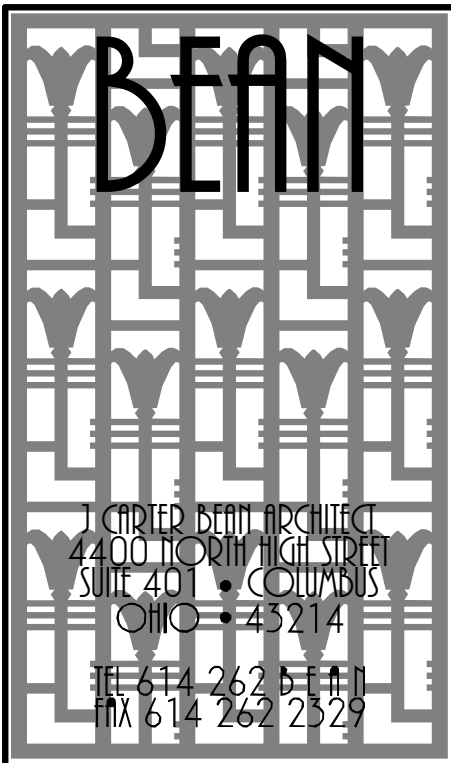
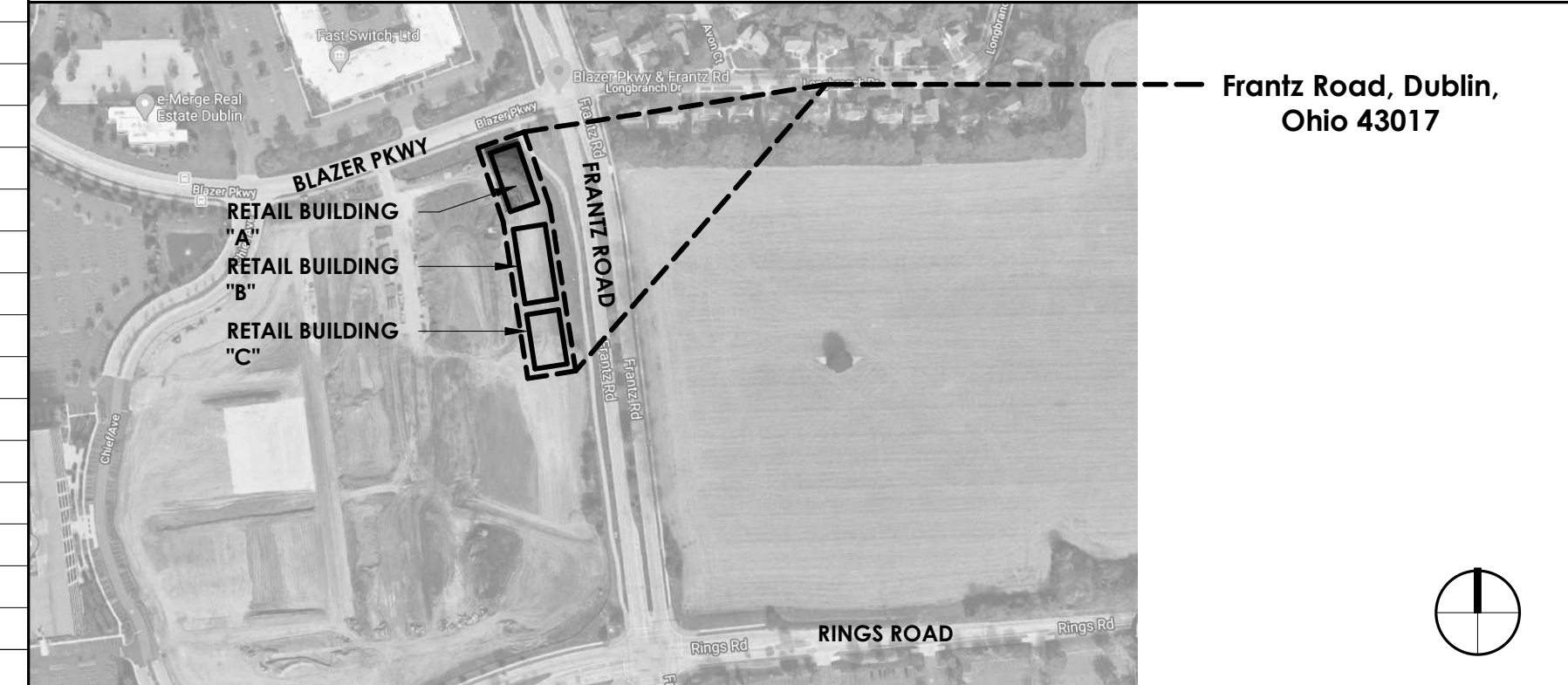


NEW BUILDING FOR:
THE CORNERS - BUILDING C
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.
 DUBLIN, OHIO 43017



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>OHIO BUILDING CODE (OBC), CHAPTER 11 - 2017</p> <p>ENERGY CODE _____ 2012 INTERNATIONAL ENERGY CODE AND ASHRAE 90.1-2010</p>	<p>PROJECT DESCRIPTION</p> <p>THESE DOCUMENTS DESCRIBE THE CONSTRUCTION OF A NEW 8,280 SQUARE FOOT RETAIL STORE AND DUMPSTER ENCLOSURE.</p>				
	CODE SUMMARY					
			STRUCTURAL DRAWINGS			
			PLUMBING DRAWINGS			
			MECHANICAL DRAWINGS			
			ELECTRICAL DRAWINGS			
			ARCHITECTURAL DRAWINGS			
			SITE LOCATION MAP			

