

Proposed Building for:

Interstate Utility Trailer

Commerce Center Drive, Franklin, Ohio 45005

ARCHITECT:



K B A Incorporated ARCHITECTS

(P) 513-752-7800
29 High Street
Milford, OH 45150

CONTRACTOR:



CINCINNATI COMMERCIAL CONTRACTING
Your Choice for Quality
4779 Red Bank Expressway Cincinnati, Ohio 45227
phone (513) 561-6633 fax (513) 561-3554

CIVIL ENGINEER:



(513) 779-7851
6219 Centre Park Drive
West Chester, Ohio 45069

BUILDING & CODE INFORMATION

APPLICABLE BUILDING CODE
2024 OHIO BUILDING CODE
2024 OHIO EXISTING BUILDING CODE
2024 OHIO MECHANICAL CODE
2024 OHIO PLUMBING CODE
2023 NEC
2019 ASHRAE 90.1
ICC A117.1 2017

LOCATION
FRANKLIN, OHIO

USE GROUP
UNSEPARATED MIXED USE: F-1, B

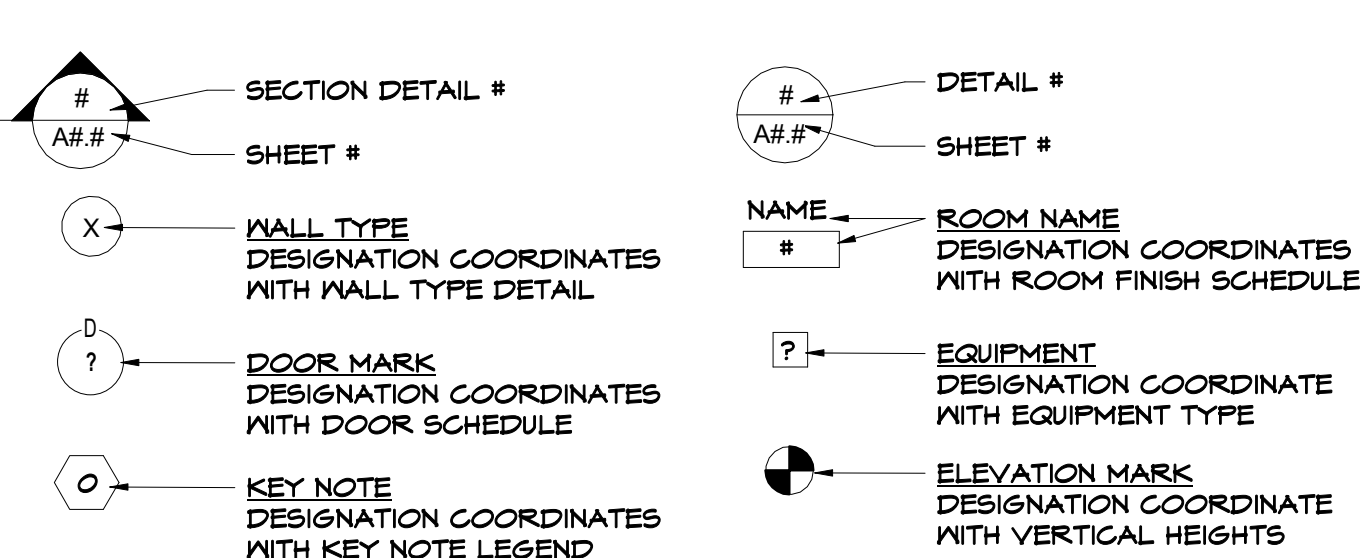
TYPE OF CONSTRUCTION
2B

BUILDING AREA
FIRST FLOOR: 50,714 S.F.
SECOND FLOOR: 2,527 S.F.
TOTAL SQUARE FOOTAGE: 53,241 S.F.

