



PLANNING AND ZONING COMMISSION (P&Z) PRELIMINARY DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$500.00 + \$100.00 per acre
Per Fee Ordinance 2018-48**

Applicant: Andy Johanni - Sr. VP of Development for Equity

Address/City/State/Zip: 4653 Trueman Blvd., Suite 100

Email Address: ajohanni@equity.net

Phone No: (614) 334-7789 Cell Phone No: 614-348-3564 Fax No: _____

Property Owner: Jeffrey T. Milton, Milton Properties, LLC

Address/City/State/Zip: 8930 Liberty Road, Powell, OH 43065

Email Address: _____

Phone No: _____ Cell Phone No: _____ Fax No: _____

Architect/Designer for Applicant: Thomas W. Coffey, JCKL Architects & Designers, LLC.

Address/City/State/Zip: 2713 McVey Blvd. West, Columbus,, OH. 43235

Email Address: tom@marsharchitects.com

Phone No: (614) 764-1996 Cell Phone No: (614) 562-2273 Fax No: _____

Property Address: 8930 Liberty Road, Powell, OH 43065

Lot Number/Subdivision: Lot 36 / Sect. 4 Existing Use: vacant Proposed Use: Business/Office

Reason for Administrative Review (attach necessary documents):

Checklist:

- ☒ Preliminary Plan requirements set forth in Section 1143.11(c).
 - ☐ Provide any other information that maybe useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
 - ☒ **5 copies** of all drawings, text, any other items, and application.
 - ☒ **1 digital copy** (CD, USB, Email) of the complete application packet.
 - ☒ Attach the required fee - \$500.00 + \$100.00 per acre.
 - ☐ Post a public notice sign at least (10) days prior to a public hearing or public meeting, pursuant to ordinance 1107.035
- Public notice sign details found here.

(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 Applicant: _____

Date: _____

8/13/19

Office Use

Received

Office Use

Type/Date:

Prelim. Plan. / 8/29/19

Base Fee:

\$500.00

Per Acre:

\$100.00X (4.44) = 444.00

Total:

\$944.00

Prepared by:

DAVID BETZ

Reviewed by:

PAYOR:

EQUITY SOLUTIONS

RECEIPT #

8086

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

EQUITY OWES \$44.00

PRELIMINARY DEVELOPMENT PLAN SUBMITTAL

POWELL OFFICES

8930 Liberty Rd. Powell, Ohio 43065



LANDOWNER:
Milton Properties, LLC
8930 Liberty Road, Powel, Ohio 43065

PREPARED BY:
Equity, Inc.
4653 Trueman Blvd, Suite 100, Hilliard, Ohio 43026
Andy Johanni, Senior Vice President

Equity Construction Solutions
4653 Trueman Blvd., Suite 200, Hilliard, OH 43026
Shawn Boysko, Design Build Manager

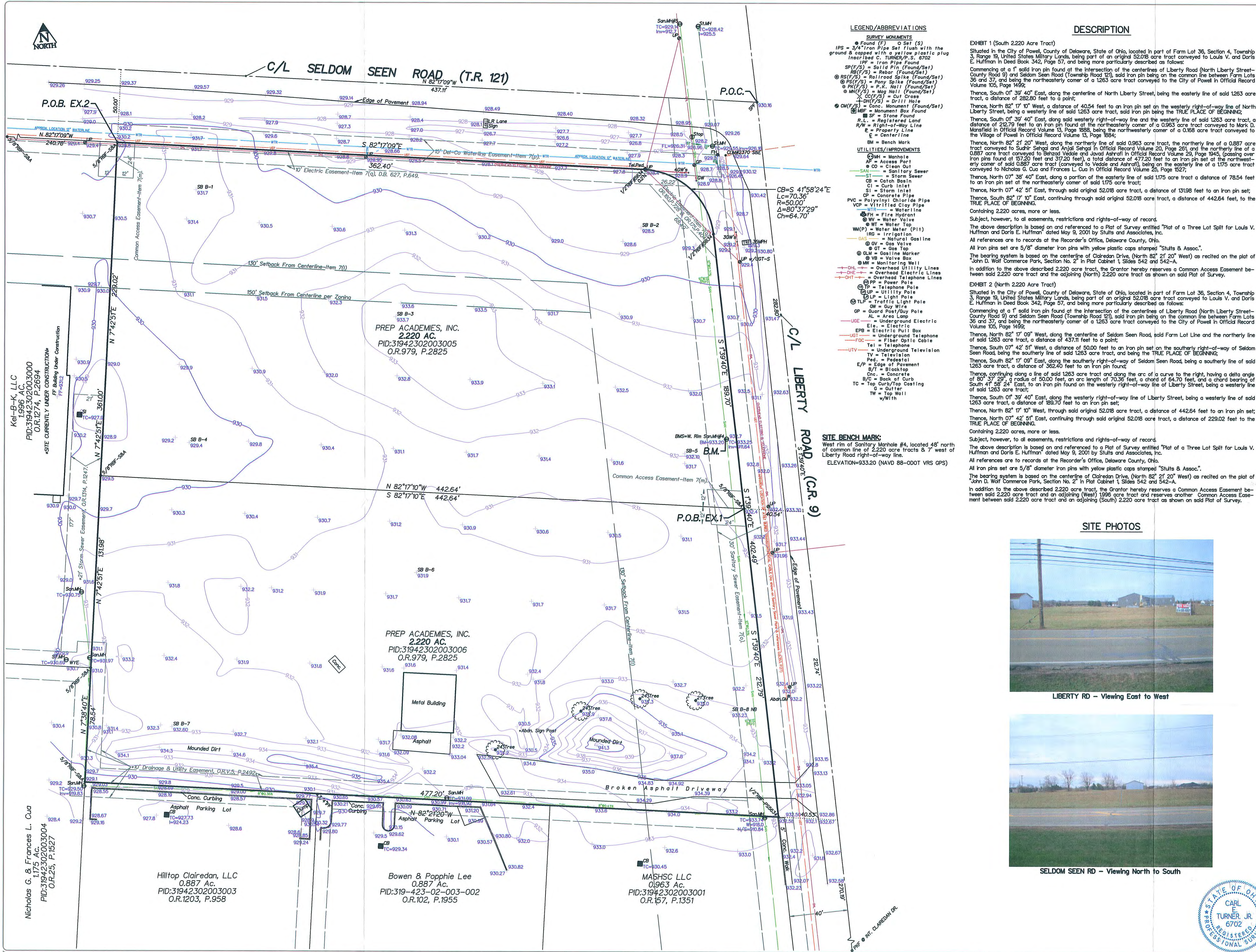
The Mannik & Smith Group, Inc.
1160 Dublin Rd., Suite 100, Columbus, OH 43215
Steve Fox, PE, CPESC – Project Manager

POD Design
100 Northwoods Blvd., Suite A, Columbus, OH 43235
Todd Foley - Principal

JCKL Architects & Designers, LLC
P.O. Box 340037, Columbus, Ohio 43234
Thomas W. Coffey, Architect

Sketch Plan Meeting: 12/12/2018
Preliminary Development Plan Meeting: 9/11/2019
Final Development Plan Meeting:





LOCATION MAP

SURVEY NOTES

NOTE "A" - EXPLANATION OF SURVEY:
This plot represents an ALTA/ACSM Land Title Survey made in compliance with the requirements of, and for the sole, exclusive and collective use of the parties named herein, for which it was prepared. Use (including reproduction & dissemination) of this survey and the information shown herein is restricted to the parties named herein. This survey is not transferable and is invalid without an original signature and embossed over blue ink seal.

NOTE "B" - BASIS OF BEARINGS:
Bearings are referenced to that meridian used in the deed of the subject property, which is a 4°55'12" clockwise rotation from Grid North of the Ohio State Plane Coordinate System (North Zone), as determined by GPS observations.

NOTE: System (North Zone), as determined by GPS observations.
NOTE: TITLE COMMITMENT/POLICY EASEMENTS:
 No investigation of the "top" of the property for easements, restrictions or other encumbrances was made by us in connection with this survey. This survey is subject to defects, liens, encumbrances, adverse claims, rights or claims of parties in possession, easements, or claims of easements, restrictions, covenants, building setbacks, or other rights or claims of parties in possession, or claims of parties in possession by a complete and accurate title commitment, policy or report. We were provided a copy of Old Republic Title Insurance Company Commitment No. Q03679, bearing a date of issuance of October 24, 2014, which in Schedule B-4 lists the following exceptions:

Items 1-6, & 7(a)-7(f) & 7(g)-(j), inclusive. See commitment & related documents.
 Item 7(i). OR.105, P.1464 & 1469: Building Setback Lines-Appealable as shown.
 Item 7(m). OR.105, P.1464 & 1469: Waterfront Access Easement-Appealable as shown.
 D.B.S.54, 10' R/W: 10' Waterfront Access Easement-Appealable as shown.
 Item 8. Liberty Road Right-of-Way (R/W)-N/A (Not Applicable).
 Item 9. OR.500, P.638, 30' Sanitary Sewer Easement-Appealable as shown.
 Item 10. D.B.S.53, 10' R/W: 10' Sanitary Sewer Easement-Appealable as shown.
 Item 7(a). D.B.S.23, 7' Electric Easement-Apparently lies within current Liberty Road R/W.
 D.B.E.7, P.648, 10' Electric Easement along northerly line of north 2220 acre tract-Appealable as shown.
 Item 6.R.10, P.728 & OR.175, P.404: Electric Easement of northeast corner north 2220 acre tract-Appealable as shown.
 Item 7(a). OR.612, P.633: Restrictions of Record-Appealable, see document.
 Item 7(s). OR.979, P.2265: Restrictions of Record-Appealable, see document.
 Item 8. OR.979, P.2265: Restrictions of Record-Appealable, see document.
 O.R.S. P.2492: Drainage & Utility Easement along southerly & westerly lines of north 2220 acre tract-Appealable as shown.
 O.R.134, P.2477: Storm Sewer Easement-Benefits subject properties as shown on adjoining plat.

NOTE "D" - DOCUMENTATION USED:
Subject & adjorner deeds as referenced. Surveys acquired from Delaware County's GIS: 19-3-4-002; 19-3-4-055; RO-19-3-4-077; RO-19-3-4-080; RO-19-3-4-099; RO-19-3-4-102; RO-19-3-4-126; 19-3-4-131 & RO-19-3-4-160.

NOTE "E" - APPARENT ENCROACHMENTS:
Any utilities not covered by properly executed easements. Nothing else observed from a surface inspection.

NOTE "F" – F.E.M.A. FLOOD ZONE DESIGNATION:
According to F.I.R.M. No. 39041C0237K, bearing a Map Revised date of April 16, 2014, the subject property is located in a Zone X (Areas determined to be outside the 0.2% annual chance floodplain).

NOTE "G" - ZONING INFORMATION:
According to the City of Powell the subject properties are zoned PC (Planned Commercial District). See City Ordinance No. 89-35 and Covenants & Restrictions referenced Title Commitment Items 7(r & s) of Note "C" above.

NOTE "H" - UTILITIES:
The location of underground public or quasi-public utilities, service connections and substructures shown hereon, are based upon field location of surface and above ground utilities. The information is provided to you, and marketed, in response to a stakeout request to Ohio Utilities Protection Service (OUPS), and may or may not be a complete treatment of the subject. Any utilities or service connections restricted as to use, or which are not shown hereon, are not shown hereon, and are restricted as non-existent, but no evidence of same was found. The locations of underground and above ground utilities, service connections and substructures, and of non-utilitarian utilities and substructures may be encountered. The type of media and the gradient for sewer pipes and water line is indicated where discernible, or as indicated on drawings when not shown. The location of the sewer main is indicated by the (300-362-2764) are to be contacted at least 2 days (48hrs) prior to any excavating, in response to our OUPS staking request #A4433009879, the sanitary sewer main is located at station 1+00.00. The location of the water main is indicated by the Cable Marker #2370 found near the Intersection of the Roads indicates apparent location of an AT&T Transmensional Buried Cable running south & east, but no other

NOTE "1" - REAL PROPERTY CONDITIONS:
This survey reflects the physical conditions of the subject real property as of the "Field Survey Date" (not the "Drawing or Signature Date") indicated hereon.


NOTE "u" - OTHER OBSERVATIONS:
No observable evidence of earth moving work, building construction or additions, or street or sidewalk construction or repairs within recent months. No observable evidence of site use as a solid waste dump, sump or sanitary landfill, nor evidence of cemeteries or burial grounds. It has been brought to our attention that the City of Powell is in preliminary stage of study for a traffic circle at the intersection of Liberty & Seldon Seen Roads. To the best of our knowledge, information and belief there are no other proposed changes in street right-of-way lines, nor significant unde-

NOTE "K" – ELECTRONIC FILES (DWG/DXF/PDF, Etc.)
Due to the fact that we cannot control the use of computer generated drawing files provided as a courtesy to a client or their designee(s), or the training and qualifications of those with whom we share files, we cannot assume any responsibility for any interpretation said files, it must be understood that such files are provided "as is" without warranty of any kind, either expressed or implied, and that originally signed and sealed prints are the only authorized documentation of the survey. Users of said files are responsible for confirming that the file version matches the signed and sealed hard copy version for the project. No responsibility shall be assumed for any interpretation, any edited or reproduced versions of this survey. Unauthorized use, alteration or reproduction of this survey shall be deemed an infringement of U.S. copyright laws.

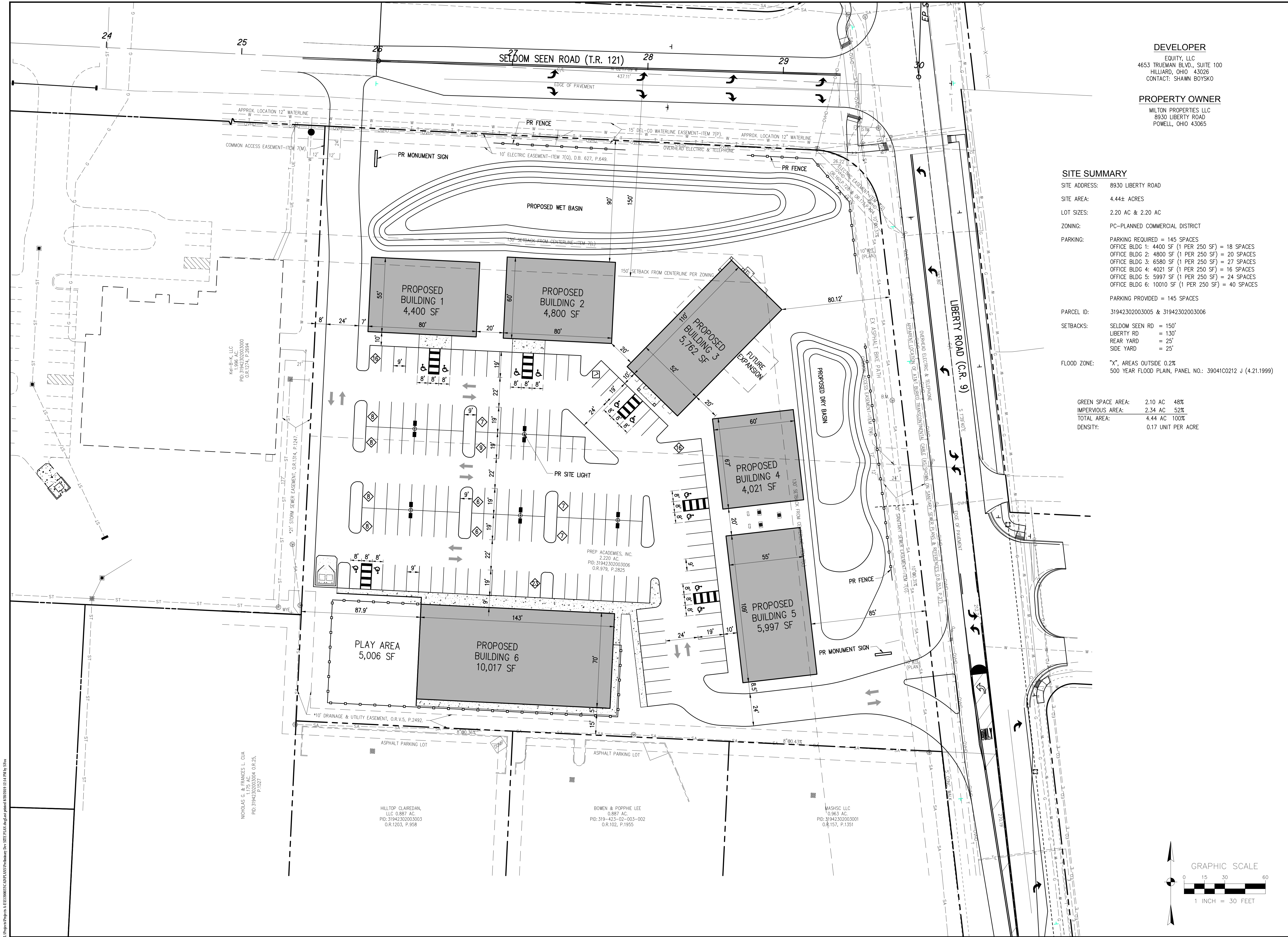
SURVEYOR'S STATEMENT

To Jeffrey T. Milton; Milton Properties, LLC; Commerce National Bank; Eagle Land Title Agency, Inc.; and Old Republic Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1-4, 6(a), 8, 11(a), 13, 14, 16-18 of Table A thereof. The field work was completed on December 8, 2014.

