



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.

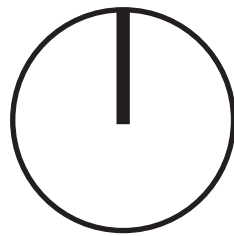
ARCHITECTURE WAIVERS:

- 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

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BUILDER:

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Powell, OH 43065

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email: mlones@orangefrogdg.com



Orange frog Design Group, LLC

CIVIL ENGINEER:

EMHT

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Contact: Matthew J. Stypula, PE

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email: mstypula@emht.com



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COVER SHEET

GENERAL:

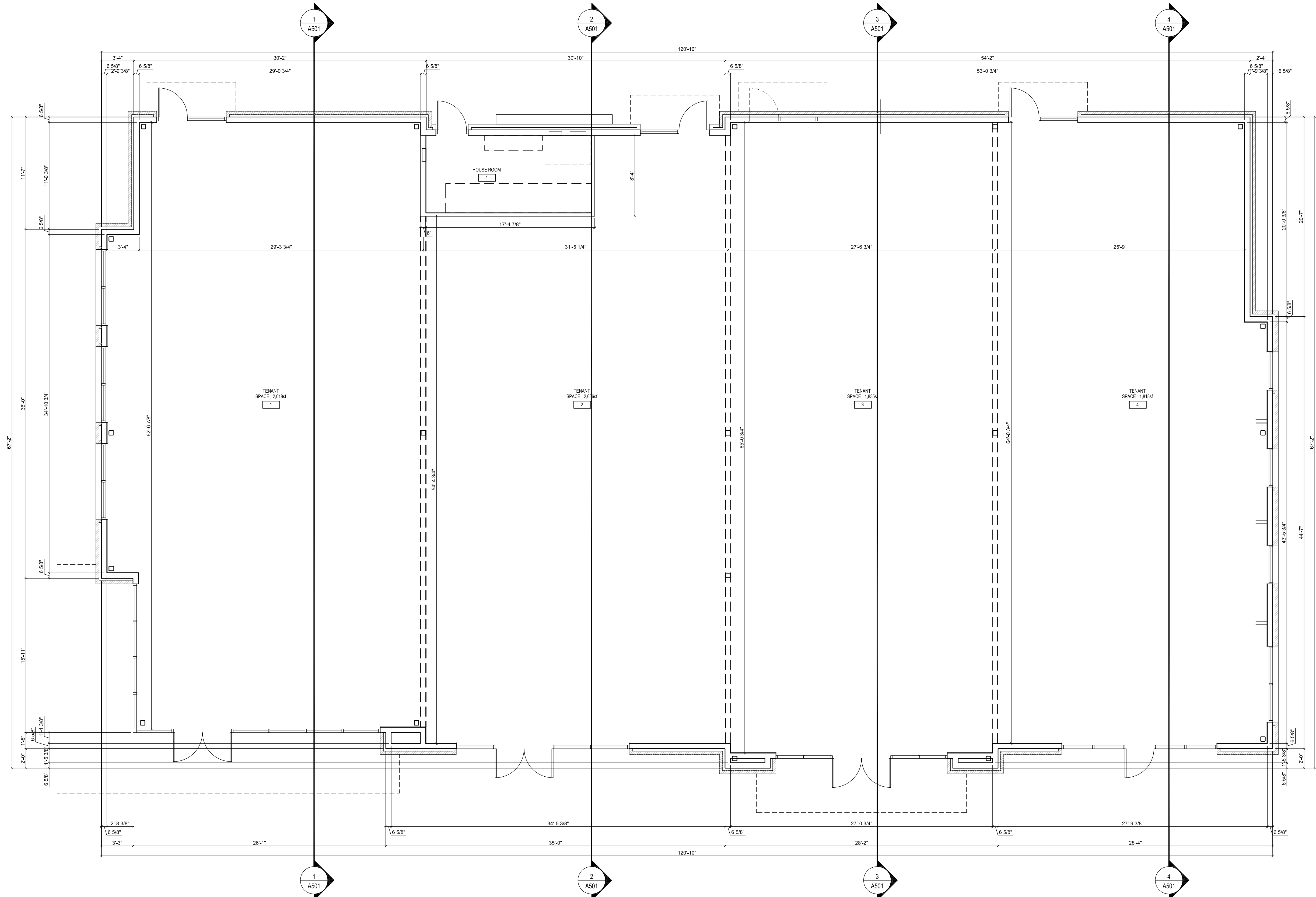
G-2 PROJECT INDEX

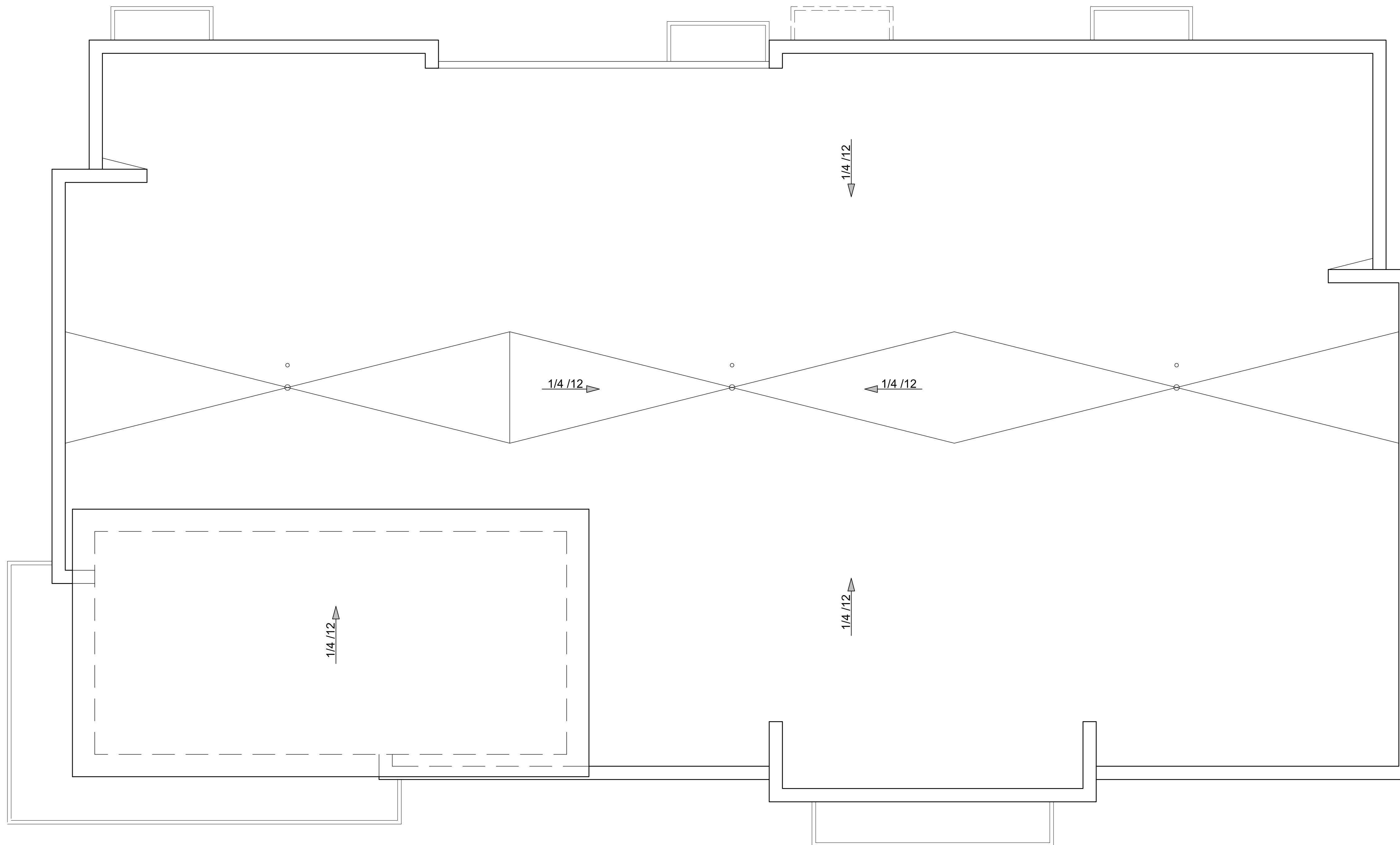
ARCHITECTURE:

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A-08	PROPOSED ELEVATION - COLOR
A-09	PROPOSED ELEVATION - COLOR
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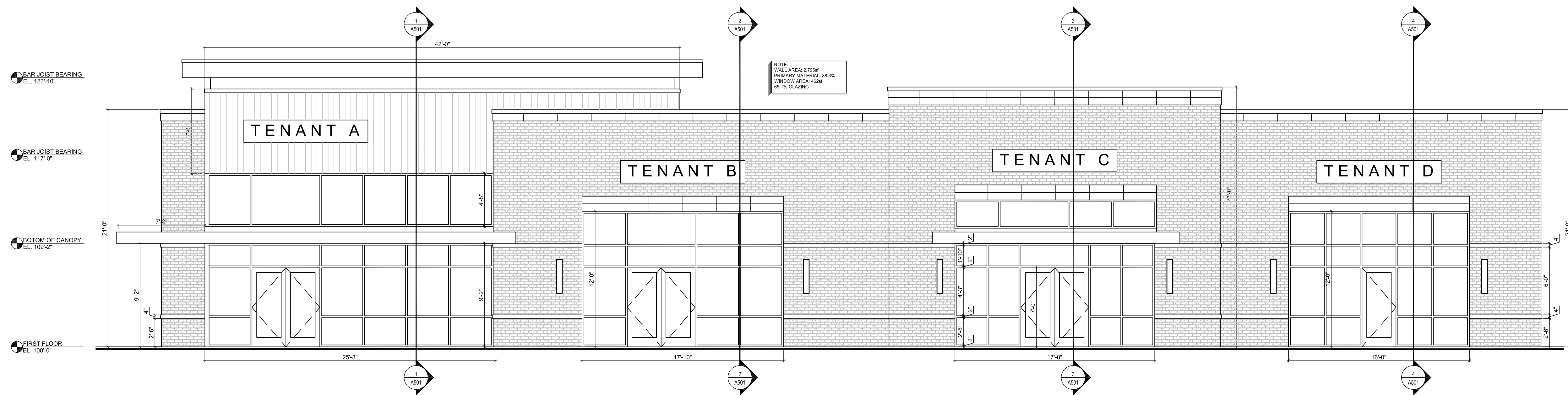
CIVIL:

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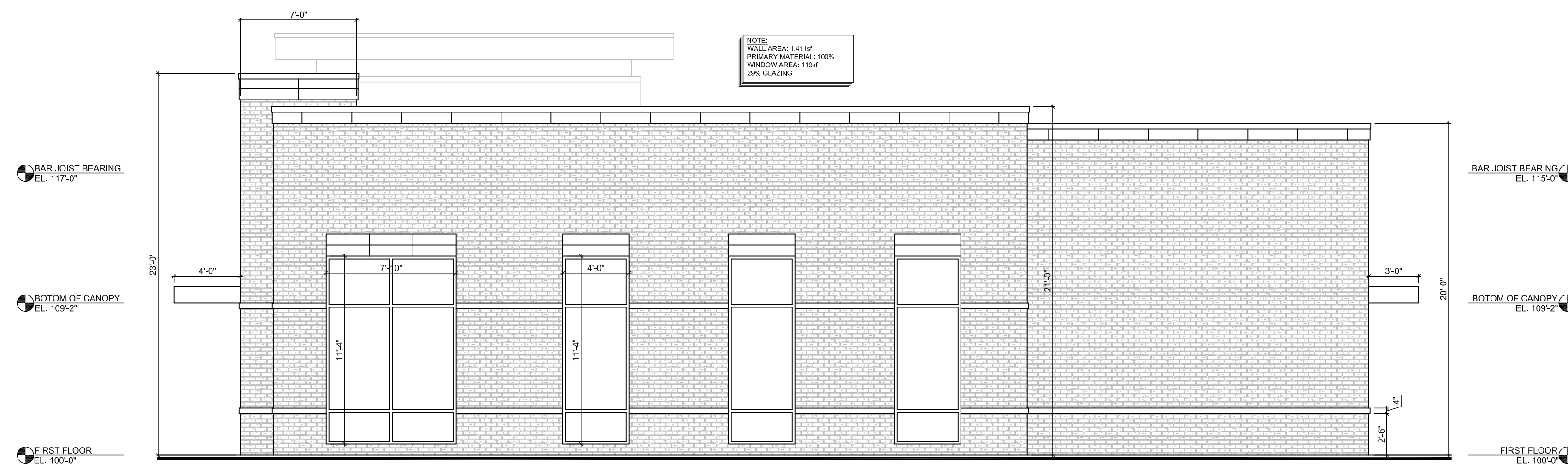




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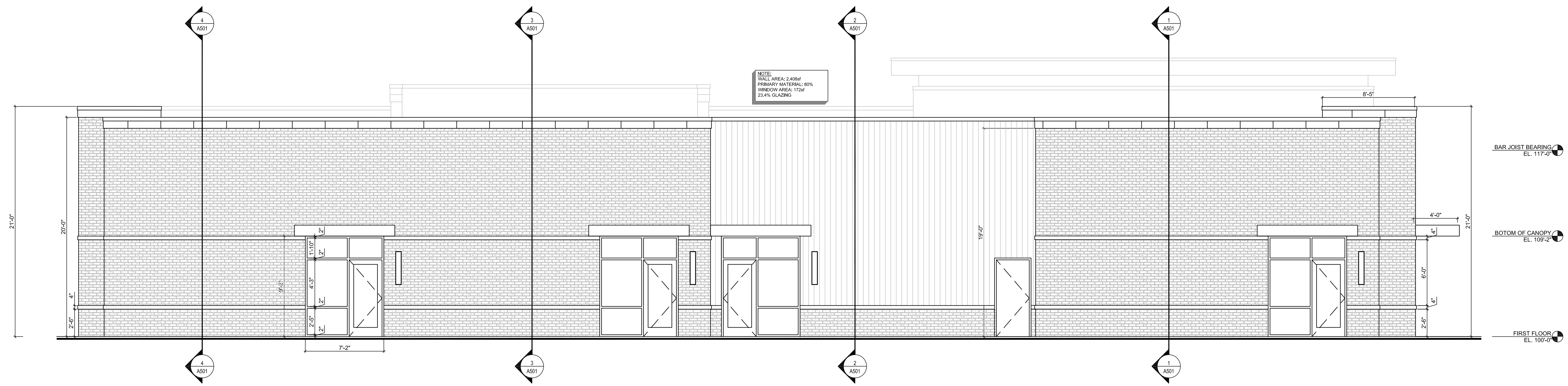


