

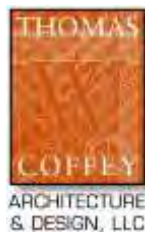
# 176 & 178 W. OLENTANGY STREET

## Final Development Plan Submittal Powell, Ohio

June 28, 2016



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Urban Design  
Landscape Architecture



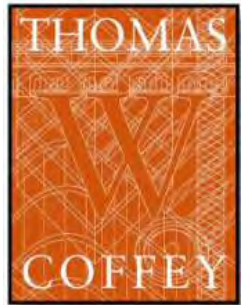


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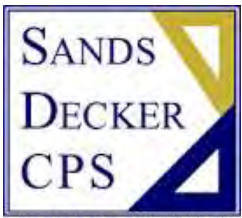
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Planning  
Urban Design  
Landscape Architecture



ARCHITECTURE  
& DESIGN, LLC



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Application

Legal Description (C-0)

Surrounding Property Owners

Development Plan Text

Shared Parking Agreement (Draft)

Plans:

L1.1 Final Development Plan

L2.1 - 2.3 Landscape Plans

L3.1 Illustrative Site Plan

L4.0 – 4.1 Site & Landscape Details

A1.1 – A3.3 Architectural Plans & Elevations for Building “A”

B1.1 – B3.2 Architectural Plans & Elevations for Building “B”

Exterior Design Selections

Exterior Signage Criteria

C-3 – C-6 Existing Conditions & Demolition Plan, Site Dimension Plan, Concept Utility Plan & Concept Grading Plan

ES1.2 Lighting Photometric Plan

**CITY OF POWELL**  
**PLANNING AND ZONING COMMISSION (P&Z)**  
**FINAL DEVELOPMENT PLAN APPLICATION**



ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$600.00 + \$90.00 per acre**

**Applicant:** Transform Construction, LLC (Joshua Weir)

Address/City/State/Zip: 1171 Chesapeake Avenue, Columbus, OH 43212

Email Address: joshua@transformgc.com

Phone No: 614.291.7799 Cell Phone No: 614.565.8888 Fax No: 614.754.5065

**Property Owner:** Traditions at Powell, LLC

Address/City/State/Zip: 470 Olde Worthington Road, Suite 101, Westerville, OH 43082

Email Address: \_\_\_\_\_

Phone No: 614.540.2400 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** See attached

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** 176 & 178 West Olentangy Street, Powell, OH 43065

Lot Number/Subdivision: Subarea B Existing Use: Vacant (DB) Proposed Use: Mixed Use (DB)

Reason for Administrative Review (attach necessary documents): Proposed mixed-use commercial development with an approximate 4,000 sq.ft. restaurant and attached approximate 1,250 sq.ft. patio; and approximate 4,800 sq.ft. retail center and associated parking.

Checklist:

- ☒ Preliminary Plan requirements set forth in Section 1143.11(c) and Final Plan requirements set forth in Section 1143.11(ii).
- ☒ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☒ **15 copies** of all drawings, text, any other items, and application.
- ☒ Provide a PDF copy of all plans, drawings, text, any other items, and application on a CD.
- ☒ Attach the required fee - \$600.00 + \$90.00 per acre.

**(See Over)**

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN  
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

I agree to grant the City Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Applicant: \_\_\_\_\_

Date: \_\_\_\_\_

Office Use

Received

Office Use

AMT \_\_\_\_\_

TYPE/DATE \_\_\_\_\_

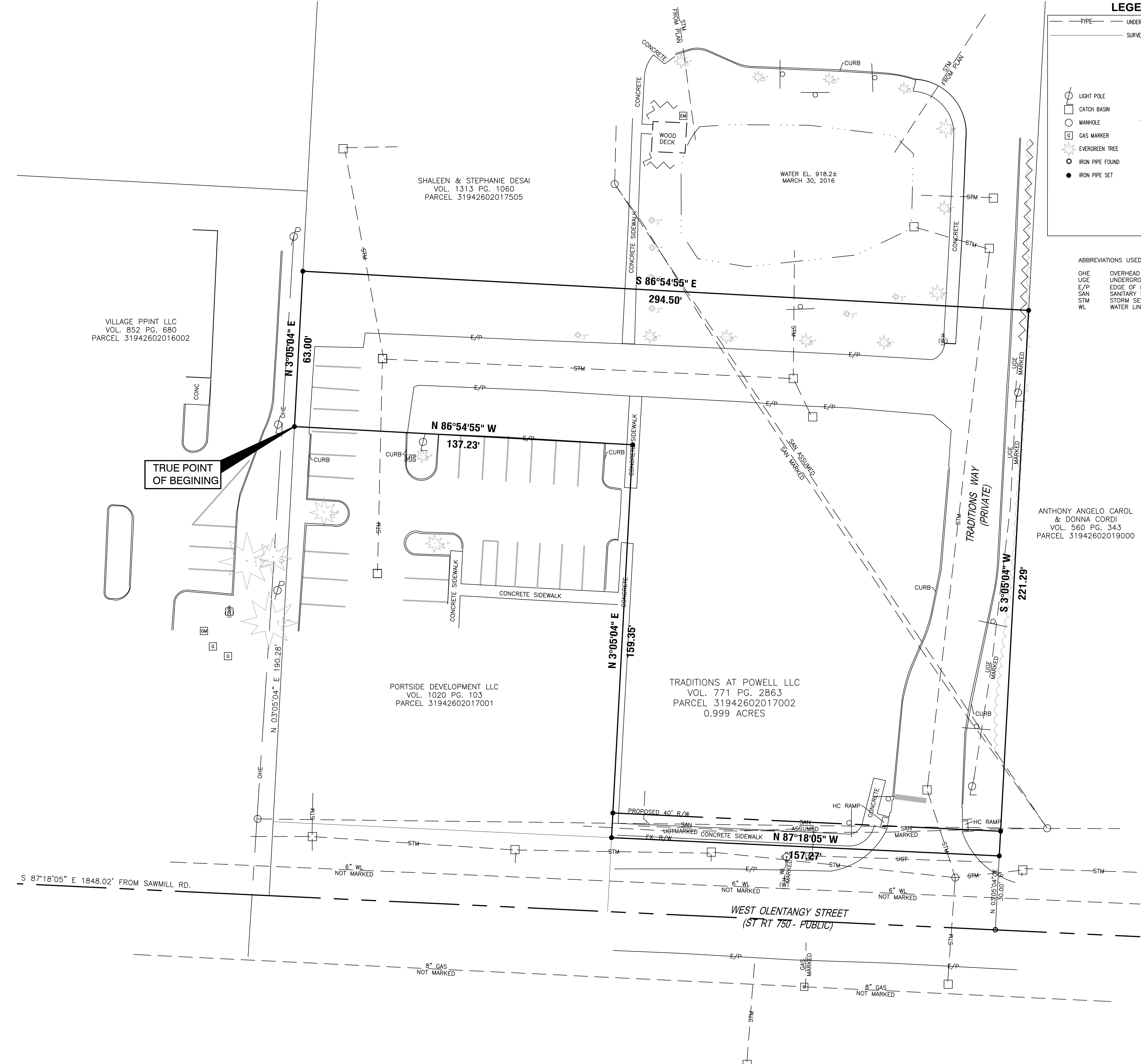
RECEIPT # \_\_\_\_\_

PAYOR \_\_\_\_\_

Payment

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · [www.cityofpowell.us](http://www.cityofpowell.us)





**LEGEND**

— TYPE —	— UNDERGROUND UTILITY LINE —
— SURVEY LINE —	

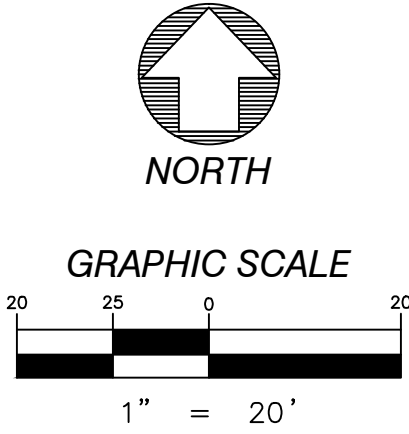
  

LIGHT POLE	BENCHMARK
CATCH BASIN	ELECTRIC METER
MANHOLE	SIGN
GAS MARKER	MAIL BOX
EVERGREEN TREE	CAT BOX
IRON PIPE FOUND	WATER MAIN VALVE
IRON PIPE SET	FIRE HYDRANT

ABBREVIATIONS USED:

OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
E/P	EDGE OF PAVEMENT
SAN	SANITARY SEWER
STM	STORM SEWER
WL	WATER LINE

ANTHONY ANGELO CAROL  
& DONNA CORDI  
VOL. 560 PG. 343  
PARCEL 31942602019000



**LEGAL DESCRIPTION FROM TITLE COMMITMENT 2016014-VC:**

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, BEING IN FARM LOT 31, SECTION 4, TOWNSHIP 3, RANGE 19, UNITED STATES MILITARY LANDS, CONTAINING 0.999 ACRE OF LAND, MORE OR LESS, SAID 0.999 ACRE BEING OUT OF THAT 5.942 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO TRADITIONS AT POWELL, LLC, OF RECORD IN OFFICIAL RECORD 587, PAGE 1188 AND IN OFFICIAL RECORD 587, PAGE 1191, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, SAID 0.999 ACRE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A RAILROAD SPIKE FOUND AT THE CENTERLINE INTERSECTION OF WEST OLENTANGY STREET (60 FEET IN WIDTH), ALSO CALLED STATE ROUTE 750 AND SAWMILL ROAD (80 FEET IN WIDTH), SAID POINT ALSO BEING THE SOUTHWESTERLY CORNER OF FARM LOT 31 IN THE WEST LINE OF SECTION 4; THENCE S87°18'05"E, WITH THE CENTERLINE OF THAT WEST OLENTANGY STREET AND WITH THE SOUTHERLY LINE OF THAT 3.659 ACRE OF LAND DESCRIBED IN THE DEED TO VICTORIAN COMMUNITY DEVELOPERS, OF RECORD IN OFFICIAL RECORD VOLUME 7, PAGE 2558, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, A DISTANCE OF 1848.03 FEET TO A RAILROAD SPIKE FOUND AT THE SOUTHEASTERLY CORNER OF SAID 3.659 ACRE TRACT, THE SAME BEING THE SOUTHWESTERLY CORNER OF SAID 5.942 ACRE TRACT; THENCE N03°05'04"E, WITH THE EASTERLY LINE OF SAID 3.659 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 5.942 ACRE TRACT, A DISTANCE OF 190.28 FEET TO 3/4-INCH (I.D.) IRON PIPE SET AT THE TRUE POINT OF BEGINNING;

THENCE, FROM SAID TRUE POINT OF BEGINNING, N03°05'04"E, WITH THE EASTERLY LINE OF SAID 3.659 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 5.942 ACRE TRACT, A DISTANCE OF 63.00 FEET TO A 3/4-INCH (I.D.) IRON PIPE SET; THENCE S86°54'55"E, A DISTANCE OF 294.50 FEET TO 3/4-INCH (I.D.) IRON PIPE SET IN THE WESTERLY LINE OF THAT 2.300 ACRE TRACT OF LAND DESCRIBED IN THE DEED TO ANGELO AND CAROL CORDI AND ANTHONY AND DONNA CORDI, OF RECORD IN DEED BOOK VOLUME 560, PAGE 343, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO, THE SAME BEING IN THE EASTERLY LINE OF SAID 5.942 ACRE TRACT; THENCE S03°05'04"W, WITH THE EASTERLY LINE OF SAID 5.942 ACRE TRACT AND WITH THE WESTERLY LINE OF SAID 2.300 ACRE TRACT, A DISTANCE OF 221.29 FEET TO 3/4-INCH (I.D.) IRON PIPE FOUND IN THE NORTHERLY RIGHT-OF-WAY OF SAID WEST OLENTANGY STREET; THENCE N87°18'05"W, WITH THE NORTHERLY RIGHT-OF-WAY OF SAID WEST OLENTANGY STREET, A DISTANCE OF 157.27 FEET TO 3/4-INCH (I.D.) IRON PIPE SET; THENCE N03°05'04"E, A DISTANCE OF 159.35 FEET TO 3/4-INCH (I.D.) IRON PIPE SET; THENCE N86°54'55"W, A DISTANCE OF 137.23 FEET TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.999 ACRE OF LAND, MORE OR LESS.

TOGETHER WITH ALL EASEMENTS AS SET FORTH IN "DECLARATION OF INGREEE-EGRESS EASEMENTS, AND PROVISION FOR THE GENERAL MAINTENANCE OF COMMON AREAS, STREETS, AND UTILITY SERVICES", OF RECORD IN OFFICIAL RECORDS VOLUME 620, PAGE 234 AND ALL EASEMENTS AS SET FORTH IN "FIRST AMENDMENT TO THE DECLARATION OF INGRESS-EGRESS EASEMENTS, AND PROVISION FOR THE GENERAL MAINTENANCE OF COMMON AREA, STREETS, AND UTILITY SERVICES BY TRADITIONS AT POWELL LLC", OF RECORD IN OFFICIAL RECORDS VOLUME 635, PAGE 587, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

TOGETHER WITH NON-EXCLUSIVE SIDEWALK EASEMENTS AS SET FORTH IN "DECLARATION OF SIDEWALK MAINTANCE AND EASEMENTS", OF RECORD IN OFFICIAL RECORDS VOLUME 635, PAGE 599, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO. TOGETHER WITH EASEMENT FOR THE PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING, RENEWING, RECONSTRUCTING AND/OR REPLACING A SANITARY SEWER LINE TOGETHER WITH APPURTENANTS THERETO, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EASEMENT AREA, OF RECORD IN OFFICIAL RECORDS VOLUME 587, PAGE 411, RECORDER'S OFFICE, DELAWARE COUNTY, OHIO.

**CERTIFICATION:**

TO:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 8, 9, 10, 11, 13, 14, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 10, 2016.

SANDS DECKER CPS

STEVEN W. NEWELL  
OHIO REGISTERED SURVEYOR NO. 7212

DATE

Project Architect:

**THOMAS W. COFFEY ARCHITECT**

365 SHALE RIDGE COURT

POWELL, OHIO 43065

E-MAIL: tom@TWCarchitecture.com



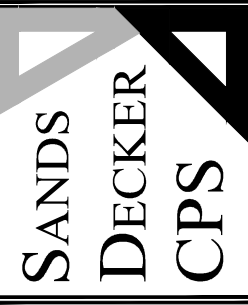
Project Engineer:

1495 OLD HENDERSON RD  
COLUMBUS, OH 43220

614-459-6992

FAX: 614-459-6987

TOLL FREE: 866-277-0600



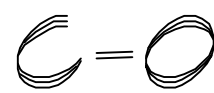
**W. OLENTANGY ST. PROJECT**

176 & 178 W. Olentangy Street

POWELL, OH. 43065

■	TOPOGRAPHIC SURVEY:	4/08/16
■	ALTA SURVEY:	6/04/16
■	REVIEW SET:	6/17/16
■	P & Z FINAL SUBMITTAL:	6/28/16
□	BUDGET PRICING:	
□	PERMIT REVIEW:	6/28/16
□	BIDDING:	
□	CONSTRUCTION:	

□ REVISIONS:



ALTA SURVEY  
JOB # 0516

VINCENT MARGELLO  
330 OLENTANGY ST  
POWELL OH 43065

10 VILLAGE POINTE LLC  
10 VILLAGE POINTE DR  
POWELL OH 43065

VILLAGE LLC  
218 OLENTANGY ST  
POWELL OH 43065

PORTSIDE DEVELOPMENT LLC  
180 OLENTANGY ST  
POWELL OH 43065

TRADITIONS AT POWELL  
176 OLENTANGY ST  
POWELL OH 43065

TERRI KING  
39 TRADITIONS WAY  
POWELL OH 43065

MAI THI FRASCARELLI  
41 TRADITIONS WAY  
POWELL OH 43065

MAI THI FRASCARELLI  
43 TRADITIONS WAY  
POWELL OH 43065

JODEE SNIDER  
45 TRADITIONS WAY  
POWELL OH 43065

ROBERT & NANCY PARKER  
50 TRADITIONS WAY  
POWELL OH 43065

STEPHANIE & SHALEEN DESAI  
52 TRADITIONS WAY  
POWELL OH 43065

EEE INVESTMENTS LLC  
54 TRADITIONS WAY  
POWELL OH 43065

EEE INVESTMENTS LLC  
56 TRADITIONS WAY  
POWELL OH 43065

MATHEW FARRIS  
53 TRADITIONS WAY  
POWELL OH 43065

VICTORIA DAMIANI  
55 TRADITIONS WAY  
POWELL OH 43065

MELISSA RUFFNER  
57 TRADITIONS WAY  
POWELL OH 43065

DAVID LAMP  
59 TRADITIONS WAY  
POWELL OH 43065

PATRICIA KONIS  
65 TRADITIONS WAY  
POWELL OH 43065

SCHNETZLER LIMITED  
PARTNERSHIP  
67 TRADITIONS WAY  
POWELL OH 43065

BRIAN & ASHLEY CALABRO  
69 TRADITIONS WAY  
POWELL OH 43065

MARC AUGUSTINE  
71 TRADITIONS WAY  
POWELL OH 43065

KELLIE KO  
68 TRADITIONS WAY  
POWELL OH 43065

JAMES REED  
70 TRADITIONS WAY  
POWELL OH 43065

THOMAS & MARY CANTWELL  
72 TRADITIONS WAY  
POWELL OH 43065

JAMES BOSKER  
74 TRADITIONS WAY  
POWELL OH 43065

MATTHEW SMITH  
79 TRADITIONS WAY  
POWELL OH 43065

VICKI VOLPE  
81 TRADITIONS WAY  
POWELL OH 43065

ELIZABEHT WARD  
83 TRADITIONS WAY  
POWELL OH 43065

DENIS & KATHRYN LAVOIE  
85 TRADITIONS WAY  
POWELL OH 43065

SHKOUKANI HASHEM LLC  
86 TRADITIONS WAY  
POWELL OH 43065

FRANK & MARJA LEMAY  
84 TRADITIONS WAY  
POWELL OH 43065

WHITNEY HAMILTON  
82 TRADITIONS WAY  
POWELL OH 43065

MLS9 INVESTMENTS LLC  
80 TRADITIONS WAY  
POWELL OH 43065

JACKIE DICKENS  
183 CASE AVE  
POWELL OH 43065

JESSICA SPELLMAN  
185 CASE AVE  
POWELL OH 43065

DORSEY JANE SMITH  
187 CASE AVE  
POWELL OH 43065

VICKIE GREENE  
189 CASE AVE  
POWELL OH 43065

75 LINCOLN LLC  
75 LINCOLN ST  
POWELL OH 43065

DONNA & ANTHONY CORID  
12949 GORSUCH ROAD  
GALENA, OH 43021

PATRICK & ANTONIA CARTER  
173 OLENTANGY ST  
POWELL OH 43065

STOVAR-NEVITT PARTNERS  
INC  
187 OLENTANGY ST  
POWELL OH 43065

STOVAR-NEVITT PARTNERS  
INC  
195 OLENTANGY ST  
POWELL OH 43065

PATRICK WALLACE & HAILEY  
JONES  
31 MURPHY'S VIEW PL  
POWELL OH 43065

CURTISS & JOYCE PETREK  
37 MURPHY'S VIEW PL  
POWELL OH 43065

JAMES & JUDITH MUIR  
42 MURPHY'S VIEW PL  
POWELL OH 43065

MAURICE & MARCI REIMUND  
48 MURPHY'S VIEW PL  
POWELL OH 43065

RODNEY & KATHLEEN  
VALENTA  
12 MURPHY'S VIEW PL  
POWELL OH 43065

CHRISTOPHER DAPOLITO  
18 MURPHY'S VIEW PL  
POWELL OH 43065

DIANE ANDREWS  
24 MURPHY'S VIEW PL  
POWELL OH 43065

DONALD & CHRISTINE  
HAFTMAN  
11 MURPHY'S VIEW PL  
POWELL OH 43065

DONALD & FRANCES  
ELDREDGE  
19 MURPHY'S VIEW PL  
POWELL OH 43065

JUDYTH LEDOUX  
27 MURPHY'S VIEW PL  
POWELL OH 43065

ROBERT RINDOS  
35 MURPHY'S VIEW PL  
POWELL OH 43065



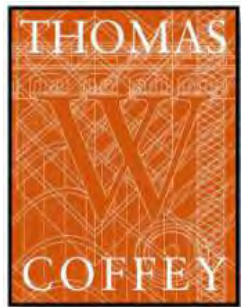
## Final Planned District Development Plan Application Requirements and Procedures for Approval

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### 1143.11 Procedures for Approval of Planned District Development Plans



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(c) **Preliminary Planned District Development Plan Application Requirements.**

An application for preliminary Planned District Development Plan approval shall be filed with the Zoning Administrator by the owner of the property for which a planned District development is proposed. At a minimum, the application shall contain the following information, which shall be filed in fifteen (15) copies. Where any of this information is missing or incomplete, the Zoning Administrator shall so notify the applicant and no additional actions need be taken until such missing material is provided.

(i) **Final Development Plan Application Contents.**

An application for approval of the final development plan shall be filed with the Zoning Administrator by the owner of the property for which planned district development is proposed. Each application shall be signed by the owner, attesting to the truth and exactness of all information supplied on the application for the final development plan. Each application shall clearly state that the approval shall expire and may be revoked if construction on the project has not begun within two (2) years from the date of issuance of the approval.

(1) **Name, address, and phone number of applicant**

Transform Construction LLC, 1171 Chesapeake Avenue, Columbus, OH 43212; Joshua Weir, 614.291.7799

(2) **Name, address, and phone number of registered surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan**

Planning/Landscape Architecture

POD Design

Todd Foley, Principal

100 Northwoods Blvd, Suite A

Columbus, OH 43235

614.360.3055

Architecture

Thomas Coffey Architect

Thomas Coffey, AIA



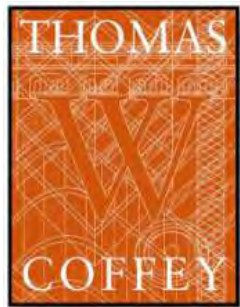


365 Shale Ridge Court  
Powell, OH 43065  
614.562.2273



Planning  
Urban Design  
Landscape Architecture

Civil Engineering  
Sands Decker CPS  
Jason Stevens, Project Manager  
1495 Old Henderson Road  
Columbus, OH 43220  
614.459.6992



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& DESIGN, LLC



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- (3) A list containing the names and mailing addresses of all owners of property contiguous to, directly across the street from and within 250 feet of the property in question

See attached list of property owners

- (4) Legal description of the property

See attached legal description (C-0)

- (5) A description of present use(s) on and of the land

Property is currently vacant undeveloped land. Access drive exists on site to service adjacent office building.

- (6) Draft of a proposed Ordinance, prepared with the advice and counsel of the Director of Law, establishing this specific Development Plan as an additional effective zoning control over the land in questions, consistent with the continuing authorities of the current Planned District zoning in these areas provided for elsewhere in this Zoning Ordinance

To be submitted by the City of Powell staff.

- (7) A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan



See L1.1 Final Development Plan



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- (8) A preliminary development plan at a scale approved by the Zoning Administrator illustrating:

A. The property line definition and dimensions of the perimeter of the site

See L1.1 Final Development Plan, C-3 Existing Conditions & Demolition Plan & C-4 Site Dimension Plan

B. Rights-of-ways and paving widths of all existing, currently platted, and previously approved Planned District streets and alleys adjacent to, on, or abutting the site

See L1.1 Final Development Plan, C-3 Existing Conditions & Demolition Plan & C-4 Site Dimension Plan

C. The area of the site and its subareas in acres

The site area is one (1) acre. There are no subareas.

D. The topography of the site and abutting areas at no more than five (5) foot contour intervals

See C-3 Existing Conditions & Demolition Plan & C-6 Conceptual Grading Plan

E. Existing surface drainageways and surface sheet flow patterns

See C-3 Existing Conditions & Demolition Plan

F. Flood plain areas, ravine-bottom areas, and areas of ground slope in excess of six (6) percent

See C-3 Existing Conditions & Demolition Plan

G. Existing vegetation on the site with specific tree spots for all trees six (6) inches in diameter or greater, measure twenty-four (24) inches from the ground

See C-3 Existing Conditions Existing Conditions & Demolition Plan & L2.3 Tree Removal/Preservation Plan



- H. Existing easements on the site with notations as to their type, extent, and nature

See C-0 Legal Description & C-3 Existing Conditions & Demolition Plan, C-4 Site Dimension Plan & C-5 Utility Plan



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- I. The location and dimensions of existing utilities on and adjacent to the site, including the nearest sanitary sewer, with manhole invert elevations

See C-3 Existing Conditions & Demolition Plan, C-4 Site Dimension Plan & C-5 Utility Plan



- J. Calculation of the maximum residential units permitted on the site under the terms of the this Zoning Ordinance, including delineation of the subdistricts of the site upon which these calculations have been made

N/A – No residential units are proposed for this development.

- K. A preliminary plan for the first or next phase of development illustrating:

1. New street centerlines, right-of-ways, and street classification types

See L1.1 Final Development Plan & C-4 Site Dimension Plan

2. Names of existing and proposed streets

See L1.1 Final Development Plan & C-4 Site Dimension Plan

3. Generalized lot and block layouts, indicating and illustrating property lines, minimum lot areas, minimum building setbacks and yards, location and extent of major off street parking areas, etc.

See L1.1 Final Development Plan & C-4 Site Dimension Plan

4. Subareas of the site to be developed, by land use type, housing types, and housing densities including subarea statistics





N/A – No Subareas are planned for this development.



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5. All proposed structures shall be located showing square footage, tenant or user types, and expected entranceways and service or loading areas

See L1.1 Final Development Plan, A1.1- A3.3 & B1.1- B3.2 Architectural Plans & C-4 Site Dimension Plan

6. Common open areas, public lands, and natural scenic easements, including the area of each

See L1.1 Final Development Plan



7. Proposed landscape treatment of the site

See L2.1-L2.3 Landscape Plans, L4.0-L4.1 Site & Landscape Details

8. Proposed utility patterns and provisions, including sanitary sewer, individual waste disposal systems, storm sewer, trash collection systems, outdoor lighting, and water supply, including relevant easements and engineering feasibility studies or other evidences of reasonableness

See C-5 Utility Plan

9. Provisions for accommodating surface drainage runoff

See C-5 Utility Plan & C-6 Conceptual Grading Plan

10. Proposed architectural design criteria

See A1.1- A3.3 & B1.1- B3.2 Architectural Plans & Exterior Design Standards

11. Proposed pedestrian/jogging/bicycle pathways and equestrian paths, including locations, dimensions, landscape and construction, including relationships of such pathways to existing and proposed future pathways on surrounding property

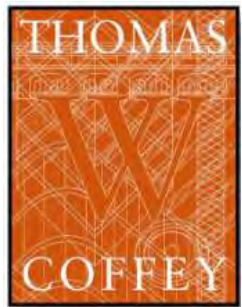
See L1.1 Final Development Plan







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ARCHITECTURE  
& DESIGN, LLC



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12. Overall site development statistics comparing this plan for development with requirements of this Zoning Ordinance and with the comprehensive plan and indicating that all requirements of this Zoning Ordinance and the comprehensive plan have been met in this preliminary plan and will be met in final development

This application is in conformance with the principals of the comprehensive plan (Mixed Use Village Center) and the visioning for the type of development that was intended for the subject site. The plans also incorporate feedback from both city staff and the Planning Commission from Sketch Plan Review as well as from the approved Preliminary Development Plan application.

- L. Projected development schedule by subareas of the entire planned development site, and for the first, or next phase of development, including land uses, public areas, natural and scenic reserves, streets, buildings, utilities, and other facilities, indicating the relationship of the proposed development to existing and probable uses of surrounding areas during the development timetable

Pending approval with City of Powell, construction would begin September 2016 with anticipated completion being March 2017. Both buildings would be constructed simultaneously.

- M. An overall traffic scheme, illustrating points of access, parking areas, including the number of parking spaces and indicating visitor, employee and service traffic flow, illustrating calculated peak hour traffic use for residents and employees as well as deliveries and other transport and the effect of this traffic on the community traffic ways

A traffic study for the subject site and adjacent office building as well as the Traditions at Powell was submitted with the original Rezoning/FDP in 2008. The required improvements to W. Olentangy Street were completed at the time of the construction of the Traditions at Powell. No further required improvements have been identified at this time or are anticipated.

- N. If to be developed in phases, the entire site development shall be described in outline and diagrammatic plan form, and in a



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complementing detailed text in a manner calculate to assure City officials that Planned Development requirements and other requirements of this Zoning Ordinance shall be met in the detailed development of the phases to follow, and that the entire Planned Development area will meet all of the requirements of this Zoning Ordinance, such diagrams and descriptive texts being accepted with, and becoming a part of the extended zoning plan for the entire site

Development is not anticipated to be developed in Phases.

- (9) Evidences of the ability of the applicant to carry forth its plan by control of the land and the engineering feasibility of the plan, and that the applicant has sufficient control over the land and financing to initiate the proposed development plan phase within two (2) years

The developer has secured private funding source to implement its plans and has the financial means to purchase and subsequently construct the two proposed buildings and associated site details. The subject property is under contract contingent upon zoning approval. Pending approval from the City of Powell, the developer will formally purchase the property and continue with the necessary approvals/permits.

- (10) Evidence of the applicant's ability to post a bond if the plan is approved assuring completion of public service facilities to be constructed within the project area ty the developer

The developer has secured private funding source to implement its plans and has the financial means to purchase and subsequently construct the two proposed buildings and associated site details.

- (11) Verification by the owner of the property that all the information in the application is true and correct to the best of his knowledge

The applicant confirms that all the information provided in this true and correct to the best of their knowledge.

- (12) A statement of the character and nature of the development including the cost range of rent levels for housing in residential development and the general types of business or industrial and commercial developments



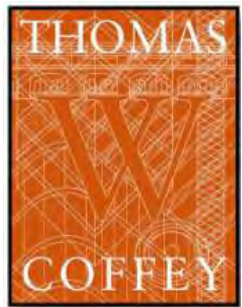
The proposed commercial uses for the two buildings will be in conformance with those permitted under the Downtown Business District Standards. Anticipated users will be a restaurant and a mix of general retail.



Planning  
Urban Design  
Landscape Architecture

- (13) A statement of the general impact the development will have on the infrastructure, municipality and schools including projected demographics, a traffic impact study and a fiscal impact analysis may be required by the Planning and Zoning Commission

The uses proposed will not impact the schools in the Powell area given no residential uses proposed. The necessary traffic related infrastructure improvements have already been performed so no additional impact will result from the construction of this development.



ARCHITECTURE  
& DESIGN, LLC

- (14) A fee as established by ordinance

A fee of \$690.00 has been submitted with this application for Final Development Plan Approval.



**EASEMENT(S) FOR PARKING AND USE OF DUMPSTER  
POWELL NEW DEVELOPMENT OHIO, LLC**

This Agreement made this \_\_\_\_ day of \_\_\_\_\_, 2016 by and between POWELL NEW DEVELOPMENT OHIO, LLC, an Ohio limited liability company ("New Development") and PORTSIDE DEVELOPMENT, LLC, an Ohio Limited Liability Company ("Portside").

**BACKGROUND INFORMATION**

New Development is the owner of certain property situated in the State of Ohio, County of Delaware, City of Powell and more particularly described on Exhibit "A" shown on Exhibit "C".

Portside is the owner of certain property situated in the City of Powell, County of Delaware, State of Ohio as described on Exhibit "B" and shown on Exhibit "C".

