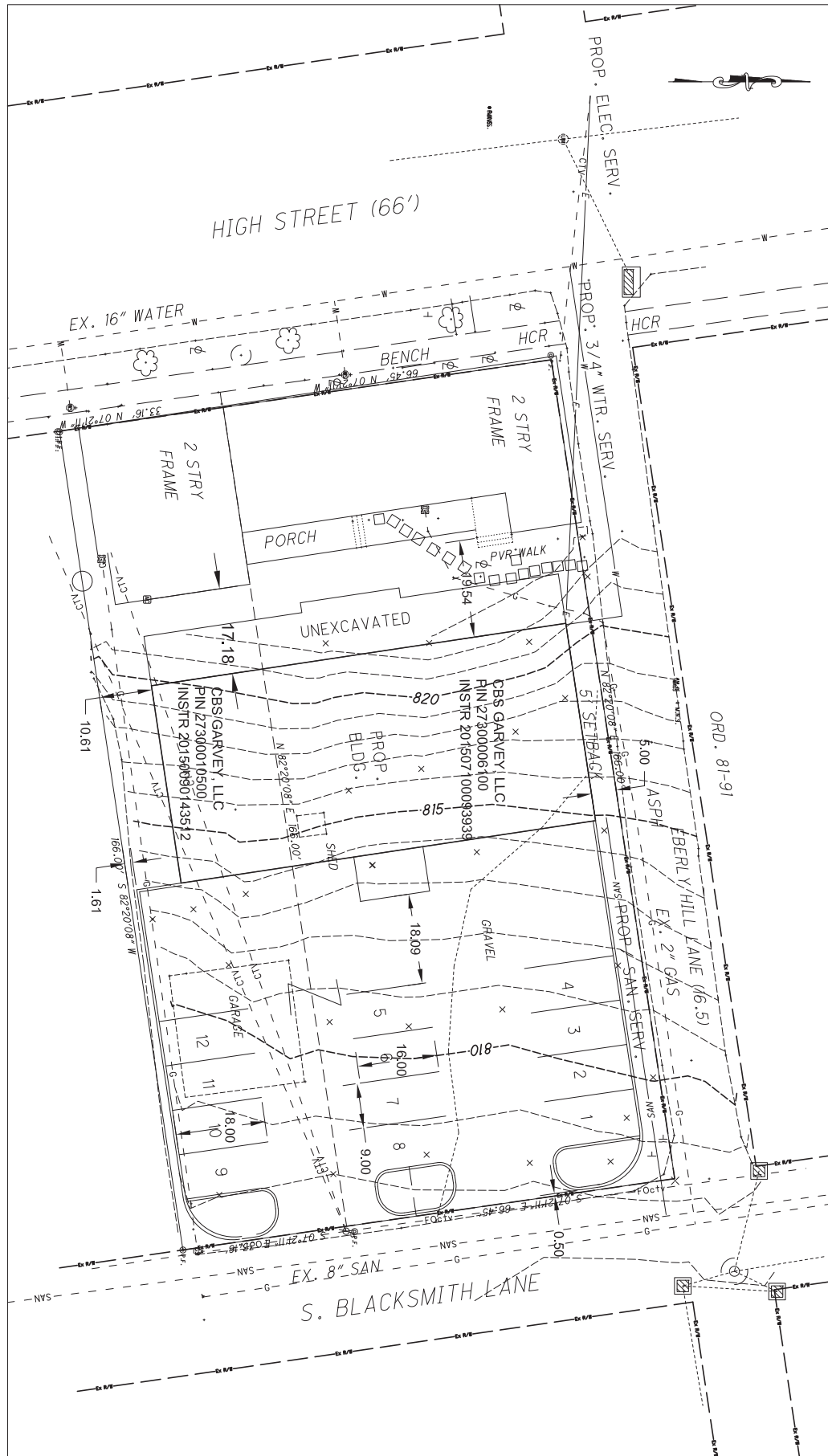




PRELIMINARY - NOT FOR CONSTRUCTION - 9/24/2016

ORION  
Utilities Protection  
SERVICE  
Call Figure 6.1b  
1-800-368-2709 or 617

**Diamond V, LLC**  
Surveyors & Engineers  
8209 SOUTH CALHOUN RD.  
PO BOX 614-872-5769  
Pawtucket, RI 02861  
www.diamondv.com

