

3967 Presidential Parkway

Suite J

Powell, Ohio

Office: 614-848-4004

Mobile: 614-832-1667

[margellodevelopment@gmail.com](mailto:margellodevelopment@gmail.com)

April 26, 2017

**Final Development Text**

Presidential Pointe

Phase 3

2 Storage & 2 Office Warehouse Buildings

Sawmill Rd.

Powell, Ohio 43065

Listed below is the development text for the (4) four new buildings planned for the above listed development project.

**Building 3** – Storage Units


**Building 4** – Storage Units

**Building 5** – Athletic Training Facility.

**Building 6** – Office or Retail

Buildings 5 & 6 will be constructed first followed by the final phase with the construction of buildings 3 & 4. Please see the following attachment provided by Clarke Architects for the building dimensions, height, and materials to be used.

Sincerely,

  
Vincent Margello  
Presidential Pointe



7844 Flint Road  
Columbus, Ohio 43235-6407  
Office: 614-791-1200  
Mobile: 614-271-8420  
jclarke@clarkearchitects.com

April 21, 2017

Development Text  
Margello Development  
Presidential Pointe  
Phase 3  
2 Storage & 2 Office Warehouse Buildings  
Sawmill Rd.  
Powell, Ohio 43065

Listed below is the development text for the (4) four new buildings planned for the above listed development project.

**Building 3** – Shall be a 12,000 sf storage building, 52'-0" wide x 233'-0" long. The bearing height is 16'-0" with 8/12 sloped gabled asphalt shingled roof. The siding shall be vertical and horizontal metal except for the South elevation which shall be thin set stone 4'-0" high with horizontal lap cement board siding for the balance of the elevation. The east elevation shall have overhead doors.

**Building 4** – Shall be a 23,667 sf storage building, 102'-0" wide x 233'-0" long. The bearing height is 16'-0" with 8/12 sloped gabled asphalt shingled roof. The siding shall be vertical and horizontal metal except for the South elevation which shall be thin set stone 4'-0" high with horizontal lap cement board siding for the balance of the elevation. The east and west elevation shall have overhead doors.

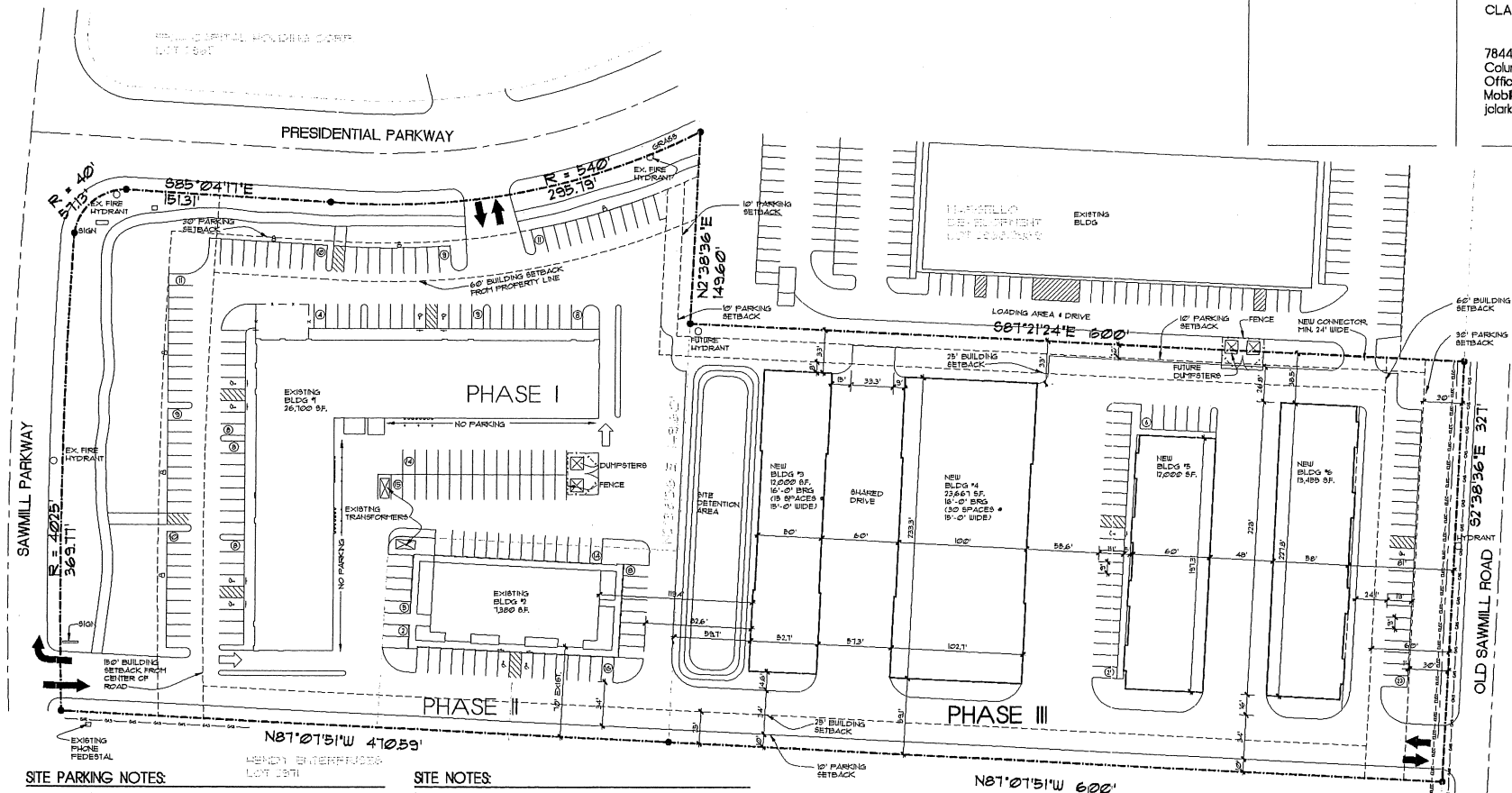
**Building 5** – Shall be a 12,000 sf office/warehouse building, 60'-0" wide x 194'-0" long. The bearing height can be up to 16'-0" with 6/12 sloped hipped asphalt shingled roofs. The siding on all elevations shall be thin set stone and brick. The east elevation shall have (4) four overhead doors.

**Building 6** – Shall be a 13,455 sf office/warehouse building, 58'-0" wide x 227'-0" long. The bearing height shall be 14'-0" with 6/12 sloped hipped asphalt shingled roofs. The siding on all elevations shall be thin set stone and brick. The west elevation shall have (4) four overhead doors.

Sincerely,

Jim W. Clarke, Architect  
Clarke Architects, Inc.

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#### SITE PARKING NOTES:

1. BLDG 1 AREA: 26,700 SF.	REG'D PARKING 1 PER 400 SF + 5 SPACES PER TENANT SPACE	161 SPACES
2. BLDG 2 AREA: 1,014 SF.	REG'D PARKING 1 PER 300 SF	34 SPACES
3. BLDG 3 AREA: 12,000 SF.	NO EMPLOYEES	0 SPACES
4. BLDG 4 AREA: 23,667 SF.	NO EMPLOYEES	0 SPACES
5. BLDG 5 AREA: 12,000 SF.	REG'D PARKING 1 PER 300 SF	60 SPACES
6. BLDG 6 AREA: 13,445 SF.	REG'D PARKING 1 PER 300 SF	68 SPACES
<b>TOTAL BLDG AREA: 94,816 SF.</b>	<b>TOTAL REG'D PARKING SPACES</b>	<b>331 SPACES</b>

1. REQUIRED PARKING (PHASES I, II & III): 331 SPACES

ACTUAL PARKING + VC INDICATED PHASE I & II: 175 SPACES

DESIGNED PARKING + VC INDICATED PHASE III: 225 SPACES

TOTAL ACTUAL PARKING + VC INDICATED: 225 SPACES

6. PARKING SPACES ARE 9'6" x 19'1" (MIN) DRIVE AISLES

9. PER ADAAG, HIN1111 (6) HANDICAP SPACES REQUIRED FOR PHASES I & II COMBINED.

PER ADAAG, HIN1111 (7) HANDICAP SPACES REQUIRED FOR PHASES III.

