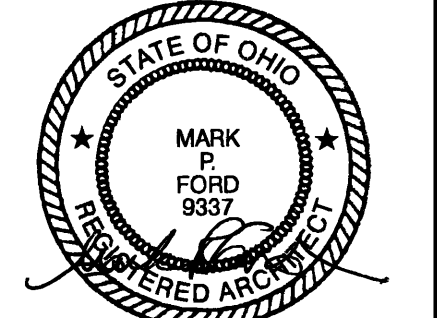


WESTAR NEIGHBORHOOD RETAIL CENTER
Polaris, Ohio

Building A





ISSUE	REVISION	DATE
ZONING		APRIL 22, 2019
BID & PERMIT		AUG 2, 2019
REVISIONS:		SEPT 12, 2019
		FEB 13, 2020

BUILDING ELEVATIONS

PHASE V DEVELOPMENT

A-2.1

BUILDING 'A' SHELL CONSTRUCTION

ELEVATION CODED NOTES

- 1 LINE OF CONCRETE FOOTING / CHU FOUNDATION.
- 2 BRICK VENEER, RUNNING BOND
- 3 BRICK VENEER, STACK BOND, RECESSED 1/2"
- 4 BRICK VENEER, SOLDIER ACCENT COURSE
- 5 BRICK VENEER, FLEMISH BOND.
- 6 SINGLE SOLDIER BRICK, FULLED 1/2"
- 7 BRICK STRETCHER COURSE, RECESSED 1/2"
- 8 BRICK ROLLOCK COURSE, FULLED 1/2"
- 9 MANUFACTURED CAST STONE VENEER, RUNNING BOND.
- 10 MANUFACTURED CAST STONE VENEER, STACK BOND.
- 11 MANUFACTURED CAST STONE CAP.
- 12 MEDIUM-STILE, FULL LITE ALUMINUM ENTRANCE DOOR w/ 1" INSULATED THERFER GLASS.
- 13 2" x 4 1/2" ALUMINUM STOREFRONT SYSTEM AS SCHEDULED, SEE SHEET A-81.
- 14 2 1/2" x 6" - ALUMINUM CURTAIN WALL SYSTEM AS SCHEDULED, SEE SHEET A-81.
- 15 INSULATED HOLLOW METAL SERVICE DOOR & FRAME. SEE DOOR SCHEDULE, SHEET A-81. PAINT (PT-2). PROVIDE LOOSE ANGLE LINTEL & HEAD, PAINT. (PT-1).
- 16 EMERGENCY EGRESS EXIT (DISCHARGE) LIGHT, CENTER ABOVE DOOR.
- 17 PREFINISHED METAL COLUMN WRAP TO MATCH STOREFRONT FRAMING. SEE DETAIL, C/A-82.
- 18 FABRIC AWNING w/ PREFINISHED METAL FRAME AND OPEN ENDS.
- 19 1/8" PREFINISHED CORRUGATED METAL SIDING, ORIENTED HORIZONTALLY. (DIMENSIONAL METALS INC. #HWP-16")
- 20 PREFINISHED CONTINUOUS METAL (24 GA) FASCIA EDGE FLASHING.
- 21 PREFINISHED ALUMINUM SUNSCREEN ('CHARCOAL' TO MATCH STOREFRONT) WITH PREFINISHED BLACK STEEL BRACKETS. CONTRACTOR SHALL FORWARD TO THE BUILDING DEPARTMENT SIGNED/SEALED SHOP DRAWINGS, CALCULATIONS, CONNECTION DETAILS & LOADING INFORMATION AS A DEFERRED PERMIT SUBMITTAL PER OBC 1609.1
- 22 GALVANIZED STEEL C CHANNEL, PAINT. SEE SECTIONS.
- 23 DECORATIVE WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL SHEETS.
- 24 VENEER CONTROL JOINT. SEE DETAILS E/A-12. MATCH COLOR OF SEALANT TO ADJACENT MASONRY.
- 25 LINE OF ROOF BEYOND.
- 26 GAS SERVICE AND METER SETS. (SEE PLUMBING SHEETS). PAINT PT-2
- 27 FIRE DEPARTMENT CONNECTION, MOUNT ON ADDRESS SIDE OF BUILDING. COORDINATE FINAL LOCATION WITH A/E, AND OWNER'S REP. (SEE FIRE PROTECTION SHEETS).
- 28 FROST-PROOF HOSE BIBBS (SEE PLUMBING SHEETS). ENSURE ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE.
- 29 ELECTRIC SERVICE WIREWAY AND METER SET (SEE ELECTRICAL SHEETS). PAINT PT-2
- 30 WATERPROOF HORN/STROBE. MOUNT AT 11'-0" AFF. (SEE ELECTRICAL SHEETS).
- 31 PREFINISHED CONTINUOUS METAL (24 GA) CAP FLASHING.
- 32 THRU-WALL 6" OVERFLOOR DRAIN NOZZLE w/ LAMP'S TONGUE FITTING & INSECT SCREEN. (SEE PLUMBING SHEETS). MOUNT AT 2'-0" AFF.
- 33 FIRE DEPARTMENT ACCESS KNOX BOX. MOUNT AT 5'-4" AFF. SEE SPECIFICATIONS.
- 34 HATCHED AREA INDICATES AREA OF CONTRACTOR INSTALLED 5/8" FRT. FLYWOOD IN LIEU OF TYPICAL GYPSUM SHEATHING AT TENANT SIGNAGE AREA. (TYPICAL) SIGNAGE TO BE PART OF TENANT IMPROVEMENT PACKAGE. (N.G.). TENANT IS RESPONSIBLE FOR SIGNAGE PERMIT DOCUMENTATION, WHICH SHALL BE SUBMITTED AS A SEPARATE PACKAGE, ALONG WITH OWNER'S CONSENT PER O.B.C. SECTION 3107.111
- 35 1" INSULATED SPANDREL GLASS GLAZING UNIT.
- 36 FUTURE STOREFRONT DOOR.
- 37 1/4" FROSTED GLAZING UNIT.
- 38 WALL PACK LIGHT FIXTURE. MOUNT AT 16'-0" AFF. (SEE ELECTRICAL SHEETS)

