

the grand salon | *Charles Penzone*
dublin, ohio | **may 18, 2016**

meyers+associates
ARCHITECTURE

chute
GERDEMAN

ADVANCED
CIVIL DESIGN

POD design



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OBC 2011 Code Analysis

PART I. Project Parameters and Assumptions

Single story salon facility (New Construction):

Building Area: (sf)	
First Floor	12,000 sf
Second Floor Mechanical	1,800 sf

Building Height: 1 Story w/ Mechanical Mezzanine
Maximum height per zoning code = 64'-0" (4.5 Stories)

Parking: On Site Parking (Refer to Zoning Analysis)

PART II. Code Analysis

Chapter 3 - Use and Occupancy Classification

Primary Use Group: B (Business)

The proposed building will be primarily used as a Salon with possible accessory uses such as Retail and Storage.

Definition B (Business): Business Group B occupancy includes, among others, the use of a building or structure, or a portion thereof, for office, professional or service-type transactions, including storage of records and accounts.

Definition M (Mercantile): Mercantile Group M occupancy includes, among others, the use of a building or structure or a portion thereof, for the display and sale of merchandise and involves stocks of goods, wares or merchandise incidental to such purposes and accessible to the public.

Definition S (Storage): Storage Group S occupancy includes, among others, the use of a building or structure, or a portion thereof, for storage that is not classified as a hazardous occupancy.

Chapter 5 - General Building Heights and Areas

	OBC 2011 allowable VB - Business	OBC 2011 allowable VA - Business	OBC 2011 allowable IIB - Business
Table 503 Data			
area	9,000 sf	18,000 sf	23,000 sf
height	40'	50'	55'
number of stories	2	3	3
area modifications			
frontage increase (/f)	+ 6,750 sf	+13,500 sf	+17,250 sf
sprinkler increase (/s)	+200%	+200%	+200%

Table 601 Fire Resistance Rating			
structural frame	0 hr	1 hr	0 hr
bearing walls			
exterior	0 hr	1 hr	0 hr
interior	0 hr	1 hr	0 hr
non bearing walls and partitions			
exterior (table 602 separation>30')	0 hr	0 hr	0 hr
interior	0 hr	0 hr	0 hr
floor construction	0 hr	1 hr	0 hr
roof construction	0 hr	1 hr	0 hr

Types of Construction:

Type V: Type V construction is that type of construction in which the structural elements, exterior walls and interior walls are of any materials permitted by this code. See table above.

Type 2 Non-Combustible: Type II construction is that type of construction in which the building elements are of noncombustible materials. See table above

Chapter 9 - Fire Protection Systems

Section 903 Automatic Sprinkler Systems: The proposed building will have an automatic sprinkler system.

Chapter 10 - Means of Egress

Calculated Occupant Load
First Floor "B" 12,000 sf / 100 sf/occupant = 120 Occupants

OBC Table 1021.1 - Exits and Exit Access Doorways: The minimum number of exits/floor required for an occupancy load up to 500 is 2.

OBC 1015.2 - Separation of exits shall not be less than 1/3 of the maximum overall diagonal distance of the area served.

OBC Table 1015.2 - Exit Access Travel Distance for a B Use group (sprinklered): 300'-0"

OBC 1014.3 - Common Path of Egress Travel: Exception allowed for Business and Storage occupancies (sprinklered): 100'-0".

OBC 1018.1 - Corridor Fire Resistance Rating: 0 hr with sprinkler.

Chapter 29 - Plumbing Systems

The following plumbing fixtures are required for the occupant load calculated above.

Minimum Toilet Fixtures Required (Table 2902.1)

For Group B Occupancy (120 Occupants):

	Required
1 Water Closets/50 persons	3
1 Lavatory/ 80 persons	2
1 Drinking Fountain 100	2
Service sink	1

City of Dublin - Bridge Street District - Sawmill Ctr. Neighborhood Zoning Analysis

PART I. BUILDING TYPE

The site is located within the City of Dublin's Bridge Street District. Specifically the site falls within the "Sawmill Center Neighborhood" subsection of said District. The appropriate permitted building types within this neighborhood are Loft, Corridor, Mixed Use, Commercial Center, and Large Format Commercial Building. The most appropriate type is the Loft Building type:

Loft Building – 2 stories minimum | 4.5 stories maximum. For a full list of requirements, see attached page 44 of the Bridge Street District Development Code.

PART II. PARKING REQUIREMENTS

12,000 s.f. New Building as Retail:
Minimum: 3 per 1000 s.f. = 36 spaces
Maximum: 125% of Minimum = 45 spaces

development team and consultants

owner:

Charles Penzone Salons

1480 Manning Parkway
Powell, Ohio 43065
Contact – Matt Dunlap
614.418.5350
<http://www.charlespenzone.com>

concept design team:

Chute Gerdeman

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Columbus, OH 43215
Contact – Bonnie Kyle
614.469.1001
<http://www.chutegerdeman.com>

architect of record:

Meyers+Associates Architecture

232 N. Third St., Suite 300
Columbus, Ohio 43215
Contact – Chris Meyers
614.221.9433
<http://www.meyersarchitects.com>

civil engineer:

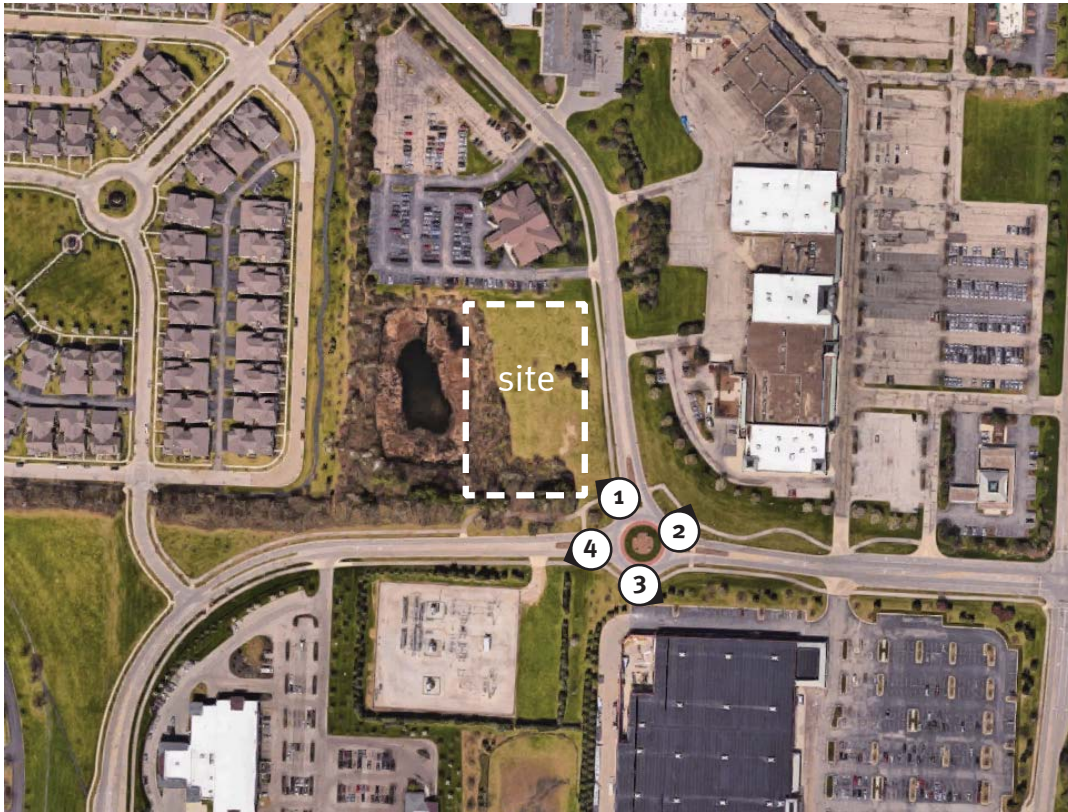
Advanced Civil Design

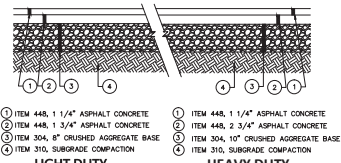
422 Beecher Road
Gahanna, Ohio 43230
Contact – Tom Warner
614.428.7750
<http://www.advancedcivildesign.com>

landscape design:

POD Design

100 Northwoods Blvd., Suite A
Columbus, Ohio 43235
Contact – Steve Kolwicz
614.255.3399
<http://www.poddesign.net>

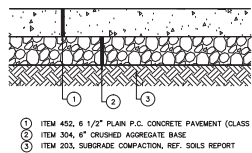




NOTES: ALL PAVEMENT MATERIALS SHALL CONFORM TO THE STATE OF OHIO DEPARTMENT OF TRANSPORTATION CONSTRUCTION AND MATERIAL SPECIFICATIONS. PAVEMENT DESIGN AS PER GEOTECHNICAL REPORT.

TYPICAL PAVEMENT SECTIONS

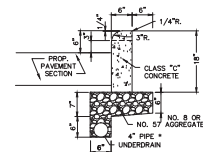
(NO SCALE)



NOTE: CONCRETE PAVING, CMSC ITEM 452 SHALL CONFORM TO THE FOLLOWING SPECIFICATIONS:
1. 4000 PSI COMPRESSIVE STRENGTH, 600 PSI FLEXURAL STRENGTH.
2. 5-7% ENTRAINED AIR WITH APPROVED WATER-REDUCING AND RETARDING ADMIXTURES.
3. CONSTRUCTION JOINTS SHALL BE SPECIFIED BY CONTRACTOR AS A PART OF THE CONTRACT BID.
4. CONCRETE PAVING SHALL HAVE A LIGHT BROOM FINISH.
5. CURING COMPOUND SHALL BE APPLIED AS PER CMSC ITEM 451.10.

CONCRETE PAVEMENT SECTION & DETAILS

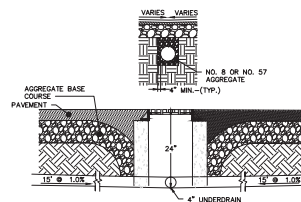
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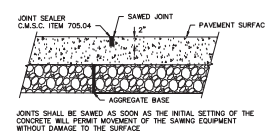
* CONTRACTOR SHALL VERIFY REQUIREMENTS FOR CURB UNDERDRAIN WITH THE OWNER. ANY UNDERDRAIN PLACED SHALL BE PROVIDED AN OUTLET TO THE PROPOSED STORM SYSTEM. POSITIVE DRAINAGE SHALL BE MAINTAINED.