#### 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.
- SEE THE EARLIER APPROVED ENGINEERING SITE UTILITY PLAN FOR ALL UTILITY LOCATIONS TO THE SITE.
- ALL PARKING, SIDEWALKS & FINISH GRADES SHALL ALIGN. SEE THE CIVIL ENGINEERING DRAWINGS.

#### SITE INFORMATION:

ZONING DISTRICT:	PC - PLANNED COMMERCIAL
PARCEL NO.:	3133442/01200
TOTAL LAND AREA:	3.291 AC (394,971.36 SF)

#### SETBACKS:

	REQUIRED	ACTUAL
FRONT BUILDING SETBACK (SAWMILL PARKWAY)	15'-0"	180'-3"
FRONT PAVEMENT SETBACK (SAWMILL PARKWAY)	15'-0"	180'-3"
FRONT BUILDING SETBACK (OLD SAWMILL RD.)	4'-0"	10'-0"
FRONT PAVEMENT SETBACK (OLD SAWMILL RD.)	3'-0"	10'-0"
SIDE BUILDING SETBACK (PRESIDENTIAL PARKWAY)	4'-0"	10'-0"
SIDE PAVEMENT SETBACK (PRESIDENTIAL PARKWAY)	3'-0"	10'-0"
SIDE BUILDING SETBACK (NORTH)	25'-0"	33'-0"
SIDE PAVEMENT SETBACK (NORTH)	10'-0"	10'-0"
SIDE BUILDING SETBACK (SOUTH)	25'-0"	33'-0"
SIDE PAVEMENT SETBACK (SOUTH)	10'-0"	10'-0"
BUILDING SEPARATION:	5'-0"	85'-0"/6'-0"

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DATE: APRIL 21, 2017  
REVISION DATES:



#### Site Plan

2 WORKING DAYS  
BEFORE YOU DIG  
CALL TOLL FREE 800-362-2764  
OHIO UTILITIES PROTECTION SERVICE

PROJECT:  
**MARGELLO DEVELOPMENT**  
PRESIDENTIAL PONTE  
PHASE 3  
SAWMILL RD.  
POWELL, OHIO 43065

PROJECT NUMBER: CADD09

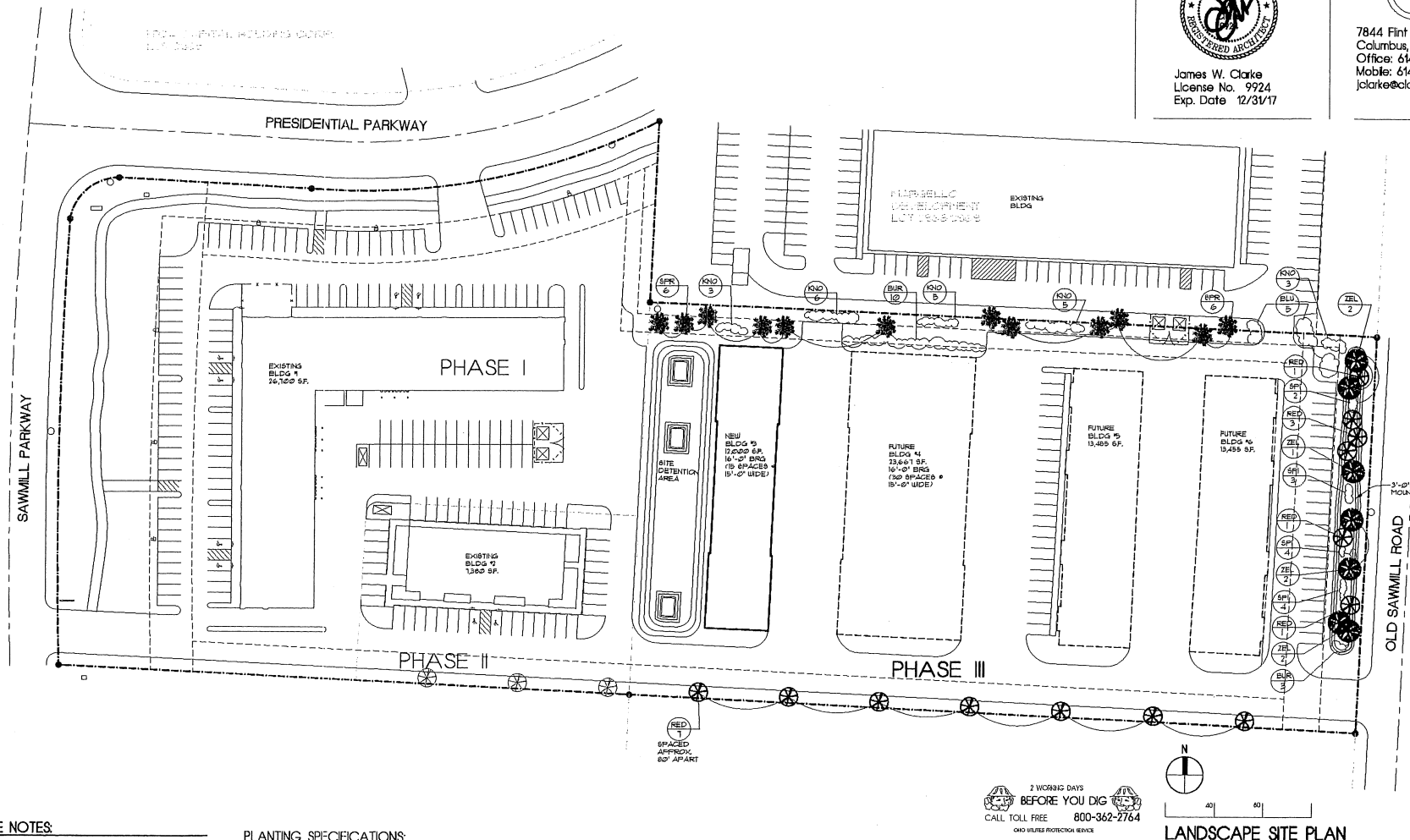
SHEET TITLE:  
**ARCHITECTURAL SITE PLAN**  
SHEET NUMBER: **S1**



James W. Clarke  
License No. 9924  
Exp. Date 12/31/17



7844 Flint Rd.  
Columbus, Ohio 43235-6407  
Office: 614-791-1200  
Mobile: 614-271-8420  
jclarke@clarkearchitects.com



#### LANDSCAPE NOTES:

1. TREES SHALL BE SUBSTITUTED AS LONG AS THE TREES HAVE THE COMPARABLE SIZE & GROWTH RATE
2. COORDINATE ALL TREES W/ THE UNDERGROUND UTILITIES BEFORE INSTALLATION

#### LANDSCAPING/ZONING NOTES:

A TOTAL TRUNK DIAMETER IS BASED ON SQUARE FOOTAGE OF BUILDING'S GROUND COVER. THE NEW BUILDING AREAS INDICATED IS 66,561 SF. REQUIRED TRUNK DIAMETER - 21" 1IN. TREE SIZE OF 2" CAL. 90' OF TREES ARE DESIGNED

