



# DUBLIN ZONING AND PLANNING COMMISSION

## SARNOVA HQ

5000 BRADENTON AVENUE  
DUBLIN, OHIO 43017-9879

07.18.2024





## PROJECT DESCRIPTION

The proposed exterior improvement to the existing building at 5000 Bradenton Ave aims to enhance the curb appeal and create a cutting edge headquarters for a healthcare-focused organization who embodies an active, forward-thinking, and hardworking culture.

The improvements and addition at the front create a dynamic structure that enhances the entry approach as well as create outdoor seating areas for employees and guests to promote energy and creativity. The new 3-story glass structure will serve as a double height entry vestibule and an executive board room on the 3rd floor. The outdoor seating areas are also double height to compliment the scale of the existing building. The back of the building is along a wooded creek bed with an existing wooden bridge. The improvements on this side of the building are creating larger garage door style openings with canopies at the 1st floor to connect the interior to the outdoors with green spaces, natural light and enhanced landscaping.

Work also includes replacing all of the existing windows with new LowE and more energy efficient windows, painting portions of the existing brick, replacing the existing roof, roof top equipment and screening, and adding solar panels to the roof. The existing parapets extend 20" above the roof's surface, and the solar panels will not exceed 13" in height.

The civil and landscaping component of this project will be submitted at a later time.

## PROJECT INFORMATION

address:	5000 Bradenton Avenue, Dublin, OH 43017
parcel number:	273-004824
zoning classification:	PCD - Planned Unit Development District
lot size:	5.27 acres
existing building SF:	66,648 SF
updated building SF:	68,036 SF
existing building parapet height:	40'-0"
existing building peak height:	54'-0"
updated building height:	44'- 11/4"

## ADJACENT PROPERTIES

- 1 FUTURE SARNOVA SITE
- 2 DNV COLUMBUS
- 3 FANNING HOWEY
- 4 VITALIZE AESTHETICS
- 5 GRECO LAW
- 6 OHIO SLEEP MEDICINE CENTER
- 7 COLUMBUS PHYSICIANS GROUP
- 8 PRESIDIO
- 9 THE OHIO STATE UNIVERSITY VETERINARY MEDICAL CENTER AT DUBLIN