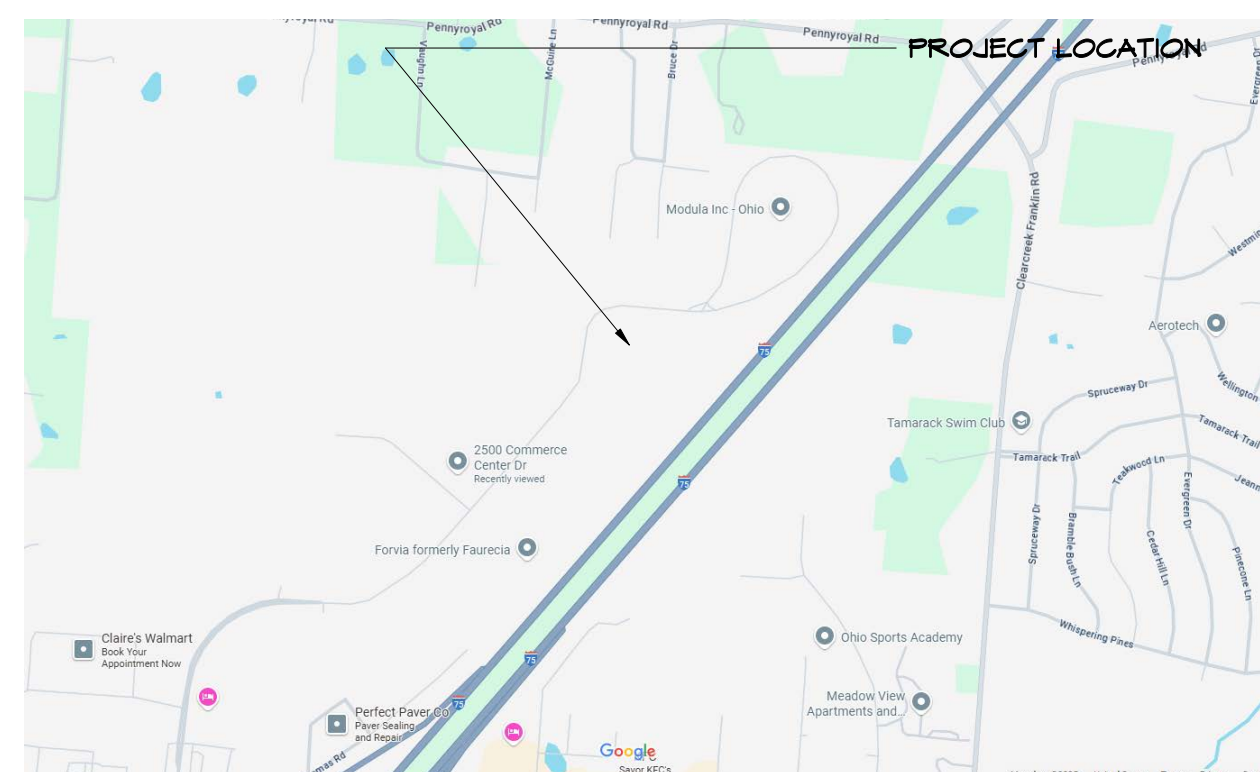
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LEGEND



VICINITY MAP



GENERAL NOTES

THE MOST RECENT EDITION OF AIA DOCUMENT A201: "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" IS INCLUDED AS A PART OF THE CONTRACT DOCUMENTS BY REFERENCE. COPIES ARE AVAILABLE FROM THE AMERICAN INSTITUTE OF ARCHITECTS (1-800-242-3831). PARTICIPATION IN THE WORK OF THIS PROJECT IS CONSIDERED ACKNOWLEDGEMENT OF THE PARTICIPANTS UNDERSTANDING OF, AND AGREEMENT WITH, ALL REQUIREMENTS OF THE CONTRACT FOR CONSTRUCTION.