EAST ELEVATION

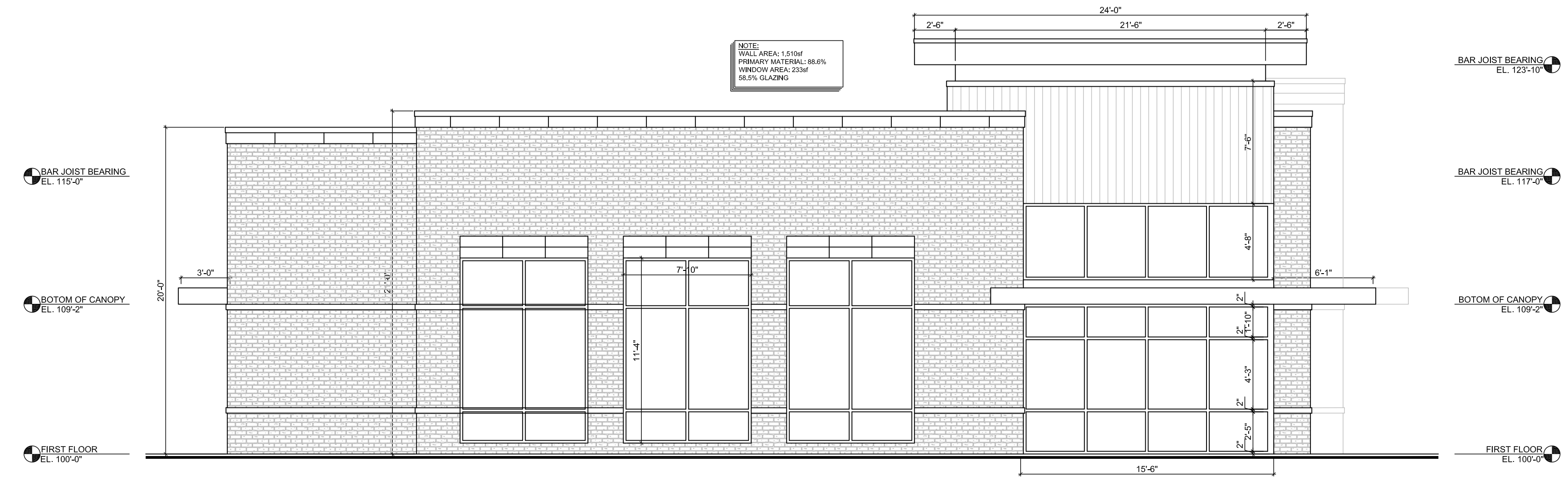


NORTH ELEVATION

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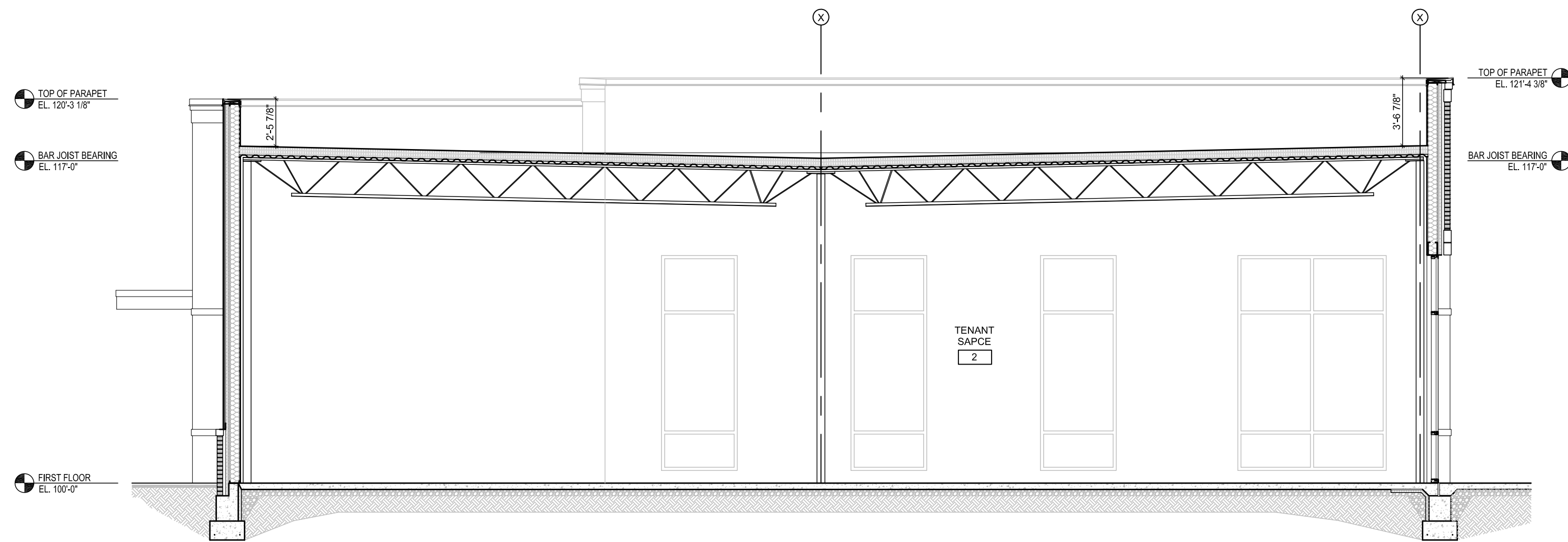


