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JUN 02 2014

GC PLANNING COMMISSION

June 2, 2014

Project Description Narrative

Proposed WENDY'S NEW BUILDING
1920 Stringtown Road
Grove City, Ohio

This is an existing Wendy's restaurant situated on a 1.38 acre tract in Grove City.

Wendy's has implemented a facilities upgrade incentive plan for its franchise operators, in an attempt to encourage upgrading and modernization of their older buildings.

The current franchise Watermark Services, LLC is proposing to completely raze the existing building and construct a new Wendy's building along with associated site improvements, as shown and described in the accompanying development plan documents.

DEVELOPMENT PLAN
WATERMARK SERVICES, LLC (WENDY'S)
CITY OF GROVE CITY, OHIO
1920 STRINGTOWN ROAD

GENERAL SITE NOTES:

The Contractor Shall:
- Maintain a height of six (6) inches between the top of the proposed curb and the pavement surface, unless otherwise specified.
- Verify the exact location and depth of existing utilities prior to construction.
- Insure positive drainage.
- Perform all work in accordance with all applicable local, state, and national codes; and shall comply with the requirements of all utility/service company providers.
- Secure all necessary permits, approvals, and inspections, prior to, during, and upon completion of construction.
- Be responsible for coordination with the utility/service companies listed to bring the specified service to the site and to obtain and/or make all necessary taps and/or service connections.
- Fill all planters/islands to top of curb or walk level with clean topsoil.
- Use compacted granular backfill for all utility service excavations located under proposed paved areas.

Verification of existing site topography, including location and elevation of existing utilities, drainage structures, and control points is the responsibility of the contractor and/or his staking consultant and is to be performed prior to any excavation.

Tracking or spilling mud, dirt or debris upon the streets, residential or commercial drives, or sidewalks is prohibited and any such occurrence shall be cleaned up immediately by the Contractor. If the Contractor fails to remove said mud, dirt, debris, or spillage, the City of Grove City reserves the right to remove these materials and clean affected areas, the cost of which shall be paid by the Contractor/Developer.

All signs and all site lights are to be illuminated using underground electric feeds encased in water tight conduit.

Proposed spot elevations are top of pavement and are shown underlined. Add 0.50' for top of curb or walk elevation, unless specified otherwise. Where necessary, top of walk elevations have been shown followed by the designation tw.

All radius and pavement dimensions shown are referenced to the face of curb.

All curb radii to be 3.0' to face of curb unless shown otherwise.

Where edge of sidewalk is exposed to traffic, sidewalk may be formed as one unit with concrete thickened to a minimum of 16 inches on traffic side.

All concrete walks shown are to be 4 inches thick.

All proposed concrete curbing shown is to be 6"X18" standing curb (see detail on sheet CE-4).

All concrete pads and concrete paving shown, including the trash enclosure pad shall be minimum 7 inches thick with wire mesh reinforcement.

Proposed full depth heavy duty paving to consist of, minimum:
1-1/2 inches of fine asphalt
(surface wearing course), Item 410
2-1/2 inches of coarse asphalt
(binder), Item 402.(2002 spec. book CMSC)
8 inches of aggregate base
(base), Item 304

Proposed pavement overlay to consist of:
1 inches of fine asphalt (minimum)
(surface wearing course), Item 410
Tackcoat, Item 407 is to be applied to all pavement overlay areas.

City of Grove City C-2 Commercial Zoning Restrictions
(Table 1135.12-II)

Setback Line:	30'
Side Yard:	6'
Rear Yard:	6'
Maximum Building Height:	35'
Maximum % of Lot covered by buildings:	75%

PARKING SUMMARY

Parking required: [±1970 s.f. building space (excluding kitchen area)] @ 1 space / 50 s.f. = 40 spaces required.

Current Wendy's site existing parking:

Regular car spaces:	75
Handicap spaces:	2
Total:	77

Proposed parking:

Regular car spaces:	58
Handicap spaces:	2
Total:	60

All regular painted parking space lines to provide 9 feet (center to center) width (except as otherwise shown).

Handicap spaces as dimensioned. All accessible parking spaces are to be marked with appropriate signage to comply with current ADA guidelines.

Development Summary
Total Site Area 1.378 Acres (60,010 s.f.)

PRE-DEVELOPED

Impervious Surfaces	41,578 s.f.	69.3%
Greenspace	18,432 s.f.	30.7%

POST-DEVELOPED

Building	3,042 s.f.	5.1%
Pavement & Concrete Walks	35,607 s.f.	59.3%
Greenspace	21,361 s.f.	35.6%

SURVEY NOTES:

Basis of Bearings: The southerly line of Grove City Health Care and Professional Park was assigned a bearing of South 81°28'15" East, as described for record in Instrument Number 200204020083365.

All linear dimensions shown are in feet and decimal parts thereof.

Source Benchmark: Franklin County Survey Control Monument Z291995, "aluminum disk in concrete on the southwest corner of a sign base located at the southwest corner of the intersection of Stringtown Road and Parkway Center Drive, at BP Station #1881" Elevation = 777.09 (NAVD 88 Datum).

Site Benchmark 1: The north rim of a Sanitary Sewer Manhole located near the southeast corner of the site, Elevation = 786.35 (NAVD 88 Datum).

Site Benchmark 2: A chiseled square in the east side of a concrete light pole base located approximately 230 feet north of the centerline of Stringtown Road and 9 feet west of the west property line, Elevation = 789.97 (NAVD 88 Datum).

These site benchmark elevations were determined by a differential level loop run from the source benchmark listed above.

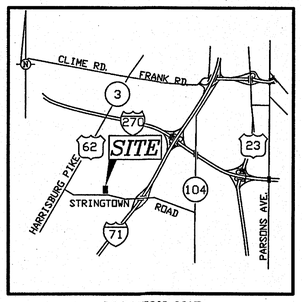
According to the Federal Emergency Management Agency's Flood Insurance Rate Map Number 39049 C 0318 K (Effective Date: June 17, 2008), the parcel surveyed and shown hereon lies within Zone "X", (areas determined to be outside of the 0.2% annual chance floodplain).

Current City of Grove City Zoning Classification (of subject 1.378 acre parcel and all adjoining parcels): C2 (Retail Commercial District).

The utilities and services shown hereon were located based on observable field evidence and utility records supplied by the client. Underground lines were NOT physically located.

Field Location of Underground Utilities
1-800-362-2764

OUPS Reference Number(s): B410700946 & B410700950.



LOCATION MAP
No Scale

SHEET INDEX	
CE-1	TITLE SHEET
CE-2	TOPOGRAPHIC SURVEY
CE-3	TOPOGRAPHIC SURVEY
CE-4	SITE PLAN
CE-5	SITE PLAN

ESTIMATE OF QUANTITIES

QUANTITY	UNIT	DESCRIPTION

Quantities shown are not complete. Items listed are for information and are estimates only. The contractor shall construct the project in accordance with the plans and specifications and shall not rely on quantities listed or not listed hereon.

APPROVALS

Approvals: Signatures below signify only concurrence with the general purpose and general location of the project. All technical details remain the responsibility of the Engineer preparing the plan.