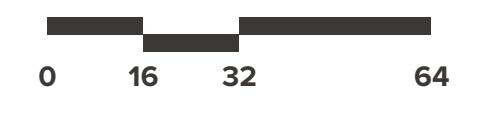


## MATERIALS

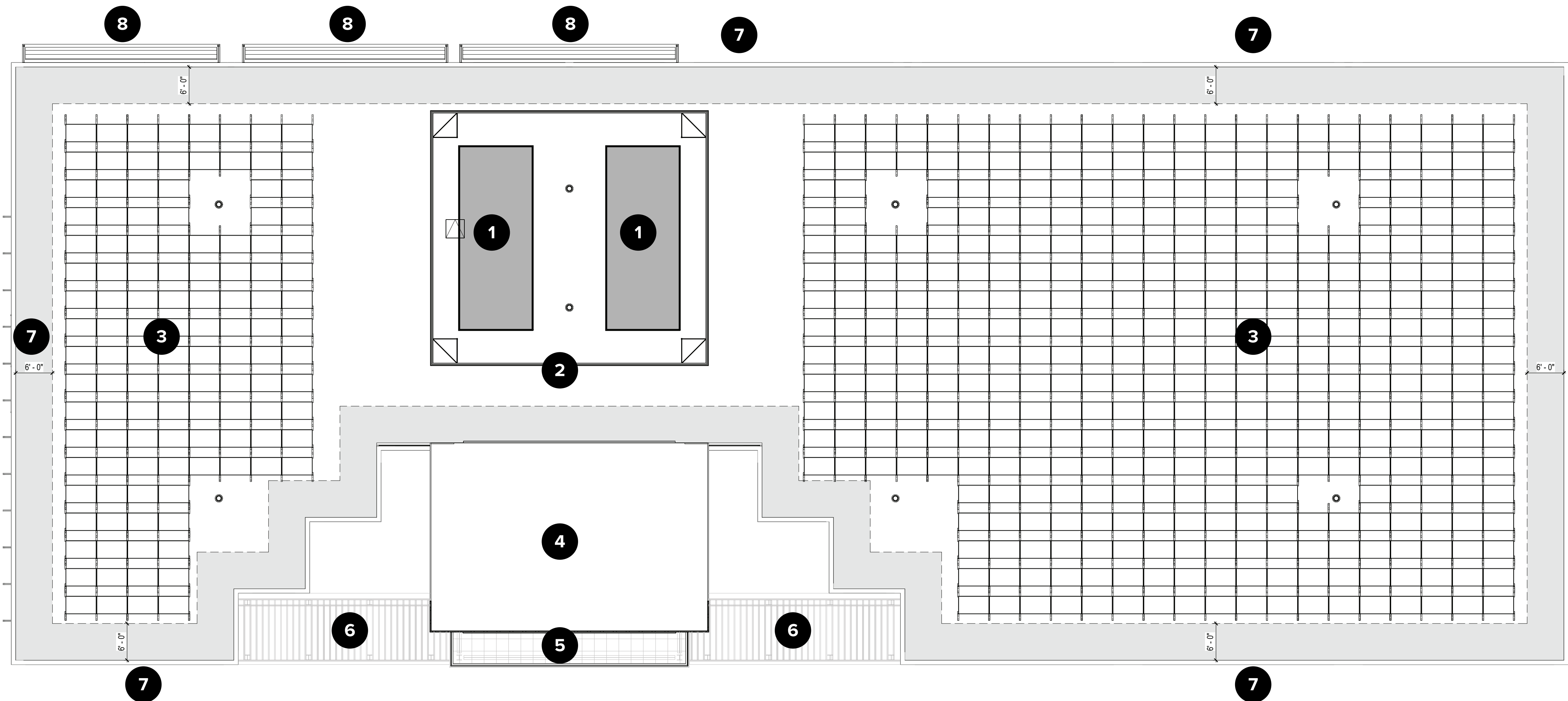
- 1 STOREFRONT WALL SYSTEM WITH BLACK MULLIONS
- 2 METAL PANEL SIDING MATERIAL (BLACK)
- 3 BRAKE METAL EDGE TRIM (BLACK)
- 4 GALVANIZED STRUCTURAL STEEL FRAMING (BLACK)
- 5 WOOD PERGOLA IN METAL FRAMING
- 6 WOOD LOOK METAL SOFFIT
- 7 EXISTING LIMESTONE ACCENT BAND PAINTED BLACK
- 8 NEW LOW-E WINDOWS
- 9 GLASS RAILING
- 10 DECORATIVE HALO RING LIGHTS







