



AURA DUBLIN

ARCHITECTURAL PACKAGE

SEPTEMBER 09, 2026

PROJECT DESCRIPTION

AURA DUBLIN RETAIL BUILDING

The Aura Dublin is a new standalone 7,683 sf multi-tenant building. Aura is located at the corner of Sawmill Road and Martin Road in the southeast corner of Gabe’s parcel. The existing 3.65-acre site contains a large commercial, Gabe’s, building with surface parking along the east and north sides. The proposed outparcel occupies the southeast corner of the site where parking currently exists. The new building footprint removes a portion of the southeast parking field. The overall site currently includes 170 parking spaces, which would be reduced to 136 spaces. The site is zoned BSD-C, Bridge Street District – Commercial. The proposed uses (general retail and eating/ drinking) are principal uses under the Mixed-Use Urban FLU and are permitted in BSD-C.

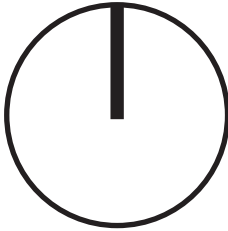
ARCHITECTURE WAIVERS:

- Code Section 153.062(N)(4)(a)(2), Ground Story transparency
South Elevation (Martin Road) 58% transparency, code required 65%
West Elevation (Facing Gabe’s) 23% transparency, code required 50%
- Building Height
Southeast corner building height, over allowable height to create corner element.

VICINITY MAP



SITE



PROJECT TEAM

DEVELOPER:

SK SAWMILL DUBLIN OUTPARCEL

6587 Dicesare Loop
Dublin, OH 43016

Contact: Venkat Bodempudi

tel: 412.551.0262
email: Vrbodempudi@yahoo.com

BUILDER:

RENIER CONSTRUCTION

2164 Citygate Drive
Columbus, OH 43219

Contact: Bill Kimpel

tel: 614. 975.6775
web: renier.com
email: bkimpel@renier.com



ARCHITECT:

ORANGE FROG DESIGN GROUP, LLC

169 Liberty Street
Powell, OH 43065

Contact: Matt Lones

tel: 614.578.1707
email: mlones@orangefrogdg.com



Orange frog Design Group, LLC

CIVIL ENGINEER:

EMHT

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Columbus, Ohio 43054

Contact: Matthew J. Stypula, PE

tel: 614.769.2291
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email: mstypula@emht.com



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COVER SHEET

GENERAL:

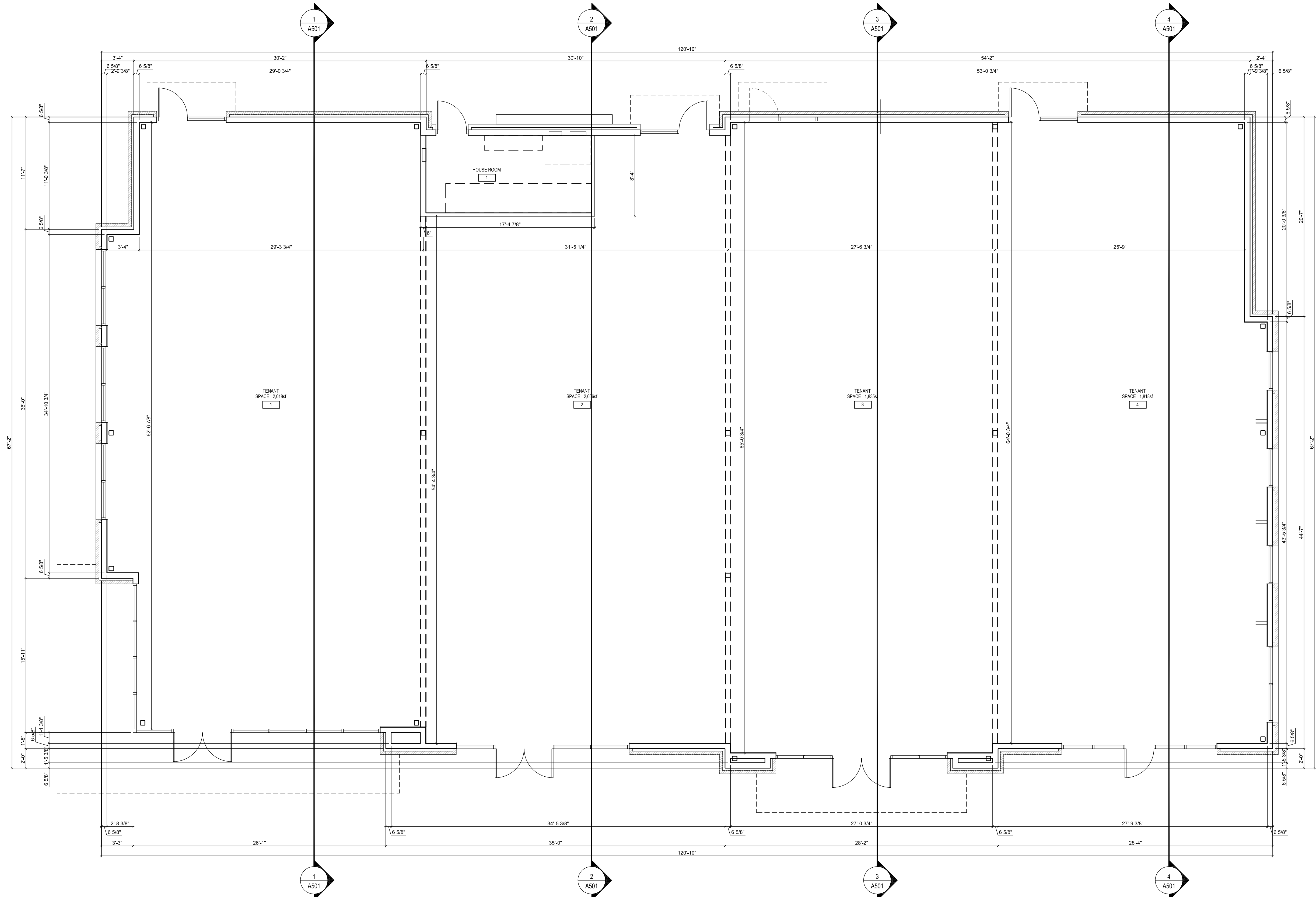
G-2 PROJECT INDEX

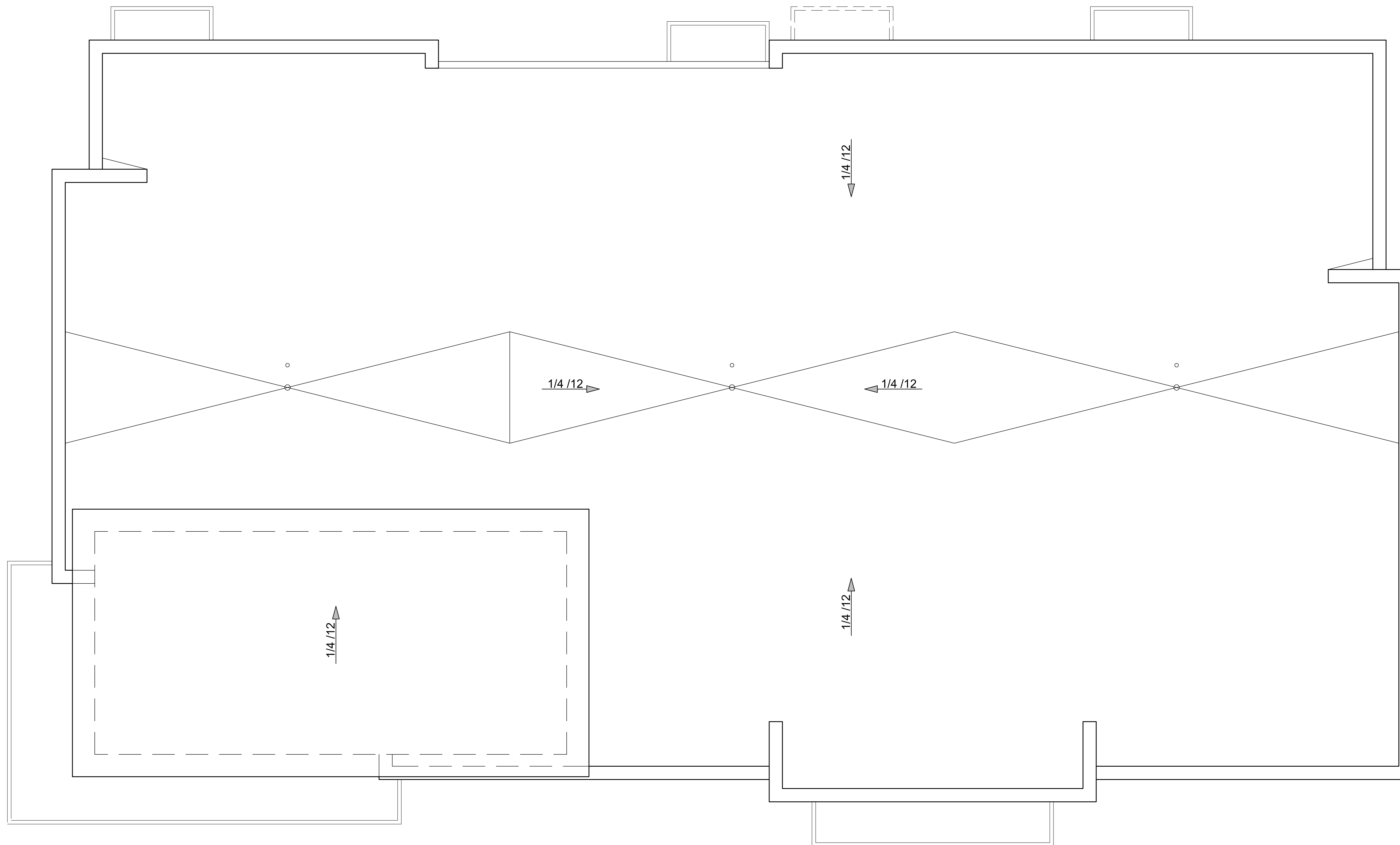
ARCHITECTURE:

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A-06	PROPOSED ELEVATION - BW
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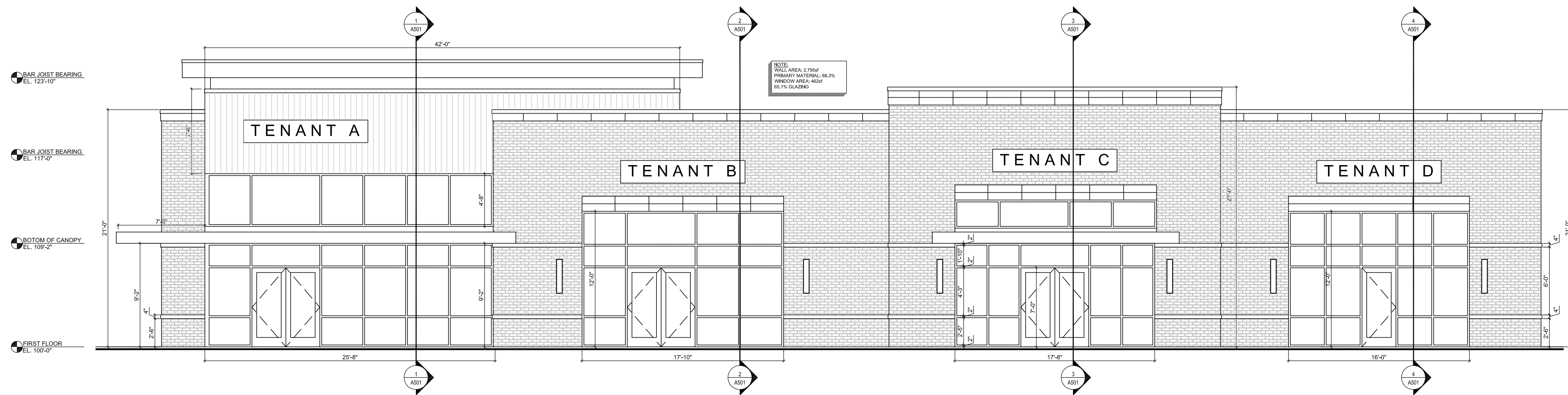
CIVIL:

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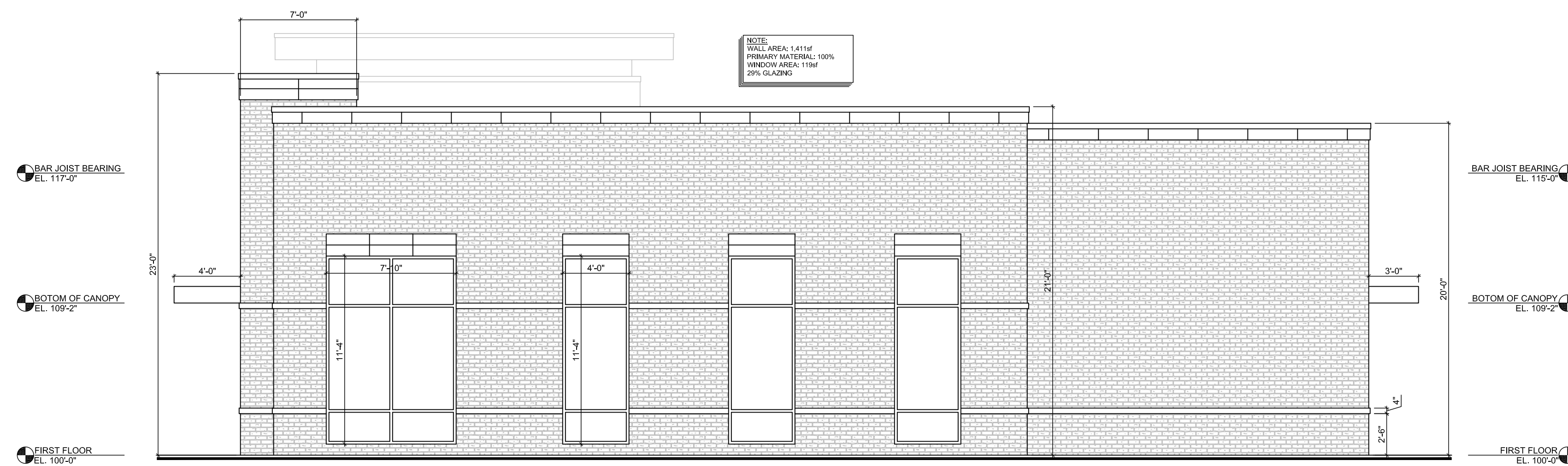




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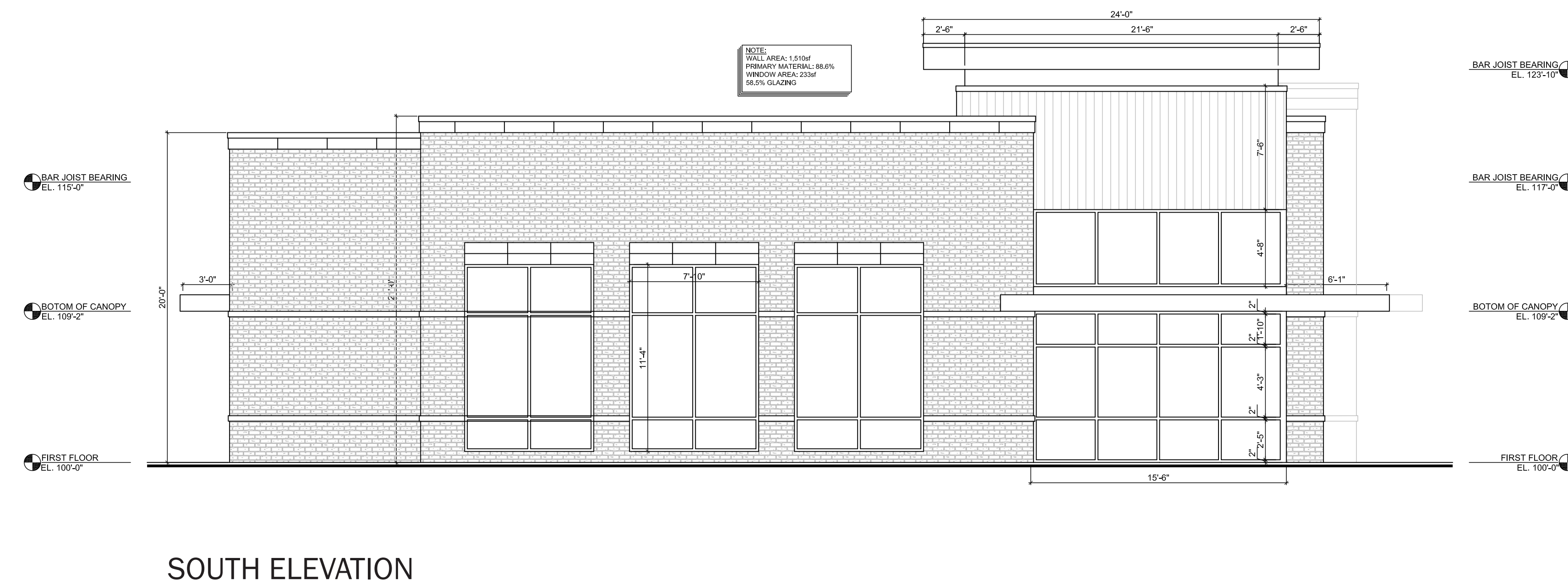
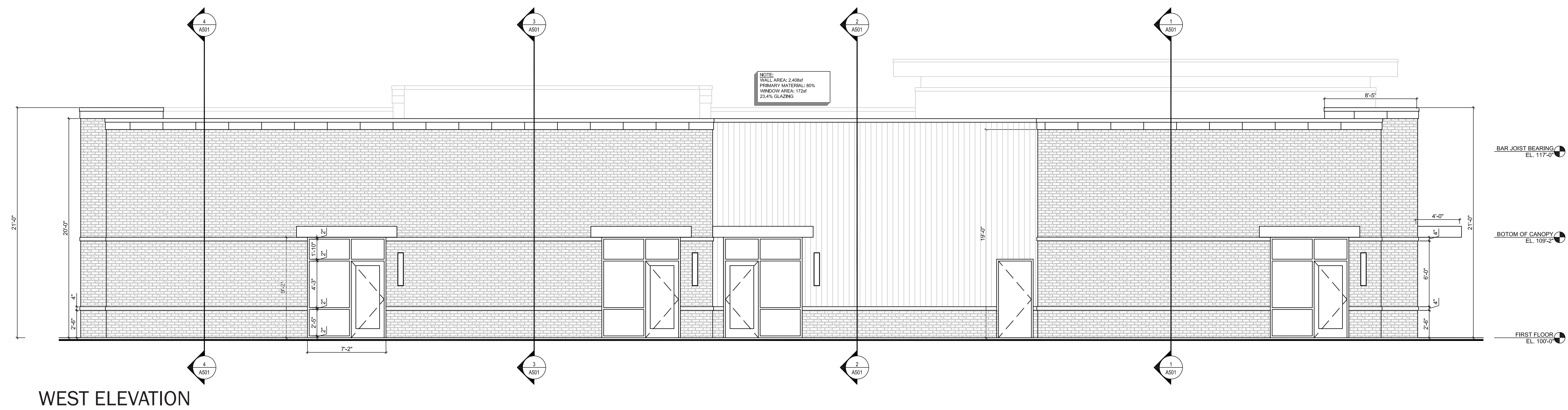