By:  20 December 2014
CARL E. TURNER JR., Date

NOT AN AUTHORIZED DOCUMENT WITHOUT
EMBOSSSED OVER BLUE INK SURVEYOR'S SEAL
©2014 TERRA SURVEYING SERVICES LLC

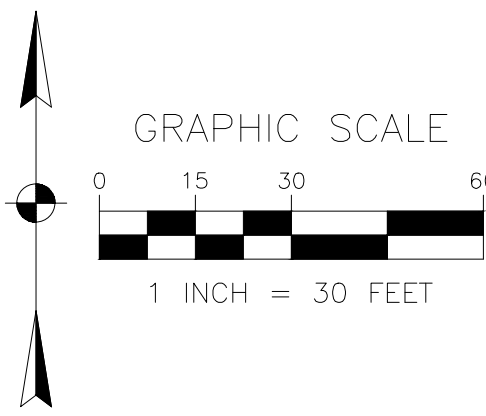


DEVELOPER
EQUITY, LLC
4653 TRUEMAN BLVD., SUITE 100
HILLIARD, OHIO 43026
CONTACT: SHAWN BOYSKO

PROPERTY OWNER
MILTON PROPERTIES LLC
8930 LIBERTY ROAD
POWELL, OHIO 43065

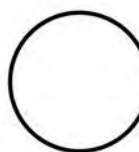
SITE SUMMARY

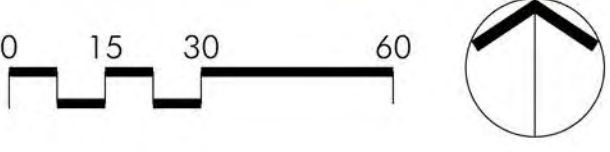
SITE ADDRESS: 8930 LIBERTY ROAD
SITE AREA: 4.44± ACRES
LOT SIZES: 2.20 AC & 2.20 AC
ZONING: PC-PLANNED COMMERCIAL DISTRICT
PARKING: PARKING REQUIRED = 145 SPACES
OFFICE BLDG 1: 4400 SF (1 PER 250 SF) = 18 SPACES
OFFICE BLDG 2: 4800 SF (1 PER 250 SF) = 20 SPACES
OFFICE BLDG 3: 6580 SF (1 PER 250 SF) = 27 SPACES
OFFICE BLDG 4: 4021 SF (1 PER 250 SF) = 16 SPACES
OFFICE BLDG 5: 5997 SF (1 PER 250 SF) = 24 SPACES
OFFICE BLDG 6: 10010 SF (1 PER 250 SF) = 40 SPACES
PARKING PROVIDED = 145 SPACES
PARCEL ID: 31942302003005 & 31942302003006
SETBACKS: SELDOM SEEN RD = 150'
LIBERTY RD = 130'
REAR YARD = 25'
SIDE YARD = 25'
FLOOD ZONE: "X", AREAS OUTSIDE 0.2%
500 YEAR FLOOD PLAIN, PANEL NO.: 39041C0212 J (4.21.1999)
GREEN SPACE AREA: 2.10 AC 48%
IMPERVIOUS AREA: 2.34 AC 52%
TOTAL AREA: 4.44 AC 100%
DENSITY: 0.17 UNIT PER ACRE



DESCRIPTION		NO.		DATE		BY	
1180 DUBLIN ROAD, SUITE 100 COLUMBUS, OHIO 43215 TEL: 614.441.4225 FAX: 614.441.4225		7/22/19		EJZ00022		MS	
PROJECT DATE:		7/22/19		EJZ00022		MS	
DRAWN BY:		EJZ00022		MS		SEF	
CHECKED BY:		EJZ00022		MS		SEF	
TECHNICAL SKILL: CREATIVE SPIRIT.		EQUITY, LLC		4653 TRUEMAN BLVD., SUITE 100 HILLIARD, OH 43026		8930 LIBERTY ROAD POWELL, OHIO 43065	
PREPARED FOR:		EQUITY, LLC		4653 TRUEMAN BLVD., SUITE 100 HILLIARD, OH 43026		8930 LIBERTY ROAD POWELL, OHIO 43065	
SITE IMPROVEMENT PLAN		POWELL OFFICE CONDOS		PRELIMINARY DEVELOPMENT SITE PLAN		1	



 Illustrative Site Plan
SCALE: 1" = 30'-0"



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

Cincinnati
20 Village Square 3rd Floor
Cincinnati, Ohio 45246
614.360.3066

PODdesign.net

Project Name
**Powell Office
Condominiums**
8930 Liberty Road
Powell, OH 43065

Prepared For
Powell Office Condominiums
8930 Liberty Road
Powell, Ohio 43065

Project Info
Project # 18097
Date 08/27/19
By SF
Scale As Shown

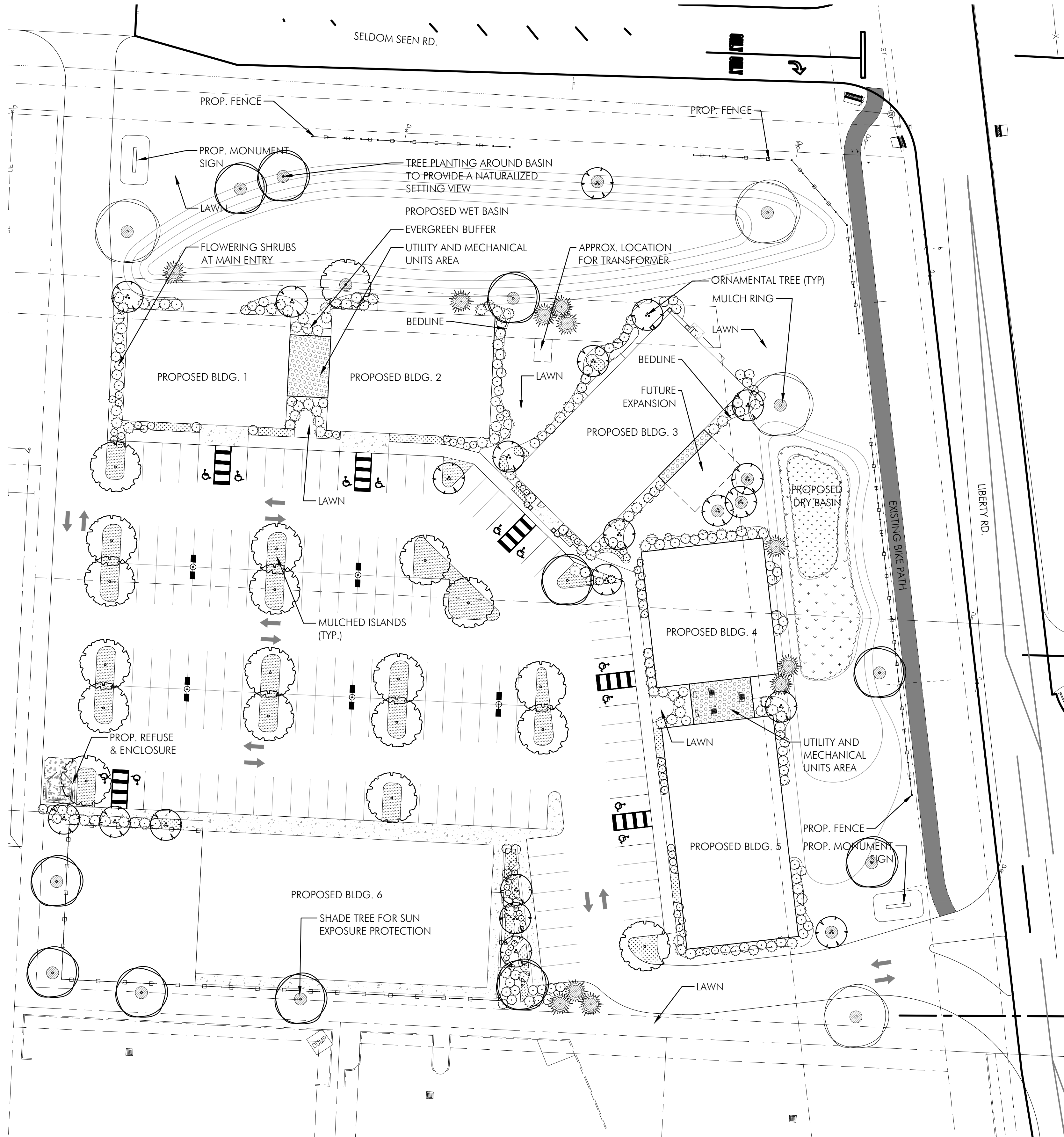
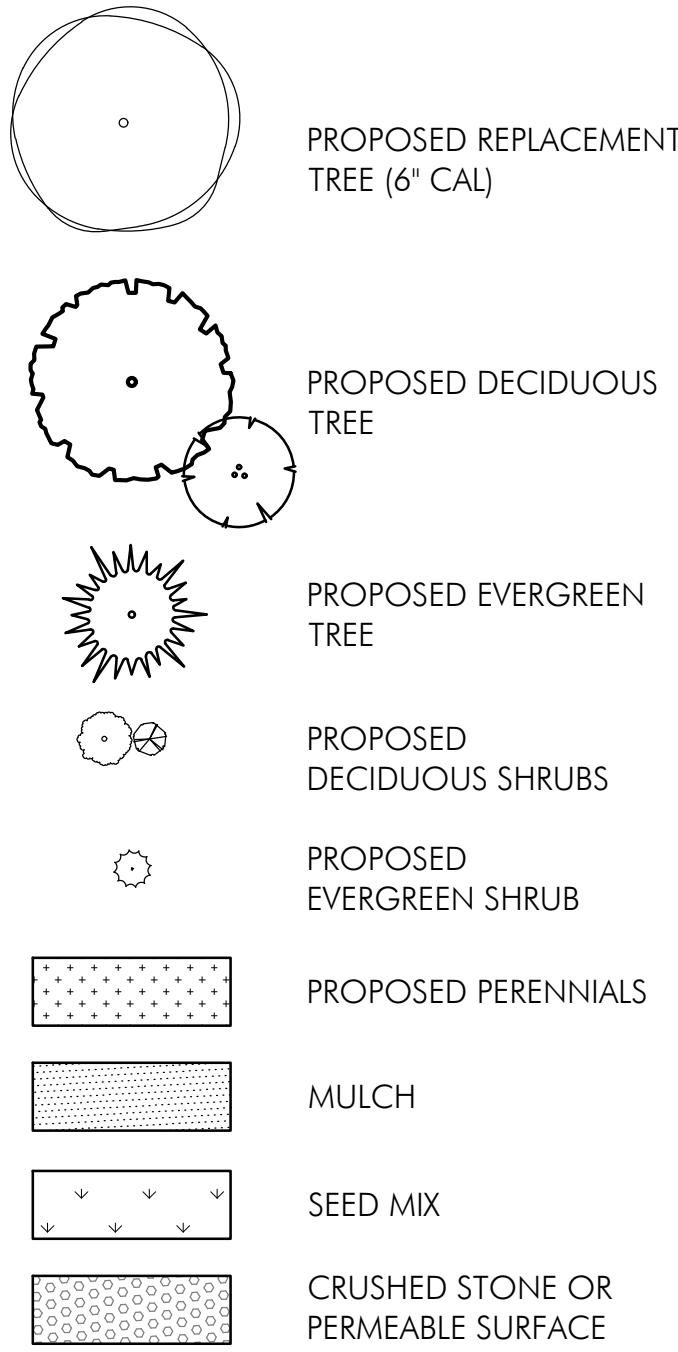
Revisions

Sheet Title
**ILLUSTRATIVE
SITE PLAN**

Sheet #

L1.0

LEGEND



LANDSCAPE REQUIREMENTS

REPLACEMENT OF DESTROYED TREES - SECTION 1145.29 (d)(1)			
REQUIRED		PROVIDED	
FOR EVERY TREE REMOVED W/ A TRUNK DIAMETER GREATER THAN 6", PROVIDE NEW TREES WITH A TOTAL TRUNK DIAMETER OF NO LESS THAN 6"		4 TREES x 6" DIA. = 24" DIA. REQUIRED	24" DIA.
MINIMUM REQUIRED TREES - SECTION 1145.30 (a)(2)(C)			
REQUIRED		PROVIDED	
FOR COMMERCIAL STRUCTURES, PROVIDE AT LEAST 71" TOTAL TRUNK DIAMETER WHEN TOTAL AREA FOR ALL STRUCTURES, PARKING & TRASH STORAGE IS BETWEEN 86,001 - 90,000 SF, PLUS 2" OF TRUNK DIAMETER FOR EVERY 4,000 SF OVER 50,000 SF OR FRACTION THEREOF.		35,808 SF BLDGS. + 50,310 SF PRKG. = 86,118 SF = 71" DIA. REQ. ----- (86,118-50,000)= 36,118 SF IN EXCESS 36,118 SF/4000 SF= (9 AREAS) WITH 2" ----- TOTAL DIA= 71" + 18" = 89" DIA. REQ'D	89" DIA. WITH TREES EACH AT 2.5" CAL.
REQUIRED LANDSCAPING OF PARKING AREAS - SECTION 1145.31			
REQUIRED		PROVIDED	
IN ALL PARKING AREAS, PROVIDE ONE UNPAVED PARKING SPACE WITH ONE DECIDUOUS TREE FOR EVERY EIGHT (8) SPACES		145 SPACES = 18 TREES	18 TREES
REQUIRED LANDSCAPING AROUND BUILDING FOUNDATIONS - SECTION 1145.32			
CODE	BUILDING #	REQUIRED	PROVIDED
70% MIN. OF THE BUILDING PERIMETER SHALL BE LANDSCAPED		(____ LF BLDG X .70 = LF REQ.)	
	BUILDING 1:	(270 LF BLDG) = 189 LF REQ	MIN. 189 LF
	BUILDING 2:	(280 LF BLDG) = 196 LF REQ.	MIN. 196 LF
	BUILDING 3:	(324 LF BLDG) = 227 LF REQ.	MIN. 227 LF
	BUILDING 4:	(254 LF BLDG) = 178 LF REQ.	MIN. 178 LF
	BUILDING 5:	(328 LF BLDG) = 230 LF REQ.	MIN. 230 LF
	BUILDING 6:	(426 LF BLDG) = 298 LF REQ.	MIN. 298 LF
PROVIDE (5) SHRUBS FOR EVERY 40 LF OF BUILDING PERIMETER		(____ LF BLDG / 40 LF) x 5 SHRUBS = SHRUBS REQ.)	
	BUILDING 1:	(270 LF BLDG) = 34 SHRUBS REQ.	34 SHRUBS MIN
	BUILDING 2:	(280 LF BLDG) = 35 SHRUBS REQ.	35 SHRUBS MIN
	BUILDING 3:	(324 LF BLDG) = 40 SHRUBS REQ.	40 SHRUBS MIN
	BUILDING 4:	(254 LF BLDG) = 32 SHRUBS REQ.	32 SHRUBS MIN
	BUILDING 5:	(328 LF BLDG) = 41 SHRUBS REQ.	41 SHRUBS MIN
	BUILDING 6:	(426 LF BLDG) = 53 SHRUBS REQ	53 SHRUBS MIN
PROVIDE (10) PERENNIALS FOR EVERY 40 LF OF BUILDING PERIMETER		(____ LF BLDG / 40 LF) x 10 PERENNIALS = PERENNIALS REQ.)	
	BUILDING 1:	(270 LF BLDG) = 64 PERENNIALS REQ	64 PERENNIALS
	BUILDING 2:	(280 LF BLDG) = 70 PERENNIALS REQ.	70 PERENNIALS
	BUILDING 3:	(324 LF BLDG) = 80 PERENNIALS REQ	80 PERENNIALS
	BUILDING 4:	(254 LF BLDG) = 64 PERENNIALS REQ.	63 PERENNIALS
	BUILDING 5:	(328 LF BLDG) = 82 PERENNIALS REQ.	82 PERENNIALS
	BUILDING 6:	(426 LF BLDG) = 106 PERENNIALS REQ	106 PERENNIALS

Preliminary Development Landscape Plan
SCALE: 1" = 30'-0"



