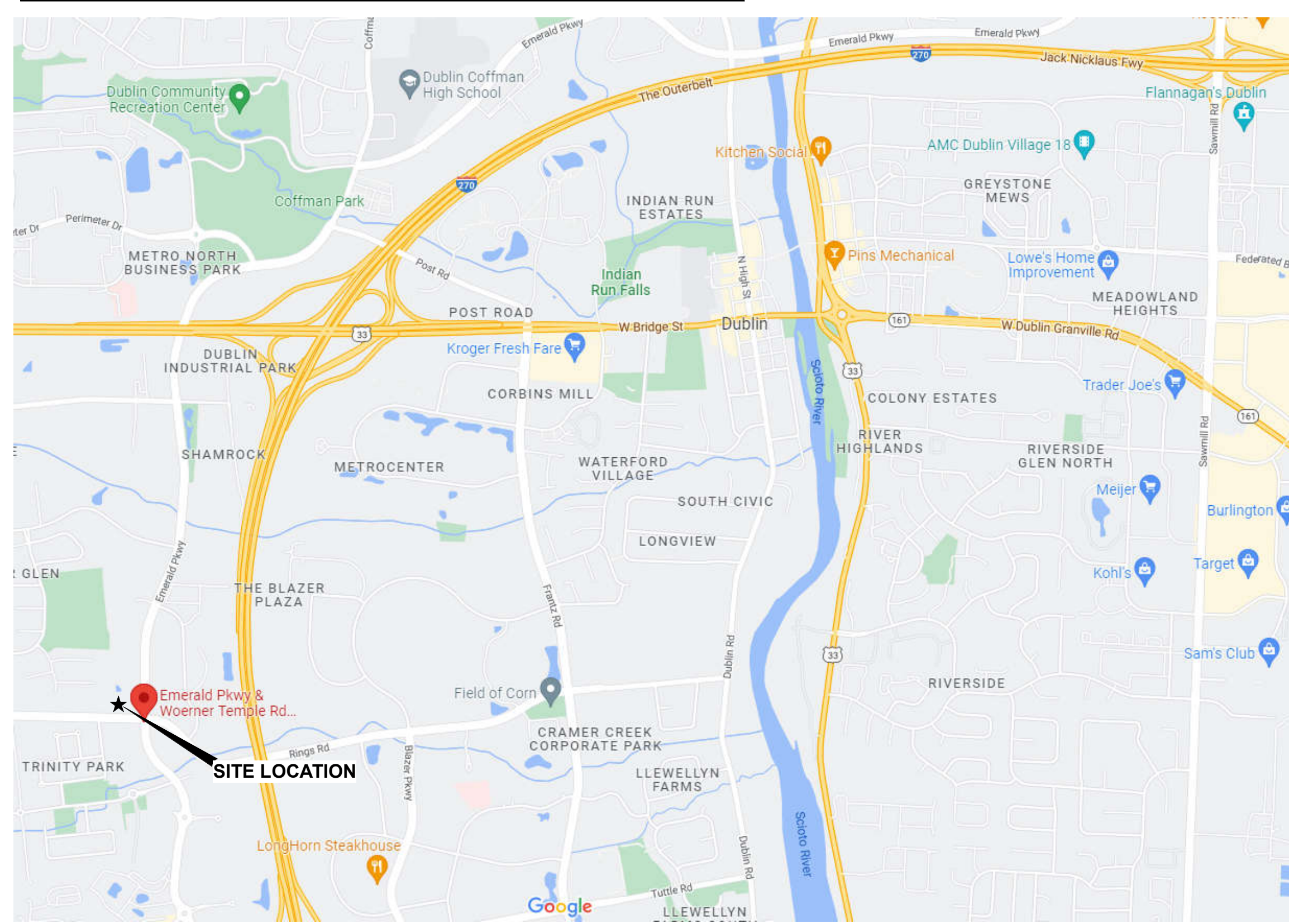


PROJECT LOCATION MAP



PROJECT DESCRIPTION

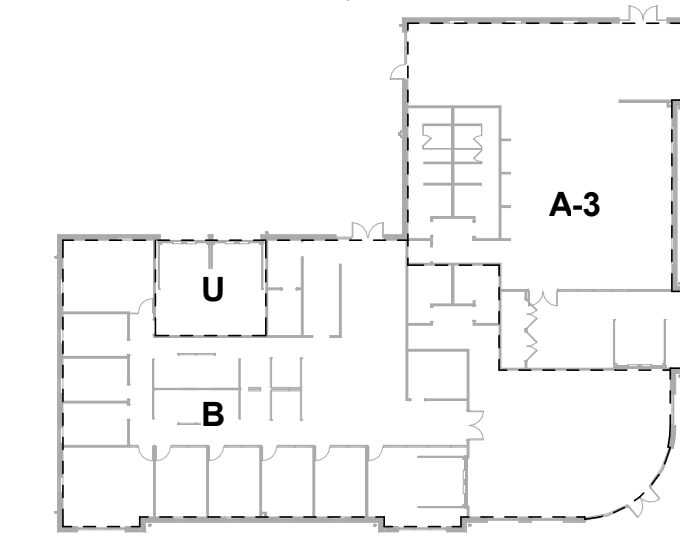
New construction of a ground-up building and interior fit-out. Building to house a law office and fitness center

BUILDING INFORMATION

Parcel ID#: 273-004511-00
 Zoning: C - Commercial
 Use/Occupancy Classifications: PCO: Planned Commerce District
 Construction Type: B - Business, A-3 - Fitness, U - Accessory Private Garage per 406.3
 Allowable Area: 16,625 SF
 Actual Area: 10,380 SF (Refer to Allowable Area Calculation)
 Allowable Building Height: 55 ft (OBC Table 504.3a)
 Actual Building Height: 37' - 3"
 Allowable Storeys: 2 (OBC Table 504.4a,b)
 No. Storeys: 01
 Fire Suppression: No, not required (903.2.1.3 occupant load less than 300 and area < 12,000 sf)
 Fire Alarm: No, not required: Under 300 occupants per Section 907.2.1
 Fire Separation: No, not required: Non-separated mixed use per 508.3 (Private Garage is an accessory use and under 10% of the overall area 10,380 SF x 10% = 1,380 > 456 SF and can remain NS as a U use (Section 508.2.3))

OCCUPANCY TABLE

Use Group:	Function of Space	Net Area	SF/Person	Persons
B Law Office:	Business Areas	6,535 SF	100	66
A-3 Fitness Center:	Exercise	3,835 SF	50	77
U Accessory Private Garage:	Parking Garage	457 SF	200	3
Gross Building Area:		10,380 SF		146
A-2 Patio:	Dining	1,088 SF	15	73