#### PLANTING SPECIFICATIONS:

QUANTITY	SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE
13	RED	RED MAPLE	ACER RUBRUM	2' CAL.
7	ZEL	JAPANESE ZELKOVA	ZELKOVA SERRATA	2' CAL.
13	SPI	SPIREA 'MAGIC CARPET'	SPIREA 'MAGIC CARPET'	1 GAL.
13	BUR	BURNING BUSH	EUONYMUS ALATUS	1 GAL.
5	BLU	BLUE HOLLY	ILEX MESERVAE	1 GAL.
21	KNO	KNOCK-OUT SHRUB ROSE	ROSA 'KNOCK-OUT'	1 GAL.
12	SFR	BLUE SPRUCE	PICEA PUNGENS	6' HT

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DATE: FEBRUARY 16, 2017

REVISION DATES

PROJECT:  
**MARGELLO DEVELOPMENT**  
PRESIDENTIAL POINTE  
BUILDING 3  
SAWMILL RD.  
POWELL, OHIO 43065

PROJECT NUMBER: CA20609

SHEET TITLE

**LANDSCAPE SITE PLAN**

SHEET NUMBER

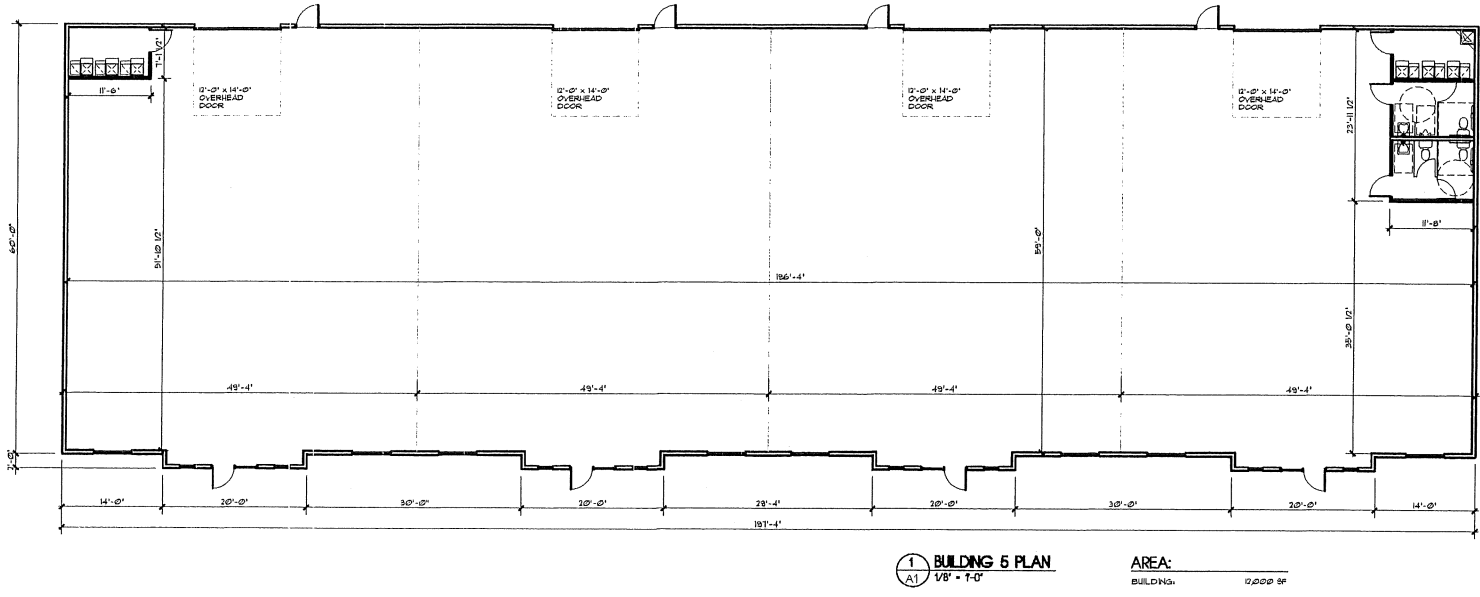
**S2**

\\NAE-CLARKE\CDM\24\COMMERICAL\SEVEN\COMMERICAL\MARGELLO DEVELOPMENT\RESIDENTIAL\PORTENPHASE BUILDING 5 - DWG\BUILDING 5.DWG DATE: APR 21, 2017 TIME: 10:55 AM



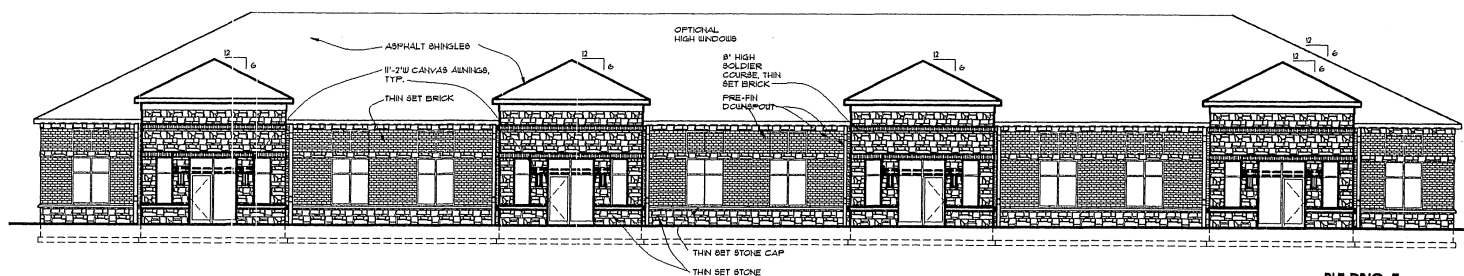
CLARKE ARCHITECTS, INC.

7844 Flint Rd.  
Columbus, Ohio 43235-6407  
Office: 614-791-1200  
Mobile: 614-271-8420  
jclarke@clarkearchitects.com

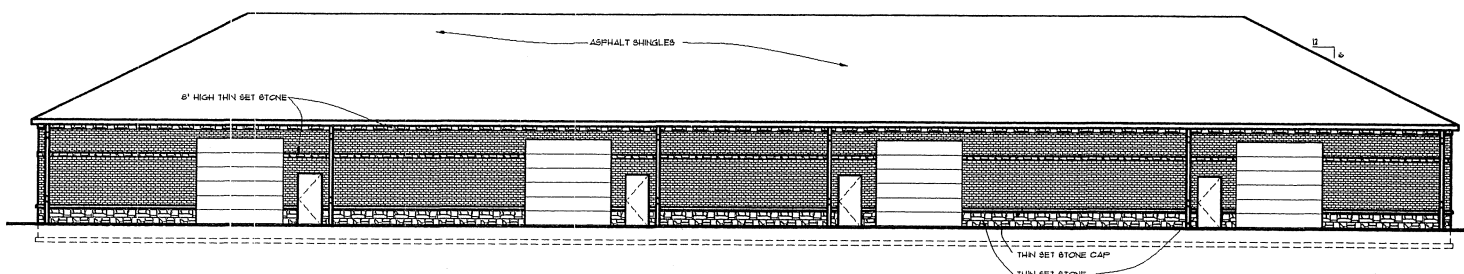


PHASE 3  
NEW BUILDINGS

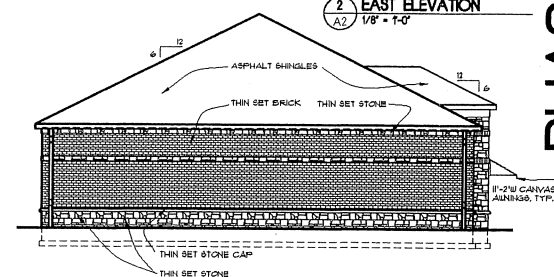
<p>These Drawings and Specifications prepared by Clarke Architects Inc. are instruments of service for use solely with respect to the Project and, unless otherwise provided, Clarke Architects Inc. shall be deemed the author of these documents and shall retain all common law, statutory and other reserved 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 the Project or for completion of the Project by others.</p>	<p>DATE: APRIL 21, 2017</p> <p>REVISION DATES:</p>	<p>PROJECT: MARGELLO DEVELOPMENT RESIDENTIAL PONTE PHASE 3 OLD SAWMILL RD. POWELL, OHIO 43065</p> <p>PROJECT NUMBER: C020509</p>	<p>SHEET TITLE: BUILDING 5 PLAN</p> <p>SHEET NUMBER: A1</p>
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**BUILDING 5**  
**1 WEST ELEVATION**  
A2 1/8" = 1'-0"



