



C-1	REVISIONS	EXISTING BUILDING VIEW	JONES	CARMENDY STATION	POWELL, OHIO	
		07 NOVEMBER 2019	BRIAN KENT JONES ARCHITECTS, INC. 503 CITY PARK AVENUE COLUMBUS, OH 43215 P 614-358-3729 F 614-340-7015	233 SOUTH LIBERTY STREET	233 SOUTH LIBERTY STREET	DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, 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.
		DESIGN DEVELOPMENT				



REVISIONS

ILLUSTRATIONS

CARMENDY STATION
233 SOUTH LIBERTY STREET
POWELL, OHIO

I-1

JONES

BRIAN KENT JONES ARCHITECTS, INC.
503 CITY PARK AVENUE COLUMBUS, OH 43215
P 614-358-3729 F 614-340-701519017
07 NOVEMBER 2019
DESIGN DEVELOPMENTOWNERSHIP AND USE OF DOCUMENTS.
DRAWINGS AND SPECIFICATIONS ARE INSTRUMENTS OF PROFESSIONAL SERVICE, 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.

GENERAL NOTES:

- 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.
- 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.
- 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.
- The general contractor shall provide all required permits, fees, and inspections as may be required by governing bodies having legal jurisdiction.
- 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.
- 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.
- 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.
- Plan dimensions are to the face of rough framing or masonry unless noted otherwise. Dimensions of exterior frame walls include $\frac{1}{2}$ " thick sheathing. All interior stud walls are dimensioned at $3\frac{1}{2}$ " unless noted otherwise.
- 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.
- If conflicts between the building material specifications and there design characteristics arise, the greater specification shall take precedence as determined by the architect.
- 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.
- 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.
- 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.
- 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.
- All garages must be separated from the residence (walls, ceiling, attic space, etc.) with $\frac{5}{8}$ " Type X gypsum board.
- 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.
- 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.
- 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.
- 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.
- 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.
- The design of this house is based on the following:
 - The contractor understanding and applying all applicable building codes.
 - The contractor understanding and applying building principles used for residential construction.
 - The contractor being experienced with construction of a residence of the size, complexity, and expected quality of this residence.
 - The contractor being knowledgeable and experienced with various building materials and how they interact with each other.
 - 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.
 - The contractor being experienced enough to execute details not shown on these documents.

FOUNDATION NOTES:

- Reference structural engineers foundation wall design details and general notes for additional information.
- Minimum footling depth to be 36" below grade or to firm bearing, whichever is greater.
- All lumber in contact with any masonry surface is to be treated wood. Maintain $\frac{1}{2}$ " air space between any stud wall and masonry wall.
- The finished grade away from foundation walls shall fall a minimum of 6" within the first 10'-0".
- 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.
- It is solely the contractor's responsibility to follow all applicable safety codes and regulations during all phases of construction.
- 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:

- Reference structural engineers general notes and details for additional criteria.
- All new lumber used in the construction of this project shall meet the values of #2 spruce, pine, fir northern; $f_b = 875 / 1000$, $f_v = 70$ psi, $f_c = 725$ psi, $e = 1,300,000$. (When material specifications vary between these values and the structural engineer's drawings, the greater value shall govern.)
- Minimum bearing of all structural members shall be $1\frac{1}{2}$ " unless noted otherwise.
- All interior dimensions to face of stud ($3\frac{1}{2}$ ") unless noted otherwise.
- All exterior dimensions to face of sheathing (4" or 6" to be noted on plans) unless noted otherwise.
- All I-beams shall bear on minimum (3") solid 2x4's glued and nailed unless noted otherwise.
- 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.
- 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.
- Apply continuous bead of glue on joists and groove of tongue-and-groove panels.
- 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.)
- Ceiling soffits and coffered ceilings to be determined by owner and architect at a later date.
- 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.
- R502.14 Fire resistance of floors. Floor assemblies, not required elsewhere in this code to be fire resistance rated, shall be provided with a $\frac{1}{2}$ " gypsum board membrane or a $\frac{3}{4}$ " 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:

- Floor finishes and ceiling heights are indicated on the floor plan.
- All walls: painted drywall, color to be selected by owner.
- All ceilings: smooth painted drywall, color to be selected by owner.
- All base and casing: wood base and casings per owner's specifications.

INSULATION INFORMATION:

Follow RES Check Compliance Report on M4.1

HVAC NOTES:

- HVAC to be in full compliance with current code.
- 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 $\frac{1}{8}$ inch minimum to $\frac{1}{4}$ inch maximum openings.

R806.2 Minimum area. The total net free ventilating area shall not be less than 150 of the area of the space ventilated except that the total area is permitted to be reduced 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 ($57.4 \text{ mg/s.m}^2.\text{Pa}$) is installed on the warm side of the ceiling.

WINDOW INFORMATION:

- Window designations shown on the drawings are based on Windsor Pinnacle Clad series.
- 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.
- 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.
- 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.
- Penetration should be in compliance with R1102.1

DOOR INFORMATION:

- Interior doors: Style and finish by owner. Hardware selected by owner.
- Door designation example: 2668 indicates a door 2'-6" wide X 6'-8" high.
- Glass in exterior doors, interior doors, shower doors, and tub enclosures shall comply with the requirements of R308.3 Human impact loads.
- Doors between the garage and residence shall be equipped with solid wood not less than $1\frac{3}{8}$ " in thickness, solid or honeycomb core steel doors not less than $1\frac{3}{8}$ " 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:

- Electric to be in full compliance with the 2014 National Electric Code.
- 400 amp electric service to be grounded.
- Smoke alarms shall be installed per RCO 314.3.
 - Smoke detectors and CO2 detectors shall be installed in:
 - All sleeping rooms
 - Outside and in the immediate vicinity of each sleeping room
 - On each additional story including basements and habitable attics
 - All detectors shall be interconnected
 - 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
 - Smoke alarms and smoke detectors shall not be installed within a 36" horizontal path from a door to a bathroom containing a shower or tub. Per NFPA 72 29.8.3(4)
- 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
- 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:	164 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
C-1	Cover-Existing Building view
I-1	Illustrations
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

GENERAL NOTES

19017
7 NOVEMBER 2019

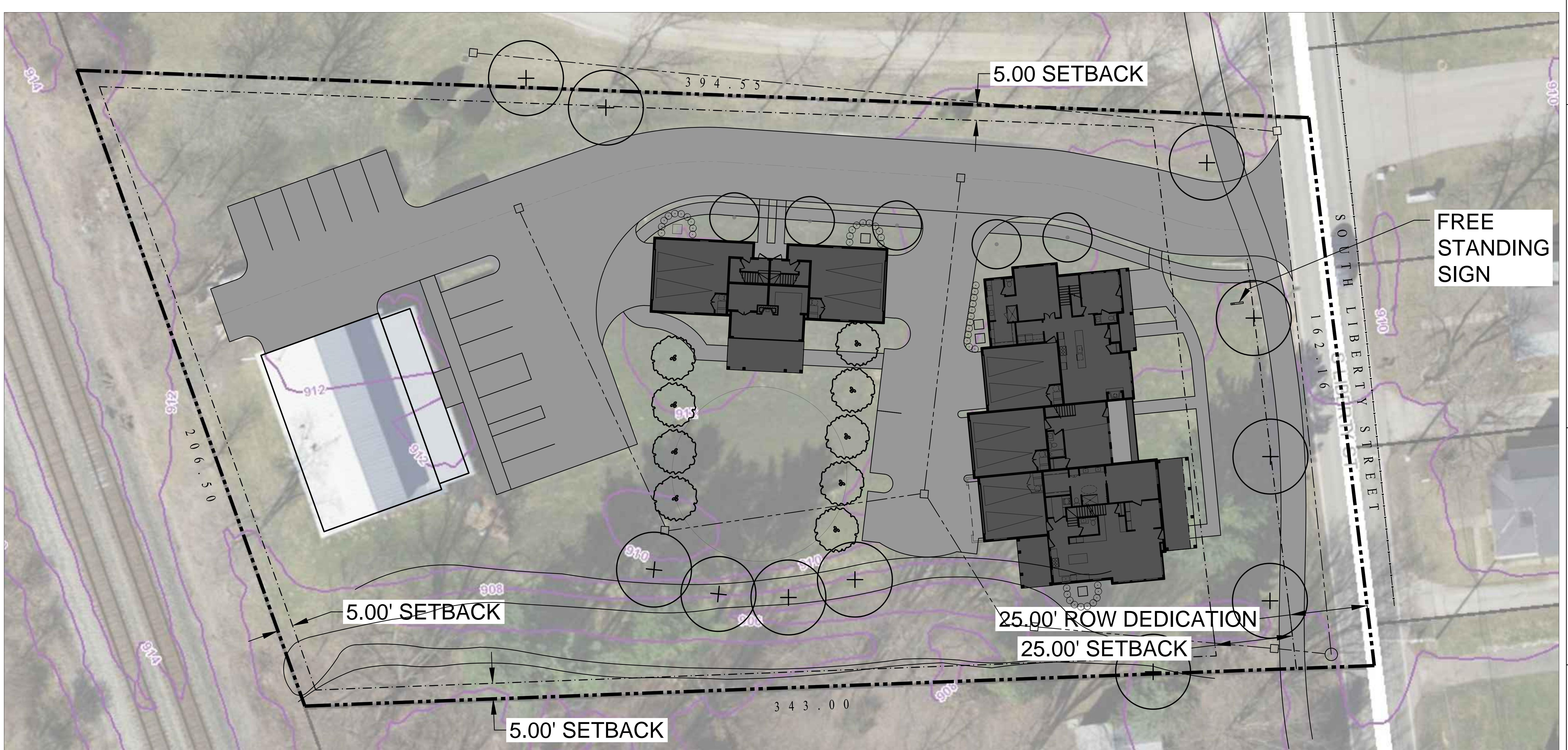
DESIGN DEVELOPMENT

GN-1

POWELL, Ohio
233 SOUTH LIBERTY STREET

JONES
BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, AND SHALL REMAIN THE PROPERTY OF