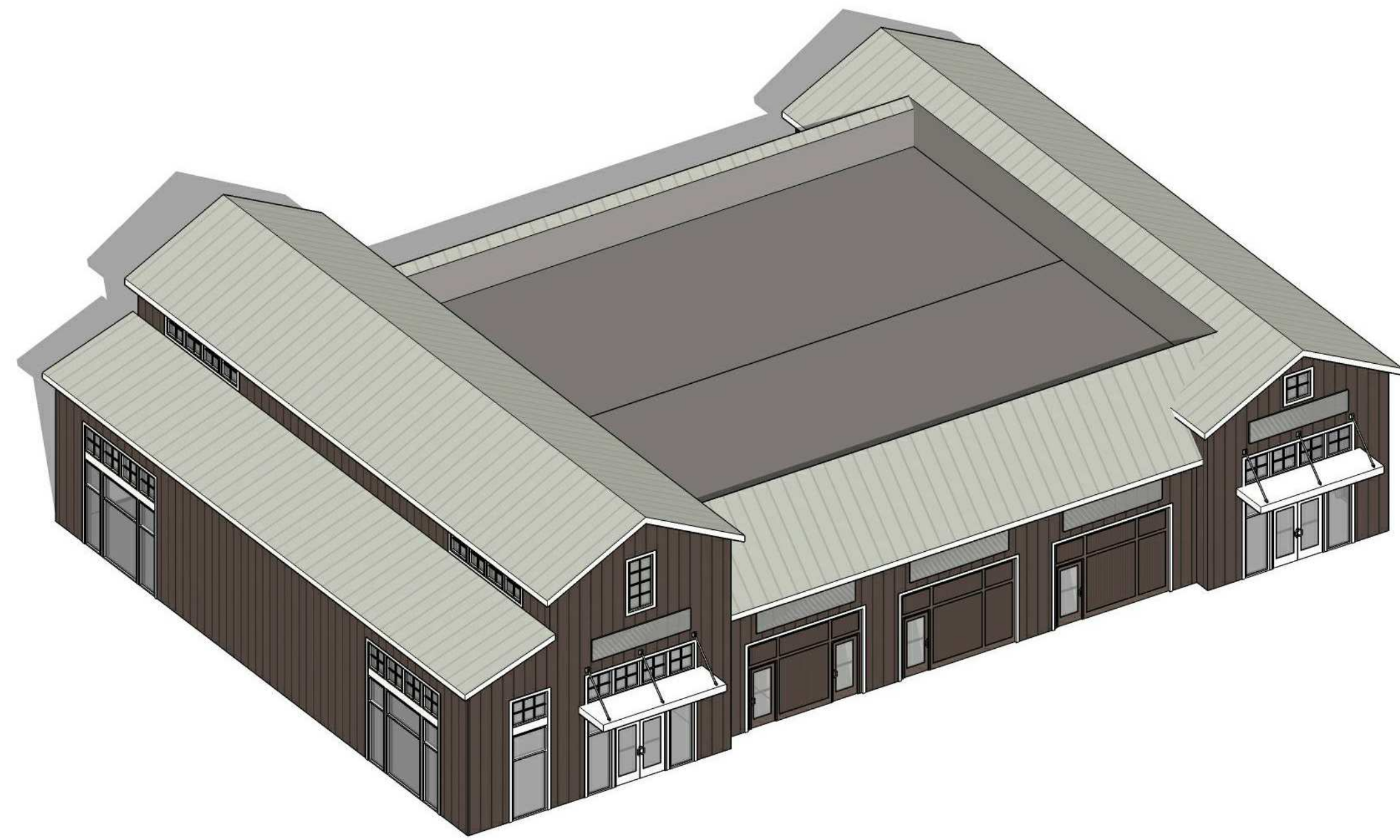


THE CORNERS - BUILDING C
 FRANTZ ROAD @ BLAZER PKWY & RINGS RD.
 DUBLIN, OHIO 43017
 FOR
THE DAIMLER GROUP INC
 1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