Allowable Area Calculation

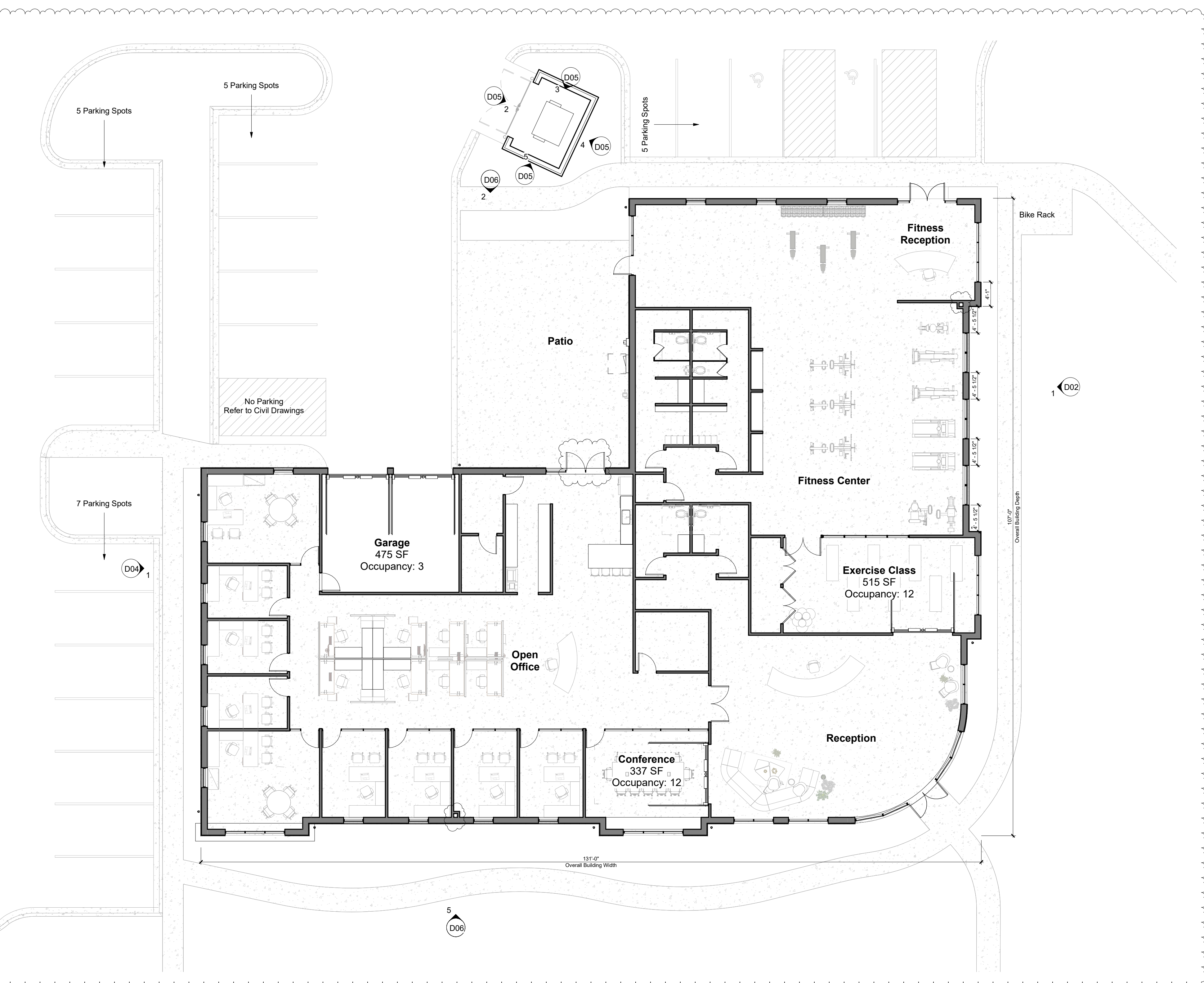
Section 506.2.1 Equation 5-1 Allowable Area
 $A_a = A_l + (NS \times I)$
 $A_a = 9500 + (9500 \times .75)$
 $A_a = 16,625 \text{ SF}$
 $A_l = 9500 \text{ SF}$
 $NS = 9500 \text{ SF}$
 $I = 0.75$
 Section 506.3.3 Equation 5-5 Frontage Increase
 $I = F/P \times 0.25W / 30$
 $I = [576/576 - 0.25(30) / 30]$
 $I = 0.75$
 $F = 576' - 0"$
 $P = 576' - 0"$
 $W = 30' - 0"$ (Section 506.3.2)

SIGNAGE

Processed Signage Design:
 (Refer to Elevations)
 (1) Sign on South Elevation at the Main Entrance
 (1) Sign on the East Elevation for Tenant
 Final size TBD by Owner to not exceed one square foot for every linear foot of width of the building face
 Per City of Dublin Zoning Code - 153.151(A)
 (4) Number. Wall signs shall be limited in number to one per building or use. For buildings or uses on corner lots having at least 100 feet of lot frontage on each of two public rights-of-way, a second wall sign is permitted facing the second right-of-way. Each sign is limited to one square foot in area for every linear foot of width of the building face to which the sign is attached, not exceeding the installed maximum size allowed for the use by § 153.163. The distance between the signs shall not be less than two-thirds the length of the longest elevation to which the sign is attached. The distance will be measured by two straight lines along the elevations of the building, from edge of sign to edge of sign. In no case shall two wall signs be closer than 30 feet apart. The provision for a second sign does not apply to individual tenants in a multi-tenant building.

INDEX OF DRAWINGS - ARCHITECTURAL

#	Sheet name	Current Revision	Revision Date
DD	Presentation Sheets		
D1	Schematic Plans	1	07/28/2023
D2	Exterior Elevations	1	05/24/2023
D2.1	Exterior Elevations	1	05/24/2023
D3	Rendering	1	05/24/2023
D4	Rendering	1	05/24/2023
D5	Rendering	1	05/24/2023
D6	Rendering	1	05/24/2023
D7	Rendering	1	05/24/2023
D8	Rendering	1	05/24/2023
Design Review - Exterior			
D01	Exterior Elevations	1	05/24/2023
D02	Exterior Elevations	1	05/24/2023
D03	Exterior Elevations	1	05/24/2023
D04	Exterior Elevations	1	05/24/2023
D05	Dumpster Enclosure	1	05/24/2023
D06	Lighting & Materials	1	05/24/2023
CIVIL			
	Cover	1	07/28/2023
	General Notes	1	07/28/2023
	General Notes & Estimate of Quantities	1	07/28/2023
	Details	1	07/28/2023
	Existing Conditions & Demolition Plan	1	07/28/2023
	Site Dimension Plan	1	07/28/2023
	Site Grading Plan	1	07/28/2023
	Site Utility Plan	1	07/28/2023
	Storm Profiles	1	07/28/2023
	Underground Detention Details	1	07/28/2023
	Underground Detention Details	1	07/28/2023
	Turning Exhibit from Woerner Temple Road	1	07/28/2023
	Turning Exhibit from Emerald Parkway	1	07/28/2023
Landscaping			
L-0	Landscape Cover Sheet	1	08/01/2023
L-1	Landscape Requirements Plan	1	08/01/2023
L-2	Overall Landscape Plan	1	08/01/2023
L-3	Landscape Enlargement Plan	1	08/01/2023
L-4	Tree Survey Existing Conditions	1	08/01/2023
L-4.1	Tree Survey Preservation	1	08/01/2023
L-19	Reference	1	05/24/2023
L-20	Reference	1	05/24/2023
SD-1	Site Details 1	1	08/01/2023
Lighting			
E1.0	Site Photometric Plan	1	05/24/2023



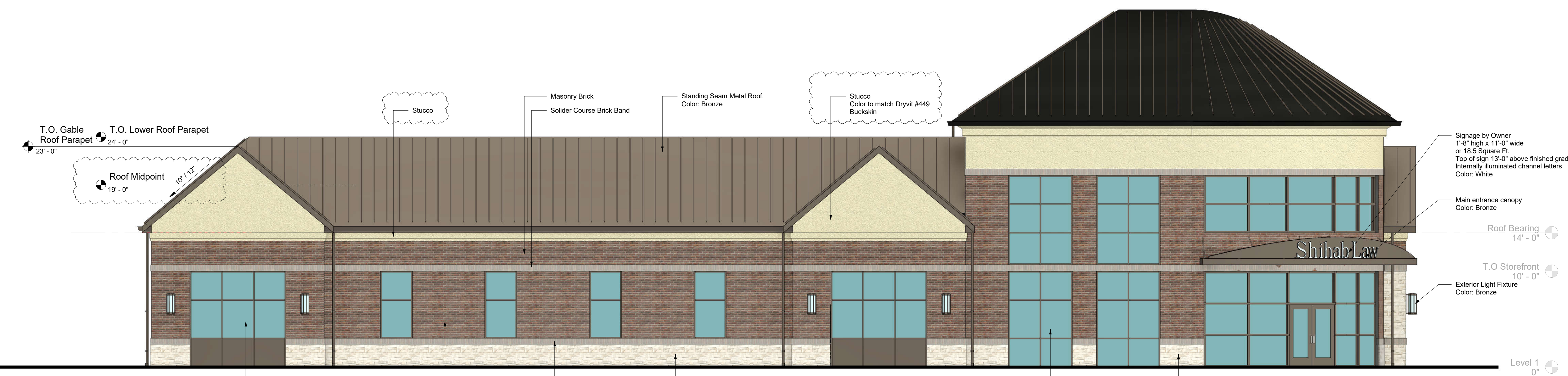
1 Schematic Plan - First Floor
Scale: 1" = 10'-0"

Note: Site shown for reference only. Refer to Civil drawings.



