

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

1. DENOTES AREA OF CONCRETE SLAB LEAVE-OUT FOR FUTURE TENANT'S UNDERGROUND UTILITY ROUGH-IN'S. BASE BID - PROVIDE COMPACTED GRANULAR FILL (SEE STRUCTURAL SHEETS).
2. BID ALTERNATE - PROVIDE LINE ITEM COST TO INSTALL 4" CONCRETE SLAB W/ REINFORCING OF 1/2" VAPOR BARRIER AFTER TENANT'S UNDERGROUND WORK IS COMPLETE. PROVIDE AS DIRECTED BY OWNER'S REP.

SYMBOL LEGEND

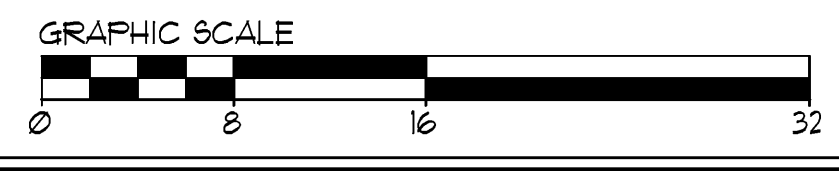
(Symbol)	PLAN CODED NOTE TAG (SEE 'PLAN CODED NOTES' ON THIS SHEET)
(Symbol)	PARTITION / WALL TYPE (SEE 'PARTITION LEGEND' ON THIS SHEET)
(Symbol)	DOOR NUMBER TAG (SEE 'DOOR & FRAME SCHEDULE' ON SHEET A-81)
(Symbol)	STOREFRONT SYSTEM TAG (SEE SHEET A-91 FOR STOREFRONT ELEVATIONS)
(Symbol)	CONTROL JOINT AT 24" O.C. MAX. (SEE DETAILS E4/A-13)
(Symbol)	NEW WALL TYPE (SEE 'WALL & PARTITION LEGEND' ON THIS SHEET)
(Symbol)	WINDOW / STOREFRONT SYSTEM (SEE SHEET A-91 FOR WINDOW SYSTEM ELEVATIONS)

PARTITION SCHEDULE

MARK	RATING	NOTES	DESCRIPTION	DIAGRAM	DEPTH
A			3 5/8" MASONRY VENEER w/ AIRSPACE OVER 2 1/2" DOU THERMAX (C) EXTERIOR INSULATION @ 5/8" DENIGLASS GOLD SHEATHING OVER 1/2" (18 GA) METAL STUDS @ 16" O.C. GALVANIZED WALL TIES SHALL BE SPACED AT A MAXIMUM OF 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY.	(Diagram)	1'-4 1/2"
A1			5/8" GYP. BRD. SHEATHING (INTERIOR SIDE) BY OTHERS (N.I.C.)	(Diagram)	1'-4"
B			3 5/8" MASONRY VENEER w/ AIRSPACE OVER 3" DOU THERMAX (C) EXTERIOR INSULATION @ 5/8" DENIGLASS GOLD SHEATHING OVER 1/2" (18 GA) METAL STUDS LAPPED OVER 1/2" (18 GA) METAL STUDS @ 16" O.C. GALVANIZED WALL TIES SHALL BE SPACED AT A MAXIMUM OF 16" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY.	(Diagram)	1'-8 1/2"
C			5/8" GYP. BRD. SHEATHING (INTERIOR SIDE) BY OTHERS (N.I.C.)	(Diagram)	1'-2"
D			3 5/8" BRICK VENEER OVER 8" (NOM.) STANDARD CMU w/ GROUTED SOLID COLLAR JOINT	(Diagram)	1'-2"
E			PAINT (PT-1) EXPOSED CMU (INTERIOR SIDE OF DUMPSTER ENCLOSURE)	(Diagram)	1'-2"
F			3/4" FRT. PLYWOOD SHEATHING TO 8" AFF OVER 1/2" (18 GA) METAL STUDS ON BOTH SIDES OF 6" (10 GA) METAL STUDS @ 24" O.C. WITH 6" SOUND ATTENUATING BATT INSULATION FULL HEIGHT.	(Diagram)	8"
G			BY OTHERS N.I.C. (SHOWN FOR COORDINATION ONLY) 5/8" GYP. BRD. ON BOTH SIDES OF 6" (10 GA) METAL STUDS @ 24" O.C. w/ 6" SOUND ATTENUATING BATT INSULATION FULL HEIGHT. PARTITION TO EXTEND TO UNDERSIDE OF DECK ABOVE TAPE SAND AND PAINT GYPSUM BOARD.	(Diagram)	11/4"

