

Zoning Amendment – Rezoning Application
Application to the Planning & Zoning Commission



City of Groveport
Building & Zoning Department
655 Blacklick St
Groveport, OH 43125
614-830-2045

Date: 10-2-20

Case # 2020-06

- FEES:** 1) Straight Letter District:
A) Residential \$150.00 plus \$25.00 per acre
B) Non-Residential \$250.00 plus \$25.00 per acre
2) PUDS:
A) Without Development Plan \$250.00 plus \$25.00 per acre
B) Development Plan \$350.00 plus \$25.00 per acre
C) Modification of Development Plan \$150.00

Address of property to be rezoned 480-490 MAIN STREET located on the
WEST side of COLLEGE STREET street / road / avenue.

Parcel # 185-000224/185-000200. The property contains a total of 0.69 acres.

The property is currently being used for (PARCEL ONLY) VACANT PARKING LOT.

The property is currently zoned CC.

I am requesting rezoning to the SCPD district so that I may use
the property for OFFICE, RETAIL, AND ADDITIONAL SITE IMPROVEMENTS.

Applicant Name: BEN PUNTURI Phone #: 614.488.6252

Address: 1500 WEST FIRST AVENUE COLUMBUS, OH 43212

Property Owner Name: CITY OF GROVEPORT Phone #: 614.830.2045

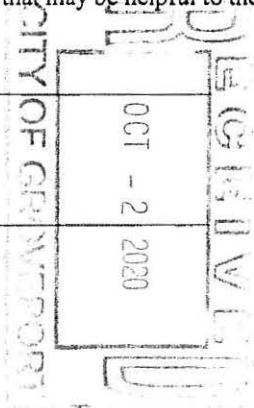
Address: 655 BLACKLICK ST. GROVEPORT, OH 43125

SUBMITTAL REQUIREMENTS: Applicant shall submit this application including the property owners list (see attached form), the filing fee, and twenty (20) copies of the following items to make a complete packet.

- Legal description, survey drawing of the subject property, subdivision plat, and other plans that may be applicable.
- A statement of how the proposed amendment will affect the subdivision plat, surrounding area and the reasons for such amendment.
- Any additional information that may be helpful to the Planning & Zoning Commission.

B. Punturi
Applicant's Signature

BEN PUNTURI
Applicant's Printed Name



614.488.6252
Contact phone number

bpunturi@purdarchitects.com
Email address

PROPERTY OWNERS LIST

List of all property owners within, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-000131

Owner's Name: Virgil & Diana Thompson
Address: 221 College St
City & State: Groveport, OH Zip Code 43125

Site Address: 221 College St

Mail Address: Name: same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000225

Owner's Name: Wayne & Darlene White
Address: 475 Elm St
City & State: Groveport, OH Zip Code 43125

Site Address: 475 Elm St

Mail Address: Name: same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000288

Owner's Name: Carolyn Odom
Address: 462 Main St
City & State: Groveport, OH Zip Code 43125

Site Address: 462 Main St

Mail Address: Name: same
Address: _____
City & State: _____ Zip Code _____

PROPERTY OWNERS LIST

List of all adjoining property owners, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Your Property, Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-000031

Owner's Name: Patrick & Paige Pickett
Address: 471 Main St
City & State: Groveport, OH Zip Code 43125

Site Address: 471 Main St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000350

Owner's Name: Katrina Callaway
Address: 222 College St
City & State: Groveport, OH Zip Code 43125

Site Address: 222 College St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000130

Owner's Name: Groveport Methodist Church
Address: 512 Main St
City & State: Groveport, OH Zip Code 43125

Site Address: 512 Main St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

PROPERTY OWNERS LIST

List of all adjoining property owners, contiguous to, and directly across the street from such proposed development. List must be in accordance with the Franklin County Auditor's current tax list and must include all the below information.

The Auditor's website is: www.franklincountyauditor.com Go to *Your Property*, *Property Search*, put your address in, then go to *Mapping*, and then *Buffer Search*. If you need assistance, call the City of Groveport Building Department at 614-830-2045.

Parcel Number: 185-000011

Owner's Name: James Moisey
Address: 2642 Bellworth St
City & State: Columbus, OH Zip Code 43232

Site Address: 511 Main St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000228

Owner's Name: Aframian Partnership
Address: 7719 Taylor Rd SW
City & State: Reynoldsburg, OH Zip Code 43068

Site Address: 495 Main St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000226

Owner's Name: Stephen & Nicola Lipster
Address: 485 Main St
City & State: Groveport, OH Zip Code 43125

Site Address: 485 Main St

Mail Address: Name: Same
Address: _____
City & State: _____ Zip Code _____

Parcel Number: 185-000030 Site address: 481 Main St
Charles Marlatt & Rebecca Slisher
481 Main St - Groveport OH 43125

FORD & ASSOCIATES

A R C H I T E C T S

October 2, 2020

City of Groveport
Building & Zoning Department
655 Blacklick St.
Groveport, OH 43125
614.830.2045

This statement is to outline the requirements and changes associated with the Zoning Amendment – Rezoning Application for the proposed Wert’s Grove Building located at the address 480-490 Main Street, Groveport, OH 43125.

Property Location:

The Wert’s Grove Building is proposed to be located north of Main Street, west of College Street, east of Raver Alley, and south of Hickory Alley. The proposed structure is oriented to face Main Street with parking located in the rear of the building.

Request for Rezoning of Property:

The property is currently located within the Community Commercial Zoning District. The request is for the property to be rezoned to the Select Commercial Planned District.

From discussions with the Developer, City of Groveport and reviewing zoning section 1151.10, 1151.16, and 1153.03 from the Codified Ordinances of Groveport, Ohio the rezoning of this property would allow the development property to be improved creatively for this current project and future projects on the site.

In accordance with Chapter 1153 and specifically Zoning District Land Uses in zoning section 1153.03, more uses are permitted on this site rather than conditional if the property is rezoned to Select Commercial Planned District.

The proximity to the adjacent residentially zoned district allows for more stringent and aesthetically inspired development standards to be implemented in accordance with Chapter 1161.

Chaper 1161 Select Commercial Planned District (SCPD):

1161.02 Development Standards:

- (a) Minimum Size of Development:

1161.03 SCPD Performance Standards

- (a) Traffic:

A traffic study will be done in accordance with this zoning section and submitted as part of the next phase of review on 11/6.

- (b) Access:

One structure is located on the site and is oriented to face Main Street.

- (c) Parking:

1500 WEST FIRST AVENUE
COLUMBUS, OHIO 43212

614.488.6252
www.fordarchitects.com

- 74 parking spaces are required in accordance with Chapter 1177. 59 spaces can be provided on the site without reducing the area of the building.
- Parking will be screened in accordance with Chapter 1161.

(d) Stormwater Drainage:

- A stormwater plan will be done in accordance with this zoning section and submitted as part of the next phase of review on 11/6.

(e) Water Supply and Sewage Disposal:

- A water and sanitary plan will be done in accordance with this zoning section and submitted as part of the next phase of review on 11/6.

(f) Architectural Design:

- (1.) – Please find the attached sheets A-2.1 and A-2.2 that display the proposed building materials in accordance with this zoning section.

(2.)