ARCHITECTURAL SITE PLAN

19017

07 NOVEMBER 2019

DESIGN DEVELOPMENT

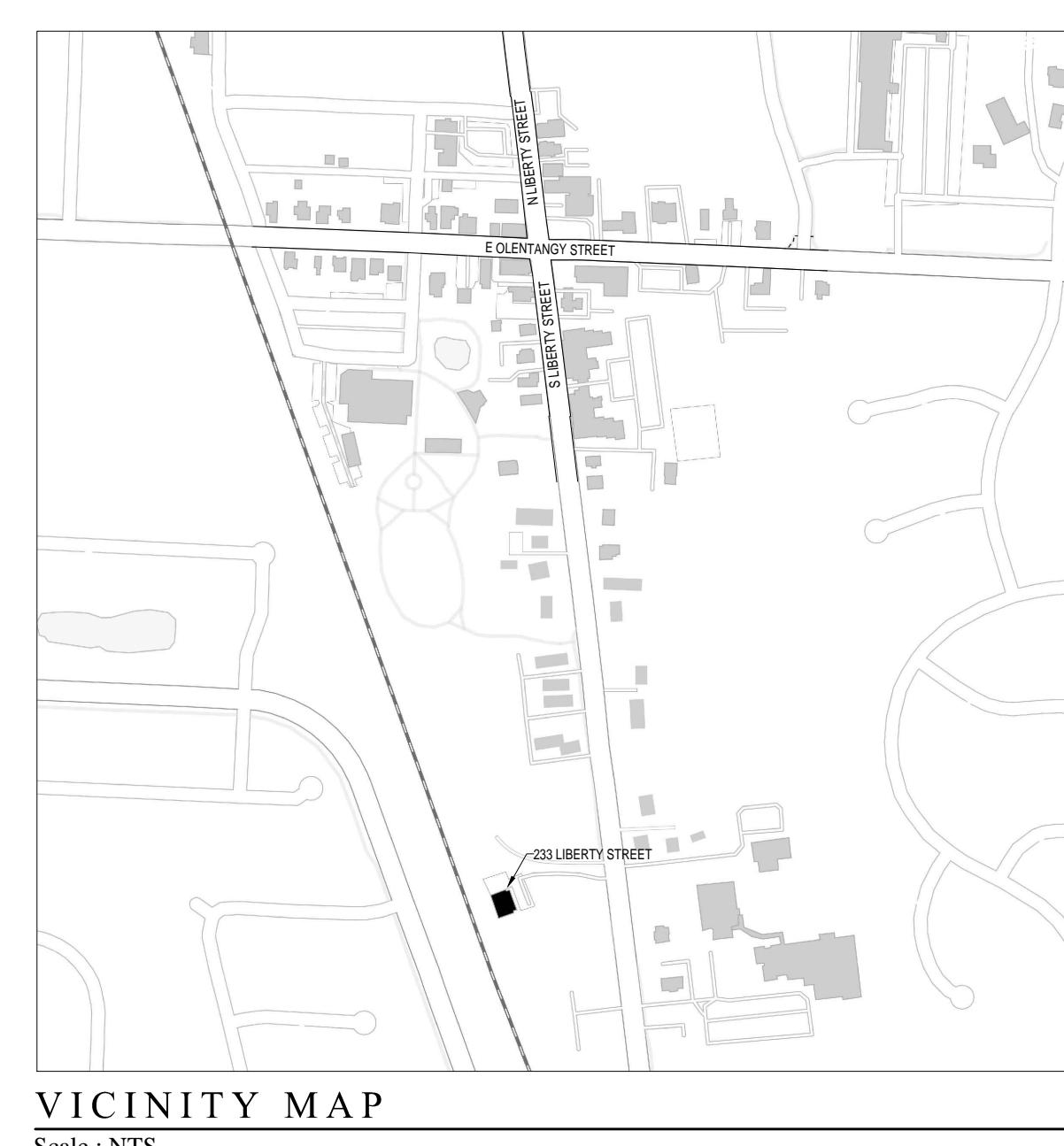
JONES

BRIAN KENT JONES ARCHITECTS, INC.
503 CITY PARK AVENUE, COLUMBUS, OH 43215
P 614-358-3729 F 614-340-7015

Powell, Ohio

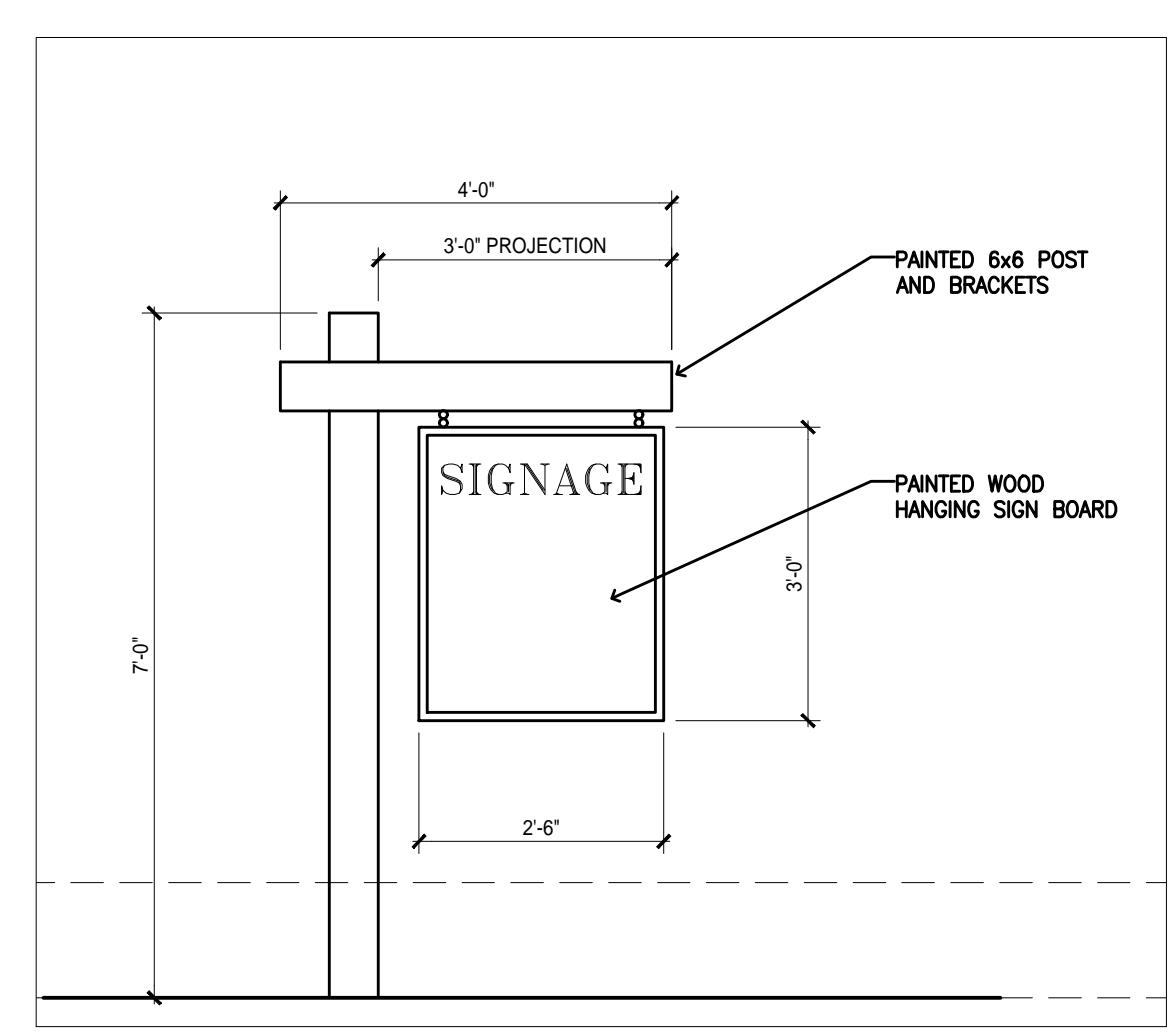
CARMENDY STATION
233 South Liberty Street

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 PURPOSE WHATSOEVER, WITHOUT THE PRIOR SPECIFIC WRITTEN
AUTHORIZATION OF BRIAN KENT JONES, ARCHITECT.

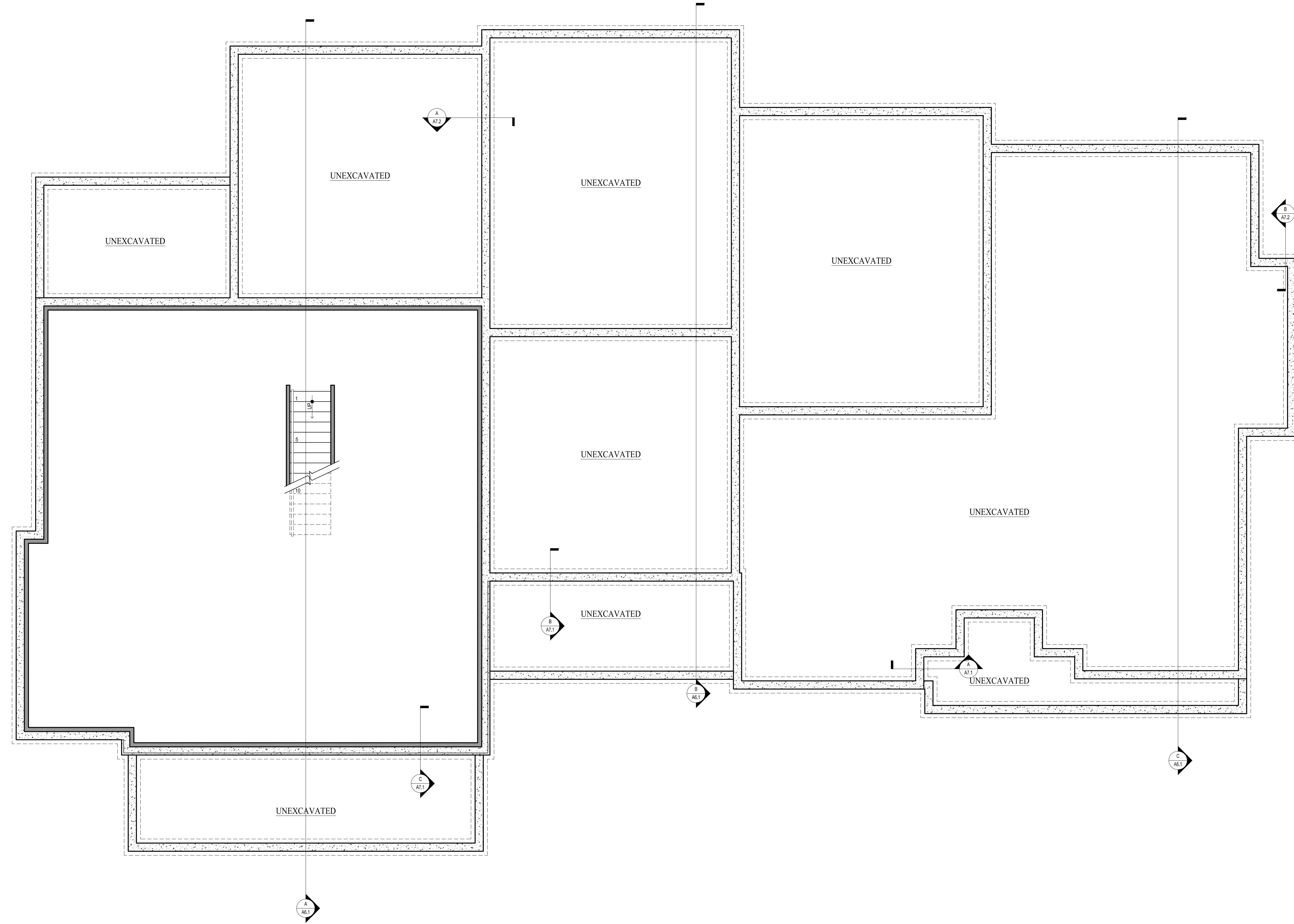


ARCHITECTURAL SITE PLAN

Scale : 1/16" = 1'-0"