WEST ELEVATION

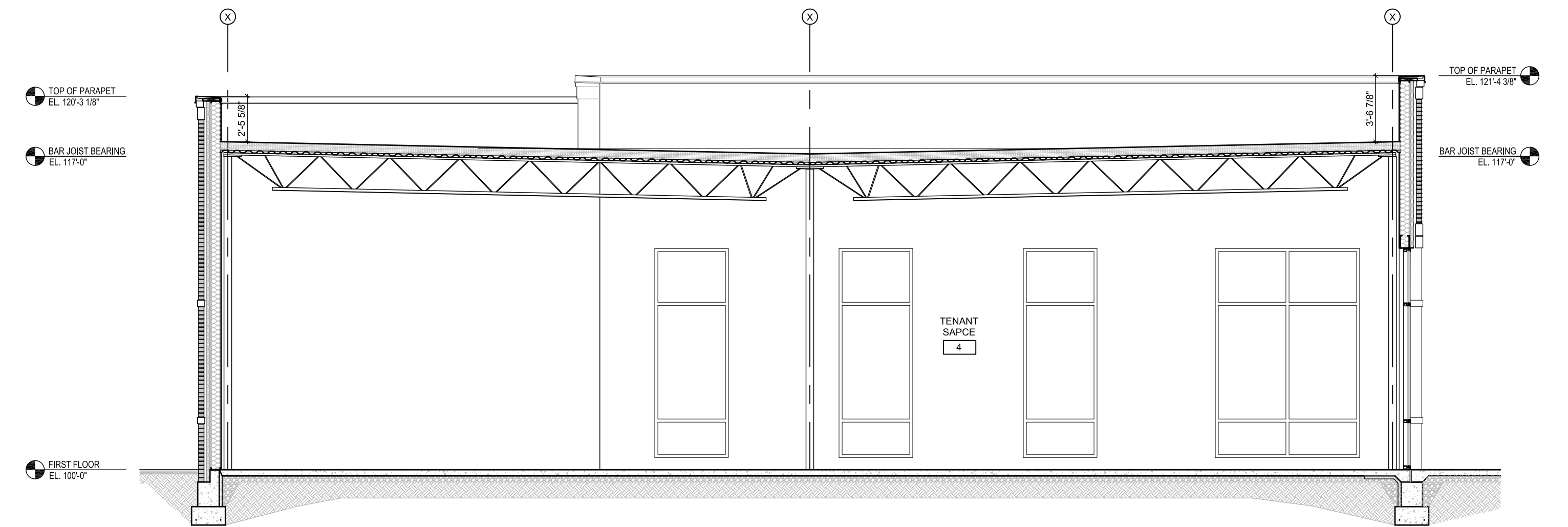


SOUTH ELEVATION

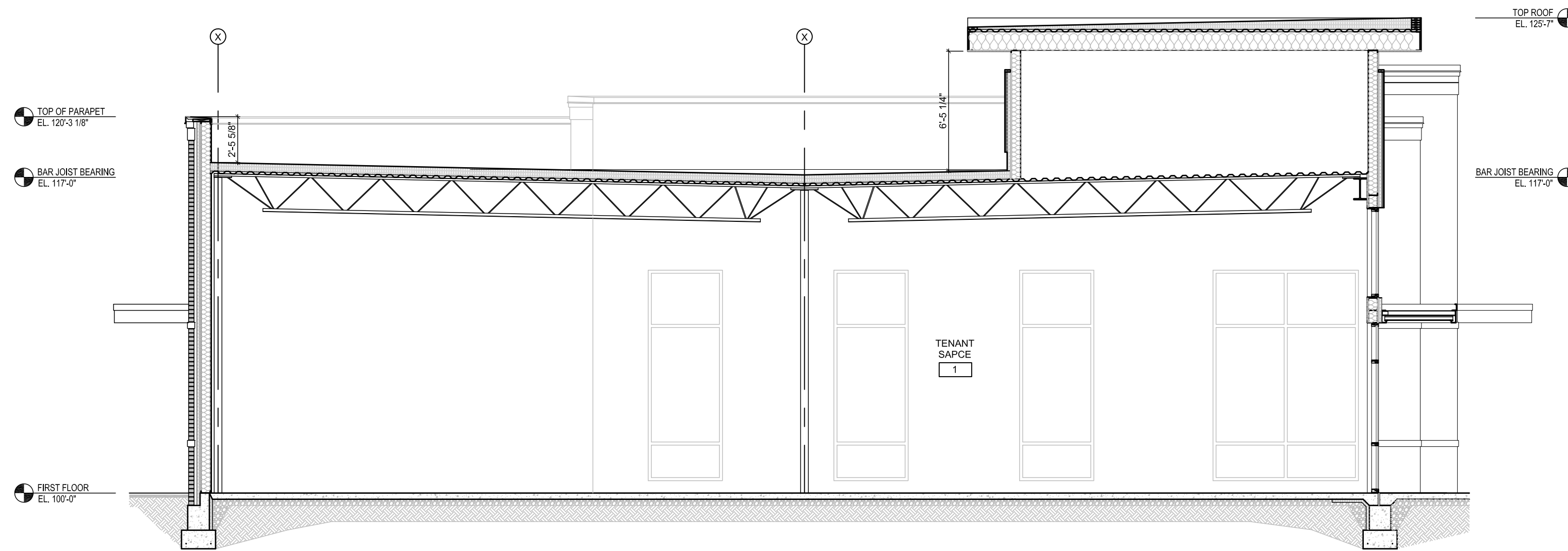




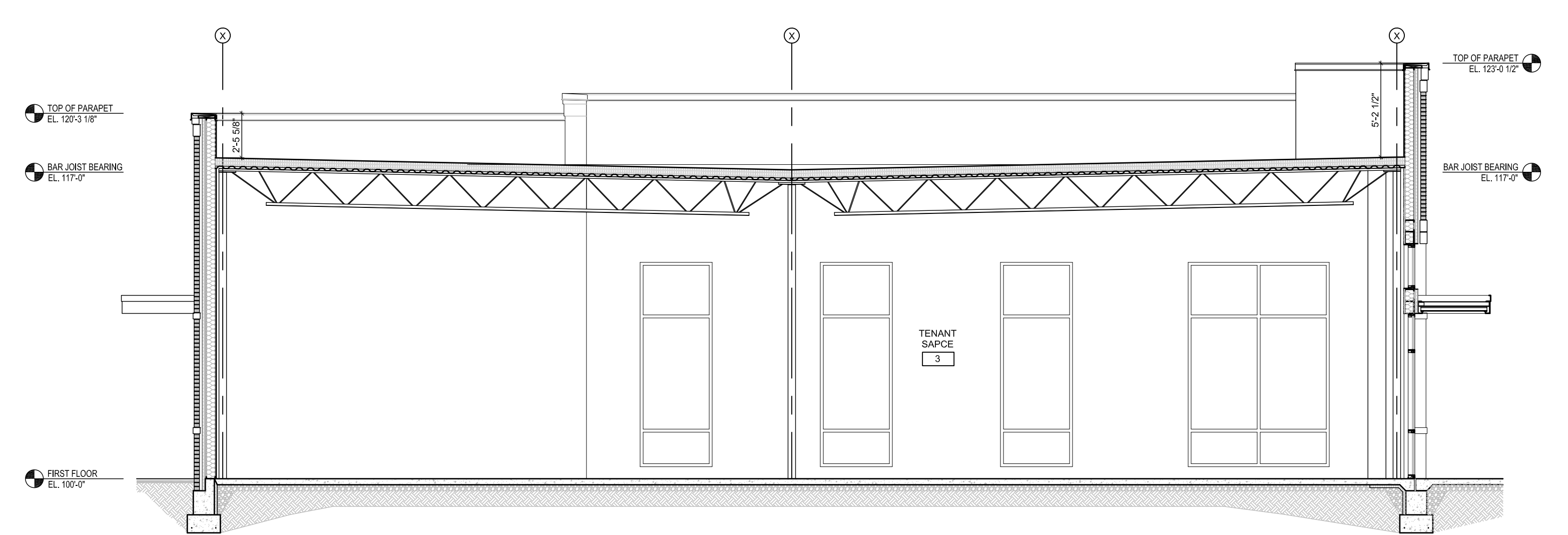
