Powell
OHIO

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

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: $700.00 + $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) and Final Plan requirements set forth in Section 1143.11(i).

☒ 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.

☒ **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 - $700.00 + $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)

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

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

Signature of Applicant: _____ Date: September 20, 2019

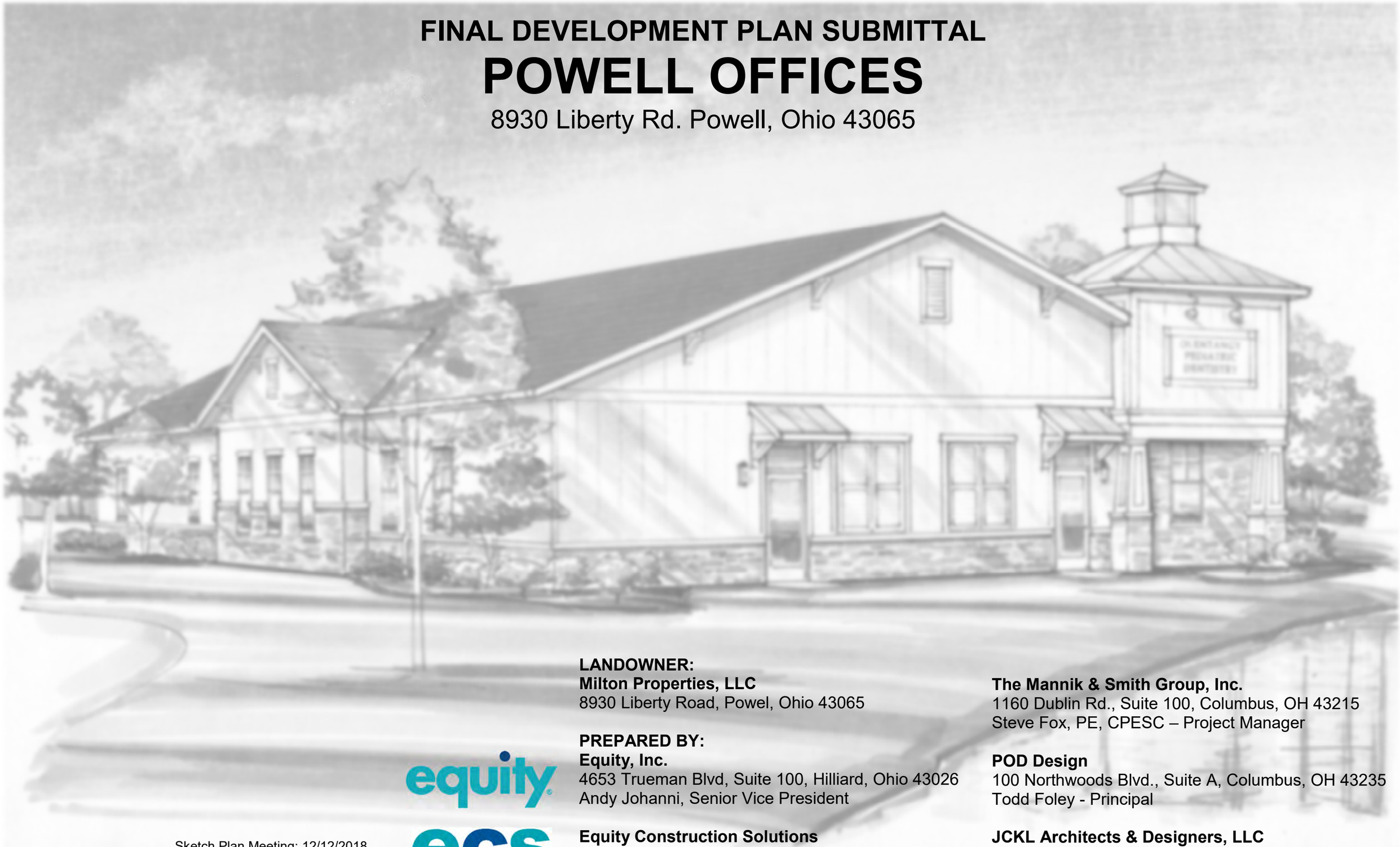
Office Use	Office Use
	Type/Date: Final / 9/26/19
	Base Fee: $700.00
	Per Acre: $100.00X (4.44) =
Received	Total: $1144.00
	Prepared by:
	Reviewed by:
	PAYOR:
	RECIEPT #

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

FINAL 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

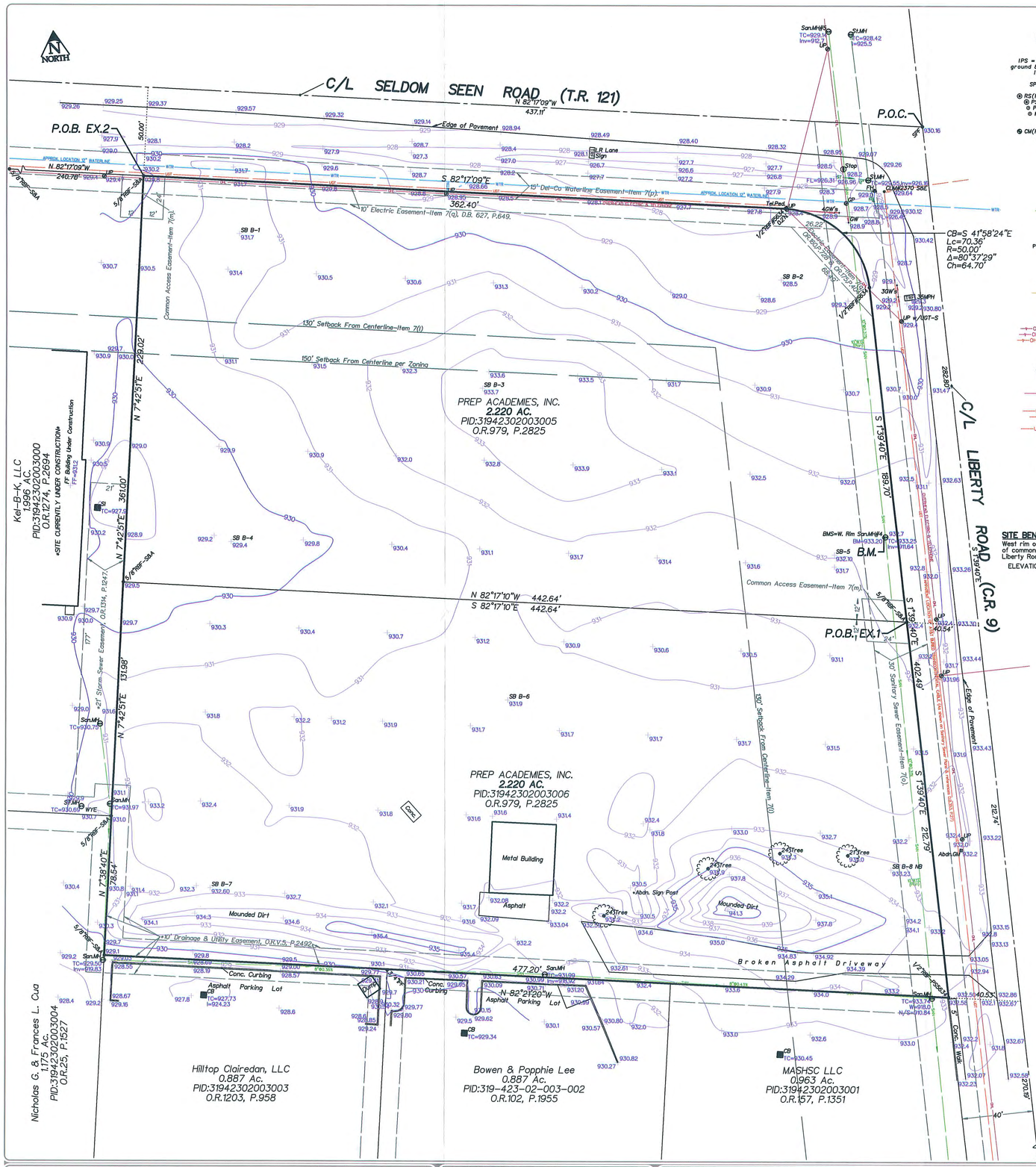
Equity Construction Solutions
4653 Trueman Blvd., Suite 200, Hilliard, OH 43026
Shawn Boysko, Design Build Manager

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: 10/09/2019



LEGEND/ABBREVIATIONS

SURVEY MONUMENTS

- Found (F) O Set (S)
- IPS = 3/4"Iron Pipe Set flush with the ground & capped with a yellow plastic plug inscribed C. TURNER/P.S. 6702
- IPF = Iron Pipe Found
- SP(F/S) = Solid Pin (Found/Set)
- RB(F/S) = Rebar (Found/Set)
- RS(F/S) = Railroad Spike (Found/Set)
- PS(F/S) = Pony Spike (Found/Set)
- PK(F/S) = P.K. Nail (Found/Set)
- MN(F/S) = Mag Nail (Found/Set)
- CC(F/S) = Cut Cross
- DH(F/S) = Drill Hole
- CM(F/S) = Conc. Monument (Found/Set)
- MBF = Monument Box Found
- SF = Stone Found
- R.L. = Registered Land
- R/W = Right-of-Way Line
- ℄ = Property Line
- ℄ = Centerline
- BM = Bench Mark

UTILITIES/IMPROVEMENTS

- MH = Manhole
- AP = Access Port
- CO = Clean Out
- SAN = Sanitary Sewer
- ST = Storm Sewer
- CB = Catch Basin
- CI = Curb Inlet
- SI = Storm Inlet
- CP = Concrete Pipe
- PVC = Polyvinyl Chloride Pipe
- VCP = Vitrified Clay Pipe
- WTR = Waterline
- FH = Fire Hydrant
- WV = Water Valve
- WT = Water Tap
- WM(P) = Water Meter (Pit)
- IRG = Irrigation
- GAS = Natural Gasline
- GV = Gas Valve
- GT = Gas Tap
- GLM = Gasline Marker
- VB = Valve Box
- MW = Monitoring Well
- OHL = Overhead Utility Lines
- OHE = Overhead Electric Lines
- OHT = Overhead Telephone Lines
- PP = Power Pole
- TP = Telephone Pole
- UP = Utility Pole
- LP = Light Pole
- TLP = Traffic Light Pole
- Gy Wy = Guy Wire
- GP = Guard Post/Guy Pole
- AL = Area Lamp
- UGE = Underground Electric
- Ele. = Electric
- EPB = Electric Pull Box
- UGT = Underground Telephone
- FOC = Fiber Optic Cable
- Tel = Telephone
- UTV = Underground Television
- TV = Television
- Ped. = Pedestal
- E/P = Edge of Pavement
- B/T = Blacktop
- Cnc. = Concrete
- B/C = Back of Curb
- TC = Top Curb/Top Casting
- G = Gutter
- TW = Top Wall
- w/Wth

DESCRIPTION

EXHIBIT 1 (South 2.220 Acre Tract)

Situated in the City of Powell, County of Delaware, State of Ohio, located in part of Farm Lot 36, Section 4, Township 3, Range 19, United States Military Lands, being part of an original 52.018 acre tract conveyed to Louis V. and Doris E. Huffman in Deed Book 342, Page 57, and being more particularly described as follows:

Commencing at a 1" solid iron pin found at the intersection of the centerlines of Liberty Road (North Liberty Street-County Road 9) and Seldom Seen Road (Township Road 121), solid iron pin being on the common line between Farm Lots 36 and 37, and being the northeasterly corner of a 1.263 acre tract conveyed to the City of Powell in Official Record Volume 105, Page 1499;

Thence, South 01° 39' 40" East, along the centerline of North Liberty Street, being the easterly line of solid 1.263 acre tract, a distance of 282.80 feet to a point;

Thence, North 82° 17' 10" West, a distance of 40.54 feet to an iron pin set on the westerly right-of-way line of North Liberty Street, being a westerly line of said 1.263 acre tract, solid iron pin being the TRUE PLACE OF BEGINNING;

Thence, South 01° 39' 40" East, along said westerly right-of-way line and the westerly line of said 1.263 acre tract, a distance of 212.79 feet to an iron pin found at the northeasterly corner of a 0.963 acre tract conveyed to Mark D. Mansfield in Official Record Volume 13, Page 1888, being the northwesterly corner of a 0.168 acre tract conveyed to the Village of Powell in Official Record Volume 13, Page 1884;

Thence, North 82° 21' 20" West, along the northerly line of said solid 0.963 acre tract, the northerly line of a 0.887 acre tract conveyed to Sudhir Sehgal and Anjali Sehgal in Official Record Volume 20, Page 261, and the northerly line of a 0.887 acre tract conveyed to Behzad Vedale and Javad Ashrafi in Official Record Volume 29, Page 1945, (passing over iron pins found at 157.20 feet and 317.20 feet), a total distance of 477.20 feet to an iron pin set at the northwesterly corner of said 0.887 acre tract (conveyed to Vedale and Ashrafi), being on the easterly line of a 1.175 acre tract conveyed to Nicholas G. Cua and Frances L. Cua in Official Record Volume 25, Page 1527;

Thence, North 07° 38' 40" East, along a portion of the easterly line of said solid 1.175 acre tract a distance of 78.54 feet to an iron pin set at the northeasterly corner of said 1.175 acre tract;

Thence, North 07° 42' 51" East, through said original 52.018 acre tract, a distance of 131.98 feet to an iron pin set;

Thence, South 82° 17' 10" East, continuing through said original 52.018 acre tract, a distance of 442.64 feet, to the TRUE PLACE OF BEGINNING.

Containing 2.220 acres, more or less.

Subject, however, to all easements, restrictions and rights-of-way of record.

The above description is based on and referenced to a Plat of Survey entitled "Plat of a Three Lot Split for Louis V. Huffman and Doris E. Huffman" dated May 9, 2001 by Stults and Associates, Inc.

All references are to records at the Recorder's Office, Delaware County, Ohio.

All iron pins set are 5/8" diameter iron pins with yellow plastic caps stamped "Stults & Assoc.".

The bearing system is based on the centerline of Clairedan Drive, (North 82° 21' 20" West) as recited on the plat of "John D. Wolf Commerce Park, Section No. 2" in Plat Cabinet 1, Slides 542 and 542-A.

In addition to the above described 2.220 acre tract, the Grantor hereby reserves a Common Access Easement between said 2.220 acre tract and an adjoining (North) 2.220 acre tract as shown on said Plat of Survey.

EXHIBIT 2 (North 2.220 Acre Tract)

Situated in the City of Powell, County of Delaware, State of Ohio, located in part of Farm Lot 36, Section 4, Township 3, Range 19, United States Military Lands, being part of an original 52.018 acre tract conveyed to Louis V. and Doris E. Huffman in Deed Book 342, Page 57, and being more particularly described as follows:

Commencing at a 1" solid iron pin found at the intersection of the centerlines of Liberty Road (North Liberty Street-County Road 9) and Seldom Seen Road (Township Road 121), solid iron pin being on the common line between Farm Lots 36 and 37, and being the northeasterly corner of a 1.263 acre tract conveyed to the City of Powell in Official Record Volume 105, Page 1499;

Thence, North 82° 17' 09" West, along the centerline of Seldom Seen Road, said Farm Lot Line and the northerly line of said 1.263 acre tract, a distance of 437.11 feet to a point;

Thence, South 07° 42' 51" East, a distance of 50.00 feet to an iron pin set on the southerly right-of-way of Seldom Seen Road, being the southerly line of said 1.263 acre tract, and being the TRUE PLACE OF BEGINNING;

Thence, South 82° 17' 09" East, along the southerly right-of-way of Seldom Seen Road, being a southerly line of said 1.263 acre tract, a distance of 362.40 feet to an iron pin found;

Thence, continuing along a line of said 1.263 acre tract and along the arc of a curve to the right, having a delta angle of 80° 37' 29", a radius of 50.00 feet, an arc length of 70.36 feet, a chord of 64.70 feet, and a chord bearing of South 41° 58' 24" East, to an iron pin found on the westerly right-of-way line of Liberty Street, being a westerly line of said 1.263 acre tract;

Thence, South 01° 39' 40" East, along the westerly right-of-way line of Liberty Street, being a westerly line of said 1.263 acre tract, a distance of 189.70 feet to an iron pin set;

Thence, North 82° 17' 10" West, through said original 52.018 acre tract, a distance of 442.64 feet to an iron pin set;

Thence, North 07° 42' 51" East, continuing through said original 52.018 acre tract, a distance of 229.02 feet to the TRUE PLACE OF BEGINNING.

