



**CITY OF POWELL**  
**PLANNING AND ZONING COMMISSION (P&Z)**  
**SKETCH PLAN REVIEW APPLICATION**

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$400.00**

**Applicant:** David Pontia: Pontia Architecture

Address/City/State/Zip: 39 E. Main St

Email Address: dpontia@dpaarchitecture.com

Phone No: 614-245-8273 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Owner:** Elite Real Estate Holdings, LLC

Address/City/State/Zip: 10331 Sawmill Road, Powell, OH 43065

Email Address: murthy.puchha@rollsrealty.com

Phone No: \_\_\_\_\_ Cell Phone No: 614 286 4875 Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** David Pontia/Pontia Architecture

Address/City/State/Zip: 39 E. Main St

Email Address: dpontia@dpaarchitecture.com

Phone No: 614-245-8273 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** 10331 Sawmill Road

Lot Number/Subdivision: 31943302032000 Existing Use: Vacant Proposed Use: Condominiums

Reason for Administrative Review (attach necessary documents): \_\_\_\_\_

Checklist:

- ☒ Preliminary Plan requirements set forth in Section 1109.06
- ☐ 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.
- ☐ Attach **15 copies** containing all drawings, text, any other items, and application.
- ☐ Attach the required fee - \$400.00

**(See Over)**

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 Appellant:  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)

the

MEWS AT ZION

condominium development

10331 Sawmill Road Powell, Ohio 43065

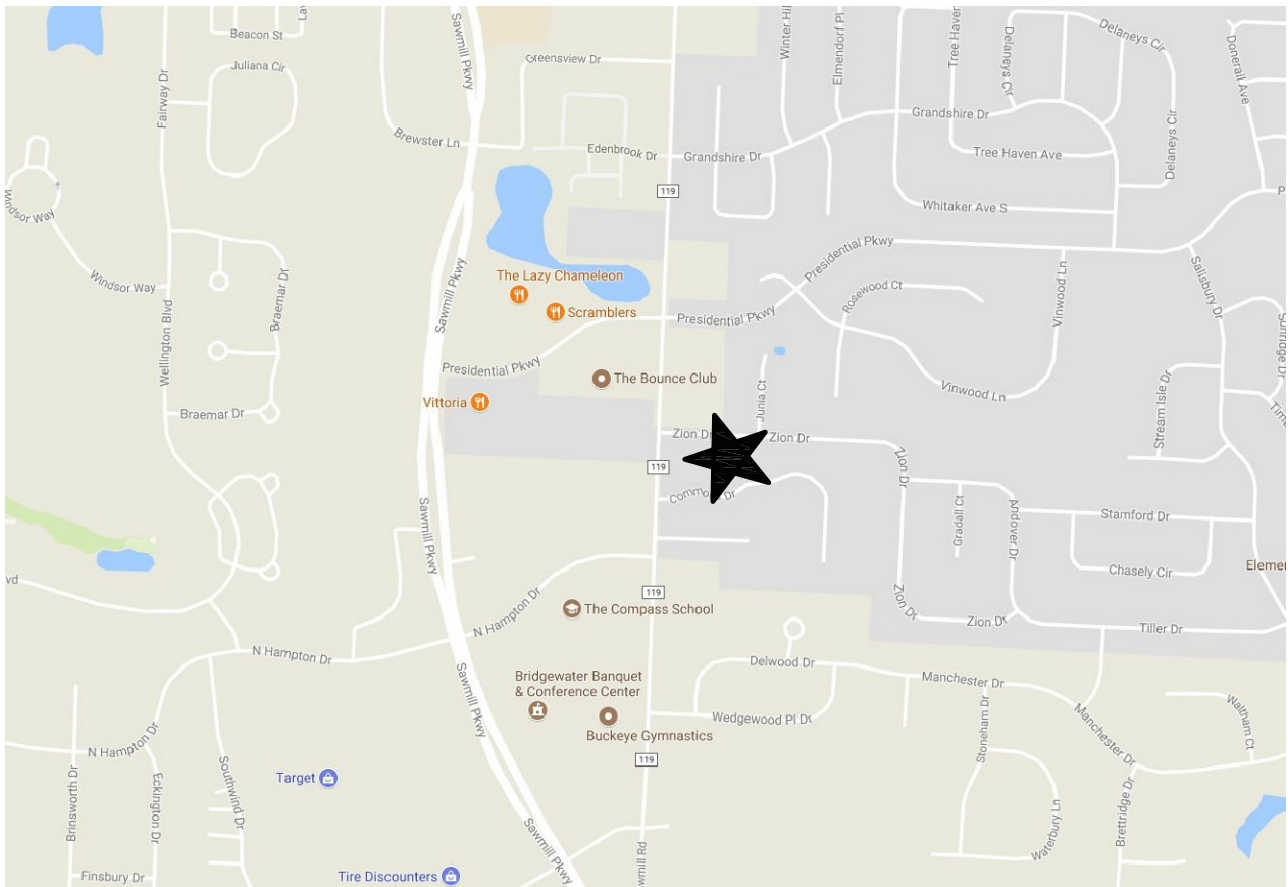


DRAWING INDEX

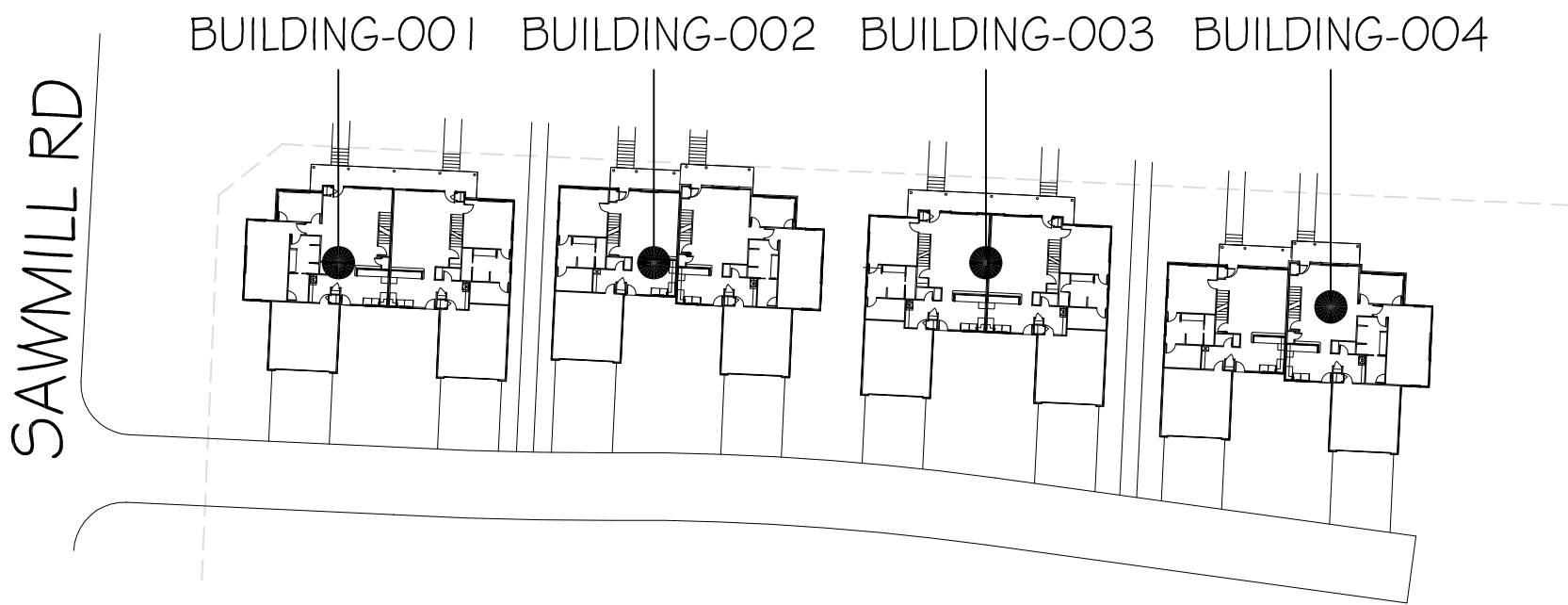
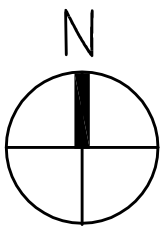
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OWNER

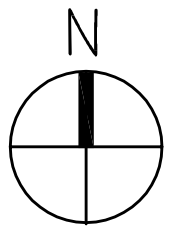
Elite Real Estate Holdings, LLC  
10331 Sawmill Road  
Powell, Ohio 43065  
614-286-4875



VICINITY MAP  
POWELL, OHIO



KEY PLAN  
NTS











REVISIONS	DATE					
	No.					
	JOB NO.	40309				
	DRAWN BY	TH				
	DESIGNED BY	SRB				
	CHECKED BY	JRH				
	FIELD CREW					
	FIELD BOOK					
	DATE	11-27-17				
	SCALE	1" = 20'				



TREES TO BE REMOVED			
LABEL	SPECIES	CALIPER	CONDITION
D-1	SUGAR MAPLE	30"	DEAD
D-2	SUGAR MAPLE	28"	GOOD
D-3	CRABAPPLE	16"	MODERATE
D-4	WHITE PINE	24"	GOOD
D-5	COTTONWOOD	16"	GOOD

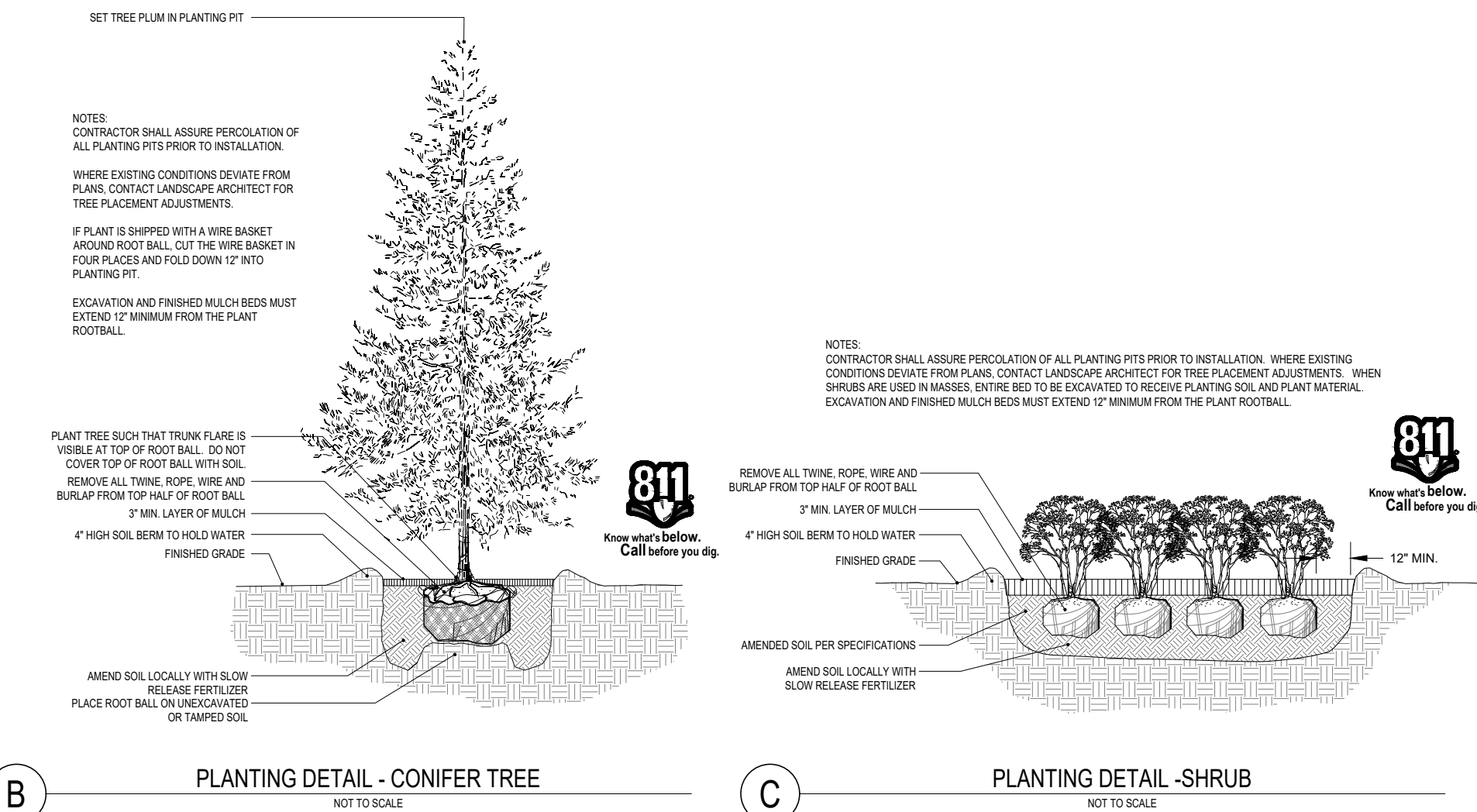
TOTAL CALIPER OF TREES TO BE REMOVED = 84" CALIPER  
(TREE D-1 IS DEAD AND THUS NOT COUNTED)

8 DWELLING UNITS PROPOSED = 52" CALIPER TOTAL  
REQUIRED (PER SECTION 1145.30 OF CITY OF POWELL CODE  
OF ORDINANCES: 6.5" CALIPER REQUIRED FOR EACH  
DWELLING UNIT 1,801 SF - 1,950 SF.)

