PROPOSED PROJECT: (COOL PALETTE) DUNKIN REMODEI 801 E. DIXIE DR. WEST CARROLLTON, OHIO 45449

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ENERAL NOTES

ALL DRAWINGS AND THE NOTATIONS SHALL APPLY TO THE WORK OF THIS PROJECT AND SHALL BE CAREFULLY REVIEWED BY EACH CONTRACTOR AND EACH CONTRACTOR SHALL COORDINATE HIS WORK WITH WORK OF ALL OTHER CONTRACTORS. THE GENERAL NOTES SHALL APPLY TO EACH CONTRACTOR.

EACH CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES FOR SAFETY PRECAUTIONS AND SHALL COMPLY WITH THE REQUIREMENTS OF O.S.H.A. ALL APPLICABLE BUILDING CODES, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION INSOFAR AS APPLICABLE TO HIS PORTION OF THE WORK.

ALL MATERIALS SHALL BE NEW AS CALLED FOR IN THE NOTES AND DRAWINGS, AND THE BEST OF THEIR RESPECTIVE KINDS. NO SUBSTITUTIONS SHALL BE MADE BY CONTRACTORS WITHOUT THE PRIOR WRITTEN APPROVAL OF THE GENERAL CONTRACTOR. SUBSTITUTIONS OR 'APPROVED EQUAL' PRODUCTS SHALL BE LISTED AND APPROVED BY THE ARCHITECT PRIOR TO CONTRACT SIGNING. ALL MATERIALS SHALL BE ORDERED IN A TIMELY FASHION AND WILL NOT CONSTITUTE REASON FOR SUBSTITUTION. DELAYS FOR MATERIALS WILL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR FOR PORTIONS OF THE WORK NOT SHOWN ON DETAIL, BUT WHICH ARE SHOWN GENERALLY, OR ARE REASONABLY INFERRABLE AS BEING REQUIRED FOR A PROPER AND COMPLETE INSTALLATION. THE MATERIALS, METHODS, AND WORKMANSHIP SHALL COMFORM AS A MINIMUM TO THE TYPICAL OR REPRESENTATIVE DETAIL THROUGHOUT CORRESPONDING PARTS OF THE BUILDING.

EACH CONTRACTOR OR PARTY ENGAGED ON THE PROJECT SHALL CARRY WORKER'S COMPENSATION INSURANCE IN STATUTORY AMOUNTS, LIABILITY, BODILY INJURY, AUTOMOBILE, AND OTHER INSURANCE IN THE AMOUNTS AND FOR PERIODS SATISFACTORY TO THE GENERAL CONTRACTOR. CERTIFICATIONS OF INSURANCE SHALL BE SUBMITTED BEFORE COMMENCING WORK. FIRE INSURANCE WILL BE CARRIED BY THE GENERAL CONTRACTOR TO THE FULLEST EXTENT PERMITTED BY LAW RELATIVE TO PROJECT. CONTRACTORS, SUBCONTRACTORS AND ALL PARTIES ENGAGED IN THE PORTIONS OF THE WORK SHALL INDEMNIFY AND HOLD HARMLESS THE GENERAL CONTRACTOR AND ARCHITECT AND HIS CONSULTING ENGINEERS AND THEIR AGENTS AND EMPLOYEES FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, INCLUDING DEATH AND EXPENSES. INCLUDING BUT NOT LIMITED TO ATTORNEY'S FEES ARISING OUT OF OR RESULTING FROM THE PERFORMANCE OF THE WORK.

EACH CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR, OBTAIN AND PAY FOR ALL PERMITS, TESTS, INSPECTIONS AND VPROVALS REQUIRED FOR HIS PORTION OF THE WORK UNLESS OTHERWISE STIPULATED BY OWNER.

ARRANGEMENTS AND PAYMENT FOR TEMPORARY ELECTRICITY, WATER, TOILET FACILITIES, FENCING AND BARRICADES, SECURITY, AND CLEANUP WILL BE AS AGREED UPON IN THE AGREEMENTS BETWEEN GENERAL CONTRACTOR AND CONTRACTOR.

EQUIPMENT AND DEVICES OF A TEMPORARY NATURE REQUIRED FOR THE CONSTRUCTION PROCESS AND FOR THE ROTECTION OF THE WORKERS ENGAGED ON THE PROJECT AND FOR THE PUBLIC (SCAFFOLDS, STAGING, PLATFORMS, RUNWAYS, HOISTS, GUARDS, RAILINGS, OPENING PROTECTIVE, ETC.) SHALL BE PROVIDED, ERECTED, AND MAINTAINED BY THE VARIOUS CONTRACTORS IN ACCORDANCE WITH ALL APPLICABLE BUILDING CODES. CONTRACTORS SHALL OBTAIN AND PAY FOR THE REQUISITE PERMITS, INSPECTIONS, AND APPROVALS THEREOF. ALL SUCH ITEMS SHALL BE REMOVED BY CONTRACTORS WHEN FEMS HAVE BEEN SERVED THEIR PURPOSE AND WHEN DIRECTED BY THE GENERAL CONTRACTOR.

COMPLETE THE WORK OF HIS CONTRACT.

SHOULD ANY CONTRACTOR HAVE THE OPINION THAT THERE EXIST IN THE DRAWINGS ANY ERRORS OR DISCREPANCIES, OR THAT CONDITIONS OF THE WORK OF ANY OTHER CONTRACTOR IS SUCH AS WILL PREVENT HIM FROM COMPLETING HIS WORK IN A FIRST-CLASS MANNER. HE SHALL NOTIFY THE GENERAL CONTRACTOR BEFORE PROCEEDING WITH THE WORK. THE GENERAL CONTRACTOR SHALL DIRECT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR WORK WHICH PROCEEDS WITHOUT DUE COURSE AND COORDINATION.

ALL WORK SHALL BE GUARANTEED FOR A PERIOD OF AT LEAST ONE YEAR FROM THE DATE OF ACCEPTANCE.

