

# OLD DUBLIN

## MIXED USE

76-82 S. HIGH ST.

DUBLIN, OHIO, 43017

DAVID B. MELICA ARCHITECTS, LLC  
 144 EAST STATE STREET  
 COLUMBUS, OHIO 43215  
 614.224.0884 (TEL)  
 614.224.0880 (FAX)

OLD DUBLIN  
 MIXED USE

DUBLIN, OHIO, 43017

PROJECT No. 16613  
 ISSUE: 10.28.2014  
 REVISIONS

COVER SHEET

G0.01

DRAWING INDEX				CONTACTS		GOVERNING CODES	
SHEET #	SHEET NAME			<b>OWNER</b>		BUILDING CODES:	
	ARCHITECTURAL SHEETS			PETER L. CORATOLA SR. 37 W. BRIDGE STREET, SUITE 105 DUBLIN, OH 43017 PHONE: 614.402.3902 PCORATOLA@AOL.COM		FIRE CODES:	
G0.01	COVER SHEET			<b>ARCHITECTURAL</b> DAVID B. MELICA ARCHITECTS, LLC 144 EAST STATE STREET COLUMBUS, OH 43215 614.224.0884 (TEL) 614.224.0880 (FAX)		INTERNATIONAL BUILDING CODES:	
A0.01	SITE AERIAL						
A0.02	SITE AERIAL						
A0.03	ARCHITECTURAL SITE PLAN						
A1.01	LOWER LEVEL PLAN						
A1.02	FIRST FLOOR PLAN						
A1.03	SECOND FLOOR PLAN						
A1.05	ROOF PLAN						
A2.01	EXTERIOR ELEVATIONS						
A2.02	EXTERIOR ELEVATIONS						
	MATERIALS			<b>SITE LOCATION MAP</b>			
C3.1	SITE DIMENSION PLAN						
REFERENCE SYMBOLS							
DOOR TAG	CODED NOTE	ROOM DESIGNATION	FINISH SPOT ELEVATION	DETAIL NO.	DRAWING NUMBER	INTERIOR ELEVATION DESIGNATION	
							<p>PROJECT No. 16613                  ISSUE: 10.28.2014                  REVISIONS</p> <p>COVER SHEET</p> <p>G0.01</p>
COLUMN GRID SYMBOL	JOB NORTH	WALL TYPE DESIGNATION	REVISION ADDENDUM	ELEVATION MARK	SECTION (BLDG, WALL, OR DETAIL) MARK	DETAIL MARK	
CEILING TYPE DESIGNATION	ADDENDUM ASI	CHANGE DESIGNATION	KEYED DRAWING NOTES	ELEVATION SYMBOL	ELEVATION SYMBOL	DETAIL MARK	
			DETAIL NO.	DRAWING NUMBER	ELEVATION SYMBOL	DETAIL MARK	
			NAME OF DETAIL	SHEET NUMBER IN THIS SET	ELEVATION SYMBOL	DETAIL MARK	
				SHEET NUMBER IN THIS SET	ELEVATION SYMBOL	DETAIL MARK	
			SCALE	SHEET NUMBER IN THIS SET	ELEVATION SYMBOL	DETAIL MARK	
				SHEET NUMBER IN THIS SET	ELEVATION SYMBOL	DETAIL MARK	
			DRAWING SCALE	SHEET NUMBER IN THIS SET	ELEVATION SYMBOL	DETAIL MARK	
				SHEET NUMBER IN THIS SET	ELEVATION SYMBOL	DETAIL MARK	
				SHEET NUMBER IN THIS SET	ELEVATION SYMBOL	DETAIL MARK	