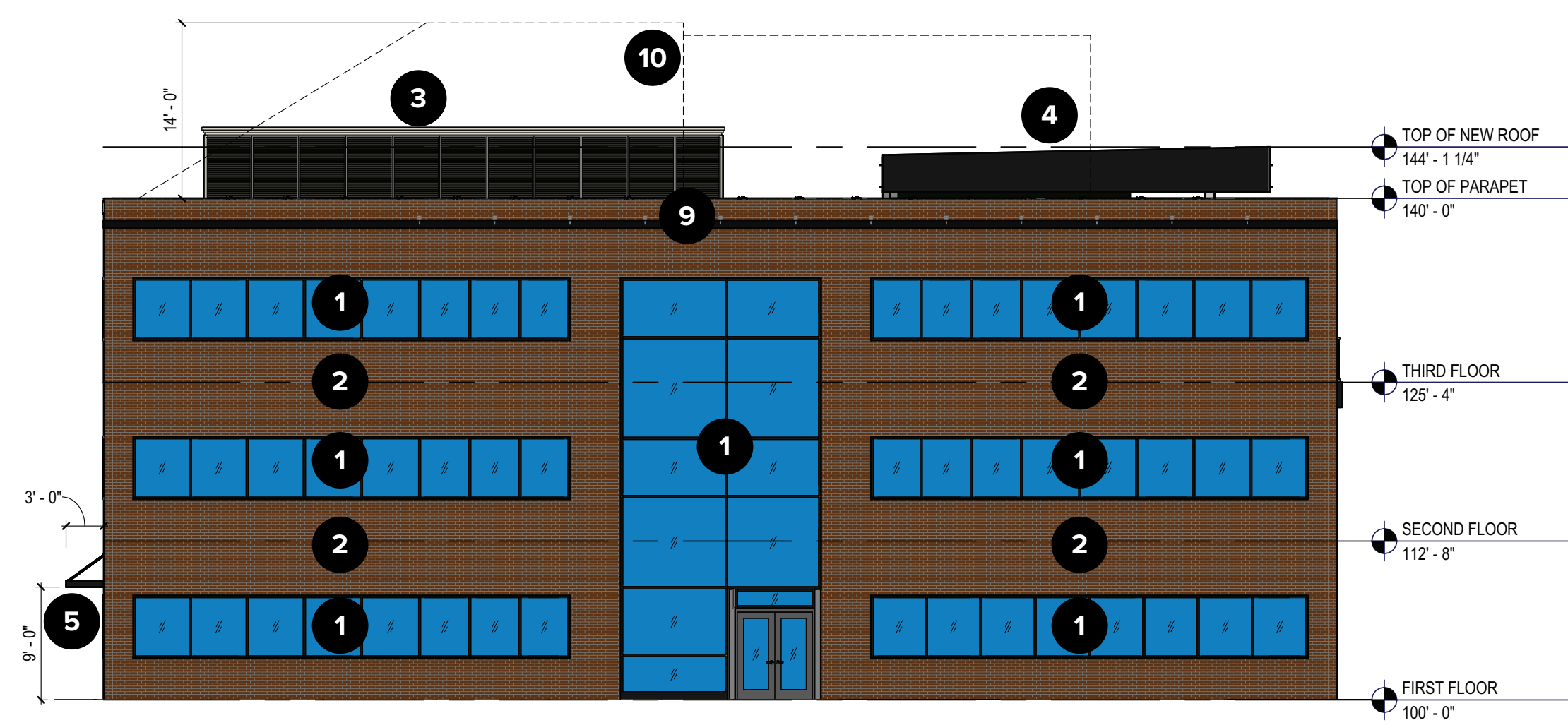




**REVISED ROOF ELEMENTS**

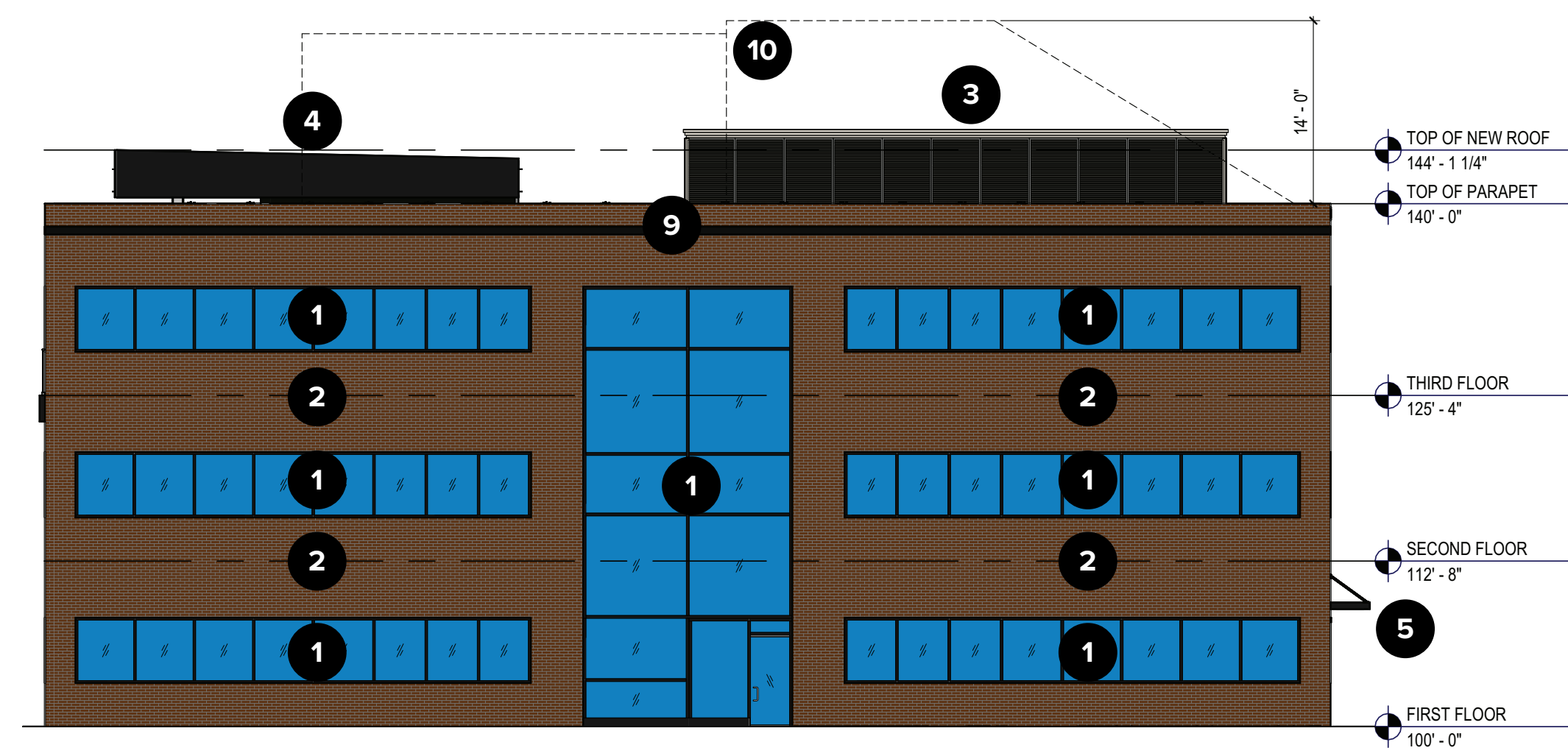
- 1 RTU'S
- 2 NEW RTU SCREENING. FINAL HEIGHT TO BE DETERMINED.
- 3 SOLAR PANELS. 13" HIGH. MINIMUM 6'-0" FROM ROOF EDGE.
- 4 NEW ENTRY ROOF (44' - 1 1/4" ABOVE GROUND LEVEL)
- 5 BALCONY BELOW
- 6 ENTRY PERGOLA
- 7 EXISTING PARAPET TO REMAIN (14 1/2" HIGHER THAN ROOF)
- 8 MAPES CANOPY BELOW. 3'-0" OVERHANG.