Containing 2.220 acres, more or less.

Subject, however, to all easements, restrictions and rights-of-way of record.

The above description is based on and referenced to a Plat of Survey entitled "Plat of a Three Lot Split for Louis V. Huffman and Doris E. Huffman" dated May 9, 2001 by Stults and Associates, Inc.

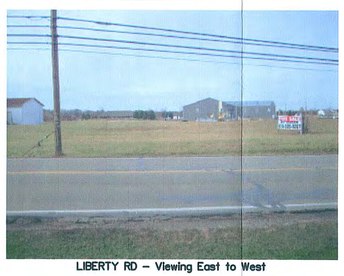
All references are to records at the Recorder's Office, Delaware County, Ohio.

All iron pins set are 5/8" diameter iron pins with yellow plastic caps stamped "Stults & Assoc.".

The bearing system is based on the centerline of Clairedan Drive, (North 82° 21' 20" West) as recited on the plat of "John D. Wolf Commerce Park, Section No. 2" in Plat Cabinet 1, Slides 542 and 542-A.

In addition to the above described 2.220 acre tract, the Grantor hereby reserves a Common Access Easement between said 2.220 acre tract and an adjoining (West) 1.996 acre tract and reserves another Common Access Easement between said 2.220 acre tract and an adjoining (South) 2.220 acre tract as shown on said Plat of Survey.

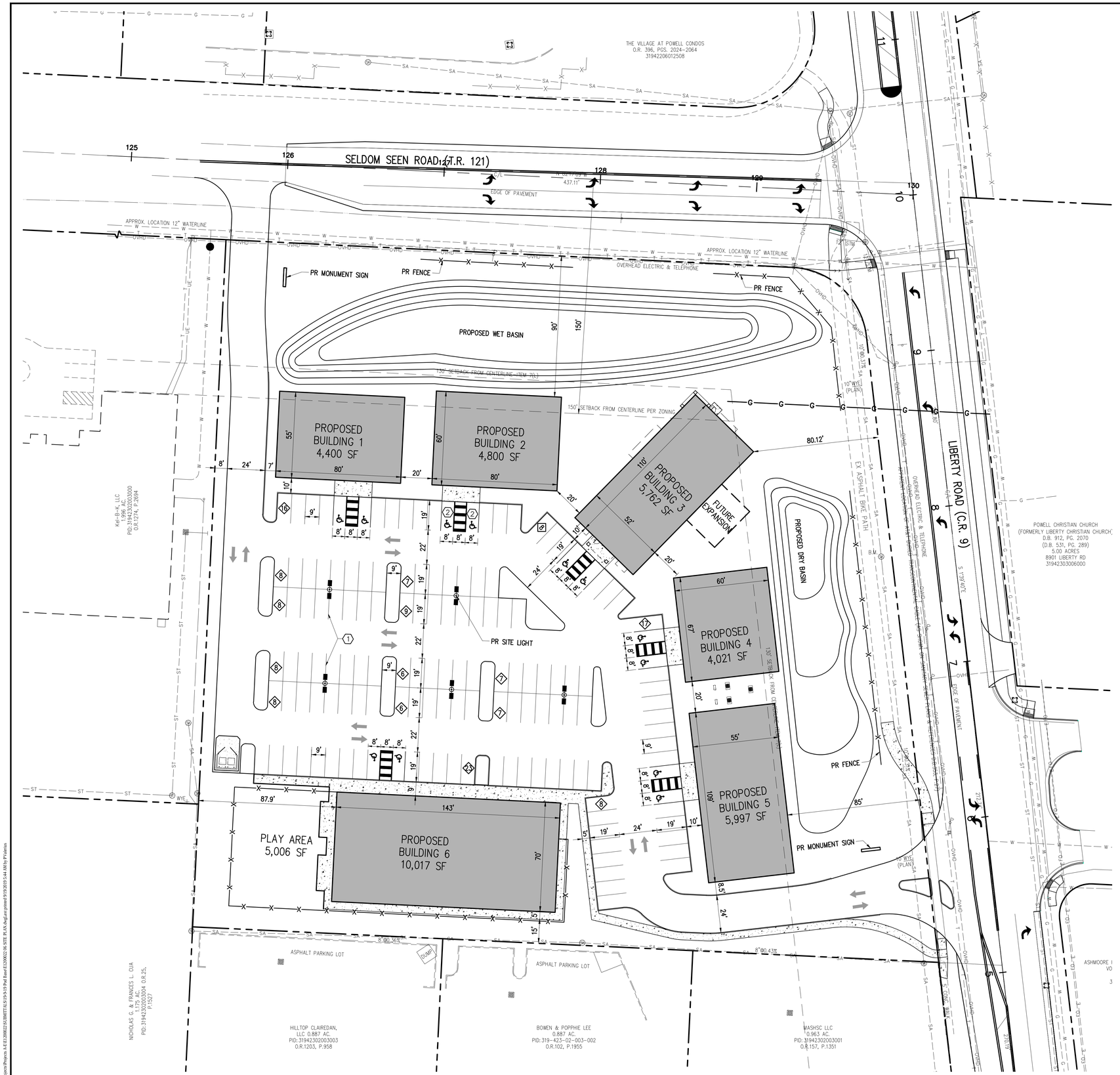
SITE PHOTOS



LIBERTY RD – Viewing East to West

SELDOM SEEN RD – Viewing North to South

SITE
Seldom Seen Rd
Liberty Ridge Ave
Liberty Park
Powell Rd
Liberty Crossing
Village Academy Middle School
Village Academy Schools
Scioto Ridge Elementary School
Memorial Park
Ridge Side Dr
Ridge Side Cir
Edge Cove
Chapman College Commons
Shopping Center
Kroger
Walgreens
Giant Eagle
Sunoco
Liberty Crossing
Powell Center
Village Center
Liberty Center
Liberty Ridge
Sawmill Dr
Park Woods
Scioto Ridge
Stonehaven Dr
Ashmore Dr
Ashford Cir
Ashford Cross Ct
Bridge Dr
Bowe Ln
Bluefield Dr
Castleton
Cambridge Dr
Chamberlain Dr
Hickory Ridge Dr
Hickory Ridge Cir
Hickory Ridge Ct
Hickory Ridge Pl
Hickory Ridge Way
Hickory Ridge Ln



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: 10017 SF (1 PER 250 SF) = 40 SPACES

PARKING PROVIDED = 146 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)

DISTURBED AREAS (AC):

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

CODED NOTES

1. 4" WHITE STRIPING FOR STANDARD PARKING STALLS
2. ADA ACCESSIBLE PARKING SPACE STRIPING
3. HANDICAP PARKING AND VAN ACCESSIBLE SIGN – SEE DETAIL, SHEET 3
4. PARKING BLOCK. REFER TO DETAIL ON SHEET 3
5. WALK FLUSH WITH PAVEMENT – SEE DETAIL, SHEET 3

LEGEND

- P/L — PROPERTY LINE
- R/W — RIGHT OF WAY
- 9 — PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED ASPHALT CONCRETE
- E — PROPOSED ELECTRIC TRANSFORMER

GRAPHIC SCALE
0 15 30 60
1 INCH = 30 FEET

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.406.7340

PROJECT DATE: 7/22/19
PROJECT NO: E1200022
DRAWN BY: MS
CHECKED BY: SEF

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
EQUITY, LLC
4653 TRUEMAN BLVD., SUITE 100
HILLIARD, OH 43026

SITE IMPROVEMENT PLAN
POWELL OFFICE CONDOMINIUMS
8930 LIBERTY ROAD POWELL , OHIO 43065

SITE PLAN

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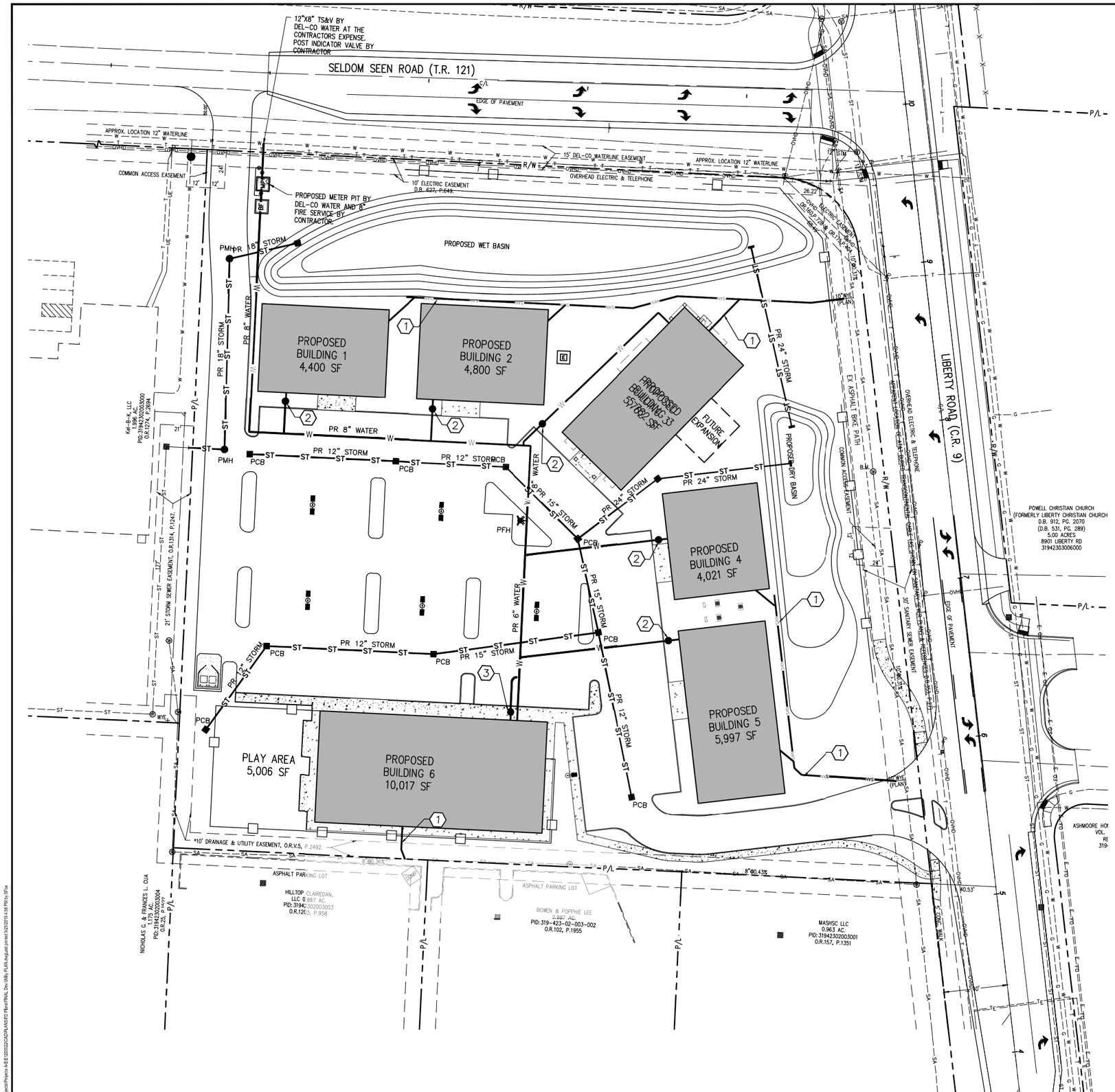

NOTES

1. CONTRACTOR SHALL EXERCISE EXTREME CAUTION WHEN EXCAVATING AROUND EXISTING UTILITIES. COORDINATE ANY RELOCATION WITH RESPECTIVE UTILITY OWNER.
2. THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTED OR GUARANTEED TO BE COMPLETE OR ACCURATE. EXISTING SITE DATA WAS PROVIDED TO MSG BY THE CLIENT. INVESTIGATION, LOCATION, SUPPORT, PROTECTION, AND RESTORATION OF ALL EXISTING UTILITIES AND APPURTENANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, OUPS, AT 811 OR 1-800-362-2764 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
3. THE CONTRACTOR SHALL PROVIDE MINIMUM CLEARANCES OF 1.0' VERTICAL AND 3.0' HORIZONTAL BETWEEN ALL UNDERGROUND UTILITIES. WATER, SANITARY AND STORM UTILITIES REQUIRE MINIMUM CLEARANCES OF 1.5' VERTICAL AND 10.0' HORIZONTAL. NO FACILITY SHALL BE INSTALLED WITH LESS THAN THESE MINIMUM CLEARANCES WITHOUT THE WRITTEN APPROVAL OF THE OWNERS OF THE OTHER FACILITIES INVOLVED. THE CONTRACTOR SHALL EXPOSE ALL UTILITIES OR STRUCTURES PRIOR TO CONSTRUCTION TO VERIFY THE VERTICAL AND HORIZONTAL CLEARANCES WITH PROPOSED CONSTRUCTION. THE COST OF THIS WORK SHALL BE INCLUDED IN THE PRICE BID FOR VARIOUS ITEMS. THE FLOW OF ALL SEWERS, DRAINS AND WATER COURSES ENCOUNTERED AND DISTURBED OR DESTROYED DURING THE PROSECUTION OF THE WORK SHALL BE RESTORED BY THE CONTRACTOR TO A SATISFACTORY CONDITION. PAYMENT FOR THIS ITEM SHALL BE INCLUDED IN THE PRICE BID FOR THE VARIOUS RELATED ITEMS. THE CITY OF POWELL ENGINEERING OFFICE SHALL BE NOTIFIED IMMEDIATELY FOR ANY DISTURBANCES.
4. THE CONTRACTOR SHALL RESTORE OFF-SITE CONSTRUCTION AREAS TO EQUAL OR BETTER CONDITION THAN EXISTED PRIOR TO COMMENCEMENT.
5. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY MSG OF ANY DISCREPANCIES FOUND BETWEEN THE PLANS OR FIELD CONDITIONS PRIOR TO START OF CONSTRUCTION.
6. REFER TO ARCHITECTURAL PLANS FOR SITE LIGHTING AND ELECTRIC CIRCUITRY.

KEYED NOTES

(1) SANITARY SEWER LATERAL: BUILD NEW 6" P.V.C. ASTM D-3034 SDR 35. JOINTS SHALL CONFORM TO ASTM D-3212. PROVIDE CLEANOUTS AS INDICATED BY "C.O." PER DETAIL ON SHEET 3. MAINTAIN MINIMUM 18" CLEARANCE AT STORM SEWER CROSSING. MAINTAIN MINIMUM SLOPE OF 2.08%

(2) PROPOSED 1" DEL-CO WATER SERVICE WITH METER.

(3) PROPOSED 2" DEL-CO WATER SERVICE WITH METER.

