



**PLANNING AND ZONING COMMISSION (P&Z)  
MINOR AMENDMENT TO APPROVED DEVELOPMENT PLAN APPLICATION**

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

**Application Fee: \$550.00  
Pre Fee Ordinance 2019-38**

**Applicant:** KAD, LLC

Address/City/State/Zip: 233 S. Liberty Street, Powell, OH 43065

Email Address: davedlc@rrohio.com

Phone No: 614-430-0788 Cell Phone No: 614-519-4200 Fax No: \_\_\_\_\_

**Property Owner:** KAD, LLC

Address/City/State/Zip: 233 S. Liberty Street, Powell, OH 43065

Email Address: davedlc@rrohio.com

Phone No: 614-430-0788 Cell Phone No: 614-519-4200 Fax No: \_\_\_\_\_

**Architect/Designer for Applicant:** The Jones Studio, Tom Popoff

Address/City/State/Zip: 503 City Park, Columbus, Ohio 43215

Email Address: tom@thejonesstudio.com

Phone No: 614-358-3729 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

**Property Address:** 233 S. Liberty Street, Powell, Ohio

Lot Number/Subdivision: \_\_\_\_\_ Existing Use: \_\_\_\_\_ Proposed Use: \_\_\_\_\_

Reason for Administrative Review (attach necessary documents):

Checklist:

- ☐ Legal description of the property
  - ☐ Vicinity Map
  - ☐ Written Text explaining nature of amendment being requested.
  - ☐ Amended Final Development Plan drawing(s) (site plan, elevation drawings, etc.) needed to show proposed amendment.
  - ☐ 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 - \$550.00
  - ☐ 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: Tom Popoff

Digitally signed by Tom Popoff  
Date: 2019.09.24 13:08:31 -04'00'

Date: \_\_\_\_\_

Office Use
Received

Office Use
Type/Date: <u>CR 9/25/19</u>
Base Fee: <u>\$550.00</u>
Prepared by: _____
Reviewed by: <u>AW</u>
PAYOR: <u>Brian Kent Jones</u>
RECIEPT # <u>8103</u>

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



GENERAL NOTES:

1.

The use of these documents are restricted to the original site for which they were prepared. Reuse or reproduction of these documents, (whole or in part) for any other purpose is prohibited. Ownership of these documents remains with Brian Kent Jones Architects Inc.
2.

The general contractor and sub-contractors shall be solely responsible for complying with all federal, state, local, and safety requirements together with exercising precautions at all times for the protection of persons including employees and property. It is the sole responsibility of the general contractor and sub-contractors to initiate, maintain, and supervise all safety requirements, precautions, and programs in connection with the work. The general contractor and sub-contractors are responsible for securing and maintaining all necessary insurance including workers compensation.
3.

The architect is not responsible for the method of construction. The general contractor shall be responsible for coordination of all work and for the means, methods, procedures, techniques, and sequence of construction.
4.

The general contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.
5.

When the general contractor accepts delivery of all items noted on the plans either in contract or not in contract he shall be responsible for loss and / or damage of these items.
6.

The general contractor shall verify all dimensions and existing field conditions with the drawings. In particular: soil conditions, incoming utilities, etc. The general contractor shall report immediately to the architect any variances or field conditions that may cause construction problems prior to commencing work.
7.

All work including plumbing, hvac, and electrical work not detailed herein, shall comply with applicable state and local building codes and the building standards referenced therein.
8.

Plan dimensions are to the face of rough framing or masonry unless noted otherwise. Dimensions of exterior frame walls include ½" thick sheathing. All interior stud walls are dimensioned at 3 ½" unless noted otherwise.
9.

Drawings are not to be scaled. Written dimensions govern. All partition locations, all door and opening locations shall be as shown on floor plan. Any discrepancies between field dimensions and / or observations with those indicated on the drawings should be brought to the immediate attention of the architect for clarification / correction before proceeding with work in affected areas.
10.

If conflicts between the building material specifications and there design characteristics arise, the greater specification shall take precedence as determined by the architect.
11.

The contractor is responsible for keeping the premises in a neat and orderly fashion. Construction debris removal from the site shall be the responsibility of the contractors.
12.

All material used in the construction of this project shall be new unless otherwise noted. Reject and replace any damaged material resulting from warpages, weather damage, or other causes.
13.

The contractor is responsible for coordination of all work including adequate per-review of all shop drawings. Errors due to lack of review and / or coordination shall be corrected at the expense of the contractor.
14.

The contractor is responsible for maintaining a secure site at all times. The contractor shall cover and secure any exposed pits, trenches, etc. at the end of each work day.
15.

All garages must be separated from the residence (walls, ceiling, attic space, etc.) with ½" Type X gypsum board.
16.

It is the sole responsibility of the contractor to provide and coordinate all flashing, waterproofing, damp-proofing, and management of water distribution (i.e. gutters, downspouts, internal drains, thru-wall flashing, sub-surface drainage, etc.) associated with the structure.
17.

It is the sole responsibility of the contractor to notify the owner that all houses have a potential to have radon levels that exceed the recommended levels established by the United States EPA. It is not the responsibility of Brian Kent Jones Architects, Inc. or the structural engineer to determine if radon abatement system is needed. Radon resistant construction techniques meeting the requirements of the RCO AF103.1 are to be used.
18.

The site development plan included in this set may not identify all known easements, set-backs, walls, utilities, grading, flood plain analyses or additional civil engineering evaluations with regard to the impact of any adjacent waterways.
19.

It is the responsibility of the general contractor to verify all subsurface conditions associated with the site and to confirm the bearing criteria of the soils.
20.

Sites in proximity to water features require familiarity on the contractor's part to manage any associated risks. It is the sole responsibility of the general contractor to assess and inform the client of the recommended analysis, evaluation and troubleshooting including but not limited to: flood plain analysis, management of hydraulic risks, subsurface geotechnical analyses (groundwater, soils) and utilities.
21.

The design of this house is based on the following:

- A. The contractor understanding and applying all applicable building codes.
- B. The contractor understanding and applying building principles used for residential construction.
- C. The contractor being experienced with construction of a residence of the size, complexity, and expected quality of this residence.
- D. The contractor being knowledgeable and experienced with various building materials and how they interact with each other.
- E. The contractor proceeding with the work in a timely manner so that the residence is subjected to a minimum amount of rain, snow, and wind.
- F. The contractor being experienced enough to execute details not shown on these documents.

FOUNDATION NOTES:

1.

Reference structural engineers foundation wall design details and general notes for additional information.
2.

Minimum footing depth to be 36" below grade or to firm bearing, whichever is greater.
3.

All lumber in contact with any masonry surface is to be treated wood. Maintain ½" air space between any stud wall and masonry wall.
4.

The finished grade away from foundation walls shall fall a minimum of 6" within the first 10'-0".
5.

Concrete slabs in the lower level shall be 3500 psi. and garage slab shall be 4000 psi. and both shall be air-entrained concrete with a vapor barrier over base course in accordance with applicable codes.
6.

It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
7.

Masonry footings on these drawings have been designed for a load-bearing value of soil of 1500 psf. It is the responsibility of the general contractor to verify actual site conditions.

GENERAL FRAMING NOTES:

1.

Reference structural engineers general notes and details for additional criteria.
2.

All new lumber used in the construction of this project shall meet the values of #2 spruce, pine, fir northern: fb = 875 / 1000. fv = 70 psi, fc = 725 psi, e = 1,300,000. (When material specifications vary between these values and the structural engineer's drawings, the greater value shall govern.)
3.

Minimum bearing of all structural members shall be 1 ½" unless noted otherwise.
4.

All interior dimensions to face of stud (3½") unless noted otherwise.
5.

All exterior dimensions to face of sheathing (4" or 6" to be noted on plans) unless noted otherwise.
6.

All lvl beams shall bear on minimum (3") solid 2x4's glued and nailed unless noted otherwise.
7.

All exterior wall headers to be 2-2x10's (4" walls) 3-2x10's (6" walls) at height specified on the plans unless noted otherwise.
8.

Sheathing to joists / trusses: Floors - glue and nail - at panel edges 16" o.c. at intermediate supports. Use adhesive meeting APA specifications APG-01 and applied in accordance with manufacturer's recommendations. Roofs - use 8d nails at 6" o.c. at panel edges and 12" o.c. at intermediate supports, unless noted otherwise.
9.

Apply continuous bead of glue on joists and groove of tongue-and-groove panels.
10.

Provide attic access per code requirements. Any attic space over 30" in height shall have a framed 22" x 30" opening. (These locations are not exhaustively indicated on the drawings.)
11.

Ceiling soffits and coffered ceilings to be determined by owner and architect at a later date.
12.

Dashed areas indicate soffits. Soffit heights are either noted on the plans or are to be determined by the owner and architect at a later date.
13.

R502.14 Fire resistance of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a ½" gypsum board membrane or a ⅝" wood structural panel membrane or an equivalent material on the underside of the floor framing member which complies with Section 302.14

TREATED LUMBER:

Due to the discontinued production of CCA (chromated copper arsenate) type preservative treatment, newer preservative treatments will require that all metal fasteners that come in contact with these types of treated lumber, be of corrosive-resistant material. Industry standards recommend stainless steel or not less than G185 galvanized anchors and / or fasteners to be used.

ROOM FINISH SCHEDULE:

1.

Floor finishes and ceiling heights are indicated on the floor plan.
2.

All walls: painted drywall, color to be selected by owner.
3.

All ceilings: smooth painted drywall, color to be selected by owner.
4.

All base and casing: wood base and casings per owner's specifications.

INSULATION INFORMATION:

Follow RES Check Compliance Report on M4.1

HVAC NOTES:

1.

HVAC to be in full compliance with current code.
2.

HVAC contractor to submit manual J calculations.

ATTIC VENTILATION:

Soffit vents and roof or ridge vents are to be used. The required total sq. ft. of attic ventilation is determined by the requirements of Section R806 Roof Ventilation.

R806.1 Ventilation required. Enclosed attics and enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters shall have cross ventilation for each separate space by ventilating openings protected against the entrance of rain or snow. Ventilating openings shall be provided with corrosion-resistant wire mesh, with ⅜ inch minimum to ¼ inch maximum openings.