1 SITE AERIAL  
SCALE: 1" = 40'-0"



PROJECT No.	16013
ISSUE	02/2014
REVISIONS	

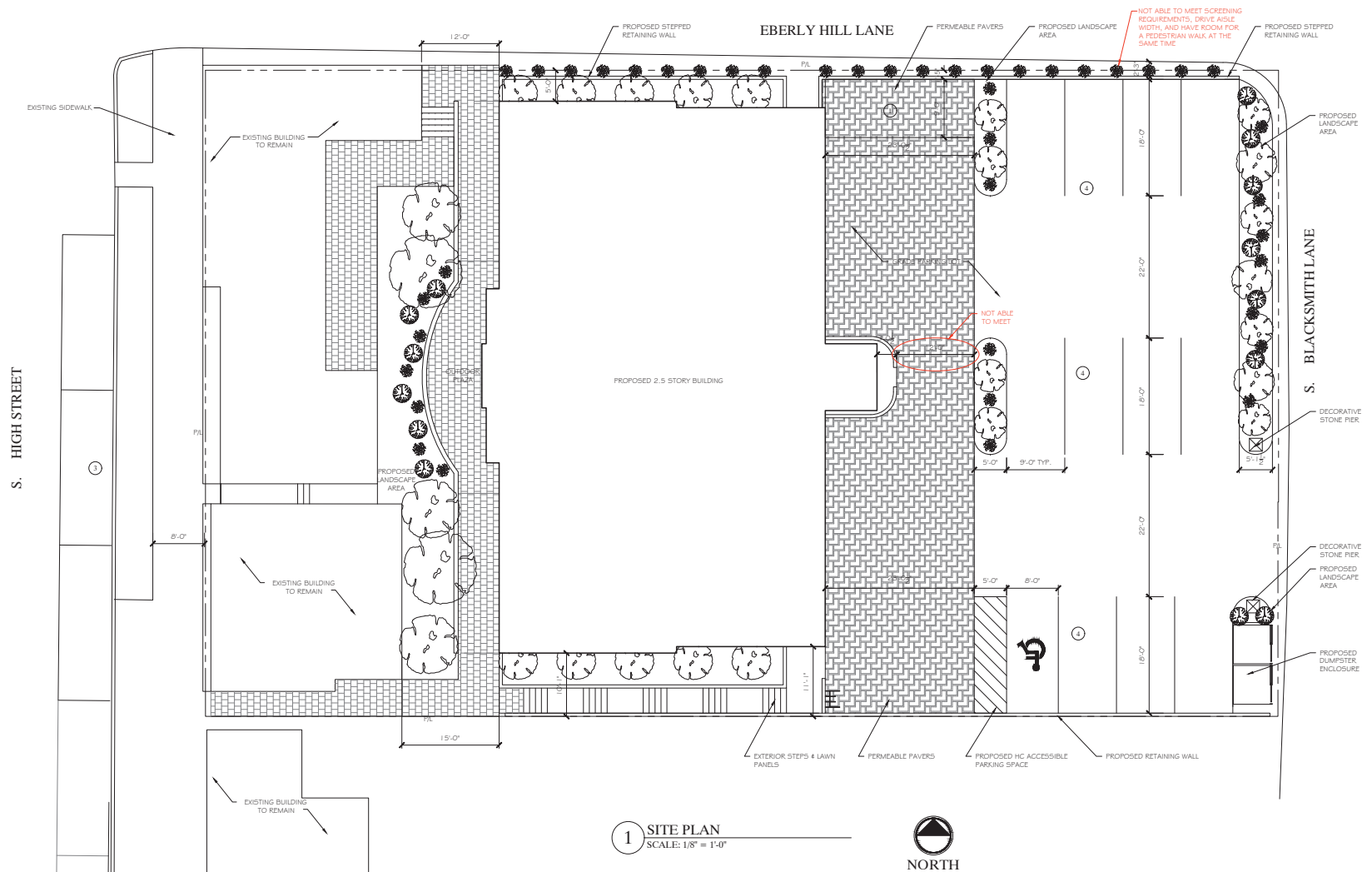


1 SITE AERIAL  
SCALE: 3/32" = 1'-0"



PROJECT NO.	DATE
14013	9.8.2014
REVISIONS	

BUILDING AREAS				VEHICLE PARKING DATA		BICYCLE PARKING DATA		
<b>PROPOSED BUILDING</b>				<b>VEHICLE SPACES REQUIRED:</b>		<b>PROVIDED:</b>		
FLOOR:	USE GROUP:	SQ. FT.:				STANDARD SPACES:		
HALF FLOOR	PARKING GARAGE	3,279 SF				ON GRADE PARKING:	12 SPACES	
GROUND FLOOR	OFFICE	3,902 SF		2.5 SPACES PER 1,000 SF * 3,902 SF =	9.8 SPACES	GARAGE PARKING:	6 SPACES	
2ND FLOOR	RESIDENTIAL	3,902 SF		2 SPACES PER UNIT * 2 UNITS =	4 SPACES	ON-STREET PARKING:	3 SPACES	
TOTAL:			11,083 SF			HANDICAPPED SPACES:	1 SPACE	
						ON GRADE PARKING:	1 SPACE	
						TOTAL PROVIDED:	22 SPACES	
<b>EXISTING BUILDINGS</b>				<b>VEHICLE SPACES REQUIRED:</b>		<b>BICYCLE REQUIREMENTS:</b>		
LOCATION:	USE GROUP:	SQ. FT.:				RESIDENTIAL = 1.5 SPACES PER 2 UNITS		
NORTH BUILDING	OFFICE	1,461 SF		2.5 SPACES PER 1,000 SF * 1,461 SF =	3.7 SPACES	RESIDENTIAL	2 UNITS * 1/2 = 1 REQUIRED	
SOUTH BUILDING	OFFICE	838 SF		2.5 SPACES PER 1,000 SF * 838 SF =	2.1 SPACES	COMMERCIAL	1.6 * 1/1.0 = 2 REQUIRED	
TOTAL:			3,312 SF			TOTAL REQUIRED:	3 SPACES	
							TOTAL PROVIDED:	3 SPACES
GRAND TOTAL:			13,502 SF	GRAND TOTAL:		20 SPACES		



1 SITE PLAN  
SCALE: 1/8" = 1'-0"



**DAVID MELLECA ARCHITECTS LLC**  
REGISTERED ARCHITECTS IN OHIO AND MISSOURI  
 10000 W. STATE ST. SUITE 1000, CLEVELAND, OHIO 44120  
 TEL: 216.441.1100 FAX: 216.441.1101 WWW.DMARCHITECTS.COM