LEGEND

- EX CATCH BASIN
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- EX STORM CURB INLET
- EX STORM
- EX SANITARY
- EX WATER
- EX OVERHEAD ELECTRIC
- EX UNDERGROUND ELECTRIC
- EX GAS
- EX TELEPHONE LINE
- EX FIBER OPTIC
- EX TELEPHONE BOX
- PR STORM MANHOLE
- PR CATCH BASIN
- PR STORM STRUCTURE NUMBER

GRAPHIC SCALE

0 15 30 60

1 INCH = 30 FEET

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD, SUITE 100
COLUMBUS, OHIO 43215
TEL: 614.461.4222
FAX: 888.468.7340

PROJECT DATE: 7/22/19
PROJECT NO: E1200022
DRAWN BY: MS
CHECKED BY: SEF

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
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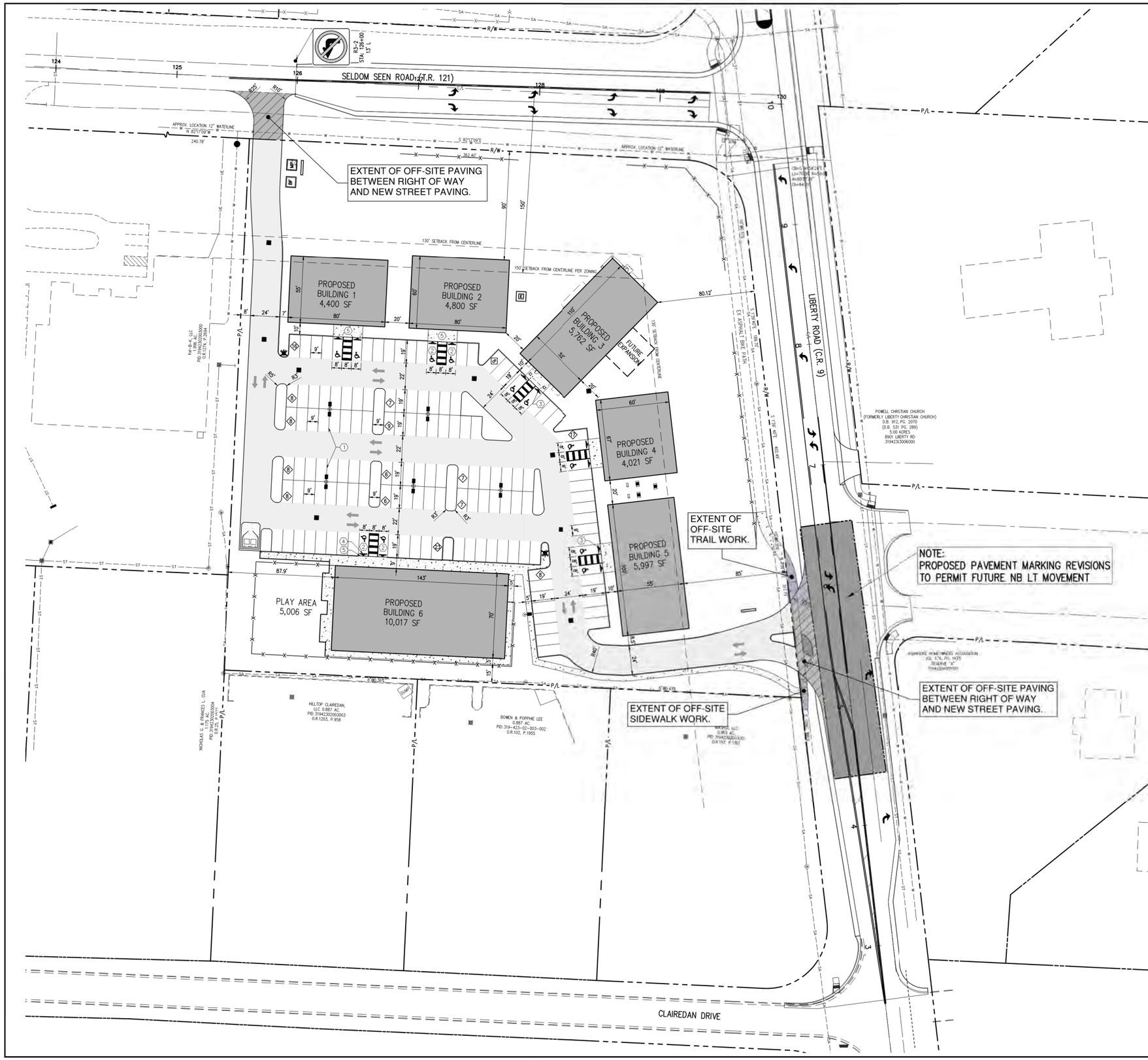
PREPARED FOR:
EQUITY, LLC
4653 TRUEMAN BLVD., SUITE 100
HILLIARD, OH 43026

SITE IMPROVEMENT PLAN
POWELL OFFICE CONDOMINIUMS
8930 LIBERTY ROAD POWELL, OHIO 43065

SITE UTILITY PLAN

L:\Projects\Projects A-E\E200022\CAD\PLANS\FD Plans\FINAL Dev Utility PLAN.dwg-last printed:9/25/2019 4:56 PM by SFox



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: 10017 SF (1 PER 250 SF) = 40 SPACES PARKING PROVIDED = 146 SPACES
PARCEL ID:	319423020003005 & 319423020003006
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)
DISTURBED AREAS (AC):	
	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

CODED NOTES

1. 4" WHITE STRIPING FOR STANDARD PARKING STALLS
2. ADA ACCESSIBLE PARKING SPACE STRIPING
3. HANDICAP PARKING AND VAN ACCESSIBLE SIGN – SEE DETAIL, SHEET 3
4. PARKING BLOCK. REFER TO DETAIL ON SHEET 3
5. WALK FLUSH WITH PAVEMENT – SEE DETAIL, SHEET 3

LEGEND

- P/L — PROPERTY LINE
- R/W — RIGHT OF WAY
- PARKING COUNT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED ELECTRIC TRANSFORMER

PRELIMINARY
NOT FOR CONSTRUCTION

PREPARED BY:

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com
11803 DUBLIN ROAD, SUITE 100
COLUMBUS, OH 43215
(614) 441-4222

CITY OF POWELL

POWELL OFFICE CONDOS
TRAFFIC EXHIBIT
SITE PLAN

DRAWN	CHECKED	DATE	SCALE	SHEET
		9/24/19	1" = 30'	1 OF 1

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

0 15 30 60

POD design

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	09/23/19
By	SF
Scale	As Shown

Revisions

Sheet Title

ILLUSTRATIVE SITE PLAN

Sheet #

L1.0

Powell Office Condominiums

8930 Liberty Road Powell, OH 43065

DATE: September 24, 2019

Final Design Development Landscape Design

PROJECT NO. 18097

SHEET INDEX

L1.0 Final Development Planting Plan

L2.0 Planting Details

L3.0 Final Development Details

PREPARED FOR

Powell Office Condominiums
8930 Liberty Road
Powell, Ohio 43065

PREPARED BY

POD design

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

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

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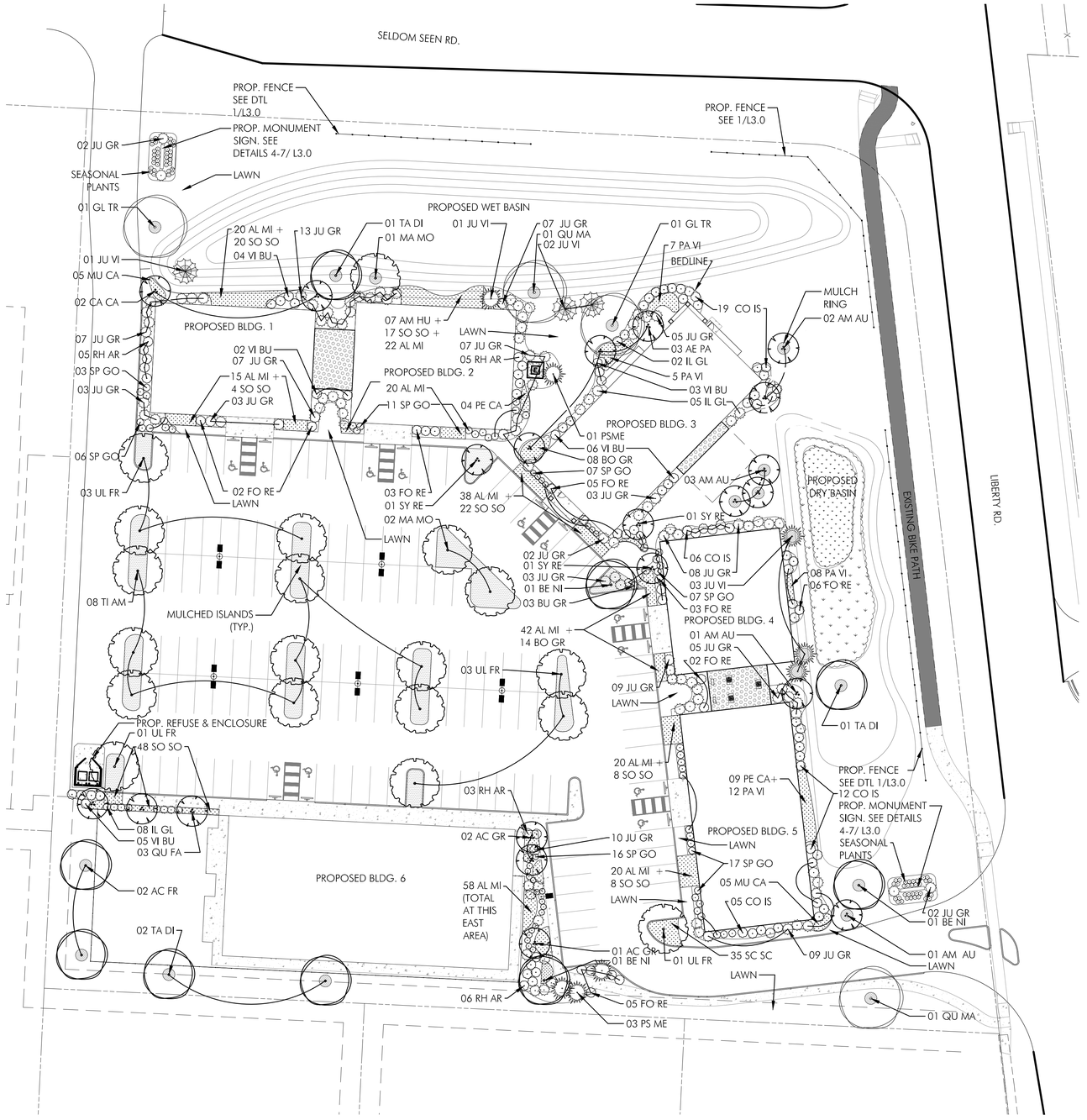
LANDSCAPE REQUIREMENTS

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. WITH TREES EACH AT 3" CAL.

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



1 Final Development Planting Plan
SCALE: 1" = 30'-0"

0 15 30 60

PLANTING SCHEDULE

QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND	REMARKS
	LARGE TREE SPECIMEN- FOR REPLACEMENT				
2	GL TR	Gleditsia t.i. 'Skyline' Skyline Honeylocust	3" Cal.	B&B	AS SHOWN
3	JU VI	Juniperus virginiana 'Burkii' Burk Juniper	3" Height	B&B	AS SHOWN
1	PL OC	Platanus occidentalis American Sycamore	3" Cal.	B&B	AS SHOWN
2	QU MA	Quercus macrocarpa Burr Oak	3" Cal.	B&B	AS SHOWN
	LARGE TREES / TREES FOR OPEN GREEN AREAS				
2	AC FR	Acer x f. 'Celebration' Celebration Maple	2.5" Cal.	B&B	AS SHOWN
3	JU VI	Juniperus virginiana 'Burkii' Burk Juniper	6' Height	B&B	AS SHOWN
4	PS ME	Pseudotsuga menziesii Douglasfir	6'	B&B	AS SHOWN
3	TA DI	Taxodium distichum Bald Cypress	2.5" Cal.	B&B	AS SHOWN
	SMALL, MEDIUM AND FASTIGIATE TREES				
3	AC GR	Acer griseum Paperbark Maple	6' Height	B&B	(3) Min. Heavy Stock Multi-stem
3	AE PA	Aesculus pavia Red Buckeye	6' Height	B&B	(3) Min. Heavy Stock Multi-stem
7	AM AU	Amelanchier 'Autumn Brilliance' Autumn Brilliance Serviceberry	6' Height	B&B	(3) Min. Heavy Stock Multi-stem
4	BE NI	Betula nigra River Birch	7' Height	B&B	(3) Min. Heavy Stock Multi-stem
2	CA CA	Carpinus caroliniana American Hornbeam	2.5" Cal.	B&B	AS SHOWN
3	MA MO	Magnolia v. 'Moonglow' Moonglow Sweetbay Magnolia	7' Height	B&B	(3) Min. Heavy Stock Multi-stem
3	QU FA	Quercus r. 'Fastigiata' Pyramidal English Oak	7' Height	B&B	AS SHOWN
3	SY RE	Syringa reticulata Japanese Tree Lilac	2.5" Cal.	B&B	AS SHOWN
8	UL FR	Ulmus x. 'Frontier' Frontier Elm	2.5" Cal.	B&B	AS SHOWN
8	TI AM	Tilia americana Basswood	2.5" Cal.	B&B	AS SHOWN

QTY	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND	REMARKS
	SHRUBS				
3	BU GR	Buxus x. 'Green Velvet' Green Velvet Boxwood	18" ht. min.	#3 cont.	3' O.C.
42	CO IS	Cornus s. 'Isanti' Isanti Dogwood	24" ht. min.	#5 cont.	5' O.C.
24	FO RE	Fothergilla x 'Red Licorice' Red Licorice Fothergilla	24" ht. min.	#3 cont.	4.5' O.C.
15	IL GL	Ilex glabra 'compacta' Compact Inkberry	24" ht.	#5 cont.	4.5' o.c.
95	JU GR	Juniperus v. 'Grey Owl' Grey Owl Juniper	24" min. spread	#3 cont.	6' o.c.
19	RH AR	Rhus aromatica 'Lo Gro' Lo Grow Fragrant sumac	24" min. spread	#3 cont.	5.5' o.c.
67	SP GO	Spiraea 'Goldflame' Goldflame Spirea	24" min. spread	#3 cont.	3' o.c.
20	VI BU	Viburnum x burkwoodii Burkwood Viburnum	24" min. spread	#3 cont.	6' o.c.
	PERENNIALS AND NATIVE GRASSES : REFER TO PLANTING PLAN				
7	AM HU	Amsonia hubrichtii Threadleaf Blue Start	1 gal.	Cont.	Min. 2.5' o.c.
255	AL MI	Allium 'Millenium' Millenium Ornamental onion	1 gal.	Cont.	Min. 18"o.c.
22	BO GR	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition blue grama	1 gal.	Cont.	Min. 3' o.c.
10	MU CA	Muhlenbergia reverchonii 'Undaunted' Undaunted Ruby Muhly	1 gal.	Cont.	Min. 3' o.c.
32	PA VI	Panicum virgatum 'Shenandoah' Shenandoah switchgrass	1 gal.	Cont.	Min. 4' o.c.
13	PE CA	Penstemon calycosus Bead Tongue	1 gal.	Cont.	Min. 3' o.c.
35	SC SC	Schizachyrium scoparium 'Standing Ovation' Standing Ovation little bluestem	1 gal.	Cont.	Min. 18"o.c.
127	SO SO	Solidago x 'Solar Cascade' Solar Cascade Goldenrod	1 gal.	Cont.	Min. 2.5' o.c.
	SEED AND SOD MIXES				
	SEED MIX TYPE A	TURF: SCOTTS PROVISTA KENTUCKY BLUEGRASS CONTACT: CHRISTIAN BALDWIN 937-578-5994	FOLLOW SUPPLIER'S INSTALLATION DIRECTIONS FOR OPTIMAL GROWTH		APPLICATION RATE AS PER SUPPLIER'S DIRECTIONS
	SEED MIX TYPE B	SPENCE NURSERY 'WET MESIC' NATIVE SEED MIX	FOLLOW SUPPLIER'S INSTALLATION DIRECTIONS FOR OPTIMAL GROWTH		APPLICATION RATE AS PER SUPPLIER'S DIRECTIONS

PROPOSED REPLACEMENT TREE

PROPOSED DECIDUOUS TREE (SMALL TO LARGE)

PROPOSED EVERGREEN TREE

PROPOSED DECIDUOUS SHRUBS

PROPOSED EVERGREEN SHRUB

PROPOSED PERENNIALS, NATIVE GRASSES, GROUNDCOVER

MULCH

SEED MIX

CRUSHED STONE OR PERMEABLE SURFACE AREA FOR UTILITY AND MECHANICAL UNITS

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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	09/24/19
By	SF
Scale	As Shown

Revisions

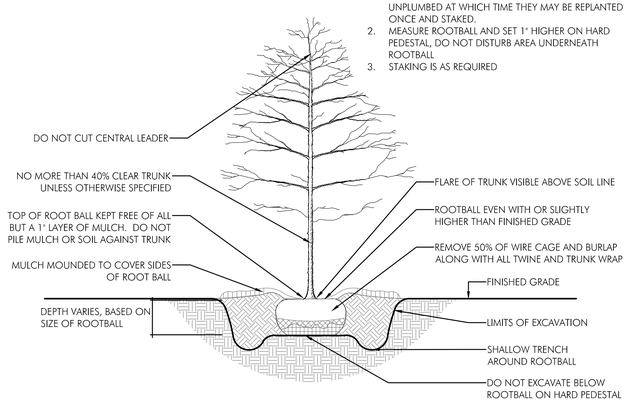
Sheet Title

FINAL DEVELOPMENT PLANTING PLAN

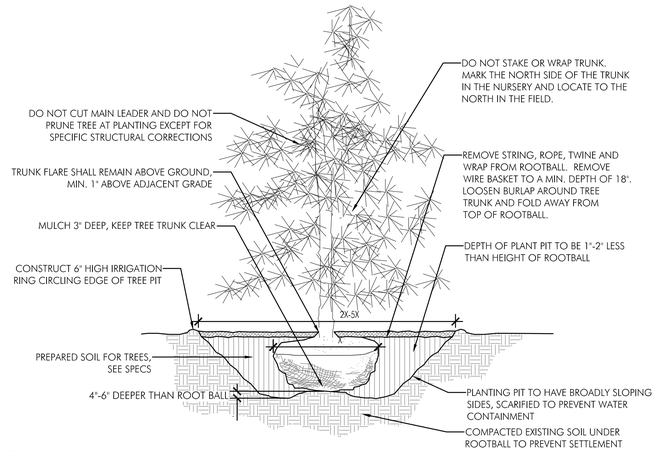
Sheet #

L1.0

NOTES:
1. TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED.
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. STAKING IS AS REQUIRED



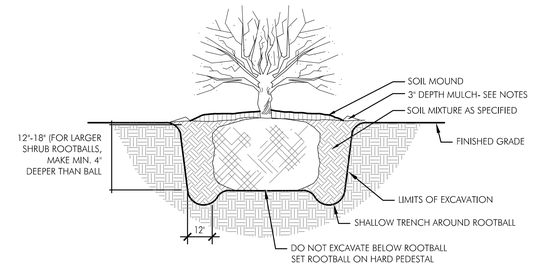
1 Tree Planting
N.T.S.