2 Schematic Roof Plan
Scale: 1" = 10'-0"

Note: Site shown for reference only. Refer to Civil drawings.



1 Exterior Elevation - South
Scale: 3/16" = 1'-0"

MATERIAL PERCENTAGE: SOUTH ELEVATION

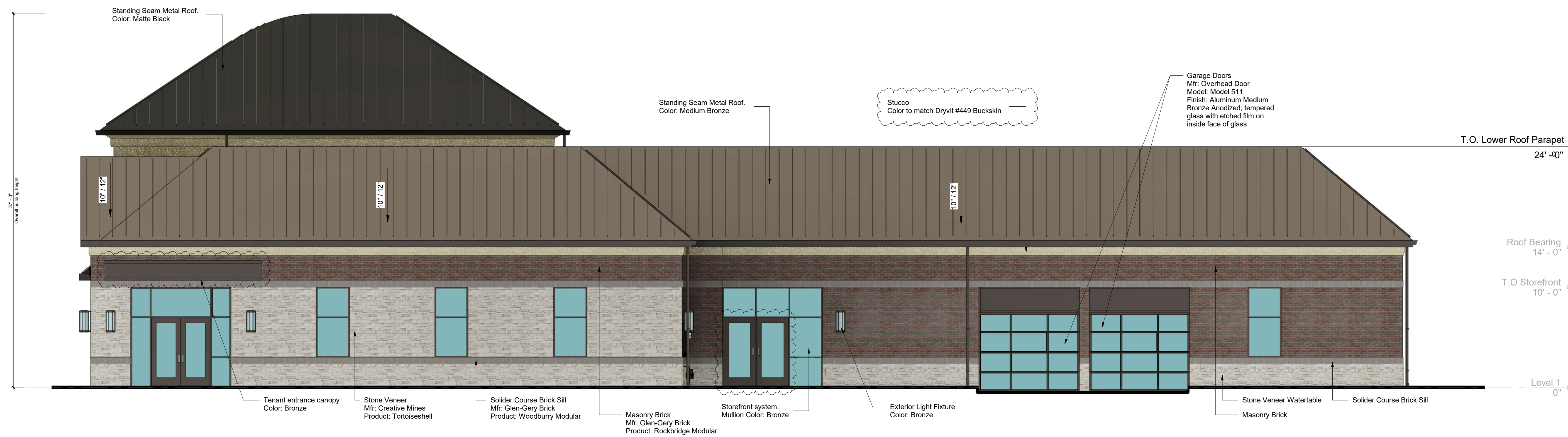
Glazing	840 SF	34%
Masonry Brick	1,000 SF	40%
Stone Veneer	200 SF	8%
Stucco	435 SF	18%
Total	2,475 SF	100%



2 Exterior Elevation - East
Scale: 3/16" = 1'-0"

MATERIAL PERCENTAGE: EAST ELEVATION

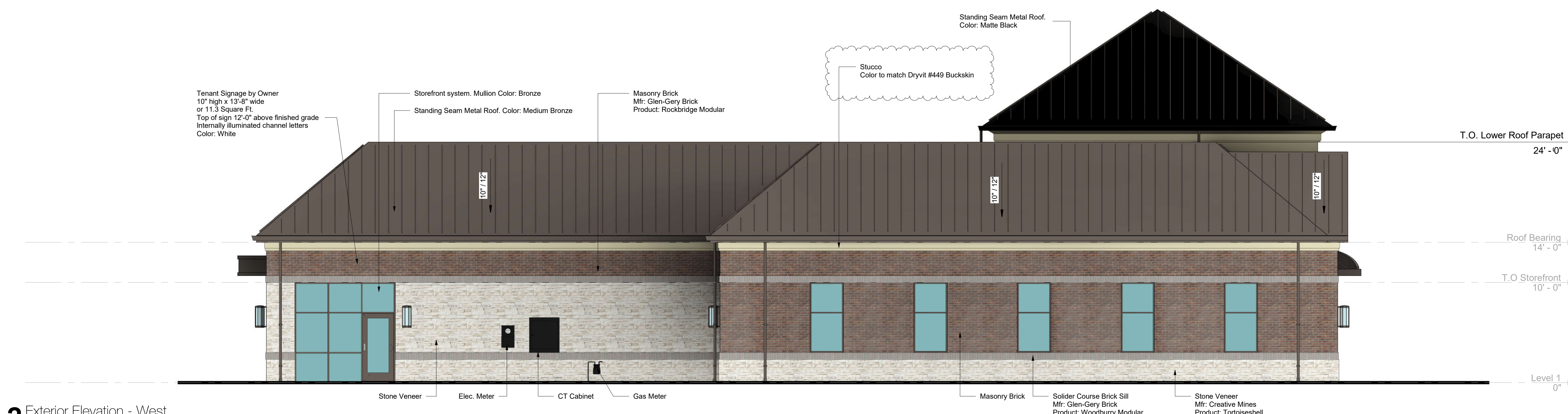
Glazing	710 SF	35%
Masonry Brick	540 SF	27%
Stone Veneer	390 SF	20%
Stucco	370 SF	18%
Total	2,010 SF	100%



MATERIAL PERCENTAGE: NORTH ELEVATION

Glazing	500 SF	27%
Masonry Brick	850 SF	46%
Stone Veneer	490 SF	27%
Stucco	0 SF	0%
Total	1,840 SF	100%

1 Exterior Elevation - North
Scale: 3/16" = 1'-0"



MATERIAL PERCENTAGE: WEST ELEVATION

Glazing	220 SF	14%
Masonry Brick	800 SF	54%
Stone Veneer	470 SF	32%
Stucco	0 SF	0%
Total	1,490 SF	100%