---

**OLD DUBLIN MIXED USE**  
 DUBLIN, OHIO, 43017

---

PROJECT No: 16603  
 ISSUE: 10.20.2017

REVISIONS

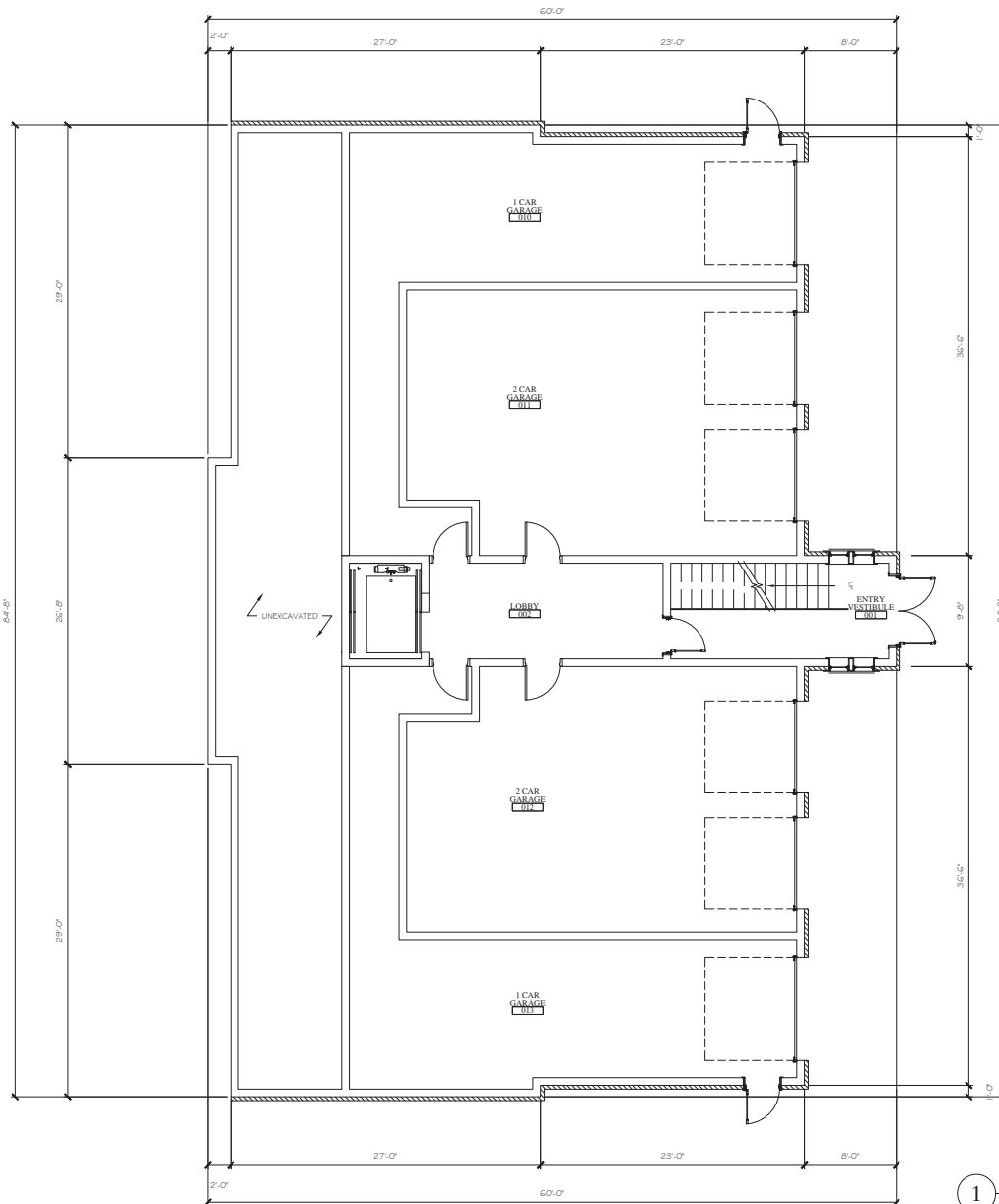
---

ARCHITECTURAL SITE PLAN

---

A0.03

ZONING REVIEW