R806.2 Minimum area. The total net free ventilating area shall not be less than 1 to 150 of the area of the space ventilated except that the total area is permitted to be reduced to 1 to 300, provided at least 50 percent and not more than 80 percent of the required ventilating area is provided by ventilators located in the upper portion of the space to be ventilated at least 3 feet above eave or cornice vents with the balance of the required ventilation provided by eave or cornice vents. As an alternative, the net free cross-ventilation area may be reduced to 1 to 300 when a vapor barrier having a transmission rate not exceeding 1 perm (57.4 mg/s.m².Pa) is installed on the warm side of the ceiling.

WINDOW INFORMATION:

1.

Window designations shown on the drawings are based on Windsor Pinnacle Clad series.
2.

In rooms with inadequate window ventilation (storage rooms, bathrooms, etc.) The mechanical ventilation system provided shall be capable of producing 0.35 air change per hour in the room or a whole-house mechanical ventilation system is installed capable of supplying outdoor ventilation air of 15 cubic feet per minute (cfm)(7.08 L / s) per occupant computed on the basis of two occupants for the first bedroom and one occupant for each additional bedroom.
3.

Glazing in hazardous locations as defined in Section R308.4 shall be provided with a manufacturer's or installer's label, designating the type and thickness of glass and the safety glazing standard with which it complies, which is visible in the final installation.
4.

R310.1 Emergency escape and rescue required. Basements with habitable space and every sleeping room shall have at least one operable emergency escape and rescue window or exterior door opening for emergency escape and rescue. Where openings are provided as a means of escape and rescue they shall have a sill height of not more than 44 inches above the floor. R310.1.1 All emergency escape and rescue openings shall have a minimum net clear opening of 5.7 square feet. R310.1.2 The minimum net clear opening height shall be 24 inches. R310.1.3 The minimum net clear opening width shall be 20 inches.
5.

Fenestration should be in compliance with R1102.1

DOOR INFORMATION:

1.




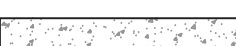
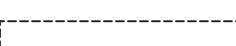
Interior doors: Style and finish by owner. Hardware selected by owner.
2.

Door designation example: 2668 indicates a door 2'-6" wide X 6'-8" high.
3.

Glass in exterior doors, interior doors, shower doors, and tub enclosures shall comply with the requirements of R308.3 Human impact loads.
4.

Doors between the garage and residence shall be equipped with solid wood not less than 1 ¾" in thickness, solid or honeycomb core steel doors not less than 1 ¾" thick, or 20-minute fire-rated doors.

WALL LEGEND:

	2x4 or 2x6 Wood Stud Wall
	Stone
	Concrete Block Wall
	Poured Concrete Wall
	Alternates

ELECTRIC NOTES:

1.

Electric to be in full compliance with the 2014 National Electric Code.
2.

400 amp electric service to be grounded.
3.

Smoke alarms shall be installed per RCO 314.3

A. Smoke detectors and CO2 detectors shall be installed in:

A.A. All sleeping rooms

A.B. Outside and in the immediate vicinity of each sleeping room

A.C. On each additional story including basements and habitable attics

B. All detectors shall be interconnected

C. Where the interior floor area for a given level of a dwelling unit is greater than 1,000 s.f., smoke alarms shall be installed so all points on the ceiling shall have a smoke alarm within a distance of 30 feet travel distance or shall have an equivalent of one smoke alarm per 500 s.f. of floor area. Per NFPA 72 29.5.1.3

D. Smoke alarms and smoke detectors shall not be installed winthin a 36" horizontal path from a door to a bathroom containing a shower or tub. Per NFPA 72 29.8.3.4(5)

E. All smoke alarms shall be listed in accordance with UL 217 and installed in accordance with provisions of this code and the house hold fire warning equipment provisions of NFPA 72. On each level within each dwelling unit smoke alarms utilizing photoelectric and ionization technologies shall be installed. Separate or dual-sensing smoke alarms may be used. A smoke alarm located in accordance with section 314.3(2) shall include photoelectric technology. Per RCO 314.1
4.

CO alarms shall be installed outside each sleeping room Per RCO 315

CODE DATA:

GOVERNING CODE: 2013 RESIDENTIAL CODE OF OHIO

SQUARE FOOTAGE (BASE):

UNIT A	
FIRST FLOOR:	1,385 S.F.
SECOND FLOOR:	569 S.F.
FINISHED LL:	1,297 S.F.
TOTAL:	3,251 S.F.
2 CAR GARAGE:	430 S.F.
PORCHES:	755 S.F.

UNIT B	
FIRST FLOOR:	432 S.F.
SECOND FLOOR:	943 S.F.
TOTAL:	1,375 S.F.
2 CAR GARAGE:	511 S.F.
PORCHES:	120 S.F.

UNIT C	
FIRST FLOOR:	1,422 S.F.
SECOND FLOOR:	664 S.F.
TOTAL:	2,086 S.F.
2 CAR GARAGE:	511 S.F.
PORCHES:	120 S.F.

UNIT D	
FIRST FLOOR:	115 S.F.
SECOND FLOOR:	935 S.F.
TOTAL:	1,050 S.F.
2 CAR GARAGE:	618 S.F.
PORCHES:	124 S.F.

UNIT E	
FIRST FLOOR:	1,422 S.F.
SECOND FLOOR:	664 S.F.
TOTAL:	2,086 S.F.
2 CAR GARAGE:	511 S.F.
PORCHES:	120 S.F.

SHEET INDEX:

SHEET NUMBER	DESCRIPTION
GN-1	General Notes
SP.1	Architectural Site Plan
A0.0	Lower Level Plan
A1.1	First Floor Plan
A1.2	Carriage House First Floor Plan
A2.1	Second Floor Plan
A2.2	Carriage House Second Floor Plan
A3.1	Roof Plan
A3.2	Carriage House Roof Plan
A5.1	Exterior Elevations
A5.2	Exterior Elevations
A5.3	Carriage House Exterior Elevations
A5.4	Carriage House Exterior Elevations
A6.1	Building Sections
A7.1	Wall Sections
A7.2	Wall Sections

CARMENDY STATION

POWELL, OHIO

233 SOUTH LIBERTY STREET

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF JONES ARCHITECTS, INC. AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART FOR ANY PROJECTS OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.

JONES

BRIAN KENT JONES ARCHITECTS, INC.  
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-386-3729 F 614-340-7015

GENERAL NOTES

REVISIONS

19017

24 SEPTEMBER 2019

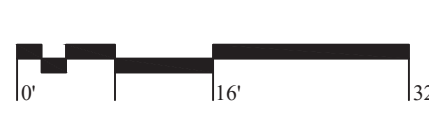
DESIGN DEVELOPMENT

GN-1





ARCHITECTURAL SITE PLAN  
Scale : 1/16" = 1' - 0"



REVISIONS

SP.1

ARCHITECTURAL SITE PLAN

19017  
24 SEPTEMBER 2019  
DESIGN DEVELOPMENT

JONES

BRIAN KENT JONES ARCHITECTS, INC.  
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-9729 F 614-340-7015

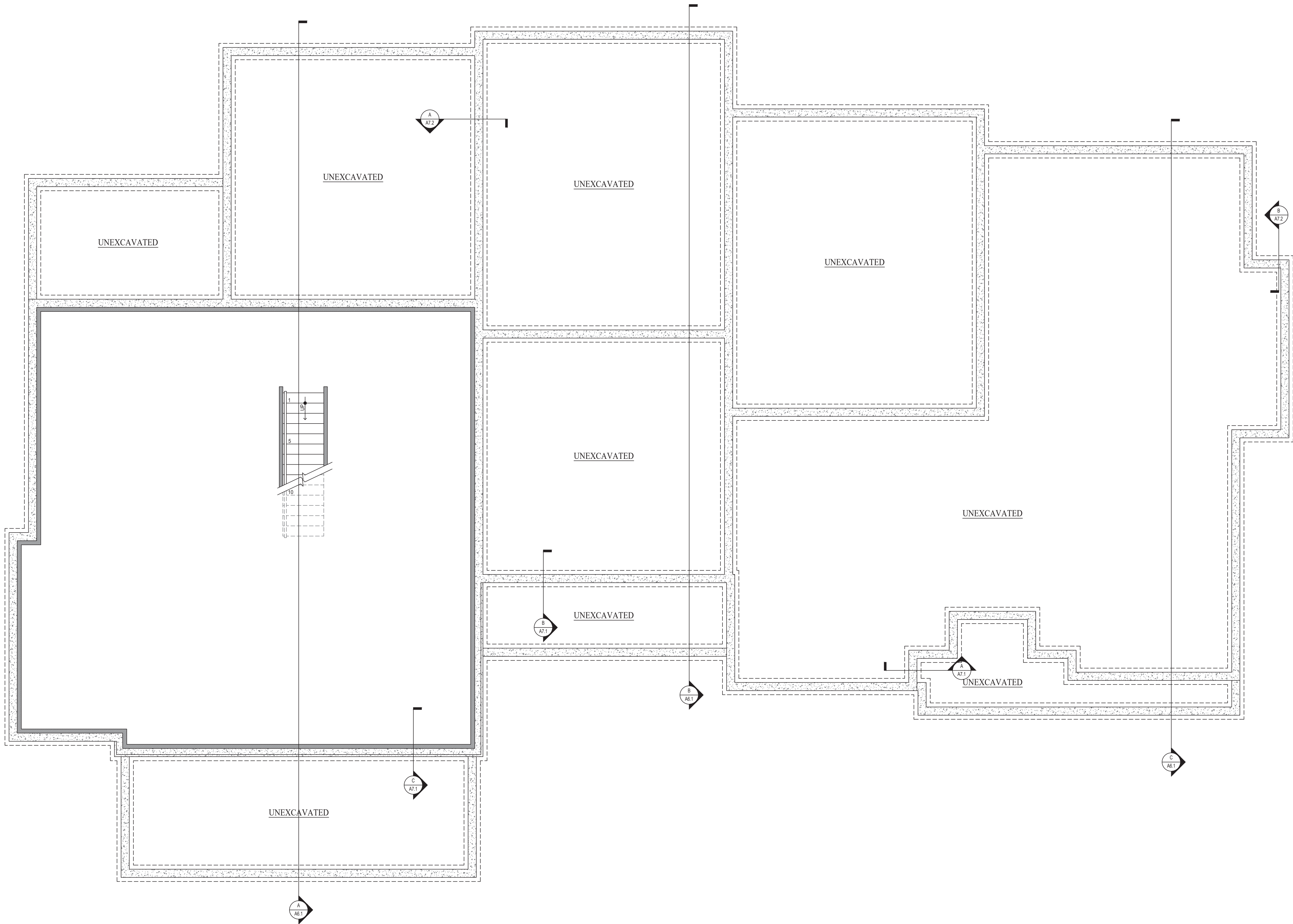
CARMENDY STATION

233 South Liberty Street

POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR IN PART FOR ANY PROJECT OR PURPOSE, WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.