The properties described in Exhibit "A" and Exhibit "B" are contiguous and New Development and Portside are desirous of setting forth certain easements for ingress, egress, parking and trash removal in accordance with the terms and conditions as set forth herein.

THEREFORE, FOR GOOD AND VALUABLE CONSIDERATION, the parties hereby agree to the following:

**STATEMENT OF AGREEMENT**

The aforesaid Background Information is incorporated herein.

The New Development hereby grants to Portside a perpetual, non-exclusive over, on and through the property described in Exhibit "B" for vehicular and pedestrian ingress and egress.

Portside hereby grants to New Development a perpetual, non-exclusive easement over, on, through and under the property described in Exhibit "A" for vehicular and pedestrian ingress and egress. Portside further grants to New Development a perpetual non-exclusive easement for the use of six (6) parking spaces for the New Development patrons to use after 6:00 P.M. New Development shall place signage on the six (6) spaces specifically setting forth only after 6:00 P.M.

New Development grants to Portside a non-exclusive easement for access to and use of the dumpster shown on Exhibit C. The parties agree to share the cost of the dumpster based on percentages agreed upon between the parties.

The term "Common Area" shall mean the portion of the property described in Exhibit "A" or "B" which is used to provide vehicular access to ingress, egress to streets, highways and alleys adjacent to or abutting the property and the sidewalks and walkways located on the property as well as such portions of the property and the sidewalks and walkways located on the property. Both parties reserve the right to change or modify their respective common areas at their respective



individual expense, provided said change or modification does not materially interfere with the rights granted in this Agreement.

In the event of failure of any owner of the property described in Exhibit "A" or "B" to timely pay any costs or expenses it's obligated to pay hereunder, the delinquent amount shall constitute a lien on its property and shall accrue interest at the rate of eighteen percent (18%) per annum until paid. Any such lien shall be evidenced by the recording of a notice of lien or other affidavit with the Recorder of Delaware County, Ohio containing the legal description of the property and the date in which said amounts were due and payable. This lien shall encumber the property owner's entire interest in the property in favor of the affected owner and may be enforceable in the same manner as a mortgage with all the rights and remedies by the laws of the State of Ohio to secured creditors in such proceedings.

The easements and rights herein shall be deemed covenant running with the land and shall inure to the benefit of and be binding upon the parties, their successors and assigns.

IN WITNESS WHEREOF, the parties have set their hand as of this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

POWELL NEW DEVELOPMENT OHIO LLC

By \_\_\_\_\_  
Simon S. Saberi, Managing Member

PORTSIDE DEVELOPMENT, LLC

By \_\_\_\_\_

STATE OF OHIO                    )  
COUNTY OF DELAWARE ) SS:

Before me, a Notary Public in and for said county, personally appeared the above Simon S. Saberi, as managing member of Powell New Development Ohio, LLC, an Ohio limited liability company, who acknowledged the execution of the foregoing instrument to be his free and voluntary act and deed on behalf of the limited liability company and for the uses and purposes therein mentioned.

**IN TESIMONY WHEREOF**, I have hereunto affixed my hand and official seal at Columbus, Ohio this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

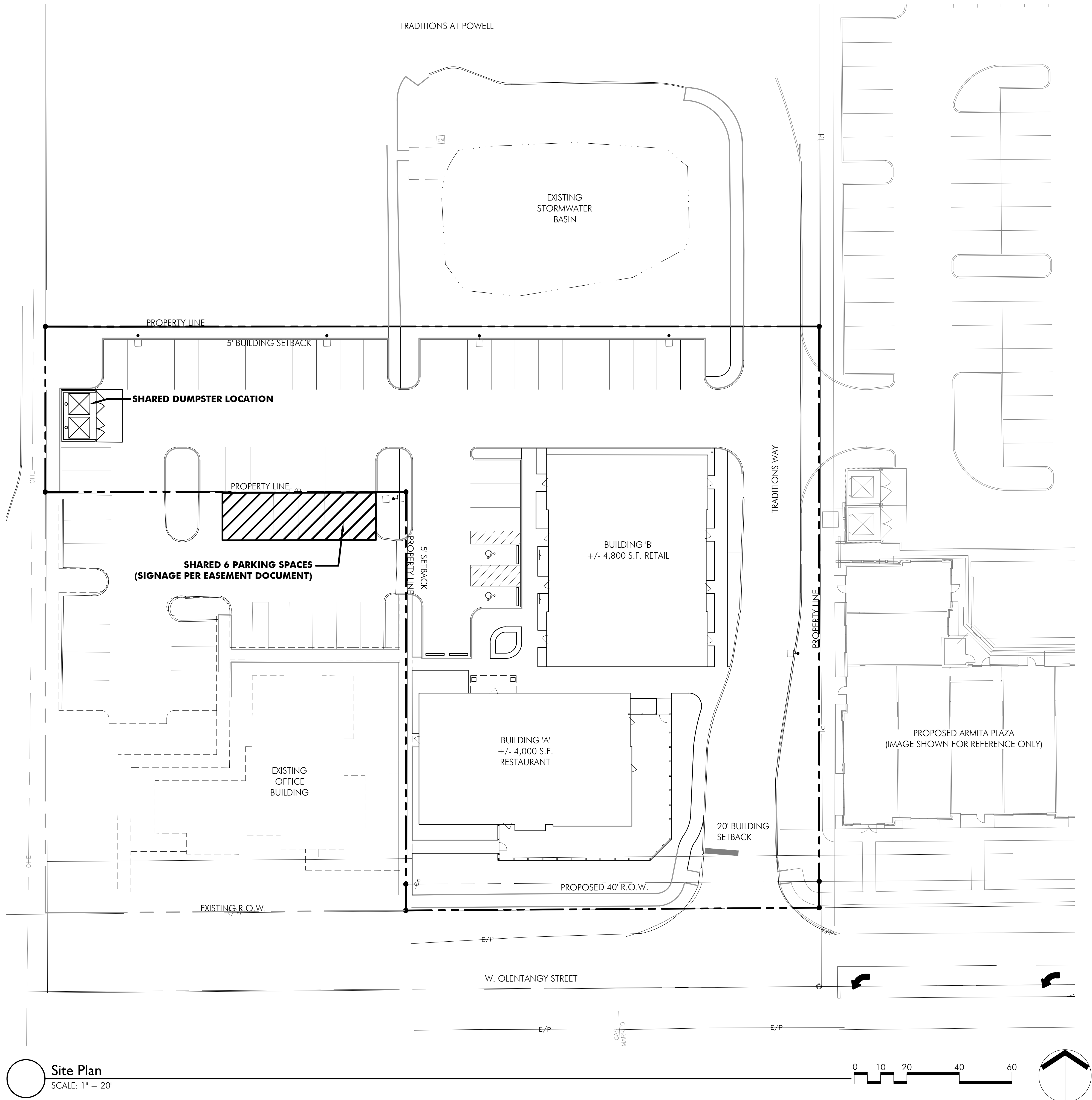
\_\_\_\_\_  
Notary Public

STATE OF OHIO                    )  
COUNTY OF \_\_\_\_\_ ) SS:

Before me, a Notary Public in and for said county, personally appeared the above named \_\_\_\_\_, as member of the Portside Development, LLC, who acknowledged the execution of the foregoing instrument to be his free and voluntary act and deed on behalf of the corporation and for the uses and purposes therein mentioned.

**IN TESIMONY WHEREOF**, I have hereunto affixed my hand and official seal at Columbus, Ohio this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public



**Site Plan**  
SCALE: 1" = 20'

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2273 E-MAIL: tom@TMCarchitecture.com

THOMAS W. COFFEY ARCHITECT

ARCHITECTURE & DESIGN, LLC

Planning & Landscape Architecture:

Columbus

100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

Cincinnati

108 E Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 614.360.3066

PODdesign.net

POD design

SITE PLAN FOR:

W. OLENTANGY ST. PROJECT

175 & 178 W. Olentangy Street  
Powell, OH. 43065

TOPOGRAPHIC SURVEY:

4/08/16

PRELIMINARY:

4/20/16

P & Z SUBMITTAL:

4/26/16

CLIENT APPROVAL:

BUDGET PRICING:

PERMIT REVIEW:

BIDDING:

CONSTRUCTION:

REVISIONS:

EX. C

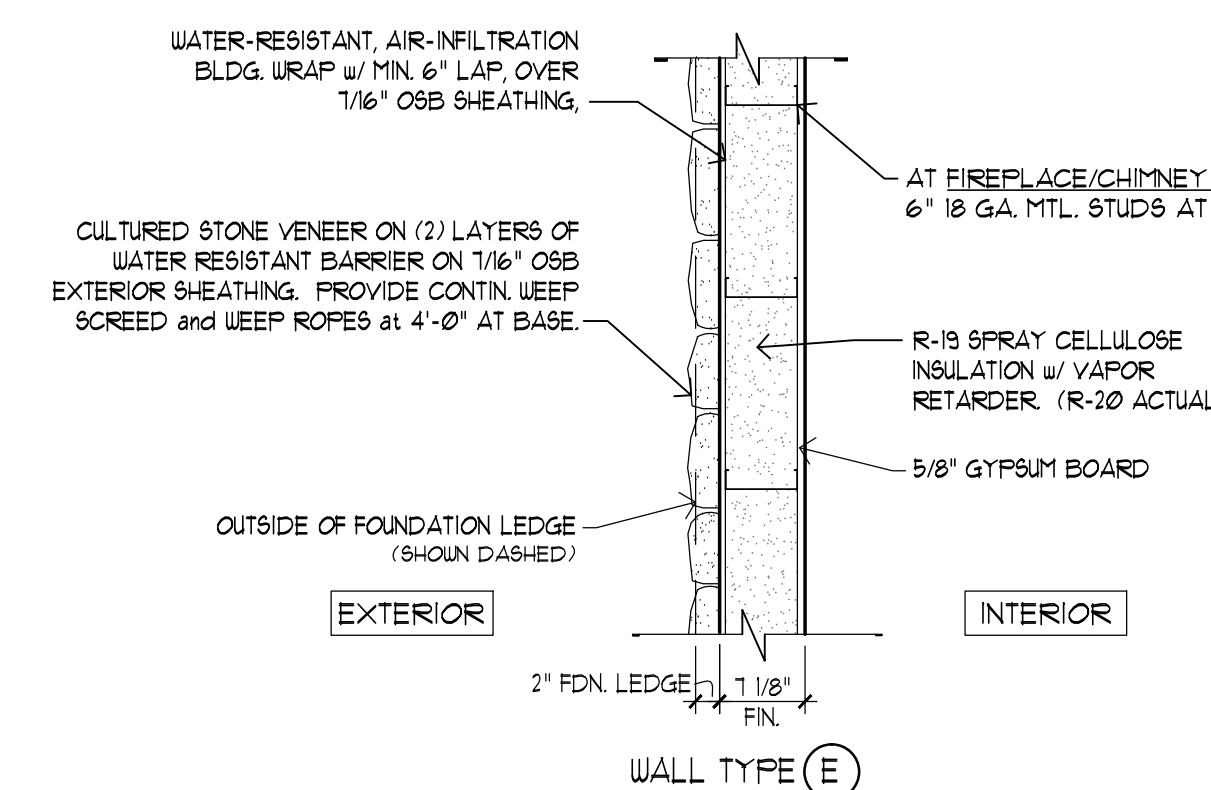
JOB # 16025



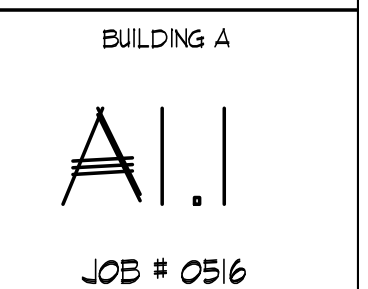
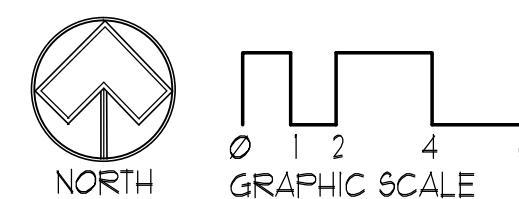
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2. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS; DO NOT SCALE THE DRAWINGS.
3. CONTRACTOR IS RESPONSIBLE TO CHECK THE PLANS AND NOTIFY PROJECT ARCHITECT IN WRITING OF ANY ERRORS OR OMISSIONS PRIOR TO START OF CONSTRUCTION.
4. NO MODIFICATIONS OR ALTERATIONS MAY BE MADE WITHOUT WRITTEN DIRECTION FROM PROJECT ARCHITECT.

100 ROOM NUMBER (SEE FINISH SCHEDULE SHEET A12 or B12) (A) WALL TYPE (SEE DETAILS THIS SHEET)

9'-0" CEILING HEIGHT (GYP. BD. UNO.) (B-1) DOOR NUMBER (SEE DOOR SCHEDULE SHEET A12 or B12)



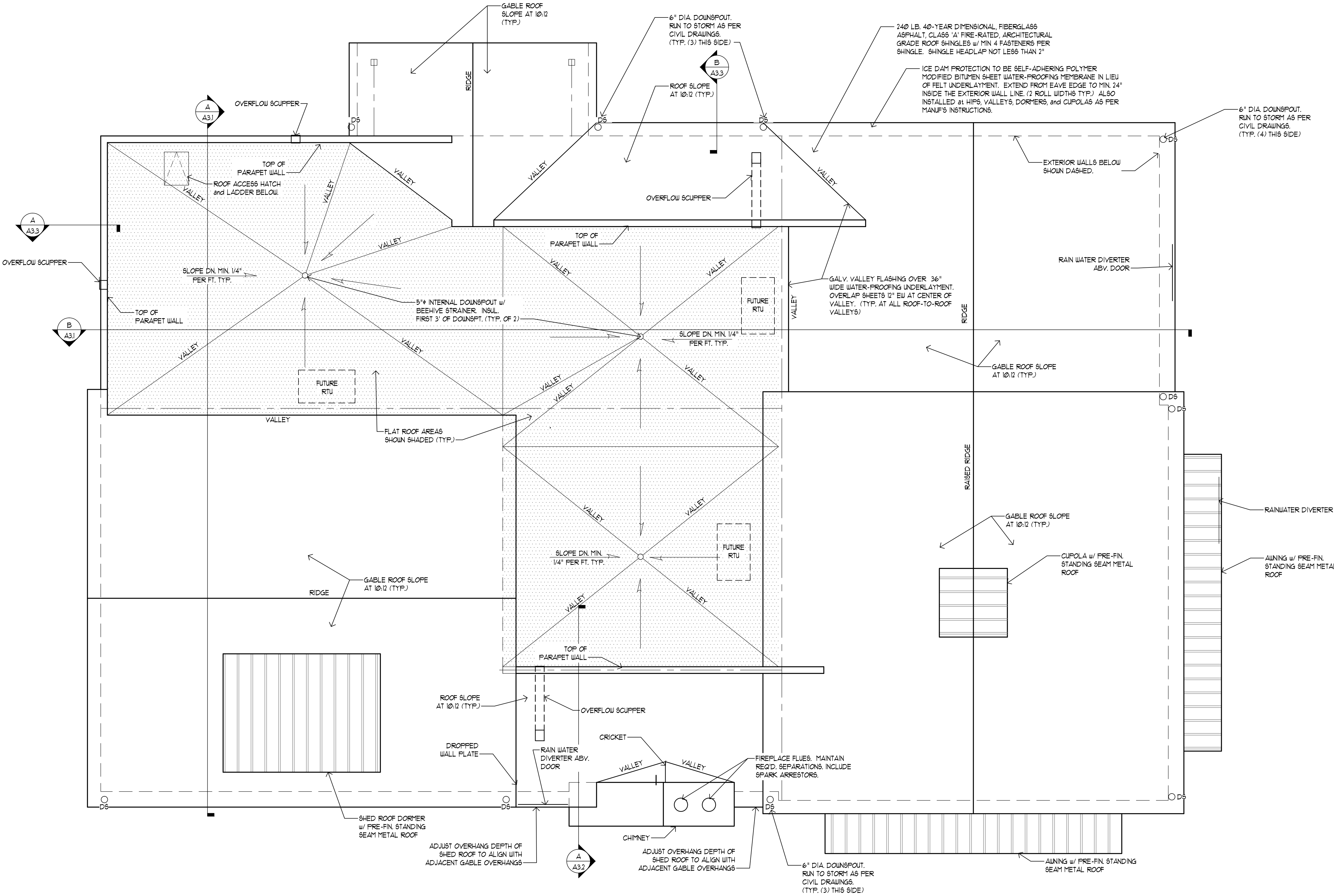
SCALE: 3/4" = 1'-0"



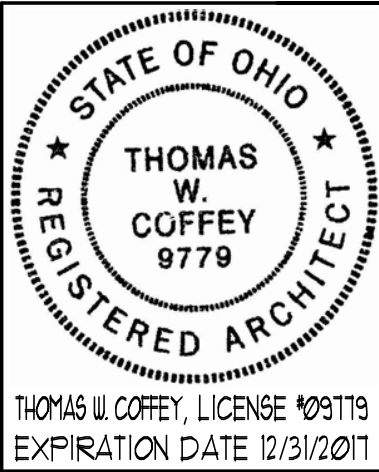
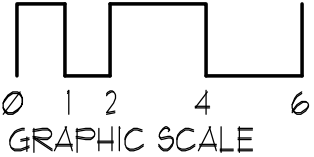


GENERAL ROOF NOTES:

1. OUTLINE OF EXTERIOR WALLS ARE SHOWN DASHED.
2. SHINGLES: 240 LB. 40-YEAR DIMENSIONAL, FIBERGLASS ASPHALT, CLASS 'A' FIRE-RATED, ARCHITECTURAL GRADE ROOF SHINGLES w/ MIN 4 FASTENERS PER SHINGLE. SHINGLE HEADLAP NOT LESS THAN 2".
3. GUTTERS and DOWNSPOUTS (DS): 6" CONTIN. PRE-FIN. "WHITE" ALUM. HALF-ROUND GUTTER w/ CONTIN. PRE-FIN. "WHITE" DRIP EDGE and ROUND DOWNSPOUTS. PIPE TO STORM SEWER.
4. FIRE-BLOCKING: PROVIDE FIRE-BLOCKING IN EAVES AT MAX. 20' INTERVALS.
5. ROOF TRUSSES: TRUSS MANUFACTURER SHALL SUBMIT ERECTION PLAN and CONSTRUCTION DRAWINGS BEARING THE SEAL OF A REGISTERED DESIGN PROFESSIONAL.
6. DIMENSIONS: TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS with ACTUAL FIELD DIMENSIONS and MAKE ADJUSTMENTS AS REQUIRED.
7. FASCIAS: TRUSS MANUFACTURER SHALL ENSURE THAT TRUSSES ARE DESIGNED SO THAT FASCIAS ALIGN PER ELEVATIONS.
8. BRACING: BRACE TRUSSES TO PREVENT ROTATION and PROVIDE LATERAL STABILITY.
9. UPLIFT ANCHORS SHALL BE PROVIDED AT EVERY CONNECTION of ROOF TRUSSES TO EXTERIOR WALL.
10. INSULATION at SLOPED ROOFS: MAINTAIN 1 1/2" MIN. AIR SPACE BETWEEN INSULATION and ROOF SHEATHING.
11. ICE DAM PROTECTION: SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET WATER-PROOFING MEMBRANE IN LIEU OF FELT UNDERLAYMENT. EXTEND FROM EAVE EDGE TO MIN. 34" INSIDE THE EXTERIOR WALL LINE. (2 ROLL WIDTHS TYP.) ALSO INSTALLED at HIPS, VALLEYS, DORMERS, and CUPOLAS AS PER MANUF'S INSTRUCTIONS.
12. VALLEYS: PROVIDE GALVANIZED STEEL VALLEY LINING OVER MIN. 36" COVERAGE of SELF-ADHERING WATERPROOFING MEMBRANE. PROVIDE 12" OVERLAP of TWO SHEETS at the CENTER of the VALLEY FOR a MIN. FULL WIDTH of 36". THE ADJACENT ROOFING FELT SHALL OVERLAP the EDGE of the WATERPROOFING MEMBRANE a MIN. of 6" OVERLAP. TYPICAL at ALL ROOF-TO-ROOF VALLEYS.
- 12.1. VALLEY LINING SHALL BE PREFINISHED TO MATCH ROOF SHINGLES. COLOR TO BE APPROVED BY ARCHITECT.
13. GUTTER SPLASH GUARD: SHALL BE PROVIDED at ALL VALLEYS.
14. RAINWATER DIVERTERS SHALL BE PROVIDED WHERE INDICATED.
15. ROOF PENETRATIONS: COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL FLUE AND VENT PENETRATIONS. PROVIDE FLASHING AS REQUIRED.
- 15.1. PAINT ALL METAL VENT PIPES TO MATCH COLOR of ROOF SHINGLES. COLOR TO BE APPROVED BY ARCHITECT.
- 15.2. OPENINGS IN THE ROOF ARE NOT PERMITTED THRU the FIRE-RETARDANT FLYWOOD SHEATHING.
16. SIDEWALL FLASHING: FLASHING AGAINST a VERTICAL WALL SHALL BE BY the STEP-FLASHING METHOD. FLASHING SHALL BE MIN. 4" H x 4" W. THE STEP FLASHING SHALL DIRECT WATER AWAY FROM the WALL AND ONTO the ROOF AND/OR GUTTER.



SHELL BUILDING 'A'  
**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



Project Architect:  
**THOMAS W. COFFEY ARCHITECT**  
365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
E-MAIL: tom@tmcarchitect.com  
614-562-2213

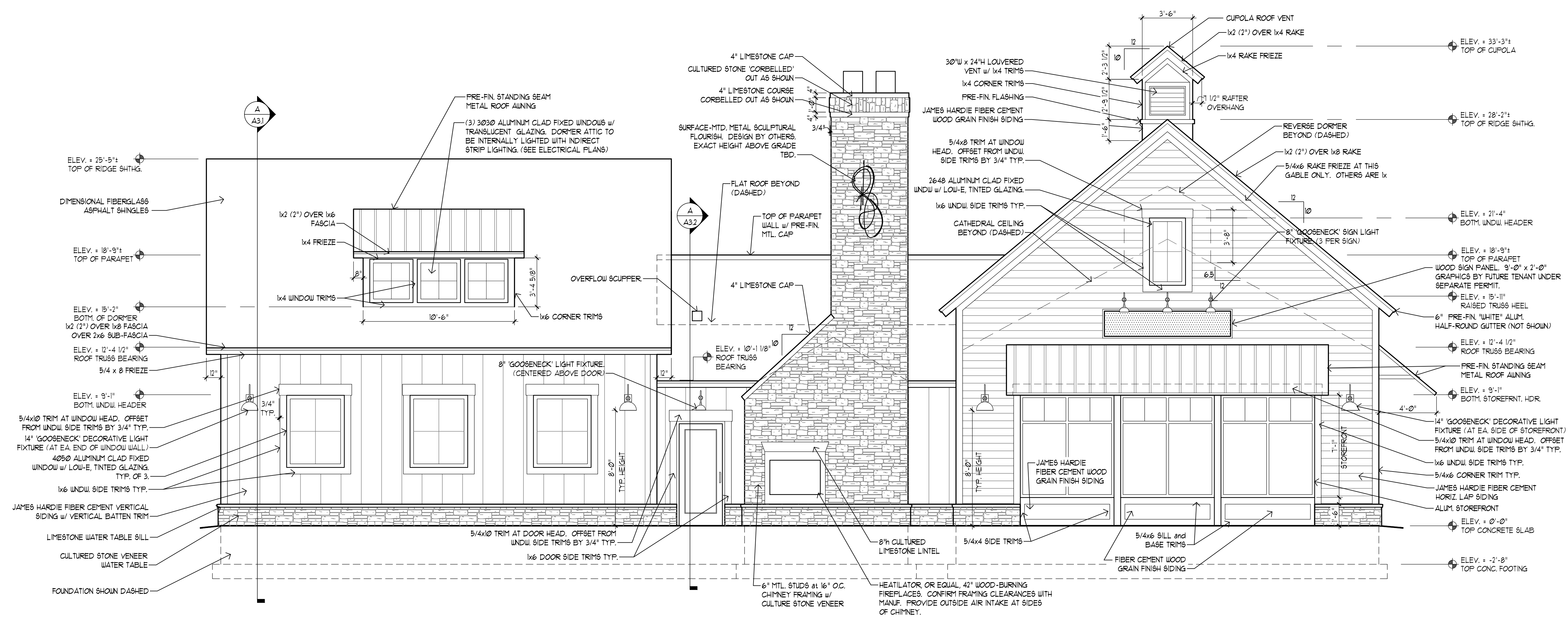
Construction Manager:  
**transFORM CONSTRUCTION**  
DESIGN + BUILD  
1171 Chesapeake Avenue Columbus, OH 43212  
PH: 614-834-6364  
beam@transformgc.com

Shell Roof Plan For:  
**W. OLENTANGY ST. PROJECT**  
Building 'A'  
176 W. Olentangy Street  
Powell, OH. 43065

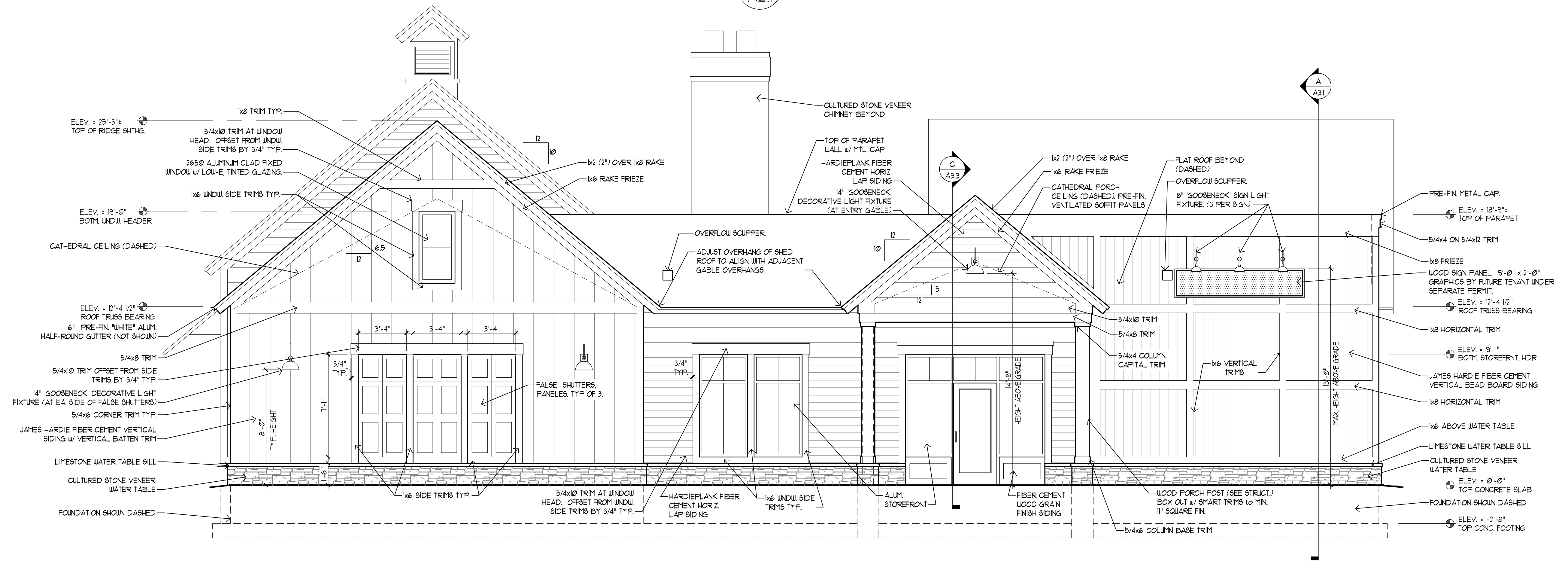
PROGRESS SET:	5/24/16
REVIEW 80%:	6/13/16
P & Z FINAL SUBMITTAL:	6/28/16
BUDGET PRICING:	
PERMIT REVIEW:	
BIDDING:	
CONSTRUCTION:	
REVISIONS:	

BUILDING A  
**A.3**  
JOB # 0516





FACING OLENTANGY STREET  
**A SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
BUILDING 'A'



FACING BUILDING 'B'  
**B NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"  
BUILDING 'A'



EXTERIOR FINISH MATERIALS

WATER TABLE:

- 'CASA or 84891' CULTURED STONE LIMESTONE: 'SONDRIO'
- 'GRAY' MORTAR

BUILDING SIDING:

- BUILDING TRIM: 1" SMART TRIM, PRE-FINISHED WHITE: 5/4 and 1x SIZES AS NOTED.
- 'JAMES HARDIE' FIBER CEMENT SIDING: VERTICAL SIDING: PRE-FINISHED WHITE HORIZONTAL SIDING: PRE-FINISHED 'PEARL GRAY' (SEE ELEVATIONS FOR LOC. OF HORIZ. AND VERT.)

ROOF SHINGLES:

- 240 LB. 40-YEAR DIMENSIONAL, FIBERGLASS ASPHALT, CLASS 'A' FIRE-RATED, ARCHITECTURAL GRADE ROOF SHINGLES
- GAF/ELK T-30 'TIMBERLINE' or APPROVED EQUAL
- COLOR- 'CHARCOAL'

STANDING SEAM AWNINGS:

- 'GALVANIZED': NON-PAINTED ACRYLIC COATED FINISH. GALVALUME

STOREFRONT & WINDOW SYSTEMS:

- STOREFRONTS: REFINISHED ALUMINUM INSULATED STOREFRONT SYSTEM, SIMILAR TO 'KAUKEER' TRIFAB, VERSA GLAZE 450 STANDARD FRAMING SYSTEM IN 'BLACK' #3 ANODIZED FINISH OR EQUAL.
- WINDOWS: REFINISHED ALUMINUM FIXED WINDOW SYSTEM, SIMILAR TO 'KAUKEER' #2237L ISO LOCK THERMAL WINDOW SYSTEM IN 'BLACK' #3 ANODIZED FINISH OR EQUAL.

EXTERIOR ELEVATION NOTES

1. GUTTERS AND DOWNSPOUTS:
    - 6" PRE-FIN. 'WHITE' ALUM. HALF-ROUND GUTTERS
    - 6" DIA. PRE-FINISHED 'WHITE' DOWNSPOUTS
- SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS.