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

Cincinnati
20 Village Square 3rd Floor
Cincinnati, Ohio 45246
614.360.3066

PODdesign.net

Project Name

**Powell Office
Condominiums**

8930 Liberty Road
Powell, OH 43065

Prepared For

Powell Office Condominiums
8930 Liberty Road
Powell, Ohio 43065

Project Info

Project # 18097
Date 08/27/19
By SF
Scale As Shown

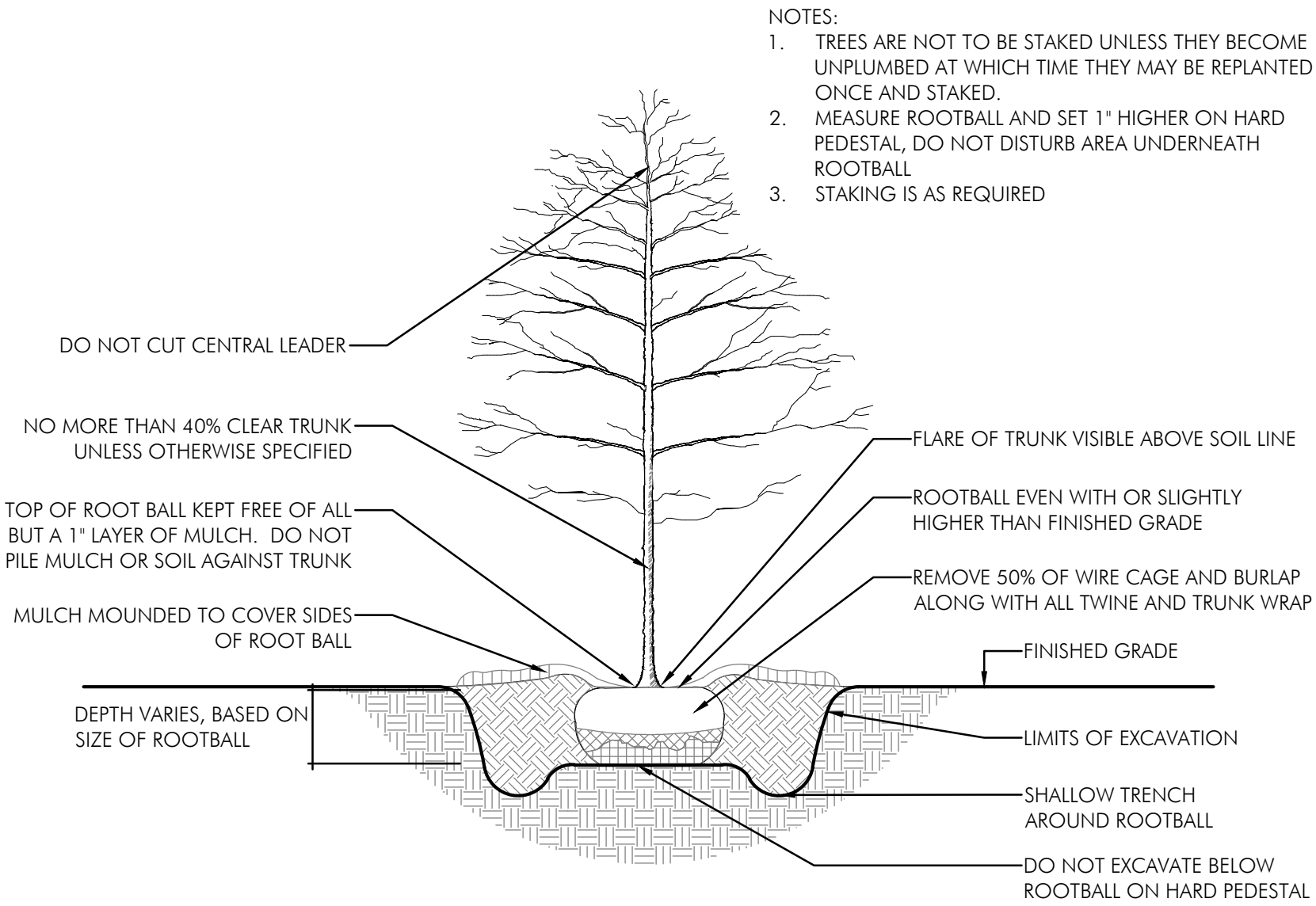
Revisions

Sheet Title

**PRELIMINARY
DEVELOPMENT
LANDSCAPE
PLAN**

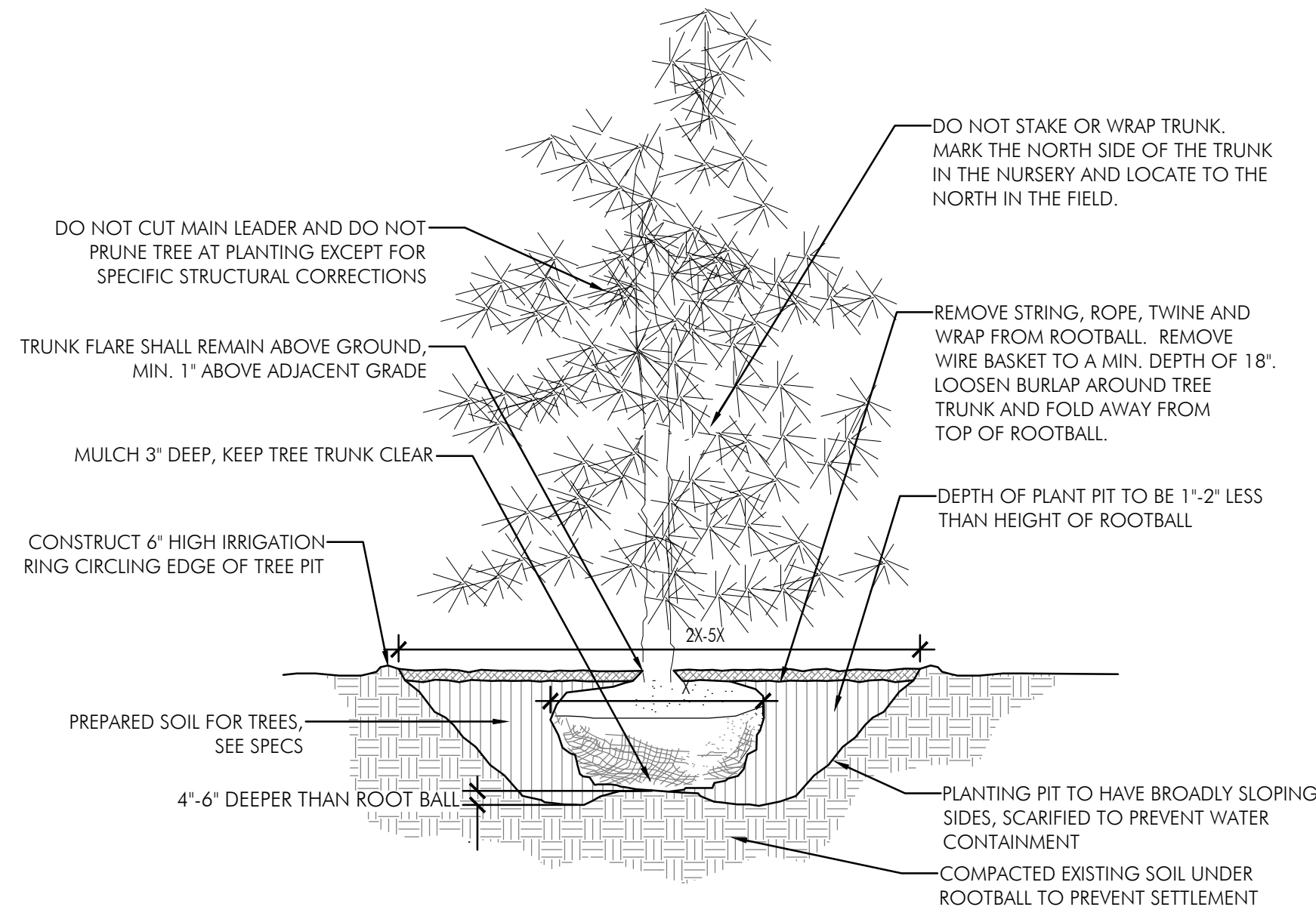
Sheet #

L1.0



Tree Planting

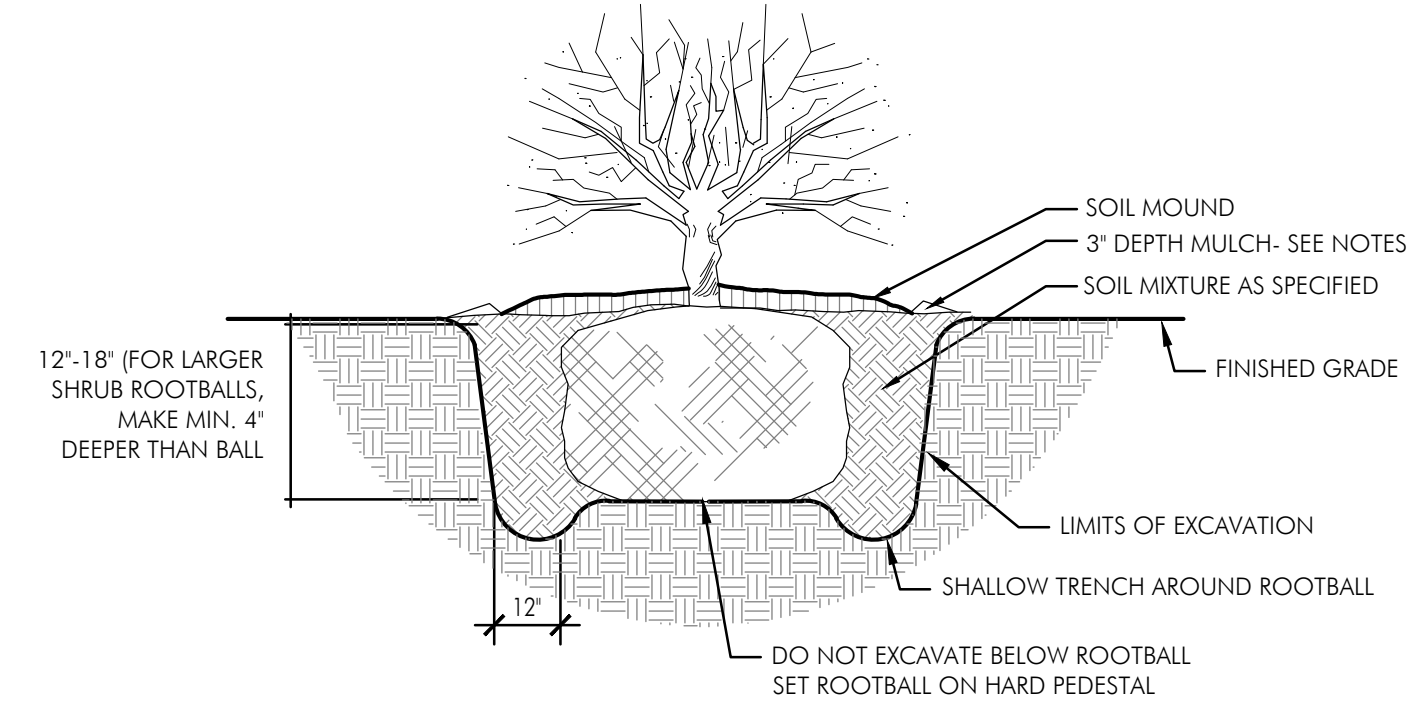
N.T.S.



Evergreen Planting

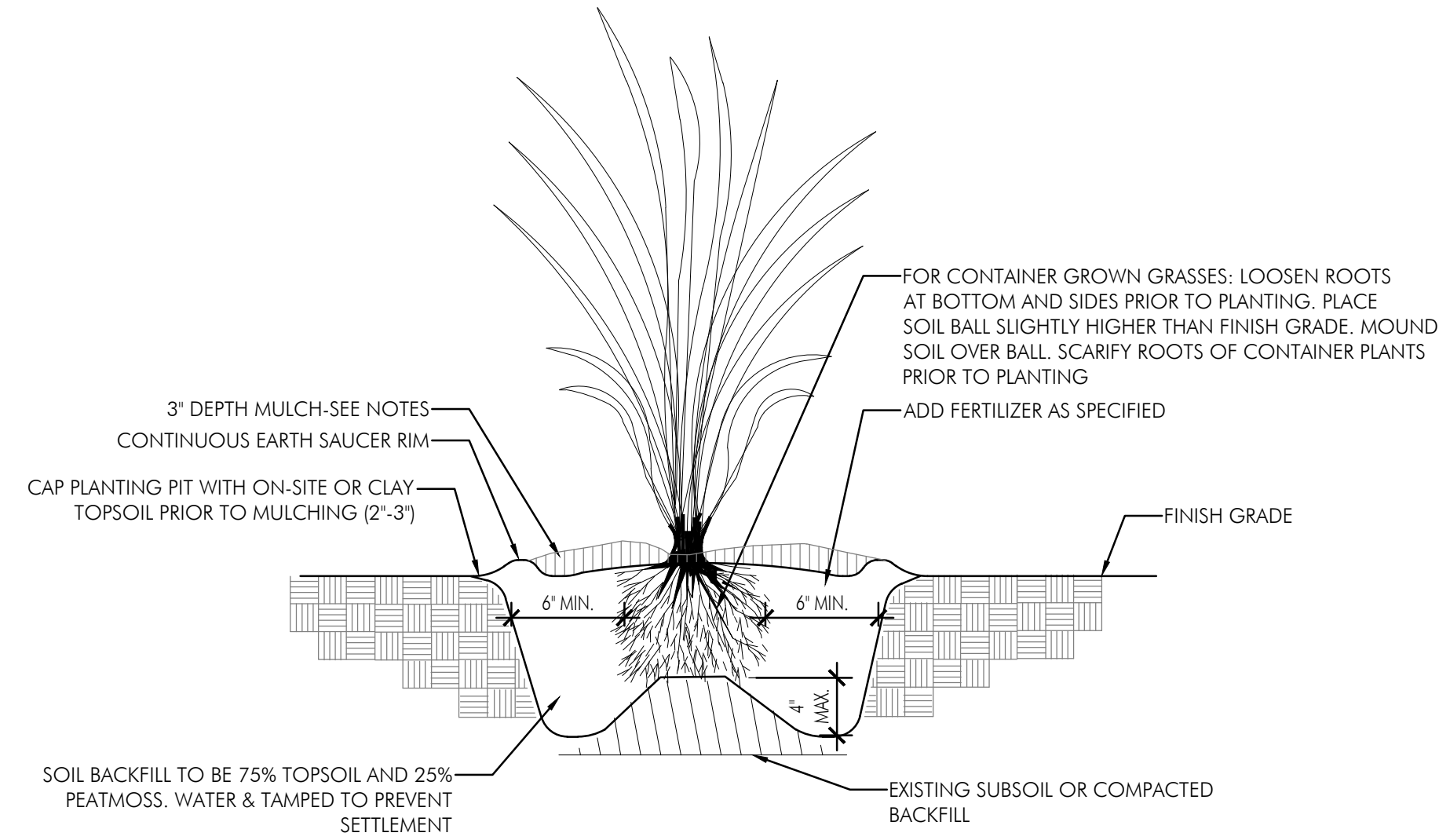
1"= 1'-0"

- NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
 2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
- THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.



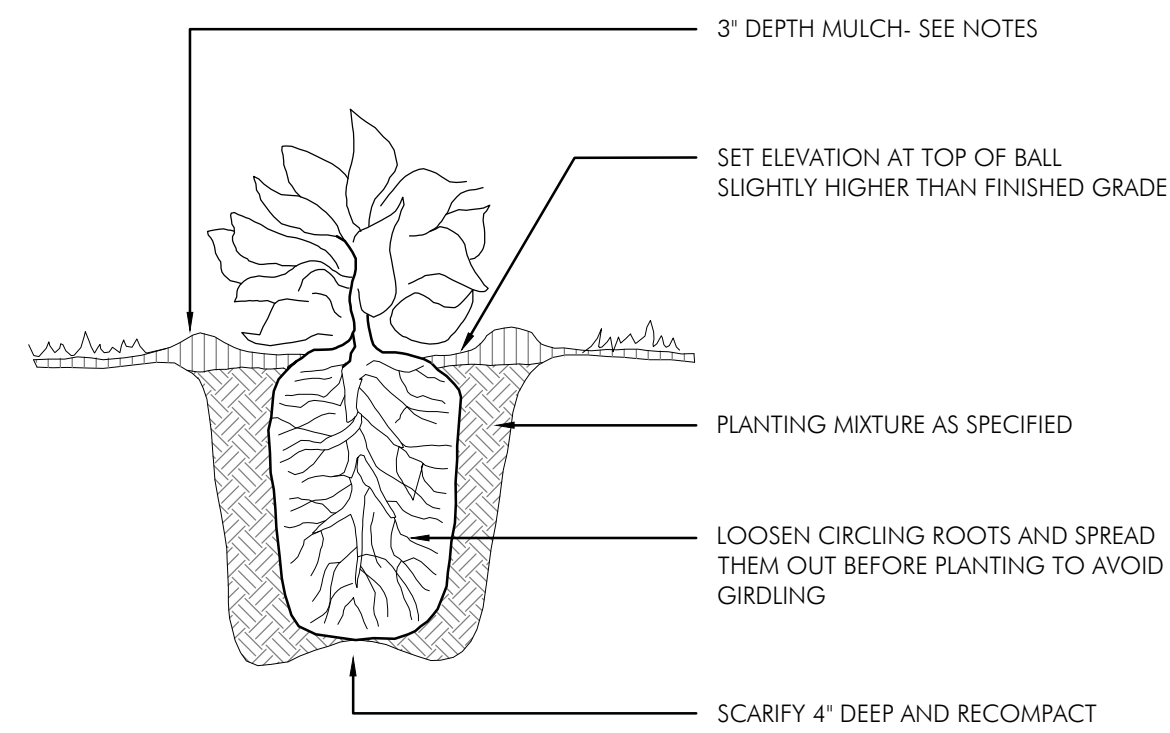
Shrub Planting

N.T.S.



Grass Planting

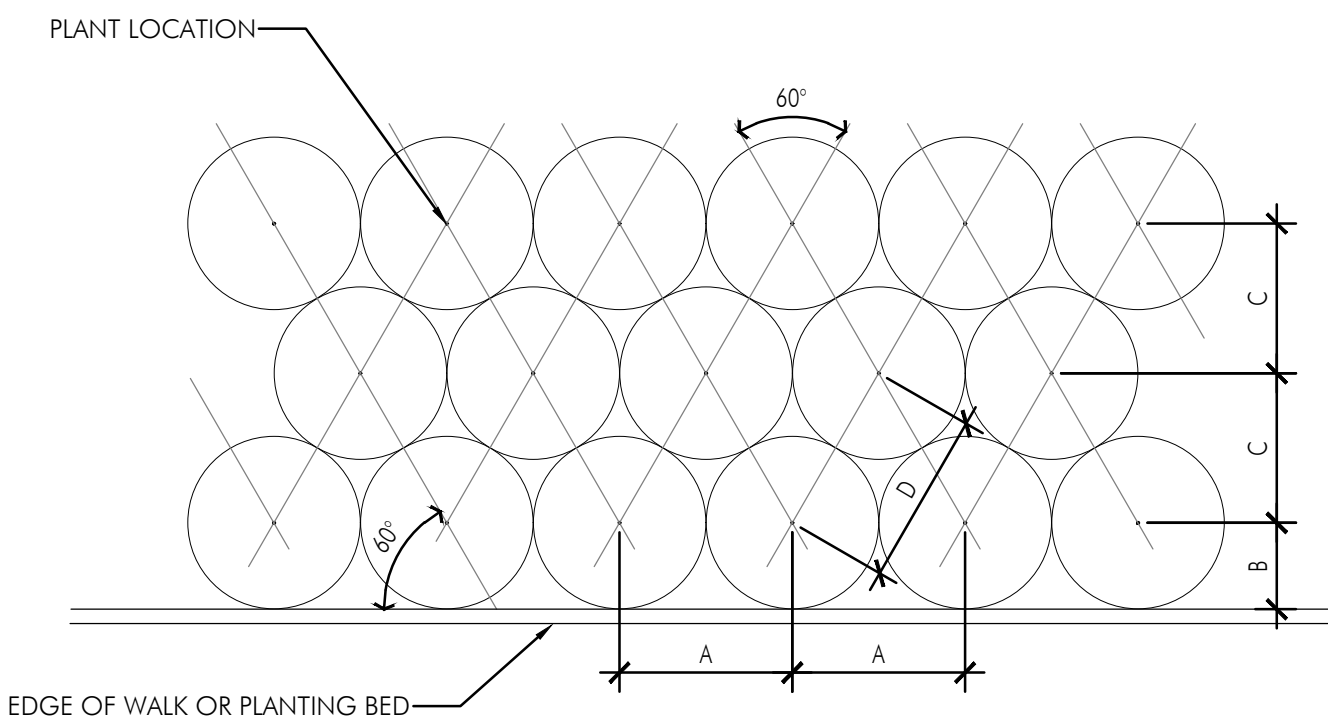
1 1/2"= 1'-0"



Perennial Planting

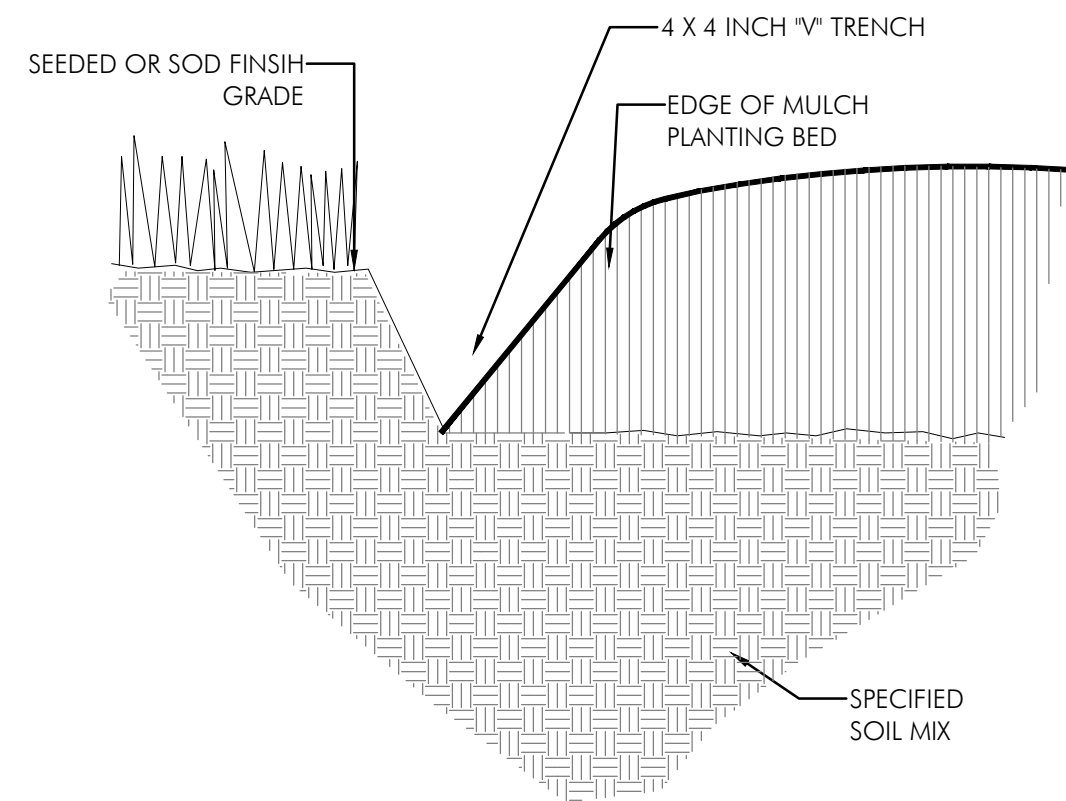
N.T.S.

SPACING	A	B	C	D	A=	SPACING
12"	12"	6"	10"	12"	B=	SP/2
18"	18"	8"	15"	18"	C=	SP/1.2
24"	24"	10"	20"	24"	D=	SPACING
36"	36"	18"	31"	36"		
48"	48"	21"	41"	48"		



Perennial Spacing

N.T.S.