A. - Lot Area = 0.69ac (+/-30,119sf) / Building Footprint = 6,054sf
Lot Density = 20%

B. - Please find the attached sheet A-2.1 and A-2.2 that display the proposed building height.

(g) Outside Storage:

- No outside storage is planned as part of the shell building development. Each tenant to the building, if outside storage is planned, would need to follow the guidelines listed in this zoning section.

(h) Utilities and Facilities:

- Building utilities shall be placed underground in accordance with this zoning section.

(i) Pollution:

- The planned development shall be in accordance with this zoning section.

(j) Graphics:

- The planned development shall be in accordance with this zoning section.

(k) Lighting:

- A lighting plan will be done in accordance with this zoning section and submitted as part of the next phase of review on 11/6.

(l) Screening and Landscaping Plan:

- The planned development shall be in accordance with this zoning section.

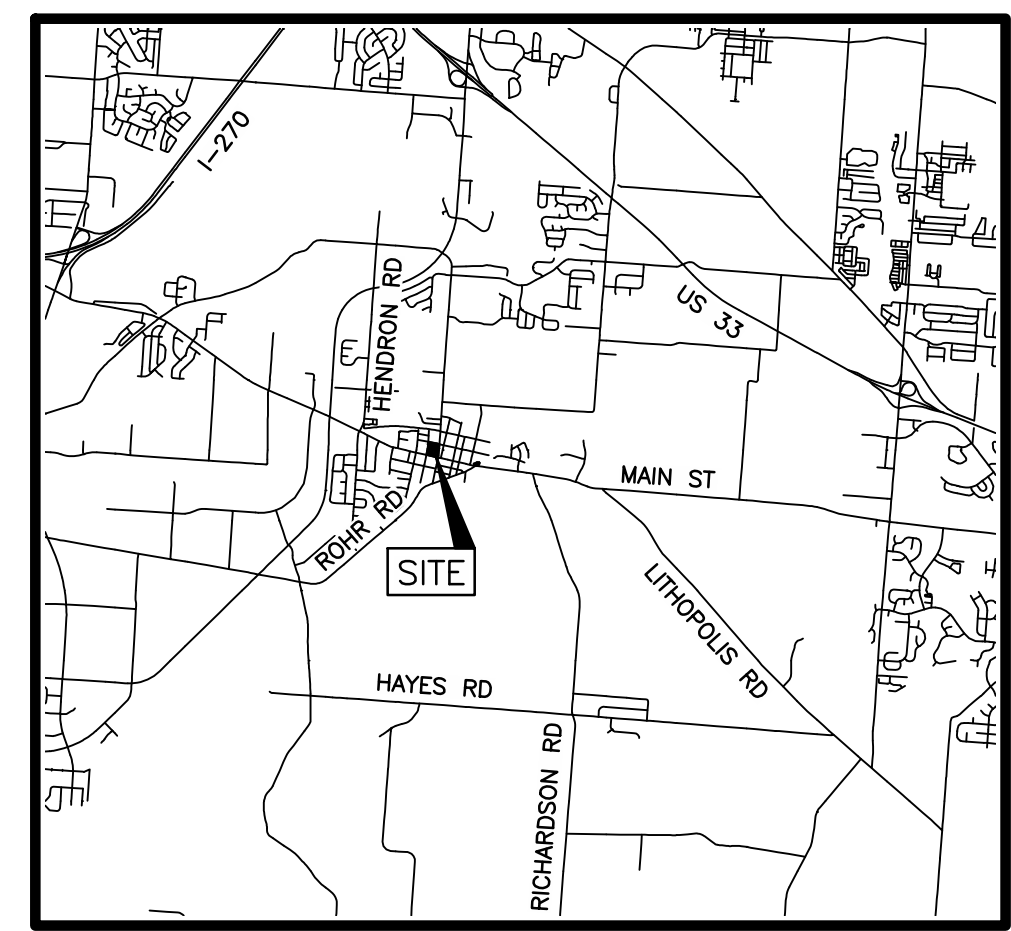
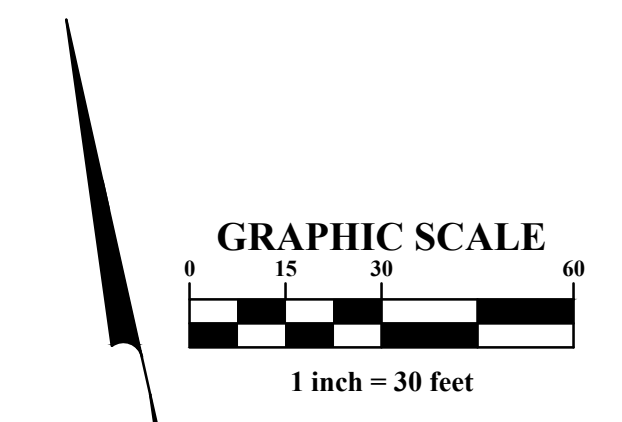
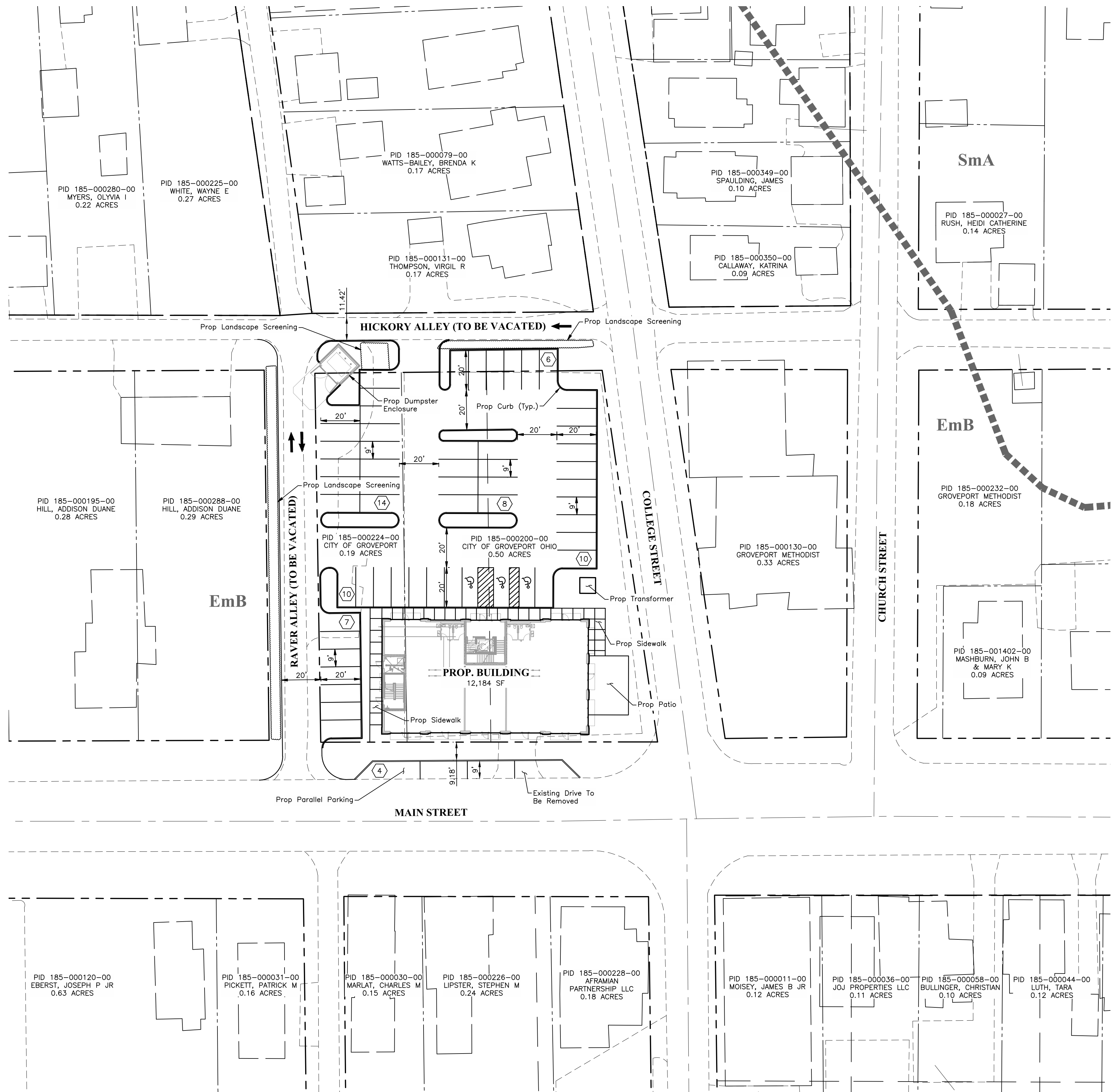
(m) Lot Width:

- In accordance with this zoning section, no minimum lot width is required. The building orientation abuts Main Street along the proposed building's south elevation.

Attachments: Civil Documents and Site Plan, Architectural Building Plans and Elevations

Ben Punturi
Project Manager

I:\20200881\Drawings\04Sheets\Development\Plan.dwg, Last Saved By: mpaindexter, 10/2/2020 8:36 AM, Last Printed By: mpaindexter, Matthew, 10/2/2020 8:38 AM (No Xrefs)



SOIL TYPE	
Unit Symbol	Unit Name
EmB	Eldean-Urban land complex, 2 to 6 Percent Slopes
SmA	Sleeth-Urban land complex, 0 to 2 Percent Slopes
Soil Type Boundary	

PROJECT DATA TABLE	
Address:	480-490 Main Street
Existing Zoning:	PID: 185-000200; 185-000224 (Community Commercial)
Proposed Zoning:	Select Commercial Planned District (SCPD)
Building	12,184 SF
Retail	2,267 SF
Restaurant	3,000 SF
Office	5,438 SF
Common Area	1,479 SF
Building Height	30'-0"
Total Site Area (Excluding R/W)	0.69 Ac.
Disturbed Area	0.69 Ac.
Pre-Developed Impervious Area	0.56 Ac. (81.16%)
Post-Developed Impervious Area	0.60 Ac. (86.96%)
Parking Required	74 Spaces
Retail (1 space per 250 SF):	9 Spaces
Restaurant (1 space per 100 SF):	30 Spaces
Office (1 space per 200 SF):	35 Spaces
Parking Provided	59 Spaces

MARK	DATE	DESCRIPTION

MILLER VALENTINE GROUP

CITY OF GROVEPORT, FRANKLIN COUNTY, OHIO
 REZONING SITE PLAN
 FOR
WERT'S GROVE BUILDING
 480 MAIN STREET



DATE
October 2, 2020

SCALE
1" = 30'

JOB NO.
2020-0881

SHEET
C 1.0

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION
 PLAN SET DATE
 October 2, 2020

WERTS GROVE SHELL BUILDING
480 - 490 Main Street
Groveport, Ohio 43125

FOR **Miller Valentine Group**
409 E Monument Avenue, Suite 200, Dayton, Ohio 45402

Copyright 2020. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect.

PRELIMINARY
NOT FOR CONSTRUCTION

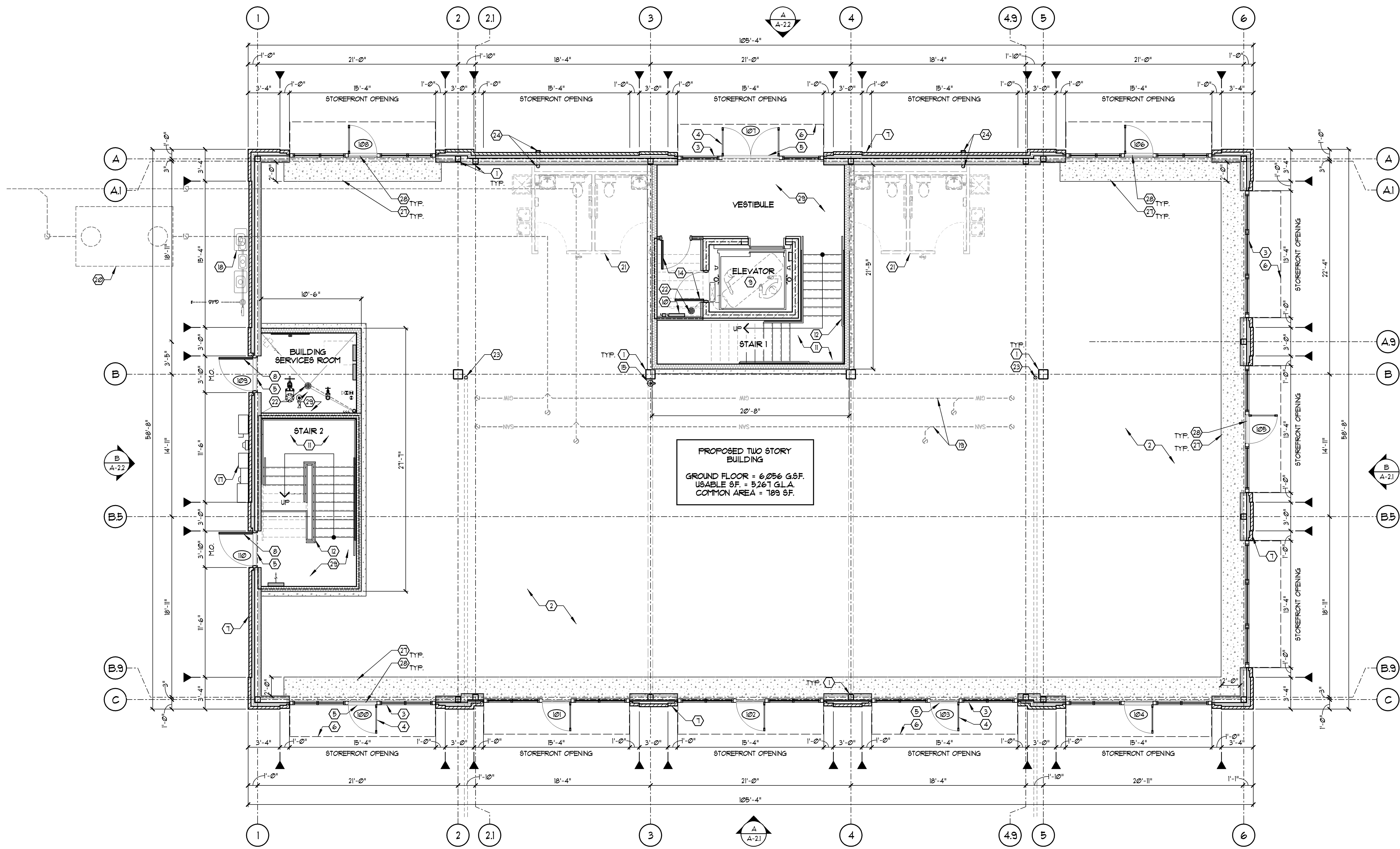
ISSUE	REVISION	DATE
SKETCH PLAN		FEB. 14, 2020
PRELIMINARY		MAR. 20, 2020
ZONING SUBMIT.		JUN. 8, 2020
PAZ COMMISSION		OCT. 2, 2020

