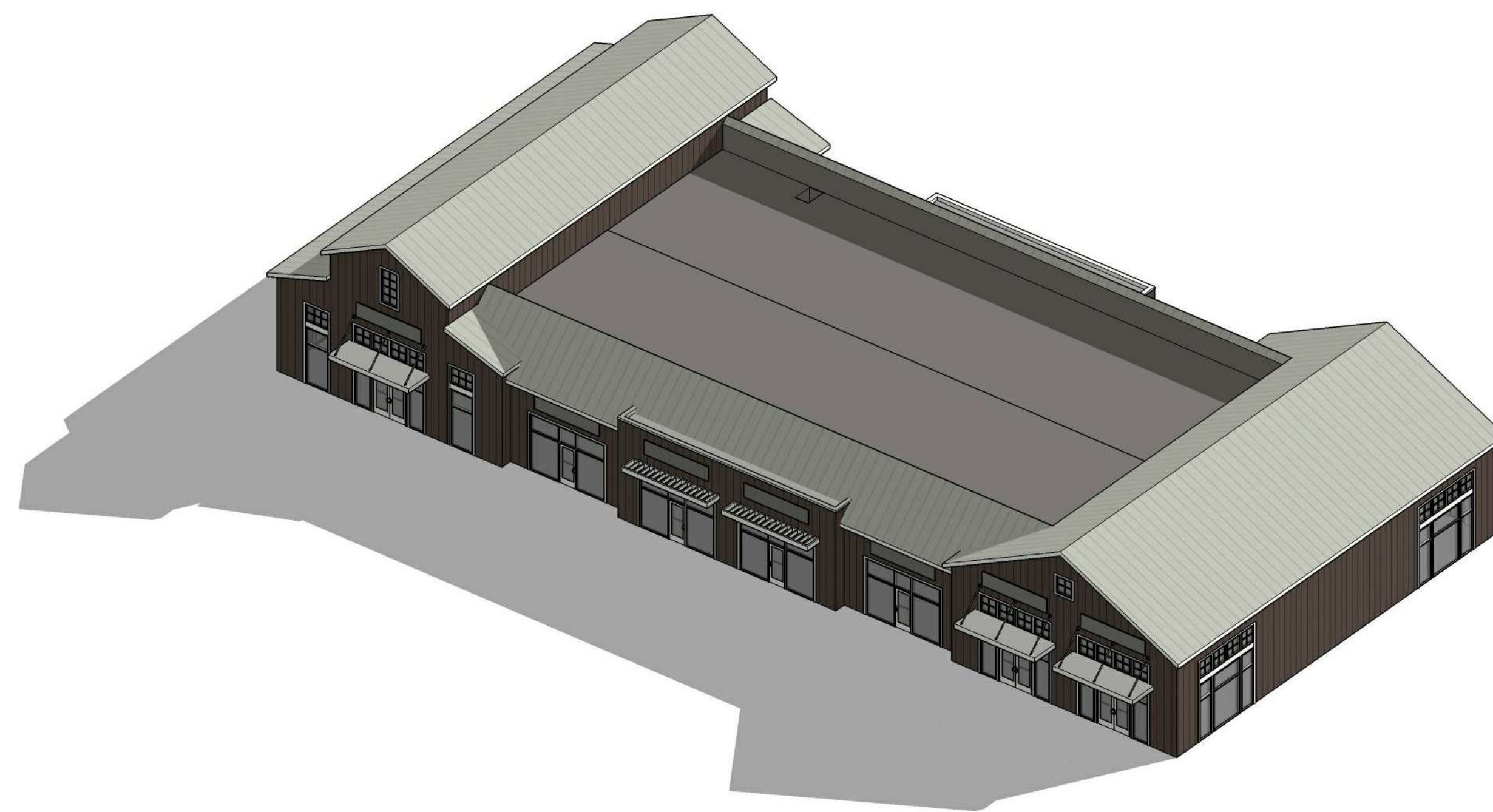


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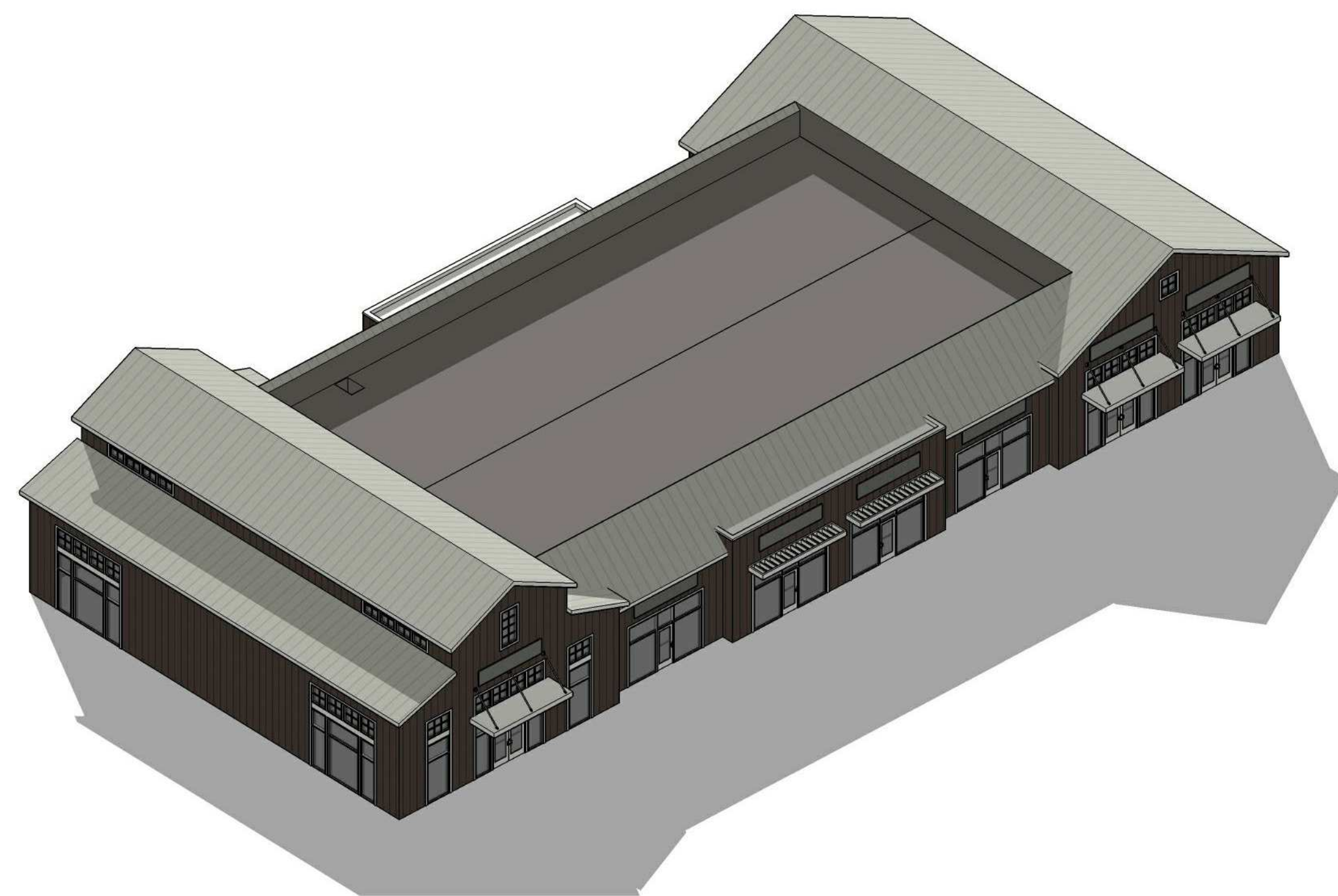
REGISTERED ARCHITECTS  
 4200 LITTLETON RD. SUITE 200  
 COLUMBUS, OHIO 43214  
 TEL: 614.262.5511  
 FAX: 614.262.2529



3D AERIAL VIEW LOOKING NORTHWEST - N.T.S.



3D AERIAL VIEW LOOKING NORTHEAST - N.T.S.



3D AERIAL VIEW LOOKING SOUTHEAST - N.T.S.



3D AERIAL VIEW LOOKING SOUTHWEST - N.T.S.

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**THE CORNERS - BUILDING B**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE		
3D IMAGES		
DRAWING NUMBER		
<b>A-0.2B</b>		
BEAN 2020.00		



**BEAN**

REGISTERED ARCHITECT  
 4200 LITTLETON RD. SUITE 200  
 COLUMBUS, OHIO 43214  
 TEL 614 262 2529  
 FAX 614 262 2529



3D VIEW LOOKING NORTHWEST - N.T.S.



3D VIEW LOOKING NORTHEAST - N.T.S.



3D VIEW LOOKING SOUTHEAST - N.T.S.



3D VIEW LOOKING SOUTHWEST - N.T.S.

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**THE CORNERS - BUILDING B**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development

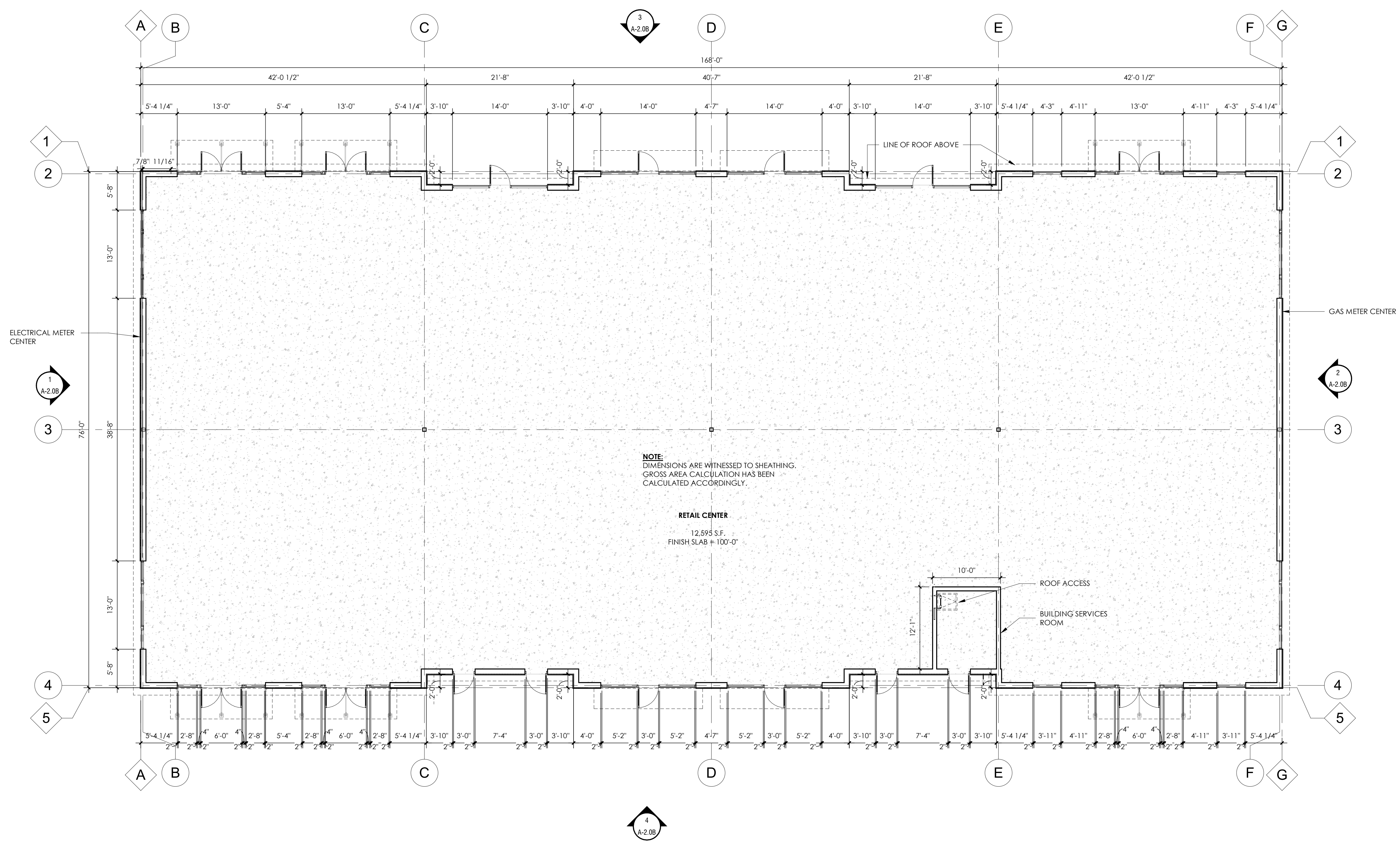
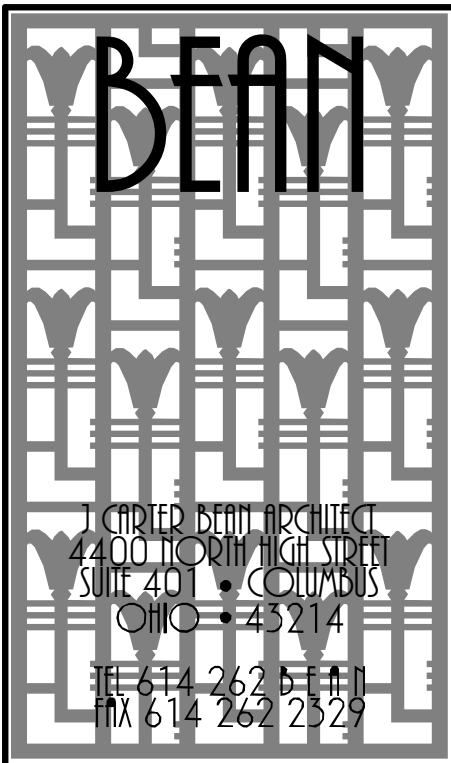
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**3D IMAGES**

DRAWING NUMBER

**A-0.3B**

BEAN 2020.00



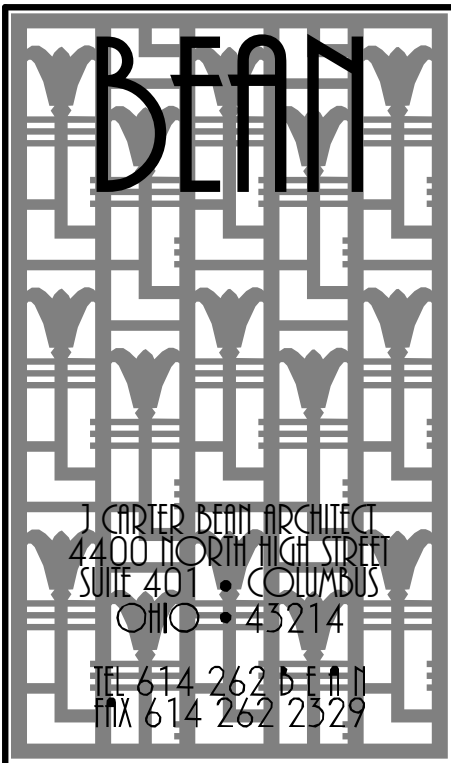


1 BUILDING FLOOR PLAN  
SCALE: 1/8" = 1'-0"

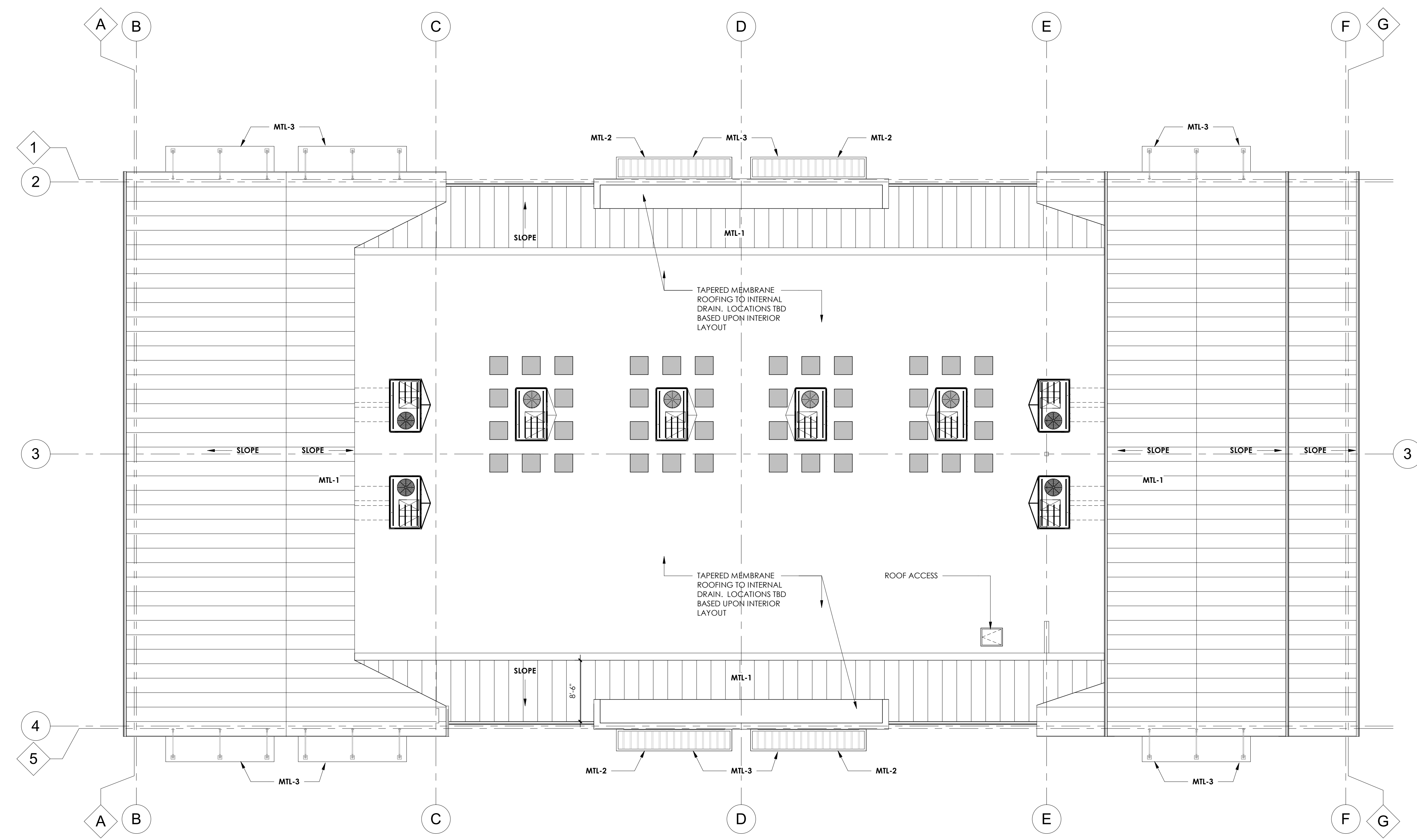
**THE CORNERS - BUILDING B**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR # 100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE BUILDING FLOOR PLAN		
DRAWING NUMBER <b>A-1.0B</b>		

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EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
FC-1	FIBER CEMENT - BOARD AND BATTEN (1/2" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 12" O.C. PAINT: SHERWIN WILLIAMS SW6006 BLACK BEAN
FC-2	FIBER CEMENT TRIM	JAMES HARDIE 5/4" FIBER CEMENT TRIM PAINT: SHERWIN WILLIAMS SW 7005 PURE WHITE
FC-3	FIBER CEMENT BEADBOARD	JAMES HARDIE 5/16" PANEL SIDING (SIERRA B) PAINT: SHERWIN WILLIAMS SW6006 BLACK BEAN
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20" O.C.)	DIMENSIONAL METALS, INC. (DMI) INTERLOCK 1/20" SMOOTH COLOR: WEATHERED ZINC
MTL-2	METAL COPING	DIMENSIONAL METALS, INC. COLOR: BROWN
MTL-3	METAL CANOPY	10" XAPES PREFINISHED CANOPY COLOR: WHITE
PT-1	HOLLOW METAL SERVICE DOORS	SHERWIN WILLIAMS PAINT: SHERWIN WILLIAMS SW 7005 PURE WHITE
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 451-1 SERIES, 2" x 4 1/2" FOR 1" INSULATED GLAZING - COLOR: WHITE
ST-1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #22 CALIFORNIA MORTAR: CEMEX RC-53-C HONEYCOMB



1 BUILDING ROOF PLAN  
SCALE: 1/8" = 1'-0"

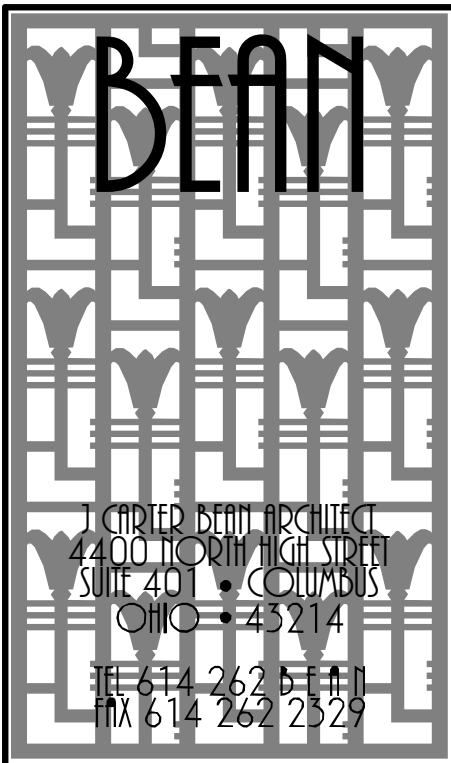
**THE CORNERS - BUILDING B**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development

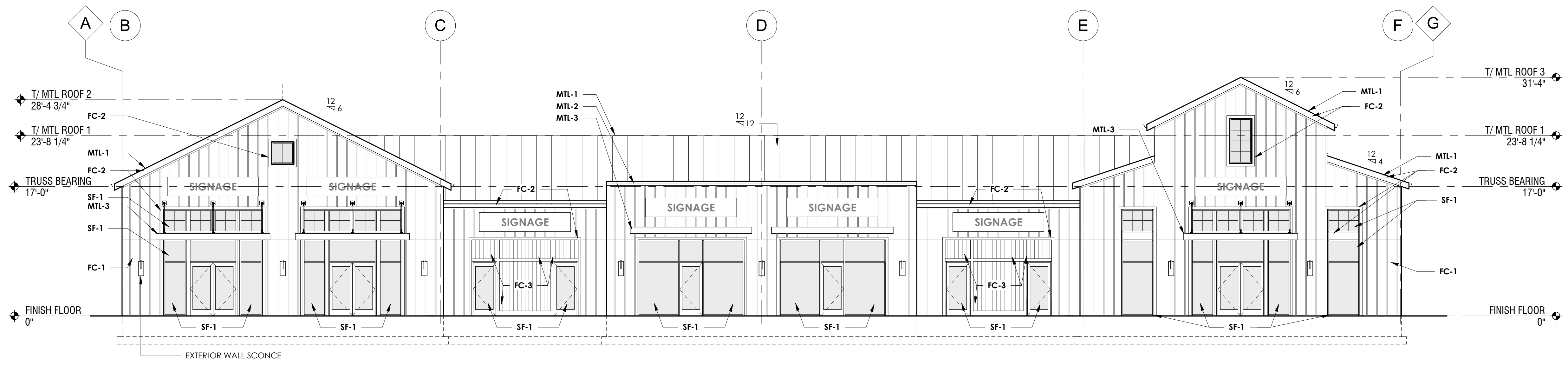
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**BUILDING ROOF PLAN**