TOTAL CALIPER OF TREES REQUIRED FOR DEVELOPMENT:  
84"+52"=136"

TOTAL CALIPER OF EXISTING TREES TO REMAIN ON SITE = 94"  
TOTAL CALIPER OF TREES PROPOSED = 47.5"  
(PROPOSED CONIFERS CALCULATED AT 1.5" PER TREE)

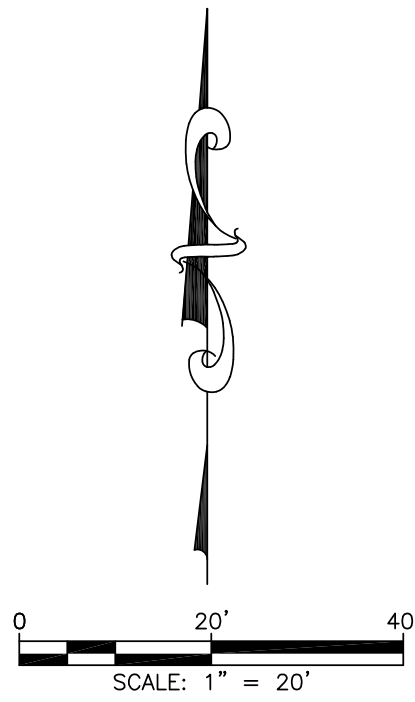
TOTAL CALIPER OF QUALIFIED TREES PROVIDED FOR THE DEVELOPMENT= 141.5"



PLANT NAME	BOTANICAL NAME	SIZE	ROOT	QUANTITY	NOTES
Red Sunset Maple	Acer rubra 'Red Sunset'	2" Cal.	B&B	8	Matching
Amur Maple	Acer ginnala	2" Cal.	B&B	1	
Alleghany Serviceberry	Amelanchier laevis	6' Ht.	B&B	7	Multistem Clump Form
Norway Spruce	Picea abies	6' Ht.	B&B	6	
Swiss Stone Pine	Pinus cembra	6' Ht.	B&B	11	
Pin Oak	Quercus palustris	2" Cal.	B&B	2	
Wintergreen Boxwood	Buxus koreana 'Wintergreen'	24" ht.	#5 Cont	30	
Karl Foerster Reed Grass	Calamagrostis x ac. 'Karl Foerster'	Clump	#2 Cont	6	
Siberian Pearls Redtwig Dogwood	Cornus alba 'Siberian Pearls'	30" ht.	#5 Cont	29	
Diabolo Ninebark	Physocarpus opulifolius 'Diabolo'	24" ht.	#5 Cont	38	
Burkwood Viburnum	Viburnum x burkwoodii	24" ht.	#5 Cont	9	

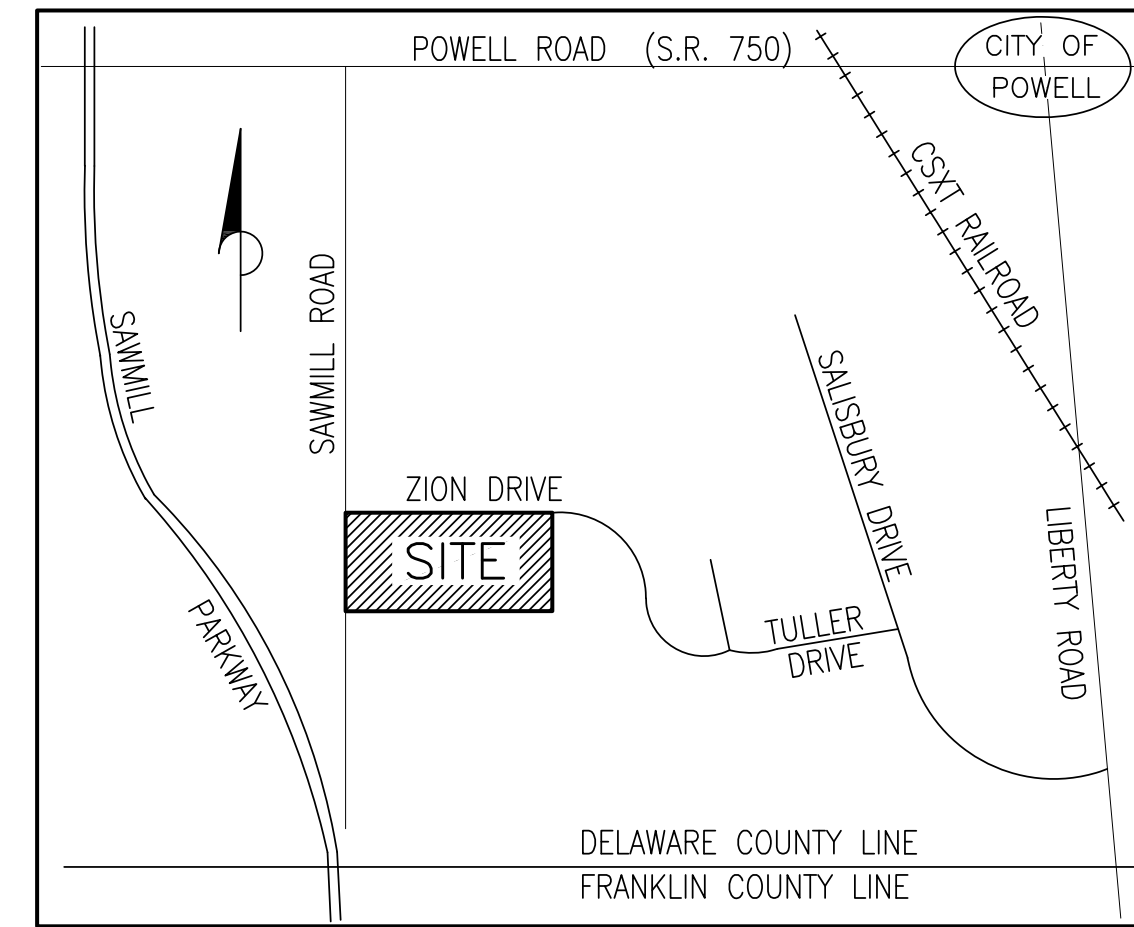


V:\45039 - POWELL SURVEY - DWG\45039 - BASE SURVEY.DWG  
V:\45039 - POWELL SURVEY - DWG\45039 - BASE SURVEY.DWG

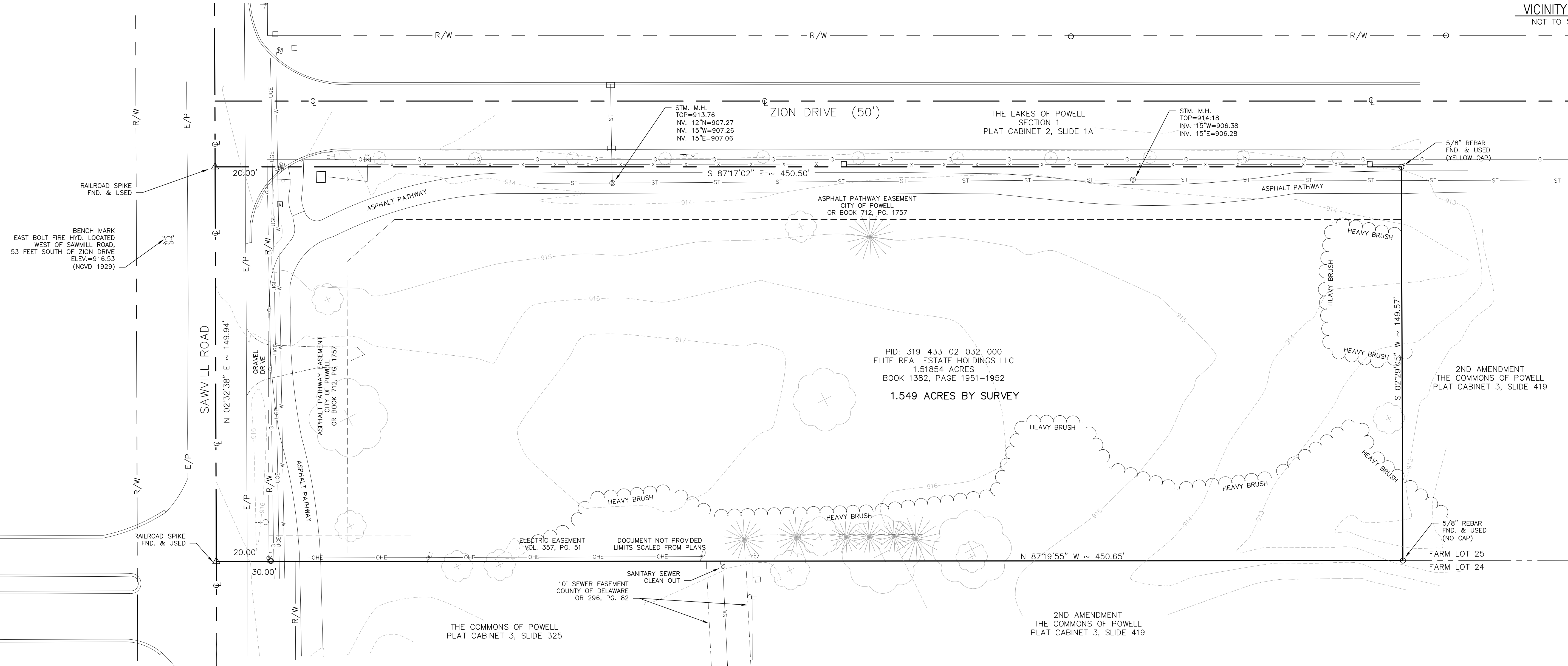


# BOUNDARY & TOPOGRAPHIC SURVEY

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, CITY OF POWELL, FARM LOT 25, SECTION 4, TOWNSHIP 3, RANGE 19  
UNITED STATES MILITARY LANDS



VICINITY MAP  
NOT TO SCALE



## SYMBOLS

● 5/8"x30" REBAR SET W/ YELLOW I.D. CAP MARKED "BRH GROUP"	⊗ FIRE HYDRANT	□ TP TELEPHONE PEDESTAL
▲ RAILROAD SPIKE SET	⊗ W WATER VALVE	⊗ TELEPHONE POLE
■ MAG NAIL SET	⊗ WATER METER	⊗ TELEPHONE MARKER
○ FOUND, AS LABELED	⊗ CLEAN OUT	⊗ UTILITY POLE
△ RAILROAD SPIKE FOUND	⊗ GAS VALVE	⊗ GUY WIRE
⊗ MONUMENT FOUND	⊗ GAS METER	⊗ ELECTRIC TRANSFORMER
⊗ CENTERLINE	⊗ GAS MARKER	⊗ ELECTRICAL PULL BOX
⊗ PROPERTY LINE	⊗ CATCH BASIN	⊗ A/C UNIT
⊗ SIGN	⊗ CURB INLET	⊗ GUARD RAIL
● BOLLARD	⊗ MANHOLE (TYPE NOTED ON PLAN)	⊗ SIGNAL POLE
⊗ MAIL BOX	⊗ R/W RIGHT-OF-WAY LINE	⊗ FLAG POLE
	⊗ LIGHT POLE	PID: PARCEL NUMBER

## FLOOD ZONE

BY GRAPHICAL PLOTTING ONLY, THE SUBJECT PREMISES IS LOCATED IN ZONE "X". (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOODPLAIN), AS DETERMINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AND SHOWN ON THE FLOOD INSURANCE RATE MAP, 39041C0239K, EFFECTIVE DATE: APRIL 19, 2009.

## PROJECT ELEVATION DATUM

ELEVATIONS ARE BASED ON THE BENCH MARK FROM INFORMATION PROVIDED: EAST BOLT FIRE HYDRANT LOCATED 18 FEET WEST OF SAWMILL ROAD AND 53 FEET SOUTH OF ZION DRIVE. ELEVATION=916.53 (NGVD 1929)

## UTILITY STATEMENT

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES AS SHOWN HEREON. THE UNDERGROUND UTILITIES SHOWN HEREON HAVE BEEN APPROXIMATELY PLOTTED BASED ON LOCATIONS FROM AN ACTUAL FIELD SURVEY, AND/OR INFORMATION OBTAINED FROM RECORD UTILITY PLANS AND ATLAS MAPS AS MAY BE AVAILABLE FROM LOCAL MUNICIPALITIES OR PUBLIC AND QUASI-PUBLIC UTILITY COMPANIES. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN HEREON COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN HEREON ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE OHIO REVISED CODE, SECTIONS 3781.25 THROUGH 3781.32 REQUIRES THAT THE CONTRACTOR NOTIFY THE UTILITY PROTECTION SERVICE AND LOCAL UTILITY FACILITIES TWO WORKING DAYS PRIOR TO EXCAVATION.

BOUNDARY & TOPOGRAPHIC SURVEY  
1.51854 ACRES - VACANT LAND  
10331 SAWMILL ROAD  
POWELL, OHIO

DATE									
REVISIONS									
NO.									
JOB NO.	40309								
DRAWN BY	JLP								
DESIGNED BY									
CHECKED BY	JLP								
FIELD CREW	RDG								
FIELD BOOK									
DATE	03-22-2016								
SCALE	1" = 20'								

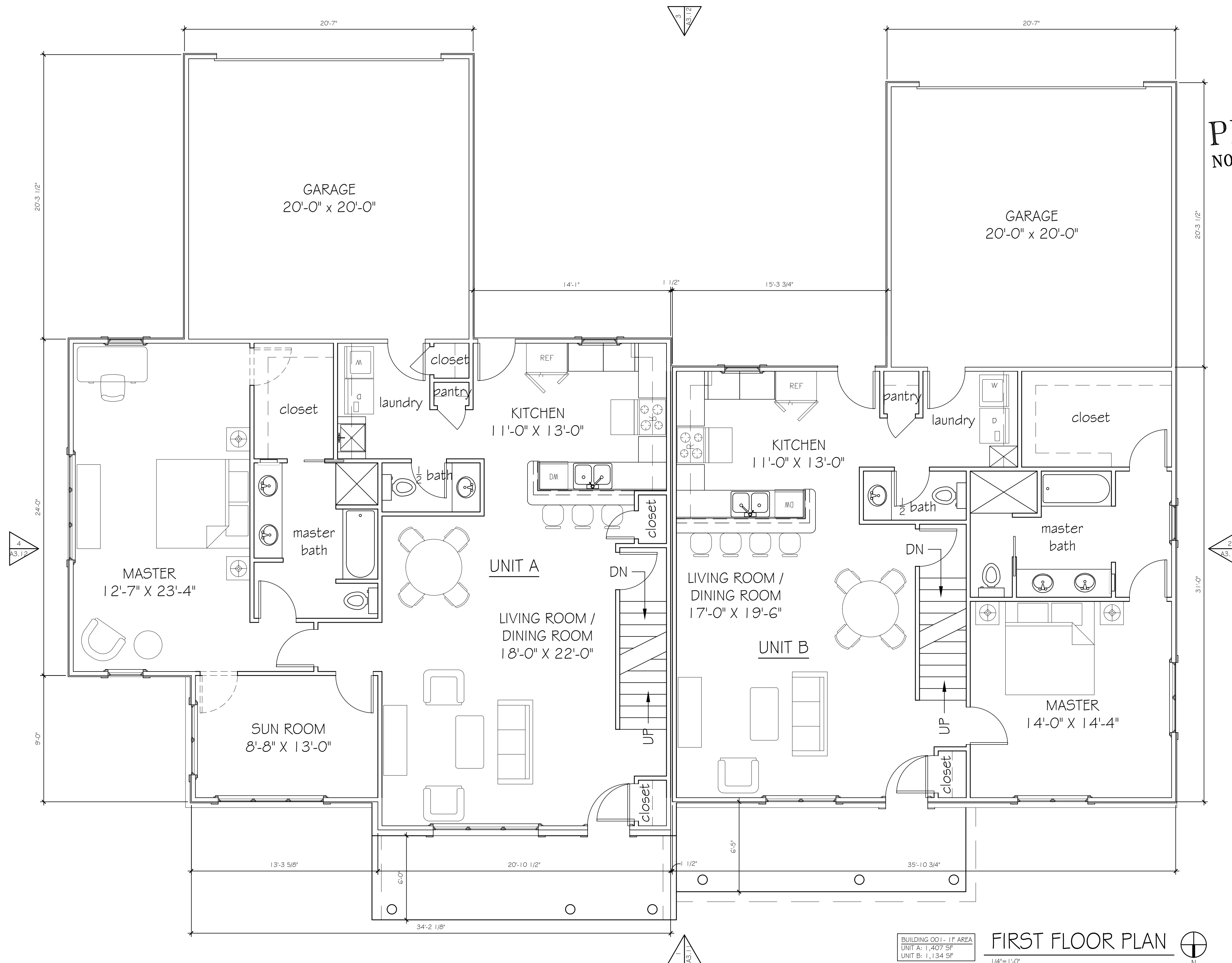
SHEET

1

OF 1

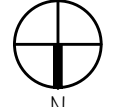
**BRH**  
Group, Inc.  
Engineering & Surveying