GROUND FLOOR PLAN AND NOTES

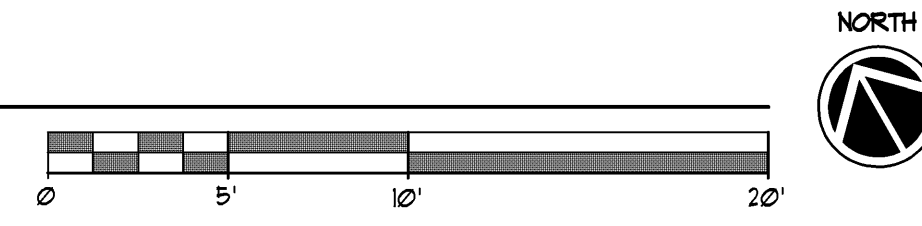
FAA #20203.00

GROVEPORT MIXED USE

A-1.1



A GROUND FLOOR PLAN
SCALE 3/16" = 1'-0"



NOTE - BUILDING UTILITIES SUBJECT TO CHANGE. PRELIMINARY LOCATIONS SHOWN.

SYMBOL LEGEND	
	PLAN CODED NOTE TAG (SEE SHEET A-11 FOR SCHEDULE)
	DOOR NUMBER TAG
	CONTROL JOINT AT 20'-0" O.C. MAX.
	WALL / PARTITION
	WINDOW / CURTAINWALL SYSTEM

PLAN CODED NOTES			
①	STRUCTURAL STEEL BUILDING COLUMN.	⑪	CONCRETE-FILLED METAL PAN STAIR.
②	FUTURE 4" CONCRETE SLAB w/ 6x6 - W/4 x W/4 WUF OVER 15 MIL CLASS 'A' VAPOR RETARDER OVER MIN. 4" COMPACTED GRANULAR FILL.	⑫	1 1/2" DIA. STEEL HANDRAIL.
③	2" x 4 1/2" KAUINGER TRIFAB VG 451-T ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLASS.	⑬	WINDOW UNIT.
④	ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR(S) w/ 1" INSULATED GLASS AS SCHEDULED.	⑭	DOOR w/ HOLLOW METAL FRAME.
⑤	ALUMINUM THRESHOLD AT ALL EXTERIOR DOOR(S) SET IN FULL BED OF SEALANT.	⑮	FIRE EXTINGUISHER.
⑥	LINE OF AWNING/CANOPY ABOVE.	⑯	LINE OF FUTURE INTERIOR CONSTRUCTION.
⑦	3 5/8" BRICK VENEER w/ AIR SPACE.	⑰	BUILDING ELECTRICAL SERVICE.
⑧	INSULATED HOLLOW METAL SERVICE DOOR w/ HOLLOW METAL FRAME - PAINT.	⑱	GAS METER SET.
⑨	MACHINE-ROOMLESS ELEVATOR.	⑲	UNDERGROUND SANITARY & GREASE LINE.
⑩	ELEVATOR EQUIPMENT.	⑳	GREASE INTERCEPTOR.
		㉑	PROPOSED FUTURE RESTROOM LOCATION.
		㉒	FLOOR DRAIN.
		㉓	PRIMARY ROOF DRAIN CONNECT TO UNDERGROUND STORY LINE. (SEE CIVIL SHEETS)
		㉔	SECONDARY ROOF DRAIN LEADER WITH THROUGH WALL OVERFLOOR NOZZLE WITH LAMB'S TONGUE FITTING.
		㉕	LINE OF PRIMARY ROOF DRAIN ABOVE.
		㉖	LINE OF SECONDARY ROOF DRAIN ABOVE.
		㉗	FOUR PORTION OF SLAB THROUGH AT OPENINGS AS REQUIRED TO INSTALL DOOR, FRAME, AND SILLS. (SEE STRUCTURAL SHEETS)
		㉘	FROST SLAB AT ENTRY DOORS. (SEE STRUCTURAL SHEETS)
		㉙	4" CONCRETE SLAB w/ 6" x 6" W/4 x W/4 WELDED WIRE REINFORCING OVER 15 MIL VAPOR BARRIER or 4" MINIMUM COMPACTED GRANULAR FILL.
		㉚	3/4" STRUCTURAL FRT. WOOD PANEL SHEATHING DECKING or PRE-ENGINEERED WOOD FLOOR TRUSSES @ 16" O.C.
		㉛	ELECTRIC WALL HEATER.

WERTS GROVE SHELL BUILDING

480 - 490 Main Street
Groveport, Ohio 43125

FOR **Miller Valentine Group**
409 E Monument Avenue, Suite 200, Dayton, Ohio 45402

Copyright 2020. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect.