EXTERIOR BUILDING SIGNAGE

BUILDING SIGNS:

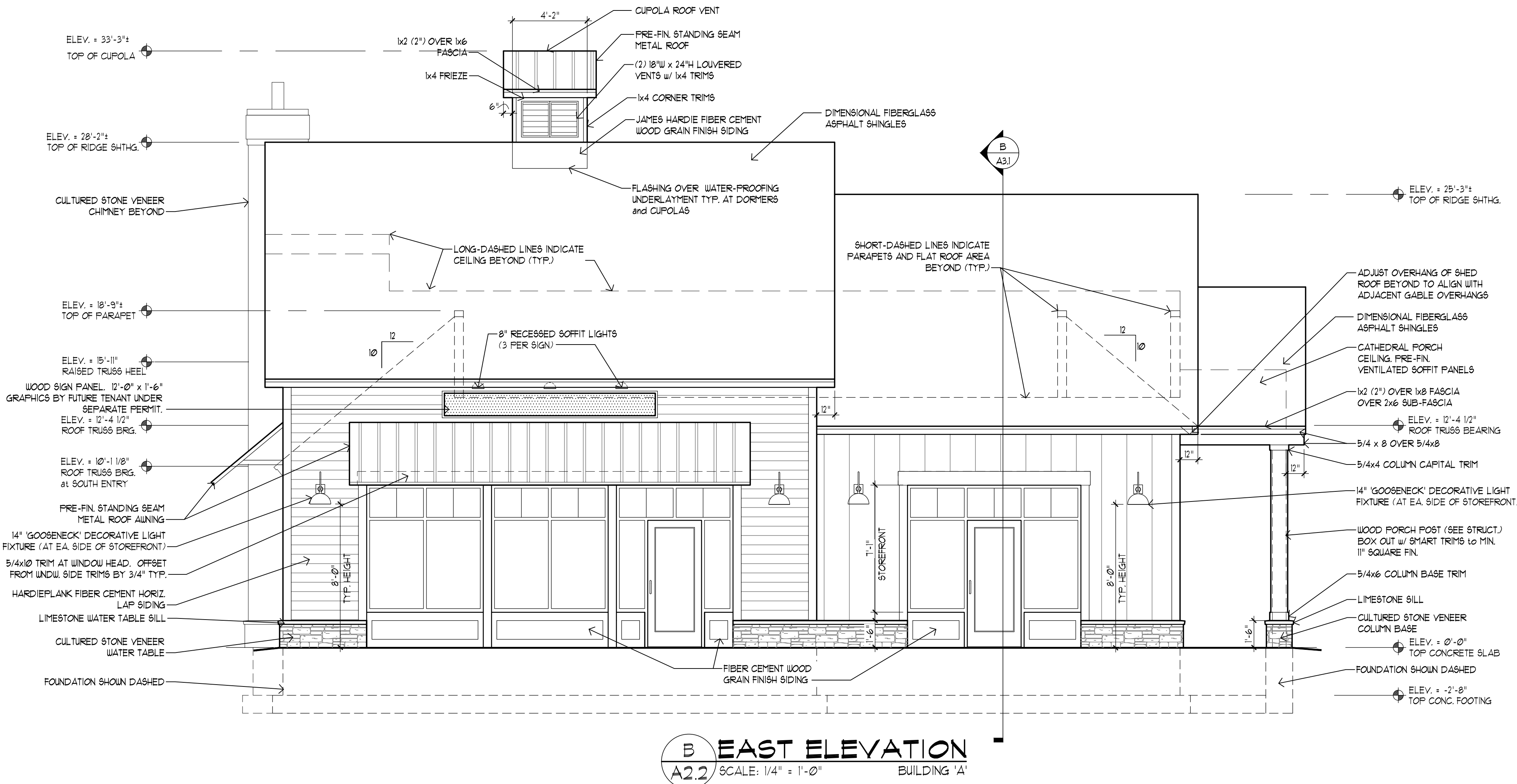
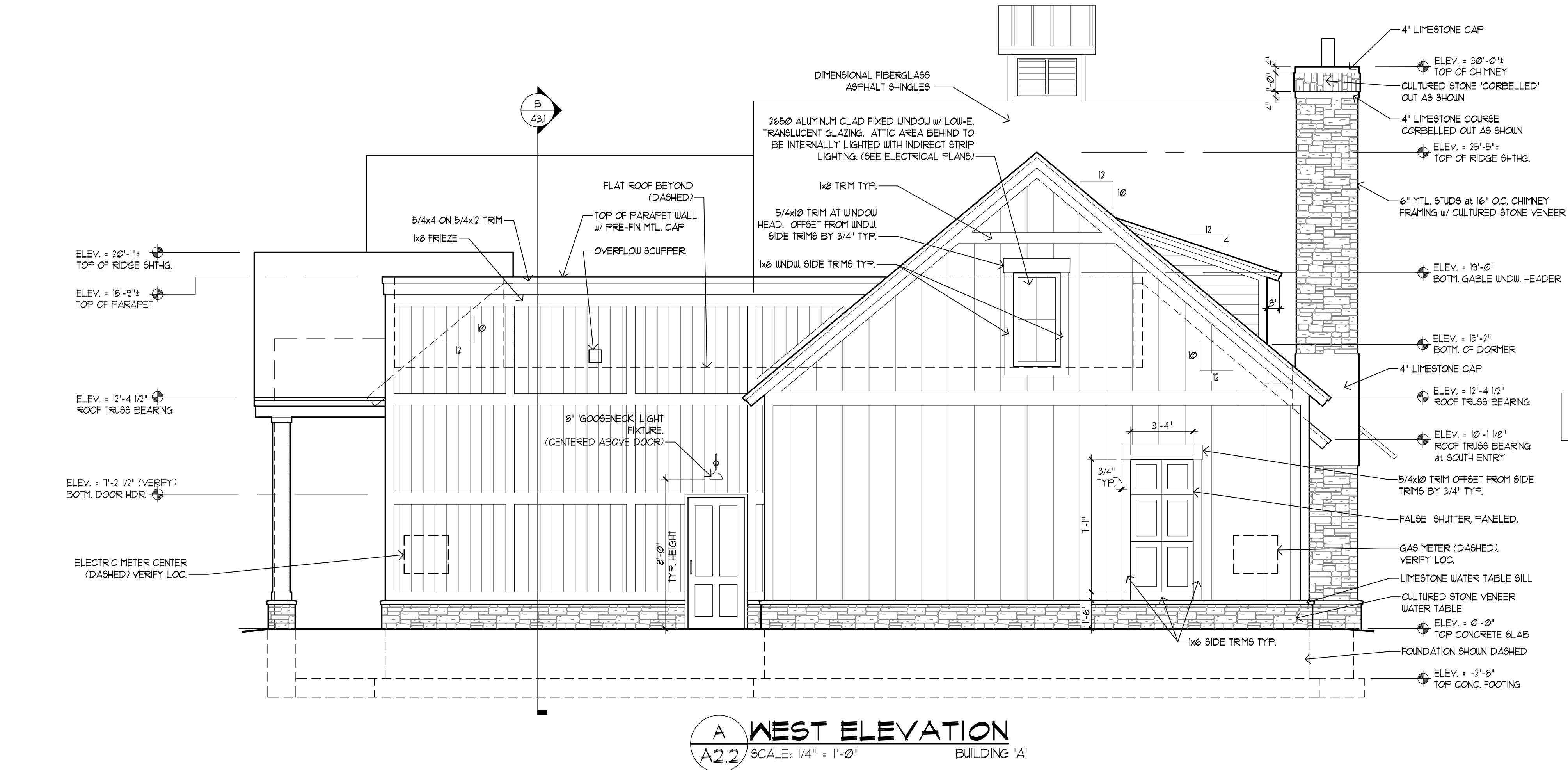
- EXTERNALLY-LIT, SINGLE-SIDED/ WALL MOUNTED TENANT SIGN GRAPHICS LOCATED FRONT AND BACK FACADES UNLESS NOTED OTHERWISE.
- TENANT WALL WALL SIGNS ARE NOT TO EXCEED 10 SQ.FT. AT EITHER 9'-0" x 2'-0" or 12'-0" x 1'-6" AS SHOWN RECTANGULAR IN SHAPE.
- TENANT WALL SIGNS ARE NOT TO EXCEED 15'-0" IN HEIGHT TO TOP OF THE SIGN TO THE ESTABLISHED FINISHED GRADE.
- TENANT WALL SIGNS ARE TO BE 1 1/2" THICK WOOD COMPOSITE MATERIAL WITH 'ENGRAVED' LETTERING AND GRAPHICS WITH 'CHARCOAL BLACK' FINISHED BACKGROUND AND MAT 'GOLD' FINISHED LETTERS OR GRAPHICS.
- TENANT WALL SIGNS ARE TO BE INSTALLED FLUSH TO THE WALL WITH 3/8" GALVANIZED OR STAINLESS STEEL LAG ANCHORS. NO MOUNTING HARDWARE SHALL BE VISIBLE ON THE SIGN FACE. SIGNAGE INSTALLERS ARE TO BE RESPONSIBLE FOR THE DESIGN AND MEETING APPLICABLE CODES FOR SIGNAGE ANCHORING

BLADE SIGNS: (SHOWN ONLY ON THE EAST SIDE OF BUILDING 'B')

- ALUMINUM DOUBLE FACED 'BLADE' SIGNS SHALL BE A MAXIMUM OF 8 SQ. FT.
- THE LOWEST POINT OF THE BLADE SIGN SHALL BE AT LEAST 8'-0", BUT NO MORE THAN 15'-0" ABOVE THE ESTABLISHED FINISHED GRADE.
- BLADE SIGN SUPPORTS AND BRACKETS SHALL BE COMPATIBLE WITH THE DESIGN AND SCALE OF THE SIGN. BRACKETS AND HARDWARE SHALL NOT EXCEED 4" FROM THE OUTSIDE FACE OF THE SIGN.
- BLADE SIGNS SHALL BE ETERNALLY LIT WITH AN ANGLED LIGHT FIXTURE AS SHOWN ON THE BUILDING ELEVATIONS.
- BLADE SIGN COLORS SHALL MATCH THAT OF THE BUILDING SIGNS WITH A BLACK BACKGROUND AND MAT GOLD LETTERING OR GRAPHICS.

SIGNAGE RESTRICTIONS and REQUIREMENTS:

- ALL SIGNS ARE TO BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING FACADE AS PER THE CITY OF POWELL SIGN CODE AND THE APPROVED FINAL DEVELOPMENT PLAN DRAWINGS FOR THIS PROJECT.
- TENANTS OCCUPYING TENANT SPACES WITHIN THE BUILDINGS SHOWN SHALL HAVE THE RIGHT TO INSTALL ONE WALL MOUNTED OR BLADE SIGN ON THE FRONT FACADE (STREET FACING) AND ONE WALL MOUNTED SIGN ON THE BACK FACADE AS SHOWN THE EXTERIOR BUILDING ELEVATIONS
- TENANTS and/or TENANT'S SIGN CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING SIGN APPLICATIONS, PAYING FEES AND OBTAINING ALL PERMITS FROM THE CITY OF POWELL AT THEIR EXPENSE.
- ALL TENANT TENANT COPY and COLOR TO BE APPROVED BY LANDLORD PRIOR TO SIGN MANUFACTURING AND INSTALLATION.



STATE OF OHIO  
★ THOMAS W. COFFEY 9779 ★  
REGISTERED ARCHITECT

THOMAS W. COFFEY, LICENSE #99719  
EXPIRATION DATE 12/31/2017

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2213  
E-MAIL: tom@twcoffey.com

Construction Manager:

transFORM CONSTRUCTION

1171 Chesapeake Avenue  
Columbus, OH 43212  
PH: 614-834-6364  
beam@transformgc.com

Exterior Elevations For:

W. OLENTANGY ST. PROJECT

Building 'A'  
176 W. Olentangy Street  
Powell, OH. 43065

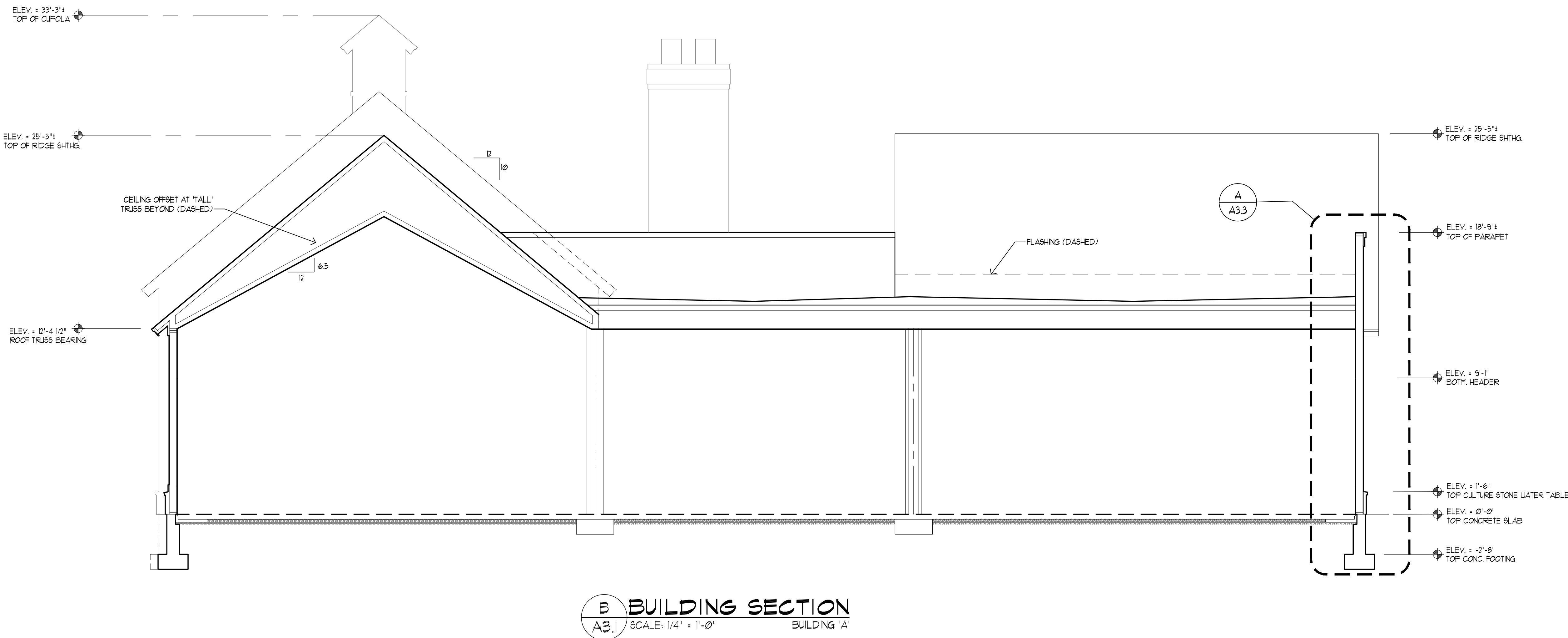
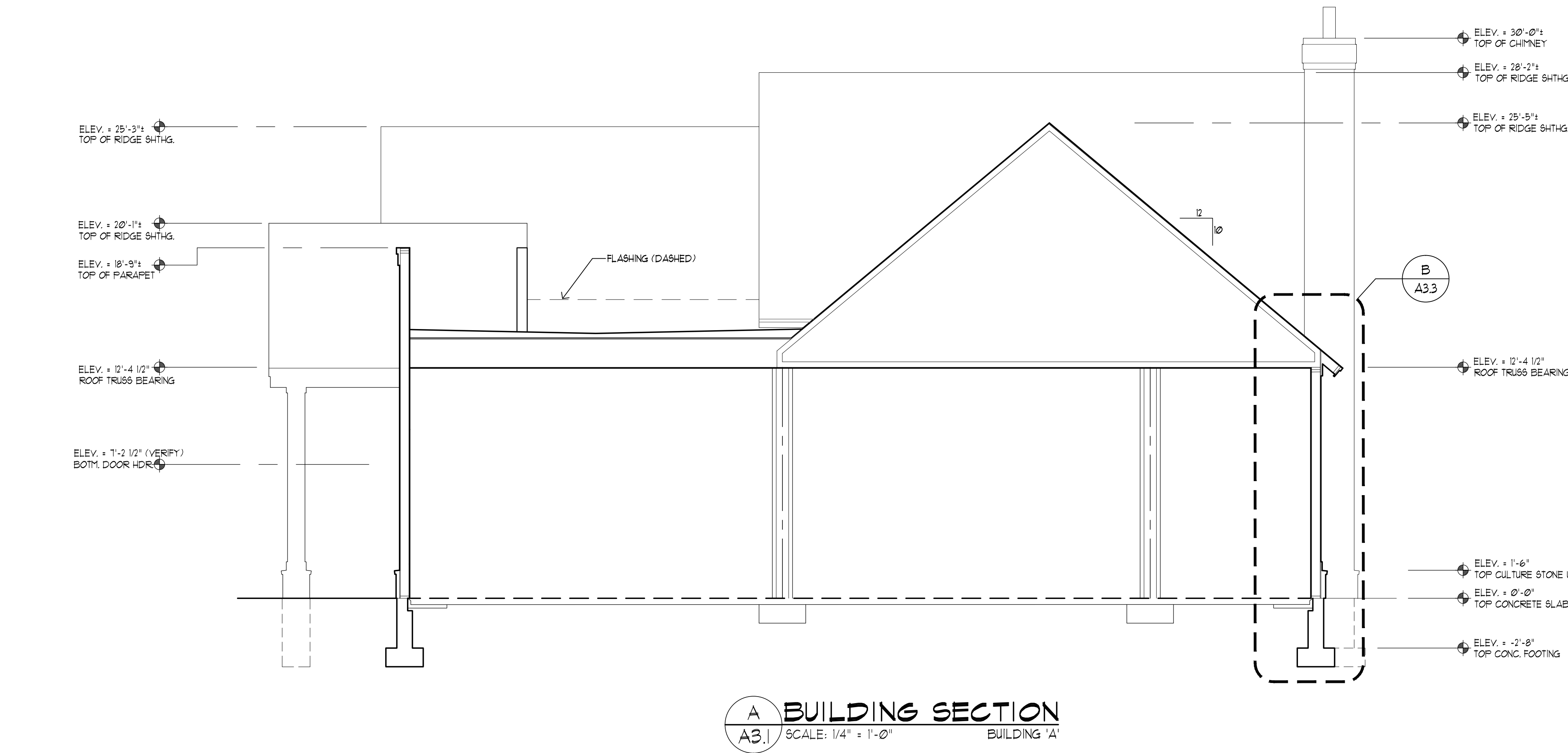
PROGRESS SET:  
REVIEW 80%: 5/24/16  
P & Z FINAL SUBMITTAL: 6/13/16  
BUDGET PRICING: PERMIT REVIEW: 6/28/16  
BIDDING: CONSTRUCTION:  
REVISIONS:

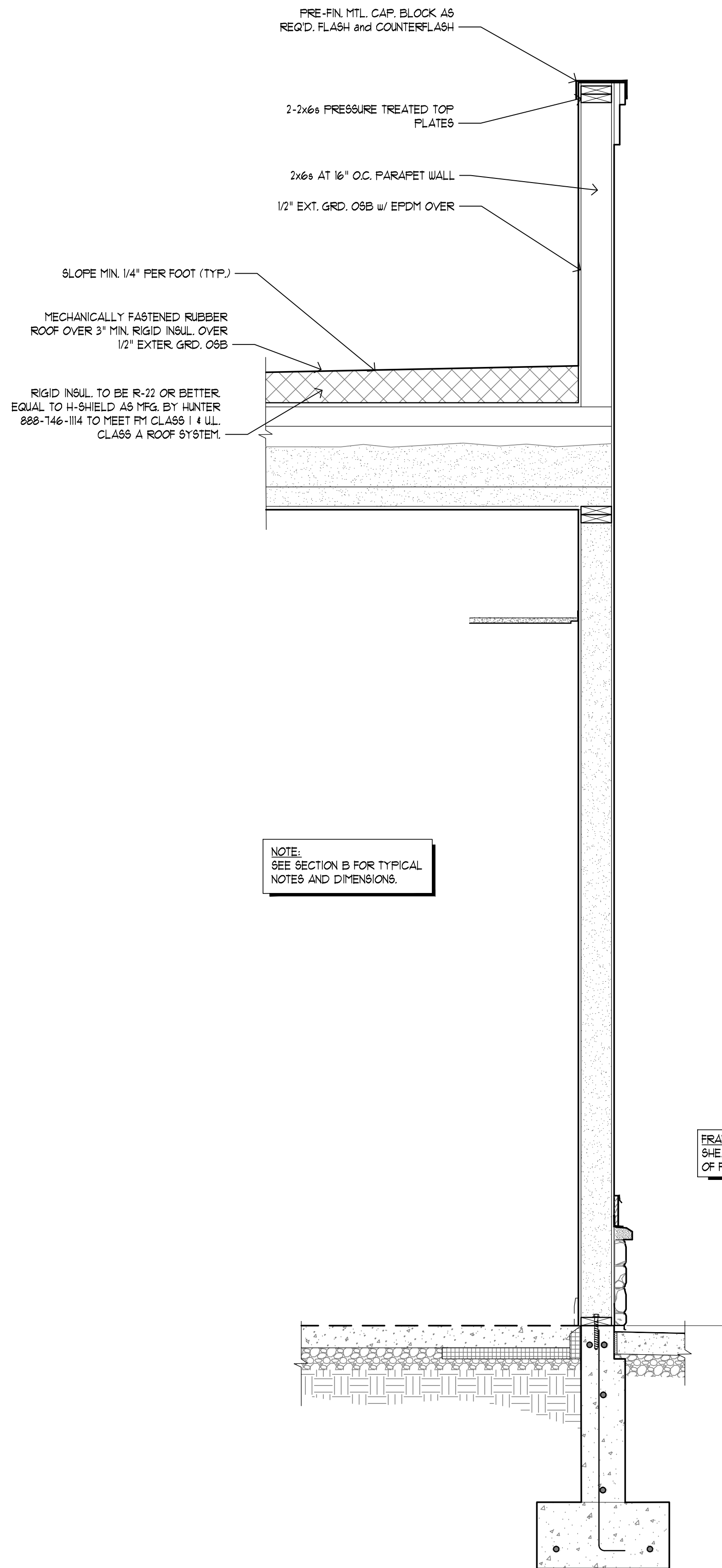
BUILDING A

A2.2

JOB # 0516



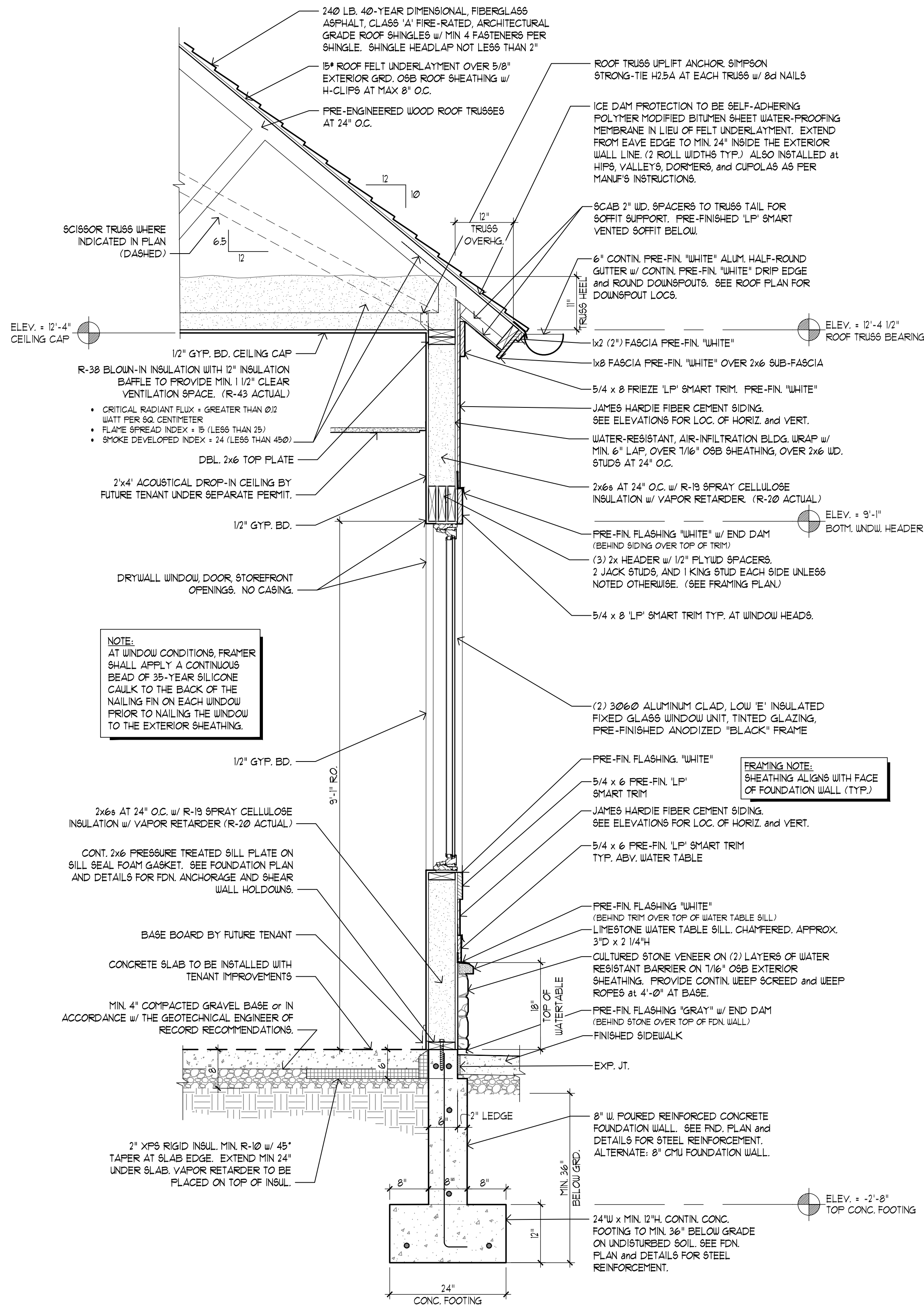




NOTE:  
SEE SECTION B FOR TYPICAL  
NOTES AND DIMENSIONS.

FRAMING NOTE:  
SHEATHING ALIGNS WITH FACE  
OF FOUNDATION WALL (TYP.)

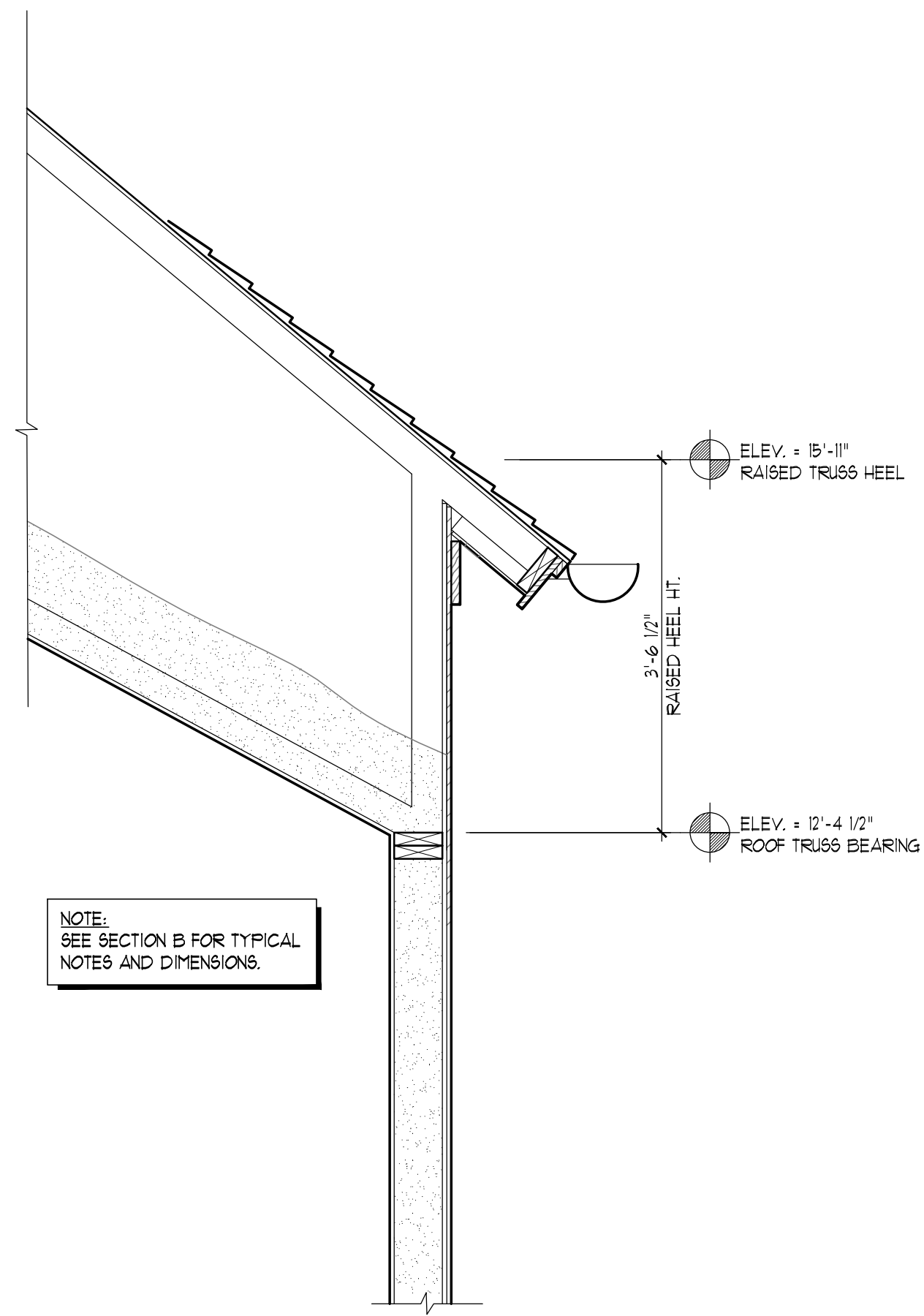
**A WALL SECTION**  
A3.3 SCALE: 3/4" = 1'-0" at PARAPET WALL



NOTE:  
AT WINDOW CONDITIONS, FRAMER  
SHALL APPLY A CONTINUOUS  
BEAD OF 35-YEAR SILICONE  
CAULK TO THE BACK OF THE  
NAILING FIN ON EACH WINDOW  
PRIOR TO NAILING THE WINDOW  
TO THE EXTERIOR SHEATHING.

FRAMING NOTE:  
SHEATHING ALIGNS WITH FACE  
OF FOUNDATION WALL (TYP.)

**B WALL SECTION**  
A3.3 SCALE: 3/4" = 1'-0" TYP. EXT. WALL



NOTE:  
SEE SECTION B FOR TYPICAL  
NOTES AND DIMENSIONS.