- ALL DIMENSIONS ARE TO FACE OF CONCRETE, FACE OF STUDS, COLUMN CENTERLINE, OR FACE OF EXISTING CONSTRUCTION UNLESS OTHERWISE NOTED.
- CONTRACTORS SHALL VERIFY ALL EXISTING CONDITIONS AND SHALL REPORT ANY CONFLICTS TO THE GENERAL CONTRACTOR IMMEDIATELY.
- FIRE EXTINGUISHERS SHALL BE PROVIDED UPON CONSULTATION WITH THE LOCAL FIRE DEPARTMENT AS TO NUMBER, TYPE, AND LOCATION.
- THE CONTRACTOR WILL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE INCLUDING THE SAFETY OF ALL PERSONS AND PROPERTY DURING THE PERFORMANCE OF WORK. THIS REQUIREMENT WILL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS. WHEN ON SITE, THE ARCHITECT IS RESPONSIBLE FOR HIS OR HER OWN SAFETY, BUT HAS NO RESPONSIBILITY FOR THE SAFETY OF OTHER PERSONNEL OR SAFETY CONDITIONS AT THE SITE.
- THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, SEQUENCES, OR PROCEDURES OF CONSTRUCTION SELECTED BY THE CONTRACTOR.
- ALL EGRESS DOORS SHALL ALWAYS BE OPENABLE FROM THE INSIDE WITHOUT SPECIAL KNOWLEDGE OR A KEY.
- A MINIMUM OF 44" AISLES SHALL BE MAINTAINED THROUGHOUT.
- LOW HANGING SIGNS, LIGHTS, AND SIMILAR ITEMS SHALL NOT BE INSTALLED IN LINES OF EGRESS.
- THERMAL AND SOUND INSULATING MATERIALS, INCLUDING VAPOR BARRIERS, SHALL HAVE A FLAME SPREAD INDEX NOT MORE THAN 25 AND A SMOKE DEVELOPED INDEX NOT MORE THAN 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84.

FINISH REQUIREMENTS - SPRINKLERED				
USE	WALL & CEILING		FLOOR	
	Vertical exits and exit passageways	Exit access corridors and other exitways	Rooms and enclosed spaces	Vertical exits, exit passageways, exit access corridors and other exitways
				Rooms and enclosed spaces

10. DO NOT SCALE THESE DRAWINGS. REPORT ANY OMISSIONS OR DISCREPANCIES TO THE ARCHITECT.

ABBREVIATIONS

ABV ABOVE	ACT ACOUSTICAL CEILING TILE	AFF ABOVE FINISHED FLOOR	ALT ALTERNATE	APFX APPROXIMATE	AUTO AUTOMATIC	BEL BELOW	BLK BLOCK	B.O. BOTTOM OF	CHAM CHAMFER	CIRC CIRCUMFERENCE	CLS CEILING	CLR CLEAR	CMU CONCRETE MASONRY UNIT	COL COLUMN	COMB COMBINATION	CONT CONTINUOUS	GPT CARPET	CTR CENTER	D DEPT	DEP DEPRESSED	DET DETAIL	DIAG DIAGONAL	DIA DIAMETER	DIM DIMENSION	DIST DISTANCE	DIV DIVISION	DN DOWN	DWG DRAWING	EA EACH	ELEC ELECTRIC	EQ EQUIPMENT	EX EXISTING	FRP FIBERGLASS REINFORCED PANEL	GYP GYPSUM	H HEIGHT	HGN HOLLOW CORE WOOD	HDNR HOLLOW METAL	HORZ HORIZONTAL	HR HOUR	HT HEIGHT	ID INSIDE DIAMETER	L LENGTH	LBL LABEL	LSM LIGHT GAUGE METAL	MAX MAXIMUM	MECH MECHANICAL	MED MEDIUM	MFR MANUFACTURER	MIN MINIMUM	MIR MIRROR	DEPT MISCELLANEOUS	MM MILLIMETER	MO MASONRY OPENING	MTL MATERIAL	NAF NO APPLIED FINISH	NOM NOMINAL	NTS NOT TO SCALE	OC ON CENTER	OD OUTSIDE DIAMETER	PAR PARALLEL	PFB PRE-ENGINEERED BUILDING	PEMB PRE-ENGINEERED METAL BUILDING	PERI PERIMETER	PT POINT	RAD RADIUS	REF REFERENCE	REM REMOVE	RET RETURN	REV REVISION	SC SEALED CONCRETE	SCH SCHEDULE	SCM SOLID CORE WOOD	SECT SECTION	SF SQUARE FOOT	SHT SHEET	SIM SIMILAR	SPEC SPECIFICATION	SPECS SPECIFICATIONS	SPL SPECIAL	SQ SQUARE	STD STANDARD STRUCTURE	SV SHEET VINYL	SYM SYMMETRICAL	SYS SYSTEM	T TEMPERED	T&B TOP AND BOTTOM	T&G TONGUE AND GROOVE	TEMP TEMPORARY	THK THICK(NESS)	T.O. TOP OF	TOL TOLERANCE	TYP TYPICAL	VCP VINYL FACED CEILING PADS	VERT VERTICAL	VT VINYL TILE	W WIDTH	WC WALL COVERING	WD WOOD	WG WOOD AND GLASS	WO WITHOUT
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SHEET CONTENTS:
COVER SHEET