STRAIGHT 18" CONCRETE CURB

(NO SCALE)

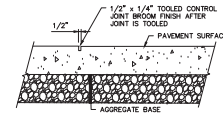


TYPICAL 4" UNDERDRAIN DETAIL



SAWED CONTROL JOINT DETAIL*

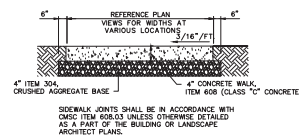
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TOOLED CONTROL JOINT DETAIL*

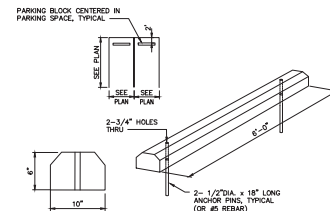
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* : CONSTRUCTION JOINTS MAY BE SAWED OR TOOLED AS DIRECTED BY THE CONSTRUCTION MANAGER.



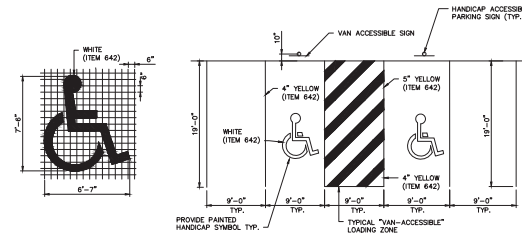
SIDEWALK SECTION

(NO SCALE)



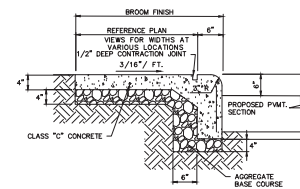
CONCRETE WHEEL STOP DETAIL

(NO SCALE)



TYPICAL PARKING AND HANDICAP SPACE

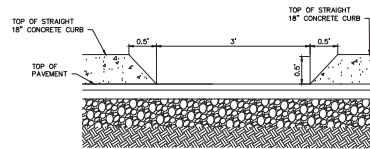
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NOTE: SIDEWALK JOINTS SHALL BE IN ACCORDANCE WITH CMSC ITEM 608.03 UNLESS OTHERWISE DETAILED AS A PART OF THE BUILDING OR LANDSCAPE ARCHITECT PLANS.

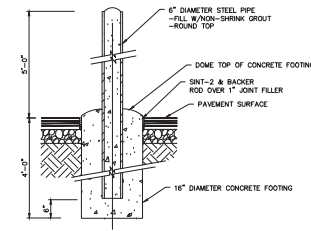
STANDARD COMBINED CURB AND WALK

(NO SCALE)



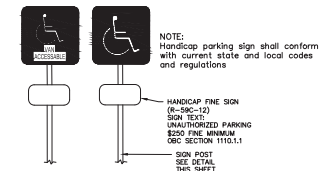
CURB OPENING DETAIL

(NO SCALE)



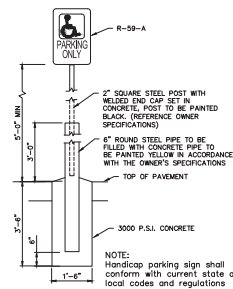
EXTERIOR BOLLARD DETAIL

(NO SCALE)



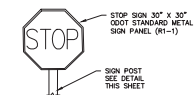
HANDICAP PARKING & VAN ACCESSIBLE SIGN DETAIL

(NO SCALE)



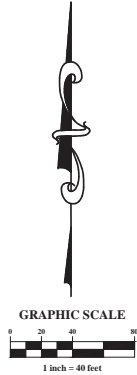
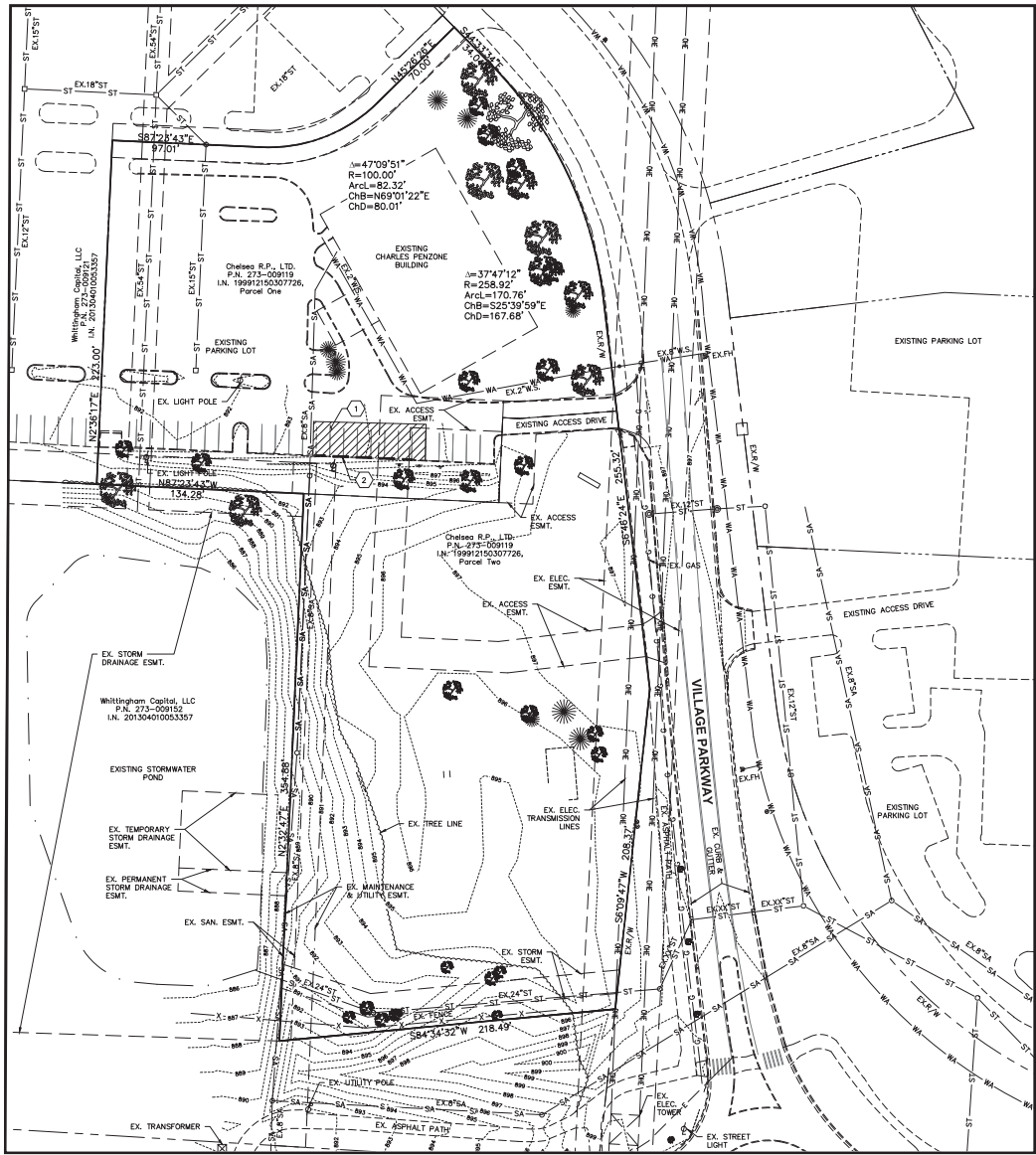
HANDICAP PARKING SIGN DETAIL