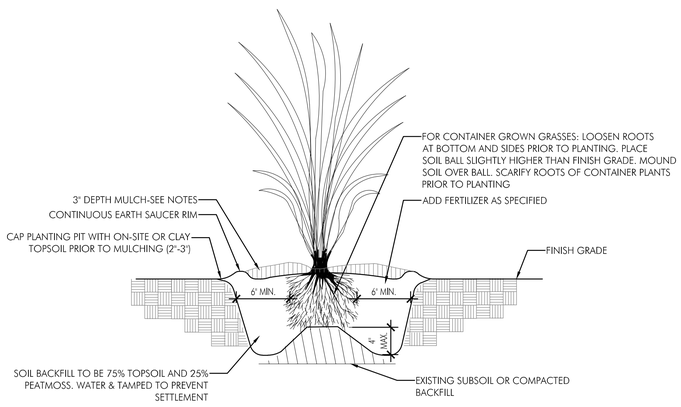
2 Evergreen Planting
1" = 1'-0"

NOTES:
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL

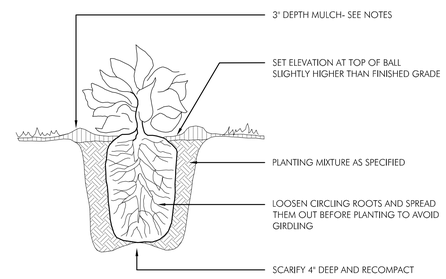
THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.



3 Shrub Planting
N.T.S.



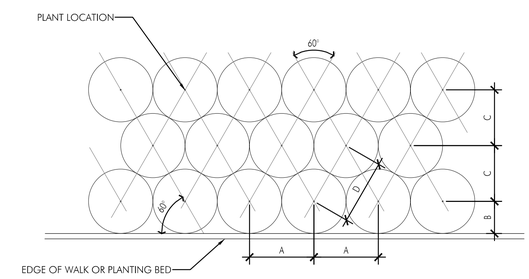
4 Grass Planting
$1\frac{1}{2}$" = 1'-0"



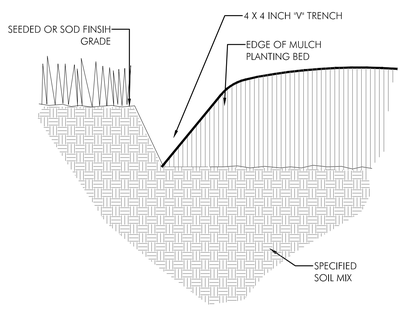
5 Perennial Planting
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A= SPACING
B= SP/2
C= SP/1.2
D= SPACING



6 Perennial Spacing
N.T.S.



7 Mulch Edge Treatment at Lawn
N.T.S.

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Powell, OH 43065

Prepared For
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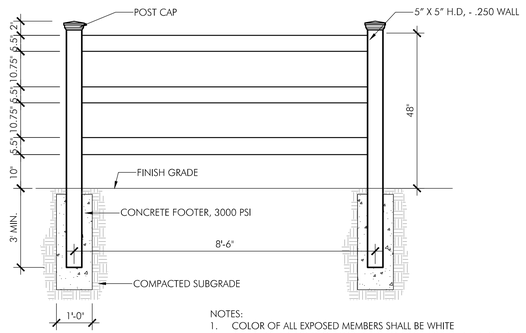
By	SF
Scale	As Shown

Revisions

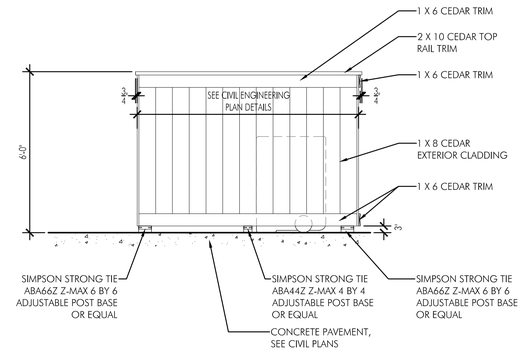
Sheet Title
PLANTING DETAILS

Sheet #
L2.0



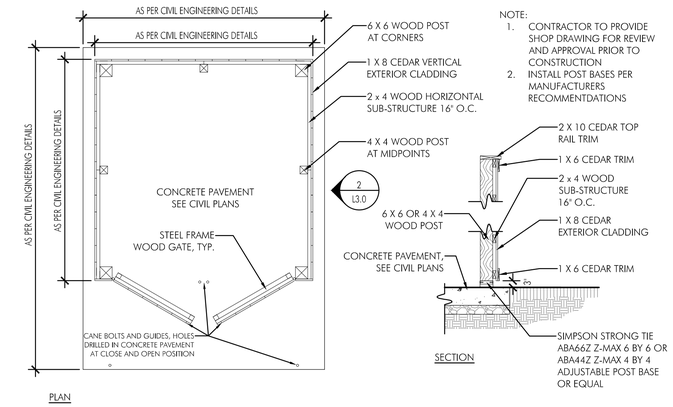
NOTES:
1. COLOR OF ALL EXPOSED MEMBERS SHALL BE WHITE
2. REFER TO ADJOINING PROPERTIES TO CONFIRM AND MATCH DETAILS AND DIMENSIONS OF EXISTING FENCING.
3. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO SCALE FOR OWNER REVIEW AND APPROVAL

1 Three Rail Vinyl Fence
1/2"=1'-0"



ELEVATION

2 6' High Wooden Refuse Enclosure Elevation
3/8"=1'-0"

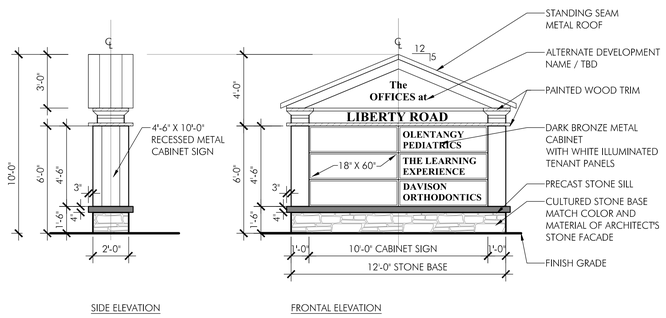


NOTE:
1. CONTRACTOR TO PROVIDE SHOP DRAWING FOR REVIEW AND APPROVAL PRIOR TO CONSTRUCTION
2. INSTALL POST BASES PER MANUFACTURERS RECOMMENTDATIONS

PLAN

SECTION

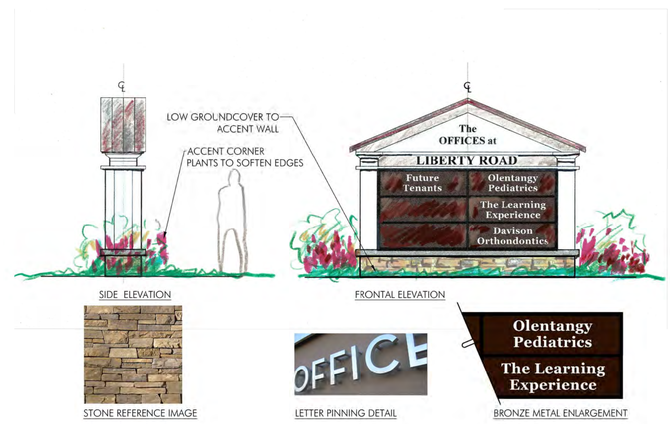
3 6' High Wooden Refuse Enclosure
3/8"=1'-0"



SIDE ELEVATION

FRONTAL ELEVATION

4 Powell Office Condominium Monument Preliminary Sign
1/4"=1'-0"



SIDE ELEVATION

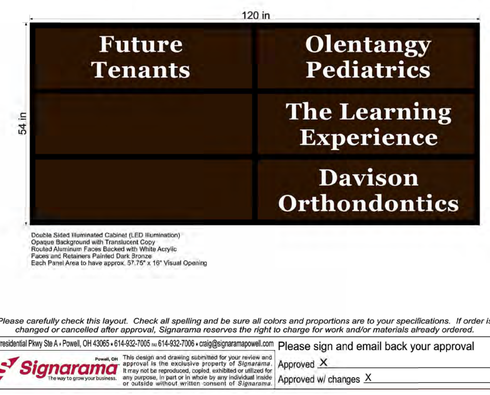
FRONTAL ELEVATION

STONE REFERENCE IMAGE

LETTER PINNING DETAIL

BRONZE METAL ENLARGEMENT

5 Powell Office Condominium Monument Preliminary Sign: Rendering
1/4"=1'-0"



Please carefully check this layout. Check all spelling and be sure all colors and proportions are to your specifications. If order is changed or cancelled after approval, Signarama reserves the right to charge for work and/or materials already ordered.

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Please sign and email back your approval
Approved X
Approved w/ changes X

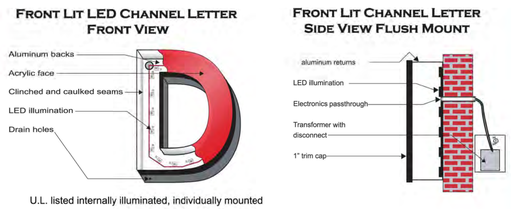
6 Powell Office Condominium Monument Preliminary Sign Detail
NTS

Date: 7/12/2017
Job Name: Trinethra Super Market
Location: 8481 Sancus Blvd

Channel Letter Construction (Typical)

JOB # 16928

Sheet 4 of 4



U.L. listed internally illuminated, individually mounted

Sign-A-Rama Typical Channel Letter Construction Detail & Installation

Individually Mounted Channel Letters will be fastened to the wall using 1/4" x 4" Lags, Toggles, or equivalent fastening methods (Tapcons 1/4" x 2" to 2 1/4" Concrete Anchor for Brick Installation). Spacers will be used as needed.

Note: Color of channel letter face and LEDs are shown for representation purposes and the actual colors of the faces are described in the sign detail.

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Approved X
Approved w/ changes X

7 Powell Office Condominium Monument Preliminary Sign Detail
NTS

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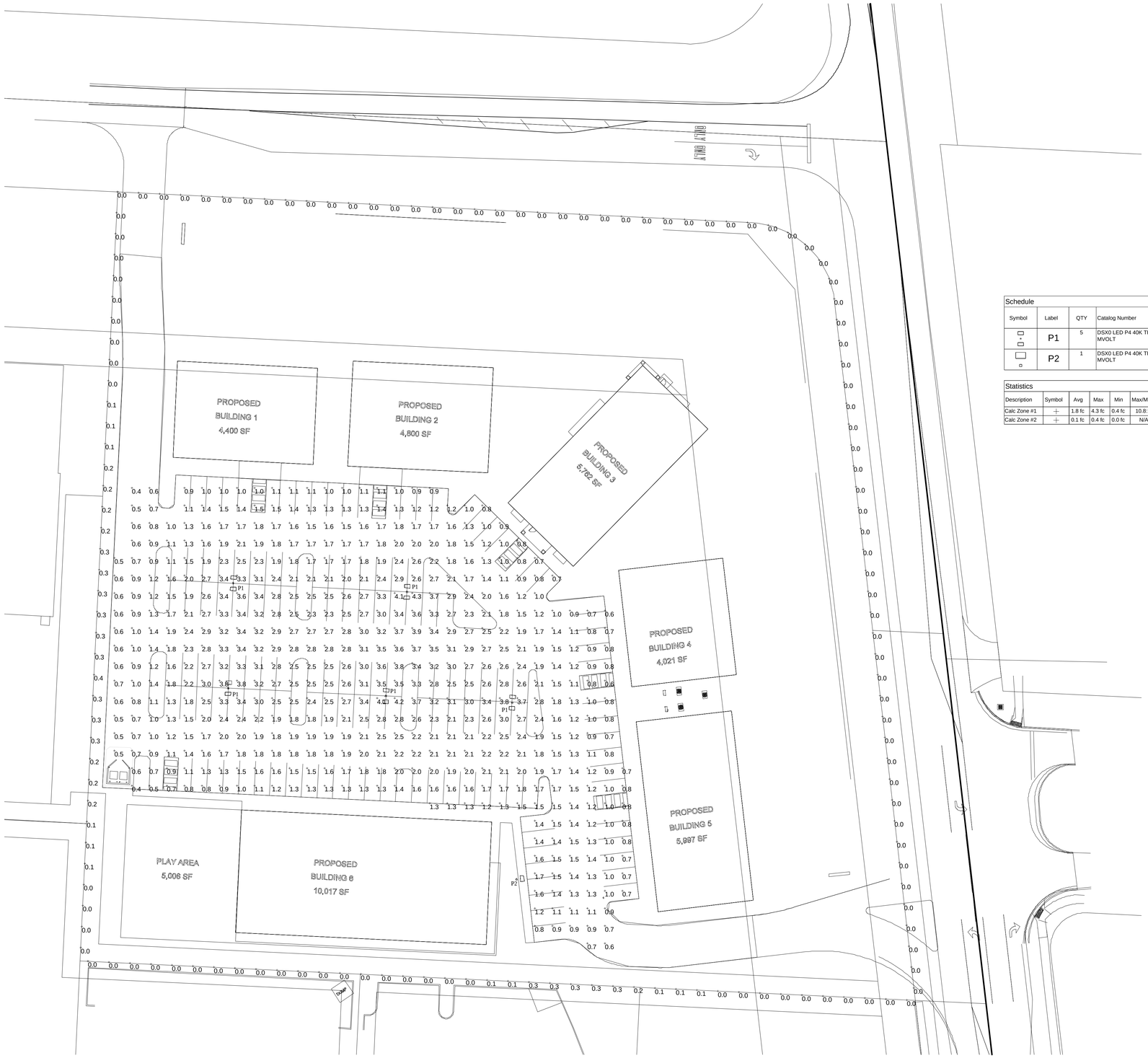
Revisions

Sheet Title

FINAL DEVELOPMENT DETAILS

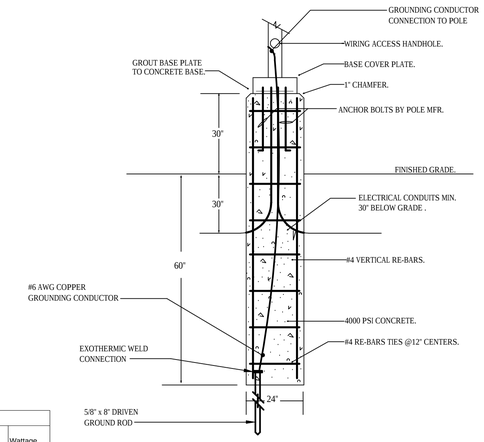
Sheet #

L3.0



SITE PHOTOMETRIC PLAN

SCALE: 1" = 30'-0"