DRAWING NUMBER  
**A-1.1B**

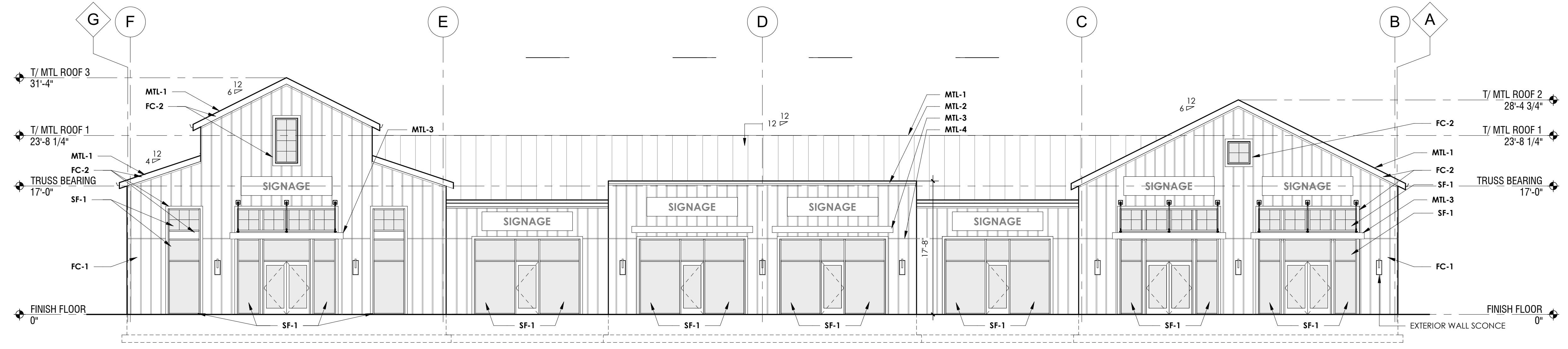




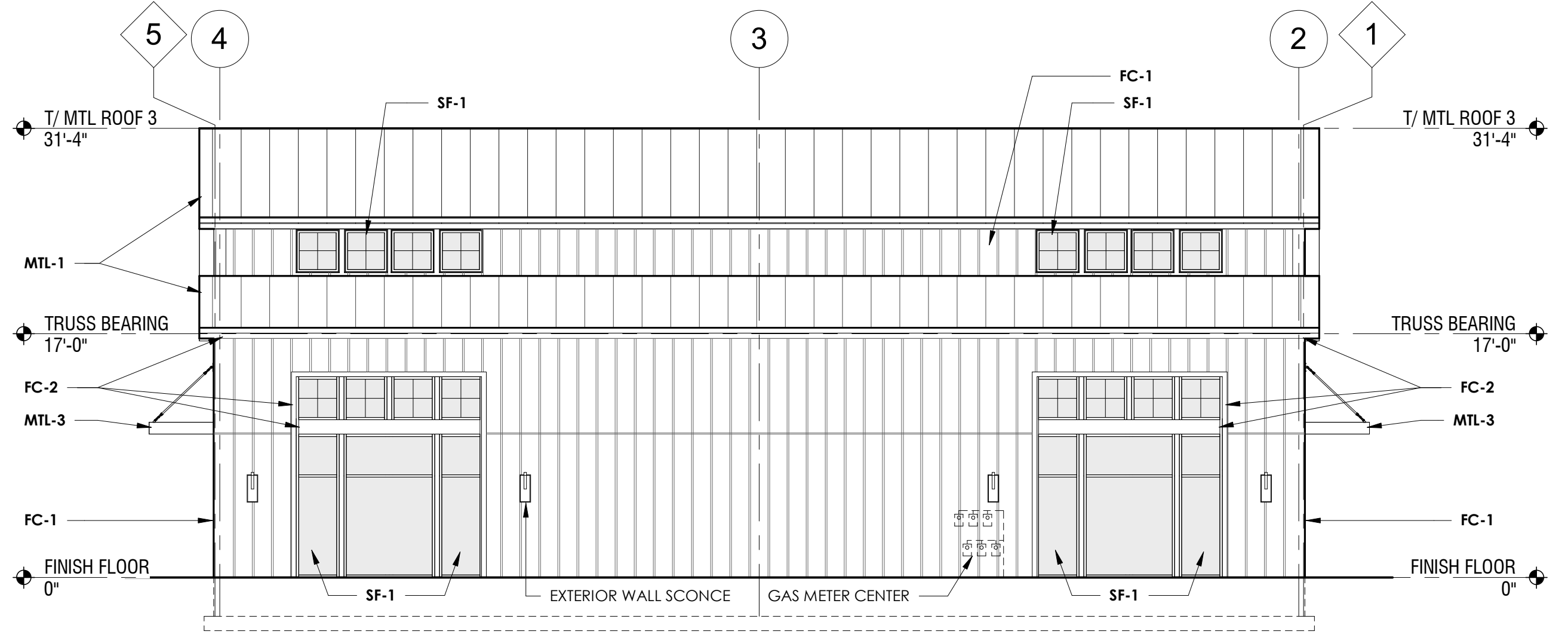
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SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 4513 SERIES 2" x 4 1/2" FOR 1" INSULATED GLAZING - COLOR: WHITE
ST-1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #220 CALIFORNIA MORTAR: CEMEX RC-53-C "HONEYCOMB"



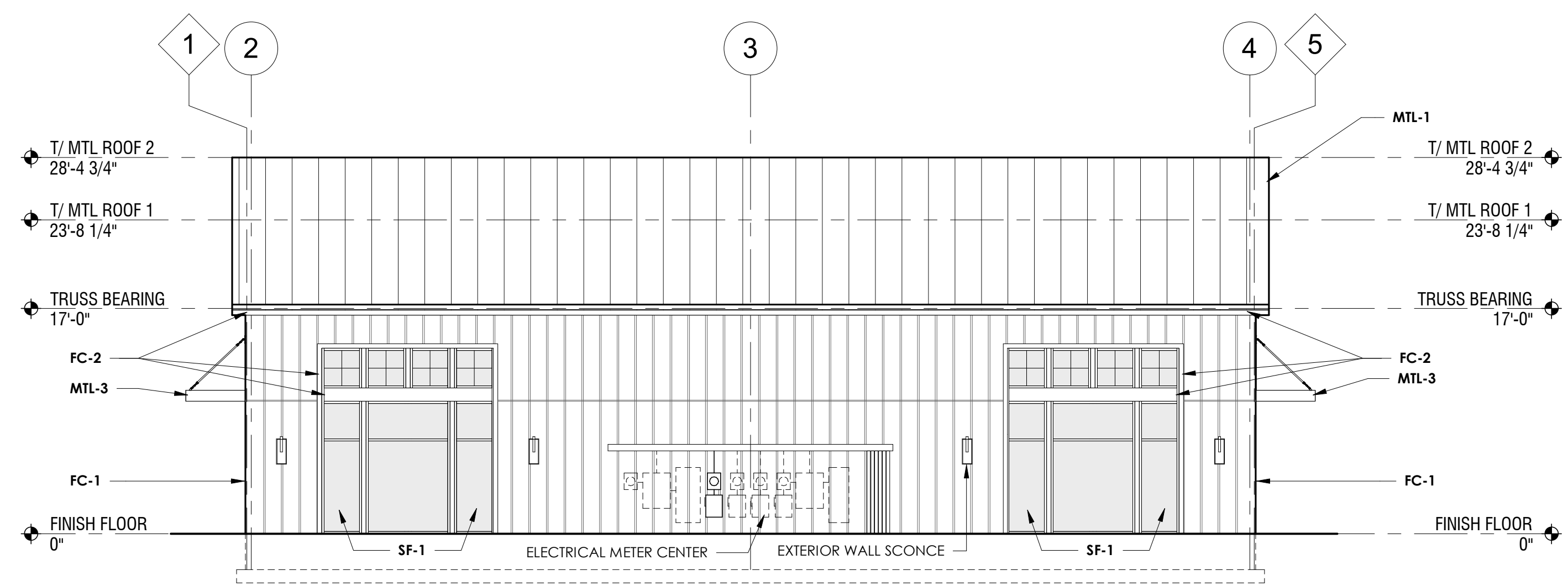
4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

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**THE CORNERS - BUILDING B**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22	May 2020	Final Development
DRAWING TITLE EXTERIOR ELEVATIONS		
DRAWING NUMBER <b>A-2.0B</b>		

# CAPTURE

- 1185 - SMALL
- 1186 - MEDIUM
- 1187 - LARGE
- 1188 - POST
- 1184 - CEILING / FLUSH

Project Name \_\_\_\_\_

Fixture Type \_\_\_\_\_

Quantity \_\_\_\_\_

Norwell | Lighting

I L E X

Custom Metalcraft

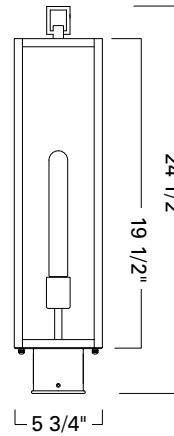


Post  
1188-MB-CL

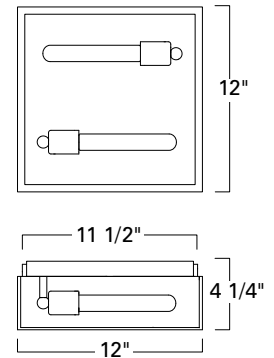


Ceiling / Flush  
1184-MB-CL

1188 Post



1184 Ceiling / Flush



Small Sconce  
1185-MB-CL

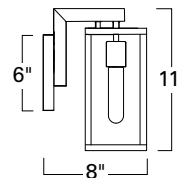


Medium Sconce  
1186-MB-CL

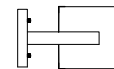


Large Sconce  
1187-MB-CL

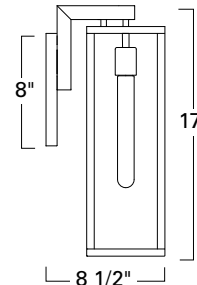
1185 Small



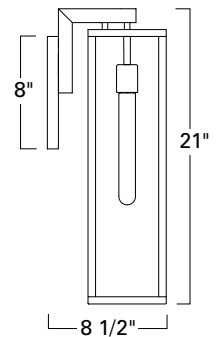
Top View



1186 Medium



1187 Large



Product Name / Model / Dimensions					Finish Options	Diffuser	Lamping Options
CAPTURE - Post 1188, Flush 1184, Small Sconce 1185, Medium Sconce 1186, Large Sconce 1187					Standard Matte Black / MB	Standard Clear Glass / CL	Standard 1185 1186 1187 1188 - 1- 75 Watt Edison T10 Recommended  1184 - 2- 75 Watt Edison T10 Recommended
	Height	Width	Projection	TTO*			
1185	11"	4 3/4"	8"	4 7/8"			
1186	17"	5 1/2"	8 1/2"	4 7/8"			
1187	21"	5 1/2"	8 1/2"	4 7/8"			
1188	24 1/2"	5 3/4"					
1184	4 1/4"	12" square					
1185 Backplate 6" H X 4 3/4" W 1186 1187 Backplate 8" H X 4 3/4" W							

UL/ETL Listed and Wet Location, Outdoor Rated \*Top of fixture to center point of junction box

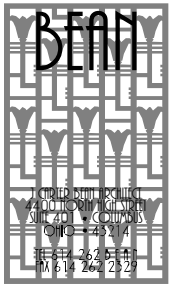
REV-2-2020

**DISCLAIMER:**

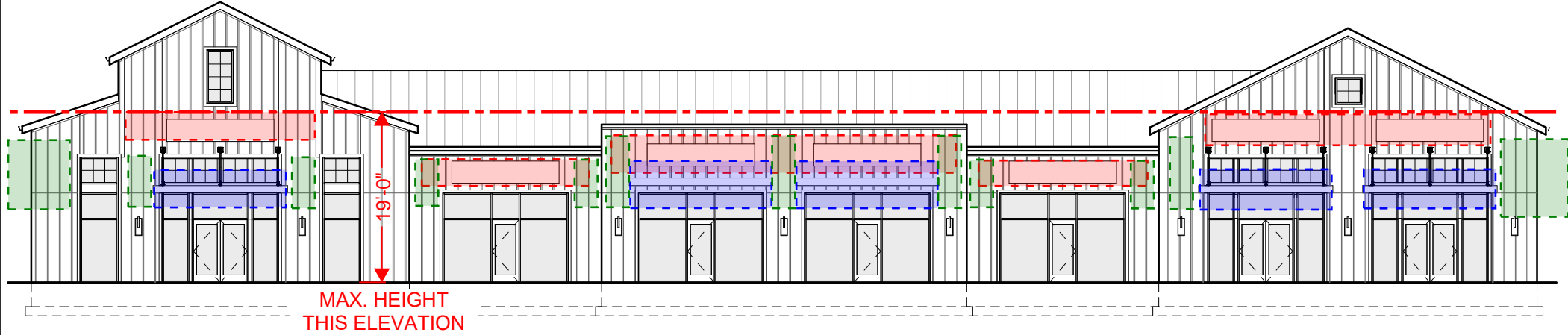
Norwell Lighting and its companies, ILEX Architectural Lighting and Custom Metalcraft reserve the right to change specifications related to its product at anytime. USA Made indicates product is manufactured in East Taunton, Massachusetts facility. Phone: 508-823-1751



WALL	DASHED & SHADED AREAS INDICATE POSSIBLE 'SIGN ZONES'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.
CANOPY	
PROJECTING	



**BUILDING 'B'  
SIGNAGE  
EXHIBIT  
(ON BUILDING)**



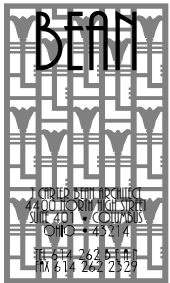
**MAX. HEIGHT  
THIS ELEVATION**

1

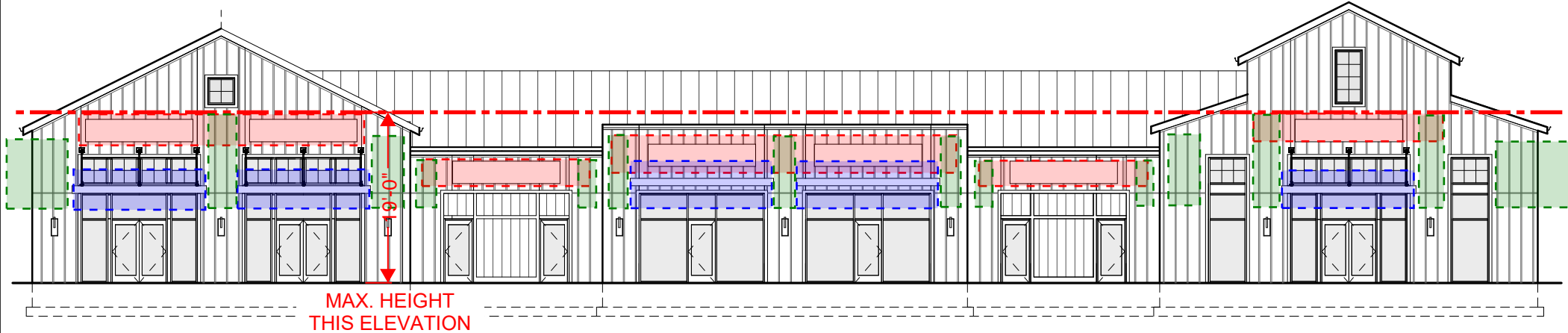
**WEST ELEVATION SIGNAGE**

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

WALL	DASHED & SHADED AREAS INDICATE POSSIBLE 'SIGN ZONES'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.
CANOPY	
PROJECTING	



**BUILDING 'B'  
SIGNAGE  
EXHIBIT  
(ON BUILDING)**



**MAX. HEIGHT  
THIS ELEVATION**

1

**EAST ELEVATION SIGNAGE**

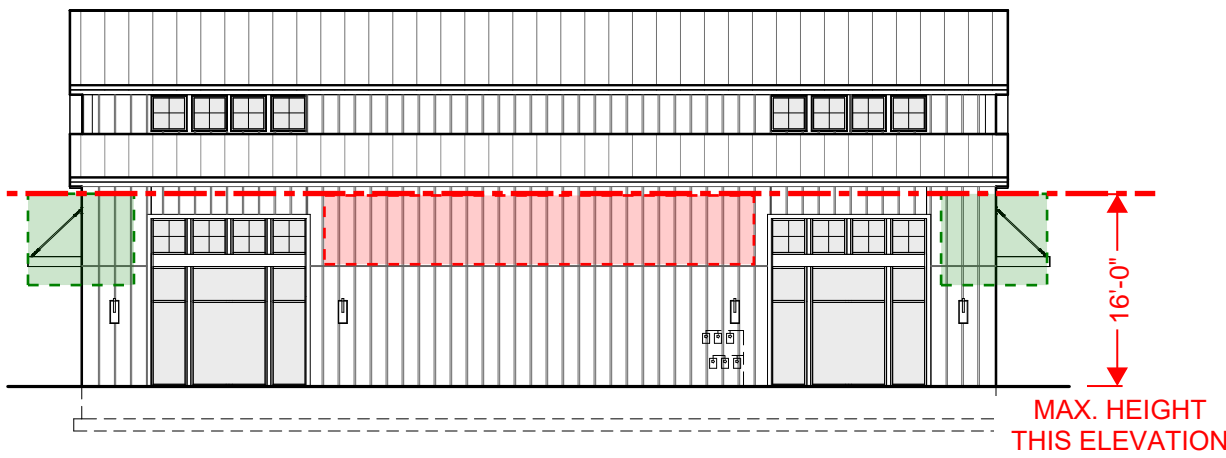
SCALE: 1/16" = 1'-0"



WALL     DASHED & SHADED AREAS INDICATE POSSIBLE 'SIGN ZONES'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.  
CANOPY  
PROJECTING



**2**     **SOUTH ELEVATION SIGNAGE**  
 SCALE: 1/16" = 1'-0"



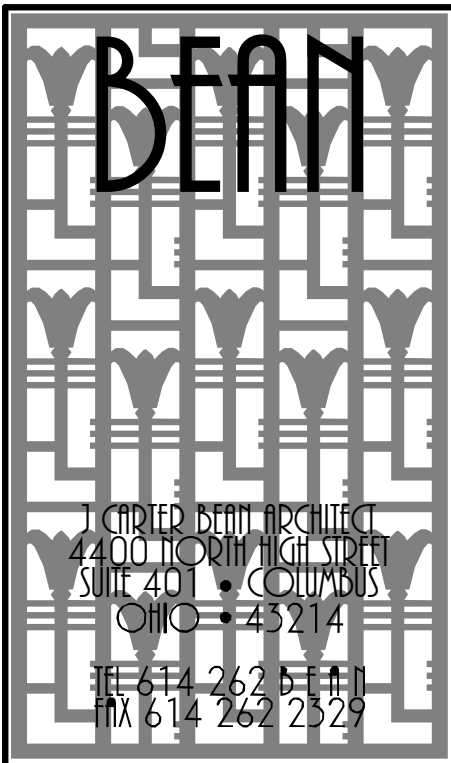
**1**     **NORTH ELEVATION SIGNAGE**  
 SCALE: 1/16" = 1'-0"



**BUILDING 'B'**  
**SIGNAGE**  
**EXHIBIT**  
**(ON BUILDING)**

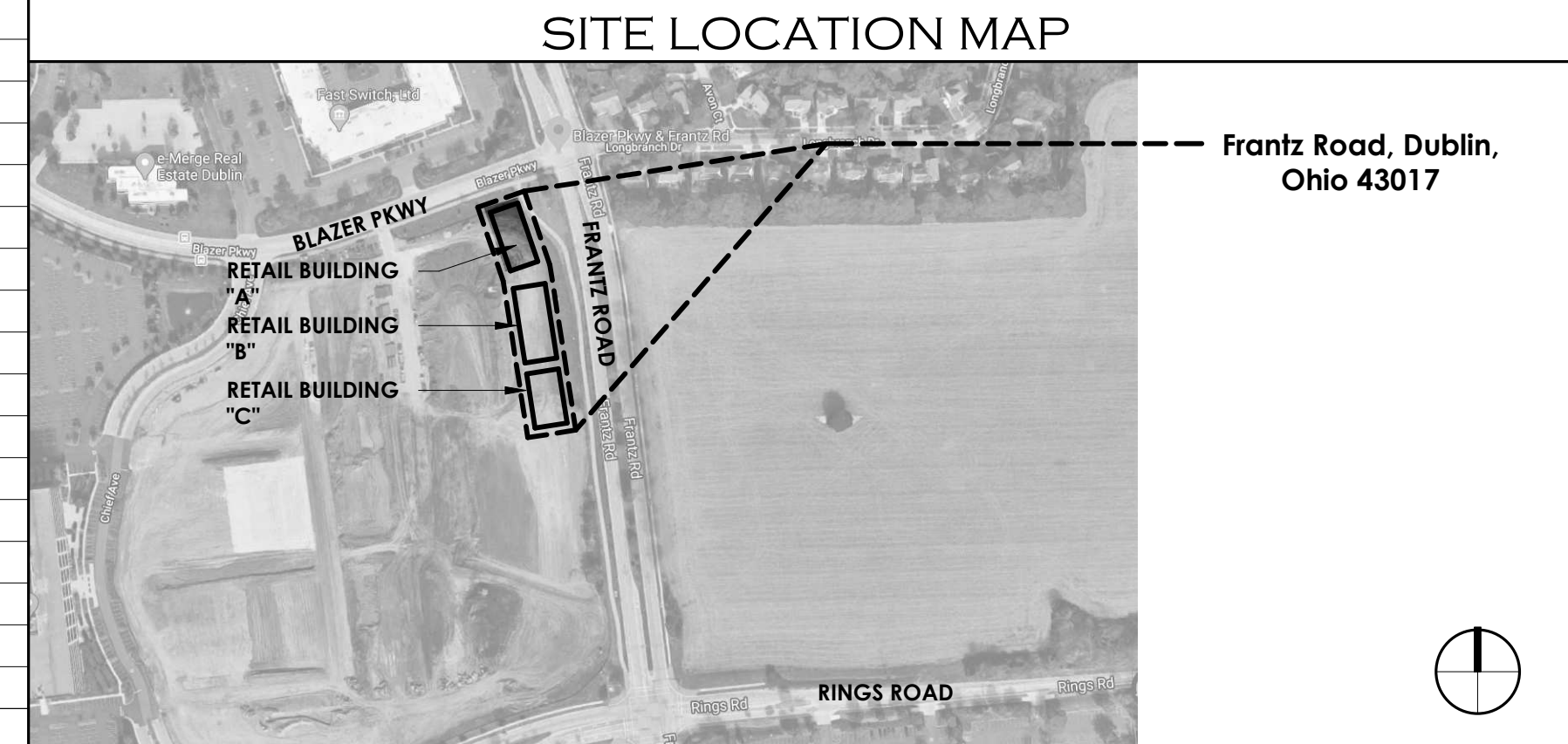
# NEW BUILDING FOR: THE CORNERS - BUILDING C

FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017



## FINAL DEVELOPMENT PLAN - 05.22.2020

GENERAL CONSTRUCTION NOTES	DESIGN CODE REFERENCES	INDEX OF DRAWINGS				
		PROJECT INFORMATION	ISSUE DATE	REVISION	COMMENTS	
<p>1. THE USE OF THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, EITHER WHOLE OR IN PART, FOR ANY OTHER PURPOSE IS PROHIBITED. J. CARTER BEAN ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP.</p> <p>2. THE A.I.A. DOCUMENT A201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL APPLY TO THE PROJECT.</p> <p>3. DO NOT SCALE DRAWINGS, AS WRITTEN DIMENSIONS SHALL GOVERN. WITH RESPECT TO DIMENSIONAL CONFORMANCE, THE FLOOR PLAN BY THE ARCHITECT SHALL SUPERSEDE ALL OTHERS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. WHERE DIMENSIONS ARE MARKED "CLEAR", THEY SHALL BE MAINTAINED, UNOBSTRUCTED, AND PROVIDE ALLOWANCES FOR THE THICKNESS OF ANY AND ALL FINISHES.</p> <p>4. ALL DIMENSIONS FOR EXTERIOR WALLS ARE SHOWN TO FACE OF MASONRY (BLOCK OR BRICK) OR FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR INTERIOR PARTITIONS ARE SHOWN TO FACE OF FRAMING (WOOD OR STEEL STUDS/FURRING) UNLESS SPECIFICALLY NOTE OTHERWISE.</p> <p>5. ON ARCHITECTURAL DRAWINGS, ALL DIMENSIONS WHICH LOCATE STRUCTURAL ELEMENTS ARE WITNESSED TO THE CENTERLINE OF SAID ELEMENT UNLESS NOTED OTHERWISE.</p> <p>6. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND THEIR SUB-CONTRACTORS, TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.</p> <p>7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION AND FOR THE GENERAL COORDINATION OF ALL WORK.</p> <p>8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE ALL PERMITS, PAY ALL FEES, PERFORM ALL TESTS AND PROVIDE ALL INSPECTIONS PER THE REQUIREMENTS OF THE GOVERNING BODIES HAVING LEGAL JURISDICTION.</p> <p>9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND MONITORING OF ON-SITE TESTING AND INSPECTION SERVICES AS REQUIRED TO COMPLETE THE WORK.</p> <p>10. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK, INCLUDING THAT DONE BY SUB-CONTRACTORS, FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF SAID WORK.</p> <p>11. UPON RECEIPT OF ITEMS NOTED ON PLANS, EITHER IN CONTRACT OR NOT IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF AND/OR DAMAGE TO SAID ITEMS.</p> <p>12. THE GENERAL CONTRACTOR SHALL HAVE A TELEPHONE ON PREMISES THROUGHOUT THE DURATION OF CONSTRUCTION.</p> <p>13. DURING THE PERFORMANCE OF WORK, THE GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS, SHALL HAVE A FULL TIME, QUALIFIED SUPERVISOR ON SITE.</p> <p>14. THROUGHOUT THE DURATION OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN OPERATION OF ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.</p> <p>15. PRIOR TO THE COMMENCEMENT OF, AND THROUGHOUT THE DURATION OF THE WORK, THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND COMPARE EXISTING CONDITIONS WITH THESE DOCUMENTS. UPON THE DISCOVERY OF VARIANCES OR CONFLICTS, AND PRIOR TO THE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE ARCHITECT.</p> <p>16. UNLESS NOTED OTHERWISE, ALL ACCESS PANELS SHALL BE 24"x30", MINIMUM.</p> <p>17. WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI 'Z97.1', AS APPROPRIATE.</p> <p>18. PRIOR TO SAW CUTTING AND/OR CORING AS INDICATED IN THESE DOCUMENTS, THE GENERAL CONTRACTOR SHALL EXAMINE ALL FIELD CONDITIONS FOR COORDINATION.</p> <p>19. WHERE INDICATED, AND AS PER OBC SECTION 2303.2, FIRE-RETARDANT TREATED WOOD SHALL BE TREATED PER AWPA AND SHALL NOT HAVE A FLAME SPREAD OF GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84.</p> <p>20. ALL EXTERIOR WOOD BLOCKING IS TO BE PRESSURE TREATED PER AWPA U1 AND M4.</p> <p>21. TO RETARD THE CORROSION PROCESS, ALL FASTENERS, CONNECTORS AND/OR OTHER METAL HARDWARE IN DIRECT CONTACT WITH PRESERVATIVE TREATED, OR FIRE RETARDANT TREATED, WOOD SHALL BE STAINLESS STEEL TYPE 304 OR 316, OR SHALL BE HOT-DIPPED GALVANIZED STEEL PER ASTM A653, CLASS G-185 WITH 1.85 OUNCES OF ZINC PER SQUARE FOOT.</p> <p>22. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED IN VERTICAL CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES OF MASONRY OR CONCRETE WALLS, AT THE CEILING AND FLOOR OR ROOF LEVELS AS PER OBC SECTION 717.2.2.</p> <p>23. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL CONCEALED SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS AS PER OBC SECTION 717.2.3.</p> <p>24. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN OBC TABLE 803.5 FOR THE GROUP AND LOCATION DESIGNATED.</p> <p>25. PORTABLE FIRE EXTINGUISHERS WITH U.L. LABELS AND A RATING OF NOT LESS THAN 4-A SHALL BE PROVIDED BY G.C. WITHIN A 75 FT TRAVEL DISTANCE TO ALL POSITIONS OF BUILDING OR AS DIRECTED BY THE FIRE DEPARTMENT HAVING LOCAL JURISDICTION.</p>	<p>BUILDING CODE _____ OHIO BUILDING CODE (OBC) - 2017</p> <p>MECHANICAL CODE _____ OHIO MECHANICAL CODE (OMC) - 2017</p> <p>PLUMBING CODE _____ OHIO PLUMBING CODE (OPC) - 2017</p> <p>ELECTRICAL CODE _____ NEC 2014 (NFPA 70)</p> <p>FIRE PROTECTION CODE _____ OHIO FIRE CODE (OFC) - 2017 (NFPA 13, 2007)</p> <p>ACCESSIBILITY _____ ANSI A117.1-2009</p> <p>ENERGY CODE _____ OHIO BUILDING CODE (OBC), CHAPTER 11 - 2017</p> <p>_____ 2012 INTERNATIONAL ENERGY CODE AND ASHRAE 90.1-2010</p>	<p>PROJECT INFORMATION</p> <p>CIVIL DRAWINGS</p> <p>STRUCTURAL DRAWINGS</p> <p>PLUMBING DRAWINGS</p> <p>MECHANICAL DRAWINGS</p> <p>ELECTRICAL DRAWINGS</p> <p>ARCHITECTURAL DRAWINGS</p>				
	<p><b>PROJECT DESCRIPTION</b></p> <p>THESE DOCUMENTS DESCRIBE THE CONSTRUCTION OF A NEW 8,280 SQUARE FOOT RETAIL STORE AND DUMPSTER ENCLOSURE.</p>					
	<p><b>CODE SUMMARY</b></p>					