(NO SCALE)



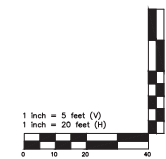
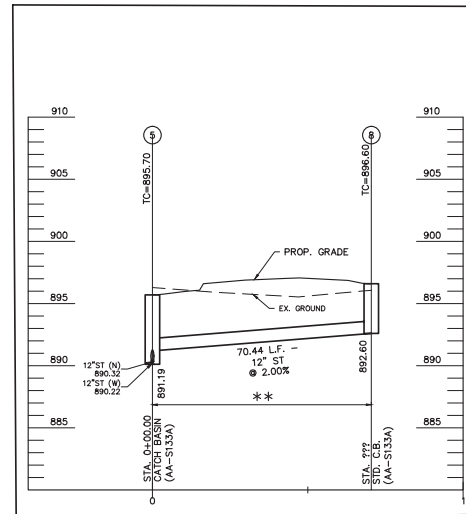
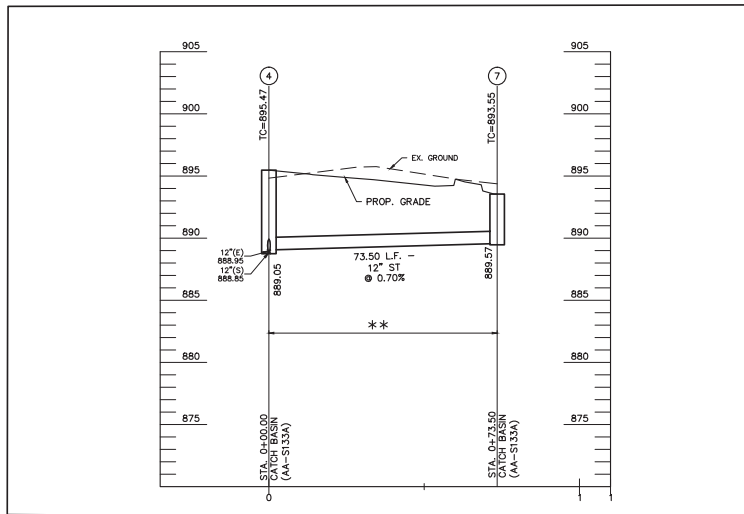
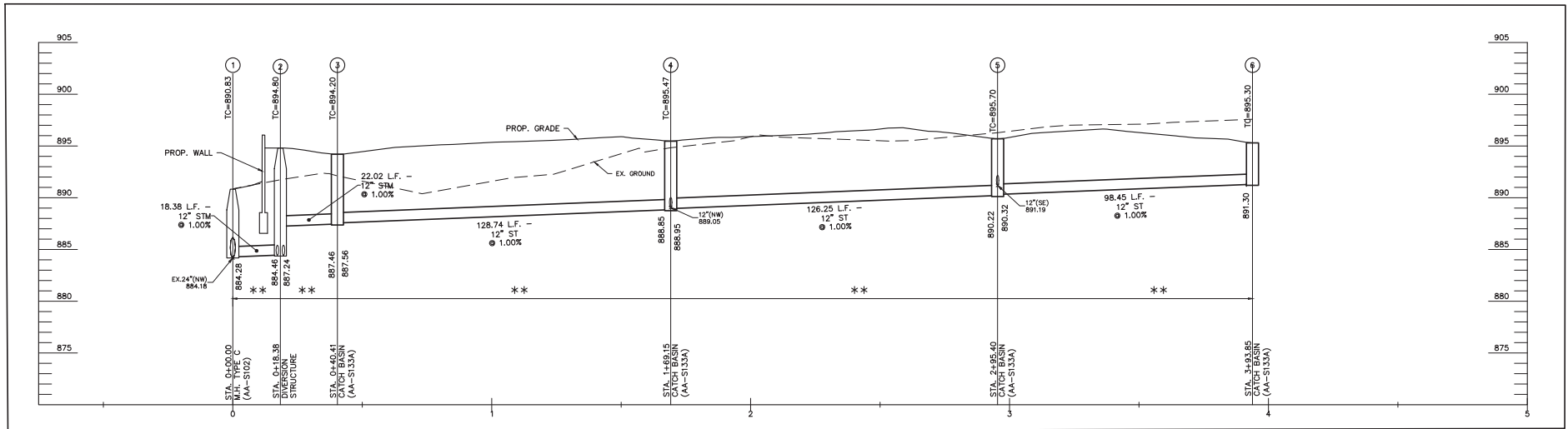
STOP SIGN