**C at RAISED HEEL**  
A3.3 SCALE: 3/4" = 1'-0"



THOMAS W. COFFEY, LICENSE 109119  
EXPIRATION DATE 12/31/2017

Project Architect:  
**THOMAS W. COFFEY ARCHITECT**  
365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
E-MAIL: tom@tmcarchitect.com  
614-562-2213

Construction Manager:  
**transFORM CONSTRUCTION**  
DESIGN + BUILD  
1171 Chesapeake Avenue Columbus, OH 43212  
PH 614-834-6364  
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All Sections For:  
**W. OLENTANGY ST. PROJECT**  
Building 'A'  
176 W. Olentangy Street  
Powell, OH. 43065

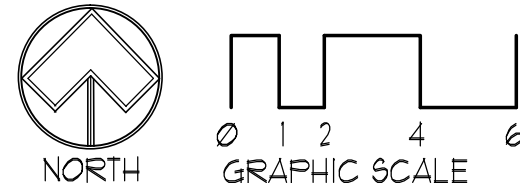
PROGRESS SET: 5/24/16  
REVIEW 85%: 6/13/16  
P & Z FINAL SUBMITTAL: 6/28/16  
BUDGET PRICING: PERMIT REVIEW: BIDDING: CONSTRUCTION: REVISIONS:

BUILDING A  
**A3.3**  
JOB # 0516



100 ROOM NUMBER (SEE FINISH SCHEDULE SHEET A12 or B12)  
 A WALL TYPE (SEE DETAILS THIS SHEET)  
 9'-0" CEILING HEIGHT (GYP. BD. UNO.)  
 B-1 DOOR NUMBER (SEE DOOR SCHEDULE SHEET A12 or B12)

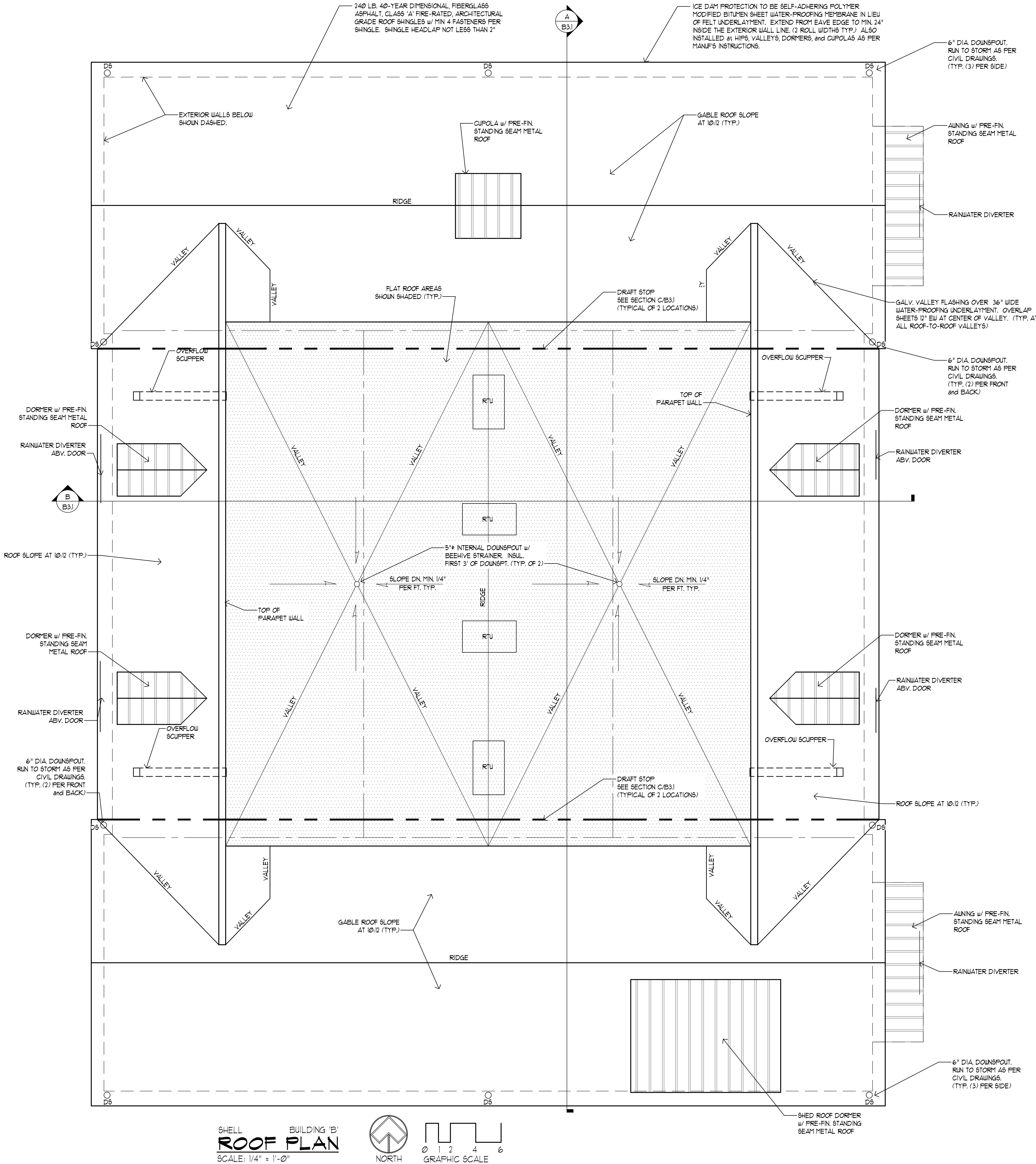
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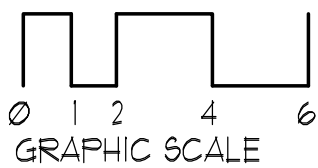


GENERAL ROOF NOTES:

1. OUTLINE OF EXTERIOR WALLS ARE SHOWN DASHED.
2. SHINGLES: 240 LB. 40-YEAR DIMENSIONAL, FIBERGLASS ASPHALT, CLASS 'A' FIRE-RATED, ARCHITECTURAL GRADE ROOF SHINGLES w/ MIN 4 FASTENERS PER SHINGLE. SHINGLE HEADLAP NOT LESS THAN 2".
3. GUTTERS and DOWNSPOUTS (DS): 6" CONTIN. PRE-FIN. "WHITE" ALUM. HALF-ROUND GUTTER w/ CONTIN. PRE-FIN. "WHITE" DRIP EDGE and ROUND DOWNSPOUTS. PIPE TO STORM SEWER.
4. FIRE-BLOCKING: PROVIDE FIRE-BLOCKING IN EAVES AT MAX. 20' INTERVALS.
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6. DIMENSIONS: TRUSS MANUFACTURER SHALL VERIFY ALL DIMENSIONS with ACTUAL FIELD DIMENSIONS and MAKE ADJUSTMENTS AS REQUIRED.
7. FASCIAS: TRUSS MANUFACTURER SHALL ENSURE THAT TRUSSES ARE DESIGNED SO THAT FASCIAS ALIGN PER ELEVATIONS.
8. BRACING: BRACE TRUSSES TO PREVENT ROTATION and PROVIDE LATERAL STABILITY.
9. UPLIFT ANCHORS SHALL BE PROVIDED AT EVERY CONNECTION of ROOF TRUSS TO EXTERIOR WALL.
10. INSULATION at SLOPED ROOFS: MAINTAIN 1 1/2" MIN. AIR SPACE BETWEEN INSULATION and ROOF SHEATHING.
11. ICE DAM PROTECTION: SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET WATER-PROOFING MEMBRANE IN LIEU OF FELT UNDERLAYMENT. EXTEND FROM EAVE EDGE TO MIN. 24" INSIDE THE EXTERIOR WALL LINE. (2 ROLL WIDTHS TYP.) ALSO INSTALLED at HIPS, VALLEYS, DORMERS, and CUPOLAS AS PER MANUF'S INSTRUCTIONS.
12. VALLEYS: PROVIDE GALVANIZED STEEL VALLEY LINING OVER MIN. 36" COVERAGE of SELF-ADHERING WATERPROOFING MEMBRANE. PROVIDE 12" OVERLAP of TWO SHEETS AT THE CENTER of the VALLEY FOR A MIN. FULL WIDTH of 36". THE ADJACENT ROOFING FELT SHALL OVERLAP the EDGE of the WATERPROOFING MEMBRANE A MIN. of 6" OVERLAP. TYPICAL at ALL ROOF-TO-ROOF VALLEYS.
  - 12.1. VALLEY LINING SHALL BE PREFINISHED TO MATCH ROOF SHINGLES. COLOR TO BE APPROVED BY ARCHITECT.
13. GUTTER SPLASH GUARD SHALL BE PROVIDED AT ALL VALLEYS.
14. RAINWATER DIVERTERS SHALL BE PROVIDED WHERE INDICATED.
15. ROOF PENETRATIONS: COORDINATE WITH MECHANICAL and PLUMBING PLANS FOR ALL FLUE and VENT PENETRATIONS. PROVIDE FLASHING AS REQUIRED.
  - 15.1. PAINT ALL METAL VENT PIPES TO MATCH COLOR of ROOF SHINGLES. COLOR TO BE APPROVED BY ARCHITECT
  - 15.2. OPENINGS IN THE ROOF ARE NOT PERMITTED THRU the FIRE-RETARDANT PLYWOOD SHEATHING.
16. SIDEWALL FLASHING: FLASHING AGAINST A VERTICAL WALL SHALL BE BY the STEP-FLASHING METHOD. FLASHING SHALL BE MIN. 4" H x 4" W. THE STEP FLASHING SHALL DIRECT WATER AWAY FROM the WALL AND ONTO the ROOF AND/OR GUTTER.



SHELL BUILDING 'B'  
**ROOF PLAN**  
SCALE: 1/4" = 1'-0"



STATE OF OHIO

THOMAS W. COFFEY

REGISTERED ARCHITECT

THOMAS W. COFFEY, LICENSE 1093119

EXPIRATION DATE 12/31/2017

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT

POWELL, OHIO 43065

614-562-2213

E-MAIL: tom@twcoffey.com

Construction Manager:

transFORM CONSTRUCTION

DESIGN + BUILD

1171 Chesapeake Avenue

Columbus, OH 43212

PH: 614-634-6364

beam@transformgc.com

Shell Roof Plan For:

W. OLENTANGY ST. PROJECT

Building 'B'

178 W. Olentangy Street

Powell, OH. 43065

PROGRESS SET:

REVIEW 80%:

P & Z FINAL SUBMITTAL:

BUDGET PRICING:

PERMIT REVIEW:

BIDDING:

CONSTRUCTION:

REVISIONS:

5/7/16

6/13/16

6/28/16

BUILDING B

JOB # 0516



EXTERIOR FINISH MATERIALS

WATER TABLE:

- 'CASA DI SASSI' CULTURED STONE
- LIMESTONE: 'SONDRIO'
- 'GRAY' MORTAR

BUILDING SIDING:

- BUILDING TRIM: 'LP' SMART TRIM, PRE-FINISHED 'WHITE'; 5/4 and 1x SIDES AS NOTED.
- 'JAMES HARDIE' FIBER CEMENT SIDING: VERTICAL SIDING: PRE-FINISHED 'WHITE' HORIZONTAL SIDING: PRE-FINISHED 'PEARL GRAY' (SEE ELEVATIONS FOR LOC. OF HORIZ. and VERT.)

ROOF SHINGLES:

- 240 LB. 40-YEAR DIMENSIONAL FIBERGLASS ASPHALT, CLASS 'A' FIRE-RATED, ARCHITECTURAL GRADE ROOF SHINGLES
- GAF/ELK T-30 'TIMBERLINE' or APPROVED EQUAL
- COLOR- 'CHARCOAL'

STANDING SEAM AUNINGS:

- 'GALVANIZED' NON-PAINTED ACRYLIC COATED FINISH, 'GALVALUME'

STOREFRONT & WINDOW SYSTEMS:

- STOREFRONTS: REFINISHED ALUMINUM INSULATED STOREFRONT SYSTEM, SIMILAR TO 'KALNEER' TRIFAB, VERSA GLAZE M50 STANDARD FRAMING SYSTEM IN 'BLACK' #29 ANODIZED FINISH OR EQUAL.
- WINDOWS: REFINISHED ALUMINUM FIXED WINDOW SYSTEM, SIMILAR TO 'KALNEER' #225TL 150 LOCK THERMAL WINDOW SYSTEM IN 'BLACK' #29 ANODIZED FINISH OR EQUAL.

EXTERIOR ELEVATION NOTES

1. GUTTERS and DOWNSPOUTS:  
6" PRE-FIN. 'WHITE' ALUM. HALF-ROUND GUTTERS  
6" DIA. PRE-FINISHED 'WHITE' DOWNSPOUTS  
SEE ROOF PLAN FOR DOWNSPOUT LOCATIONS.

EXTERIOR BUILDING SIGNAGE

BUILDING SIGNS:

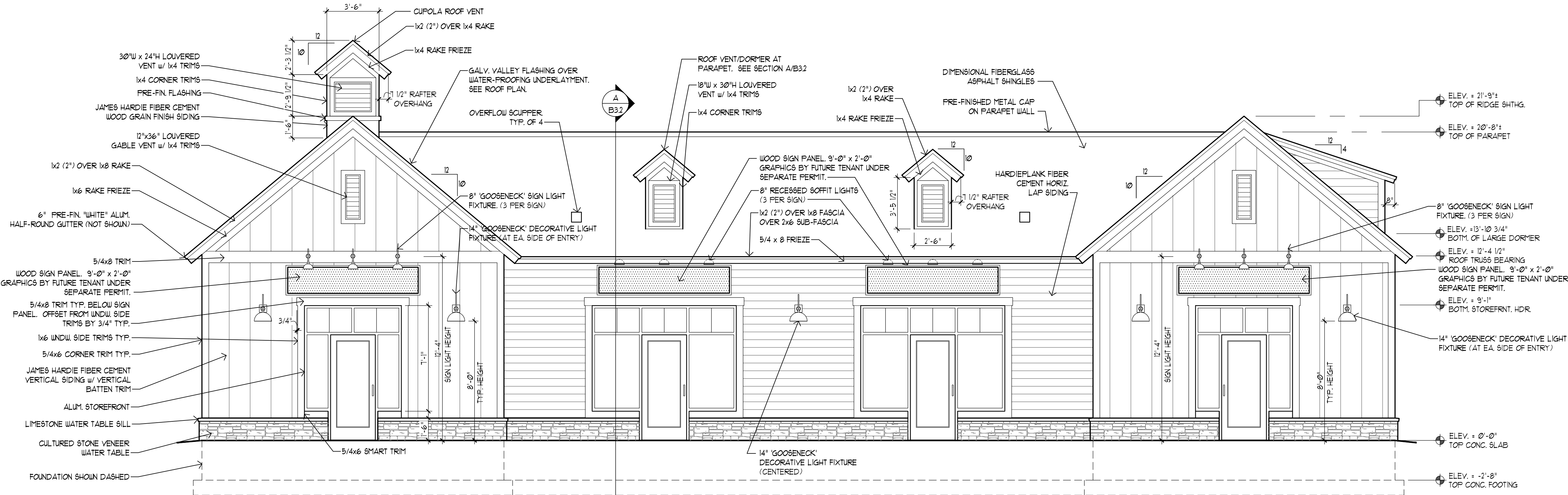
- EXTERNALLY-LIT, SINGLE-SIDED/ WALL MOUNTED TENANT SIGN GRAPHICS LOCATED FRONT AND BACK FACADES UNLESS NOTED OTHERWISE.
- TENANT WALL WALL SIGNS ARE NOT TO EXCEED 18 SQ.FT. AT EITHER 9'-0" x 2'-0" or 12'-0" x 1'-6" AS SHOWN RECTANGULAR IN SHAPE.
- TENANT WALL SIGNS ARE NOT TO EXCEED 15'-0" IN HEIGHT TO TOP OF THE SIGN TO THE ESTABLISHED FINISHED GRADE.
- TENANT WALL SIGNS ARE TO BE 1 1/2" THICK WOOD COMPOSITE MATERIAL WITH 'ENGRAVED' LETTERING AND GRAPHICS WITH 'CHARCOAL BLACK' FINISHED BACKGROUND AND MAT 'GOLD' FINISHED LETTERS OR GRAPHICS.
- TENANT WALL SIGNS ARE TO BE INSTALLED FLUSH TO THE WALL WITH 3/8" GALVANIZED OR STAINLESS STEEL LAG ANCHORS. NO MOUNTING HARDWARE SHALL BE VISIBLE ON THE SIGN FACE. SIGNAGE INSTALLERS ARE TO BE RESPONSIBLE FOR THE DESIGN AND MEETING APPLICABLE CODES FOR SIGNAGE ANCHORING

BLADE SIGNS: (SHOWN ONLY ON THE EAST SIDE OF BUILDING 'B')

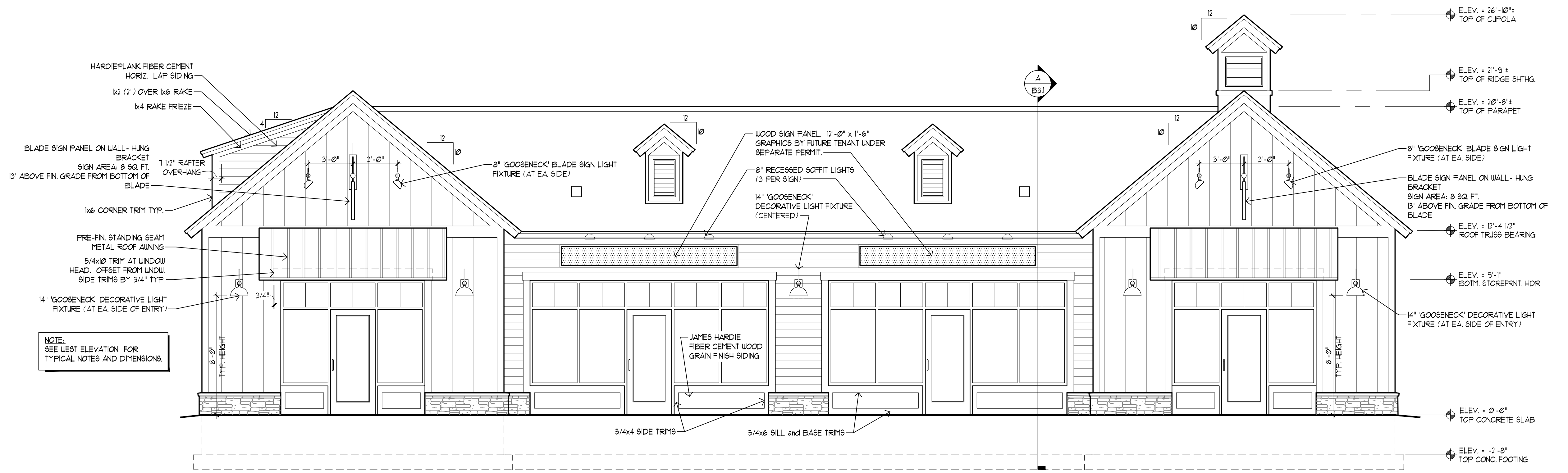
- ALUMINUM DOUBLE FACED 'BLADE' SIGNS SHALL BE A MAXIMUM OF 8 SQ. FT.
- THE LOWEST POINT OF THE BLADE SIGN SHALL BE AT LEAST 8'-0", BUT NO MORE THAN 15'-0" ABOVE THE ESTABLISHED FINISHED GRADE.
- BLADE SIGN SUPPORTS AND BRACKETS SHALL BE COMPATIBLE WITH THE DESIGN AND SCALE OF THE SIGN. BRACKETS AND HARDWARE SHALL NOT EXCEED 4" FROM THE OUTSIDE FACE OF THE SIGN.
- BLADE SIGNS SHALL BE ETERNALLY LIT WITH AN ANGLED LIGHT FIXTURE AS SHOWN ON THE BUILDING ELEVATIONS.
- BLADE SIGN COLORS SHALL MATCH THAT OF THE BUILDING SIGNS WITH A BLACK BACKGROUND AND MAT GOLD LETTERING OR GRAPHICS.

SIGNAGE RESTRICTIONS and REQUIREMENTS:

- ALL SIGNS ARE TO BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING FACADE AS PER THE CITY OF POWELL SIGN CODE and THE APPROVED FINAL DEVELOPMENT PLAN DRAWINGS FOR THIS PROJECT.
- TENANTS OCCUPYING TENANT SPACES WITHIN THE BUILDINGS SHOWN SHALL HAVE THE RIGHT TO INSTALL ONE WALL MOUNTED OR BLADE SIGN ON THE FRONT FACADE (STREET FACING) AND ONE WALL MOUNTED SIGN ON THE BACK FACADE AS SHOWN THE EXTERIOR BUILDING ELEVATIONS
- TENANTS and/or TENANT'S SIGN CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING SIGN APPLICATIONS, PAYING FEES AND OBTAINING ALL PERMITS FROM THE CITY OF POWELL AT THEIR EXPENSE.
- ALL TENANT TENANT COPY and COLOR TO BE APPROVED BY LANDLORD PRIOR TO SIGN MANUFACTURING and INSTALLATION.



PARKING LOT SIDE  
A  
B2.1  
WEST ELEVATION  
SCALE: 1/4" = 1'-0"  
BUILDING 'B'



STREET SIDE  
B  
B2.1  
EAST ELEVATION  
SCALE: 1/4" = 1'-0"  
BUILDING 'B'

STATE OF OHIO  
THOMAS W. COFFEY  
9779  
REGISTERED ARCHITECT

THOMAS W. COFFEY, LICENSE #093179  
EXPIRATION DATE 12/31/2017

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
E-MAIL: tom@tkcoffey.com

Construction Manager:

transFORM CONSTRUCTION

1171 Chesapeake Avenue  
Columbus, OH 43212  
PH: 614-834-6364  
beam@transformgc.com

Exterior Elevations For:

W. OLENTANGY ST. PROJECT

Building 'B'  
178 W. Olentangy Street  
Powell, OH. 43065

PROGRESS SET:  
REVIEW 80%  
P & Z FINAL SUBMITTAL:  
BUDGET PRICING:  
PERMIT REVIEW:  
BIDDING:  
CONSTRUCTION:  
REVISIONS:

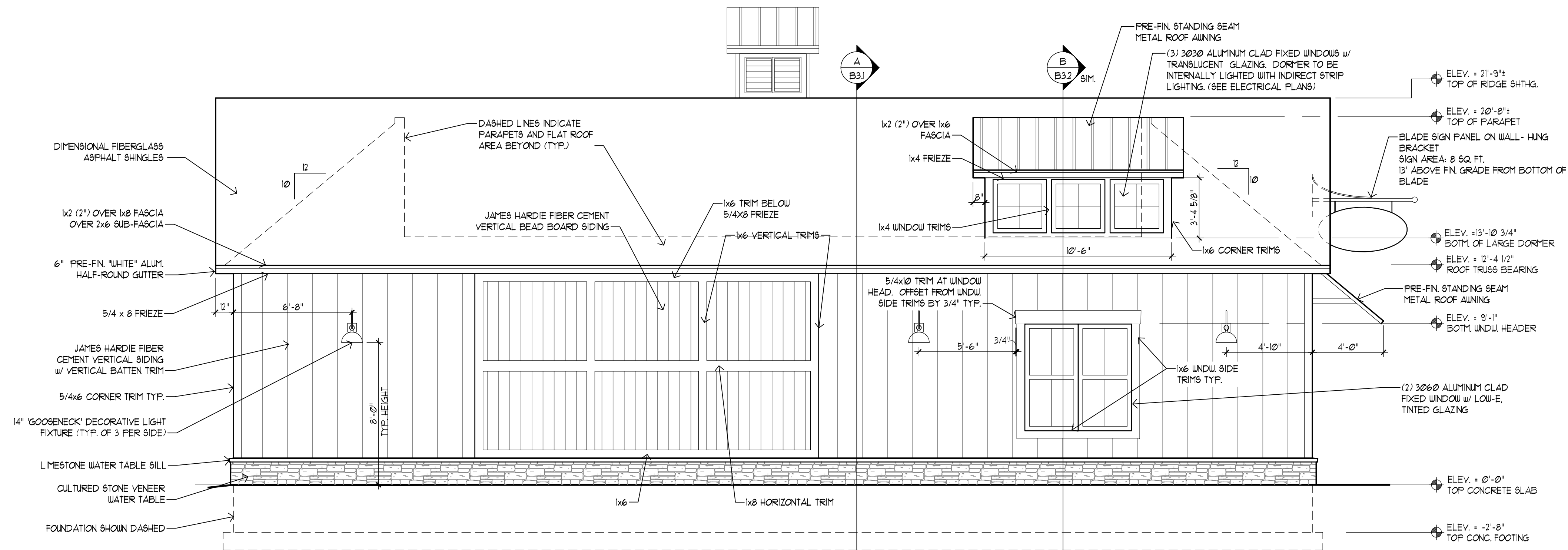
5/7/16  
6/13/16  
6/28/16

BUILDING B

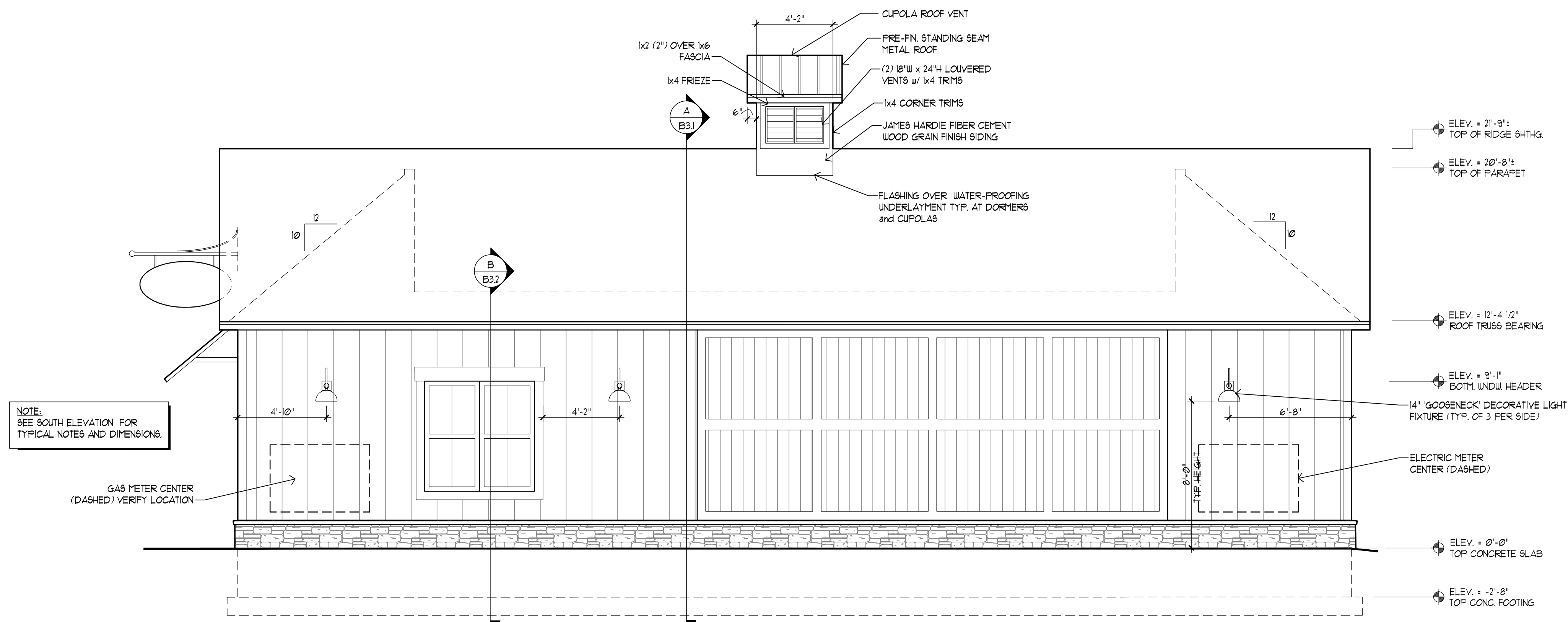
B2.1

JOB # 0516

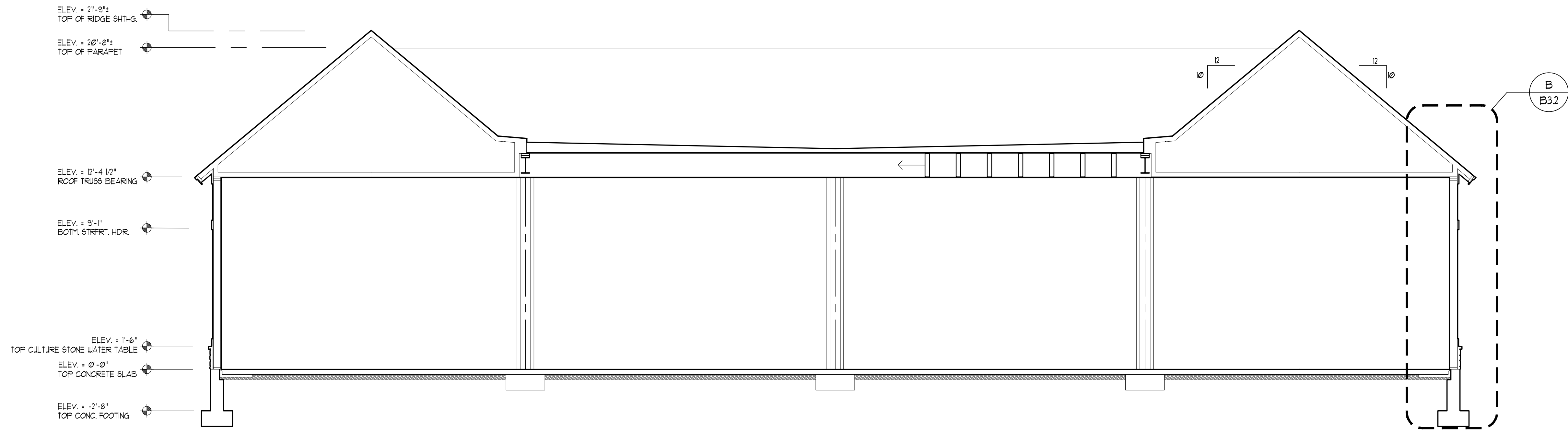




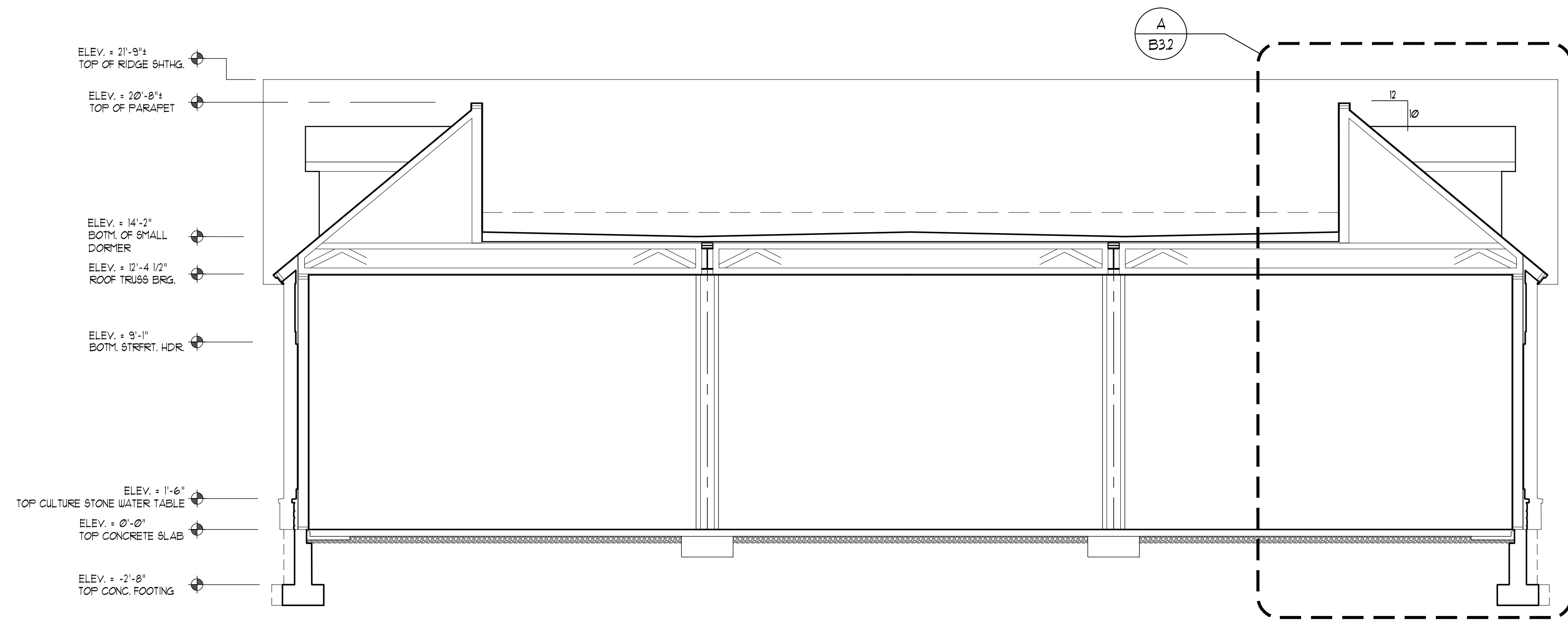
FACING BUILDING 'A'  
**A SOUTH ELEVATION**  
B2.2 SCALE: 1/4" = 1'-0" BUILDING 'B'



