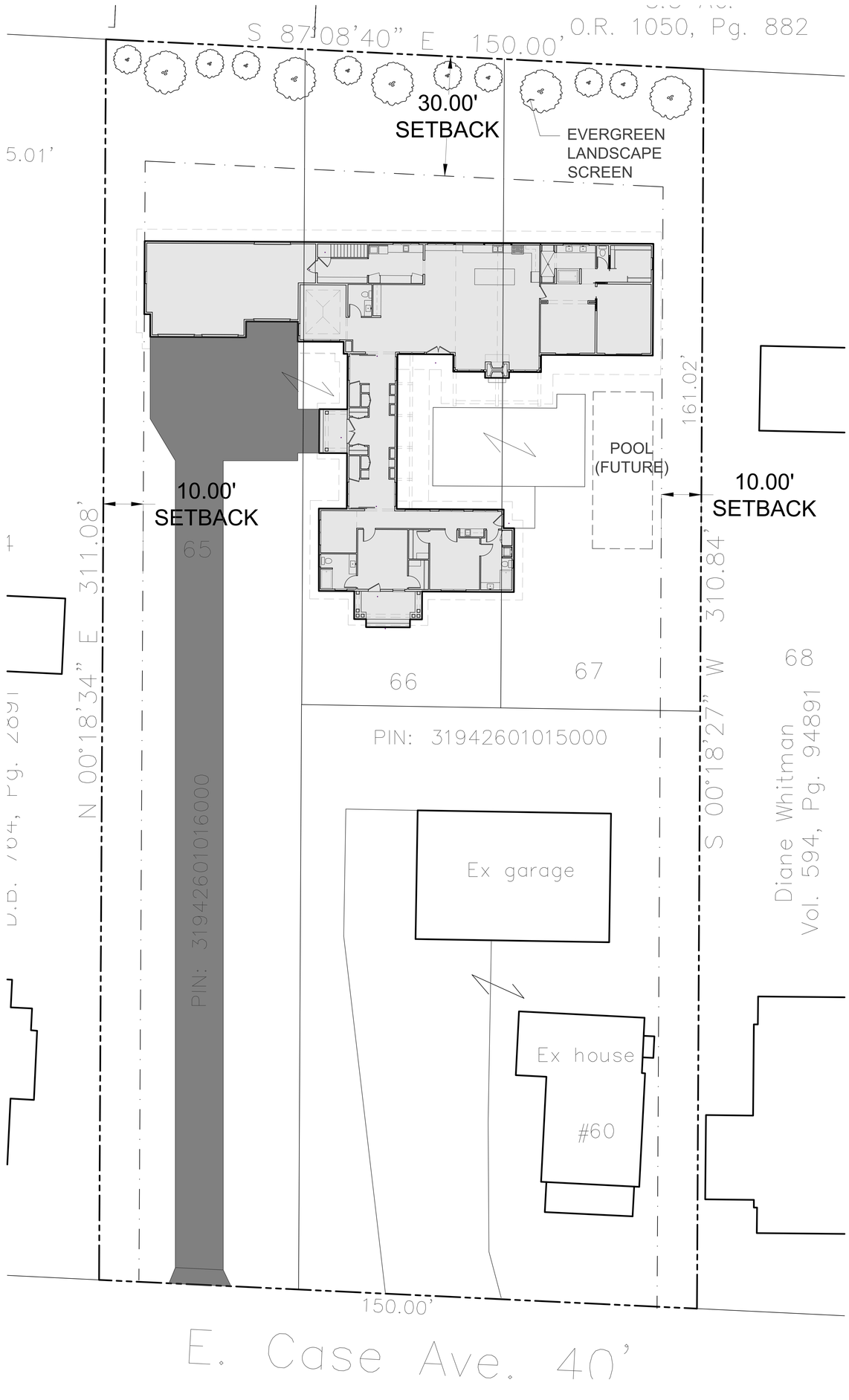


ARCHITECTURAL SITE PLAN
1"=10'-0"