(NO SCALE)



- CODED NOTES**
- ① REMOVE ASPHALT PAVEMENT
 - ② REMOVE CONCRETE CURB

LEGEND	
SA — SA — SA	MANHOLE
ST — ST — ST	MANHOLE
WA — WA — WA	HYDRANT
— T —	
— G — G — G — G —	
— E — E — E — E —	
— UE — UE — UE —	
— OHE — OHE —	
⊕	
⊗	
⊙	
⊕	
— X — X — X — X —	
	SANITARY SEWER
	STORM SEWER
	WATER
	UNDERGROUND TELEPHONE
	GAS MAIN
	UNDERGROUND ELECTRIC
	STREET LIGHT CONDUIT
	OVERHEAD ELECTRIC
	STREET LIGHT / LIGHT POLE
	TRANSFORMER
	UTILITY POLE
	TREES
	SIGN POST
	FENCE



ALL TRENCH BACKFILL SHALL BE COMPACTED BACKFILL TO 95% OF MAXIMUM DRY WEIGHT AT OPTIMUM MOISTURE CONTENT (±2%) UNLESS NOTED AS:

** COMPACTED BACKFILL, ITEM 911

DENOTES AREA TO BE FILLED PRIOR TO INSTALLATION OF STORM SEWER PER ITEM 203 COMB.

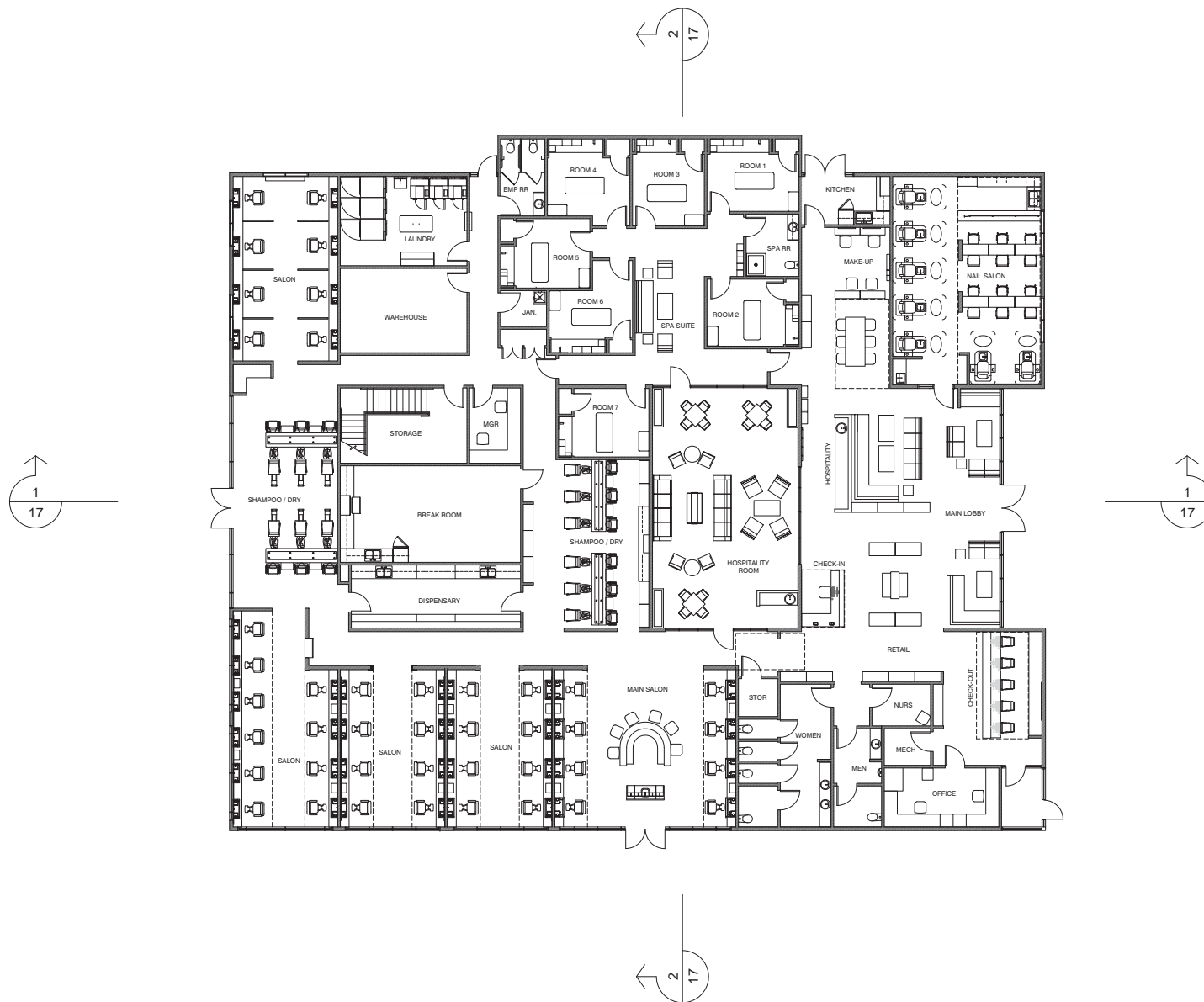
NOTE: PER CMSC ITEM 911, WHERE NATURAL MATERIAL DOES NOT MEET THE REQUIREMENTS OF ITEM 911, THEN COMPACTED BACKFILL, ITEM 912, SHALL BE USED.