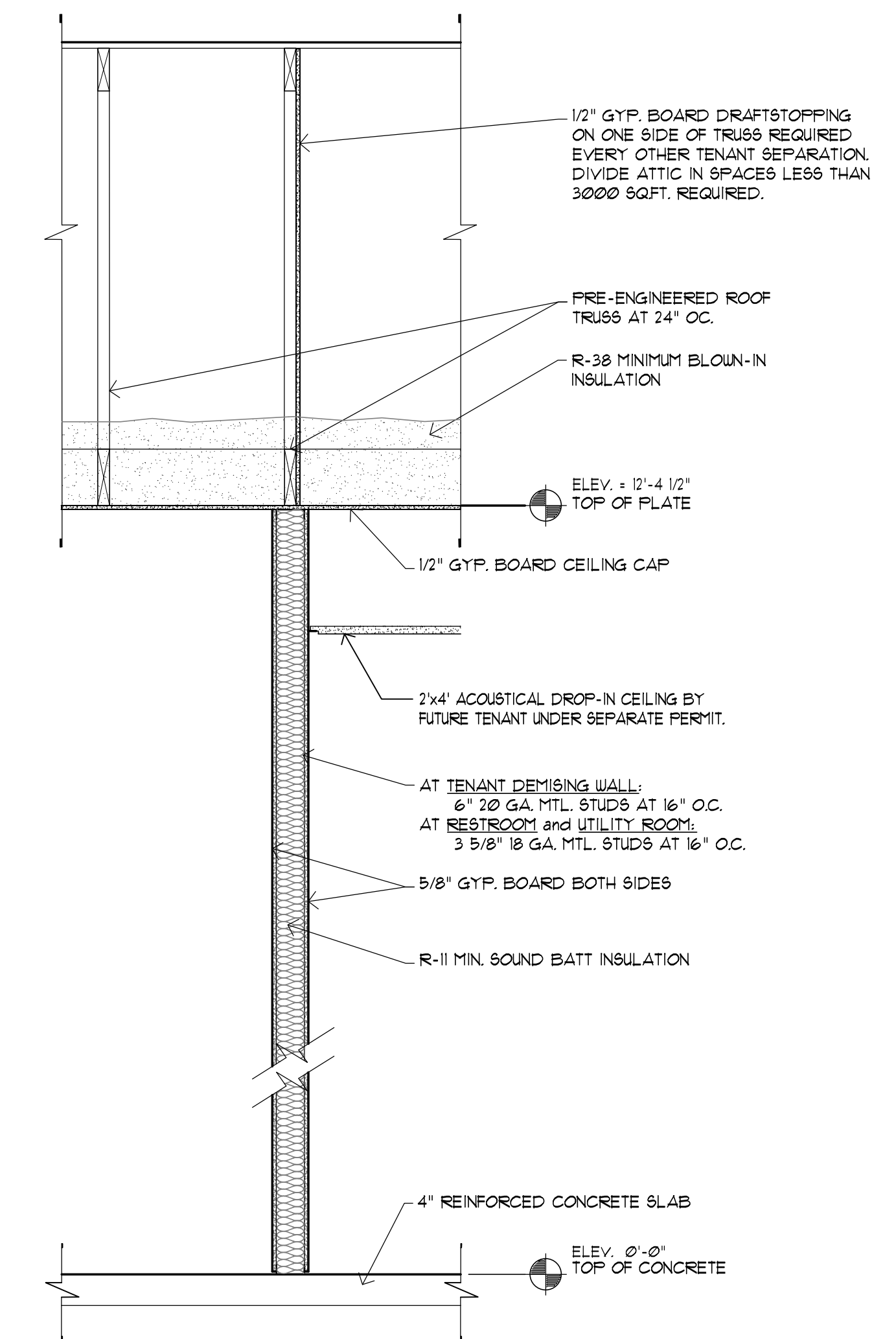
FACING CONDOS  
**B NORTH ELEVATION**  
B2.2 SCALE: 1/4" = 1'-0" BUILDING 'B'



**A BUILDING SECTION**  
B3.1 SCALE: 1/4" = 1'-0" BUILDING 'B'



**B BUILDING SECTION**  
B3.1 SCALE: 1/4" = 1'-0" BUILDING 'B'

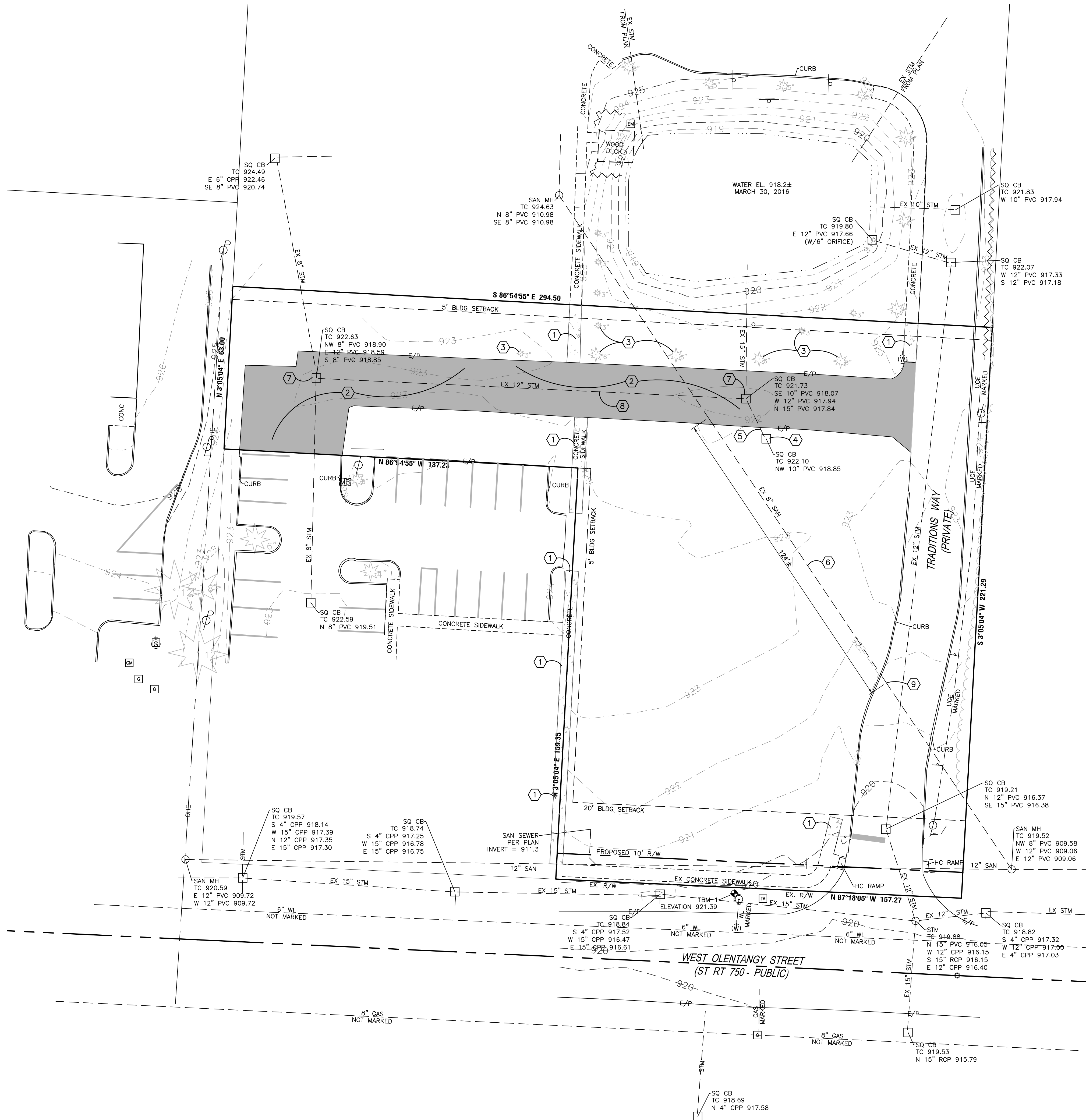


**C INTERIOR PARTITIONS**  
B3.1 SCALE: 3/4" = 1'-0" BUILDING 'B'







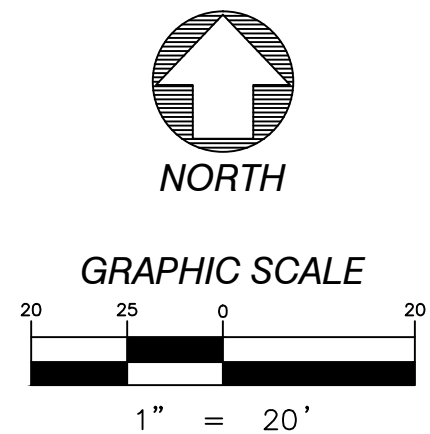


DEMOLITION KEYNOTES

1. EX. SIDEWALK TO BE REMOVED.
2. EX. ASPHALT TO BE REMOVED.
3. EX. TREE & STUMP TO BE REMOVED.
4. EX. CATCH BASIN TO BE REMOVED.
5. EX. STORM PIPE TO BE REMOVED.
6. EX. SANITARY TO BE REMOVED.
7. EX. CATCH BASIN TO REMAIN.
8. EX. STORM PIPE TO REMAIN.
9. CAP EXISTING SANITARY PIPE.

MISC. DEMOLITION NOTES

- ALL ITEMS NOTED FOR DEMOLITION SHALL BE REMOVED & DISPOSED OF IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE & LOCAL REGULATIONS, UNLESS OTHERWISE DIRECTED BY OWNER.
- CONTRACTOR SHALL COORDINATE THE DISCONNECTION REMOVAL &/OR ABANDONMENT OF EXISTING UTILITIES WITH THE APPROPRIATE UTILITY OWNERS AS NECESSARY & SHALL MEET ALL APPLICABLE FEDERAL, STATE & LOCAL CODES & REQUIREMENTS.
- REFERENCE MECHANICAL PLANS, ARCHITECTURAL PLANS, STRUCTURAL PLANS, AND LANDSCAPE PLANS FOR ADDITIONAL DETAILS.



Know what's below.  
Call before you dig.

Project Architect:

**THOMAS W. COFFEY ARCHITECT**

365 SHALE RIDGE COURT

POWELL, OHIO 43065

E-MAIL: tom@TWCarchitecture.com



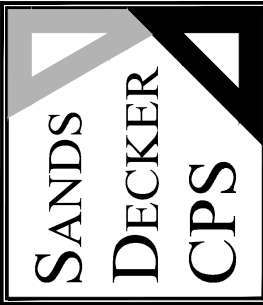
Project Engineer:

1495 OLD HENDERSON RD  
COLUMBUS, OH 43220

614-459-6992

FAX: 614-459-6987

TOLL FREE: 866-277-0600



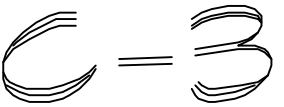
**W. OLENTANGY ST. PROJECT**

176 & 178 W. Olentangy Street

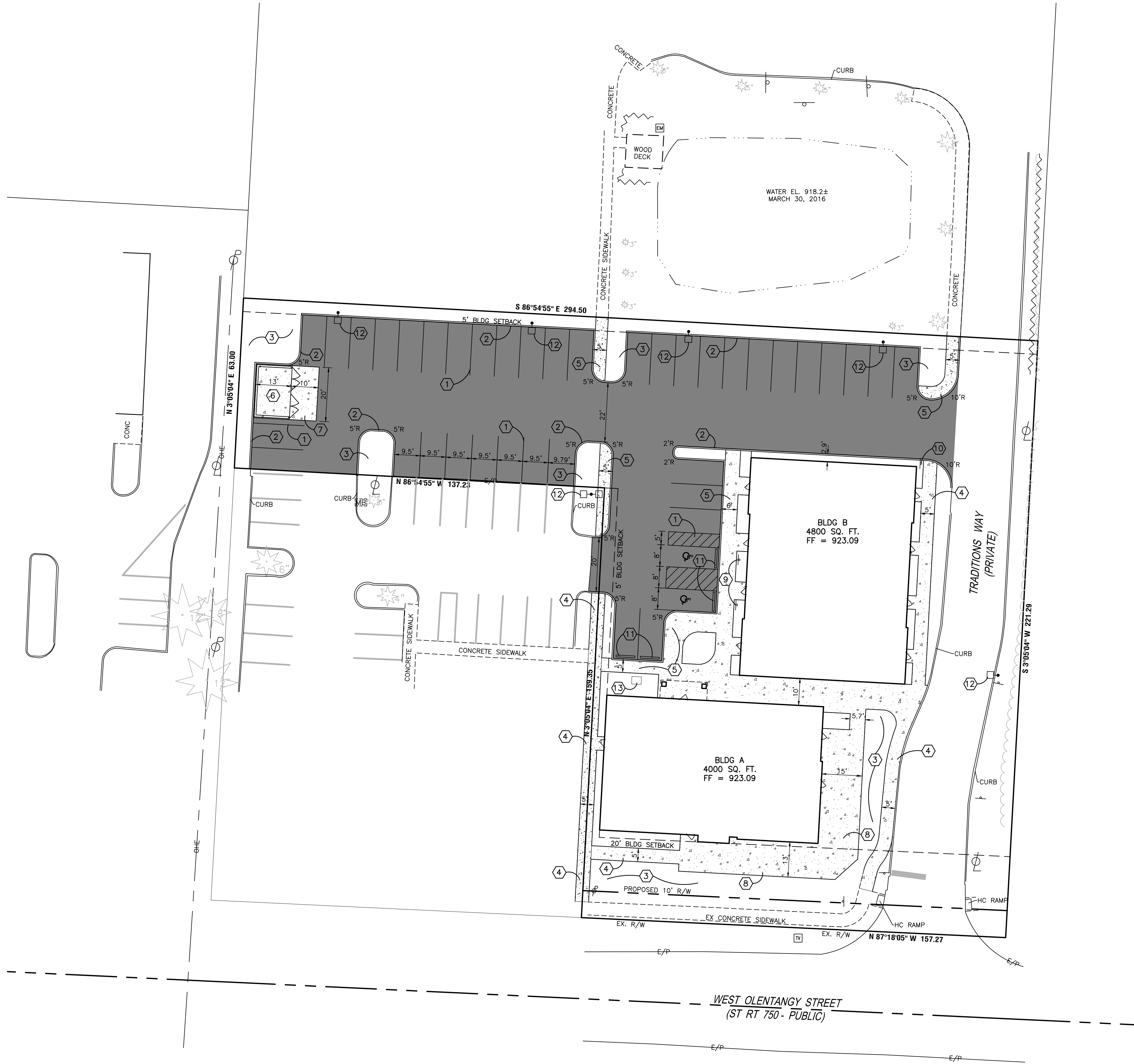
Powell, OH. 43065

- |   |                        |         |
|---|------------------------|---------|
| ■ | TOPOGRAPHIC SURVEY:    | 4/08/16 |
| ■ | ALTA SURVEY:           | 6/04/16 |
| ■ | REVIEW SET:            | 6/17/16 |
| ■ | P & Z FINAL SUBMITTAL: | 6/20/16 |
| □ | BUDGET PRICING:        |         |
| □ | PERMIT REVIEW:         |         |
| □ | BIDDING:               |         |
| □ | CONSTRUCTION:          |         |
| □ | REVISIONS:             |         |

EXISTING CONDITIONS AND  
SITE DEMOLITION PLAN



JOB # 0516

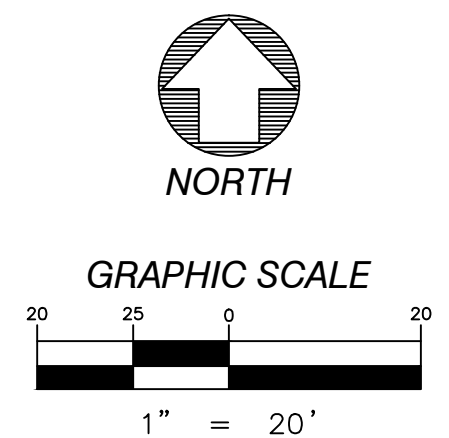


- SITE PLAN KEYNOTES**
- PAVEMENT MARKINGS INCLUDING PARKING SPACES, TRANSVERSE LINES & ADA SYMBOLS TO BE PLACED AS SHOWN PER ITEMS 641 & 642.
  - STRAIGHT 18" CONCRETE CURB.
  - LANDSCAPE AREA. REFERENCE LANDSCAPE PLAN FOR DETAILS.
  - CONCRETE SIDEWALK.
  - INTEGRAL CURB & WALK.
  - PROPOSED DUMPSTER PAD. REFERENCE ARCHITECTURAL PLANS FOR SCREENING DETAILS.
  - PROPOSED DUMPSTER APPROACH.
  - CONCRETE PATIO. REFERENCE LANDSCAPE PLANS FOR DETAILS.
  - ADA PARKING SIGN INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - STOP SIGN.
  - CONCRETE WHEEL STOPS TYP. INSTALLED PER MANUFACTURES SPECIFICATIONS.
  - SITE LIGHTING. REFERENCE MECHANICAL PLANS FOR DETAILS.
  - CONCRETE TRANSFORMER PAD. REFERENCE MECHANICAL PLANS FOR DETAILS.

- MISC. SITE NOTES**
- DIMENSIONS SHOWN ARE TO FACE OF CURB, WHERE APPLICABLE, UNLESS OTHERWISE NOTED.
  - ALL PARKING SPACES ARE 9' x 19' UNLESS INDICATED OTHERWISE.
  - ADA VAN ACCESSIBLE PARKING SPACES SHALL COMPLY WITH APPLICABLE FEDERAL, STATE & LOCAL REQUIREMENTS.
  - ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED.

**PAVEMENT LEGEND**

STANDARD DUTY PAVEMENT, SEE DETAIL



Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT

POWELL, OHIO 43065

614-562-2273

E-MAIL: tom@TWCarchitecture.com

THOMAS W. COFFEY ARCHITECT

ARCHITECTURE & DESIGN, LLC

Project Engineer:

SANDS DECKER CPS

ENGINEERS/SURVEYORS

1495 OLD HENDERSON RD

COLUMBUS, OH 43220

614-459-6992

FAX: 614-459-6987

TOLL FREE: 866-277-0600

W. OLENTANGY ST. PROJECT

176 & 178 W. Olentangy Street

POWELL, OH. 43065

TOPOGRAPHIC SURVEY: 4/08/16

ALTA SURVEY: 6/04/16

REVIEW SET: 6/17/16

P & Z FINAL SUBMITTAL: 6/20/16

BUDGET PRICING: 6/28/16

PERMIT REVIEW: 6/28/16

BIDDING: 6/28/16

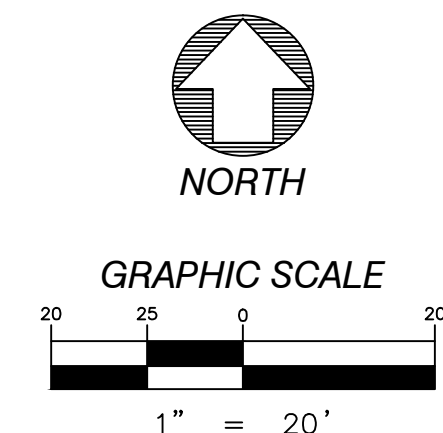
CONSTRUCTION:

REVISIONS:

SITE DIMENSION AND PAVEMENT PLAN

C=4

JOB # 0516



**Know what's below.  
Call before you dig.**

1. PROPOSED STORM SEWER. SEE PROFILES.
2. 6" RPO DRAIN COLLECTOR @ 1.0% MIN. SLOPE. COORDINATE DOWNSPOUT LOCATIONS WITH BUILDING PLANS.
3. APPROXIMATE LOCATION OF EXISTING SANITARY SERVICE LATERAL. CONTRACTOR SHALL UTILIZE EXISTING SERVICE.
4. CLEANOUT (TYP).
5. OIL INTERCEPTOR, REFERENCE MECHANICAL PLANS FOR DETAILS.
6. 6" SAN SERVICE @ 2.08% MIN. SLOPE.
7. SAN SERVICE LINES. REFERENCE MECHANICAL PLANS FOR DETAILS.
8. 1-1/2" DOMESTIC WATER SERVICE W/VALVE & METER VAULT PER DELCO WATER REQUIREMENTS. CONTRACTOR SHALL VERIFY LOCATION & ELEVATION OF EXISTING WATER LINE.
9. 8" SANITARY SEWER. PLAN APPROVAL THROUGH DELAWARE COUNTY REGIONAL SEWER DISTRICT.

- CONTRACTOR SHALL COORDINATE ALL UTILITY WORK WITH CORRESPONDING UTILITY OWNER.
- REFERENCE MECHANICAL PLANS FOR ADDITIONAL DETAILS.

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT

E-MAIL: [tom@TWCarchitecture.com](mailto:tom@TWCarchitecture.com)

1495 OLD HENDERSON RD  
COLUMBUS, OH 43220

COLUMBUS, OH 43220  
614-459-6992

FAX: 614-459-6987  
TOLL FREE: 866-277-0600

**BECKER  
CPS**

W. OLENTANGY ST. PROJECT

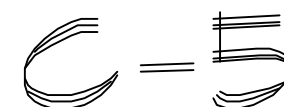
176 & 178 W. Olentangy Street

POWELL, OH. 43065

☒ TOPOGRAPHIC SURVEY: 4/08/16  
☒ ALTA SURVEY: 6/04/16  
☒ REVIEW SET: 6/17/16  
☒ P & Z FINAL SUBMITTAL: 6/28/16  
☐ BUDGET PRICING :  
☒ PERMIT REVIEW: 6/28/16  
☐ BIDDING:  
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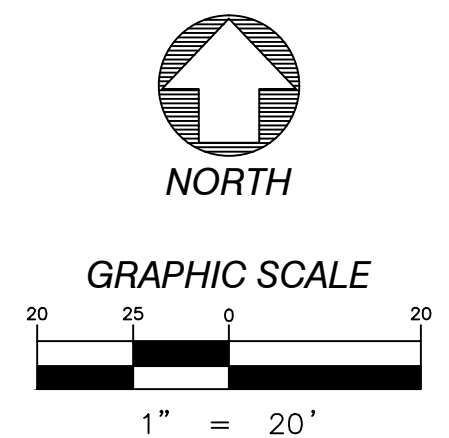
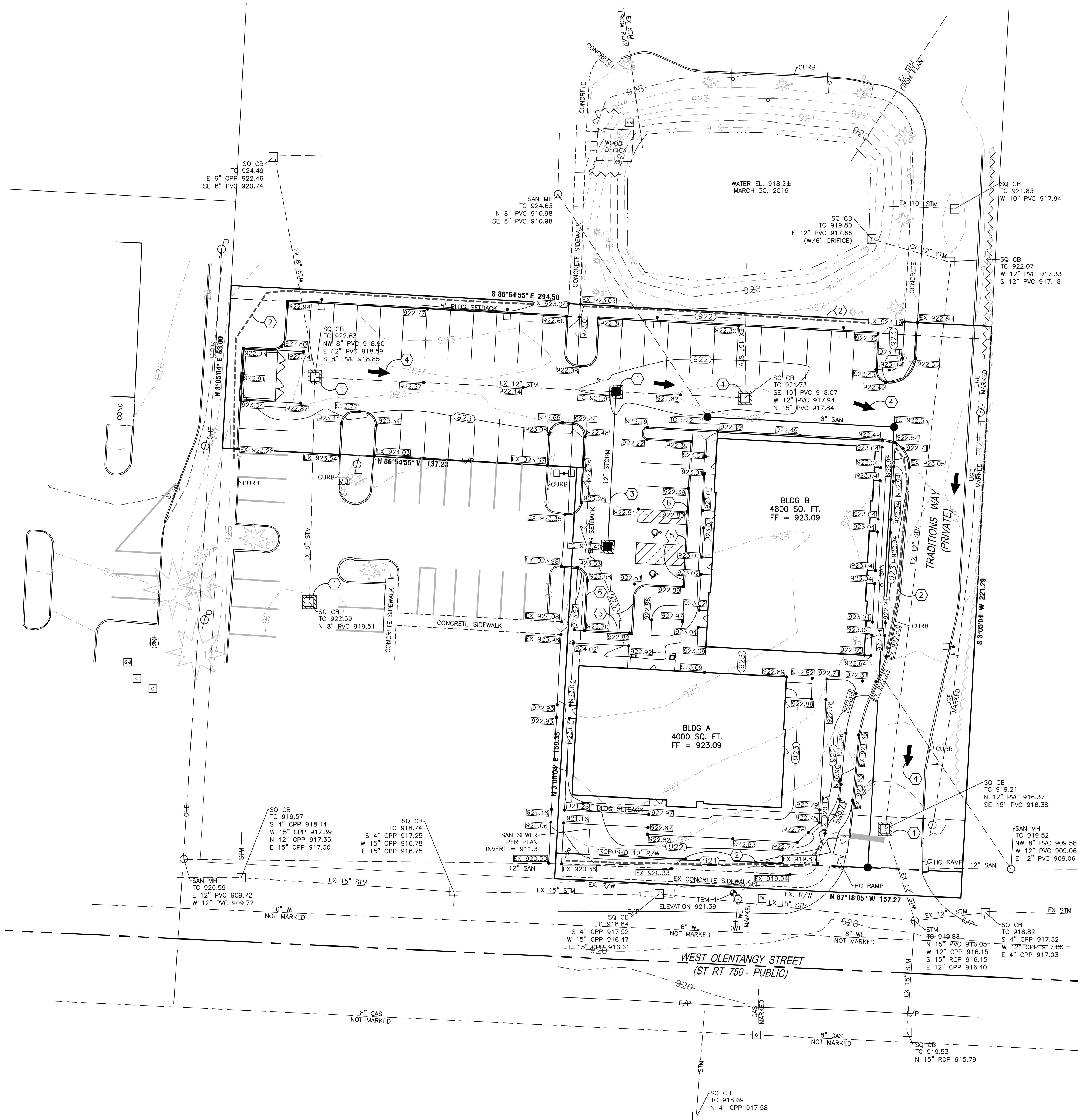
☐ REVISIONS

SITE UTILITY PLAN



JOB # 0516





- GRADING KEYNOTES**
1. INLET PROTECTION. CONTRACTOR TO INSTALL PRIOR TO BEGINNING ANY CONSTRUCTION OPERATION.
  2. SEDIMENT FENCE.
  3. STORM SEWER, SEE PROFILE.
  4. MAJOR FLOOD ROUTE ARROW.
  5. SIDEWALK FLUSH WITH PAVEMENT.
  6. TRANSITION FROM FLUSH CURB AND PAVEMENT TO FULL HEIGHT CURB.
- MISC. GRADING NOTES**
- ELEVATIONS SHOWN REPRESENT EDGE OF PAVEMENT AT FACE OF CURB, OR SIDEWALK WHERE APPLICABLE, TC = TOP OF CASTING.
  - ALL DISTURBED AREAS SHALL BE SEEDED & MULCHED WHERE APPLICABLE.
  - ALL EXISTING AND PROPOSED STORM SEWER INLETS TO BE FITTED WITH EROSION CONTROL DEVICES PRIOR TO, AND DURING, CONSTRUCTION.
  - ANY EX. MANHOLES, CATCH BASINS, WATER VALVES, OR OTHER UTILITY STRUCTURES LOCATED WITHIN AREAS OF PROPOSED GRADING SHALL BE ADJUSTED TO GRADE ACCORDING TO THE UTILITY OWNER'S REQUIREMENTS.