**BUILDING 5**  
**2 EAST ELEVATION**  
A2 1/8" = 1'-0"



**3 NORTH/SOUTH ELEVATIONS**  
A2 1/8" = 1'-0"

**PHASE 3**  
**NEW BUILDINGS**

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DATE: APRIL 21, 2017

REVISION DATES:

PROJECT:  
**MARGELLO DEVELOPMENT**  
PRESIDENTIAL POINTE  
PHASE 3  
OLD SAWMILL RD.  
POWELL, OHIO 43065

PROJECT NUMBER: CASH009

SHEET TITLE:

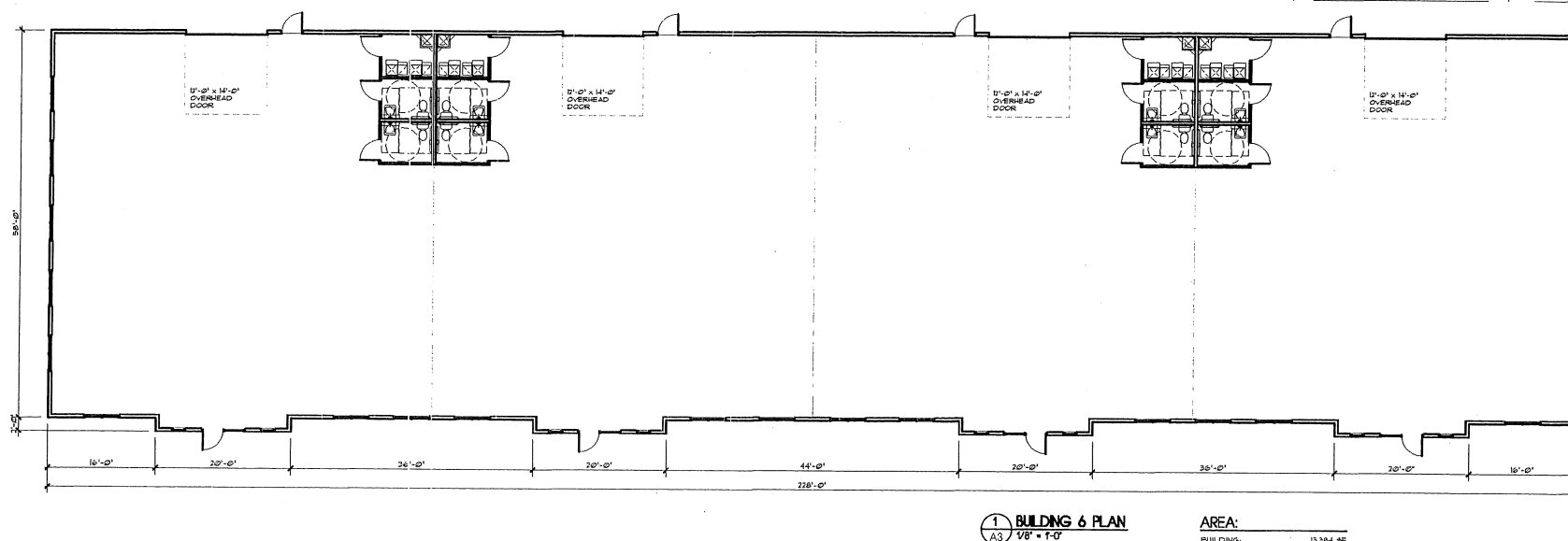
**BUILDING 5 ELEVATIONS**

SHEET NUMBER:

**A2**



7844 Flint Rd.  
Columbus, Ohio 43235-6407  
Office: 614-791-1200  
Mobile: 614-271-8420  
jclarke@clarkearchitects.com



# PHASE 3 NEW BUILDINGS

1 BUILDING 6 PLAN  
A3 1/8" = 1'-0"

AREA:  
BUILDING 13,384 SF

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DATE APRIL 21, 2017

REVISION DATES

PROJECT:  
MARGELLO DEVELOPMENT  
RESIDENTIAL PONTE  
PHASE 3  
OLD SAWMILL RD.  
POWELL, OHIO 43065

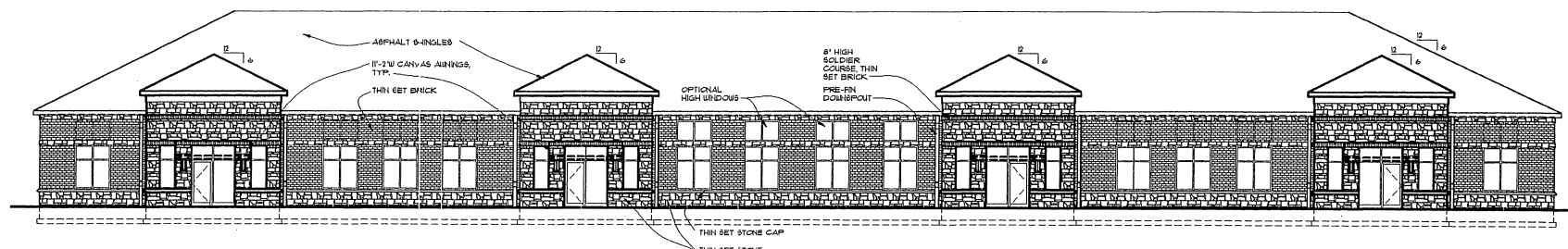
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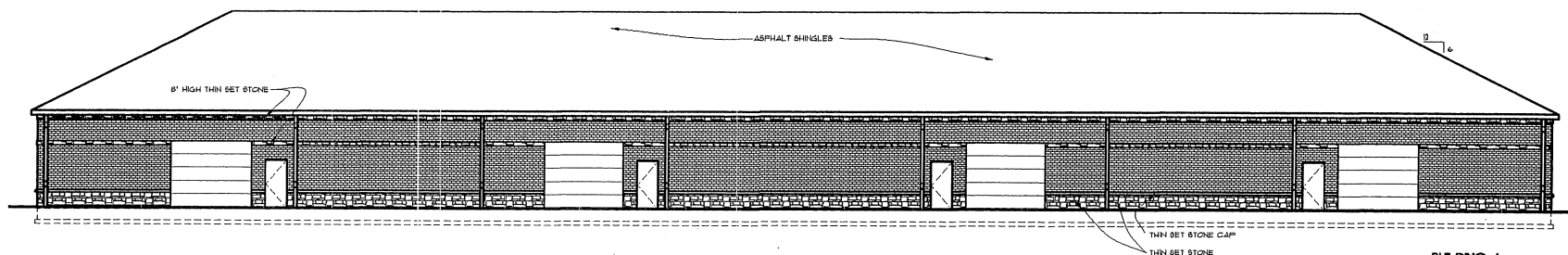
BUILDING 6 PLAN

SHEET NUMBER

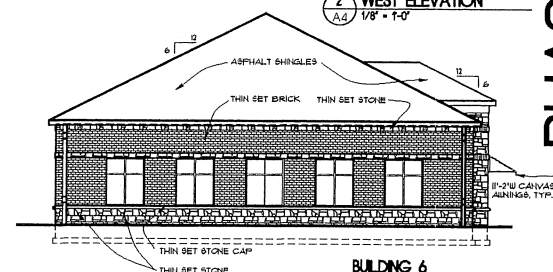
A3



**BUILDING 6**  
**1 EAST ELEVATION**  
A4  
1/8" = 1'-0"



**BUILDING 6**  
**2 WEST ELEVATION**  
A4  
1/8" = 1'-0"



**BUILDING 6**  
**3 NORTH/SOUTH ELEVATIONS**  
A4  
1/8" = 1'-0"

**PHASE 3**  
**NEW BUILDINGS**

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DATE: APRIL 21, 2017

REVISION DATES:

PROJECT:

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

PROJECT NUMBER: CA202099

SHEET TITLE:

BUILDING 6 ELEVATIONS

SHEET NUMBER:

A4

# GENERAL DOOR NOTES:

- COORDINATE OPENINGS & FRAMING W/ CONTRACTOR BEFORE INSTALLATION OF DOORS
- ALL FINISH HARDWARE SHALL BE COORD. W/ THE OWNER
- SEE FLOOR PLAN FOR THE EXACT COUNT & LOCATION OF DOORS REQ'D
- CONTRACTOR SHALL COORD. ALL HARDWARE FUNCTION, SCHEDULE, PURPOSE, ETC. W/ OWNER BEFORE SHOP DRAWINGS, ORDERING & INSTALLATION
- THE OVERHEAD DOOR SHALL BE A SECTIONAL, 12'-0" X 14'-0" INSULATED, HIGH-LIFT TRACK TYPE, 3/8 GA. BACKER SHEET, FIBER GLASS LAMINATE W/ JAMBS & ALL BEALS AS REQ'D BY OVERHEAD DOOR CO. MODEL 432, OR OWNER APPROVED EQUAL

# GENERAL PLAN NOTES:

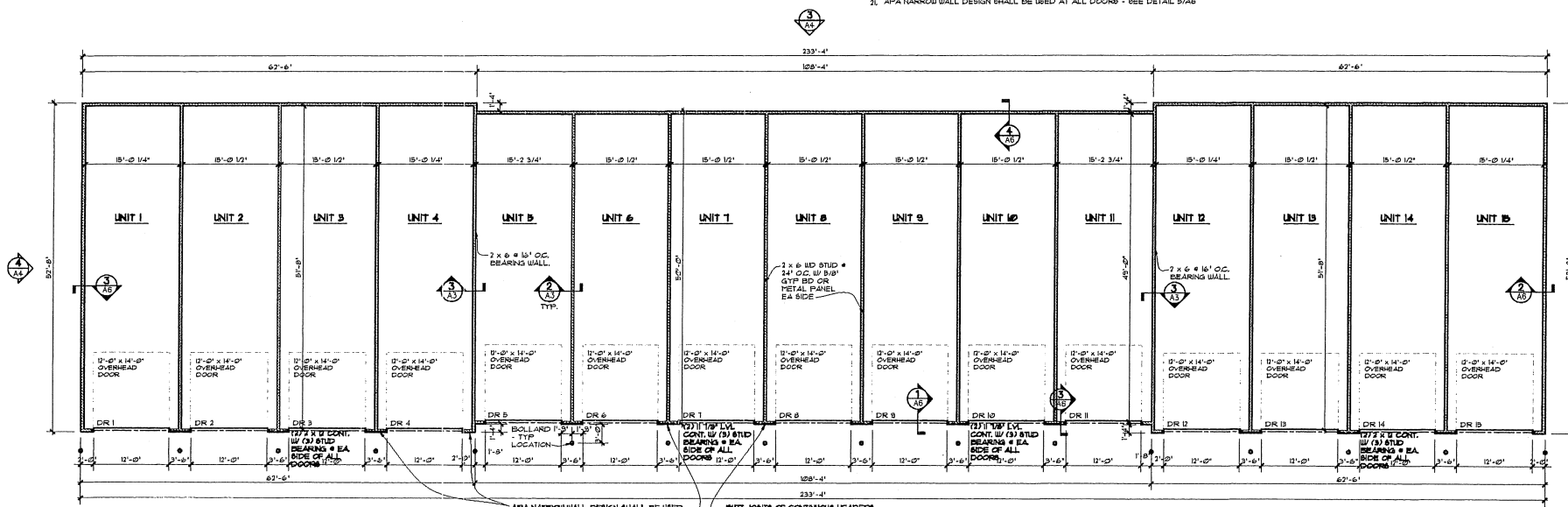
- CONTRACTOR SHALL OBTAIN A COMPLETE SET OF PLANS & BE FAMILIAR W/ THE ENTIRE PROJECT IN ORDER TO UNDERSTAND THE COMPLETE SCOPE OF THE PROJECT
- FOR ALL STRUCTURAL FOUNDATION NOTES SEE SHEET A3 FOR ALL GENERAL STRUCTURAL NOTES SEE SHEET A3
- PROVIDE STRUCTURAL WALL 1/2" PL WOOD SHEATHING OR ORIENT STRAND BOARD (OSB) ON THE ENTIRE EXTERIOR OF THE BUILDING ALONG W/ A BUILDING BREAK. SEE GENERAL STRUCTURAL NOTES ON SHEET A3.
- WOOD FRAMED, EXTERIOR BRG WALLS SHALL BE A MIN. OF 2 X 6 @ 16" O.C. @ 15'-0" H
- ALL LUMBER SHALL BE STREAM GRADE (NO. 2 OR BETTER) & MARKED W/ MIN. PD 1000 PSI SPECIES - SPRUCE PINE FIR, MODULUS OF ELASTICITY - 1,300,000 PSI MAX. DEFLECTION OF L/360. THE STRUCTURAL LUMBER INFORMATION SHALL BE MINIMUM.
- ALL WOOD IN CONTACT W/ CONCRETE OR CONCRETE BLOCK SHALL BE PRESURE TREATED. FASTENERS SHALL COMPLY W/ APPLICABLE CODES. IN ALL CONDITIONS WHERE PRESURE-TREATED WOOD IS USED, FASTENERS, ANCHOR BOLTS, WAGERS, NAILS, ETC. SHALL BE TRIPLE HOT DIPPED OR STAINLESS STEEL
- ALL WALLS & CEILINGS SHALL BE COVERED W/ 5/8" GYP. BD. OR METAL PANELS, UNLESS NOTED OTHERWISE
- ALL THE EXTERIOR WALLS SHALL BE 2 X 6 @ 16" O.C. 12'-0" H. (DM. TO EXTERIOR FACE OF SHEATHING) (A3). THE INTERIOR STUD WALLS SHALL BE EITHER 2 X 4 @ 16" O.C. (DM. 3 1/2") OR 2 X 6 @ 24" O.C. (DM. 5 1/2") @ 15'-0" H. UNLESS NOTED OTHERWISE
- ALL DIMENSIONS ARE TO FACE OF WOOD STUDS, FACE OF EXTERIOR WALL SHEATHING & FACE OF FOUNDATION UNLESS NOTED OTHERWISE
- THE INSULATION MATERIAL CONCEALED WITHIN THE BUILDING ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS. THE SMOKE DEVELOPMENT RATING SHALL BE 450 OR LESS. THE INTERIOR LOCATIONS ARE OPTIONAL, DECIDED BY THE OWNER
- COORDINATE ALL OPENINGS W/ DOORS BEFORE INSTALLATION
- THE CONTRACTORS SHALL VERIFY THAT THE SOFFIT/ROOF VENTILATION MEETS OR EXCEEDS REQUIREMENTS AS PER LOCAL BUILDING CODES. SEE THE ROOF PLAN
- PROVIDE ICE DAM PROTECTION PER CBC B0712.02. A MEMBRANE THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLATHMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MEMBRANE WITHIN SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTENDED FROM THE EAVE'S EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- PROVIDE (1) ATTIC ACCESS PER EA. SIDE OF DRAFT STOP, 22" X 32" MAINTAIN MIN. 30" HEAD ROOM. ALL ATTIC ACCESS HATCHES SHALL HAVE WEATHERSTRIPPING & BE INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.
- PROVIDE ATTIC SPACE DRAFT STOP EVERY 3,000 SF, 1/2" GYP. BOARD ON ONE SIDE OF TRUSS 1/4" ROOF FRAMING, SEE SHEET A3.
- FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VERT. & HORIZ.) & TO PORT AN EFFECTIVE FIRE STOP BETWEEN WALLS & THE ROOF
- COORDINATE W/ OWNER & FIRE DEPARTMENT FOR THE EXACT LOCATION OF THE REQUIRED FIRE KEY BOX
- PER CBC T112.2 FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT THE CEILING AND FLOOR LEVELS. B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET
- THE INSULATION MATERIAL CONCEALED WITHIN THE BUILDING ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF 75 OR LESS. THE SMOKE DEVELOPMENT RATING SHALL BE 450 OR LESS. THE NEW EXTERIOR WALLS SHALL BE FILLED W/ R-38 HIGH DENSITY BATT INSUL. THE ROOF AREAS SHALL HAVE R-38. THE INSULATION VALUES ARE LISTED AS FOLLOWS:
- BUTT JOINTS OF HEADERS SHALL BE ON STUD WALL - NOT OVER DOOR OPENING
- APA NARROW WALL DESIGN SHALL BE USED AT ALL DOORS - SEE DETAIL 5/A6