Plant List

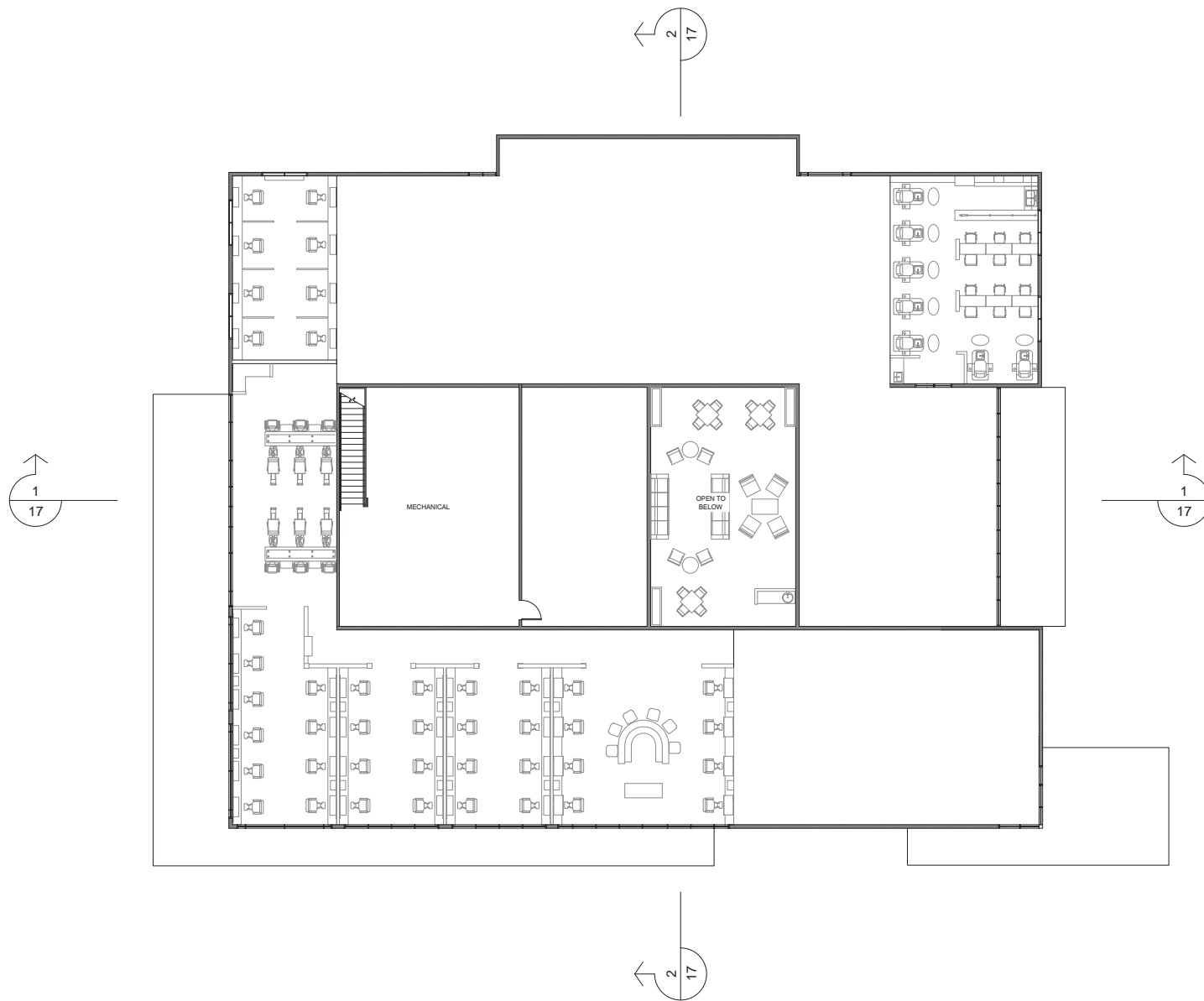
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
DECIDUOUS TREES						
	AC AB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Red Maple	2.5" cal.	B&B	
	AM AR	Amelanchier arborea	Serviceberry	6' hgt.	B&B	Clump Form
	GI BI	Ginkgo biloba 'Prince Sentry'	Prince Sentry Ginkgo	2.5" cal.	B&B	
	GL TR	Gleditsia triacanthos var. inermis	Skyline Honeylocust	2.0" cal.	B&B	
	PL AC	Platanoides x acerifolia	Bloodgold London Planetree	2.5" cal.	B&B	
	SY IS	Syringa r. 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	6' hgt.	B&B	Clump Form
	TI CO	Tilia c. 'Greenspire'	Greenspire Linden	2.5" cal.	B&B	
	UL PA	Ulmus parviflora	Lacebark Elm	2.5" cal.	B&B	Match Form
EVERGREEN TREES						
	PI AI	Picea abies	Norway Spruce	2.5" cal.	B&B	
	PI OM	Picea omorika	Serbian Spruce	2.5" cal.	B&B	
SHRUBS						
	CH GM	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Falsecypress	2 gal.	B&B	
	CO IS	Cornus ser 'Isanti'	Isanti Red-Osier Dogwood	5' ht.	B&B	
	JU VI	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	3' ht.	No. 3 Cont.	
	RH GL	Rhus a. 'Gro-Low'	Gro-Low Fragrant Sumac	30" ht.	No. 3 Cont.	
	TA EV	Taxus x media 'Everlow'	Everlow Taxus	2 gal.	No. 3 Cont.	
PERENNIALS & ORNAMENTAL GRASSES						
	HE HR	Hemerocallis 'Happy Returns'	Happy Return Daylilies	1 gal.	Cont.	18" O.C.
	LI BB	Liriope 'Big Blue'	Big Blue Lilyturf	1 gal.	Cont.	12" O.C.
	MI SG	Miscanthus sinensis 'Gracillimus'	Maiden Grass	1 gal.	Cont.	18" O.C.
	PA VS	Panicum virgatum 'Shenandoah'	Shenandoah Grass	1 gal.	Cont.	18" O.C.
	SA DI	Salvia divinorum	Salvia	1 gal.	Cont.	18" O.C.
	SE AJ	Sedum 'Autumn Joy'	Autumn Joy Sedum	1 gal.	Cont.	18" O.C.