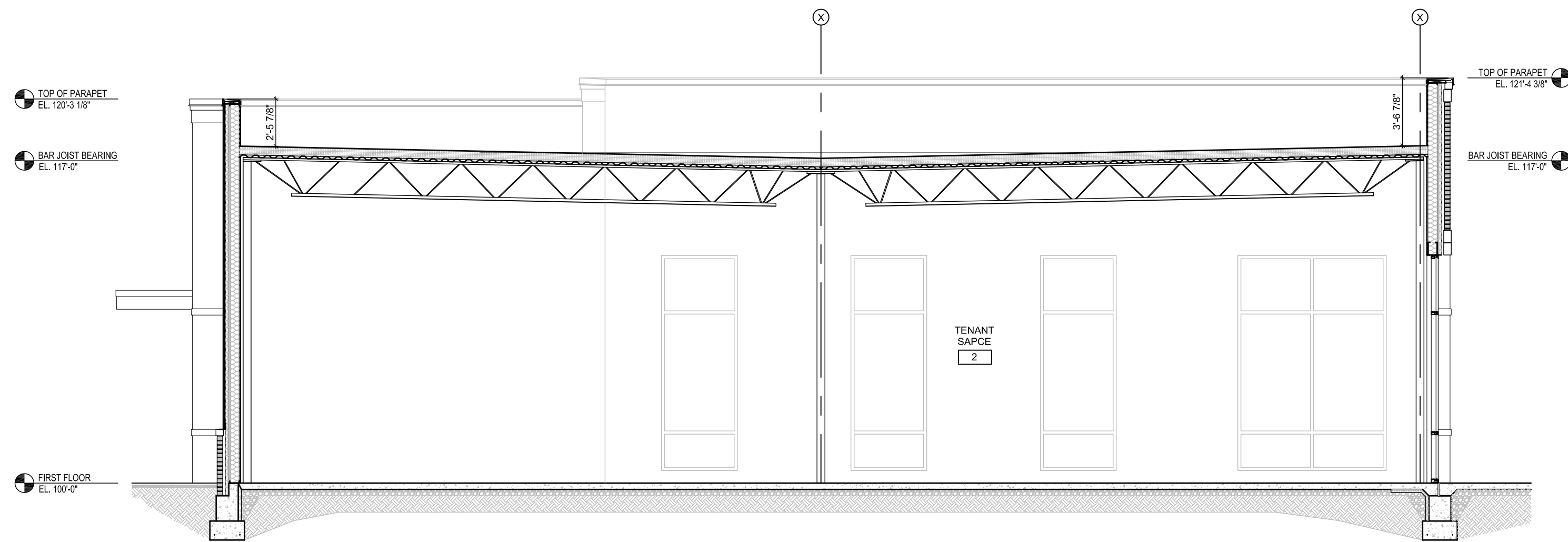
EAST ELEVATION



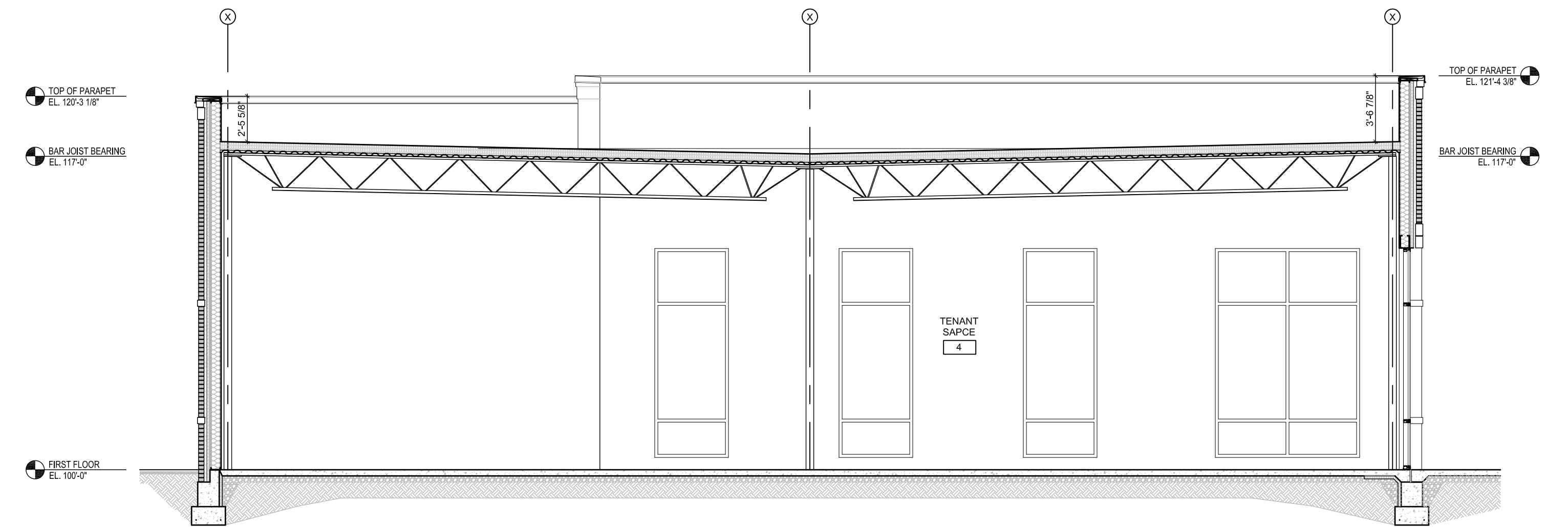
NORTH ELEVATION



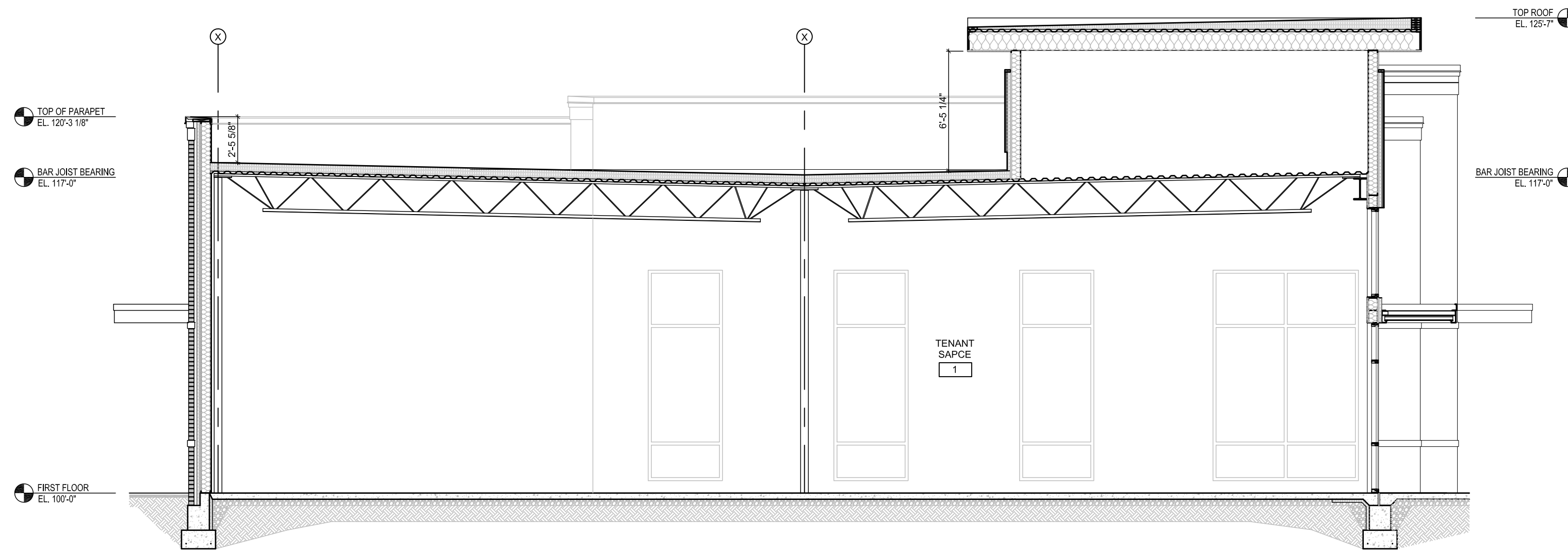