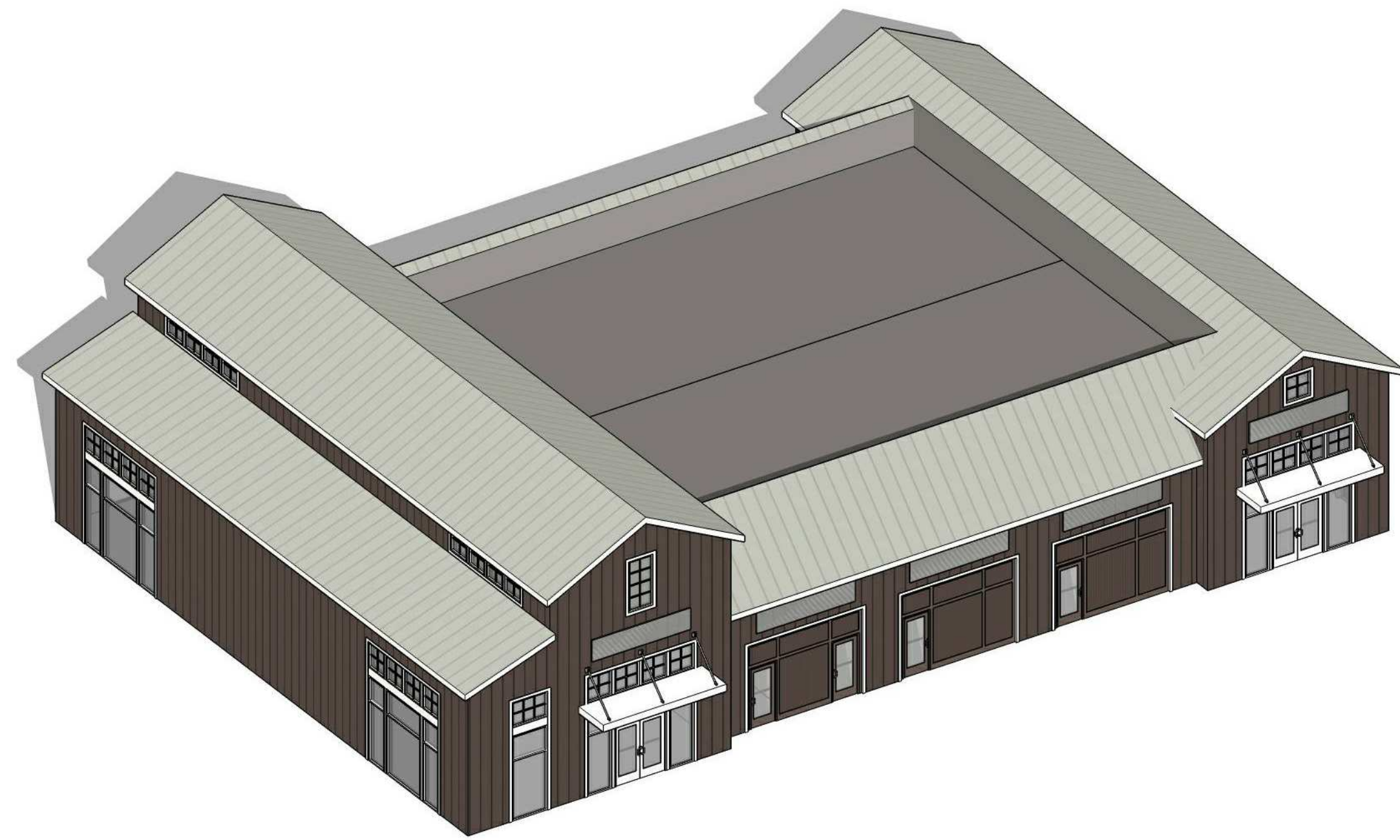


<p>MECHANICAL / ELECTRICAL / PLUMBING ENGINEER</p> <p><b>EM ENGINEERING GROUP</b></p> <p>625 EAST NORTH BROADWAY COLUMBUS, OH 43214 TEL 614.225.1580 FAX 614.461.1305</p>	<p>STRUCTURAL ENGINEER</p> <p><b>LEWIS ENGINEERING INC</b></p> <p>3260 HENDERSON RD # 110, COLUMBUS, OH 43220 TEL 614.326.2806</p>	<p>DEVELOPER</p> <p><b>THE DAIMLER GROUP INC.</b></p> <p>41533 LAKE SHORE DR #100, COLUMBUS, OH 43204 TEL 614.488.4424 FAX 614.262.0603</p>	<p>ARCHITECT</p> <p><b>J. CARTER BEAN ARCHITECT</b></p> <p>4400 NORTH HIGH STREET, SUITE 401 COLUMBUS, OH 43214 TEL 614.262.2326 FAX 614.262.2329</p>	<p>LANDSCAPE ARCHITECT</p> <p><b>POD DESIGN</b></p> <p>100 NORTHWOODS BOULEVARD, SUITE A COLUMBUS, OH 43235 TEL 614.255.3399 FAX 614.255.3999</p>	<p>CIVIL ENGINEER</p> <p><b>EMH&amp;T</b></p> <p>5500 NEW ALBANY ROAD COLUMBUS, OH 43054 TEL 614.775.4500</p>
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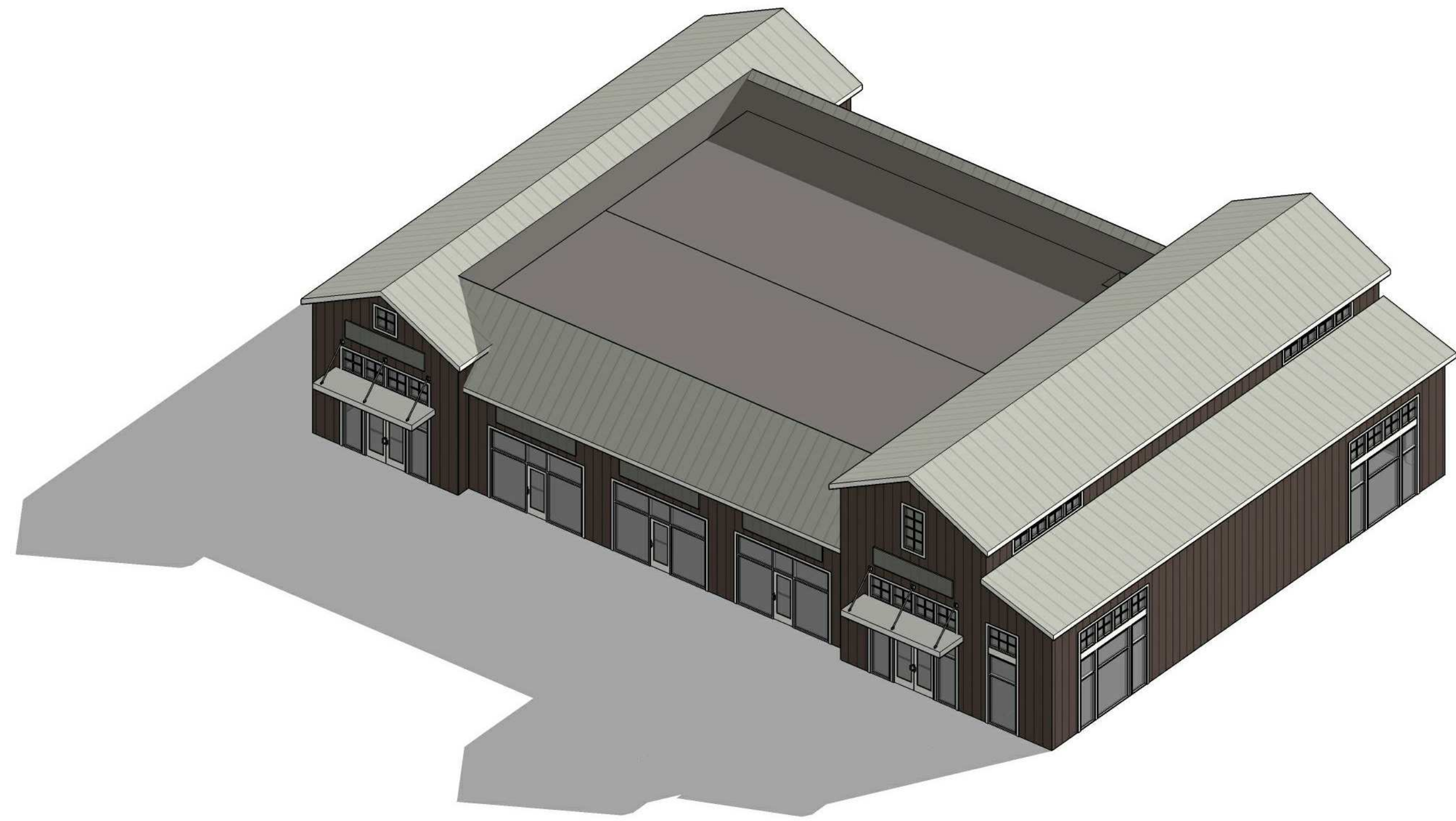
**THE CORNERS - BUILDING C**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22	May 2020	Final Development
DRAWING TITLE		
TITLE SHEET		
DRAWING NUMBER		
<b>A-0.1C</b>		

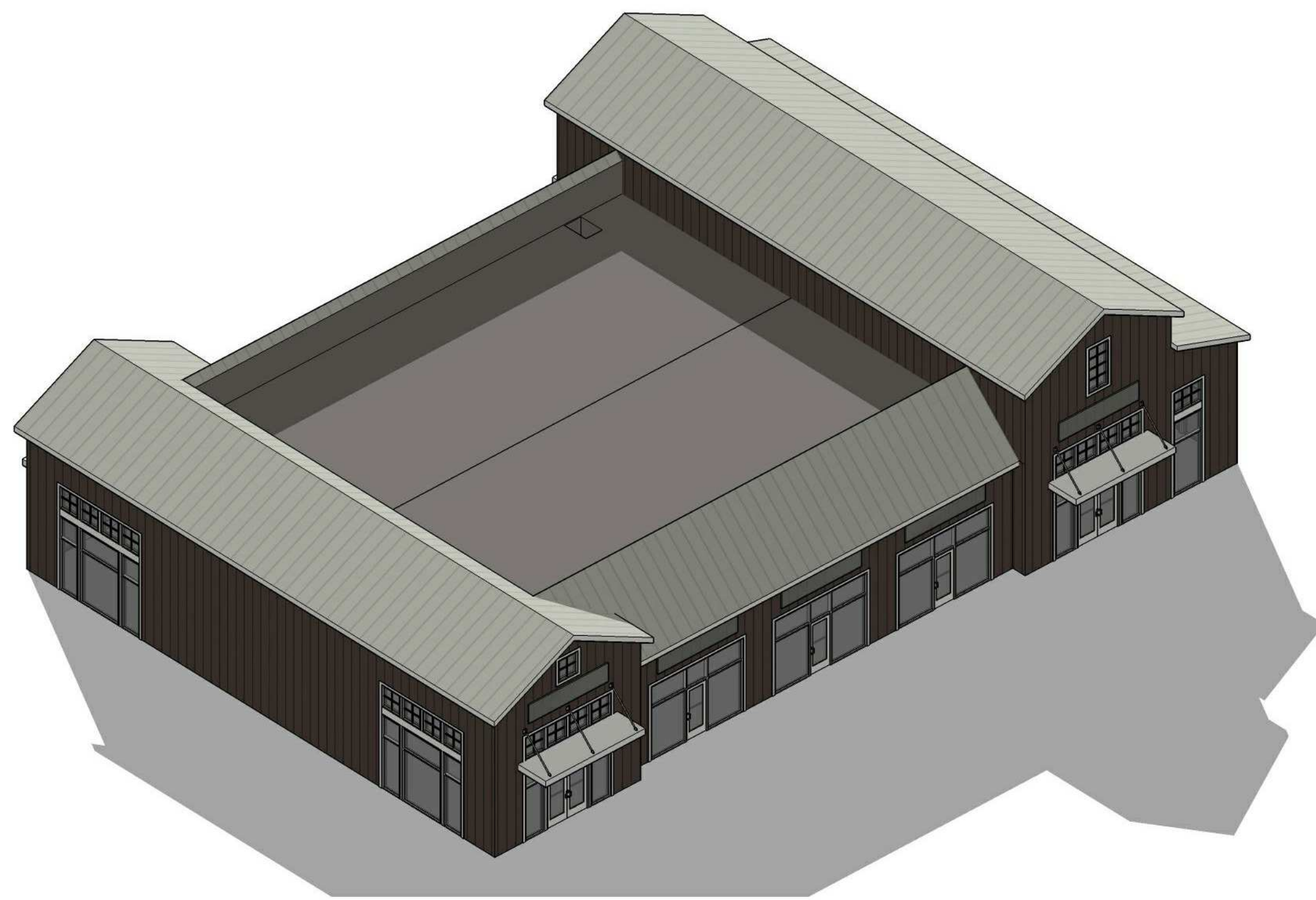




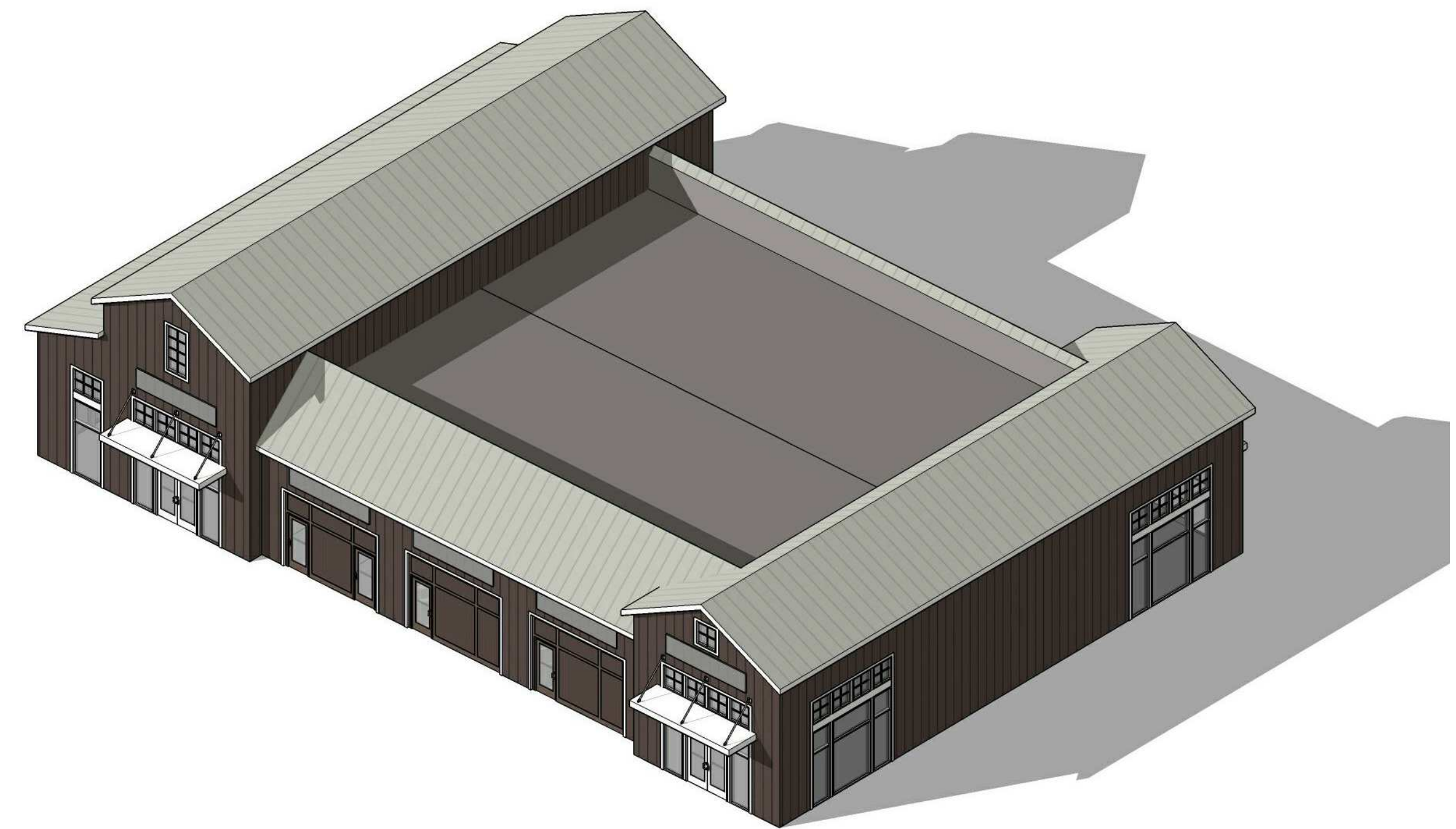
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3D AERIAL VIEW LOOKING NORTHEAST - N.T.S.



3D AERIAL VIEW LOOKING SOUTHEAST - N.T.S.



3D AERIAL VIEW LOOKING SOUTHWEST - N.T.S.

**THE CORNERS - BUILDING C**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development

DRAWING TITLE  
**3D IMAGES**

DRAWING NUMBER

**A-0.2C**



**BEAN**

REGISTERED ARCHITECT  
 4200 LITTLETON RD. SUITE 200  
 COLUMBUS, OHIO 43214  
 TEL 614 262 2511  
 FAX 614 262 2529



3D VIEW LOOKING NORTHWEST - N.T.S.



3D VIEW LOOKING NORTHEAST - N.T.S.



3D VIEW LOOKING SOUTHEAST - N.T.S.



3D VIEW LOOKING SOUTHWEST - N.T.S.

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**THE CORNERS - BUILDING C**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development

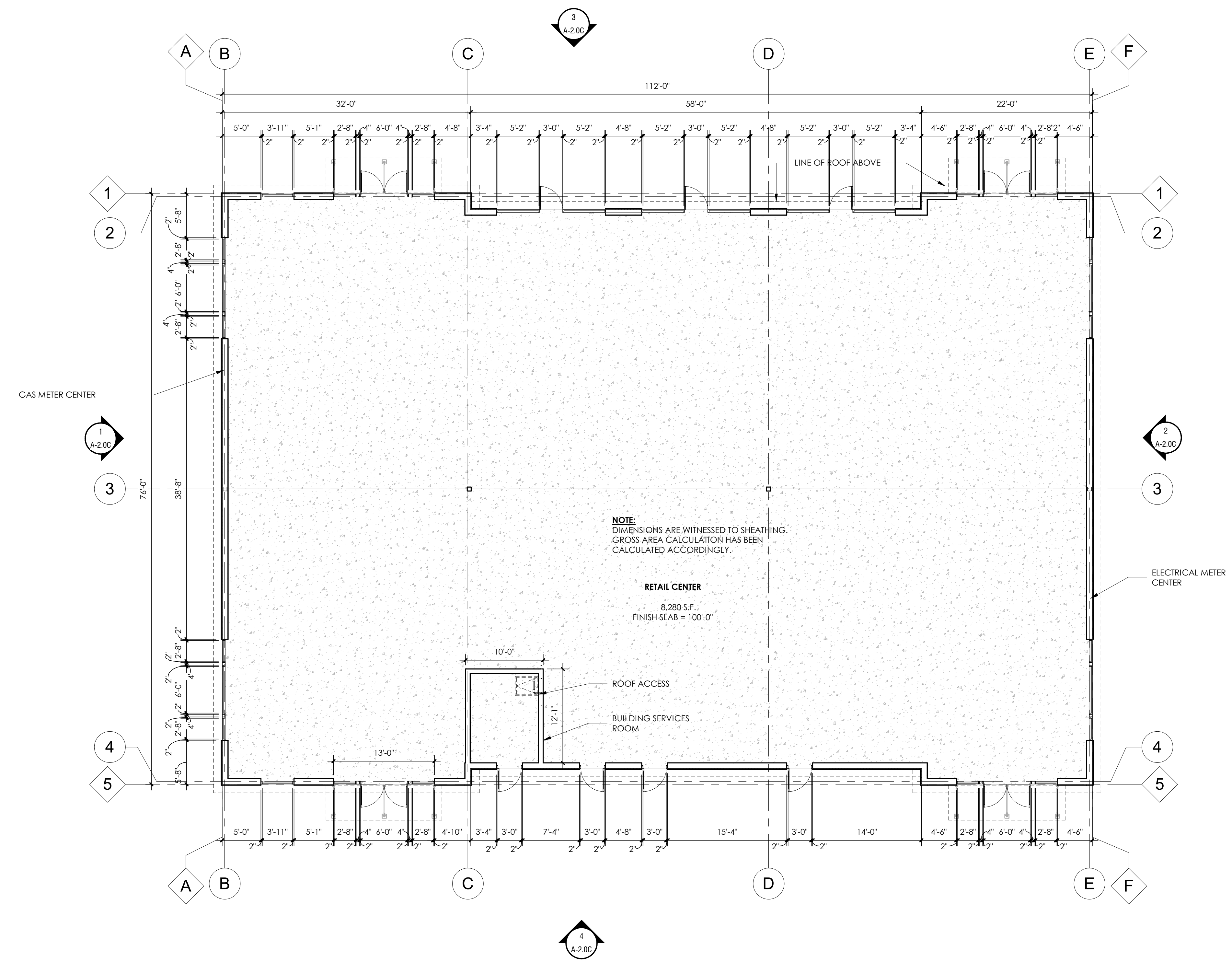
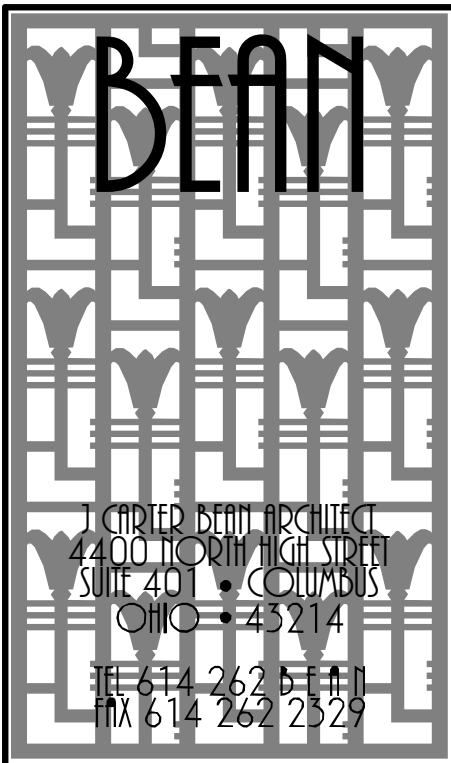
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**3D IMAGES**

DRAWING NUMBER

**A-0.3C**

BEAN 2020.00





NOTE:  
DIMENSIONS ARE WITNESSED TO SHEATHING.  
GROSS AREA CALCULATION HAS BEEN  
CALCULATED ACCORDINGLY.