BUILDING SECTION 02



BUILDING SECTION 04

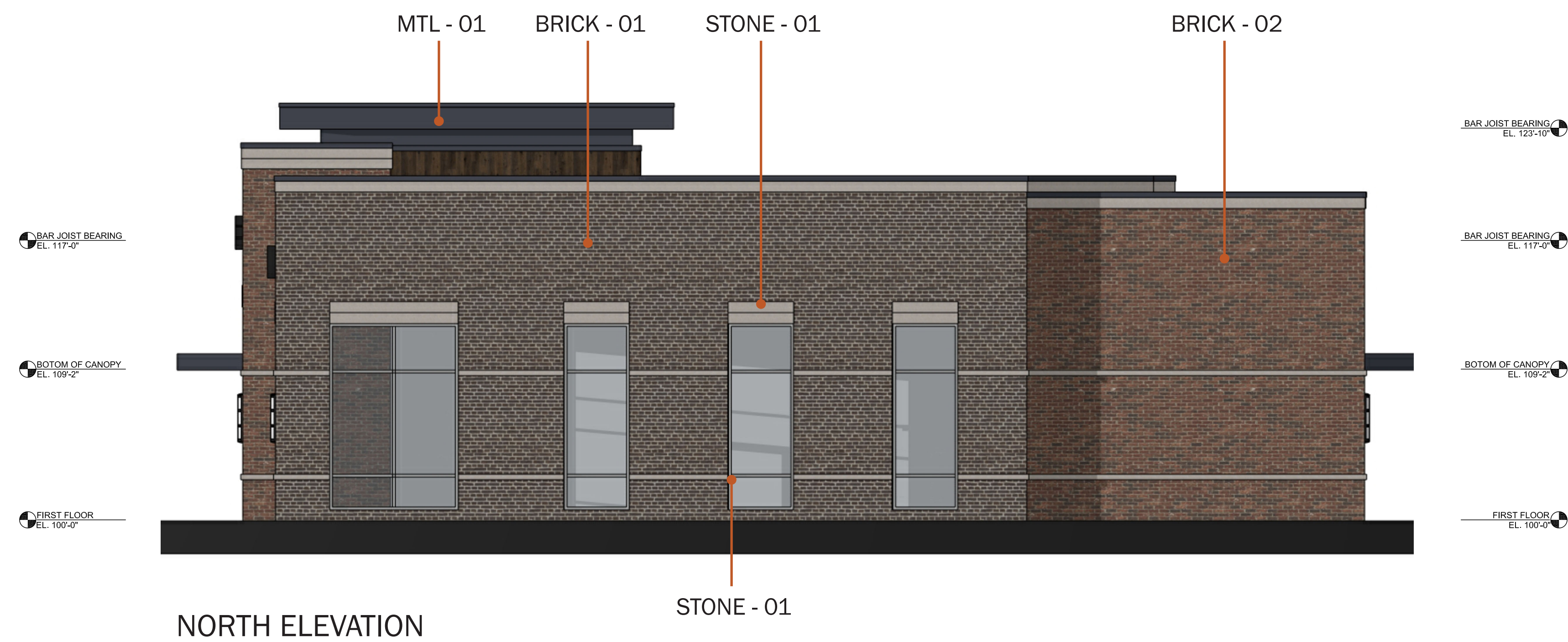
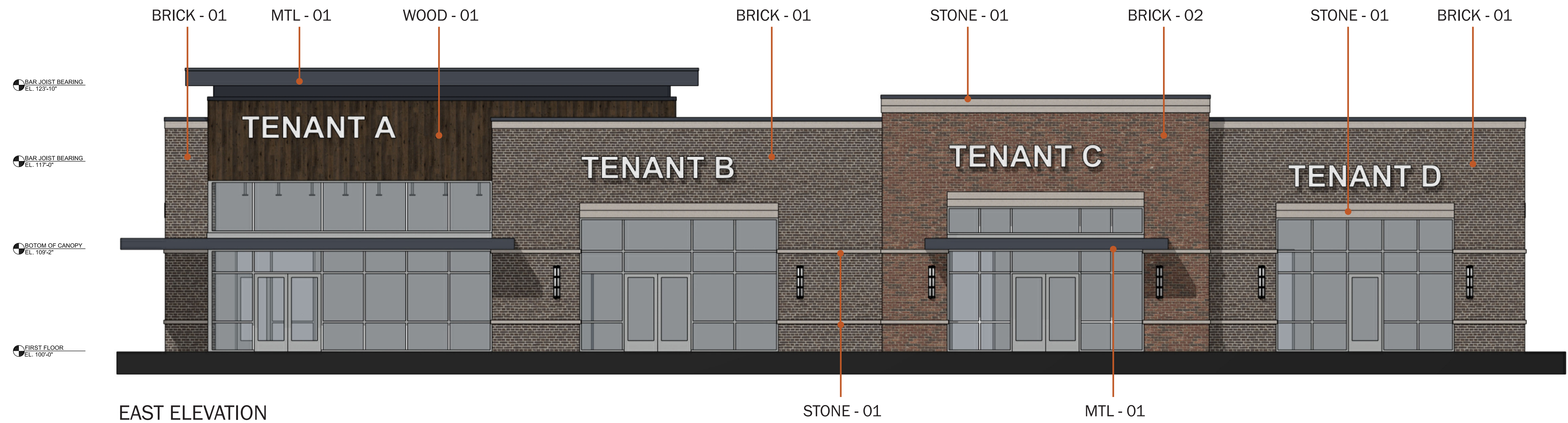