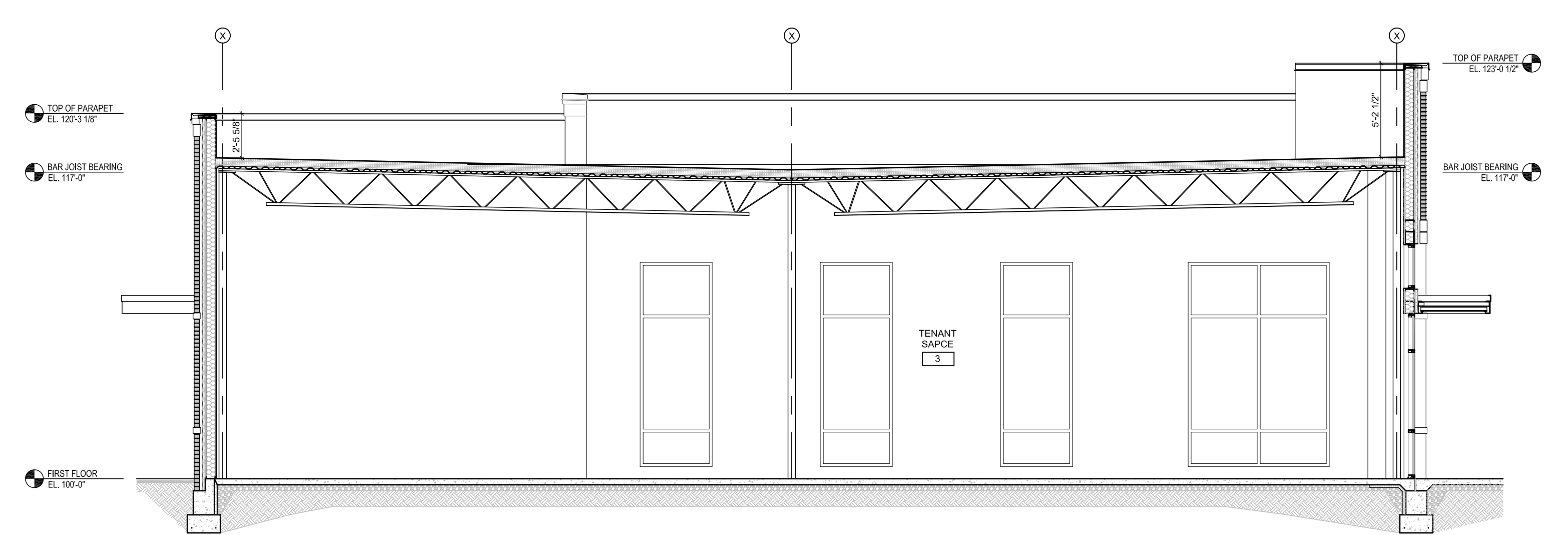
BUILDING SECTION 02



BUILDING SECTION 04

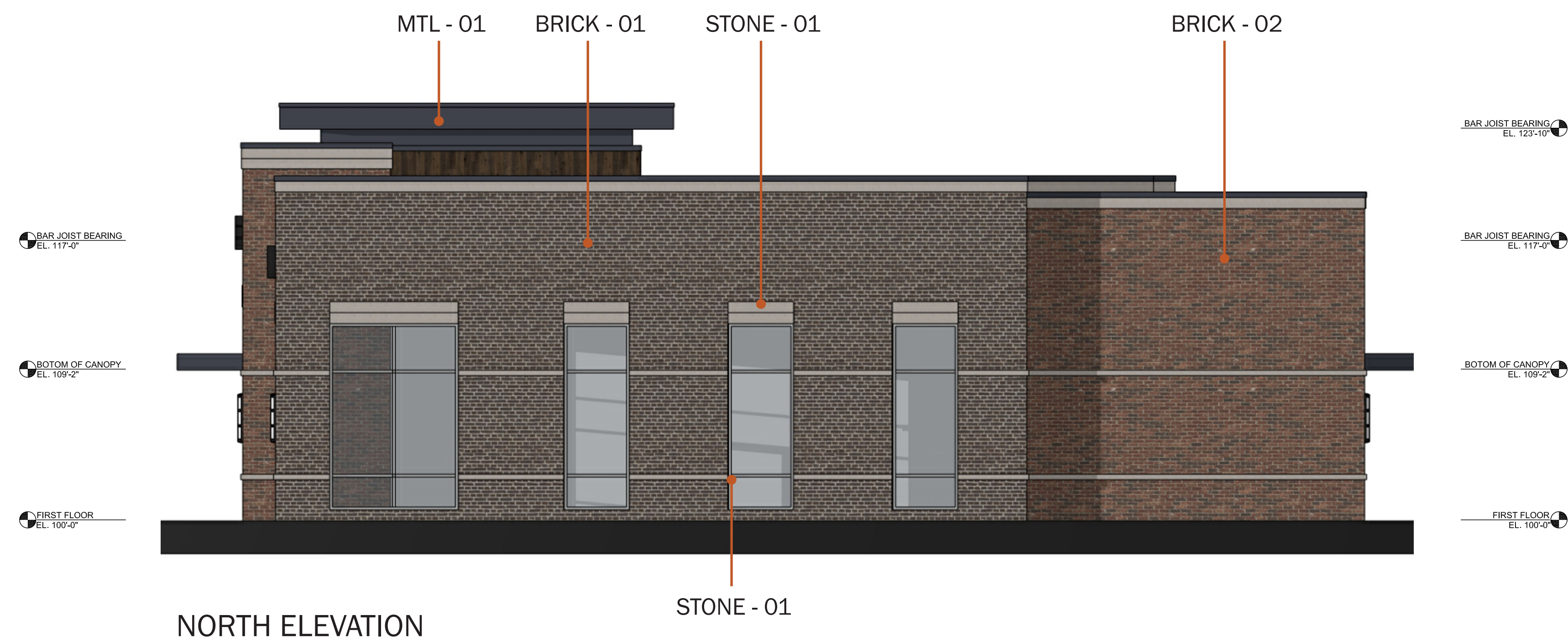
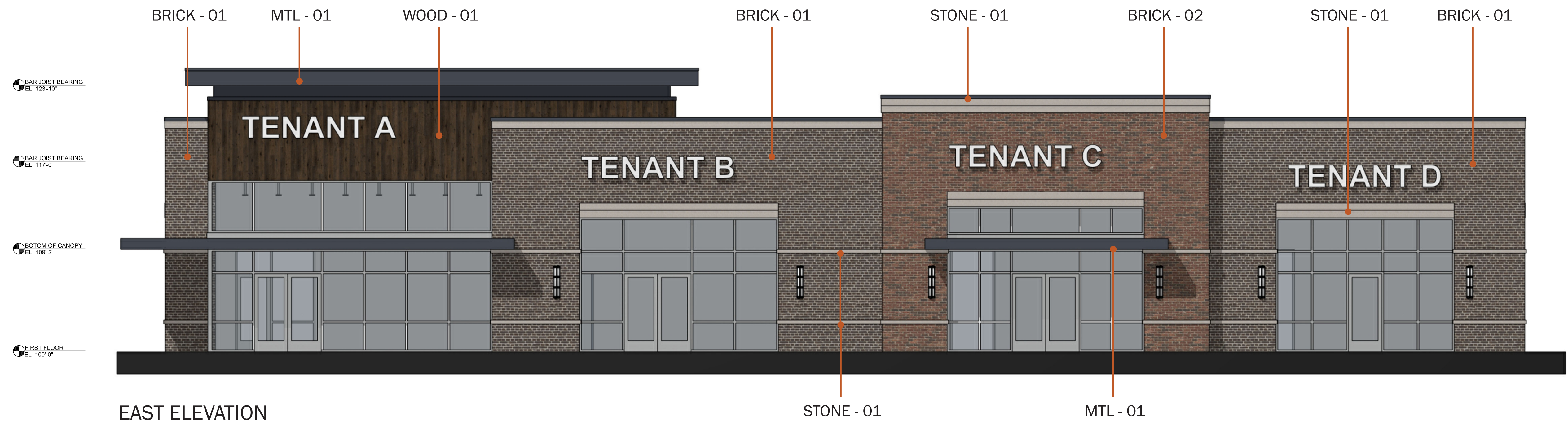