LOWER LEVEL PLAN  
1/4"=1'-0"

REVISIONS

A0.0

LOWER LEVEL PLAN

19017  
24 SEPTEMBER 2019  
DESIGN DEVELOPMENT

JONES

BRIAN KENT JONES ARCHITECTS, INC.

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-338-3729 F 614-340-7015

CARMENDY STATION

233 South Liberty Street

Powell, Ohio

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR IN PART FOR ANY PROJECT OR PURPOSE WITHOUT THE WRITTEN AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.



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

FIRST FLOOR PLAN

19017  
24 SEPTEMBER 2019

DESIGN DEVELOPMENT

CARMENDY STATION

233 South Liberty Street

Powell, Ohio

JONES

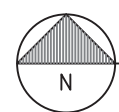
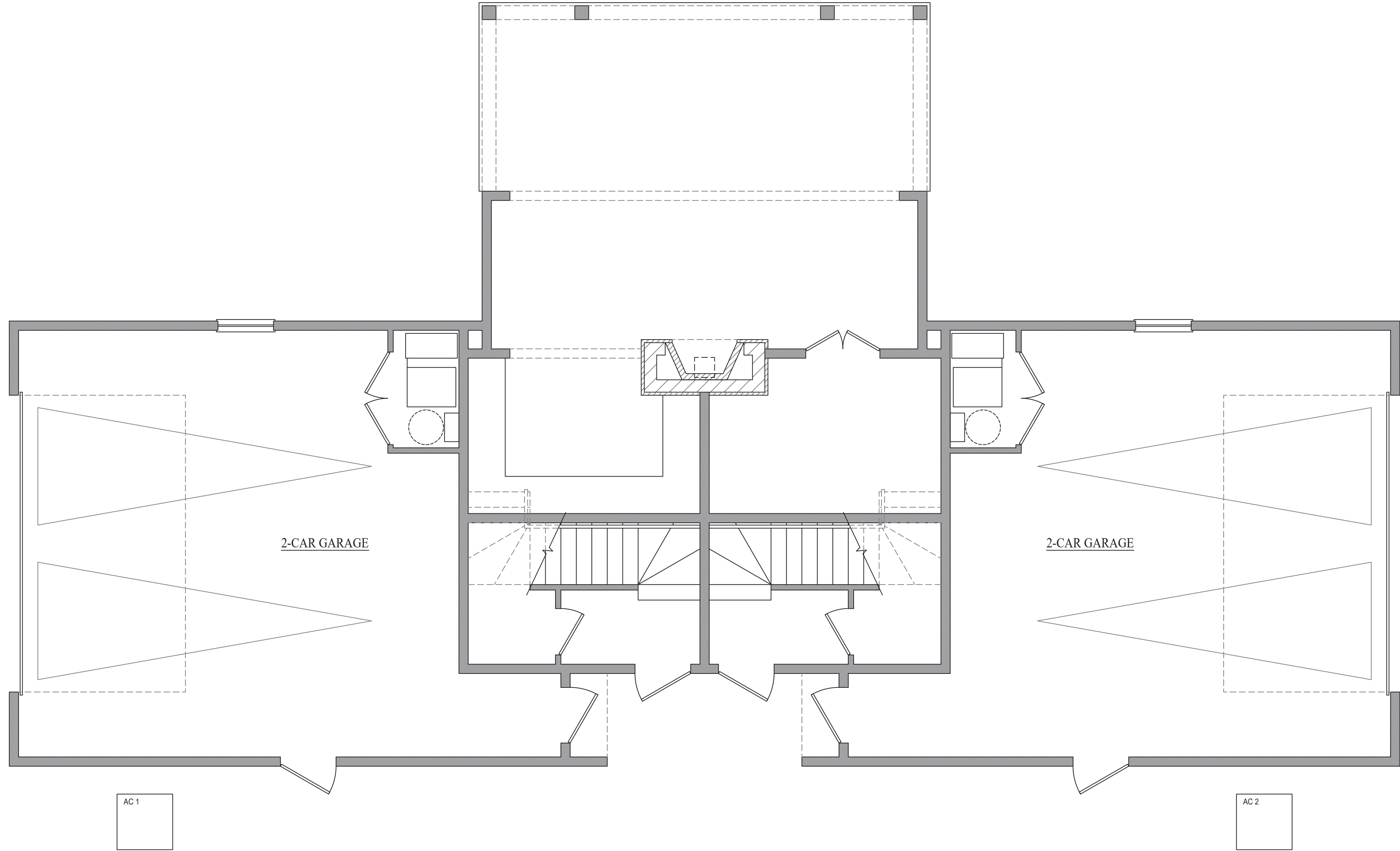
BRIAN KENT JONES ARCHITECTS, INC.  
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614-388-3729 F 614-340-7015

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.

REVISIONS

A1.1





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

A1.2

REVISIONS

FIRST FLOOR PLAN

19017  
24 SEPTEMBER 2019

DESIGN DEVELOPMENT

JONES

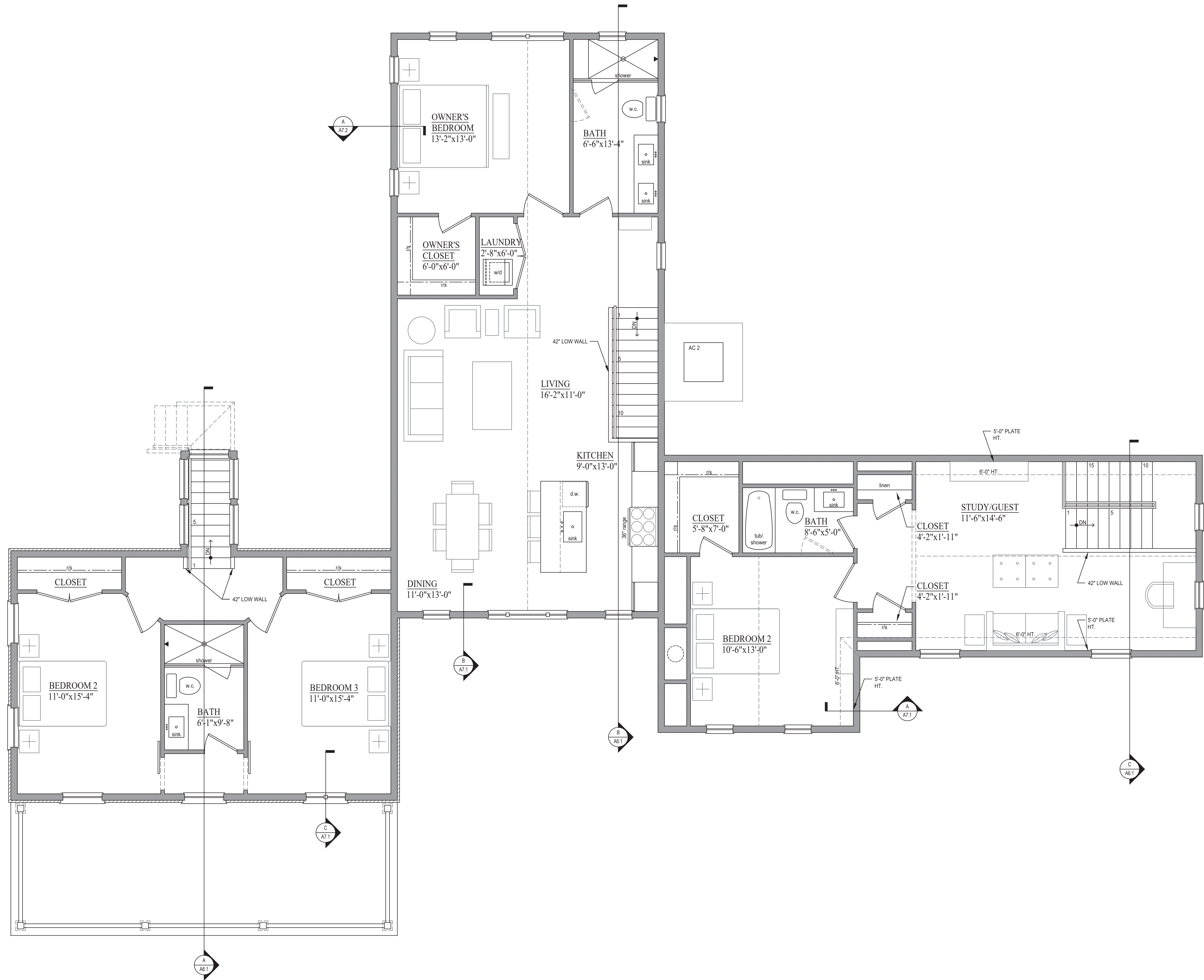
BRIAN KENT JONES ARCHITECTS, INC.  
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-340-7015