City Administrator
City of Grove City, Ohio — Date

Service Director
City of Grove City, Ohio — Date

Review for the City of Grove City — Date

Jackson Township Fire Department — Date

UTILITY SERVICES

Gas Service:
Columbia Gas Company
1600 Dublin Road
Columbus, Ohio 43215
614-280-7500

Electric Service:
AEP
850 Tech Center Drive
Gahanna, Ohio 43230
614-883-6811

Telephone Service:
SBC
1-800-660-3000

Water Service:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-645-8270

Storm Sewer & Sanitary Sewer:
City of Grove City
4035 Broadway
Grove City, Ohio 43123
614-277-1100

Building & Zoning Regulations:
City of Grove City
4035 Broadway
Grove City, Ohio 43123
614-277-3075

Field Location of Underground Utilities
1-800-362-2764

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 811
www.oups.org

OWNER/DEVELOPER:

Watermark Services, LLC
5482 Stillwater Avenue
Westerville, Ohio 43082
Contact: Eric Stevenson
email: watermark@insight.rr.com

GENERAL CONTRACTOR:

Interstate Construction:
3511 Farm Bank Way
Grove City, Ohio 43123
614-539-1188
Contact: Doug Kincaid
dkincaid@interstateconstruction.net

RECEIVED
JUN 02 2014
GC PLANNING COMMISSION

Geo-Graphics Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
614-231-2016

STATE OF OHIO
GEORGE W. SCHWEITZER
E-53903
PROFESSIONAL ENGINEER

GEORGE W. SCHWEITZER
OHIO PROFESSIONAL ENGINEER No. 53903
06-02-14
DATE

DEVELOPMENT PLAN
WATERMARK SERVICES, LLC (WENDY'S)
1920 STRINGTOWN ROAD
GROVE CITY, OHIO
CITY PROJECT #
JUNE 2, 2014

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LEGAL DESCRIPTION:

(Of record in Instrument Number 200204020083365)

Situated in the State of Ohio, County of Franklin, City of Grove City, and being in Virginia Military Survey No. 8231, and containing 1.378 acres of land, more or less, and being all out of that 2.964 acre (less exceptions) tract conveyed to Wendy's International, Inc. of record in Deed Book 3569, Page 772 (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 1.378 acres being more particularly described as follows:

Beginning at an iron pipe found marking the northeast corner of said 2.964 acre (less exceptions) Wendy's tract, also being the northwest corner of that 2.031 acre tract of land conveyed to Red Roof Inns, Inc. of record in Official Record 21324 E01, also being an angle point in the southerly line of Grove City Health Care and Professional Park as shown in Plat Book 80, Page 56;

Thence with the east line of said 2.964 acre (less exceptions) Wendy's tract, also with the west line of said 2.031 acre Red Roof Inns, Inc. tract, and continuing with the west line of that 1.331 acre tract of land conveyed to Sun Oil Company of record in Deed Book 2583, Page 534, South 0°38'00" West, a distance of 473.49 feet to a drill hole found at the northeast corner of that 0.358 acre tract described as an exception from the Wendy's tract in Deed Book 3569, Page 772, also being the southwest corner of said 1.331 acre Sun Oil Company tract, also being in the northerly right of way line of Stringtown Road;

Thence with the northerly right of way line of Stringtown Road, along the arc of a curve to the right having a radius of 3774.72 feet, a central angle of 1°53'56", the chord of which bears North 87°07'39" West, a chord distance of 125.10 feet to an iron pipe found at the southeast corner of that 1.586 acre tract conveyed to Seafood Properties I of record in Deed Book 3651, Page 802;

Thence with the east line of said 1.586 acre Seafood Properties I tract, North 0°38'00" East, a distance of 485.94 feet to an iron pipe found in the southerly line of the aforesaid Grove City Health Care and Professional Park;

Thence with the southerly line of said Grove City Health Care and Professional Park, South 81°28'15" East, a distance of 126.20 feet to the point of beginning.

Containing 1.378 acres of land, more or less.

Basis of Bearings: The easterly line of the Wendy's International, Inc tract was assigned a bearing of South 0°38'00" West as described in Deed Book 3569, Page 772.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

The above description was written by Robert E. Blackburn, Ohio Professional Surveyor No. 6305, of Geo_Graphics, Inc. and is based upon the results of a survey of the premises performed in March, 2002.

TITLE COMMITMENT NOTES:

This survey was completed WITHOUT the benefit of a current Commitment for Title Insurance. The following easements are shown on the survey drawing.

15' Utility Easement, of record in Deed Book 3331, Page 286.

5' & 10' Electric Easement, of record in Deed Book 3594, Page 850.

35'x80' Visibility Easement(s), of record in Deed Book 3651, Page 802. These easements may have terminated with the sale/transfer of the properties.

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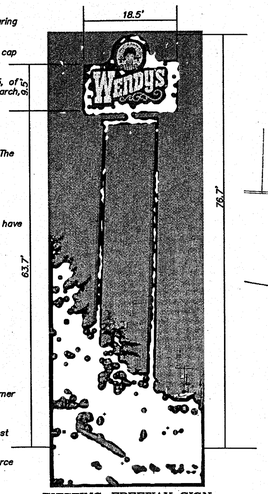
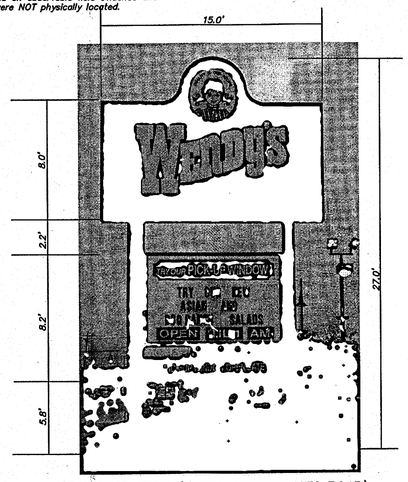
1-800-362-2764

OUPS Reference Number(s): B410700946 & B410700950.



EXISTING FREEWAY SIGN



EXISTING SIGN (ALONG STRINGTOWN ROAD)

UTILITY SERVICES

Gas Service:
Columbia Gas Company
1600 Dublin Road
Columbus, Ohio 43215
614-280-7500

Electric Service:
AEP
850 Tech Center Drive
Gahanna, Ohio 43230
614-883-6811

Telephone Service:
SBC
1-800-660-3000

Water Service:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
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City of Grove City
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Grove City, Ohio 43123
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Building & Zoning Regulations:
City of Grove City
4035 Broadway
Grove City, Ohio 43123
614-277-3075

Field Location of Underground Utilities
1-800-362-2764

OHIO Utilities Protection SERVICE
Call Before You Dig
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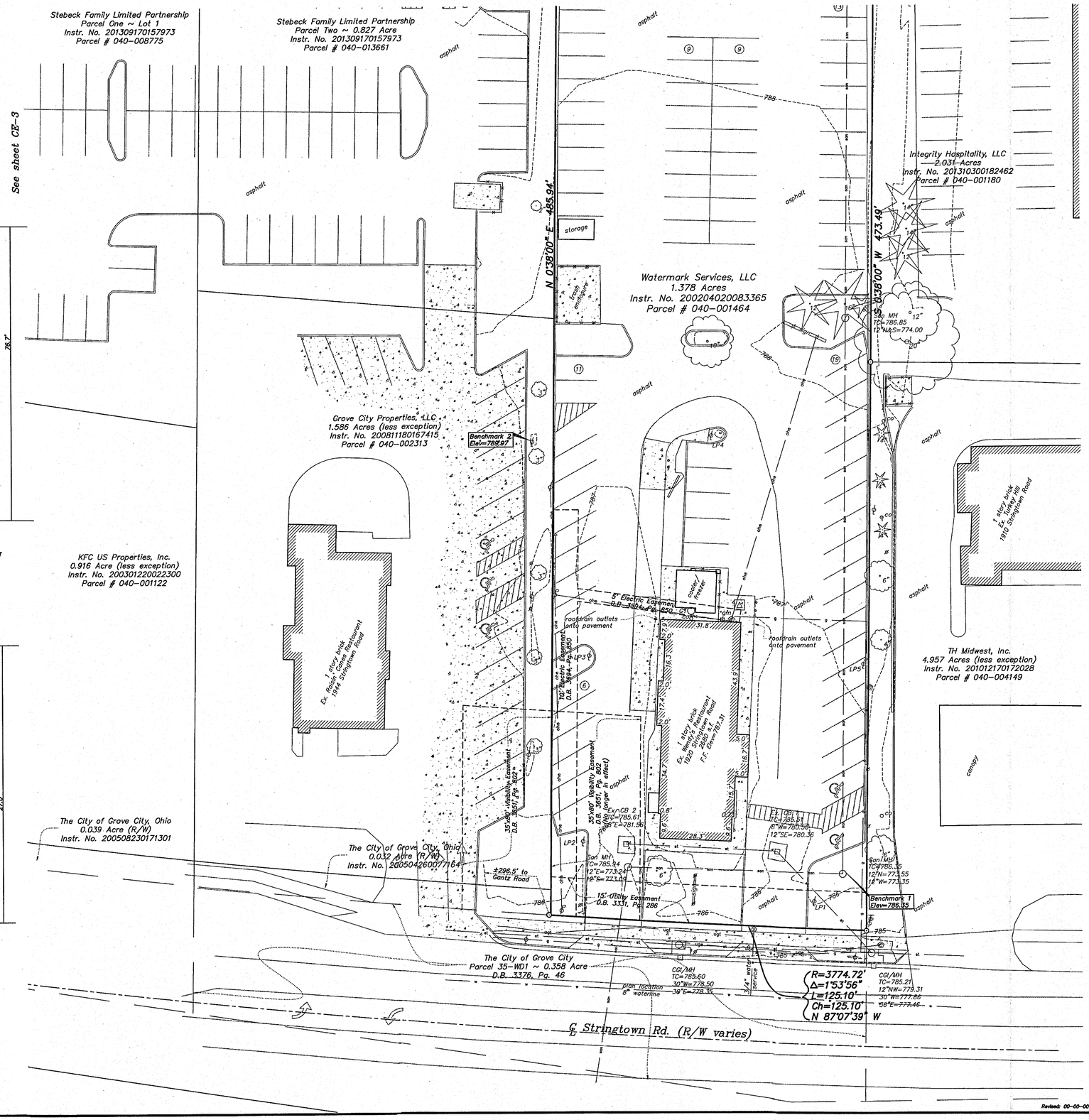
www.oups.org