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C3.1

CBS GARVEY, LLC  
76-78 S. HIGH STREET

SITE DIMENSION PLAN

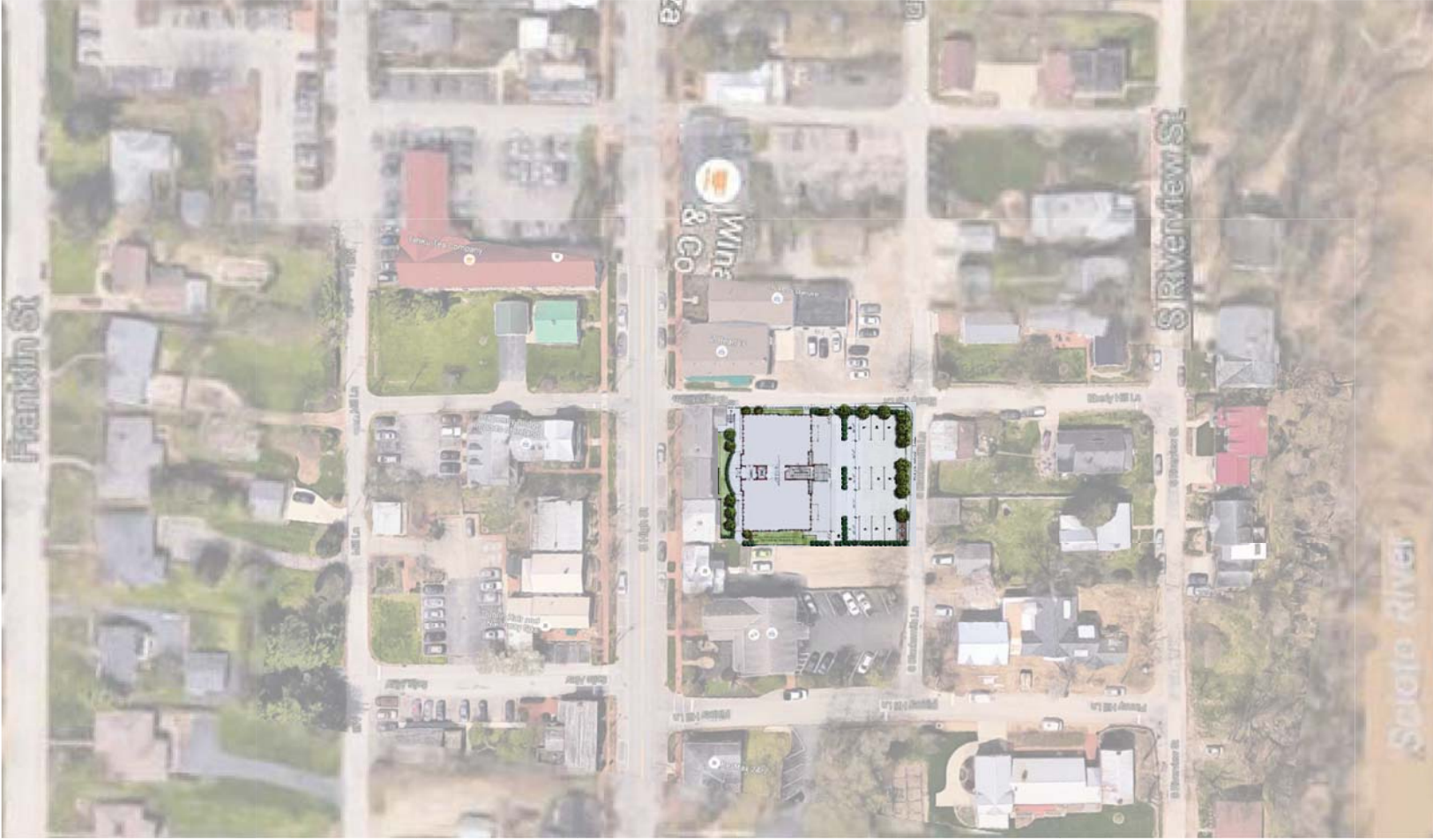
CALCULATED  
CHECKED

GRAPHIC SCALE  
1" = 10'