CARMENDY STATION

233 SOUTH LIBERTY STREET

POWELL, OHIO

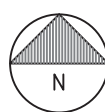
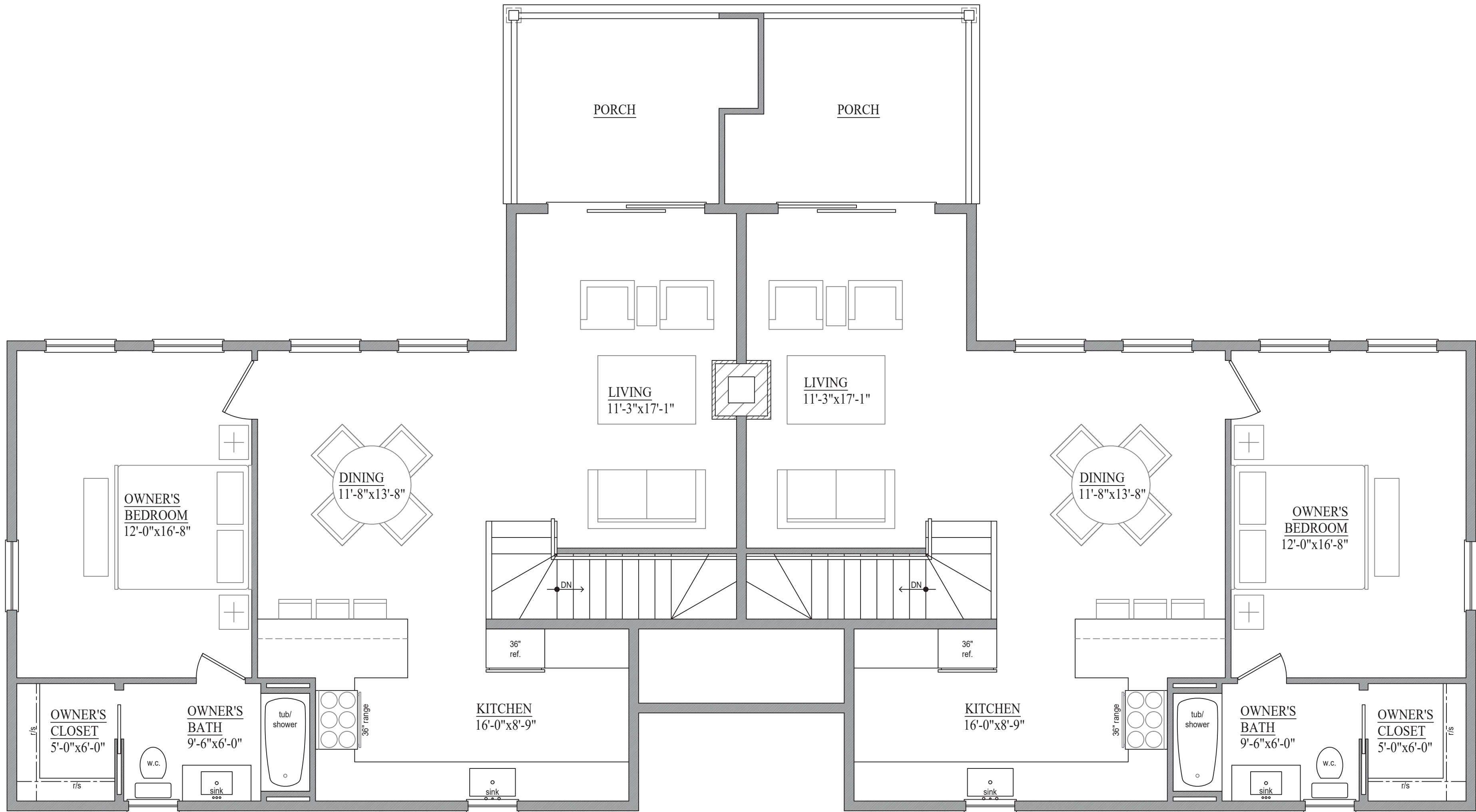
OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE, WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.



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

A2.1	REVISIONS	SECOND FLOOR PLAN		CARMENDY STATION	
		19017 24 SEPTEMBER 2019		233 SOUTH LIBERTY STREET POWELL, OHIO	
		DESIGN DEVELOPMENT		OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART, FOR ANY PROJECTS OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.	
				</	





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

REVISIONS

A2.2

SECOND FLOOR PLAN

19017  
24 SEPTEMBER 2019

DESIGN DEVELOPMENT

CARMENDY STATION

233 South Liberty Street

Powell, Ohio

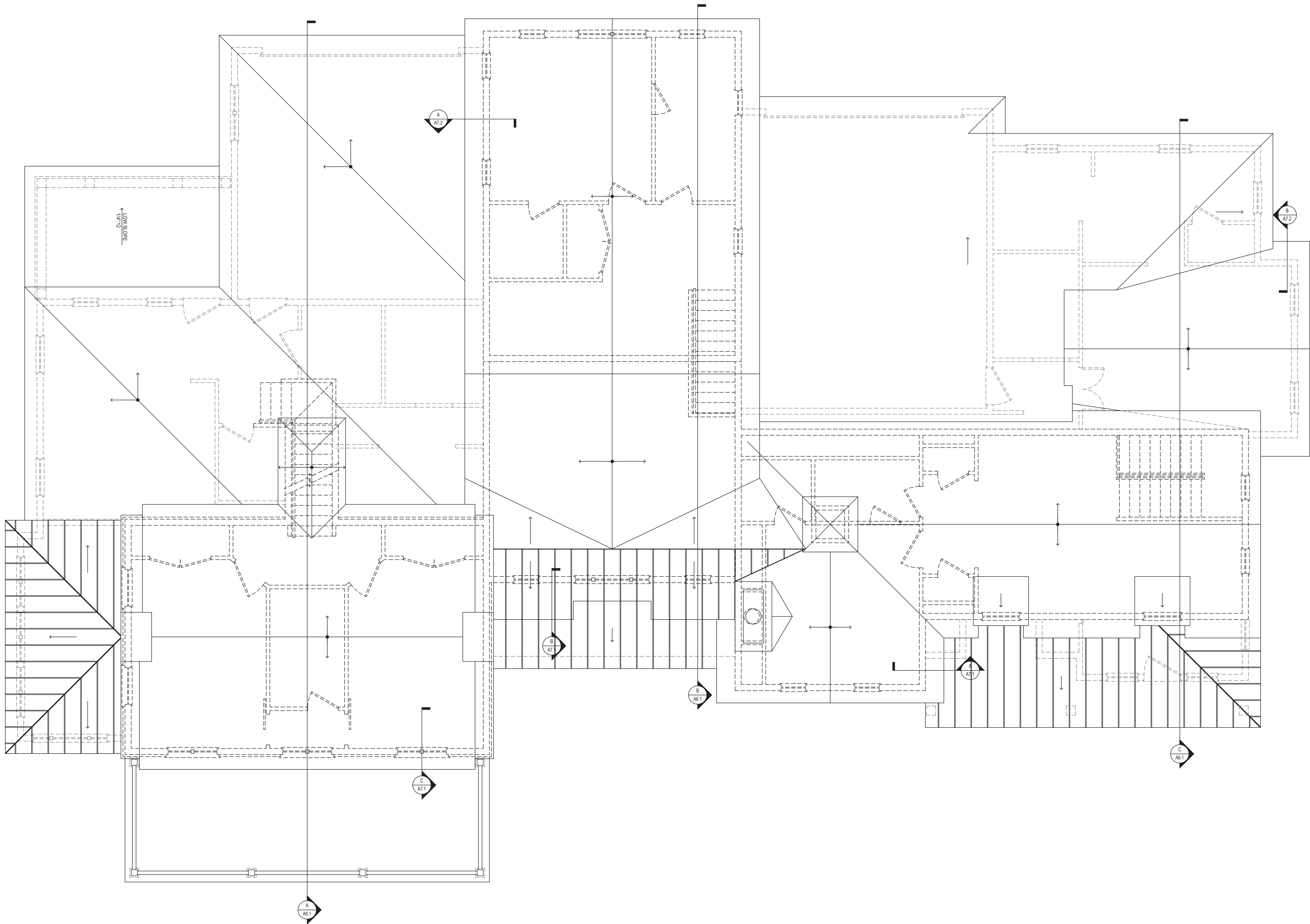
JONES

BRIAN KENT JONES ARCHITECTS, INC.

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-340-7015

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE, WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.





ROOF PLAN  
1/4"=1'-0"

REVISIONS

A3.1

ROOF PLAN

19017  
24 SEPTEMBER 2019  
DESIGN DEVELOPMENT

JONES

BRIAN KENT JONES ARCHITECTS, INC.

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-338-9729 F 614-340-7015

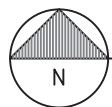
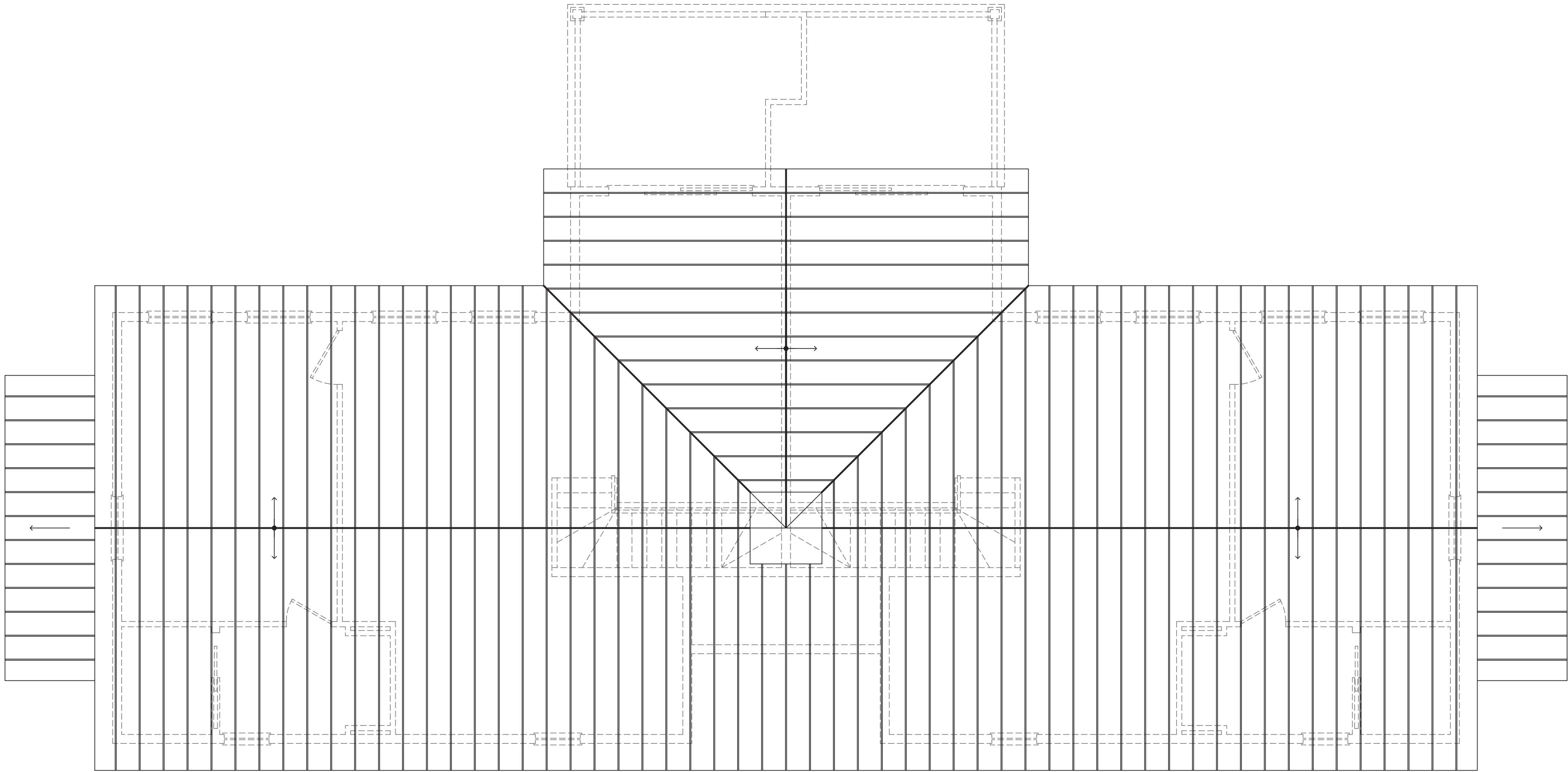
CARMENDY STATION