TOPOGRAPHIC SURVEY FOR

WENDY'S

SITUATED IN AND BEING PART OF
VIRGINIA MILITARY SURVEY NO. 8231
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO



LEGEND

- Monument Box
- 3/4" Iron Pipe (Found/Set)
- PK Nail (Found/Set)
- Railroad Spike (Found/Set)
- Rebar (Found/Set)
- Catch Basin or Curb Inlet
- Curb & Gutter Inlet or Gutter Inlet
- Sewer Manhole or Grease Trap
- Sewer Cleanout
- Fire Hydrant
- Water Valve
- Gas Valve
- Gas Marker
- Gas Meter
- Yardlight
- Light Pole
- Utility Pole
- Flagpole
- Utility Pole Anchor
- Traffic Signal Pole
- Traffic Pull Box
- Traffic Control Pedestal
- Telephone Pedestal
- Cable TV Pedestal
- Electric Pedestal
- Pad-Mounted Transformer
- Sign Pole
- Bollard
- Monitoring Well
- Fuel Tank Lid
- Soil Boring
- Green Space Area
- Number of Parking Spaces
- Deciduous Tree
- Coniferous Tree
- Existing Ground Contour Line
- Overhead Electric Line
- Underground Electric Line
- Overhead Telephone Line
- Underground Telephone Line
- Storm Sewer Line
- Sanitary Sewer Line
- Water Line
- Gas Line
- Fence Line
- Guardrail
- Curb
- Flood Zone Limits
- Concrete

Existing Light Poles
Fixtures & Height

LP1
1 light @ 30.1'
2 lights @ 33.9'

LP2
1 light @ 18.9'
2 lights @ 22.9'

LP3
1 light @ 30.0'
2 lights @ 33.9'

LP4
4 lights @ 31.2'

LP5
2 lights @ 30.0'
2 lights @ 34.2'

0 20 40
SCALE 1 INCH = 20 FEET

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

TOPOGRAPHIC SURVEY FOR
WATERMARK SERVICES, LLC
1.378 ACRES ~ 1920 STRINGTOWN RD.
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=20'	KWN	GWS	06-02-14	1 OF 2

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TOPOGRAPHIC SURVEY FOR
WENDY'S

SITUATED IN AND BEING PART OF
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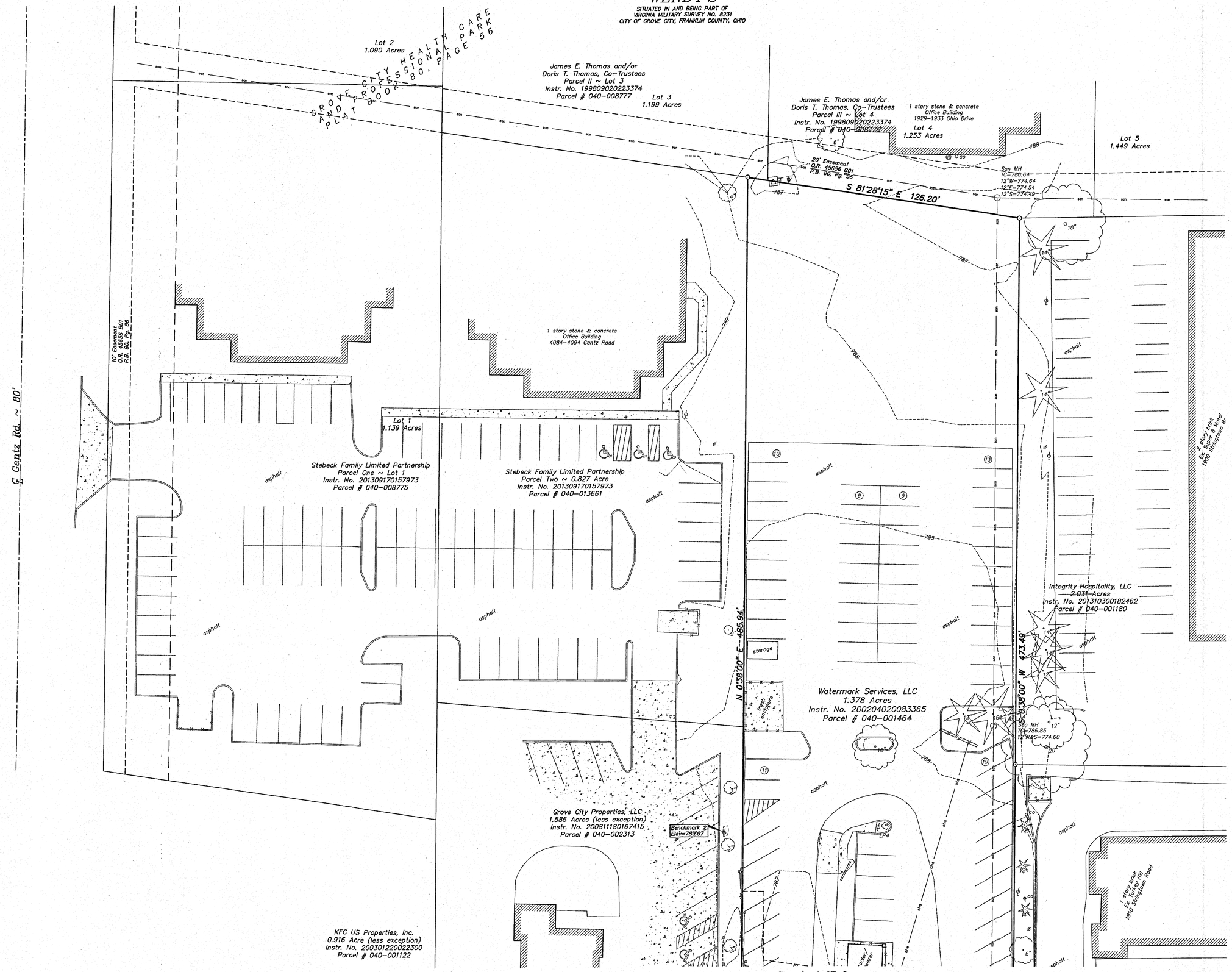
CITY OF GROVE CITY, FRANKLIN COUNTY, OHIO