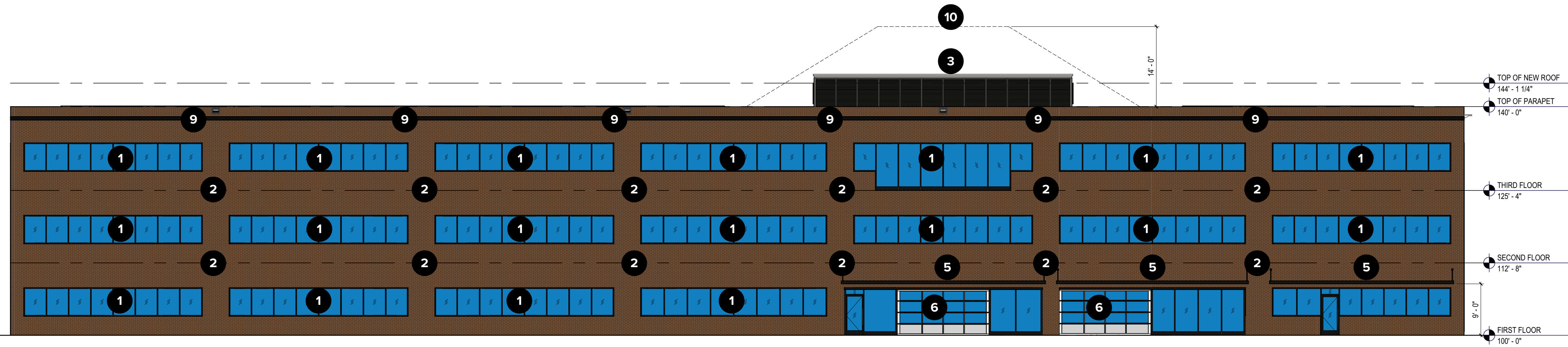
west elevation

3/32" = 1'-0"