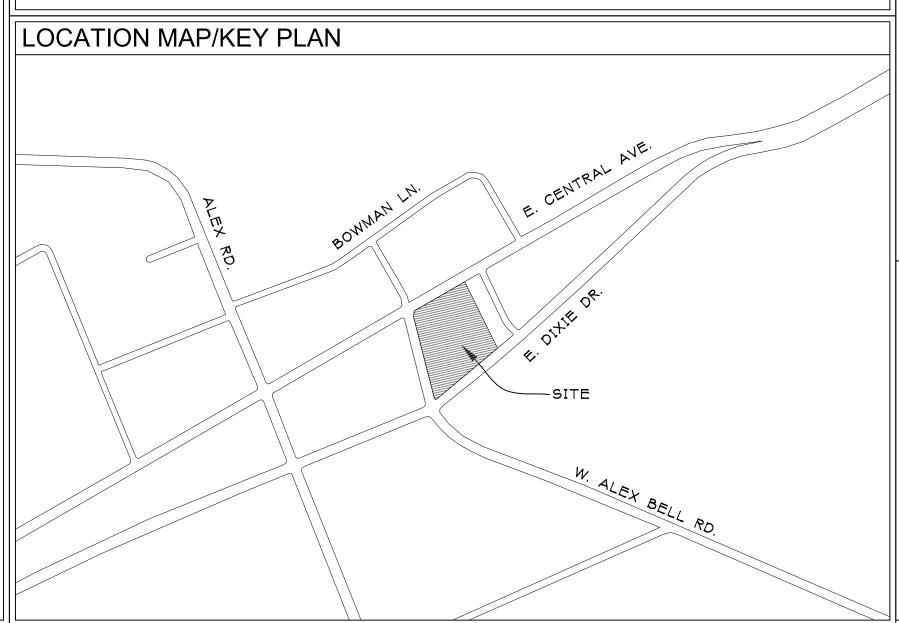
11. CONTRACTORS SHALL SUBMIT SAMPLES, MATERIAL LISTS, EQUIPMENT LISTS, AND SHOP DRAWINGS AS CALLED FOR IN THE RAWINGS AND INCLUDING BUT NOT LIMITED TO: CONCRETE REINFORCEMENT, FORM WORK, POST-TENSIONED WORK, PRE-ENGINEEERED WOOD & METAL TRUSSES, STAIRS, STAIR ACHORAGES, PRE-MANUFACTURED WALL PANELS, RAILINGS, FENCES, WINDOWS, DOORS DLOOR HARDWARE, ELECTRICAL AND AIR CONDITIONING EQUIPMENT, APPLIANCES, STAINS AND PAINTS AND CABINETRY, THESE ITEMS SHALL BE SUBMITTED SUFFICIENTLY NADVANCE TO THE GENERAL CONTRACTOR FOR APPROVAL TO ALLOW FOR REVIEW AND POSSIBLE CORRECTION. FABRICATION HALL NOT START UNTIL SHOP DRAWINGS ARE APPROVED. COMPLETED WORK SHALL BE IN ACCORDANCE WITH THE APPROVED. DOCUMENTS, WHERE REVIEWED AND APPROVED BY THE ARCHITECT AND OR ENGINEER ON BEHALF OF THE GENERAL CONTRACTOR. SUCH REVIEW AND APPROVAL WILL NOT RELIEVE THE CONTRACTORS RESPONSIBILITY FOR QUANTITY, FIT, IMENSIONS, MEANS, SEQUENCES, METHODS AND PROCEDURES,, NOR FOR ANY DEVIATION FROM THE REQUIREMENTS OF THE RAWINGS AND AGREEMENTS.

12. SITE WORK, CONCRETE, TIMBER, MASONRY. ETC WORK SHALL BE AS SHOWN AND NOTED ON STRUCTURAL DRAWINGS IN CONJUNCTION WITH ARCHITECTURAL DRAWINGS.

13. PLUMBING, AIR-CONDITIONING, AND ELECTRICAL WORK SHALL BE INSTALLED IN BEST TRADE PRACTICES IN ACCORDANCE WITH APPLICABLE CODES AND AS SHOWN ON RELEVANT DRAWINGS AND ARCHITECTURAL DRAWINGS.

14. CARPENTRY WORK SHALL CONSIST, IN GENERAL, OF WORK AS SHOWN INCLUDING BUT NOT LIMITED TO THE WALLS, ROOFS, SHEATHING, WOOD TRIM (BOTH INTERIOR AND EXTERIOR) INTERIOR STUDDING FOR PARTITIONS, STAIRS, DOORS AND APPLICATION OF HARDWARE. ALL SIZES, TYPES, DETAILS AND SPECIES AS SHOWN. INSTALL ALL MEMBERS AS SHOWN IN PROPER LOCATIONS PLUMB AND TRUE TO LEVEL. SECURELY FASTEN AND ANCHOR WALLS TO THE CONCRETE STRUCTURE, AND ALL MEMBERS TO EACH OTHER TO PROVIDE FULL STRENGTH AT JOINTS USING PROPER AND SUFFICIENT FASTENING IN ORDER TO ENSURE RIGIDITY OF THE STRUCTURE AND CONFORMITY TO CODE.

15. INTERIOR WALL AND CEILING FINISH MATERIALS SHALL HAVE SMOKE DEVELOPMENT RATING OF 450 OR LESS WHEN TESTED N ACCORDANCE WITH ASTM E84 OR UL 723 AND A FLAME SPREAD RATING OF 200 OR LESS WHEN TESTED IN ACCORDANCE WITH ASTM E84 OR UL 723 - CLASS "C" MINIMUM.



EACH CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CUTTING, FITTING AND PATCHING THAT MAY BE REQUIRED TO

DESIGN CODES

THE NEW CONSTRUCTION HAS BEEN DESIGNED TO CONFORM TO THE FOLLOWING CODES:

2024 OHIO Building code

2024 OHIO Existing Building Code Work Area Compliance Method - Alteration Level 3 2024 OHIO Plumbing Code

2024 OHIO Mechanical code

ICC A117.1-2009 Accessible and Usable Buildings and Facilities NFPA 70-2021 National Electrical Code

LIST OF CONTACTS

ARCHITECT-ENGINEER:

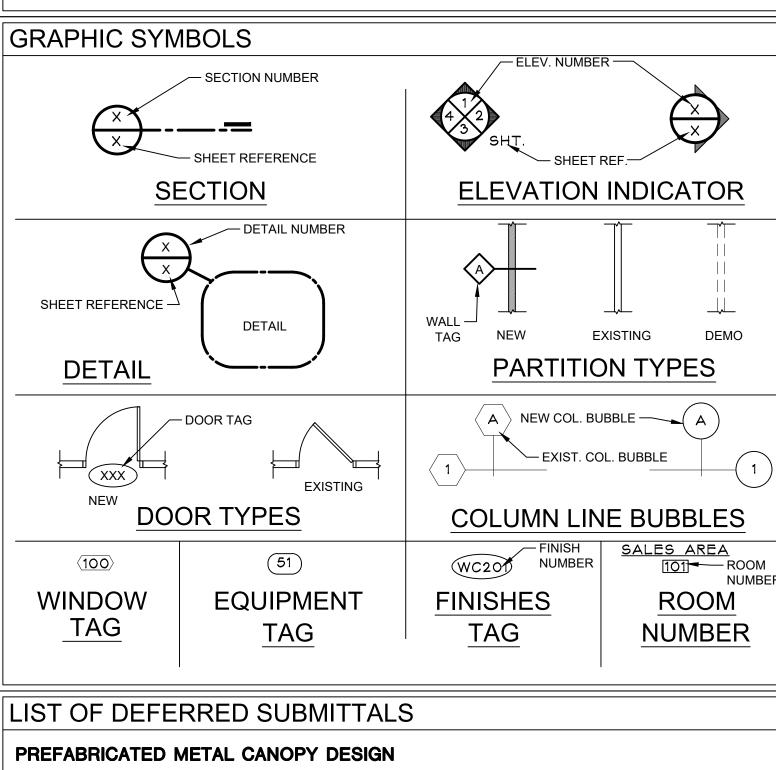


scott architects p.c.

suite 200 32316 grand river ave. farmington, michigan 48336-3261 (248) 476-8800 JSCOTTARCHITECTS.COM

OWNER:

GILLIGAN COMPANY attn: BOB GIERHART DIRECTOR OF CONSTRUCTION 3805 EDWARDS ROAD, SUITE 680 CINCINNATI, OH 45209

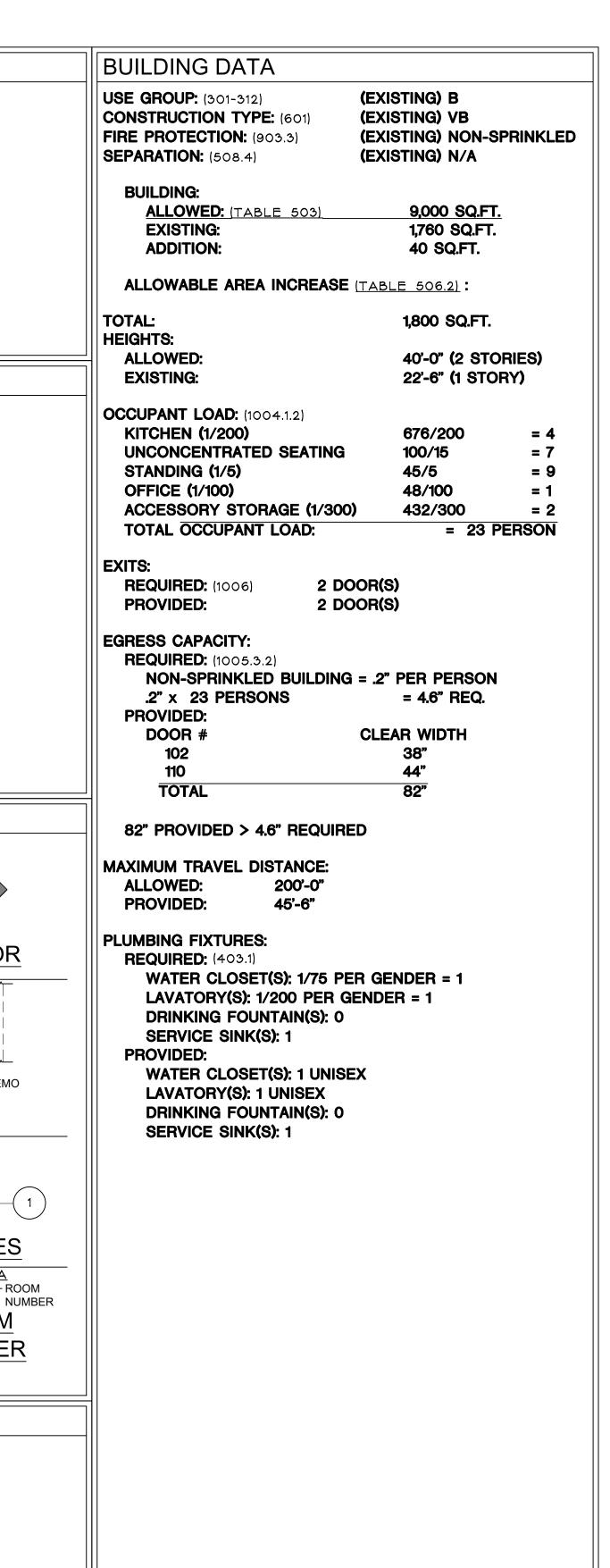


PC#364756

DEMO

ROOM

NUMBER



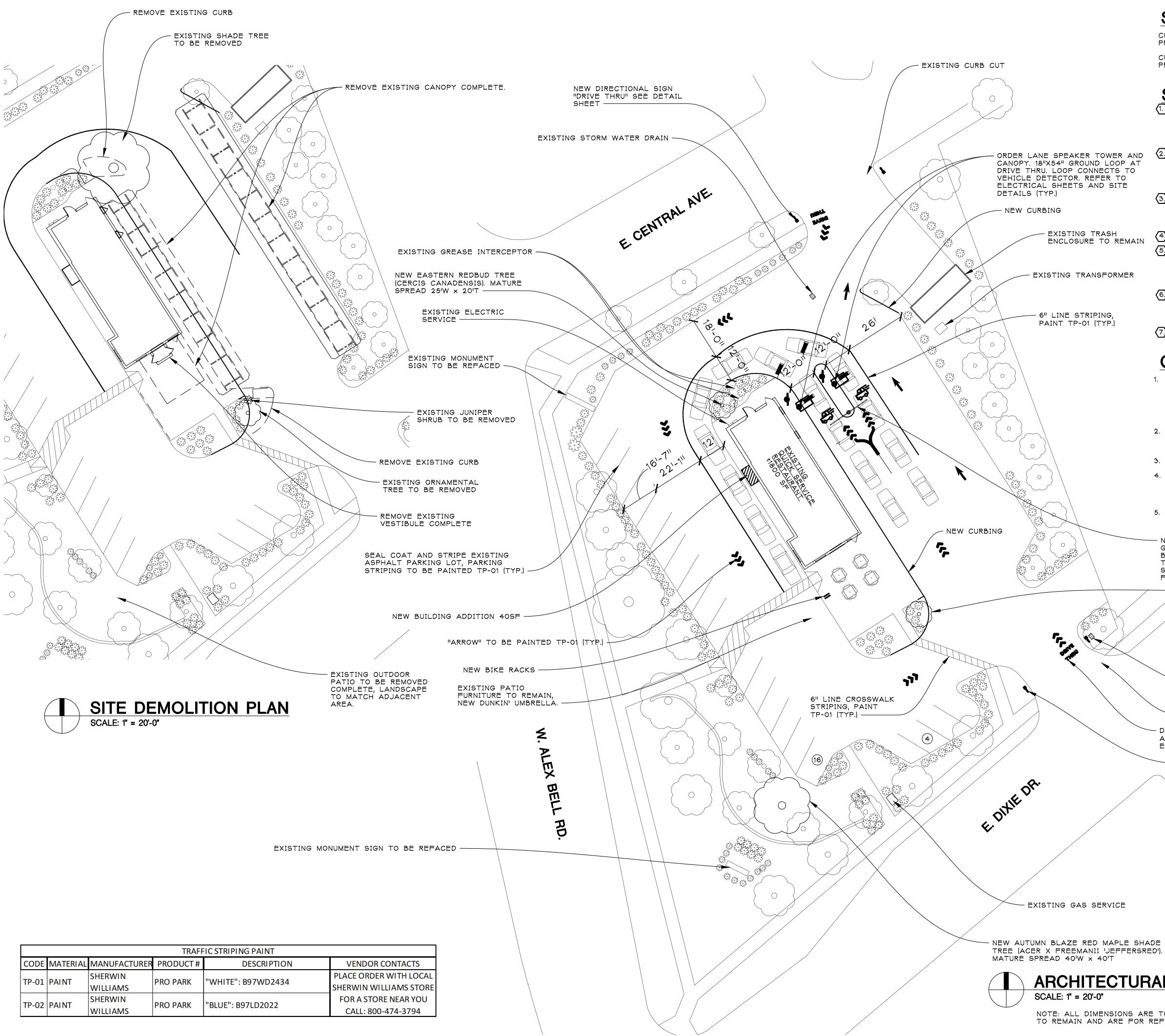
ARCHITEC jeffery a. scott architects p.c. 32316 grand river ave. suite 200 farmington, mi 48336 248-476-8800 JSCOTTARCHITECTS.COM copyright © 2023 SHEET TITLE: SHEET OVER PROJECT: 5449 ETTI E A UNKIN 801 E. DIXIE DI WEST CARROLLTON, C PC# 364756 COOL 1

ISSUED FOR SPA

6/18/2024

DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY JOB NO.