BUILDING SECTION 01

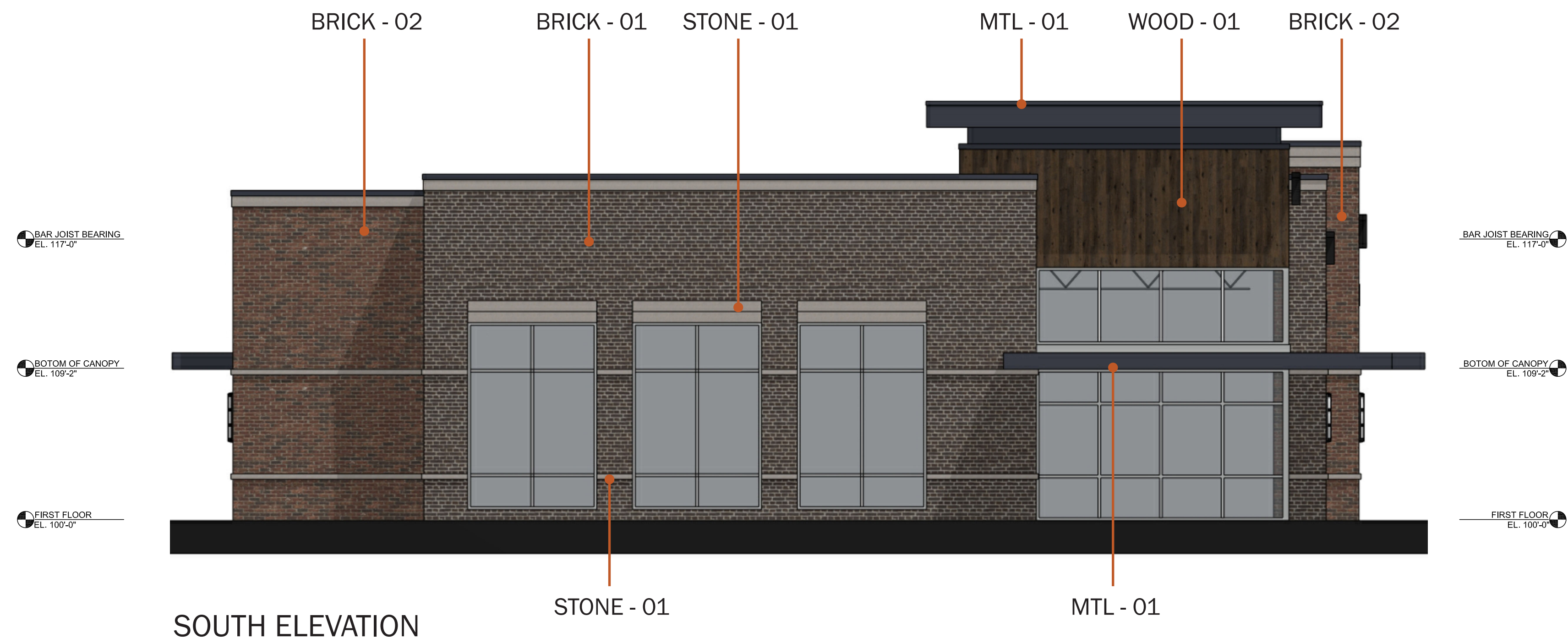


BUILDING SECTION 03

0 5 10 15 25



0 5 10 15 25



0 5 10 15 25

GABE'S

DUBLIN SAWMILL
SHOPPING CENTER



SAWMILL PARKWAY

AURA DUBLIN

DUBLIN, OHIO



Orange frog Design Group, LLC

PROPOSED ARCHITECTURAL PACKAGE

SEPTEMBER 09, 2026

PROPOSED PERSPECTIVE

VIEW FROM INTERSECTION OF SAWMILL + MARTIN, LOOKING NORTHWEST.

A | 10



DUBLIN SAWMILL
SHOPPING CENTER

MARTIN DRIVE

SOUTH BOUND SAWMILL PARKWAY

NORTH BOUND SAWMILL PARKWAY

DIAMOND CELLAR





DIAMOND CELLAR

MARTIN DRIVE

SAWMILL PARKWAY

NORTH FACADE OF GABE'S





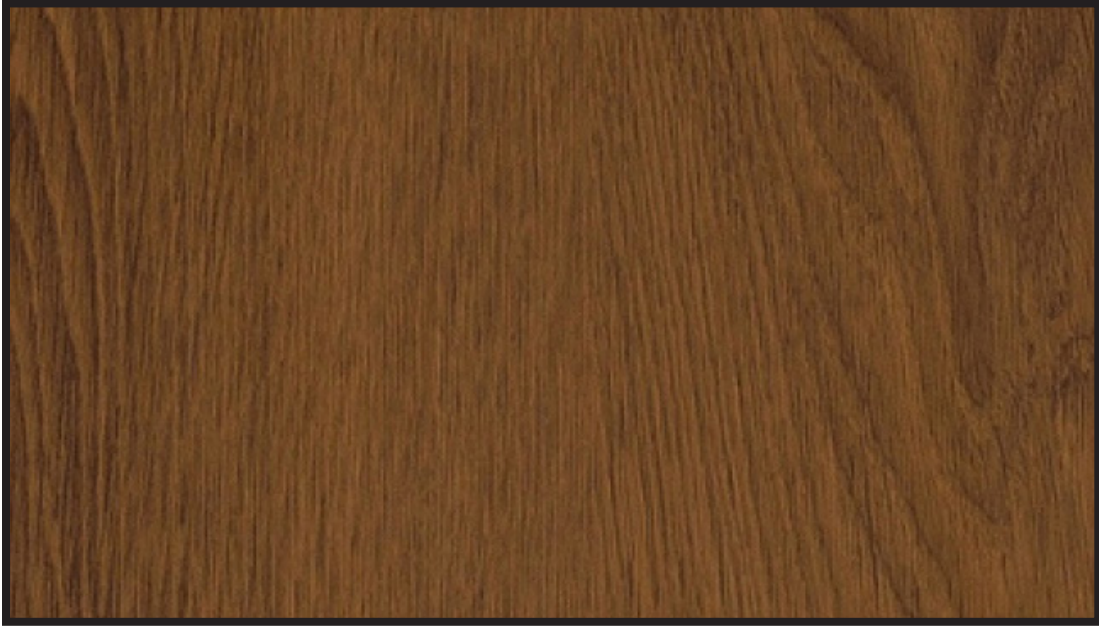
BRICK - 01

MANUFACTURE: MERIDAN BRICK
MODEL: TABACCO ROAD



BRICK - 02

MANUFACTURE: GLEN-GERY
MODEL: MIDDLE MARQUETTE



WOOD - 01

MANUFACTURE: FACIL FACADES
FINISH: OAK WALNUT



MTL - 01

MANUFACTURE: DMI
MODEL: CHARCOAL
LOCATION: CANOPY
ROOF COPING



STONE - 01

MANUFACTURE: READING ROCK
MODEL: BUFFSTONE
FINISH: SMOOTH
LOCATION: WINDOW HEADER
ACCENT BAND



STOREFRONT WINDOWS

MANUFACTURE: KAWNEER
MODEL: ALUMINUM ANODIZED

- **1" IGU: Guardian SunGuard SNX 62/27, coated on surface #2, clear interior lite.**

Code section 153.062(H)(1)(b) requires glass to have an exterior visible reflectance percentage greater than 20%. Please make sure this is included in the window specs.

Per Code section 153.062(N)(4)(a)(1), facade transparency percentages required for a building type shall be met with highly transparent, low reflective (minimum 60% visible light transmittance) glass windows.

