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PHASE 3 NEW BUILDINGS

These Drawings and Specifications prepared by Clarke Architects Inc. are instruments of service for use solely with respect to this Project and, unless otherwise provided, Clarke Architects Inc. shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Architect's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others.

DATE: NOVEMBER 28, 2012

REVISION DATES:

PROJECT:

MARGELLO DEVELOPMENT
 PRESIDENTIAL POINTE
 PHASE 3
 XX SAWMILL RD.
 POWELL, OHIO 43065

PROJECT NUMBER: CA2012-

SHEET TITLE:

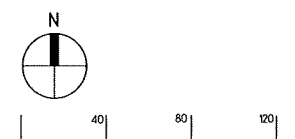
**ARCHITECTURAL
SITE PLAN**

SHEET NUMBER: **S1**

- SITE NOTES:**
- ALL ELECTRICAL RUNS IN PHASE I & II ARE FROM THE EXISTING TRANSFORMER UNDERGROUND TO THE ELECTRICAL METERS ON THE BACK OF THE BUILDINGS
 - ALL DUMPSTERS SHALL HAVE A 6'-0" H FENCE AROUND THEM W/ A SWING GATE
 - SEE THE EARLIER APPROVED ENGINEERING SITE UTILITY PLAN FOR ALL UTILITY LOCATIONS TO THE SITE
 - PROVIDE ASPHALT RAMP ON TO SIDEWALK @ EVERY HANDICAP STRIPPED LOCATION AS REQ'D PER ADDG
 - ALL PARKING, SIDEWALKS & FINISH GRADES SHALL ALIGN. SEE THE CIVIL ENGINEERING DRAWINGS.
 - ALL SIDEWALK CROSS SLOPE SHALL BE LESS THEN OR EQUAL TO 2% MAX.

SETBACKS:

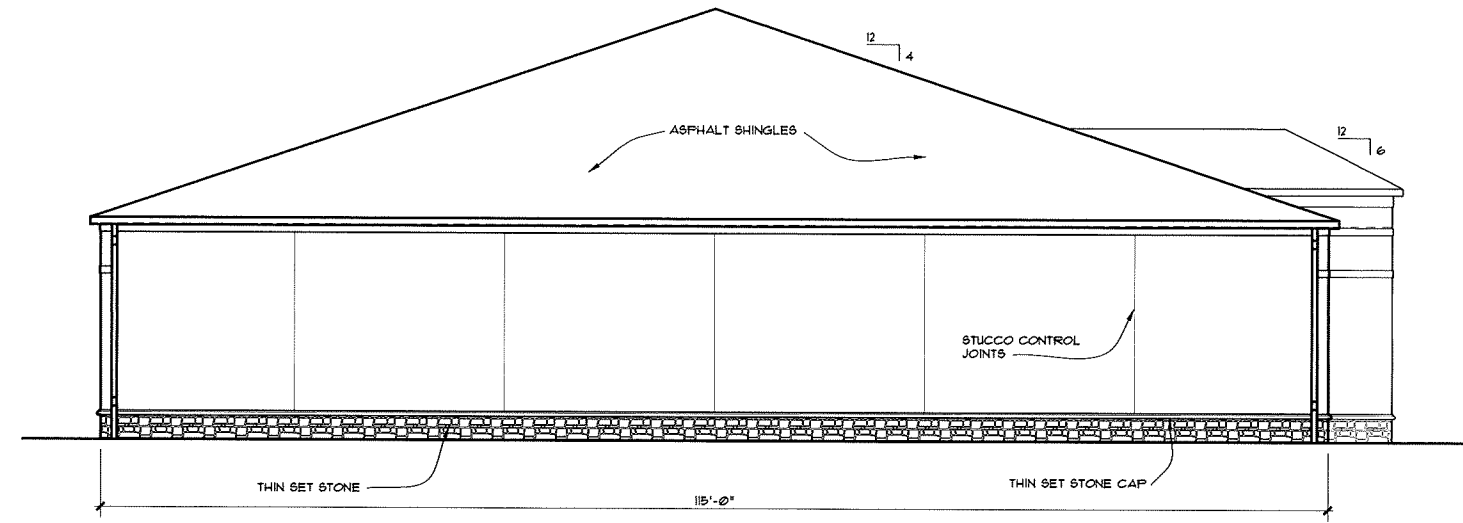
	REQUIRED	ACTUAL
FRONT BUILDING SETBACK (SAWMILL PARKWAY)	15'	190.3'
FRONT PAVEMENT SETBACK (SAWMILL PARKWAY)	75'	75'
FRONT BUILDING SETBACK (OLD SAWMILL RD.)	60'	92.8'
FRONT PAVEMENT SETBACK (OLD SAWMILL RD.)	30'	31'
SIDE BUILDING SETBACK (PRESIDENTIAL PARKWAY)	60'	107.1'
SIDE PAVEMENT SETBACK (PRESIDENTIAL PARKWAY)	30'	30'
SIDE BUILDING SETBACK (NORTH)	25'	40'
SIDE PAVEMENT SETBACK (NORTH)	10'	10'
SIDE BUILDING SETBACK (SOUTH)	25'	10'
SIDE PAVEMENT SETBACK (SOUTH)	10'	10'
BUILDING SEPARATION:	50'	86.9'/60'