Ord. 2022-08 Exhibit A

FOR REVIEW ONLY

MARZICH ARCHITECTURE
2465 SENECA PARK PLACE, HILLIARD, OHIO 43209
614.314.0004

JONES
BRIAN KENT JONES ARCHITECTS, INC.
2465 SENECA PARK PLACE, HILLIARD, OHIO 43209
(614) 459-3170 FAX (614) 340-7655

WADDELL RESIDENCE

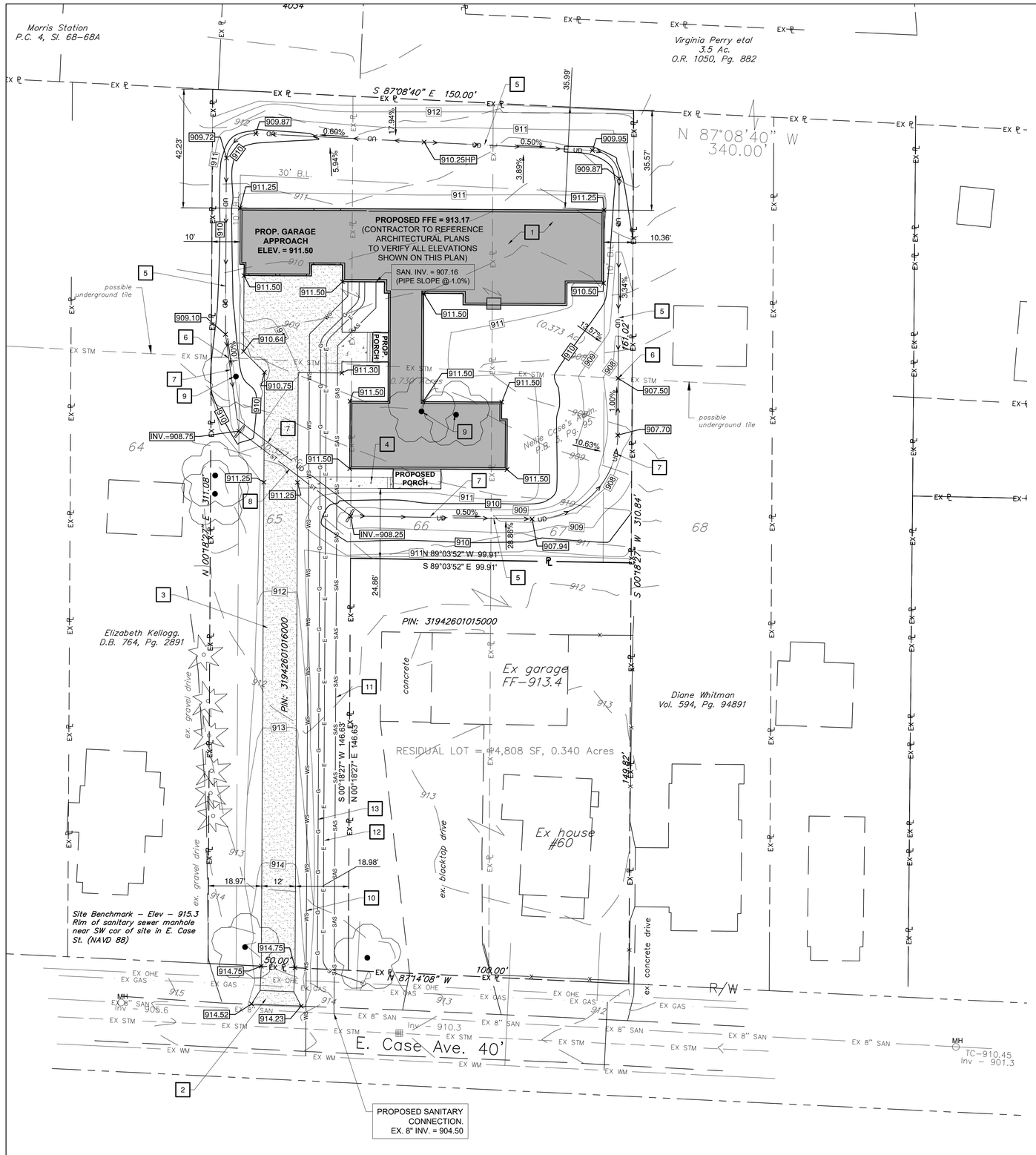
NEW CONSTRUCTION
60 CASE AVENUE, POWELL, OHIO

Date: April 25, 2022

Scale: VARIES

Sheet:

SP.1



GENERAL NOTES

A THE INFORMATION DEPICTED ON THESE CONSTRUCTION DOCUMENTS IS AS ACCURATE AS POSSIBLE WITH REGARD TO THE INFORMATION PROVIDED BY THE SURVEYOR. THE CONTRACTOR SHALL FIELD VERIFY ALL EXISTING AND PROPOSED CONDITIONS PRIOR TO CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE AND THE ENGINEER OF RECORD IMMEDIATELY OF ANY DISCREPANCY FOUND BETWEEN THE FIELD CONDITIONS AND THESE PLANS.

B ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE CODES AND LOCAL REQUIREMENTS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. ALL REQUIRED CITY / COUNTY / STATE PERMITS SHALL BE ACQUIRED. ALL WORK SHALL MEET JURISDICTIONAL REQUIREMENTS AND SPECIFICATIONS.

C DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS, AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR SHALL CLARIFY ANY SUCH DISCREPANCIES WITH THE ARCHITECT AND ENGINEER PRIOR TO COMMENCING WORK.

D CONTRACTOR IS RESPONSIBLE FOR TRAFFIC CONTROL WHILE WORKING IN THE PUBLIC RIGHT OF WAY OR ADJOINING PROPERTIES. ALL SIGNAGE AND TRAFFIC CONTROL DEVICES SHALL BE PROVIDED IN ACCORDANCE WITH ODOT REQUIREMENTS. IF A MAINTENANCE OF TRAFFIC PLAN IS NECESSARY, THE PLAN SHALL BE PREPARED PER CITY REQUIREMENTS. MAINTENANCE OF TRAFFIC PLANS IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR.

E INSTALL ALL NECESSARY EROSION CONTROL MEASURES PRIOR TO THE START OF ANY GRADING ACTIVITIES.

F LOT SHALL BE GRADED SO AS TO DRAIN SURFACE WATER AWAY FROM FOUNDATION WALLS. THE GRADE FROM FOUNDATION WALLS SHALL FALL A MINIMUM OF 6 INCHES WITH THE FIRST 10 FEET.

G TREES TO BE REMOVED AS NECESSARY FOR CONSTRUCTION.

H IF PUBLIC ROADWAYS PAVEMENT IS REQUIRED TO BE OPEN CUT TO MAKE UTILITY CONNECTS, BACKFILL AND REPAIR REQUIREMENTS SHALL MEET OR EXCEED CITY STANDARDS.

I FAILURE TO COMPLY WITH NOTES AND/ OR CITY REQUIREMENTS CAN RESULT IN A STOP WORK NOTICE, FINES OR BOTH.

J ALL EXISTING AND PROPOSED GRADES HAVE BEEN BASED ON PROVIDED SURVEY. IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY ALL EXISTING AND PROPOSED GRADES BEFORE CONSTRUCTION. CONTRACTOR SHALL REFERENCE THE ARCHITECTURAL PLANS TO VERIFY ALL ELEVATIONS SHOWN ON THIS PLAN. ANY ADJUSTMENTS TO PROPOSED ELEVATIONS IS THE RESPONSIBILITY OF THE CONTRACTOR.

K CONTRACTOR TO COORDINATE WILL ALL UTILITY PROVIDERS FOR SERVICE/ CONNECTION BEFORE CONSTRUCTION. UTILITIES TO BE INSTALLED PER PROVIDERS SPECIFICATIONS AND REQUIREMENTS.

