

EXISTING RECORDED EASEMENT AGREEMENT AND NEW AMENDMENT FOR PARKING, DUMPSTER, & LOADING ON ADJACENT PROPERTY.

NEW DUMPSTER ON EXISTING CONC DUMPSTER PAD

EXISTING 36"H FENCE

EXISTING SOFFIT LIGHTS TO BE REPLACED WITH LED FIXTURES EQUIVALENT IN LUMEN OUTPUT.

EXISTING MONUMENT SIGN LOCATION. SIGNAGE MODIFICATIONS IN SEPARATE SUBMITTAL.

OWNER: DVC 6608 ASSOCIATES LLC

PARCEL: 273-010864-00

ADDRESS: 6608 DUBLIN CENTER DR, DUBLIN, OH 43017

ZONING CLASS: BSD-SCN, BRIDGE STREET DISTRICT SAWMILL CENTER NEIGHBORHOOD

PROPOSED USE: GROCERY STYLE FOOD PANTRY

ACERAGE: 1.188 ACRES

BUILDING SQ FT: 7,749 SQ FT

REQUIRED PARKING:
MIN: 22
MAX: 28

EXISTING PARKING: 48 SPACES

PROJECT NARRATIVE:

THE DUBLIN FOOD PANTRY IS PURCHASING AND PLANNING TO MOVE THEIR OPERATIONS INTO 6608 DUBLIN CENTER DR. THE BUILDING IS CURRENTLY VACANT BUT WAS MOST RECENTLY USED AS A WORSHIP SPACE.

THE MAJORITY OF THE PROPOSED IMPROVEMENTS WILL BE ON THE INTERIOR OF THE BUILDING. AT THE REAR OF THE BUILDING A NEW DRIVEWAY TO AN EXISTING ROLLUP DOOR IS PROPOSED. AN AWNING COVERING THIS DOOR IS ALSO PROPOSED. A SMALL AMOUNT OF LANDSCAPE WILL BE REMOVED FOR THE NEW DRIVEWAY.

THE DUBLIN FOOD PANTRY WILL OPERATE SIMILARLY TO A GROCERY STORE WITH A CUSTOMER AREA CONTAINING SHELVES OF DRY GOODS, REFRIGERATED AND FROZEN PRODUCTS, AND HOME SUPPLIES. THERE WILL BE A BACK OF HOUSE AREA FOR PROCESSING GOODS THAT COME IN, AND STORAGE FOR SURPLUS ITEMS. THE SPACE WILL HAVE FIVE OFFICES AND A BREAK ROOM.

ALL THE EXTERIOR WALL PACKS ARE BEING REPLACED WITH LED CUT OFF FIXTURES. EXISTING SOFFIT LIGHTS THAT ARE HIDDEN UNDER THE FRONT OVERHANG ARE ALSO BEING REPLACED WITH "LIKE" LED FIXTURES.

AN EXISTING STOREFRONT DOOR WILL BE SWITCHED WITH AN EXISTING STOREFRONT PANEL.

THE CHANGE OF USE REQUIRES AN EVALUATION OF THE PARKING. THE CURRENT AVAILABLE SPACES MEET THE MINIMUM PARKING REQUIREMENT FOR OUR USE.

THERE IS NO SIGNAGE IN THIS PROPOSAL.

LOADING AND TRASH WILL OCCUR ON THE PROPERTY TO THE EAST. THIS IS PERMITTED THROUGH A 1999 EASEMENT WHICH IS INCLUDED IN THIS SUBMITTAL. SEE ENCLOSED PDF-PAGE 8. THIS EASEMENT SPECIFICALLY ADDRESSES ACCESS FOR LOADING, TRASH, AND PARKING.

A NEW EASEMENT HAS BEEN AGREED TO (BUT NOT YET RECORDED) THAT WILL ALLOW ACCESS FOR THE CONTRACTOR TO INSTALL THE NEW DRIVEWAY. THIS IS ENCLOSED AS WELL.

THERE ARE NO PROPOSED MODIFICATIONS TO THE TRASH PAD AREA.