SP.1



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

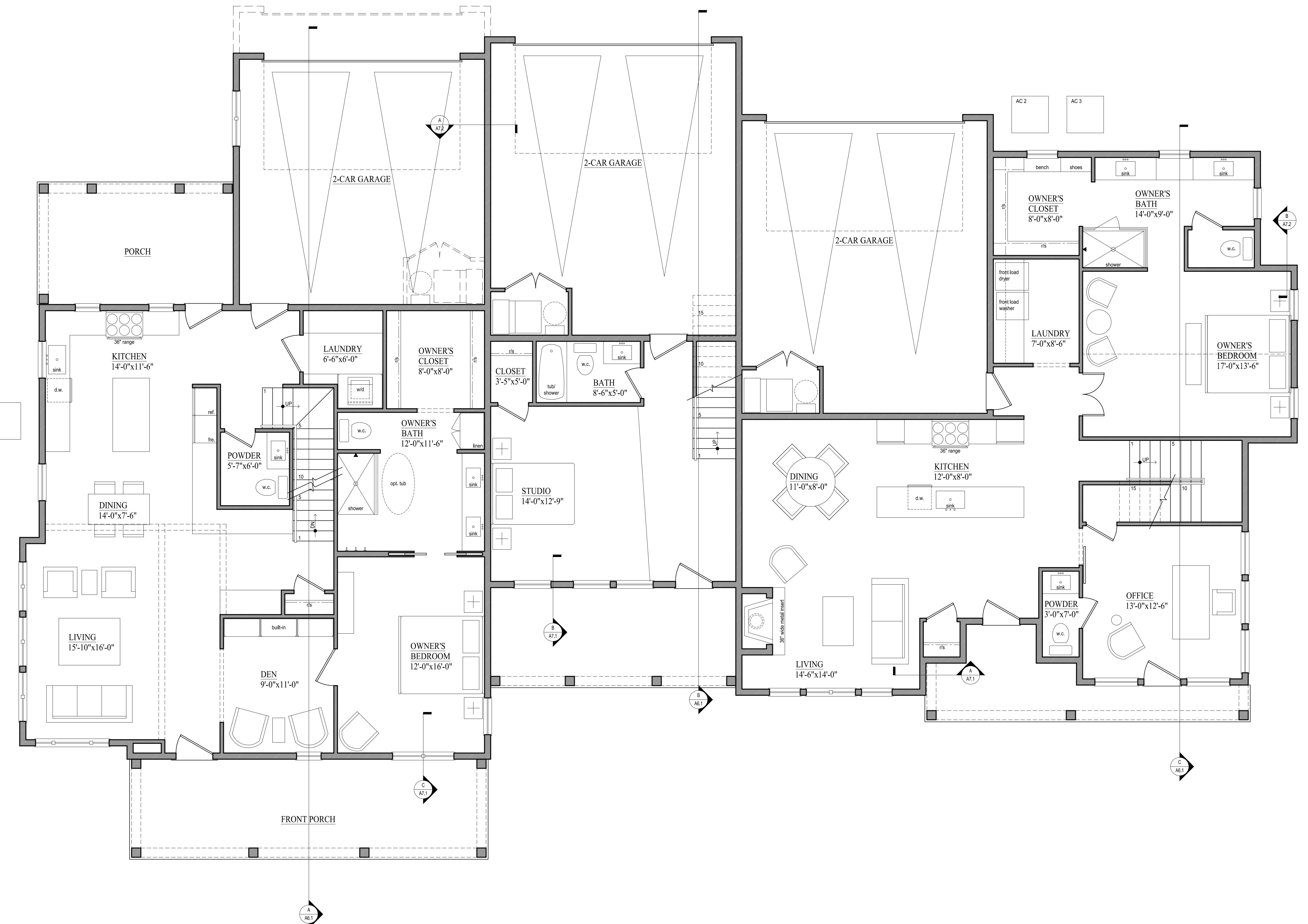
A0.0

REVISIONS
19017
7 NOVEMBER 2019
DESIGN DEVELOPMENT

JONES
BRIAN K BNT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015

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.



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

A1.1

FIRST FLOOR PLAN

19017
7 NOVEMBER 2019

DESIGN DEVELOPMENT

JONES

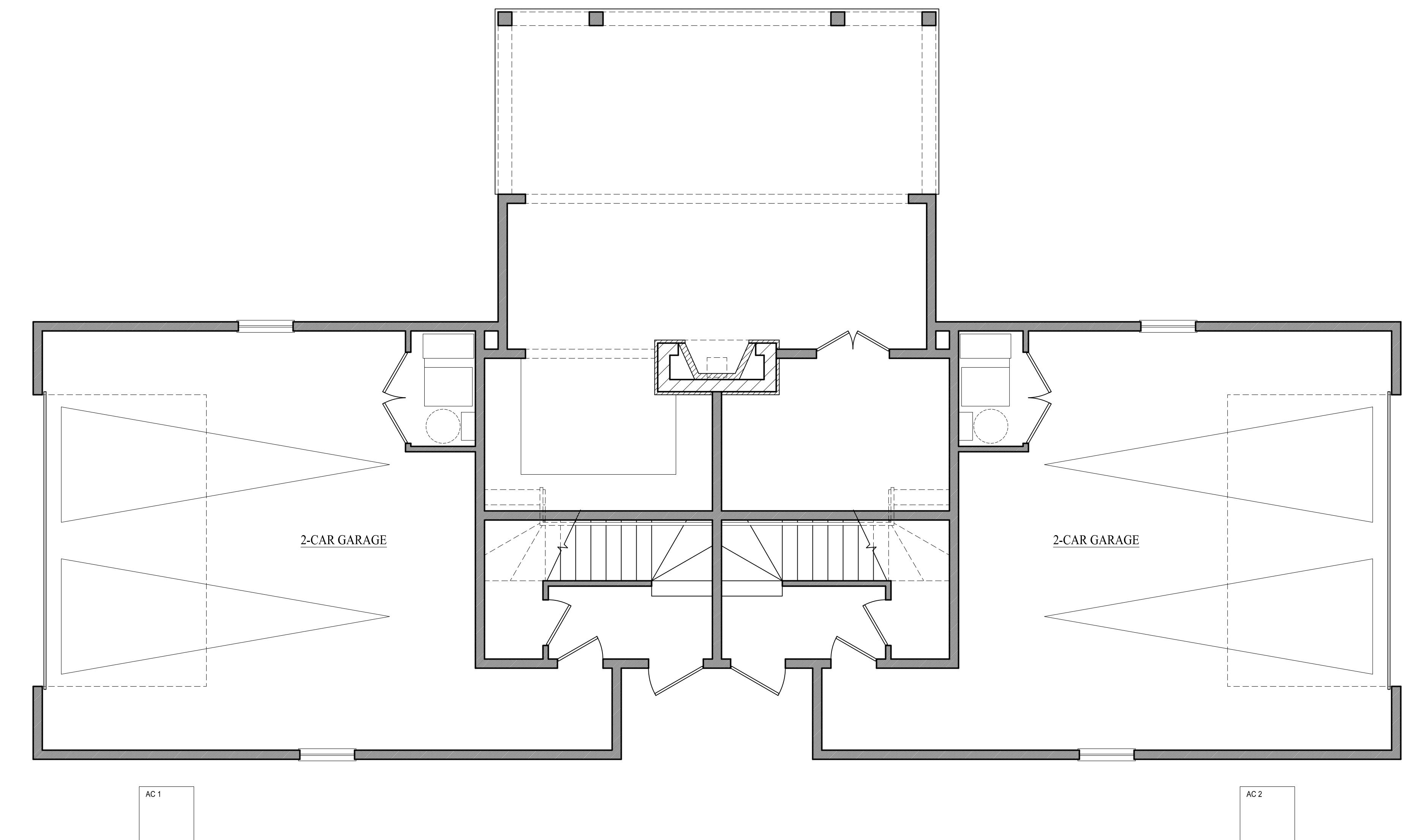
BRIAN K BNT JONES ARCHITECTS, INC.

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015

CARMENDY STATION

POWELL, OHIO

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.



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

A1.2

FIRST FLOOR PLAN

19017

7 NOVEMBER 2019

DESIGN DEVELOPMENT

JONES

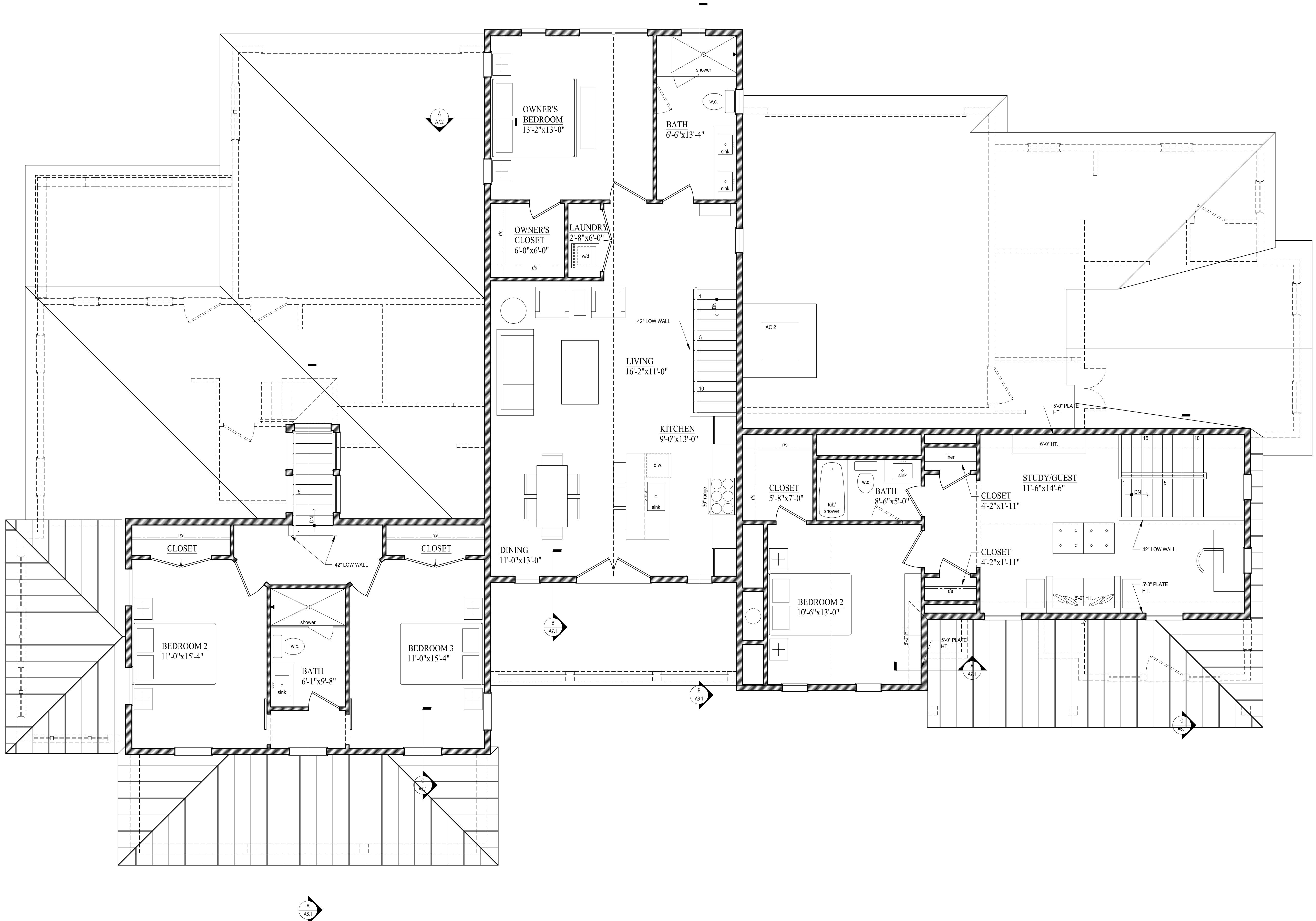
BRIAN K BNT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-338-3729 F 614-346-7015

CARMENDY STATION

233 SOUTH LIBERTY STREET
POWELL, OHIO

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.