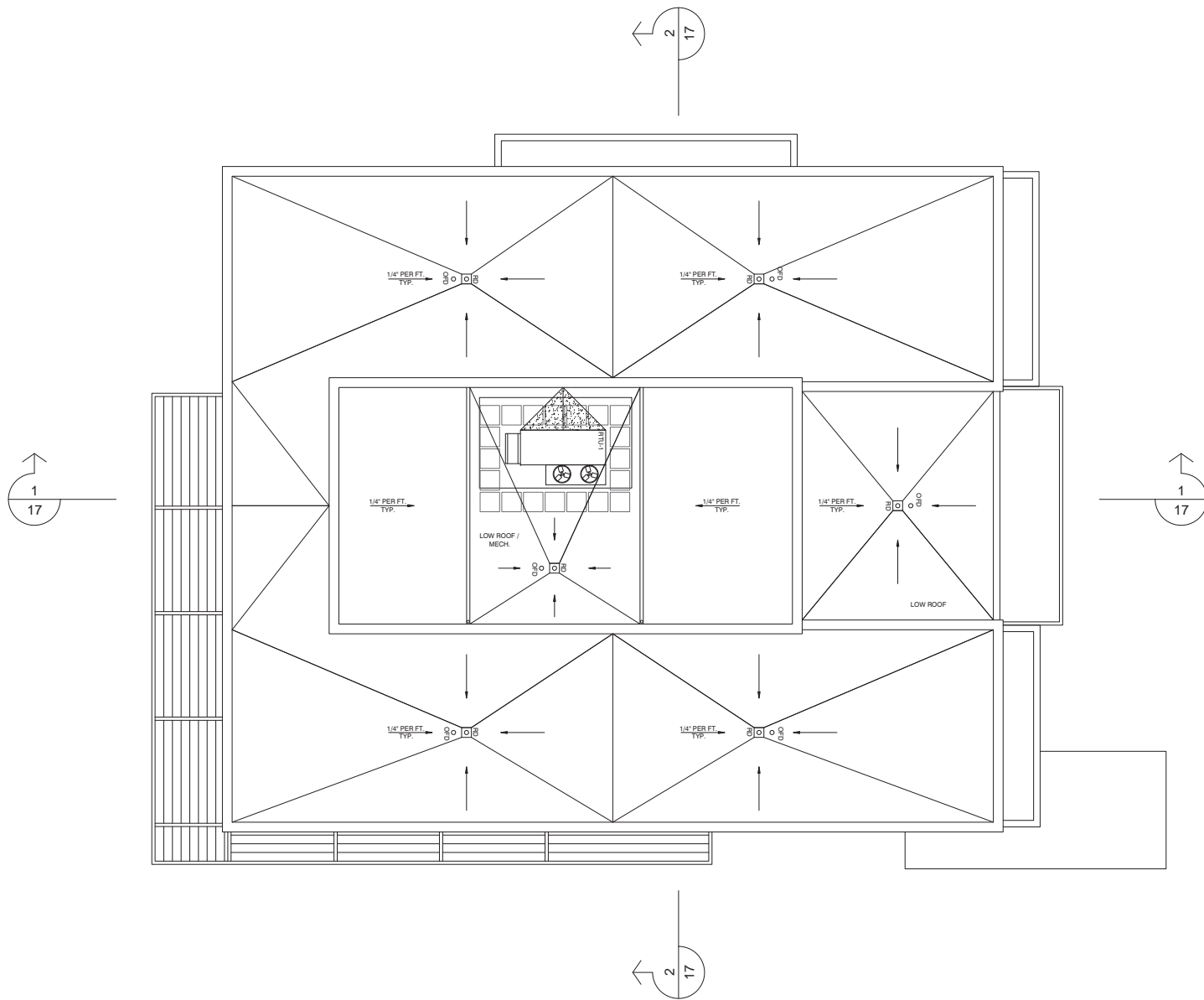
first floor
1/8" = 1'-0"