NEW LOADING DRIVE

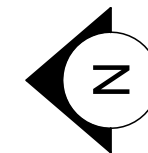
RELOCATE STOREFRONT DOOR

48 EXISTING PARKING SPACES

PROPERTY LINE

DUBLIN CENTER DR

1 SITE PLAN
PZ.00 1" = 40'-0"

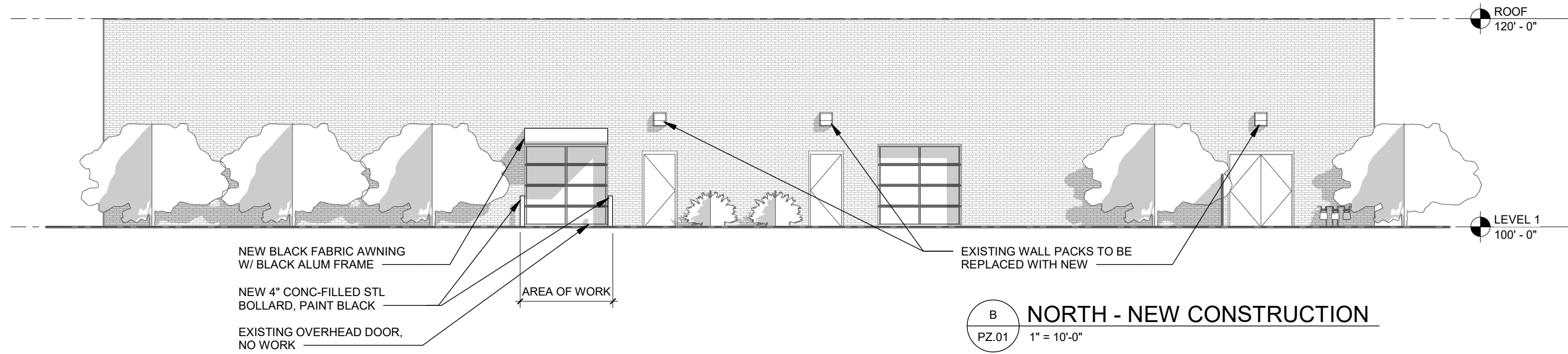


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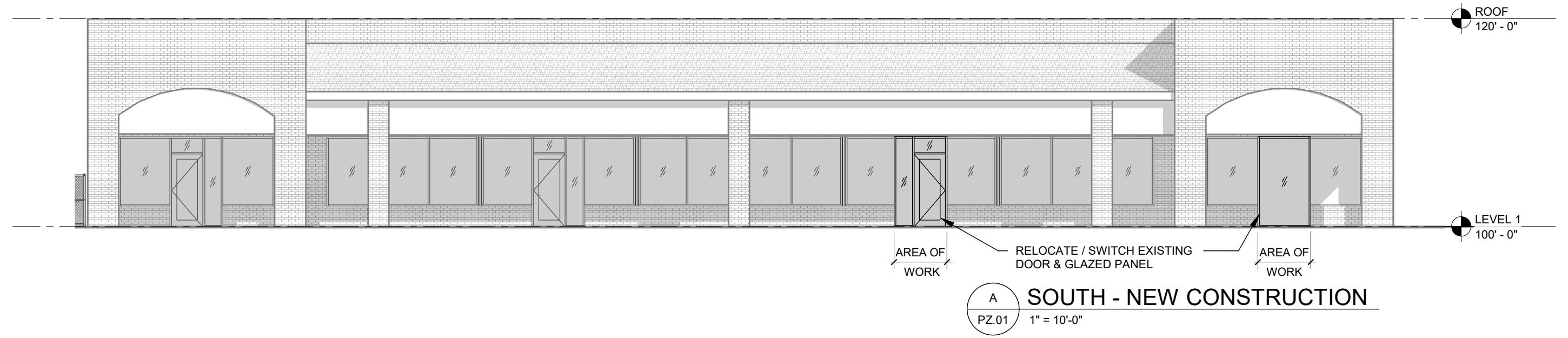
DK ARCHITECTS
2960 COLUMBUS PIKE
DELAWARE, OH 43015
614.503.1450 / DKARCH.US