233 South Liberty Street

POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE, WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.





ROOF PLAN  
1/4"=1'-0"

A3.2

REVISIONS

ROOF PLAN

19017  
24 SEPTEMBER 2019

DESIGN DEVELOPMENT

JONES

BRIAN KENT JONES ARCHITECTS, INC.  
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-585-9729 F 614-540-7015

CARMENDY STATION

233 SOUTH LIBERTY STREET

POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE, WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.





**EAST ELEVATION**

**A5.1**  
1/4"=1'-0"



**NORTH ELEVATION**

**A5.1**  
1/4"=1'-0"

REVISIONS

**A5.1**

EXTERIOR ELEVATIONS

19017  
24 SEPTEMBER 2019  
DESIGN DEVELOPMENT

CARMENDY STATION

233 SOUTH LIBERTY STREET

POWELL, OHIO

**JONES**

BRIAN KENT JONES ARCHITECTS, INC.

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-9729 F 614-340-7015

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.





**WEST ELEVATION**  
1/4"=1'-0"



**SOUTH ELEVATION**  
1/4"=1'-0"

REVISIONS

EXTERIOR ELEVATIONS

A5.2

19017  
24 SEPTEMBER 2019  
DESIGN DEVELOPMENT

**JONES**

BRIAN KENT JONES ARCHITECTS, INC.

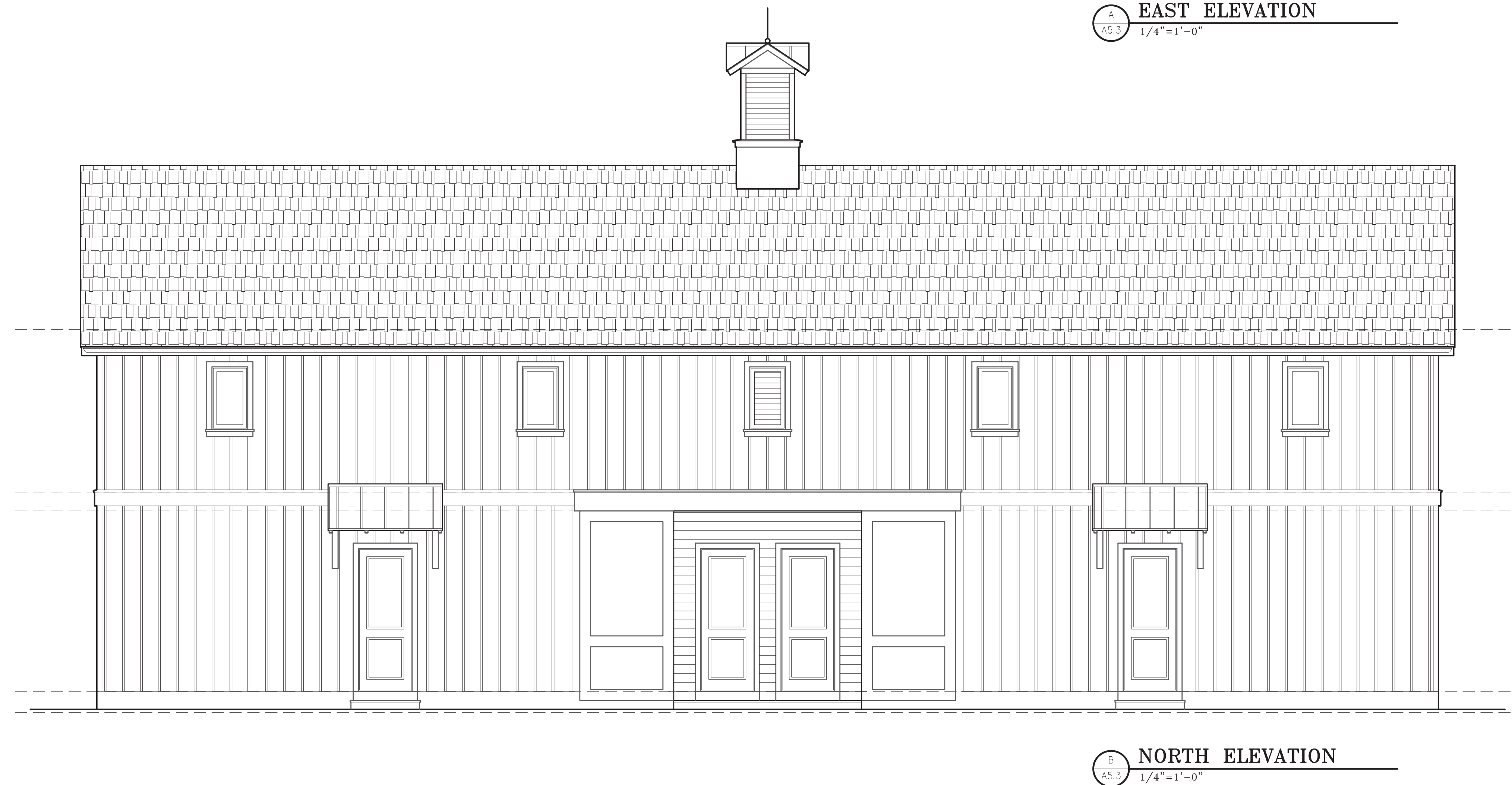
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-338-9729 F 614-340-7015

CARMENDY STATION

233 South Liberty Street

POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE, WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.



REVISIONS

## EXTERIOR ELEVATIONS

19017  
24 SEPTEMBER 2019

## DESIGN DEVELOPMENT

JONES

**BRYAN KENT JONES ARCHITECTS, INC.**  
198 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-1729 F 614-340-7015

## CARMENDY STATION

---

233 SOUTH LIBERTY STREET

---

POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART, FOR ANY PROJECTS OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.