Proposed Facility For:



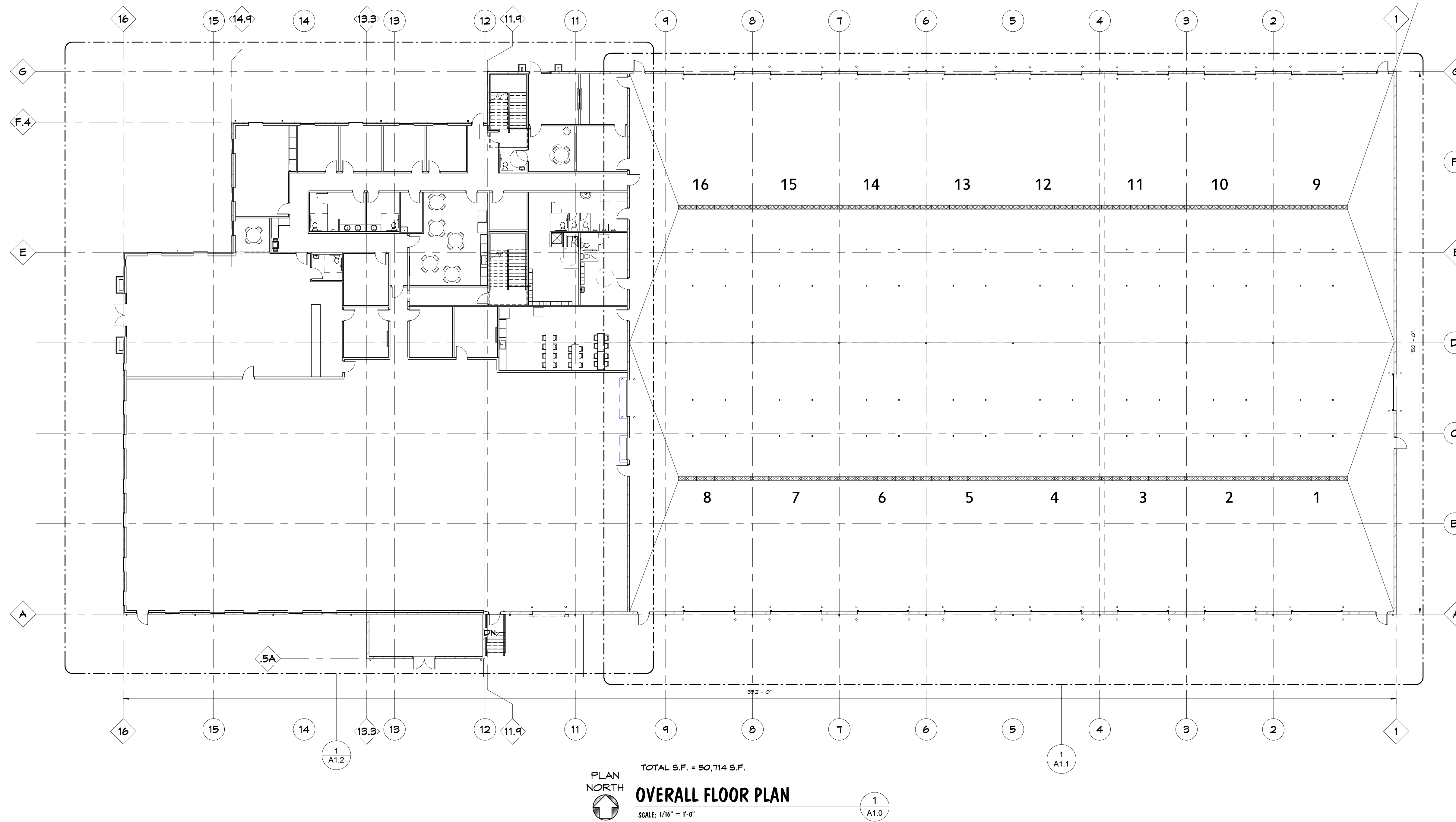
REV. DATE 08.20.25
1 08.20.25 Zoning Resubmission CK'D