DUBLIN, OHIO, 43017

|                                                                                                    |           |
|----------------------------------------------------------------------------------------------------|-----------|
| PROJECT NO.                                                                                        | 00053     |
| ISSUED                                                                                             | 9/26/2014 |
| <p align="center"><b>REVISIONS</b></p> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> <hr/> |           |
| <p align="center"><b>COVER SHEET</b></p>                                                           |           |
| <p align="center"><b>G0.01</b></p>                                                                 |           |



1

SITE AERIAL  
SCALE: 1" = 40'-0"



ZONING REVIEW

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ARCHITECTS LLC  
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| PROJECT NO. | 10001     |
| DRAWN       | 10/1/2014 |
| REVISIONS   |           |
|             |           |
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|             |           |
|             |           |

SITE  
AERIAL

A0.01



1 SITE AERIAL  
SCALE: 3/32" = 1'-0"



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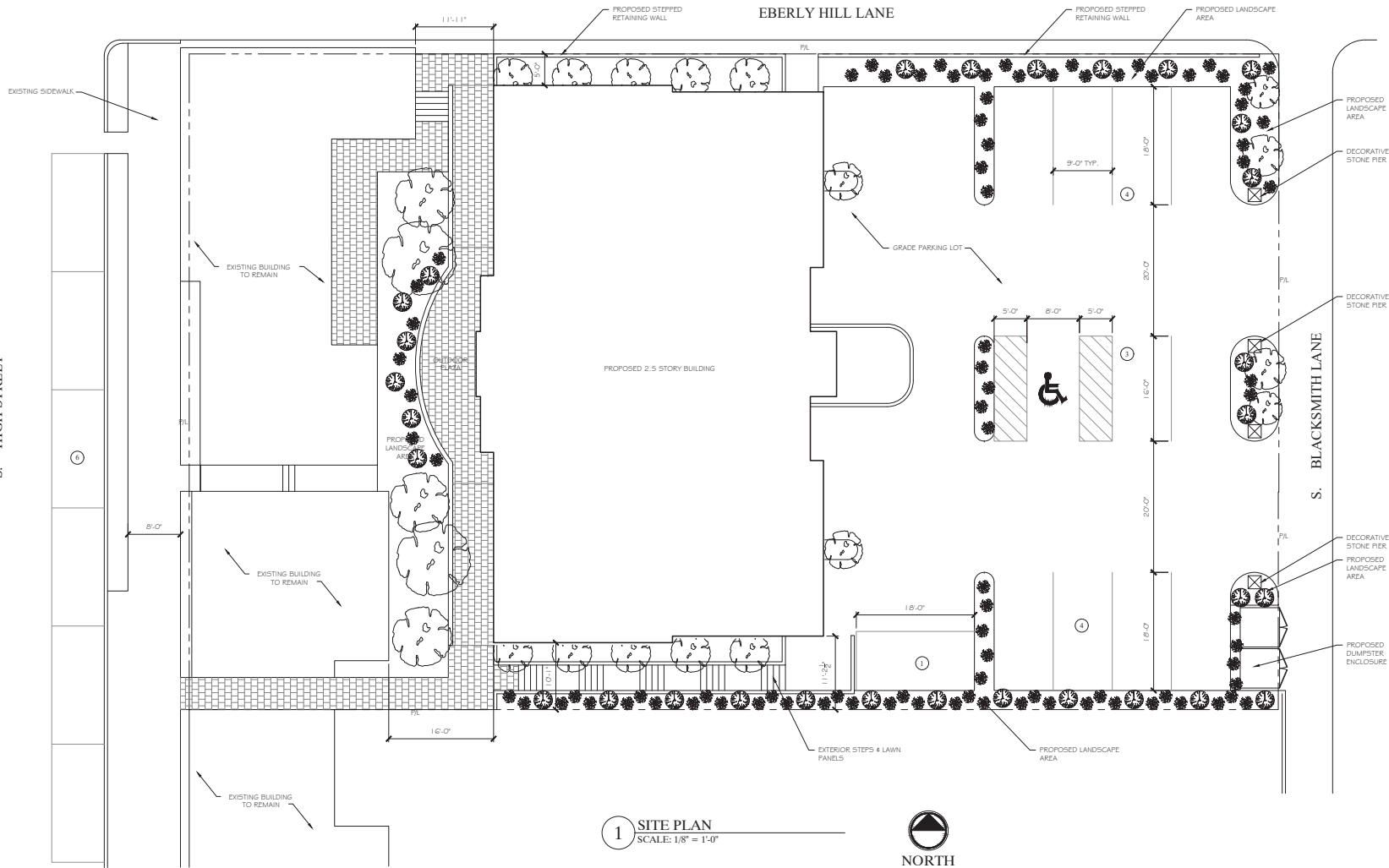
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|             |           |
|-------------|-----------|
| PROJECT NO. | 10013     |
| DATE        | 9.26.2014 |
| REVISIONS   |           |
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|             |           |
|             |           |