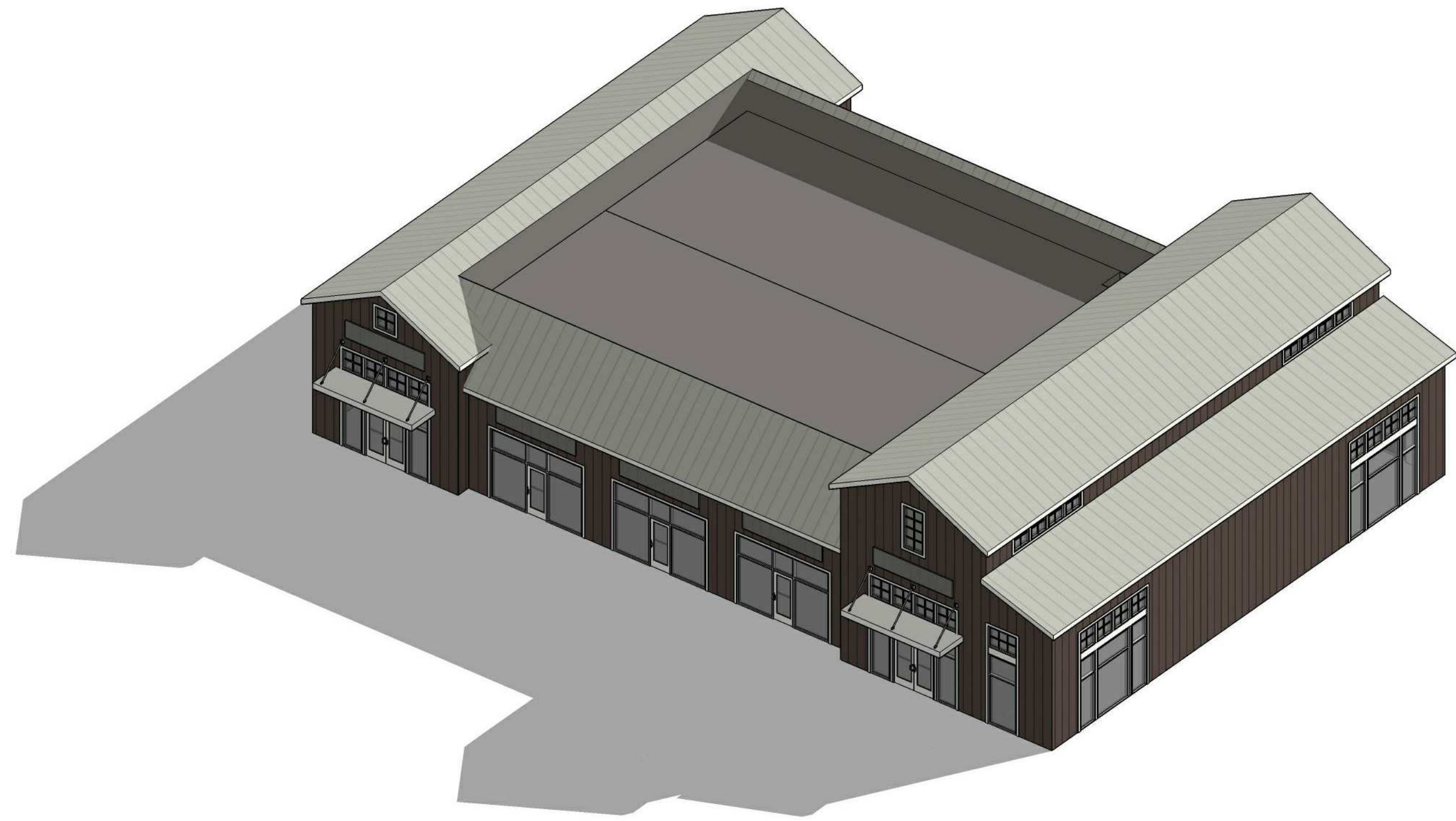
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MECHANICAL / ELECTRICAL / PLUMBING ENGINEER EM ENGINEERING GROUP 625 EAST NORTH BROADWAY COLUMBUS, OH 43214 TEL 614.225.1580 FAX 614.461.1305	STRUCTURAL ENGINEER LEWIS ENGINEERING INC 3260 HENDERSON RD # 110, COLUMBUS, OH 43220 TEL 614.326.2806	DEVELOPER 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
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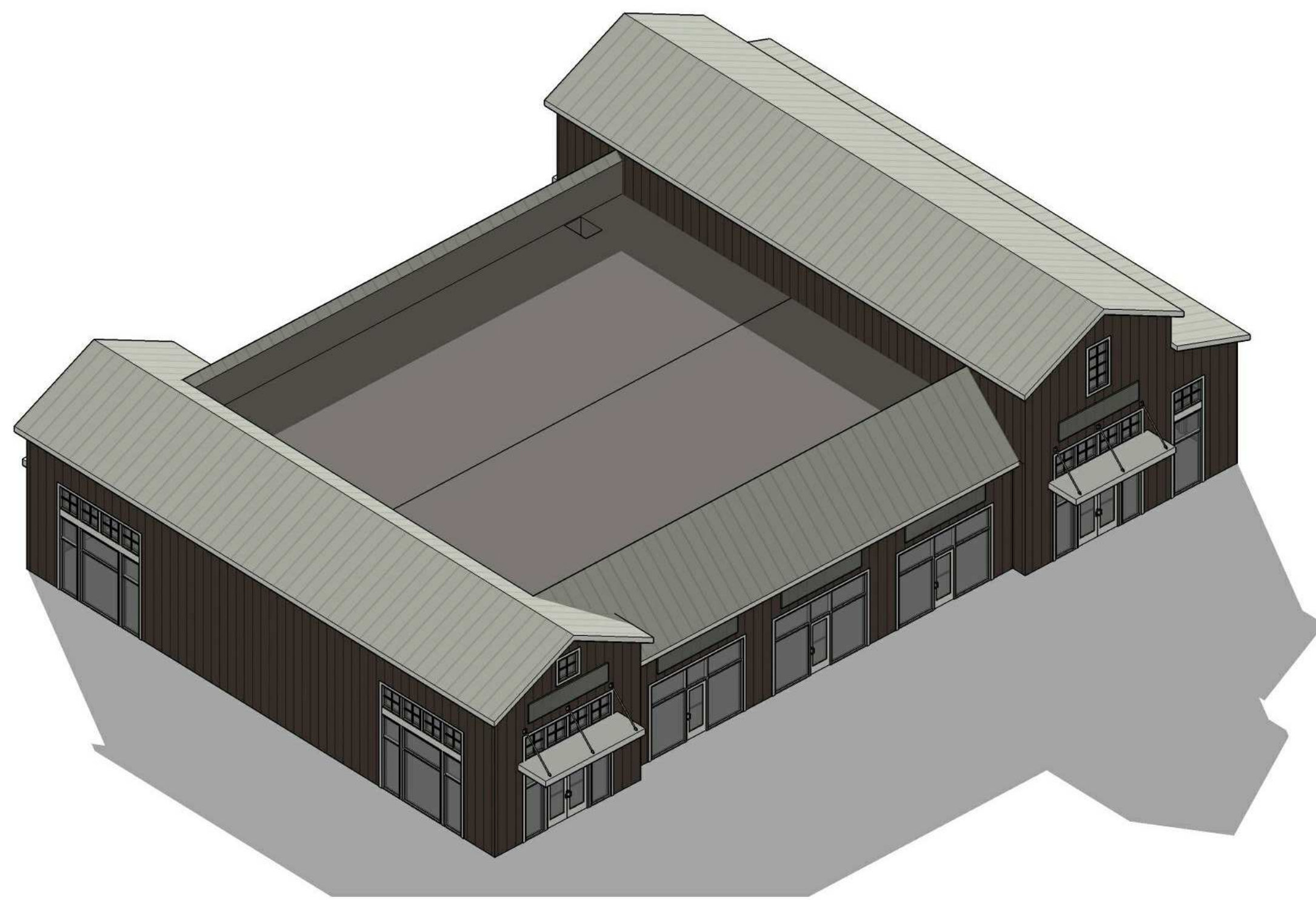
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22	May 2020	Final Development
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TITLE SHEET		
DRAWING NUMBER		
A-0.1C		