RETAIL CENTER  
8,280 S.F.  
FINISH SLAB = 100'-0"

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

**THE CORNERS - BUILDING C**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR # 100, COLUMBUS, OH 43204

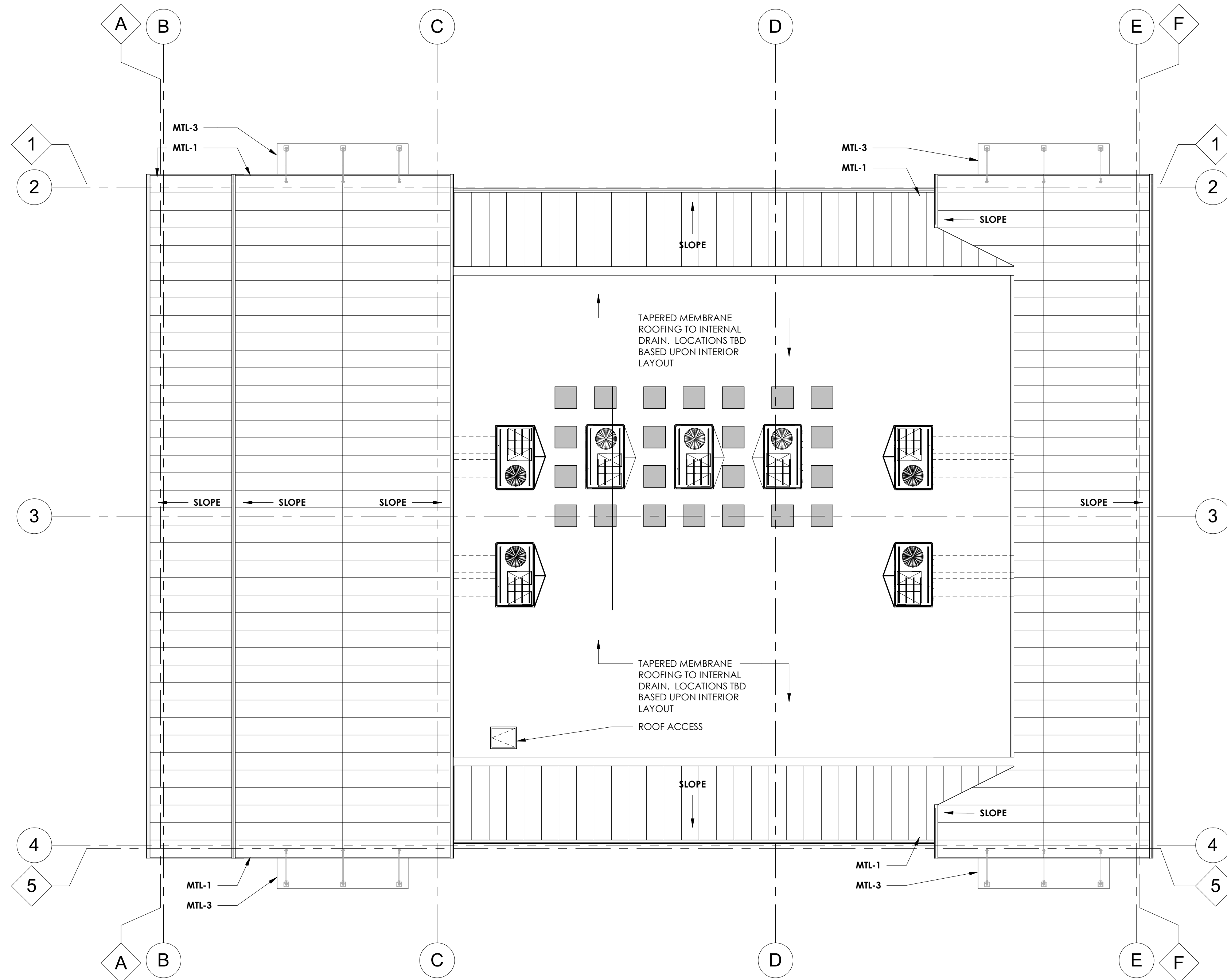
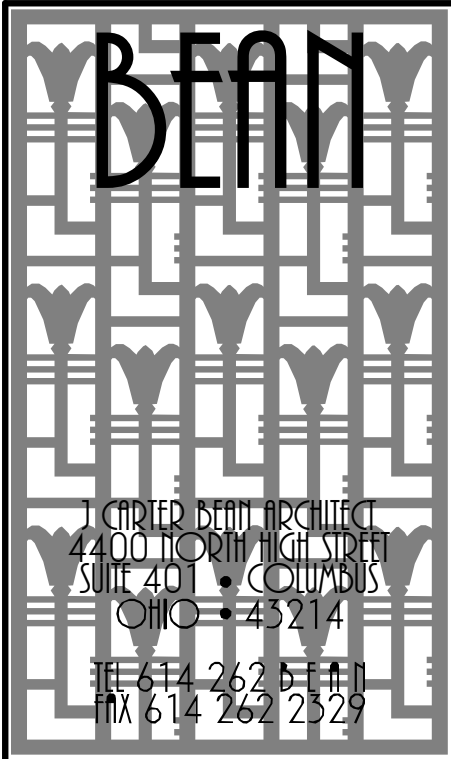
No.	Date	Description
22 May 2020		Final Development

DRAWING TITLE  
**BUILDING FLOOR PLAN**

DRAWING NUMBER  
**A-1.0C**

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EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
FC-1	FIBER CEMENT - BOARD AND BATTEN (1/2" O.C.)	JAMES HARDIE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 12" O.C. PAINT: SHERWIN WILLIAMS SW 6006 'BLACK BEAN'
FC-2	FIBER CEMENT TRIM	JAMES HARDIE 5/4" FIBER CEMENT TRIM PAINT: SHERWIN WILLIAMS SW 7005 'PURE WHITE'
FC-3	FIBER CEMENT BEADBOARD	JAMES HARDIE 5/16" PANEL SIDING (SIERRA R) PAINT: SHERWIN WILLIAMS SW 6006 'BLACK BEAN'
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20" O.C.)	DIMENSIONAL METALS, INC. (DMI) INTER-LOCK 'L20' SMOOTH COLOR: 'WEATHERED ZINC'
MTL-2	METAL COPING	DIMENSIONAL METALS, INC. COLOR: BROWN
MTL-3	METAL CANOPY	10" RAAPES PREFINISHED CANOPY COLOR: WHITE
PT-1	HOLLOW METAL SERVICE DOORS	SHERWIN WILLIAMS COLOR: SW 7005 'PURE WHITE'
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 451-1 SERIES, 2" x 4 1/2" FOR 1" INSULATED GLAZING - COLOR: WHITE
ST-1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #220 'CALIFORNIA' MORTAR: CEMEX RC-S3-C 'HONEYCOMB'



1 BUILDING ROOF PLAN  
SCALE: 1/8" = 1'-0"

# THE CORNERS - BUILDING C

FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017

FOR  
THE DAIMLER GROUP INC  
1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

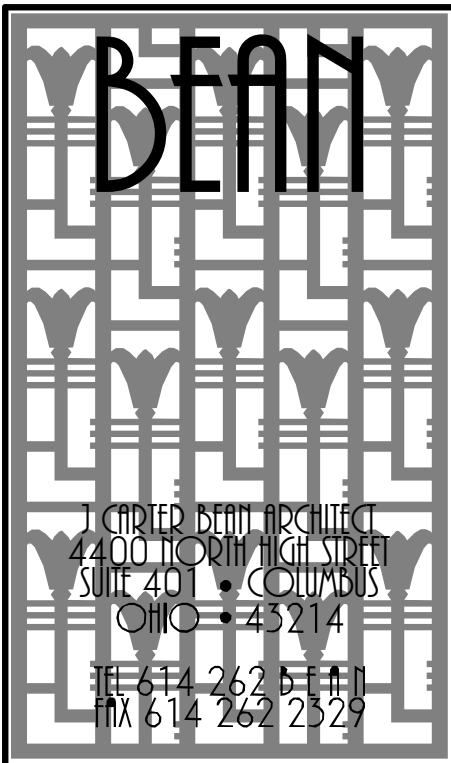
No.	Date	Description
22 May 2020		Final Development

DRAWING TITLE  
BUILDING ROOF PLAN

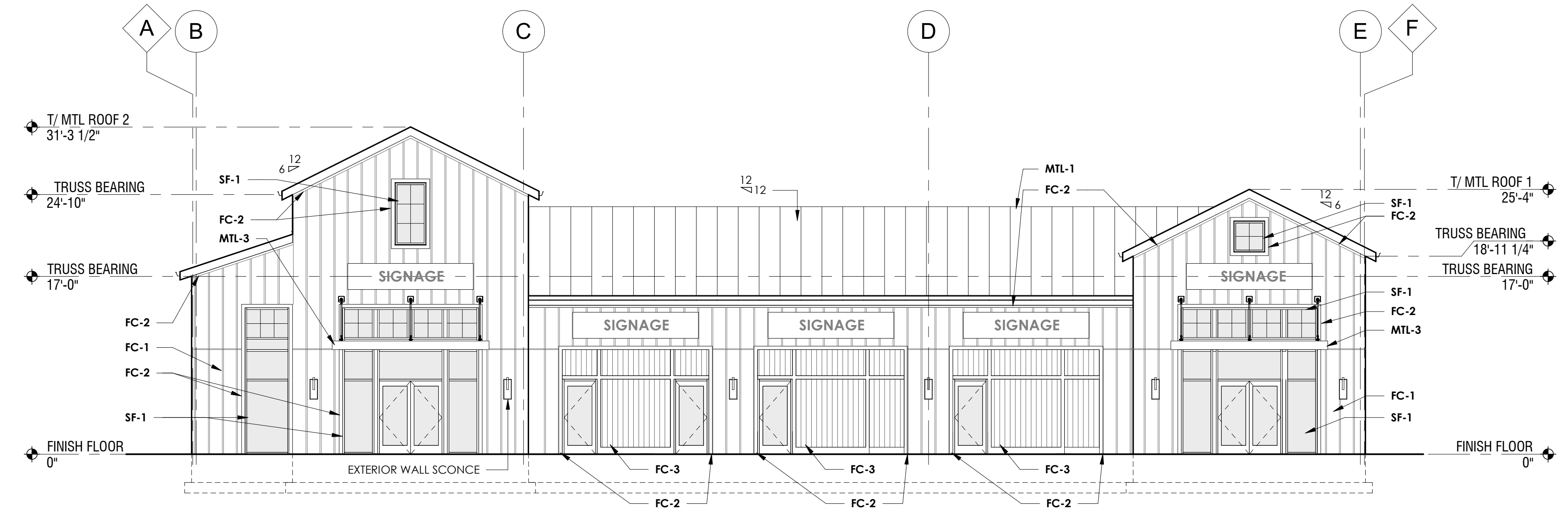
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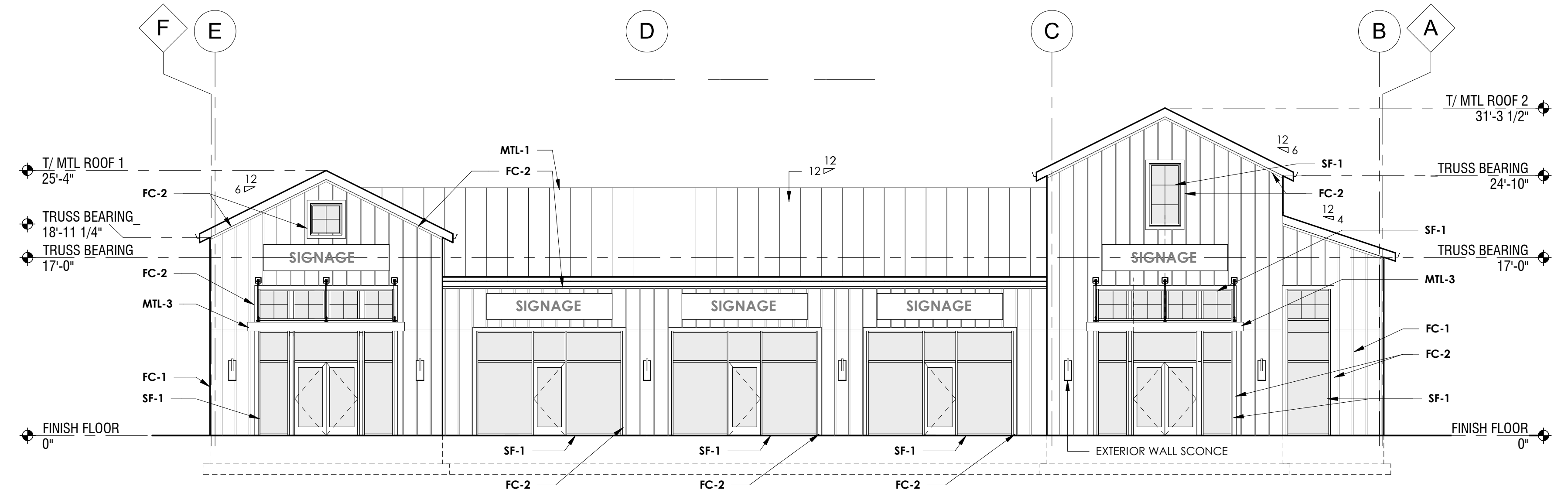




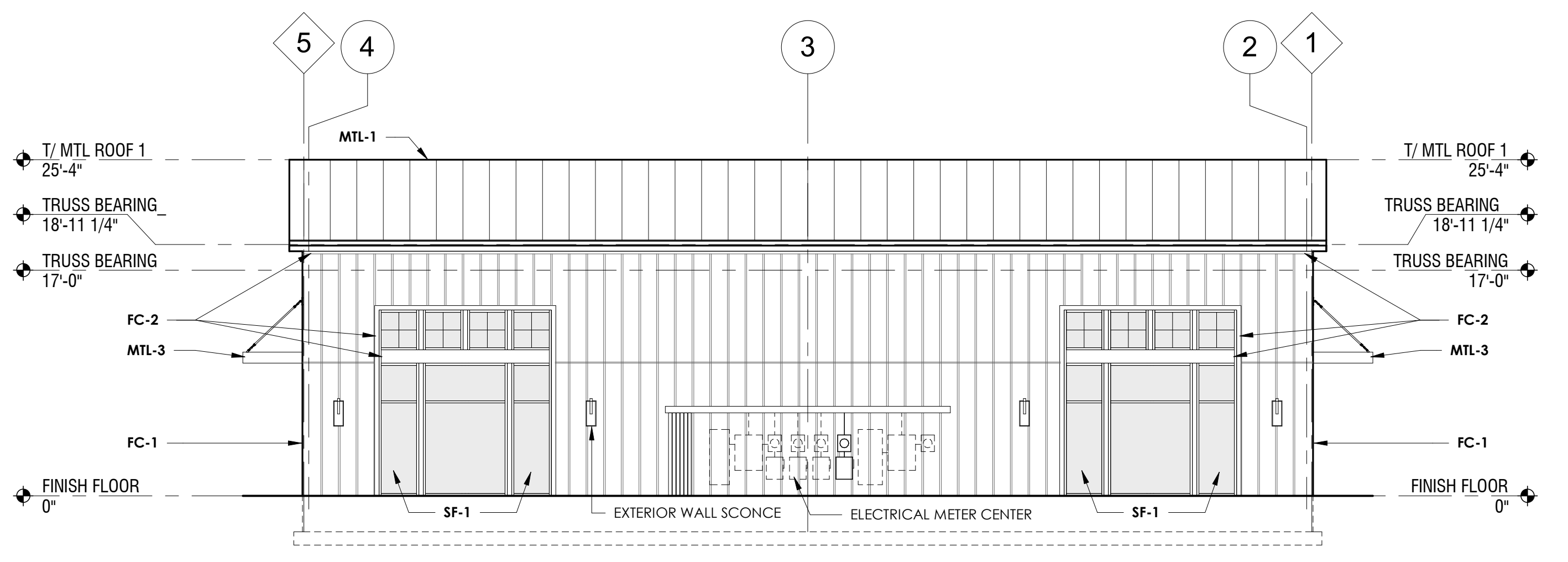
EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
FC-1	FIBER CEMENT - BOARD AND BATTEN (1/2" O.C.)	JAMES HARDE 5/16" PANEL SIDING (SMOOTH) WITH 1x2 FIBER CEMENT BATTENS @ 12" O.C. PAINT: SHERWIN WILLIAMS SW 9006 BLACK BEAN
FC-2	FIBER CEMENT TRIM	JAMES HARDE 5/16" FIBER CEMENT TRIM PAINT: SHERWIN WILLIAMS SW 7005 PURE WHITE
FC-3	FIBER CEMENT BEADBOARD	JAMES HARDE 5/16" PANEL SIDING (SIERRA II) PAINT: SHERWIN WILLIAMS SW 9006 BLACK BEAN
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20" O.C.)	DIMENSIONAL METALS, INC. (DMI) INTER-LOCK "L20" SMOOTH COLOR: WEATHERED ZINC
MTL-2	METAL COPING	DIMENSIONAL METALS, INC. COLOR: BROWN
MTL-3	METAL CANOPY	10' MAPES PREFINISHED CANOPY COLOR: WHITE
PF-1	HOLLOW METAL SERVICE DOORS	SHERWIN WILLIAMS COLOR: SW 7005 PURE WHITE
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER TRIFAB VG 451 SERIES 2" x 1/2" FOR 1" INSULATED GLAZING - COLOR: WHITE
ST-1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #220 CALIFORNIA MORTAR: CEMEX RC-53-C HONEYCOMB



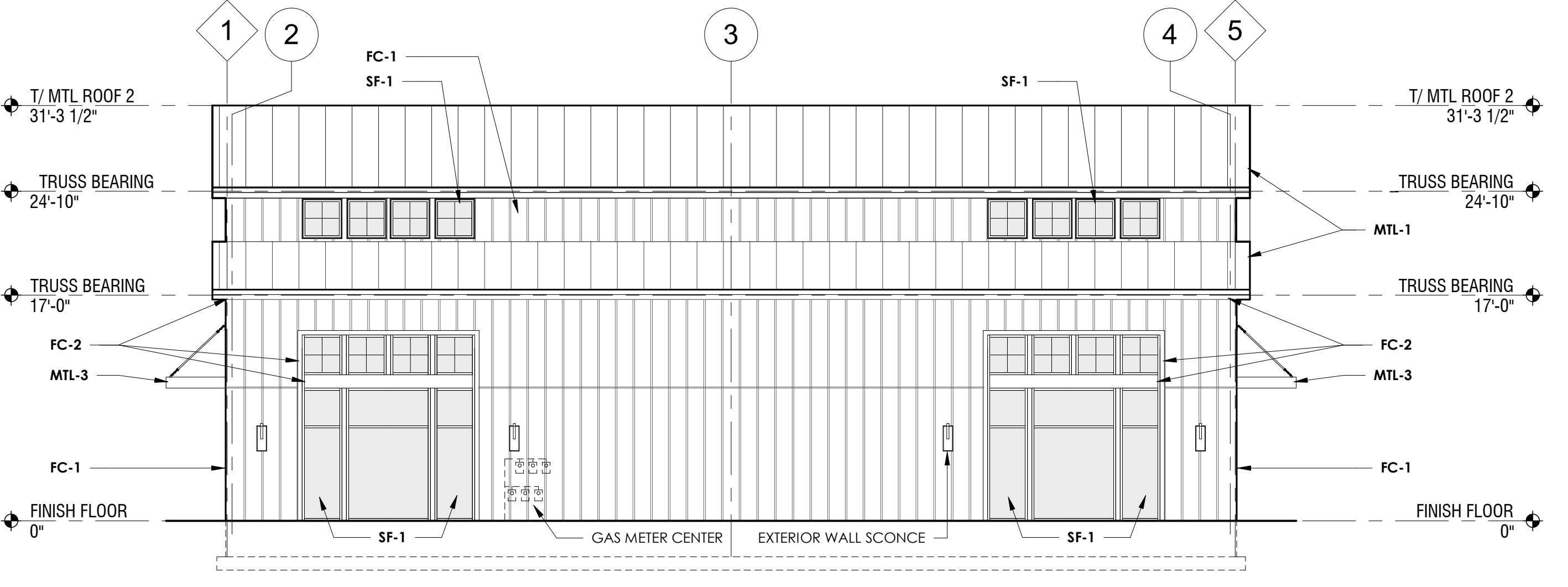
4 EAST ELEVATION  
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

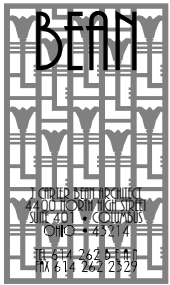
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**THE CORNERS - BUILDING C**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
 FOR  
**THE DAIMLER GROUP INC**  
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22	May 2020	Final Development

DRAWING TITLE  
**EXTERIOR ELEVATIONS**  
 DRAWING NUMBER  
**A-2.0C**

WALL	DASHED & SHADED AREAS INDICATE POSSIBLE 'SIGN ZONES'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.
CANOPY	
PROJECTING	



**BUILDING 'C'  
SIGNAGE  
EXHIBIT  
(ON BUILDING)**

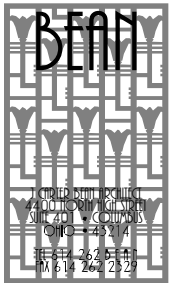


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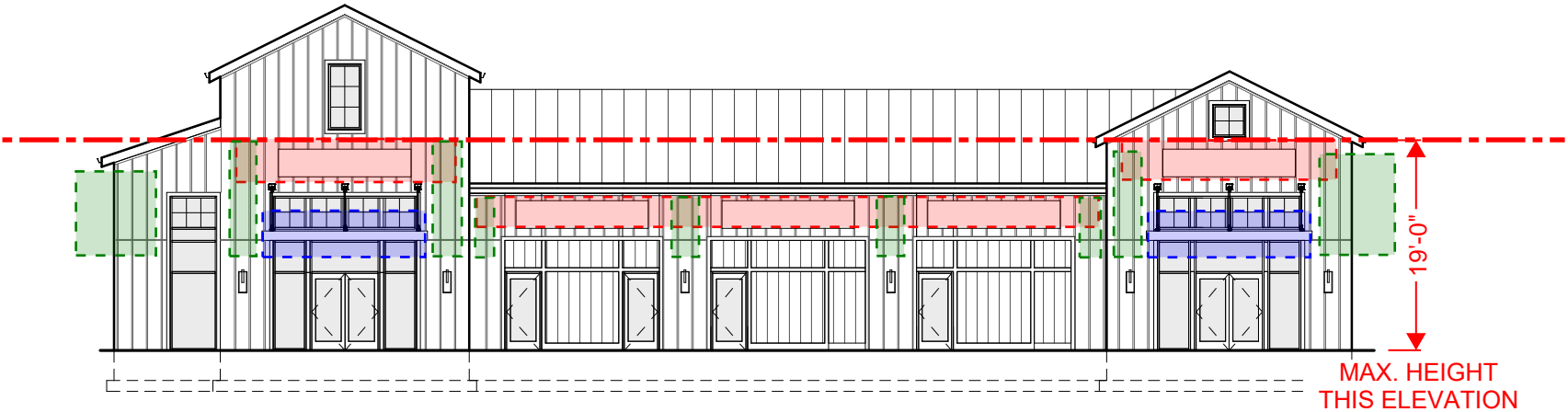
**WEST ELEVATION SIGNAGE**

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

<b>WALL</b>	DASHED & SHADED AREAS INDICATE POSSIBLE 'SIGN ZONES'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.
<b>CANOPY</b>	
<b>PROJECTING</b>	



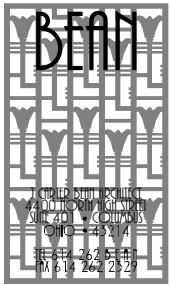
**BUILDING 'C'  
SIGNAGE  
EXHIBIT  
(ON BUILDING)**



**1 EAST ELEVATION SIGNAGE**  
SCALE: 1/16" = 1'-0"



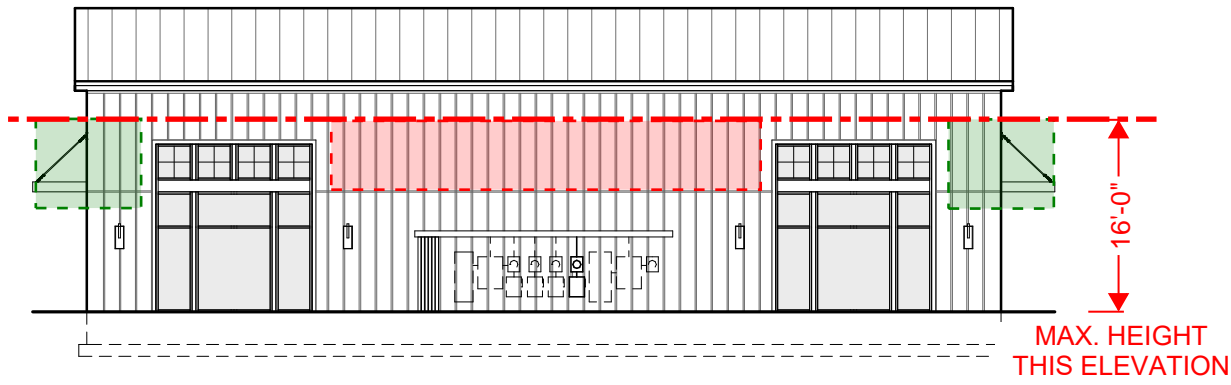
<b>WALL</b>	DASHED & SHADED AREAS INDICATE POSSIBLE 'SIGN ZONES'. DOES NOT REPRESENT ALLOWABLE SIZE OR NUMBER OF SIGNS. REFER TO SIGNAGE CRITERIA TEXT FOR QUANTITY AND SIZES.
<b>CANOPY</b>	
<b>PROJECTING</b>	



