

5378 Avery Road Dublin, Ohio 43016



4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

NON-USE VARIANCE

07/29/2026

Summary:

Structure:	Two-Story Medical Office Building
Exterior Walls:	Wood studs w/ thin brick and stone veneer
Floor Construction:	Partial Concrete Slab on Grade as required per Structural sheets
Roof Construction:	Asphalt shingles over roof sheathing over pre-engineered roof wood trusses
	Scaled roof truss drawings shall be submitted as a deferred submittal

Revisions

[illegible]

614.884.8888

614.884.8888

614.761.1661

614.408.3862

614,771,9871

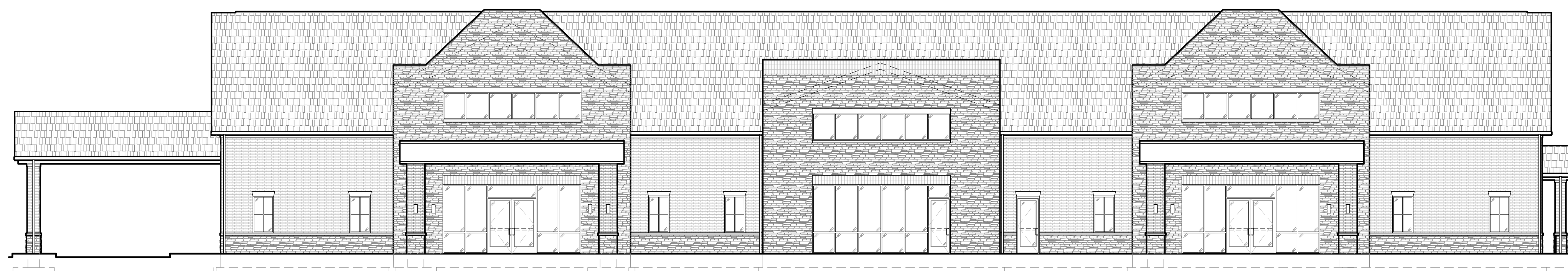
A map of the area around Tuttle West, showing roads like Rings Rd, Tuttle Crossing Blvd, and Cramer Ditch. A black box highlights a specific location on Rings Rd, with a line pointing to a larger inset map of the region.

Project Location

This aerial map shows the intersection of Ringwood, Centerville, and Virginia City. The map is divided into several zoning districts, each labeled with a code: R-1 (residential single-family), R-2 (residential single-family), R-3 (residential single-family), R-12 (residential single-family), SO (single office), and PCD (planned community development). The map also shows the location of Miller Estates, The Commons at Tuttle Crossing, and the PCD: Windmill. The map is color-coded to show different zoning districts: R-1 is yellow, R-2 is green, R-3 is orange, R-12 is red, SO is purple, and PCD is blue. The map also shows the location of the intersection of Ringwood, Centerville, and Virginia City, and the location of the intersection of Ringwood and Centerville. The map is a detailed aerial photograph with various labels and overlays.

Project Location

Not to Scale

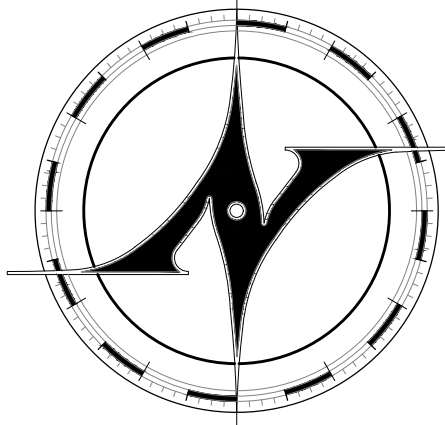


© 2024 NEW AVENUE, LLC
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

G0.0

SITE ANALYSIS	
ZONING:	CITY OF DUBLIN
ADDRESS:	5378 AVERY RD. DUBLIN, OHIO 43016
BUILDING AREAS:	SEE PLAN
LOT AREA:	9.0 ACRES (130,680 SqFt)
IMPERVIOUS SURFACE:	83,979 SqFt (~64%)
IMPERVIOUS SURFACE MAX:	70%