BUILDING SECTION 01

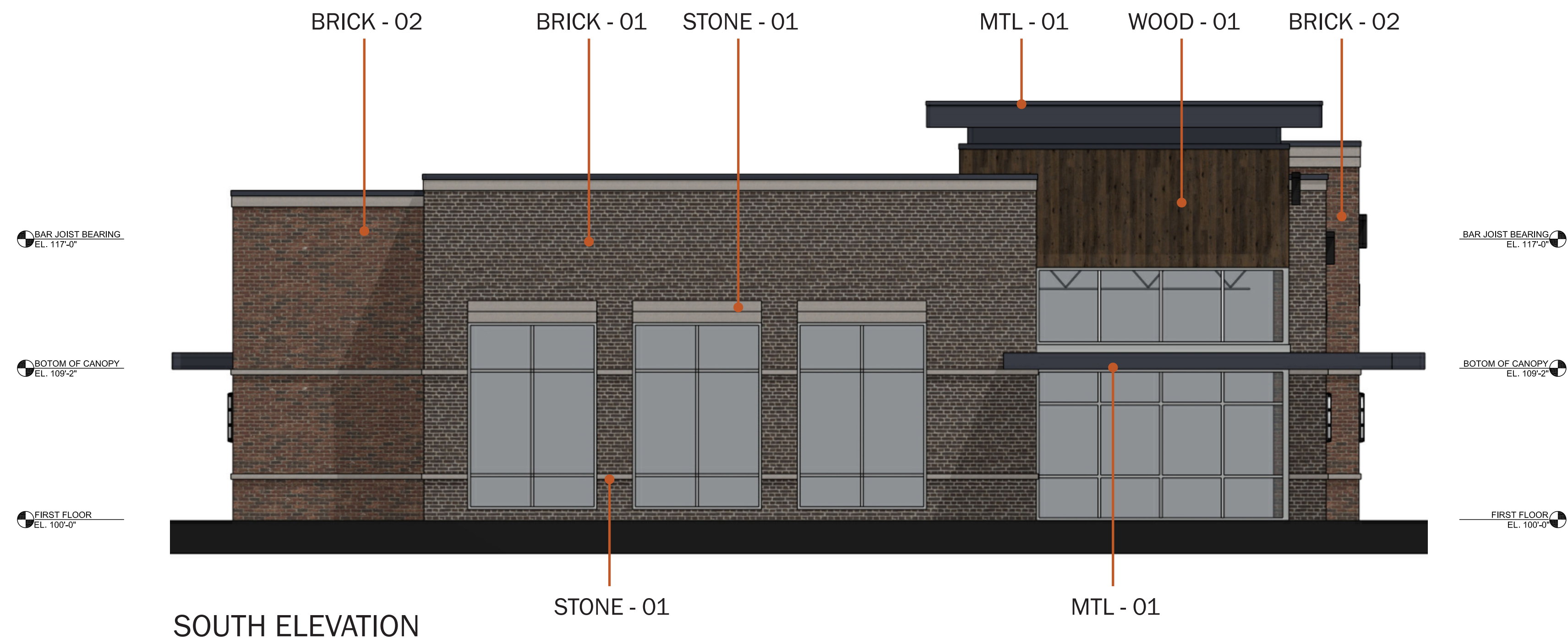


BUILDING SECTION 03

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





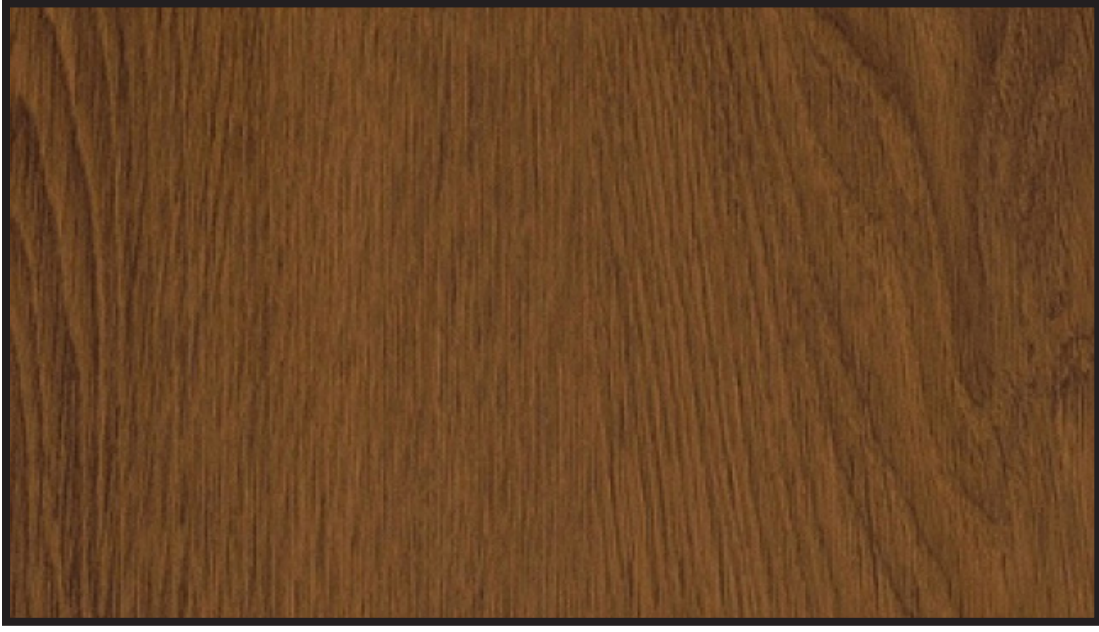
BRICK - 01

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.

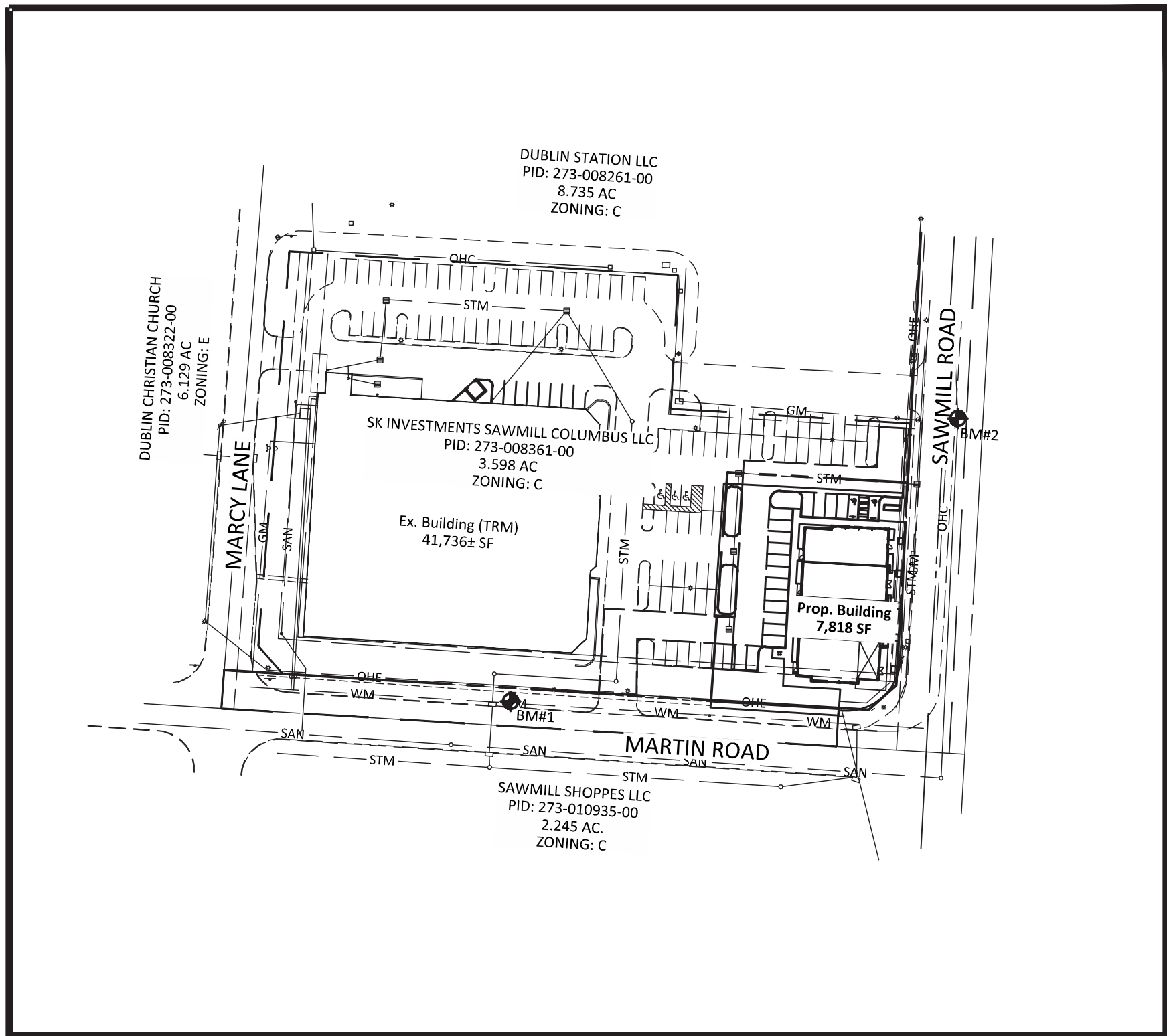
Horizontal Datum:
The coordinates shown on this map are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (1986).

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'

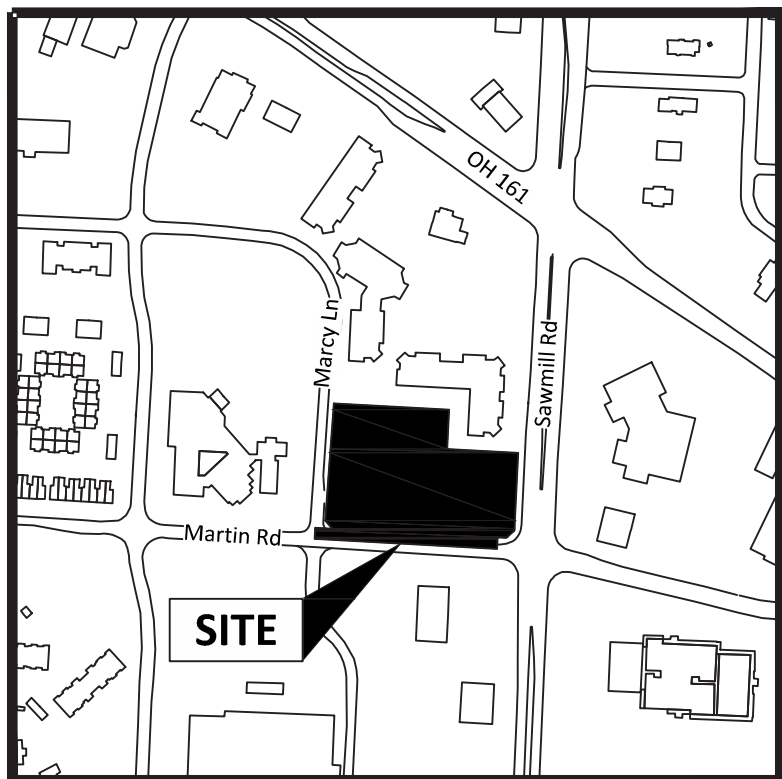
PROPERTY OWNER
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6587 DICESARE LOOP
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mlones@orangefrogdg.com