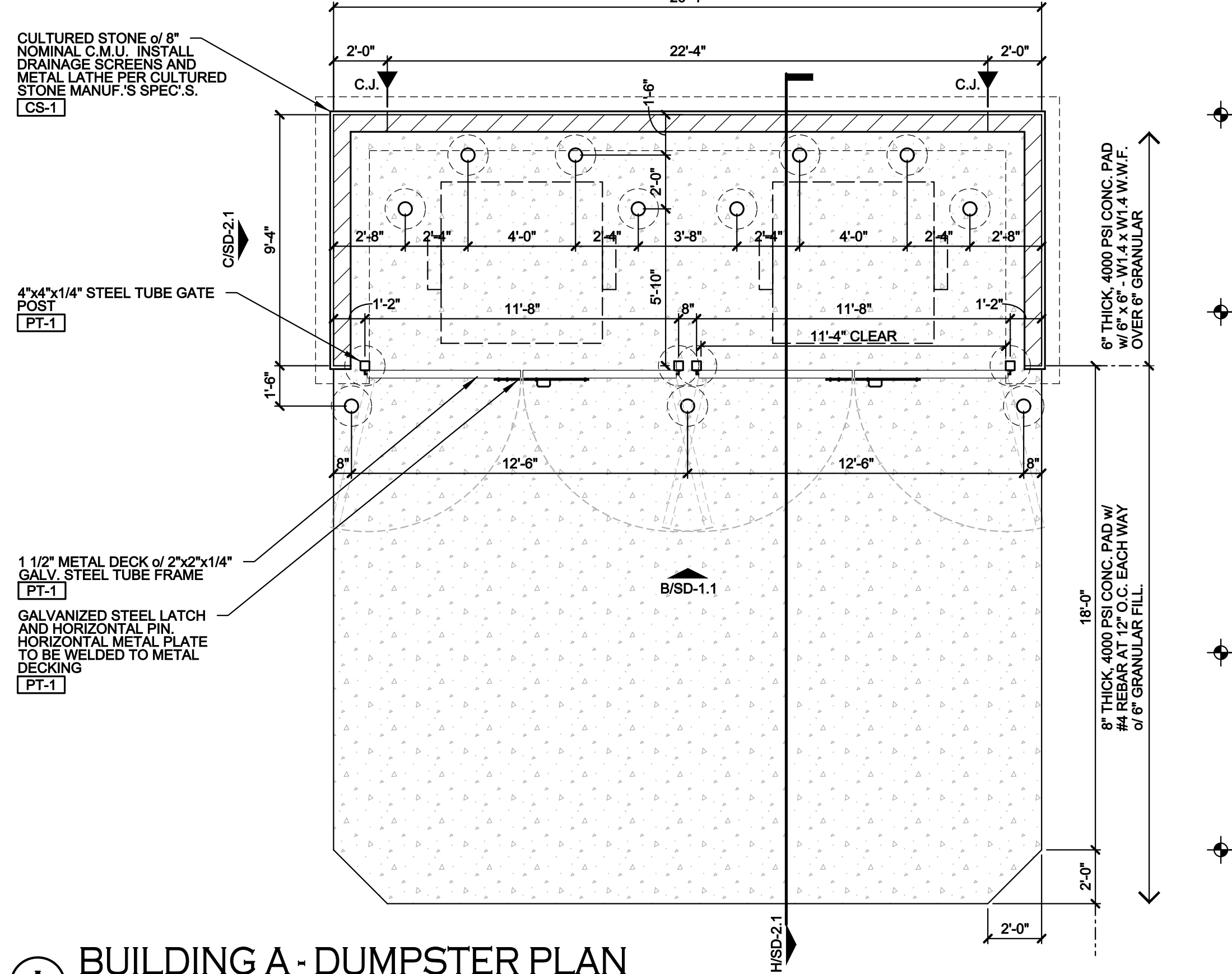
**BUILDING 'C'  
SIGNAGE  
EXHIBIT  
(ON BUILDING)**



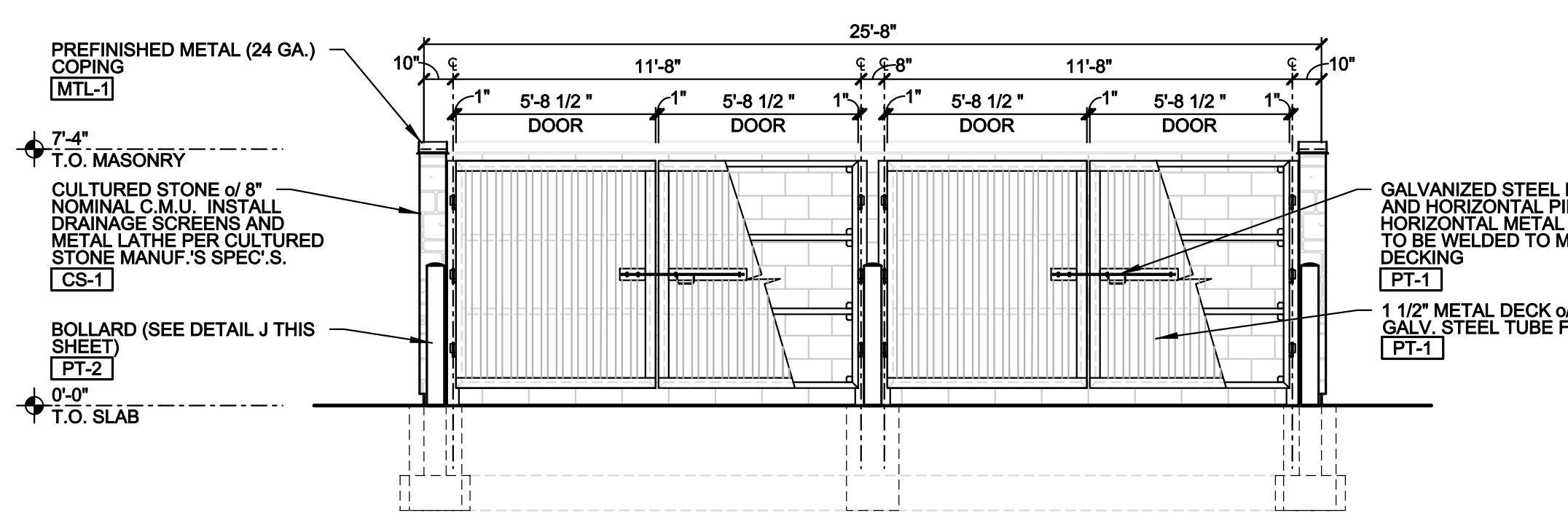
**2 SOUTH ELEVATION SIGNAGE**  
SCALE: 1/16" = 1'-0"



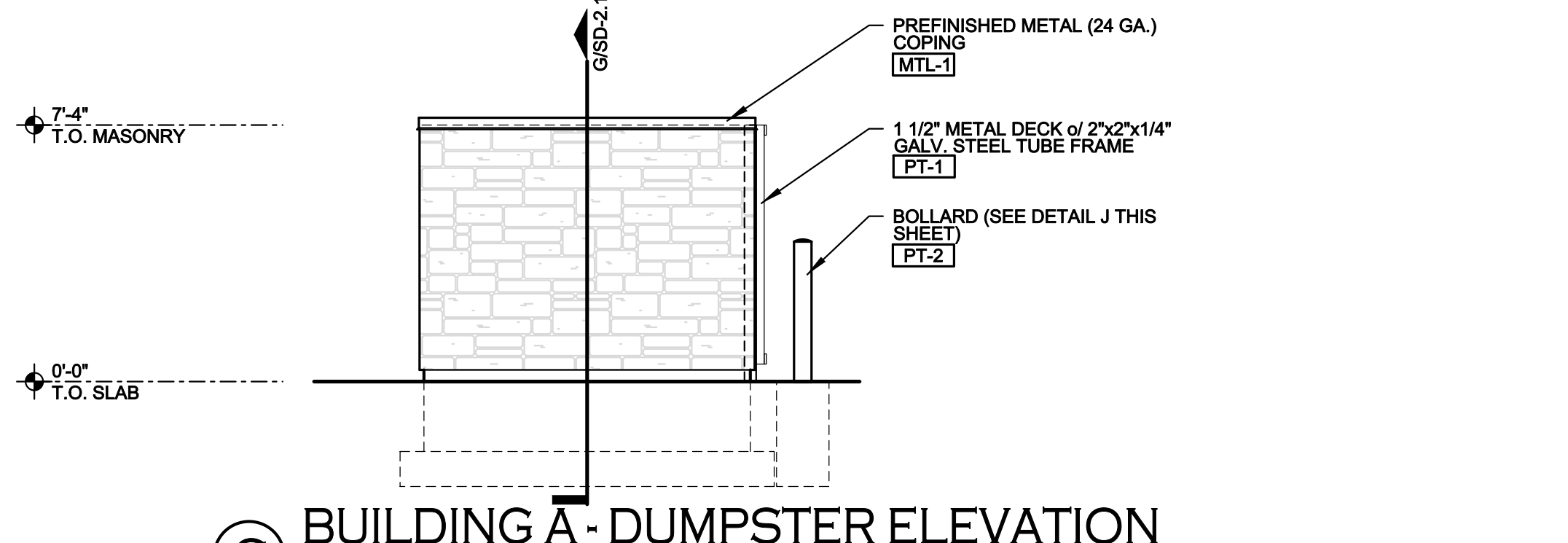
**1 NORTH ELEVATION SIGNAGE**  
SCALE: 1/16" = 1'-0"



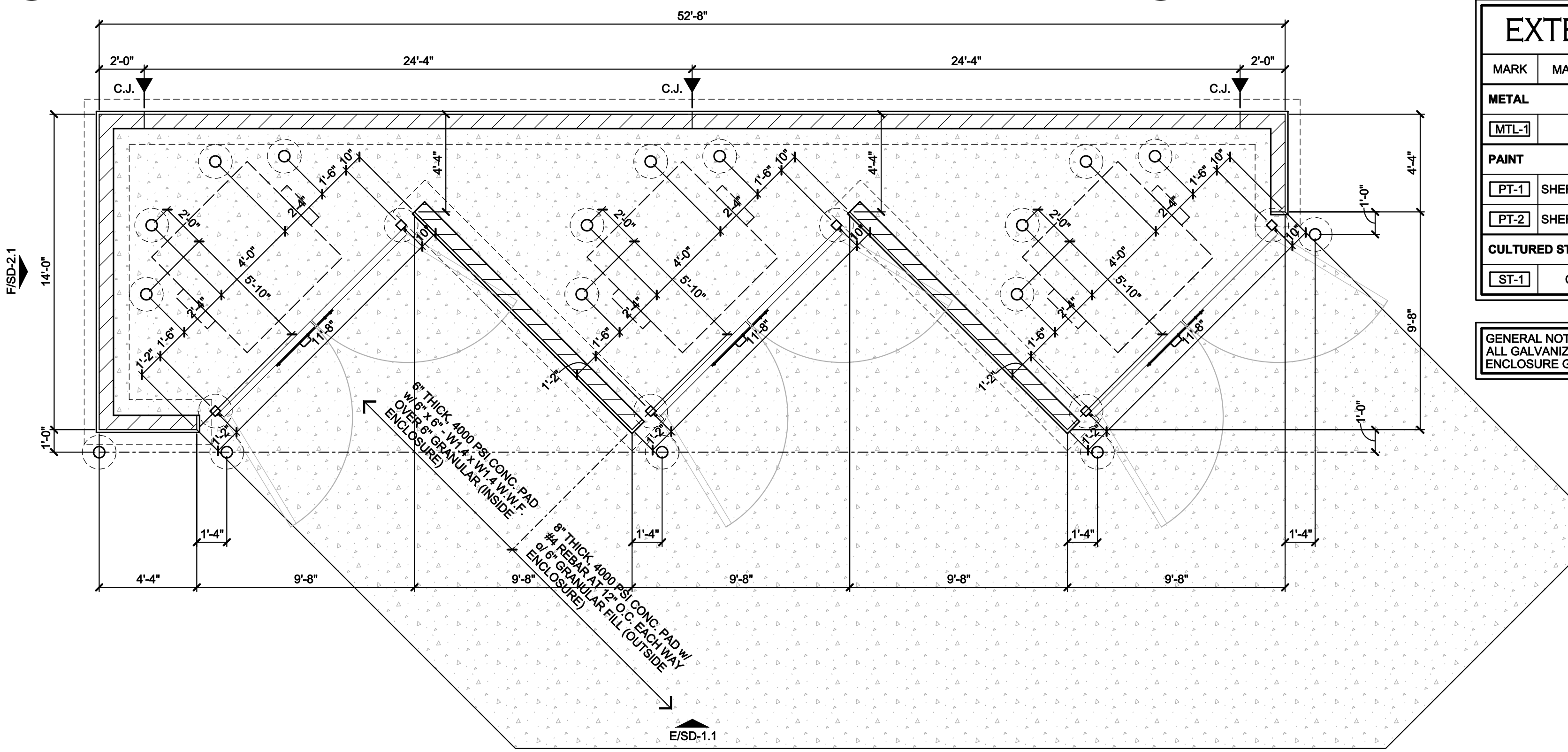
**(A) BUILDING A - DUMPSTER PLAN**  
SCALE:



**(B) BUILDING A - DUMPSTER ELEVATION**  
SCALE:



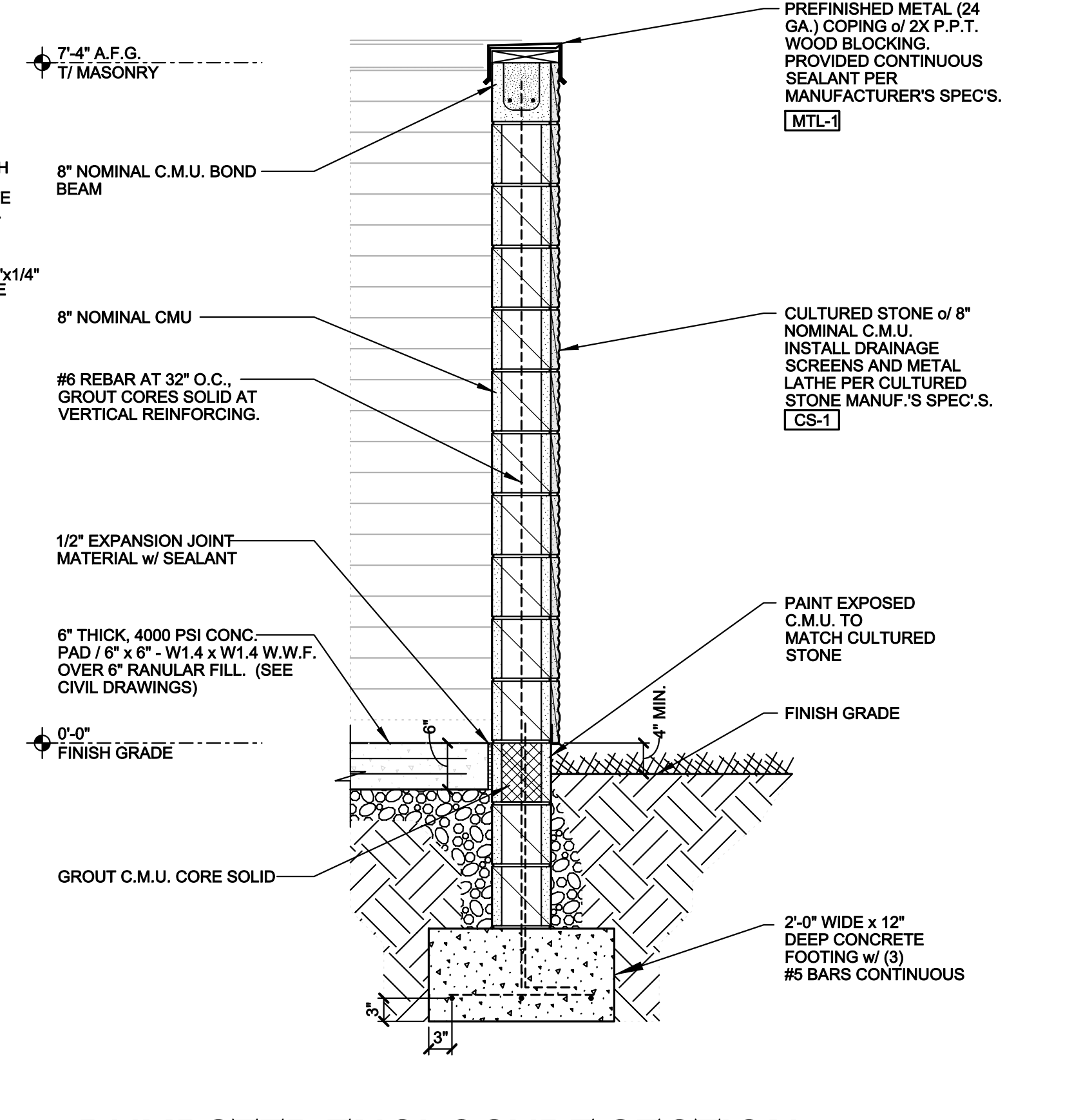
**(C) BUILDING A - DUMPSTER ELEVATION**  
SCALE:



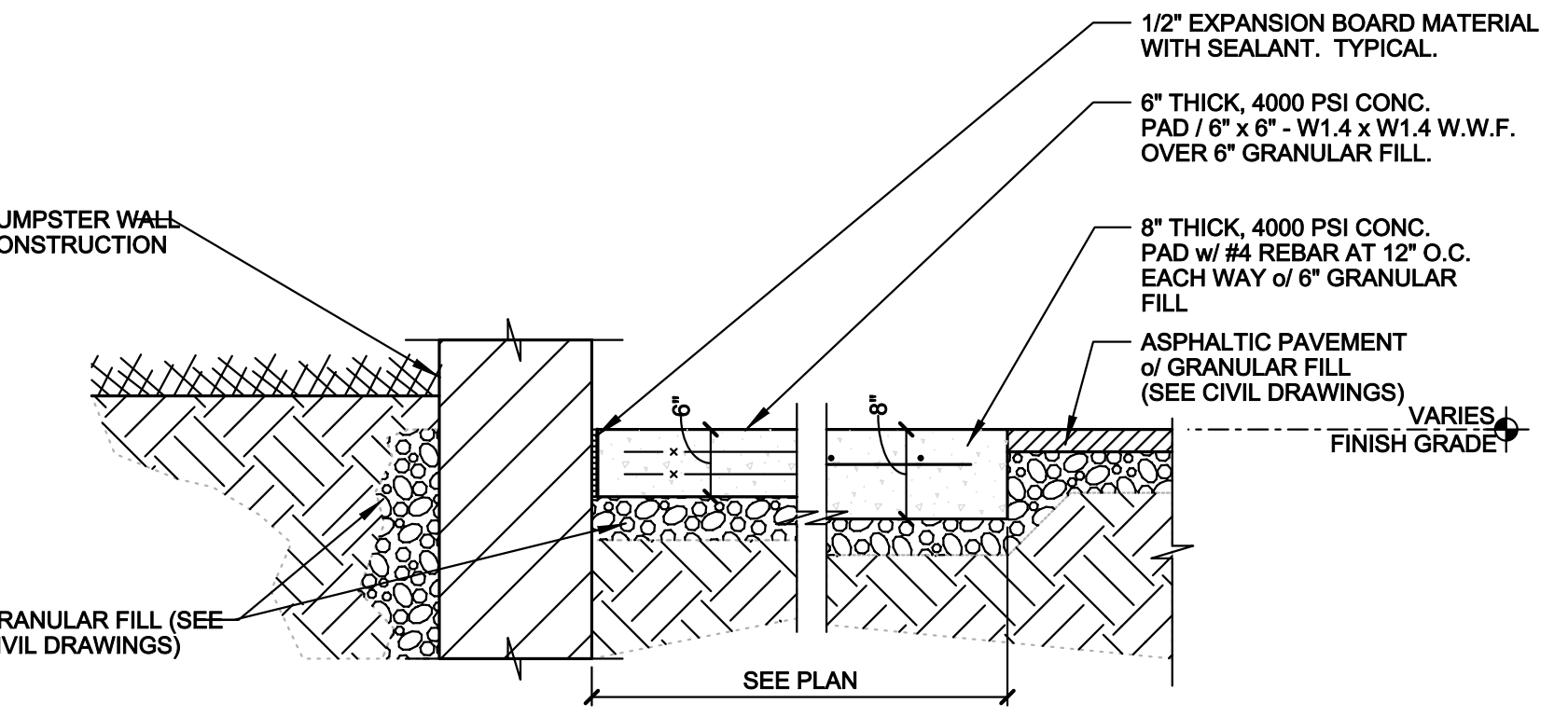
**(D) BUILDING A - DUMPSTER PLAN**  
SCALE:

EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
<b>METAL</b>			
[MTL-1]	DMI	'BEIGE'	-
<b>PAINT</b>			
[PT-1]	SHERWIN-WILLIAMS	SW 6006 'BLACK BEAN'	-
[PT-2]	SHERWIN-WILLIAMS	SW 6258 'TRICORN BLACK'	-
<b>CULTURED STONE VENEER</b>			
[ST-1]	CENTURION	CASTLE COLLECTION COLOR #220 'CALIFORNIA'	MORTAR - CEMEX RC-53-C 'HONEYCOMB'

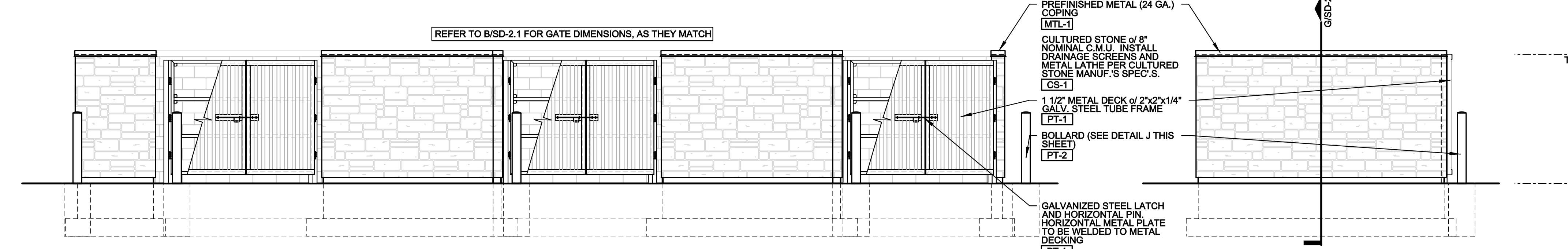
**GENERAL NOTE:**  
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.