PRELIMINARY
NOT FOR CONSTRUCTION

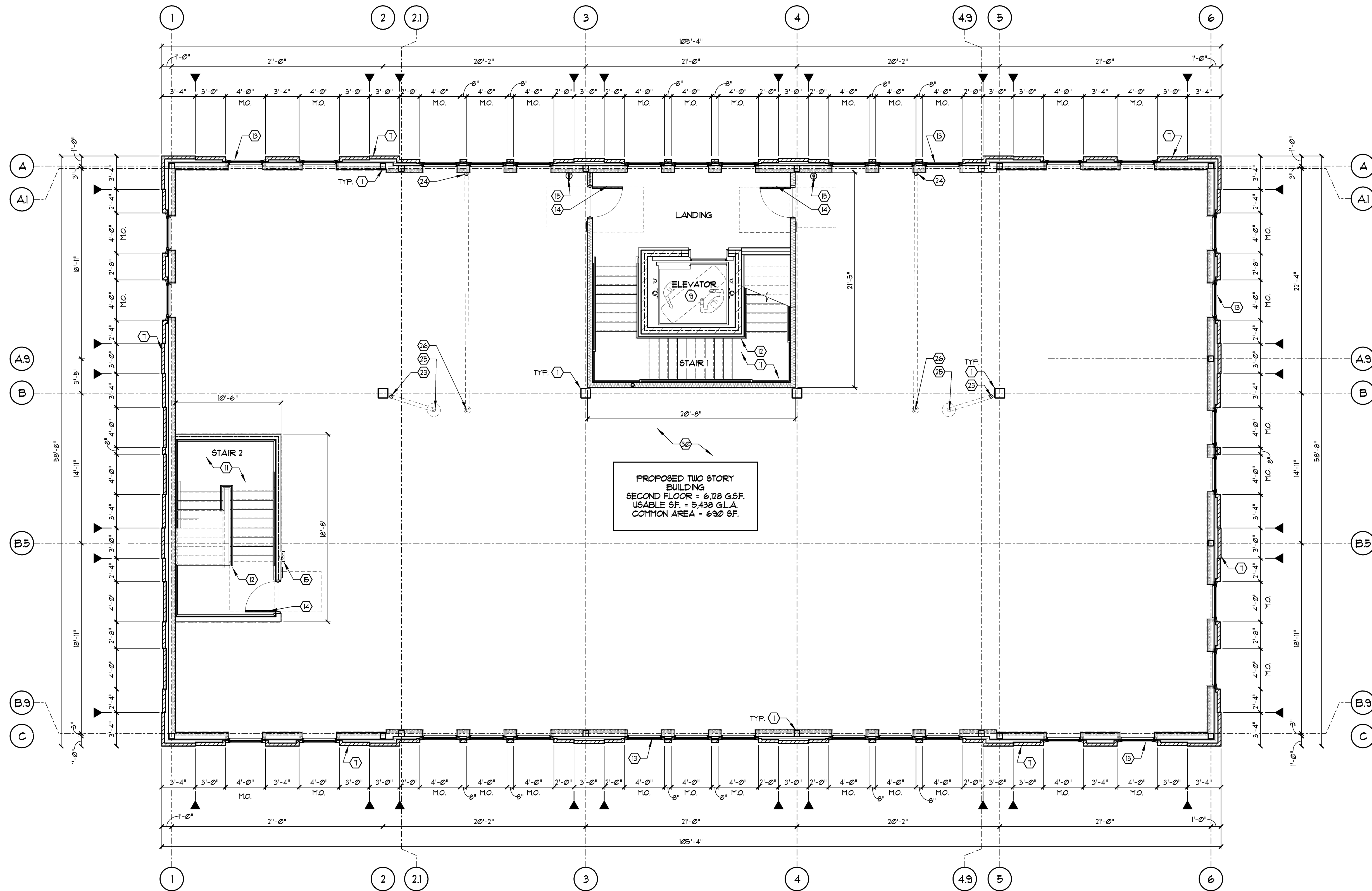
ISSUE	REVISION	DATE
SKETCH PLAN		FEB. 14, 2020
PRELIMINARY		MAR. 20, 2020
ZONING SUBMIT.		JUN. 8, 2020
PAZ COMMISSION		OCT. 2, 2020

SECOND FLOOR PLAN AND NOTES

FAA #20203.00

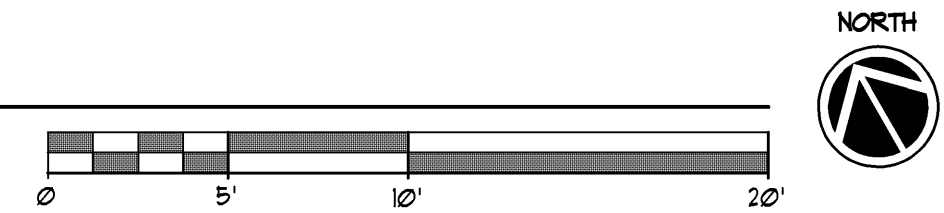
GROVEPORT MIXED USE

A-1.2



PROPOSED TWO STORY BUILDING
SECOND FLOOR = 6,128 G.S.F.
USABLE S.F. = 5,438 G.L.A.
COMMON AREA = 690 S.F.

A SECOND FLOOR PLAN
SCALE 3/16" = 1'-0"



SYMBOL LEGEND	
	PLAN CODED NOTE TAG (SEE SHEET A-11 FOR SCHEDULE)
	DOOR NUMBER TAG
	CONTROL JOINT AT 20'-0" O.C. MAX.
	WALL / PARTITION
	WINDOW / CURTAINWALL SYSTEM

PLAN CODED NOTES		
(1) STRUCTURAL STEEL BUILDING COLUMN.	(11) CONCRETE-FILLED METAL PAN STAIR.	(24) SECONDARY ROOF DRAIN LEADER WITH THROUGH WALL OVERFLOOR NOZZLE WITH LAMB'S TONGUE FITTING.
(2) FUTURE 4" CONCRETE SLAB w/ 6x6 - W/4 x W/4 WUF OVER 15 MIL CLASS 'A' VAPOR RETARDER OVER MIN. 4" COMPACTED GRANULAR FILL.	(12) 1 1/2" DIA. STEEL HANDRAIL.	(25) LINE OF PRIMARY ROOF DRAIN ABOVE.
(3) 2" x 4 1/2" KAUWEER TRIFAB VG 451-T ALUMINUM STOREFRONT SYSTEM w/ 1" INSULATED GLASS.	(13) WINDOW UNIT.	(26) LINE OF SECONDARY ROOF DRAIN ABOVE.
(4) ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR(S) w/ 1" INSULATED GLASS AS SCHEDULED.	(14) DOOR w/ HOLLOW METAL FRAME.	(27) FOUR PORTION OF SLAB THROUGH AT OPENINGS AS REQUIRED TO INSTALL DOOR, FRAME, AND SILLS. (SEE STRUCTURAL SHEETS).
(5) ALUMINUM THRESHOLD AT ALL EXTERIOR DOOR(S) SET IN FULL BED OF SEALANT.	(15) FIRE EXTINGUISHER.	(28) FROST SLAB AT ENTRY DOORS. (SEE STRUCTURAL SHEETS).
(6) LINE OF AWNING/CANOPY ABOVE.	(16) LINE OF FUTURE INTERIOR CONSTRUCTION.	(29) 4" CONCRETE SLAB w/ 6" x 6" W/4x W/4 WELDED WIRE REINFORCING OVER 15 MIL VAPOR BARRIER o/ 4" MINIMUM COMPACTED GRANULAR FILL.
(7) 3 5/8" BRICK VENEER w/ AIR SPACE.	(17) BUILDING ELECTRICAL SERVICE.	(30) 3/4" STRUCTURAL FRT. WOOD PANEL SHEATHING DECKING o/ PRE-ENGINEERED WOOD FLOOR TRUSSES @ 16" O.C.
(8) INSULATED HOLLOW METAL SERVICE DOOR w/ HOLLOW METAL FRAME - PAINT.	(18) GAS METER SET.	(31) ELECTRIC WALL HEATER.
(9) MACHINE-ROOMLESS ELEVATOR.	(19) UNDERGROUND SANITARY & GREASE LINE.	
(10) ELEVATOR EQUIPMENT.	(20) GREASE INTERCEPTOR.	
	(21) PROPOSED FUTURE RESTROOM LOCATION.	
	(22) FLOOR DRAIN.	
	(23) PRIMARY ROOF DRAIN CONNECT TO UNDERGROUND STORY LINE. (SEE CIVIL SHEETS)	