23131 SHEET NO



	TRAFFIC STRIPING PAINT							
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION	VENDOR CONTACTS			
TD O1 DAINT		SHERWIN	PRO PARK	"WHITE": B97WD2434	PLACE ORDER WITH LOCAL			
19-01	TP-01 PAINT	WILLIAMS		WHITE . B97 WD2434	SHERWIN WILLIAMS STORE			
	02 PAINT SHERWIN WILLIAMS PRO PARK		FOR A ST	FOR A STORE NEAR YOU				
19-02			PROPARK	BLUE : B97LD2022	CALL: 800-474-3794			

SITE PLAN GENERAL NOTES

CURRENT USE: B PROPOSED USE: B

CURRENT ZONING: CITY CENTER PROPOSED ZONING: CITY CENTER

SITE PLAN KEY NOTES

1. LOCATE EXTERIOR MENU SYSTEM AT 5th CAR FROM THE DRIVE THRU WINDOW, PREVIEW BOARD AT 1st CAR BEHIND. REFER TO SITE PLAN. EXTERIOR MENU SYSTEM TO COMPRISE ORDER SPEAKER TOWER CANOPY, MULTI-PANEL MENU BOARD, 18"X54" GROUND LOOP, AND SAFETY BOLLARD

2.DS-1 PAINT TEMPLATE FOR GRAPHIC (AVAILABLE THROUGH NATL. ACCOUNTS); "STARTING LINE" TP-01 WHITE; "START" TP-01. PROPERLY PREP THE ASPHALT BEING PAINTED VIA PRESSURE WASH BEFORE PAINTING THE "AMERICA RUNS ON DUNKIN" STENCIL AT DRIVE THRU.

3 CONCRETE PAD AT DRIVE THRU LOOP/DETECTORS SHOULD MATCH THE ADJACENT LOT SURFACE MATERIAL AS MUCH AS POSSIBLE-PROVIDE BLACK STAINED CONCRETE WHEN USED ADJACENT TO ASPHALT MATERIAL.

4 NEW BARRIER FREE RAMP.

5 G.C. TO COORDINATE W/ FRANCHISEE EXACT SIZE OF PAD FOR MENUBOARD, SPEAKER TOWER, CANOPY & ORDER CONFIRMATION BOARD - SEE WEBSITE FOR MOUNTING REQUIREMENTS & FOR COMPLETE INSTALLATION INFORMATION AND DETAILS, http://extranet.dunkinbrands.com

G.G.C. TO PROVIDE PVC CONDUIT FOR ALL NEW LOCATIONS, REFER TO ELECTRICAL DRAWING FOR ADDITIONAL INFORMATION ON LOOP REQUIREMENTS; SAW-CUT AT EXISTING LOCATION WHERE NECESSARY (TYP.)

The run conduit to drive thru timer monitor adjacent to drive thru window.

GENERAL SITE NOTES

- 1. LOOP PLACEMENT IS DEFINED IN TERMS OF WHERE THE VEHICLE ENGINE BLOCK WOULD BE OVER THE LOOP IF THE CENTER OF THE DRIVER'S SIDE WINDOW IS AT THE SERVICE POINT . THE GOAL IS TO ENSURE THERE IS ONLY ROOM FOR ONE VEHICLE BEHIND THE PREVIOUS LOOP AND THE MERGE POINT; THIS IS HOW SEQUENCING IS POSSIBLE.
- 2. REFER TO ELECTRICAL DRAWINGS FOR FURTHER INFORMATION ON CONDUIT LOCATIONS AND QUANTITY CORRESPONDING TO EACH DRIVE THRU SET UP OPTION.
- 3. REFER TO SCHEDULE FOR TRAFFIC STRIPING PAINT.
- 4. G.C. TO PROVIDE FOUNDATION, ANCHOR BOLTS, CAGE, PVC CONDUIT AND ALL RELATED ACCESSORIES PRIOR TO INSTALLATION FOR ALL NEW SITE FIXTURES INCLUDING; SIGNS, LIGHT POLES, CONCRETE PADS, DUMPSTER ENCLOSURES, ETC. SIGN VENDOR TO SUPPLY SIGN FIXTURES.
- 5. REFER TO CIVIL SHEETS FOR ADDITIONAL SITE AND EXISTING CONDITIONS INFORMATION.

- NEW WELCOME POINT BRANDED GATEWAY WITH HEIGHT LIMITATION BAR REFER TO DETAIL, GATEWAY TO BE PROVIDED AND INSTALLED BY SIGN VENDOR. GC TO INSTALL FOUNDATION

> NEW EASTERN REDBUD TREE (CERCIS CANADENSIS). MATURE SPREAD 25'W x 20'T

> > - EXISTING STORM WATER DRAIN

- EXISTING CURB CUT

DRIVE THRU BRANDED GRAPHIC (SEE NATL. ACCOUNTS), PAINT TP-01 WHITE, REMOVE EXISTING PAINTED ARROW AS REQUIRED, TYP.

- NEW DIRECTIONAL SIGN "WELCOME BACK" / "SEE YOU SOON" - SEE DETAIL SHEET

jeffery a. scott architects p.c.

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SHEET TITLE:





ISSUED FOR: SPA SPA SPA

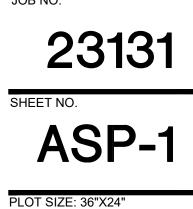
4/30/2024 6/18/2024 7/11/2024

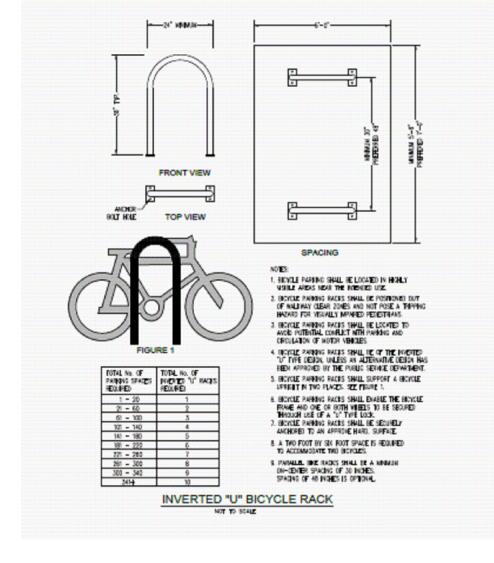
- NEW AUTUMN BLAZE RED MAPLE SHADE

ARCHITECTURAL SITE PLAN

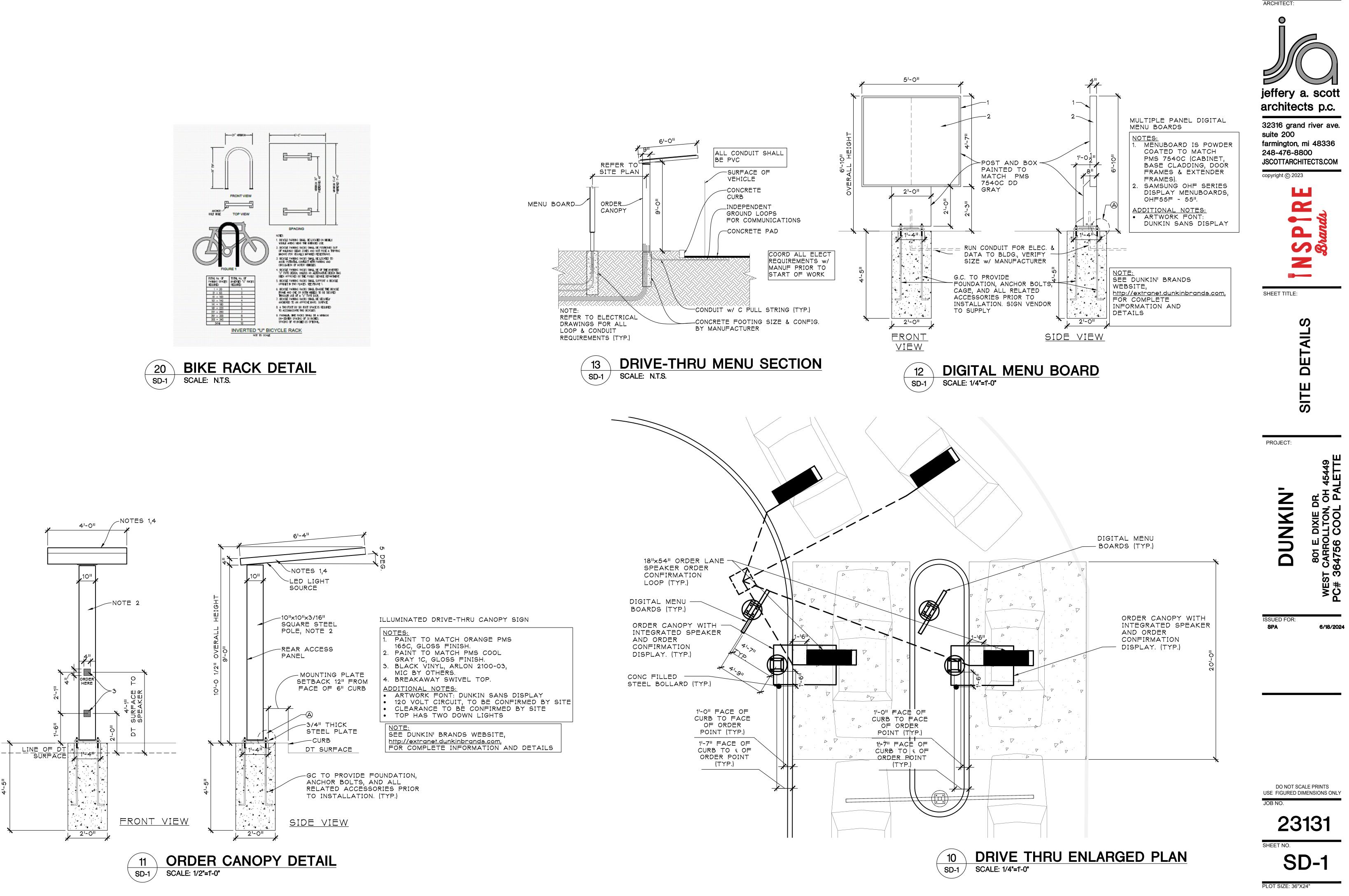
NOTE: ALL DIMENSIONS ARE TO EXISTING ELEMENTS TO REMAIN AND ARE FOR REFERENCE ONLY.

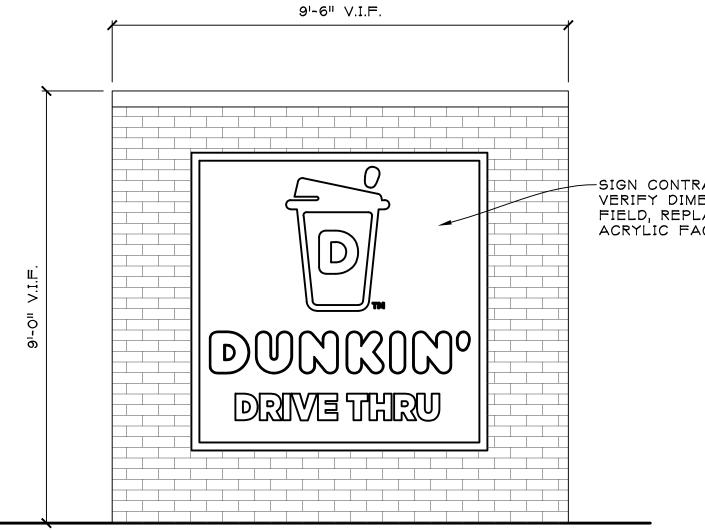
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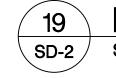


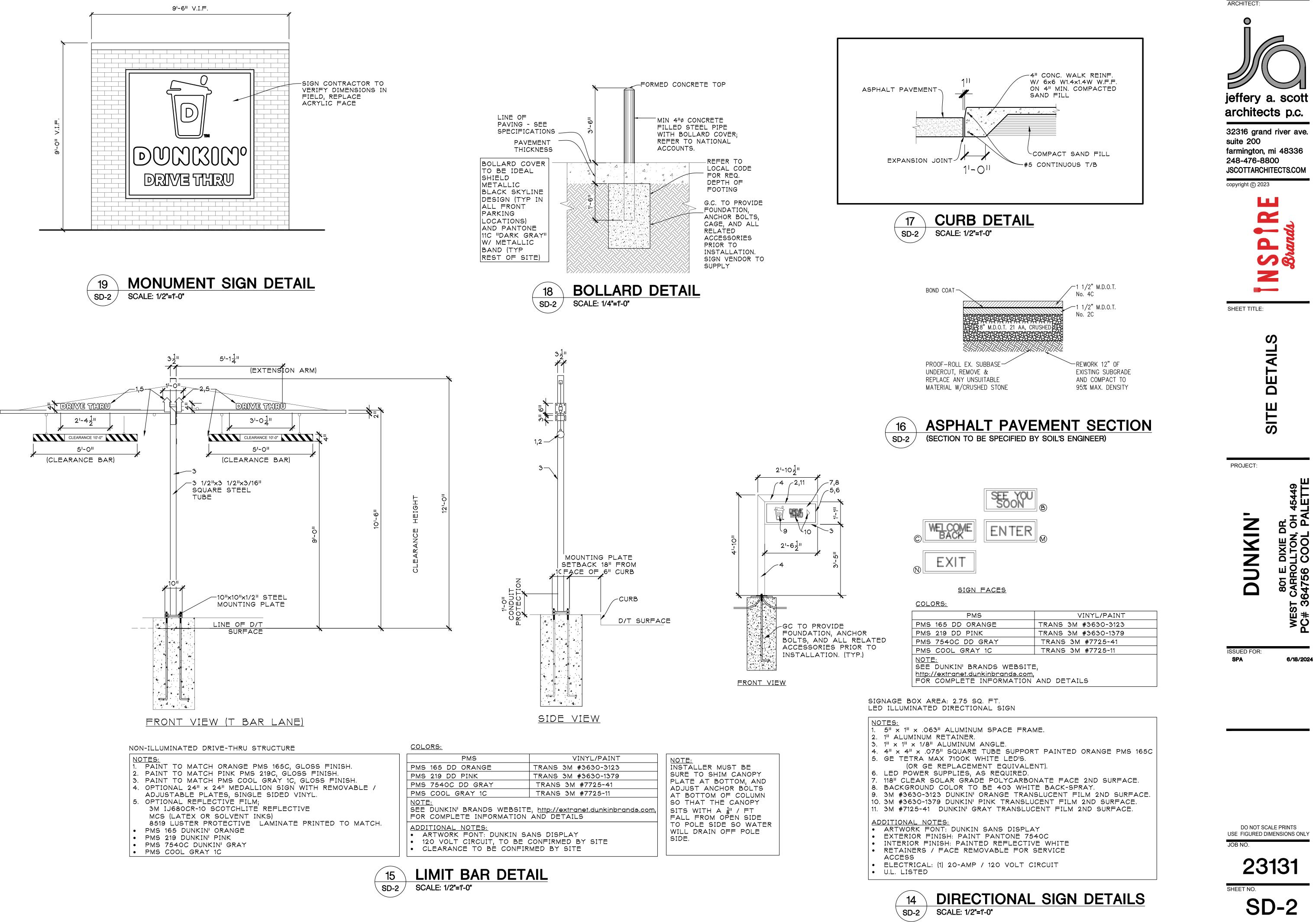












	PMS	VINYL/PAINT	NOTE:		
	PMS 165 DD ORANGE	TRANS 3M #3630-3123	INSTA		
	PMS 219 DD PINK	TRANS 3M #3630-1379	SURE		
	PMS 7540C DD GRAY	TRANS 3M #7725-41	- PLATE - ADJUS		
. ,	PMS COOL GRAY 1C TRANS 3M #7725-11				
	N <u>OTE:</u> SEE DUNKIN' BRANDS WEBSITE, <u>http://extranet.dunkinbrands.com</u> , FOR COMPLETE INFORMATION AND DETAILS				
ГСН.	ADDITIONAL NOTES: • ARTWORK FONT: DUNKIN SANS DISPLAY • 120 VOLT CIRCUIT, TO BE CONFIRMED BY SITE • CLEARANCE TO BE CONFIRMED BY SITE				