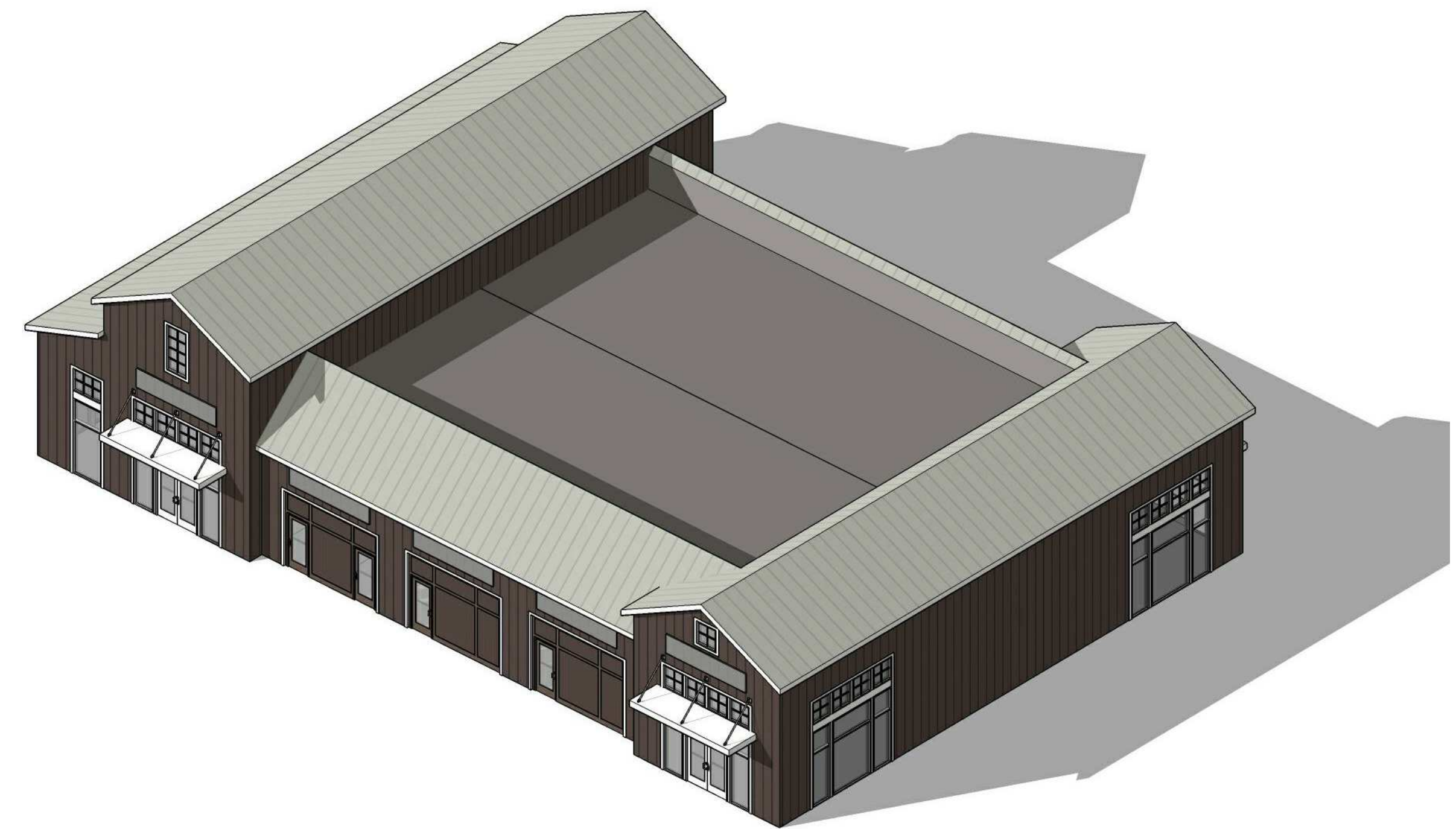
3D AERIAL VIEW LOOKING NORTHWEST - N.T.S.



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



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



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

THE CORNERS - BUILDING C
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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