1500 West Third Ave., Suite 102  
Columbus, Ohio 43212  
Phone: (614) 220-9122  
Email: info@brhgroup.com



BUILDING 001 - 1F AREA  
UNIT A: 1,407 SF  
UNIT B: 1,134 SF

FIRST FLOOR PLAN



PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273

SHEET TITLE  
FLOOR PLAN  
BUILDING-001

SHEET INFORMATION  
PROJECT NUMBER 1618  
DRAWN BY RLA & SBT  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

SHEET NUMBER

A1.11

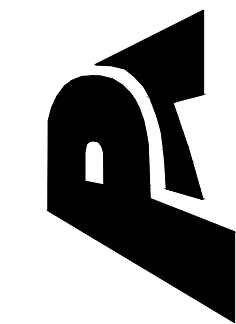


MEWS AT ZION  
1033 I Sawmill Road  
Powell, OH

PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

PONTIA  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



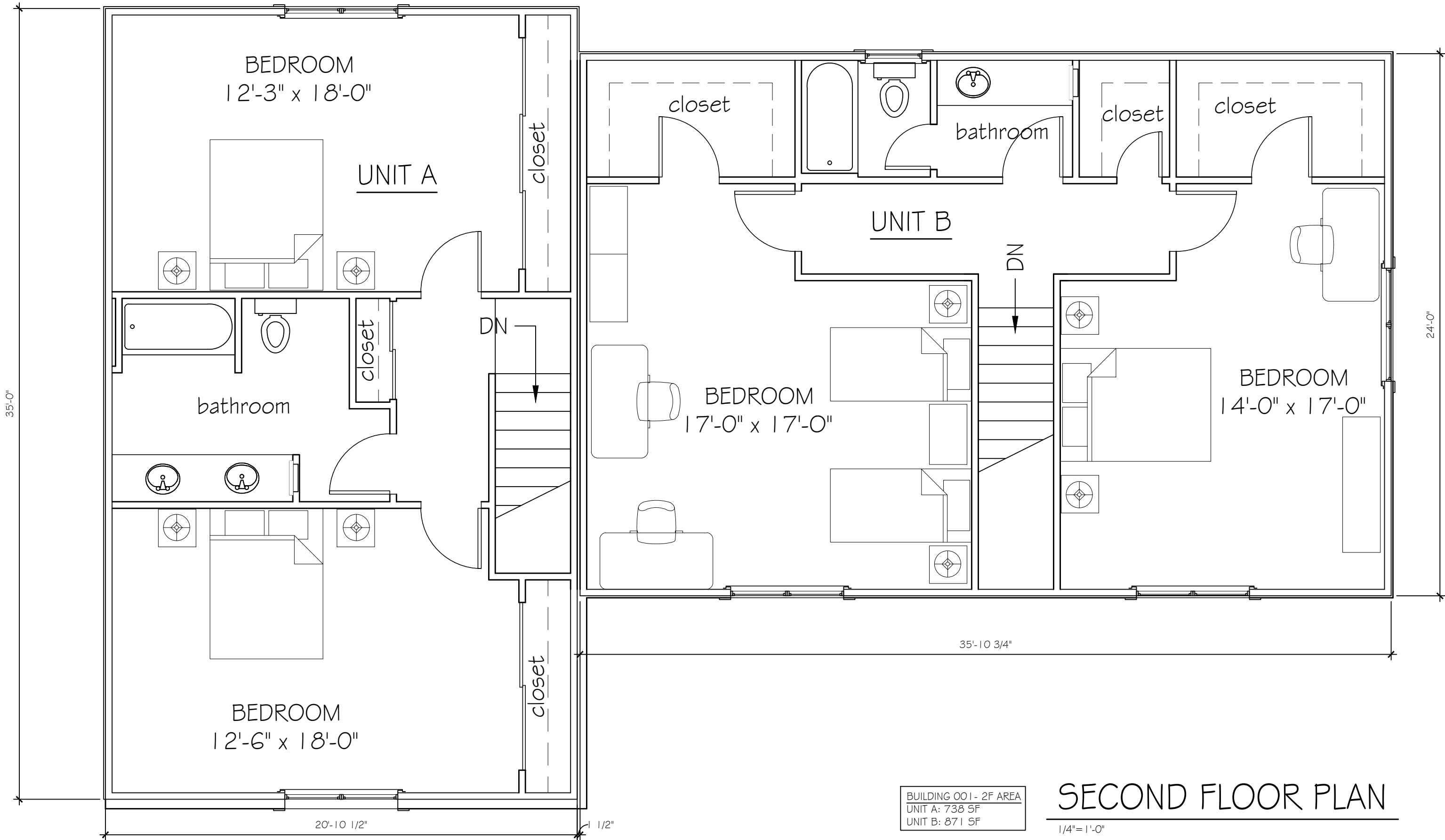
SHEET TITLE

SECOND FLOOR  
BUILDING-001

SHEET INFORMATION

PROJECT NUMBER 1618  
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CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

SHEET NUMBER

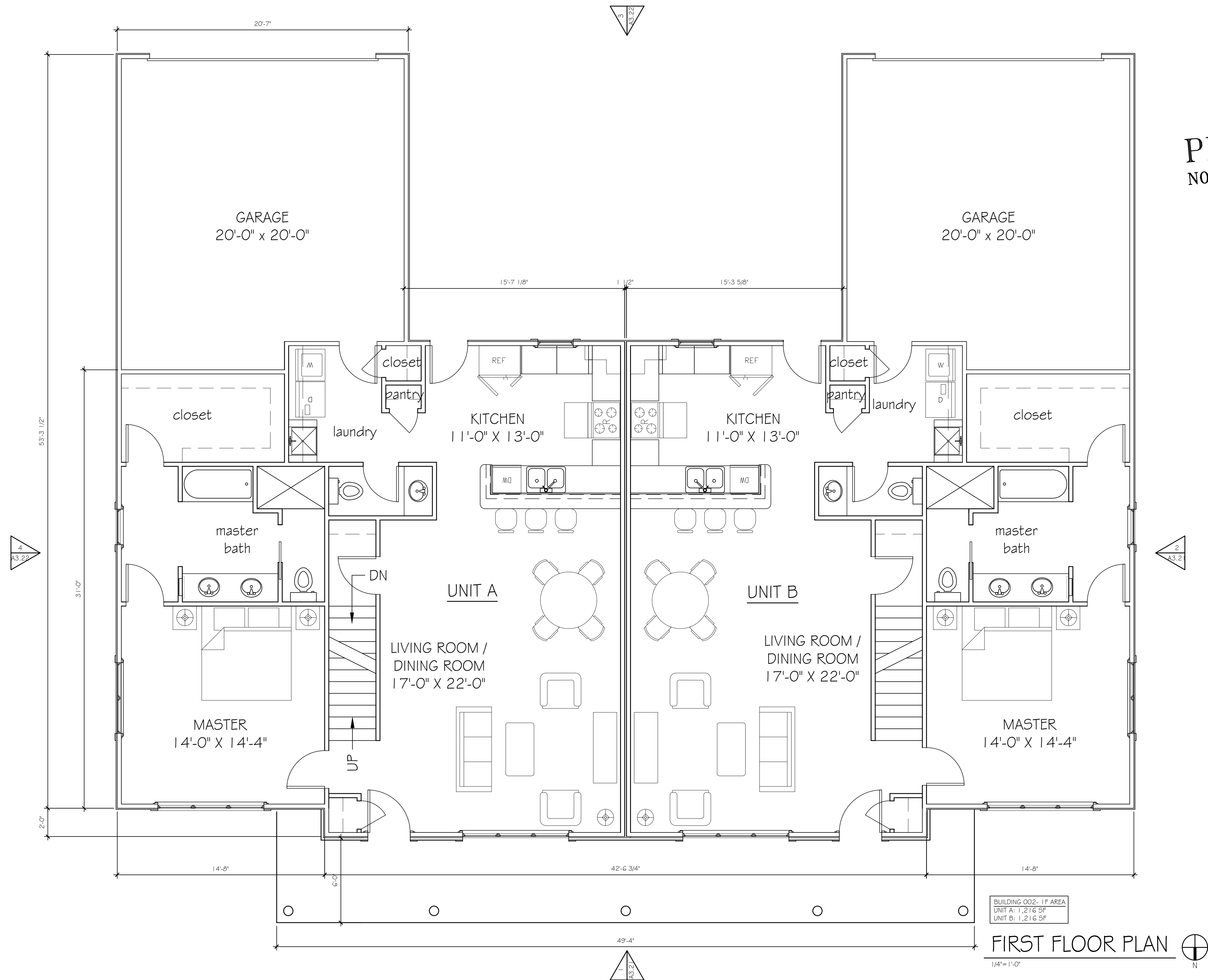


BUILDING 001 - 2F AREA  
UNIT A: 738 SF  
UNIT B: 871 SF

SECOND FLOOR PLAN

1/4"=1'-0"

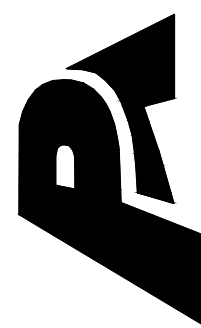
A1.12



PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE

FLOOR PLAN  
BUILDING-002

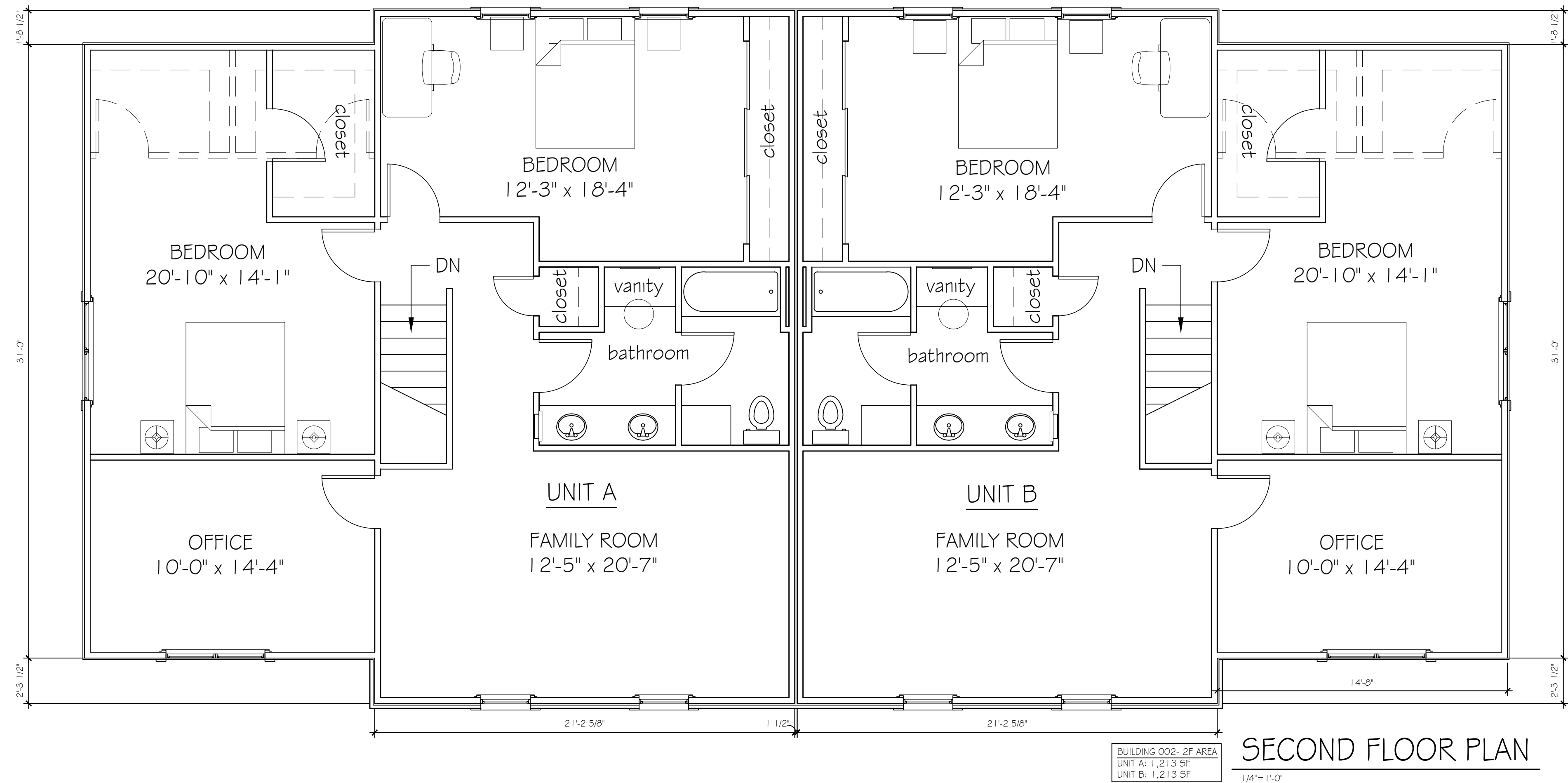
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SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

SHEET NUMBER

A1.21





BUILDING 002- 2<sup>ND</sup> FLOOR  
UNIT A: 1,213 SF  
UNIT B: 1,213 SF

## SECOND FLOOR PLAN

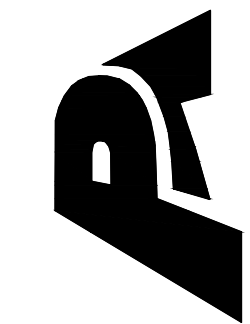
1/4"=1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