SITE PLAN GENERAL NOTES	
A.	THIS SITE PLAN IS FOR REFERENCE PURPOSES ONLY. REFER TO CIVIL AND LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
B.	CIVIL ENGINEER TO PROVIDE ALL INFORMATION ON REQUIRED ACCESSIBLE PARKING & SIGNS, PARKING SPACE STRIPING, & IDENTIFICATION. ALL MUST CONFORM WITH CURRENT STATE AND LOCAL CODES AND REGULATIONS.
C.	REFER TO CIVIL SITE DRAWINGS FOR OFFICIAL NUMBERS OF REQUIRED PARKING SPACES, BIKE RACK SPACES, AND TOTAL SITE AREA.
D.	REFER TO SITE COMPLIANCE PLAN FOR FINAL LOCATION OF ALL FIRE DEPARTMENT CONNECTIONS DETERMINED BY CITY FIRE MARSHAL.



NEW AVENUE
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

NON-USE VARIANCE

07/29/2026

Ohio Sinus Institute
New Medical Building
5378 Avery Road
Dublin, Ohio 43016

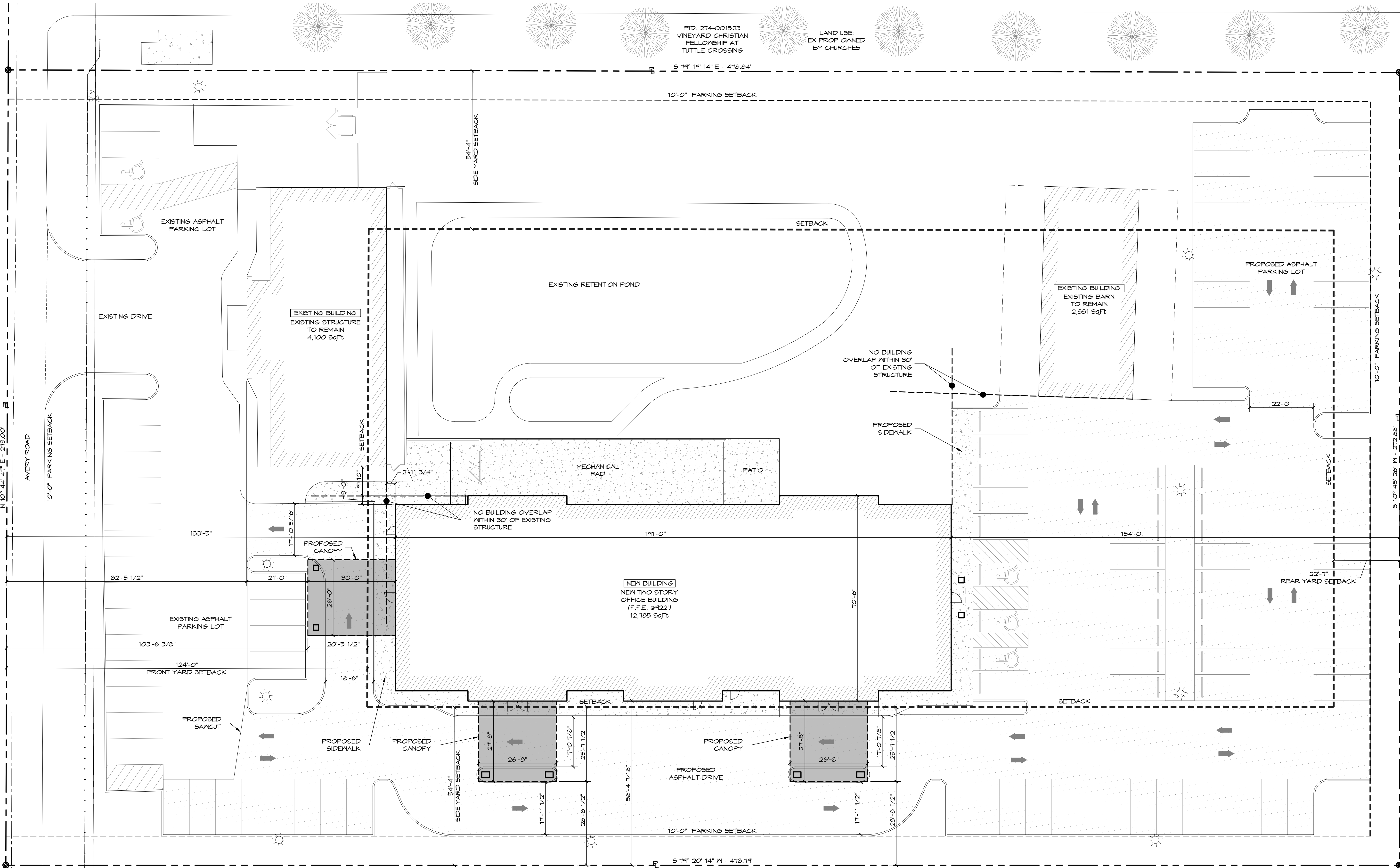
Contractor:
To Be Determined

Project No: 24-0086

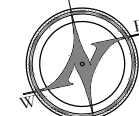
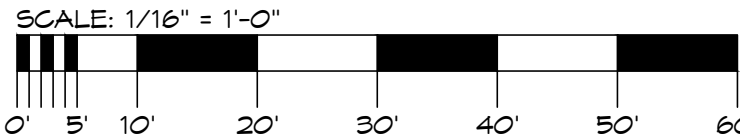