SITE  
AERIAL  
A0.02



S. HIGH STREET



#### BUILDING AREAS

| PROPOSED BUILDING      |             |           |
|------------------------|-------------|-----------|
| FLOOR:                 | USE GROUP   | SQ. FT.   |
| 1ST FLOOR              | OFFICE      | 3,279 SF  |
| 2ND FLOOR              | OFFICE      | 3,902 SF  |
| 3RD FLOOR              | RESIDENTIAL | 3,902 SF  |
| TOTAL:                 |             | 11,083 SF |
| EXISTING BUILDINGS     |             |           |
| FLOOR:                 | USE GROUP   | SQ. FT.   |
| 1ST FLOOR              | OFFICE      | 2,516 SF  |
| TOTAL:                 |             | 2,516 SF  |
| GRAND TOTAL: 13,599 SF |             |           |

#### PARKING DATA

| REQUIREMENTS:                                |  |           |
|----------------------------------------------|--|-----------|
| RESIDENTIAL = 3 SPACES PER UNIT              |  |           |
| OFFICE = 2.5 SPACES PER 1,000 SF OF BUILDING |  |           |
| PROVIDED:                                    |  |           |
| STANDARD SPACES:                             |  |           |
| ON GRADE PARKING:                            |  | 11 SPACES |
| GARAGE PARKING:                              |  | 6 SPACES  |
| ON-STREET PARKING:                           |  | 6 SPACES  |
| HANDICAPPED SPACES:                          |  | 1 SPACE   |
| ON GRADE PARKING:                            |  | 1 SPACE   |
| TOTAL PROVIDED: 24 SPACES                    |  |           |