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

A2.1

REVISIONS
19017
7 NOVEMBER 2019
DESIGN DEVELOPMENT

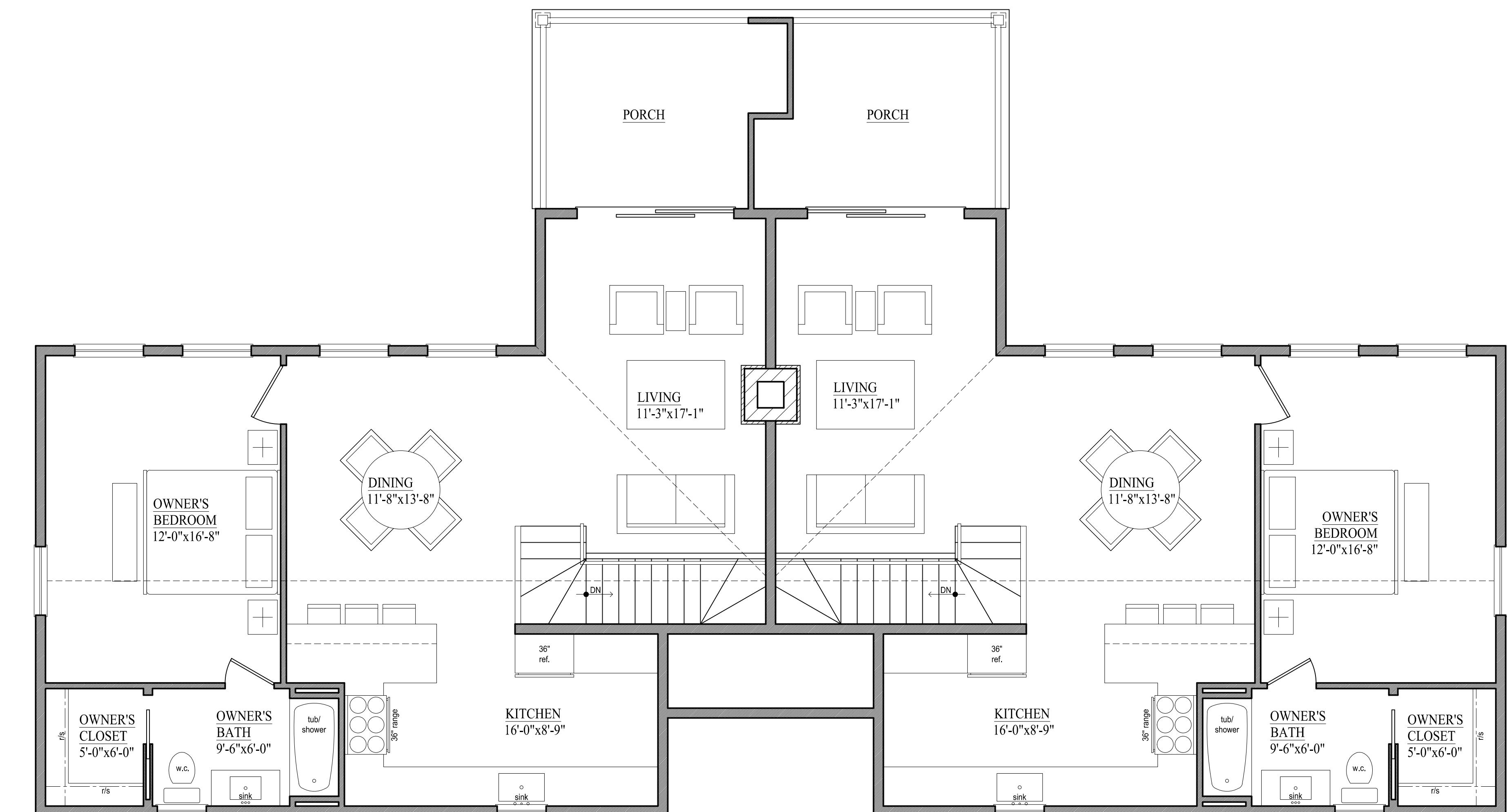
JONES

BRIAN K BENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015

CARMENDY STATION

POWELL, OHIO

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"

A2.2

REVISIONS
19017
7 NOVEMBER 2019
DESIGN DEVELOPMENT

JONES

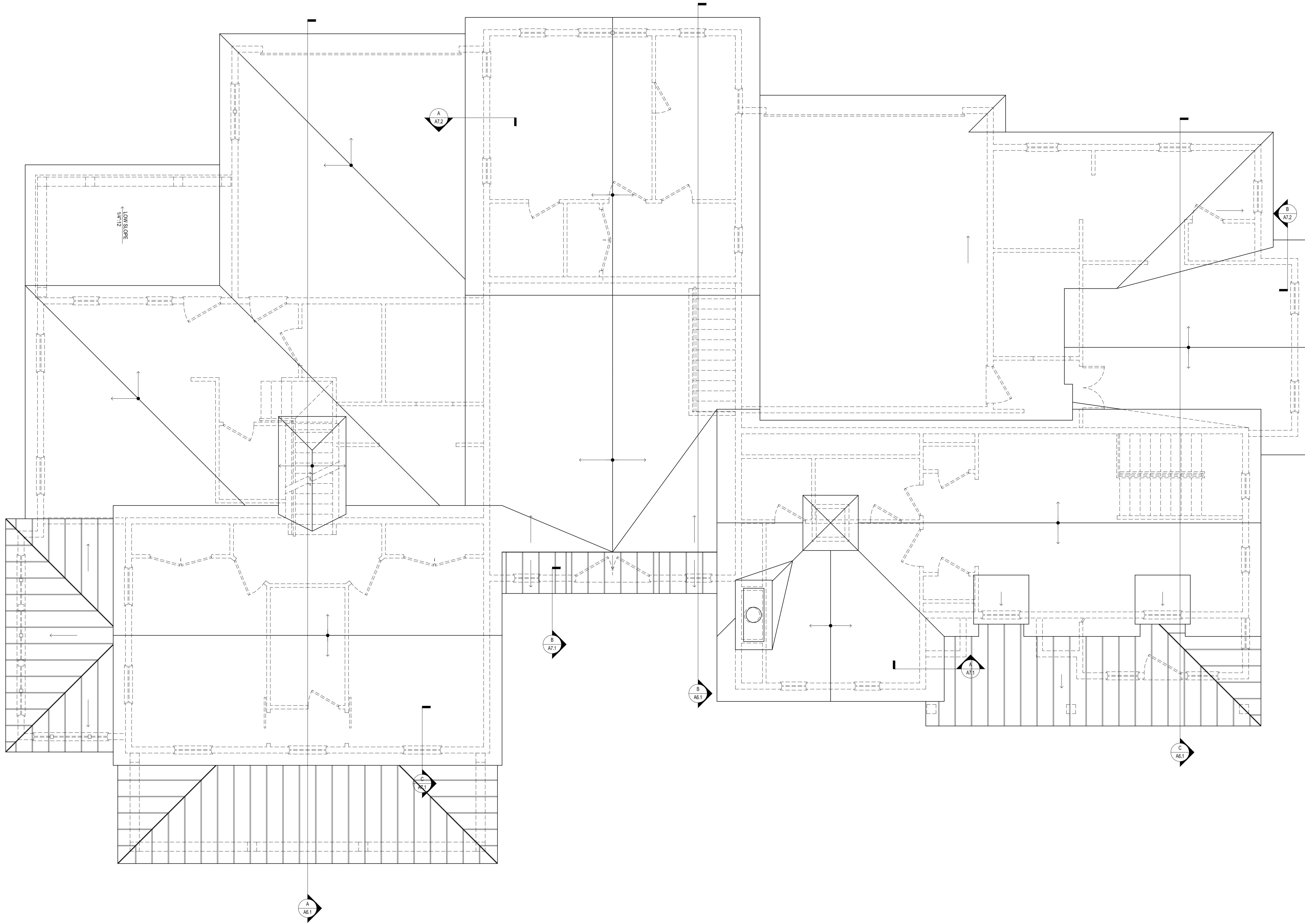
BRIAN K BNT JONES ARCHITECTS, INC.

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015

CARMENDY STATION

233 SOUTH LIBERTY STREET
POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS, DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF PROFESSIONAL SERVICE, 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.



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

A3.1

REVISIONS

19017

7 NOVEMBER 2019

DESIGN DEVELOPMENT

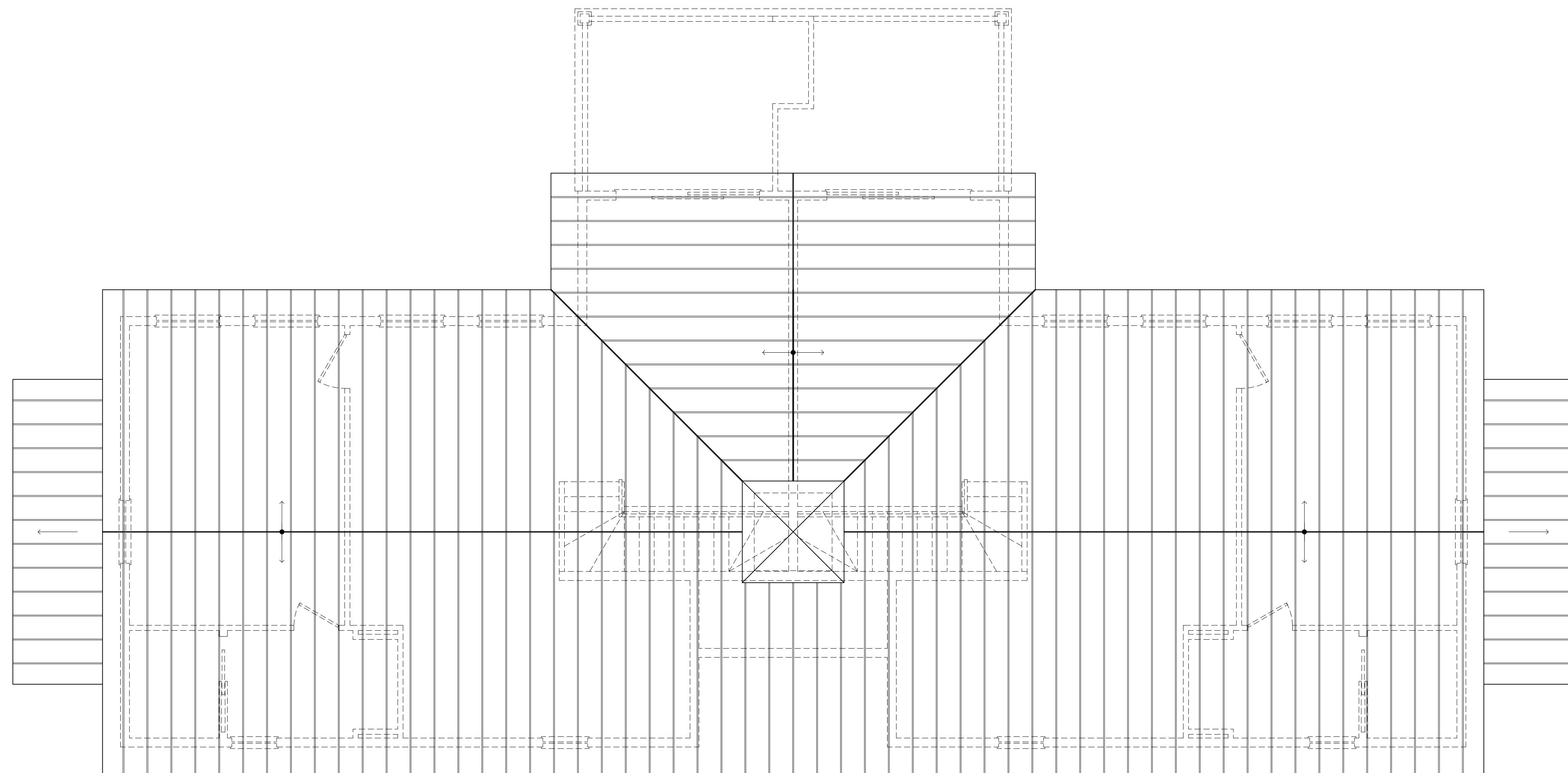
JONES

BRIAN K BENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-338-3729 F 614-346-7015

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.



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

A3.2

ROOF PLAN

19017
7 NOVEMBER 2019

BRIAN K BNT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-338-3729 F 614-346-7015

JONES

CARMENDY STATION
233 SOUTH LIBERTY STREET
POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS: OWNERSHIP AND USE OF DOCUMENTS, 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.