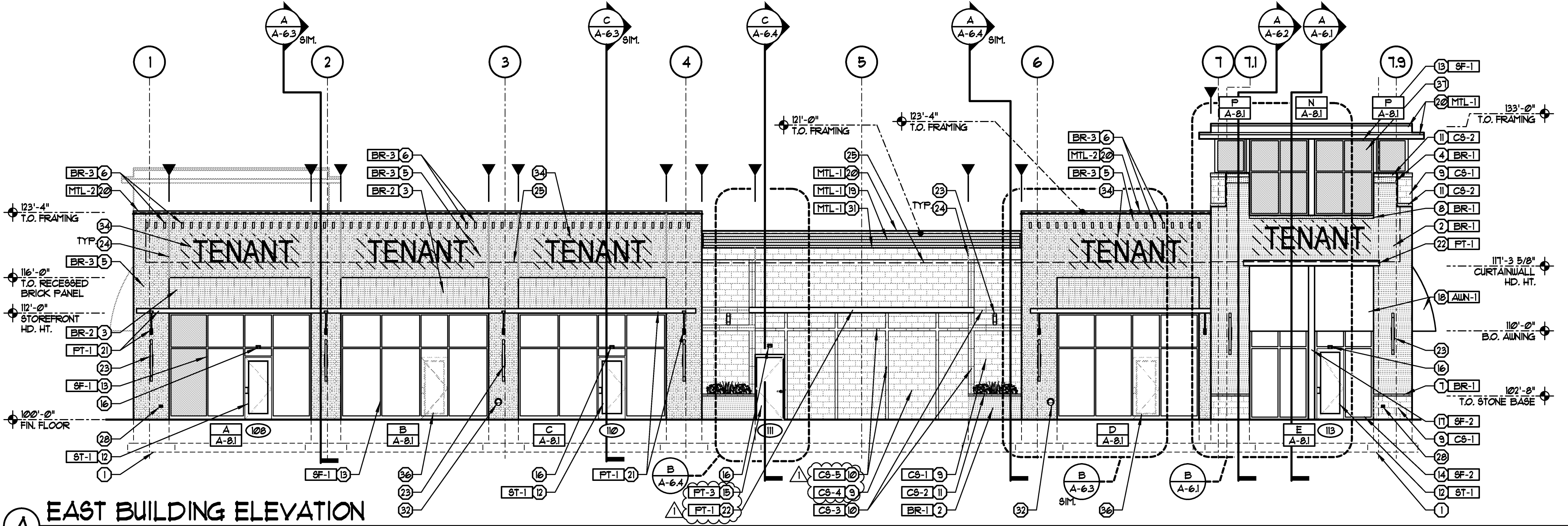
SYMBOL LEGEND

(X)	ELEVATION CODED NOTE TAG (SEE SHEET A-21 FOR SCHEDULE)
(D)	DOOR NUMBER TAG (SEE SHEET A-81 FOR DOOR SCHEDULE)
(A-81)	STOREFRONT SYSTEM TAG (SEE SHEET A-81 FOR STOREFRONT ELEVATIONS)
(XXX)	MATERIAL / FINISH TAG (SEE SHEET A-21 FOR FINISH SCHEDULE)
(-)	CONTROL JOINT (SEE DETAILS F/A-12)