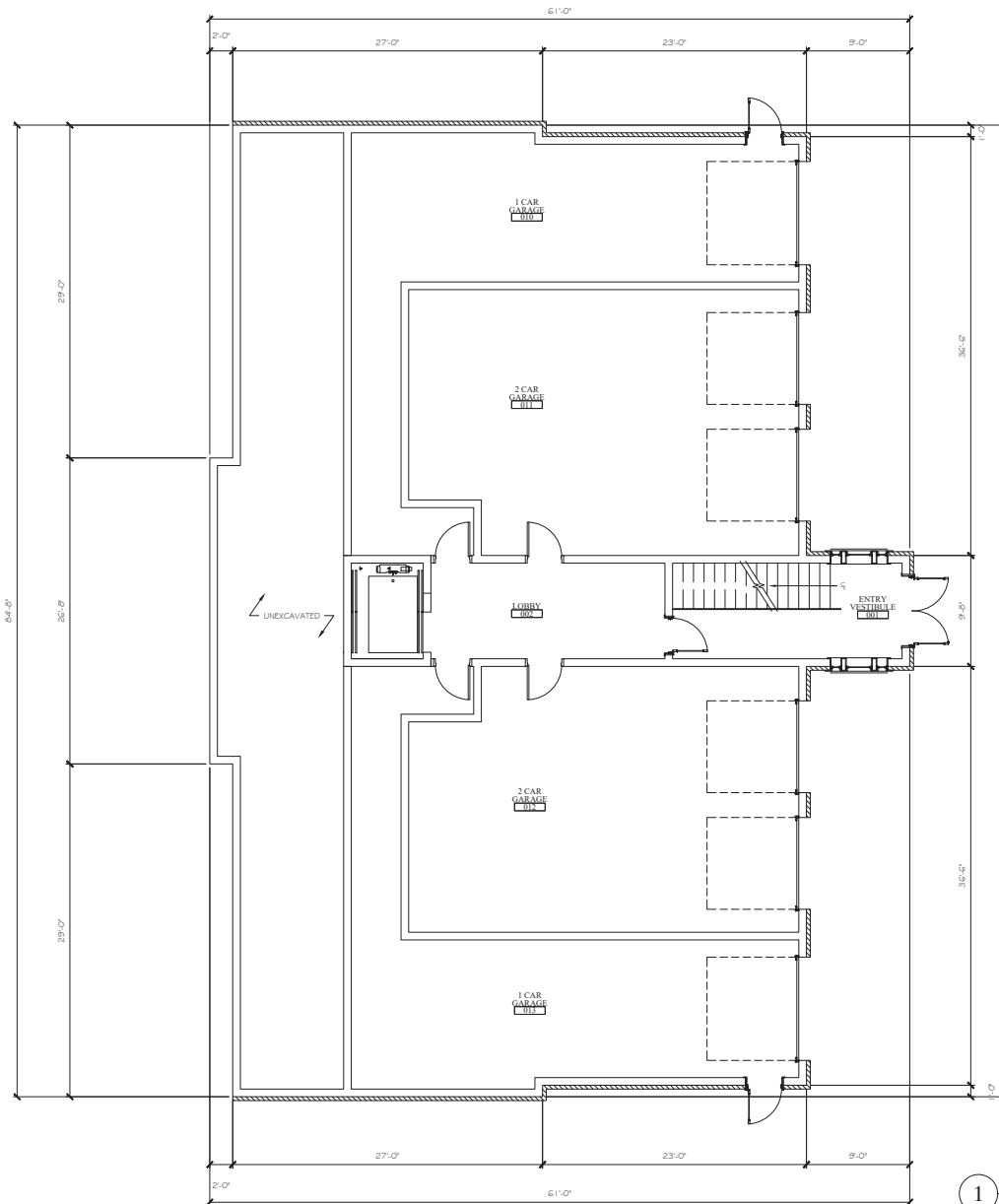
DAVID B  
**MELECA**  
ARCHITECTS LLC  
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303.755.1111  
WWW.MELECA-ARCHITECTS.COM

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PROJECT No.: 18003  
DATE: 06/20/2018  
REVISIONS  
ARCHITECTURAL  
SITE PLAN