Site Plan



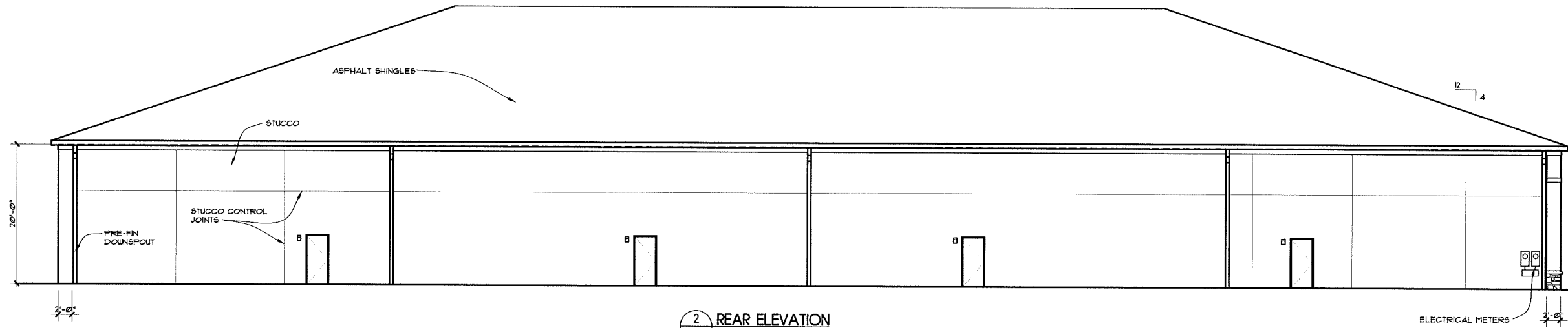
NAME CLARE Y. COMMERCIAL MARGELLO DEVELOPMENT/PRESIDENTIAL PONTE WAREHOUSE BLDGS/ELEV-03-01-R2DWG DATE NOV 28, 2012 TIME 10:25 AM



2 LEFT ELEVATION
A3 1/8" = 1'-0"



2 FRONT ELEVATION
A3 1/8" = 1'-0"



2 REAR ELEVATION
A3 1/8" = 1'-0"

PHASE 3
ZONING SUBMITTAL

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DATE NOVEMBER 28, 2012

REVISION DATES:

PROJECT:
MARGELLO DEVELOPMENT
PRESIDENTIAL PONTE
BUILDING 5
OLD SAWMILL RD.
POWELL, OHIO 43065

PROJECT NUMBER CA2012--

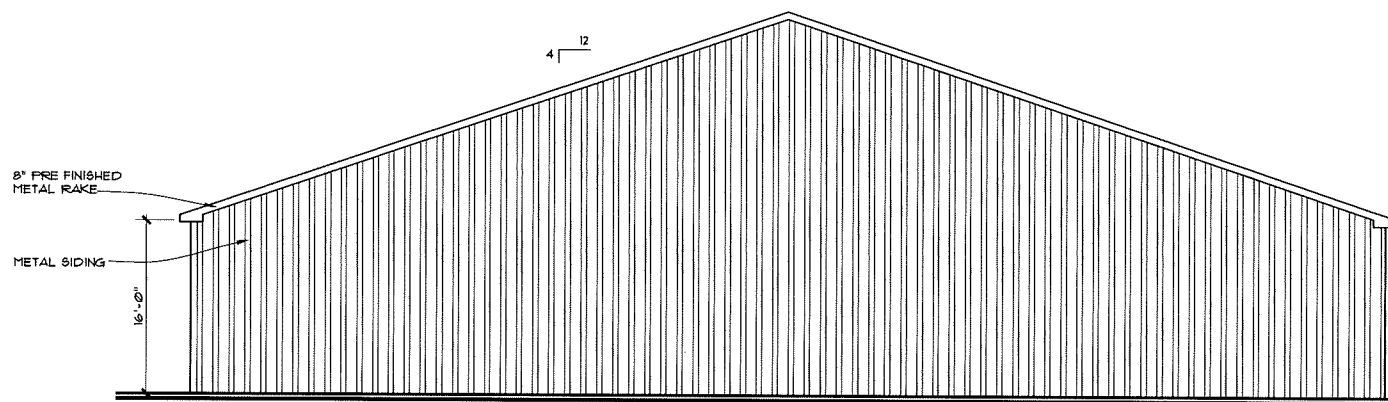
SHEET TITLE:

ELEVATIONS/NOTES

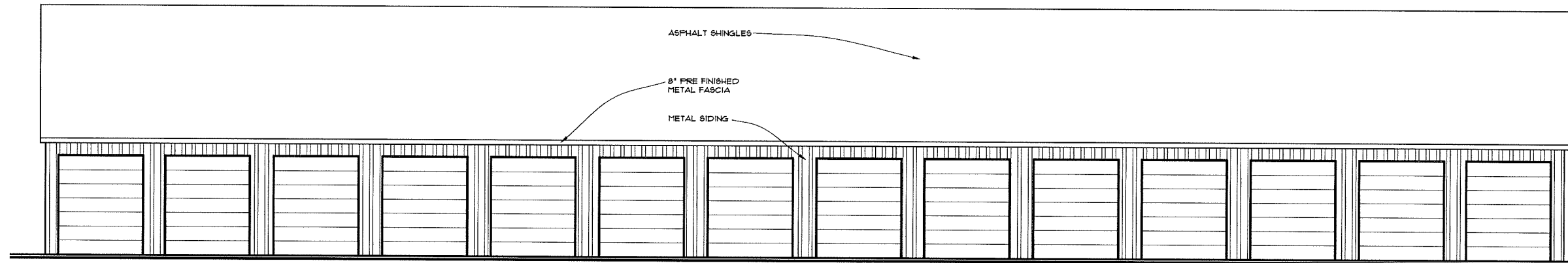
SHEET NUMBER

A3

PHASE 3
ZONING SUBMITTAL



1 NORTH/SOUTH ELEVATION
A4 1/8" = 1'-0"



2 EAST/WEST ELEVATION
A4 1/8" = 1'-0"

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SHEET TITLE:

ELEVATIONS

SHEET NUMBER

A4