POLE BASE DETAIL

NTS

Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lamp	Lumens per Lamp	Wattage
	P1	5	DSX0 LED P4 40K TFTM MVOLT	DSX0 LED P4 40K TFTM MVOLT 25' POLE ON 30" CONCRETE BASE	LED	10557.56	184
	P2	1	DSX0 LED P4 40K TFTM MVOLT	DSX0 LED P4 40K TFTM MVOLT 25' POLE ON 30" CONCRETE BASE	LED	10557.56	92

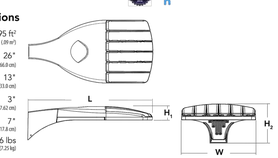
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.8 fc	4.3 fc	0.4 fc	10.8:1	4.5:1
Calc Zone #2	+	0.1 fc	0.4 fc	0.0 fc	N/A	N/A

D-Series Size 0
LED Area Luminaire

Catalog Number
Notes
Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications



EPA: 0.95 ft² (.09 m²)
Length: 26" (66.0 cm)
Width: 13" (33.0 cm)
Height$_1$: 3" (7.62 cm)
Height$_2$: 7" (17.8 cm)
Weight (max): 16 lbs (7.25 kg)

Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2] LCCO Left corner cutoff[2] RCCO Right corner cutoff[2]	MVOLT [3,4] 120 [4] 208 [4] 240 [4] 277 [4] 347 [4,5] 480 [4,5]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor [6] RPUMBA Round pole universal mounting adaptor [6] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[7]

Control options		Other options	Finish (Required) [11]
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[8,9] PIRHN Network, high/low motion/ambient sensor[10] PER NEMA twist-lock receptacle only (control ordered separate) [11] PER5 Five-pin receptacle only (control ordered separate) [11,12] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate) [11,12] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc [13,14] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc [13,14] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc [13,14] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc [13,14] FAO Field adjustable output [15]	**Shipped installed** HS House-side shield [16] SF Single fuse (120, 277, 347V) [4] DF Double fuse (208, 240, 480V) [4] L90 Left rotated optics [1] R90 Right rotated optics [1] DDL Diffused drop lens [16] **Shipped separately** BS Bird spikes [17] EGS External glare shield [17]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 800.705.7378 • www.lithonia.com
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DSX0 LED
Rev. 08/15/19
Page 1 of 8

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

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
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☒	FINAL DEVELOPMENT PLAN SUBMITTAL	9-24-19
☐	BID SET	
☐	PERMIT SET	
☐	CONSTRUCTION	
☐	REVISION	

Point One Design, Ltd.
Consulting Engineers
2800 Corporate Exchange Dr., Suite 270 Columbus, Ohio 43231
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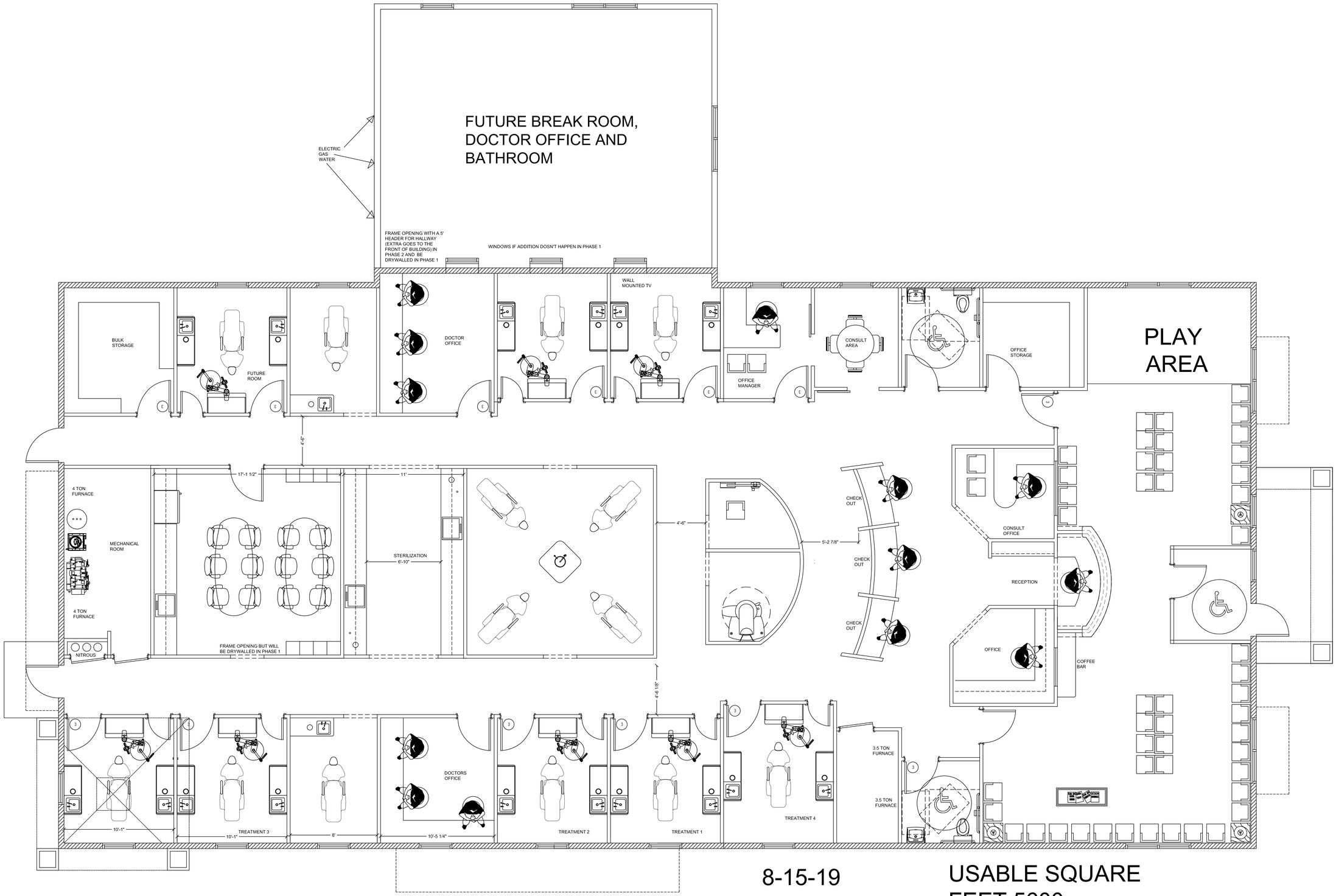
columbus@pointonedesign.com
9941 York Theta Drive North Royalton, Ohio 44133
440-230-1800 Fax 440-230-1831
cleveland@pointonedesign.com

ES.1



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 (614) 206-3153
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:

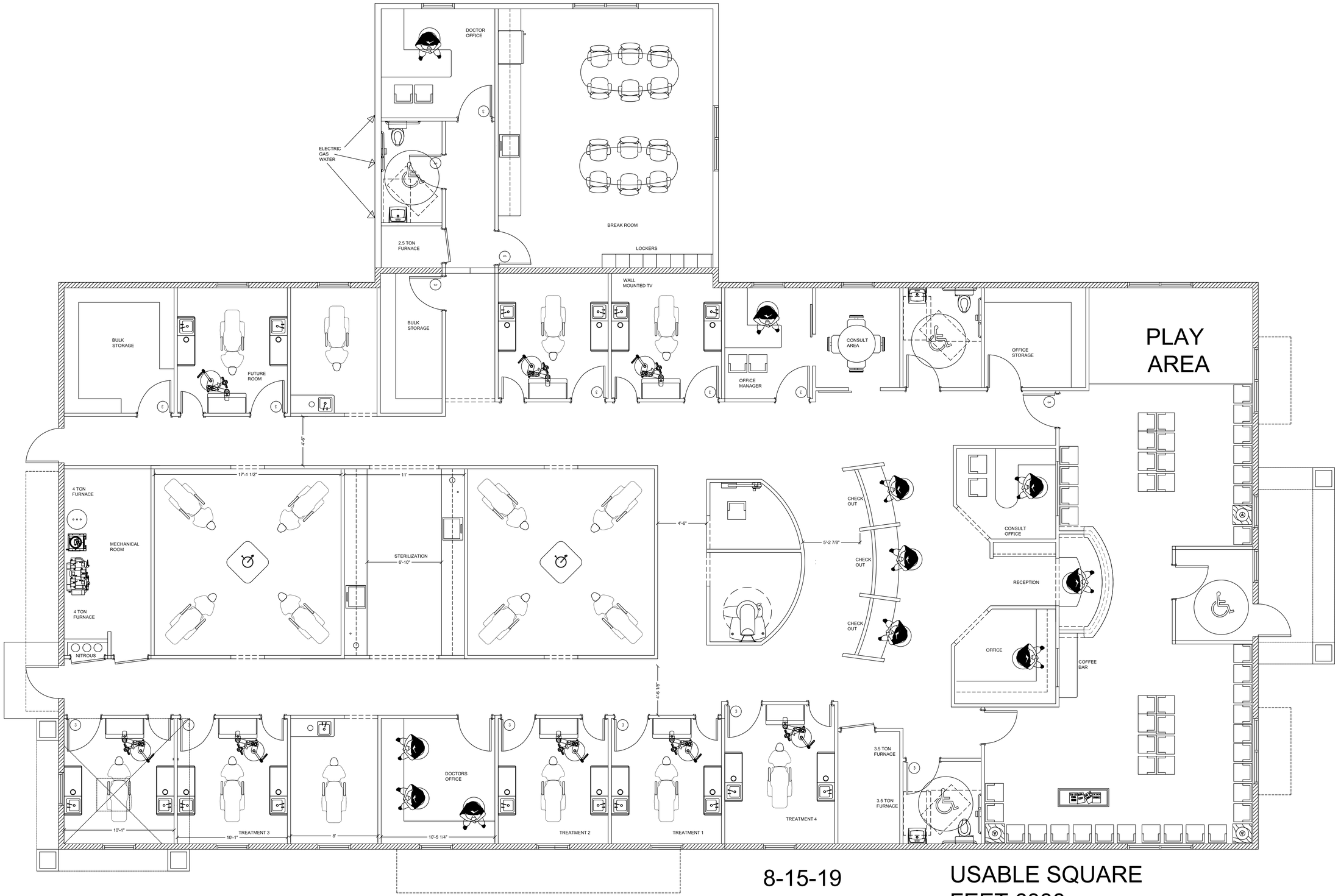
JEFF MILTON DDS

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

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CANAL WINCHESTER, OHIO 43110
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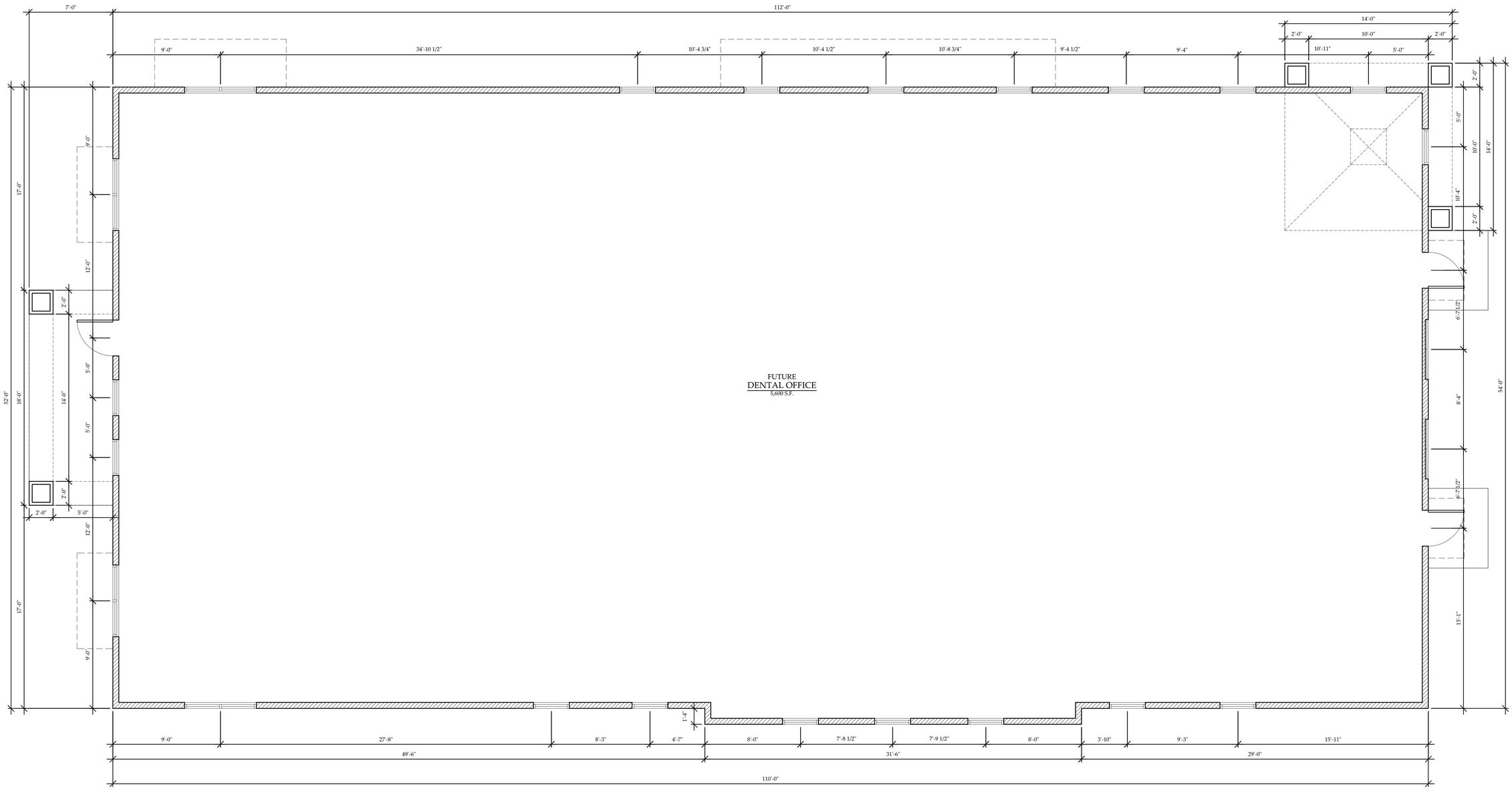
TEAM DDS #:
XXXX