MEWS AT ZION  
1033 I Sawmill Road  
Powell, OH

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE

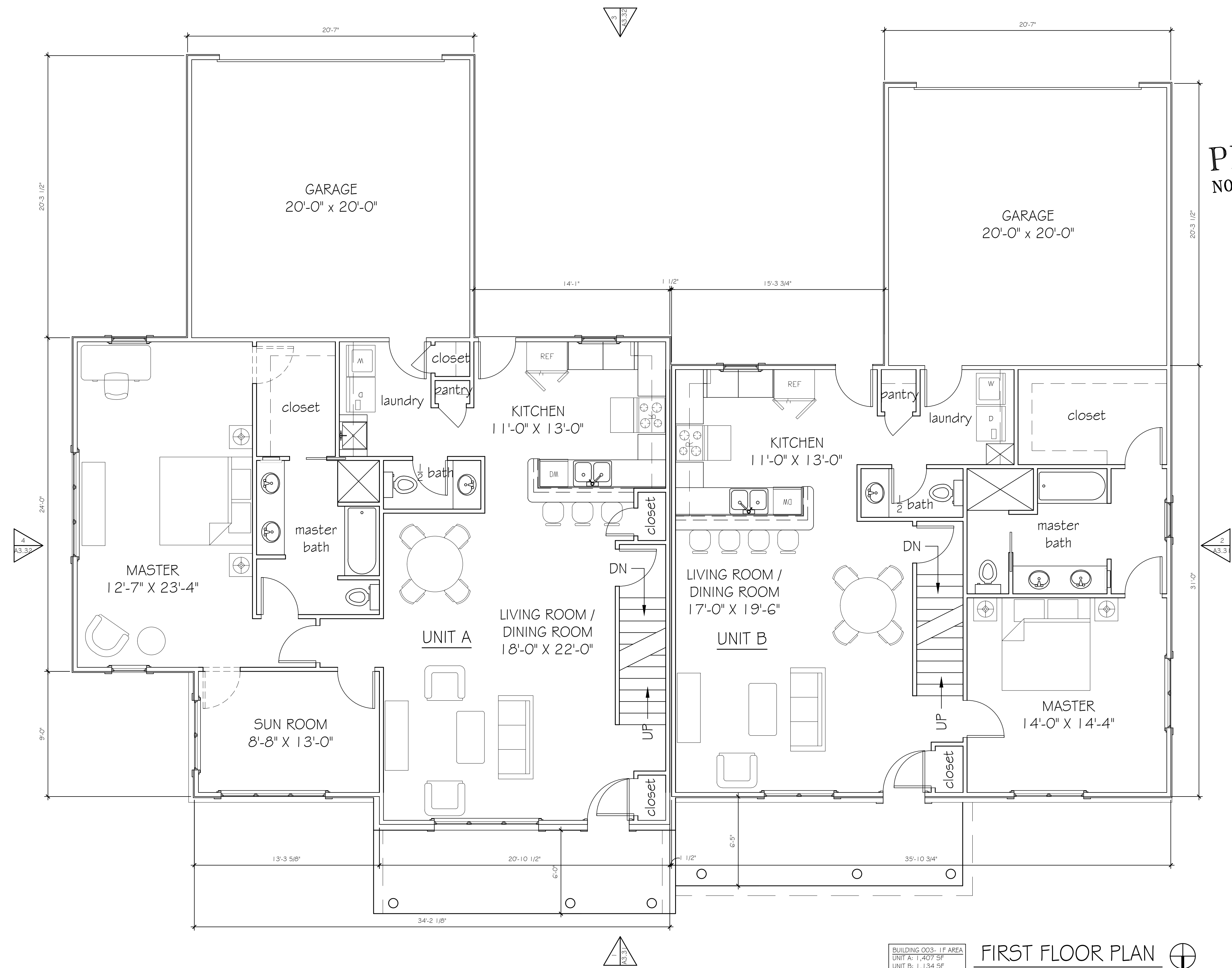
SECOND FLOOR  
BUILDING-002

SHEET INFORMATION

PROJECT NUMBER 1618  
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CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

SHEET NUMBER

A1.22



BUILDING 003-1 F AREA  
UNIT A: 1,407 SF  
UNIT B: 1,134 SF

FIRST FLOOR PLAN

1/4"=1'-0"

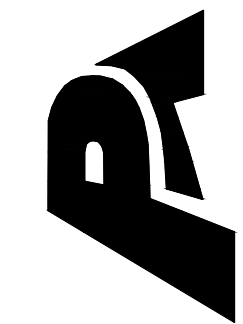


PRELIMINARY  
NOT FOR CONSTRUCTION

MEWS AT ZION  
10331 Sawmill Road  
Powell, OH

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE

FLOOR PLAN  
BUILDING-003

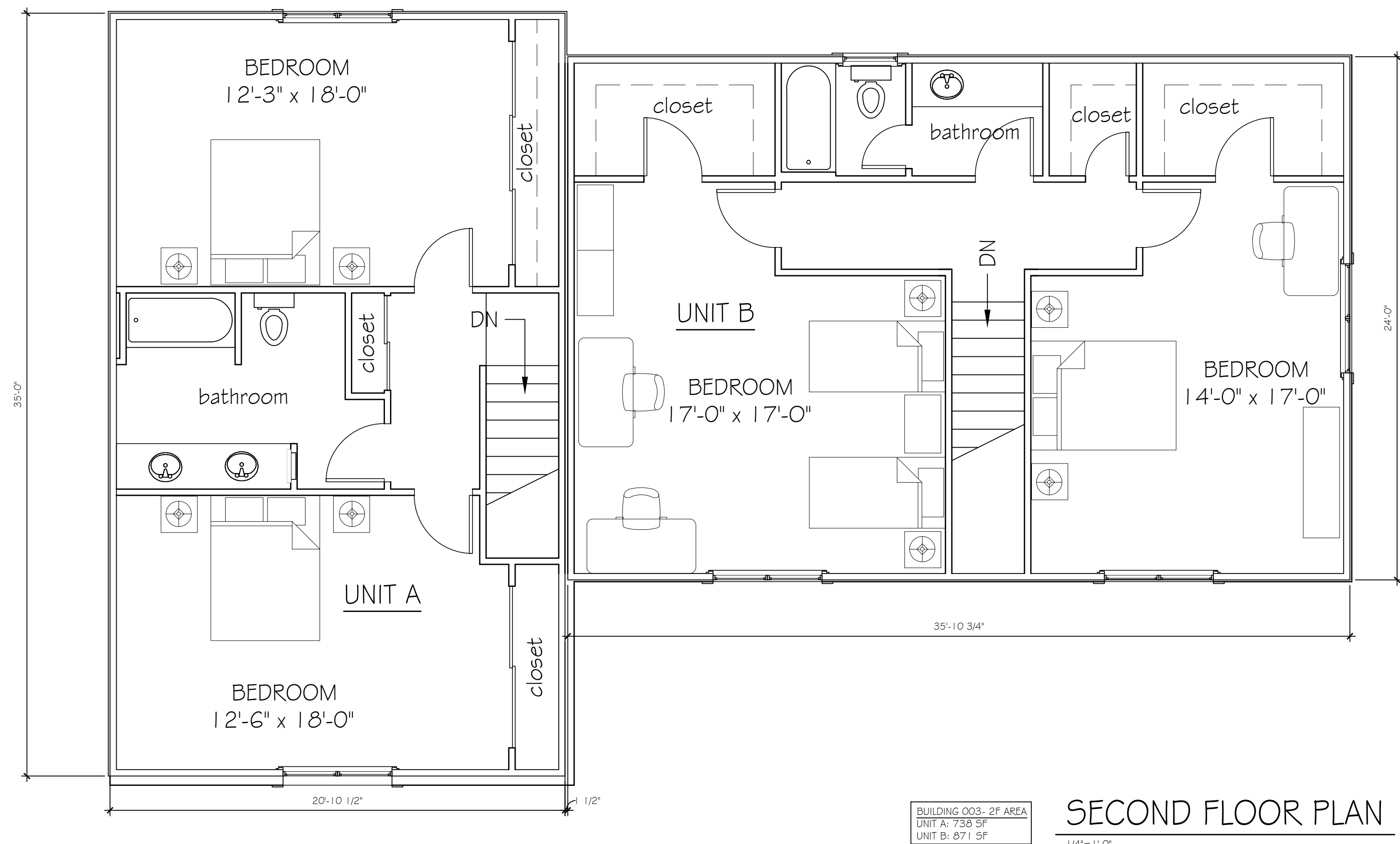
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ISSUE FOR BUDGET SET  
DATE 11-3-2017  
REVISIONS

SHEET NUMBER

A1.31





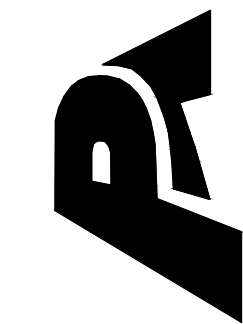
BUILDING 003- 2<sup>ND</sup> AREA  
UNIT A: 738 SF  
UNIT B: 871 SF

SECOND FLOOR PLAN  
1/4"= 1'-0"

PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE

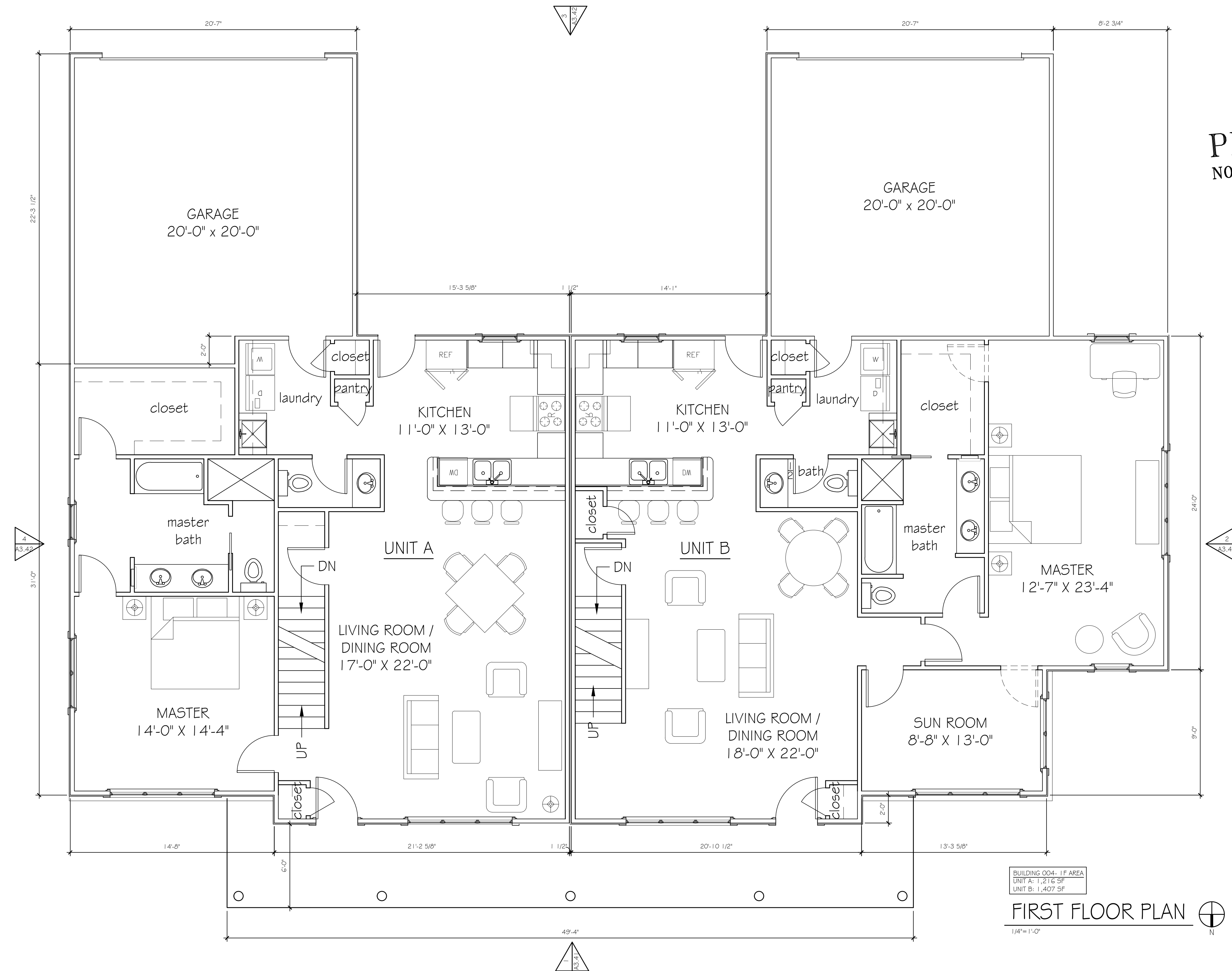
SECOND FLOOR  
BUILDING-003

SHEET INFORMATION

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DATE 11-29-2017  
REVISIONS

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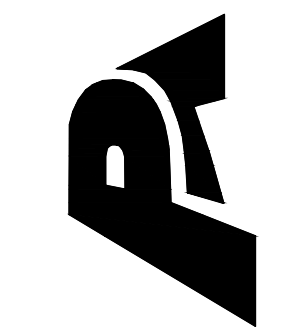
A1.32



PRELIMINARY  
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EXPIRATION DATE 12/31/2017

**PONTIA**  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE

FLOOR PLAN  
BUILDING-004

SHEET INFORMATION

PROJECT NUMBER 1618  
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SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

SHEET NUMBER

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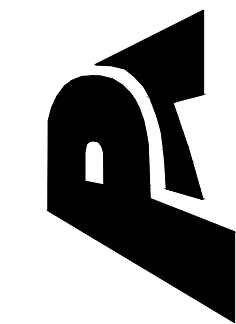


MEWS AT ZION  
1033 I Sawmill Road  
Powell, OH

PRELIMINARY  
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DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

PONTIA  
ARCHITECTURE  
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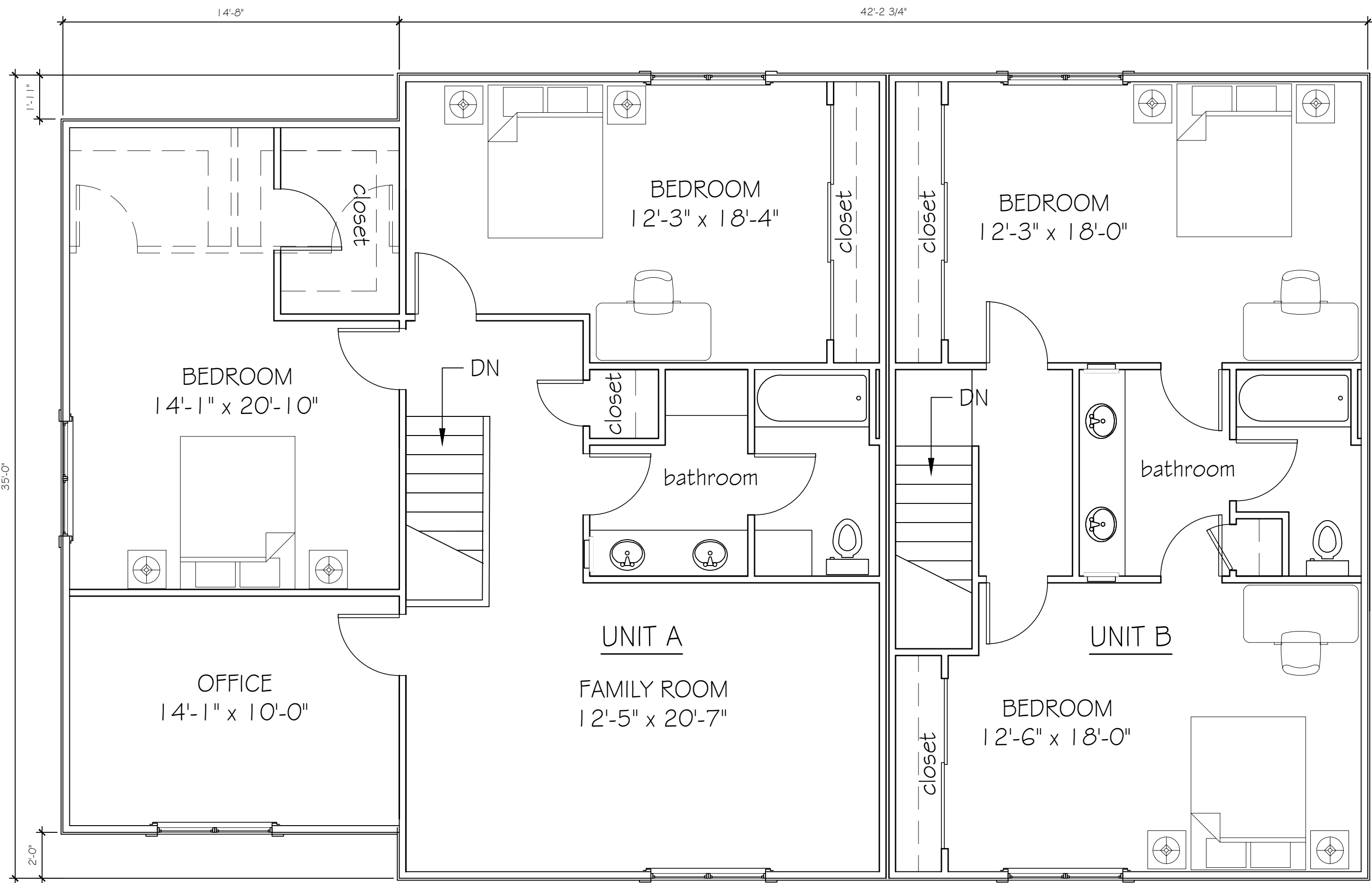
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SECOND FLOOR  
BUILDING-004