Exterior Finish Coded Notes:	
1.	Clapboard siding - 6" exposure
2.	Board and batten siding
3.	1x4 corner boards
4.	Asphalt shingles
5.	Standing seam metal roof
6.	Aluminum gutters and downspouts
7.	Clad wood windows and doors
8.	1x4 window trim
9.	1x trim board on smooth fiber cement panel board
10.	Open wood rafters at awnings
11.	Wood bracket
12.	9" square column wrap
13.	1x fascia and frieze boards
14.	Split-faced cmu @ exposed foundations
15.	Brick veneer
16.	Built up wood handrail
17.	1x8 rake board
18.	Decorative louver
19.	Carriage style garage doors
20.	2x10 band board with sloped composite cap
21.	Wood decorative barn doors
22.	Gooseneck light fixtures
23.	Painted wood shutters w/ shutter dogs
24.	Copper finial



JONES	BRIAN K BNT JONES ARCHITECTS, INC. 1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015	CARMENDY STATION 233 SOUTH LIBERTY STREET POWELL, OHIO
REVISIONS	7 NOVEMBER 2019 DESIGN DEVELOPMENT	A5.1

OWNERSHIP AND USE OF DOCUMENTS. OWNERSHIP OF THESE DOCUMENTS RESTS WITH 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.

Exterior Finish Colors Key:

Note: All paint colors are Benjamin Moore.

North Building:

1. Red Siding: Copper Clay 2172-10
2. White Trim: Dune White 968
3. Front Door: Walnut Stain -Minwax
4. Garage Door: Waller Green CW 510
5. Roof Shingle GAF Timerline, Oyster Grey
6. Standing Seam Metal Roof: Gray
7. Exposed Foundation: Split Face Block
8. Chimney Brick: TBD

Connector Building:

1. White Siding: Dune White 968
2. White Trim: Dune White 968
3. Blue Storefront Trim: Polo Blue 2062-10
4. Front Door: Polo Blue 2062-10
5. Garage Door: Waller Green CW 510
6. Roof Shingle GAF Timerline, Oyster Grey
7. Standing Seam Metal Roof: Gray
8. Exposed Foundation: Split Face Block

South Building:

1. Olive Siding: Meditation AF-395
2. White Trim: Dune White 968
3. Front Door: Waller Green CW 510
4. Shutters: Waller Green CW 510
5. Garage Door: Waller Green CW 510
6. Roof Shingle GAF Timerline, Oyster Grey
7. Standing Seam Metal Roof: Gray
8. Exposed Foundation: Split Face Block

Connector Building:

1. Charcoal Siding: Iron Mountain 2134-30
2. Charcoal Trim: Iron Mountain 2134-30
3. White Trim: Dune White 968
4. Front Door: Waller Green CW 510
5. Barn Door: Waller Green CW 510
6. Garage Door: Waller Green CW 510
7. Roof Shingle GAF Timerline, Oyster Grey
8. Standing Seam Metal Roof: Gray
9. Exposed Foundation: Split Face Block



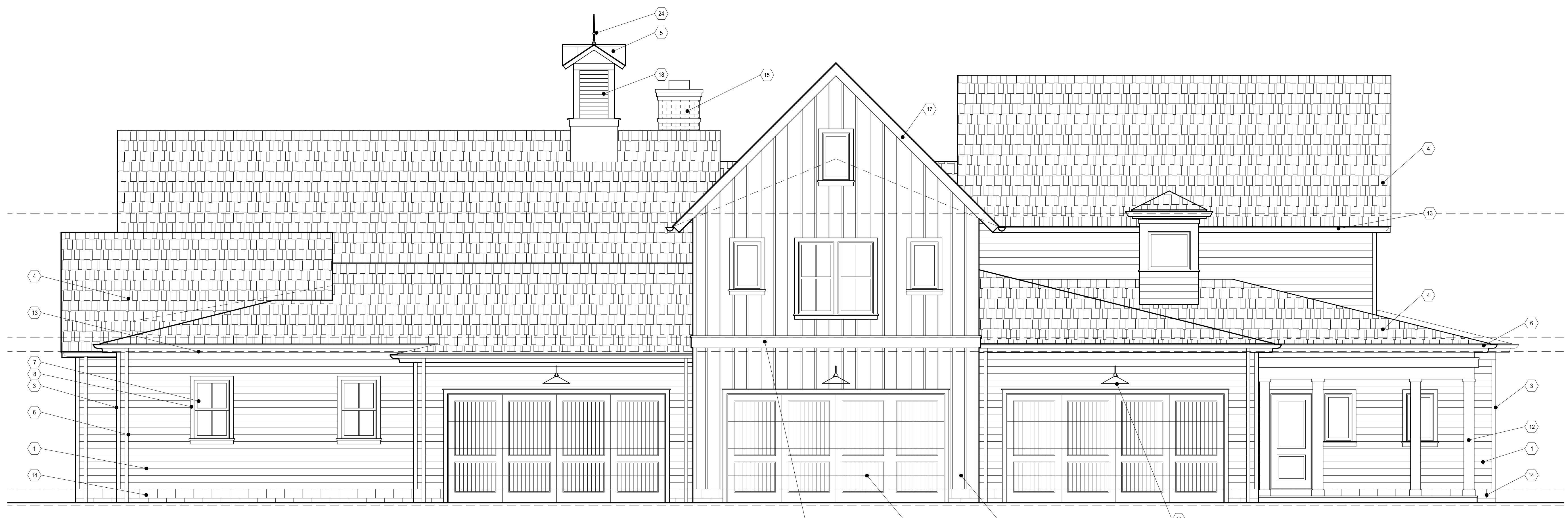
NORTH ELEVATION
A
A5.1
1/4"=1'-0"



EAST ELEVATION
B
A5.1
1/4"=1'-0"

CARMENDY STATION 233 SOUTH LIBERTY STREET JONES <small>BRIAN KENT JONES ARCHITECTS, INC. 1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015</small>	POWELL, OHIO <small>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.</small>
EXTERIOR ELEVATIONS REVISIONS 19017 6 NOVEMBER 2019 DESIGN DEVELOPMENT	A5.1

Exterior Finish Coded Notes:	
1.	Clapboard siding - 6" exposure
2.	Board and batten siding
3.	1x4 corner boards
4.	Asphalt shingles
5.	Standing seam metal roof
6.	Aluminum gutters and downspouts
7.	Clad wood windows and doors
8.	1x4 window trim
9.	1x trim board on smooth fiber cement panel board
10.	Open wood rafters at awnings
11.	Wood bracket
12.	9" square column wrap
13.	1x fascia and frieze boards
14.	Split-faced cmu @ exposed foundations
15.	Brick veneer
16.	Built up wood handrail
17.	1x8 rake board
18.	Decorative louver
19.	Carriage style garage doors
20.	2x10 band board with sloped composite cap
21.	Wood decorative barn doors
22.	Gooseneck light fixtures
23.	Painted wood shutters w/ shutter dogs
24.	Copper finial



EXTERIOR ELEVATIONS

19017
7 NOVEMBER 2019

DESIGN DEVELOPMENT

JONES

BRIAN K. BENT JONES ARCHITECTS, INC.

1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614.358.3729 F 614.346.7015

CARMENDY STATION

233 SOUTH LIBERTY STREET
POWELL, OHIO

OWNERSHIP AND USE OF DOCUMENTS, A SERVICE AGREEMENT, 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.

A5.2

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.

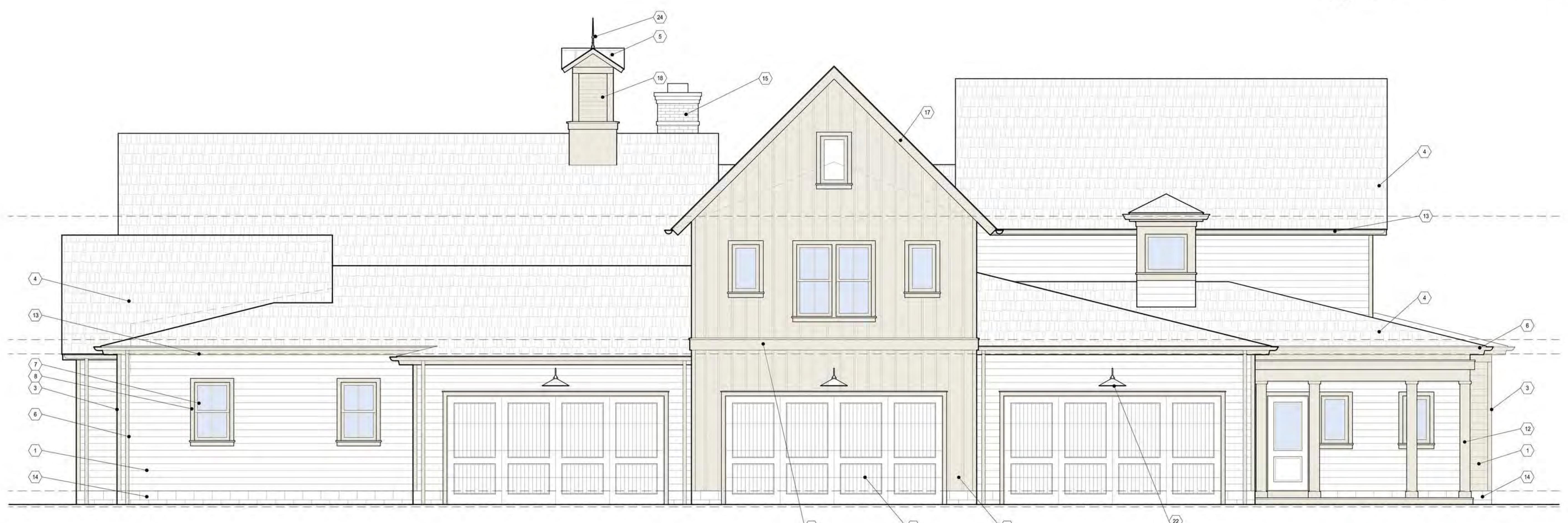
JONES

BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD., COLUMBUS, OH 43212 P 614.358.3729 F 614.346.7015

EXTERIOR ELEVATIONS
6 NOVEMBER 2019
DESIGN DEVELOPMENT

A5.2

SOUTH ELEVATION
A5.2
1/4" = 1'-0"



WEST ELEVATION
A5.2
1/4" = 1'-0"

Exterior Finish Coded Notes:

1. Clapboard siding - 6" exposure
2. Board and batten siding
3. 1x4 corner boards
4. Asphalt shingles
5. Standing seam metal roof
6. Aluminum gutters and downspouts
7. Clad wood windows and doors
8. 1x4 window trim
9. 1x trim board on smooth fiber cement panel board
10. Open wood rafters at awnings
11. Wood bracket
12. 9" square column wrap
13. 1x fascia and frieze boards
14. Split-faced cmu @ exposed foundations
15. Brick veneer
16. Built up wood handrail
17. 1x8 rake board
18. Decorative louver
19. Carriage style garage doors
20. 2x10 band board with sloped composite cap
21. Wood decorative barn doors
22. Gooseneck light fixtures
23. Painted wood shutters w/ shutter dogs
24. Copper finial