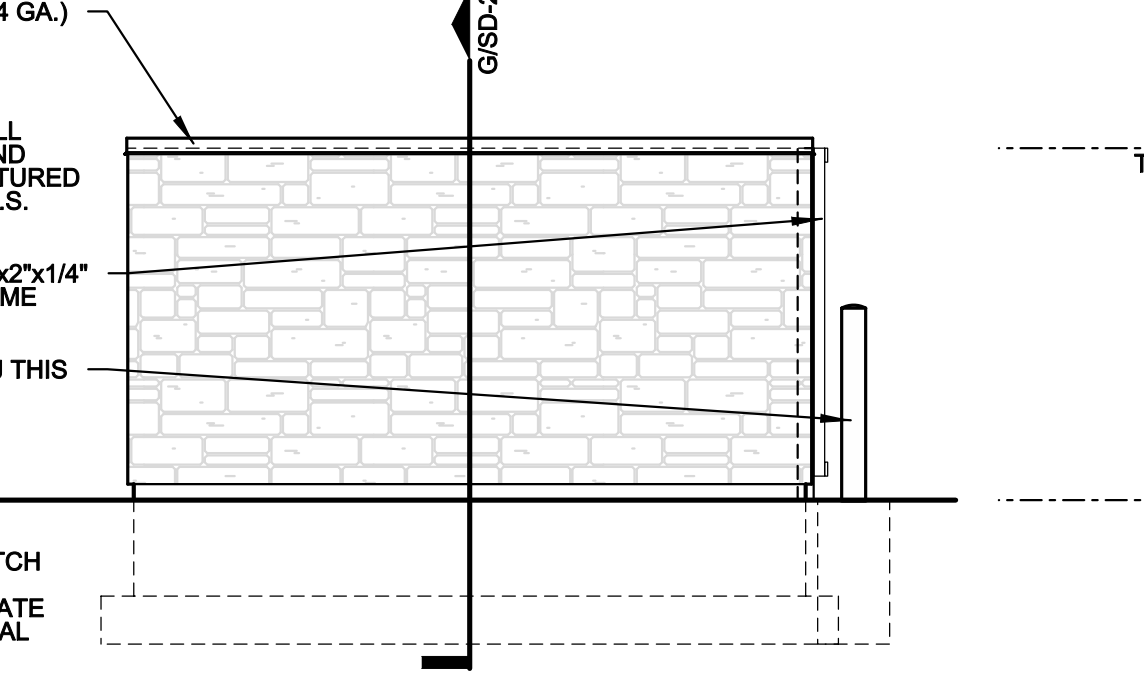
**(G) DUMPSTER ENCLOSURE SECTION**  
SCALE: 3/4" = 1'-0"



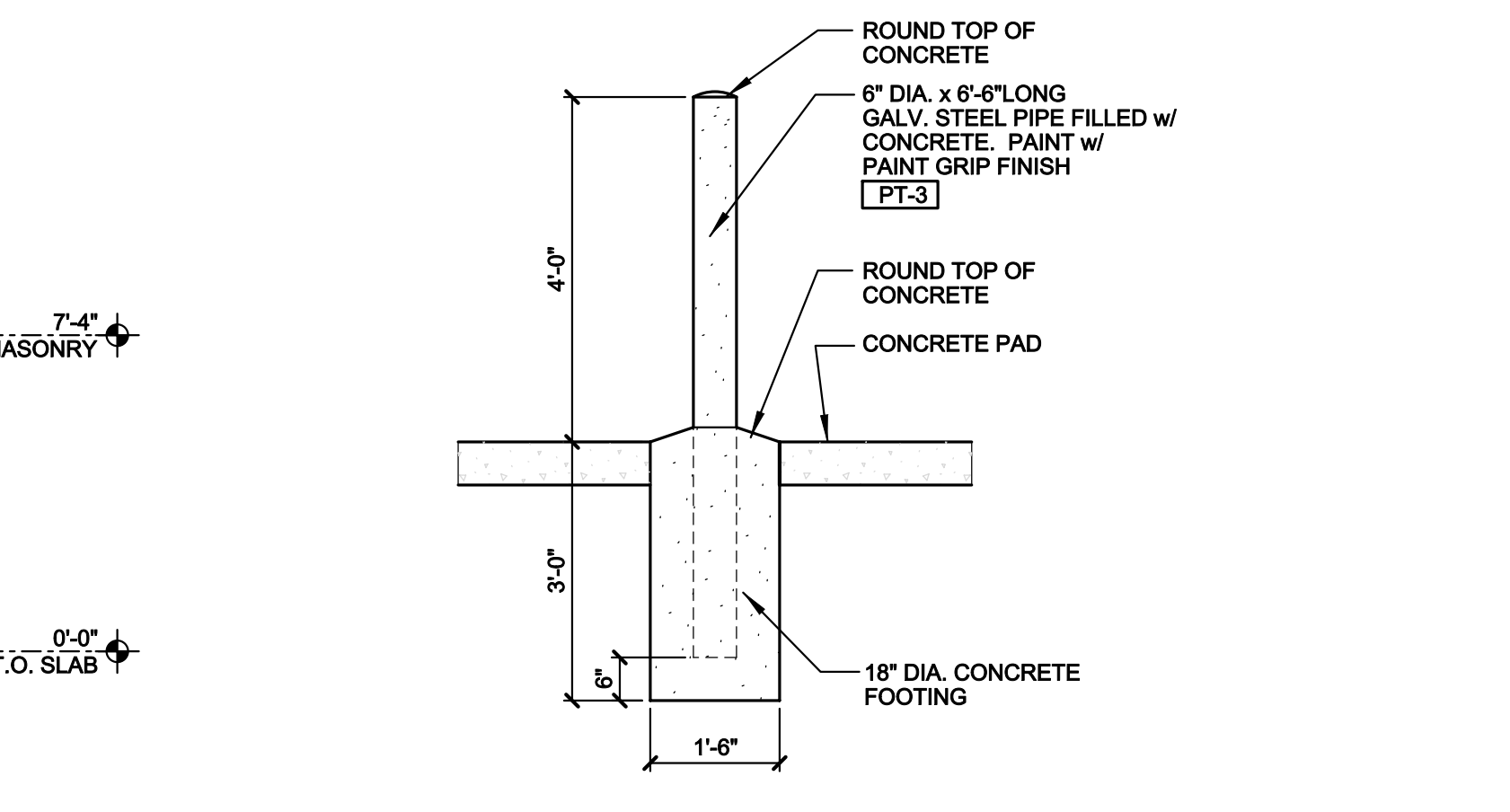
**(H) PAVEMENT SECTION AT DUMPSTER**  
SCALE: 3/4" = 1'-0"



**(E) BUILDING A - DUMPSTER PLAN**  
SCALE:



**(F) BUILDING A - DUMPSTER PLAN**  
SCALE:



**(J) BOLLARD DETAIL**  
SCALE: 1/2" = 1'-0"

**BEAN**

CHARLES BEAN ARCHITECT  
4400 NORTH HIGH STREET  
SUITE 401 • COLUMBUS  
OHIO • 43214  
TEL 614 262 5111  
FAX 614 262 2329

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**THE CORNERS**  
FRANTZ ROAD @ BLAZER PKWY. & RINGS RD.  
DUBLIN, OHIO 43017

FOR  
**THE DAIMLER GROUP**  
1533 LAKE SHORE DRIVE, SUITE 100, COLUMBUS, OHIO 43204

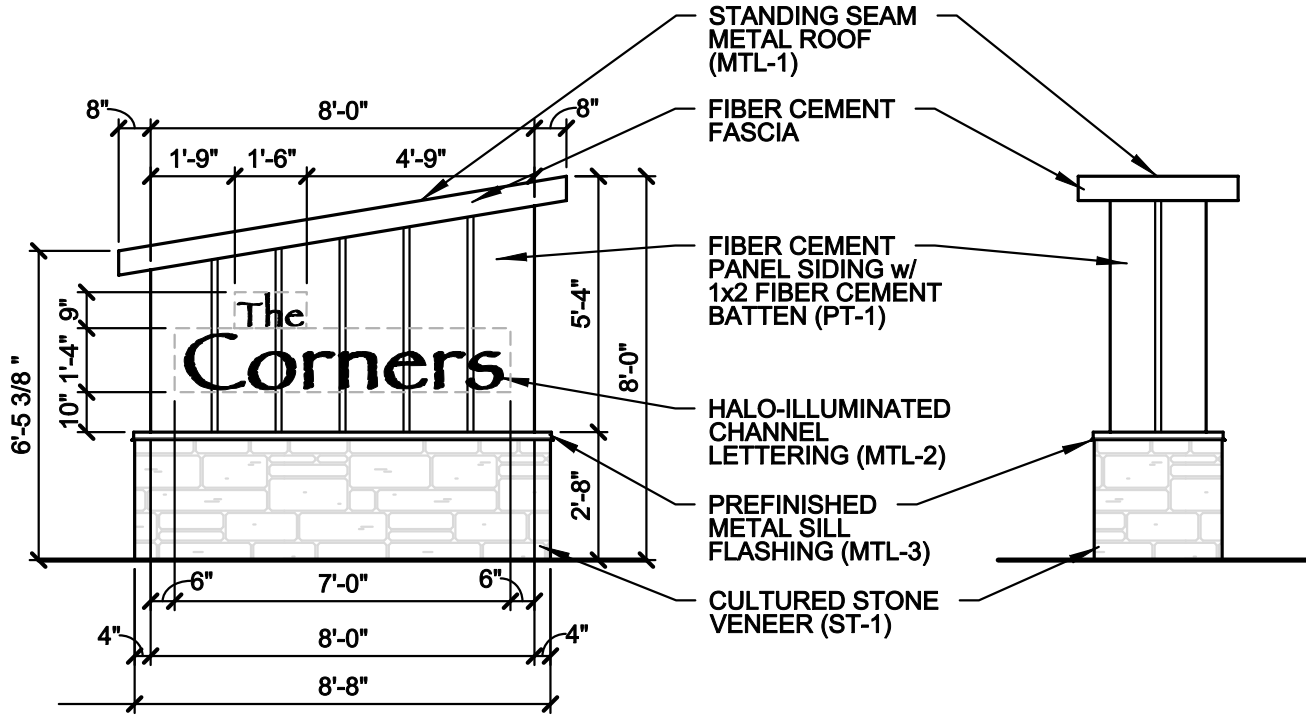
DRAWING STATUS	
STATUS	DATE
FINAL DEV. PLAN	MAY 22, 2020

**DUMPSTER ENCLOSURE PLAN, ELEVATIONS, AND DETAILS**

DRAWING NUMBER  
**SD-2.1**

BEAN #00000.00





STANDING SEAM  
METAL ROOF  
(MTL-1)

FIBER CEMENT  
FASCIA

FIBER CEMENT  
PANEL SIDING w/  
1x2 FIBER CEMENT  
BATTEN (PT-1)

HALO-ILLUMINATED  
CHANNEL  
LETTERING (MTL-2)

PREFINISHED  
METAL SILL  
FLASHING (MTL-3)

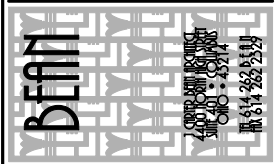
CULTURED STONE  
VENEER (ST-1)

The  
**Corners**

EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
<b>METAL</b>			
MTL-1	DMI	INTERLOCK PANEL IL20 'WEATHERED ZINC'	-
MTL-2	DMI	'MATTE BLACK'	-
MTL-3	DMI	'BEIGE'	-
<b>PAINT</b>			
PT-1	SHERWIN-WILLIAMS	SW 7005 'PURE WHITE'	-
<b>CULTURED STONE VENEER</b>			
ST-1	CENTURION	CASTLE COLLECTION COLOR #220 'CALIFORNIA'	MORTAR - CEMEX RC-63-C 'HONEYCOMB'

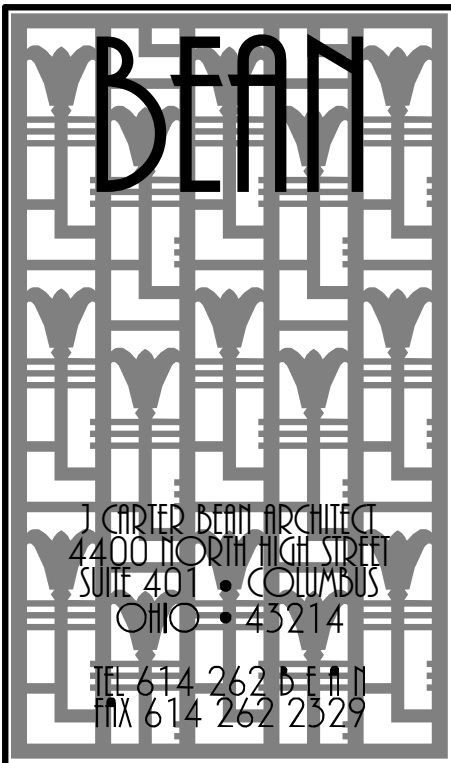
Project Number: .  
Date: MAY 22, 2020  
Modifies Drawing:  
Drawing Number: **CI-1**

**THE CORNERS**  
FRANTZ ROAD @ BLAZER PKWY. & RINGS RD.  
DUBLIN, OHIO 4.017  
FOR  
**THE DAIMLER GROUP**  
1533 LAKE SHORE DRIVE, SUITE 100, COLUMBUS, OHIO 43204



# NEW STRUCTURE FOR: THE CORNERS - PAVILION

FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017



## FINAL DEVELOPMENT PLAN - 05.22.2020

GENERAL CONSTRUCTION NOTES	DESIGN CODE REFERENCES	INDEX OF DRAWINGS				
		PROJECT INFORMATION	ISSUE DATE	REVISION	COMMENTS	
<p>1. THE USE OF THESE DOCUMENTS, AS INSTRUMENTS OF SERVICE, IS RESTRICTED TO THE ORIGINAL PROJECT FOR WHICH THEY WERE PREPARED. REUSE OR REPRODUCTION OF THE DOCUMENTS, EITHER WHOLE OR IN PART, FOR ANY OTHER PURPOSE IS PROHIBITED. J. CARTER BEAN ARCHITECTS RETAINS ALL RIGHTS OF OWNERSHIP.</p> <p>2. THE A.I.A. DOCUMENT A201-2007, GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, SHALL APPLY TO THE PROJECT.</p> <p>3. DO NOT SCALE DRAWINGS, AS WRITTEN DIMENSIONS SHALL GOVERN. WITH RESPECT TO DIMENSIONAL CONFORMANCE, THE FLOOR PLAN BY THE ARCHITECT SHALL SUPERSEDE ALL OTHERS. IN THE EVENT OF A CONFLICT, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT. WHERE DIMENSIONS ARE MARKED "CLEAR", THEY SHALL BE MAINTAINED, UNOBSTRUCTED, AND PROVIDE ALLOWANCES FOR THE THICKNESS OF ANY AND ALL FINISHES.</p> <p>4. ALL DIMENSIONS FOR EXTERIOR WALLS ARE SHOWN TO FACE OF MASONRY (BLOCK OR BRICK) OR FACE OF SHEATHING UNLESS SPECIFICALLY NOTED OTHERWISE. ALL DIMENSIONS FOR INTERIOR PARTITIONS ARE SHOWN TO FACE OF FRAMING (WOOD OR STEEL STUDS/FURRING) UNLESS SPECIFICALLY NOTE OTHERWISE.</p> <p>5. ON ARCHITECTURAL DRAWINGS, ALL DIMENSIONS WHICH LOCATE STRUCTURAL ELEMENTS ARE WITNESSED TO THE CENTERLINE OF SAID ELEMENT UNLESS NOTED OTHERWISE.</p> <p>6. THE CONTRACTOR AND SUB-CONTRACTORS SHALL BE SOLELY RESPONSIBLE FOR COMPLYING WITH ALL FEDERAL, STATE, AND LOCAL SAFETY REQUIREMENTS TOGETHER WITH EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR, AND THEIR SUB-CONTRACTORS, TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.</p> <p>7. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE MEANS, METHODS, PROCEDURES, TECHNIQUES, AND SEQUENCE OF CONSTRUCTION AND FOR THE GENERAL COORDINATION OF ALL WORK.</p> <p>8. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE TO ACQUIRE ALL PERMITS, PAY ALL FEES, PERFORM ALL TESTS AND PROVIDE ALL INSPECTIONS PER THE REQUIREMENTS OF THE GOVERNING BODIES HAVING LEGAL JURISDICTION.</p> <p>9. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SCHEDULING AND MONITORING OF ON-SITE TESTING AND INSPECTION SERVICES AS REQUIRED TO COMPLETE THE WORK.</p> <p>10. THE GENERAL CONTRACTOR SHALL GUARANTEE ALL WORK, INCLUDING THAT DONE BY SUB-CONTRACTORS, FOR A PERIOD OF ONE YEAR COMMENCING WITH THE DATE OF SUBSTANTIAL COMPLETION OF SAID WORK.</p> <p>11. UPON RECEIPT OF ITEMS NOTED ON PLANS, EITHER IN CONTRACT OR NOT IN CONTRACT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOSS OF AND/OR DAMAGE TO SAID ITEMS.</p> <p>12. THE GENERAL CONTRACTOR SHALL HAVE A TELEPHONE ON PREMISES THROUGHOUT THE DURATION OF CONSTRUCTION.</p> <p>13. DURING THE PERFORMANCE OF WORK, THE GENERAL CONTRACTOR, AND ALL SUBCONTRACTORS, SHALL HAVE A FULL TIME, QUALIFIED SUPERVISOR ON SITE.</p> <p>14. THROUGHOUT THE DURATION OF THE WORK, THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN OPERATION OF ALL LIFE SAFETY SYSTEMS INCLUDING, BUT NOT LIMITED TO EXITS, EXIT LIGHTING, FIRE PROTECTION DEVICES AND ALARMS IN CONFORMANCE WITH ALL APPLICABLE CODES AND ORDINANCES.</p> <p>15. PRIOR TO THE COMMENCEMENT OF, AND THROUGHOUT THE DURATION OF THE WORK, THE GENERAL CONTRACTOR SHALL VERIFY DIMENSIONS AND COMPARE EXISTING CONDITIONS WITH THESE DOCUMENTS. UPON THE DISCOVERY OF VARIANCES OR CONFLICTS, AND PRIOR TO THE COMMENCEMENT OF THE WORK, THE GENERAL CONTRACTOR SHALL REPORT SUCH CONDITIONS TO THE ARCHITECT.</p> <p>16. UNLESS NOTED OTHERWISE, ALL ACCESS PANELS SHALL BE 24"x30", MINIMUM.</p> <p>17. WHERE LOCATED IN 'HAZARDOUS LOCATIONS', AS PER OBC 2406.4, ALL GLASS UNITS SHALL COMPLY WITH THE SAFETY STANDARD FOR ARCHITECTURAL GLAZING MATERIAL SET FORTH IN THE CONSUMER PRODUCT SAFETY COMMISSION'S REFERENCE STANDARD '16 CFR PART 1201 (1977)' OR ANSI '297.1', AS APPROPRIATE.</p> <p>18. PRIOR TO SAW CUTTING AND/OR CORING AS INDICATED IN THESE DOCUMENTS, THE GENERAL CONTRACTOR SHALL EXAMINE ALL FIELD CONDITIONS FOR COORDINATION.</p> <p>19. WHERE INDICATED, AND AS PER OBC SECTION 2303.2, FIRE-RETARDANT TREATED WOOD SHALL BE TREATED PER AWPA AND SHALL NOT HAVE A FLAME SPREAD OF GREATER THAN 25 WHEN TESTED IN ACCORDANCE WITH ASTM E-84.</p> <p>20. ALL EXTERIOR WOOD BLOCKING IS TO BE PRESSURE TREATED PER AWPA U1 AND M4.</p> <p>21. TO RETARD THE CORROSION PROCESS, ALL FASTENERS, CONNECTORS AND/OR OTHER METAL HARDWARE IN DIRECT CONTACT WITH PRESERVATIVE TREATED, OR FIRE RETARDANT TREATED, WOOD SHALL BE STAINLESS STEEL TYPE 304 OR 316, OR SHALL BE HOT-DIPPED GALVANIZED STEEL PER ASTM A653, CLASS G-185 WITH 1.85 OUNCES OF ZINC PER SQUARE FOOT.</p> <p>22. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED IN VERTICAL CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES OF MASONRY OR CONCRETE WALLS, AT THE CEILING AND FLOOR OR ROOF LEVELS AS PER OBC SECTION 717.2.2.</p> <p>23. IN COMBUSTIBLE CONSTRUCTION, FIREBLOCKING SHALL BE INSTALLED AT ALL INTERCONNECTIONS BETWEEN VERTICAL AND HORIZONTAL CONCEALED SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, COVE CEILINGS AND SIMILAR LOCATIONS AS PER OBC SECTION 717.2.3.</p> <p>24. INTERIOR WALL AND CEILING FINISHES SHALL HAVE A FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN OBC TABLE 803.5 FOR THE GROUP AND LOCATION DESIGNATED.</p> <p>25. PORTABLE FIRE EXTINGUISHERS WITH U.L. LABELS AND A RATING OF NOT LESS THAN 4-A SHALL BE PROVIDED BY G.C. WITHIN A 75 FT TRAVEL DISTANCE TO ALL POSITIONS OF BUILDING OR AS DIRECTED BY THE FIRE DEPARTMENT HAVING LOCAL JURISDICTION.</p>	<p>BUILDING CODE _____ OHIO BUILDING CODE (OBC) - 2017</p> <p>MECHANICAL CODE _____ OHIO MECHANICAL CODE (OMC) - 2017</p> <p>PLUMBING CODE _____ OHIO PLUMBING CODE (OPC) - 2017</p> <p>ELECTRICAL CODE _____ NEC 2014 (NFPA 70)</p> <p>FIRE PROTECTION CODE _____ OHIO FIRE CODE (OFC) - 2017 (NFPA 13, 2007)</p> <p>ACCESSIBILITY _____ ANSI A117.1-2009</p> <p>ENERGY CODE _____ 2012 INTERNATIONAL ENERGY CODE AND ASHRAE 90.1-2010</p>	<p>PROJECT INFORMATION</p>				
	<p><b>PROJECT DESCRIPTION</b></p> <p>THESE DOCUMENTS DESCRIBE THE CONSTRUCTION OF A NEW EXTERIOR PAVILION.</p>					
<p><b>CODE SUMMARY</b></p>						
						<p>CIVIL DRAWINGS</p>
						<p>STRUCTURAL DRAWINGS</p>
						<p>ARCHITECTURAL DRAWINGS</p>
						<p><b>SITE LOCATION MAP</b></p>

**THE CORNERS - PAVILION**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE		
TITLE SHEET		
DRAWING NUMBER		
<b>A-0.1P</b>		

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER  
**EM ENGINEERING GROUP**  
625 EAST NORTH BROADWAY  
COLUMBUS, OH 43214  
TEL 614.225.1580  
FAX 614.461.1305

STRUCTURAL ENGINEER  
**LEWIS ENGINEERING INC**  
3260 HENDERSON RD # 110,  
COLUMBUS, OH 43220  
TEL 614.326.2806

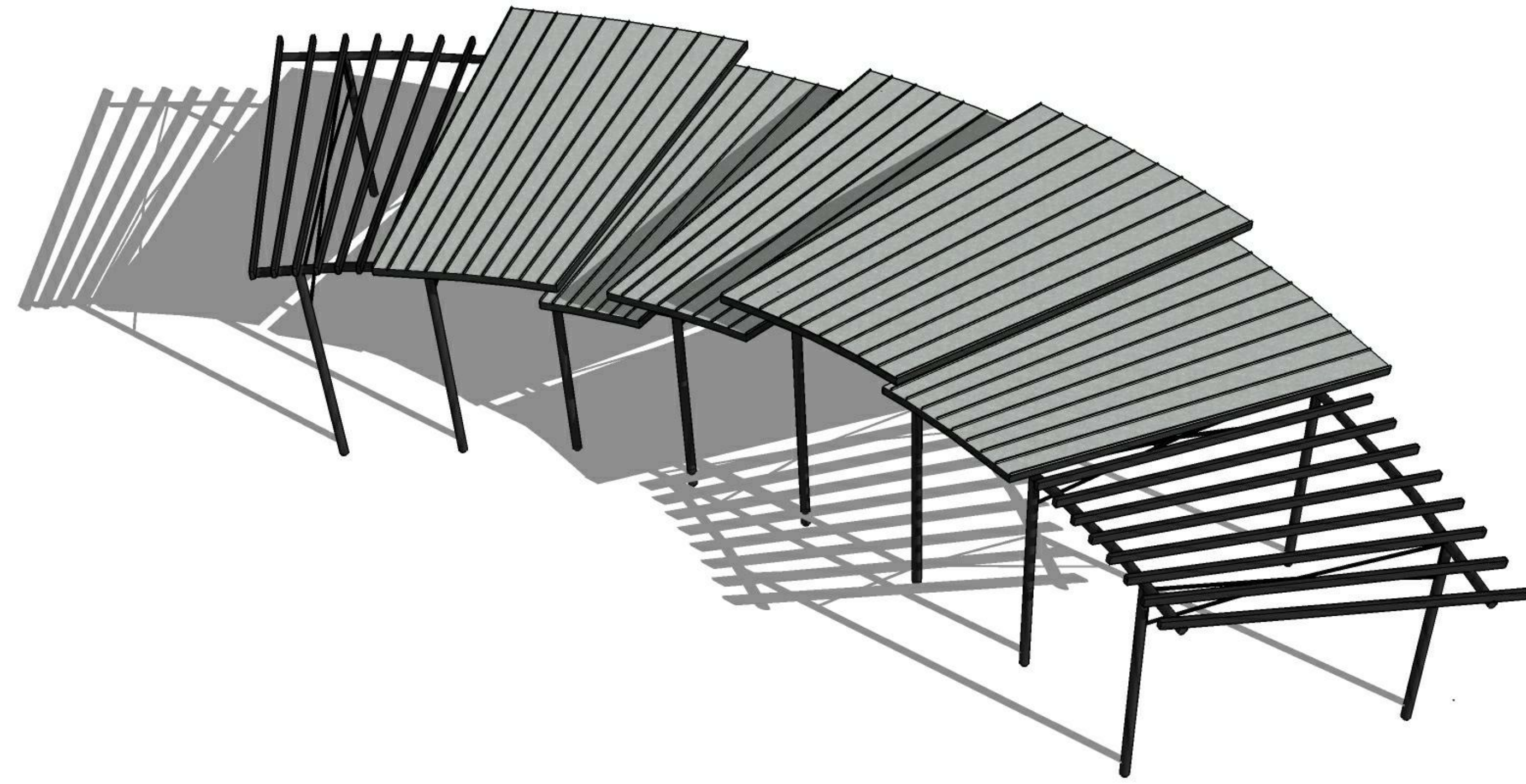
DEVELOPER  
**THE DAIMLER GROUP INC.**  
41533 LAKE SHORE DR #100,  
COLUMBUS, OH 43204  
TEL 614.488.4424  
FAX 614.262.0603

ARCHITECT  
**J. CARTER BEAN ARCHITECT**  
4400 NORTH HIGH STREET, SUITE 401  
COLUMBUS, OH 43214  
TEL 614.262.2326  
FAX 614.262.2329

LANDSCAPE ARCHITECT  
**POD DESIGN**  
100 NORTHWOODS BOULEVARD, SUITE A  
COLUMBUS, OH 43235  
TEL 614.255.3399  
FAX 614.255.3999

CIVIL ENGINEER  
**EMH&T**  
5500 NEW ALBANY ROAD  
COLUMBUS, OH 43054  
TEL 614.775.4500





3D AERIAL VIEW LOOKING NORTHEAST - N.T.S.



3D AERIAL VIEW LOOKING NORTHWEST- N.T.S.