A0.03

ZONING REVIEW



1 LOWER LEVEL PLAN  
SCALE: 3/16" = 1'-0"



ZONING REVIEW



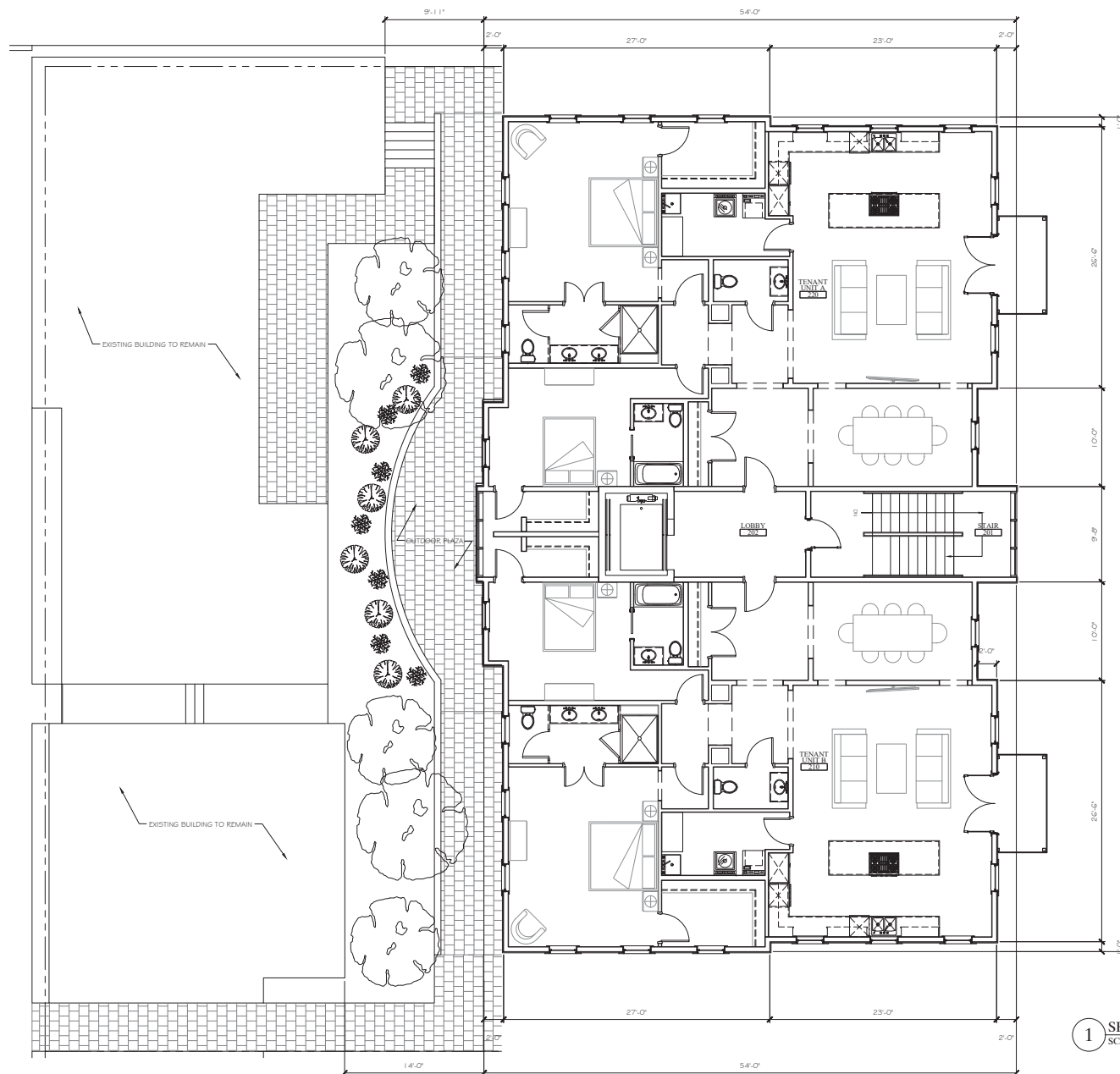
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|-------------|----------|
| PROJECT NO. | 10013    |
| ISSUED      | 9/8/2018 |
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LOWER LEVEL PLAN