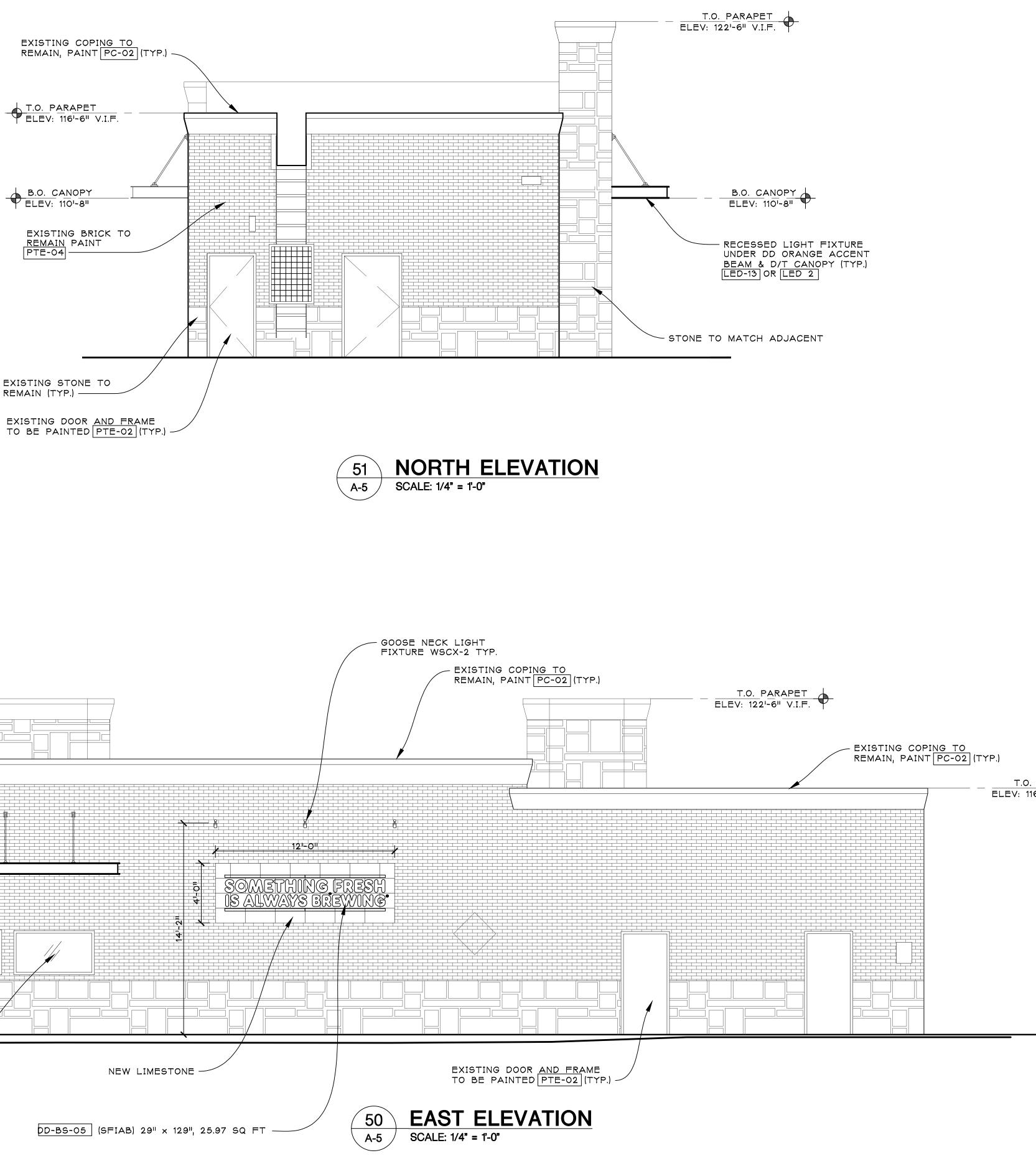
A-5.1 /

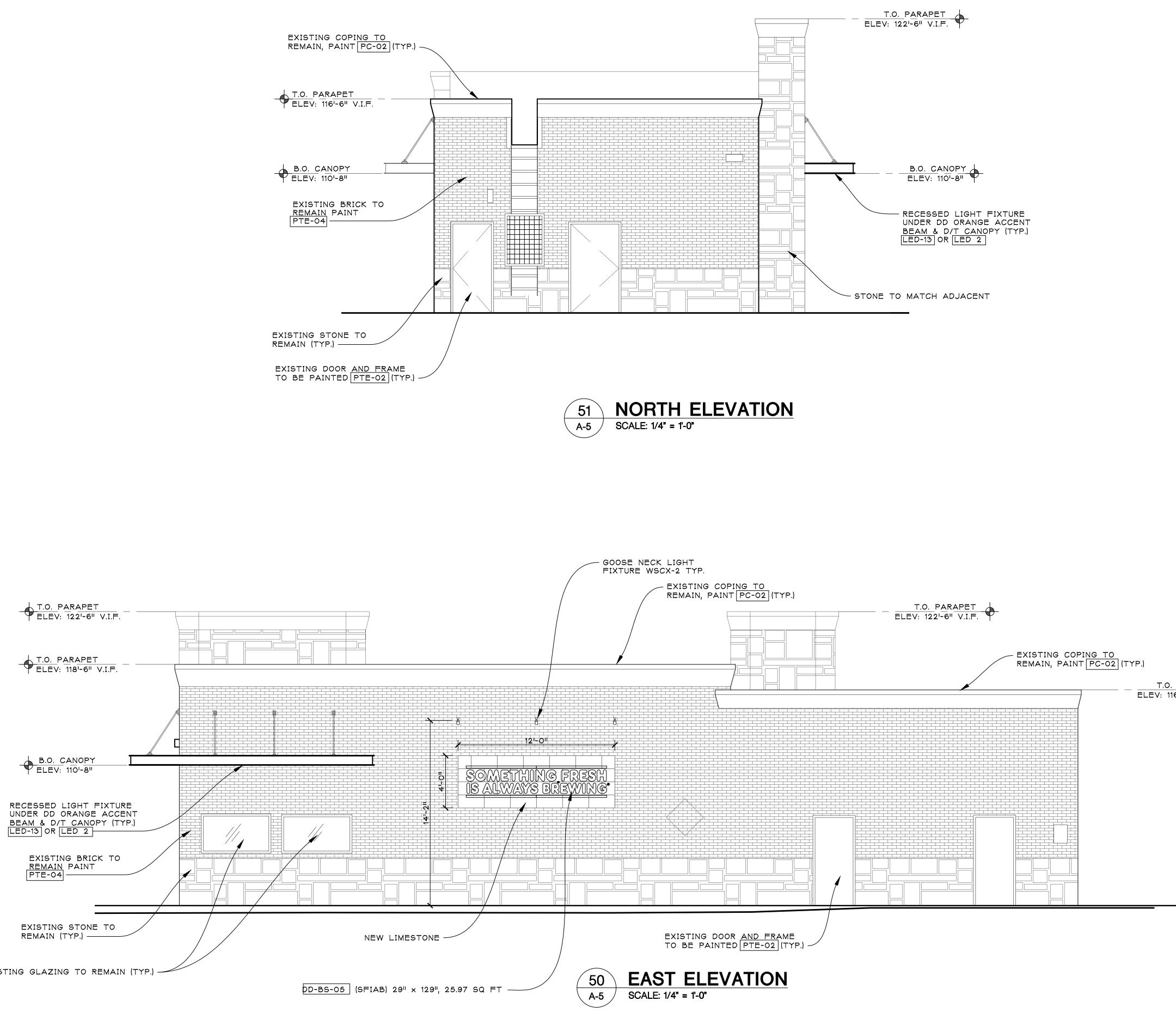
SCALE: 1/4" = 1'-0"