James W. Clarke  
License No. 9924  
Exp. Date 12/31/17

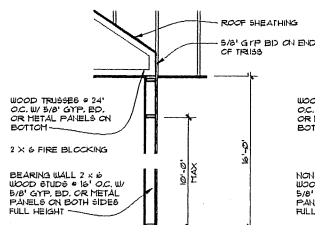


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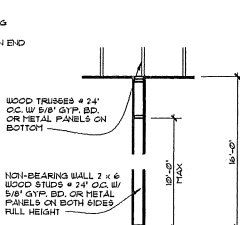


**FLOOR PLAN**  
A3  
1/8" = 1'-0"

**AREA:**  
BUILDING: 12,820 SF



**3 TYP. BEARING WALL DETAIL**  
A3 NTS



**2 TYP. WALL DETAIL**  
A3 NTS

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DATE: FEBRUARY 16, 2017  
REVISION DATES:

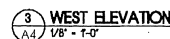
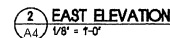
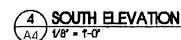
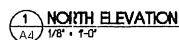
PROJECT: MARGELLO DEVELOPMENT  
PRESIDENTIAL POINTE  
BUILDING 3  
SAWMILL RD.  
POWELL, OHIO 43065

PROJECT NUMBER: C402059

SHEET TITLE: FLOOR PLAN/ NOTES

SHEET NUMBER:

A3



- THE BUILDING IS A WOOD FRAME BUILDING WITH METAL SIDING.
2. THE COLOR OF THE EXISTING SHALL BE SELECTED FROM FPL's STANDARDS, GOOD, IN THE QUANTITIES COORDINATE EXACT LOCATION SHALL BE FINISH OF DOWNPOUTS BY THE OWNER DRAIN CUTOFF TO THE HARD SURFACE ADJACENT TO THE BLDG.  
ASPHALT SINGLE-LEVEL  
E.G CLASS IV FIRE RESISTANCE, ASTM D 3442, 10 YEAR LIMITED WARRANTY,  
"QUEEN CORNING CARBONITE PRO 360, COLOR - AGED CEDAR VERTY UP  
PERMANENTLY FOR CEILING
3. METAL SIDING:  
METAL EXTERIOR SIDING PANELS SHALL BE A MINIMUM OF 26 GA.  
CORRUGATED-RESISTANT STEEL OR GYS ALUMINUM ON 8" PURLINS. THE EXTERIOR  
FINISH SHALL BE PAINTABLE AND MATCH THE OTHER BUILDINGS. LONG GROUNDS TO  
ROOFERS, 1'-0" O' APART ATTACHED TO THE GROUNDLINE VERTY
4. THE GUTTERS SHALL BE 6" KITCHEN, 232 ALUM. PREPARED BY 4" x 5"  
DOWNSPOUTS. PROVIDE MANUFACTURER'S STANDARD INSTALLATION  
TO CONCRETE SLOSH BOWLS. PROVIDE MANUFACTURER'S STANDARD  
INSTALLATION TO CONCRETE SLOSH BOWLS. COORDINATE THE EXACT LOCATION (STYLE,  
FINISH) OF THE DOWNPOUTS WITH THE OTHER BUILDINGS. COORDINATE THE EXACT LOCATION (STYLE,  
FINISH) OF THE DOWNPOUTS WITH THE OTHER BUILDINGS.

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DATE FEBRUARY 16, 2017

REVISION DATES

**PROJECT:**

**MARGELLO DEVELOPMENT**  
PRESIDENTIAL PONTE  
BUILDING 3  
SAWMILL RD.  
POWELL, OHIO 43065

PROJECT NUMBER: CA201602

SHEET TITLE

### ELEVATIONS

SHEET NUMBER:

A4

# GENERAL PLAN NOTES

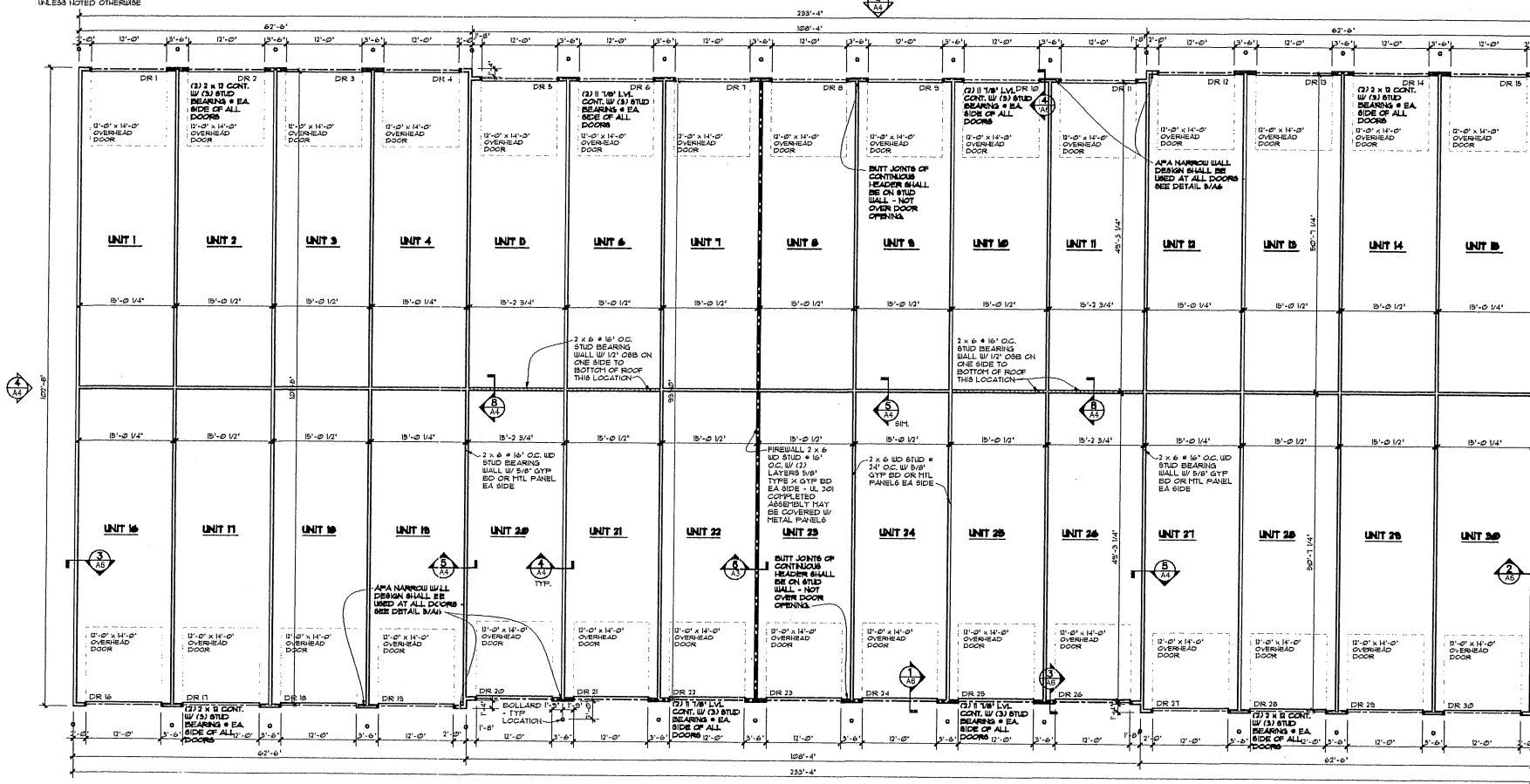
- CONTRACTOR SHALL OBTAIN A COMPLETE SET OF PLANS & BE FAMILIAR W/ THE ENTIRE PROJECT IN ORDER TO UNDERSTAND THE COMPLETE SCOPE OF THE PROJECT.
- FOR ALL STRUCTURAL FOUNDATION NOTES SEE SHEET A2 FOR ALL GENERAL STRUCTURAL NOTES SEE SHEET A2.
- PROVIDE STRUCTURAL WALL 1/2" PLYWOOD SHEATHING OR ORIENT STRAND BOARD (OSB) ON THE ENTIRE EXTERIOR OF THE BUILDING ALONG W/ A BUILDING WRAP. SEE GENERAL STRUCTURAL NOTES ON SHEET A2.
- WOOD FRAMED EXTERIOR BRG WALLS SHALL BE A MIN. OF 2 x 6 @ 16" O.C. @ 16" O.C.
- ALL LUMBER SHALL BE STRESS GRADE (NO. 2 OR BETTER) & MARKED, W/ MIN. FB 1000 PSI, SPECIES - SPRUCE PINE FIR, MODULUS OF ELASTICITY - 1,300,000 PSI, MAX. DEFLECTION OF 1/360. THE STRUCTURAL LUMBER INFORMATION SHALL BE TYPED.
- ALL WOOD IN CONTACT W/ CONCRETE OR CONCRETE BLOCK SHALL BE PRESURE TREATED. FASTENERS SHALL COMPLY W/ APPLICABLE CODES. IN ALL CONDITIONS WHERE PRESURE-TREATED WOOD IS USED, FASTENERS, ANCHOR BOLTS, WASHERS, NAILS, ETC. SHALL BE TRIPLE HOT DIPPED OR STAINLESS STEEL.
- ALL WALLS & CEILING SHALL BE COVERED W/ 5/8" GYP. BD. OR METAL PANELS, UNLESS NOTED OTHERWISE.
- ALL THE EXTERIOR WALLS SHALL BE 2 x 6 @ 16" O.C. 12"-0" H. DPM TO EXTERIOR FACE OF SHEATHING (16"). THE INTERIOR STUD WALLS SHALL BE 2 x 4 @ 16" O.C. (DIM. 5 1/2") @ 16"-0" H. UNLESS NOTED OTHERWISE.
- ALL DIMENSIONS ARE TO FACE OF WOOD STUDS, FACE OF EXTERIOR WALL SHEATHING & FACE OF FOUNDATION, UNLESS NOTED OTHERWISE.
- THE INSULATION MATERIAL CONCEALED WITHIN THE BUILDING ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF 15 OR LESS. THE SMOKE DEVELOPMENT RATING SHALL BE 450 OR LESS.
- COORDINATE ALL OPENINGS W/ DOORS BEFORE INSTALLATION.
- THE CONTRACTORS SHALL VERIFY THAT THE SCFFIT/ROOF VENTILATION MEETS OR EXCEEDS REQUIREMENTS AS PER LOCAL BUILDING CODES. SEE THE ROOF PLAN.
- PROVIDE 1" ATTIC ACCESS PER EA. SIDE OF DRAFT STOP. 22" x 32" MAINTAIN MIN. 30" HEAD ROOM. ALL ATTIC ACCESS HATCHES SHALL HAVE WEATHERSTRIPPING & BE INSULATED TO A LEVEL EQUIVALENT TO THE INSULATION ON THE EXTERIOR BRG. SOFAS.
- PROVIDE ATTIC SPACE DRAFT STOP EVERY 16000 SQ. FT. GYP. BOARD ON ONE SIDE OF TRUSS & ROOF FRAMING, SEE SHEET A3.
- FIRE STOPPINGS SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (VENT. & MORE) & TO FORM AN EFFECTIVE FIRE STOP BETWEEN WALLS & THE ROOF.
- COORDINATE W/ OWNER & FIRE DEPARTMENT FOR THE EXACT LOCATION OF THE REQUIRED FIRE KEY BOX.
- PROVIDE ICE DAM PROTECTION PER CBC 907.02.2. A MEMBRANE THAT CONSISTS OF AT LEAST TWO LAYERS OF UNDERLAMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER FLOORED DIVISION SHEET SHALL BE USED IN LIEU OF NORMAL UNDERLAMENT & EXTEND FROM THE EAVE'S EDGE TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING.
- PER CBC 1203 FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING RURRED SPACES, AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS, AS FOLLOWS: A. VERTICALLY AT THE CEILING AND FLOOR LEVELS. B. HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- THE INSULATION MATERIAL CONCEALED WITHIN THE BUILDING ASSEMBLIES SHALL HAVE A FLAME SPREAD RATING OF 15 OR LESS. THE SMOKE DEVELOPMENT RATING SHALL BE 450 OR LESS. THE NEW EXTERIOR WALLS SHALL BE FILLED W/ R-30 HIGH DENSITY BATT INSUL. THE ROOF AREA'S SHALL HAVE R-30. THE INSULATION VALUES ARE LISTED AS "R" VALUES.
- BUTT JOINTS OF HEADERS SHALL BE ON STUD WALL - NOT OVER DOOR OPENINGS.
- APA NARROW WALL DESIGN SHALL BE USED AT ALL DOORS - SEE DETAIL 9/A4.



James W. Clarke  
License No. 9924  
Exp. Date 12/31/17



7844 Flint Rd.  
Columbus, Ohio 43235-6407  
Office: 614-791-1200  
Mobile: 614-271-8420  
jclarke@clarkearchitects.com



**FLOOR PLAN**  
1/8" = 1'-0"

**AREA:**  
BUILDING: 23,661 SF

## GENERAL DOOR NOTES

- COORDINATE OPENINGS & FRAMING W/ CONTRACTOR BEFORE INSTALLATION OF DOORS
- ALL FINISH HARDWARE SHALL BE COORD. W/ THE OWNER
- SEE FLOOR PLAN FOR THE EXACT COUNT & LOCATION OF DOORS REQ'D
- CONTRACTOR SHALL COORD. ALL HARDWARE FUNCTION, SCHEDULE, PURPOSE, ETC. W/ OWNER BEFORE SHOP DRAWINGS, ORDERING & INSTALLATION.
- THE OVERHEAD DOOR SHALL BE A SECTIONAL, 12'-0" X 14'-0" INSULATED, HIGH-LIFT TRACK TYPE, 3/4" GA. BACKER RAIL, FIBERGLASS REINFORCED W/ JAMB & ROLLER AS PER MFG. BY OVERHEAD DOOR CO. MODEL 412, OR OWNER APPROVED EQUAL.