EXTERIOR MATERIAL FINISH KEY

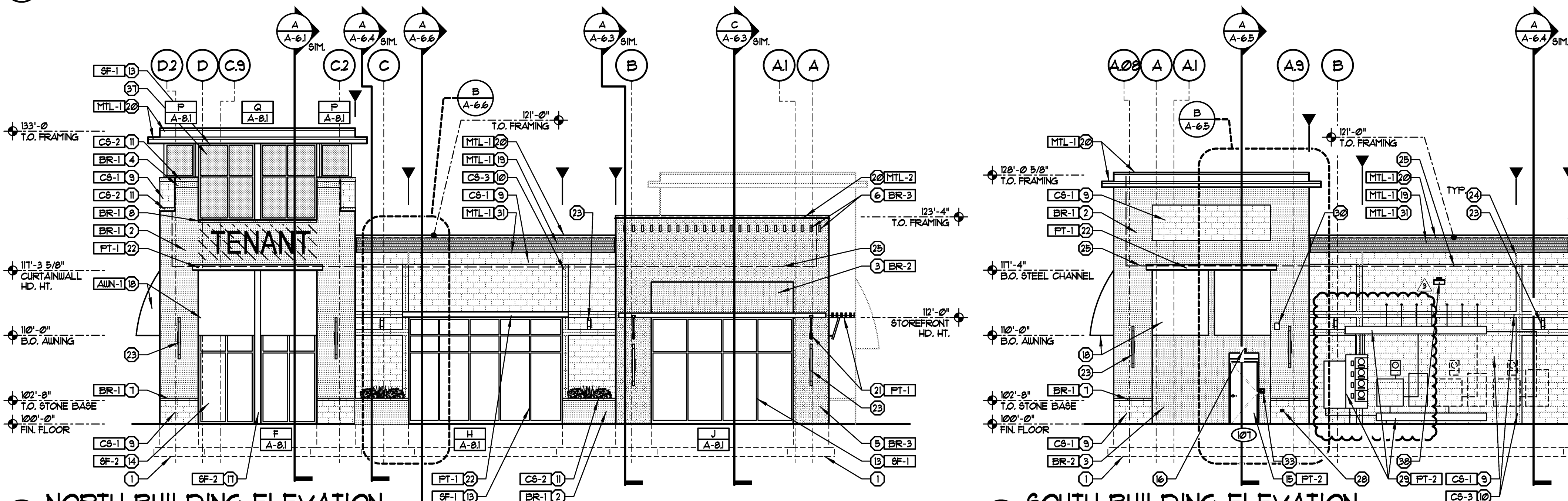
MARK	MANUF.	DESCRIPTION
AWN-1	SUNBRELLA	PREFINISHED CHARCOAL METAL FRAME FABRIC COLOR 'TBD'

MARK	MANUFACTURER	DESCRIPTION	REMARKS
MODULAR BRICK VENEER			
BR-1	PINE HALL	8PEKTRA SERIES- 'PLATINUM'	MORTAR- FLAMINGO BRDMT, COLOR- 'OLD COLONIAL'
BR-2	PINE HALL	8PEKTRA SERIES- 'FEUTER'	MORTAR- FLAMINGO BRDMT, COLOR- 'OLD COLONIAL'
BR-3	BORAL, MODULAR	FREEDOM COLLECTION- 'CRIMSON'	MORTAR- FLAMINGO BRDMT, COLOR- 'OLD COLONIAL'
MANUFACTURED CAST STONE			
CS-1	ROCKCAST	CUSTOM CAST STONE SERIES, SLATE NOM. 8" H. x 16" W. x 4" D.	SMOOTH FINISH, RUNNING BOND
CS-2	ROCKCAST	CUSTOM CAST STONE SERIES, SLATE PROVIDE SAMPLE FOR APPROVAL	NATURAL STONE w/ SLOPED (TAPERED) PROFILE
CS-3	ROCKCAST	CUSTOM CAST STONE SERIES, SLATE NOM. 4" H. x 24" W. x 4" D.	SMOOTH FINISH, STACK BOND PROVIDE SAMPLE FOR APPROVAL
CS-4	ROCKCAST	CUSTOM CAST STONE SERIES, 'MERLOT' NOM. 8" H. x 16" W. x 4" D.	SMOOTH FINISH, RUNNING BOND
CS-5	ROCKCAST	CUSTOM CAST STONE SERIES, 'MERLOT' NOM. 4" H. x 24" W. x 4" D.	SMOOTH FINISH, STACK BOND PROVIDE SAMPLE FOR APPROVAL
METAL COPING, FLASHING, DOWNSPOUTS			
MTL-1	DMI	DYNACLAD PVDF PAINT FINISH METALLIC COPPER	DIMENSIONAL METALS, INC.
MTL-2	DMI	DYNACLAD PVDF PAINT FINISH 'CLASSIC BRONZE'	DIMENSIONAL METALS, INC.
PAINT			
PT-1	SHERWIN WILLIAMS	MATCH STOREFRONT 'CHARCOAL' FINISH COLOR	SEMI-GLOSS
PT-2	SHERWIN WILLIAMS	MATCH BRICK 'FEUTER' FINISH COLOR	SEMI-GLOSS
PT-3	SHERWIN WILLIAMS	MATCH CAST-STONE 'MERLOT' FINISH COLOR	SEMI-GLOSS
STOREFRONT SYSTEM			
SF-1	KALNEER	2" x 4 1/2" - TRIFAB VG 45IT COLOR- 'CHARCOAL'	
SF-2	KALNEER	2 1/2" x 6" - 1600 ALUMINUM CURTAIN WALL COLOR- 'CHARCOAL'	
AWN SHADE			
SS-1	TBD	PREFINISHED ALUMINUM - 'CHARCOAL' FINISH TO MATCH STOREFRONT	