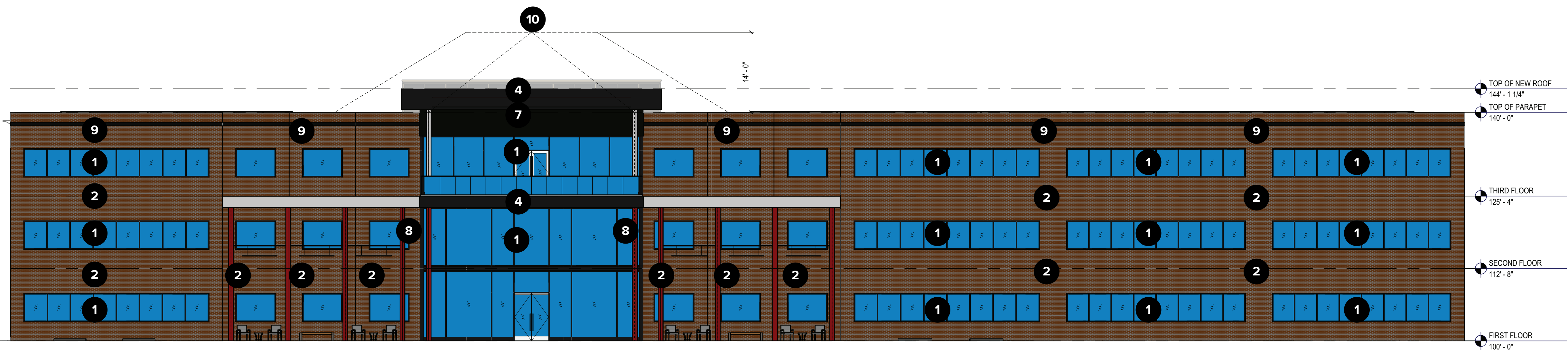
east elevation

3/32" = 1'-0"



north elevation

3/32" = 1'-0"



south elevation

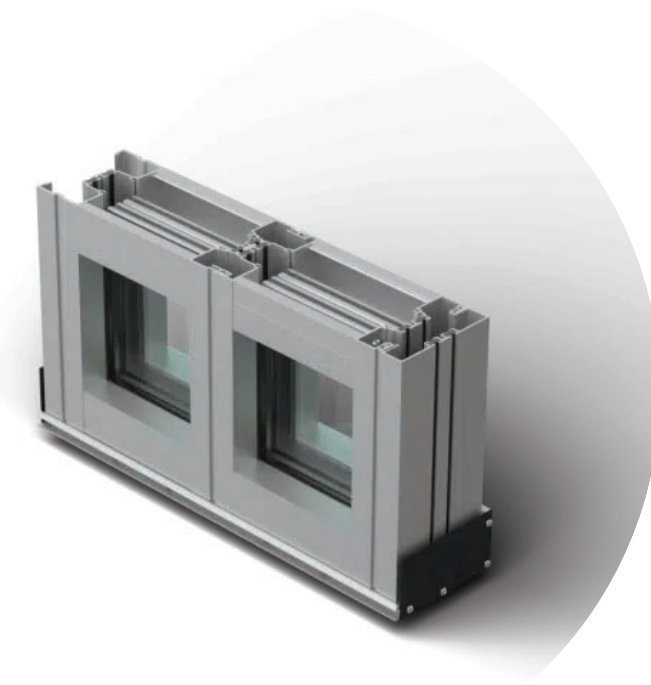
3/32" = 1'-0"

### ELEVATION MATERIALS

- 1 LOW-E STOREFRONT GLASS
- 2 EXISTING BRICK TO REMAIN
- 3 RTU SCREEN\*
- 4 BRAKE METAL EDGE TRIM (BLACK)
- 5 PRE-FABRICATED METAL CANOPY
- 6 GLASS OVERHEAD DOOR
- 7 METAL SIDING (BLACK)
- 8 STRUCTURAL STEEL FRAMING (BLACK)
- 9 EXISTING LIMESTONE ACCENT BAND PAINTED BLACK
- 10 EXISTING ROOF SCREEN STRUCTURE SHOWN DASHED