SHEET INFORMATION

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REVISIONS

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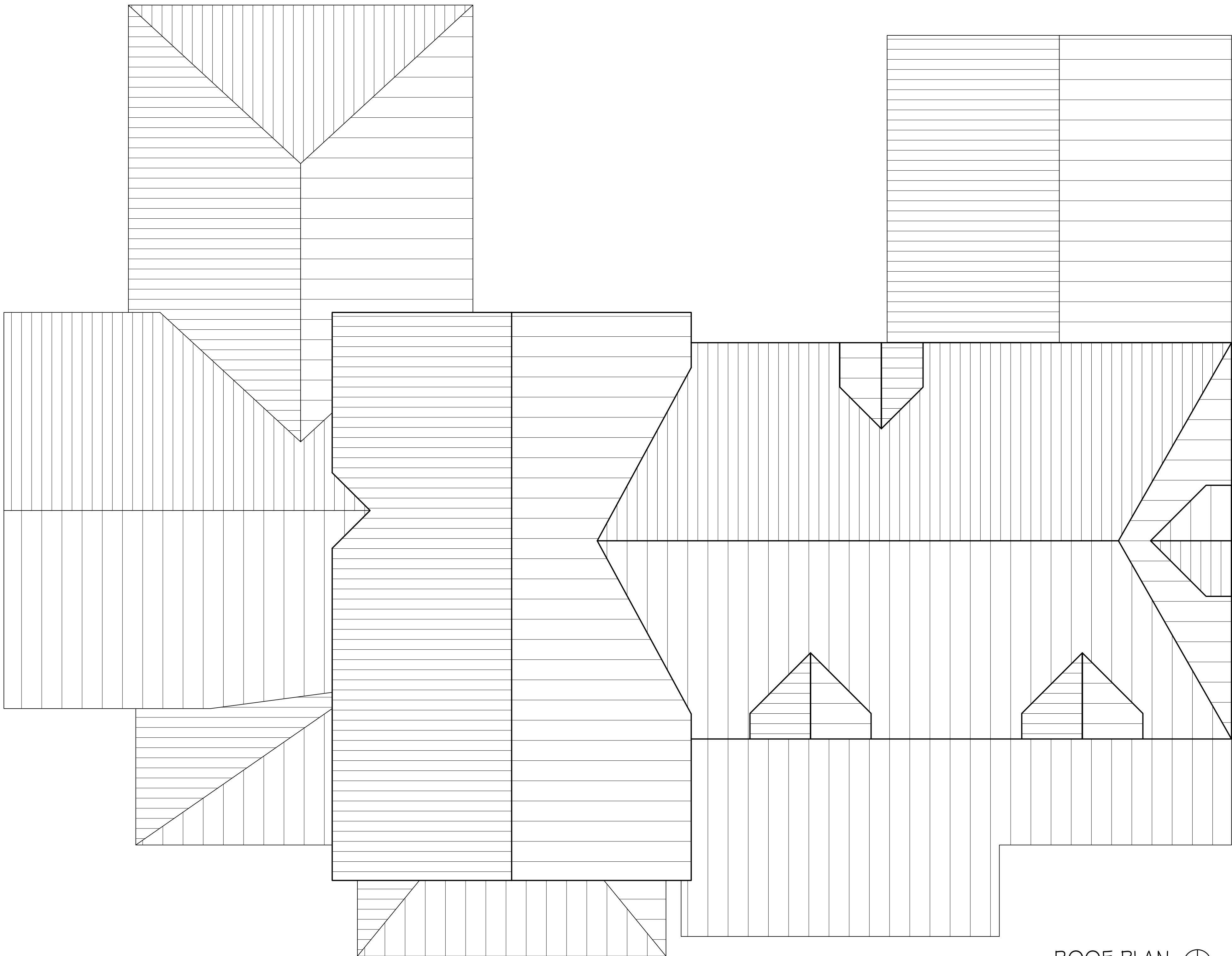


BUILDING 004- 2F AREA  
UNIT A: 1,213 SF  
UNIT B: 739 SF

SECOND FLOOR PLAN

1/4"= 1'-0"

A1.42



ROOF PLAN



PRELIMINARY  
NOT FOR CONSTRUCTION

MEWS AT ZION  
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DAVID PONTIA, #9310464  
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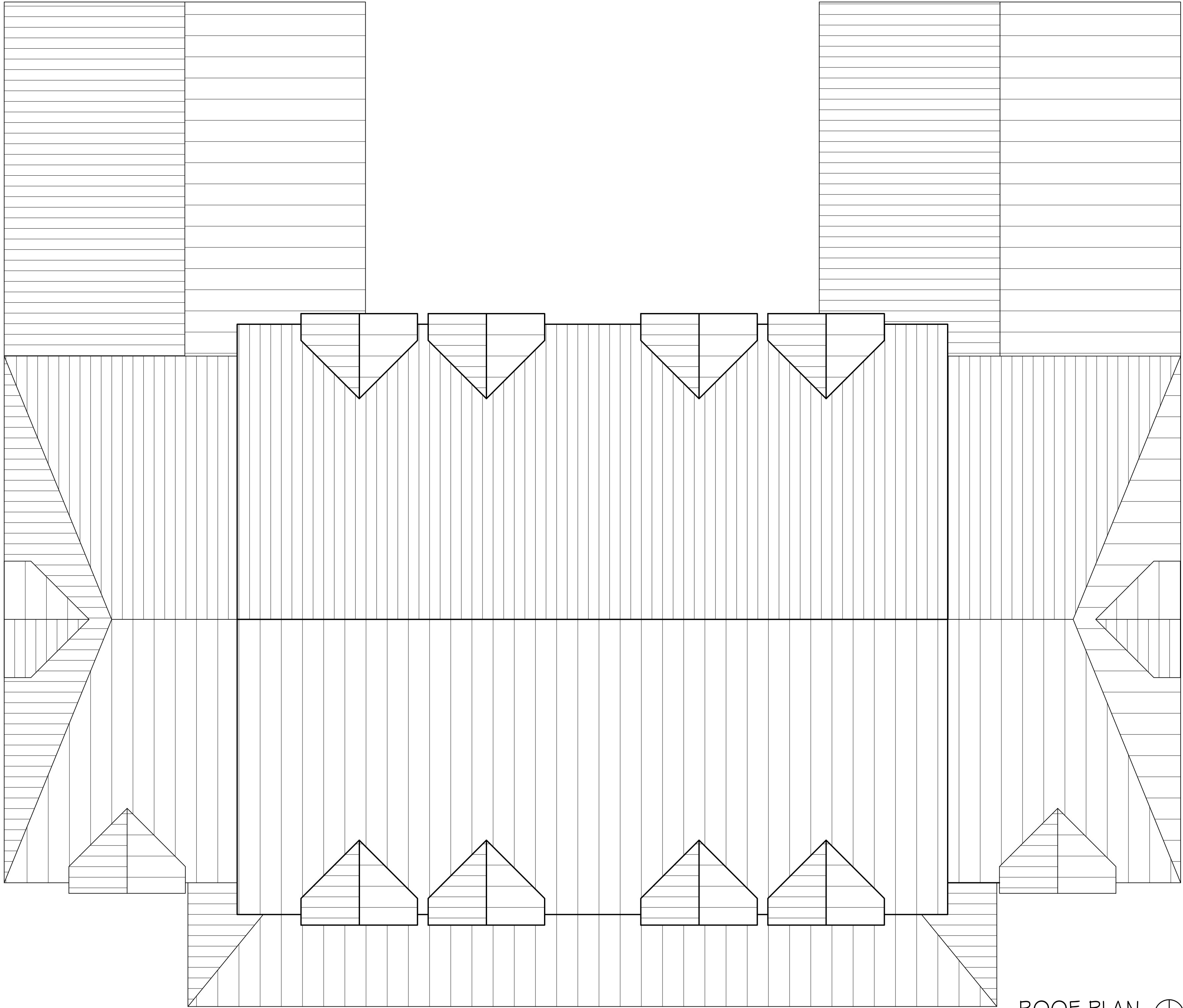
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ROOF PLAN  
BUILDING-001

SHEET INFORMATION  
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DRAWN BY RLA & SBT  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
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REVISIONS

SHEET NUMBER

A2.11





ROOF PLAN

1/4"= 1'-0"

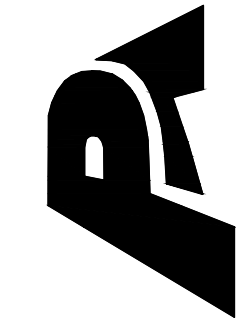
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PRELIMINARY  
NOT FOR CONSTRUCTION

MEWS AT ZION  
10331 Sawmill Road  
Powell, OH

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

**PONTIA**  
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SHEET TITLE

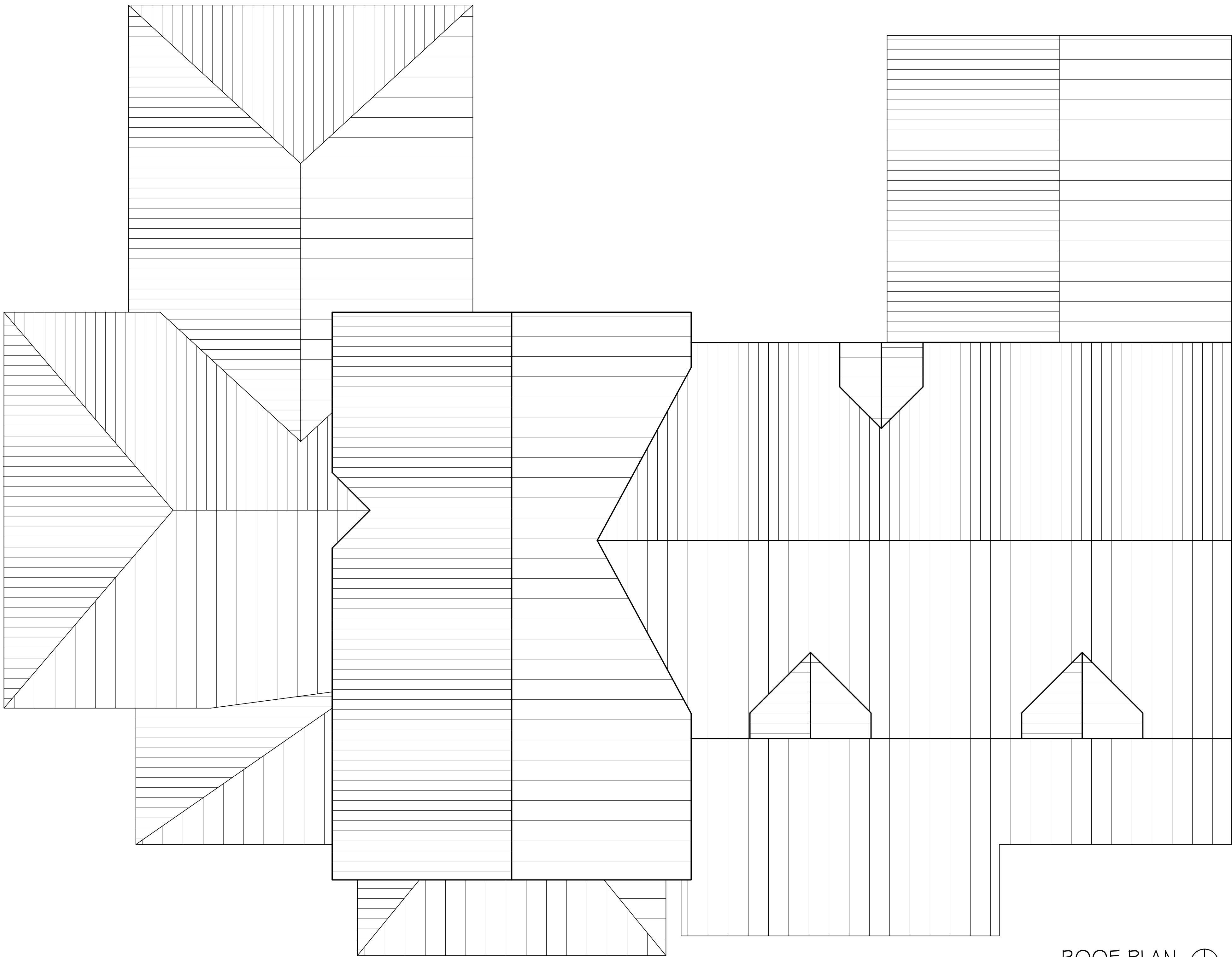
ROOF PLAN  
BUILDING-002

SHEET INFORMATION

PROJECT NUMBER 1618  
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ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

SHEET NUMBER

A2.21



ROOF PLAN

1/4"=1'-0"

N

PRELIMINARY  
NOT FOR CONSTRUCTION

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Powell, OH

DAVID PONTIA, #9310464  
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SHEET TITLE