	EXTERIOR FINISH MATERIAL SCHEDULE						
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION/ REMARKS	VENDOR INFORMATION		
PTE-02	PAINT	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"	MARK T. WEINER		
PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"			
PC-04	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"	MARK T. WEINER		
PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH	COLOR MATCH PMS 219 C	NATIONAL ACCOUNT EXECUTIVE		



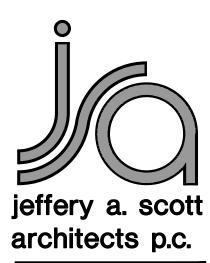
PLOT SIZE: 36"X24"





EXISTING GLAZING TO REMAIN (TYP.) -

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SHEET TITLE:

PROJECT:

DUNKIN



801 E. DIXIE DR. WEST CARROLLTON, OH 45449 PC# 364756 COOL PALETTE

ISSUED FOR: EDP

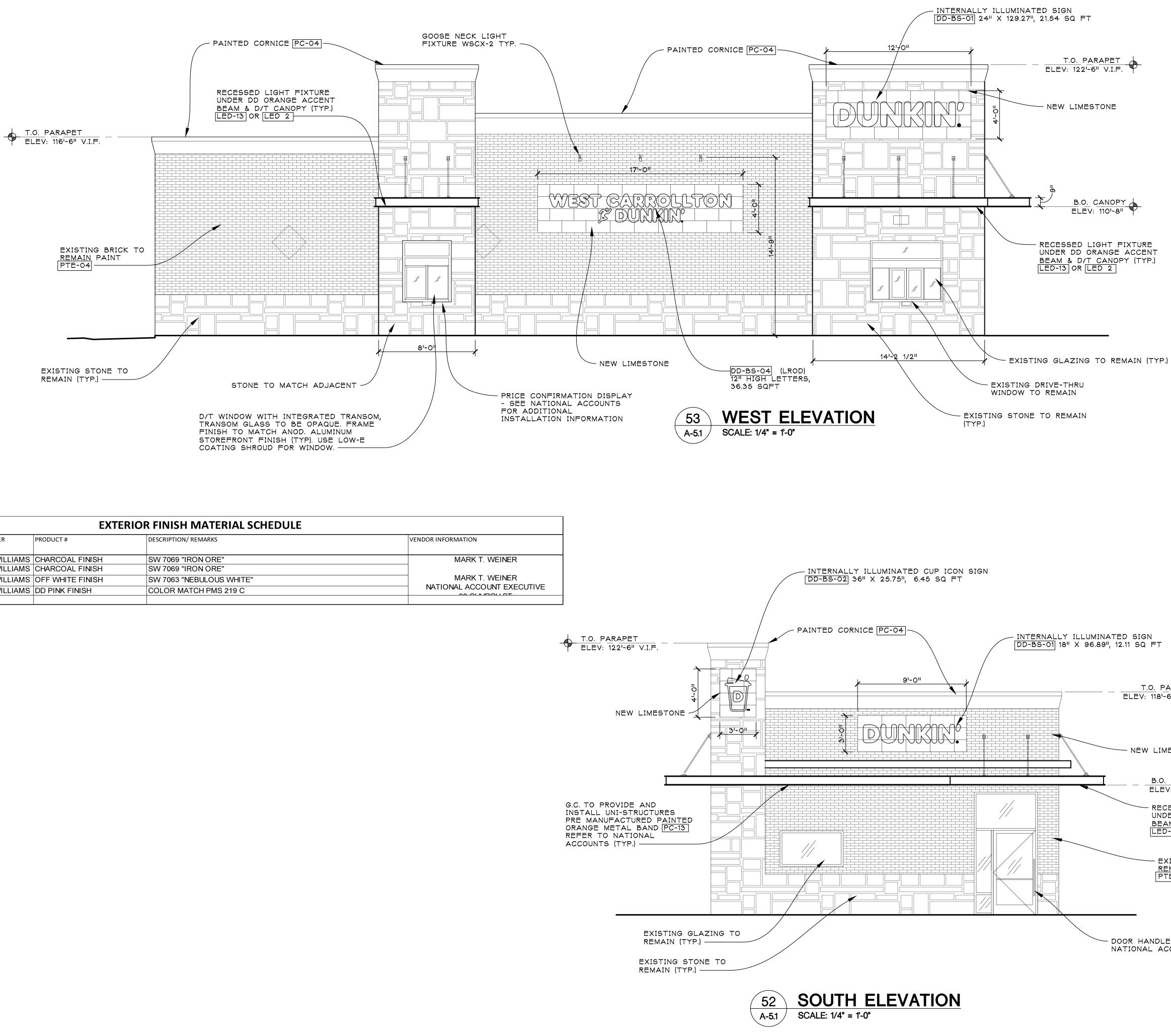
7/8/2024

T.O. PARAPET ELEV: 116'-6" V.I.F.

DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY JOB NO.

> 23131 SHEET NO.



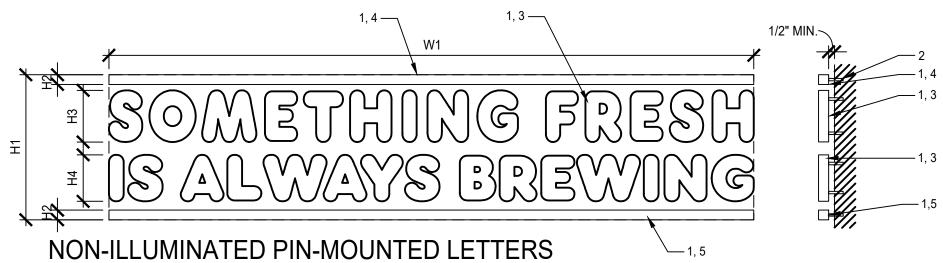


	EXTERIOR FINISH MATERIAL SCHEDULE							
CODE	MATERIAL	MANUFACTURER	PRODUCT #	DESCRIPTION/ REMARKS				
PTE-02	PAINT	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"				
PC-02	PAINTED COATING	SHERWIN WILLIAMS	CHARCOAL FINISH	SW 7069 "IRON ORE"				
PC-04	PAINTED COATING	SHERWIN WILLIAMS	OFF WHITE FINISH	SW 7063 "NEBULOUS WHITE"				
PC-12	PAINTED COATING	SHERWIN WILLIAMS	DD PINK FINISH	COLOR MATCH PMS 219 C				