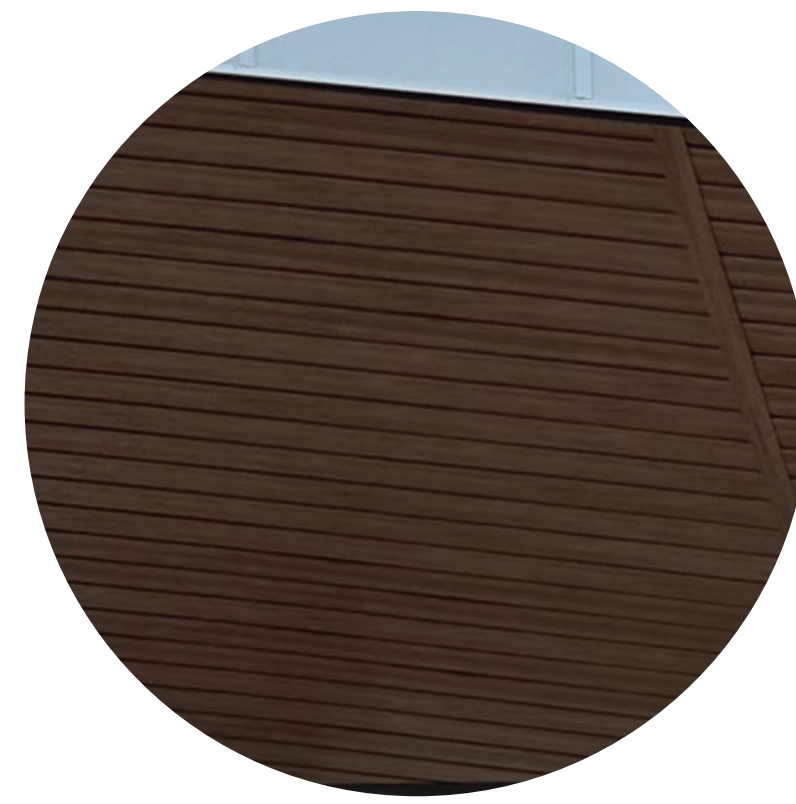
\*NOTE: RTU SCREEN HEIGHT ESTIMATED AT 6'-0" ABOVE PARAPET. FINAL HEIGHT TO BE DETERMINED BASED ON FINAL RTU HEIGHT.





### STOREFRONT

BRAND: TUBELITE DEPENDABLE  
MODEL: 900RW SERIES THERMAL WINDOW WALL  
MODEL: 400TU HIGH PERFORMANCE THERMAL CURTAINWALL  
FINISH: ANODIZED BLACK



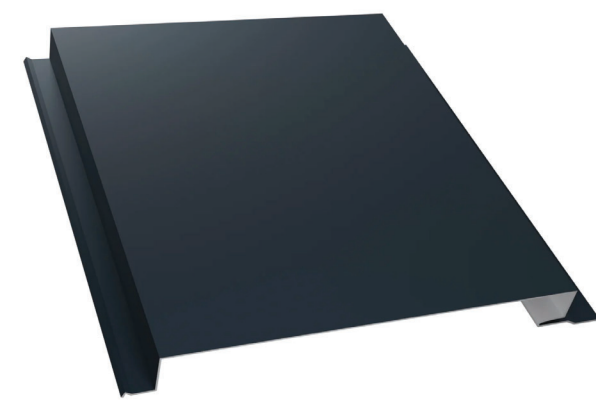
### METAL SOFFIT

BRAND: RULON INTERNATIONAL  
MODEL: ENDURE  
FINISH: NATURAL MAPLE



### RTU SCREEN

BRAND: CITYSCAPES ARCHITECTURAL INNOVATIONS  
MODEL: ENVISOR  
FINISH: METAL INFILL VENTED LOUVER - "BLACK TEXTURED"