1 LOWER LEVEL PLAN  
SCALE: 3/16" = 1'-0"



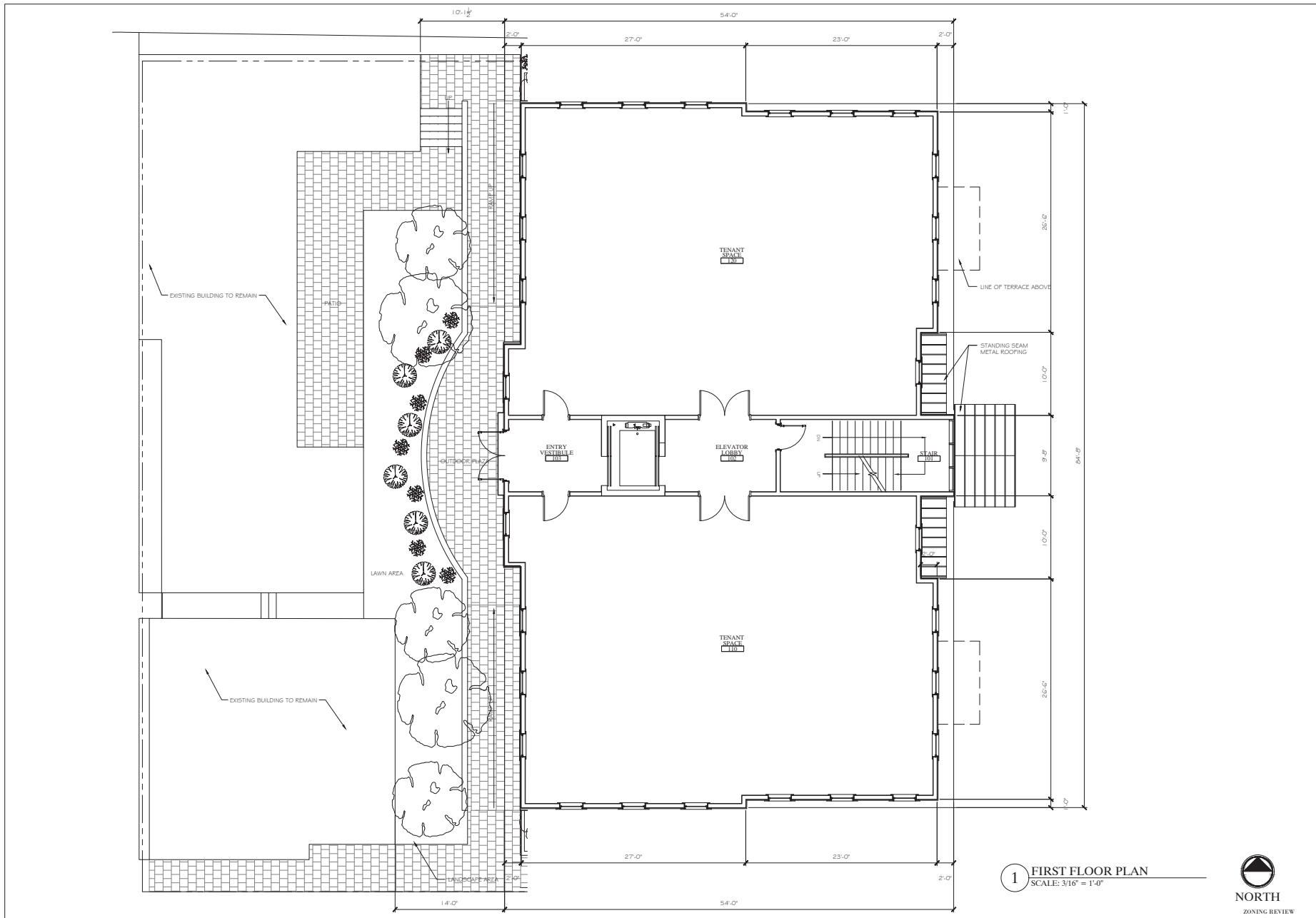
DAVID R  
**M E L L E C A**  
ARCHITECTS LLC  
10000 W. STATE ST. SUITE 100  
COLUMBUS, OHIO 43240  
614.291.1100