LEGEND

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- Fire Hydrant
- Water Valve
- Gas Valve
- Gas Marker
- Gas Meter
- Yardlight
- Light Pole
- Utility Pole
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- Traffic Signal Pole
- Traffic Pull Box
- Traffic Control Pedestal
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1.378 ACRES ~ 1920 STRINGTOWN RD.
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
1"=20'	KWH	GWS	06-02-14	2 OF 2

Revised: 00-00-00

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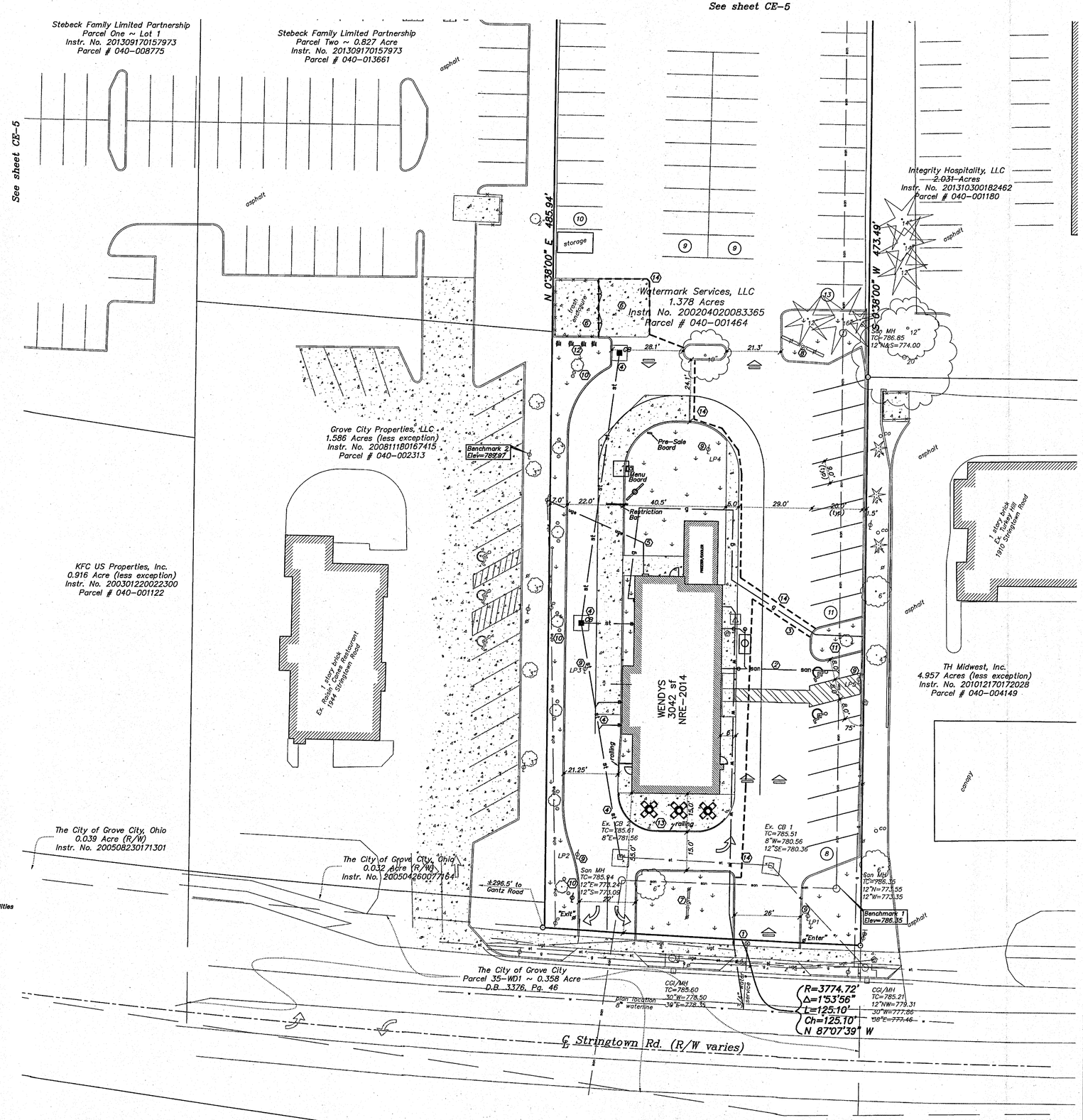
SITE PLAN FOR
WENDY'S
1920 STRINGTOWN ROAD

DEVELOPMENT NOTES:

Contractor to coordinate with utility company service providers for appropriate service capacities / taps at the locations shown, and as generally described in notes 1 through 5 below.

1. Proposed 1-1/2" water service.
2. Proposed 6" sanitary sewer service.
3. Proposed gas service. See MEP plan for required capacity.
4. Proposed 198 L.F. ~ 8" dia. storm sewer at 1.6% 6" dia. roof drain tie ins at 1.5% (min) at locations shown.
5. Proposed underground electric service from existing power pole. See MEP plan for required capacity.
6. Wooden 6' privacy fence trash enclosure to remain. New solid steel gates and hardware to be installed. New concrete apron to be installed.
7. Existing pylon sign to remain. Sign panels to be replaced.
8. Existing high rise sign to remain.
9. Existing site lights 1, 4, and 5 to remain. Existing site lights 2 and 3 to be removed and relocated.
10. Proposed 2 inch caliper medium class tree and two 18" high deciduous shrubs at approximate 35' interval (7 total) along westerly side yard greenspace.
11. Proposed 2 inch caliper medium class tree.
12. 36 inch height, 5' on center arbor vitae shrubs (4 total).
13. Patio to be stamped, tinted concrete.
14. Sawcut line. Pavement to the east & north to remain. Pavement to the west & south to be removed.



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- Fence Line
- Guardrail
- Curb
- Concrete Pavement/Sidewalk
- Proposed Catch Basin
- Greenspace

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0 20 40
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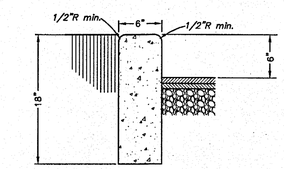

NOTE: ALL CONCRETE CURBS TO HAVE EXPANSION JOINTS OR SAW CUTS NOT MORE THAN 20'-0" APART

6"X18" CONCRETE CURB DETAIL

No Scale

UTILITY SERVICES

Gas Service:
Columbia Gas Company
1600 Dublin Road
Columbus, Ohio 43215
614-280-7500

Electric Service:
AEP
850 Tech Center Drive
Gahanna, Ohio 43230
614-883-6811

Telephone Service:
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1-800-660-3000

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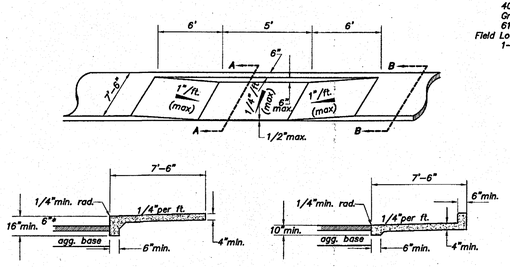

DETAIL OF DEPRESSED WALK

NO SCALE

Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018

SITE PLAN FOR
WATERMARK SERVICES, LLC
1.378 ACRES ~ 1920 STRINGTOWN RD.
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO

SCALE	DRAWN	CHECKED	DATE	SHEET
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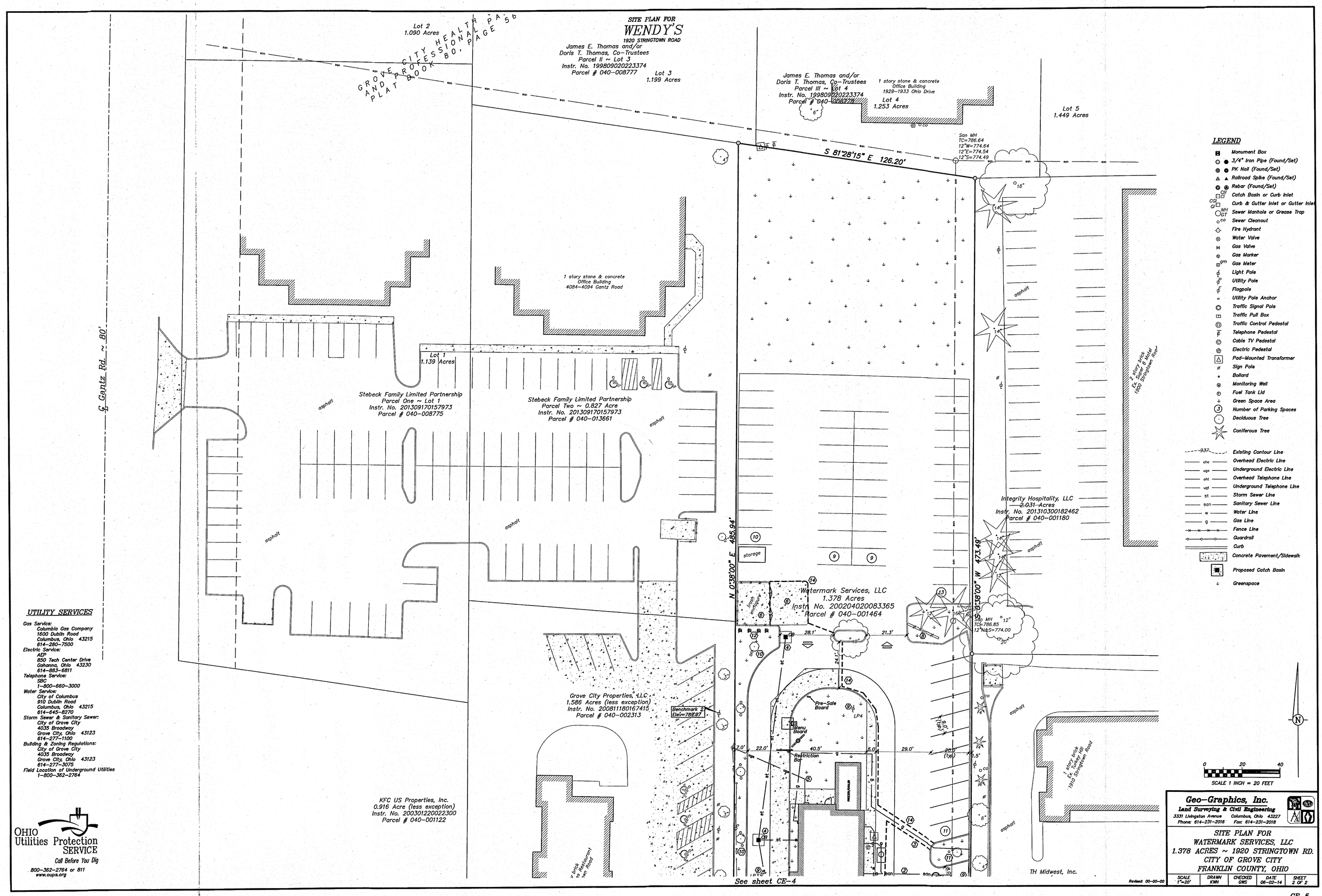

SITE PLAN FOR
WENDY'S
1920 STRINGTOWN ROAD
GROVE CITY HEALTH AND PROFESSIONAL PA. PLAT BOOK 80, PAGE 56
Lot 2
1.090 Acres
James E. Thomas and/or
Doris T. Thomas, Co-Trustees
Parcel II ~ Lot 3
Instr. No. 199809020223374
Parcel # 040-008777
Lot 3
1.199 Acres
James E. Thomas and/or
Doris T. Thomas, Co-Trustees
Parcel III ~ Lot 4
Instr. No. 199809020223374
Parcel # 040-008778
1 story stone & concrete
Office Building
1929-1933 Ohio Drive
Lot 4
1.253 Acres
Lot 5
1.449 Acres
San MH
TC=786.64
12"W=774.64
12"E=774.54
12"S=774.49
S 81°28'15" E 126.20'
1 story stone & concrete
Office Building
4084-4094 Gantz Road
Lot 1
1.139 Acres
Stebeck Family Limited Partnership
Parcel One ~ Lot 1
Instr. No. 201309170157973
Parcel # 040-008775
Stebeck Family Limited Partnership
Parcel Two ~ 0.827 Acre
Instr. No. 201309170157973
Parcel # 040-013661
℄ Gantz Rd. ~ 80'
asphalt
Integrity Hospitality, LLC
2.031 Acres
Instr. No. 201310300182462
Parcel # 040-001180
N 0°38'00" E 485.94'
S 0°38'00" W 473.49'
Watermark Services, LLC
1.378 Acres
Instr. No. 200204020083365
Parcel # 040-001464
Grove City Properties, LLC
1.586 Acres (less exception)
Instr. No. 200811180167415
Parcel # 040-002313
Benchmark 2
Elev=789.97
Pre-Sale Board
Menu Board
Restriction Bar
KFC US Properties, Inc.
0.916 Acre (less exception)
Instr. No. 200301220022300
Parcel # 040-001122
TH Midwest, Inc.
See sheet CE-4
LEGEND
Monument Box
3/4" Iron Pipe (Found/Set)
PK Nail (Found/Set)
Railroad Spike (Found/Set)
Rebar (Found/Set)
Catch Basin or Curb Inlet
Curb & Gutter Inlet or Gutter Inlet
Sewer Manhole or Grease Trap
Sewer Cleanout
Fire Hydrant
Water Valve
Gas Valve
Gas Marker
Gas Meter
Light Pole
Utility Pole
Flagpole
Utility Pole Anchor
Traffic Signal Pole
Traffic Pull Box
Traffic Control Pedestal
Telephone Pedestal
Cable TV Pedestal
Electric Pedestal
Pad-Mounted Transformer
Sign Pole
Bollard
Monitoring Well
Fuel Tank Lid
Green Space Area
Number of Parking Spaces
Deciduous Tree
Coniferous Tree
Existing Contour Line
Overhead Electric Line
Underground Electric Line
Overhead Telephone Line
Underground Telephone Line
Storm Sewer Line
Sanitary Sewer Line
Water Line
Gas Line
Fence Line
Guardrail
Curb
Concrete Pavement/Sidewalk
Proposed Catch Basin
Greenspace
0 20 40
SCALE 1 INCH = 20 FEET
UTILITY SERVICES
Gas Service:
Columbia Gas Company
1600 Dublin Road
Columbus, Ohio 43215
614-280-7500
Electric Service:
AEP
850 Tech Center Drive
Gahanna, Ohio 43230
614-883-6811
Telephone Service:
SBC
1-800-660-3000
Water Service:
City of Columbus
910 Dublin Road
Columbus, Ohio 43215
614-645-8270
Storm Sewer & Sanitary Sewer:
City of Grove City
4035 Broadway
Grove City, Ohio 43123
614-277-1100
Building & Zoning Regulations:
City of Grove City
4035 Broadway
Grove City, Ohio 43123
614-277-3075
Field Location of Underground Utilities
1-800-362-2764
OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 811
www.oups.org
Geo-Graphics, Inc.
Land Surveying & Civil Engineering
3331 Livingston Avenue Columbus, Ohio 43227
Phone: 614-231-2016 Fax: 614-231-2018
SITE PLAN FOR
WATERMARK SERVICES, LLC
1.378 ACRES ~ 1920 STRINGTOWN RD.
CITY OF GROVE CITY
FRANKLIN COUNTY, OHIO
SCALE 1"=20'
DRAWN KWN
CHECKED GWS
DATE 06-02-14
SHEET 2 OF 2
Revised: 00-00-00