RELEASE:
5-9-19

A-2
FLOOR PLAN



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

STATE OF OHIO
THOMAS W. COFFEY 9779
REGISTERED ARCHITECT

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
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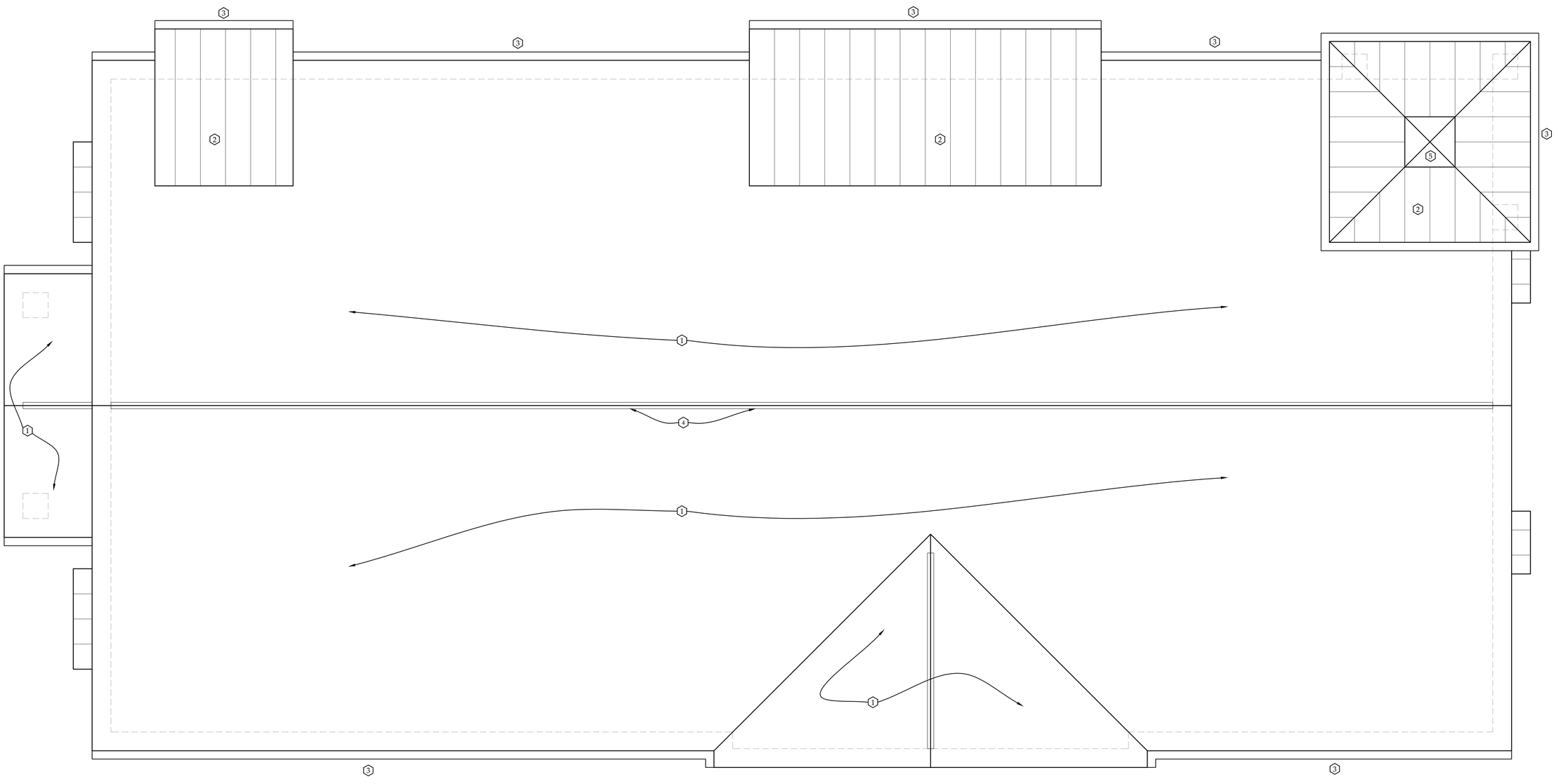
- ☒ DEVELOPMENT PLAN SUBMITTAL 8-27-19
- ☒ FINAL DEVELOPMENT PLAN SUBMITTAL 9-24-19
- ☐ BID SET
- ☐ PERMIT SET
- ☐ CONSTRUCTION
- ☐ REVISION

A1.0



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

ROOF PLAN FINISHES:

SPECIFIC 4

1. ASPHALT SHINGLES - 'OWENS CORNING' COLOR: ESTATE GREY
2. STANDING SEAM METAL ROOF AWNING - 'GALVALUTTE'
3. HALF ROUND ALUMINIUM GUTTER COLOR: WHITE
4. CONTINUOUS RIDGE VENT.
5. 3'-0" x 3'-0" x 5'-0" HIGH CUPOLA w/ 'SMART TRIM' BASE & ALUMINUM LOUVERS ON ALL (4) SIDES w/ STANDING SEAM ROOF.

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☐	CONSTRUCTION	
☐	REVISION	

A1.1

STANDING SEAM AWNING
'GALVALUME'

'OWENS CORNING'
ASPHALT SHINGLE
'ESTATE GREY'

'THERMA-TRU'
FRENCH ENTRY DOORS
'BENCHMARK'

BOARD and BATTEN SIDING
'HARDI PLANK'- WHITE

WALL MOUNT LIGHT
'KICHLER'- 9142 NI

GOOSE NECK SIGN LIGHT
'MILLENNIUM LIGHTING'- RAS10-GA

LEDGER STONE
'CULTURED STONE'- HUDSON BAY
w/ GRAY MORTAR

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

PROPOSED
EXTERIOR SAMPLE BOARD

JCKL
ARCHITECTS

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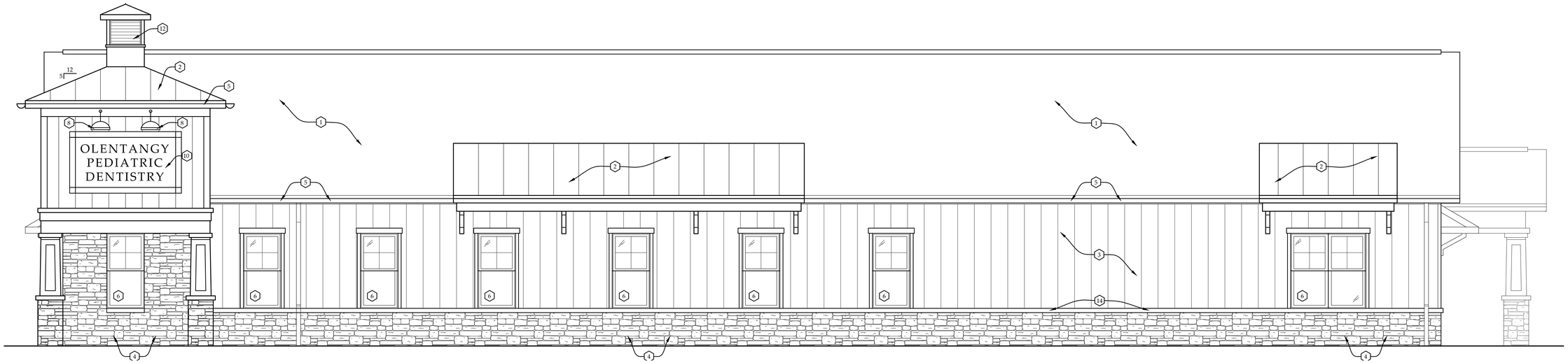
☒	FINAL DEVELOPMENT PLAN SUBMITTAL	9-24-19
☐	REVISION	

A2.0

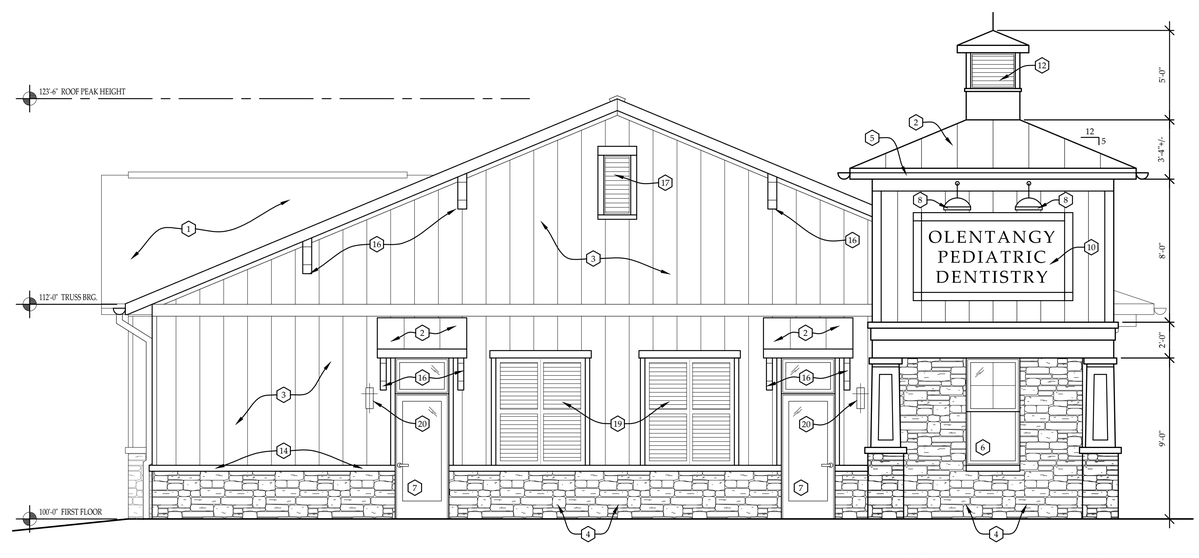


A WEST ELEVATION
SCALE: 1/4"=1'-0"

EXTERIOR ELEVATION FINISHES:

SPECIFIC 4

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 WITH 'GRAY' MORTAR.
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 - WITH ANGLED GALVANIZED SHADE- MODEL# RAS10-GA www.millenniumlighting.com
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 & ALUMINUM LOUVERS ON ALL (4) SIDES 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 5/4x4 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 5/4x4 ON (3) SIDES, 5/4x6 'SMART TRIM' AT THE TOP.
19. (2) 30"x 6'-0" RAISED PANEL VINYL SHUTTERS SECURED TO WALL PANEL BEHIND. REFER TO DETAIL 'C' THIS SHEET.
20. WALL MOUNTED LIGHT FIXTURE- 'KICHLER' 17 INCH "BRUSHED NICKEL" MODEL# 9142NI .



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

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ARCHITECTS

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☐	BID SET	
☐	PERMIT SET	
☐	CONSTRUCTION	
☐	REVISION	

A2.1

A EAST 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 - WITH ANGLED GALVANIZED SHADE- MODEL# RAS10-GA www.millenniumlighting.com
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 & ALUMINUM LOUVERS ON ALL (4) SIDES 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 5/4x4 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 5/4x4 ON (3) SIDES, 5/4x6 'SMART TRIM' AT THE TOP.
19. WALL MOUNTED LIGHT FIXTURE- 'KICHLER' 17 INCH "BRUSHED NICKEL" MODEL# 9142NI .

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

JCKL ARCHITECTS

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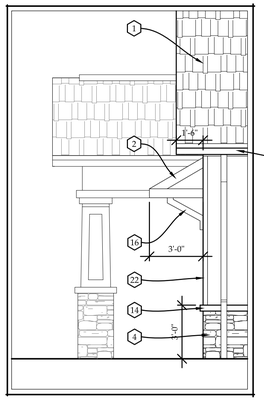
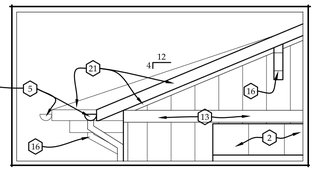
☐	CONSTRUCTION	
☐	REVISION	

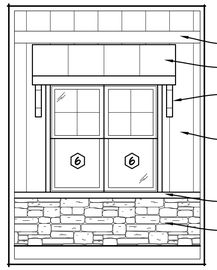
A2.2



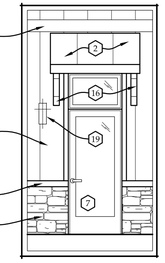
RAKE END
WITH METAL ROOF AWNING



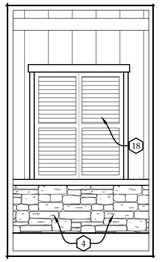
RAKE END
WITH METAL ROOF DORMER



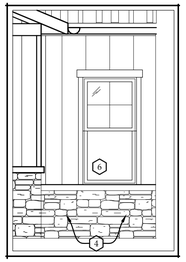
DOUBLE WINDOW
WITH METAL ROOF AWNING



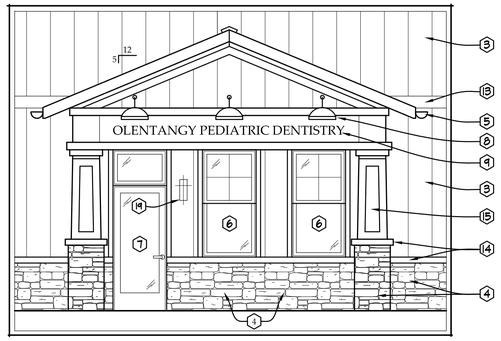
REAR/ SIDE DOOR
WITH METAL ROOF AWNING



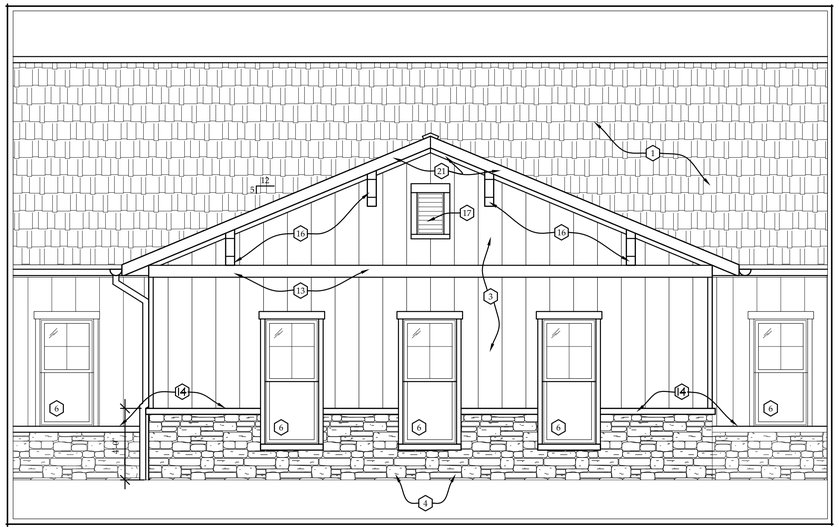
FALSE WINDOW
DOUBLE UNIT WITH SHUTTER PANELS



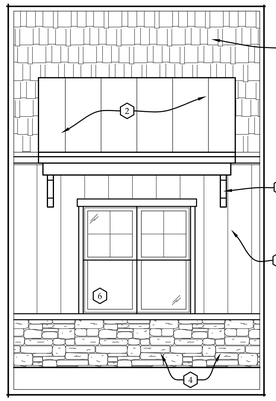
SINGLE WINDOW
DOUBLE-HUNG 2 OVER 1



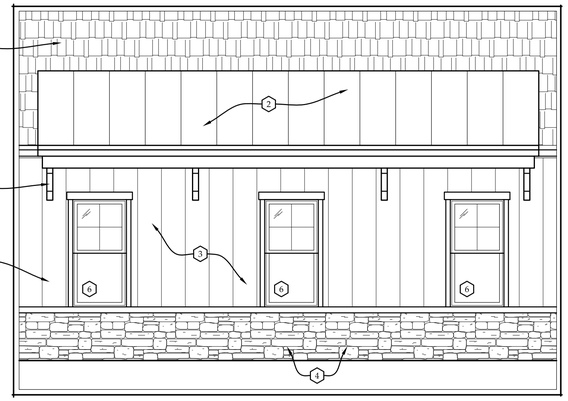
FRONT ENTRY PEDIMENT
SHOWN WITH EXTERNALLY LIT LETTER SIGNAGE



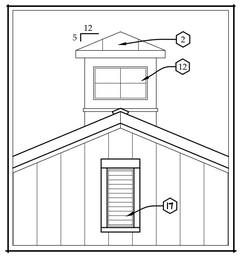
GABLE END BUMP-OUT
SHOWN WITH HIGHER STONE LEDGER BASE
SHOWN WITH TALLER WINDOWS



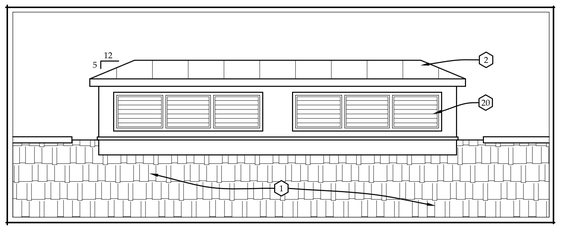
DOUBLE WINDOW
SHOWN WITH METAL ROOF DORMER OPTION ABOVE
TO BREAK-UP ROOF MASS



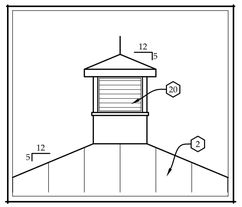
SINGLE WINDOW
SHOWN WITH METAL ROOF DORMER OPTION ABOVE
TO BREAK-UP ROOF MASS



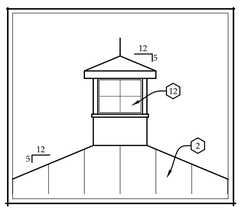
GABLE END VENT
SHOWN WITH GLASS CUPOLA OPTION ABOVE



DOUBLE-WIDE ROOF CUPOLA
SHOWN WITH VENTILATION LOUVERS



ROOF CUPOLA
SHOWN WITH VENTILATION LOUVER OPTION



ROOF CUPOLA
SHOWN WITH ILLUMINATED GLASS OPTION

EXTERIOR ELEVATION FINISHES:

COLORS AS APPROVED BY OWNER

SPECIFIC 2

1. ASPHALT SHINGLES - 'OWENS CORNING'
2. STANDING SEAM METAL ROOF AWNING
3. BOARD & BATTEN SIDING - 'HARDI PLANK'
4. LEDGER STONE - 'CULTURED STONE' COLOR: HUDSON BAY' WITH GRAY MORTAR
5. HALF ROUND ALUMINUM GUTTER
6. VINYL DOUBLE HUNG WINDOW - 4 OVER 1 REQUIRED. TRIMMED-OUT IN 'SMART' TRIM
7. FRENCH STYLE ALUMINUM ENTRY DOOR - 'THERMA TRU' WITH GLASS TRANSOM ABOVE.
8. GOOSE NECK LIGHT - WITH ANGLED GALVANIZED SHADE- MODEL# RAS10-GA www.millenniumlighting.com (REQUIRED)
9. 14'-0" WIDE x 8" HIGH NON-ILLUMINATED PIN-MOUNTED LETTERS OVER A SOLID '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 '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. 1x8 x 5/4 'SMART TRIM/ ACCENT BOARD
14. 4" SANDSTONE SLOPED CAP.
15. 'SMART TRIM' TAPERED ACCENT COLUMN WRAP
16. 'FYPON' DECORATIVE BRACKET
17. 1'-4" WIDE x 3'-0" HIGH ALUMINUM FUNCTIONAL ATTIC VENT TRIMED-OUT WITH A 5/4x4 ON (3) SIDES, 5/4x6 'SMART TRIM' AT THE TOP.
18. (2) 30"x 6'-0" RAISED PANEL VINYL SHUTTERS SECURED TO WALL PANEL BEHIND.
19. WALL MOUNTED LIGHT FIXTURE- 'KICHLER' 17 INCH 'BRUSHED NICKEL' MODEL# 9142NI . (REQUIRED)
20. 3'-0" x 3'-0" x 5'-0" HIGH CUPOLA w/ 'SMART TRIM' BASE & ALUMINUM LOUVERS ON ALL (4) SIDES w/ STANDING SEAM ROOF.
21. 'SMART' TRIM RAKE and EAVE TRIM
22. 1x4 x 5/4 'SMART TRIM/ ACCENT BOARD

WALL MOUNT LIGHT (REQUIRED)
'KICHLER'- 9142 NI

GOOSE NECK SIGN LIGHT (REQUIRED)
'MILLENNIUM LIGHTING'- RAS10-GA

SW 7005
'PURE WHITE'

SW 7011
'NATURAL CHOICE'

SW 6254
'LAZY GRAY'

SW 7067
'CITYSCAPE'

EXTERIOR BUILDING COLORS
PLUS OTHER NEUTRAL COLORS AS APPROVED BY OWNER

PROPOSED
EXTERIOR BUILDING ELEMENTS

JCKL
ARCHITECTS

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

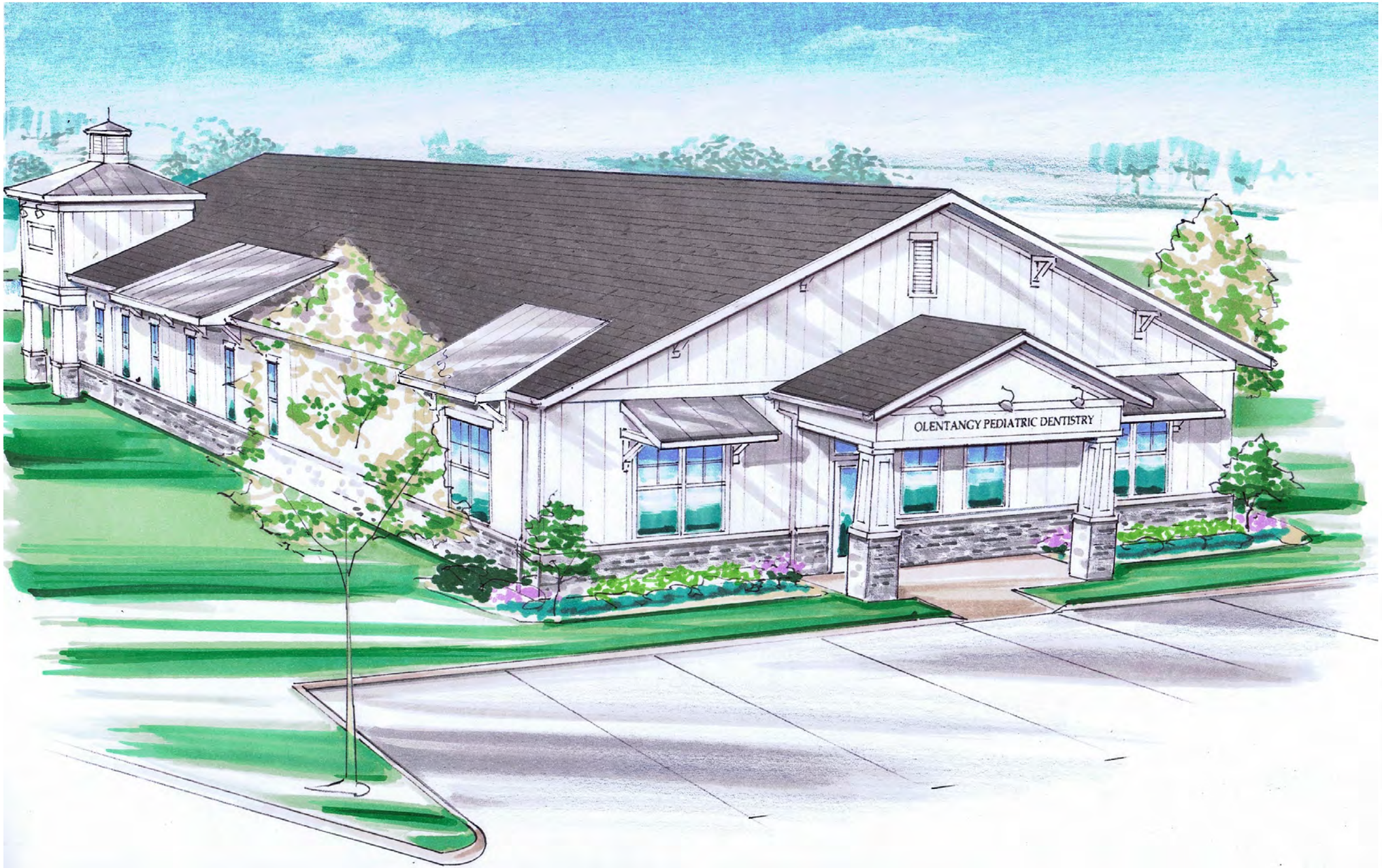
STATE OF OHIO
THOMAS W. COFFEY 9779
REGISTERED ARCHITECT

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 SUBMITTAL	11-26-18 12-7-18
☒	DEVELOPMENT PLAN SUBMITTAL	8-27-19
☒	FINAL DEVELOPMENT PLAN SUBMITTAL	9-24-19
☐	BID SET	
☐	PERMIT SET	
☐	CONSTRUCTION	
☐	REVISION	

A2.3



A EXTERIOR RENDERING
SCALE: NTS LOOKING FROM PARKING LOT

JCKL
ARCHITECTS

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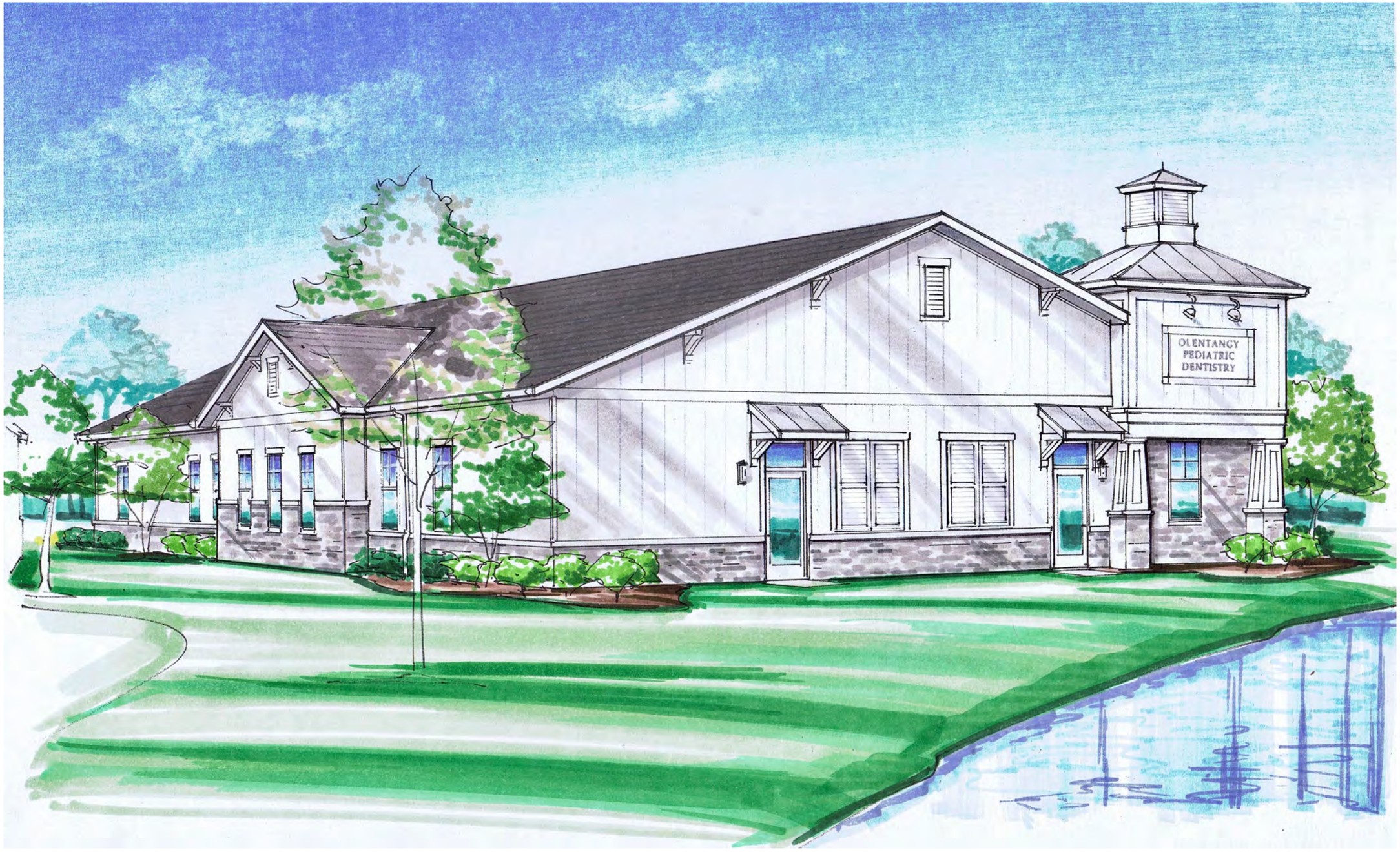
PHASE II DEVELOPMENT DESIGN REVIEW
8930 LIBERTY ROAD
POWELL, OHIO 43065

- ☒ PRELIMINARY 11-20-13, 8-15-19, 8-22-19
- ☒ SKETCH PLAN SUBMITTAL 11-20-18, 12-20-18
- ☒ DEVELOPMENT PLAN SUBMITTAL 8-27-18
- ☒ FINAL DEVELOPMENT PLAN SUBMITTAL 9-24-19
- ☐ BID SET
- ☐ PERMIT SET
- ☐ CONSTRUCTION
- ☐ REVISION

A3.0



B

B EXTERIOR RENDERING
SCALE: NTS
LOOKING FROM ROAD

JCKL
ARCHITECTS

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COLUMBUS, OHIO 43234
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STATE OF OHIO
THOMAS W. COFFEY 9779
REGISTERED ARCHITECT

THOMAS W. COFFEY, LICENSE #09779
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PROJECT
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PHASE II DEVELOPMENT DESIGN REVIEW
8930 LIBERTY ROAD
POWELL, OHIO 43065

- ☒ PRELIMINARY 11-20-13, 8-15-19, 9-11-19
- ☒ SKETCH PLAN SUBMITTAL 11-20-18, 12-5-18
- ☒ DEVELOPMENT PLAN SUBMITTAL 8-27-18
- ☒ FINAL DEVELOPMENT PLAN SUBMITTAL 9-24-19
- ☐ BID SET
- ☐ PERMIT SET
- ☐ CONSTRUCTION
- ☐ REVISION

A3.1

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

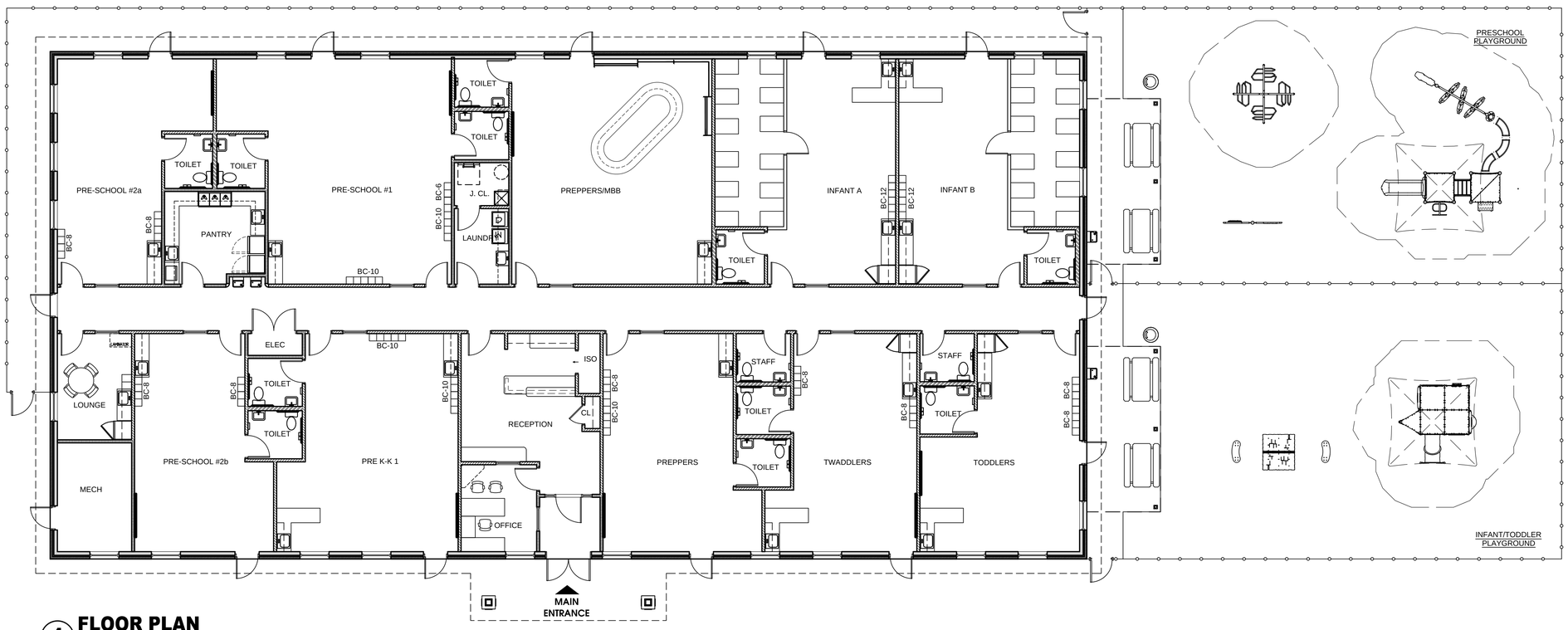
2. GC MUST PROVIDE & INSTALL ALL PRODUCTS PER PLANS. ONLY SUBSTITUTED PRODUCTS NEED TO BE SUBMITTED TO THE ARCHITECT FOR APPROVAL. UNAPPROVED SUBSTITUTIONS WILL BE REPLACED AT THE EXPENSE OF THE GC.

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.

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	--	--
					+2 ADMIN. STAFF			
					TOTAL	173		

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



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

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ISSUE

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REVISION

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

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

Drawing Name:
PROPOSED FLOOR PLAN

Drawing Number:
SA-3.1

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.