OLD DUBLIN  
MIXED USE  
DUBLIN, OHIO, 43017

PROJECT No.	1003
DATE	08.26.2014
REVISIONS	

LOWER LEVEL PLAN

A1.01



1 FIRST FLOOR PLAN  
SCALE: 3/16" = 1'-0"



DAVID R  
**M E L L E C A**  
ARCHITECTS LLC  
10000 WOODLAND DRIVE, SUITE 100, DUBLIN, OHIO 43017  
614.891.1111

---

**OLD DUBLIN**  
MIXED USE  
DUBLIN, OHIO, 43017

---

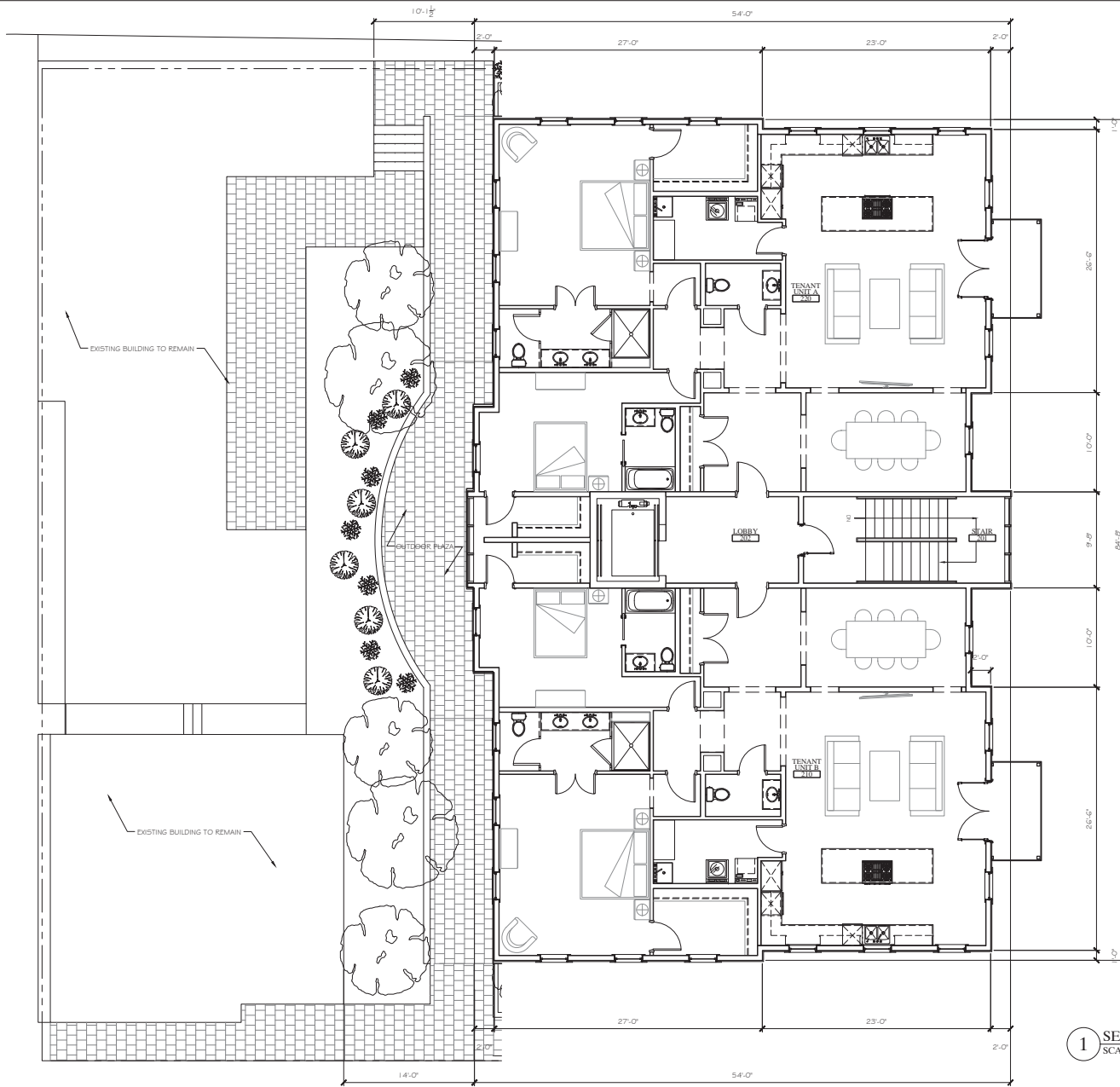
PROJECT No.	DATE
10001	08.28.2014
REVISIONS	

---

**FIRST FLOOR PLAN**

---

A1.02



1 SECOND FLOOR PLAN  
SCALE: 3/16" = 1'-0"



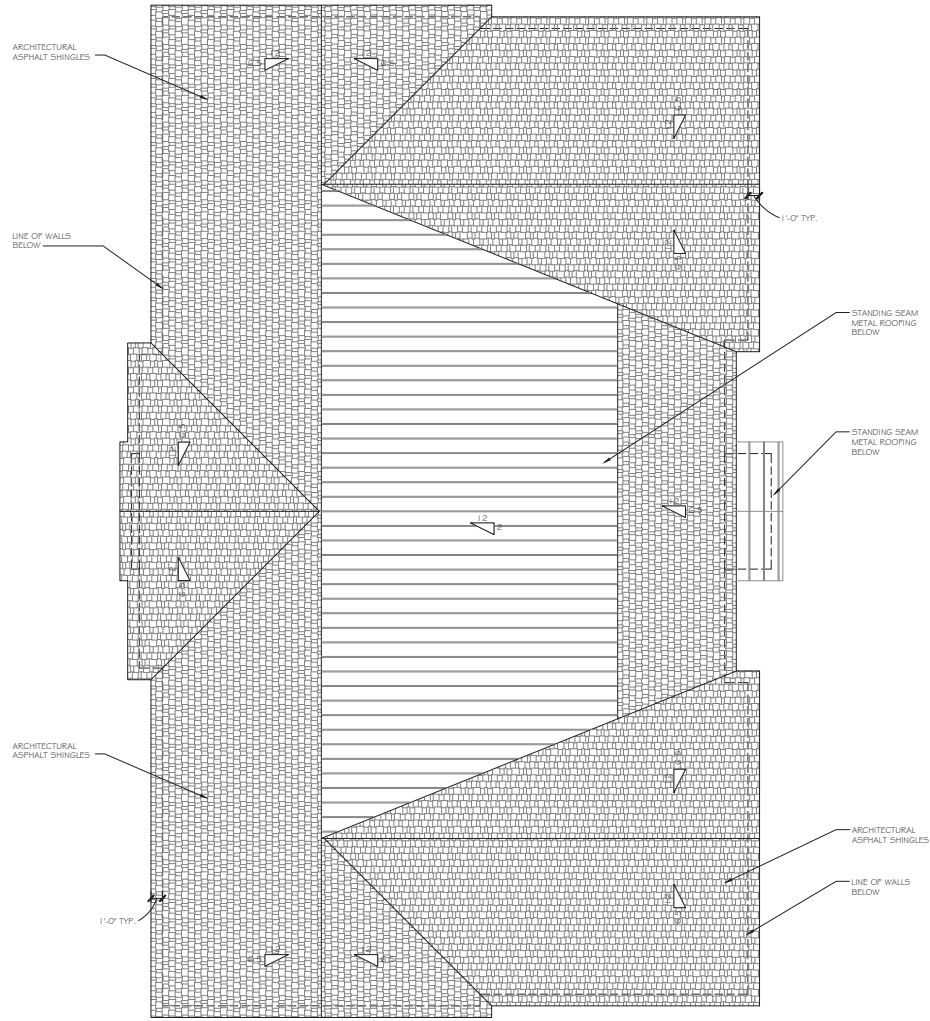
DAVID B  
**M E L E C A**  
ARCHITECTS LLC  
10000 WOODLAND DRIVE, SUITE 100  
DUBLIN, OHIO 43017  
WWW.MELACA.COM