KEYED NOTES

1. PROPOSED 5,650 SQFT HOUSE. SEE ARCHITECTURAL PLANS FOR DETAILS
2. PROPOSED PAVED DRIVEWAY APPROACH PER CITY OF POWELL STANDARDS
3. PROPOSED PAVED DRIVE.
4. PROPOSED WALKWAY. CONTRACTOR TO COORDINATE WITH OWNER ON MATERIALS.
5. PROPOSED SWALE WITH 4" PERFORATED UNDER DRAIN. SEE PLAN FOR GRADES. SWALE TO HAVE A 2' BOTTOM.
6. POSSIBLE FIELD TILE. **CONTRACTOR TO FIELD VERIFY EXISTENCE OF TILE, LOCATION, DEPTH AND PIPE SIZE BEFORE CONSTRUCTION.**
7. TILE TO BE REROUTED AROUND HOUSE, UNDER PROPOSED SWALE. REROUTED TILE SHALL MATCH EXISTING TILE SIZE.
8. PROPOSED STORM WATER CULVERT. MATERIAL SHALL BE RCP OR HP STORM.
9. EXISTING TREE TO BE REMOVED
10. PROPOSED DOMESTIC WATER SERVICE PER CITY SPECIFICATION AND REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION AND COORDINATE WITH CITY FOR CONNECTION BEFORE CONSTRUCTION.
11. PROPOSED SANITARY SERVICE PER CITY SPECIFICATION AND REQUIREMENTS. CONTRACTOR TO VERIFY LOCATION AND COORDINATE WITH CITY FOR CONNECTION BEFORE CONSTRUCTION. CONTRACTOR TO VERIFY INVERT ELEVATIONS PROVIDED BEFORE CONSTRUCTION.
12. PROPOSED ELECTRICAL SERVICE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER TO VERIFY EXACT LOCATION OF SERVICE EXTENDED TO SITE. SERVICE TO BE INSTALLED IN ACCORDANCE WITH THE UTILITY PROVIDER REQUIREMENTS.
13. PROPOSED GAS SERVICE. CONTRACTOR TO COORDINATE WITH SERVICE PROVIDER TO VERIFY EXACT LOCATION OF SERVICE EXTENDED TO SITE. SERVICE TO BE INSTALLED IN ACCORDANCE WITH THE UTILITY PROVIDER REQUIREMENTS.

CONTACT INFORMATION

ARCHITECT
THE JONES STUDIO
503 CITY PARK AVENUE
COLUMBUS OHIO 43215
(614) 358-3729

SURVEYOR
BOB PATRIDGE
PATRIDGE SURVEYING LLC
9464 DUBLIN ROAD
POWELL, OH 43065
(614) 799-0031

OWNER/ DEVELOPER
WILLIAM WADDELL
60 E CASE AVE
POWELL, OH 43065
(614) 582-8976

PLAN LEGEND

850	EXISTING CONTOURS
850	PROPOSED CONTOURS
XXX.XX	PROPOSED GRADE ELEVATION
1.32%	PROPOSED SLOPE
	PROPOSED HOUSE
	PROPOSED PAVED DRIVEWAY
	PROPOSED PORCH / WALK

SITE DATA

SITE ADDRESS:

60 CASE AVE., POWELL OHIO 43065

OWNER:

WADDELL WILLIAM & AVANCENA AURORA Q

EX. PARCELS:

31942601015000 - 31,055 SQFT (0.713 AC.)

31942601016000 - 15,531 SQFT (0.357 AC.)

SITE AREA:

PROPOSED LOT - 0.730 AC. (31,790 SQFT)

RESIDUAL LOT - 0.340 AC. (14,796 SQFT)

ZONING:

DOWNTOWN RESIDENTIAL DISTRICT (DR)

DIMENSIONAL REQUIREMENTS:

LOT SIZE - 5,000 SQFT

LOT WIDTH - 50 FT

LOT DEPTH - 100 FT

SETBACKS:

BUILDINGS
FRONT: 20' MIN. / 25' MAX.
REAR: 30'
SIDE: 10'

IMPERVIOUS AREA ON PROPOSED LOT:

REQUIREMENT: MAXIMUM LOT COVERAGE = 50%
PROPOSED:
HOUSE = 5,650 SQFT
DRIVEWAY AREA = 4,477 SQFT
TOTAL = 10,127 SQFT
PROPOSED COVERAGE = 10,127 / 31,790 = 31.9%

BASIS OF INFORMATION

ALL EXISTING CONDITIONS, UTILITIES, & EASEMENTS AND TOPOGRAPHY HAS BEEN TAKEN FROM A SURVEY PROVIDED BY PATRIDGE SURVEYING.

OHIO Utilities Protection SERVICE
811 or 1-800-362-2764 Call Before You Dig

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

PLANS PREPARED FOR:

PLANS PREPARED BY:

brack engineering
NATHAN HARRINGTON
E: NHARRINGTON@BRACKENG.COM
P: 614.506.3662

SITE GRADING PLAN

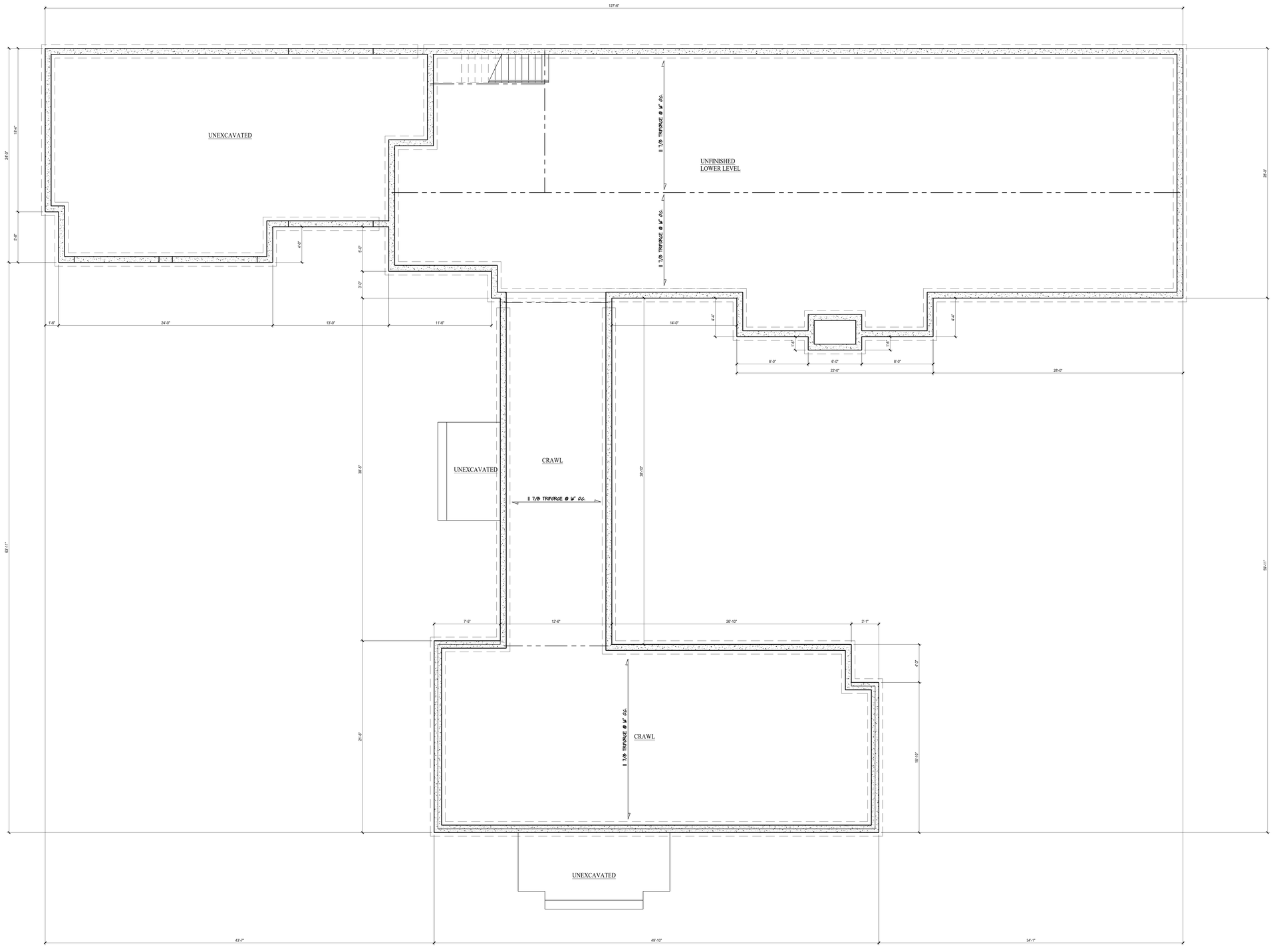
WADDELL RESIDENCE

60 CASE AVE., POWELL OHIO 43065

REVISIONS NO.	DATE	DESCRIPTION

DATE: 01/28/2022
JOB NO.: 2021-28
DESIGN: NBH
CHECKED: NBH
SHEET NO.
1 / 1

Ord. 2022-08 Exhibit A



BASEMENT/FOUNDATION PLAN
1/4"=1'-0"

FOR REVIEW ONLY

MARZICH ARCHITECTURE
2465 SENECA PARK PLACE, HILLIARD, OHIO 43209
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JONES
BRIAN KENT JONES ARCHITECTS, INC.
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T 614.656.3329 F 614.380.7655

WADDELL RESIDENCE

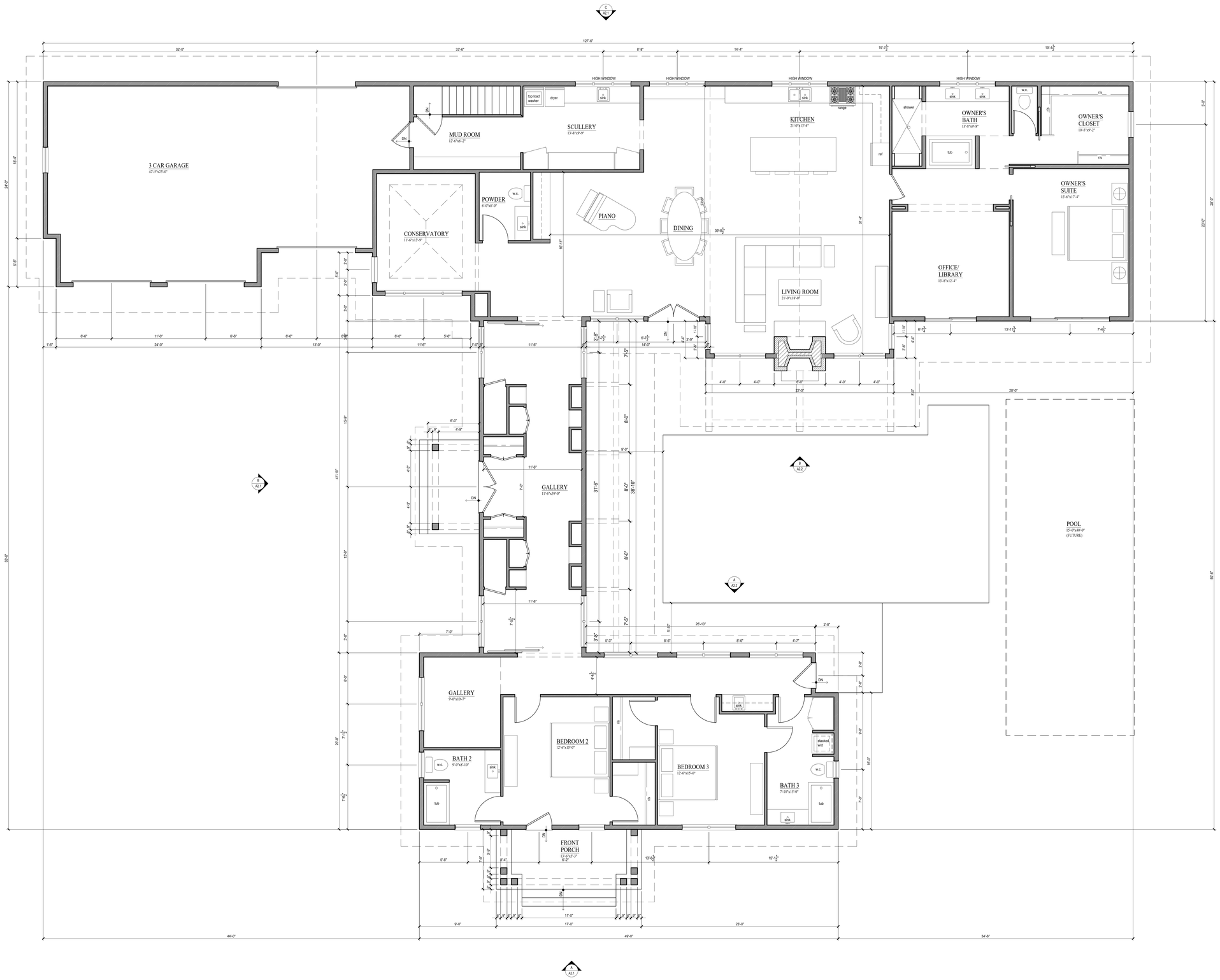
NEW CONSTRUCTION
60 CASE AVENUE, POWELL, OHIO