**BEAN**

REGISTERED ARCHITECTS  
 4200 LEXINGTON AVENUE, SUITE 200  
 COLUMBUS, OHIO 43214  
 TEL 614 262 5511  
 FAX 614 262 2529

**THE CORNERS - PAVILION**  
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
 DUBLIN, OHIO 43017  
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 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

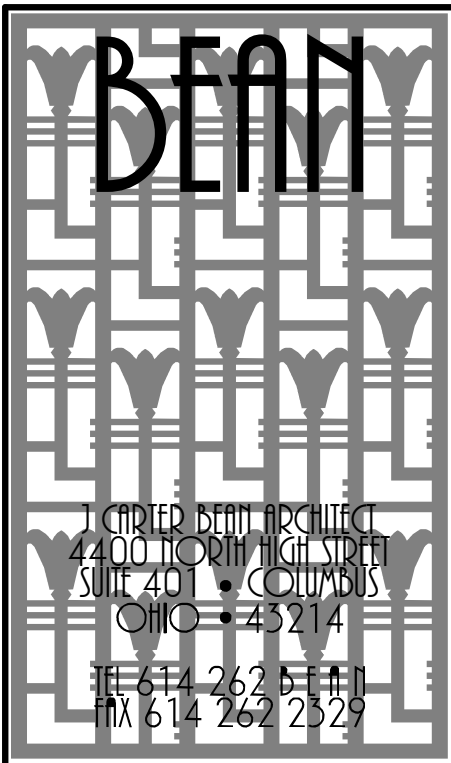
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22 May 2020	Final Development	

DRAWING TITLE  
**3D IMAGES**

DRAWING NUMBER

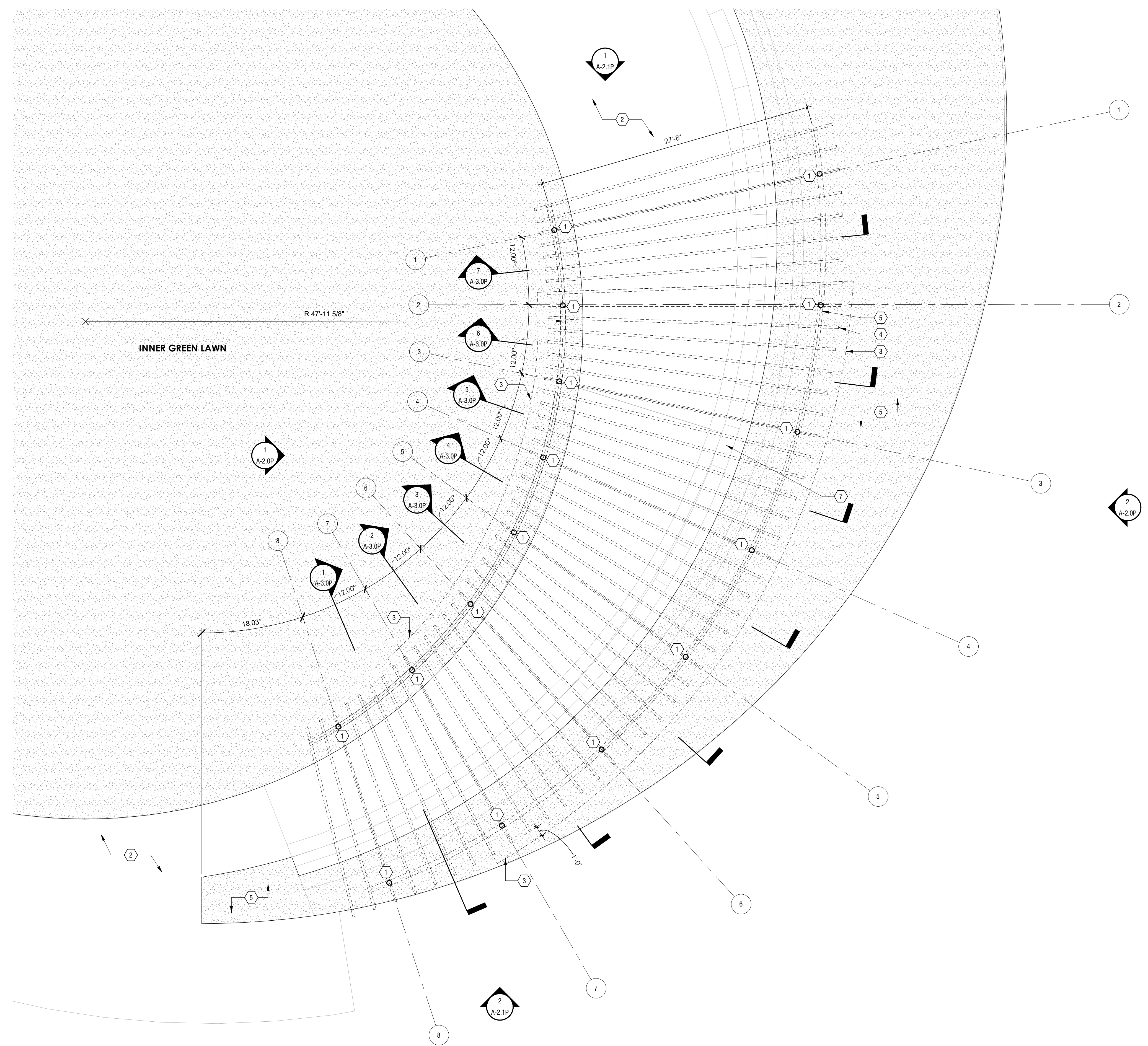
**A-0.2P**





EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20' O.C.)	DIMENSIONAL METALS, INC. (DMI) INTERLOCK 3/20' SMOOTH COLOR: WEATHERED ZINC
MTL-2	METAL COPING	DIMENSIONAL METALS, INC. (DMI) COLOR: SHERWIN WILLIAMS - SW 6258 TRICORN BLACK
PT-1	STEEL FRAMING PAINT	COLOR: SHERWIN WILLIAMS SW 6258 TRICORN BLACK
AL-1	ALUMINUM CEILING SIDING	KNOTWOOD WOOD EFFECT ALUMINUM SIDING COLOR: EASTERN MAHOAGANY

FLOOR PLAN CODED NOTES	
1	6" ROUND METAL COLUMN (SEE STRUCTURAL DRAWINGS), PF-1
2	PEDESTRIAN WALK, REFER TO LANDSCAPE DRAWINGS
3	LINE OF ROOF ABOVE
4	8" DEEP METAL PURLINS ABOVE (SEE STRUCTURAL DRAWINGS), PF-1
5	ELEVATED LANDSCAPING, REFER TO LANDSCAPE DRAWINGS
6	6" ROUND METAL BEAMS ABOVE (SEE STRUCTURAL DRAWINGS), PF-1
7	CONCRETE BENCH SEATING, REFER TO LANDSCAPE DRAWINGS



1 PAVILION PLAN  
SCALE: 3/16" = 1'-0"

**THE CORNERS - PAVILION**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR # 100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE PAVILION FLOOR PLAN		
DRAWING NUMBER <b>A-1.0P</b>		

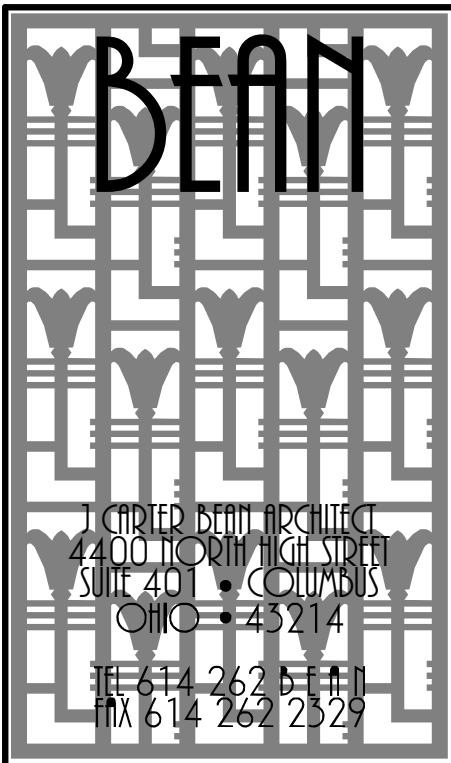




1 PAVILION ROOF PLAN  
SCALE: 3/16" = 1'-0"

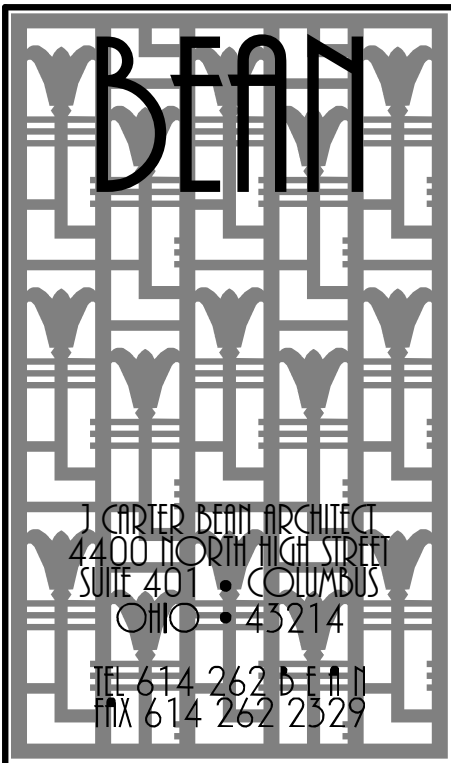
EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (24" O.C.)	DIMENSIONAL METALS, INC. (DMI) INTERLOCK 1/2" SMOOTH COLOR: WEATHERED ZINC
MTL-2	METAL COPING	DIMENSIONAL METALS, INC. (DMI) COLOR: SHERWIN WILLIAMS - SW 6258 TRICORN BLACK
PT-1	STEEL FRAMING PAINT	COLOR: SHERWIN WILLIAMS SW 6258 TRICORN BLACK
AL-1	ALUMINUM CEILING SIDING	KNOXWOOD WOOD EFFECT ALUMINUM SIDING COLOR: EASTERN MAHOAGANY

ROOF PLAN CODED NOTES	
1	EXPOSED 8" DEEP METAL PURLINS ABOVE (SEE STRUCTURAL DRAWINGS), PT-1
2	STANDING SEAM METAL ROOF, MTL-1
3	EXPOSED 6" ROUND METAL BEAMS ABOVE (SEE STRUCTURAL DRAWINGS), PT-1



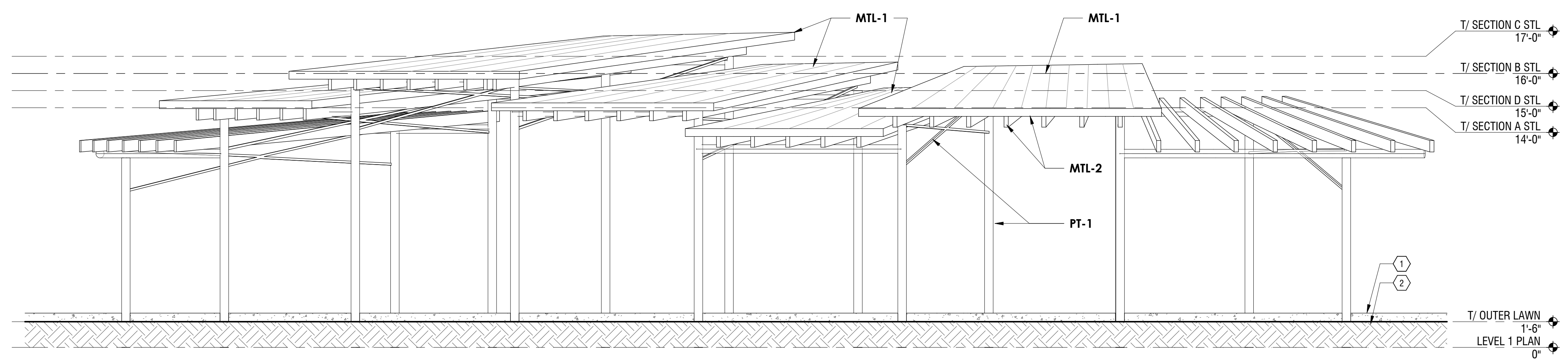
**THE CORNERS - PAVILION**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR # 100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020	Final Development	
DRAWING TITLE PAVILION ROOF PLAN		
DRAWING NUMBER <b>A-1.1P</b>		

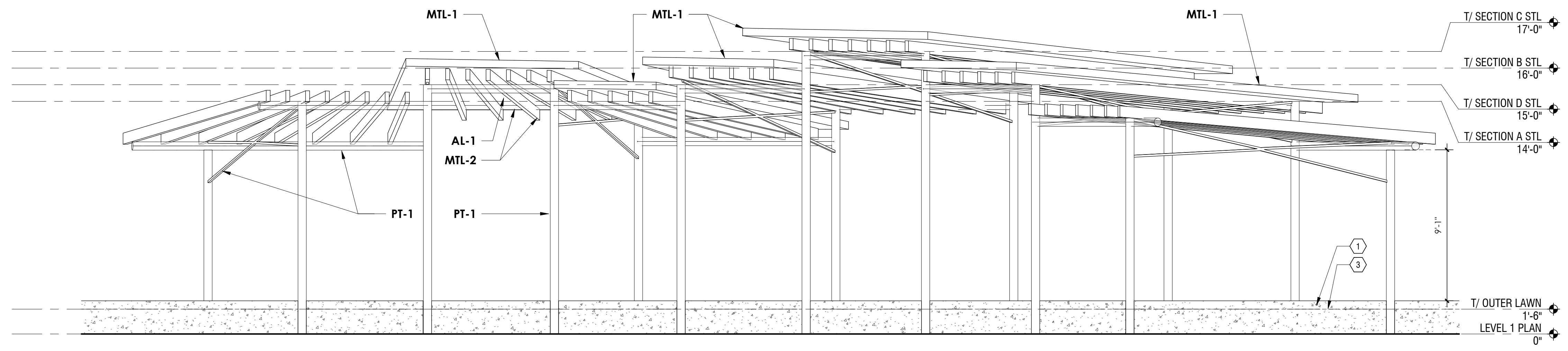


EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
MTL-1	PREFINISHED STANDING SEAM METAL ROOF (20' O.C.)	DIMENSIONAL METALS, INC. (DMI) INTERLOCK, 1/2" SMOOTH COLOR: WEATHERED ZINC
MTL-2	METAL COPING	DIMENSIONAL METALS, INC. (DMI) COLOR: SHERWIN WILLIAMS - SW 6258 TRICORN BLACK
PT-1	STEEL FRAMING PAINT	COLOR: SHERWIN WILLIAMS SW 6258 TRICORN BLACK
AL-1	ALUMINUM CEILING SIDING	KNOTWOOD WOOD EFFECT ALUMINUM SIDING COLOR: EASTERN MAHOGANY

ELEVATION CODED NOTES	
1	CONCRETE BENCH BEYOND. REFER TO LANDSCAPE DRAWINGS
2	LINE OF ELEVATED LANDSCAPING. REFER TO LANDSCAPE DRAWINGS
3	LINE OF ELEVATED LANDSCAPING BEYOND. REFER TO LANDSCAPE DRAWINGS



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



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

**THE CORNERS - PAVILION**  
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DUBLIN, OHIO 43017  
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1533 LAKE SHORE DR # 100, COLUMBUS, OH 43204

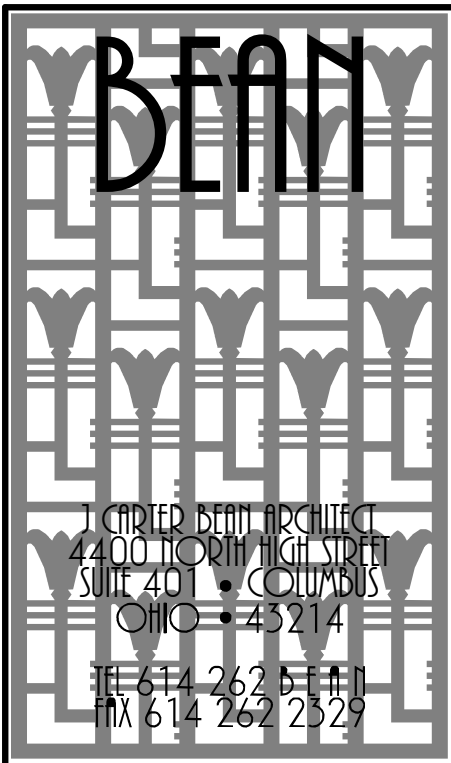
No.	Date	Description
22 May 2020		Final Development

DRAWING TITLE  
**PAVILION ELEVATIONS**

DRAWING NUMBER  
**A-2.0P**

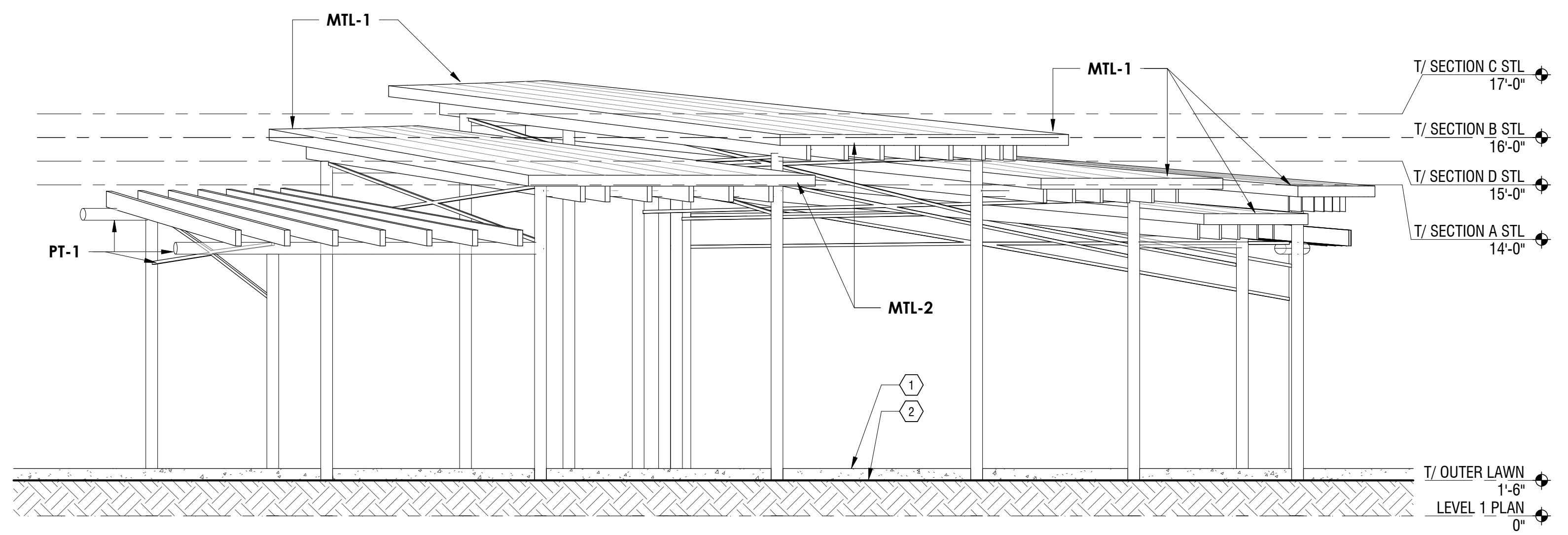
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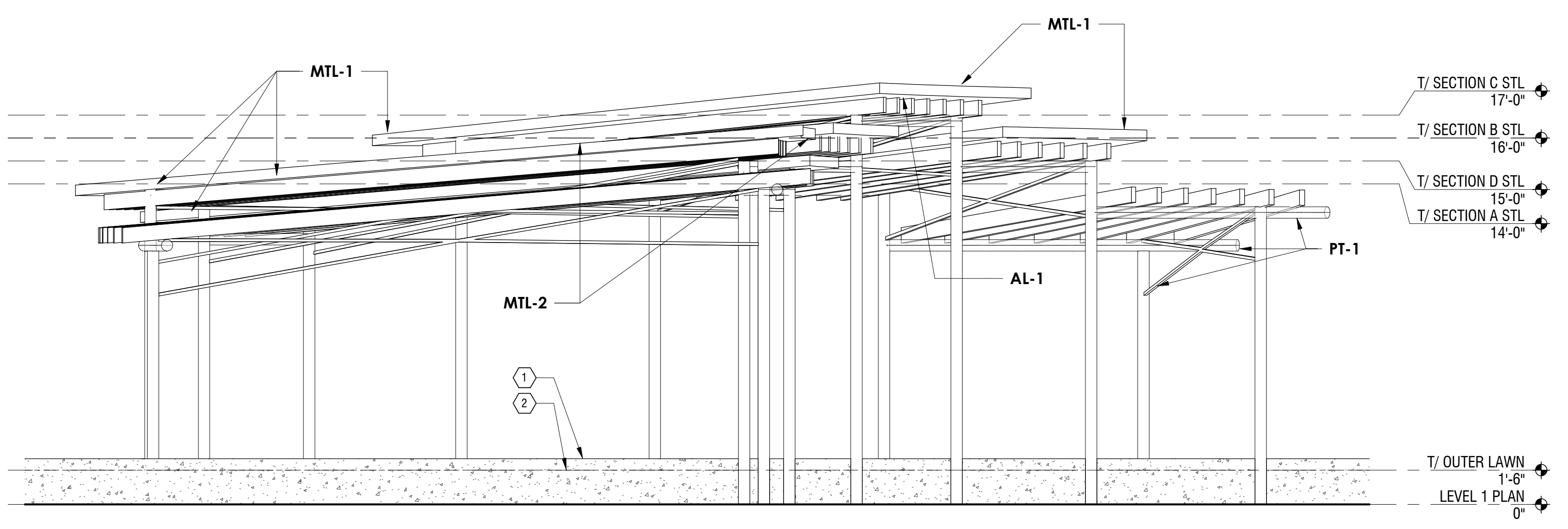


EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
MTL-1	PREFINISHED STANDING SEAM METAL ROOF [20' O.C.]	DIMENSIONAL METALS, INC. [DMI] INTERLOCK 1/20' SMOOTH COLOR: WEATHERED ZINC
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AL-1	ALUMINUM CEILING SIDING	KNOTWOOD WOOD EFFECT ALUMINUM SIDING COLOR: EASTERN MAHOAGANY

ELEVATION CODED NOTES	
①	CONCRETE BENCH BEYOND. REFER TO LANDSCAPE DRAWINGS
②	LINE OF ELEVATED LANDSCAPING. REFER TO LANDSCAPE DRAWINGS
③	LINE OF ELEVATED LANDSCAPING BEYOND. REFER TO LANDSCAPE DRAWINGS



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

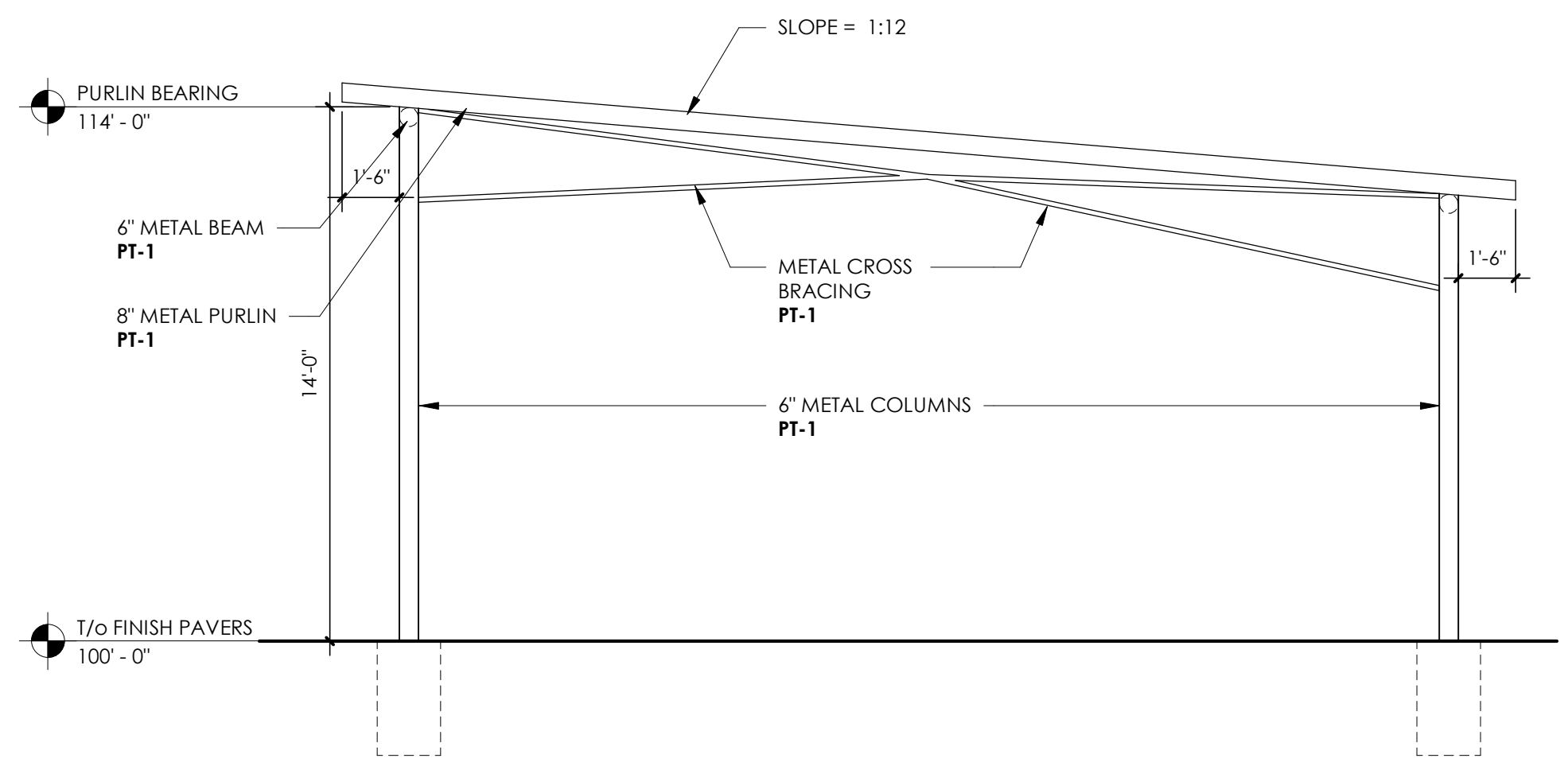
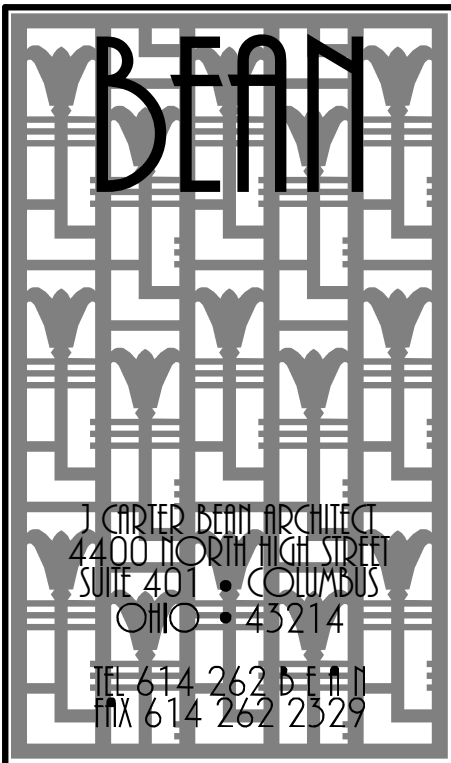