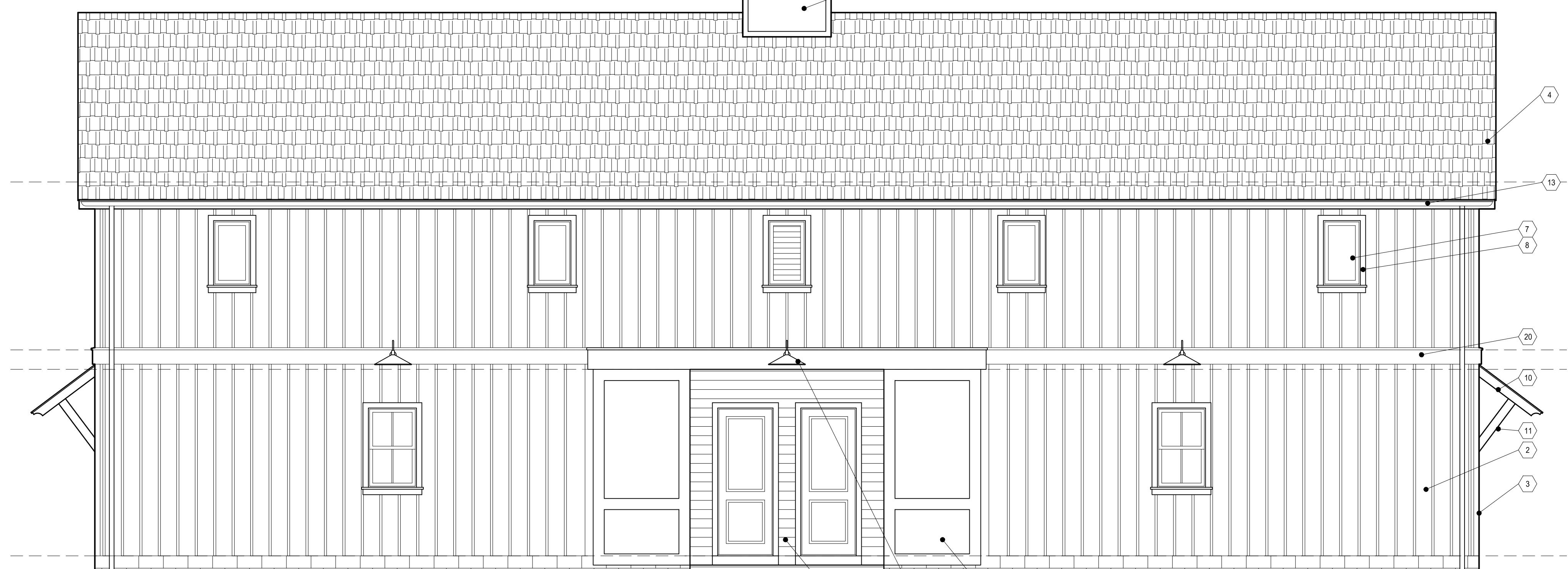
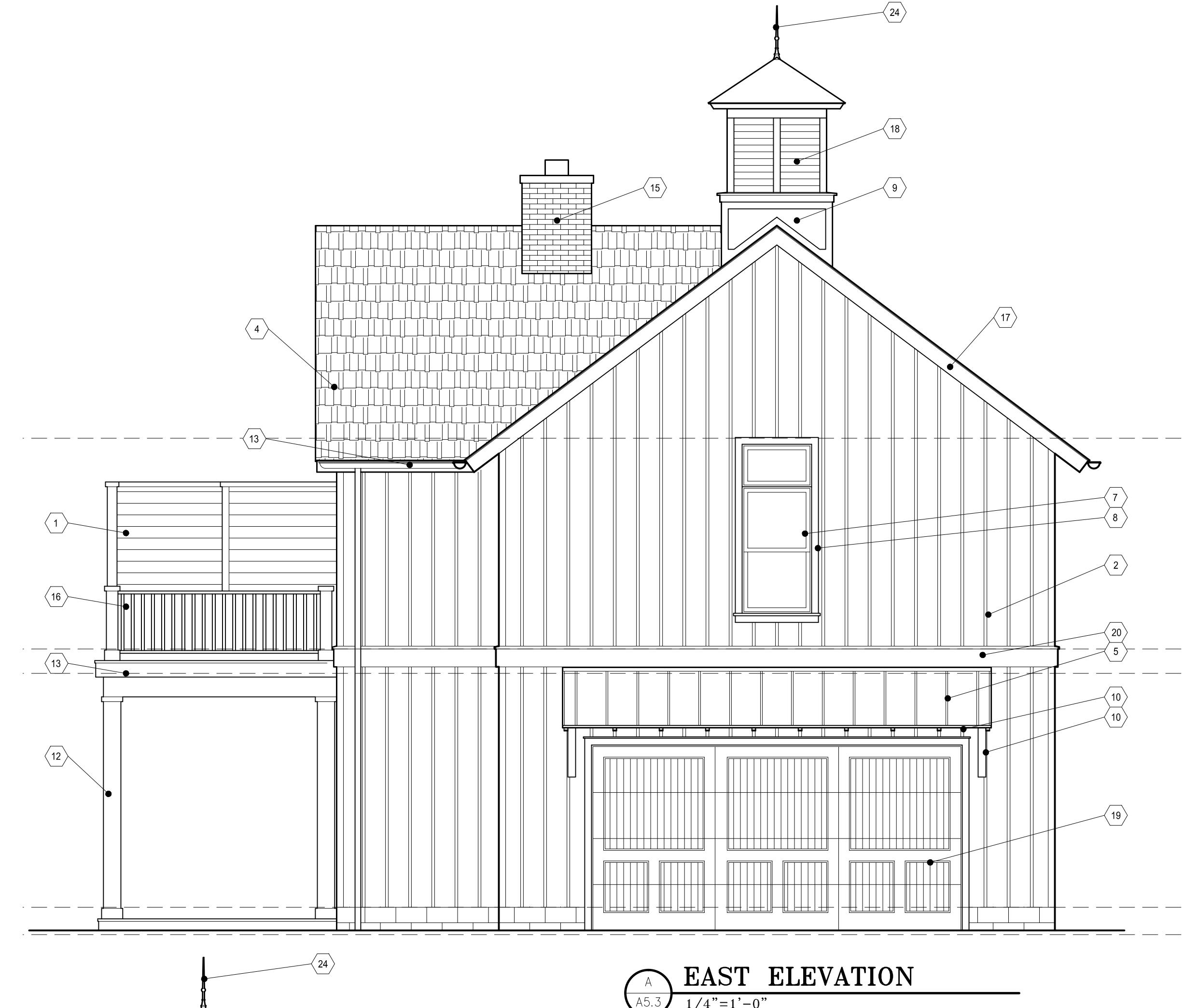
CARMENDY STATION
233 SOUTH LIBERTY STREET
POWELL, OHIO

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.

JONES
BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015

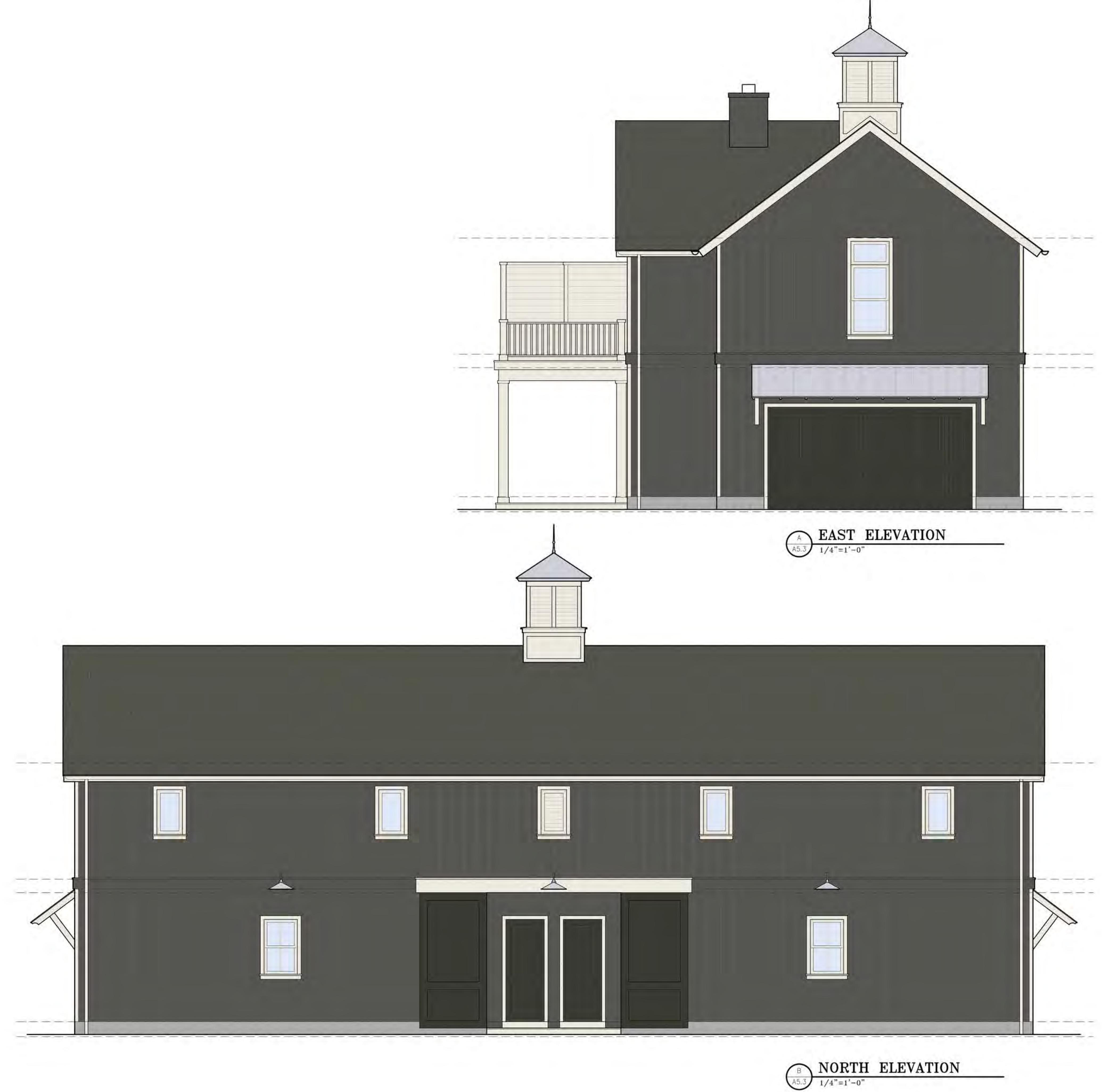
EXTERIOR ELEVATIONS
19017
7 NOVEMBER 2019
DESIGN DEVELOPMENT

A5.3



Exterior Finish Coded Notes:

- Clapboard siding - 6" exposure
- Board and batten siding
- 1x4 corner boards
- Asphalt shingles
- Standing seam metal roof
- Aluminum gutters and downspouts
- Clad wood windows and doors
- 1x4 window trim
- 1x trim board on smooth fiber cement panel board
- Open wood rafters at awnings
- Wood bracket
- 9" square column wrap
- 1x fascia and frieze boards
- Split-faced cmu @ exposed foundations
- Brick veneer
- Built up wood handrail
- 1x8 rake board
- Decorative louver
- Carriage style garage doors
- 2x10 band board with sloped composite cap
- Wood decorative barn doors
- Gosneck light fixtures
- Painted wood shutters w/ shutter dogs
- Copper finial



<p>CARMENDY STATION</p> <p>233 SOUTH LIBERTY STREET</p> <p>POWELL, OHIO</p>						
<p>JONES</p> <p>B R I A N K E N T J O N E S A R C H I T E C T S , I N C .</p> <p>1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015</p>						
<p>EXTERIOR ELEVATIONS</p> <table border="1"> <tr> <td>REVISIONS</td> <td>19017</td> </tr> <tr> <td></td> <td>6 NOVEMBER 2019</td> </tr> <tr> <td></td> <td>DESIGN DEVELOPMENT</td> </tr> </table>	REVISIONS	19017		6 NOVEMBER 2019		DESIGN DEVELOPMENT
REVISIONS	19017					
	6 NOVEMBER 2019					
	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.