A-0.2C



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



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



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

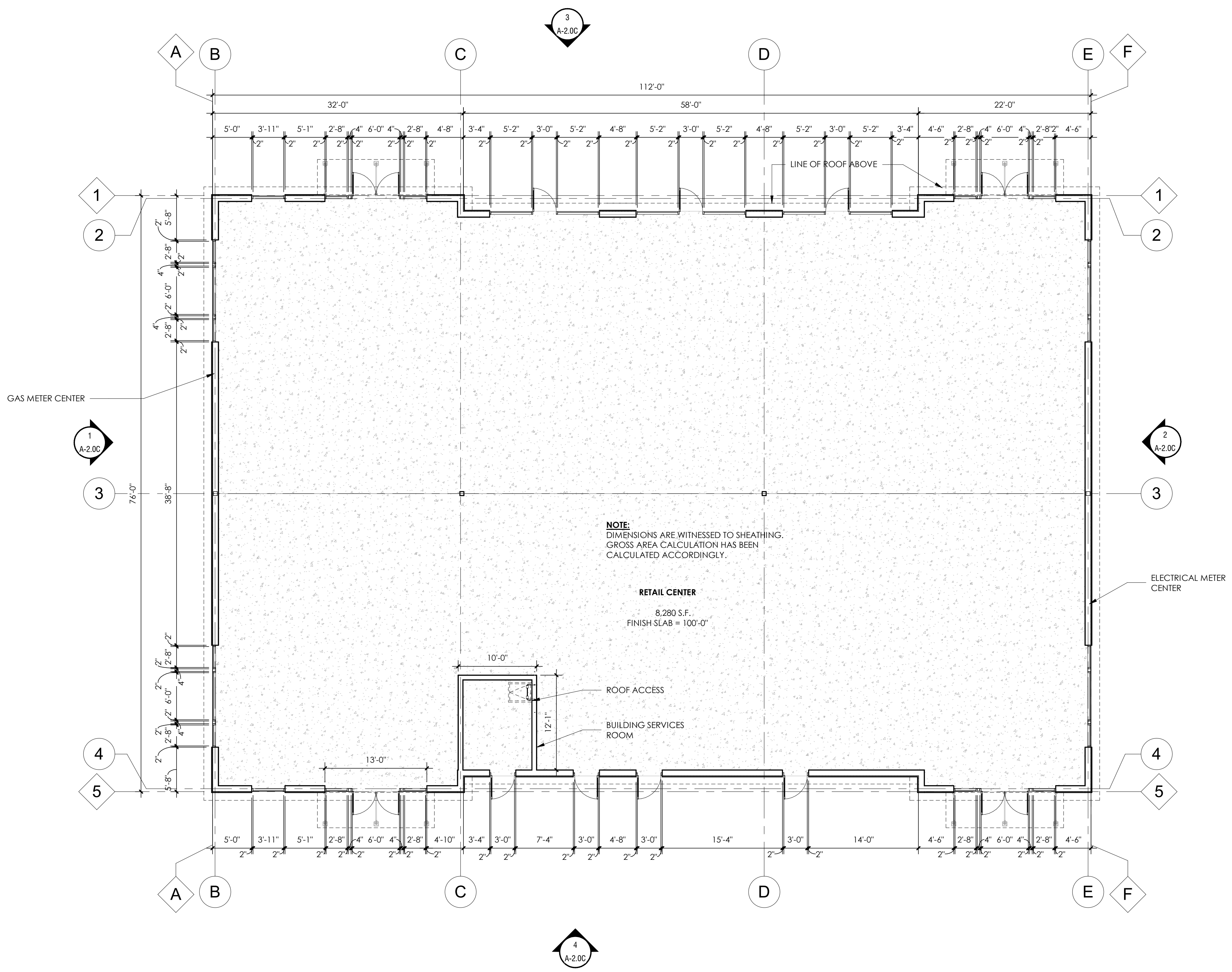
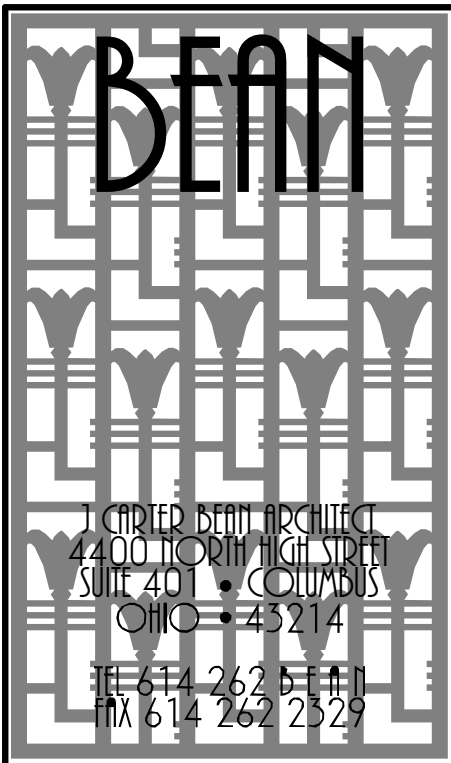


3D VIEW LOOKING SOUTHWEST - N.T.S.

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

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DRAWING TITLE		
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"