Project Architect:

**THOMAS W. COFFEY ARCHITECT**

365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2273 E-MAIL: tom@TWCarchitecture.com

Project Engineer:

**SANDS DECKER CPS**  
ENGINEERS/SURVEYORS

**W. OLENTANGY ST. PROJECT**

176 & 178 W. Olentangy Street  
Powell, OH. 43065

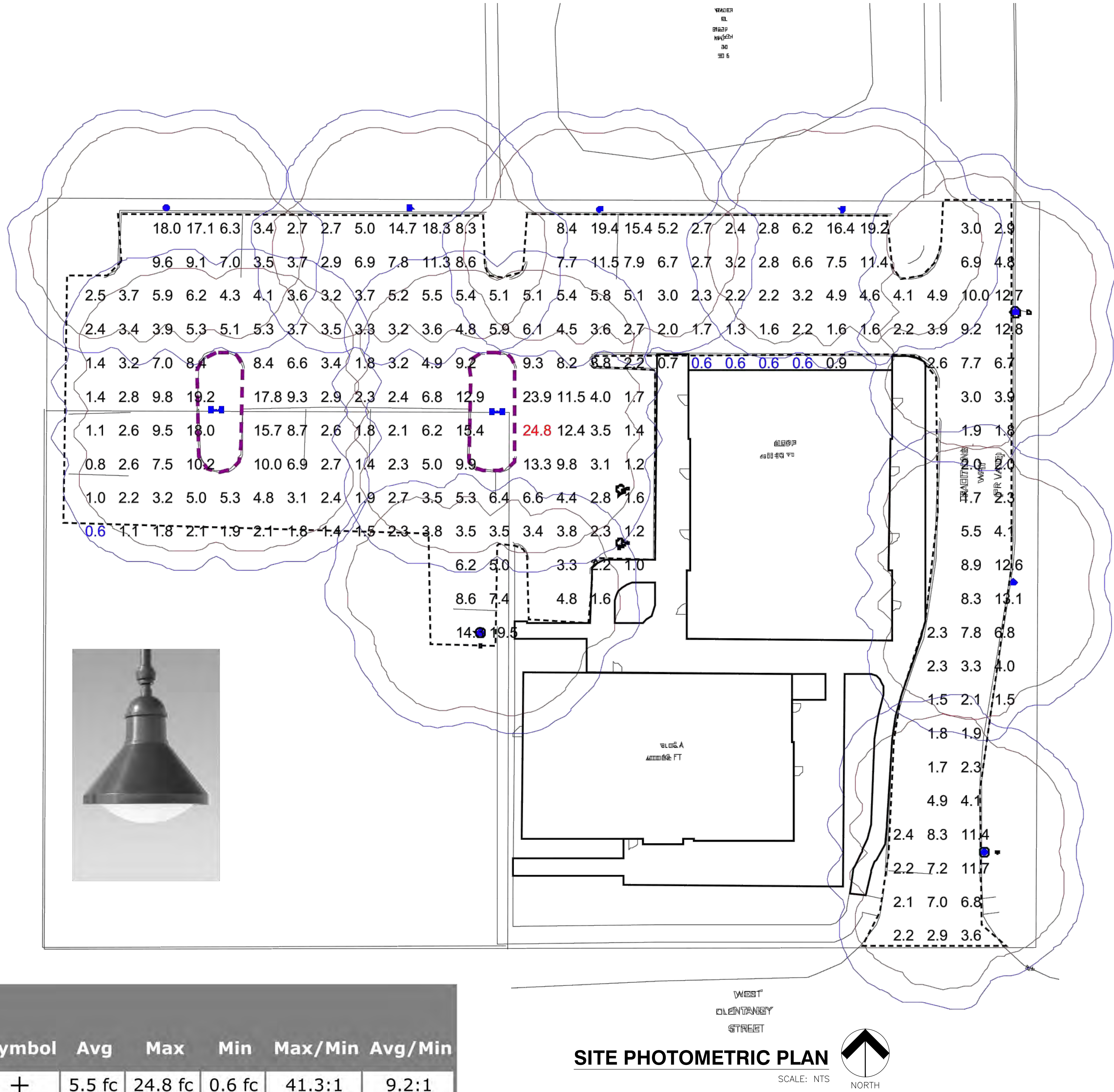
■	TOPOGRAPHIC SURVEY:	4/08/16
■	ALTA SURVEY:	6/04/16
■	REVIEW SET:	6/17/16
■	P & Z FINAL SUBMITTAL:	6/20/16
■	BUDGET PRICING:	
■	PERMIT REVIEW:	6/28/16
■	BIDDING:	
■	CONSTRUCTION:	
□	REVISIONS:	

STORMWATER MANAGEMENT & GRADING PLAN & STORM SEWER PROFILE

**C=6**

JOB # 0516





Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Olentangy Site	+	5.5 fc	24.8 fc	0.6 fc	41.3:1	9.2:1

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	EM	8	Antique Street Lamps	EM25 400M MOG GCF SR4W	EUROTIQUE ARCHITECTURAL LUMINAIRE WITH SR4W REFLECTOR, CLEAR FLAT GLASS LENS.	ONE 400-WATT CLEAR ED28 METAL HALIDE, HORIZONTAL POS.	1	EM25FT_400M_GCF_SR4W.ies	32000	0.85	442.3
	EM2	2	Antique Street Lamps	EM25 400M MOG GCF SR4W	EUROTIQUE ARCHITECTURAL LUMINAIRE WITH SR4W REFLECTOR, CLEAR FLAT GLASS LENS.	ONE 400-WATT CLEAR ED28 METAL HALIDE, HORIZONTAL POS.	1	EM25FT_400M_GCF_SR4W.ies	32000	0.85	884.6



POLE MOUNTING DETAIL

SCALE: NTS

Project Architect:

**THOMAS W. COFFEY ARCHITECT**

365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2279  
E-MAIL: tom@TWCArchitecture.com

Project Engineer:

**VMP ENGINEERING INC.**

6225 Emerald Parkway  
Dublin, Ohio 43016  
Phone: (614) 408-3862  
Fax: (614) 408-3869

Site Photometric Plan

**W. OLENTANGY ST. PROJECT**

Building 'B'

178 W. Olentangy Street  
Powell, OH. 43065

PROGRESS SET	6/26/16
REVIEW SET	5/24/16
PAZ FINAL SUBMITTAL	6/28/16
BUDGET PRICING	
PERMIT REVIEW	
BIDDING	
CONSTRUCTION	

REVISIONS:

BUILDING B

**ES1.2**

JOB # 0516



# EXTERIOR BUILDING SIGNAGE

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## BUILDING SIGNS:

- EXTERNALLY-LIT, SINGLE-SIDED/ WALL MOUNTED TENANT SIGN GRAPHICS LOCATED FRONT AND BACK FACADES UNLESS NOTED OTHERWISE.
- TENANT WALL SIGNS ARE NOT TO EXCEED 18 SQ.FT. AT EITHER 9'-0" x 2'-0" or 12'-0" x 1'-6" AS SHOWN RECTANGULAR IN SHAPE.
- TENANT WALL SIGNS ARE NOT TO EXCEED 15'-0" IN HEIGHT TO TOP OF THE SIGN TO THE ESTABLISHED FINISHED GRADE.
- TENANT WALL SIGNS ARE TO BE 15" THICK WOOD COMPOSITE MATERIAL WITH 'ENGRAVED' LETTERING AND GRAPHICS WITH "CHARCOAL BLACK" FINISHED BACKGROUND AND MAT "GOLD" FINISHED LETTERS OR GRAPHICS.
- TENANT WALL SIGNS ARE TO BE INSTALLED FLUSH TO THE WALL WITH  $\frac{5}{8}$ " GALVANIZED OR STAINLESS STEEL LAG ANCHORS. NO MOUNTING HARDWARE SHALL BE VISIBLE ON THE SIGN FACE.  
SIGNAGE INSTALLERS ARE TO BE RESPONSIBLE FOR THE DESIGN AND MEETING APPLICABLE CODES FOR SIGNAGE ANCHORING

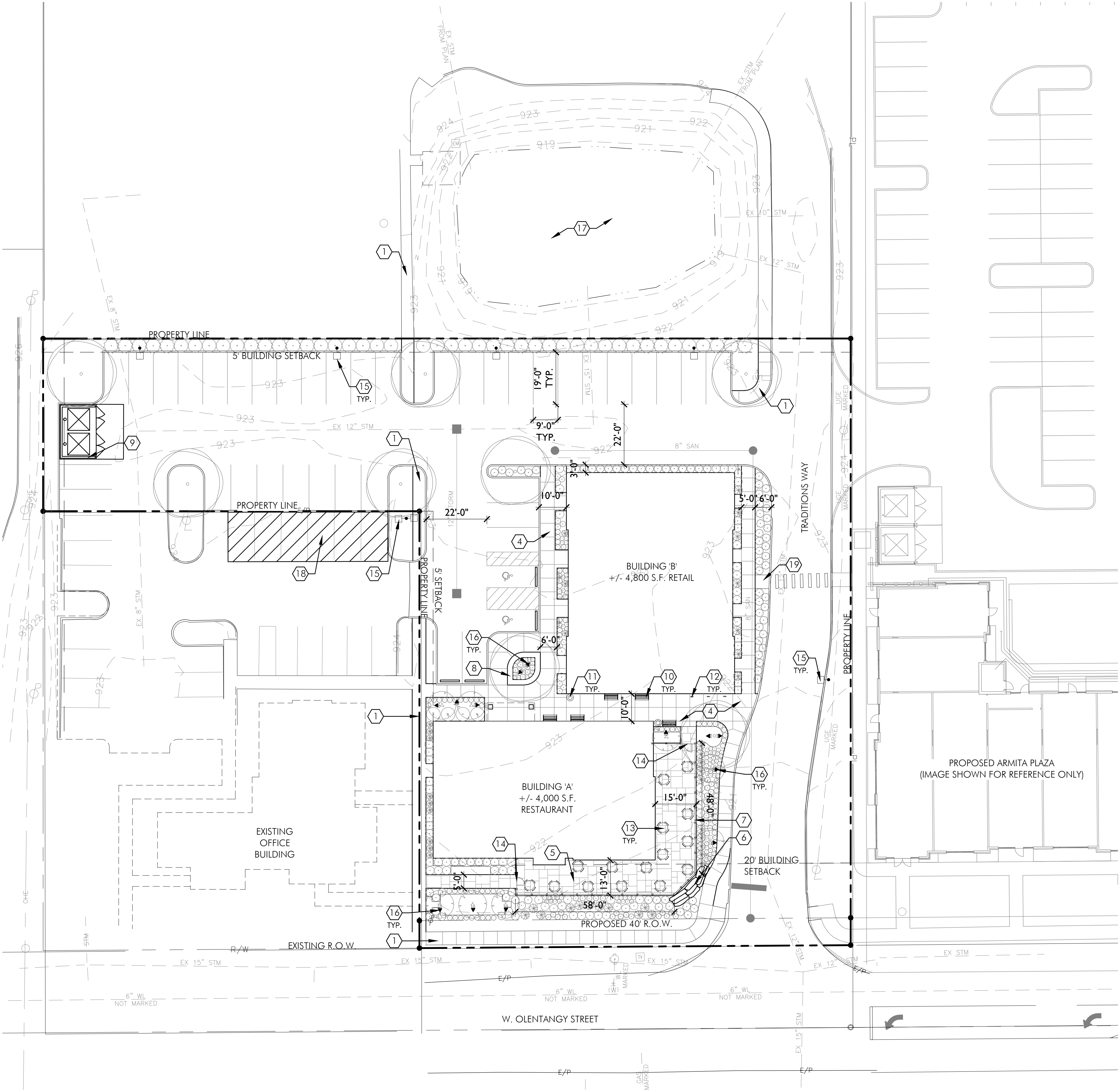
## BLADE SIGNS: (SHOWN ONLY ON THE EAST SIDE OF BUILDING 'B')

- ALUMINUM DOUBLE FACED 'BLADE' SIGNS SHALL BE A MAXIMUM OF 8 SQ. FT.
- THE LOWEST POINT OF THE BLADE SIGN SHALL BE AT LEAST 8'-0", BUT NO MORE THAN 15'-0" ABOVE THE ESTABLISHED FINISHED GRADE.
- BLADE SIGN SUPPORTS AND BRACKETS SHALL BE COMPATIBLE WITH THE DESIGN AND SCALE OF THE SIGN. BRACKETS AND HARDWARE SHALL NOT EXCEED 4" FROM THE OUTSIDE FACE OF THE SIGN.
- BLADE SIGNS SHALL BE ETERNALLY LIT WITH AN ANGLED LIGHT FIXTURE AS SHOWN ON THE BUILDING ELEVATIONS.
- BLADE SIGN COLORS SHALL MATCH THAT OF THE BUILDING SIGNS WITH A BLACK BACKGROUND AND MAT GOLD LETTERING OR GRAPHICS.

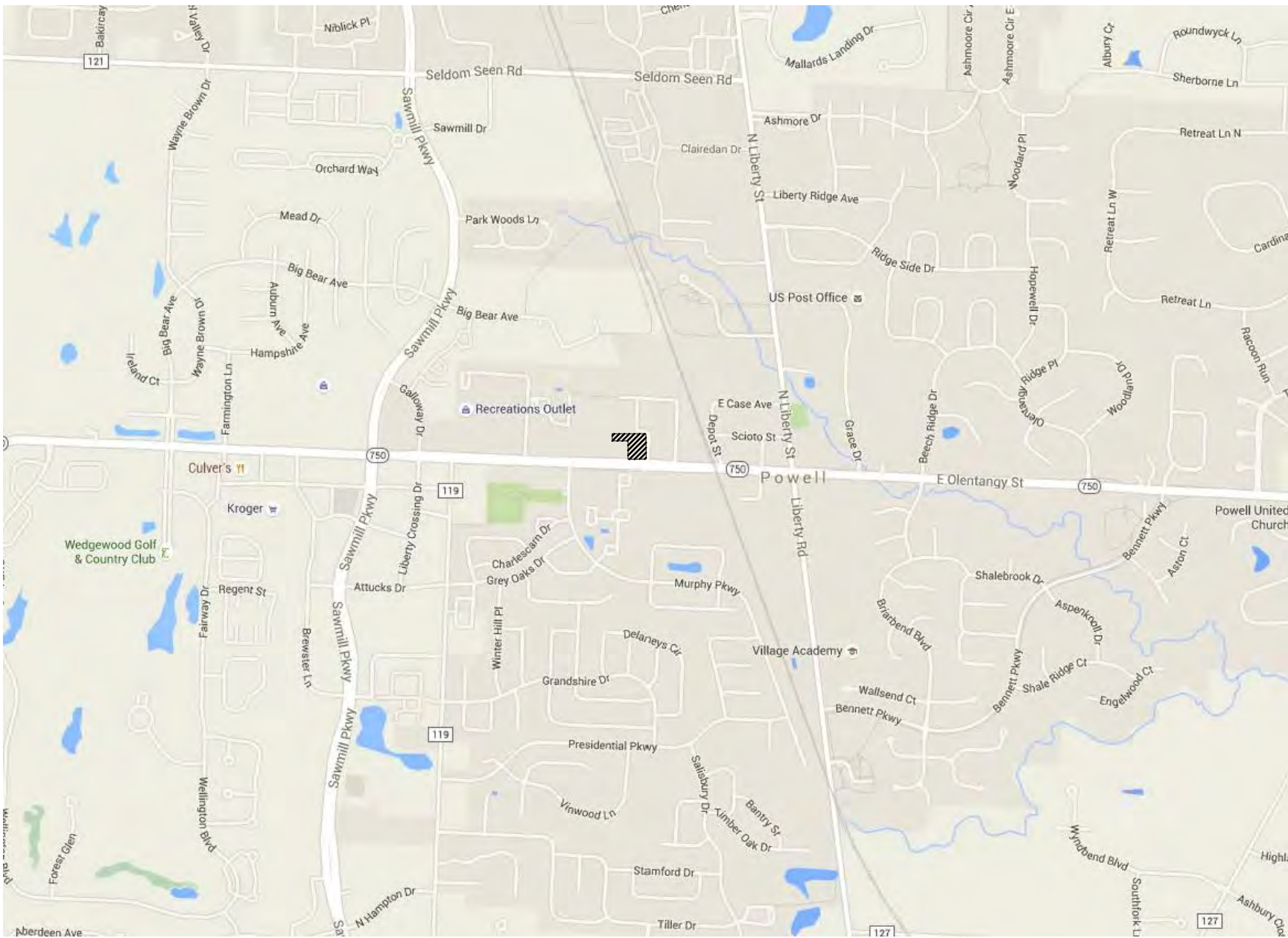
## SIGNAGE RESTRICTIONS and REQUIREMENTS:

- ALL SIGNS ARE TO BE ARCHITECTURALLY INTEGRATED INTO THE BUILDING FACADE AS PER THE CITY OF POWELL SIGN CODE and THE APPROVED FINAL DEVELOPMENT PLAN DRAWINGS FOR THIS PROJECT.
- TENANTS OCCUPYING TENANT SPACES WITHIN THE BUILDINGS SHOWN SHALL HAVE THE RIGHT TO INSTALL ONE WALL MOUNTED OR BLADE SIGN ON THE FRONT FACADE (STREET FACING) AND ONE WALL MOUNTED SIGN ON THE BACK FACADE AS SHOWN THE EXTERIOR BUILDING ELEVATIONS
- TENANTS and/or TENANT'S SIGN CONTRACTOR ARE RESPONSIBLE FOR SUBMITTING SIGN APPLICATIONS, PAYING FEES AND OBTAINING ALL PERMITS FROM THE CITY of POWELL AT THEIR EXPENSE.
- ALL TENANT TENANT COPY and COLOR TO BE APPROVED BY LANDLORD PRIOR TO SIGN MANUFACTURING and INSTALLATION.





**Final Development Plan**  
SCALE: 1" = 20'



**VICINITY MAP**  
N.T.S

SITE DATA:		CODED NOTES	
ACREAGE:	+/- 1 AC	1.	EXISTING WALKWAY TO REMAIN
ZONING:	DOWNTOWN BUSINESS DISTRICT (DB)	2.	LAWN AREA, PROVIDE POSITIVE DRAINAGE ALL DIRECTIONS
BUILDING A:	+/- 4,000 SF RESTAURANT +/- 1,500 SF PATIO	3.	MULCH AREA, PROVIDE POSITIVE DRAINAGE ALL DIRECTIONS
BUILDING B:	+/- 4,800 SF RETAIL	4.	PROPOSED WALKWAY, REFER TO DETAIL 1, SHEET L4.0
TOTAL LOT COVERAGE	20% (20% MAXIMUM REQUIRED)	5.	SPECIALTY PAVEMENT, REFER TO DETAIL 2, SHEET L4.0
PARKING REQUIRED:	46 (A = 29 + B = 17)	6.	STONE RETAINING WALL, REFER TO DETAIL 3, SHEET L4.0
PARKING PROVIDED:	46 (40 ON SITE + 6 SHARED WITH ADJACENT OFFICE)	7.	PATIO RAILING, REFER TO DETAIL 3, SHEET L4.0
DEVELOPER:		8.	SEATWALL PLANTER, REFER TO DETAIL 5, SHEET L4.0
CONTACT: JOSHUA WEIR 1171 CHESAPEAKE AVENUE COLUMBUS, OH 43212		9.	REFUSE ENCLOSURE, REFER TO DETAIL 6, SHEET L4.0
PHONE: 614.291.7799 EMAIL: JOSHUA@TRANSFORMGC.COM		10.	BENCH, REFER TO DETAIL 7, SHEET L4.0
PLANNING:		11.	TRASH RECEPTACLE, REFER TO DETAIL 8, SHEET L4.0
CONTACT: TODD FOLEY, PRINCIPAL 100 NORTHWOODS BLVD SUITE A COLUMBUS, OH 43235		12.	BIKE RACK, REFER TO DETAIL 9, SHEET L4.0
PHONE: 614.360.3055 EMAIL: TFOLEY@PODDDESIGN.NET		13.	RESTAURANT OUTDOOR SEATING
ARCHITECT:		14.	GATE
CONTACT: THOMAS COFFEY ARCHITECT 365 SHALE RIDGE COURT POWELL, OH 43065		15.	LIGHTING, SEE CIVIL PLANS
PHONE: 614.562.2273 EMAIL: TOM@TWCARCHITECTURE.COM		16.	UPLIGHT: LED ACCENT LIGHT, BLACK LOW VOLTAGE, MODEL 15743 FROM KICHLER
CIVIL ENGINEER:		17.	EXISTING STORM WATER BASIN
CONTACT: SANDS DECKER CPC 1495 OLD HENDERSON RD. COLUMBUS, OH 43220		18.	6 SHARED PARKING SPACES
PHONE: 614.459.6992 EMAIL: JSTEVEN@SANDSDECKERCPS.COM		19.	PROPOSED CROSSWALK TO ADJACENT DEVELOPMENT

Project Architect:  
**THOMAS W. COFFEY ARCHITECT**  
365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2273 E-MAIL: tom@TMCarchitecture.com

**THOMAS W. COFFEY ARCHITECT**

Planning & Landscape Architecture:  
**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399  
**Cincinnati**  
108 E Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 614.360.3066  
PODDesign.net

**PODDesign**

Final Development Plan FOR:  
**W. OLENTANGY ST. PROJECT**  
175 & 178 W. Olentangy Street  
Powell, OH. 43065

TOPOGRAPHIC SURVEY: 4/08/16

PRELIMINARY: 4/20/16

FINAL SUBMITTAL: 6/28/16

CLIENT APPROVAL:

BUDGET PRICING:

PERMIT REVIEW:

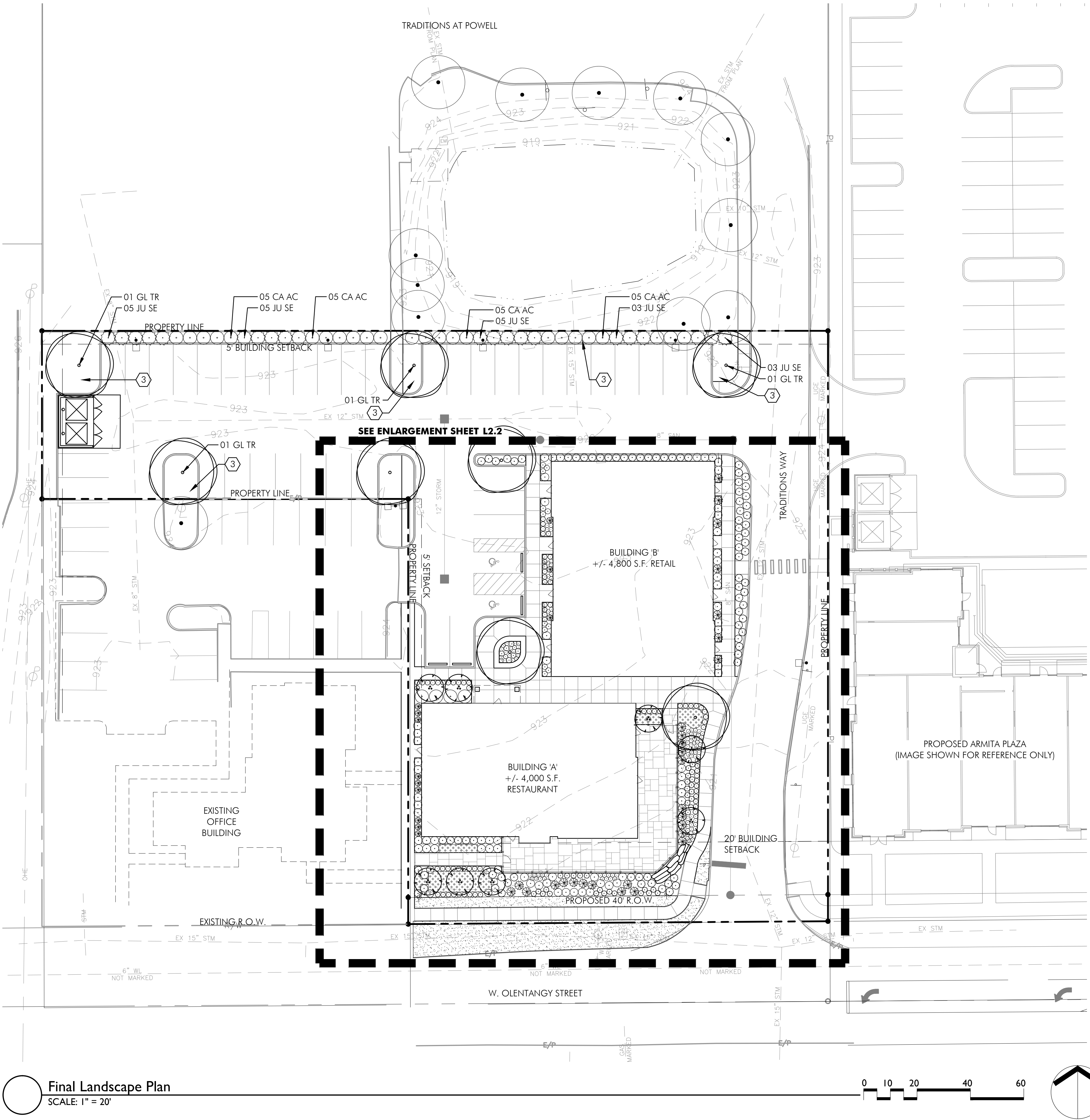
BIDDING:

CONSTRUCTION:

REVISIONS:

JOB # 16025





Final Landscape Plan  
SCALE: 1" = 20'

PLANT LIST:					
DECIDUOUS TREES					
AM GR	Amelanchier x grandiflora	Serviceberry	10-12' ht, multi-stem	B&B	As Shown
PR OK	Prunus x 'Okame'	Okame Cherry	1.5" cal.	B&B	As Shown
GI BI	Ginkgo biloba 'Princeton Sentry'	Male Princeton Sentry Mainhair Tree	3" cal.	B&B	As Shown
GL TR	Gleditsia t.f.i. 'Imperial'	Imperial Honeylocust	3" cal.	B&B	As Shown
PL AC	Platanus x. acerifolia	London Planetree	3" cal.	B&B	As Shown
SHRUBS					
BU GR	Buxus x. 'Green Gem'	Green Gem Boxwood	12' ht.	B&B	As Shown
HY QU	Hydrangea quercifolia	Oakleaf Hydrangea	24" ht.	Cont.	As Shown
IT VI	Itea virginica 'Merlot'	Merlot Sweetspire	24" ht.	Cont.	As Shown
JU OL	Juniperus ch. 'Old Gold'	Old Gold Juniper	24" ht.	B&B	As Shown
JU SE	Juniperus ch. 'Sea Green'	Sea Green Juniper	24" ht.	B&B	As Shown
JU SK	Juniperus sc. 'Skyrocket'	Skyrocket Juniper	5' ht.	B&B	As Shown
RH AR	Rhus aromatica 'Gro Low'	Gro-Low Fragrant Sumac	18" ht.	Cont.	As Shown
SY PA	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	24" ht.	Cont.	As Shown
PERENNIALS, GROUNDCOVERS, & ORNAMENTAL GRASSES					
CA AC	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1 GAL.	Cont.	As Shown
EC PU	Echinacea purpurea**	Purple Coneflower	1 GAL.	Cont.	As Shown
HE HR	Hemerocallis 'Happy Returns**	Happy Returns Daylily	1 GAL.	Cont.	18" O.C.
NA DM	Narcissus 'Dutch Master**	Dutch Master Daffodil	BULB		As Shown
NE WA	Nepeta x f. 'Walker's Low'	Walker's Low Catmint	1 GAL.	Cont.	As Shown
PA VI	Panicum virgation 'Shenandoah'	Shenandoah Red Switch Grass	1 GAL.	Cont.	As Shown
PE HA	Pennisetum a. 'Hameln'	Dwarf Fountain Grass	1 GAL.	Cont.	As Shown
RU HI	Rudbeckia hirta**	Black-eyed Susan	1 GAL.	Cont.	As Shown
SE AU	Sedum 'Autumn Joy**	Autumn Joy Sedum	1 GAL.	Cont.	As Shown
*Plant substitutions by developer may be required depending on plant availability.					
**Plant placement should be mixed and evenly distributed throughout defined area.					

KEY

- DECIDUOUS SHADE TREE
- DECIDUOUS ORNAMENTAL TREE
- LARGE DECIDUOUS SHRUB
- MEDIUM DECIDUOUS SHRUB
- EVERGREEN SHRUB
- LARGE ORNAMENTAL GRASS
- PERENNIAL

CODED NOTES

- EXISTING WALKWAY TO REMAIN
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ALL DIRECTIONS
- MULCH AREA, PROVIDE POSITIVE DRAINAGE ALL DIRECTIONS
- PROPOSED WALKWAY, REFER TO DETAIL 1, SHEET L4.0
- SPECIALTY PAVEMENT, REFER TO DETAIL 2, SHEET L4.0
- STONE RETAINING WALL, REFER TO DETAIL 3, SHEET L4.0
- PATIO RAILING, REFER TO DETAIL 3, SHEET L4.0
- SEATWALL PLANTER, REFER TO DETAIL 5, SHEET L4.0
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- BENCH, REFER TO DETAIL 7, SHEET L4.0
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- RESTAURANT OUTDOOR SEATING
- GATE
- LIGHTING, SEE CIVIL PLANS
- UPLIGHT: LED ACCENT LIGHT, BLACK LOW VOLTAGE, MODEL 15743 FROM KICHLER
- EXISTING STORM WATER BASIN
- 6 SHARED PARKING SPACES
- PROPOSED CROSSWALK TO ADJACENT DEVELOPMENT

**LANDSCAPE REQUIREMENTS:**  
1145.30(2)  
FOR ALL NEW CONSTRUCTION OR LAND DEVELOPMENT FOR WHICH A BUILDING PERMIT AND OR A ZONING CERTIFICATE IS REQUIRED THERE SHALL BE TREES PROVIDED FOR WITHIN THE STRUCTURE RELATED PROPERTY LOT LINES  
REQUIRED: 11" TOTAL TREE TRUNK DIAMETER  
PROVIDED: 21" TOTAL - 3 TREES AT 3" DIAMETER EACH + 8 TREES AT 1.5" DIAMETER EACH (10" TO BE APPLIED TOWARDS REQUIRED REPLACEMENT TREES)

1145.31  
THERE SHALL BE NO LESS THAN ONE DECIDUOUS TREE OF 1.5" DIAMETER OR MORE FOR EVERY 8 PARKING SPACES OR PORTION THEREOF.  
TREES REQUIRED: 5  
TREES PROVIDED: 5

1145.32  
AT LEAST 70% OF THE LINEAL FOOTAGE AROUND THE PERIMETER OF A STRUCTURE SHALL BE LANDSCAPED. SHRUBS OR HEDGES SHALL BE GROUPED RATHER THAN SPACED AS SINGLE SHRUBS AT REGULAR DISTANCES. A MINIMUM OF 5 SHRUBS SHALL BE PLANTED IN EVERY 40' OF LINEAL BUILDING PERIMETER. A MINIMUM OF 10 PERENNIAL OR ANNUAL PLANTS SHALL BE PLANTED IN EVERY 40' OF LINEAL BUILDING PERIMETER.