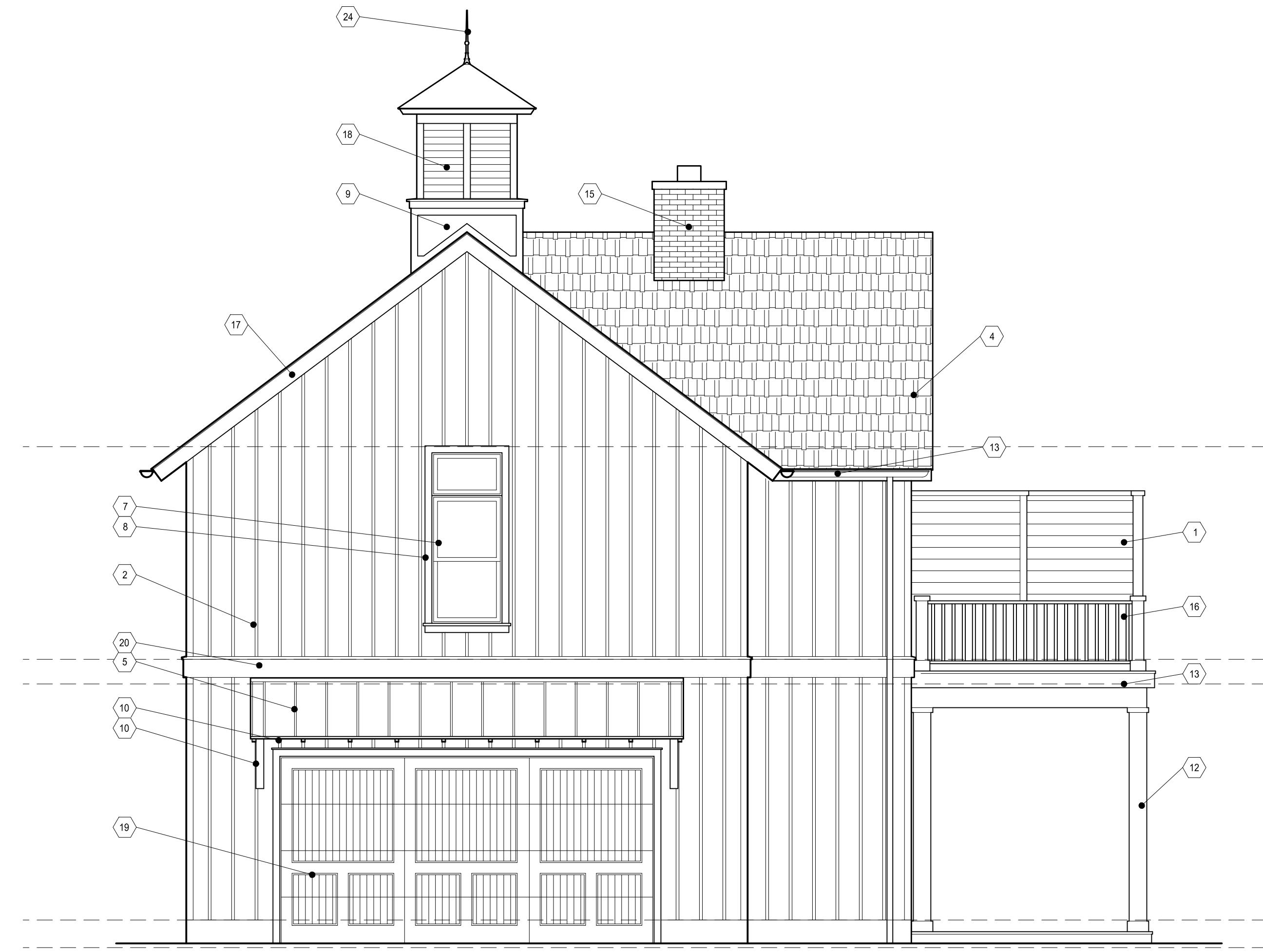
CARMENDY STATION
233 SOUTH LIBERTY STREET
POWELL, OHIO

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.

JONES
BRIAN KENT JONES ARCHITECTS, INC.
1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015

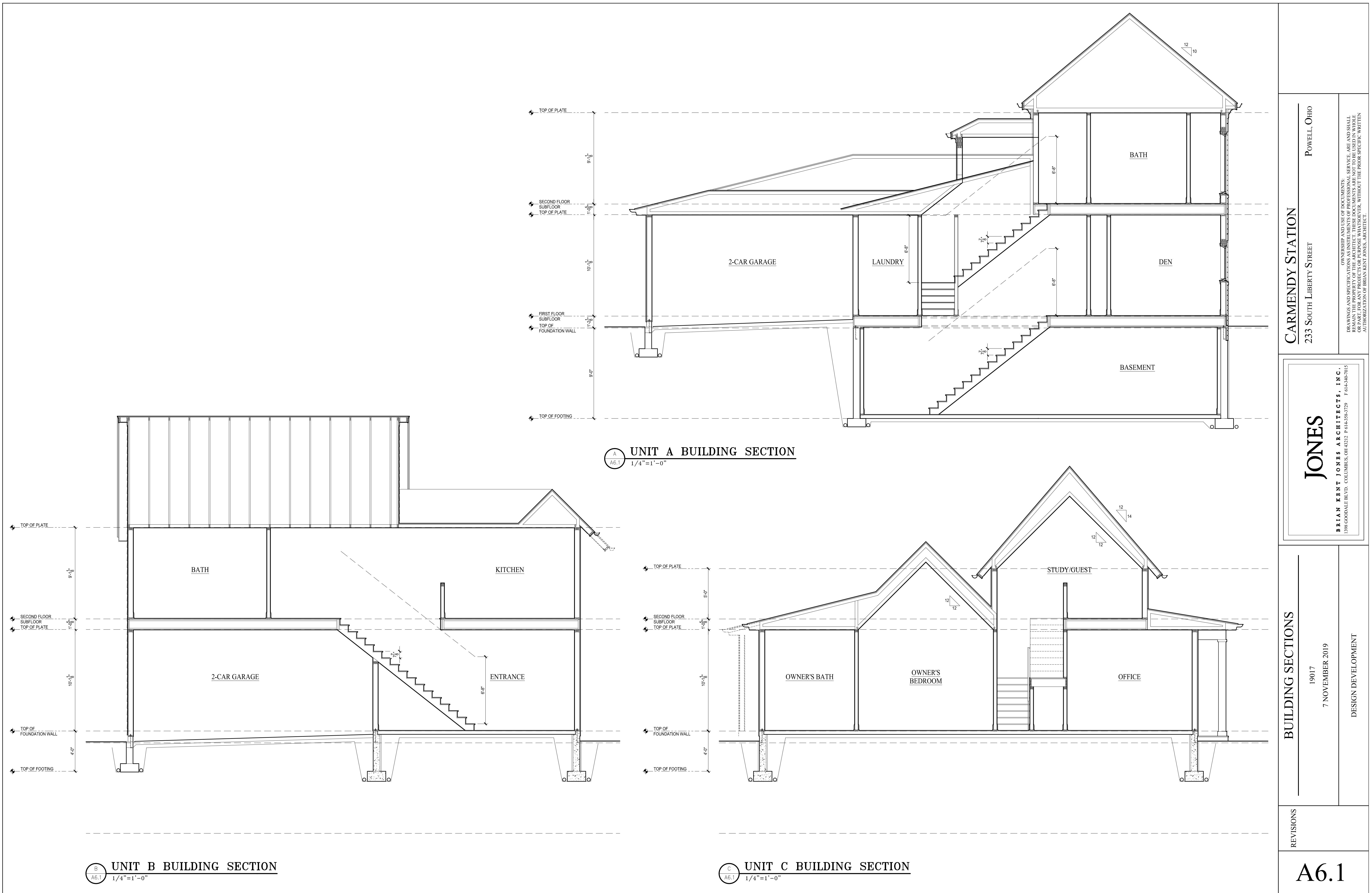
EXTERIOR ELEVATIONS
REVISIONS
19017
7 NOVEMBER 2019
DESIGN DEVELOPMENT