Mulch Edge Treatment at Lawn

N.T.S.



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

Cincinnati
20 Village Square 3rd Floor
Cincinnati, Ohio 45246
614.360.3066

PODdesign.net

Project Name

Powell Office Condominiums

8930 Liberty Road
Powell, OH 43065

Prepared For

Powell Office Condominiums
8930 Liberty Road
Powell, Ohio 43065

Project Info

Project # 18097
Date 08/27/19
By SF
Scale As Shown

Revisions

Sheet Title

PLANTING DETAILS

Sheet

L2.0

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

Cincinnati
20 Village Square 3rd Floor
Cincinnati, Ohio 45246
614.360.3066

PODdesign.net

Project Name
Powell Office Condominiums

8930 Liberty Road
Powell, OH 43065

Prepared For
Powell Office Condominiums
8930 Liberty Road
Powell, Ohio 43065

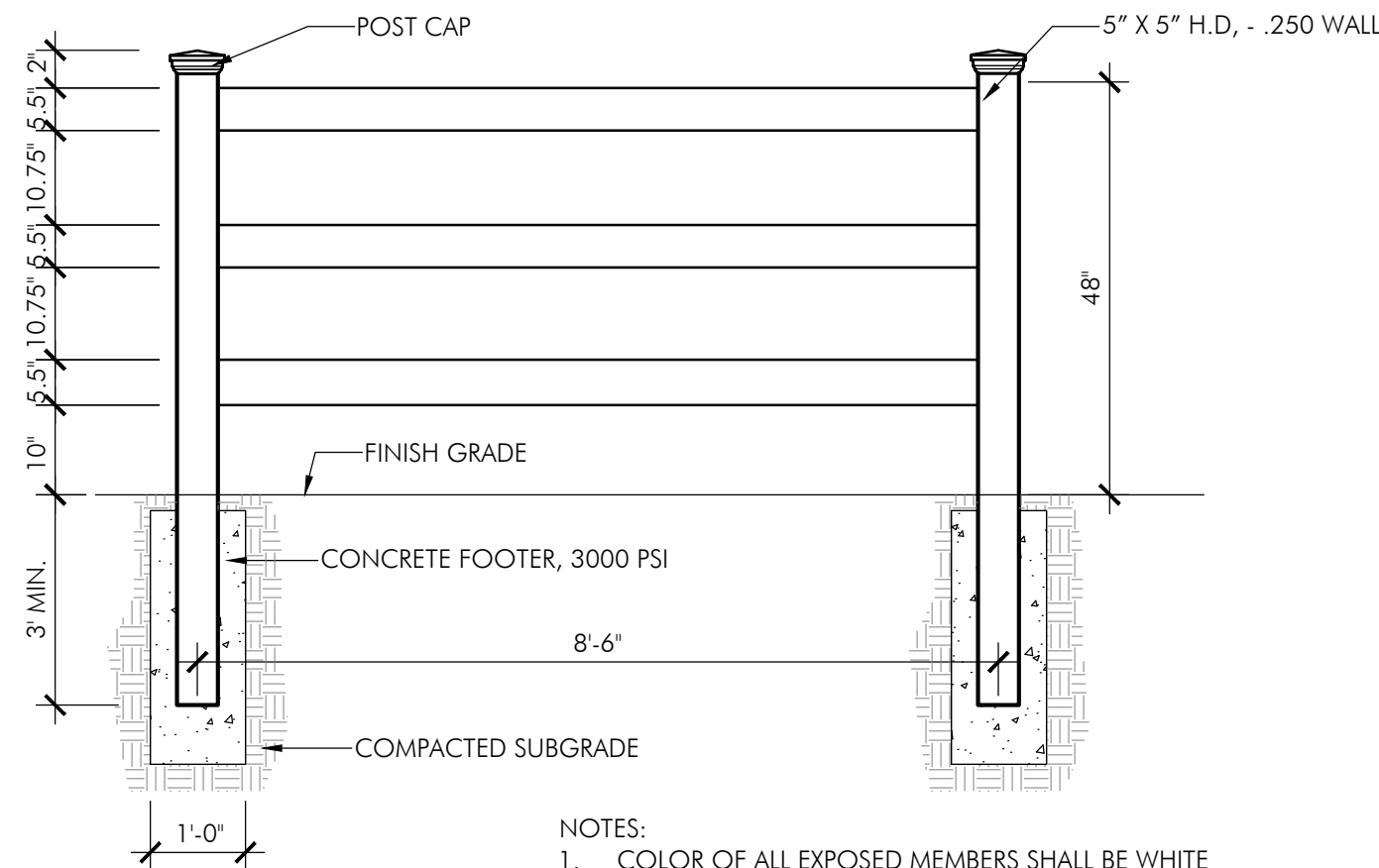
Project Info
Project # 18097
Date 08/27/19
By SF
Scale As Shown

Revisions

Sheet Title
PRELIMINARY DETAILS

Sheet #

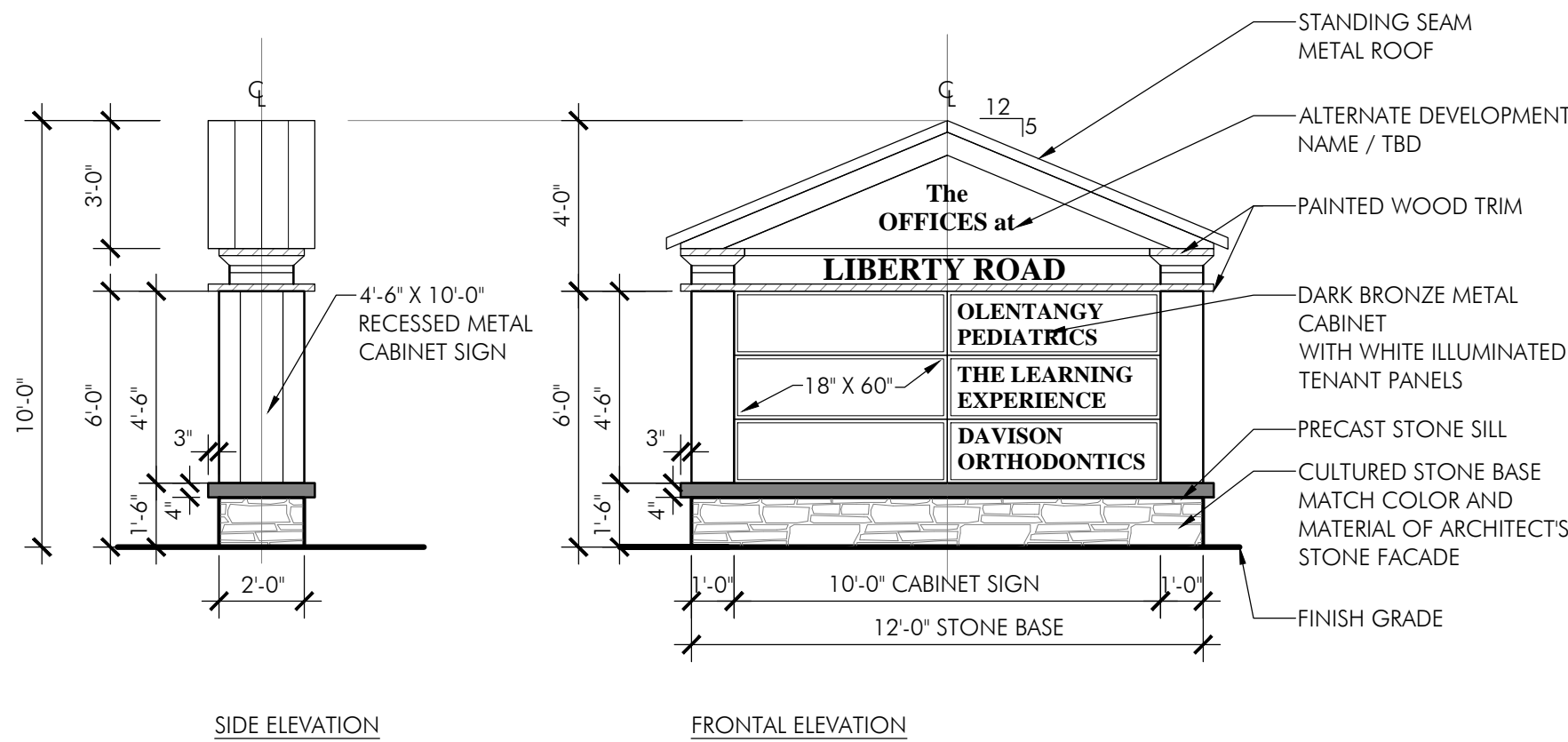
L3.0



- NOTES:
1. COLOR OF ALL EXPOSED MEMBERS SHALL BE WHITE
 2. REFER TO ADJOINING PROPERTIES TO CONFIRM AND MATCH DETAILS AND DIMENSIONS OF EXISTING FENCING.
 3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO SCALE FOR OWNER REVIEW AND APPROVAL

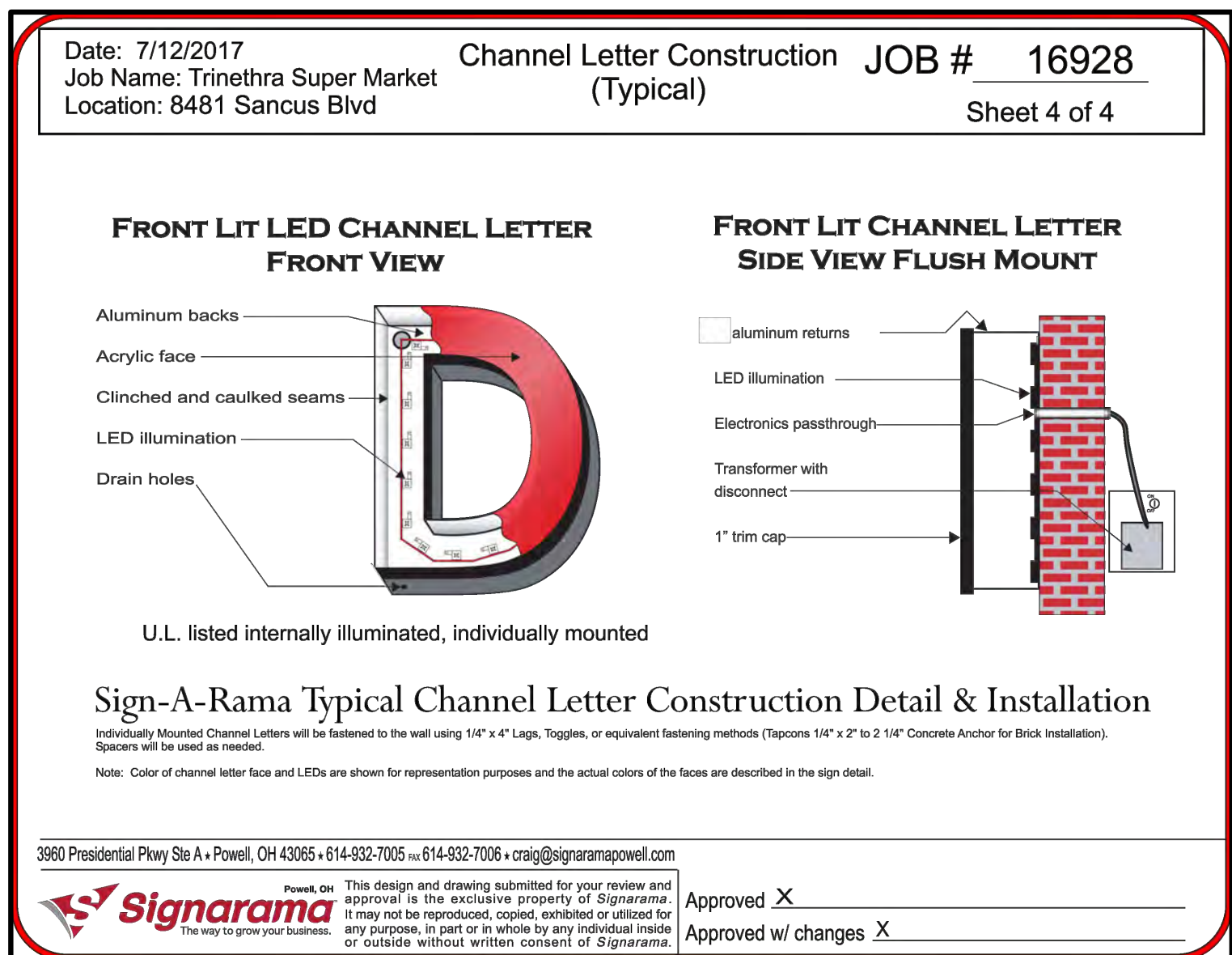
Three Rail Vinyl Fence

1/2" = 1'-0"



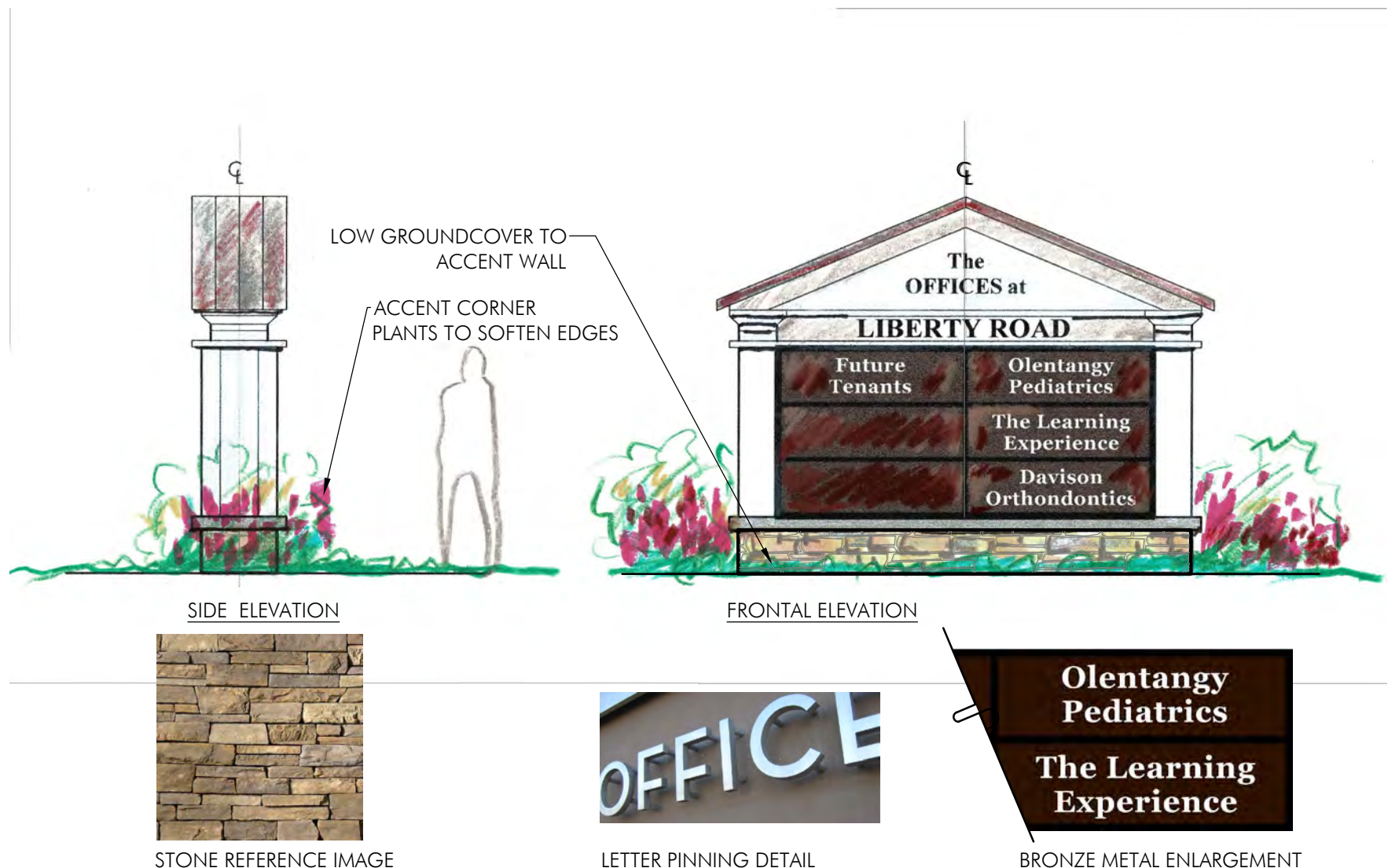
Powell Office Condominium Monument Preliminary Sign

1/4" = 1'-0"



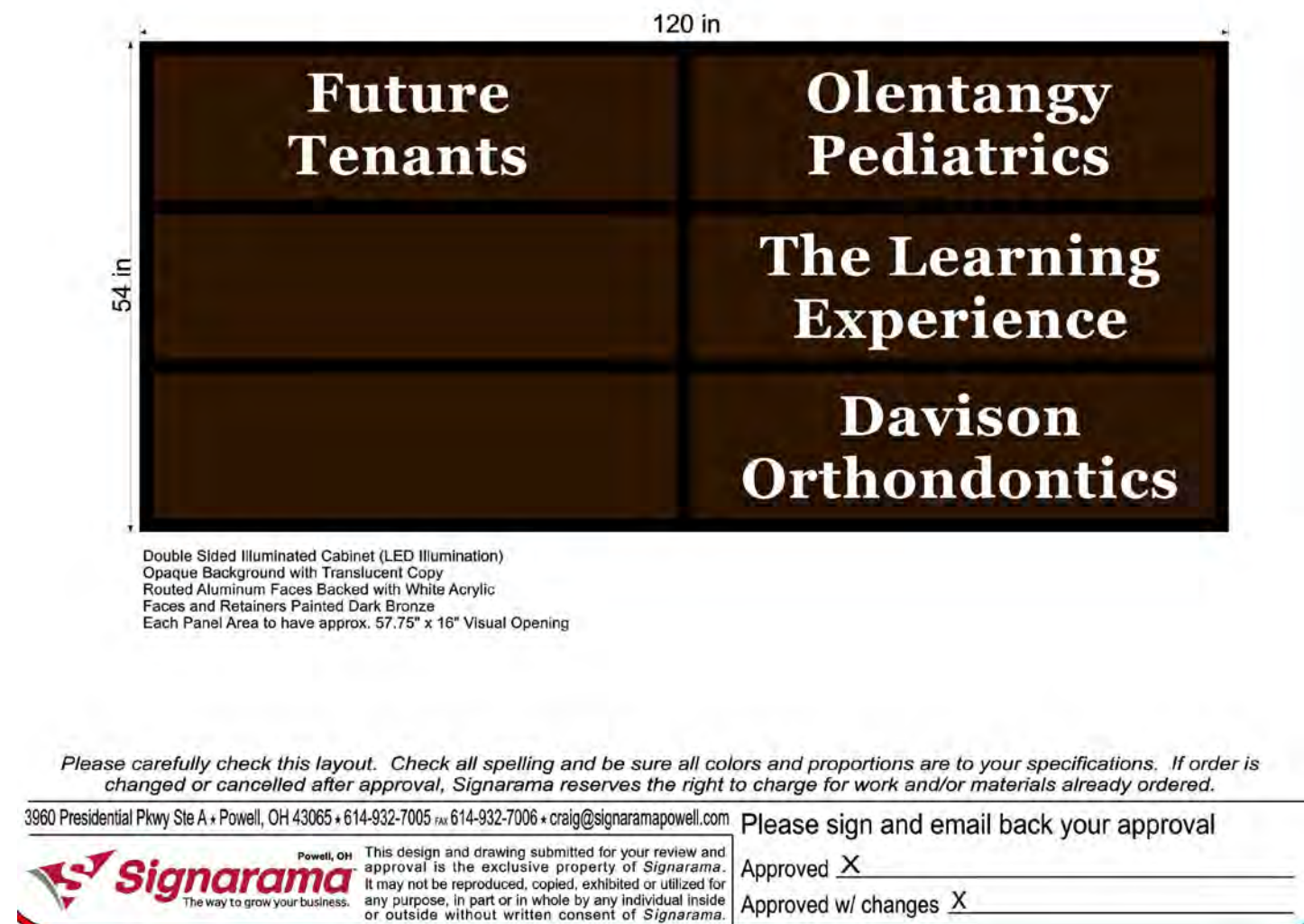
Powell Office Condominium Monument Preliminary Sign Detail