BUILDING 'A'  
SHRUBS REQUIRED: 32.5  
SHRUBS PROVIDED: 155  
  
PERENNIALS REQUIRED: 65  
PERENNIALS PROVIDED: 280

BUILDING 'B'  
SHRUBS REQUIRED: 35  
SHRUBS PROVIDED: 88  
  
PERENNIALS REQUIRED: 70  
PERENNIALS PROVIDED: 45

1145.33  
SCREENING SHALL BE PROVIDED FOR ANY PERMITTED NON-RESIDENTIAL USES WHICH ABUT ANY RESIDENTIAL DISTRICT. SCREENING MAY CONSIST OF DENSE VEGETATIVE PLANTING WITH A MINIMUM HEIGHT OF 4' AT PLANTING AND A MATURE HEIGHT OF AT LEAST 5.5' HIGH IN ORDER TO ACCOMPLISH THE DESIRED SCREENING EFFECT.  
PROVIDED: HEDGE ROW EVERGREEN AND ORNAMENTAL GRASS

Project Architect:  
**THOMAS W. COFFEY ARCHITECT**  
365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2273 E-MAIL: tom@TMCarchitecture.com

THOMAS W. COFFEY  
ARCHITECTURE  
& DESIGN, LLC

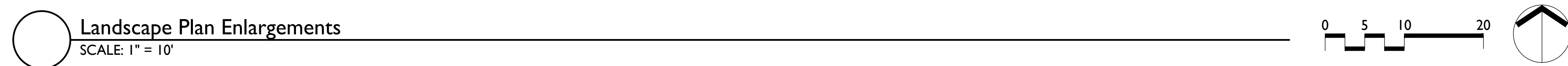
Planning & Landscape Architecture:  
**Columbus**  
100 Northwest Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399  
**Cincinnati**  
108 E. Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 614.360.3066  
PODdesign.net



**POD design**

Final Landscape Plan For:  
**W. OLENTANGY ST. PROJECT**  
175 & 178 W. Olentangy Street  
Powell, OH. 43065

☒ TOPOGRAPHIC SURVEY: 4/08/16  
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☐ PERMIT REVIEW:  
☐ BIDDING:  
☐ CONSTRUCTION:  
  
☐ REVISIONS:

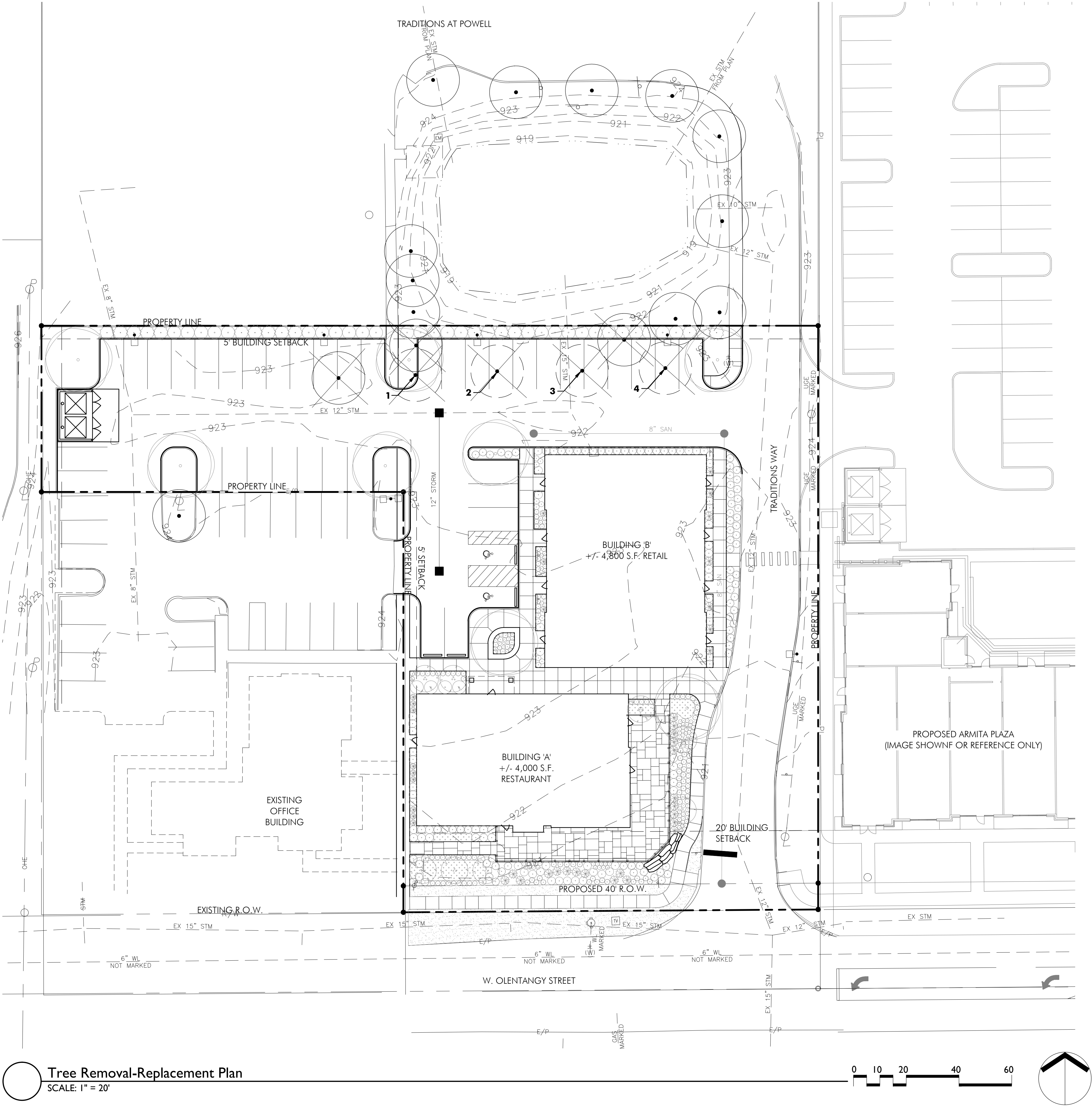




KEY	
	DECIDUOUS SHADE TREE
	DECIDUOUS ORNAMENTAL TREE
	LARGE DECIDUOUS SHRUB
	MEDIUM DECIDUOUS SHRUB
	EVERGREEN SHRUB
	LARGE ORNAMENTAL GRASS
	PERENNIAL

JOB # 16025





**Tree Removal-Replacement Plan**  
SCALE: 1" = 20'

**KEY**

EXISTING TREE TO BE REMOVED - CALIPER LESS THAN 6"

EXISTING TREE TO BE REPLACED - CALIPER AT LEAST 6"

EXISTING TREE TO REMAIN

**LANDSCAPE REQUIREMENTS:**

**1145.29**  
FOR EVERY TREE HAVING A TRUNK DIAMETER OF SIX (6) INCHES OR GREATER THAT IS DESTROYED IN THE COURSE OF DEVELOPMENT OR CONSTRUCTION, NEW TREES SHALL BE PLANTED ON THE SUBJECT SITE HAVING A TOTAL TRUNK DIAMETER OF NO LESS THAN SIX (6) INCHES. NO SINGLE REPLACEMENT PLANTING SHALL HAVE A TRUNK DIAMETER OF LESS THAN ONE-AND-ONE HALF (1-1/2) INCHES

EXISTING TREES				
TREE #	SIZE	SPECIES	CONDITION	STATUS
1	6"	MAPLE	GOOD	REMOVED
2	6"	MAPLE	GOOD	REMOVED
3	6"	MAPLE	GOOD	REMOVED
4	6"	MAPLE	GOOD	REMOVED

TREES REMOVED: 4 TREES  
REPLACEMENT REQUIRED: 4 TREES (1.5" MINIMUM PER TREE)

Project Architect:

THOMAS W. COFFEY ARCHITECT

365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2273 E-MAIL: tom@TMCarchitecture.com

THOMAS W. COFFEY ARCHITECT

ARCHITECTURE & DESIGN, LLC

Planning & Landscape Architecture:

Columbus

100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

Cincinnati

108 E Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 614.360.3066

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Tree Removal-Replacement Plan FOR:

W. OLENTANGY ST. PROJECT

175 & 178 W. Olentangy Street  
Powell, OH. 43065

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☐ CONSTRUCTION:

☐ REVISIONS:

L2.3

JOB # 16025





- KEY**
- A** EXISTING PARKING LOT
  - B** REFUSE
  - C** EXISTING SIDEWALK
  - D** PROPOSED SIDEWALK (TYP.)
  - E** RESTAURANT PATIO
  - F** ACCESS DRIVE ALIGNMENT WITH ARMITA
  - G** PLANTING AREA

**Illustrative Landscape Plan**  
SCALE: 1" = 20'

Project Architect:

**THOMAS W. COFFEY ARCHITECT**  
365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2273 E-MAIL: tom@TMCarchitecture.com

Planning & Landscape Architecture:

**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.225.3399

**Cincinnati**  
108 E Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 614.360.3066

**POD design**  
PODdesign.net

Illustrative Landscape Plan FOR:

**W. OLENTANGY ST. PROJECT**  
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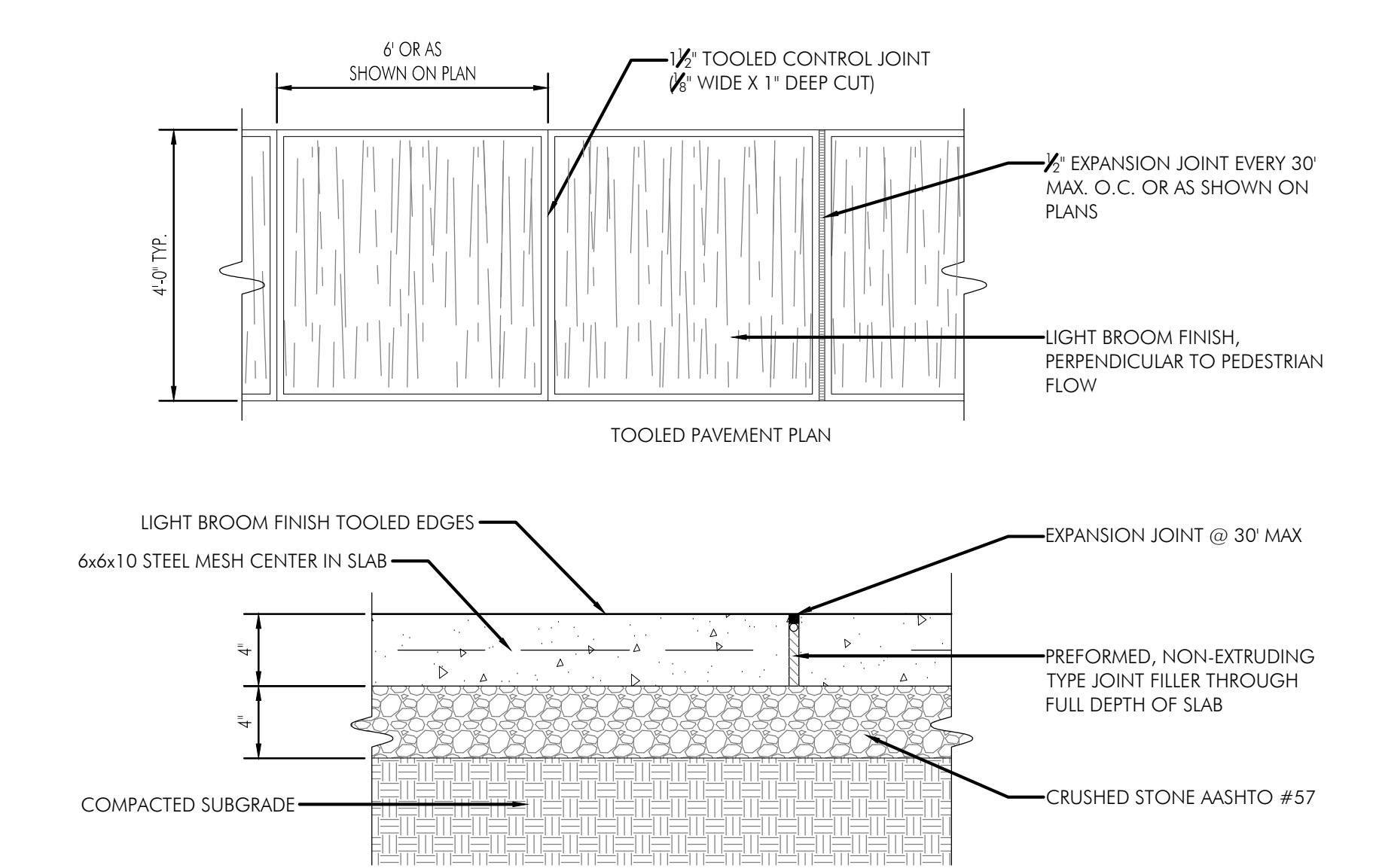
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□ BUDGET PRICING :  
□ PERMIT REVIEW:  
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□ CONSTRUCTION:

□ REVISIONS:

**L3.1**

JOB # 16025

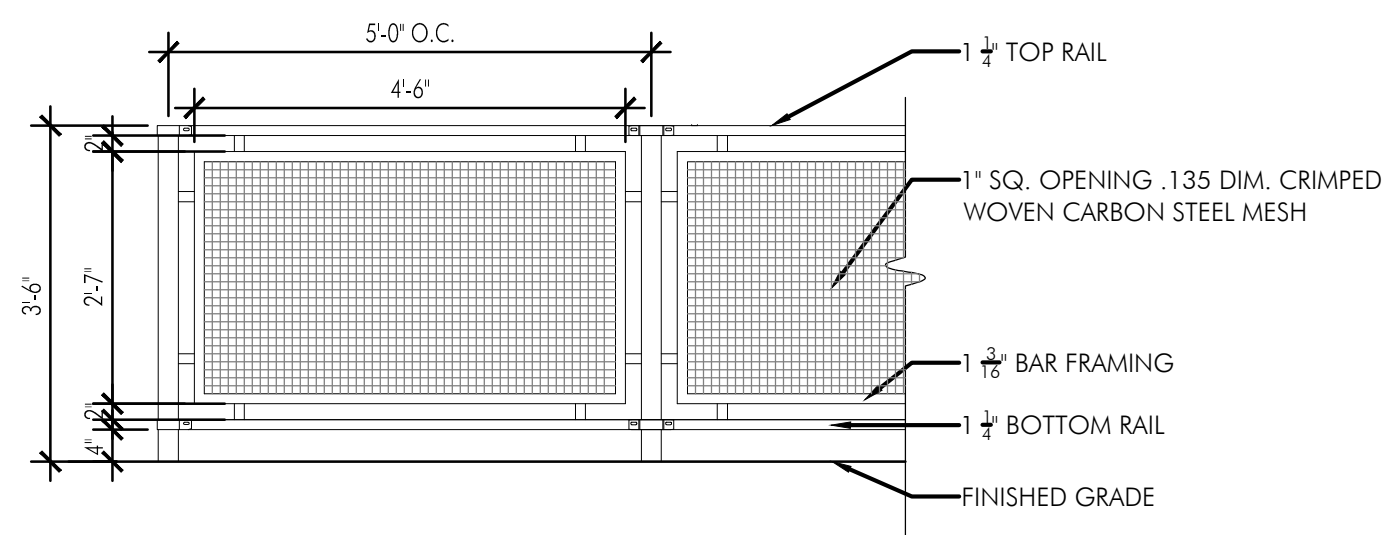
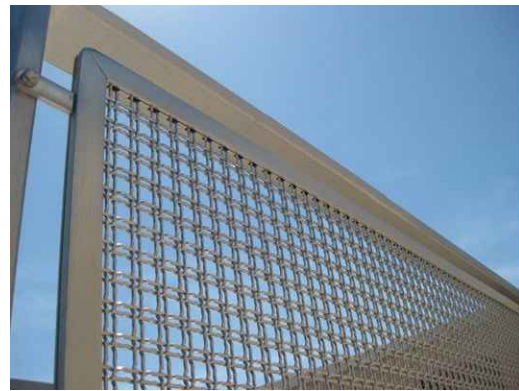




### 1 Concrete Walkway

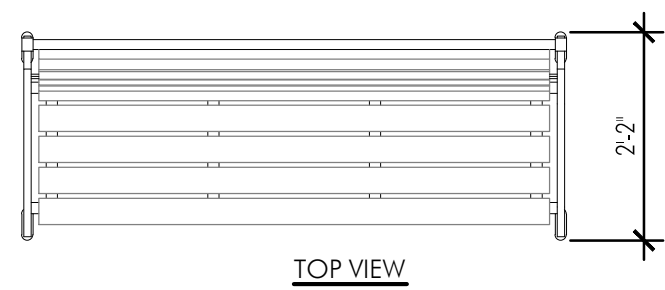
1/2" = 1'-0"

NOTES:  
FINISH: ALL FENCE COMPONENTS SHALL BE POWDER COAT FINISH, BLACK  
CONTRACTOR TO PROVIDE SHOP DRAWINGS TO SCALE AND COLOR  
SAMPLES FOR OWNER REVIEW AND APPROVAL.

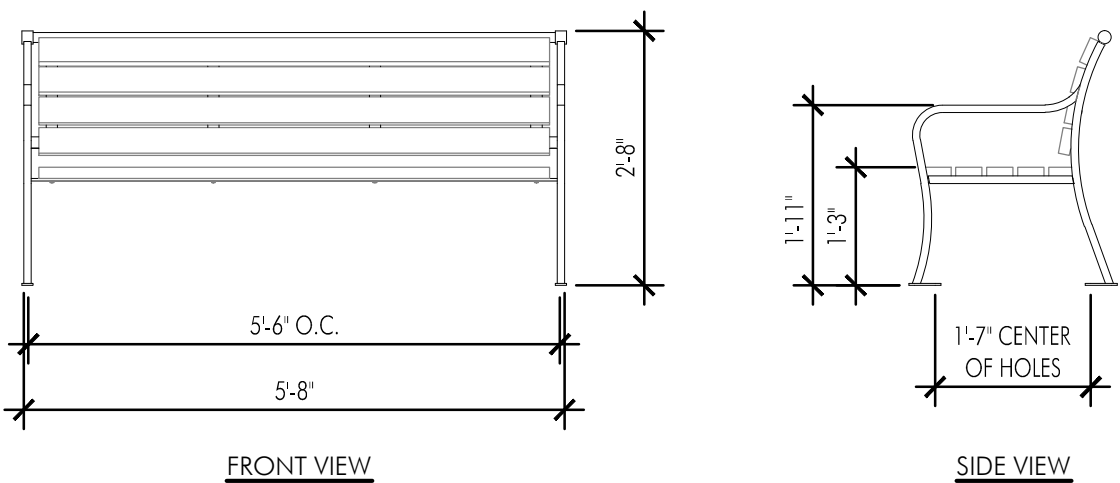


### 4 Mesh Inset Railing

1/2" = 1'-0"

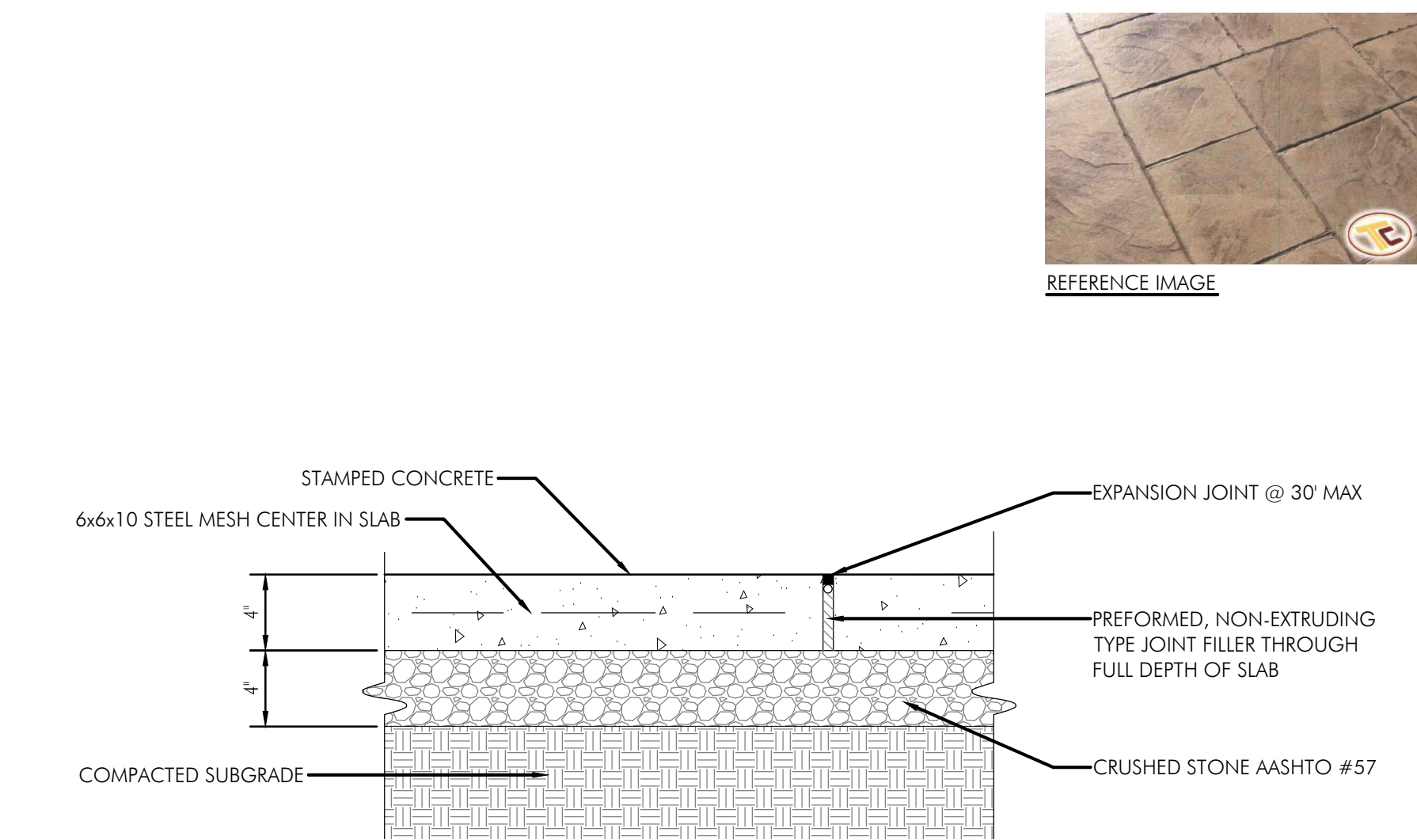


**sitescapes**  
AVONDALE BENCH  
PRODUCT AV1-1000  
AVAILABLE FROM:  
SITESCAPES  
www.sitescapesonline.com  
402-421-9464  
6' BACKED BENCH  
STEEL BAR ENDS  
HARDWOOD SLATS  
NO CENTER ARMREST  
POWDER COATED  
COLOR: SLATE  
OR OWNER APPROVED EQUAL



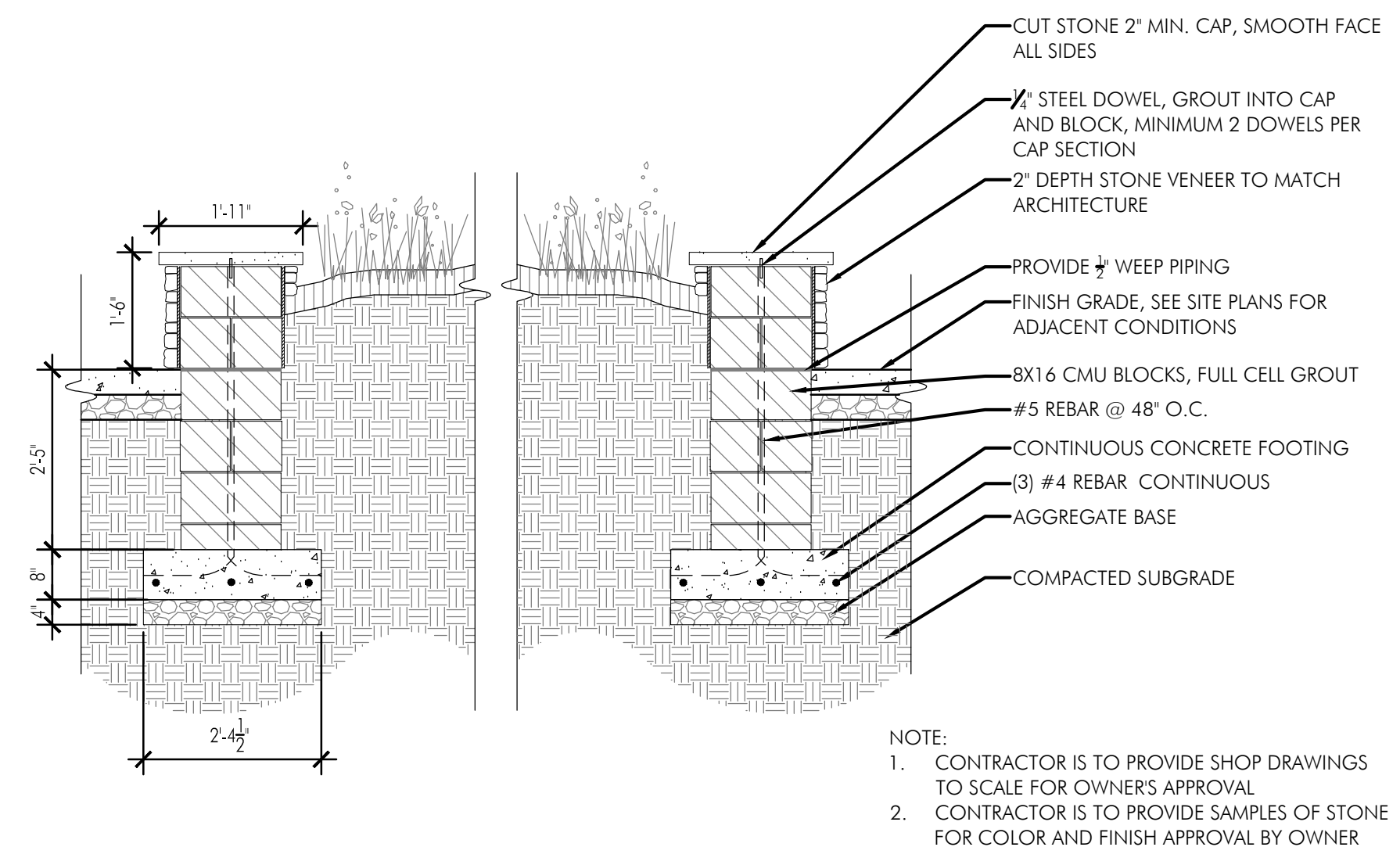
### 7 Avondale Backed Bench

1/2" = 1'-0"



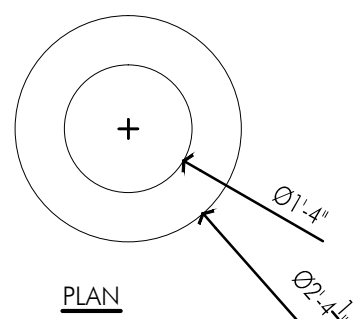
### 2 Specialty Pavement

1/2" = 1'-0"

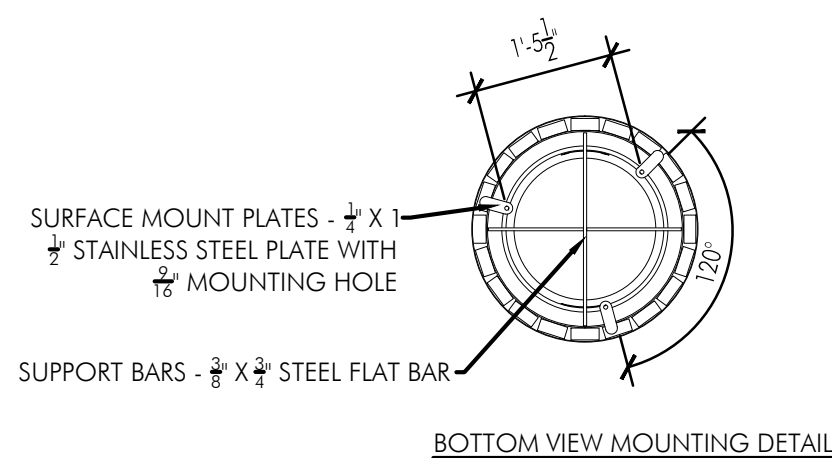
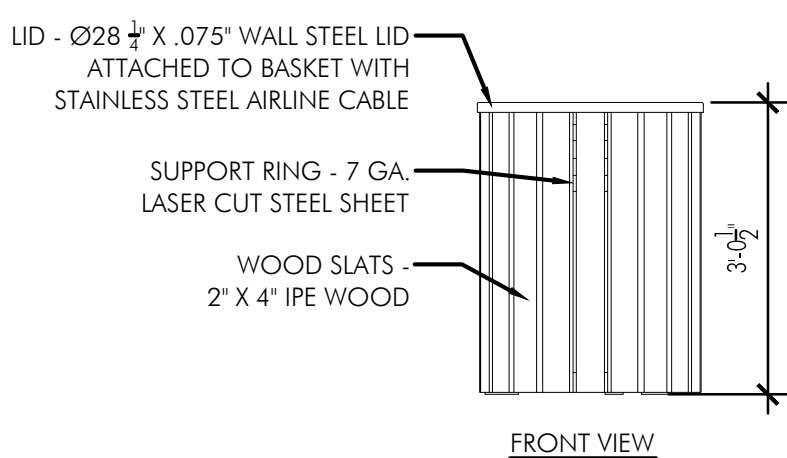


### 5 Stone Veneer Planter Seatwall

1/2" = 1'-0"

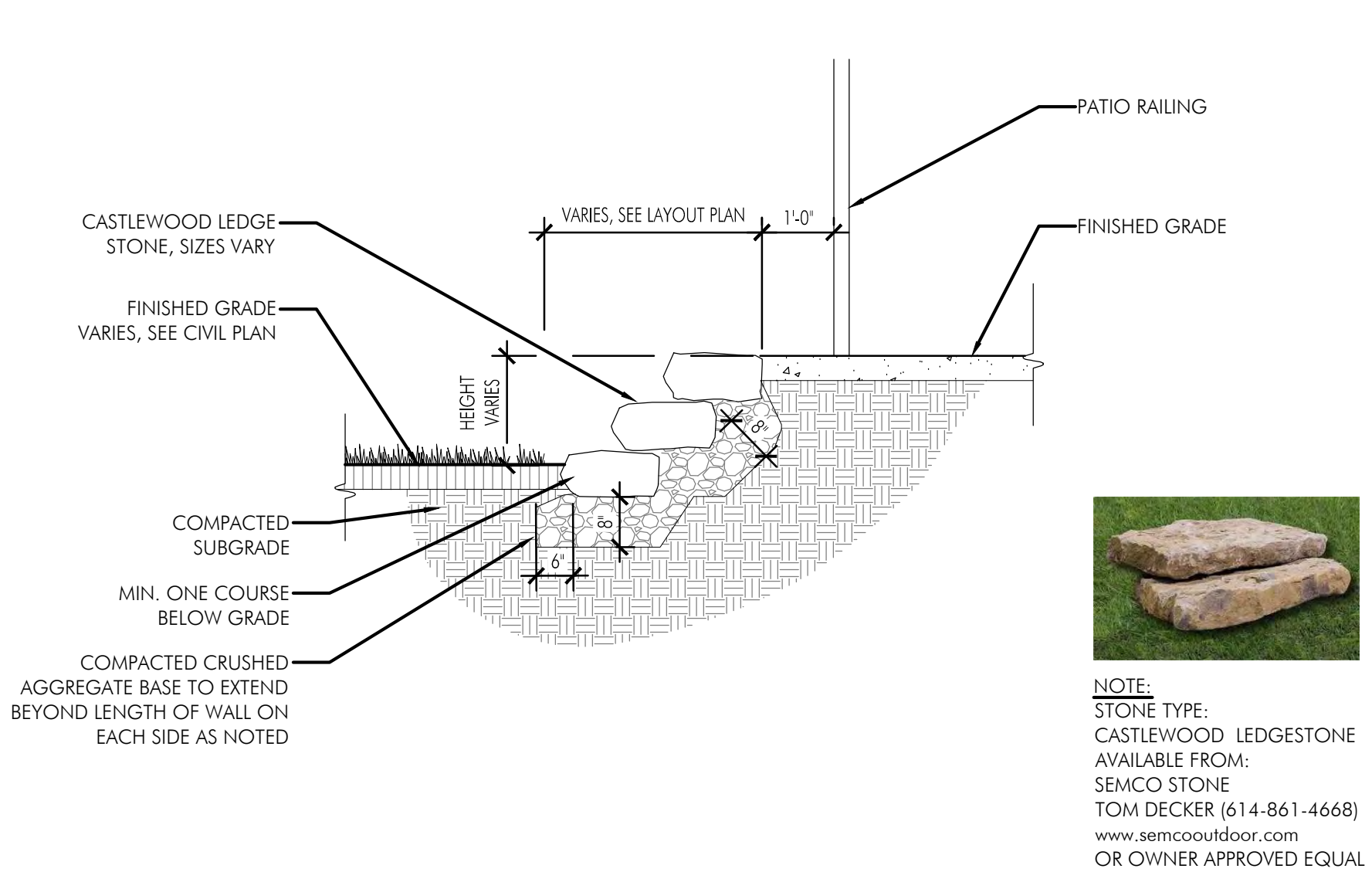


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AVONDALE RECEPTACLE  
PRODUCT AV2-3000  
AVAILABLE FROM:  
SITESCAPES  
www.sitescapesonline.com  
402-421-9464  
OR OWNER APPROVED EQUAL



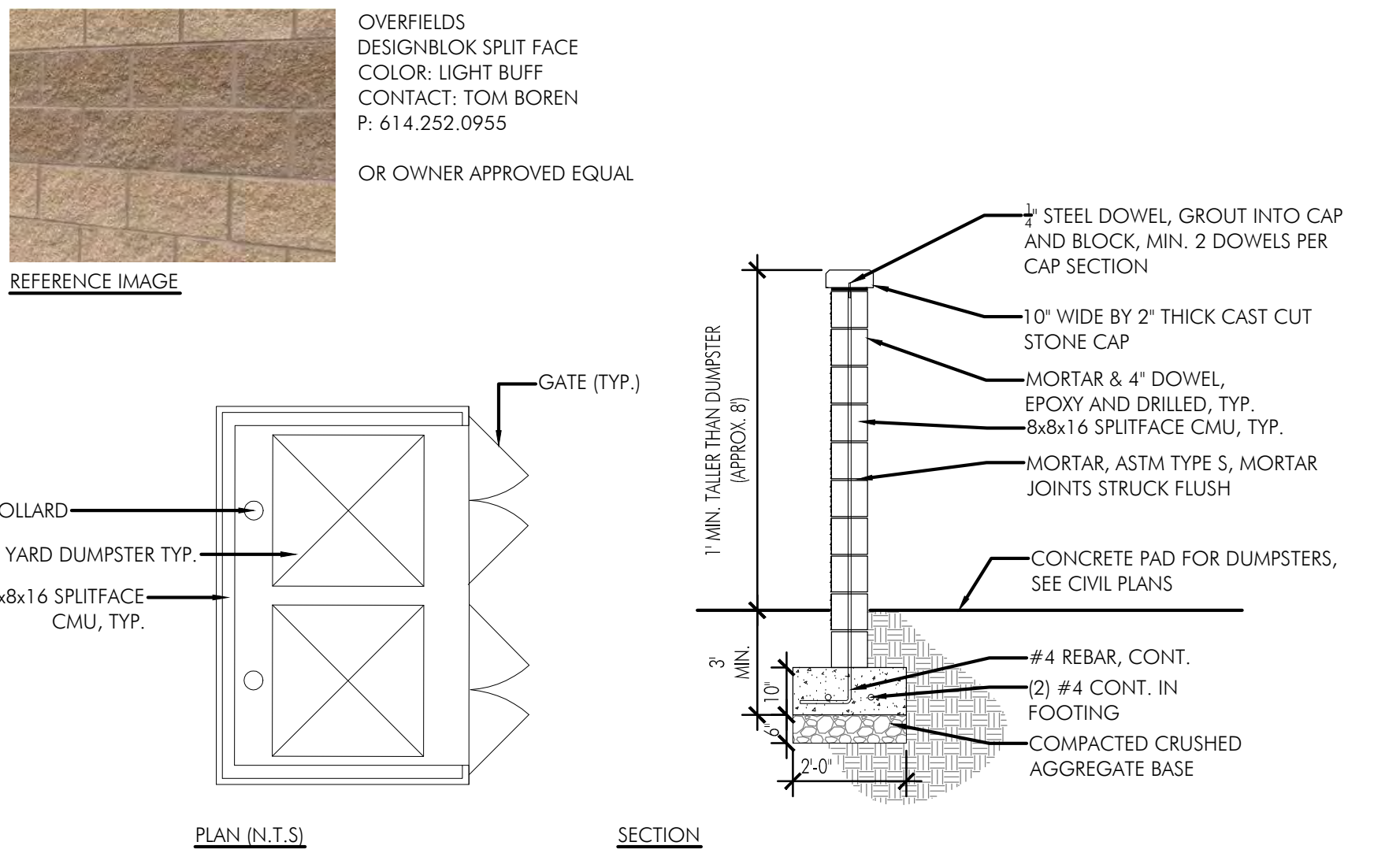
### 8 Trash Receptacle

1/2" = 1'-0"