**SOUTH ELEVATION**

**A5.4**  
1/4"=1'-0"



**WEST ELEVATION**

**A5.3**  
1/4"=1'-0"

REVISIONS

EXTERIOR ELEVATIONS

CARMENDY STATION

**A5.4**

19017  
24 SEPTEMBER 2019

DESIGN DEVELOPMENT

**JONES**

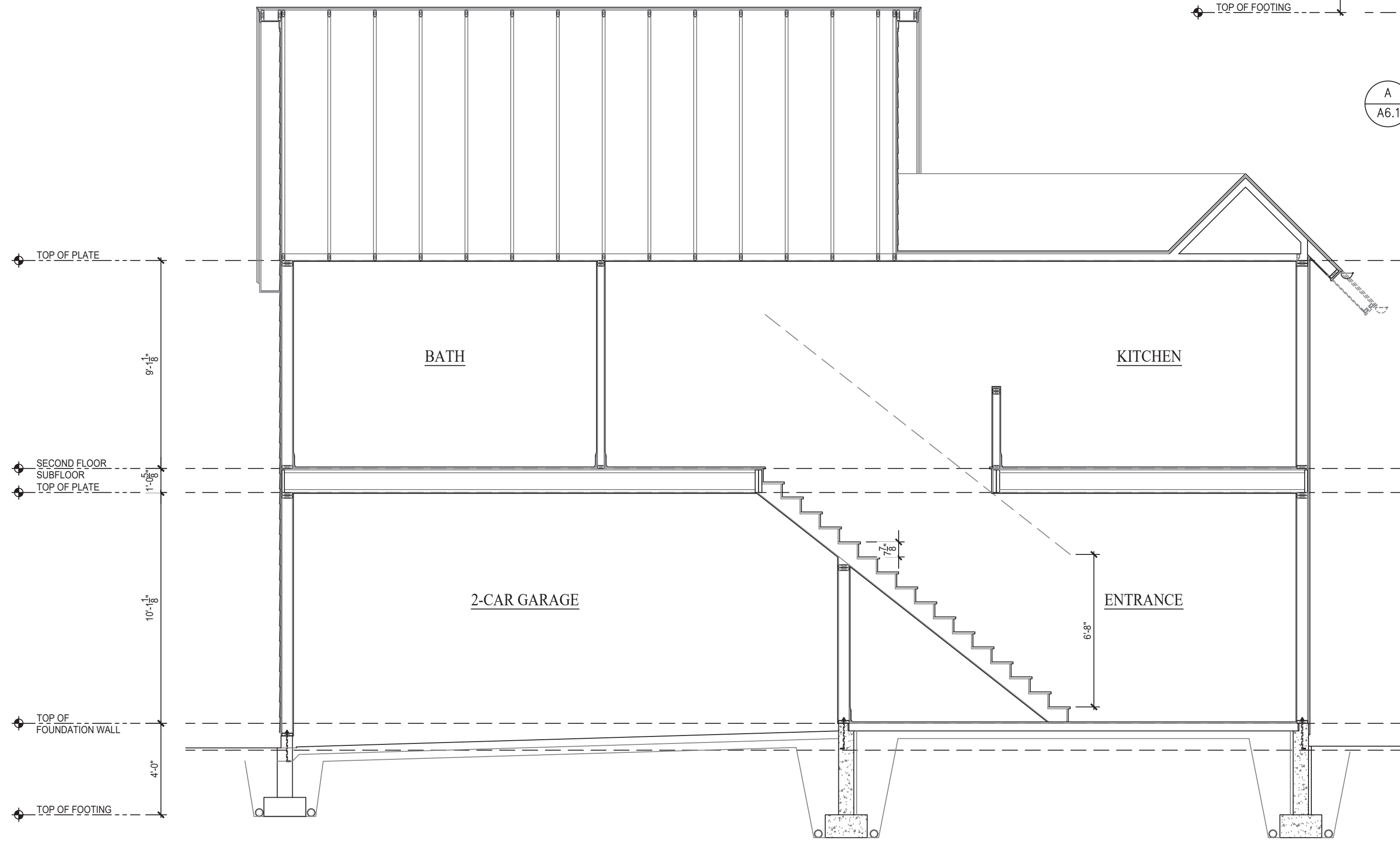
**BRIAN KENT JONES ARCHITECTS, INC.**

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-340-7015

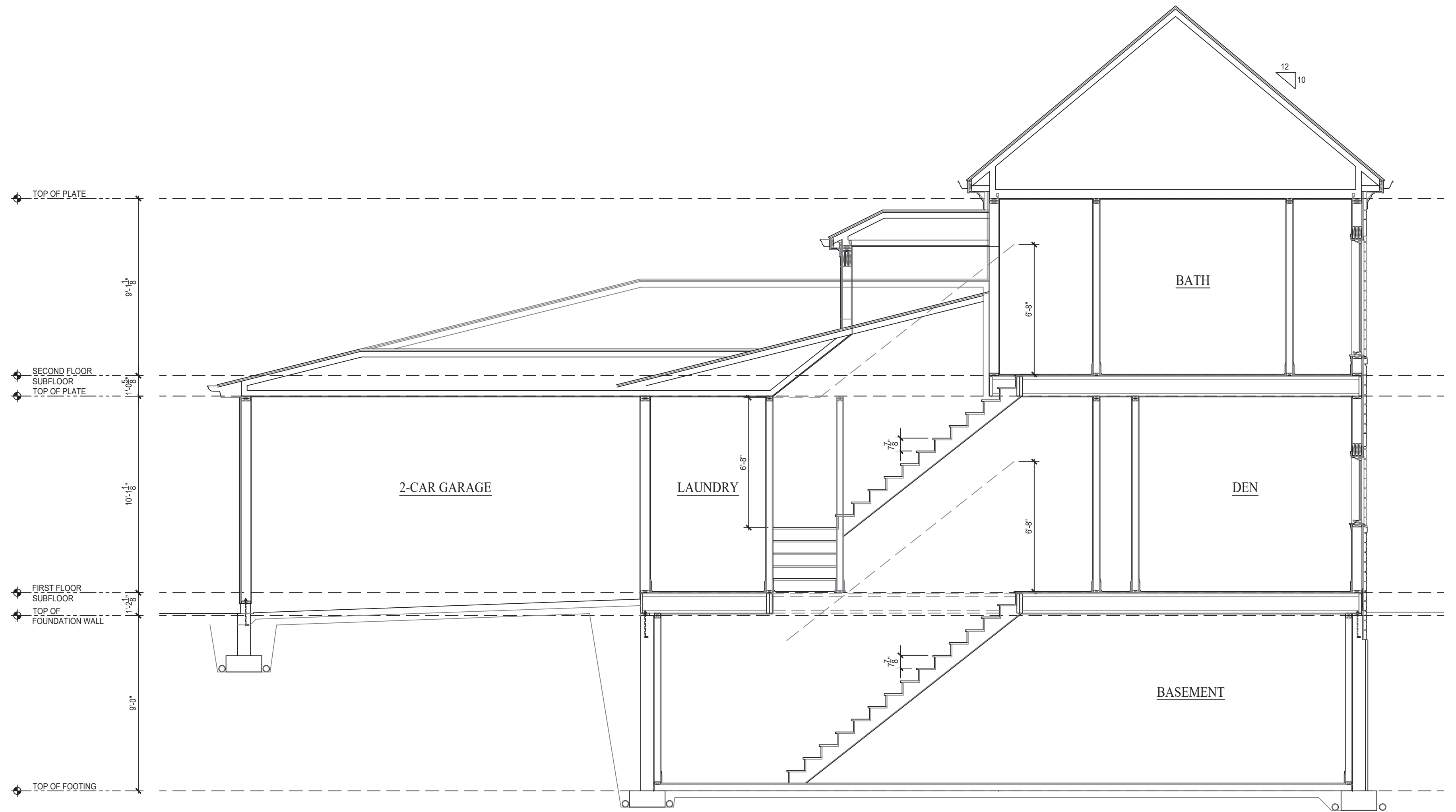
POWELL, OHIO

233 SOUTH LIBERTY STREET

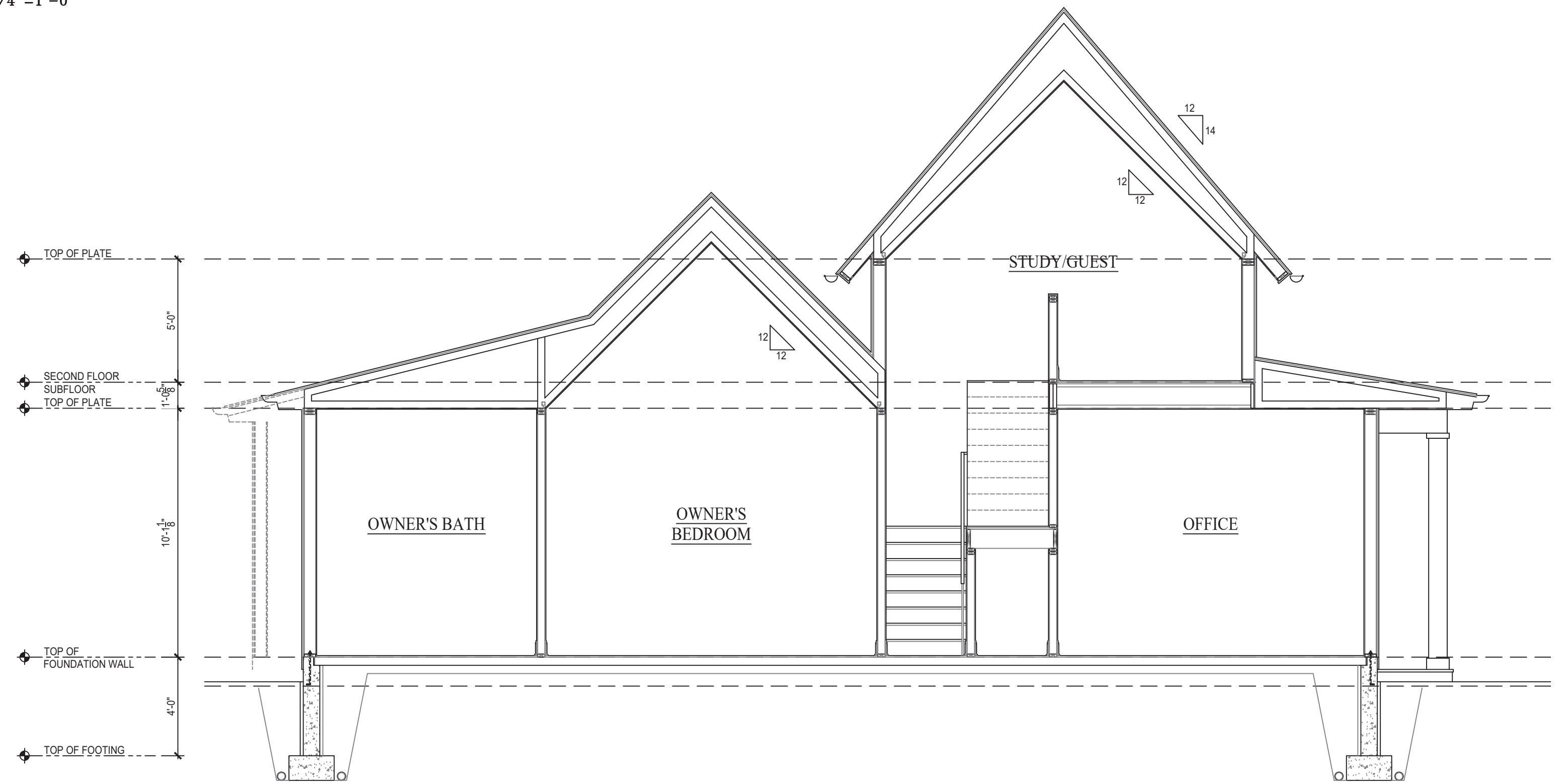
OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS ARE THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART FOR ANY PROJECTS OR PURPOSES WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.