1. FIELD VERIFY ALL DIMENSIONS. DIMENSIONS ARE TO FACE OF METAL STUD, UNLESS NOTED OTHERWISE.
2. ALL PARTITIONS TO BE BUILT TO DECK SHALL INCLUDE ANY STRUCTURE SUCH AS JOISTS AND BEAMS THAT MAY NEED TO BE FRAMED OUT TO PROVIDE DRYWALL TO DECK. ALL PENETRATIONS AND FLUTES IN DECK SHALL BE SEALED AS REQ'D.
3. PROVIDE BRACING PER MANUF. RECOMMENDATIONS OF ALL PARTITIONS THAT DO NOT EXTEND TO FULL HEIGHT TO UNDERSIDE OF STRUCTURE ABOVE.
4. AT ALL FRAMING THAT EXTENDS FROM SLAB TO STRUCTURE ABOVE, PROVIDE A GALVANIZED STEEL SHEET DEEP LEG DEFLECTION TRACK (20 GA) "SLP-TNK" BY SLIPTRACK SYSTEMS, INC. SECURE TO STRUCTURE w/ FASTENERS AT 2'-0" O.C. MAX. DO NOT SECURE TRACK TO VERTICAL STUDS. PROVIDE MINIMUM 1/2" TO TOP OF STUD. SEE DETAIL A/A-13.
5. ALL BOTTOM TRACK RUNNERS TO BE 1/2" IN PLACE w/ FASTENERS AT 2'-0" O.C. MAX. WITH HILT FOULER DRIVER ANCHOR (CBO #388, #045" DIA SHANK w/ 1/2" MIN PENETRATION - OR EQUAL (SEE DETAIL C/A-13).
6. PROVIDE HORIZONTAL BRIDGING IN ALL PARTITION FRAMING AT A MAXIMUM OF 6'-0" O.C. VERTICALLY. SEE DETAIL D/A-14. G.C. TO VERIFY WITH METAL STUD MANUFACTURER TO DETERMINE IF HORIZONTAL BRIDGING IS REQUIRED FOR METAL STUD PARTITION WALLS WITH GYP. BRD. ON BOTH SIDES THAT EXTEND FROM FINISH FLOOR TO BOTTOM OF METAL DECK ABOVE.
7. PROVIDE VERTICAL CONTROL JOINTS AT 30'-0" O.C. MAX. SEE DETAIL E4/A-13.
8. ALL GYPSUM BOARD IS TO BE 5/8" THICK UNLESS NOTED OTHERWISE. PROVIDE TYPE 'X' GYPSUM BOARD AT ALL FIRE RATED PARTITIONS.
9. METAL STUD NON-STRUCTURAL WALL SYSTEMS TO FOLLOW ASTM C754 & ASTM E445. PROVIDE DOUBLE METAL STUDS AT ALL OPENINGS AND TRIPLE METAL STUDS AT CORNERS.