Date: April 25, 2022

Scale: VARIES

Sheet:
A1.0

Ord. 2022-08 Exhibit A



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

FOR REVIEW ONLY

MARZICH ARCHITECTURE
2465 SENECA PARK LANE, DELEY, OHIO 43209
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JONES
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3031 CLEVELAND AVENUE, COLUMBUS, OHIO 43224
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WADDELL RESIDENCE

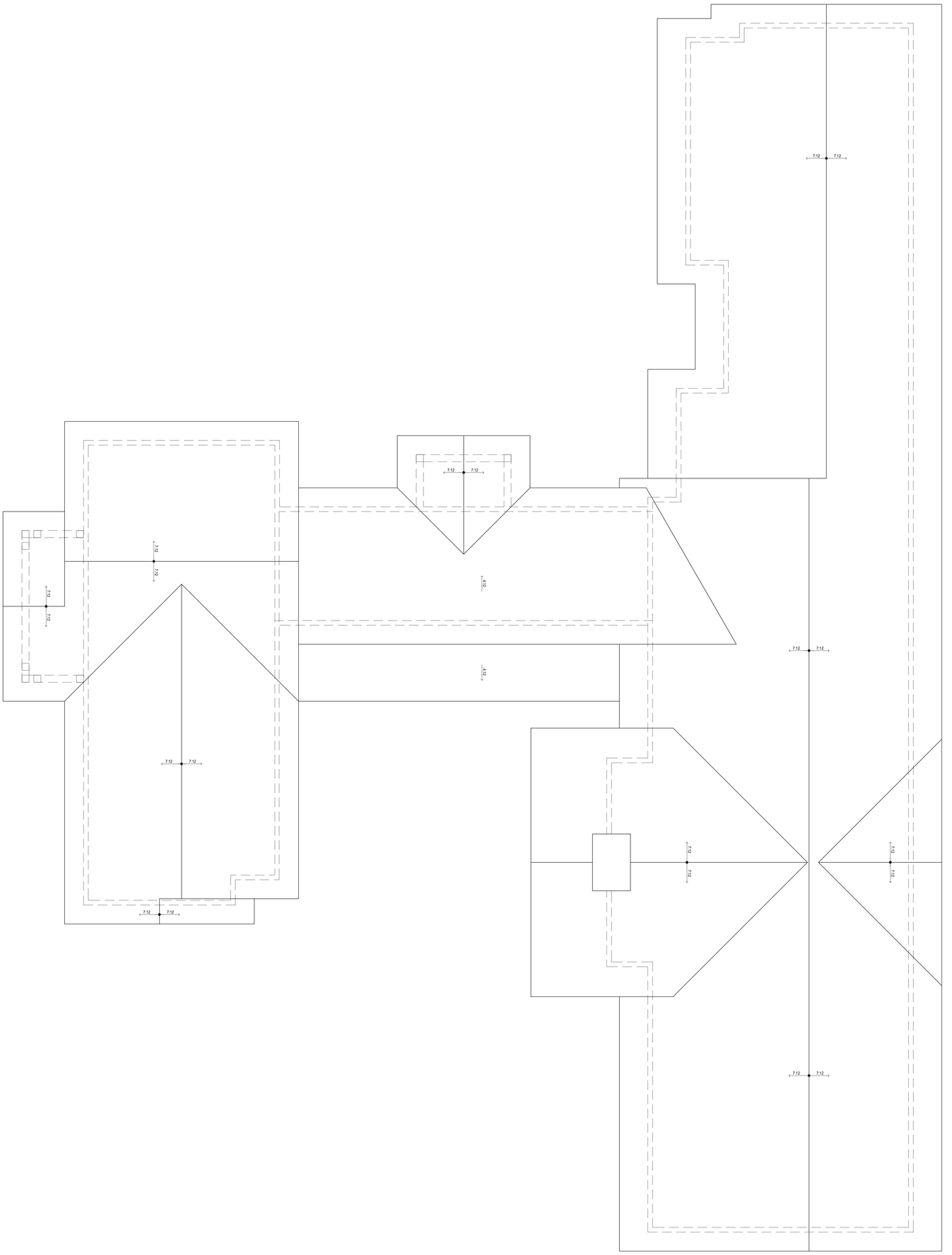
NEW CONSTRUCTION
60 CASE AVENUE, POWELL, OHIO

Date: April 25, 2022

Scale: VARIES

Sheet:

A1.1



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

WADDELL RESIDENCE

NEW CONSTRUCTION
60 CASE AVENUE, POWELL, OHIO

Sheet A1.2
Scale 1/4"=1'-0"
Date April 25, 2022

JONES
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MARZICH
ARCHITECTURE
2465 SENECA PARK PLACE BEXLEY, OHIO 43209
614.314.0260