DUBLIN FOOD PANTRY
6608 DUBLIN CENTER DR DUBLIN OH 43017
02/08/2023

PZ.00

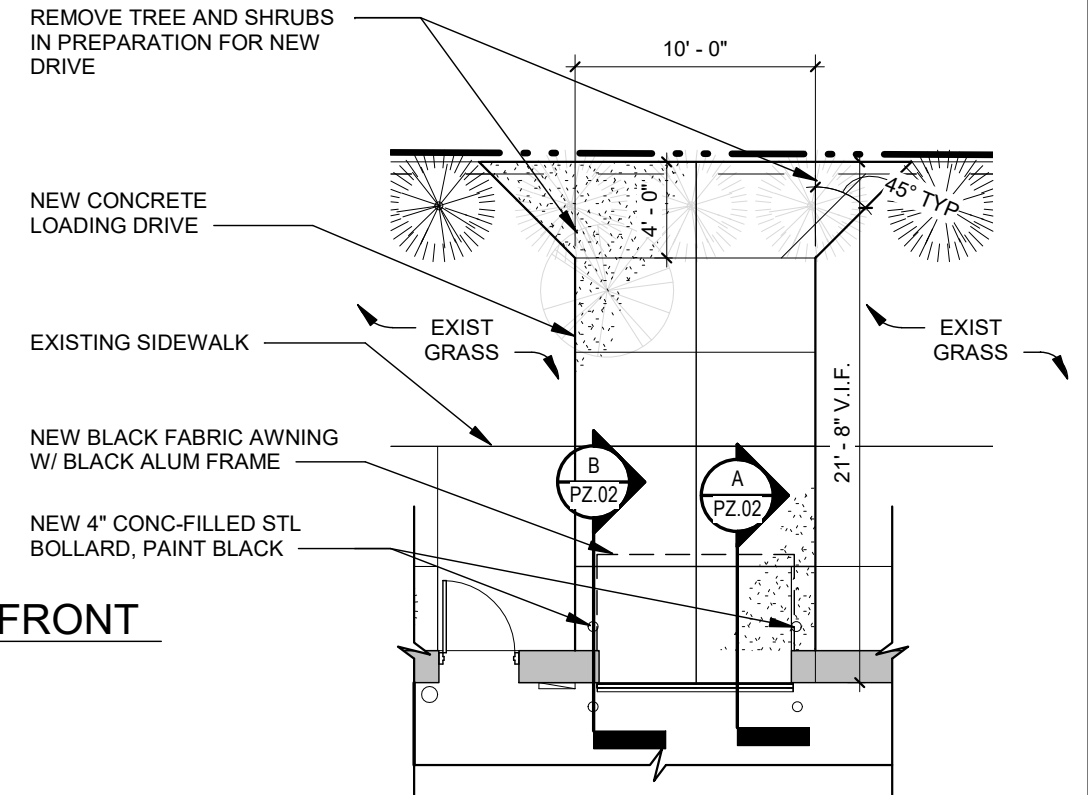


B NORTH - NEW CONSTRUCTION
 PZ.01 1" = 10'-0"



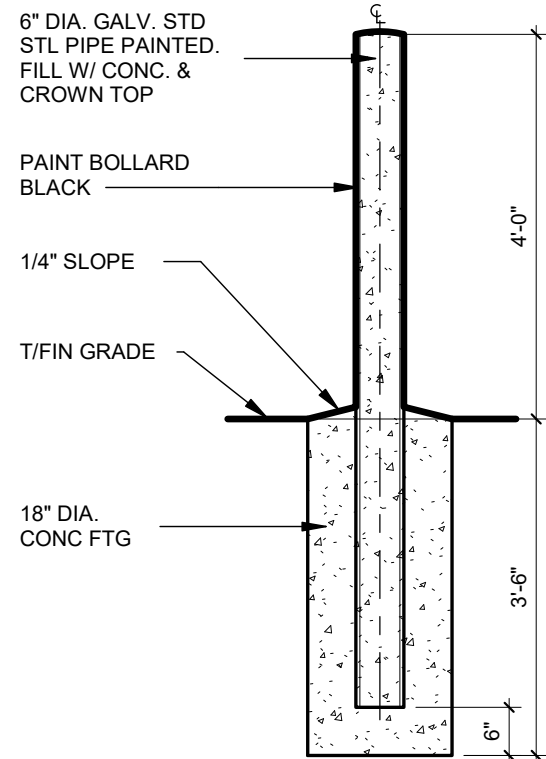
A SOUTH - NEW CONSTRUCTION
 PZ.01 1" = 10'-0"