T.O. PARAPET ELEV: 118'-6" V.I.F. - NEW LIMESTONE B.O. CANOPY ELEV: 110'-8" RECESSED LIGHT FIXTURE UNDER DD ORANGE ACCENT BEAM & D/T CANOPY (TYP.) LED-13 OR LED 2 - EXISTING BRICK TO REMAIN PAINT - DOOR HANDLE REFER TO NATIONAL ACCOUNTS



DO NOT SCALE PRINTS USE FIGURED DIMENSIONS ONLY JOB NO. 23131 SHEET NO. A-5.1



GENERAL	NOT	E

- 1. 3/4" ROUTED PVC BARS & LETTERS
- 2. MOUNTING STUDS AS REQUIRED PER SITE CONDITIONS. LETTERS
- SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING BETWEEN
- BACK OF LETTER / BAR AND MOUNTING SURFACE. 3. LETTERS FACES & RETURNS PAINTED WHITE TO MATCH 3M #7725-10
- OPAQUE WHITE FILM 4. BARS FACES & RETURNS PAINTED ORANGE PMS 165 C 5. BARS FACES & RETURNS PAINTED PINK PMS 219 C

ADDITIONAL NOTES

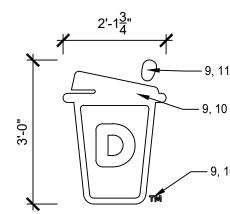
- ARTWORK FONT : DUNKIN SANS DISPLAY
- LETTERS SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING

BETWEEN BACK OF LETTER / BAR AND MOUNTING SURFACE.

SIZE	H1	H2	H3	H4	W1	S.F. (BOX)
SMALL	21.75"	1.5"	7.75"	7"	96.75"	14.61'
MEDIUM	29"	2"	10.25"	9.25"	129"	25.97'
LARGE	36.25"	2.5"	13"	11.5"	161.25"	40.58'
CUSTOM	-	-	-	-	-	-



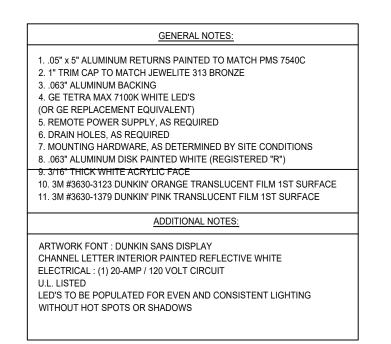
"SFIAB" STACKED BUILDING SIGN SCALE: 1/2"=1'-0"



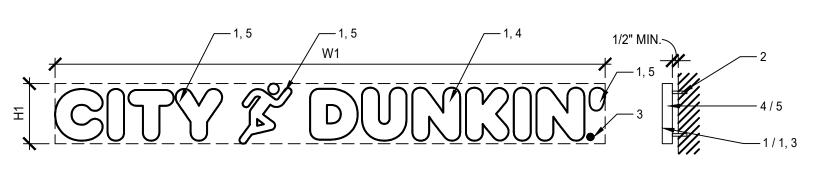
SIGNAGE AREA: 6.45 SQ. FT. ILLUMINATION TO BE WHITE LED'S

ELEVATION

36" H " DD " SECONDARY BLDG. SIGN







NON-ILLUMINATED PIN-MOUNTED LETTERS

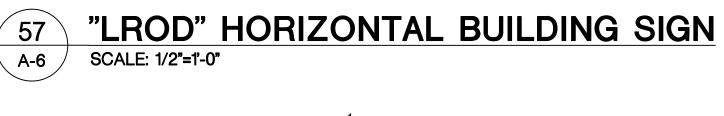
GENERAL NOTES

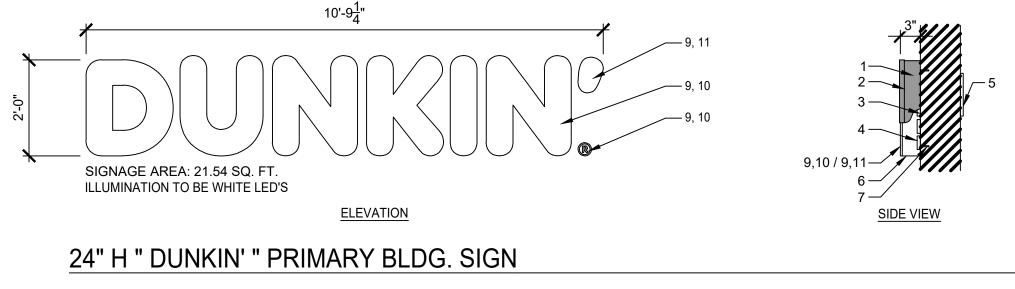
1. 3/4" ROUTED PVC LETTERS AND ROUTED PVC MAP 2. MOUNTING STUDS AS REQUIRED PER SITE CONDITIONS. LETTERS SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING BETWEEN BACK OF LETTER / BAR AND MOUNTING SURFACE. 3. ROUND PVC DISK PAINTED ORANGE PMS 165 C (REGISTERED "R") 4. "DUNKIN" LETTERS FACES & RETURNS PAINTED ORANGE PMS 165 C 5. CITY MAP, MAN, AND APOSTROPHE (') FACES & RETURNS PAINTED PINK PMS 219 C

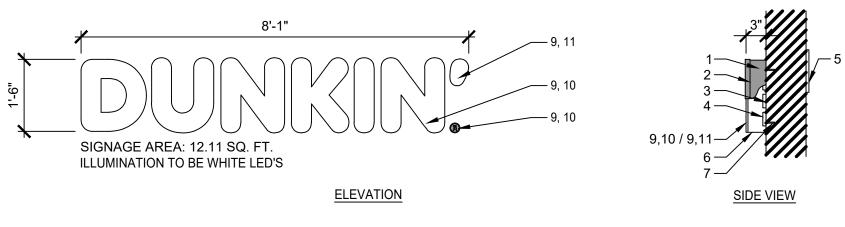
ADDITIONAL NOTES:

ARTWORK FONT : DUNKIN SANS DISPLAY LETTERS SHOULD BE PIN MOUNTED WITH AT LEAST A 1/2" SPACING BETWEEN BACK OF LETTER / BAR AND MOUNTING SURFACE. ALLOWABLE TO STACK MESSAGING, HOWEVER NOT A PROTOTYPICAL STANDARD. DESIGN PROPOSAL REQUIRES FINAL APPROVAL FROM DB DESIGNER BEFORE FABRICATION.

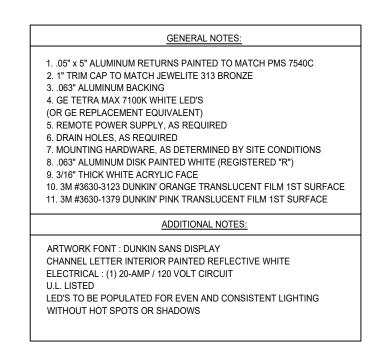
SIZE H1		W1	S.F. (BOX)
SMALL	9"	VARIES	VARIES
MEDIUM	12"	VARIES	VARIES
LARGE	15"	VARIES	VARIES
CUSTOM	-	-	-





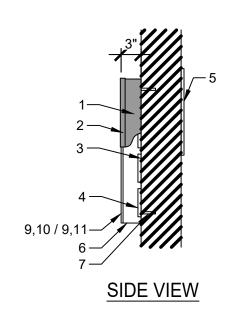


18" H " DUNKIN' " PRIMARY BLDG. SIGN



SCALE: 1/2"=1'-0"

59 A-6





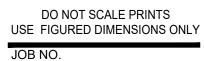
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SHEET TITLE:







23131 SHEET NO

PRIMARY BLDG. SIGN DETAILS