NTS



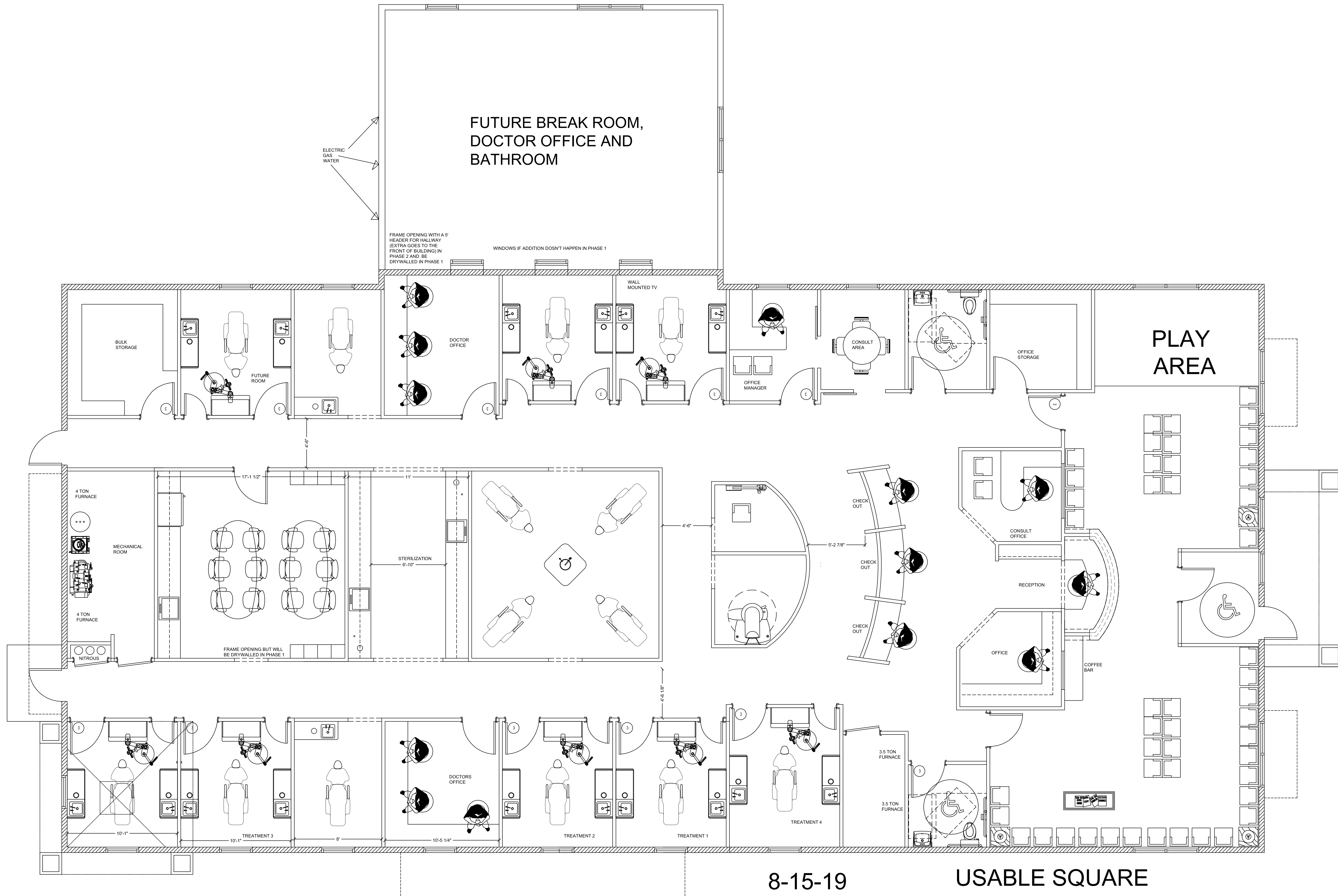
Powell Office Condominium Monument Preliminary Sign: Rendering

1/4" = 1'-0"



Powell Office Condominium Monument Preliminary Sign Detail

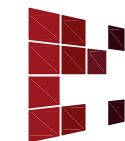
NTS



8-15-19

USABLE SQUARE
FEET 5600

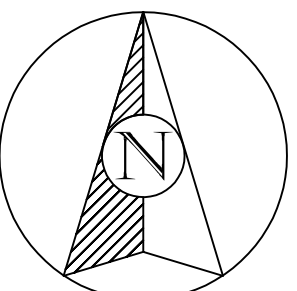
1 FIRST FLOOR - FLOOR PLAN
SCALE: 1/4" = 1' on 24"x 36" PAPER



TEAM DDS
7895 DOVE PARKWAY
CANAL WINCHESTER, OHIO 43110
(614) 721-7291
WWW.TEAMDDS.COM

TEAM DDS INC.
BRIAN SOHNER
EMAIL: brian@teamdds.com
FAX: (866) 596-5385

DENTAL EQUIPMENT SUPPLIER
EQUIPMENT SPECIALIST
DENTAL COMPANY



SCALES ONLY VALID WHEN
PRINTED IN SIZE 24" X 36"

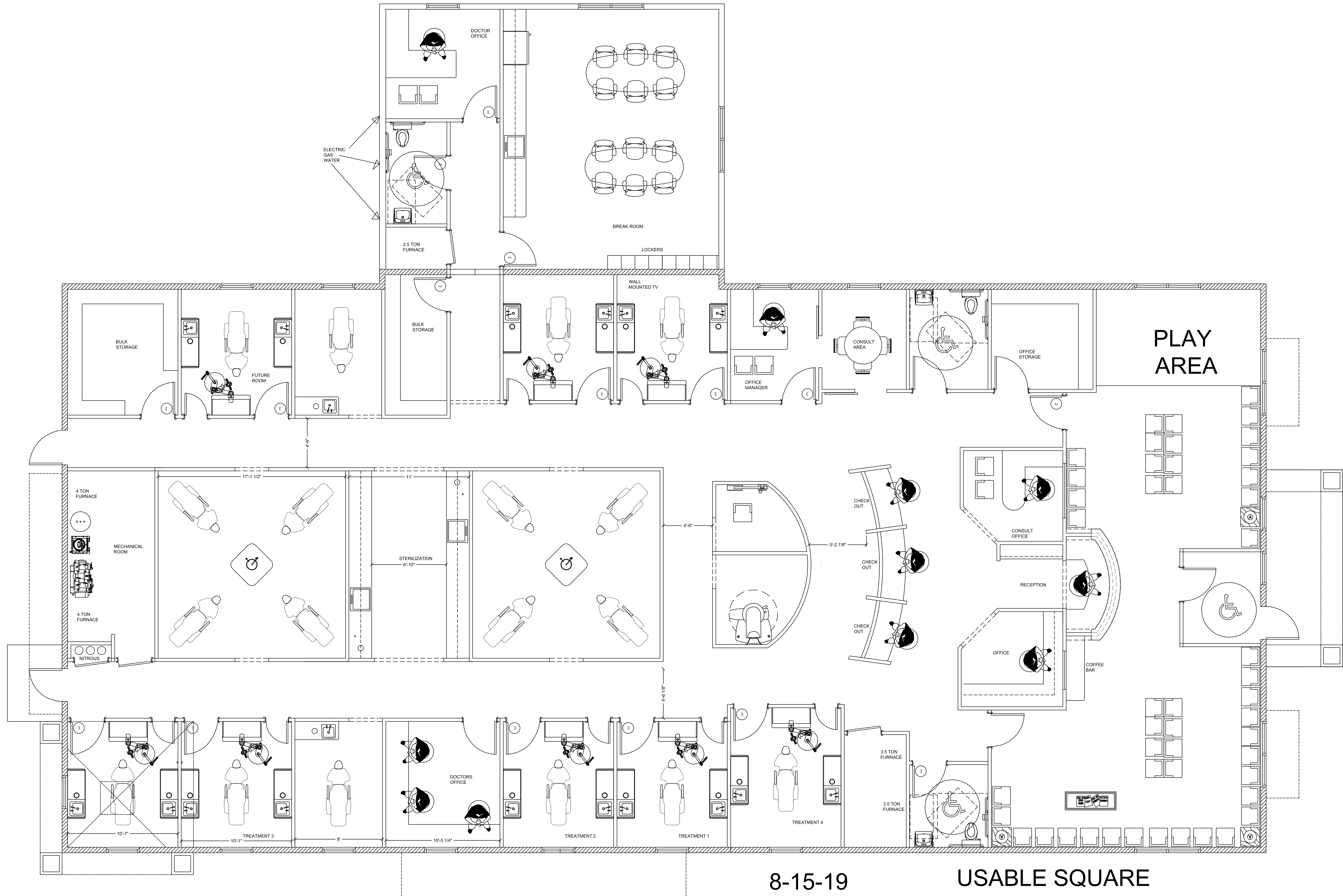
TENANT BUILD OUT/REMODEL FOR PROFESSIONAL OFFICE FACILITIES:

JEFF MILTON DDS
POWELL OHIO

DRAWN BY: SND
CHECKED BY: AJO
TEAM DDS #:
XXXX

RELEASE:
5-9-19

A-2
FLOOR PLAN

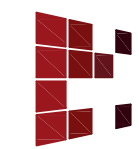


8-15-19

USABLE SQUARE
FEET 6338

1

FIRST FLOOR - FLOOR PLAN
SCALE: 1/4" = 1' on 24"x 36" PAPER

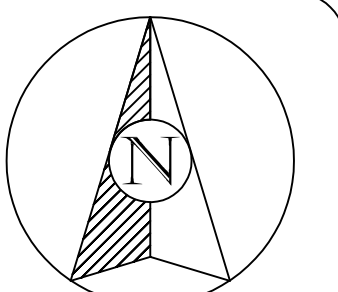


TEAM DDS

7895 DOVE PARKWAY
CANAL WINCHESTER, OHIO 43110
(614) 721-7291
WWW.TEAMDDS.COM

TEAM DDS INC.
BRIAN SOHNER
EMAIL: brian@teamdds.com
FAX: (866) 596-5385

DENTAL EQUIPMENT SUPPLIER
EQUIPMENT SPECIALIST
DENTAL COMPANY



SCALES ONLY VALID WHEN
PRINTED IN SIZE 24" X 36"

TENANT BUILD OUT/REMODEL FOR PROFESSIONAL OFFICE FACILITIES:

JEFF MILTON DDS

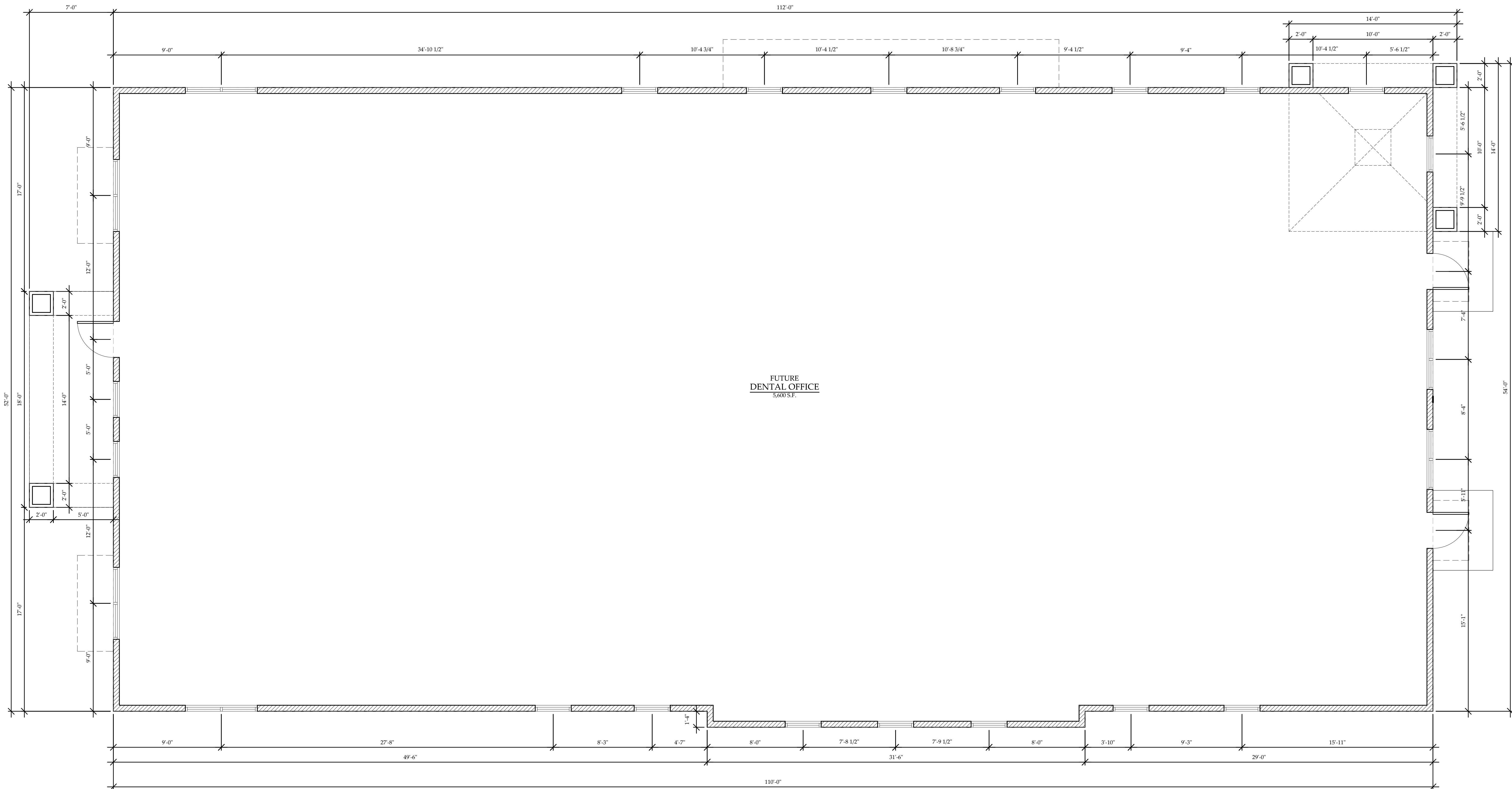
POWELL OHIO

DRAWN BY: SND
CHECKED BY: AJO
TEAM DDS #:

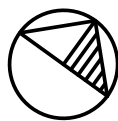
XXXX

RELEASE:
5-9-19

A-2
FLOOR PLAN



FUTURE
DENTAL OFFICE
5,600 S.F.

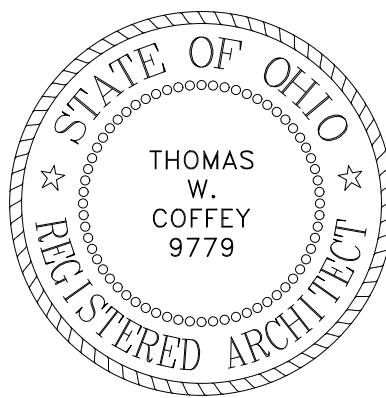


A NEW FLOOR PLAN
SCALE: 1/4" = 1'-0"

5,762 S.F. BUILDING
126 S.F. PORCHES
5,846 S.F. TOTAL

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996



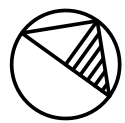
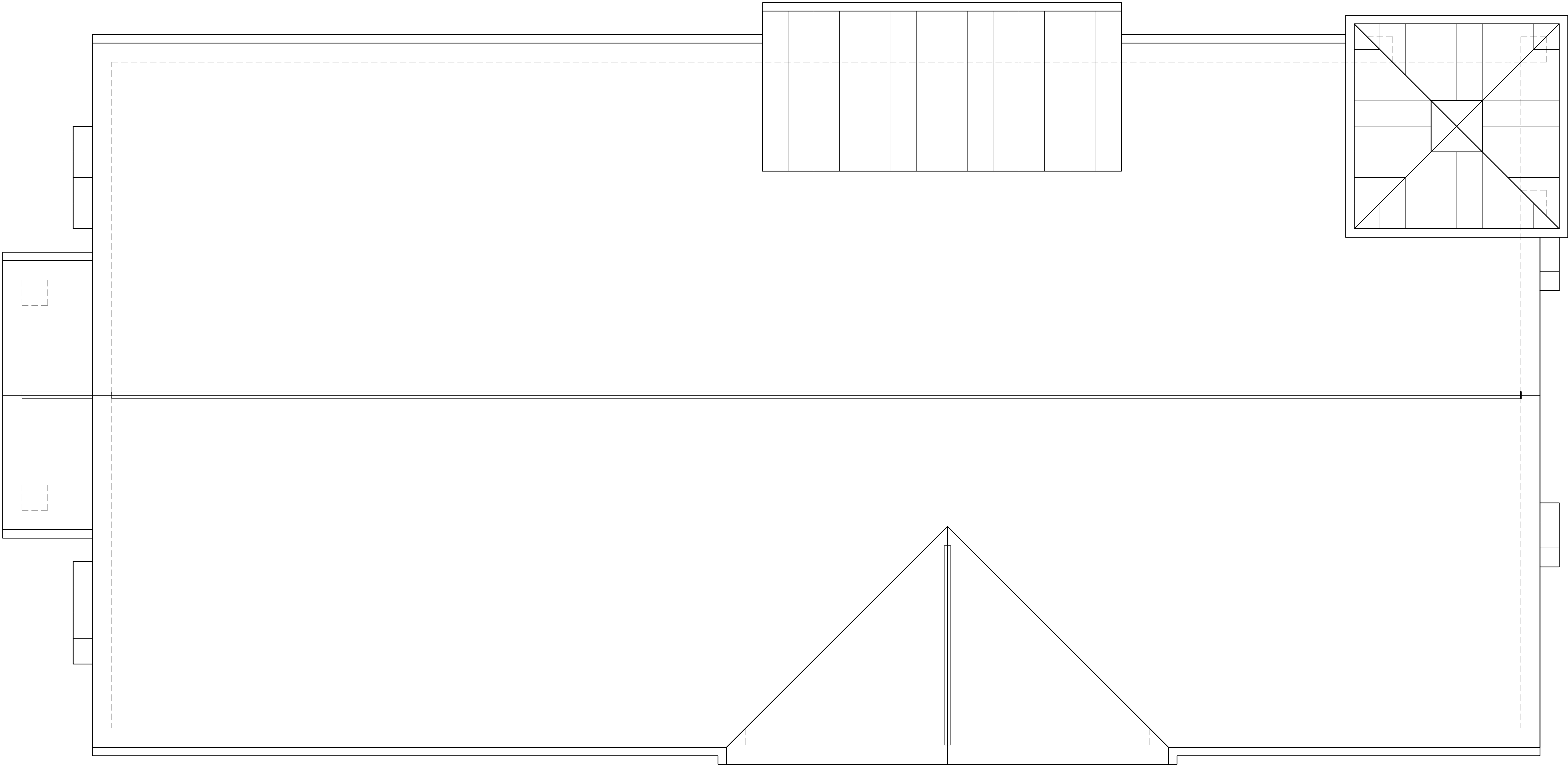
THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/19