2 Exterior Elevation - West
Scale: 3/16" = 1'-0"



Shihab Law

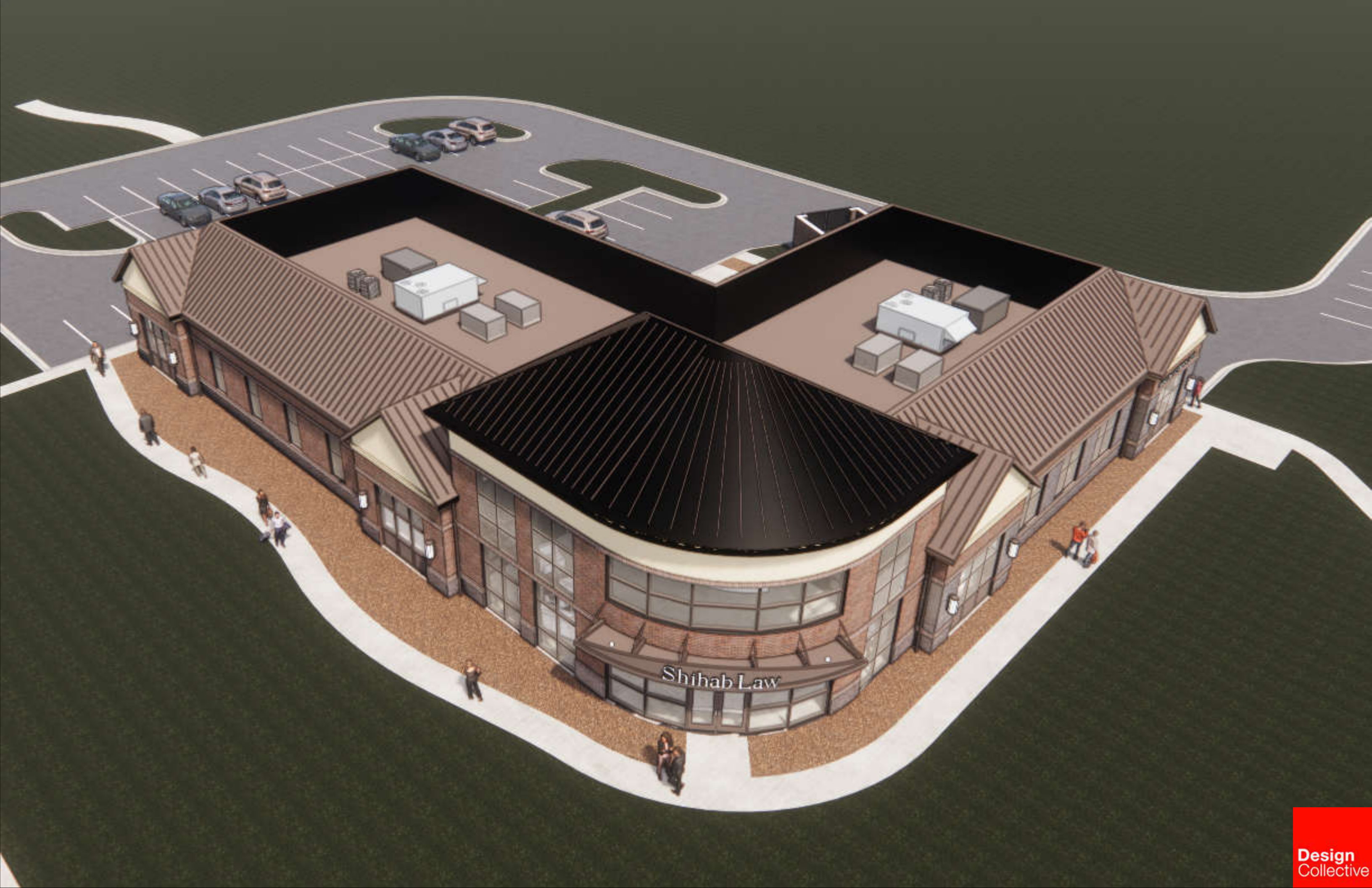


DUBLIN FITNESS CLUB





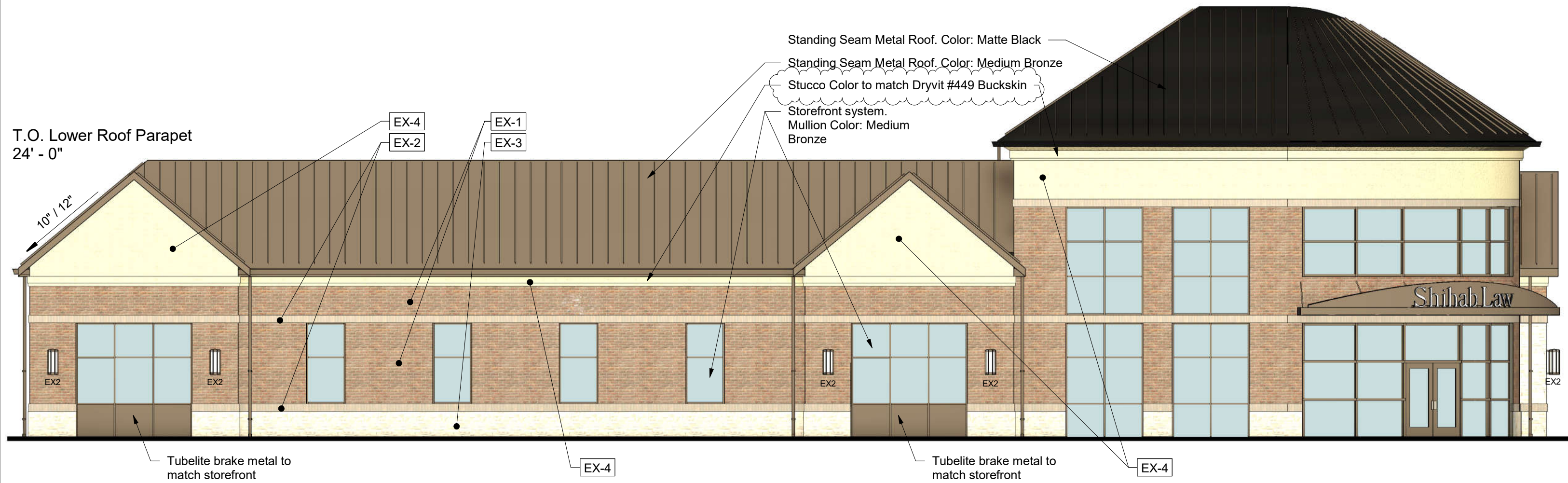




Shihab Law

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EX-1	Brick Running Bond	Glen-Gery	Rockbridge Modular	Running Bond and mortar style and color to match existing
EX-2	Brick Soldier Course	Glen-Gery	Woodbury Modular	Flush Mortar Joints. Flamingo C-380 Mortar. Paint associated lintels to match storefront
EX-3	Stone Veneer	Creative Mines	Craft Peak Ledge; Tortoiseshell	Running Bond and mortar style and color to match existing
EX-4	Stucco	By Contractor	Match Dryvit, Sandblast; #449 Buckskin	

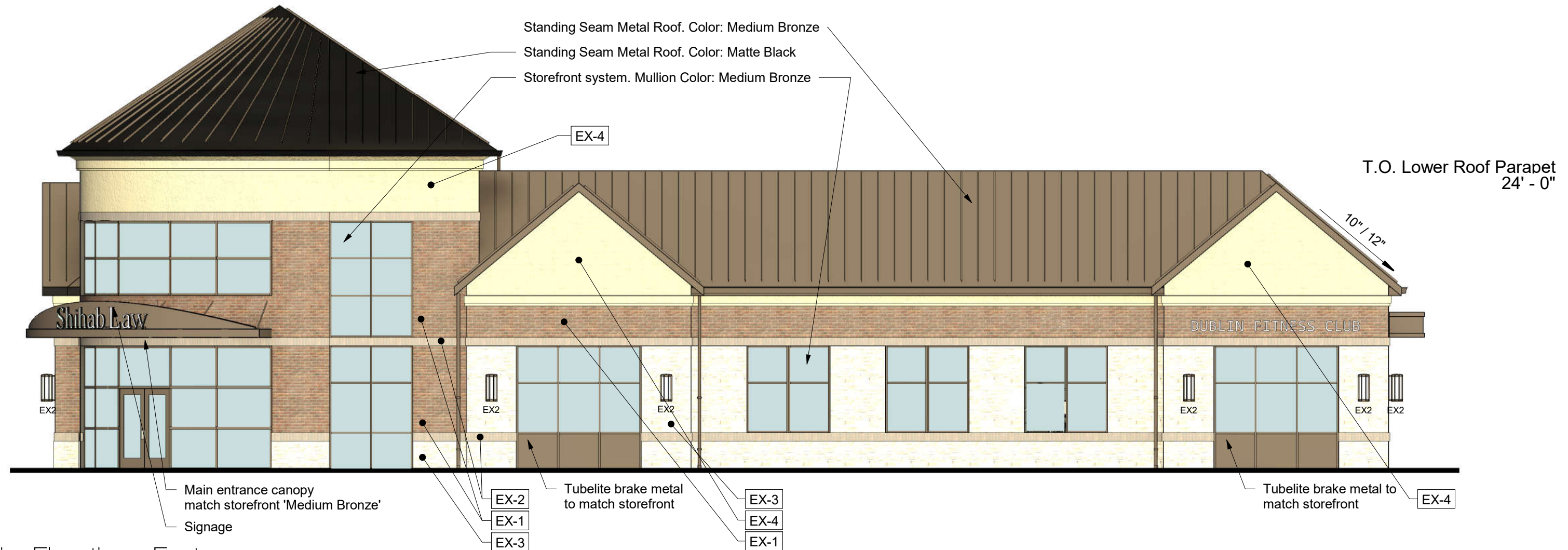


Exterior Elevation - South

Scale: 1/8" = 1'-0"