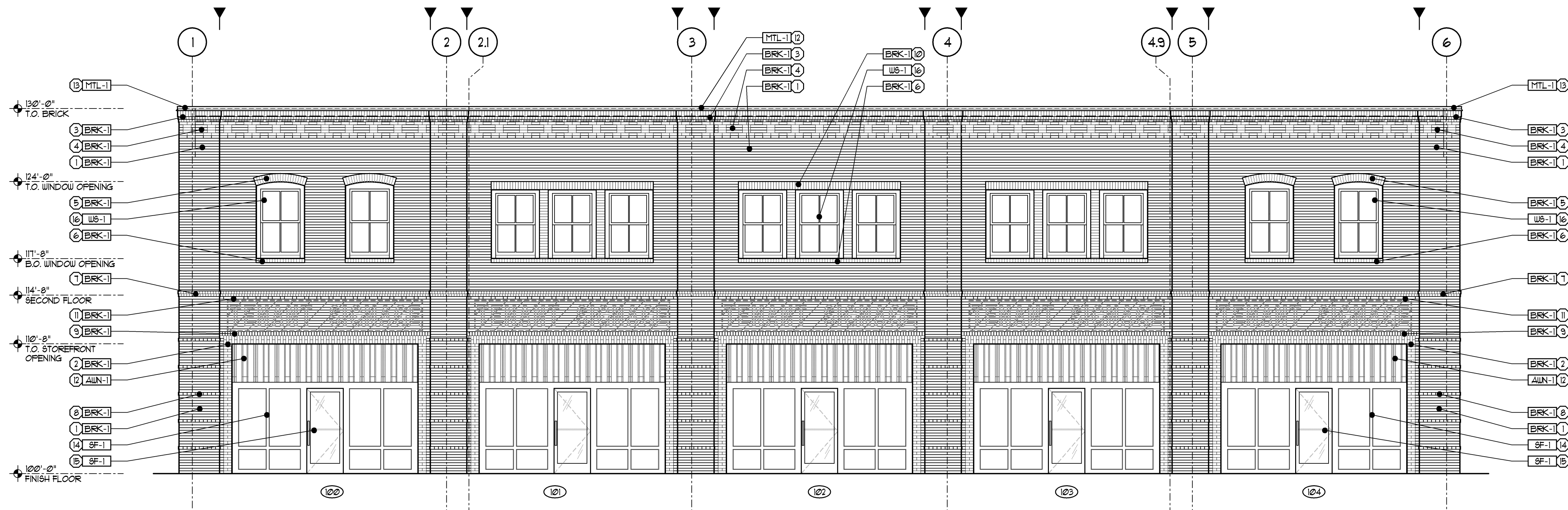
ISSUE	REVISION	DATE
SKETCH PLAN		FEB. 14, 2020
PRELIMINARY		MAR. 20, 2020
ZONING SUBMIT		JUN. 8, 2020
FAZ COMMISSION		OCT. 2, 2020

BUILDING ELEVATIONS AND NOTES

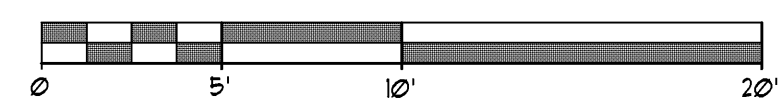
FAA #20203.00

GROVEPORT MIXED USE

A-2.1



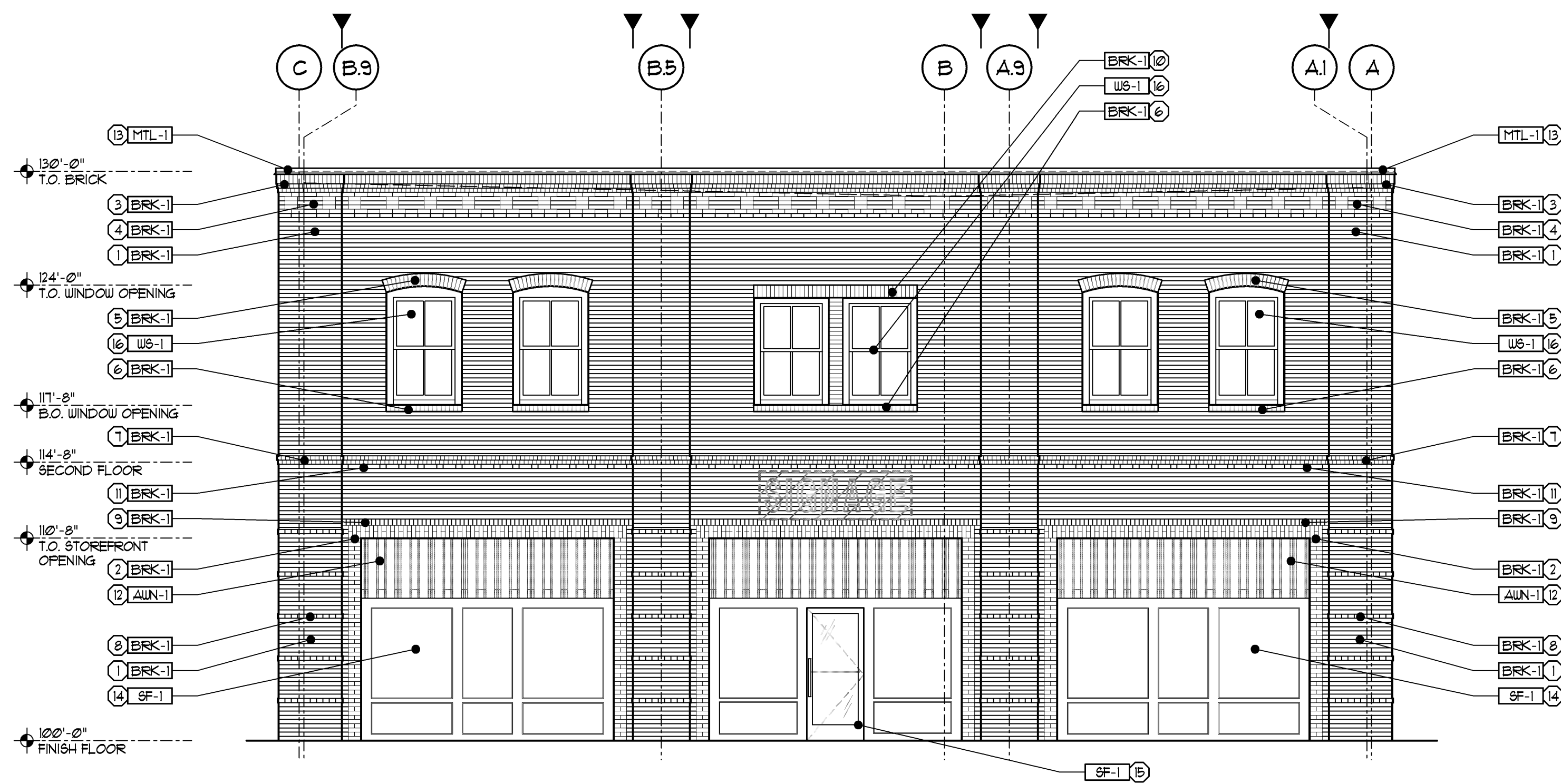
A SOUTH ELEVATION (MAIN STREET)
SCALE 3/16" = 1'-0"



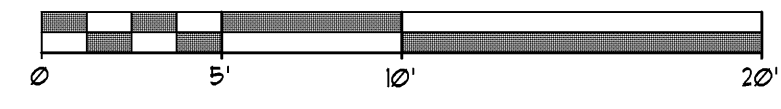
○	ELEVATION CODED NOTE TAG (SEE SHEET A-21 FOR SCHEDULE)
○	DOOR NUMBER TAG
▶	CONTROL JOINT AT 20'-0" O.C. MAX.