### METAL SIDING

BRAND: DIMENSIONAL METALS INC.  
MODEL: 12" FLUSH PANEL  
FINISH: MATTE BLACK



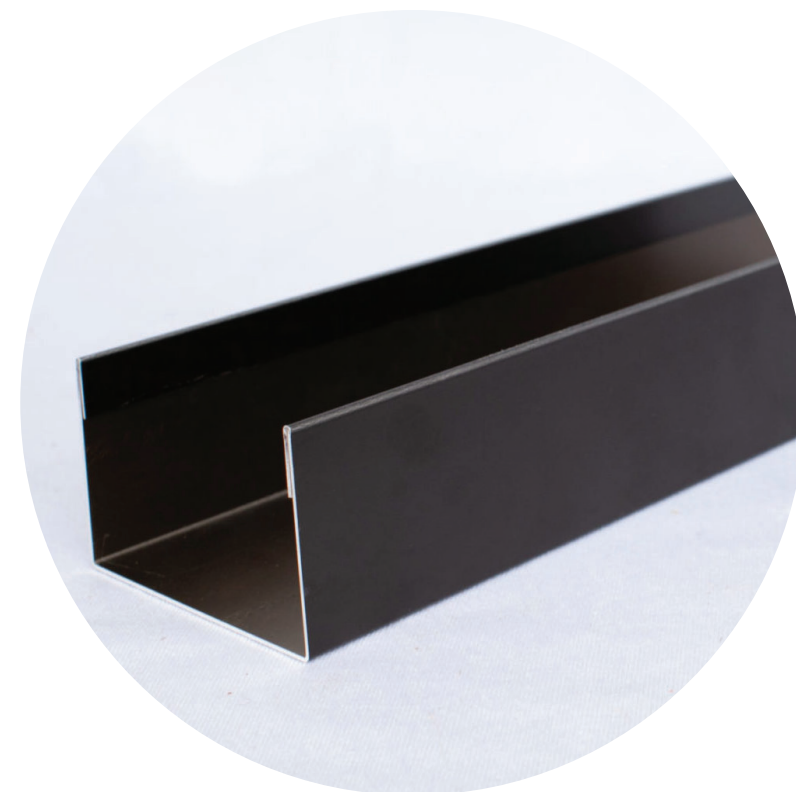
### PEDESTAL PAVER

BRAND: HANOVER ARCHITECTURAL PRODUCTS  
MODEL: ROOF AND PLAZA PAVERS  
FINISH: TUDOR FINISH - "NATURAL"



### HALO LIGHT

BRAND: STRUCTURA  
MODEL: AURA RING LIGHT (6' DIAMETER)  
FINISH: GARAPA



### BRAKE METAL

BRAND: DIMENSIONAL METALS INC.  
MODEL: BRAKE METAL  
FINISH: MATTE BLACK



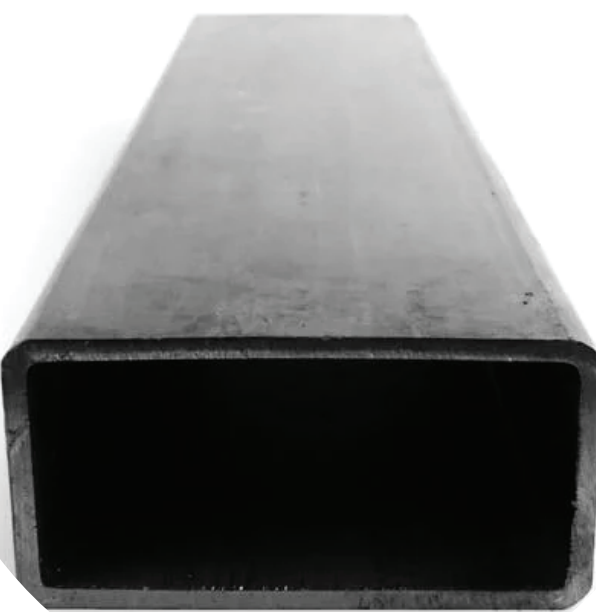
### GLASS RAILING

BRAND: CRL  
MODEL: UNITIZED GLASS RAILING SYSTEM  
FINISH: MATTE BLACK



### SOLAR PANELS

BRAND: QCELLS  
MODEL: Q.PEAK DUO XL-G11S  
HEIGHT: 1'-1"



### STRUCTURAL STEEL

STRUCTURAL STEEL MEMBERS  
GALVANIZED, PRE-FINISHED BLACK



### GLASS OVERHEAD DOOR

BRAND: WAYNE DALTON COMMERCIAL DOORS  
MODEL: K-AL: ALUMINUM FULL-VIEW  
FINISH: ANODIZED BLACK



### PREMANUFACTURED METAL CANOPY

BRAND: MAPES ARCHITECTURAL CANOPIES  
MODEL: SUPER LUMIDECK FLAT SOFFIT  
FINISH: BLACK AND MAPES DOUGLAS



# THANK YOU.

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