PROJECT

POWELL OFFICE CONDOMINIUMS
PHASE II DEVELOPMENT DESIGN REVIEW
8930 LIBERTY ROAD
POWELL, OHIO 43065

<input checked="" type="checkbox"/>	PRELIMINARY	11-20-18 8-15-19 8-22-19
<input checked="" type="checkbox"/>	SKETCH PLAN SUBMITTAL	11-26-18 12-7-18
<input checked="" type="checkbox"/>	DEVELOPMENT PLAN SUBMITTAL	8-27-19
<input type="checkbox"/>	BID SET	
<input type="checkbox"/>	PERMIT SET	
<input type="checkbox"/>	CONSTRUCTION	
<input type="checkbox"/>	REVISION	

A1.0

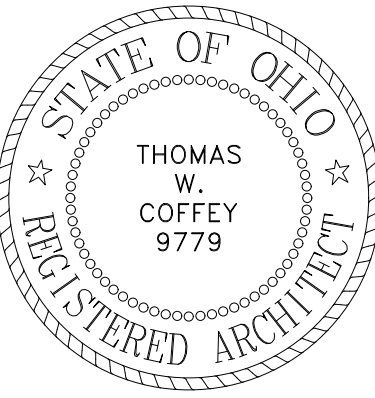


A ROOF PLAN

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

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996



THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/19

PROJECT

POWELL OFFICE CONDOMINIUMS
PHASE II DEVELOPMENT DESIGN REVIEW
8930 LIBERTY ROAD
POWELL, OHIO 43065

- | | |
|---|--------------------------------|
| <input checked="" type="checkbox"/> PRELIMINARY | 11-20-18
8-15-19
8-22-19 |
| <input checked="" type="checkbox"/> SKETCH PLAN
SUBMITTAL | 11-26-18
12-7-18 |
| <input checked="" type="checkbox"/> DEVELOPMENT PLAN
SUBMITTAL | 8-27-19 |
| <input type="checkbox"/> BID SET | |
| <input type="checkbox"/> PERMIT SET | |
| <input type="checkbox"/> CONSTRUCTION | |
| <input type="checkbox"/> REVISION | |



STANDING SEAM AWNING
'GALVALUME'



'OWENS CORNING'
ASPHALT SHINGLE
'ESTATE GREY'



'THERMA-TRU'
FRENCH ENTRY DOORS
'BENCHMARK'



BOARD and BATTEN SIDING
'HARDI PLANK'- WHITE



LEDGER STONE
'CULTURED STONE'- HUDSON BAY



VINYL DOUBLE-HUNG WINDOW
'WHITE'- 4 - 1

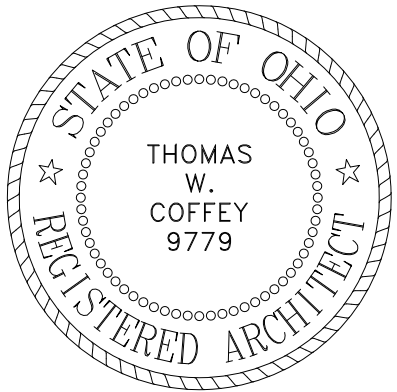


GOOSE NECK LIGHT
'BARN LIGHT ELECTRIC'- GALVANIZED

PROPOSED
EXTERIOR SAMPLE BOARD

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996



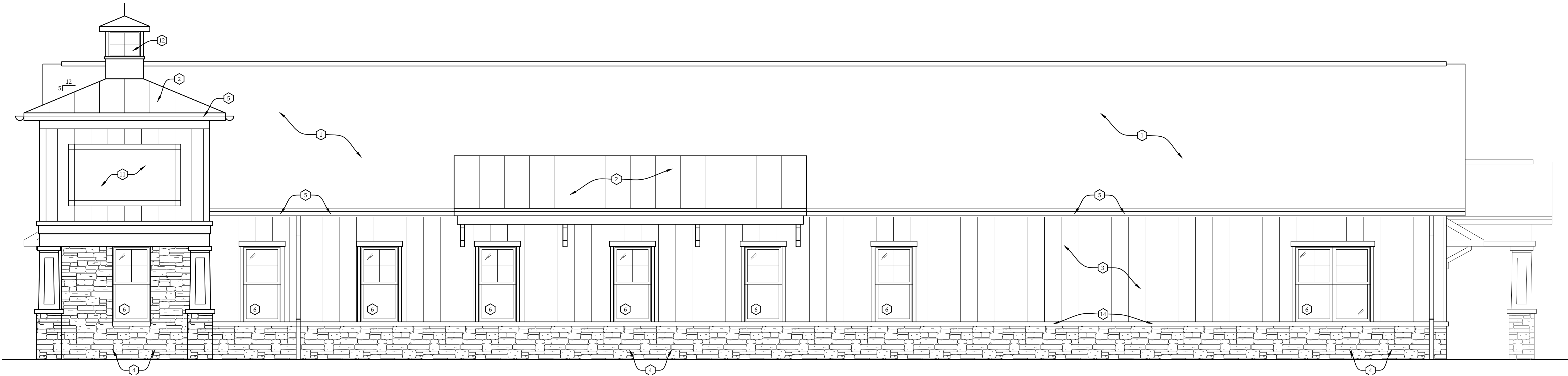
THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/19

PROJECT

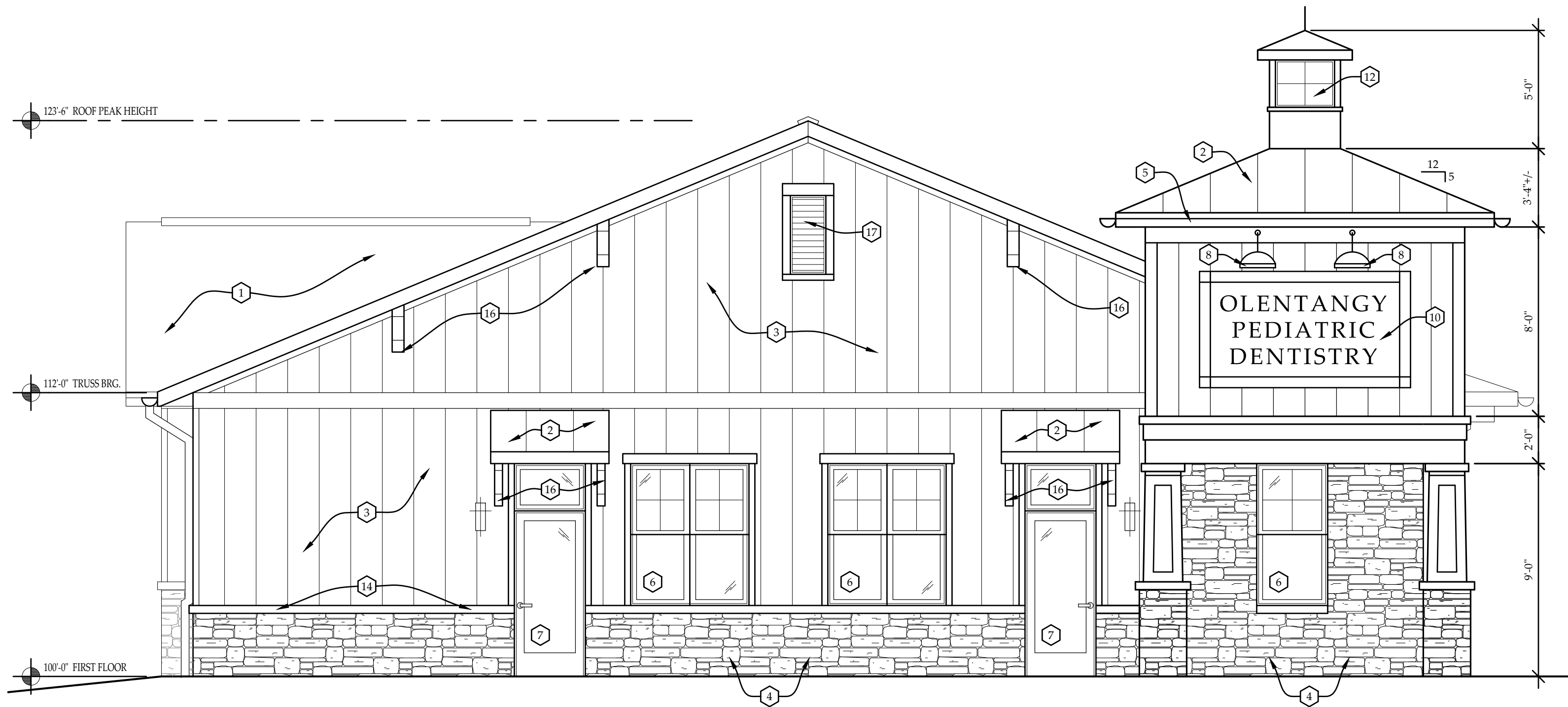
POWELL OFFICE CONDOMINIUMS
PHASE II DEVELOPMENT DESIGN
8930 LIBERTY ROAD
POWELL, OHIO 43065

- ☒ SKETCH PLAN SUBMITTAL 11-26-18
- ☒ DEVELOPMENT PLAN SUBMITTAL 8-27-19
- ☐ REVISION

A2.0



A WEST ELEVATION
SCALE: 1/4"=1'-0"



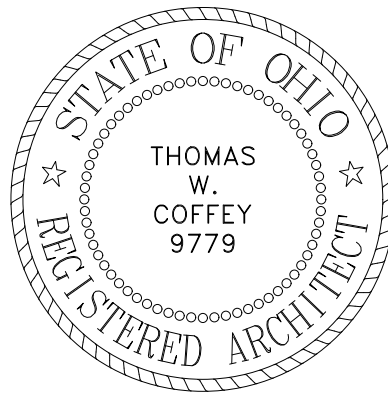
B NORTH ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION FINISHES:

- SPECIFIC
1. ASPHALT SHINGLES - 'OWENS CORNING' COLOR: ESTATE GREY
 2. STANDING SEAM METAL ROOF AWNING - 'GALVALUTTE'
 3. BOARD & BATTEN SIDING - 'HARDI PLANK' COLOR: WHITE
 4. LEDGER STONE - 'CULTURED STONE' COLOR: HUDSON BAY
 5. HALF ROUND ALUMINIUM GUTTER COLOR: WHITE
 6. VINYL DOUBLE HUNG WINDOW - 4 OVER 1 COLOR: WHITE
 7. FRENCH STYLE ALUMINIUM ENTRY DOOR - 'THERMA TRU' COLOR: WHITE
 8. GOOSE NECK LIGHT - 'BARN LIGHT ELECTRIC' GALVANIZED
 9. 17'-0" WIDE x 8" HIGH NON-ILLUMINATED PIN-MOUNTED LETTERS OVER A SOLID "WHITE" SMART TRIM PANEL
 10. 8'-0" WIDE x 4'-0" HIGH NON-ILLUMINATED PIN-MOUNTED LETTERS OVER A SOLID "WHITE" SMART TRIM PANEL TRIMMED OUT IN 5/8x6 "WHITE" SMART TRIM
 11. 8'-0" WIDE x 4'-0" SOLID "WHITE" SMART TRIM PANEL TRIMMED OUT IN 1x6 "WHITE" SMART TRIM
 12. 3'-0" x 3'-0" x 5'-0" HIGH CUPOLA w/ 'SMART TRIM' BASE & GLASS TOP ON ALL (4) SIDES ILLUMINATED w/ STANDING SEAM ROOF
 13. 5/4 'SMART TRIM/ ACCENT BOARD- "WHITE"
 14. 4" SANDSTONE SLOPED CAP.
 15. "WHITE" 'SMART TRIM' TAPERED ACCENT COLUMN WRAP
 16. "WHITE" 'FYPON' DECORATIVE BRACKET
 17. 1'-4" WIDE x 3'-4" HIGH 'WHITE' ALUMINUM FUNCTIONAL ATTIC VENT TRIMED-OUT WITH A 5/8x4 ON (3) SIDES, 5/4x6 'SMART TRIM' AT THE TOP.
 18. 1'-4" WIDE x 2'-4" HIGH 'WHITE' ALUMINUM FUNCTIONAL ATTIC VENT TRIMED-OUT WITH A 5/8x4 ON (3) SIDES, 5/4x6 'SMART TRIM' AT THE TOP.

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996



THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/19

PROJECT

POWELL OFFICE CONDOMINIUMS
PHASE II DEVELOPMENT DESIGN REVIEW
8930 LIBERTY ROAD
POWELL, OHIO 43065

☒ PRELIMINARY 11-20-18
8-15-19
8-22-19

☒ SKETCH PLAN 11-26-18
SUBMITTAL 12-7-18

☒ DEVELOPMENT PLAN 8-27-19
SUBMITTAL

☐ BID SET

☐ PERMIT SET

☐ CONSTRUCTION

☐ REVISION

A2.1



A EAST ELEVATION
SCALE: 1/4"=1'-0"



B SOUTH ELEVATION
SCALE: 1/4"=1'-0"

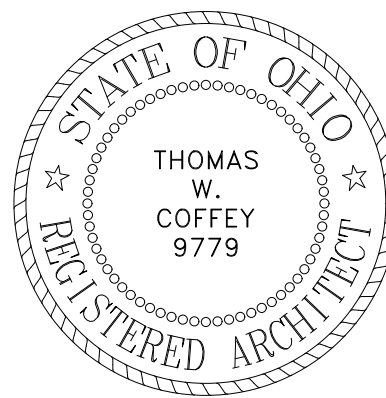
EXTERIOR ELEVATION FINISHES:

SPECIFIC

1. ASPHALT SHINGLES - 'OWENS CORNING' COLOR: ESTATE GREY
2. STANDING SEAM METAL ROOF AWNING - 'GALVALUTTE'
3. BOARD & BATTEN SIDING - 'HARDI PLANK' COLOR: WHITE
4. LEDGER STONE - 'CULTURED STONE' COLOR: HUDSON BAY
5. HALF ROUND ALUMINIUM GUTTER COLOR: WHITE
6. VINYL DOUBLE HUNG WINDOW - 4 OVER 1 COLOR: WHITE
7. FRENCH STYLE ALUMINIUM ENTRY DOOR - 'THERMA TRU' COLOR: WHITE
8. GOOSE NECK LIGHT - 'BARN LIGHT ELECTRIC' GALVANIZED
9. 17'-0" WIDE x 8" HIGH NON-ILLUMINATED PIN-MOUNTED LETTERS OVER A SOLID "WHITE" SMART TRIM PANEL
10. 8'-0" WIDE x 4'-0" HIGH NON-ILLUMINATED PIN-MOUNTED LETTERS OVER A SOLID "WHITE" SMART TRIM PANEL TRIMMED OUT IN 5/4x6 "WHITE" SMART TRIM
11. 8'-0" WIDE x 4'-0" SOLID "WHITE" SMART TRIM PANEL TRIMMED OUT IN 1x6 "WHITE" SMART TRIM
12. 3'-0" x 3'-0" x 5'-0" HIGH CUPOLA w/ SMART TRIM BASE & GLASS TOP ON ALL (4) SIDES ILLUMINATED w/ STANDING SEAM ROOF
13. 5/4 SMART TRIM/ ACCENT BOARD- "WHITE"
14. 4" SANDSTONE SLOPED CAP.
15. "WHITE" SMART TRIM TAPERED ACCENT COLUMN WRAP
16. "WHITE" PYPON DECORATIVE BRACKET
17. 1'-4" WIDE x 3'-4" HIGH "WHITE" ALUMINIUM FUNCTIONAL ATTIC VENT TRIMMED-OUT WITH A 5/4x4 ON (3) SIDES, 5/4x6 SMART TRIM AT THE TOP.
18. 1'-4" WIDE x 2'-4" HIGH "WHITE" ALUMINIUM FUNCTIONAL ATTIC VENT TRIMMED-OUT WITH A 5/4x4 ON (3) SIDES, 5/4x6 SMART TRIM AT THE TOP.