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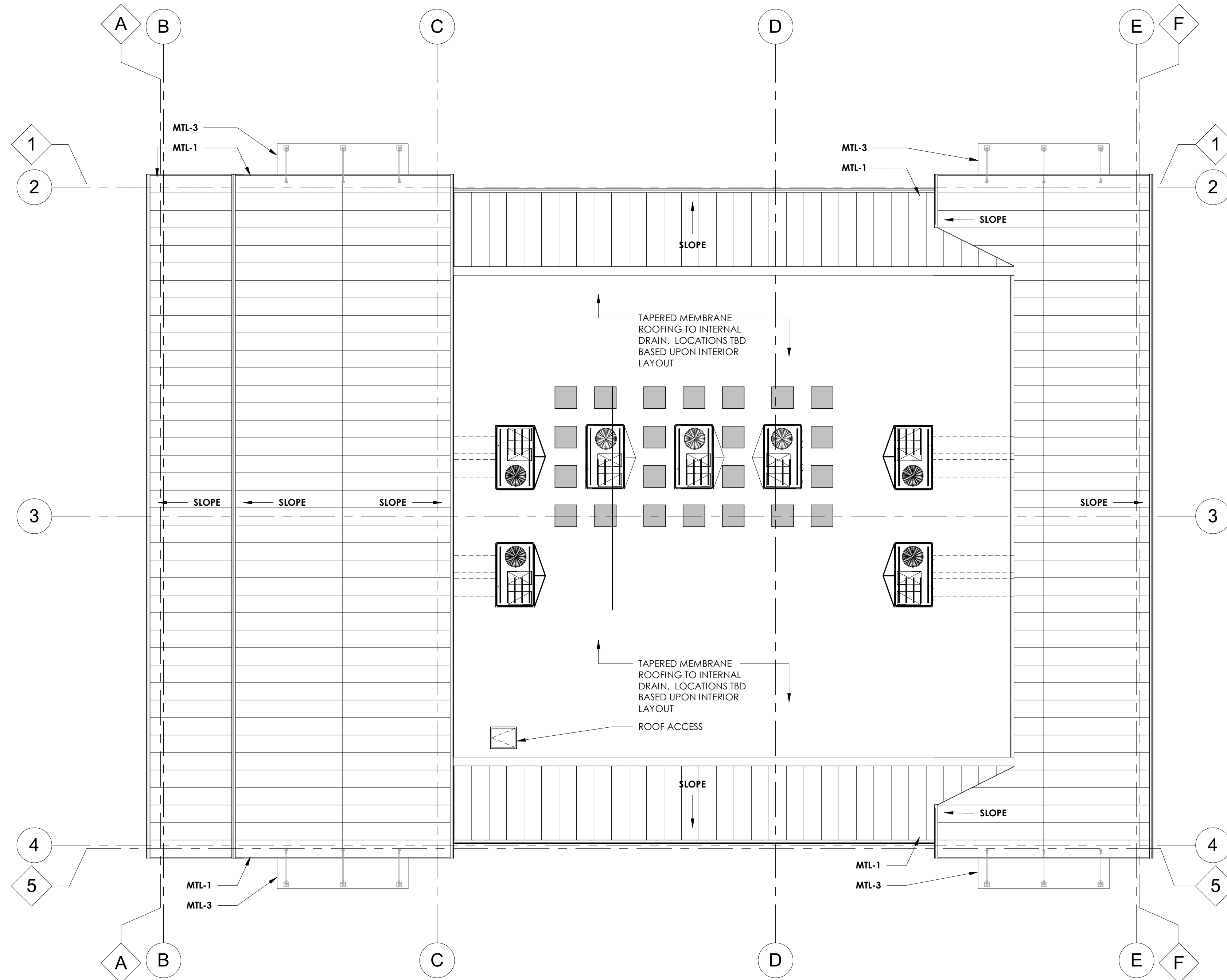
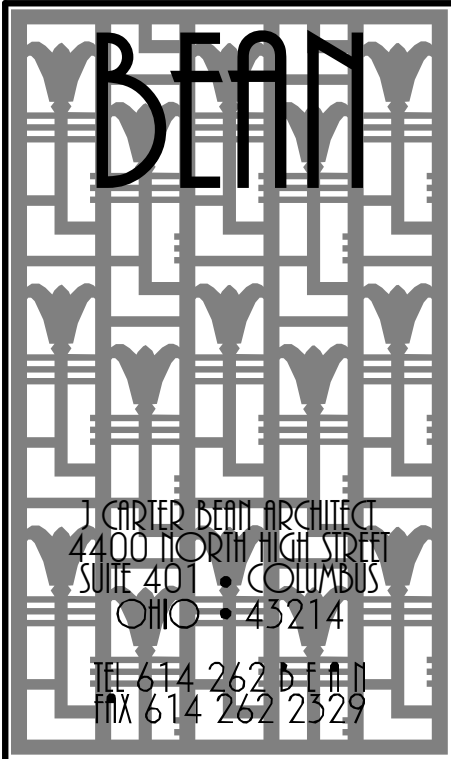
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No.	Date	Description
22 May 2020		Final Development
DRAWING TITLE BUILDING FLOOR PLAN		
DRAWING NUMBER A-1.0C		

BEAN 2020.00

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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

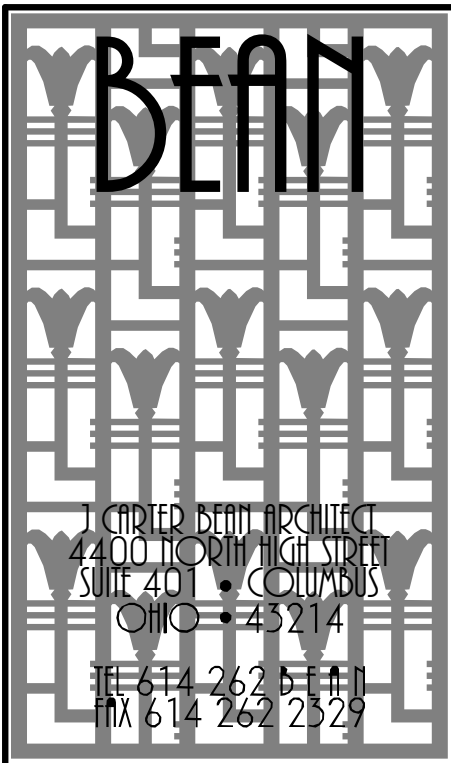
FOR
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1533 LAKE SHORE DR #100, COLUMBUS, OH 43204