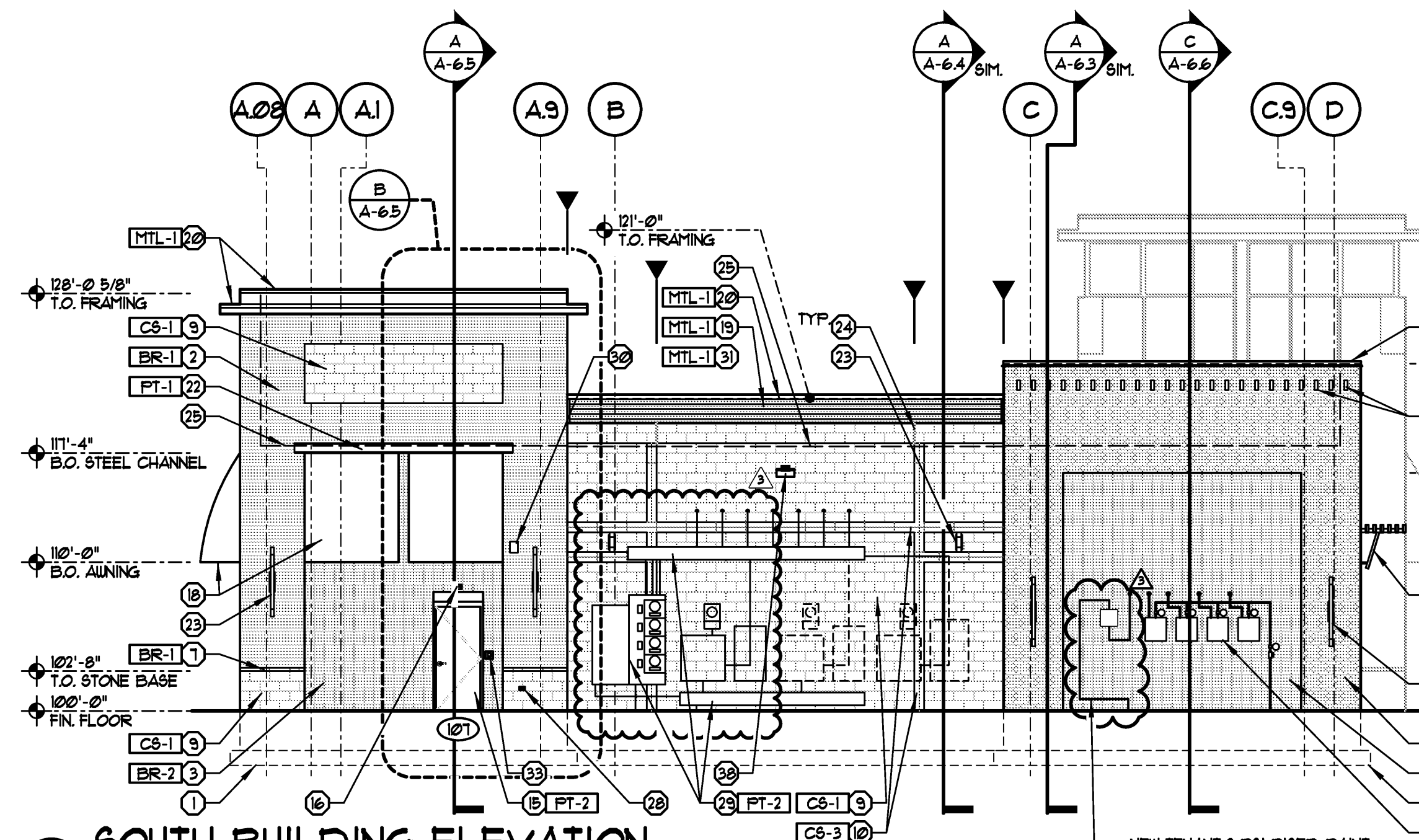
A EAST BUILDING ELEVATION

SCALE 1/8" = 1'-0"