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EX-1	Brick Running Bond	Glen-Gery	Rockbridge Modular	Running Bond and mortar style and color to match existing
EX-2	Brick Soldier Course	Glen-Gery	Woodbury Modular	Flush Mortar Joints. Flamingo C-380 Mortar. Paint associated lintels to match storefront
EX-3	Stone Veneer	Creative Mines	Craft Peak Ledge; Tortoiseshell	Running Bond and mortar style and color to match existing
EX-4	Stucco	By Contractor	Match Dryvit, Sandblast; #449 Buckskin	

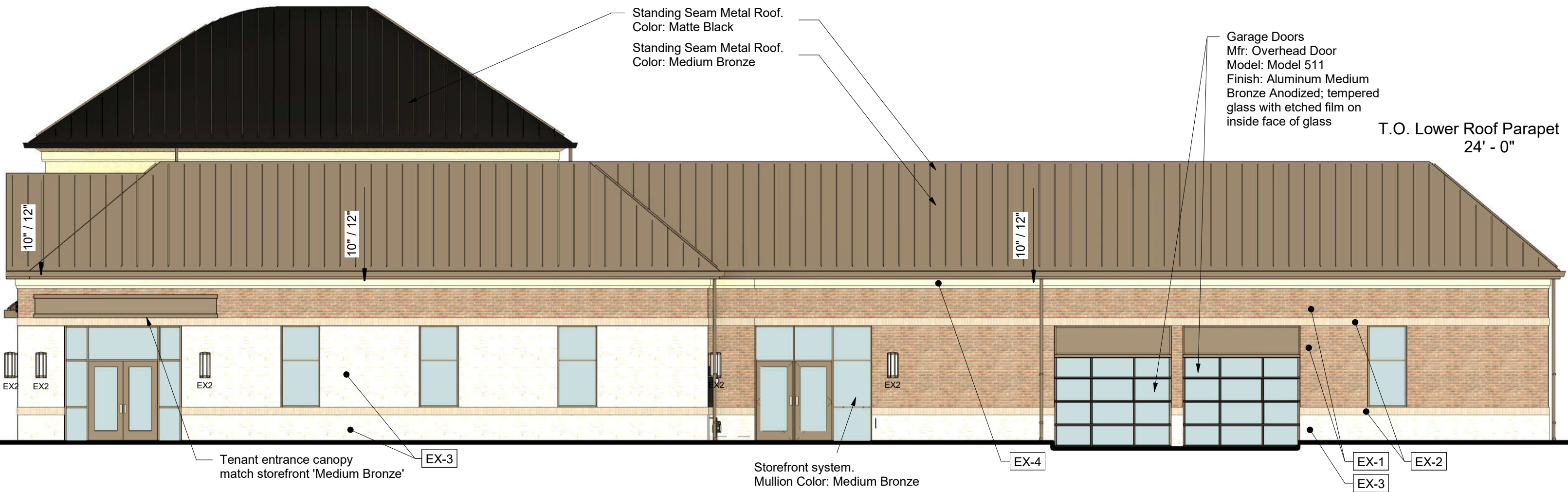


Exterior Elevation - East

Scale: 1/8" = 1'-0"

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EX-1	Brick Running Bond	Glen-Gery	Rockbridge Modular	Running Bond and mortar style and color to match existing
EX-2	Brick Soldier Course	Glen-Gery	Woodbury Modular	Flush Mortar Joints. Flamingo C-380 Mortar. Paint associated lintels to match storefront
EX-3	Stone Veneer	Creative Mines	Craft Peak Ledge; Tortoiseshell	Running Bond and mortar style and color to match existing
EX-4	Stucco	By Contractor	Match Dryvit, Sandblast; #449 Buckskin	

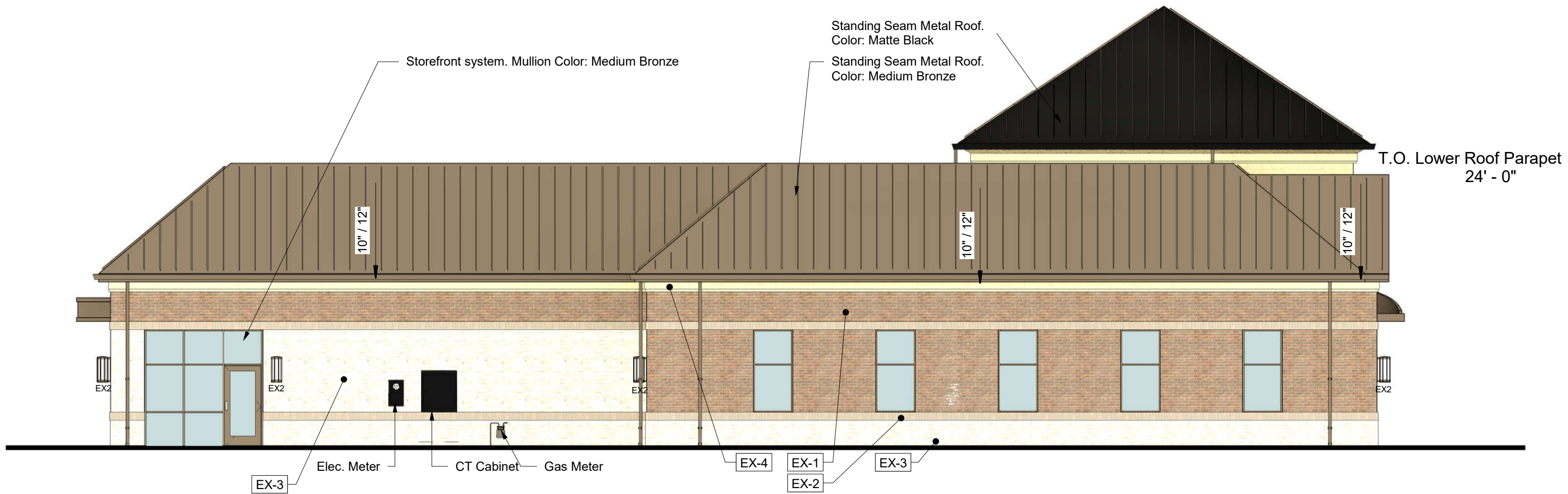


Exterior Elevation - North

Scale: 1/8" = 1'-0"

SCHEDULE - FINISHES

Type	Description	Manufacturer	Model	Comments
EX-1	Brick Running Bond	Glen-Gery	Rockbridge Modular	Running Bond and mortar style and color to match existing
EX-2	Brick Soldier Course	Glen-Gery	Woodbury Modular	Flush Mortar Joints. Flamingo C-380 Mortar. Paint associated lintels to match storefront
EX-3	Stone Veneer	Creative Mines	Craft Peak Ledge; Tortoiseshell	Running Bond and mortar style and color to match existing
EX-4	Stucco	By Contractor	Match Dryvit, Sandblast; #449 Buckskin	