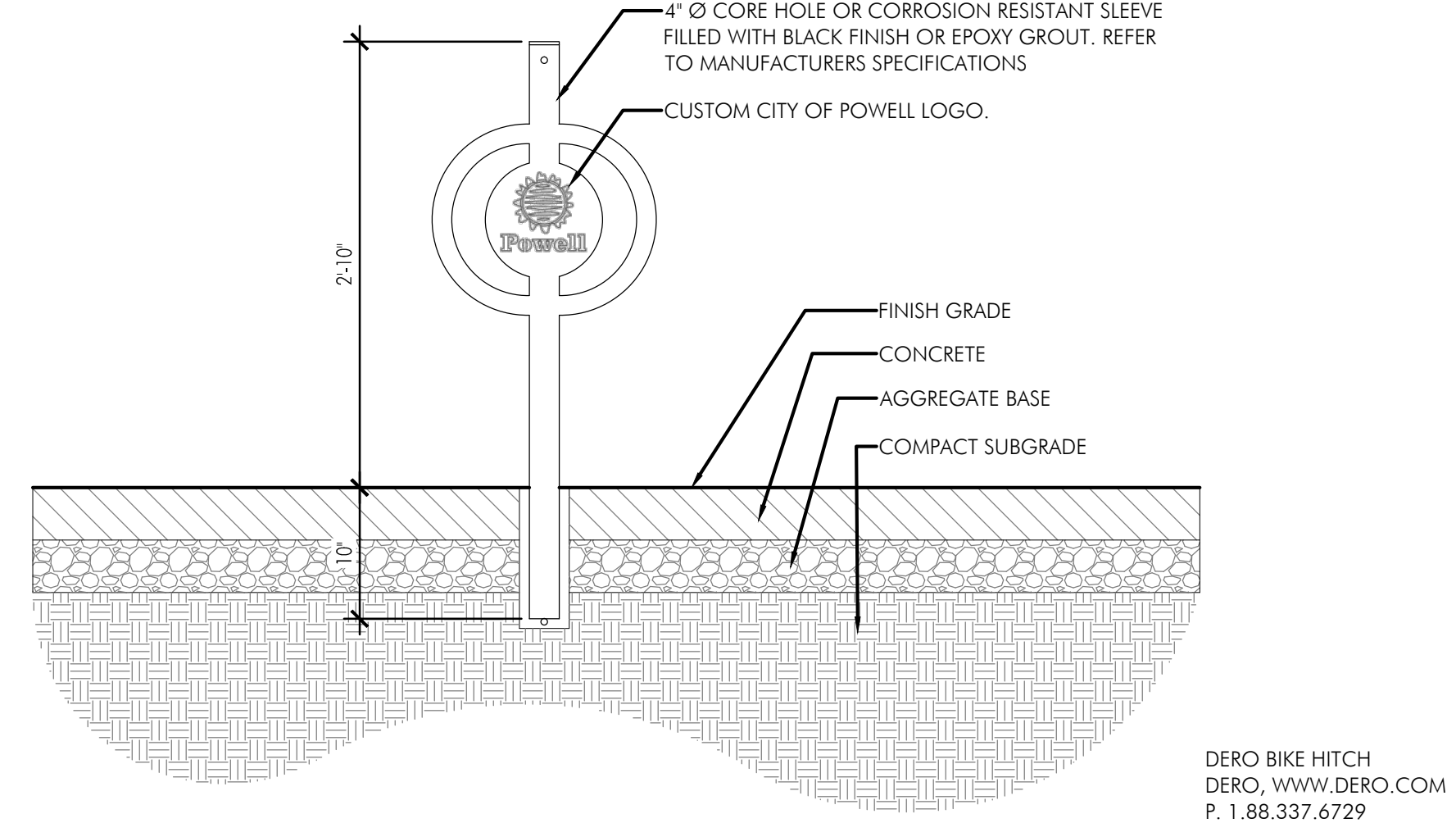
### 3 Stone Retaining Wall

1/2" = 1'-0"



### 6 Stone Veneer CMU Wall Refuse Enclosure

3/8" = 1'-0"



### 9 City of Powell Typical Bike Rack

1" = 1'-0"

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**THOMAS W. COFFEY ARCHITECT**  
365 SHALE RIDGE COURT  
POWELL, OHIO 43065  
614-562-2275 E-MAIL: tom@TMCarchitecture.com

Planning & Landscape Architecture:  
**POD design**  
Columbus  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399  
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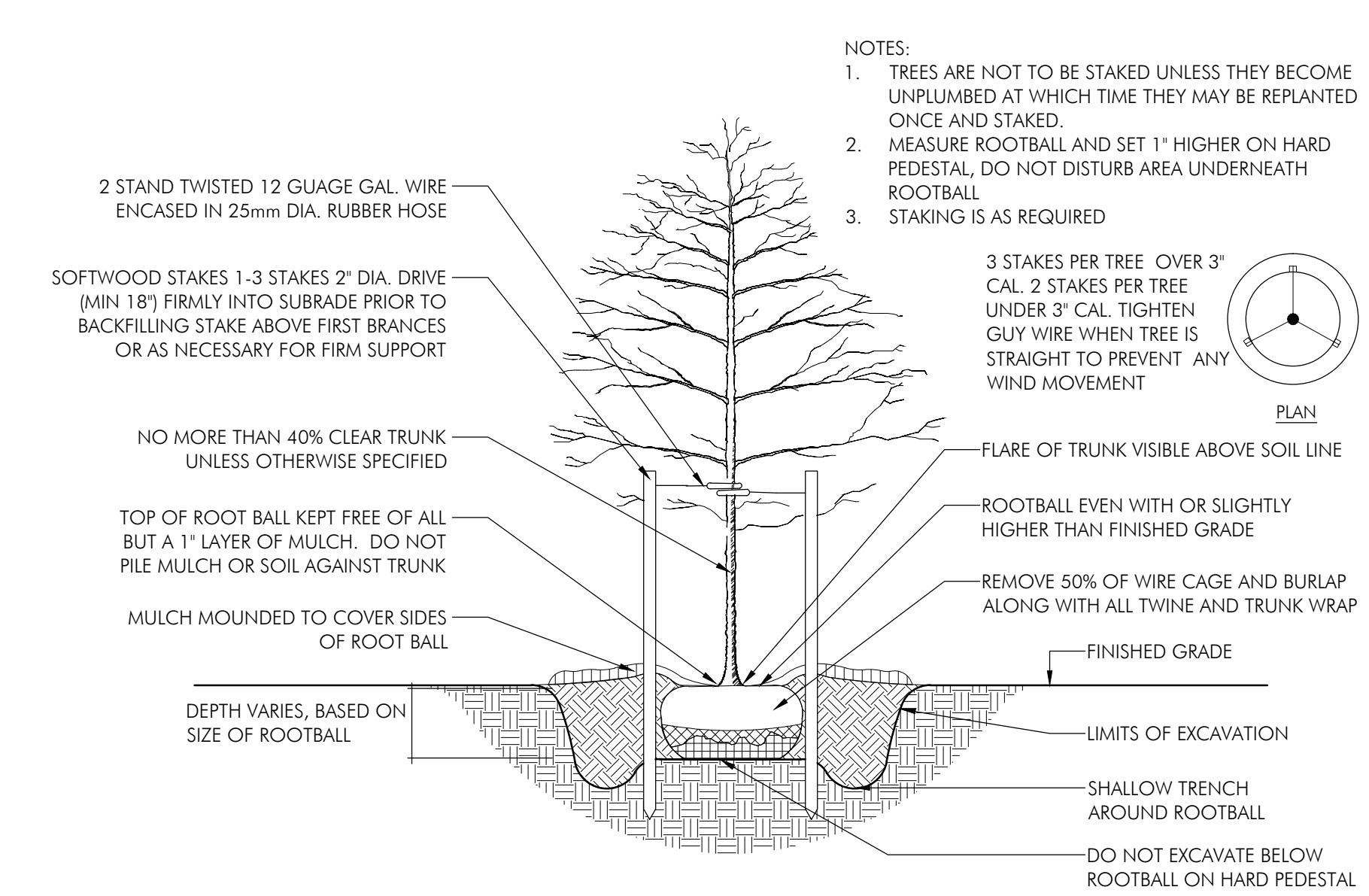
SITE DETAILS FOR:  
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□ REVISIONS:

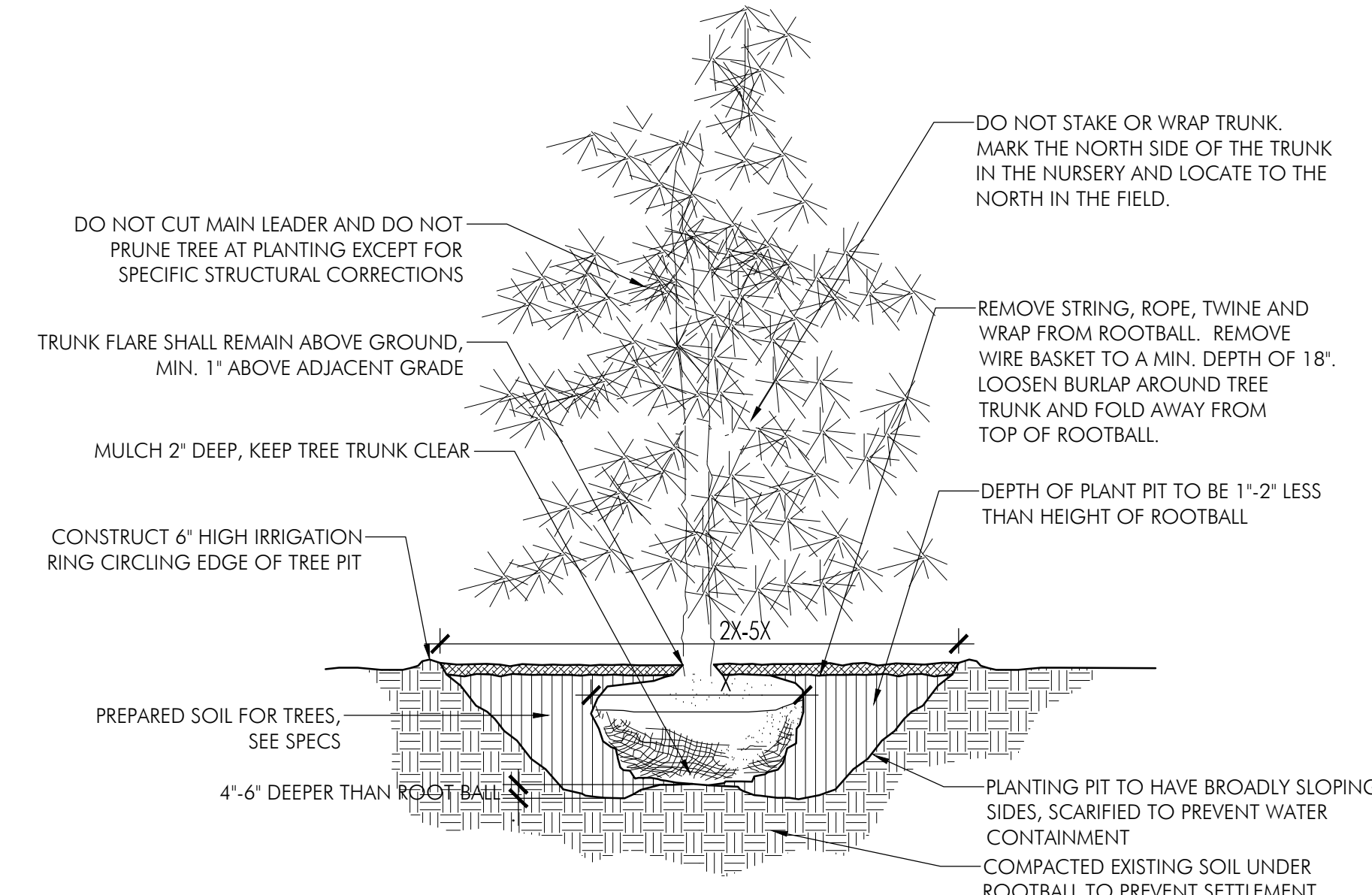
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JOB # 16025





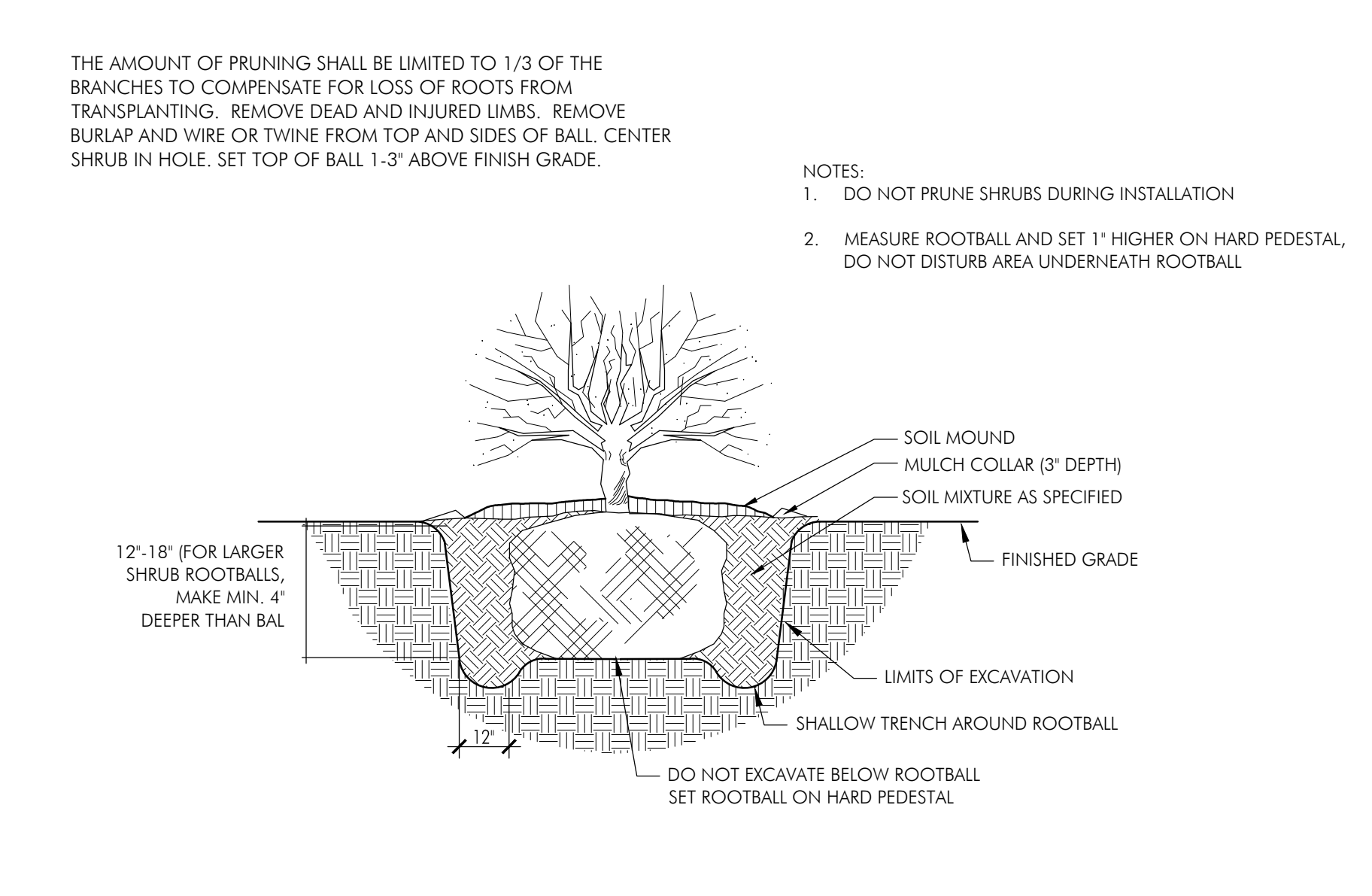
# 1 Tree Planting

N.T.S.



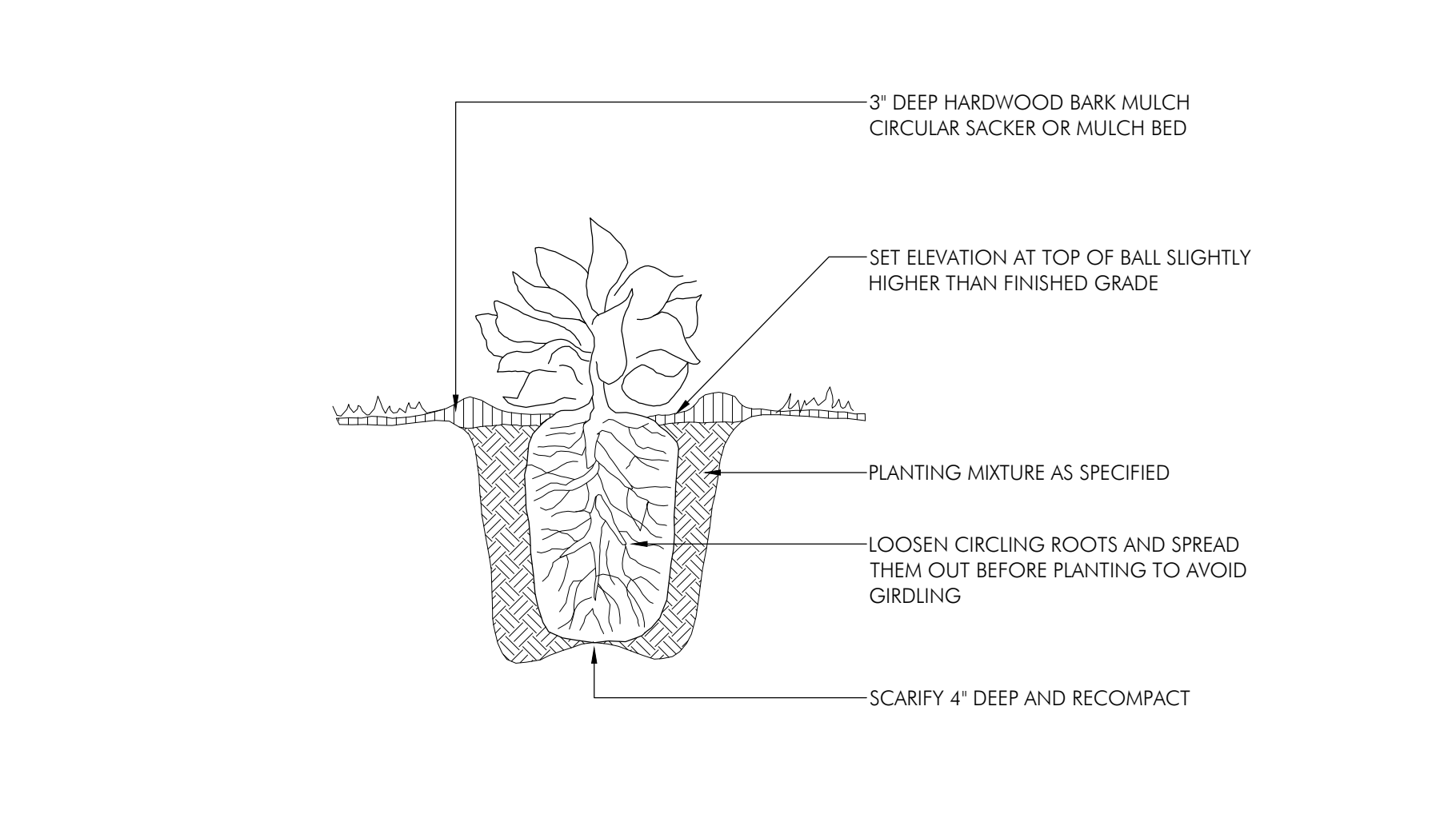
# 2 Evergreen Planting

1"=1'-0"



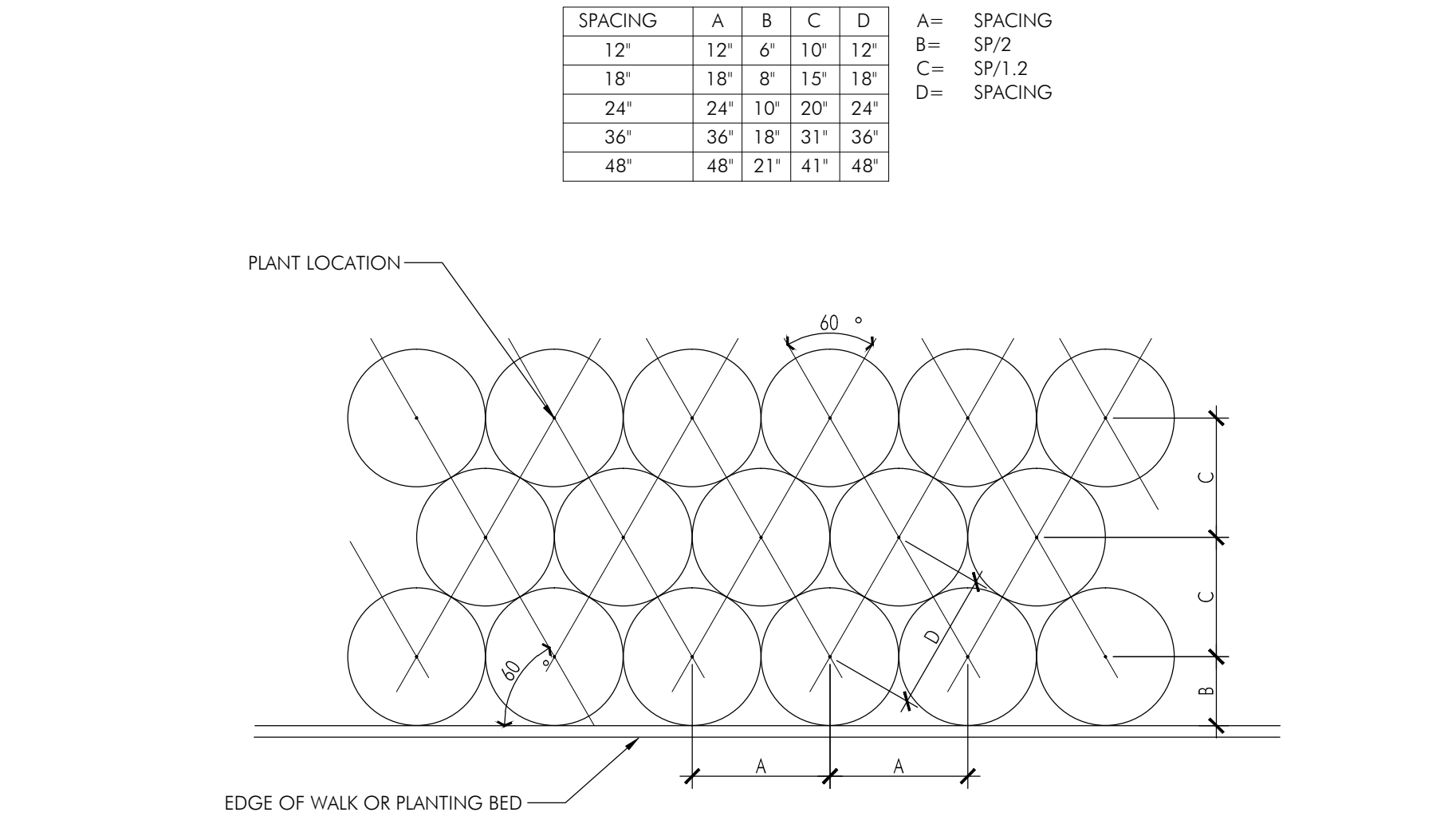
# 3 Shrub Planting

N.T.S.



# 4 Perennial Planting

1"=1'-0"



# 5 Shrub-Perennial-Ornamental Grass-Groundcover Triangular Spacing

N.T.S.

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**Cincinnati**  
108 E Millington Court, Ste 118  
Cincinnati, Ohio 45242  
p 614.360.3066

PODdesign.net

LANDSCAPE DETAILS FOR:

**W. OLENTANGY ST. PROJECT**

175 & 178 W. Olentangy Street  
Powell, OH. 43065

■ TOPOGRAPHIC SURVEY: 4/08/16  
■ PRELIMINARY: 4/20/16  
■ FINAL SUBMITTAL: 6/28/16  
□ CLIENT APPROVAL:  
□ BUDGET PRICING :  
□ PERMIT REVIEW :  
□ BIDDING:  
□ CONSTRUCTION:  
□ REVISIONS:

L4.1

JOB # 16025

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# transFORM

## CONSTRUCTION

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DESIGN • BUILD

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(614) 291-7799    [transformgc.com](http://transformgc.com)

### PROPOSED MATERIAL SELECTIONS

**Project:**

W. Olentangy St. Project  
178 W. Olentangy St.  
Powell, OH 43065

**Project Manager:**

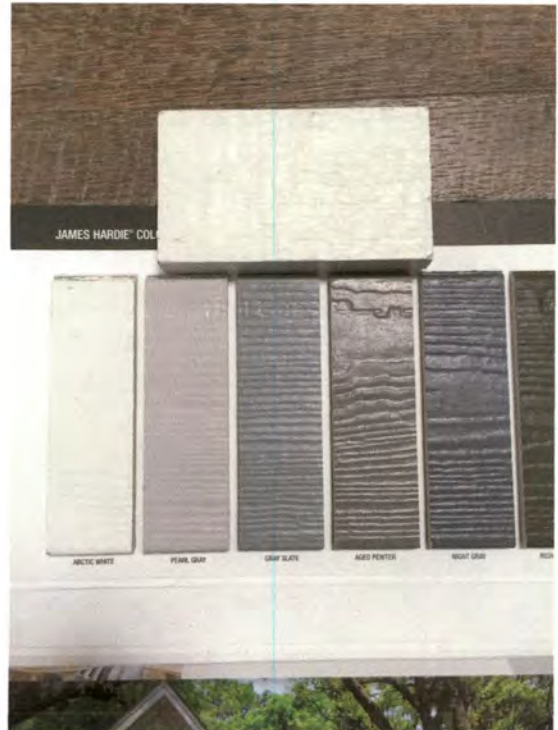
Sean Beam

Last Updated: 6/9/16



## EXTERIOR SIDING/TRIM

White vertical siding and trim  
Horizontal siding in Pearl Gray



## ROOFING

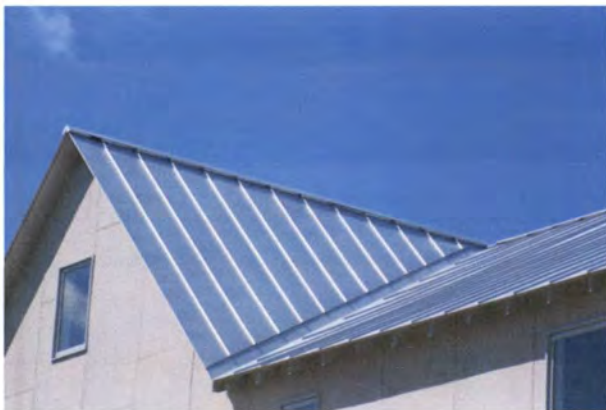
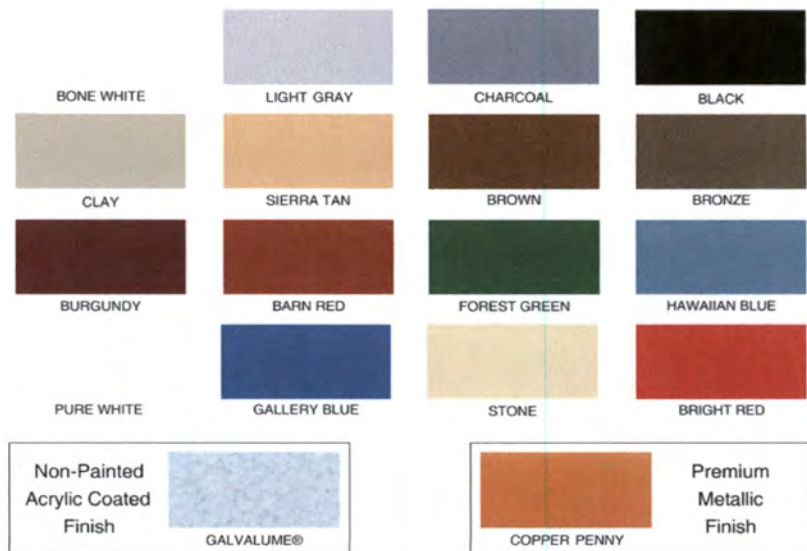
Charcoal





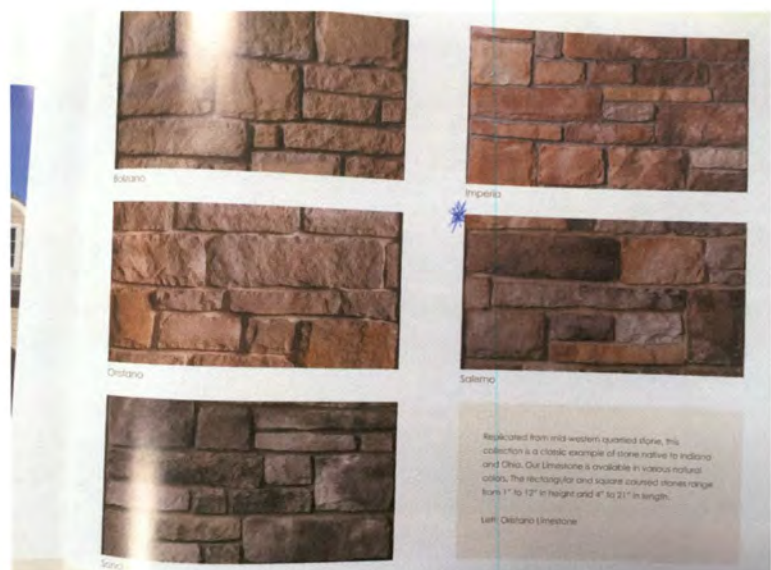
## STANDING SEAM AWNINGS

### Galvanized



## EXTERIOR STONE

Limestone: Sondrio



## PATIO SURFACE

**Stamped Concrete for  
restaurant patio**





## LIGHTING

Arm Style on Left

Galvanized Finish color on Right



WHERE VINTAGE AND MODERN COLLIDE®

The Wesco Gooseneck Light



The Wesco Gooseneck Light



Gooseneck LED Barn  
Wall Light, Black, 8"