OLD DUBLIN  
MIXED USE  
DUBLIN, OHIO, 43017

PROJECT No.	DATE
10003	08.28.2014
REVISIONS	

SECOND FLOOR  
PLAN

A1.03



1 ROOF PLAN  
SCALE: 3/16" = 1'-0"



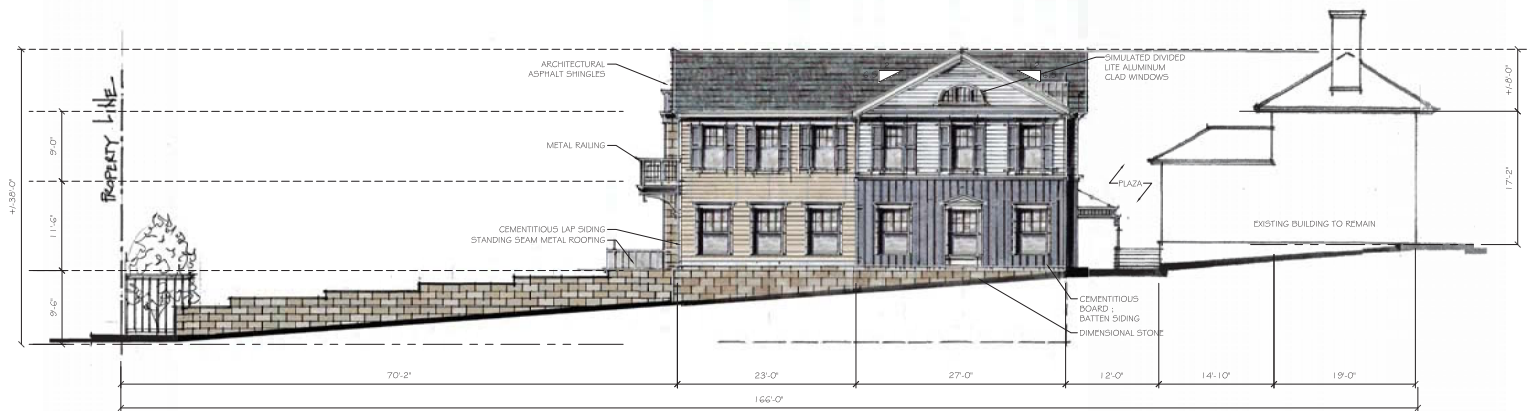
PROJECT No.	10003
DATE	10.20.2016
REVISIONS	



TRANSPARENCY DATA			
FLOOR	FACADE	REQUIRED	PROVIDED
2ND FLOOR	NORTH	20% MIN.	21%
	SOUTH	15% MIN.	21%
	EAST	15% MIN.	36%
	WEST	20% MIN.	26%
GROUND FLOOR	NORTH	40% MIN. STOREFRONT	32%
	SOUTH	15% MIN.	17%
	EAST	15% MIN.	23%
	WEST	40% MIN. STOREFRONT	42%
GARAGE LEVEL	EAST	15% MIN.	10%

DID NOT MEET

\*STREET FACING GROUND FLOOR MEASURED BETWEEN 2' 4" & PER BSC DEVELOPMENT CODE.