MARK	TYPE	NOTES
BRK-1	BRICK VENEER - MODULAR	BELDEN COLOR - No. 8621A MORTAR - RICHCOLOR 55A CARAMEL
MTL-1	PREFINISHED METAL COPING, FASCIA EDGE	DMI - 'SPARTAN'
AIN-1	FABRIC AINING	SUNBRELLA - 'BLACK' EXTERIOR FABRIC
PMC-1	PRE-ENGINEERED METAL CANOPY	MATCH FINISH SF-1
PT-1	PAINT - SERVICE DOOR 4 WALL MOUNTED EQUIPMENT	SHERWIN WILLIAMS - #5W 9183 'DARK CLOVE' EXTERIOR GRADE
SF-1	PREFINISHED ALUMINUM STOREFRONT SYSTEM	KAUWEER TRIFAB VG 4BIT SERIES 2" x 4 1/2" w/ 1" INSULATED GLASS, COLOR - BLACK
US-1	PREFINISHED ALUMINUM WINDOW SYSTEM WITH METAL TRIM	KAUWEER - DOUBLE HUNG COLOR - BLACK

1	MODULAR BRICK VENEER - RUNNING BOND
2	MODULAR BRICK VENEER - RUNNING BOND ACCENT COURSE AT JAMBES AND SOLDIER COURSING AT THE HEAD WITH ALTERNATING FULL AND HALF BRICKS.
3	BRICK 3-COURSE CORNICE - (1) SOLDIER OVER (2) HEADER COURSES - FULL 1/2" EACH COURSE.
4	5 COURSE BRICK CORNICE ACCENT DETAIL - (1) STRECHER COURSE o/ (2) STACKED COURSE OF SIDE BY SIDE STRECHERS o/ (1) STRECHER COURSE, RECESS ALL 5 COURSES 1/2"
5	SEGMENTAL ARCH SOLDIER COURSE.
6	ROULOCK SILL COURSE
7	FULLED BRICK DETAIL - (2) HEADER COURSES, FULLED 1/2" EACH.
8	1/2" FULLED HEADER COURSE.
9	ROULOCK COURSE.
10	SOLDIER COURSE
11	FULLED BRICK DETAIL - ALTERNATING COURSE OF STRECHER AND HEADER BRICKS, FULL HEADER BRICK ONLY 1/2".
12	FABRIC AINING o/ EXTRUDED ALUMINUM FRAME.
13	PREFINISHED METAL COPING.
14	PREFINISHED ALUMINUM STOREFRONT SYSTEM.
15	ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR(S) w/ 1" INSULATED GLASS.
16	PREFINISHED ALUMINUM WINDOW SYSTEM WITH METAL TRIM.
17	PRE-ENGINEERED ARCHITECTURAL METAL CANOPY w/ ADJUSTABLE HANGER RODS AND ANCHORS.
18	INSULATED HOLLOW METAL SERVICE DOOR 4 FRAME - PAINT, PROVIDE LOOSE ANGLE LINTEL * HEAD PAINT
19	BUILDING SERVICES AND UTILITIES FINAL LOCATIONS SUBJECT TO CHANGE PAINT.
20	THROUGH WALL EMERGENCY OVERFLOW DRAIN NOZZLE WITH LAMB TONGUE FITTING AND INSECT SCREEN.



B EAST ELEVATION
SCALE 3/16" = 1'-0"



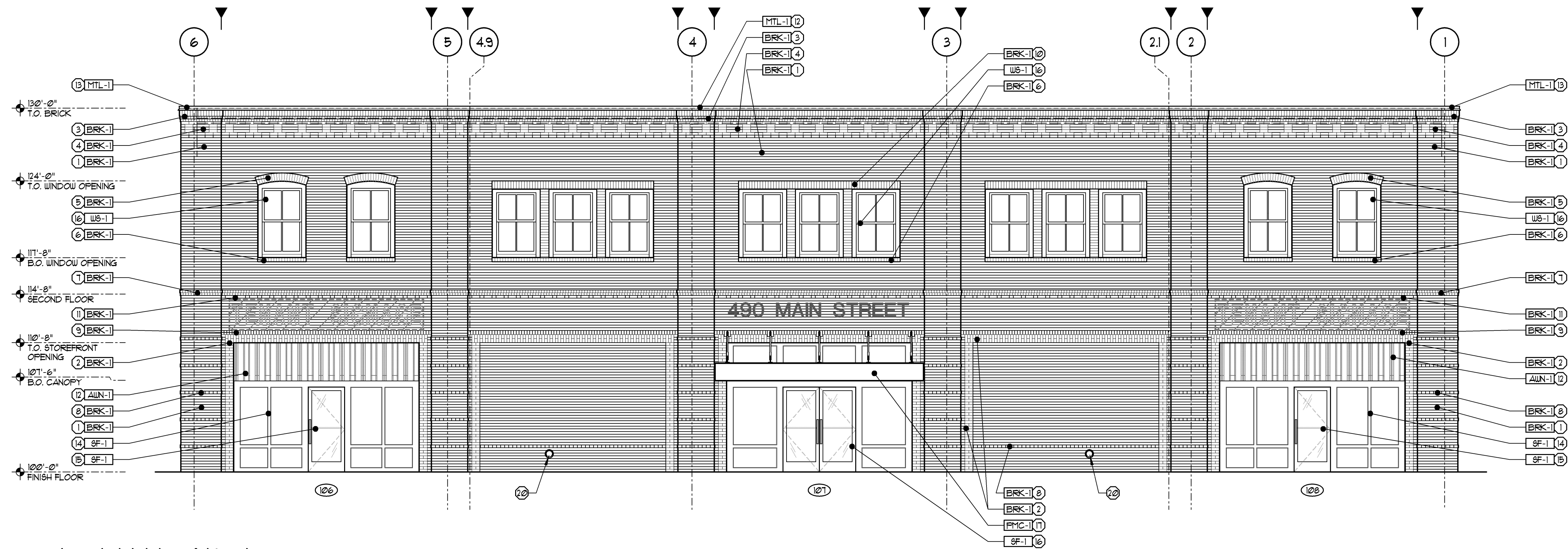
ISSUE	REVISION	DATE
SKETCH PLAN		FEB. 14, 2020
PRELIMINARY		MAR. 20, 2020
ZONING SUBMIT		JUN. 8, 2020
PAZ COMMISSION		OCT. 2, 2020