PRELIMINARY DEVELOPMENT PLAN
SAWMILL OUTPARCEL
6285 SAWMILL RD
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2026

SITE DATA TABLE (OVERALL SITE)

TOTAL SITE AREA	3.59 ACRES
TOTAL SITE AREA DISTURBED	0.50 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	2.83 ACRES
POST-DEVELOPED IMPERVIOUS AREA	2.85 ACRES
DISTURBED AREA WITHIN R/W	0.01 ACRES
EXISTING LOT COVERAGE	79%
PROPOSED LOT COVERAGE	79%
EXISTING BUILDING LOT COVERAGE	27%
PROPOSED BUILDING LOT COVERAGE	32%
EXISTING/PROPOSED BUILDING HEIGHT	25'-5"

FLOOD INSURANCE RATE MAP NUMBER	39049C0152K
ZONE	X
EFFECTIVE DATE	06/17/2008
BASE FLOOD ELEVATION	775

SITE DATA TABLE (PROPOSED OUT LOT)

TOTAL SITE AREA	0.57 ACRES
TOTAL SITE AREA DISTURBED	0.50 ACRES
PRE-DEVELOPED IMPERVIOUS AREA	0.45 ACRES
POST-DEVELOPED IMPERVIOUS AREA	0.47 ACRES
DISTURBED AREA WITHIN R/W	0.01 ACRES
EXISTING LOT COVERAGE	78%
PROPOSED LOT COVERAGE	82%
EXISTING BUILDING LOT COVERAGE	0%
PROPOSED BUILDING LOT COVERAGE	31%
EXISTING/PROPOSED BUILDING HEIGHT	25'-5"

FLOOD INSURANCE RATE MAP NUMBER	39049C0152K
ZONE	X
EFFECTIVE DATE	06/17/2008
BASE FLOOD ELEVATION	775

SURVEY INFORMATION

Vertical Datum:
The said monuments being source bench marks with elevations that are based on the North American Vertical Datum of 1988.

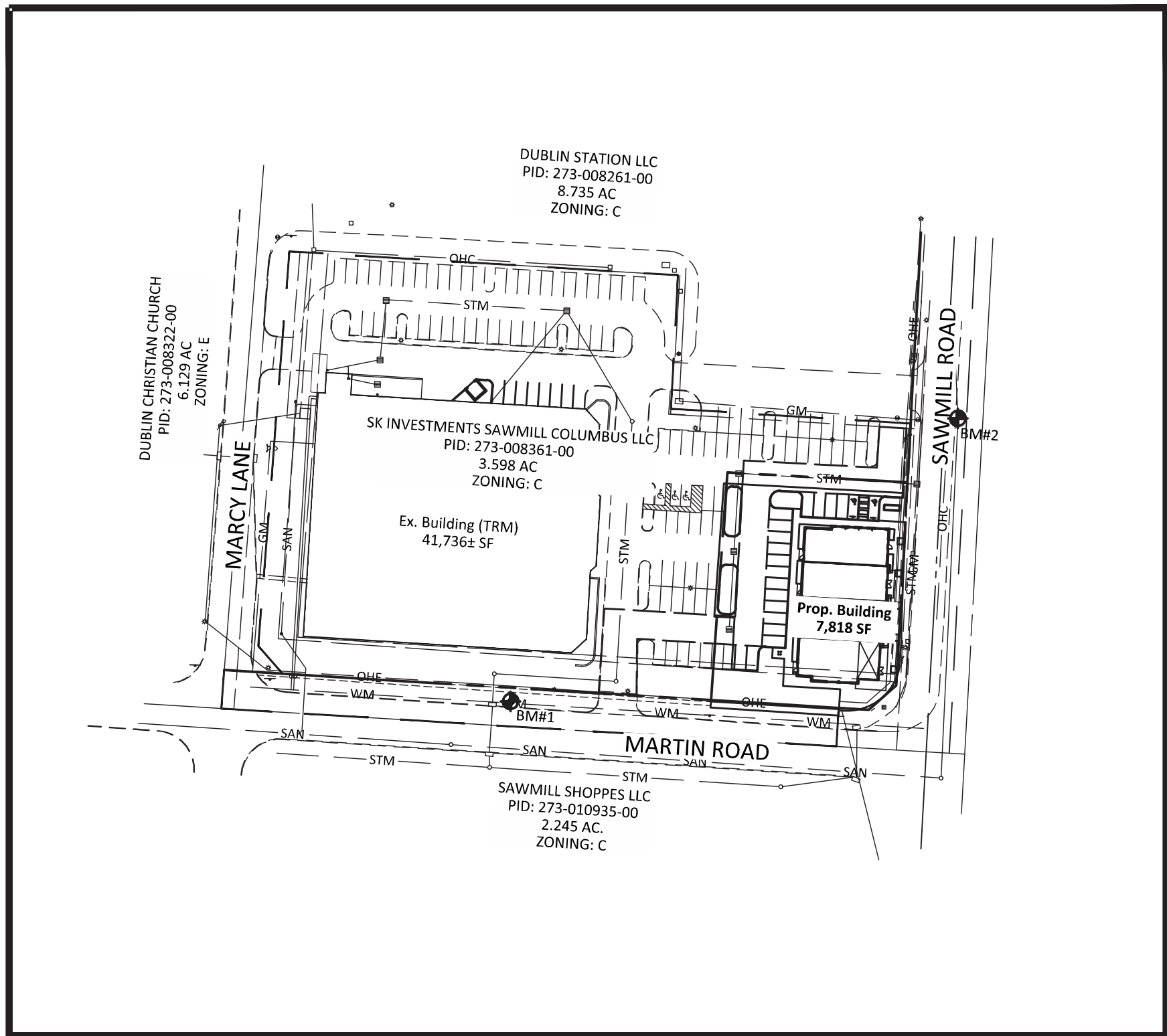
Horizontal Datum:
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986).

BM#1: West Bolt of Fire Hydrant along Martin Road

Elevation: 909.20

BM#2: Top of Sanitary Manhole at the NE Corner of the site.

Elevation: 907.20



INDEX MAP
SCALE: 1" = 100'

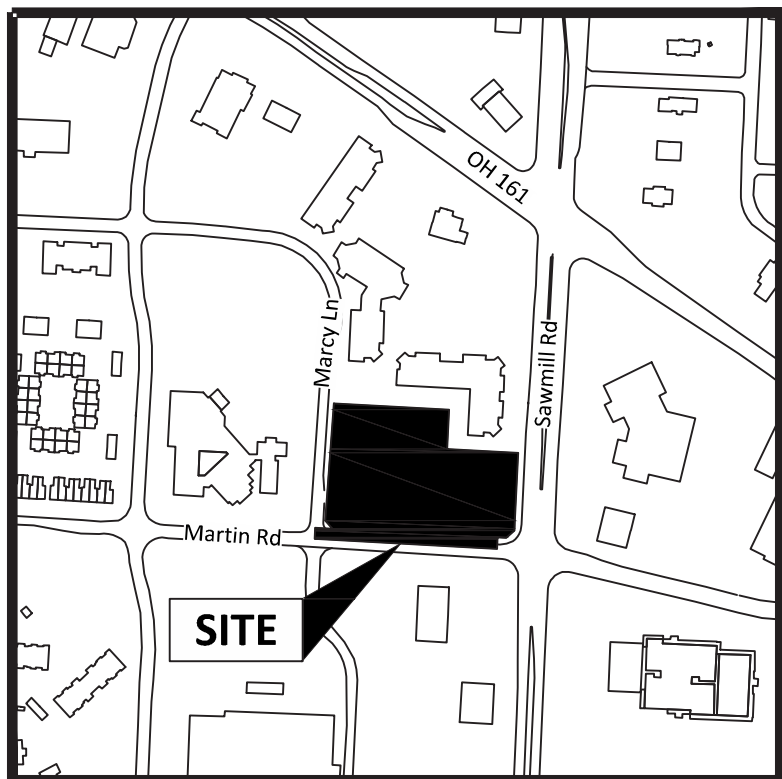
PROPERTY OWNER
SK INVESTMENTS SAWMILL COLUMBUS LLC
6587 DICESARE LOOP
DUBLIN, OH 43016

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(614)775-4369
mstypula@emht.com

ARCHITECT
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411 MEDITATION LANE
COLUMBUS, OH 43235
(614)578-1707
mlones@orangefrogdg.com

PROJECT DESCRIPTION

LOT SPLIT AND BUILDING CONSTRUCTION AND PARKING LOT ALTERATION. PARKING LOT MODIFIED ALLOWING FOR ACCESS TO THE NEW BUILDING WHILE KEEPING THE PARKING LOT TRAFFIC FLOW UNDISTURBED.