Drawn By: CWS Checked By: WNS

Preliminary
Not For
Construction

Date: 08.20.25 Job No: 23.096

A0



K|B|A

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SHEET CONTENTS:
OVERALL FLOOR PLAN

CC CINCINNATI
COMMERCIAL
CONTRACTING

Your Choice for Quality
4799 Red Bank Expressway Cincinnati, Ohio 45227
phone (513) 561-6633 fax (513) 561-3554

Proposed Facility For:



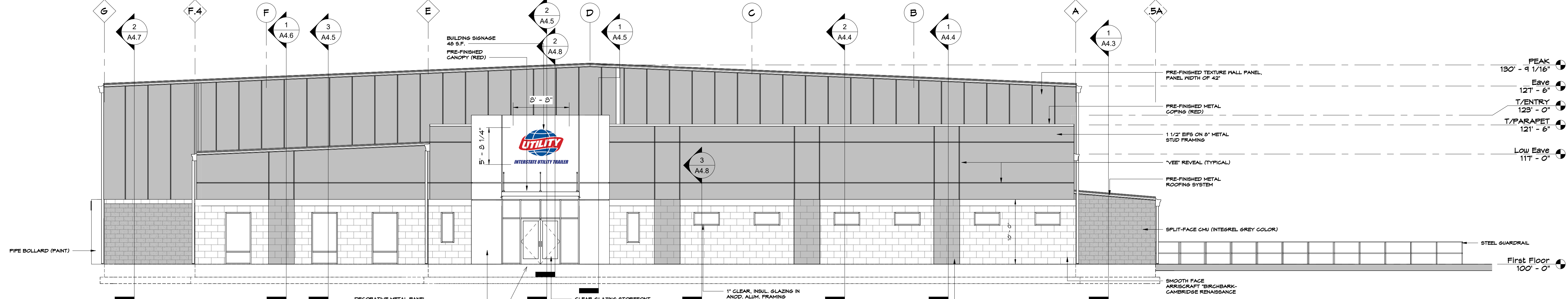
REV. DATE CK'D
1 08.20.25 Zoning Resubmission