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DATE: FEBRUARY 16, 2017

REVISION DATES

PROJECT:  
**MARGELLO DEVELOPMENT**  
PRESIDENTIAL PONT  
BUILDING 4  
SAWML RD.  
POWELL, OH 43065

PROJECT NUMBER: CAGD569

SHEET TITLE:

FLOOR PLAN/ NOTES

SHEET NUMBER:

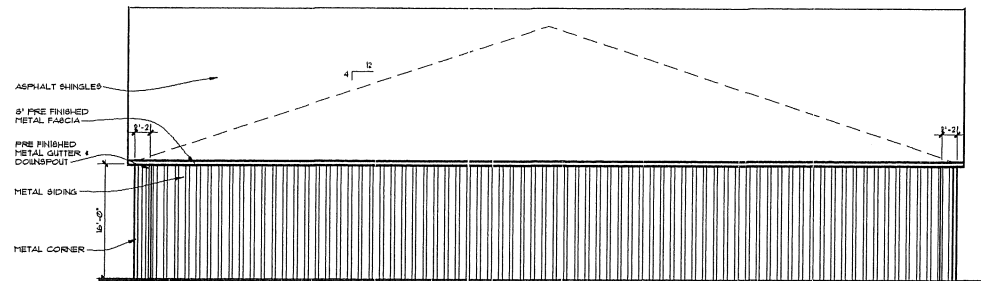
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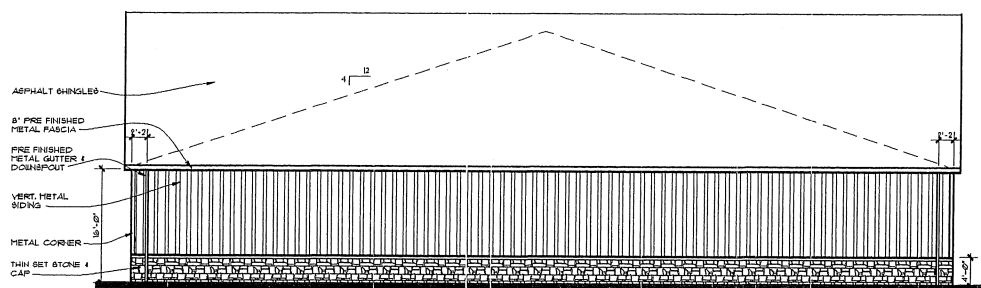
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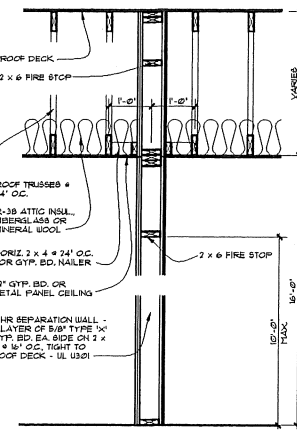
CLARKE ARCHITECTS, INC.  
7844 Flint Rd.  
Columbus, Ohio 43235-6407  
Office: 614-791-1200  
Mobile: 614-271-8420  
jclarke@clarkearchitects.com



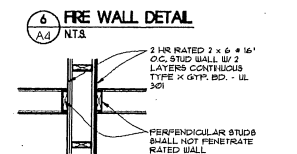
1 NORTH ELEVATION  
A-A  
1/8" = 1'-0"



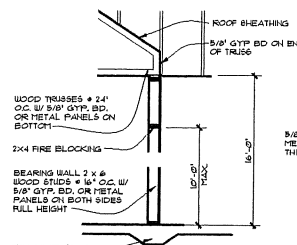
3 SOUTH ELEVATION  
A-A  
1/8" = 1'-0"



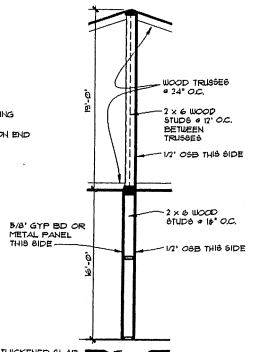
4 TYP. WALL DETAIL  
A-A  
NTS



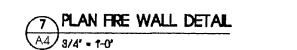
6 FIRE WALL DETAIL  
A-A  
NTS



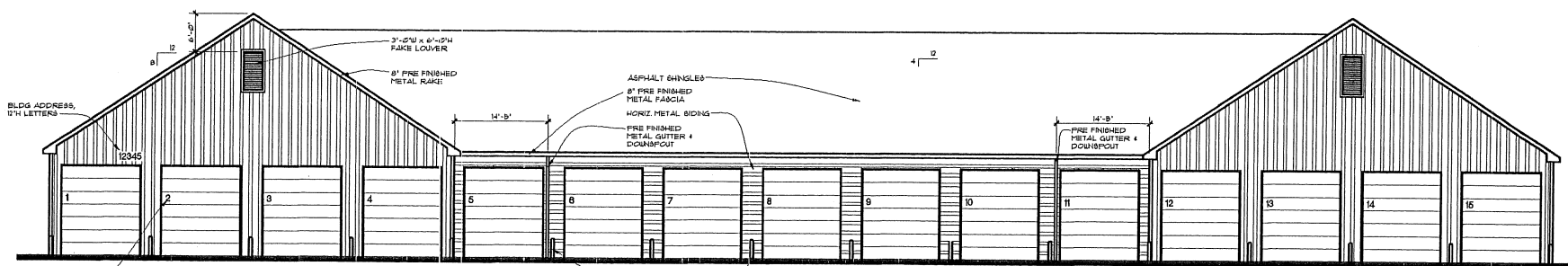
5 TYP. BEARING WALL DETAIL  
A-A  
NTS



8 BRACE WALL DETAIL  
A-A  
NTS



7 PLAN FIRE WALL DETAIL  
A-A  
1/8" = 1'-0"



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

### ELEVATION NOTES

1. THE BUILDING IS A WOOD FRAME BUILDING W/ METAL SIDING.
2. THE COLOR OF THE BUILDING SHALL BE SELECTED FROM MFG.'S STANDARDS, COORD. W/ THE OWNER.
3. COORDINATE EXACT LOCATION, STYLE & FINISH OF DOWNSPOUTS W/ THE OWNER, DRAIN ONTO THE HARD SURFACE AROUND THE BLDG.
4. ASPHALT SHINGLES:  
UL CLASS A FIRE RESISTANCE, ASTM D 3462, 30 YEAR LIMITED WARRANTY, "GREEN CORNINGS OAKSHIRE PRO 12", COLOR - AGED CEDAR, VERIFY W/ THE OWNER BEFORE ORDERING.
5. METAL SIDING:  
METAL EXTERIOR SIDING PANELS SHALL BE A MINIMUM OF 26 GA. CORROSION-RESISTANT STEEL OR 26 ALUMINUM ON 6" PURLINS. THE EXTERIOR METAL SIDING PANELS SHALL BE COATED W/ (1) 50% x 8" LONG GROUNDING RODS, 12'-0" APART ATTACHED W/ 6" GROUNDING WIRE.
6. THE GUTTER SHALL BE 6" K GUTTER, 201 ALUM. PREFINISHED W/ 4" x 6" RECTANGULAR CORRUGATED DOWNSPOUT, 201 ALUM. PREFINISHED GUTTERING ON TO CONCRETE FLASH BLOCKS. PROVIDE MANUFACTURER'S STANDARD FASTENERS & FOLLOW DIRECTIONS. COORDINATE THE EXACT LOCATION, STYLE, & FINISH OF DOWNSPOUTS W/ THE OWNER BEFORE ORDERING & INSTALLATION.

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REVISION DATES

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MARGELLO DEVELOPMENT  
PRESIDENTIAL POINTE  
BUILDING 4  
SAWMILL RD.  
POWELL, OHIO 43065

PROJECT NUMBER: CAGB09

SHEET TITLE:

ELEVATIONS

SHEET NUMBER: A4