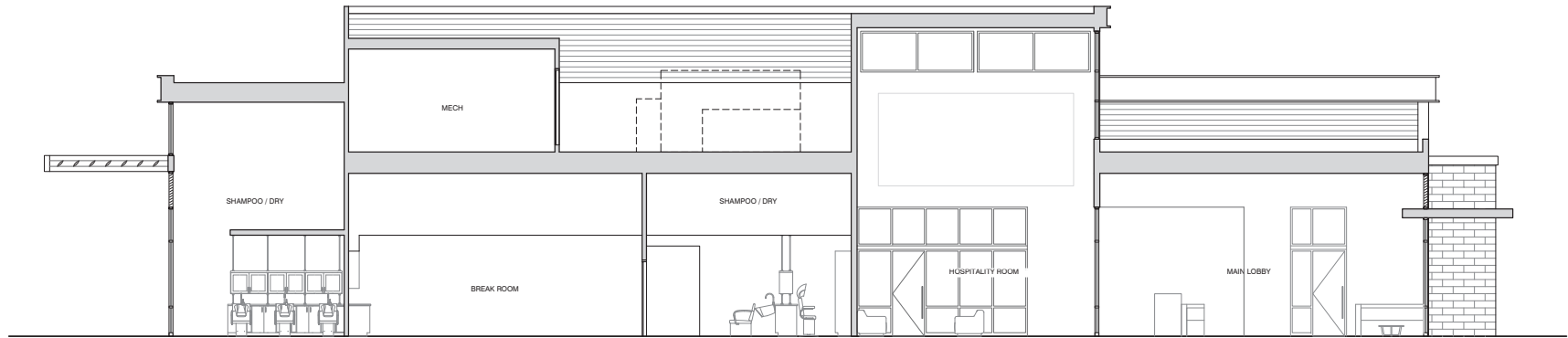


second floor
1/8" = 1'-0"

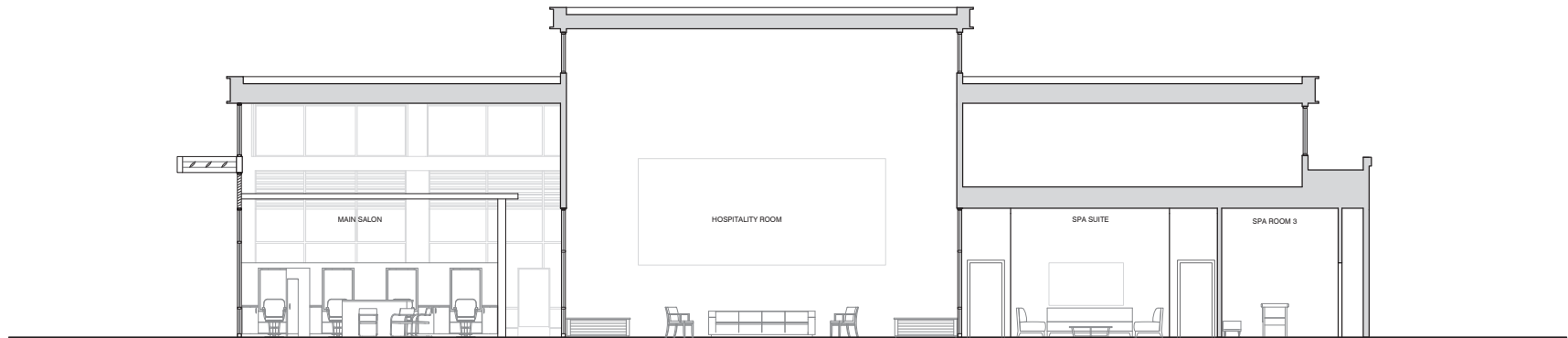




roof plan
1/8" = 1'-0"



section 1
3/16" = 1'-0"



section 2
3/16" = 1'-0"



- elevation key notes**
1. stone
 2. wood cladding
 3. aluminum window system
 4. metal louvers
 5. wood awning
 6. signage
 7. corrugated metal
 8. metal awning

transparency calculation

total transparency zone:	1659 sf
60% of zone requirement:	995 sf
current transparency:	1118 sf
current percentage:	67%

south elevation



transparency calculation

total transparency zone:	2007 sf
60% of zone requirement:	1204 sf
current transparency:	1306 sf
current percentage:	65%

east elevation



- elevation key notes**
1. stone
 2. wood cladding
 3. aluminum window system
 4. metal louvers
 5. wood awning
 6. signage
 7. corrugated metal
 8. metal awning

transparency calculation

total transparency zone:	1740 sf
20% of zone requirement:	348 sf
current transparency:	899 sf
current percentage:	52%

north elevation



transparency calculation

total transparency zone:	1994 sf
20% of zone requirement:	399 sf
current transparency:	592 sf
current percentage:	30%

west elevation



northeast corner



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southeast corner



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aerial view



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