VICINITY MAP
NOT TO SCALE

SHEET INDEX		
SHEET NUMBER		SHEET NAME
1	C1.0	TITLE SHEET
2	C1.1	VICINITY MAP
3	C2.0	EXISTING CONDITIONS
4	C2.1	LOT SPLIT PLAN
5	C2.2	REQUIRED BUILDING ZONE PLAN
6	C3.0	SITE PLAN
7	C4.0	ENGINEERING PLAN
8	C5.0	PARKING PLAN
9	C6.0	PRELIMINARY TREE PLAN
10	C6.1	LANDSCAPING PLAN
11	C7.0	OPEN SPACE PLAN



FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

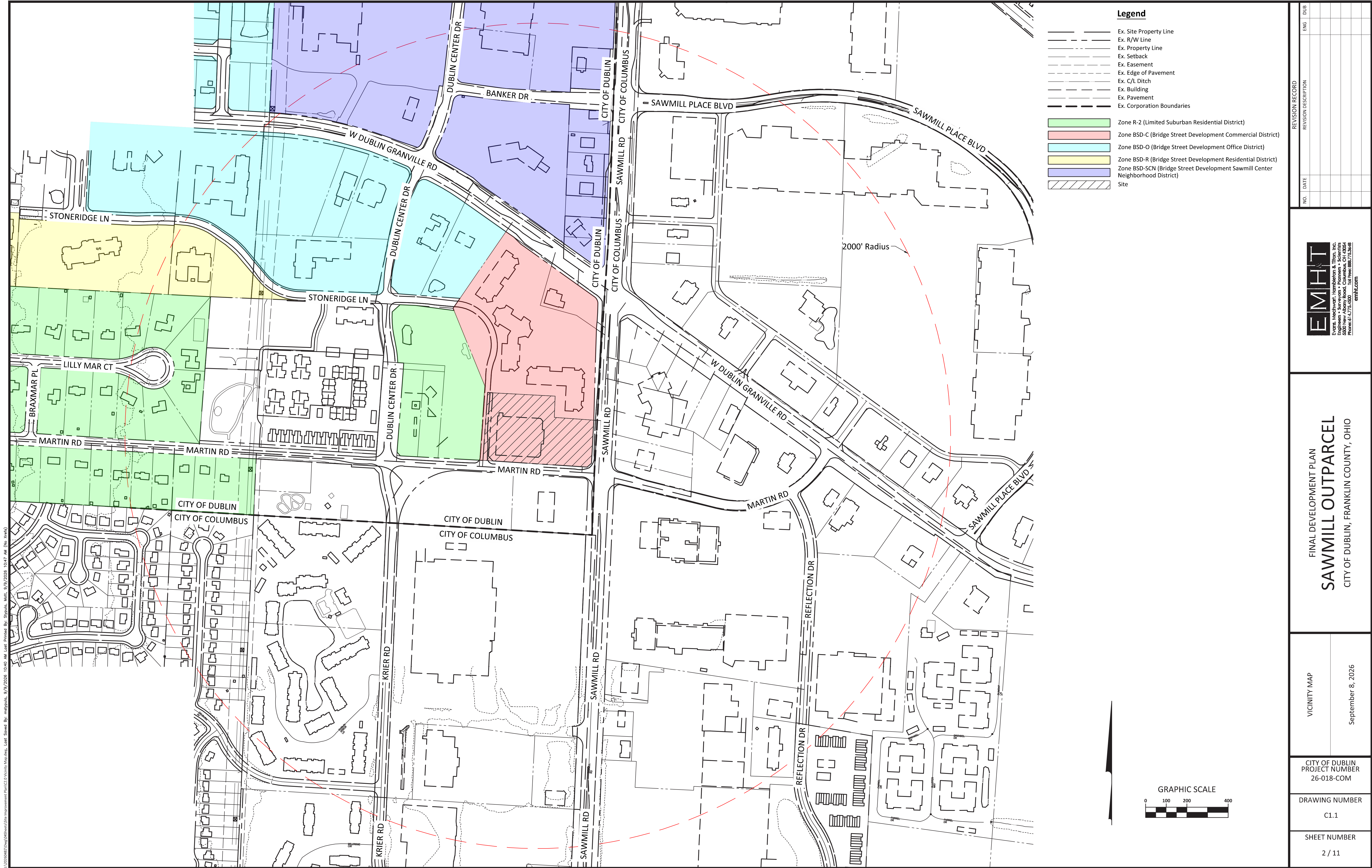
TITLE SHEET
September 8, 2026

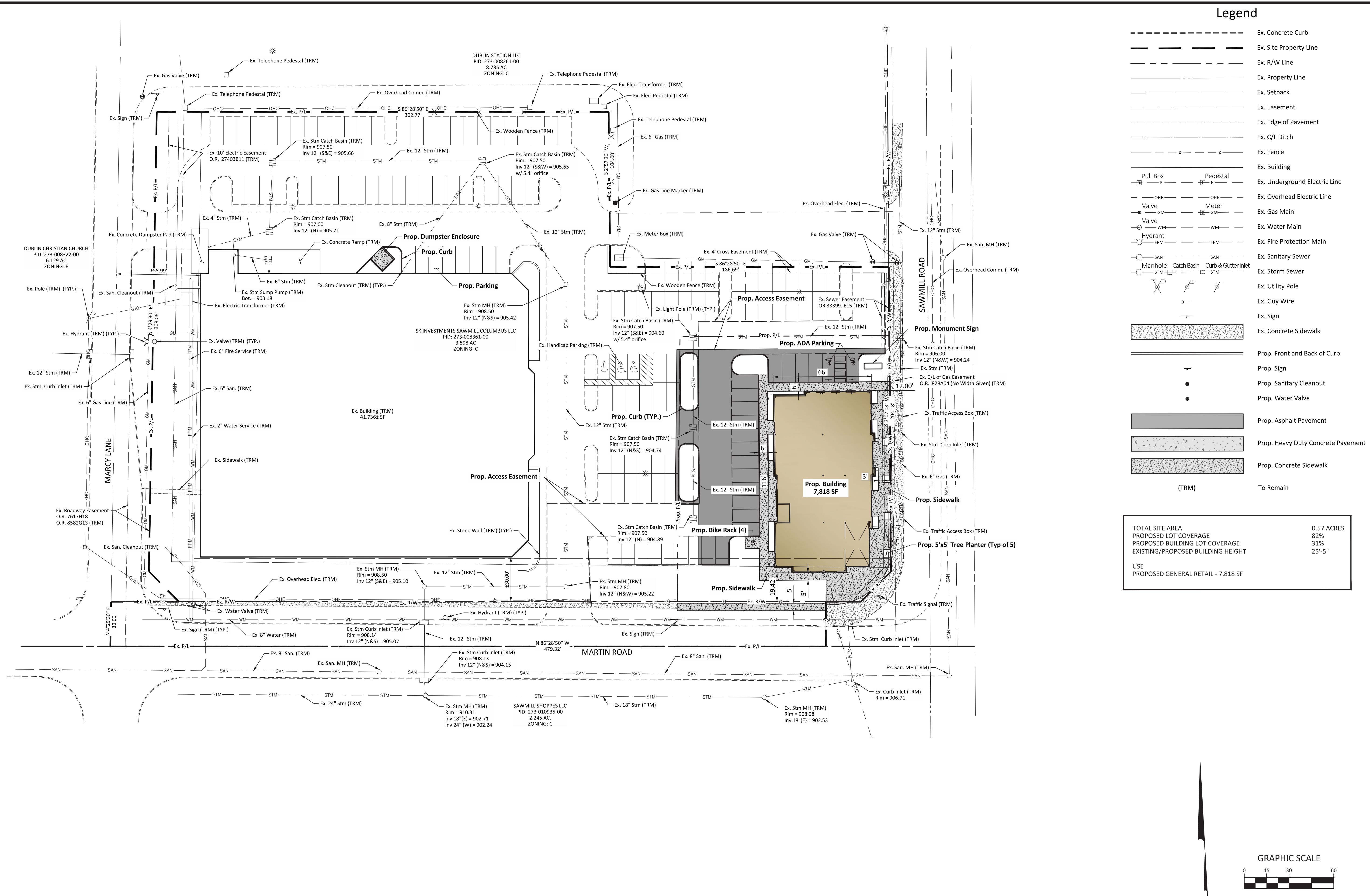
CITY OF DUBLIN
PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C1.0

SHEET NUMBER
1 / 11





[illegible]



Notes

1. All radii are 5' unless otherwise noted

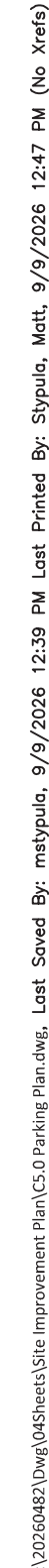
Stormwater Management Notes

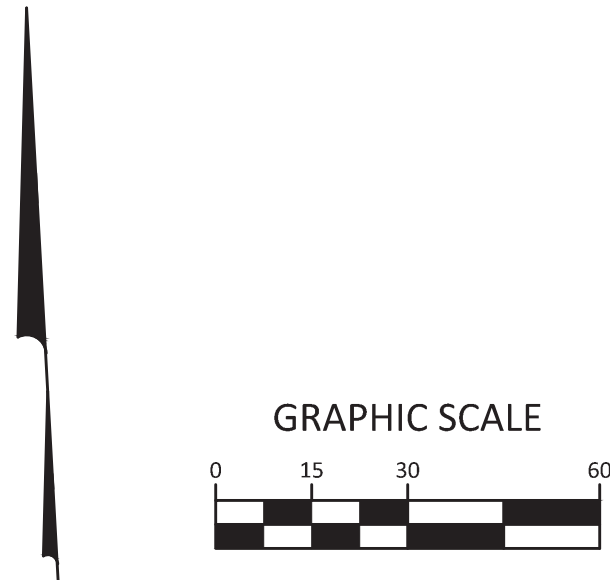
1. The proposed improvements will create less than 2000 SF of impervious area.
2. The proposed improvements will disturb less than 1 acres, therefore water quality will not be required.
3. Existing Orifices will be modified as required by the Stormwater Management Analysis.
4. The existing site utilizes parking lot ponding for detention. Portions of the existing ponding will be removed by the project. Storage volume will be included at the proposed catch basins. Any additional storage required would be handled utilizing pipe storage. A minimum of 25,924 CF of storage will be provided.