10. WATER RESISTANT GYP. BRD. TO BE 5/8" U95 SHEETROCK BRAND HOLD TOUGH GYPSUM PANELS COMPLYING WITH ASTM C1185, C1288, OR C1375. PROVIDE AT ALL TOILET ROOM WALLS, PLUMBING CHASE WALLS, JANITOR CLOSETS, MECHANICAL ROOMS AND FIRE RISER ROOM.
11. PROVIDE COMPRESSIBLE FIRE STOPPING MATERIAL WITHIN THE DECK FLUTES AT ALL FIRE RATED PARTITIONS.
12. PROVIDE COMPRESSIBLE FIRE STOPPING MATERIAL AND FIRE STOPPING SEALANT AT ALL PENETRATIONS OF FIRE RATED PARTITIONS.
13. ALL PLYWOOD BLOCKING TO BE FIRE RETARDANT TREATED UNCO. PROVIDE BLOCKING AS REQUIRED AT ALL PARTITION OPENINGS.
14. TAPE MUD AND SAND GYPSUM BOARD SMOOTH READY FOR TENANT FINISHES AT INTERIOR FACE OF GYPSUM BOARD SURFACES - PROVIDE ASTM C240 LEVEL 4 FINISH UNCO. (INTERIOR FINISHES BY OTHERS N.I.C.)
15. INSTALL HOT-DIPPED GALVANIZED ADJUSTABLE WALL TIES (MINIMUM 1/2" O.C. HORIZONTALLY AND VERTICALLY) AT MASONRY VENEER (MODULAR BRICK VENEER / CMU CAVITY) WALL LOCATIONS. PROVIDE AT MAXIMUM BRACINGS OF 24" O.C. BOTH HORIZONTALLY AND VERTICALLY. INSTALLATION SHALL COMPLY WITH OBC SECTION 1909.3.1.
16. PROVIDE 1/2" DENIGLASS GOLD PRIME SHEATHING (OR EQUAL) AT EXTERIOR METAL STUD WALL LOCATIONS SCHEDULED TO RECEIVE MEMBRANE ROOF SHEATHING. SUB-STRATE MATERIAL, SHEATHING SHALL BE COMPATIBLE FOR ROOF MEMBRANE INSTALLATION AS RECOMMENDED BY ROOF MANUFACTURER.
17. 1/2" CULTURED STONE (BASE) UNITS TO BE PROVIDED OVER PORTLAND SETTING BED WITH SCRATCH COAT AND METAL LATH OVER CMU.
18. PROVIDE 5/8" FRT PLYWOOD SHEATHING IN LIEU OF DENIGLASS GOLD SHEATHING AT ALL PROPOSED TENANT SIGNAGE LOCATIONS.
19. SOUND ATTENUATING BATT INSULATION TO BE Owens-Corning OR EQUAL Batts ARE TO EXTEND FULL HEIGHT OF PARTITION.