① NORTH PAVILION ELEVATION  
SCALE: 1/4" = 1'-0"

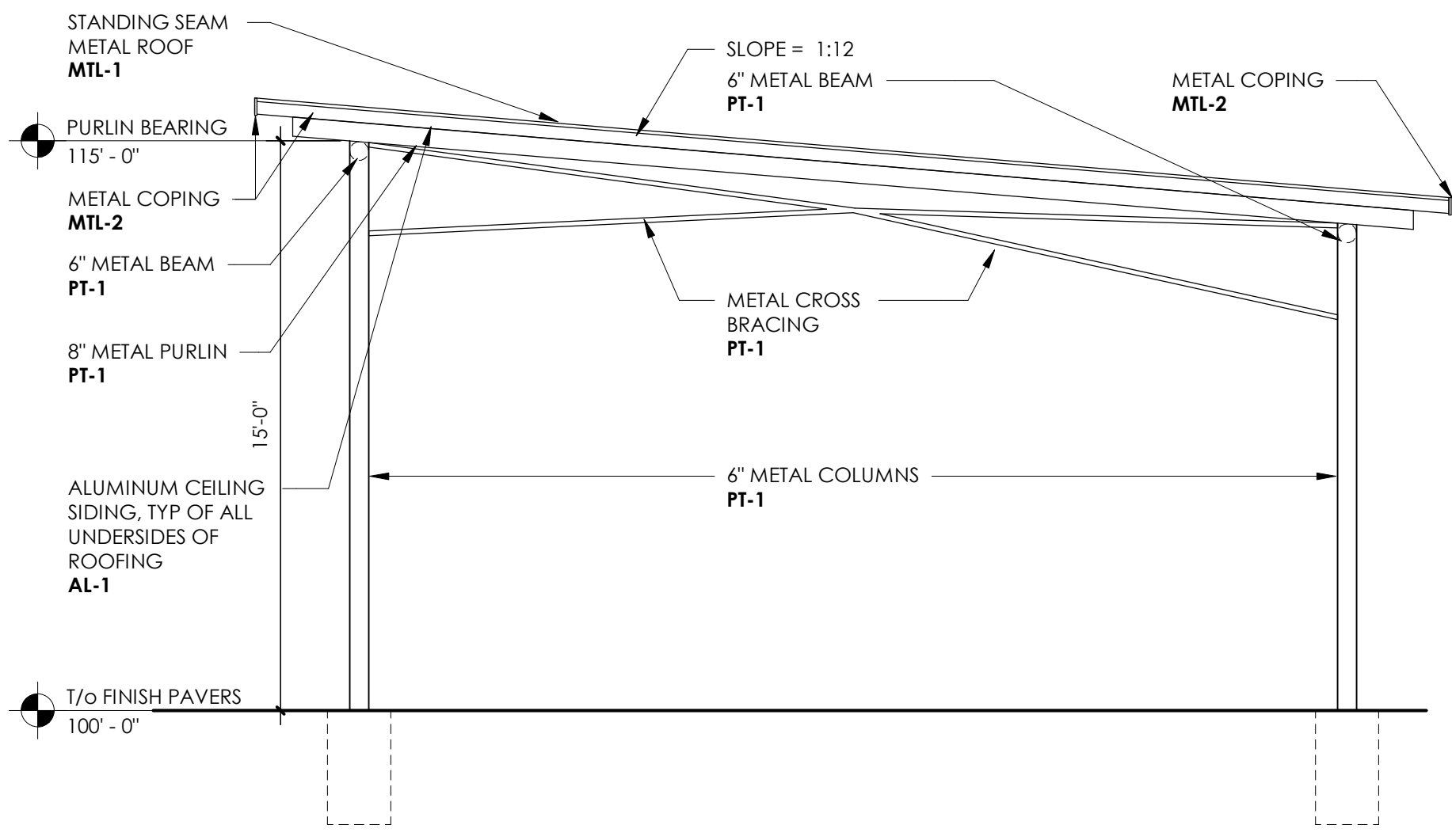
**THE CORNERS - PAVILION**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR  
**THE DAIMLER GROUP INC**  
1533 LAKE SHORE DR # 100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE PAVILION ELEVATIONS		
DRAWING NUMBER <b>A-2.1P</b>		

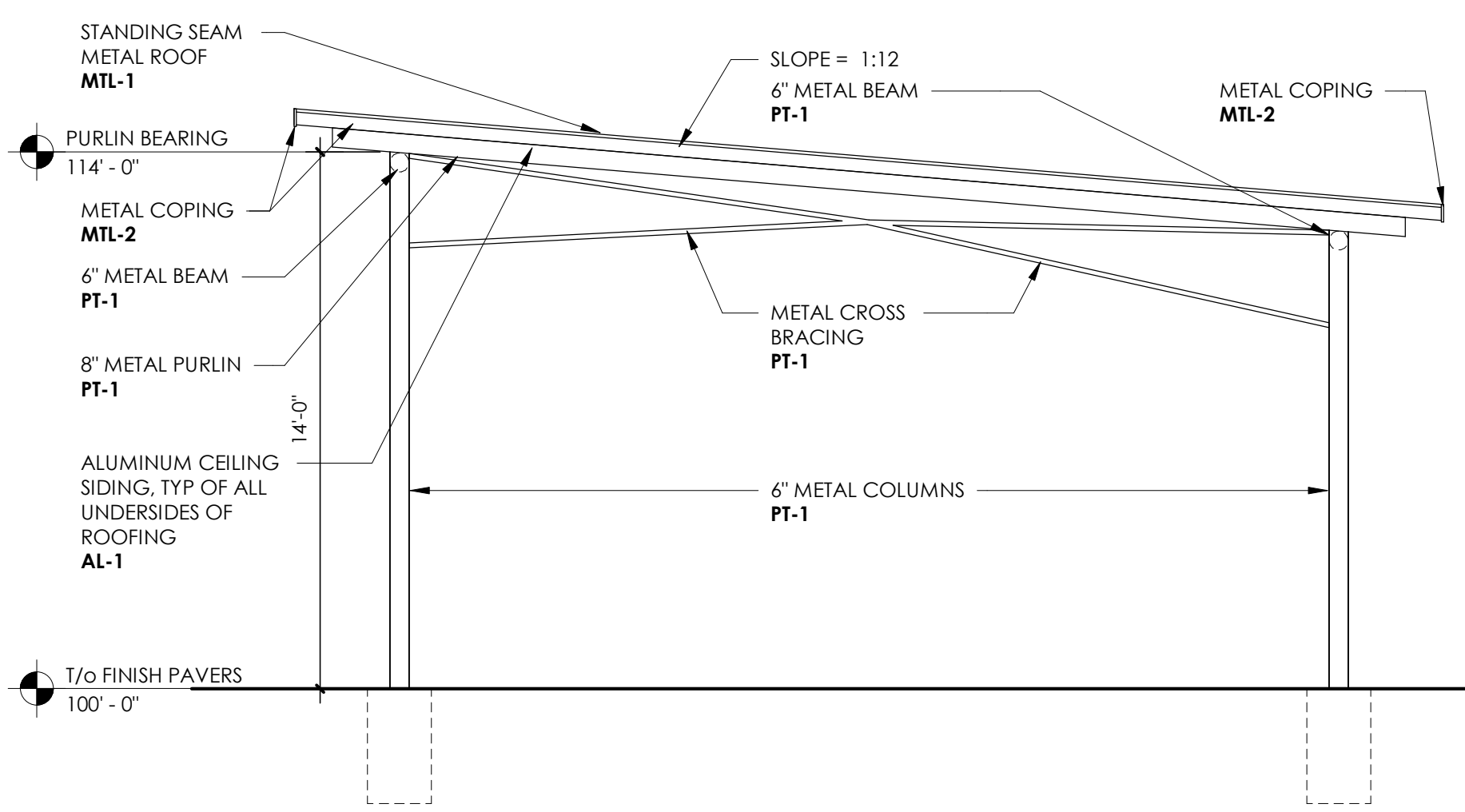
EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
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PT-1	STEEL FRAMING PAINT	COLOR: SHERWIN WILLIAMS SW 6258 TRICORN BLACK
AL-1	ALUMINUM CEILING SIDING	KNOXWOOD WOOD EFFECT ALUMINUM SIDING COLOR: EASTERN MANOGANY



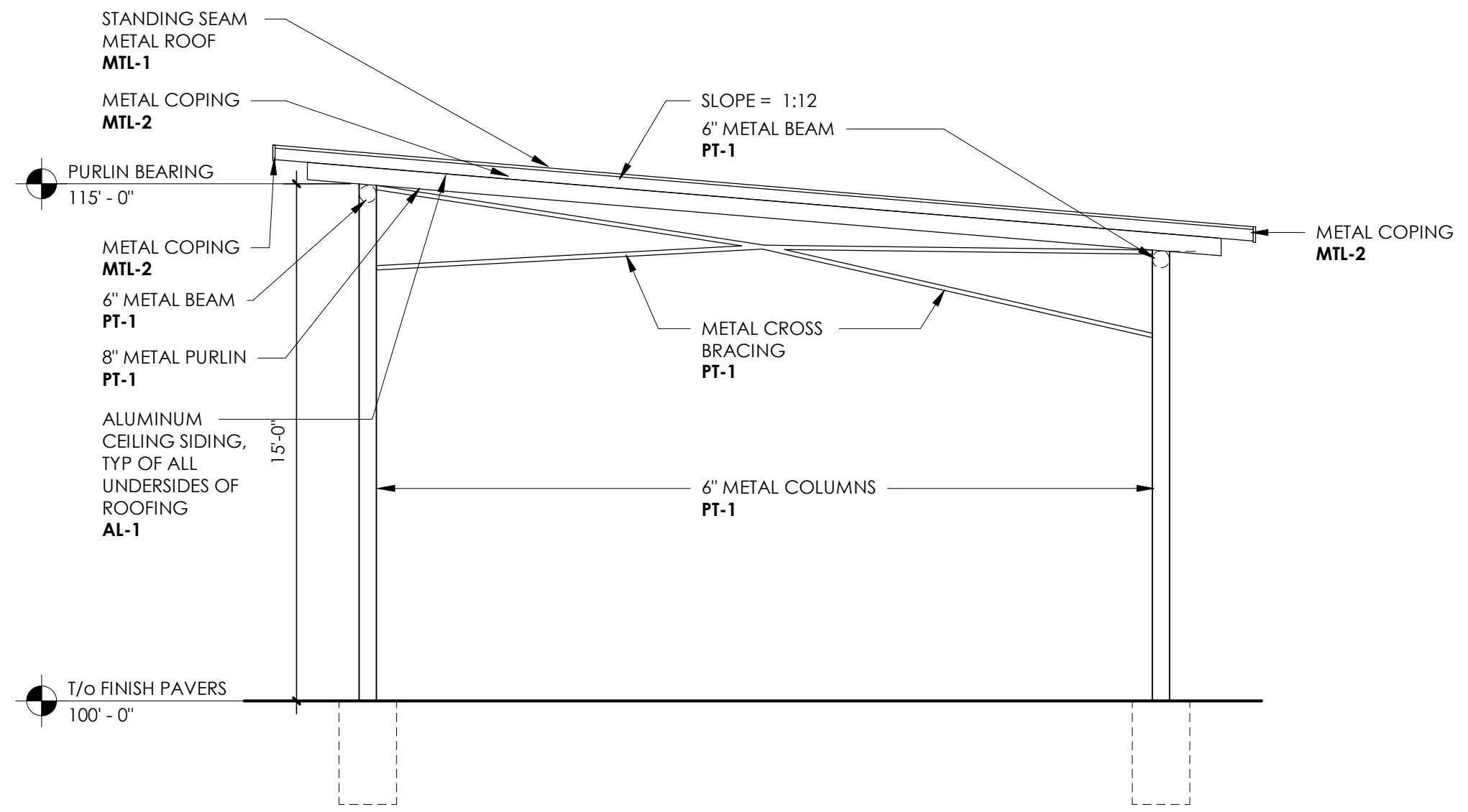
7 STRUCTURE G SECTION  
SCALE: 1/4" = 1'-0"



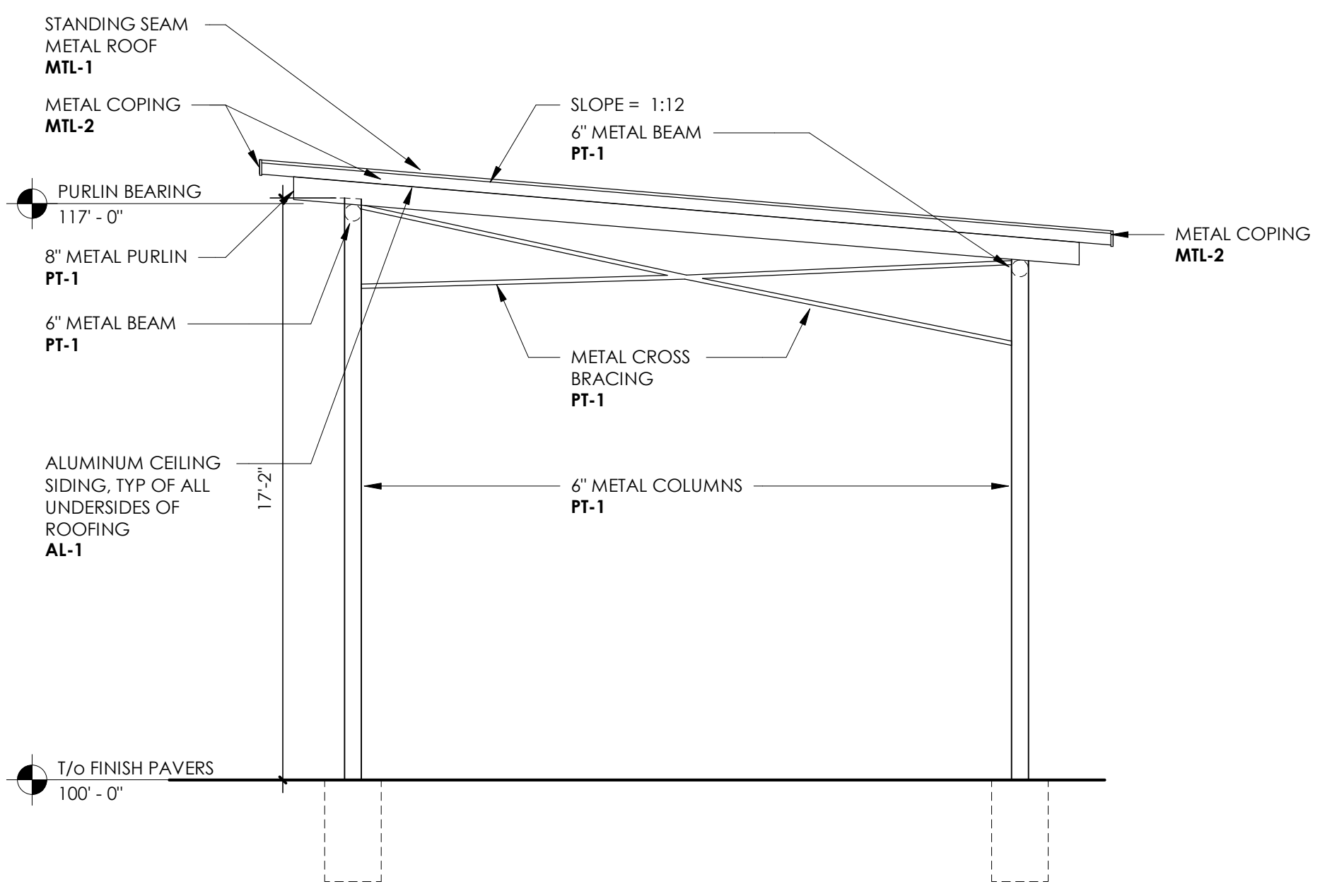
6 STRUCTURE F SECTION  
SCALE: 1/4" = 1'-0"



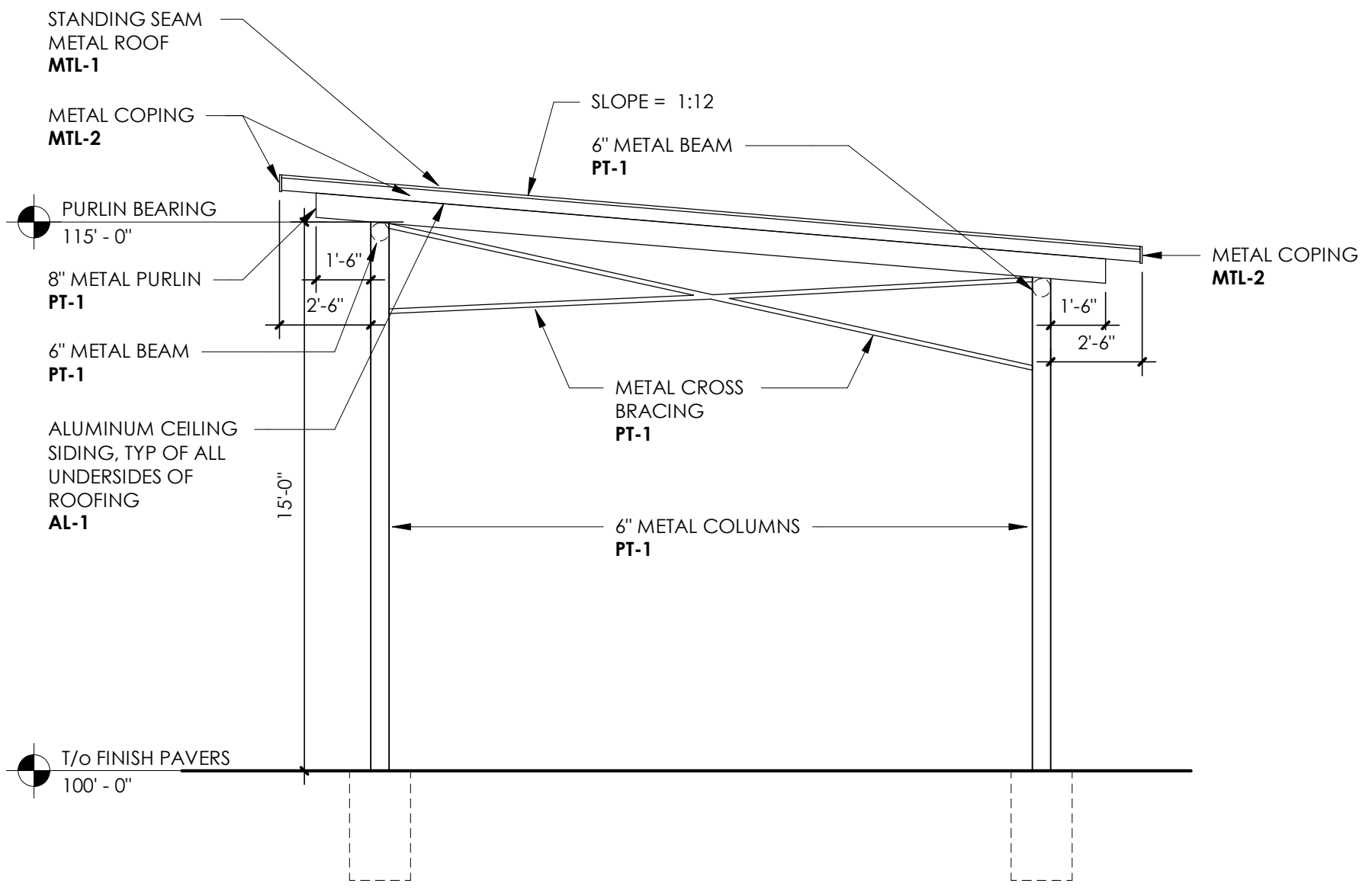
5 STRUCTURE E SECTION  
SCALE: 1/4" = 1'-0"



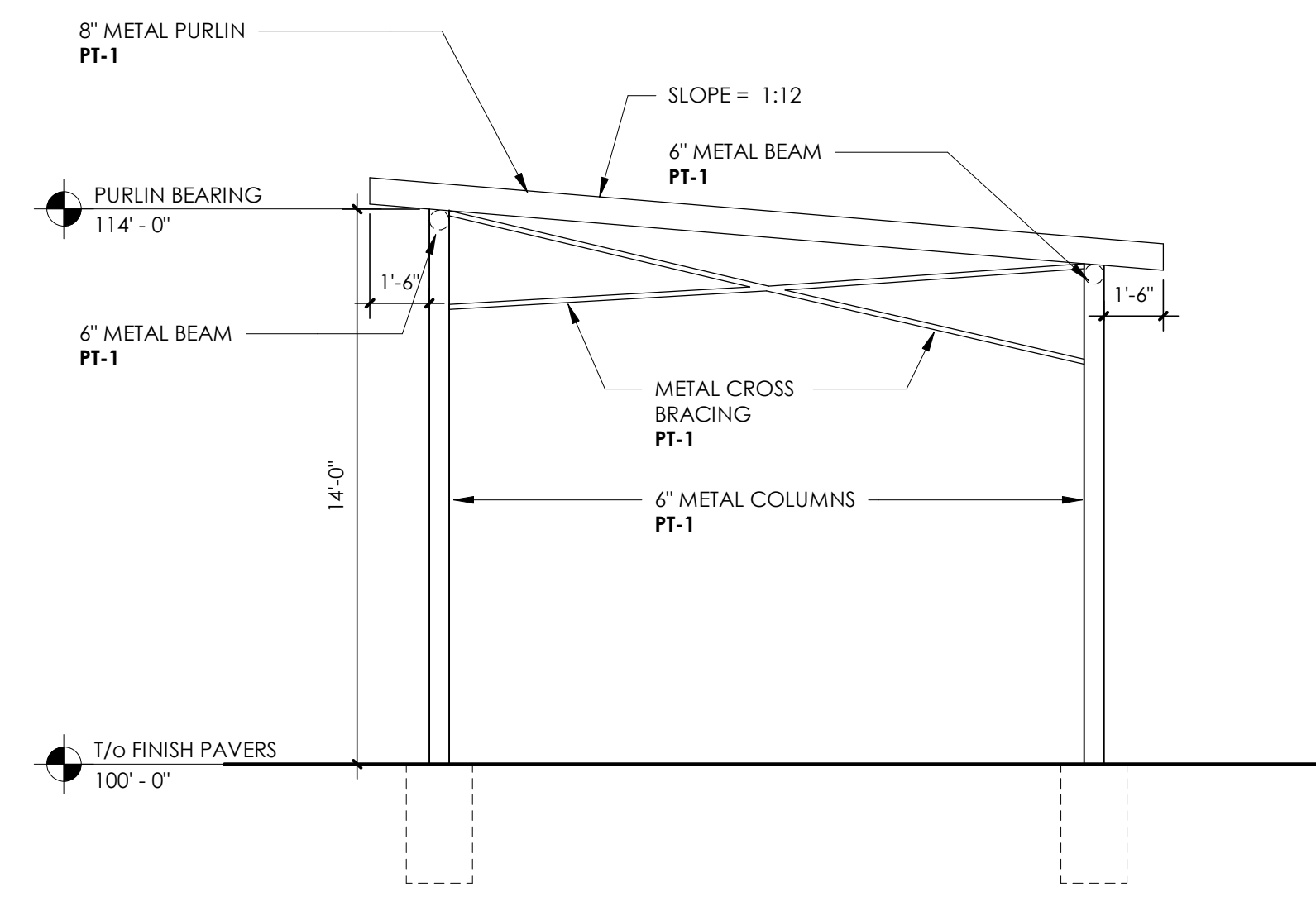
4 STRUCTURE D SECTION  
SCALE: 1/4" = 1'-0"



3 STRUCTURE C SECTION  
SCALE: 1/4" = 1'-0"



2 STRUCTURE B SECTION  
SCALE: 1/4" = 1'-0"



1 STRUCTURE A SECTION  
SCALE: 1/4" = 1'-0"

**THE CORNERS - PAVILION**  
FRANTZ ROAD @ BLAZER PKWY & RINGS RD.  
DUBLIN, OHIO 43017  
FOR THE DAIMLER GROUP INC  
1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
	22 May 2020	Final Development
DRAWING TITLE PAVILION SECTIONS		
DRAWING NUMBER <b>A-3.0P</b>		

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