GENERAL FLASHING REQUIREMENTS

1. PROPERLY WEEP FLASHING POINTS & NORMAL DRAINAGE POINTS WITH WEEPS @ 1'-4" O.C. MAX. SPACING. WEEP POINTS ARE TO BE LOCATED DIRECTLY ON TOP OF FLASHING.
2. AT OPENINGS, EXTEND HEAD FLASHING 6" MIN. BEYOND EACH SIDE OF OPENING. TURN FLASHING UP A MIN. OF ONE MASONRY COURSE IN HEAD JOINTS OR A MIN. OF 4" WHERE HEAD JOINTS DO NOT OCCUR, IN ORDER TO FORM A "WATER DAM."
3. WHERE FLASHING IS LOCATED ON THE TOP OF STEEL ANGLES, EXTEND FLASHING 1/4" BEYOND THE TANGENT POINT OF THE ANGLE LEG TO ALLOW FOR DRIP & SEALANT APPLICATION. REFER TO DIAGRAM "A."
4. WHERE FLASHING IS LOCATED IN MASONRY, EXTEND FLASHING A MIN. OF 1/4" BEYOND THE FACE OF THE MASONRY TO ALLOW FOR DRIP & SEALANT APPLICATION. REFER TO DIAGRAM "B."
5. WHERE FLASHING IS LOCATED TO TERMINATE AND/OR SEPARATE MATERIALS, DO NOT SEAL (U.N.O.) - REFER TO DIAGRAM "C," WHERE IT IS DETERMINED BY THE MATERIAL MANUFACTURER OR OTHERWISE THAT SEALING IS REQUIRED (TO PREVENT WATER PENETRATION BEYOND FLASHING DUE TO WIND DRIVEN RAIN), THEN SEALANT MUST BE WEEPED IN ACCORDANCE WITH NOTE #1 ABOVE.
6. UNLESS NOTED OTHERWISE, TURN FLASHING UP A MIN. OF 4" BEHIND APPROPRIATE MATERIALS.
7. FLASHING CONDITIONS, WHETHER DETAILED OR NOT, ARE TO BE IN ACCORDANCE WITH S.M.A.C.N.A. SPECIFICATIONS. WHERE ATYPICAL CONDITIONS OCCUR THAT ARE NOT DETAILED, FLASHING IS TO BE INSTALLED AS CLOSELY AS POSSIBLE TO THE S.M.A.C.N.A. DETAIL THAT MOST CLOSELY APPROXIMATES THE ACTUAL CONDITION.
8. UNLESS NOTED OTHERWISE, AT FLASHING HIGH POINTS, TURN FLASHING HORIZONTALLY INTO ADJACENT MASONRY COURSING OR SEAL WATER TIGHT TO BACK-UP SUBSTRATE IF MASONRY DOES NOT EXIST.

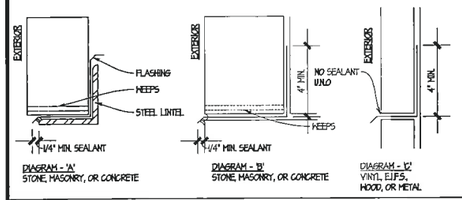


DIAGRAM - "A" STONE, MASONRY, OR CONCRETE

DIAGRAM - "B" STONE, MASONRY, OR CONCRETE

DIAGRAM - "C" VINYL, E.I.F.S., WOOD, OR METAL

BLDG. INSULATION SCHED. DIVISION 7

DESCRIPTION	THICKNESS (TOTAL R-VALUE)	LOCATION
RIGID FOUNDATION INSULATION BOARD (EXTRUDED POLYSTYRENE)	2" (R-10)	PERIMETER FOUNDATION
FLEXIBLE BATT GLASS FIBER INSULATION (FOIL FACED)	6" (R-19)	EXTERIOR WALL CAVITY
FLEXIBLE ROOF BATT GLASS FIBER INSULATION (FOIL FACED)	8" (R-25)	ABOVE CEILING @ ROOF
SOUND ATTENUATION FLEXIBLE BATT GLASS FIBER INSULATION	3-1/2" U.N.O.	INTERIOR WALL CAVITY, REFER TO PARTITION TYPES.
RIGID ROOF INSULATION BOARD (POLYISOCYANURATE)	VARIES	WOOD ROOF DECK @ ENTRY TAPER TO DRAIN.

BUILDING INSULATION GENERAL NOTES

1. INSULATION LOCATIONS SHOWN IN SCHEDULE ARE INTENDED ONLY FOR CLARIFICATION PURPOSES & ARE NOT INTENDED TO BE ALL-ENCOMPASSING. PROVIDE EACH INSULATION TYPE AS REQUIRED TO FULLY MAINTAIN THE THERMAL INTEGRITY OF THE CONSTRUCTION ASSEMBLIES RELATED TO THE ENTIRE BUILDING ENVELOPE.

JOINT TREATMENT SCHEDULE

EXT: "E" INT: "I"	CONDITION	TYPE
E	PERIMETER JOINTS OF DOOR FRAMES, WINDOW FRAMES, STOREFRONT, AND/OR WINDOW WALL FRAME ASSEMBLIES, LOUVERS, FIXTURES, AND OTHER PENETRATIONS IN THE BUILDING ENCLOSURES NOT OTHERWISE SEALED WATERTIGHT, U.N.O. PROVIDE CONTINUOUS SEALANT UNDER EXTERIOR DOOR THRESHOLDS AND WINDOW SYSTEMS THAT REST DIRECTLY ON FLOOR SLAB.	JS-1
E	MASONRY/CONCRETE CONTROL JOINTS IN WALLS	JS-1
E	E.I.F.S. JOINTS IN WALLS	JS-1
E	EXPANSION JOINTS IN AND AROUND CONCRETE PAVEMENT, UNIT PAVEMENT, CURBS, OR OTHER HORIZONTAL SURFACES.	JS-3
E	PERIMETER JOINTS AND OTHER OPEN JOINTS AT EXTERIOR SOFFITS.	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS THAT ALLOW AIR OR WATER INFILTRATION.	JS-1
E	INTERSECTION OF DISSIMILAR MATERIALS IN WHICH INSTALLATION IS NOT UNIFORM OR WHERE WORKMANSHIP DOES NOT MEET ACCEPTABLE CONSTRUCTION TOLERANCES, BUT SUCH WORKMANSHIP IS ACCEPTED BY THE ARCHITECT.	JS-1
I	PERIMETER JOINTS ON INTERIOR SIDE OF DOOR FRAMES, WINDOW FRAMES, AND OTHER FRAMED MATERIALS IN WALLS WITH NO FINISHED EDGE FLANGE.	JS-2
I	OPEN JOINTS AT PENETRATIONS THROUGH WALLS, CONCRETE, PLASTER, OR GYP. BD. CEILINGS WHERE INTENDED TO BE TIGHT SEALED JOINTS.	JS-2
I	OPEN JOINT BETWEEN DISSIMILAR MATERIALS WHERE INTENDED TO BE TIGHT SEALED JOINTS.	JS-2
I	JOINTS WHERE EDGE TRIM OF GYP. BD. ABUTTS IRREGULAR SURFACES OR OTHER SURFACES AND LEAVES OPEN JOINTS.	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF COUNTERTOPS, CABINETS, OR OTHER "BUILT-IN" WORK WITH IRREGULAR SURFACES INTENDED TO BE TIGHT SEALED JOINT.	JS-2
I	EXPOSED JOINTS AT JUNCTURES OF WALL MOUNTED PLUMBING FIXTURES AND/OR TOILET ACCESSORIES WITH IRREGULAR SURFACES AND INTENDED TO BE TIGHT SEALED JOINT.	JS-5
I	CONTROL JOINTS, SAWN JOINTS AND OPEN JOINTS IN AND AROUND CONCRETE SLABS AND CURBS.	JS-4

JOINT TREATMENT NOTES

1. THE JOINT TREATMENT SCHEDULE IS INTENDED TO ILLUSTRATE JOINT CONDITIONS WHICH ARE MEANT TO BE SEALED WHETHER REFERENCED FROM OTHER DETAILS OR NOT.
2. AT METAL FRAME LOCATIONS (DOORS, WINDOWS, ETC.) HOLD FRAME BACK FROM SUBSTRATE 3/8" @ HEAD & SILL AND 3/16" @ JAMB TO ALLOW FOR SEALANT, TYPICAL. U.N.O. THIS INCLUDES DIMENSIONS FOR STEEL LINTELS WHERE APPLICABLE.
3. PROVIDE PROPER SEALERS AS REQUIRED TO FULLY CLOSE JOINTS THAT ARE INTENDED TO BE TIGHT AND AS SHOWN ON THE DRAWINGS.