FOR REVIEW ONLY

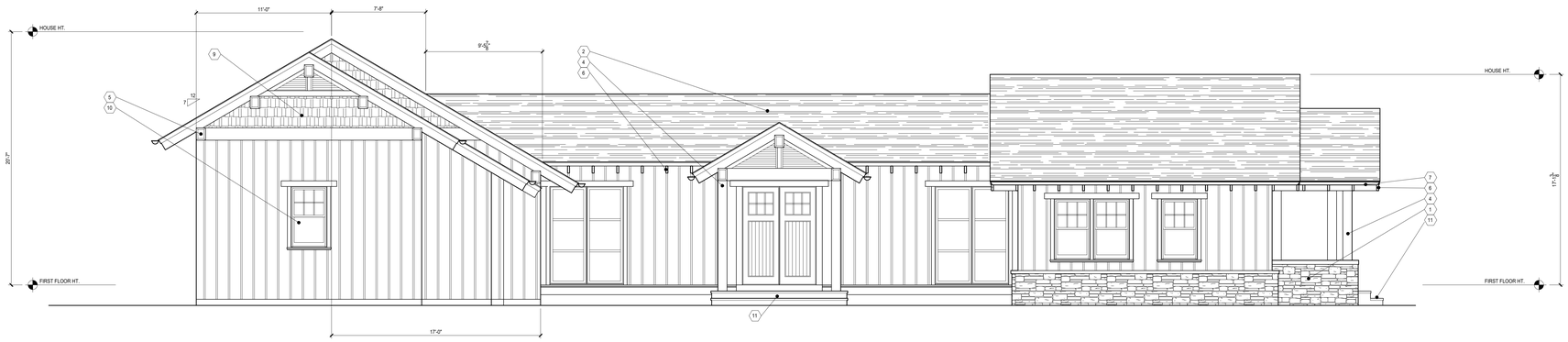
Ord. 2022-08 Exhibit A

Ord. 2022-08 Exhibit A

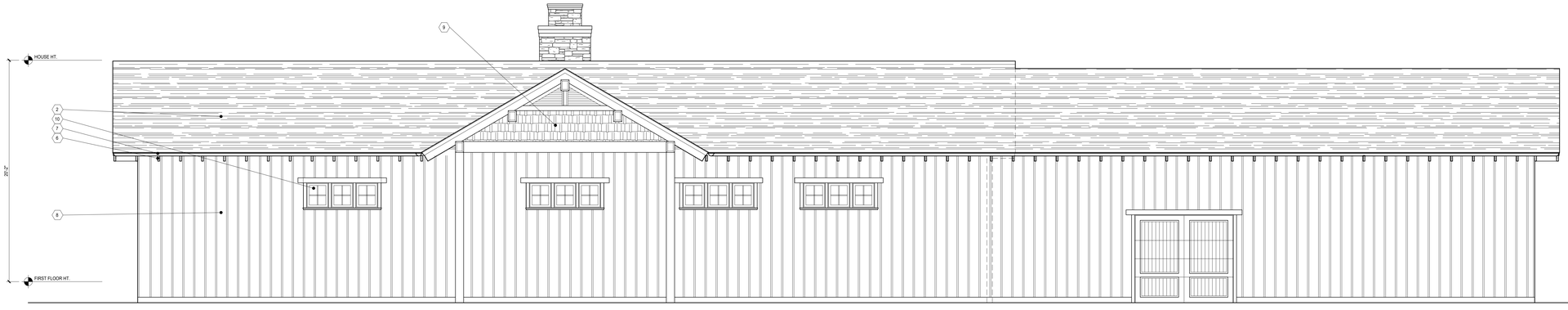
Exterior Finish Coded Notes:

1. Stone veneer
2. Architecture grade asphalt shingles
3. Standing seam metal roof
4. Timber post
5. Timber bracket
6. Exposed timber rafter tails
7. 1/2 round gutter and downspouts
8. Painted fiber cement board and batten
9. Painted fiber cement board shingle siding
10. Clad wood windows and doors
11. Stone treads and risers
12. Gooseneck light fixture
13. Lantern style wall light

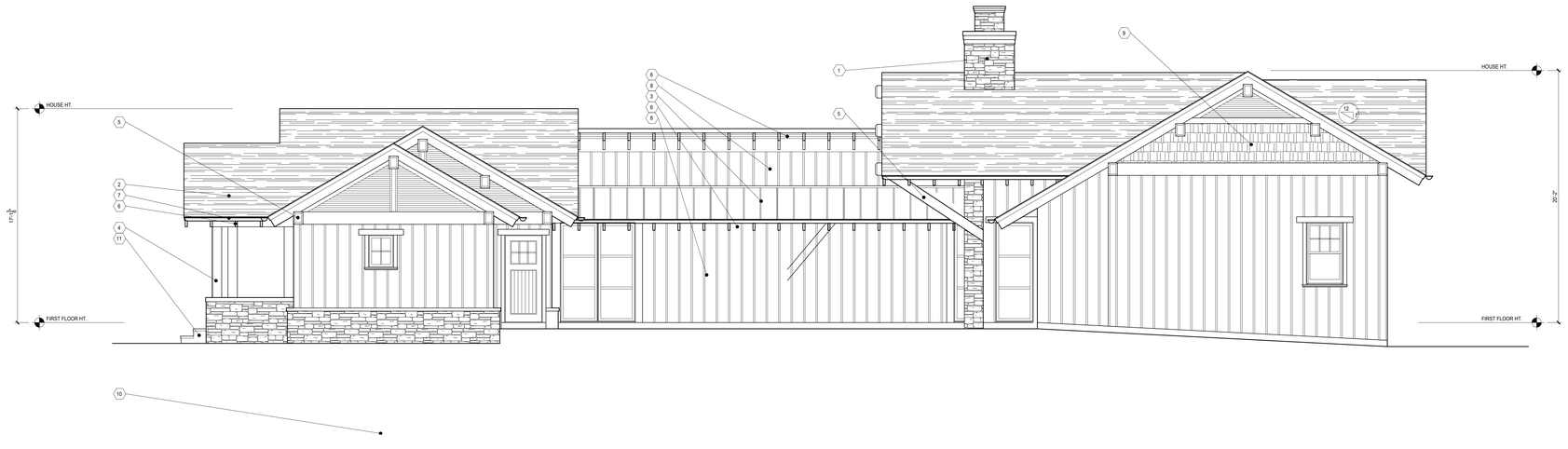
A1 / A2.1 SOUTH ELEVATION
1/4"=1'-0"



B1 / A2.1 WEST ELEVATION
1/4"=1'-0"



C1 / A2.1 NORTH ELEVATION
1/4"=1'-0"



D1 / A2.1 EAST ELEVATION
1/4"=1'-0"

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WADDELL RESIDENCE

NEW CONSTRUCTION
60 CASE AVENUE, POWELL, OHIO

Date: April 25, 2022

Scale: VARIES

Sheet:

A2.1

Ord. 2022-08 Exhibit A

Exterior Finish Coded Notes:

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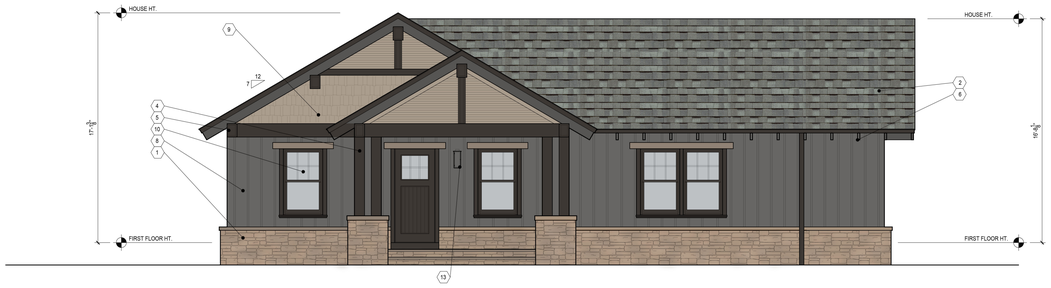
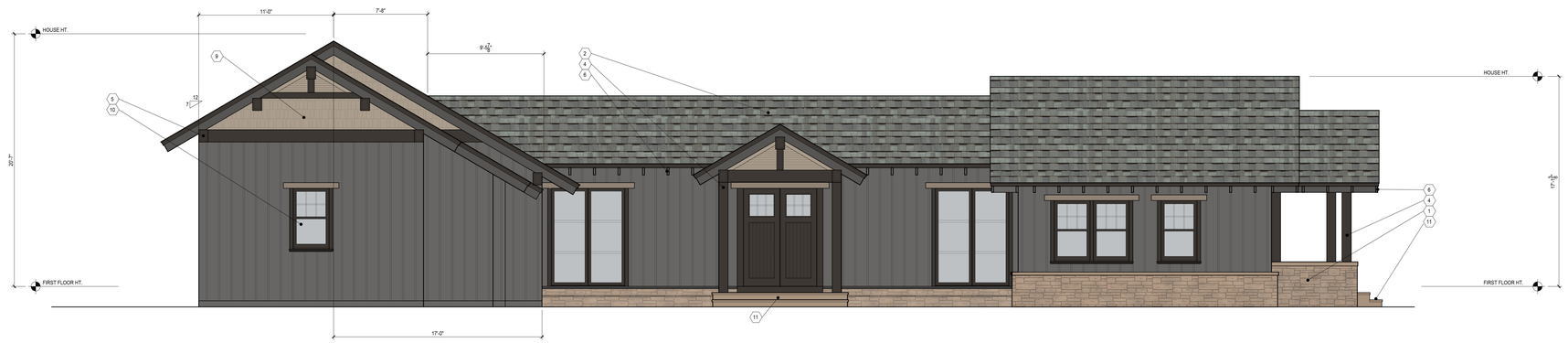
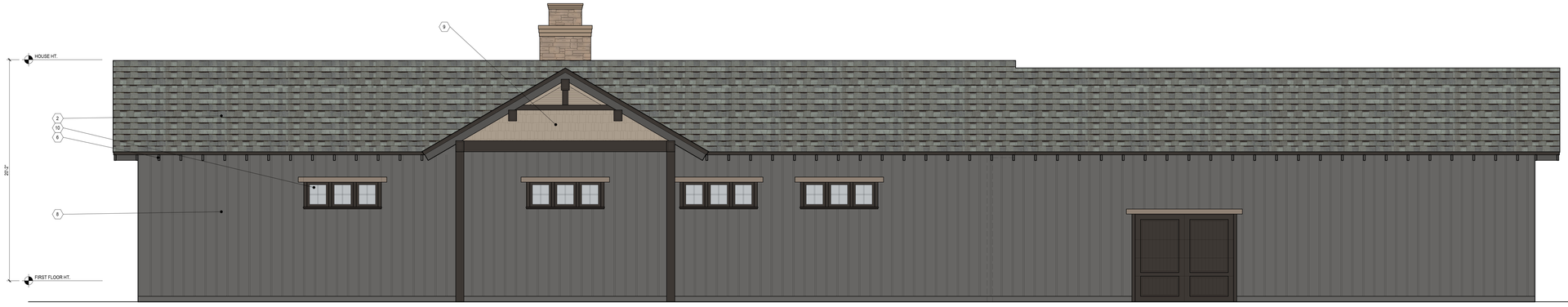
13. Lantern style wall light



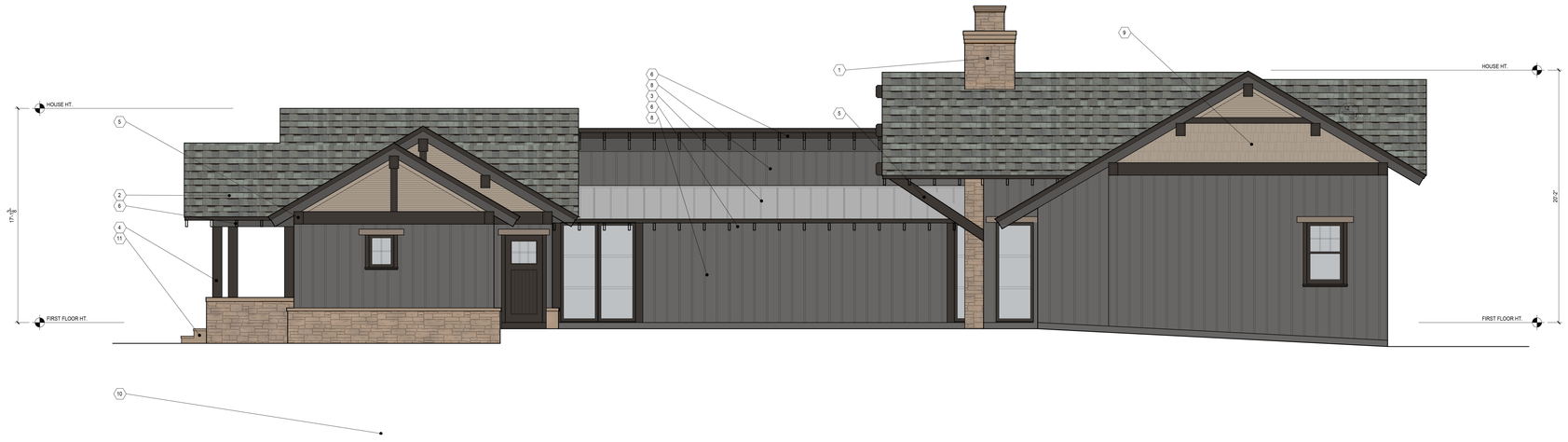
A / A2.1 SOUTH ELEVATION
1/4"=1'-0"



B / A2.1 WEST ELEVATION
1/4"=1'-0"



C / A2.1 NORTH ELEVATION
1/4"=1'-0"



D / A2.1 EAST ELEVATION
1/4"=1'-0"