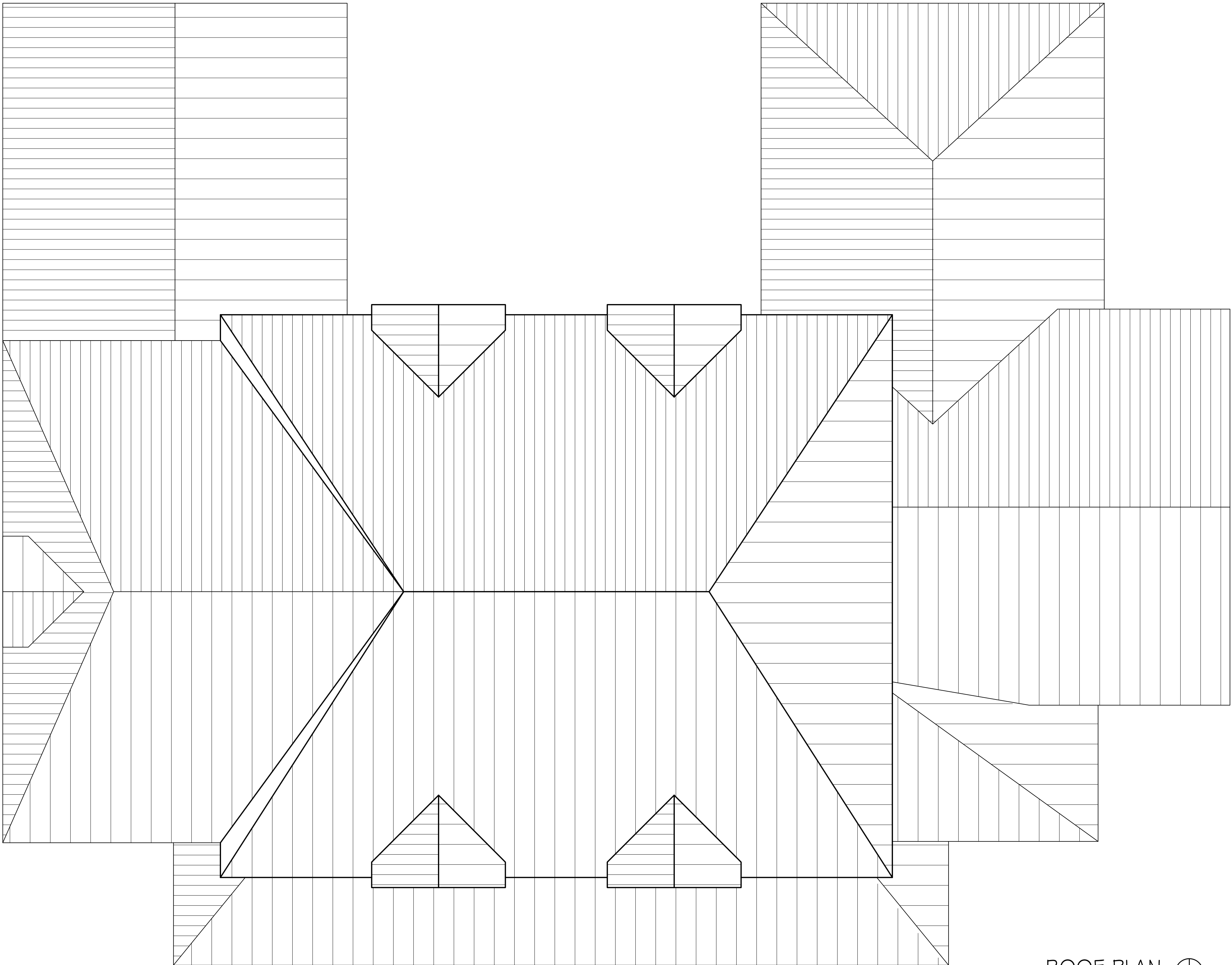
ROOF PLAN  
BUILDING-003

SHEET INFORMATION

PROJECT NUMBER 1618  
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CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

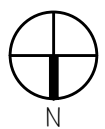
SHEET NUMBER

A2.31



ROOF PLAN

1/4"=1'-0"



PRELIMINARY  
NOT FOR CONSTRUCTION

MEWS AT ZION  
10331 Sawmill Road  
Powell, OH

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017



39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273

SHEET TITLE

ROOF PLAN  
BUILDING-004

SHEET INFORMATION

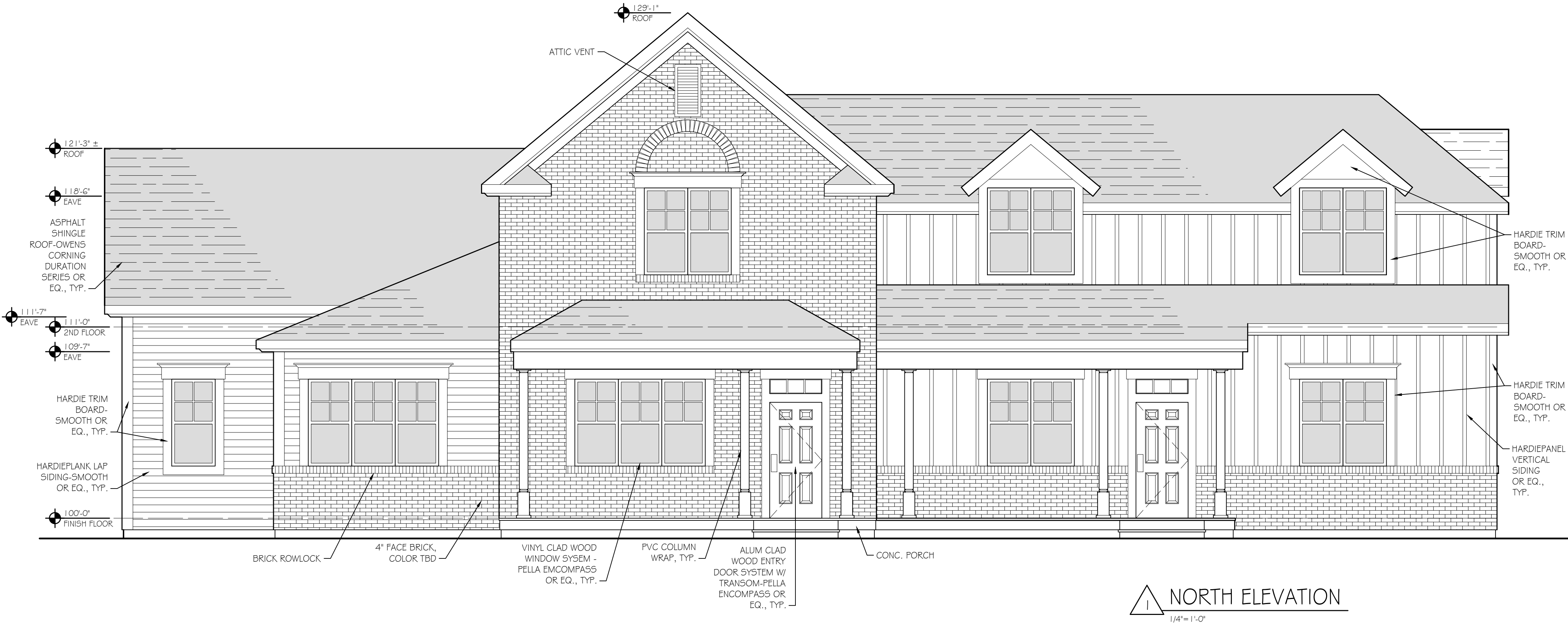
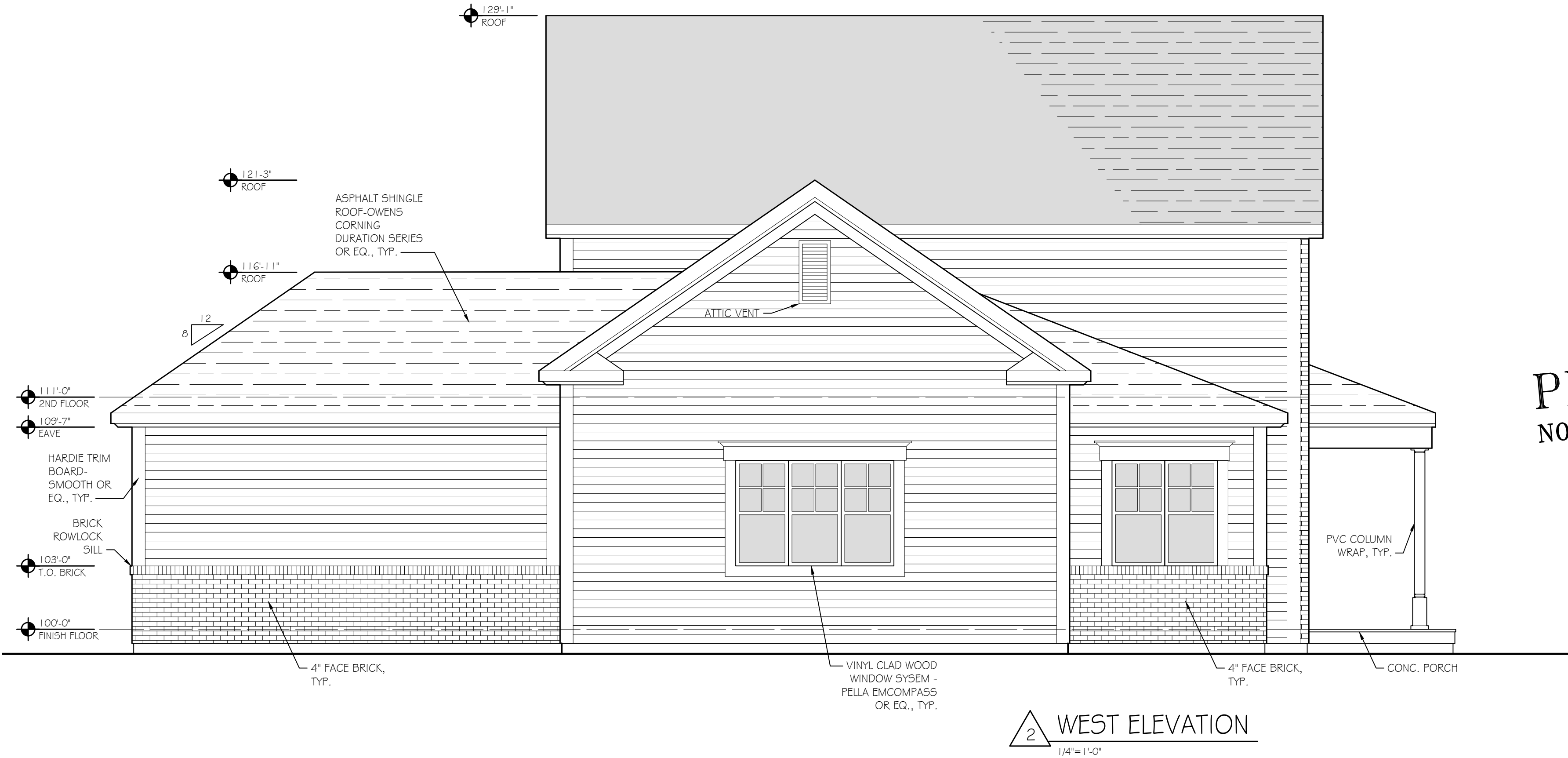
PROJECT NUMBER 1618  
DRAWN BY RLA & SBT  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR PRELIMINARY REVIEW  
DATE 11-29-2017  
REVISIONS

SHEET NUMBER

A2.41



EXTERIOR FINISH SCHEDULE				
MATERIAL	COLOR / FINISH	SIZE	MANUFACTURER	REMARKS
20 YEAR ARCHITECTURAL FIBERGLASS SHINGLE SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	OWENS CORNING OR APPROVED EQ.	
PRE-FINISHED METAL DOWNSPOUT SYSTEM AND PRECAST CONCRETE SPLASH BLOCK	TO BE SELECTED BY OWNER	2" x 3"	TO BE SELECTED BY OWNER	
PRE-FINISHED METAL GUTTER SYSTEM	TO BE SELECTED BY OWNER	5"	TO BE SELECTED BY OWNER	
RIDGE VENT	MATCH SHINGLES	MATCH SHINGLES	MATCH SHINGLES	
FIBER CEMENT TRIM BOARD SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS SMOOTH FINISH	JAMES HARDIE OR APPROVED EQ.	
PRE-FINISHED ALUMINUM FASCIA AND SOFFIT SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS	TO BE SELECTED BY OWNER	
FIBER CEMENT SIDING SYSTEM	TO BE SELECTED BY OWNER	6" EXPOSURE (LAP SIDING)	JAMES HARDIE OR APPROVED EQ.	LAP SIDING - SMOOTH SHINGLE STYLE VERTICAL SIDING-BOARD AND BATTEN
CULTURED STONE VENEER SIDING SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	PROVIA OR EQ.	
4" FACE BRICK	TO BE SELECTED BY OWNER	MODULAR (3 1/2 x 2 1/4 x 7 1/2)	TO BE SELECTED BY OWNER	
VINYL-CLAD WOOD WINDOW SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
ALUMINUM-CLAD WOOD ENTRY DOOR SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
CAST-IN-PLACE CONCRETE TERRACE	NATURAL	SEE DRAWINGS	-----	SEE SITE / CIVIL
CAST-IN-PLACE CONCRETE FOUNDATION	-----	-----	-----	
HOSE BIBB	TO BE SELECTED BY OWNER	SEE PLUMBING	TO BE SELECTED BY OWNER	SEE PLUMBING
OVERHEAD GARAGE DOOR SYSTEM	TO BE SELECTED BY OWNER	8'-0"H X 16'-0"W	OVERHEAD DOOR CO. OR APPROVED EQ.	
GENERAL NOTES: 1. SUBMITTALS OF ALL COLOR SAMPLES AND MOCK-UPS TO DESIGN ARCHITECT FOR APPROVAL IS AT THE DISCRETION OF OWNER. 2. ALL DETAILS SHOWN BY DESIGN ARCHITECT ARE FOR DESIGN INTENT ONLY. 3. SCHEDULED PRODUCTS & FINISHES ARE BASIS OF DESIGN FOR THE WORK. ALTERNATE PRODUCTS THAT MEET PERFORMANCE AND AESTHETIC REQUIREMENTS OF SCHEDULED PRODUCTS ARE SUBJECT TO REVIEW & APPROVAL BY OWNER AND ARCHITECT.				