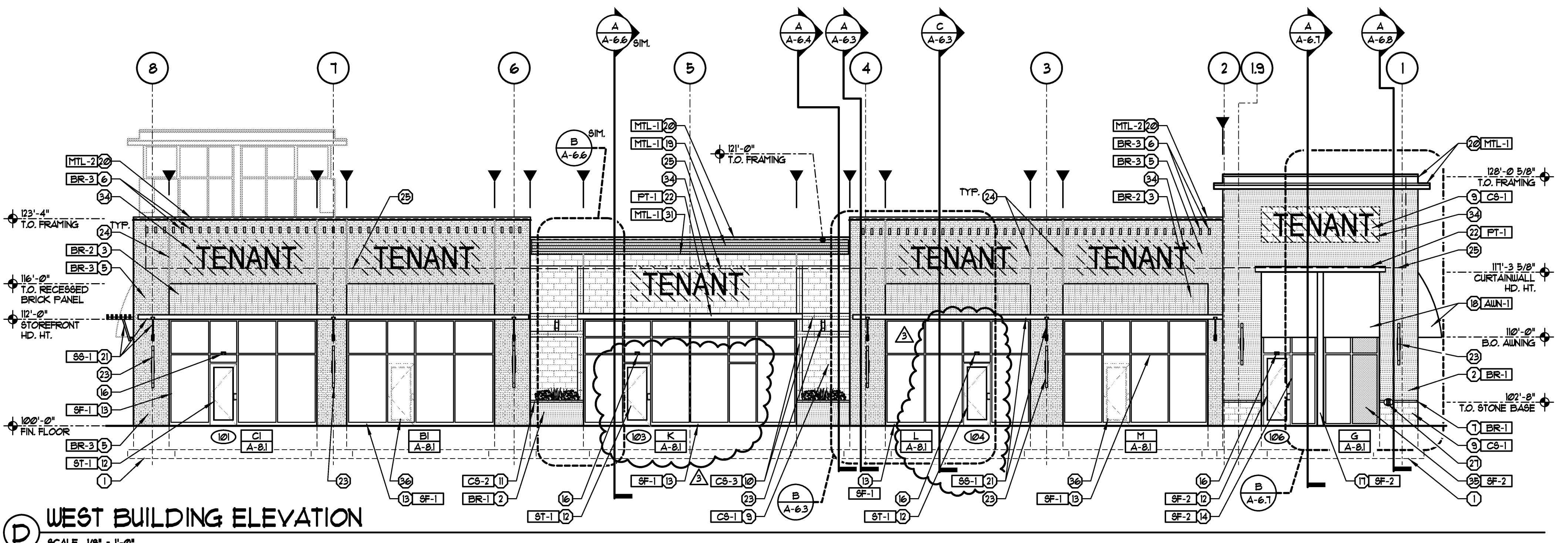
B NORTH BUILDING ELEVATION

SCALE 1/8" = 1'-0"



C SOUTH BUILDING ELEVATION

SCALE 1/8" = 1'-0"



D WEST BUILDING ELEVATION

SCALE 1/8" = 1'-0"

BUILDING 'A' - SHELL CONSTRUCTION
Westar Neighborhood Retail Center
703 Worthington Road, Westerville, Ohio 43082
For **N.P. Limited Partnership**
8800 Lyra Drive, Suite 550, Columbus, Ohio 43240-2002