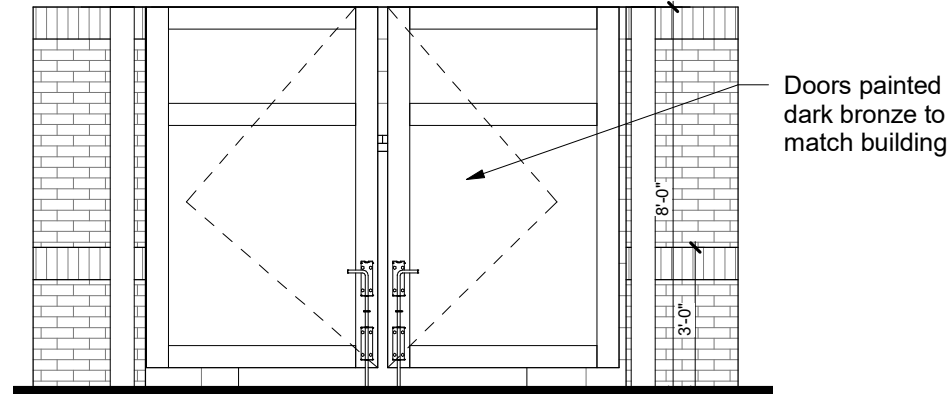
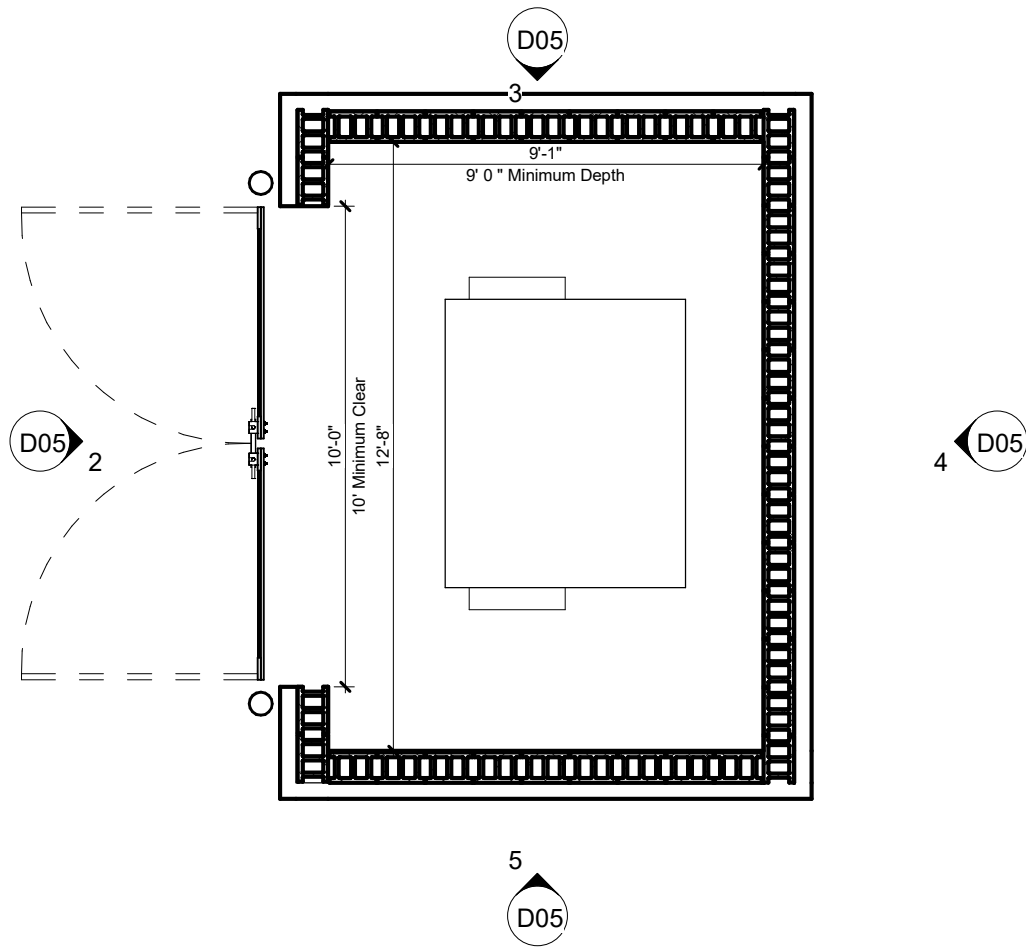
Exterior Elevation - West

Scale: 1/8" = 1'-0"

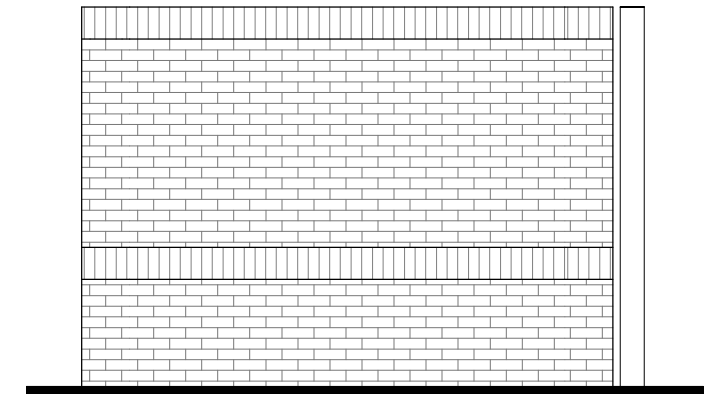
Dublin Ohio Code of Ordinances:

153.173(F)(14)(b)(4): Site Development Standards:

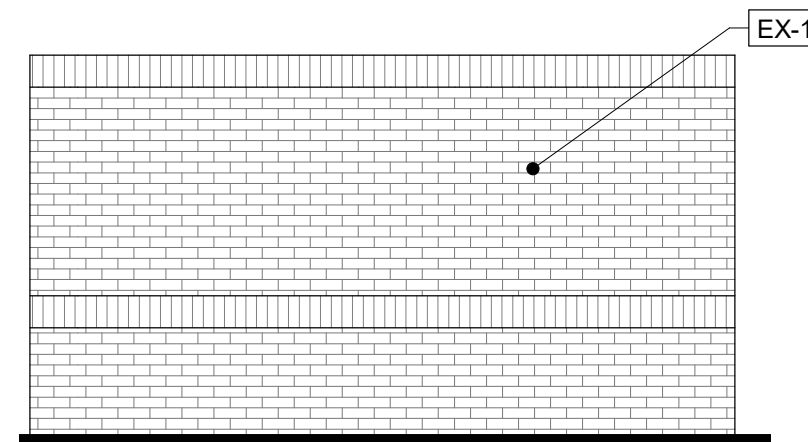
If located within an off-street parking or loading area, refuse storage stations and dumpsters shall be located and screened in accordance with § 153.173 (I) and shall not interfere with driveway circulation or access to parking spaces and loading areas. 5. Except on parcels where the sale of vehicles is a permitted or approved conditional use of the property, no vehicle may be parked in any off-street parking or loading area for the sole purpose of displaying the vehicle for sale.