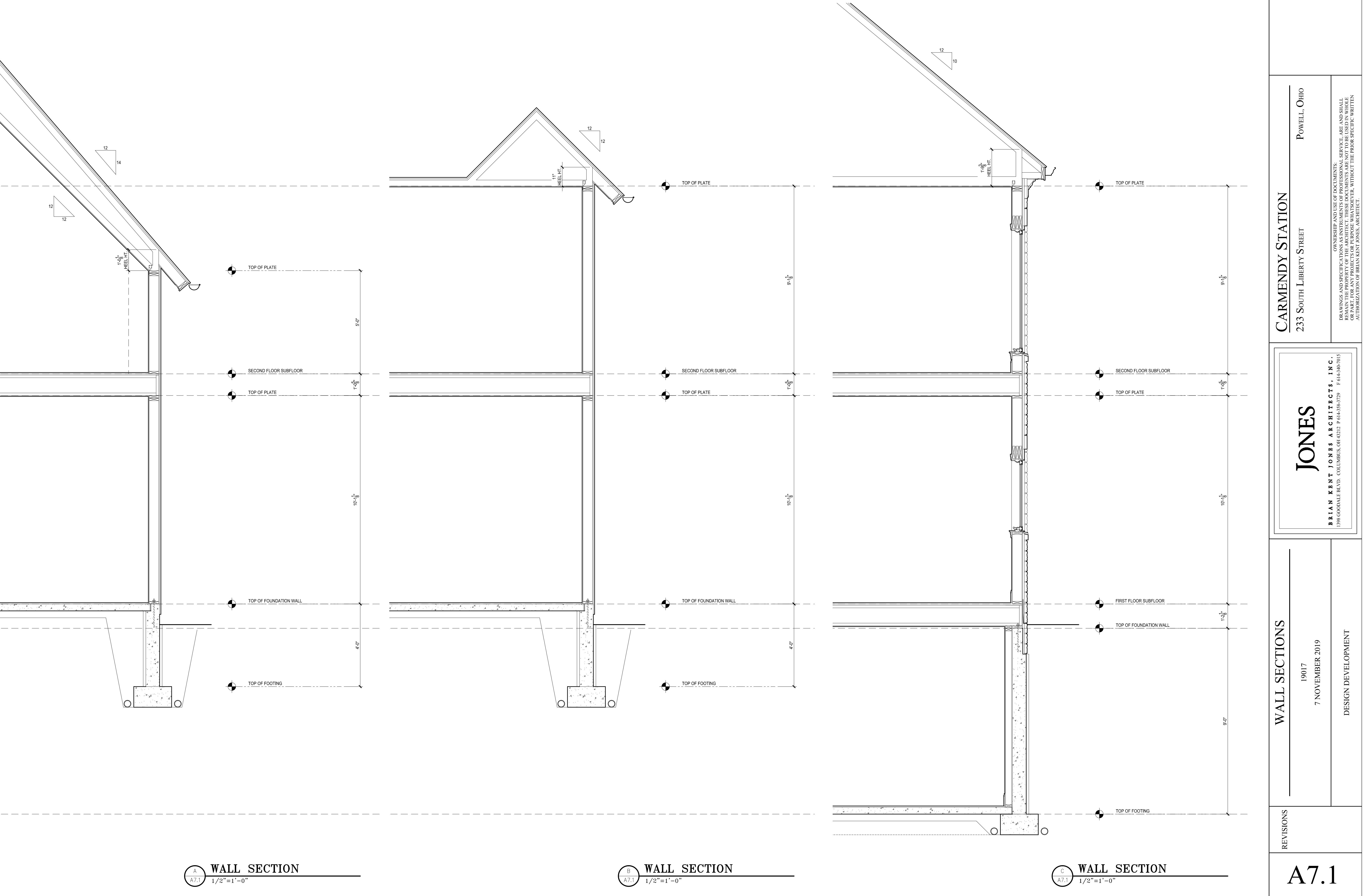
A5.4

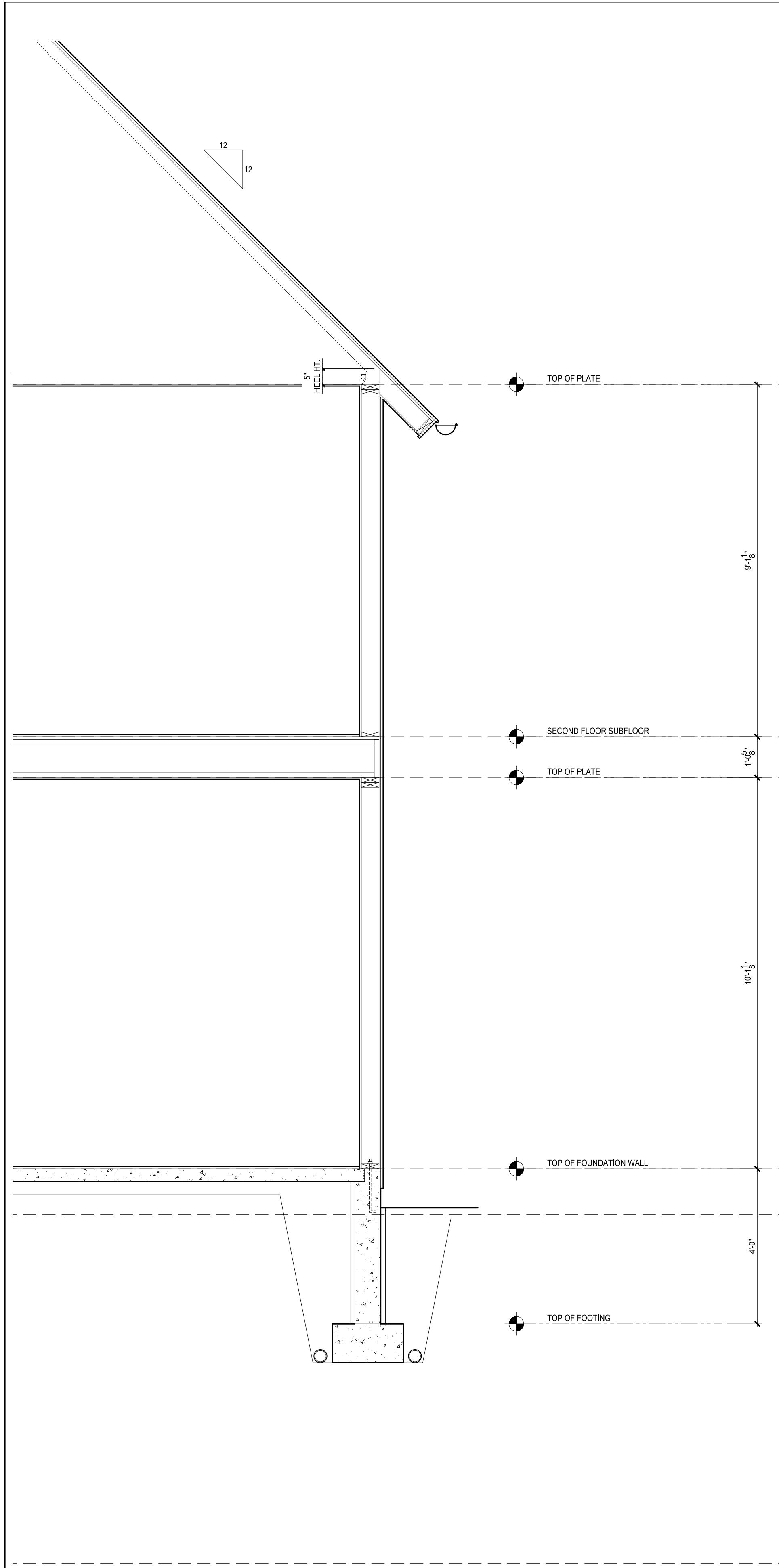


Exterior Finish Coded Notes:

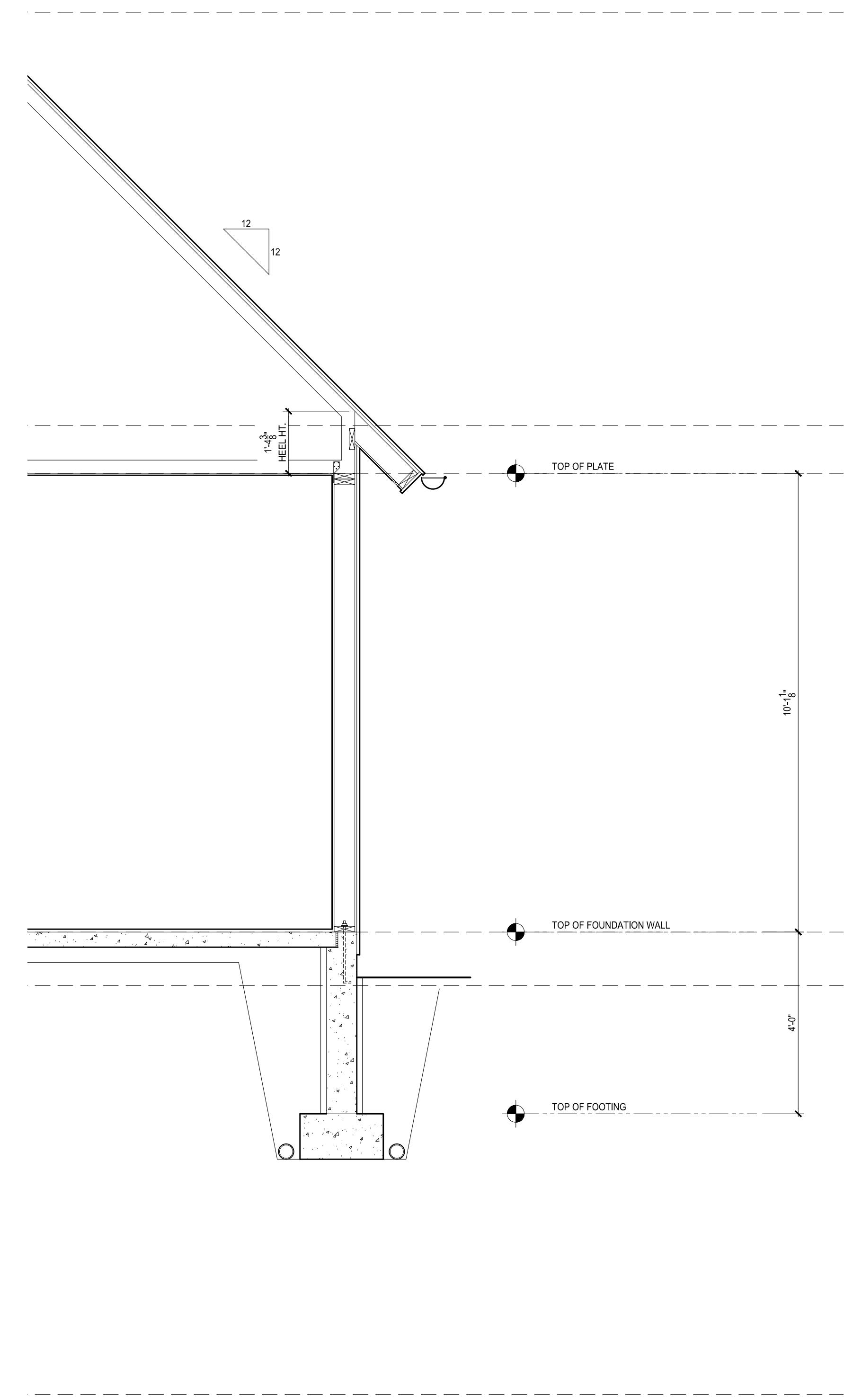
1. Clapboard siding - 6" exposure
2. Board and batten siding
3. 1x4 corner boards
4. Asphalt shingles
5. Standing seam metal roof
6. Aluminum gutters and downspouts
7. Clad wood windows and doors
8. 1x4 window trim
9. 1x trim board on smooth fiber cement panel board
10. Open wood rafters at awnings
11. Wood bracket
12. 9" square column wrap
13. 1x fascia and frieze boards
14. Split-faced cmu @ exposed foundations
15. Brick veneer
16. Built up wood handrail
17. 1x8 rake board
18. Decorative louver
19. Carriage style garage doors
20. 2x10 band board with sloped composite cap
21. Wood decorative barn doors
22. Gooseneck light fixtures
23. Painted wood shutters w/ shutter dogs
24. Copper finial







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



B
WALL SECTION
B7.2
 $1/2'' = 1'-0''$

<p>CARMENDY STATION 233 SOUTH LIBERTY STREET POWELL, OHIO</p> <p>JONES BRIAN K BNT JONES ARCHITECTS, INC. 1398 GOODALE BLVD. COLUMBUS, OH 43212 P 614-358-3729 F 614-346-7015</p>	<p>WALL SECTIONS</p> <p>REVISIONS 19017 7 NOVEMBER 2019 DESIGN DEVELOPMENT</p>
<p>A7.2</p>	<p>1/2'' = 1'-0''</p>

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.



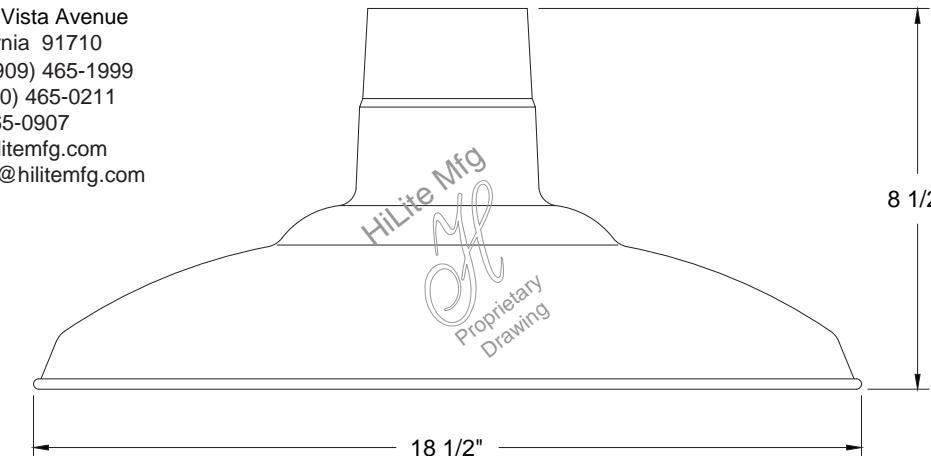
**HI-LITE MFG.
CO., INC**

13450 Monte Vista Avenue
Chino, California 91710
Telephone: (909) 465-1999
Toll Free: (800) 465-0211
Fax: (909) 465-0907
web: www.hilitemfg.com
e-mail: sales@hilitemfg.com

H-15518

**Shallow Dome Warehouse
Shade Collection**

Job Name:
Type:
Quantity:



FINISH -Multi-stage pretreatment procedure using materials of polyester/polished powder coat, baking enamel liquid, raw metals, and galvanized finishes.

Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).

Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.

(Custom finishes available).

For interior finish of fixture refer to color chart on pages 344-348.

MOUNTING - Cord, Stem, Arm, and Flush mounting available.

ACCESSORIES - CGU(Cast Guard and Glass), LCGU(Large Cast Guard and Glass), WGU(Wire Guard and Glass), LWGU(Large Wire Guard and Glass), ARN(Acorn Globe), LARN(Large Acorn Globe), WGR(Wire Guard), SK(Swivel Knuckle) and FX(Flexible tubing for cord mounted fixture only) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.

SOCKETS/LAMPS - Available in:
Incandescent

- rated 200 watt max/120 volt, medium base.

Compact Fluorescent(CFL)

- rated 13/18/26/32/42/57 watt max/120/277 volt, GX24Q base.

Metal Halide(MH)

- rated 35/50/70/100/150/175 watt max/120/208/240/277 volt, medium base, 4KV socket.

High Pressure Sodium(HPS)

- rated 50/70/100/150 watt max/120/277 volt, medium base.

Light-Emitting Diode(LED)

-See LED specification sheet.

MADE IN THE U.S.A.

Suitable for wet location.
(Except when cord mounted)



JONES