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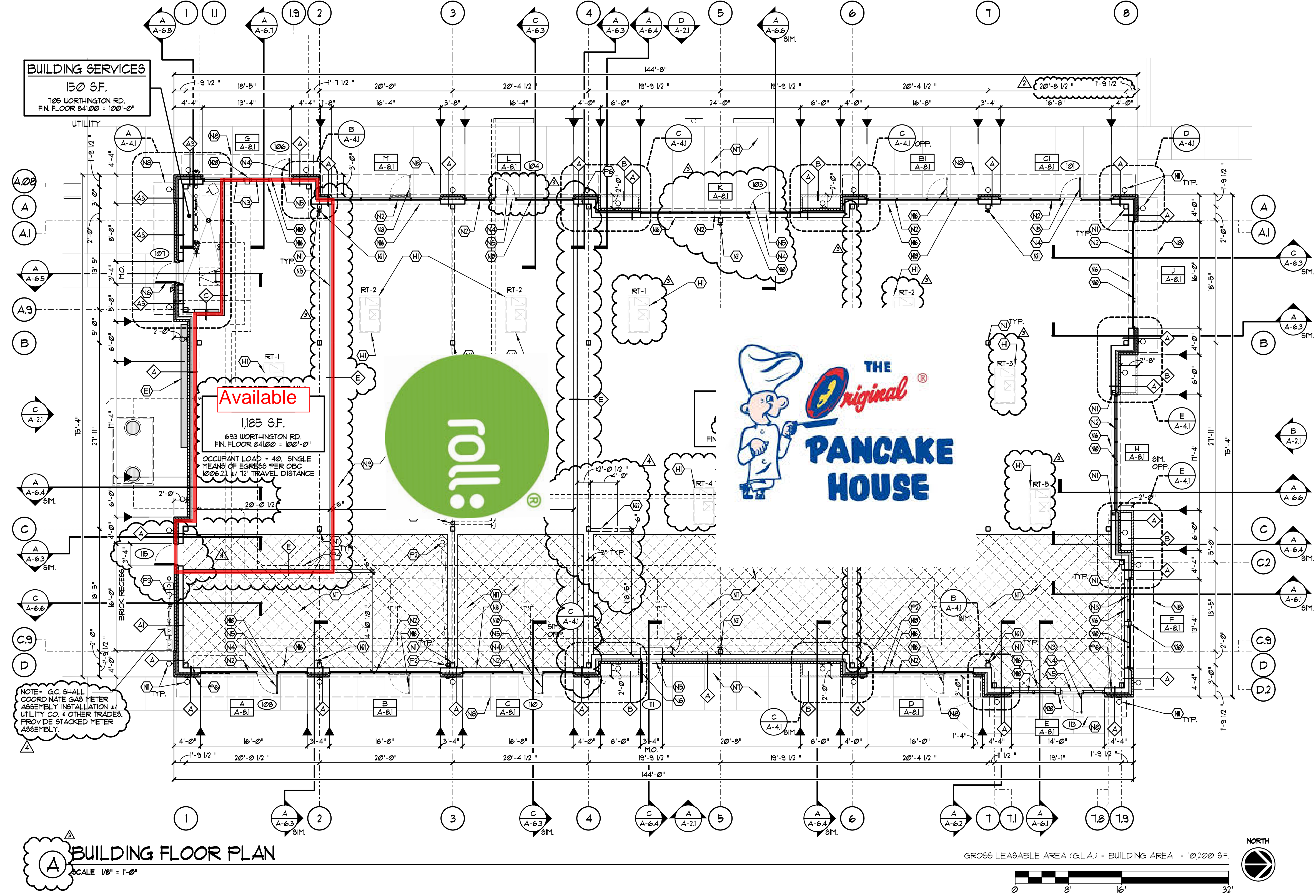
Mark P. Ford, License #9337
Expiration Date 12/31/2020

ISSUE	REVISION	DATE
ZONING		APRIL 22, 2019
BID & PERMIT		AUG. 2, 2019
REVISIONS:		
	▲	OCT. 17, 2019
	▲	FEB. 13, 2020
	▲	FEB. 21, 2020

BUILDING FLOOR PLAN

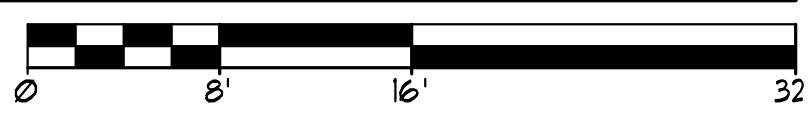
FAA #1902600
PHASE V DEVELOPMENT
A-1.1
BUILDING 'A' SHELL CONSTRUCTION

SYMBOL LEGEND	
(X)	PLAN CODED NOTE TAG (SEE 'PLAN CODED NOTES' ON SHEET A-11)
(◇)	PARTITION / WALL TYPE (SEE 'WALL & PARTITION LEGEND' ON SHEET A-12)
(⊗)	DOOR NUMBER TAG (SEE 'DOOR & FRAME SCHEDULE' ON SHEET A-5.1)
(X A-81)	STOREFRONT SYSTEM TAG (SEE SHEET A-81 FOR STOREFRONT ELEVATIONS)
(▲)	BRICK / STONE CONTROL JOINT AT 24'-0" O.C. MAX. (SEE DETAIL F/A-12)
(—)	NEW WALL TYPE (SEE 'WALL & PARTITION LEGEND' ON SHEET A-12)
(—)	WINDOW / STOREFRONT SYSTEM (SEE SHEET A-81 FOR WINDOW SYSTEM ELEVATIONS)



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

GROSS LEASABLE AREA (G.L.A.) = BUILDING AREA = 10,200 SF.