NOTE: RESTROOMS WILL BE LOCATED AS PART OF THE TENANT BUILD-OUT PLANS.



CODED PLAN NOTES

- 1. STRUCTURAL STEEL COLUMN (SEE STRUCTURAL SHEETS)
- 2. STOREFRONT SYSTEM w/ GLASS AS SCHEDULED. SEE STOREFRONT ELEVATIONS, SHEET A-91
- 3. 3'-0" x 7'-0" MEDIUM STILE FULL LITE ALUMINUM STOREFRONT DOOR WITH 1" INSULATED TEMPERED CLEAR GLASS. SEE DOOR SCHEDULE, SHEET A-81. (5P-1) OVERFLOW DRAIN w/ INSECT SCREEN HOLD VERTICAL TIGHT TO FRAMING (SEE DEVELOPMENT SHEETS)
- 4. 4" ADAAG COMPLIANT ALUMINUM THRESHOLD AT ALL EXTERIOR DOORS SET IN FULL BED OF SEANT.
- 5. INSULATED FLUSH HOLLOW METAL SERVICE DOOR. (SEE DOOR/ HARDWARE SCHEDULES, SHEET A-91) PART (PT-1)
- 6. EXTERIOR STAIR-SEE CIVIL ENGINEERING SHEETS
- 7. 4" CONCRETE SIDEWALK OR COMPACTED GRANULAR FILL w/ REINFORCING & INTEGRAL TURN-DOWN CURB, SLOPE 1/4" PER FOOT AWAY FROM BUILDING. (SEE CIVIL AND SITE DEVELOPMENT SHEETS)
- 8. 6" HORIZONTAL & 6" VERTICAL STORM LEADER HOLD VERTICAL TIGHT TO FRAMING, CONNECT TO UNDERGROUND STORY LINE (SEE PLUMBING AND CIVIL SHEETS). SEE ROOF PLAN FOR DRAIN LOCATION.
- 9. 6" HORIZONTAL & 6" VERTICAL STORM LEADERS w/ THRU WALL LAMB'S TONGUE OVERFLOW DRAIN w/ INSECT SCREEN HOLD VERTICAL TIGHT TO FRAMING (SEE PLUMBING SHEETS). MOUNT AT THE CONSISTENT ELEVATION (2'-0" AFF.)
- 10. MASONRY DUMPSTER ENCLOSURE / SCREEN WALL. (SEE SHEET SD-12)
- 11. CEDAR DUMPSTER GATES w/ GALV. STEEL PIPE FRAME. PROVIDE STEEL LATCH AND VERT. PIN AT EACH DOOR. SEE SHT. SD-12
- 12. POUR PORTION OF SLAB THROUGH OPENING AS REQUIRED TO INSTALL HOLLOW METAL DOORS AND STOREFRONT.
- 13. LINE OF FUTURE TENANT INTERIOR DEMISING PARTITION TO BE PROVIDED AND INSTALLED BY OTHERS. (N.I.C.) SHOWN FOR COORDINATION PURPOSES ONLY.
- 14. HATCHED AREA INDICATES AREA OF FLOOR SLAB TO BE HELD OUT FOR FUTURE TENANT UTILITY ROUGH-INS. PROVIDE 4" MIN. COMPACTED FILL AT 4" BELOW FINISHED GRADE. SEE DETAIL C/A-12
- 15. STEEL ROOF ACCESS LADDER. (SEE DETAIL H/A-33)
- 16. ROOF ACCESS HATCH ABOVE. (ALIGN WITH LADDER LOCATION). G.C. TO COORDINATE w/ SUB-TRADES
- 17. ELECTRIC SERVICE WIREWAY, CT CABINETS, METERS & DISCONNECTS. (SEE ELECTRICAL SHEETS). PAINT TO MATCH ADJACENT BRICK. (PT-1)
- 18. 2" HP GAS SERVICE AND METER SET. (SEE PLUMBING SHEETS) PAINT TO MATCH ADJACENT BRICK. (PT-1) HOLD VERTICAL GAS PIPING 5' AFF (MAX) AND EXTEND INTO BUILDING ENVELOPE.
- 19. ELECTRIC HOSE PANEL. (SEE ELECTRICAL SHEETS)
- 20. LINE OF ROOF MOUNTED HVAC UNIT ABOVE. (SEE MECHANICAL & STRUCTURAL SHEETS)
- 21. ELECTRIC UNIT HEATER ABOVE. (SEE ELECTRICAL SHEETS)
- 22. PROTECTIVE WATER SERVICE & METER w/ BACKFLOW PREVENTER AND IRRIGATION DECUOT METER. (SEE PLUMBING SHEETS)
- 23. CONCRETE FILLED 6" DIA. x 4'-0" AFF. STEEL BOLLARDS. PAINT (PT-1). SEE DETAIL F/SO-11