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

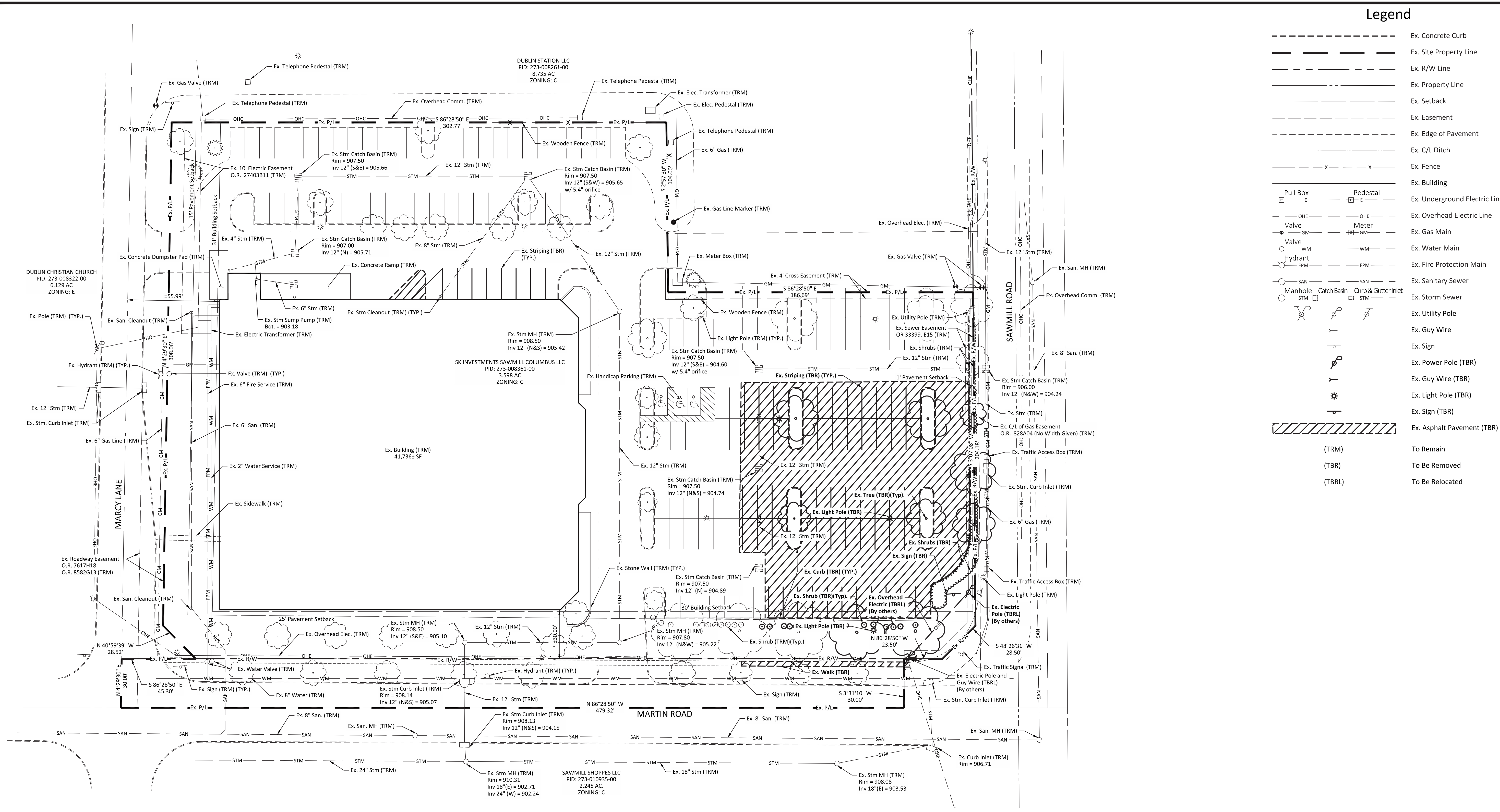
TITLE SHEET
September 8, 2026

CITY OF DUBLIN
PROJECT NUMBER
26-018-COM

DRAWING NUMBER
C1.0

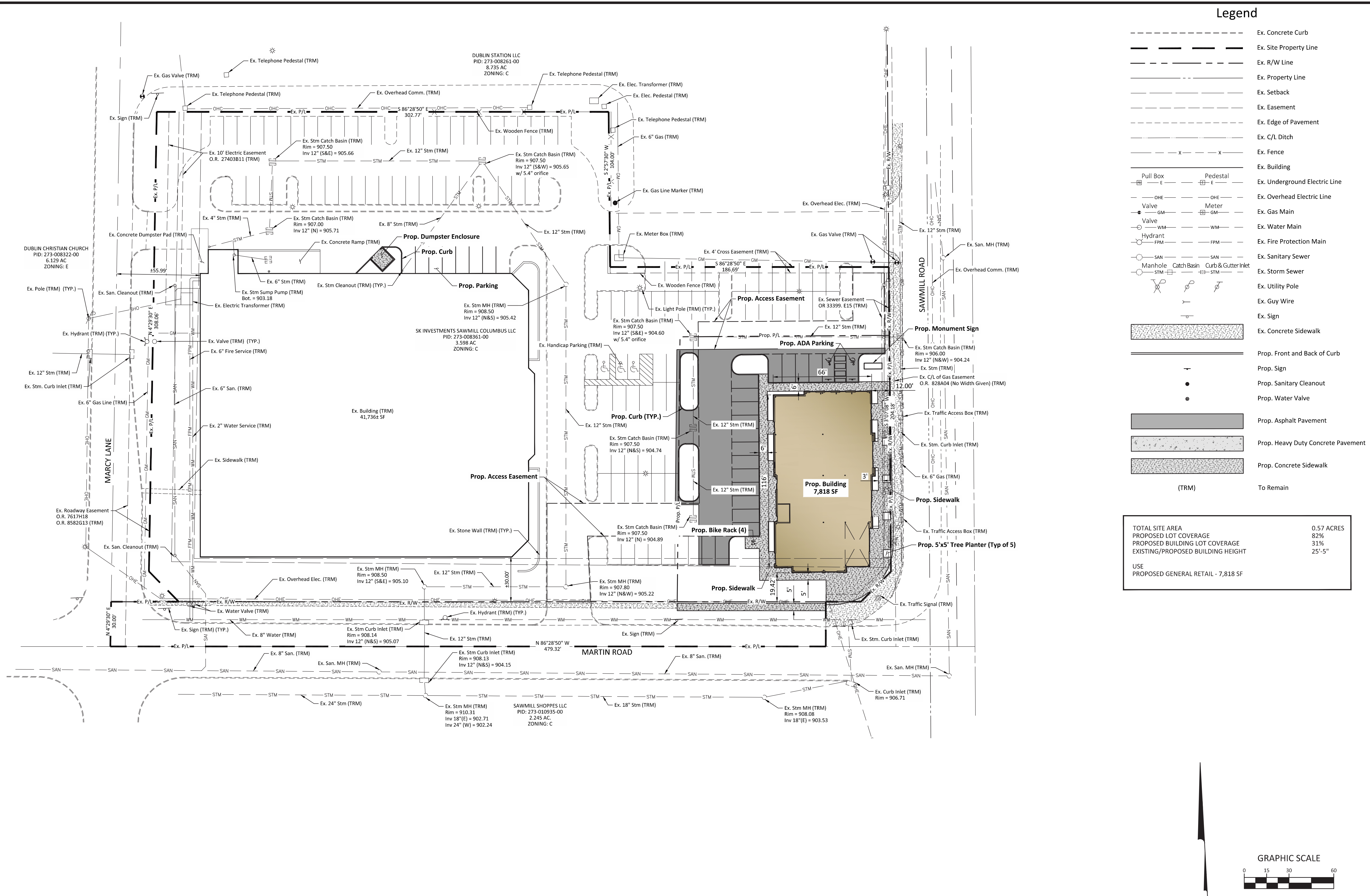
SHEET NUMBER
1 / 11

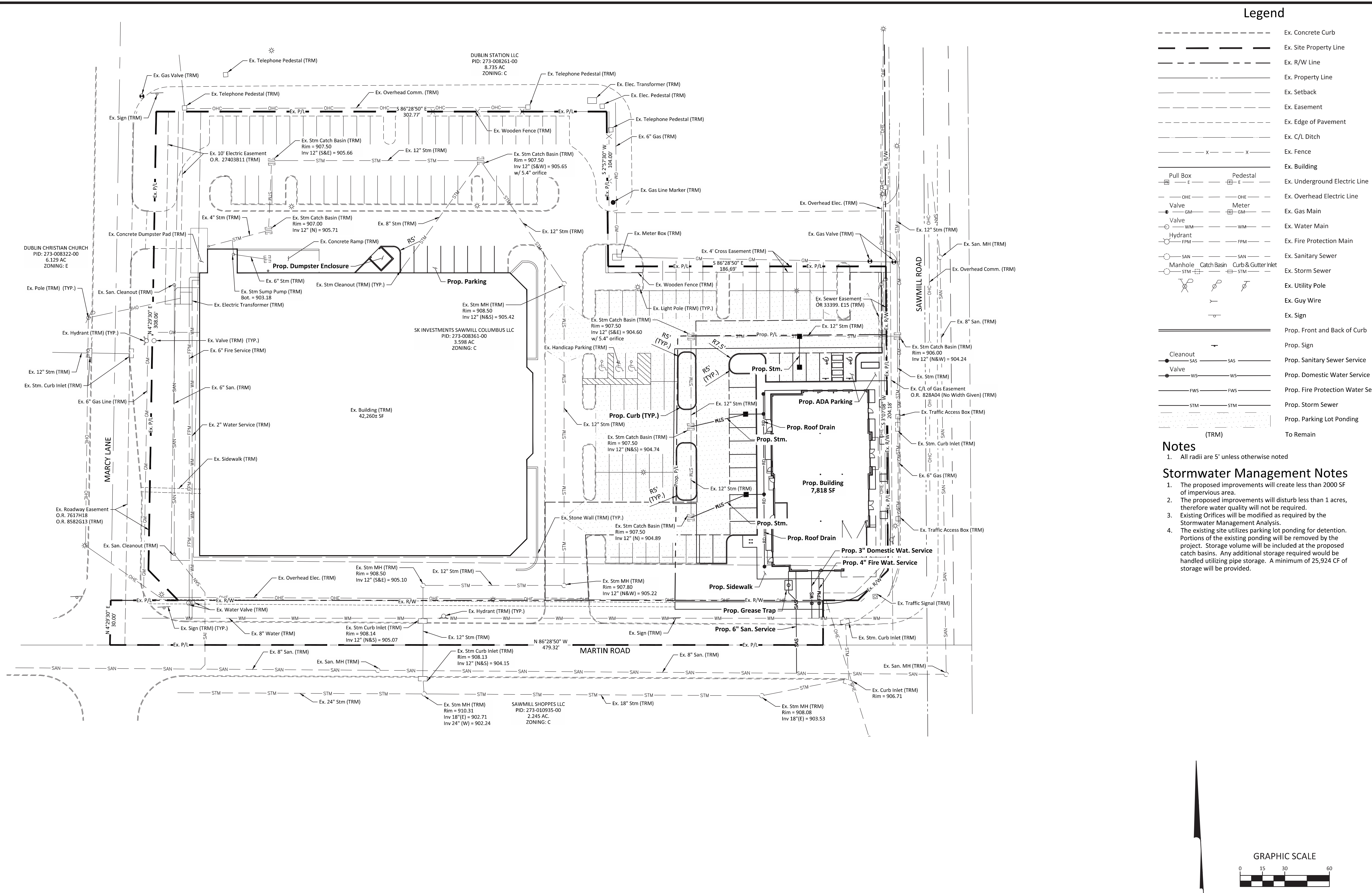


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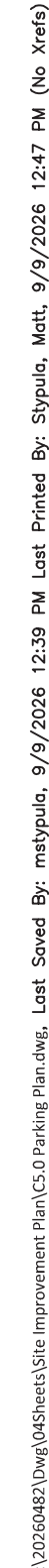
FINAL DEVELOPMENT PLAN
SAWMILL OUTPARCEL
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

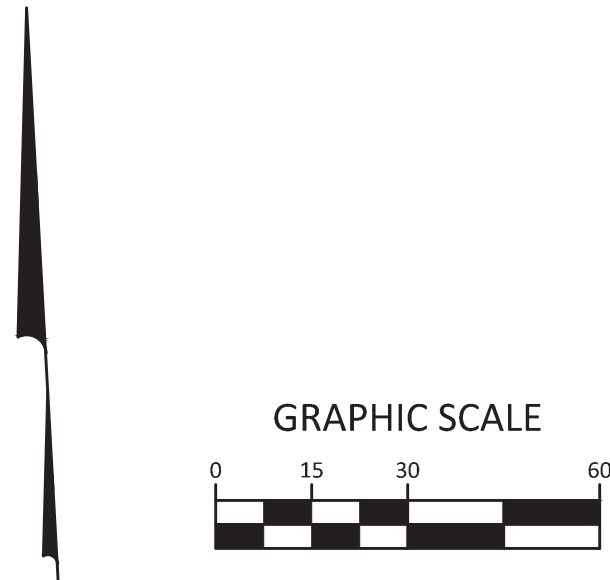
EXISTING CONDITIONS	September 8, 2026
CITY OF DUBLIN PROJECT NUMBER 26-018-COM	
DRAWING NUMBER C2.0	
SHEET NUMBER 3 / 11	

[illegible]



ENGINEERING PLAN		FINAL DEVELOPMENT PLAN		SAWMILL OUTPARCEL		CITY OF DUBLIN, FRANKLIN COUNTY, OHIO		EMH&T Evans, Medsker, Hambleton & Thon, Inc. 5500 New Albany Road, Columbus, OH 43264 Phone: 614.775.4500 Fax: 614.775.3448 emht.com																																																	
CITY OF DUBLIN PROJECT NUMBER 26-018-COM		September 8, 2026						<table><tr><th colspan="3">REVISION RECORD</th><th>DUB</th></tr><tr><th>NO.</th><th>DATE</th><th>REVISION DESCRIPTION</th><th>ENG</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>		REVISION RECORD			DUB	NO.	DATE	REVISION DESCRIPTION	ENG																																								
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NO.	DATE	REVISION DESCRIPTION	ENG																																																						
DRAWING NUMBER		C4.0																																																							
SHEET NUMBER		7 / 11																																																							





SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION
TREES						
	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
SHRUBS						
	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.
PERRENIALS						
	6	H	Hererocallis	Daylily	#2	Cont.
	7	RS	Rudbeckia fulgida sullivantii '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