EMH₂T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
45500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

ENGINEERING PLAN	September 8, 2026
CITY OF DUBLIN PROJECT NUMBER 26-018-COM	
DRAWING NUMBER	C4.0
SHEET NUMBER	7 / 11

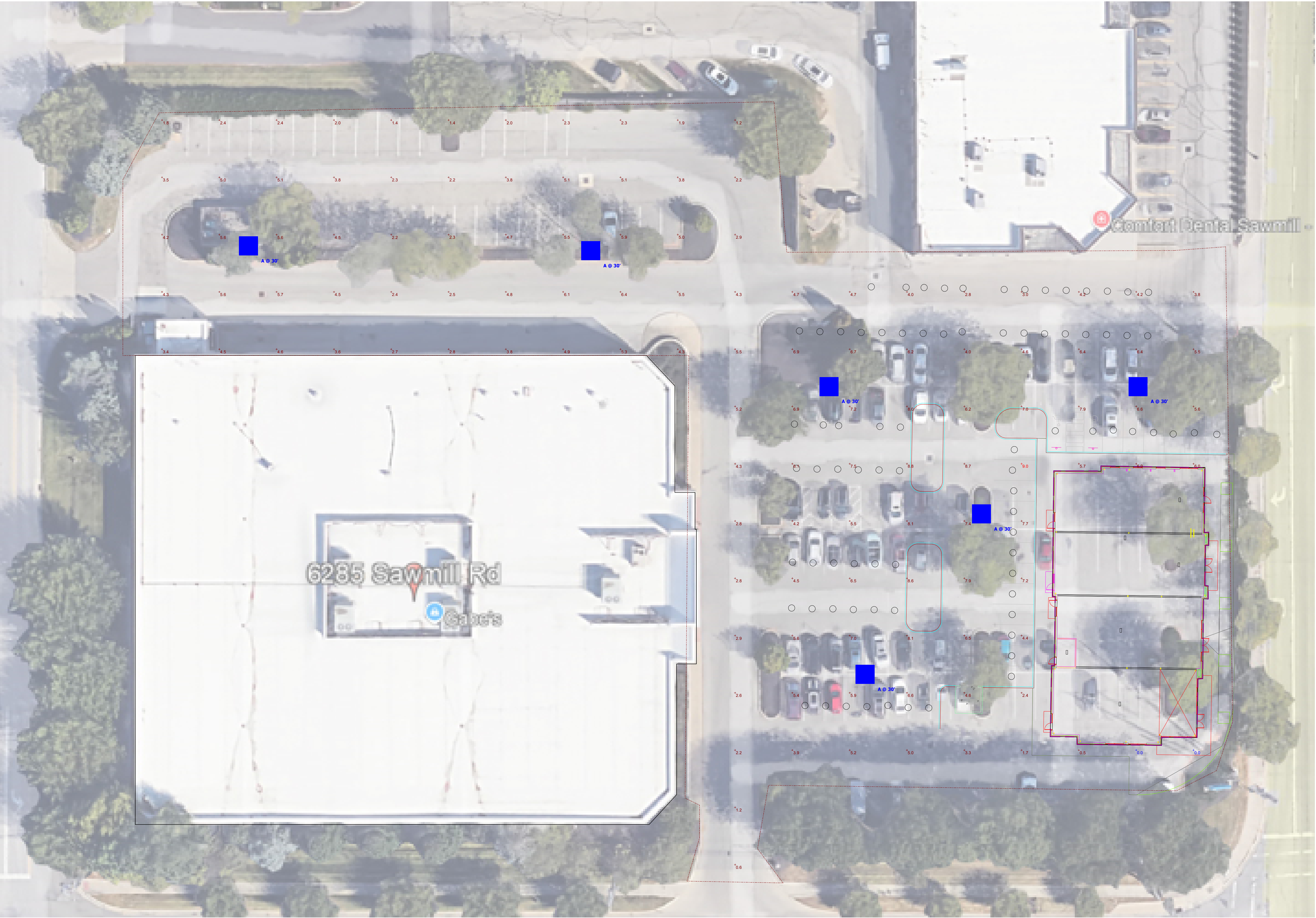




<u>SYMBOL</u>	<u>CODE</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONDITION</u>
<u>TREES</u>						
	AP	3	Acer platanoides	Norway Maple	3.0" Cal.	B&B
	GT	5	Gleditsia triacanthos var. inermis	Thornless Honeylocust	2.0" Cal.	B&B
	SR	5	Syringa reticulata	Japanese Tree Lilac	3.0" Cal.	B&B
<u>SHRUBS</u>						
	BS	16	Buxus sempervirens	Common Boxwood	24" Ht.	B&B or Cont.
	JC	12	Juniperus chinensis 'Sea Green'	Sea Green Juniper	24" Ht.	B&B or Cont.
	TO	5	Thuja occidentalis 'Emerald'	Emerald Arborvitae	36" Ht.	B&B or Cont.
<u>PERRENIALS</u>						
	6	H	Hererocallis	Daylily	#2	Cont.
	7	RS	Rudbeckia fulgida sullivanii 'Goldsturm'	Black-Eyed Susan	#2	Cont.

Schedule									
Item	Label	Image	Quantity	Measurement	Location	Description	Notes	Comments	Drawn
1	A		1	Package		See Item 1 for location and notes	1	1.0000	1.00

Statistics					
Description	Symbol	Avg	Max	Min	Max/Min Avg/Min
Calc Zone #1	+	4.6 fc	9.0 fc	0.0 fc	N/A N/A





Orange **frog** Design Group LLC.

411 Meditation Lane
Columbus, OH 43235
p: 614.578.1707

September 16, 2026

City of Dublin
Attn: Tori Brubaker
5200 Emerald Parkway
Dublin, Ohio 43017

Re: Aura Dublin – Waiver list

Dear Tori,

Please see a list of waivers being requested for the Aura Dublin project.

- Item #1 Code Section 153.062(N)(4)(a)(2), Ground Story transparency – South Elevation
- The south elevation (Martin Road) is required to have 65% transparency. The submitted document has this elevation at 58% transparency. The 7% reduction equals 27sf of glazing. To meet this requirement this would require an additional window in the southwest corner of this elevation. Our concerns with adding the additional window are as follows:
 - This would reduce the useable area for the future tenant back of house area.
 - This window could be filmed over by the future tenant to hide the back of house and ultimately reduce the transparency.
- Item #2 Code Section 153.062(N)(4)(a)(2), Ground Story transparency – West Elevation
- The West elevation (Facing Babe's) is required to have 50% transparency. The document submitted has this elevation at 23% transparency. This is a 27% reduction request. This elevation is considered the rear elevation. Our concerns with meeting the code required transparency are as follows:
 - This would reduce the useable area for the future tenant back of house area.
 - The additional windows could be filmed over by the future tenant to hide the back of house and ultimately reduce the transparency.
 - We have added foundation landscaping to soften this elevation.
- Item #3 Building Height – Maximum height of 18'-0"
- The southeast corner of this design has a higher roof element that exceeds the 18'-0" requirement. This element was added to create a corner element responding to the site. In design meetings with staff, it was discussed that the building needs a taller element to respond to the corner.



Orange **frog** Design Group LLC.

411 Meditation Lane
Columbus, OH 43235
p: 614.578.1707

- Item #4 Vertical Wall length – Code required 45'-0"
- The west elevation (Facing Babe's) has a wall that is 54'-4" in length. The elevation uses multiple design features to break down this total façade length including the 54'-4" span. The use of canopies over the rear entry doors, horizontal projected bands, and taller foundations plants help break this façade down to a pedestrian scale.
- Item #5 153.062.N.7 – Maximum Lot Coverage (75%)
- The existing site exceeds the maximum lot coverage for the proposed 0.57-acre parcel as well as the overall 3.59-acre parcel that will be split by this project. For the proposed 0.57-acre parcel, the existing lot coverage is 19,487 SF, and the proposed will be 20,582 SF, increasing the lot coverage from 78% to 82%. For the entire existing parcel (3.59 acre) the percentage in the existing condition and proposed condition is 79% as the minor increase will not impact the percentage. The increase in lot coverage is due to additional impervious area adjacent to the right of way in order to facilitate the building being placed in the RBZ as well as the required sidewalk/patio within the RBZ.

We hope this addresses all your concerns. If you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in black ink that reads "Matthew D. Lones". The signature is fluid and cursive, with a large initial "M" and a long, sweeping underline.

Matthew D. Lones, AIA NCARB
Orange **frog Design Group**
Principal

Cc: File
C:\OFDG\Aura-20260916.doc