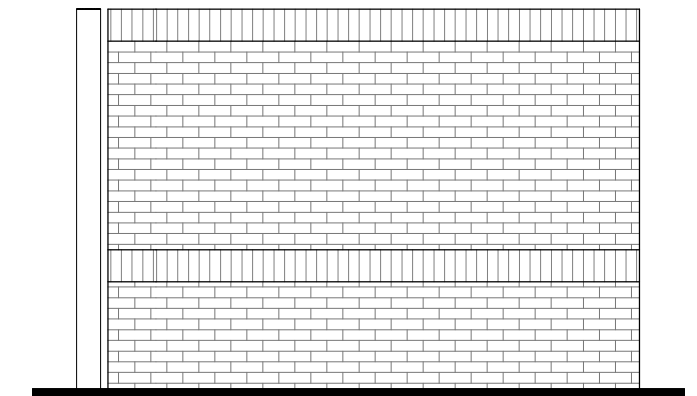
2 Elevation - Dumpster, West
Scale: 1/4" = 1'-0"



3 Elevation - Dumpster, North
Scale: 1/4" = 1'-0"



4 Elevation - Dumpster, East
Scale: 1/4" = 1'-0"



5 Elevation - Dumpster, South
Scale: 1/4" = 1'-0"

1 Schematic Roof Plan
Scale: 1/4" = 1'-0"

LIGHTING



Light Fixture:

Type: Wall Sconce
Location: Exterior Walls
Mtg Ht. Bottom of Fixture 5'6" A.F.F.
Manufacturer: Visa Lighting
Model: Avatar OW1301

MATERIALS



EX-1

Brick (Running Bond):

Manufacturer: Glen-Gery
Product: Rockbridge Modular



EX-2

Brick (Soldier Course):

Manufacturer: Glen-Gery
Product: Woodbury Modular



EX-3

Stone (Water Table):

Manufacturer: Creative Mines
Product: Craft Peak Ledge
Color: Tortoiseshell



EX-4

Stucco:

Product: Stucco Color to match
Dryvit #449 Buckskin



Main Roof

Gable Roof:

Manufacturer: Western States Metal Roofing
Product: Standing Seam Metal Roof
Main Roof: Medium Bronze
Rotunda Roof: Matte Black

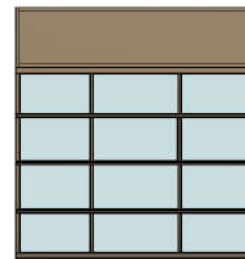


Rotunda Roof

Flat Roof:

Manufacturer: Carlisle Syntec Systems
Product: Sure-Seal 60-mil non-reinforced
TPO membrane
Finish: 'White'

Glazing Systems

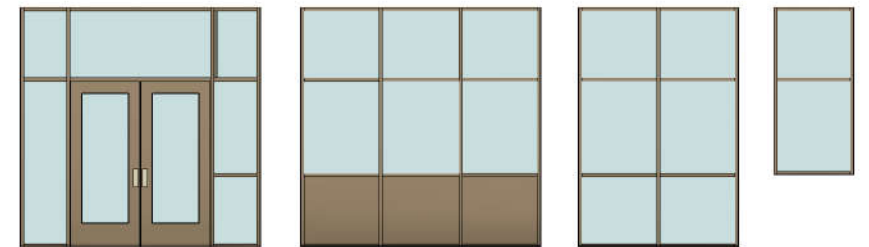


Garage Door:

Location: Exterior Walls
Manufacturer: Overhead Door
Model: Model 511
Color: Aluminum Medium Bronze Anodized



Medium Bronze



Storefront:

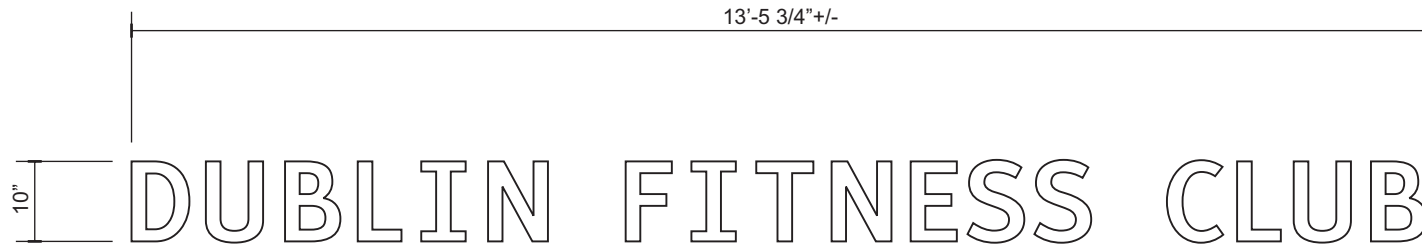
Location: Exterior Walls
Manufacturer: Tubelite
Model: TBD
Color: ANO-302 AE Medium Bronze



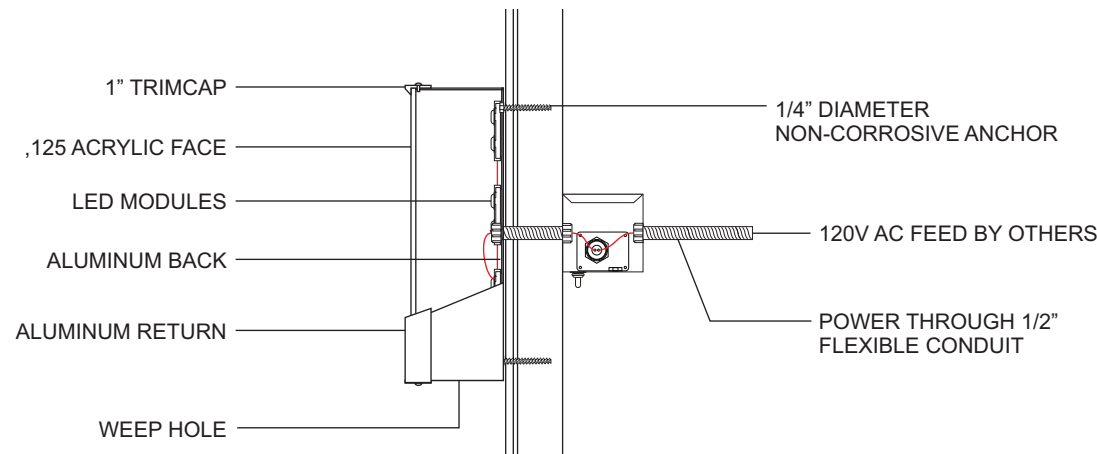
Medium Bronze
MB

Glass:

Location: Exterior Walls
Manufacturer: Trulite
Model: 1" OA 1/4" Bronze - 1/2" AS - 1/4" Energy
Advantage Low E
Color: Bronze; UV transmittance 16%; VLT 44%; Solar
Energy transmission 33%



SCALE: 1/2" = 1' - 11.23 SQ FT



NOT TO SCALE - SECTION THRU DETAIL

Face-Lit Illuminated Channel Letters

(2) SETS REQUIRED

INDIVIDUAL LETTERS ARE FORMED ALUMINUM - BACKS WITH 3" DEEP RETURNS PRIMED AND PAINTED

FACES ARE .125 7328 TRANSLUCENT WHITE ACRYLIC WITH 1" TRIMCAP ILLUMINATED WITH INTERNAL HIGH OUTPUT WHITE LED MODULES WIRED TO REMOTE POWER SUPPLY CONVERTERS - UL LISTED #E153594 - HOUSED IN METAL BOX WITH EXTERNAL DISCONNECT SWITCH PLACED IN ACCESSIBLE AREA BEHIND WALL CONNECTED TO 120V AC ELECTRICAL FEED RUN TO LOCATION BY OTHERS

(1) SET OF LETTERS ARE MOUNTED FLUSH TO CANOPY FACE ABOVE ENTRANCE USING 1/4" DIAMETER X 2"+/- LONG NON-CORROSIVE SCREWS

(1) SET OF LETTERS MOUNTED FLUSH ON BRICK FASCIA USING 1/4" DIAMETER X 2"+/- LONG NON-CORROSIVE TAPCON MASONRY SCREWS

COLORS

LETTERS - MP 41313SP DARK BRONZE (INSIDE PAINTED WHITE)