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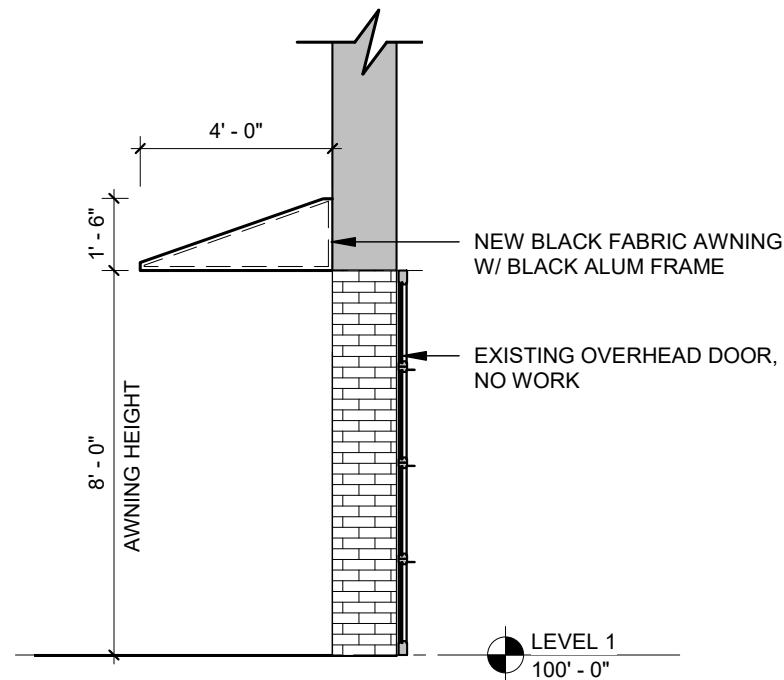


D REF IMAGE - AREA OF WORK: LOADING DRIVE
PZ.02 1" = 1'-0"

C REF IMAGE - AREA OF WORK: STOREFRONT
PZ.02 1" = 1'-0"

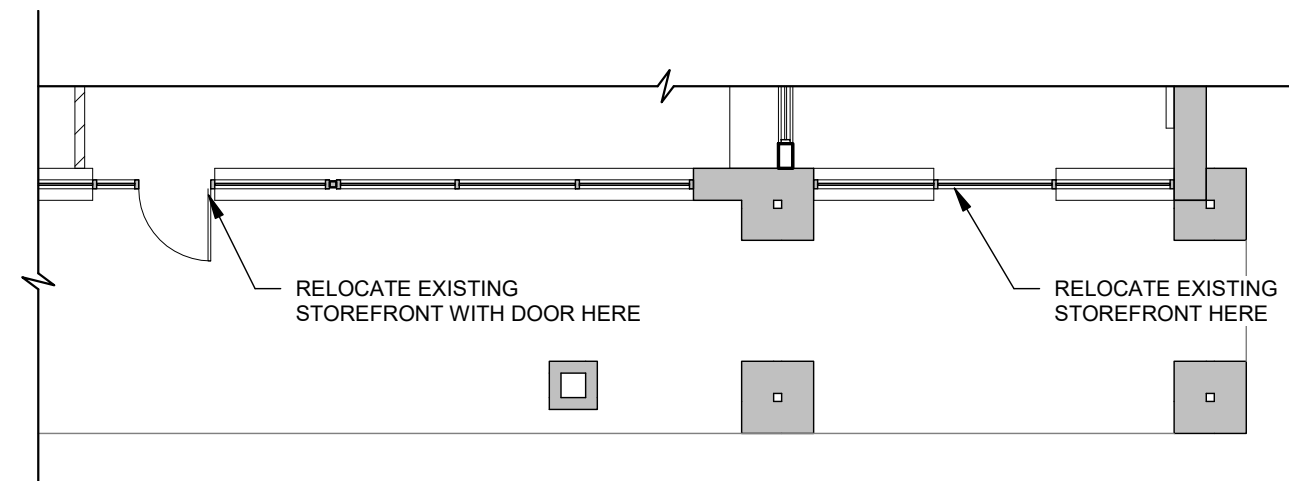


B SITE DTL - BOLLARD
PZ.02 1/2" = 1'-0"



A AWNING SECTION
PZ.02 1/4" = 1'-0"

2 PLAN DTL - NEW LOADING DRIVE
PZ.02 1/8" = 1'-0"



1 PLAN DTL - STOREFRONTS
PZ.02 1/8" = 1'-0"