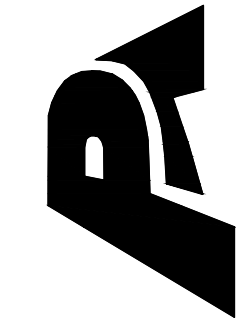


MEWS AT ZION  
10331 Sawmill Road  
Powell, OH

PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

PONTIA  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE

BUILDING ELEVATIONS  
BUILDING-001

SHEET INFORMATION

PROJECT NUMBER 1618  
DRAWN BY RLA & SBT  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR BUDGET SET  
DATE 11-3-2017  
REVISIONS

SHEET NUMBER

A3.11

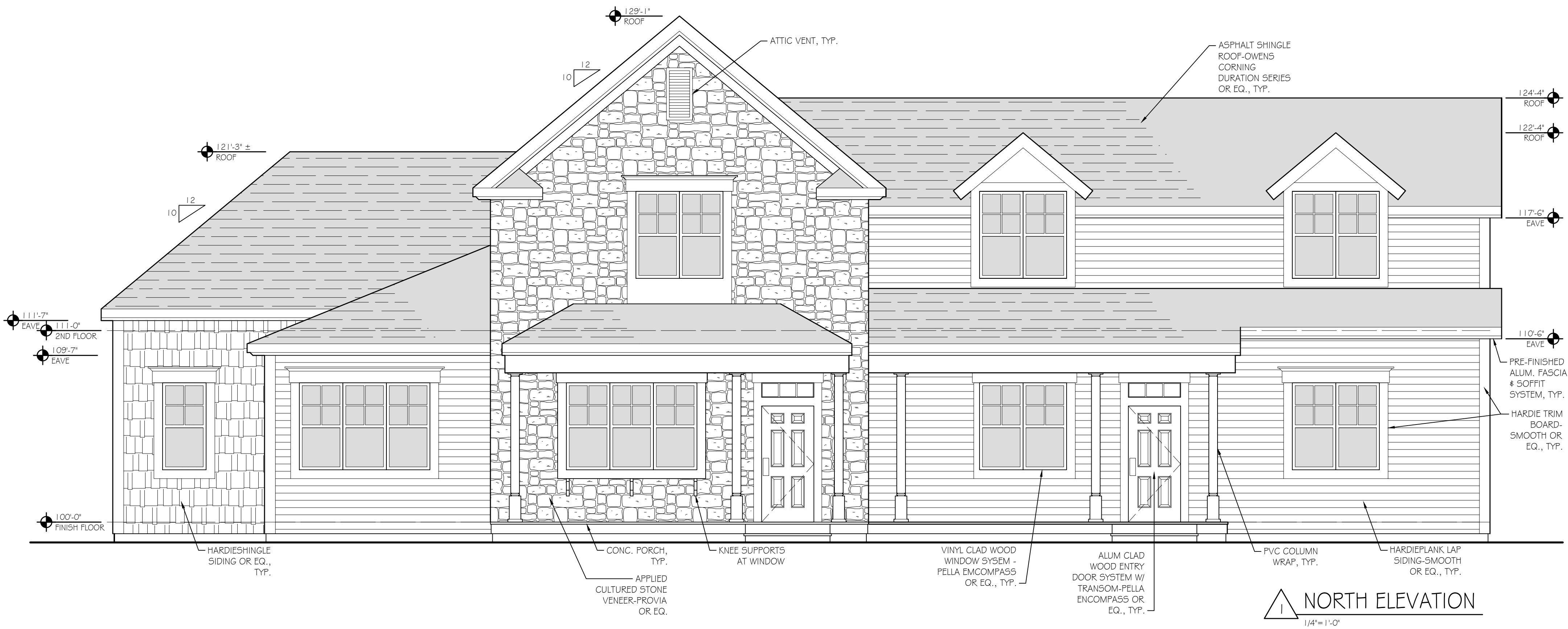
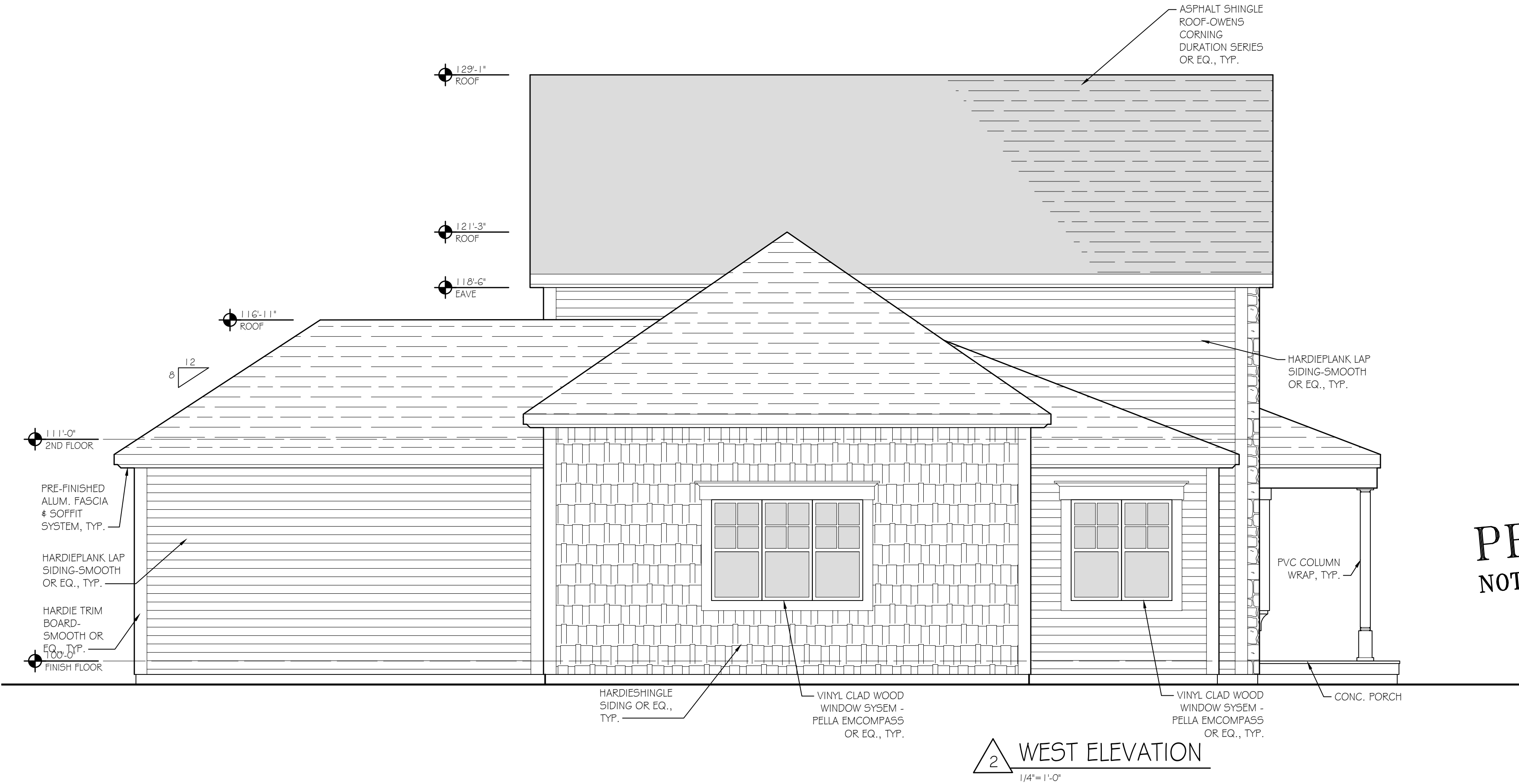








EXTERIOR FINISH SCHEDULE					
	MATERIAL	COLOR / FINISH	SIZE	MANUFACTURER	REMARKS
	20 YEAR ARCHITECTURAL FIBERGLASS SHINGLE SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	OWENS CORNING OR APPROVED EQ.	
	PRE-FINISHED METAL DOWNSPOUT SYSTEM AND PRECAST CONCRETE SPLASH BLOCK	TO BE SELECTED BY OWNER	2" x 3"	TO BE SELECTED BY OWNER	
	PRE-FINISHED METAL GUTTER SYSTEM	TO BE SELECTED BY OWNER	5"	TO BE SELECTED BY OWNER	
	RIDGE VENT	MATCH SHINGLES	MATCH SHINGLES	MATCH SHINGLES	
	FIBER CEMENT TRIM BOARD SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS SMOOTH FINISH	JAMES HARDIE OR APPROVED EQ.	
	PRE-FINISHED ALUMINUM FASCIA AND SOFFIT SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS	TO BE SELECTED BY OWNER	
	FIBER CEMENT SIDING SYSTEM	TO BE SELECTED BY OWNER	6" EXPOSURE (LAP SIDING)	JAMES HARDIE OR APPROVED EQ.	LAP SIDING - SMOOTH SHINGLE STYLE VERTICAL SIDING-BOARD AND BATTEN
	CULTURED STONE VENEER SIDING SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	PROVIA OR EQ.	
	4" FACE BRICK	TO BE SELECTED BY OWNER	MODULAR (3 1/2 x 2 1/4 x 7 1/2)	TO BE SELECTED BY OWNER	
	VINYL-CLAD WOOD WINDOW SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
	ALUMINUM-CLAD WOOD ENTRY DOOR SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
	CAST-IN-PLACE CONCRETE TERRACE	NATURAL	SEE DRAWINGS	-----	SEE SITE / CIVIL
	CAST-IN-PLACE CONCRETE FOUNDATION	-----	-----	-----	
	HOSE BIBB	TO BE SELECTED BY OWNER	SEE PLUMBING	TO BE SELECTED BY OWNER	SEE PLUMBING
	OVERHEAD GARAGE DOOR SYSTEM	TO BE SELECTED BY OWNER	8'-0"H X 16'-0"W	OVERHEAD DOOR CO. OR APPROVED EQ.	
GENERAL NOTES: 1. SUBMITTALS OF ALL COLOR SAMPLES AND MOCK-UPS TO DESIGN ARCHITECT FOR APPROVAL IS AT THE DISCRETION OF OWNER. 2. ALL DETAILS SHOWN BY DESIGN ARCHITECT ARE FOR DESIGN INTENT ONLY. 3. SCHEDULED PRODUCTS & FINISHES ARE BASIS OF DESIGN FOR THE WORK. ALTERNATE PRODUCTS THAT MEET PERFORMANCE AND AESTHETIC REQUIREMENTS OF SCHEDULED PRODUCTS ARE SUBJECT TO REVIEW & APPROVAL BY OWNER AND ARCHITECT.					

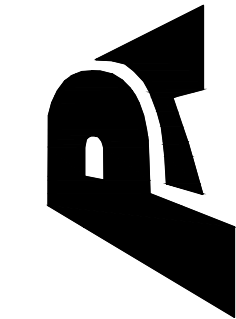


MEWS AT ZION  
1033 I Sawmill Road  
Powell, OH

PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

PONTIA  
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SHEET TITLE  
BUILDING ELEVATIONS  
BUILDING-003

SHEET INFORMATION  
PROJECT NUMBER 1618  
DRAWN BY RLA & SBT  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR BUDGET SET  
DATE 11-3-2017  
REVISIONS

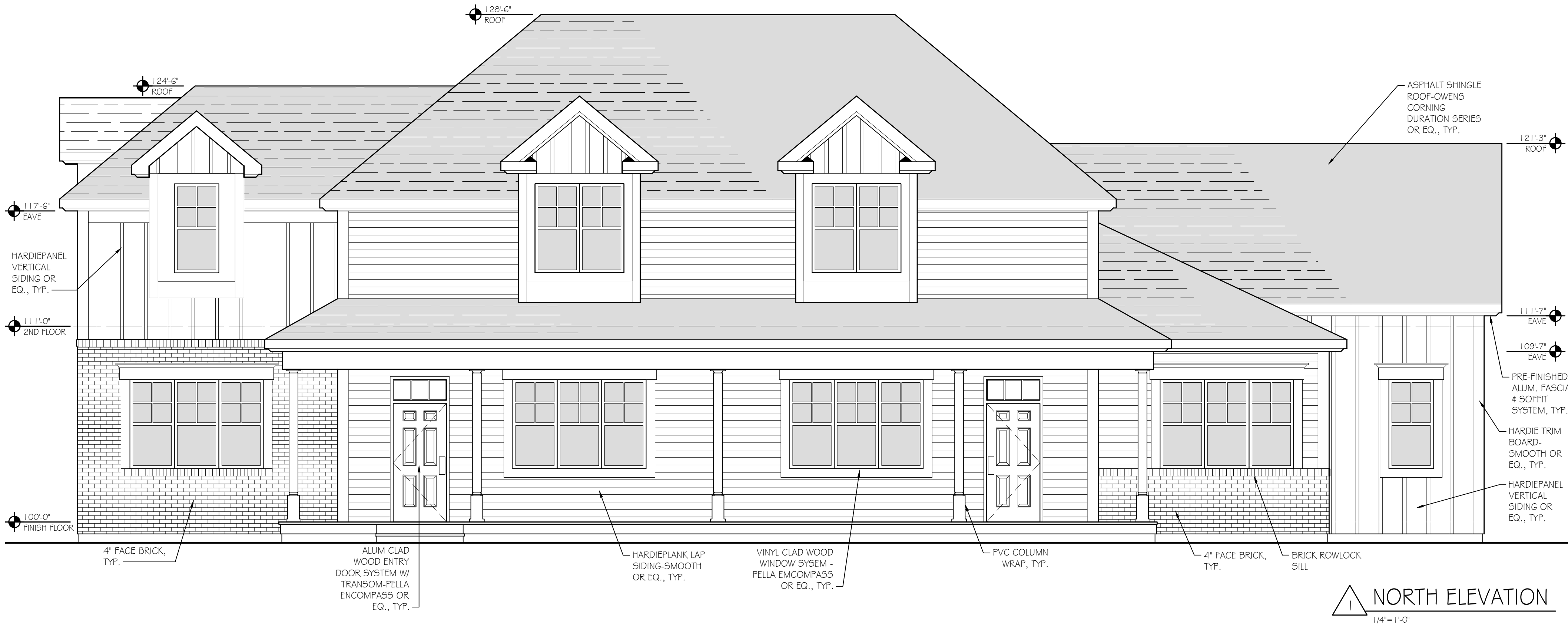
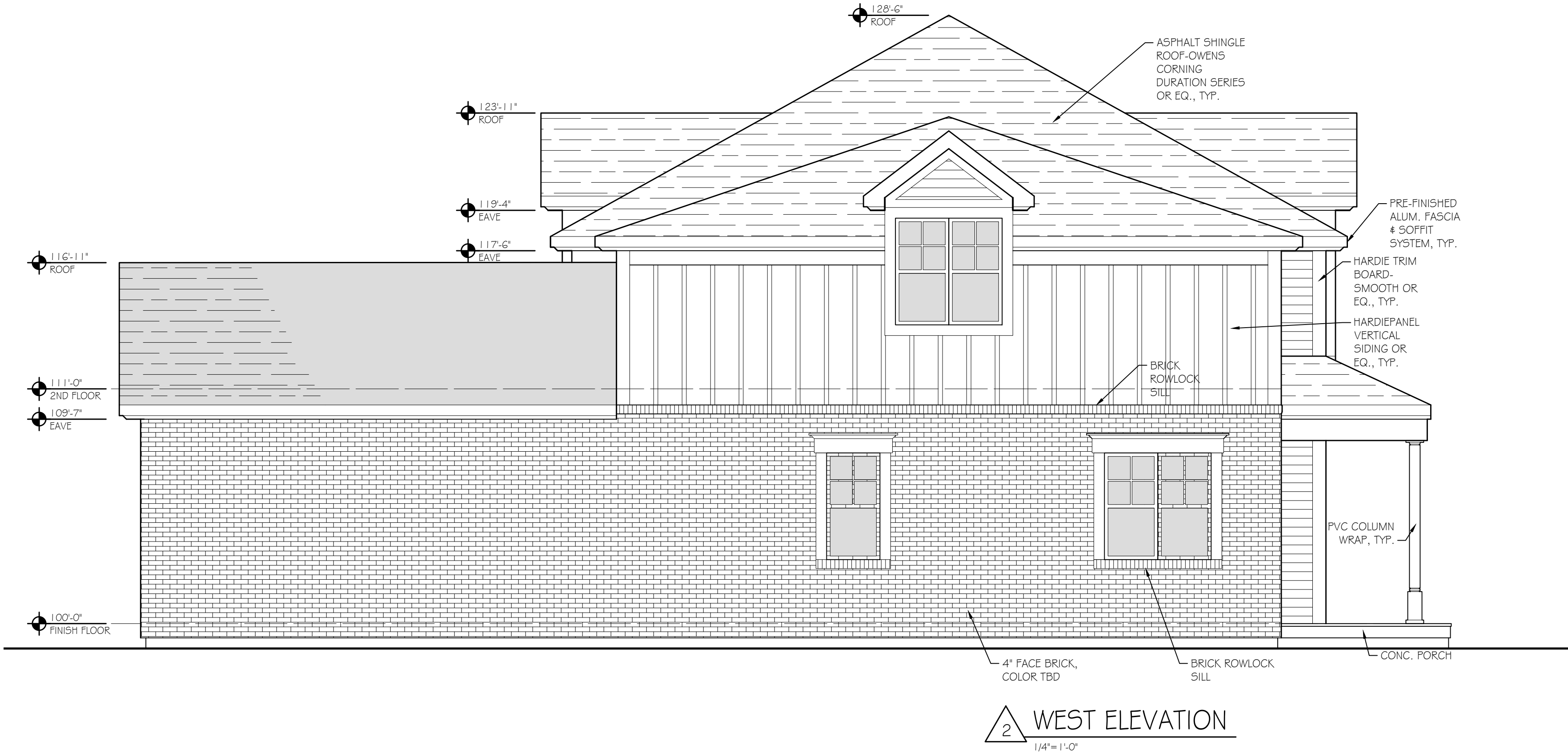
SHEET NUMBER