FACES - 7328 WHITE TRANSLUCENT ACRYLIC

TRIMCAP - DARK BRONZE

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME DUBLIN FITNESS CLUB
LOCATION _____
CITY DUBLIN STATE OHIO

REVISION _____

SALES BMS
DESIGN DAW
SIZE 14

DATE 2-23-23
SCALE Noted
PROJECT# 23197



NOT TO SCALE - RENDERINGS SHOWING PROPOSED PLACEMENTS

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

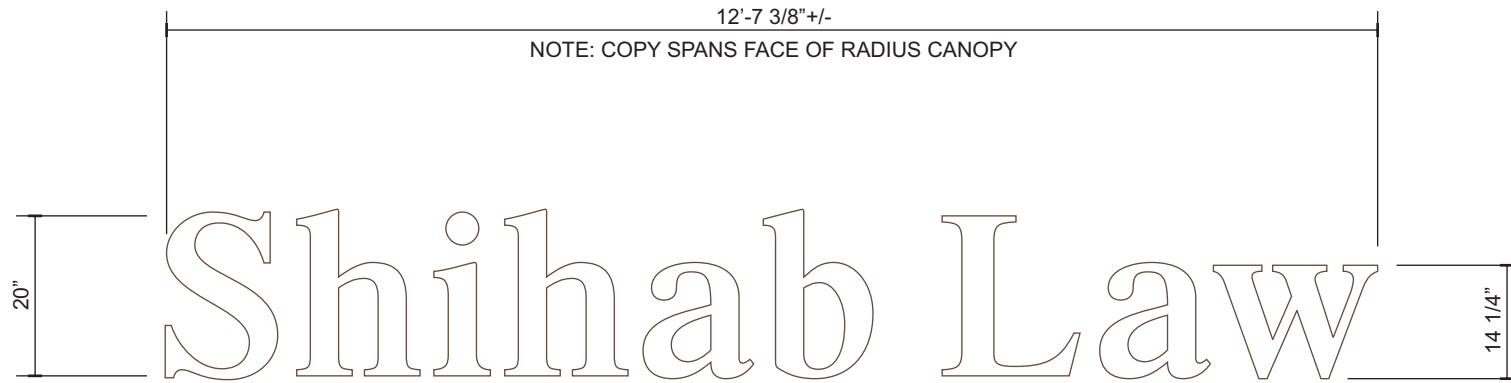
PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME DUBLIN FITNESS CLUB
 LOCATION _____
 CITY DUBLIN STATE OHIO

REVISION _____

SALES BMS
 DESIGN DAW
 SIZE 14

DATE 2-23-23
 SCALE Noted
 PROJECT# 23197



12'-7 3/8" +/-
NOTE: COPY SPANS FACE OF RADIUS CANOPY

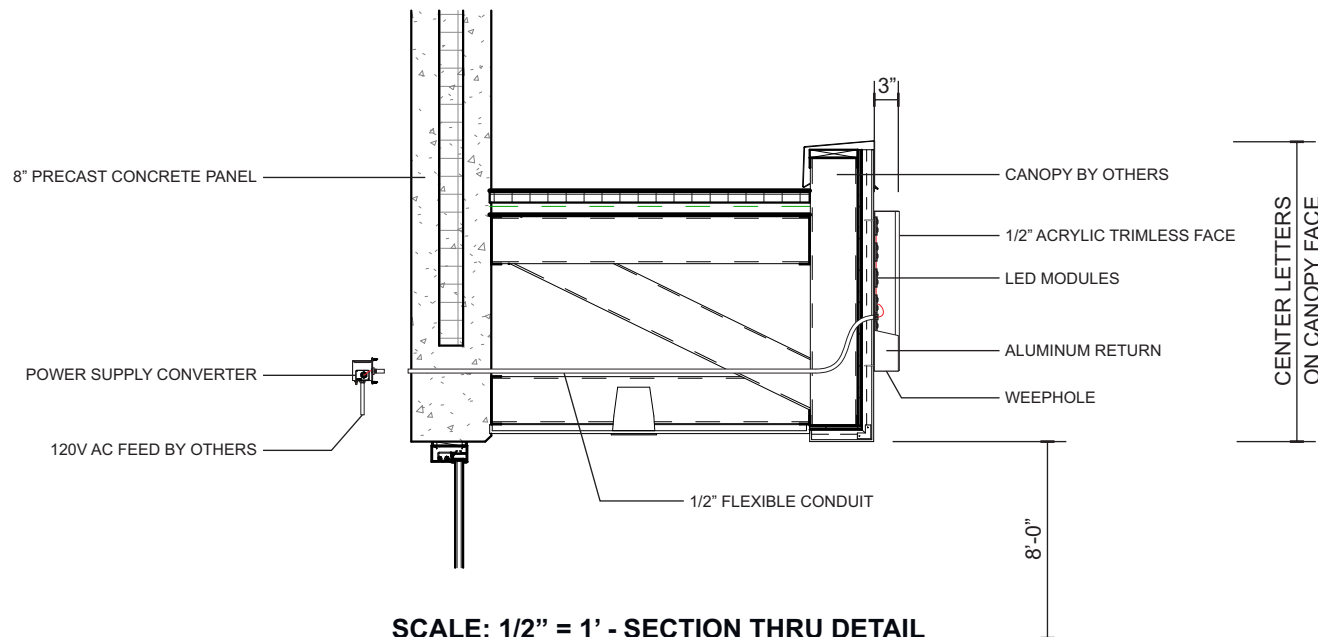
SCALE: 1/2" = 1' - 21.02 SQ FT

Canopy Mounted Face-Lit Channel Letters

(1) SET REQUIRED
 RADIUS CANOPY ABOVE ENTRANCE BY OTHERS
 INDIVIDUAL LETTERS ARE FORMED ALUMINUM - BACKS WITH 3" DEEP RETURNS PRIMED AND PAINTED
 TRIMLESS FACES ARE 1/2" TRANSLUCENT 7328 WHITE ACRYLIC
 ILLUMINATED WITH INTERNAL HIGH OUTPUT WHITE LED MODULES
 WIRED TO REMOTE POWER SUPPLY CONVERTERS - UL LISTED #E153594 - HOUSED IN METAL BOX WITH EXTERNAL DISCONNECT SWITCH PLACED IN ACCESSIBLE AREA BEHIND WALL CONNECTED TO 120V AC ELECTRICAL FEED RUN TO LOCATION BY OTHERS - ALL CONDUIT CLAD WIRING TO RUN THROUGH CANOPY
 LETTERS MOUNT TO RADIUS CANOPY FACE USING NON-CORROSIVE 1/4" DIAMETER X 2" +/- LONG SCREWS

COLORS

LETTERS - MP 41314SP OLD COPPER (INSIDE PAINTED WHITE)
 FACES - 7328 WHITE TRANSLUCENT ACRYLIC



SCALE: 1/2" = 1' - SECTION THRU DETAIL

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME SHIHAB & ASSOCIATES
 LOCATION _____
 CITY COLUMBUS STATE OHIO

REVISION 2-23-23

SALES BMS
 DESIGN DAW
 SIZE 14

DATE 1-26-23
 SCALE Noted
 PROJECT# 23145



NOT TO SCALE - RENDERING SHOWING PROPOSED LETTERS ON CANOPY

CONSTRUCTION AND INSTALLATION OF SIGN ELEMENTS TO COMPLY WITH NEC ARTICLE 600 - VERIFY ALL MEASUREMENTS PRIOR TO PRODUCTION

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CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME SHIHAB & ASSOCIATES
 LOCATION _____
 CITY COLUMBUS STATE OHIO

REVISION 2-23-23

SALES BMS
 DESIGN DAW
 SIZE 14

DATE 1-26-23
 SCALE Noted
 PROJECT# 23145