Drawn By: WNS Checked By: WNS

Preliminary
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Construction

Date: 08.20.25 Job No: 23.096

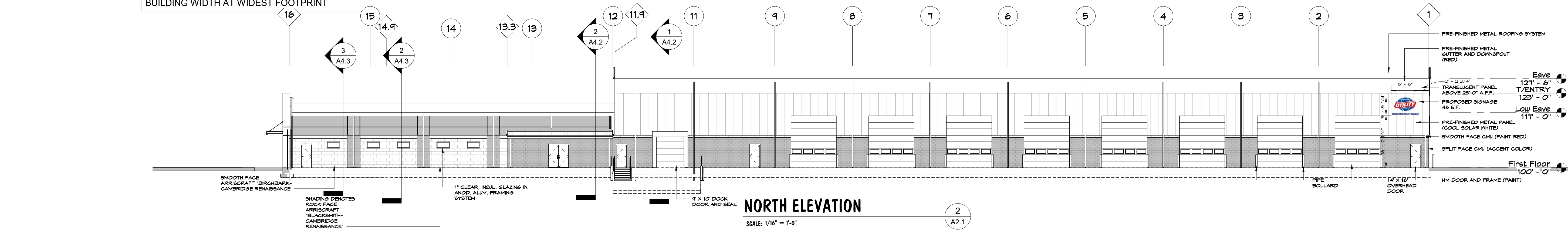
A1.0



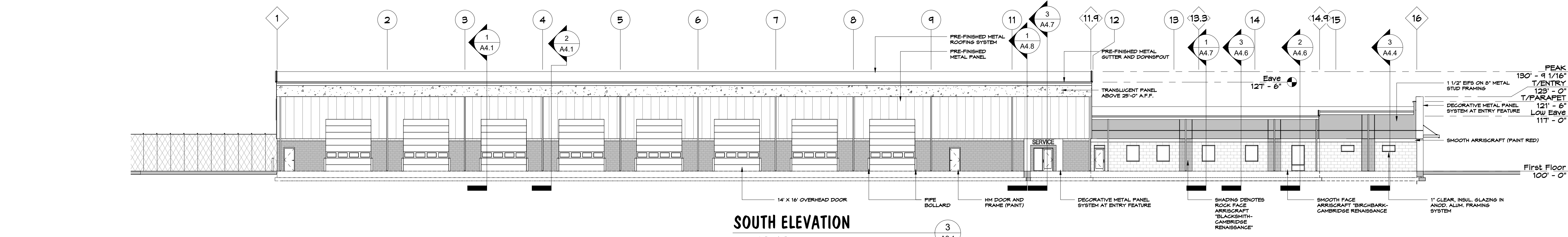
BUILDING SIGNAGE:
 (3) TOTAL BUILDING SIGNS @ 48 S.F. PER SIGN
 = 144 S.F.
 ALLOWABLE BASED ON 150 S.F. BASED ON 150'
 BUILDING WIDTH AT WIDEST FOOTPRINT

KNOX BOX TO BE LOCATED PER FIRE DEPARTMENT APPROVED LOCATION

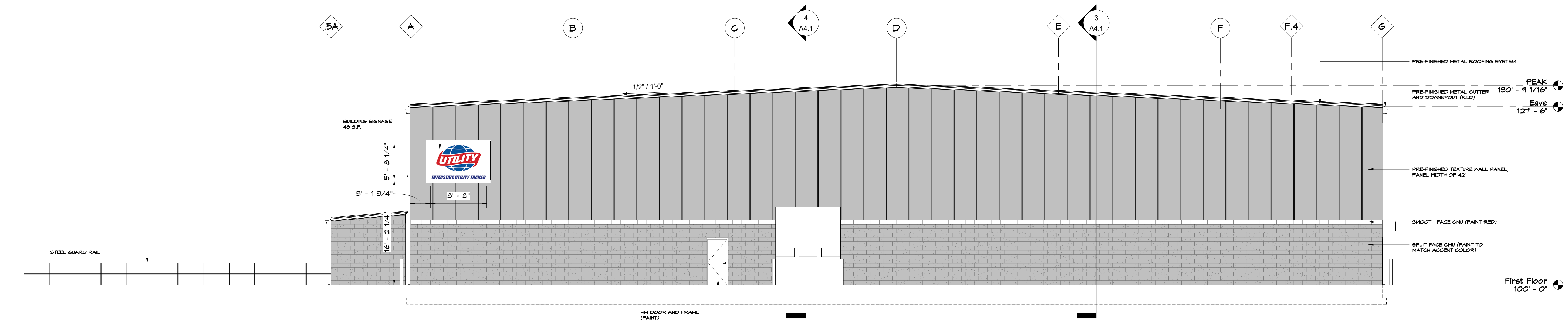
EAST ELEVATION
 SCALE: 1/8" = 1'-0"



NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



WEST ELEVATION
 SCALE: 1/8" = 1'-0"

Proposed Facility For:



REV. DATE CK'D
 1 08.20.25 Zoning Resubmission

Drawn By: CWS Checked By: WNS

*Preliminary
 Not For
 Construction*

Date: 08.20.25 Job No: 23.096

A2.1



Proposed Facility For:



REV. DATE CK'D
 1 08.20.25 Zoning Resubmission

Drawn By: WNS Checked By: WNS

*Preliminary
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 Construction*

Date: 08.20.25 Job No: 23.096

RND1



K|B|A

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SHEET CONTENTS:
RENDERINGS

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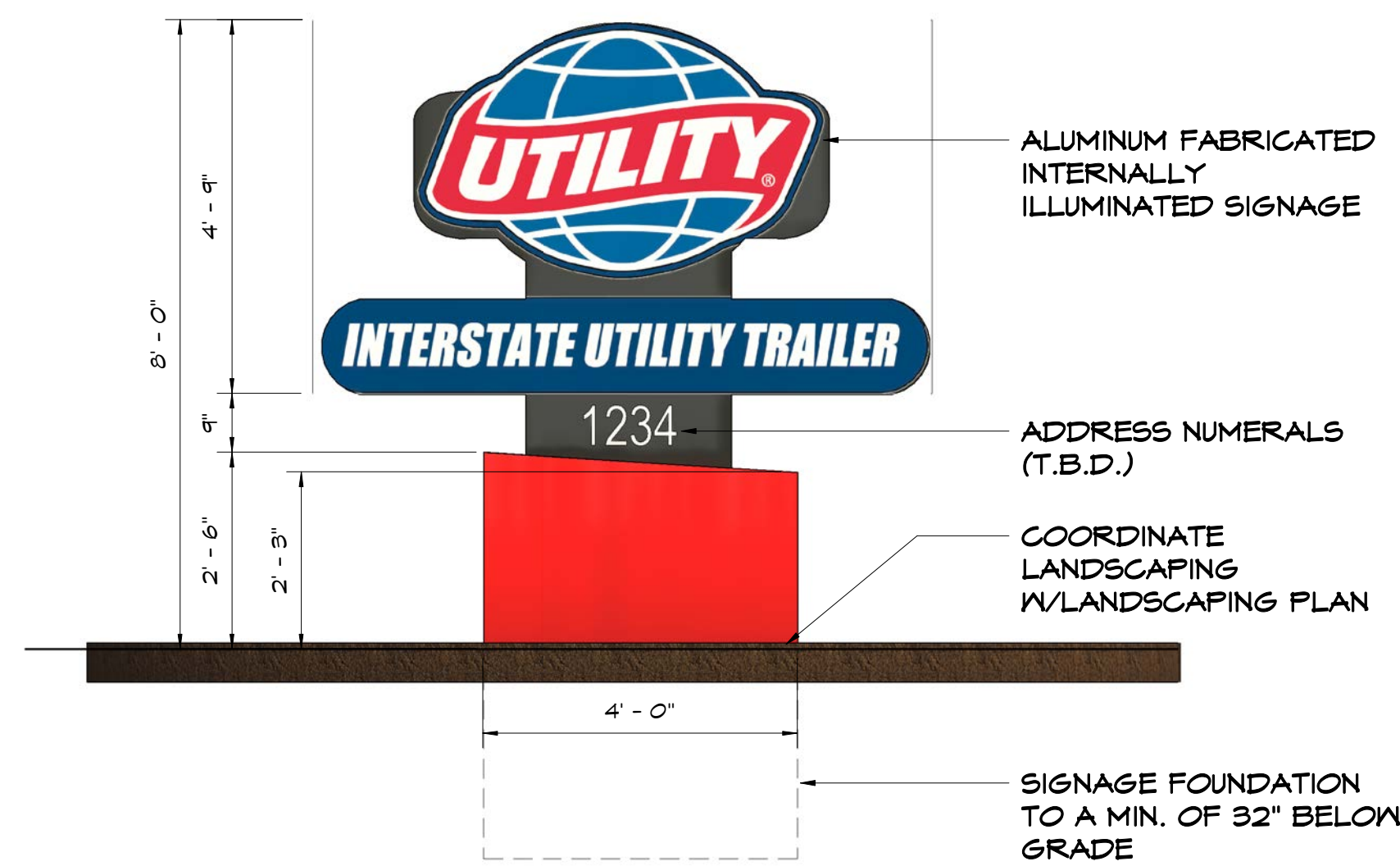
REV. DATE CK'D
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Date: 08.20.25 Job No: 23.096