**UNIT B BUILDING SECTION**  
1/4"=1'-0"



**UNIT A BUILDING SECTION**  
1/4"=1'-0"



**UNIT C BUILDING SECTION**  
1/4"=1'-0"

**BUILDING SECTIONS**

**CARMENDY STATION**  
233 South Liberty Street  
Powell, Ohio

**JONES**

19017  
24 SEPTEMBER 2019

DESIGN DEVELOPMENT

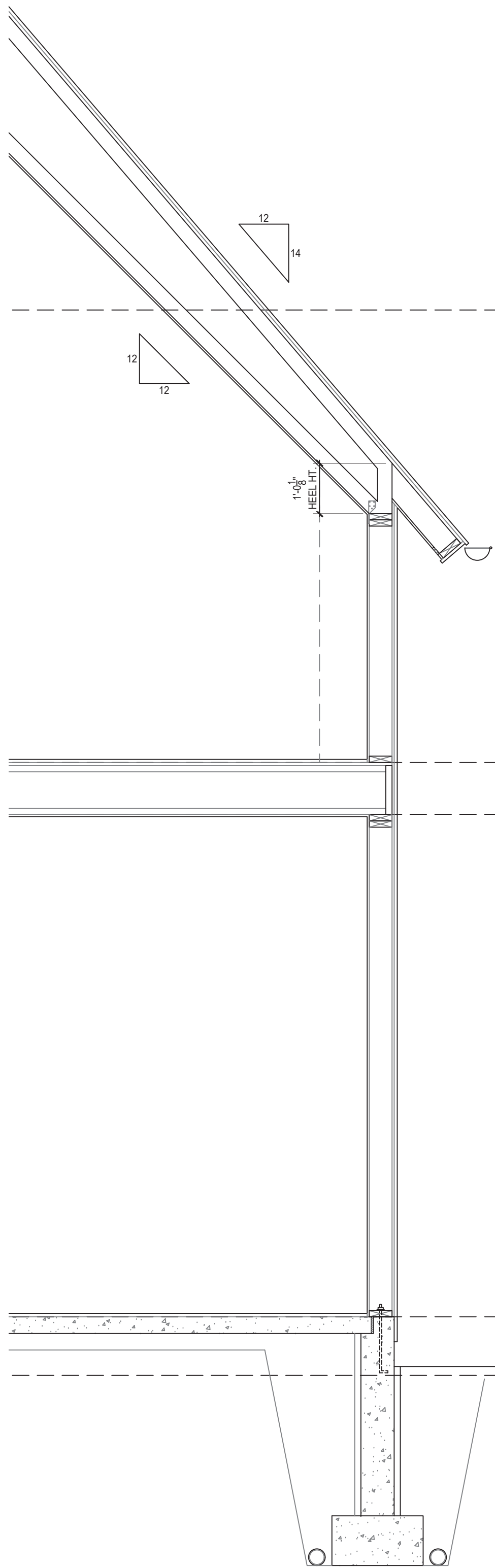
**BRIAN KENT JONES ARCHITECTS, INC.**  
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-338-9729 F 614-340-7015

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR PART FOR ANY PROJECT OR PURPOSE WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.

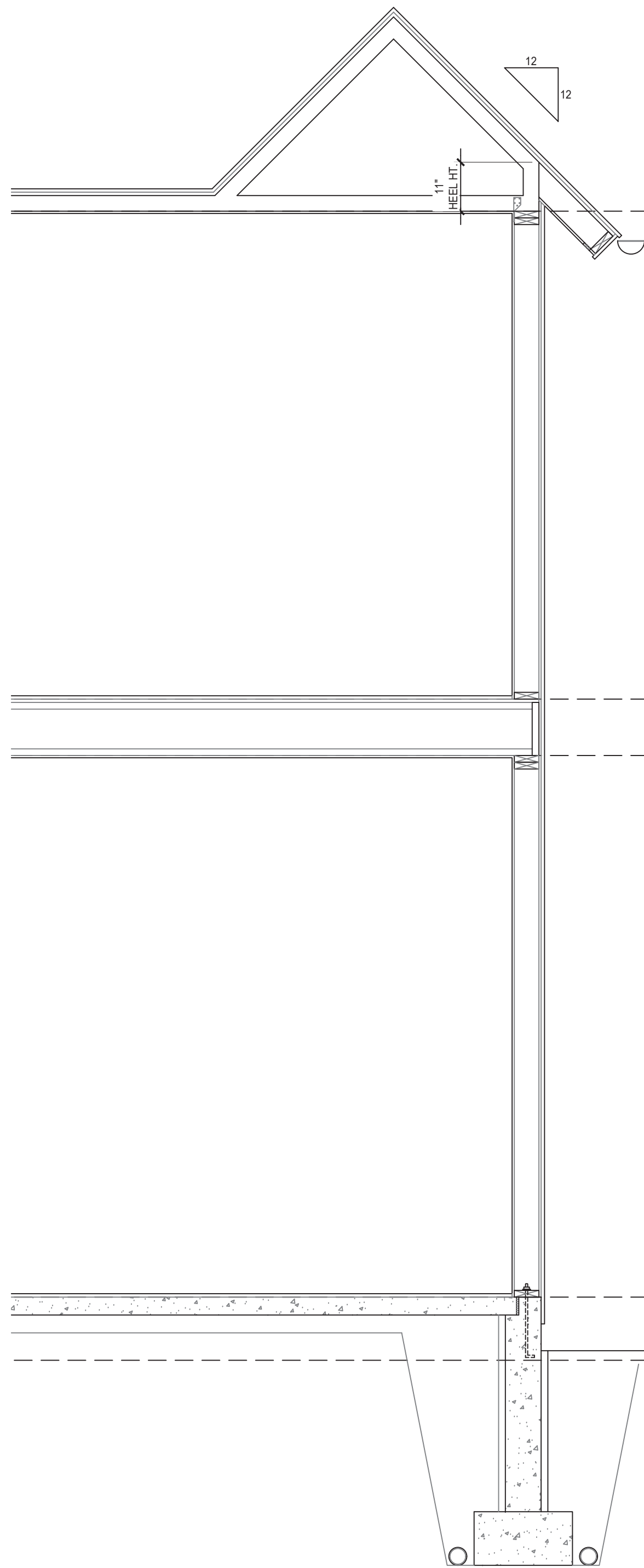
REVISIONS

**A6.1**

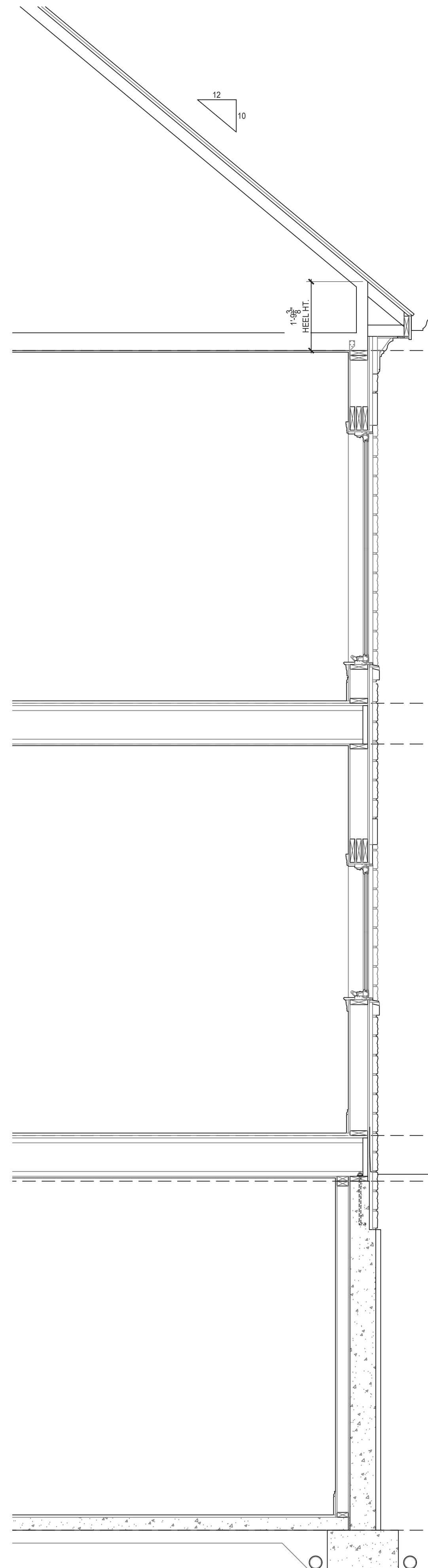




A  
A7.1  
WALL SECTION  
1/2"=1'-0"



B  
A7.1  
WALL SECTION  
1/2"=1'-0"



C  
A7.1  
WALL SECTION  
1/2"=1'-0"