No.	Date	Description
22 May 2020		Final Development

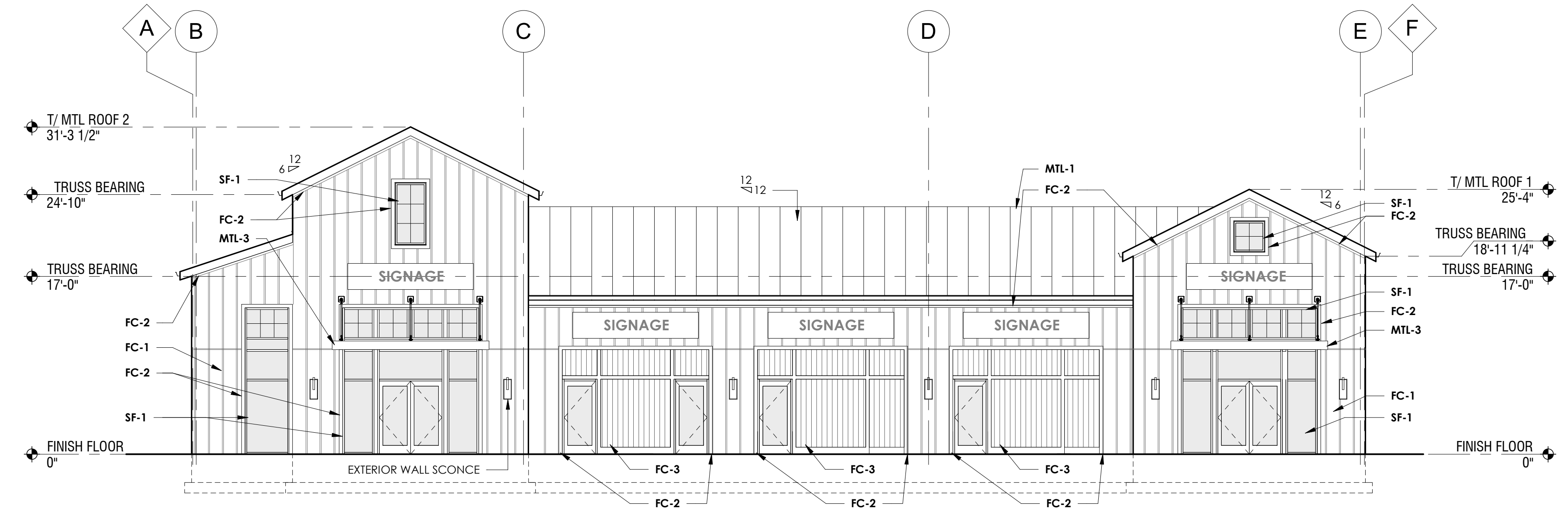
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BUILDING ROOF PLAN

DRAWING NUMBER

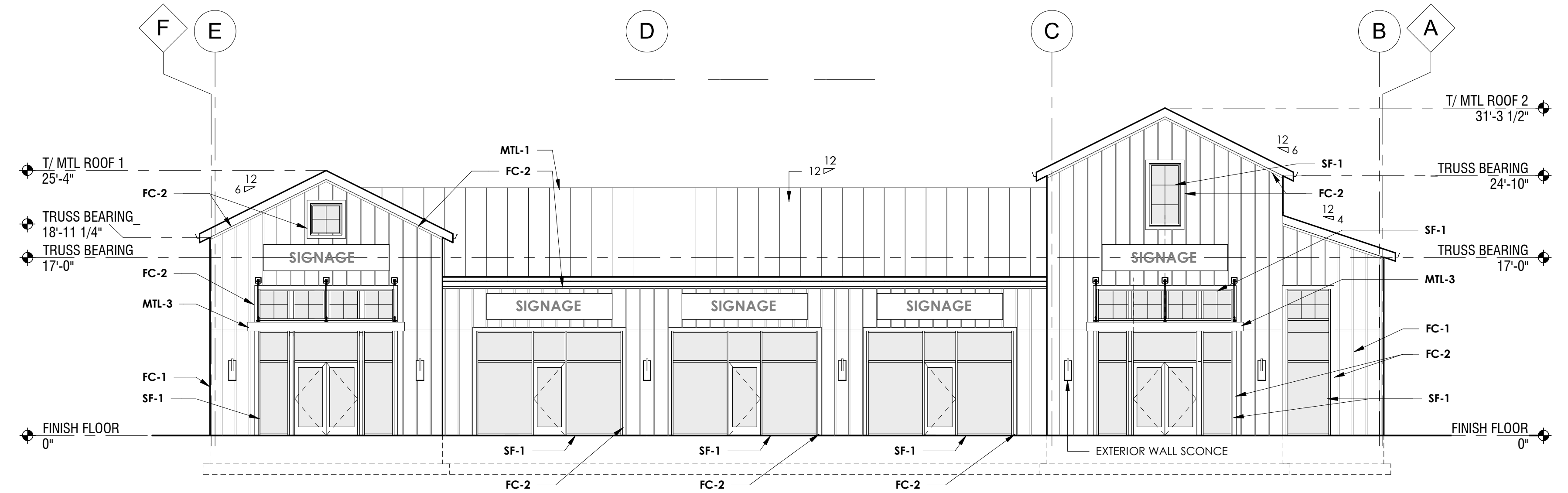
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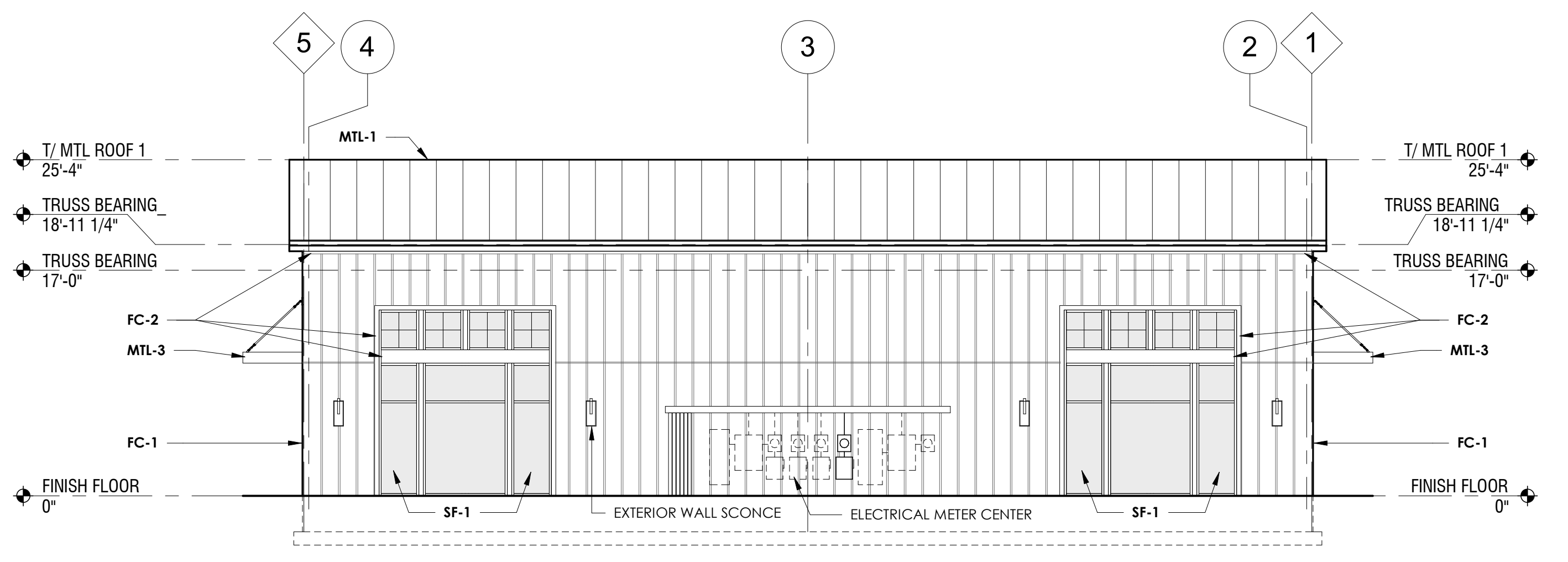
EXTERIOR FINISH KEY		
MARK	TYPE	NOTES
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FC-2	FIBER CEMENT TRIM	JAMES HARDE 5/16" FIBER CEMENT TRIM PAINT: SHERWIN WILLIAMS SW 7005 PURE WHITE
FC-3	FIBER CEMENT BEADBOARD	JAMES HARDE 5/16" PANEL SIDING (SIERRA II) PAINT: SHERWIN WILLIAMS SW 9006 BLACK BEAN
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ST-1	CULTURED STONE VENEER	CENTURION CASTLE COLLECTION COLOR: #220 CALIFORNIA MORTAR: CEMEX RC-53-C HONEYCOMB