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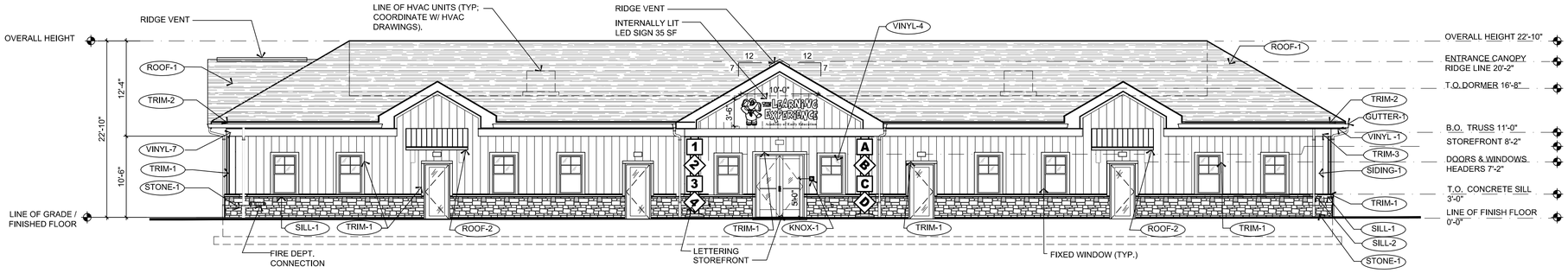
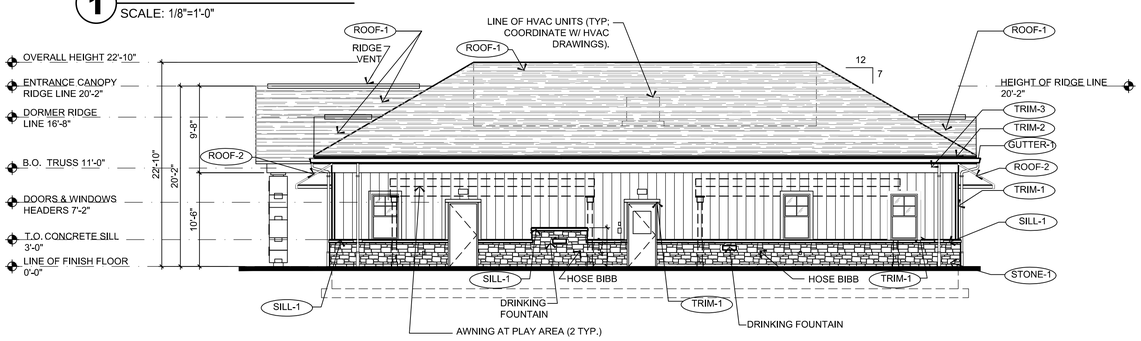
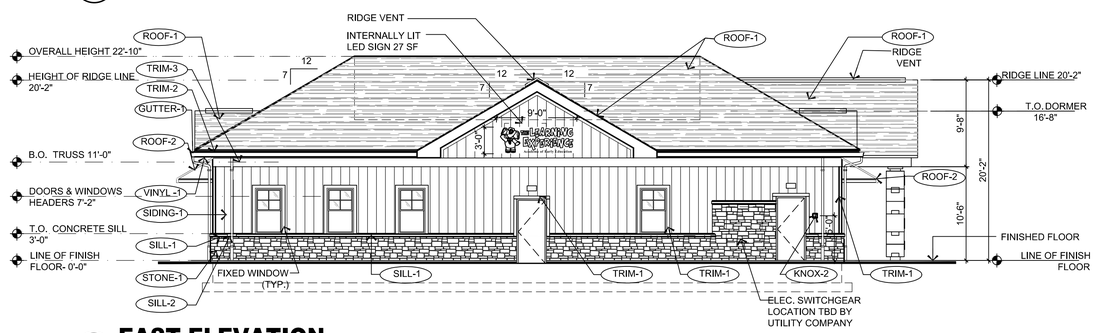


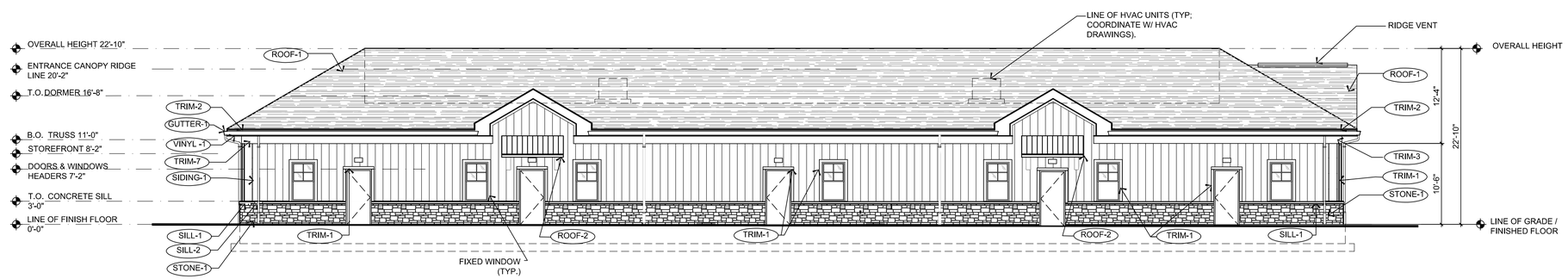
1 NORTH ELEVATION
SCALE: 1/8"=1'-0"



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



3 EAST ELEVATION
SCALE: 1/8"=1'-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 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
SILL-2	MODERN PRECAST	CUSTOM SILL 3 3/4"Hx4"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.

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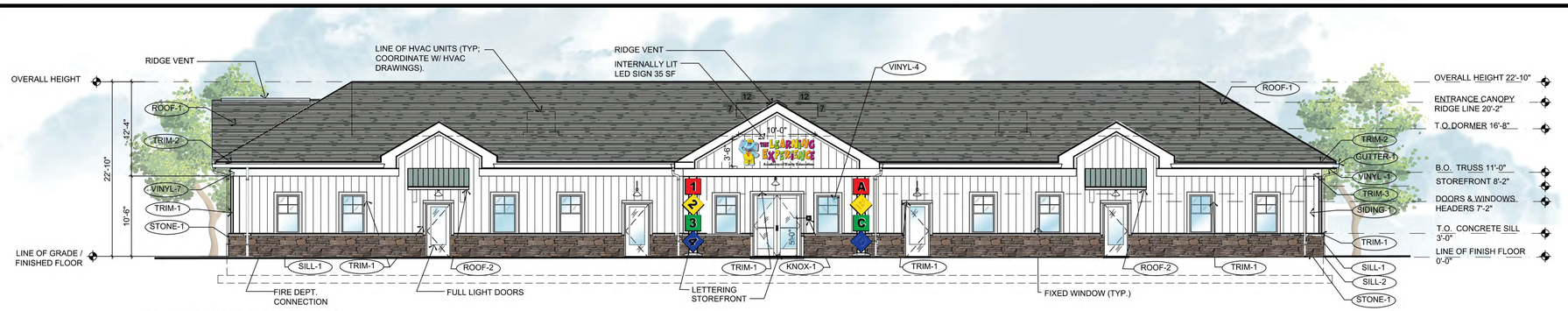
PROFESSIONAL CERTIFICATION
LICENSE NUMBER: 12444
EXPIRATION DATE: 31 DEC 2019
MATTHEW B. JARMEL, AIA, MBA

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

Drawing Name:
PROPOSED ELEVATIONS

Drawing Number:
SA-3.2



1 NORTH ELEVATION

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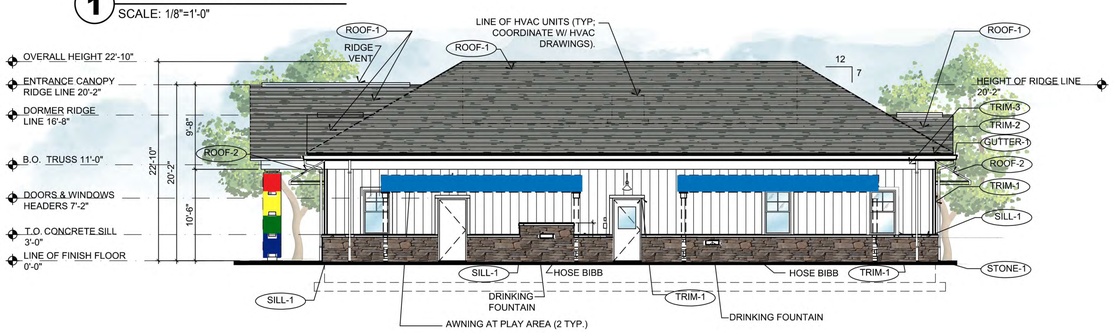
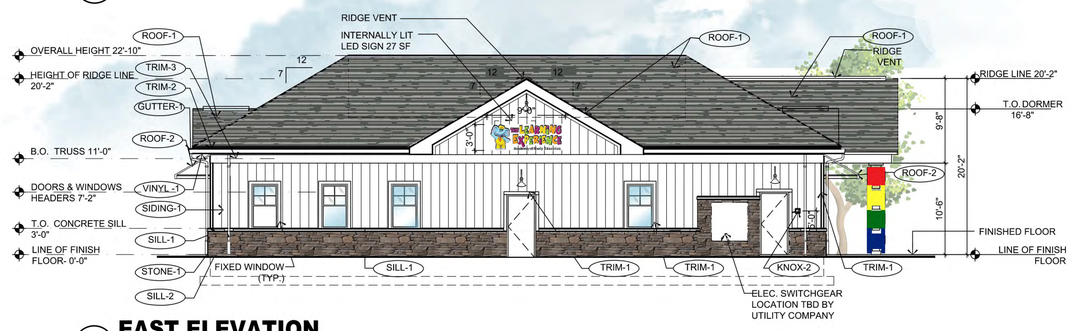


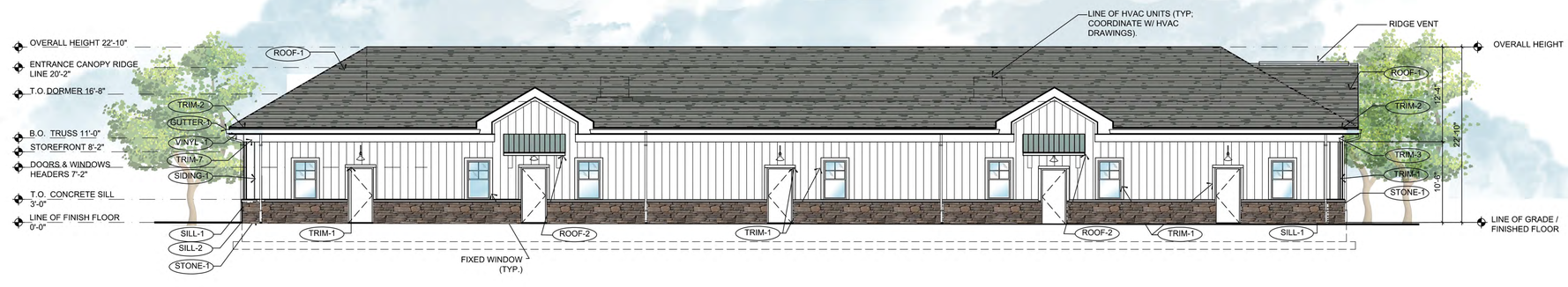
2 WEST ELEVATION

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



3 EAST ELEVATION

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



4 SOUTH ELEVATION

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FIXED WINDOW	PLY GEM	SILVER LINE V1 SERIES PER WINDOW SCHEDULE	WHITE
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SILL-1	MODERN PRECAST	3 3/4"Hx6"W W/ 2" FLAT W/ 1/4" DRIP EDGE	REGULAR (LIGHT GREY)
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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:
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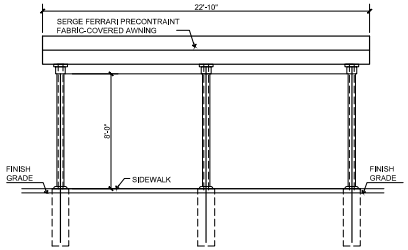
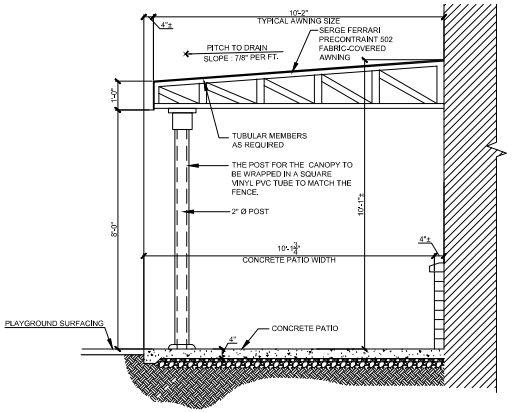
Drawing Name:
PROPOSED ELEVATIONS

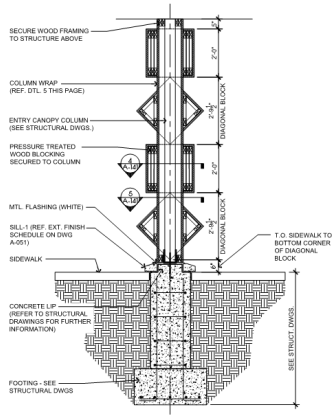
Drawing Number:
SA-3.2



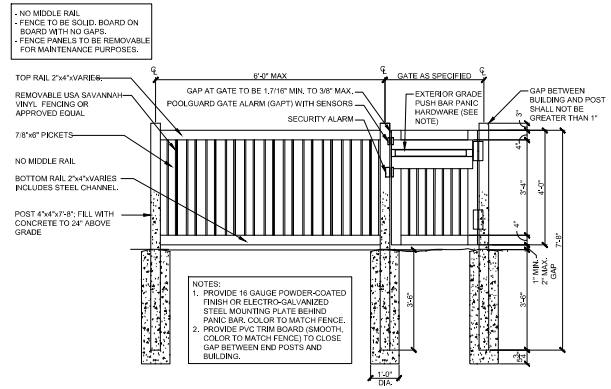
8 PICNIC PAD AWNING ELEVATION
SCALE: 1/4" = 1'-0"



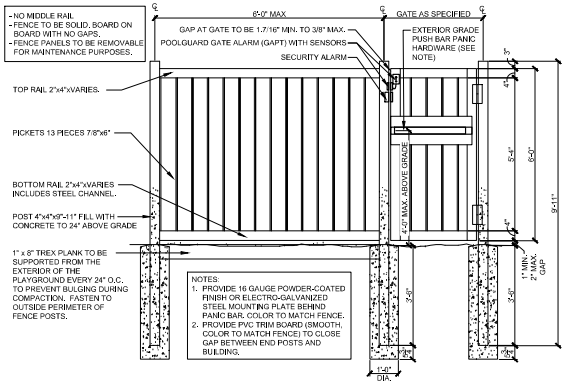
7 PICNIC PAD AWNING SECTION
SCALE: 1/2" = 1'-0"



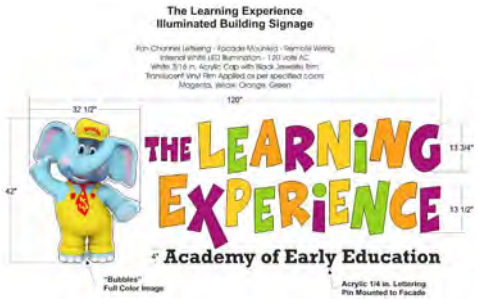
5 SECTION THROUGH COLUMN COVER
SCALE: 1/2"=1'-0"

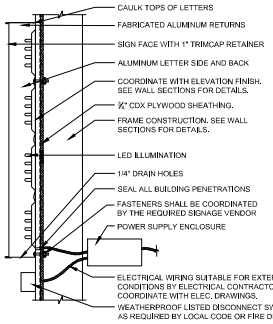


3 4'-0" PVC FENCE AND GATE DETAIL
SCALE: 1/2"=1'-0"

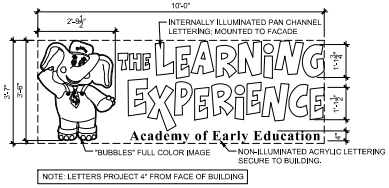


4 6'-0" PVC FENCE AND GATE WITH PANIC HARDWARE
SCALE: 1/2"=1'-0"





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



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

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 FOR PLANS, MUST BE SUBMITTED IN WRITING TO THE ARCHITECT & TILE FOR APPROVAL.

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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