BUILDING ELEVATIONS AND NOTES

FAA #20023 00

GROVEPORT MIXED USE

A-2.2

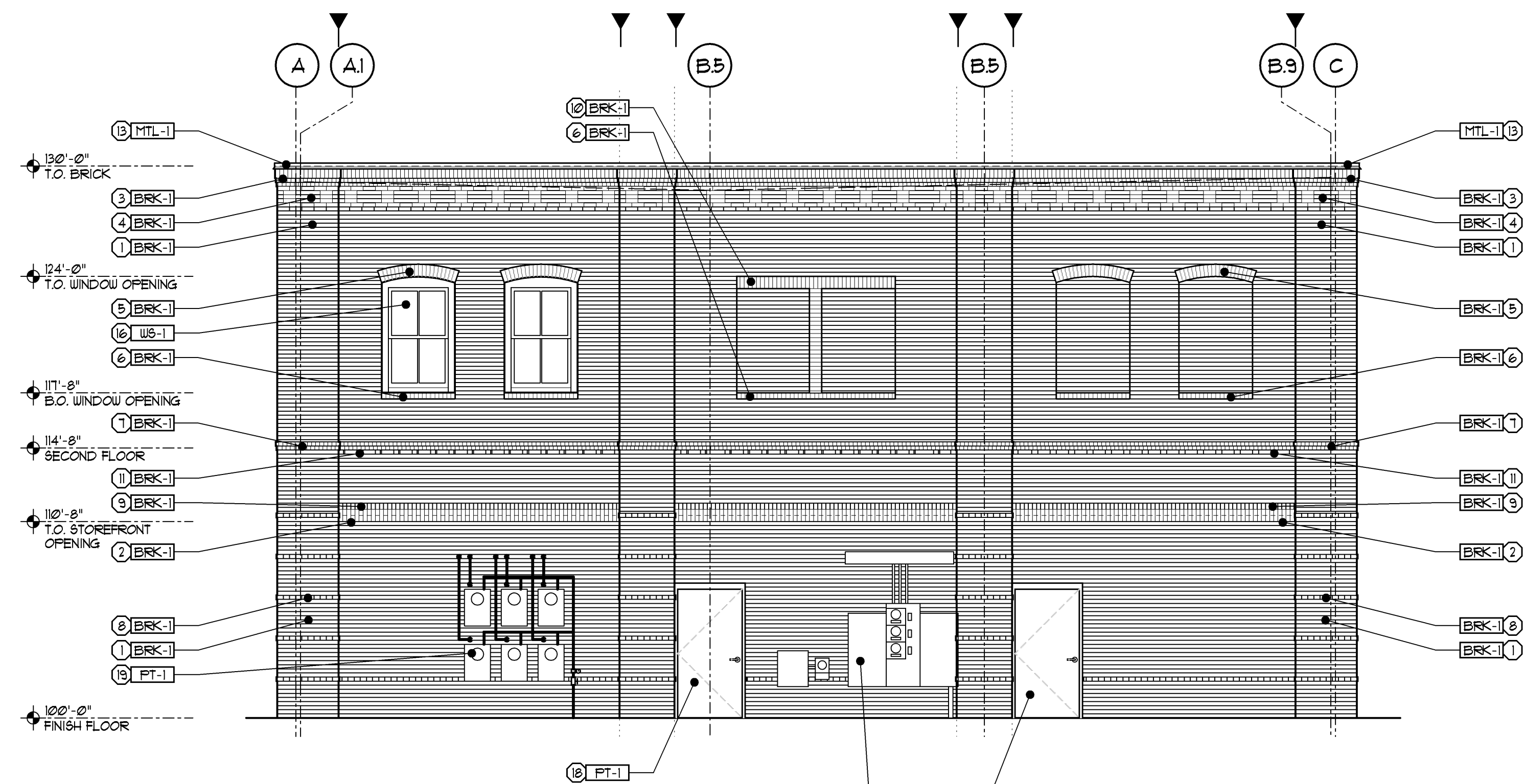


A NORTH ELEVATION
SCALE 3/16" = 1'-0"

○	ELEVATION CODED NOTE TAG (SEE SHEET A-21 FOR SCHEDULE)
○	DOOR NUMBER TAG
▶	CONTROL JOINT AT 20'-0" O.C. MAX.

MARK	TYPE	NOTES
BRK-1	BRICK VENEER - MODULAR	BELDEN COLOR - No. 8621A MORTAR - RICHCOLOR 55A CARAMEL
MTL-1	PREFINISHED METAL COPING, FASCIA EDGE	DMI - 'SPARTAN'
AIN-1	FABRIC AWNING	SUNBRELLA - 'BLACK' EXTERIOR FABRIC
PT-1	PRE-ENGINEERED METAL CANOPY	MATCH FINISH SF-1
PT-1	PAINT - SERVICE DOOR 4 WALL MOUNTED EQUIPMENT	SHERWIN WILLIAMS - #5W 9183 'DARK CLOVE' EXTERIOR GRADE
SF-1	PREFINISHED ALUMINUM STOREFRONT SYSTEM	KAUWEER TRIFAB VG 4BIT SERIES, 2" x 4 1/2" w/ 1" INSULATED GLASS, COLOR - BLACK
US-1	PREFINISHED ALUMINUM WINDOW SYSTEM WITH METAL TRIM	KAUWEER - DOUBLE HUNG COLOR - BLACK

1	MODULAR BRICK VENEER - RUNNING BOND
2	MODULAR BRICK VENEER - RUNNING BOND ACCENT COURSE AT JAMBES AND SOLDIER COURSES AT THE HEAD WITH ALTERNATING FULL AND HALF BRICKS.
3	BRICK 3-COURSE CORNICE - (1) SOLDIER OVER (2) HEADER COURSES - FULL 1/2" EACH COURSE.
4	5 COURSE BRICK CORNICE ACCENT DETAIL - (1) STRECHER COURSE o/ (2) STACKED COURSE OF SIDE BY SIDE STRECHERS o/ (1) STRECHER COURSE, RECESS ALL 5 COURSES 1/2"
5	SEGMENTAL ARCH SOLDIER COURSE.
6	ROULOCK SILL COURSE
7	FULLED BRICK DETAIL - (2) HEADER COURSES, FULLED 1/2" EACH.
8	1/2" FULLED HEADER COURSE.
9	ROULOCK COURSE.
10	SOLDIER COURSE
11	FULLED BRICK DETAIL - ALTERNATING COURSE OF STRECHER AND HEADER BRICKS, FULL HEADER BRICK ONLY 1/2".
12	FABRIC AWNING o/ EXTRUDED ALUMINUM FRAME.
13	PREFINISHED METAL COPING.
14	PREFINISHED ALUMINUM STOREFRONT SYSTEM.
15	ALUMINUM STOREFRONT SYSTEM ENTRANCE DOOR(S) w/ 1" INSULATED GLASS.
16	PREFINISHED ALUMINUM WINDOW SYSTEM WITH METAL TRIM.
17	PRE-ENGINEERED ARCHITECTURAL METAL CANOPY w/ ADJUSTABLE HANGER RODS AND ANCHORS.
18	INSULATED HOLLOW METAL SERVICE DOOR 4 FRAME - PAINT, PROVIDE LOOSE ANGLE LINTEL * HEAD PAINT
19	BUILDING SERVICES AND UTILITIES FINAL LOCATIONS SUBJECT TO CHANGE PAINT.
20	THROUGH WALL EMERGENCY OVERFLOW DRAIN NOZZLE WITH LAMES TONGUE FITTING AND INSECT SCREEN.



B WEST ELEVATION
SCALE 3/16" = 1'-0"