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996

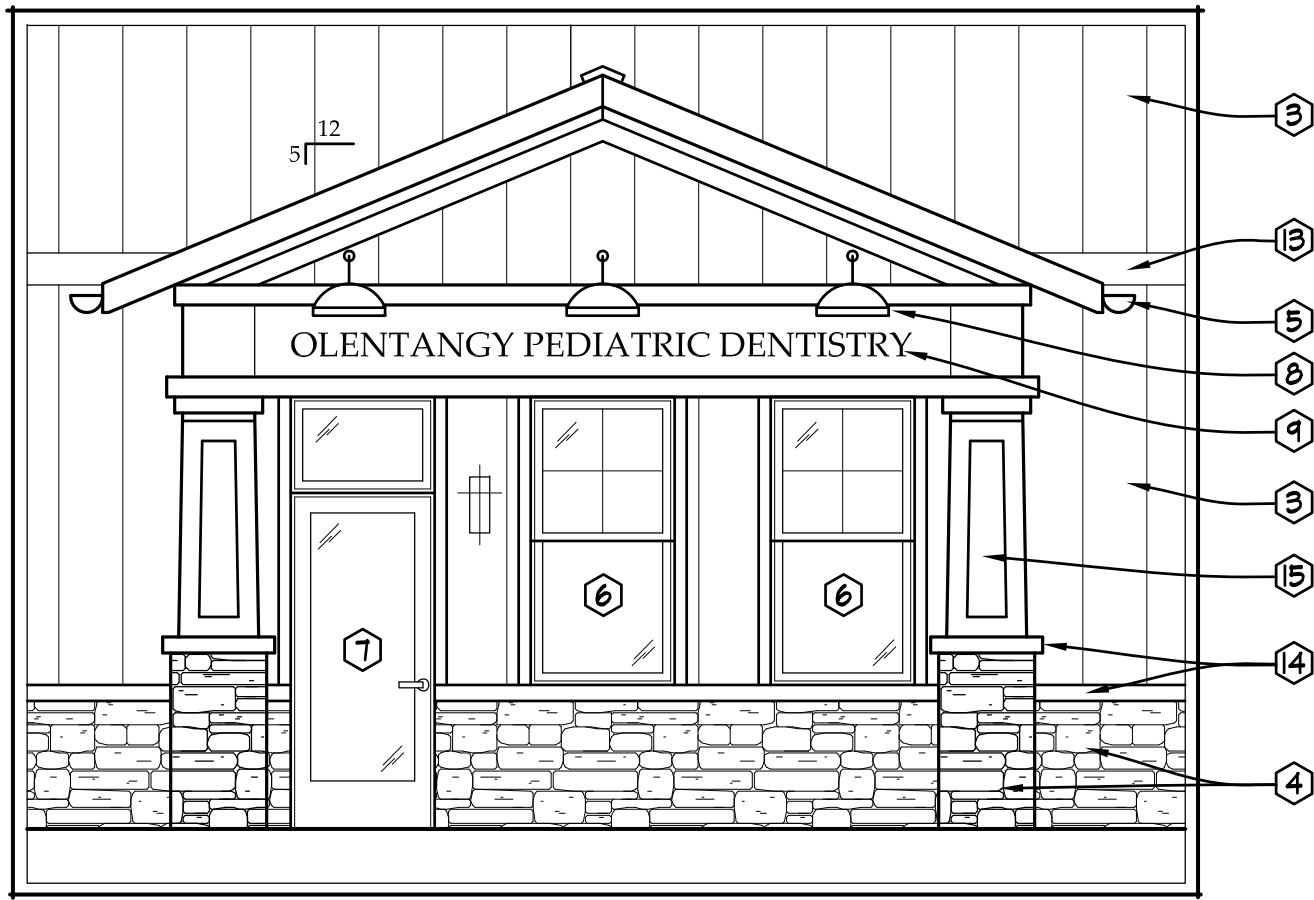


THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/19

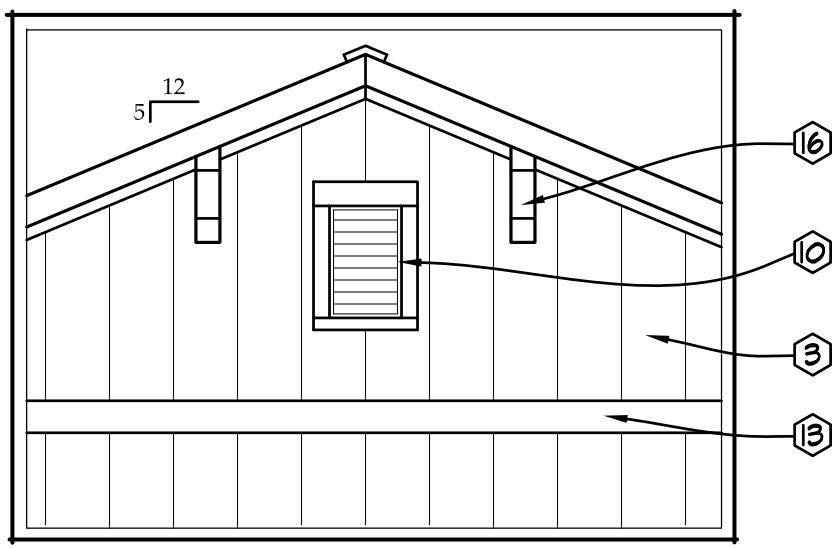
PROJECT
POWELL OFFICE CONDOMINIUMS
PHASE II DEVELOPMENT DESIGN REVIEW
8930 LIBERTY ROAD
POWELL, OHIO 43065

<input checked="" type="checkbox"/>	PRELIMINARY	11-20-18 8-15-19 8-22-19
<input checked="" type="checkbox"/>	SKETCH PLAN SUBMITTAL	11-26-18 12-7-18
<input checked="" type="checkbox"/>	DEVELOPMENT PLAN SUBMITTAL	8-27-19
<input type="checkbox"/>	BID SET	
<input type="checkbox"/>	PERMIT SET	
<input type="checkbox"/>	CONSTRUCTION	
<input type="checkbox"/>	REVISION	

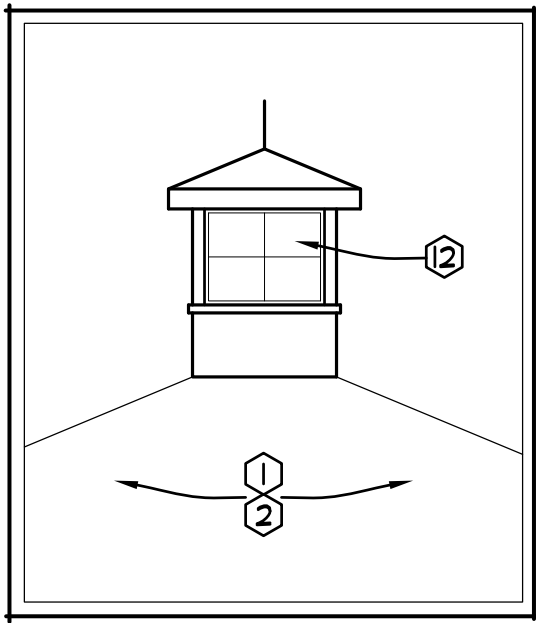
A2.2



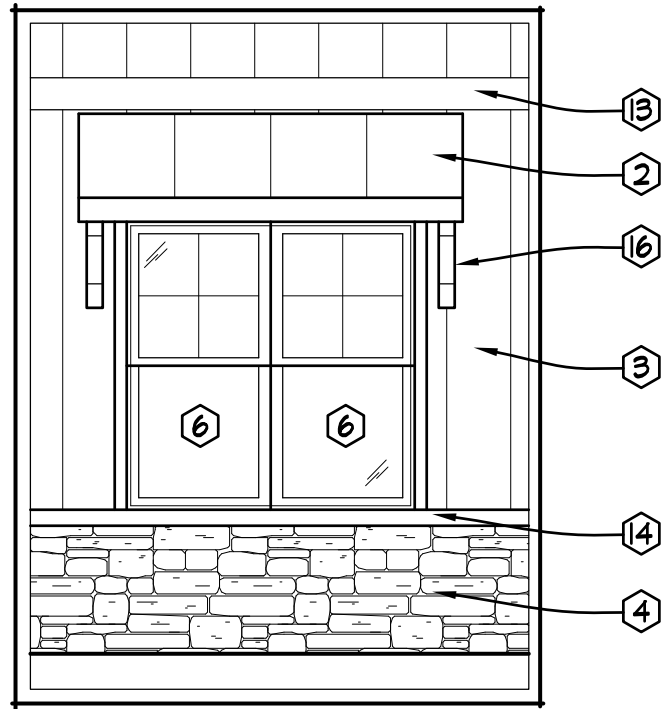
FRONT ENTRY



GABLE END



CUPALO



EXTERIOR ELEVATION FINISHES:

SPECIFIC

1. ASPHALT SHINGLES - 'OWENS CORNING' COLOR: ESTATE GRAY
2. STANDING SEAM METAL ROOF ANNING - 'GALVALUTTE'
3. BOARD & BATTEN SIDING - 'HARDI PLANK' COLOR: WHITE
4. LEDGER STONE - 'CULTURED STONE' COLOR: HUDSON BAY
5. HALF ROUND ALUMINIUM GUTTER COLOR: WHITE
6. VINYL DOUBLE HUNG WINDOW - 4 OVER 1 COLOR: WHITE
7. FRENCH STYLE ALUMINIUM ENTRY DOOR - 'THERMA TRU' COLOR: WHITE
8. GOOSE NECK LIGHT - 'BARN LIGHT ELECTRIC' GALVANIZED
9. 14'-0" WIDE x 8" HIGH NON-ILLUMINATED PIN-MOUNTED LETTERS OVER A SOLID "WHITE" 'SMART TRIM' PANEL
10. 1'-4" WIDE x DESIGNATED HIGH 'WHITE' ALUMINUM FUNCTIONAL ATTIC VENT TRIMED-OUT WITH A 5/4x4 ON (3) SIDES, 5/4x6 'SMART TRIM' AT THE TOP.
11. 8'-0" WIDE x 4'-0" SOLID "WHITE" 'SMART TRIM' PANEL TRIMMED OUT IN 5/4x6 "WHITE" 'SMART TRIM'
12. 3'-0" x 3'-0" x 5'-0" HIGH CUPOLA W/ 'SMART TRIM' BASE & GLASS TOP ON ALL (4) SIDES ILLUMINATED W/ STANDING SEAM ROOF
13. 5/4 'SMART TRIM/ ACCENT BOARD- 'WHITE'
14. 4" SANDSTONE SLOPED CAP.
15. "WHITE" 'SMART TRIM' TAPERED ACCENT COLUMN WRAP
16. "WHITE" 'FYRON' DECORATIVE BRACKET



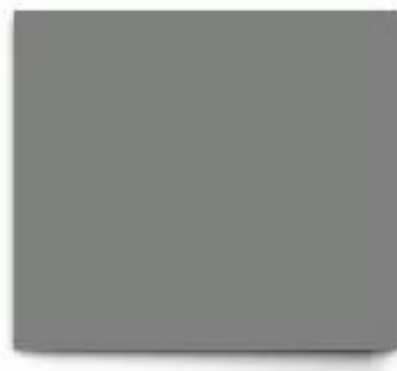
SW 7005
'PURE WHITE'



SW 7011
'NATURAL CHOICE'



SW 6254
'LAZY GRAY'



SW 7067
'CITYSCAPE'

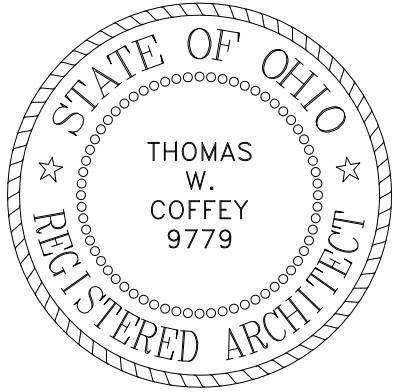
EXTERIOR BUILDING COLORS

PROPOSED

EXTERIOR BUILDING ELEMENTS

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996



THOMAS W. COFFEY, LICENSE #09779
EXPIRATION DATE 12/31/19

PROJECT
POWELL OFFICE CONDOMINIUMS
PHASE II DEVELOPMENT DESIGN
8930 LIBERTY ROAD
POWELL, OHIO 43065

- ☒ SKETCH PLAN SUBMITTAL 11-26-18
- ☒ DEVELOPMENT PLAN SUBMITTAL 8-27-19
- ☐ REVISION

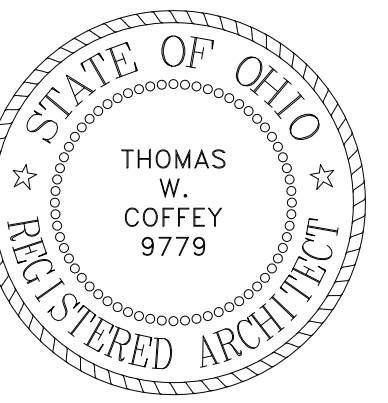
A2.3



A EXTERIOR RENDERING
SCALE: NTS

JCKL
ARCHITECTS

P.O. BOX 340037
COLUMBUS, OHIO 43234
PHONE: (614) 764-1996



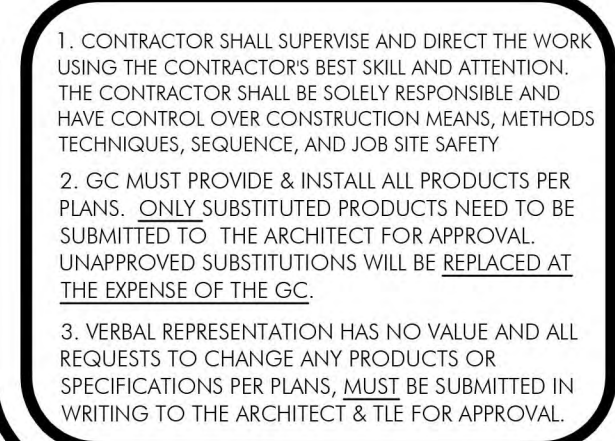
THOMAS W. COFFEY, LICENSE #9779
EXPIRATION DATE 12/31/19

PROJECT

POWELL OFFICE CONDOMINIUMS
PHASE II DEVELOPMENT DESIGN REVIEW
8930 LIBERTY ROAD
POWELL, OHIO 43065

<input checked="" type="checkbox"/> PRELIMINARY	11-20-18 8-15-19 8-22-19
<input checked="" type="checkbox"/> SKETCH PLAN SUBMITTAL	11-26-18 12-7-18
<input checked="" type="checkbox"/> DEVELOPMENT PLAN SUBMITTAL	8-27-19
<input type="checkbox"/> BID SET	
<input type="checkbox"/> PERMIT SET	
<input type="checkbox"/> CONSTRUCTION	
<input type="checkbox"/> REVISION	

A3.0



4 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
STONE-1	HUDSON BAY	CULTURED STONE	LEDGER STONE
SILL-1	MODERN PRECAST	3/4"x16"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3/4"x14"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
SIDING-1	TBD	BOARD AND BATTEN SIDING	WHITE
TRIM-1	-	PT. WOOD 1X4	PAINT WHITE
TRIM-2	-	PT. WOOD 1X10	PAINT WHITE
TRIM-3	-	PT. WOOD 1X12	PAINT WHITE
ROOF-1	OWENS CORNING	ASPHALT SHINGLES	ESTATE GREY
ROOF-2	GALVALUME	STANDING SEAM AWNING	DOVE GRAY
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	WHITE
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
KNOX-2	KNOX BOX	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
FINISH SCHEDULE NOTES:			
1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION.			
2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS.			
3. IF BLOCKS ARE NOT PERMITTED, COLUMNS MUST MATCH EXTERIOR FINISH OF THE BUILDING.			



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.
42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services



**THE LEARNING
EXPERIENCE**

**ACADEMY OF
EARLY EDUCATION**

**POWELL COMMONS
POWELL, OHIO**

[illegible]

PROFESSIONAL CERTIFICATION
LICENSE NUMBER: 12444
EXPIRATION DATE: 31 DEC 2019
MATTHEW B. JARMEL, AIA, MBA

Project Number: TLEOH19-071	Scale: 1/8"=1'-0"
Drawn By: JR	Approved By: MBJ

PROPOSED ELEVATIONS

Drawing Number:	
SA-3.2	

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTORS BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

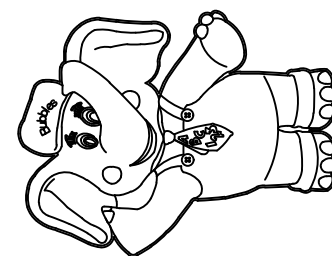


Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING
EXPERIENCE
ACADEMY OF
EARLY EDUCATION
POWELL COMMONS
POWELL, OHIO



ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

LICENSE NUMBER: 12444
EXPIRATION DATE: 31 DEC 2019
MATTHEW B. JARMEL, AIA, MBA

Project Number:
TLEOH19-071

Drawn By:
CS

Scale:
1/8"=1'-0"

Approved By:
MBJ

Drawing Name:

PROPOSED FLOOR PLAN

Drawing Number:

SA-3.1

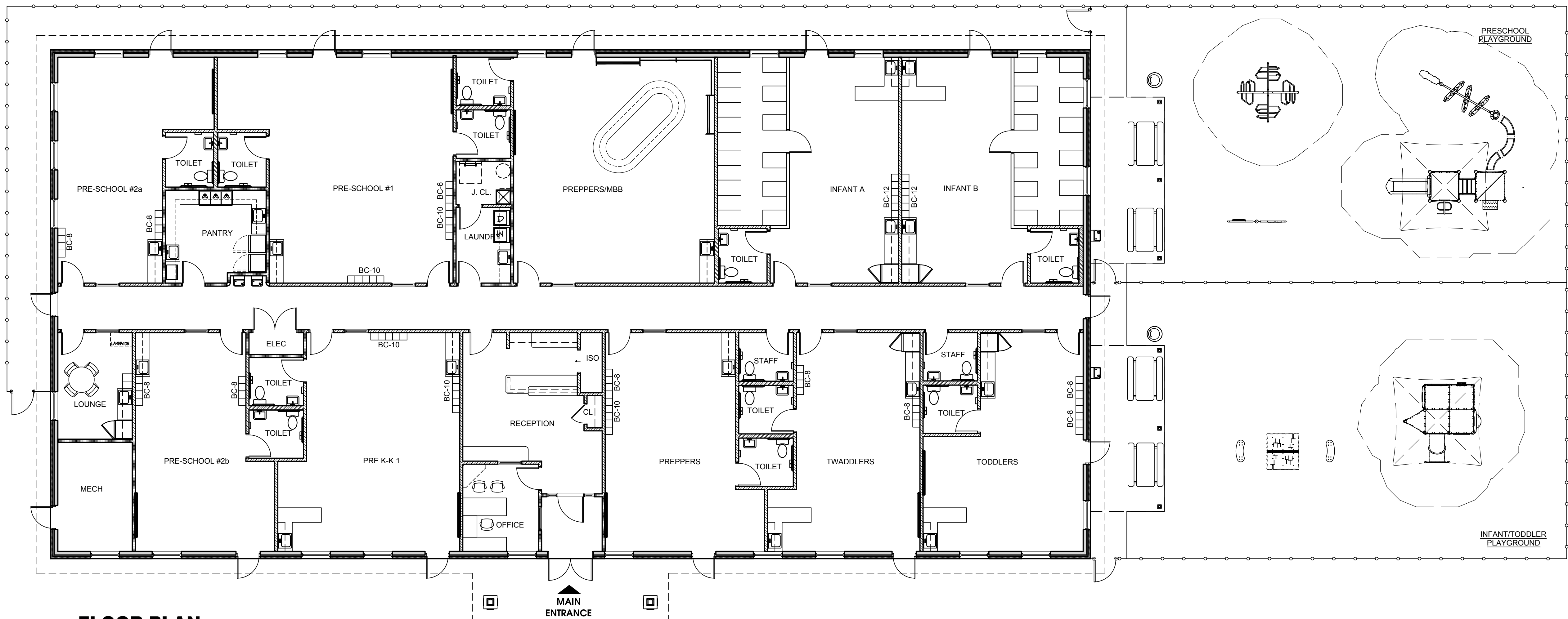
LICENSING CALCULATIONS
Learning Experience, Powell, OHIO

ROOM	STATE REQUIRED S.F. (35 S.F. PER CHILD)	NET* S.F.	ACTUAL S.F.	RATIO CHILD PER S.F.	# OF CHILDREN	# OF TEACHERS	TEACHER RATIO	AGE GROUP
INFANT A	660	663	717	1/55	12	2	2/12	6 WK-12 MO.
INFANT B	660	660	714	1/55	12	2	1/6	12 MO.-18 MO.
TODDLER	490	495	549	1/35	14	2	1/7	18-24 MO.
TWADDLER	490	491	545	1/35	14	2	1/7	24-30 MO.
PREPPERS	560	561	573	1/35	16	2	1/8	30-36 MO.
PREPPERS/MBB	560	832	844	1/35	16	2	1/8	30-36 MO.
PRE-SCHOOL #1	840	845	857	1/35	24	2	1/12	3 YRS.
PRE-SCHOOL #2a	490	505	517	1/35	14	1	1/14	4-5 YRS.
PRE-SCHOOL #2b	490	494	506	1/35	14	1	1/14	4-5 YRS.
PRE K-K 1	630	635	683	1/35	18	1	1/18	5-6 YRS.
TOTALS	6,045	--	--	--	154	17	--	--

* CALCULATED LESS BUILT-IN ITEMS
GROSS AREA 10,010 S.F.
PLAY AREA 4,978 S.F.