FOR REVIEW ONLY

MARZICH
ARCHITECTURE
246 SENECA PARK PLACE BEXLEY OHIO 43209
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WADDELL RESIDENCE

NEW CONSTRUCTION
60 CASE AVENUE, POWELL, OHIO

Date: March 25, 2022

Scale: VARIES

Sheet:

A2.1a

Ord. 2022-08 Exhibit A

Exterior Finish Coded Notes:

1. Stone veneer
2. Architecture grade asphalt shingles
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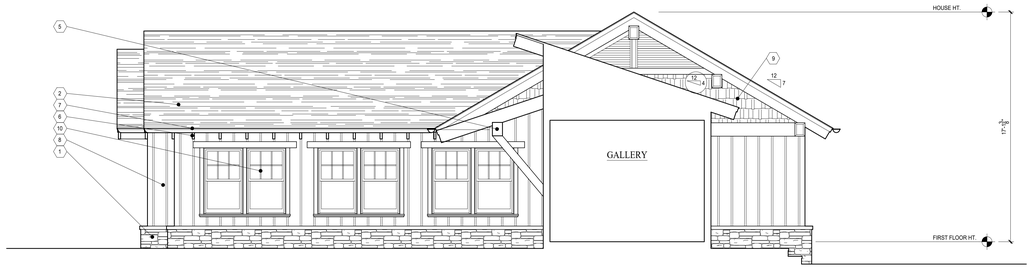
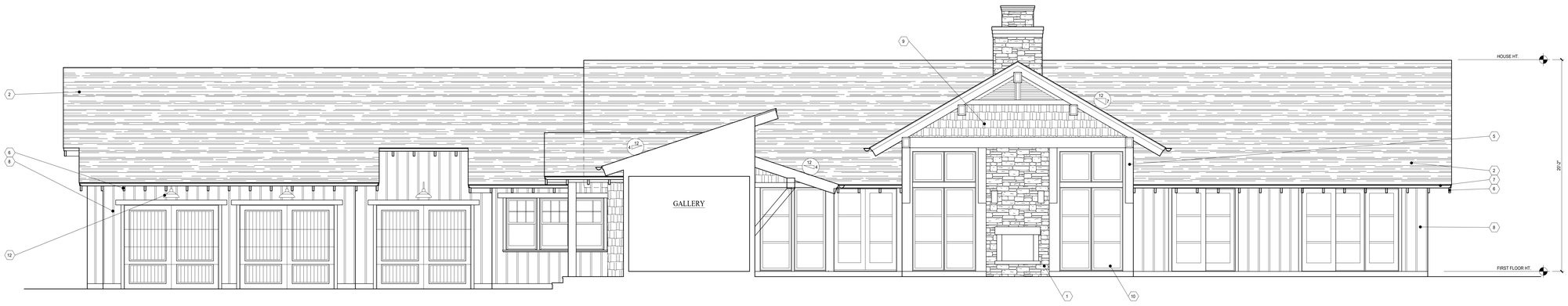


A2.2 ELEVATION
1/4"=1'-0"



A2.2 ELEVATION
1/4"=1'-0"

FOR REVIEW ONLY

MARZICH ARCHITECTURE
2465 SENECA PARK PLACE EXT. DUBLIN, OHIO 43209
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WADDELL RESIDENCE

NEW CONSTRUCTION
60 CASE AVENUE, POWELL, OHIO

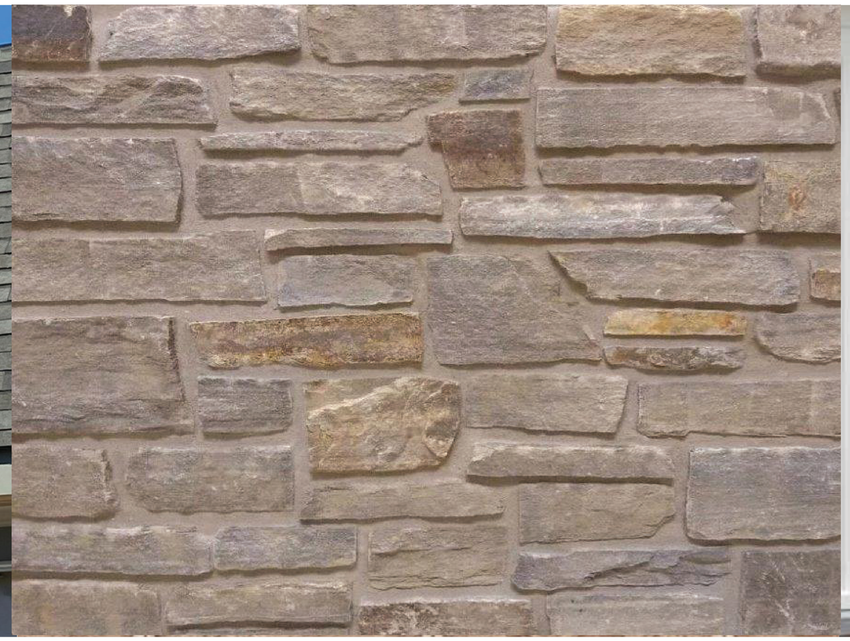
Date: April 25, 2022

Scale: VARIES

Sheet:

A2.2

CERTAINTEED - LANDMARK SERIES
GEORGETOWN GRAY

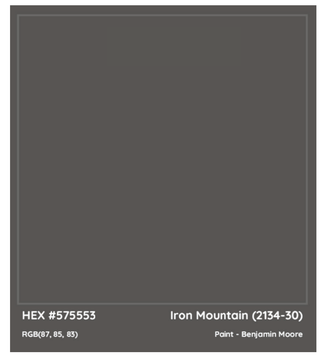


REAL STONE VENEER AT WATERTABLE AND CHIMNEY
THE QUARRY MILL, AUGUSTA IN LEDGESTONE STYLE

WINDSOR PINNACLE WOOD/CLAD
DOORS AND DOUBLE HUNG WINDOWS
CLAD COLOR: BRONZE
MULLIONS PER DRAWINGS

HARDIE SHAKE
COLOR TO BE NATURAL WOOD TONES

BOARD & BATTEN
HARDIE BOARD WITH 1 1/2" CEDAR BATTENS
12" O.C. BATTENS



TRIM AND BOARD & BATTEN COLOR