A3.31





EXTERIOR FINISH SCHEDULE					
	MATERIAL	COLOR / FINISH	SIZE	MANUFACTURER	REMARKS
	20 YEAR ARCHITECTURAL FIBERGLASS SHINGLE SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	OWENS CORNING OR APPROVED EQ.	
	PRE-FINISHED METAL DOWNSPOUT SYSTEM AND PRECAST CONCRETE SPLASH BLOCK	TO BE SELECTED BY OWNER	2" x 3"	TO BE SELECTED BY OWNER	
	PRE-FINISHED METAL GUTTER SYSTEM	TO BE SELECTED BY OWNER	5"	TO BE SELECTED BY OWNER	
	RIDGE VENT	MATCH SHINGLES	MATCH SHINGLES	MATCH SHINGLES	
	FIBER CEMENT TRIM BOARD SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS SMOOTH FINISH	JAMES HARDIE OR APPROVED EQ.	
	PRE-FINISHED ALUMINUM FASCIA AND SOFFIT SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS	TO BE SELECTED BY OWNER	
	FIBER CEMENT SIDING SYSTEM	TO BE SELECTED BY OWNER	6" EXPOSURE (LAP SIDING)	JAMES HARDIE OR APPROVED EQ.	LAP SIDING - SMOOTH SHINGLE STYLE VERTICAL SIDING-BOARD AND BATTEN
	CULTURED STONE VENEER SIDING SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	PROVIA OR EQ.	
	4" FACE BRICK	TO BE SELECTED BY OWNER	MODULAR (3 1/2 x 2 1/4 x 7 1/2)	TO BE SELECTED BY OWNER	
	VINYL-CLAD WOOD WINDOW SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
	ALUMINUM-CLAD WOOD ENTRY DOOR SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
	CAST-IN-PLACE CONCRETE TERRACE	NATURAL	SEE DRAWINGS	-----	SEE SITE / CIVIL
	CAST-IN-PLACE CONCRETE FOUNDATION	-----	-----	-----	
	HOSE BIBB	TO BE SELECTED BY OWNER	SEE PLUMBING	TO BE SELECTED BY OWNER	SEE PLUMBING
	OVERHEAD GARAGE DOOR SYSTEM	TO BE SELECTED BY OWNER	8'-0"H X 16'-0"W	OVERHEAD DOOR CO. OR APPROVED EQ.	
GENERAL NOTES:					
1. SUBMITTALS OF ALL COLOR SAMPLES AND MOCK-UPS TO DESIGN ARCHITECT FOR APPROVAL IS AT THE DISCRETION OF OWNER.					
2. ALL DETAILS SHOWN BY DESIGN ARCHITECT ARE FOR DESIGN INTENT ONLY.					
3. SCHEDULED PRODUCTS & FINISHES ARE BASIS OF DESIGN FOR THE WORK. ALTERNATE PRODUCTS THAT MEET PERFORMANCE AND AESTHETIC REQUIREMENTS OF SCHEDULED PRODUCTS ARE SUBJECT TO REVIEW & APPROVAL BY OWNER AND ARCHITECT.					

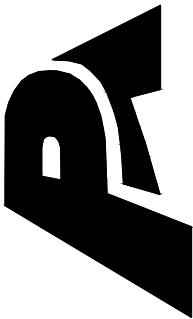


MEWS AT ZION  
1033 I Sawmill Road  
Powell, OH

PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

PONTIA  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE

BUILDING ELEVATIONS  
BUILDING-004

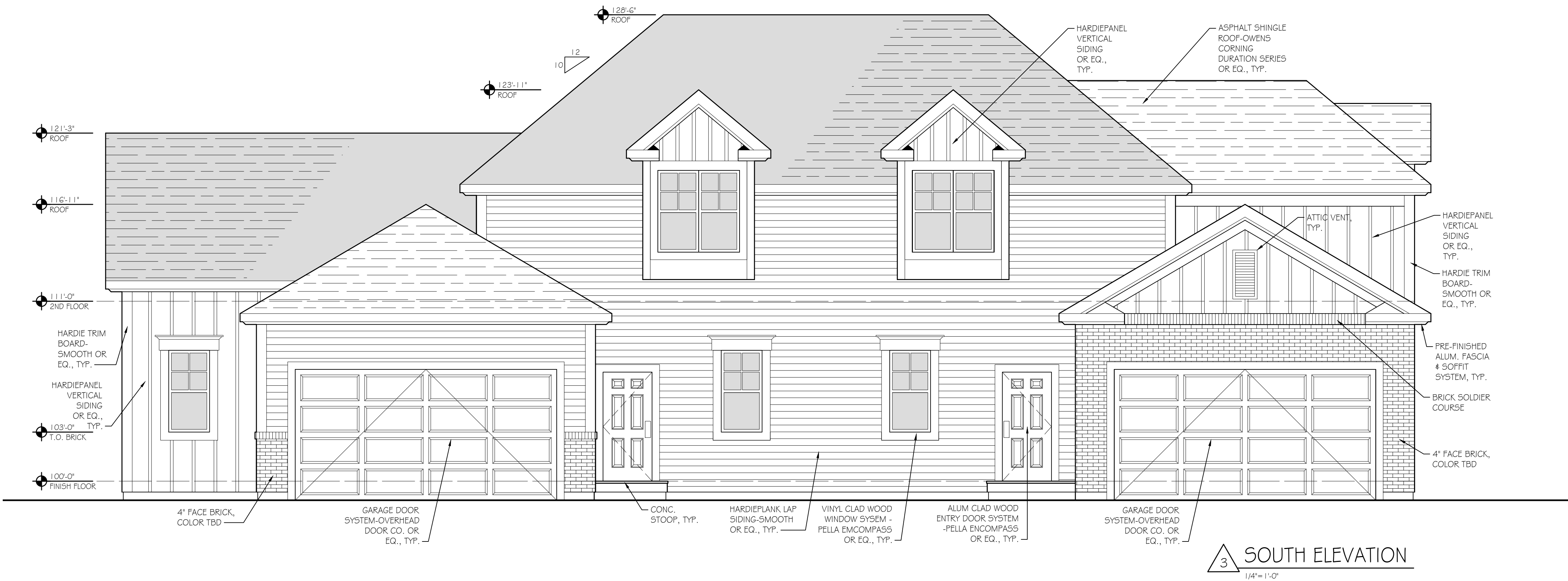
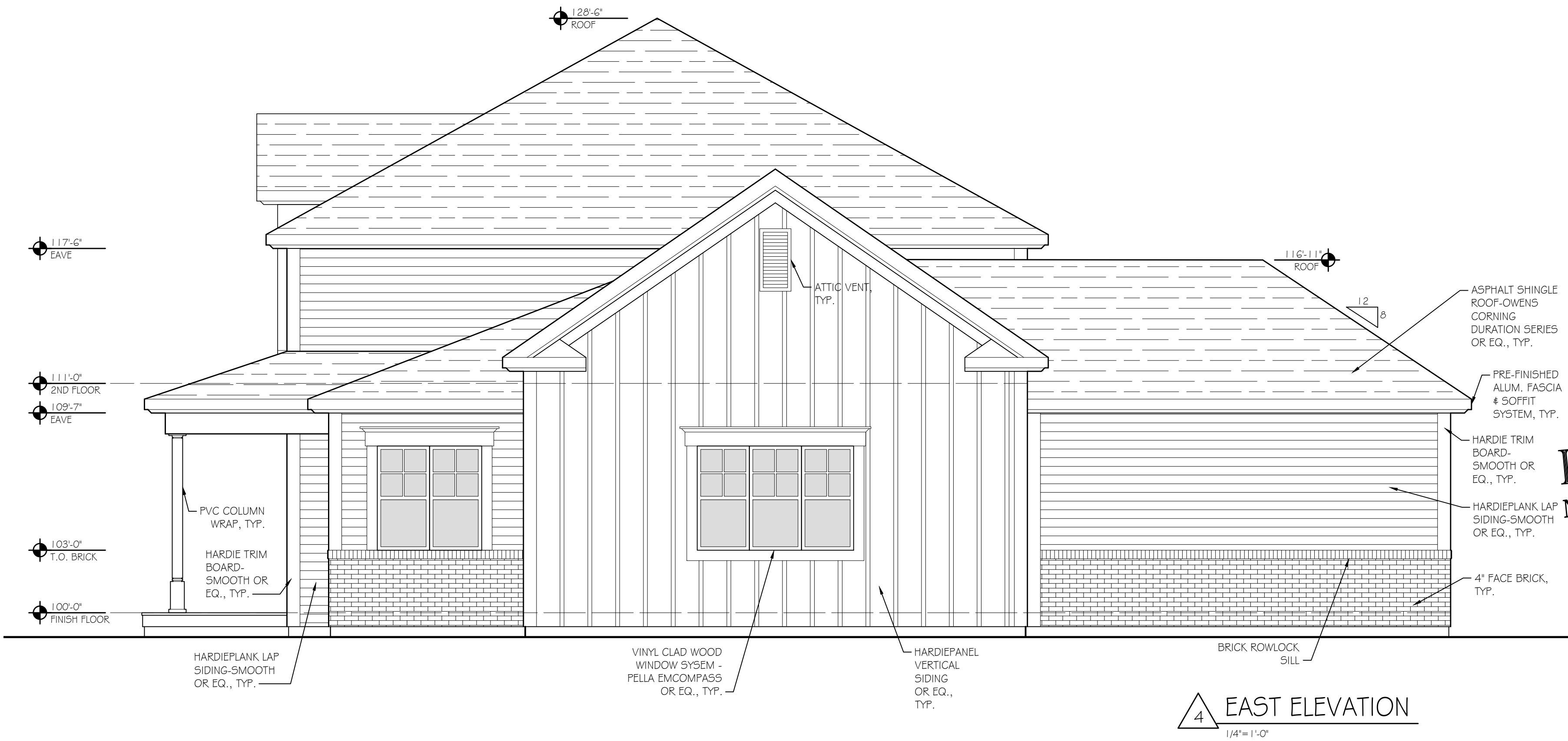
SHEET INFORMATION

PROJECT NUMBER 1619  
DRAWN BY RLA & SBT  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR BUDGET SET  
DATE 11-3-2017  
REVISIONS

SHEET NUMBER

A3.41

EXTERIOR FINISH SCHEDULE				
MATERIAL	COLOR / FINISH	SIZE	MANUFACTURER	REMARKS
20 YEAR ARCHITECTURAL FIBERGLASS SHINGLE SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	OWENS CORNING OR APPROVED EQ.	
PRE-FINISHED METAL DOWNSPOUT SYSTEM AND PRECAST CONCRETE SPLASH BLOCK	TO BE SELECTED BY OWNER	2" x 3"	TO BE SELECTED BY OWNER	
PRE-FINISHED METAL GUTTER SYSTEM	TO BE SELECTED BY OWNER	5"	TO BE SELECTED BY OWNER	
RIDGE VENT	MATCH SHINGLES	MATCH SHINGLES	MATCH SHINGLES	
FIBER CEMENT TRIM BOARD SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS SMOOTH FINISH	JAMES HARDIE OR APPROVED EQ.	
PRE-FINISHED ALUMINUM FASCIA AND SOFFIT SYSTEM	COLOR TO MATCH ARCTIC WHITE	SEE DRAWINGS	TO BE SELECTED BY OWNER	
FIBER CEMENT SIDING SYSTEM	TO BE SELECTED BY OWNER	6" EXPOSURE (LAP SIDING)	JAMES HARDIE OR APPROVED EQ.	LAP SIDING - SMOOTH SHINGLE STYLE VERTICAL SIDING-BOARD AND BATTEN
CULTURED STONE VENEER SIDING SYSTEM	TO BE SELECTED BY OWNER	TO BE SELECTED BY OWNER	PROVIA OR EQ.	
4" FACE BRICK	TO BE SELECTED BY OWNER	MODULAR (3 1/2 x 2 1/4 x 7 1/2)	TO BE SELECTED BY OWNER	
VINYL-CLAD WOOD WINDOW SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
ALUMINUM-CLAD WOOD ENTRY DOOR SYSTEM	TO BE SELECTED BY OWNER	SEE DRAWINGS	PELLA ENCOMPASS	
CAST-IN-PLACE CONCRETE TERRACE	NATURAL	SEE DRAWINGS	-----	SEE SITE / CIVIL
CAST-IN-PLACE CONCRETE FOUNDATION	-----	-----	-----	
HOSE BIBB	TO BE SELECTED BY OWNER	SEE PLUMBING	TO BE SELECTED BY OWNER	SEE PLUMBING
OVERHEAD GARAGE DOOR SYSTEM	TO BE SELECTED BY OWNER	8'-0"H X 16'-0"W	OVERHEAD DOOR CO. OR APPROVED EQ.	
GENERAL NOTES: 1. SUBMITTALS OF ALL COLOR SAMPLES AND MOCK-UPS TO DESIGN ARCHITECT FOR APPROVAL IS AT THE DISCRETION OF OWNER. 2. ALL DETAILS SHOWN BY DESIGN ARCHITECT ARE FOR DESIGN INTENT ONLY. 3. SCHEDULED PRODUCTS & FINISHES ARE BASIS OF DESIGN FOR THE WORK. ALTERNATE PRODUCTS THAT MEET PERFORMANCE AND AESTHETIC REQUIREMENTS OF SCHEDULED PRODUCTS ARE SUBJECT TO REVIEW & APPROVAL BY OWNER AND ARCHITECT.				

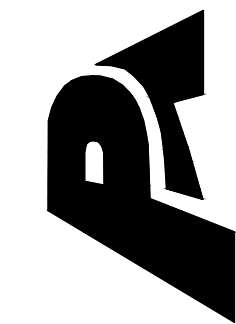


MEWS AT ZION  
10331 Sawmill Road  
Powell, OH

PRELIMINARY  
NOT FOR CONSTRUCTION

DAVID PONTIA, #9310464  
EXPIRATION DATE 12/31/2017

PONTIA  
ARCHITECTURE  
39 E. Main Street, Suite 101  
New Albany, Ohio 43054  
614-245-6273



SHEET TITLE  
BUILDING ELEVATIONS  
BUILDING-004

SHEET INFORMATION  
PROJECT NUMBER 1618  
DRAWN BY RLA & SBT  
CHECKED BY DP  
SCALE AS NOTED  
ISSUE FOR BUDGET SET  
DATE 11-3-2017  
REVISIONS

SHEET NUMBER

A3.42