CODED PLAN NOTES

ARCHITECTURAL CODED NOTES	PLUMBING CODED NOTES	ELECTRICAL CODED NOTES	FIRE PROTECTION CODED NOTES	
<p>(N) STRUCTURAL STEEL COLUMN. (SEE STRUCTURAL SHEETS)</p> <p>(N) STOREFRONT SYSTEM w/ GLASS AS SCHEDULED. SEE STOREFRONT ELEVATIONS, SHEET A-81</p> <p>(N) CURTAIN WALL SYSTEM w/ GLASS AS SCHEDULED. SEE STOREFRONT ELEVATIONS, SHEET A-81</p> <p>(N) MEDIUM STILE, FULL LITE ALUMINUM STOREFRONT DOOR WITH 1" INSULATED TEMPERED CLEAR GLASS. SEE DOOR SCHEDULE, SHEET A-5.1. (9F-1)</p> <p>(N) 5" ANSI COMPLIANT ALUMINUM THRESHOLD AT ALL EXTERIOR DOORS SET IN FULL BED OF SEALANT.</p> <p>(N) INSULATED FLUSH HOLLOW METAL SERVICE DOOR. (SEE DOOR/ HARDWARE SCHEDULES, SHEET A-5.1) PAINT (PT-1)</p> <p>(N) 4" CONCRETE SIDEWALK o/ COMPACTED GRANULAR FILL w/ REINFORCING & INTEGRAL TURN-DOWN CURB. SLOPE 1/4" PER FOOT AWAY FROM BUILDING. (SEE CIVIL AND SITE DEVELOPMENT SHEETS)</p> <p>(N) LINE OF AINING / SUN SHADE ABOVE. SEE WALL SECTIONS.</p> <p>(N) 4" CONCRETE SLAB w/ 1 1/2" o/ 15 MIL CLASS 'A' VAPOR BARRIER o/ MIN. 6" COMPACTED GRANULAR FILL. SEE STRUCTURAL SHEETS FOR SLAB CONSTRUCTION AND CONTROL JOINT REQUIREMENTS.</p> <p>(N) FOUR PORTION OF SLAB THROUGH OPENING AS REQUIRED TO INSTALL HOLLOW METAL DOORS AND STOREFRONT.</p> <p>(N) DECORATIVE WALL MOUNTED LIGHT FIXTURE. SEE ELEVATIONS AND ELECTRICAL SHEETS.</p> <p>(N) STEEL ROOF ACCESS LADDER (SEE DETAIL J/A-3.4).</p>	<p>(N) ROOF ACCESS HATCH ABOVE. (ALIGN WITH LADDER LOCATION) G.C. TO COORDINATE w/ SUB-TRADES.</p> <p>(M) CONCRETE FILLED 6" DIA. x 4'-0" AFG. STEEL BOLLARD'S, PAINT (PT-1). SEE DETAIL D/5D-II. PROVIDE AT TRANSFORMER PER UTILITY CO. REQUIREMENTS.</p> <p>(N) FUTURE TENANT PARTITION (N.L.C.) SHOWN FOR COORDINATION PURPOSES ONLY.</p> <p>(N) LINE OF SOFFIT ABOVE.</p> <p>(N) HATCHED AREA INDICATED 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-42)</p> <p>(N) LINE OF FUTURE STOREFRONT DOOR.</p> <p>(N) ALIGN FRAMING FOR FLUSH CONDITION.</p> <p>(N) PREFINISHED METAL COLUMN WRAP TO MATCH STOREFRONT FRAMING. SEE DETAILS C 4 D/A-82</p> <p>(N) FIRE EXTINGUISHER SEE DETAIL J/A-1.4.</p> <p>(M) PROVIDE 6" (8 GA.) METAL STUD FRAMING @ 24" O.C. AS REQUIRED FOR ELECTRICAL PANEL INSTALLATION. COORDINATE w/ E.C. PROVIDE 5/8" GYP BRD AND/OR FRT PLYWOOD SHEATHING AS REQUIRED FOR INSTALLATION. FINAL PARTITION CONSTRUCTION TO BE BY OTHERS. G.C SHALL COORDINATE FINAL LOCATION w/ TENANT'S PLAN</p>	<p>(P) PRIMARY ROOF DRAIN ABOVE w/ HORIZONTAL & VERTICAL STORY LEADERS. HOLD HORIZONTAL LEADER TIGHT TO UNDERSIDE OF STRUCTURE. HOLD VERTICAL LEADER (VSL) TIGHT TO COLUMN WHERE APPLICABLE (SEE DETAIL F/A-1.4). CONNECT TO UNDERGROUND STORY LINE (SEE PLUMBING AND CIVIL SHEETS). SEE ROOF PLAN FOR DRAIN LOCATION.