GENERAL NOTES

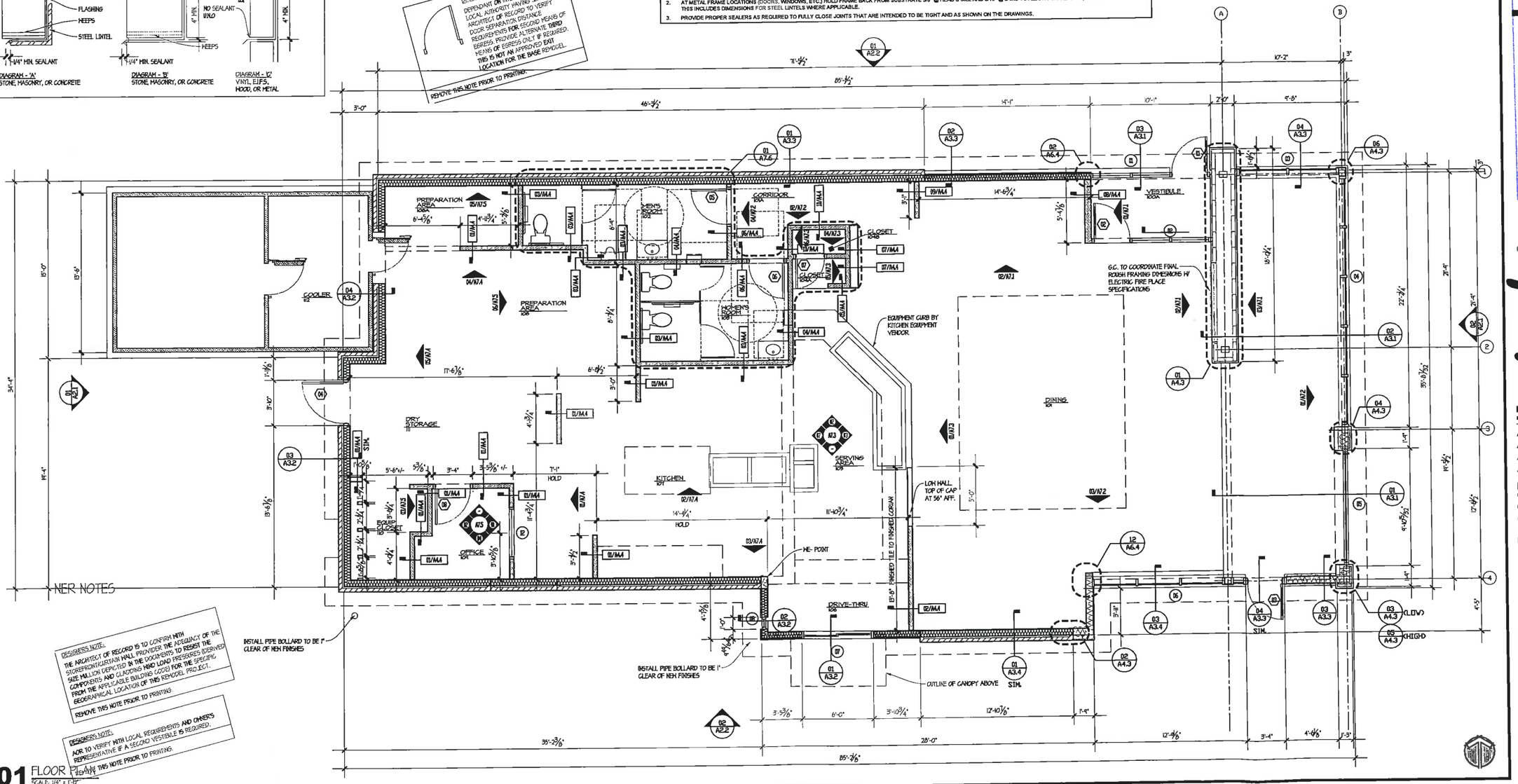
1. EXTERIOR DIMENSIONS ARE FROM FACE OF SHEATHING TO FACE OF SHEATHING U.N.O. INTERIOR DIMENSIONS ARE TO FACE OF NEW STUD U.N.O., DIMENSIONS TO EXISTING WALLS ARE TO FACE OF EXISTING SHEATHING, U.N.O.
2. COORDINATE CURB CUTS AT DOORS WITH STOREFRONT MANUFACTURER PRODUCT DETAILS AND SHOP DRAWINGS.
3. EXTERIOR WALLS SHALL BE INSULATED WITH 6"FOIL-FACED FIBERGLASS INSULATION AND HAVE 6 MIL POLY VAPOR RETARDER.
4. EXTERIOR FINISHES ARE NOTED ON EXTERIOR ELEVATIONS.
5. SEE FINISH PLAN AND INTERIOR ELEVATIONS FOR EXTENT OF INTERIOR FINISHES.
6. INSTALL TYVEK COMMERCIAL WRAP WEATHER BARRIER OVER SHEATHING BEHIND METAL PANELS. PROVIDE LIQUID-APPLIED WEATHER BARRIER TO SHEATHING AT E.I.F.S. LOCATIONS. PROVIDE TILE MANUFACTURER APPROVED WEATHER BARRIER BEHIND NEW CERAMIC TILE.
7. THE CONTRACTOR SHALL PROVIDE AND INSTALL SOLID WOOD BLOCKING FOR WALL MOUNTED ITEMS, EQUIPMENT, MILLWORK, ETC. COORDINATE LOCATIONS WITH OWNER'S CONSTRUCTION REPRESENTATIVE AS NECESSARY.

SITE NUMBER:	00000
BASE MODEL:	XXXXX
ASSET TYPE:	CORP/FRAN
CLASSIFICATION:	NEWREM
OWNER:	OWNER NAME
BASE VERSION:	2014 APRIL 15
UPGRADE CLASSIFICATION:	
UPGRADE CLASSIFICATION	
PROJECT YEAR:	2014
FURNITURE PACKAGE:	2014
DESIGN BULLETINS:	

ATTENTION ALL BIDDERS

REFER TO WENDY'S APPROVED SUPPLIER LIST TO OBTAIN NATIONAL ACCOUNT PHONE NUMBERS AND CONTACTS

DESIGNERS NOTE:
DEPENDANT ON INTERPRETATION BY LOCAL AUTHORITY HAVING JURISDICTION, ARCHITECT OF RECORD TO VERIFY DOOR SEPARATION DISTANCE REQUIREMENTS FOR SECOND MEANS OF EGRESS. PROVIDE ALTERNATE THIRD MEANS OF EGRESS ONLY IF REQUIRED. THIS IS NOT AN APPROVED EXIT LOCATION FOR THE BASE REMODEL.
REMOVE THIS NOTE PRIOR TO PRINTING.



DESIGNERS NOTE:
THE ARCHITECT OF RECORD IS TO CONFIRM WITH STOREFRONT/CURTAIN WALL PROVIDER THE ADEQUACY OF THE SIZE MULLION DEPICTED IN THE DOCUMENTS TO RESIST THE COMPONENTS AND CLADDING WIND LOAD PRESSURES (DERIVED FROM THE APPLICABLE BUILDING CODE) FOR THE SPECIFIC GEOGRAPHICAL LOCATION OF THIS REMODEL PROJECT.
REMOVE THIS NOTE PRIOR TO PRINTING.

DESIGNERS NOTE:
AOR TO VERIFY WITH LOCAL REQUIREMENTS AND OWNER'S REPRESENTATIVE IF A SECOND VESTIBULE IS REQUIRED.
REMOVE THIS NOTE PRIOR TO PRINTING.