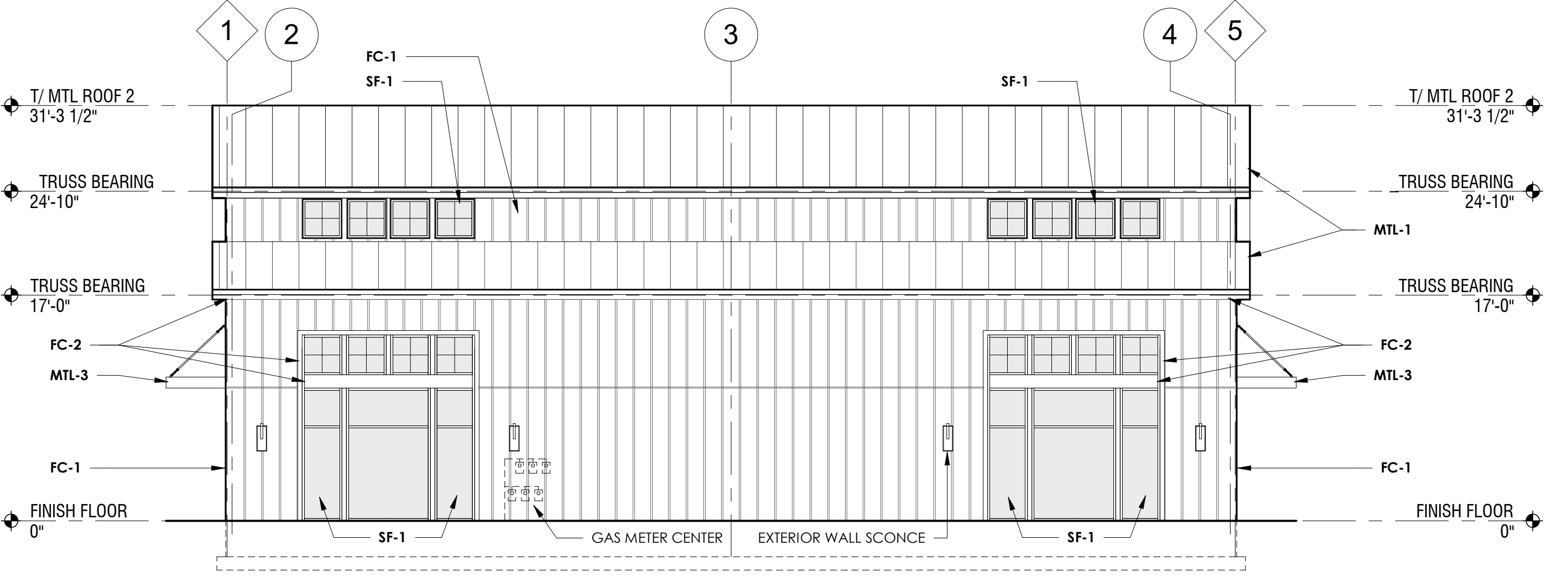
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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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 FOR
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No.	Date	Description
22	May 2020	Final Development

DRAWING TITLE
EXTERIOR ELEVATIONS

DRAWING NUMBER
A-2.0C

BEAN 2020.00