ARCHITECTURAL
SITE PLAN

© 2024 NEW AVENUE, LLC
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

SP1.1



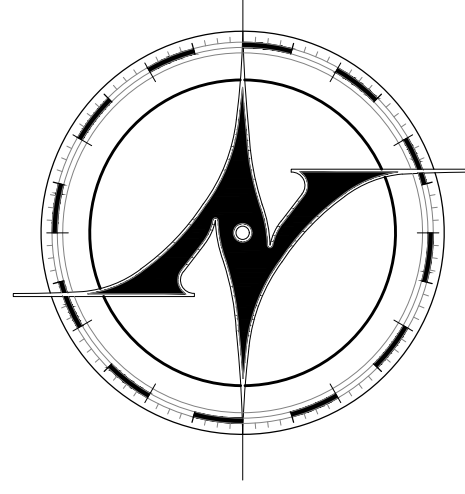
SITE PLAN
SCALE: 1/16" = 1'-0"



XXXX	EXTERIOR MATERIAL SCHEDULE
TBRK	THIN BRICK- MATCH BRICK COLOR AND FINISH WITH ADJACENT BUILDING ON SITE
STN1	CULTURED STONE- MATCH COLOR, CUT AND FINISH OF ADJACENT BUILDING ON SITE
STN2	CULTURED STONE- MATCH COLOR, CUT AND FINISH OF ADJACENT BUILDING ON SITE
SILL	CULTURED STONE SILL- MATCH COLOR AND STYLE OF ADJACENT BUILDING ON SITE
CPNG	PRE-FINISHED METAL COPING, PAC-TITE COPING "AGED BRONZE"
SHGL	40- YEAR ASPHALT SHINGLES, MATCH STYLE AND COLOR OF ADJACENT BUILDING ON SITE. OVER 15# ROOFING FELT OVER ROOF SHEATHING WITH "H" CLIPS.
STUC	STUCCO- FINISH TO MATCH THE STUCCO FINISH AND COLOR OF ADJACENT EXISTING BUILDING ON SITE.
MTL	METAL WRAPPED AWNING, COLOR TO MATCH PAC-TITE COPING "AGED BRONZE"