A1.01



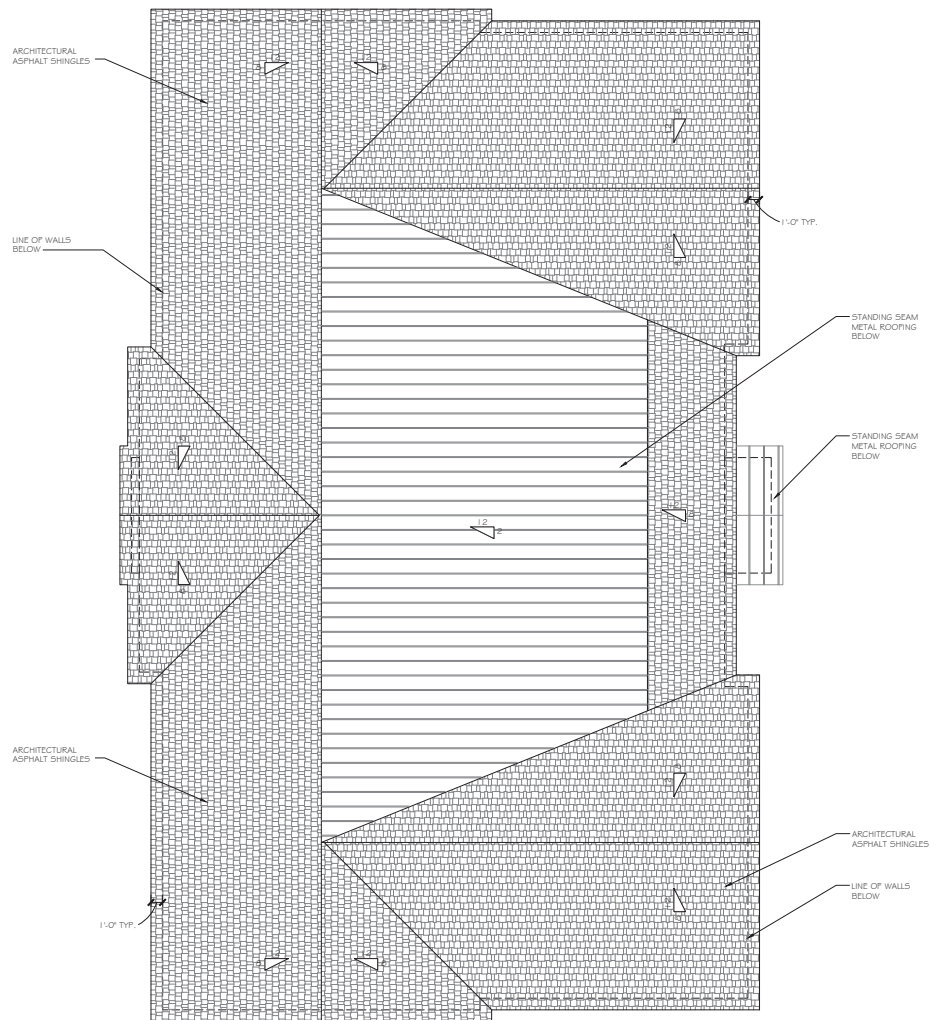


1 SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



|             |         |
|-------------|---------|
| PROJECT NO. | 10001   |
| DATE        | 06.2014 |
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|             |         |





1 ROOF PLAN  
SCALE: 3/16" = 1'-0"





| TRANSPARENCY DATA |        |                     |          |
|-------------------|--------|---------------------|----------|
| FLOOR             | FACADE | REQUIRED            | PROVIDED |
| 2ND FLOOR         | NORTH  | 20% MIN.            | 21%      |
|                   | SOUTH  | 15% MIN.            | 21%      |
|                   | EAST   | 15% MIN.            | 36%      |
|                   | WEST   | 20% MIN.            | 26%      |
| GROUND FLOOR      | NORTH  | 40% MIN. STOREFRONT | 32%      |
|                   | SOUTH  | 15% MIN.            | 17%      |
|                   | EAST   | 15% MIN.            | 23%      |
|                   | WEST   | 40% MIN. STOREFRONT | 42%      |
| GARAGE LEVEL      | EAST   | 15% MIN.            | 10%      |

\*STREET FACING GROUND FLOOR MEASURED BETWEEN 2' & 8' PER BSC DEVELOPMENT CODE.



4 NORTH HIGH STREET  
STREET VIEW (EAST)  
SCALE: 1/8" = 1'-0"



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



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



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

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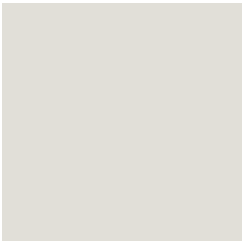
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BUILDING ELEVATIONS

A2.02

ZONING REVIEW



PAINT COLORS



SW 7014

WOOD SIDING & TRIM



SW 7017

WOOD SIDING



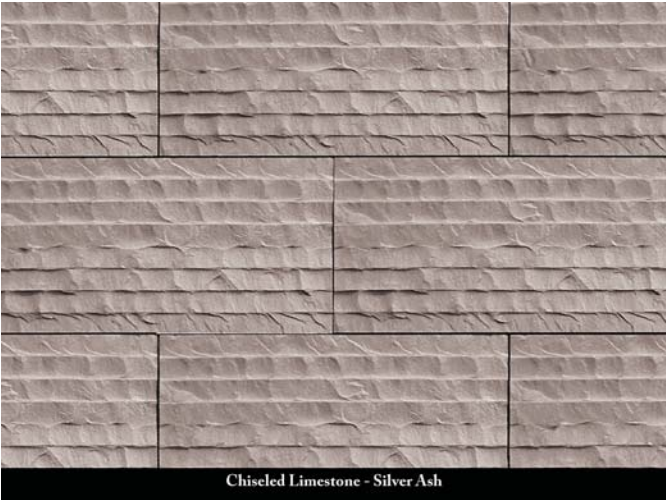
SW 7020

-SHUTTERS  
-BOARD & BATTEN  
-GARAGE DOORS



ASPHALT  
SHINGLES

INDEPENDENCE



STONE



STANDING  
SEAM

GALVALUME METAL ROOF

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MATERIAL  
SHEET