</p> <p>(P) SECONDARY ROOF DRAIN ABOVE w/ HORIZONTAL & VERTICAL STORY LEADERS. HOLD HORZ LEADER TIGHT TO UNDERSIDE OF STRUCTURE. EXTEND VERTICAL LEADER TO EXTERIOR WALL AND HOLD TIGHT. CONNECT THRU-WALL TO LAMP'S TONGUE NOZZLE w/ INSECT SCREEN (SEE PLUMBING SHEETS). MOUNT FIXTURE AT CONSISTENT ELEVATION (1/2'-2'-0" AFF.)</p> <p>(P) GAS SERVICE AND METER SET. (SEE PLUMBING SHEETS.) PAINT TO MATCH ADJACENT BRICK (PT-1). HOLD VERTICAL GAS PIPING 5/2" AFF (MAX) AND EXTEND INTO BUILDING ENVELOPE. PROVIDE STANDOFFS AS REQ'D.</p> <p>(P) LINE OF SANITARY SERVICE, BELOW SLAB. (SEE PLUMBING SHEETS)</p> <p>(P) DOMESTIC WATER SERVICE, METER AND BACKFLOW PREVENTER. (SEE PLUMBING SHEETS)</p> <p>(P) FROST-PROOF HOSE BIB (SEE PLUMBING SHEETS). ENSURE ALL PIPING IS WITHIN THE BUILDING THERMAL ENVELOPE.</p> <p>(P) FLOOR DRAIN. SEE DETAIL H/A-1.4. (SEE PLUMBING SHEETS).</p> <p>(P) VERTICAL PLUMBING VENT STACK - CONCEALED WITHIN FRAMING. (SEE PLUMBING SHEETS)</p> <p>(P) IRRIGATION SYSTEM CONTROL CONDUIT AND DOM. WATER SUPPLY. (SEE PLUMBING & ELECTRICAL SHEETS.) COORDINATE w/ G.C. AND OTHER TRADES.</p>	<p>(E) ELECTRIC SERVICE WIREWAY, CT CABINETS, METERS & DISCONNECTS. (SEE ELECTRICAL SHEETS.) PAINT TO MATCH ADJACENT BRICK. COORDINATE PLACEMENT OF ALL NEW AND FUTURE EQUIPMENT w/ G.C. AND OTHER TRADES. PROVIDE STANDOFFS AS REQ'D.</p> <p>(E) ELECTRIC HOUSE PANEL. (SEE ELECTRICAL SHEETS)</p> <p>(E) TELEPHONE AND CATV SERVICE CONDUITS w/ FULWIRE. (SEE ELECTRICAL SHEETS)</p> <p>(E) (MIN) 4' x 8' x 3/4" FRT. PLYWOOD HOUSE TELEPHONE BACKER BOARD. (SEE ELECTRICAL SHEETS) TELEPHONE DEMARC LOCATION.</p> <p>(E) EXTERIOR WATERPROOF HORN STROBE DEVICE. MOUNT AT 11'-0" AFF. (SEE ELECTRICAL SHEETS).</p> <p>(E) ELECTRIC UNIT HEATER ABOVE. (SEE ELECTRICAL SHEETS)</p>	<p>(F) FIRE SERVICE BACKFLOW PREVENTER & RISER. (SEE FIRE PROTECTION & PLUMBING SHEETS)</p> <p>(F) FIRE SUPPRESSION SERVICE MONITORING (ALARM) PANEL. (SEE ELECTRICAL SHEETS)</p> <p>(E) FIRE DEPARTMENT CONNECTION. PROVIDE AT ADDRESS SIDE OF BUILDING PER A.H.J.'S REQUIREMENTS (SEE FIRE PROTECTION SHEETS) COORDINATE EXACT LOCATION w/ A.H.J.</p> <p>(E) WALL MOUNTED KNOX-BOX - PROVIDE AS REQUIRED BY A.H.J. MOUNTED AT 42" AFF TO CENTERLINE.</p>
		<p>MECHANICAL CODED NOTES</p> <p>(M) LINE OF ROOF MOUNTED HVAC UNIT ABOVE. (SEE MECHANICAL & STRUCTURAL SHEETS)</p>		