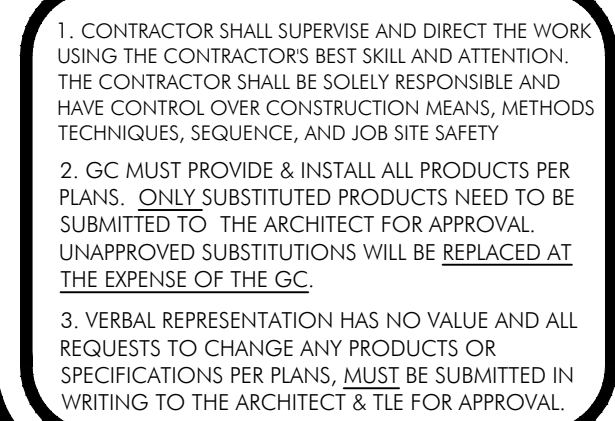
+2 ADMIN. STAFF

TOTAL 173



1 FLOOR PLAN

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



4 SOUTH ELEVATION


EXTERIOR MATERIAL SCHEDULE			
LABEL	MANUFACTURER	SIZE / TYPE	FINISH / COLOR
STOREFRONT	KAWNEER	TRIFAB 451T / 350 PER DOOR SCHEDULE	BONE WHITE
DOOR	-	PER DOOR SCHEDULE	FACTORY PRIMED
FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
STONE-1	HUDSON BAY	CULTURED STONE	LEDGER STONE
SILL-1	MODERN PRECAST	3/4"x6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3/4"x4"W W/ 2" FLAT REF. DTL. 6/A-032	REGULAR (LIGHT GREY)
SIDING-1	TBD	BOARD AND BATTEN SIDING	WHITE
TRIM-1	-	PT. WOOD 1X4	PAINT WHITE
TRIM-2	-	PT. WOOD 1X10	PAINT WHITE
TRIM-3	-	PT. WOOD 1X12	PAINT WHITE
ROOF-1	OWENS CORNING	ASPHALT SHINGLES	ESTATE GREY
ROOF-2	GALVALUME	STANDING SEAM AWNING	DOVE GRAY
GUTTER-1	-	6" ALUMINUM TYPE 'K' W/ LEAF SCREEN AND 6" LEADERS	WHITE
VINYL-1	ROYAL BUILDING PRODUCTS	COLORSCAPES TRIPLE 4 PERFORATED SOFFIT NOM. THICKNESS 0.042"	WHITE (REF. NOTE 2 BELOW)
KNOX-1	KNOX BOX	3200 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
KNOX-2	KNOX BOX	1650 SERIES W/ RECESSED MOUNT FLANGE, HINGE DOOR, & TAMPER SWITCH	DARK BRONZE (REF. NOTE 2 BELOW)
FINISH SCHEDULE NOTES: 1. G.C. SHALL VERIFY KNOX BOX MODEL(S) AND LOCATION(S) WITH AUTHORITY HAVING JURISDICTION PRIOR TO ORDERING AND INSTALLATION. 2. G.C. SHALL ENSURE ALL EXTERIOR FINISHES ARE INSTALLED AND FINISHED IN COMPLIANCE WITH MANUFACTURERS' WARRANTY REQUIREMENTS. 3. IF BLOCKS ARE NOT PERMITTED, COLUMNS MUST MATCH EXTERIOR FINISH OF THE BUILDING.			



Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services



**THE LEARNING
EXPERIENCE**

**ACADEMY OF
EARLY EDUCATION**

**POWELL COMMONS
POWELL, OHIO**

[illegible]

PROFESSIONAL CERTIFICATION

LICENSE NUMBER: 12444
EXPIRATION DATE: 31 DEC 2019

MATTHEW B. JARMEL, AIA, MBA

Project Number: TLEOH19-071	Scale: 1/8" = 1'-0"
Drawn By: JR	Approved By: MBJ

PROPOSED ELEVATIONS

Drawing Number:	
SA-3.2	

1. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCE, AND JOB SITE SAFETY.

2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

3. VERBAL REPRESENTATION HAS NO VALUE AND ALL REQUESTS TO CHANGE ANY PRODUCTS OR SPECIFICATIONS PER PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TLE FOR APPROVAL.

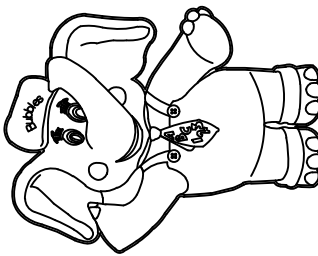


Jarmel Kizel
ARCHITECTS AND ENGINEERS INC.

42 OKNER PARKWAY
LIVINGSTON, NEW JERSEY 07039
TEL: 973-994-9669
FAX: 973-994-4069
www.jarmelkizel.com

Architecture
Engineering
Interior Design
Implementation Services

THE LEARNING
EXPERIENCE
ACADEMY OF
EARLY EDUCATION
POWELL COMMONS
POWELL, OHIO



ISSUE

NO.	DATE	DESCRIPTION	INT.

REVISION

NO.	DATE	DESCRIPTION	INT.

PROFESSIONAL CERTIFICATION

LICENSE NUMBER: 12444
EXPIRATION DATE: 31 DEC 2019
MATTHEW B. JARMEL, AIA, MBA

Project Number: TLEOH19-071
Scale: 1/8"=1'-0"

Drawn By: JR
Approved By: MBJ

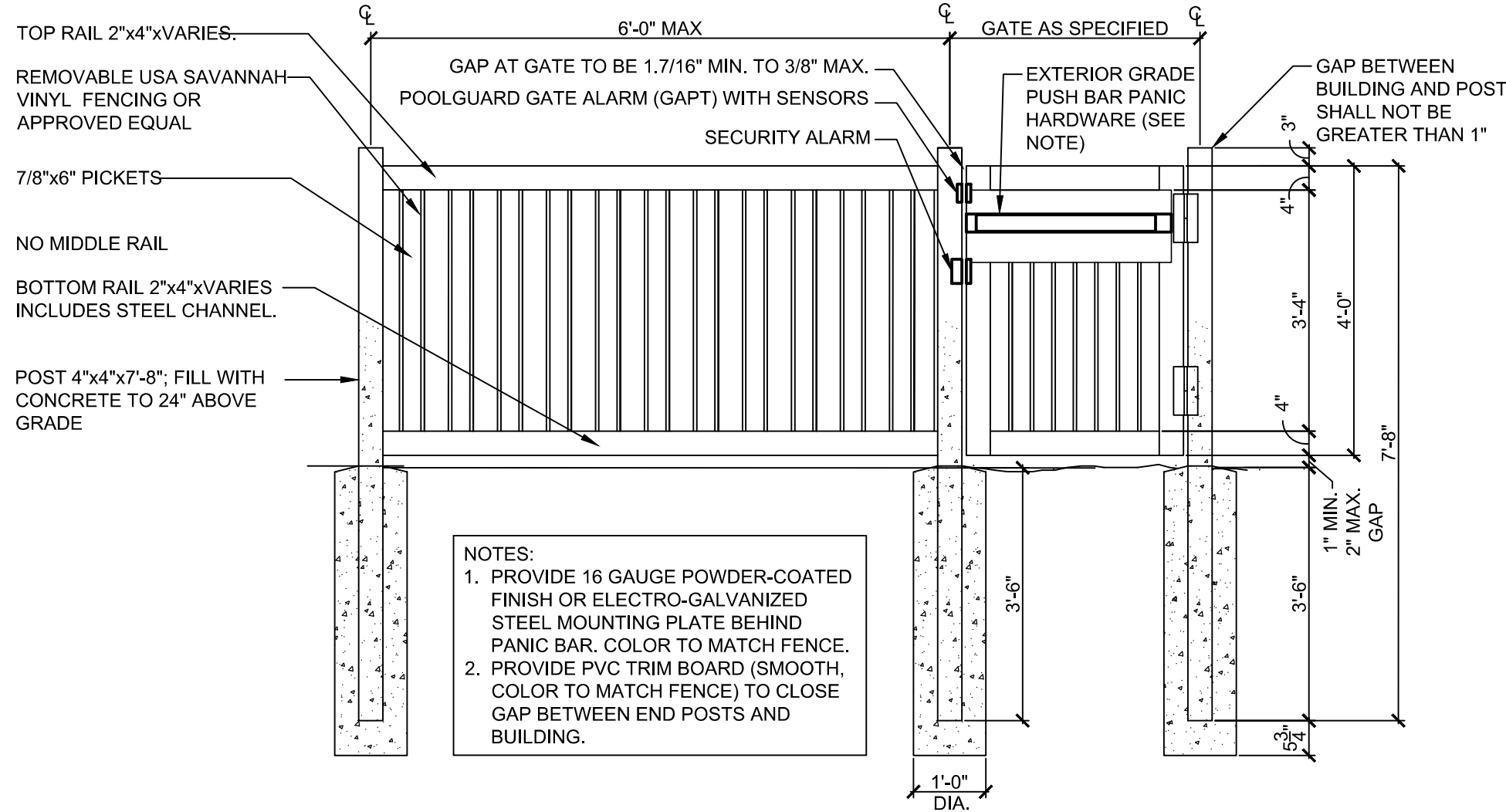
Drawing Name:

DETAILS

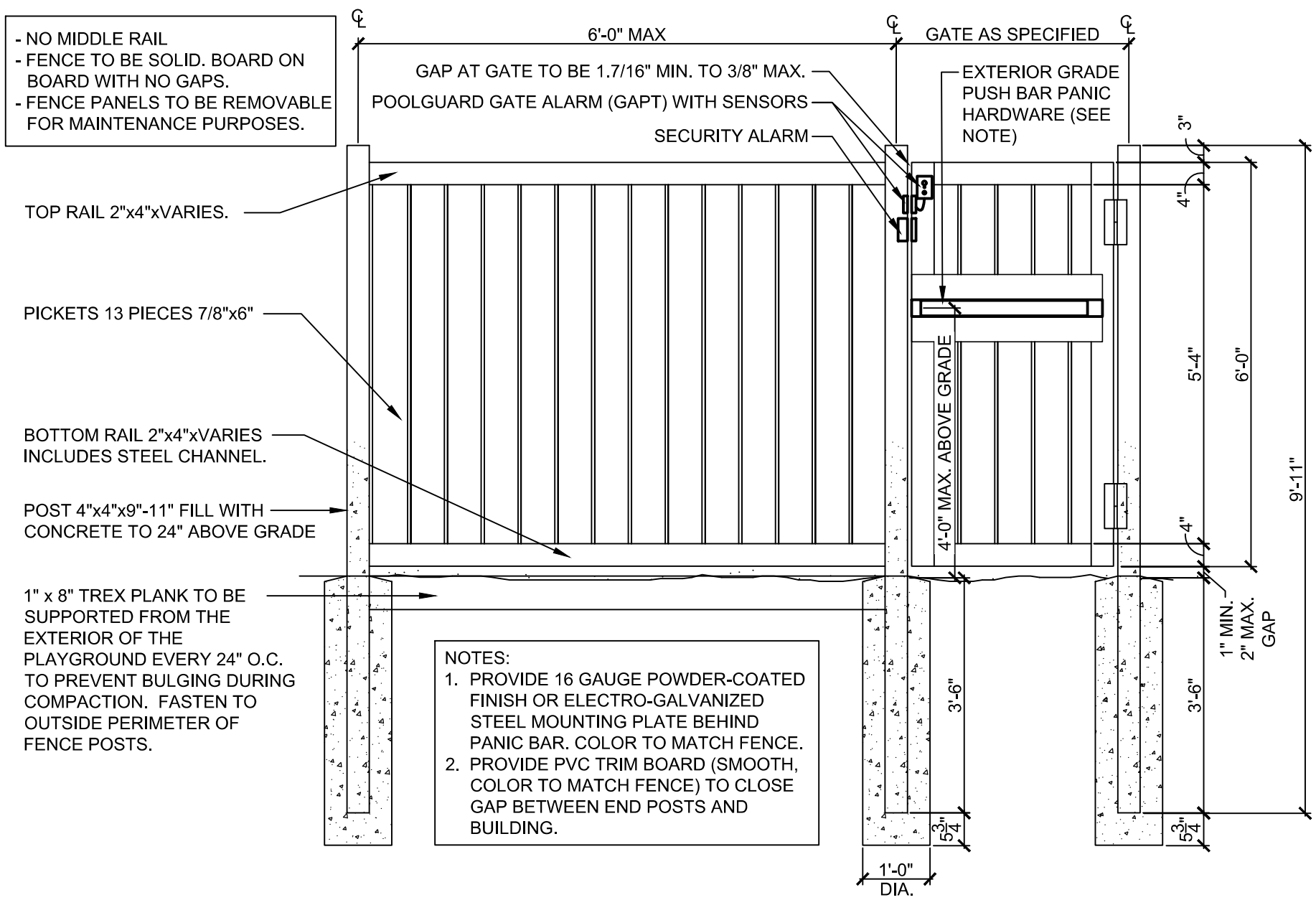
Drawing Number:

SA-3.3

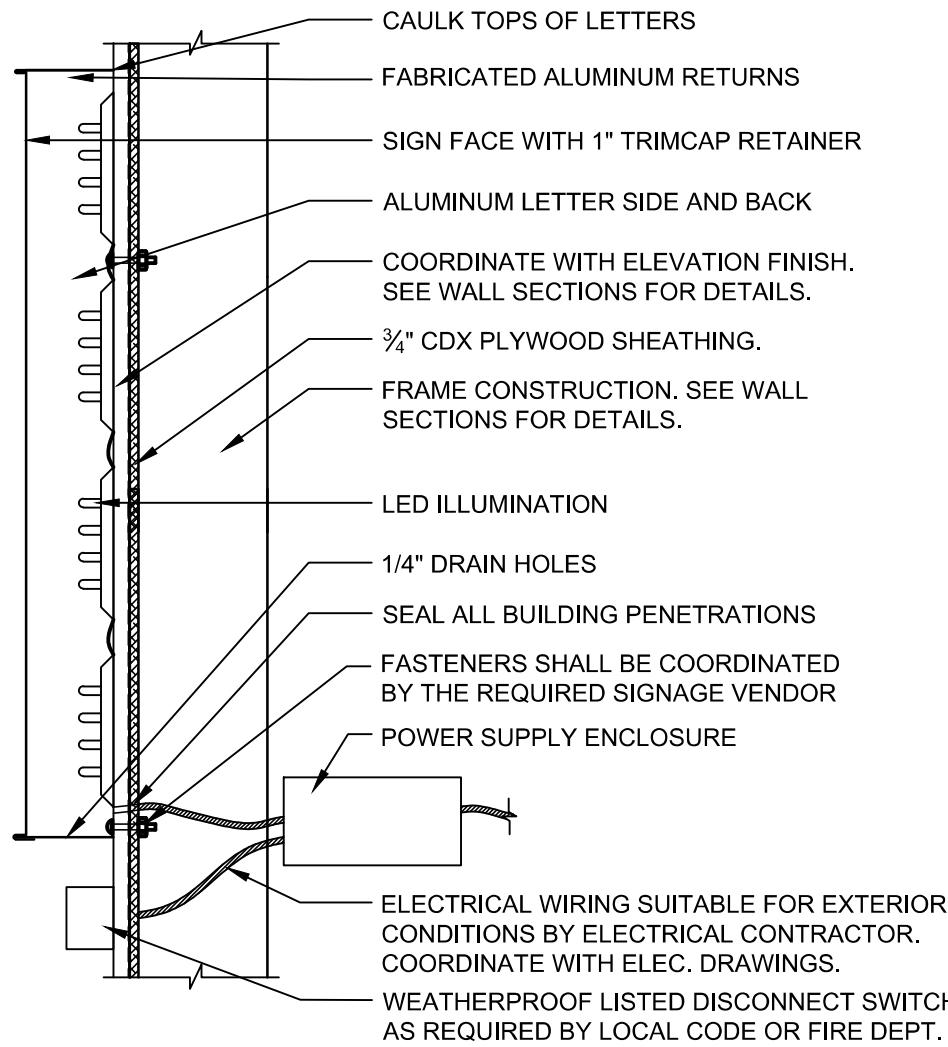
- NO MIDDLE RAIL
- FENCE TO BE SOLID, BOARD ON BOARD WITH NO GAPS.
- FENCE PANELS TO BE REMOVABLE FOR MAINTENANCE PURPOSES.



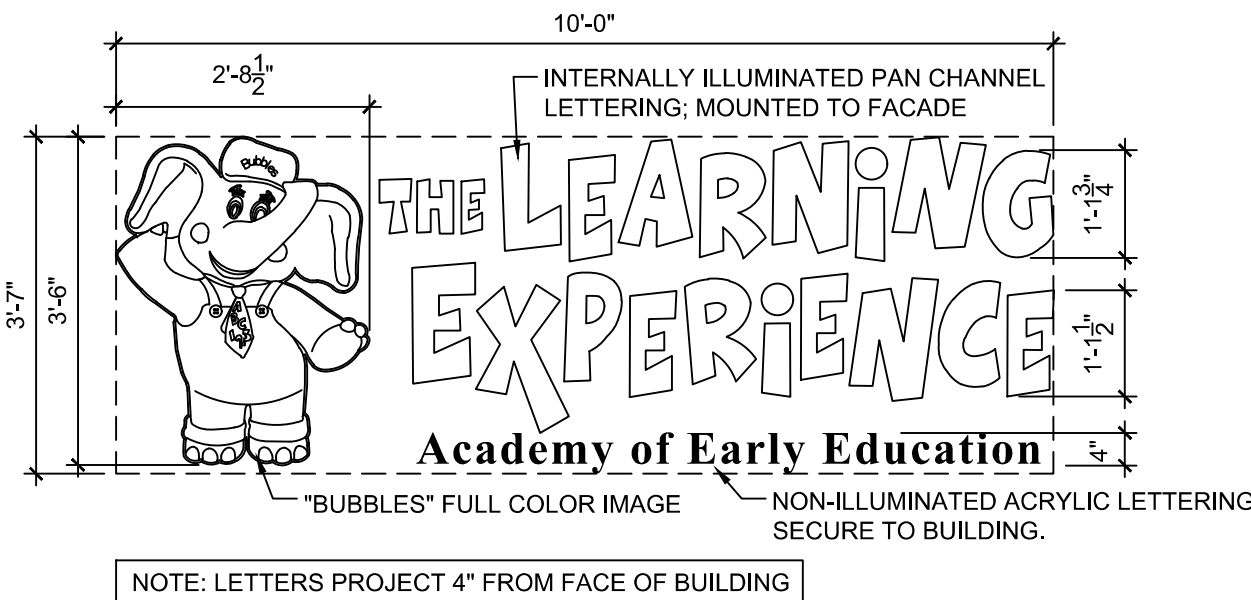
3 4'-0" PVC FENCE AND GATE DETAIL
SCALE: 1/2"=1'-0"



4 6'-0" PVC FENCE AND GATE WITH PANIC HARDWARE
SCALE: 1/2"=1'-0"



2 BUILDING SIGN MOUNTING DETAIL
SCALE: 1 1/2"=1'-0"



1 BUILDING MOUNTED SIGNAGE ELEVATION DETAIL
SCALE: 1/2"=1'-0"