#	EXTERIOR ELEVATION CODED NOTES
1.	SCONCE LIGHT FIXTURE - S.C. TO COORDINATE EXACT LOCATION WITH OWNER
2.	RIDGE VENT
3.	6" MIN. METAL BOX GUTTER AND DOWNSPOUT. MATCH GUTTER DESIGN ON EXISTING BUILDING. TIE DOWNSPOUTS INTO UNDERGROUND STORM DRAIN LINE. (SEE CIVIL DRAWINGS)
4.	OUTLINE OF STRUCTURAL FRAMING
5.	STEP FLASHING - INSTALL IN SHINGLE STYLE FASHION TO SHED WATER AWAY FROM BUILDING
6.	THIN BRICK VENEER
7.	(2) HIGH SOLIDER COURSE BAND
8.	DRIVE UNDER BUILDING CANOPY. SEE SHEET A4 SERIES SECTIONS FOR ADDITIONAL INFORMATION
9.	OPTIONAL SKYLIGHT BETWEEN ROOF TRUSSES
10.	MANUFACTURED STONE VENEER
11.	4" BUILDING ADDRESS (COORDINATE LOCATION WITH FIRE OFFICIAL)
12.	KNOX BOX (COORDINATE LOCATION WITH FIRE MARSHALL)
13.	SCREEN WALL SECURED TO RETAINING WALL BELOW (SEE STRUCTURAL SHEETS)
14.	GUARDRAIL SET IN RETAINING WALL (SEE STRUCTURAL SHEETS)

	EXTERIOR ELEVATION GENERAL NOTES
A.	FLOOR HEIGHTS (FINISH FLOOR) ARE TO THE TOP OF SUBFLOOR
B.	REFER TO BUILDING SECTION AND WALL SECTION SHEETS FOR ADDITIONAL DETAILS AND INFORMATION
C.	REFER TO A1 SHEETS FOR ADDITIONAL DOOR, STOREFRONT AND WINDOW DETAILS AND INFORMATION
D.	WALL MOUNTED FIRE DEPARTMENT CONNECTION SHOWN IS A PROPOSED LOCATION ONLY. FINAL LOCATION AND SIGNAGE IS TO BE COORDINATED WITH CITY FIRE MARSHALL
E.	ALL EXTERIOR PENETRATIONS TO BE PRE-FINISHED TO MATCH ADJACENT SURFACE