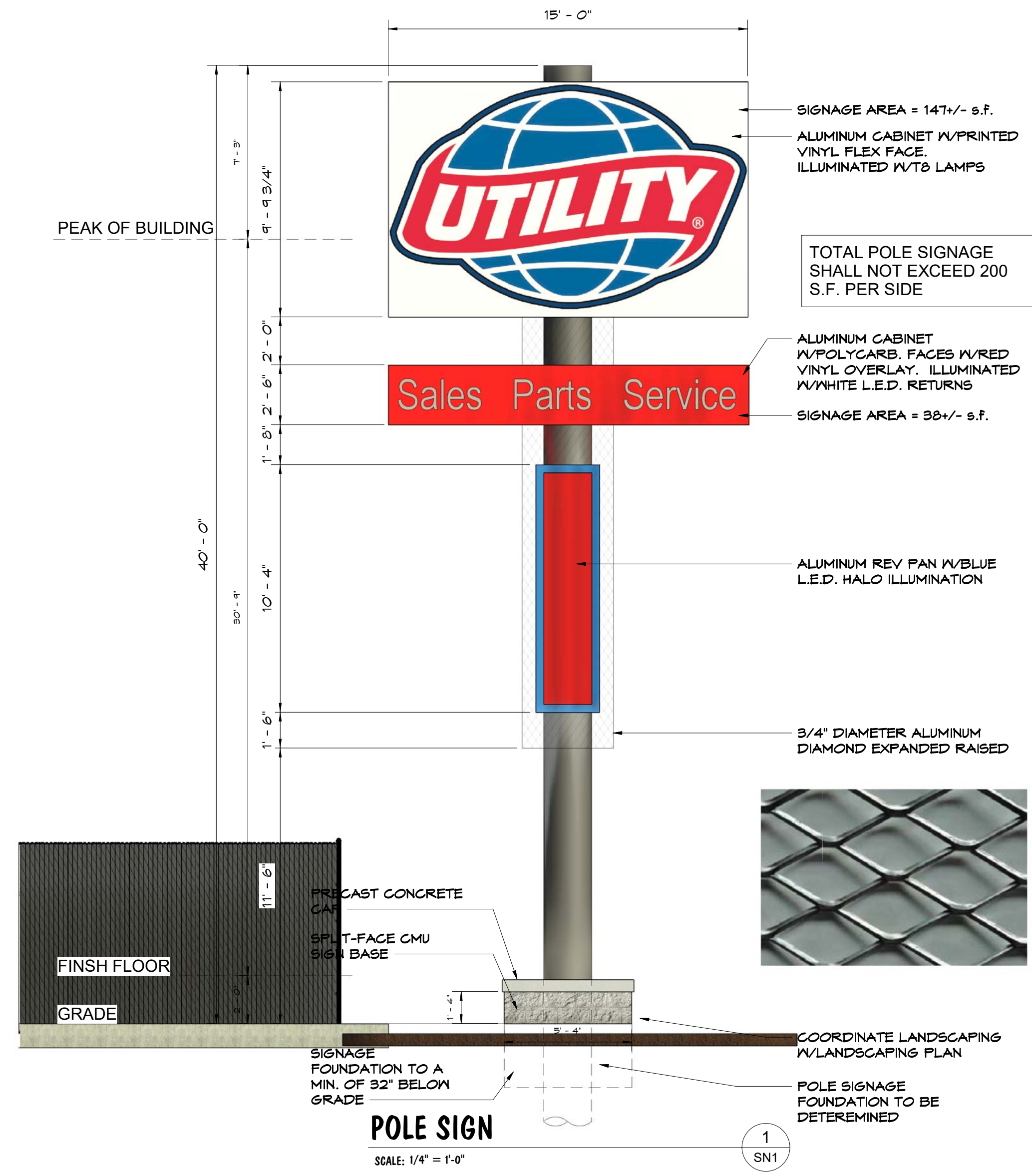
RND2



MONUMENT SIGN

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

2
SN1



K|B|A

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SHEET CONTENTS:
SIGNAGE

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SN1