WALL SECTIONS

19017  
24 SEPTEMBER 2019  
DESIGN DEVELOPMENT

CARMENDY STATION

233 South Liberty Street

POWELL, OHIO

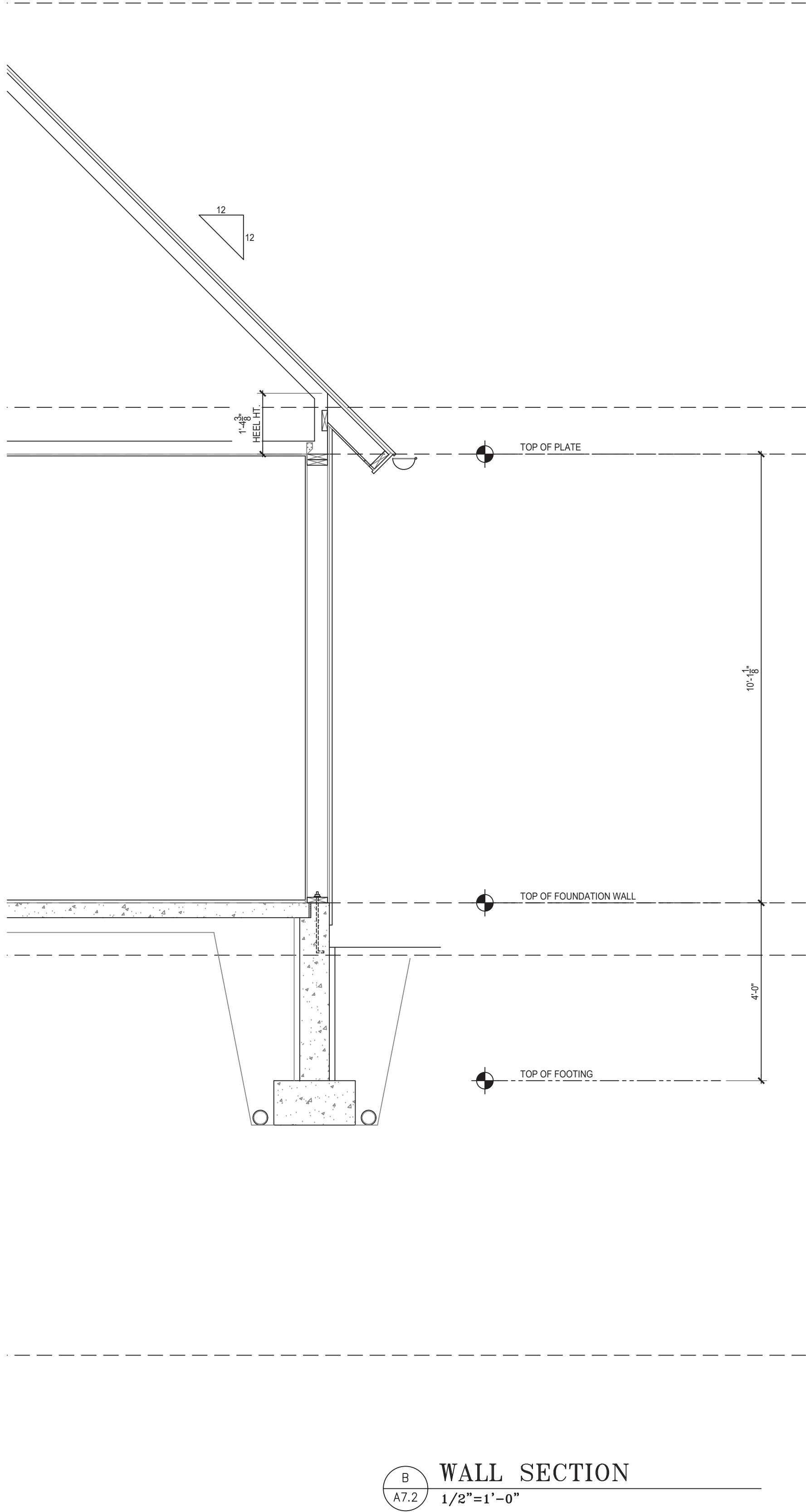
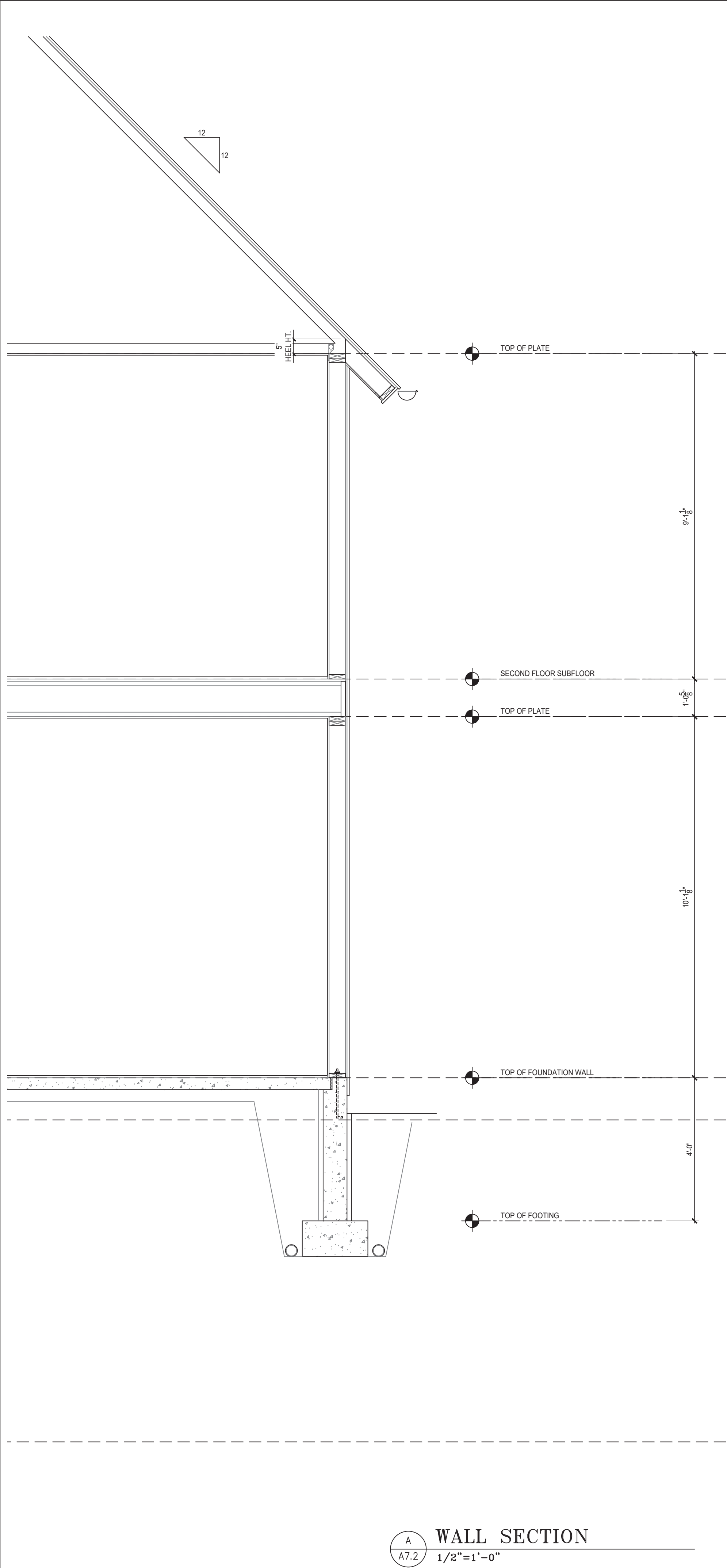
JONES

BRIAN KENT JONES ARCHITECTS, INC.  
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-388-9729 F 614-340-7015

OWNERSHIP AND USE OF DOCUMENTS:  
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE ARE AND SHALL  
REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE  
OR IN PART FOR ANY PROJECT OR PURPOSE WHATSOEVER WITHOUT THE PRIOR SPECIFIC WRITTEN  
AUTHORIZATION OF BRIAN KENT JONES ARCHITECTS, INC.

REVISIONS

A7.1



REVISIONS	WALL SECTIONS	19017 24 SEPTEMBER 2019  DESIGN DEVELOPMENT	<div><div><div>JONES</div><div>BRIAN KENT JONES ARCHITECTS, INC. 1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-9729 F 614-340-7015</div></div></div>	CARMENDY STATION	233 SOUTH LIBERTY STREET  POWELL, OHIO
				OWNERSHIP AND USE OF DOCUMENTS: DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, ARE, AND SHALL, REMAIN THE PROPERTY OF THE ARCHITECT. THESE DOCUMENTS ARE NOT TO BE USED IN WHOLE OR PART, FOR, ANY PROJECT OR PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.	
A7.2					



CARMENDY STATION

SCALE: 1"=10'

911.01, 910.92, 910.90, 910.98, 911.01, 911.17, 911.12, 911.19, 911.45, 911.43, 911.42, 911.35, 911.31, 911.84, 911.51, 911.81, 911.50, 911.82, 911.34, 911.25, 911.83, 912.03, 912.01, 912.03

11.05, 10.87, 0.96, 11.43, 911.42, 911.35, 911.31, 10.93, 10.78, 1.80

AN

908

OVERFLOW ELEV. = 908.00

907.43

PLAN CAPACITY OF BASIN (DASHED)

The plan view shows a rectangular basin with a dashed line representing the capacity. The overflow elevation is marked as 908.00, and the basin floor elevation is 907.43. The capacity is indicated by a dashed line that follows the perimeter of the basin, with a label 'PLAN CAPACITY OF BASIN (DASHED)' pointing to it. The basin is situated within a larger rectangular area, and the overflow elevation is shown as a horizontal line above the basin's capacity line.

NOTE\* THE RELOCATED ADA PARKING SPACES HAVE BEEN ESTABLISHED WITH PK NAILS IN THE EXISTING PAVEMENT, WHEN THE FINAL COAT OF ASPHALT IS APPLIED IT WILL BE NECESSARY TO OVERLAY THE PK NAILS WITH THE FOLLOWING DEPTHS TO BRING THE PAVEMENT INTO COMPL

NORTH POINT PK	910.97 TO	911.05	(0.96")
SOUTH POINT PK	910.78 TO	910.97	(2.28")
CENTER LINE PK	910.84 TO	911.00	(1.92")

NOTE:  
PAVEMENT GRADES REFLECT AS BUILT AT THIS TIME. FINAL GRADES ARE REQUIRED AFTER TOP SURFACE LAYER OF ASPHALT IS IN PLACE. INSTALLATION OF TOP COAT OF ASPHALT IS BEING DELAYED UNTIL EXISTING HOUSE/OFFICE IS DEMOLISHED AND DEBRIS REMOVED, INCLUDING DEBRIS ALONG THE NORTH EDGE OF PAVEMENT. FINAL OVERLAY GRADES, ALONG WITH SEEDING AND MULCHING OF THE AREA IS TO BE PERFORMED AND VERIFIED BY A FINAL "AS BUILT" SURVEY TO BE SUBMITTED TO THE CITY OF POWELL, OHIO.

THIS "AS BUILT" SURVEY IS PROVIDED TO SUPPORT THE APPLICATION FOR A CONDITIONAL OCCUPANCY PERMIT, TO BE ADMINISTERED UNTIL THE FIRST PHASE OF DEVELOPMENT IS COMPLETED, INCLUDING STABILIZATION OF ALL DISTURBED AREAS OF THE SITE.

NOTE:  
ENTIRE STORM SEWER AND DETENTION  
BASIN MUST BE CONSTRUCTED FOR  
PHASE 1 DEVELOPMENT

"AS BUILT" 7-23-2010


BOB WOLFE ENGINEERING  
7179 LAKEBROOK BLVD.  
COLUMBUS, OHIO 43235


CARMENDY STATION  
233 SOUTH LIBERTY STREET


PHASE 1 GRADING PLAN

SCALE	DATE	DRAWN BY	DWG. NO.
AS SHOWN	7-30-10	RRW	3 OF 5

SYMBOLS:

EXISTING GRADES AND CONTOURS ARE SHOWN  
AS  90.9 X 90.2

PROPOSED GRADES AND CONTOURS ARE SHOWN  
AS  09 X 09.2

MAJOR FLOOD ROUTING IS SHOWN AS 

2 WORKING DAYS  
BEFORE YOU DIG

CALL TOLL FREE 800-362-2764.

OHIO UTILITIES PROTECTION SERVICE

NOTE:  
BASIN IS TO BE CONSTRUCTED FIRST TO  
AVOID SEDIMENT LEAVING THE SITE. BASIN  
MAY BE EMPLOYED AS A BORROW PIT FOR  
CLAY, HOWEVER ANY TOP SOIL REMOVED  
IS TO BE STORED ON SITE AND RE-POSITIONED  
IN THE BASIN AS NEEDED TO ACHIEVE PLANNED  
GRADES.