NEW AVENUE
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

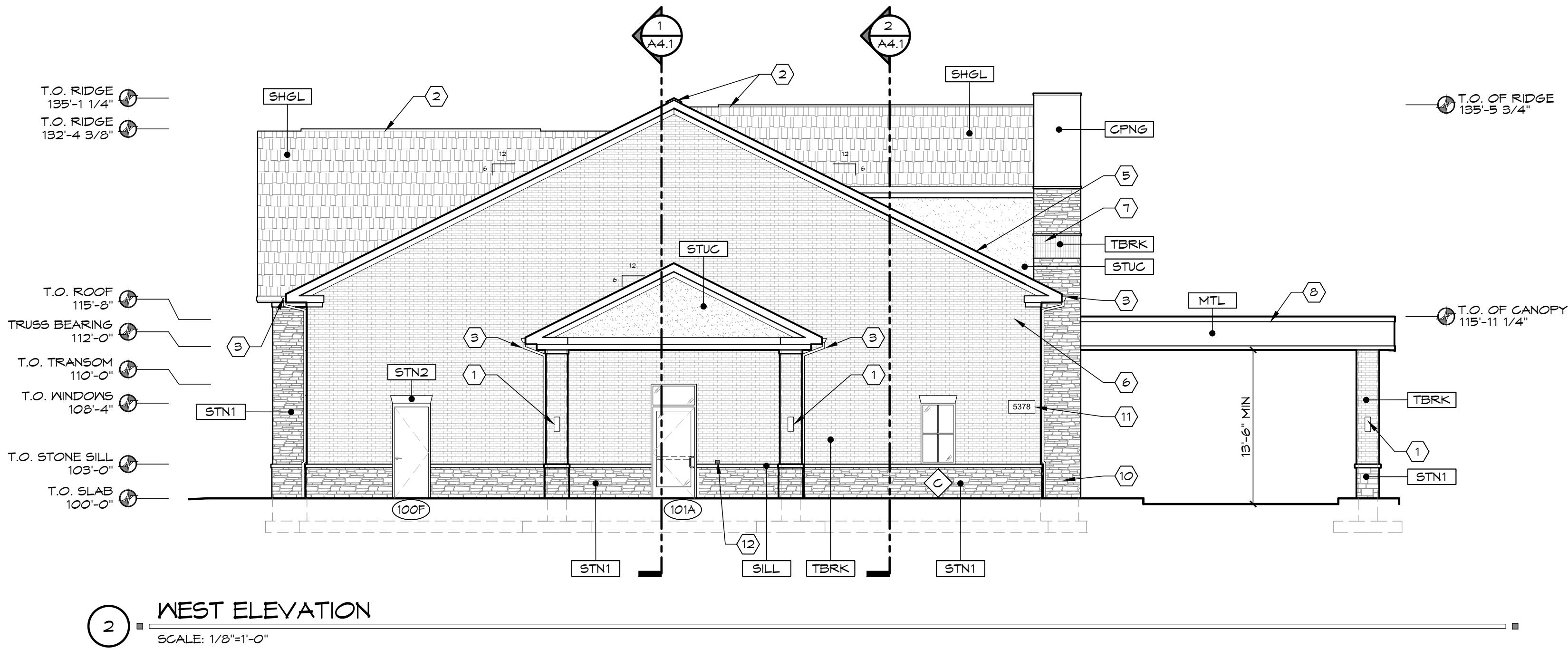
614 . 884 . 8888

NON-USE VARIANCE

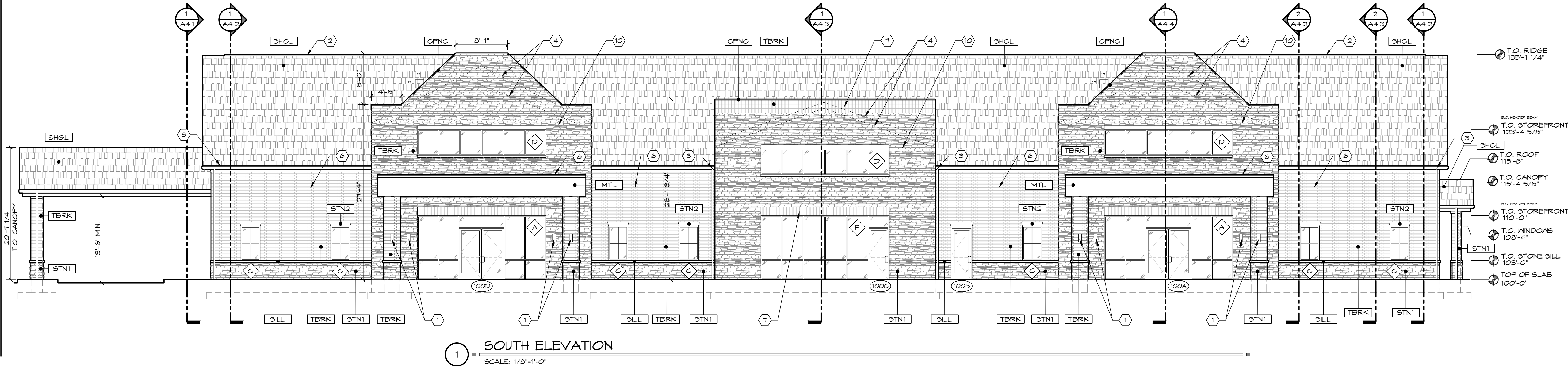
07/29/2026

Ohio Sinus Institute
New Medical Building
5378 Avery Road
Dublin, Ohio 43016

Contractor:
To Be Determined



2 WEST ELEVATION
SCALE: 1/8"=1'-0"



1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"

Project No: 24-0086

EXTERIOR
ELEVATIONS

© 2024 NEW AVENUE, LLC
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF NEW AVENUE, LLC AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF NEW AVENUE, LLC

A1.1