- 24. FROST PROOF HOSE BIBB (SEE PLUMBING SHEETS) ENSURE ALL PIPING IS WITHIN THE THERMAL ENVELOPE.
- 25. 6" FIRE SERVICE, BACKFLOW PREVENTER & RISER. (SEE FIRE PROTECTION & PLUMBING SHEETS)
- 26. FLOOR DRAIN (SEE PLUMBING SHEETS)
- 27. LINE OF 6" SANITARY SERVICE BELOW (SEE PLUMBING SHEETS)
- 28. LINE OF 4" GREASE SERVICE, BELOW (SEE PLUMBING SHEETS)
- 29. 4" x 8" FRT. PLYWOOD HOUSE TELEPHONE BACKER BOARD. (SEE ELECTRICAL SHEETS) TELEPHONE DEWARE LOCATION.
- 30. FUTURE BELOW GRADE 1500 GALLON GREASE INTERCEPTOR / VAULT BY OTHERS. N.I.C. (SEE PLUMBING & CIVIL SHEETS) SHOWN FOR REFERENCE ONLY.
- 31. SPRINKLER MONITORING PANEL. (SEE ELECTRICAL SHEETS)
- 32. PAD MOUNTED ELECTRICAL TRANSFORMER AND SECONDARY ENCLOSURE. (SEE SITE UTILITY AND ELECTRICAL SHEETS) CONTRACTOR TO COORDINATE FINAL BOLLARD LOCATIONS & QUANTITIES w/ UTILITY CO & OWNER'S REP.
- 33. FIRE DEPARTMENT CONNECTION, PROVIDE AT ADDRESS SIDE OF BUILDING PER AHJ'S REQUIREMENTS (SEE FIRE PROTECTION SHEETS) COORDINATE EXACT LOCATION w/ AHJ'S ABOVE.
- 34. IRRIGATION PIPING AND CONTROL PANEL. (SEE PLUMBING & LANDSCAPE DRAWINGS)
- 35. 4" CONCRETE SLAB w/ W/UF. OF 5 MIL. CLASS 'A' VAPOR BARRIER w/ MIN. 6" COMPACTED GRANULAR FILL. SEE STRUCTURAL SHEETS FOR SLAB CONSTRUCTION AND CONTROL JOINT REQUIREMENTS.
- 36. 4" MIN. COMPACTED GRANULAR FILL. FUTURE 4" CONCRETE SLAB w/ W/UF. OF 5 MIL. CLASS 'A' VAPOR BARRIER TO BE PROVIDED UNDER TENANT IMPROVEMENT DOCUMENTATION AND CONSTRUCTION.
- 37. LINE OF AWNING/CANOPY ABOVE. SEE WALL SECTIONS.
- 38. DECORATIVE WALL MOUNTED LIGHT FIXTURE. SEE ELEVATIONS AND ELECTRICAL SHEETS.
- 39. COMMUNICATIONS JUNCTION BOX. SEE ELECTRICAL SHEETS.
- 40. COMMUNICATIONS CONDUITS-SEE ELECTRICAL SHEETS.
- 41. EXTERIOR WATERPROOF HORN STROBE DEVICE. MOUNT AT 11'-0" AFF. (SEE ELECTRICAL SHEETS)
- 42. FIRE DEPARTMENT ACCESS KNOX BOX. MOUNT AT 3'-4" AFF. SEE SPECIFICATIONS.
- 43. FUTURE TENANT ELECTRICAL PANEL. SHOWN FOR REFERENCE ONLY. (SEE ELECTRICAL SHEETS)
- 44. CEDAR WOOD TRIM PANELS w/ 1/2" 2" OFF FACE OF BUILDING. (SEE LANDSCAPE DRAWINGS, ELEVATIONS AND C/A-62)
- 45. 4" TELEPHONE AND CATV SERVICE CONDUITS w/ PULLRURE. SEE ELECTRICAL SHEETS.
- 46. (2) 2" COMMUNICATIONS CONDUITS FOR FUTURE TENANT.

WESTAR RETAIL BUILDING 'G'
Phase III Development - Westar Neighborhood Retail Center
657 Worthington Road, Westerville, Ohio 43082
For N.P. Limited Partnership
8800 Lyra Drive, Suite 550, Columbus, Ohio 43240-2002

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ISSUE REVISION DATE

PRELIMINARY		FEB 24, 2016
OWNER REVIEW		MAR 18, 2016
ZONING		APR 15, 2016
BID		JUN 13, 2016
PERMIT		JUN 13, 2016

BUILDING FLOOR PLAN
FAA #16028.00
PHASE III DEVELOPMENT
A-1.1
SHELL BUILDING 'G'