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

RECEIVED
JUN 02 2014
GC PLANNING COMMISSION

Wendy's

REV.	DATE	DESCRIPTION

ISSUE DATE
PROJECT NUMBER
DRAWN BY
CHECKED BY
SEAL

SHEET NAME
FLOOR PLAN

SHEET NUMBER
A1.1

RECEIVED
JUN 02 2014
GC PLANNING COMMISSION

Instr:200204020083365 04/02/2002
Pages:4 F:$22.00 2:44PM
Robert G. Montgomery T20020038781
Franklin County Recorder BXCHICAGO

CHICAGO TITLE BOX - COM
22160214

LIMITED WARRANTY DEED

This indenture made the 27th day of March, 2002, by **WENDY'S INTERNATIONAL, INC.**, an Ohio corporation, 4288 W. Dublin-Granville Road, Dublin, Ohio 43017, hereinafter referred to as **"Grantor"**, to **WATERMARK SERVICES, LLC**, an Ohio limited liability company, whose address is 5482 Stillwater Avenue, Westerville, Ohio 43082, hereinafter referred to as **"Grantee"**.

Witnesseth: That Grantor, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, grants, bargains, sells and conveys to Grantee, its successors and assigns, all that certain real estate situated in the City of Grove City, County of Franklin, State of Ohio, to-wit:

See **EXHIBIT A** attached hereto and made a part hereof.

Being a portion of the real estate transferred to Grantor Wendy's International, Inc., by deed recorded March 15, 1977, in Volume 3579, Page 772, Recorder's Office, Franklin County, Ohio.

TO HAVE AND TO HOLD said property, together with all improvements and appurtenances belonging thereto, unto Grantee its successors and assigns in fee simple. Grantor warrants the title only against the claim of every person claiming by, through or under Grantor, but not otherwise and subject to: (1) zoning ordinances, legal highways, restrictions, reservations, conditions and easements of record and to all matters of survey; (2) real property taxes and assessments for the current year; and (3) that certain Right of First Refusal given by Grantee to Grantor of even date herewith. Any and all warranties hereunder shall not apply to the .066 portion of the real estate located in the northwest corner of the real estate, which was conveyed to the City of Grove City by limited warranty deed of February 13, 1979 and in which Grantor may have a right of reversion. Such right of reversion, if any, shall pass to Grantee hereunder.`

Grantor conveys the real estate and Grantee accepts for itself and its successors, assigns, heirs and representatives such conveyance subject to the restriction that the real

estate and the improvements located thereon shall be used exclusively for the operation of a Wendy's Old Fashioned Hamburgers Restaurant for a period of twenty (20) years following recordation of this deed or so long as the Franchise Agreement between Wendy's International, Inc. and Grantee is in force, which ever period is longer.

Grantor does not warrant either expressly or impliedly the conditions or fitness of the real estate conveyed hereunder, any such warranty being hereby expressly negated. Grantee by acceptance hereof acknowledges that he has made a complete inspection of the real estate and is in all respects satisfied therewith and accepts the same "as is".

Witness the following signature of a duly authorized officer of Grantor.

WITNESSES (as to both):

Darcy B. Mihal
Print Name: DARCY B. MIHAL

Carolyn A. Loeffler
Print Name: CAROLYN A. LOEFFLER

Darcy B. Mihal
Print Name: DARCY B. MIHAL

Carolyn A. Loeffler
Print Name: CAROLYN A. LOEFFLER

WENDY'S INTERNATIONAL, INC.

By: John F. Brownley
Title: JOHN F. BROWNLEY
Senior Vice President & Treasurer

By: W. Stephen Wirt
Title: W. STEPHEN WIRT
Vice President

LEGAL DEPT. MM

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The undersigned, a Notary Public in and for the above state and county, hereby certifies that on the 28th day of March, 2002, before me personally appeared JOHN F. BROWNLEY Senior Vice President & Treasurer and W. STEPHEN WIRT Vice President, the respectively, of **WENDY'S INTERNATIONAL, INC.**, an Ohio corporation, who are known to me as the persons and officers described in and who executed the foregoing instrument on behalf of said corporation, and who acknowledge that they held the positions or titles set forth in the instrument and certificate, that they signed the instrument on behalf of the corporation by proper authority, and that the instrument was the act of the corporation for the purposes therein stated.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last aforesaid.

(SEAL) DARCY B. MIHAL
NOTARY PUBLIC, STATE OF OHIO
MY COMMISSION EXPIRES AUGUST 23, 2005

Darcy B. Mihal
Notary Public

This Instrument Prepared By:
Mark Reynolds, Esq.
Wendy's International, Inc.
4288 W. Dublin-Granville Road
P. O. Box 256
Dublin, Ohio 43017

Legal Description 1.378 Acres

Situated in the State of Ohio, County of Franklin, City of Grove City, and being in Virginia Military Survey No. 8231, and containing 1.378 acres of land, more or less, and being all out of that 2.964 acre (less exceptions) tract conveyed to Wendy's International, Inc. of record in Deed Book 3569, Page 772 (all references used in this description refer to the records of the Recorder's Office, Franklin County, Ohio), said 1.378 acres being more particularly described as follows:

Beginning at an iron pipe found marking the northeast corner of said 2.964 acre (less exceptions) Wendy's tract, also being the northwest corner of that 2.031 acre tract of land conveyed to Red Roof Inns, Inc. of record in Official Record 21324 E01, also being an angle point in the southerly line of Grove City Health Care and Professional Park as shown in Plat Book 80, Page 56;

Thence with the east line of said 2.964 acre (less exceptions) Wendy's tract, also with the west line of said 2.031 acre Red Roof Inns, Inc. tract, and continuing with the west line of that 1.331 acre tract of land conveyed to Sun Oil Company of record in Deed Book 2583, Page 534, South 0°38'00" West, a distance of 473.49 feet to a drill hole found at the northeast corner of that 0.358 acre tract described as an exception from the Wendy's tract in Deed Book 3569, Page 772, also being the southwest corner of said 1.331 acre Sun Oil Company tract, also being in the northerly right of way line of Stringtown Road;

Thence with the northerly right of way line of Stringtown Road, along the arc of a curve to the right having a radius of 3774.72 feet, a central angle of 1°53'56", the chord of which bears North 87°07'39" West, a chord distance of 125.10 feet to an iron pipe found at the southeast corner of that 1.586 acre tract conveyed to Seafood Properties I of record in Deed Book 3651, Page 802;

Thence with the east line of said 1.586 acre Seafood Properties I tract, North 0°38'00" East, a distance of 485.94 feet to an iron pipe found in the southerly line of the aforesaid Grove City Health Care and Professional Park;

Thence with the southerly line of said Grove City Health Care and Professional Park, South 81°28'15" East, a distance of 126.20 feet to the point of beginning.

Containing 1.378 acres of land, more or less.

Basis of Bearings: The easterly line of the Wendy's International, Inc tract was assigned a bearing of South 0°38'00" West as described in Deed Book 3569, Page 772.

All iron pipes set are 3/4 inch inside diameter by 30 inches in length with an orange plastic cap marked "Geo Graphics".

The above description was written by Robert E. Blackburn, Ohio Professional Surveyor No. 6305, of Geo-Graphics, Inc. and is based upon the results of a survey of the premises performed in March, 2002.

Description Verified
Dean Ringle, P.E., P.S.
Franklin County
Engineer
Date: 3/27/2002

0-32-F
All of
(040)
1464

STATE OF OHIO
ROBERT E. BLACKBURN
6305
REGISTERED
PROFESSIONAL SURVEYOR

6937

TRANSFERRED
APR 02 2002
JOSEPH W. TESTA
AUDITOR
FRANKLIN COUNTY, OHIO

CONVEYANCE TAX
$1275.00
JOSEPH W. TESTA
FRANKLIN COUNTY

N:\2002\02015\02015legal.wpd March 21, 2002