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



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

DAVID R  
**MELERCA**  
ARCHITECTS, LLC  
1000 W. 10TH AVE., SUITE 100, DENVER, CO 80202  
303.733.1111  
© COPYRIGHT 2014

**OLD DUBLIN**  
MIXED USE  
DUBLIN, OHIO, 43017

PROJECT No.	10013
ESTD.	10.20.2014
REVISIONS	

BUILDING ELEVATIONS

A2.01

**TRANSPARENCY DATA**

FLOOR	FACADE	REQUIRED	PROVIDED
2ND FLOOR	NORTH	20% MIN.	21%
	SOUTH	15% MIN.	21%
	EAST	15% MIN.	36%
	WEST	20% MIN.	26%
GROUND FLOOR	NORTH	40% MIN. STOREFRONT	32%
	SOUTH	15% MIN.	17%
	EAST	15% MIN.	23%
	WEST	40% MIN. STOREFRONT	42%
GARAGE LEVEL	EAST	15% MIN.	10%

\*STREET FACING GROUND FLOOR MEASURED BETWEEN 2' 4" & 8' PER BSC DEVELOPMENT CODE.

DID NOT MEET



**4 NORTH HIGH STREET STREET VIEW (EAST)**  
SCALE: 1/8" = 1'-0"



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



**2 EAST STREET ELEVATION**  
SCALE: 1/8" = 1'-0"



**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"

DAVID R  
**MELICA**  
ARCHITECTS LLC  
10000 WOODLAND DRIVE, SUITE 100  
DUBLIN, OHIO 43017  
PH: 614.233.1100  
WWW.MELICAA.COM

**OLD DUBLIN**  
MIXED USE  
DUBLIN, OHIO, 43017

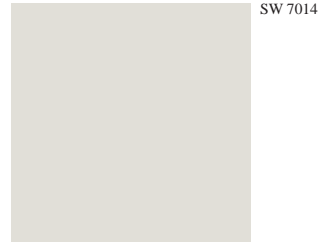
PROJECT No: 16613  
DATE: 10.20.2016

REVISIONS

BUILDING ELEVATIONS

A2.02

**PAINT COLORS**



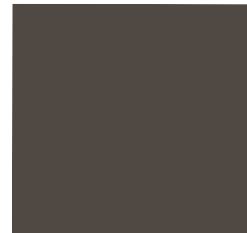
SW 7014

WOOD SIDING & TRIM



SW 7017

WOOD SIDING



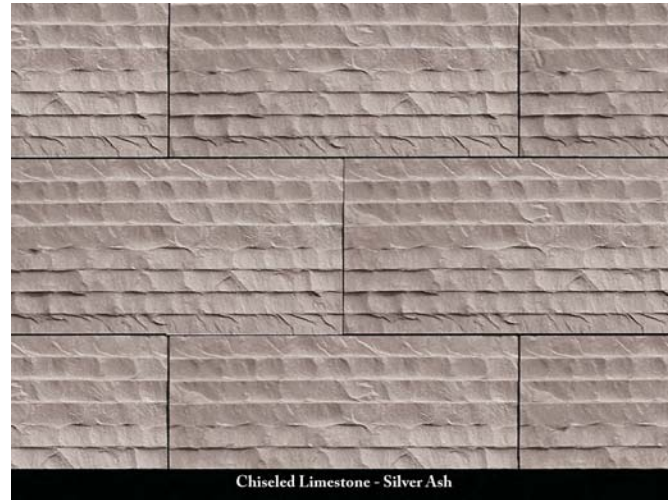
SW 7020

-SHUTTERS  
-BOARD & BATTEN  
-GARAGE DOORS



ASPHALT SHINGLES

INDEPENDENCE



STONE

Chiseled Limestone - Silver Ash



STANDING SEAM

GALVALUME METAL ROOF



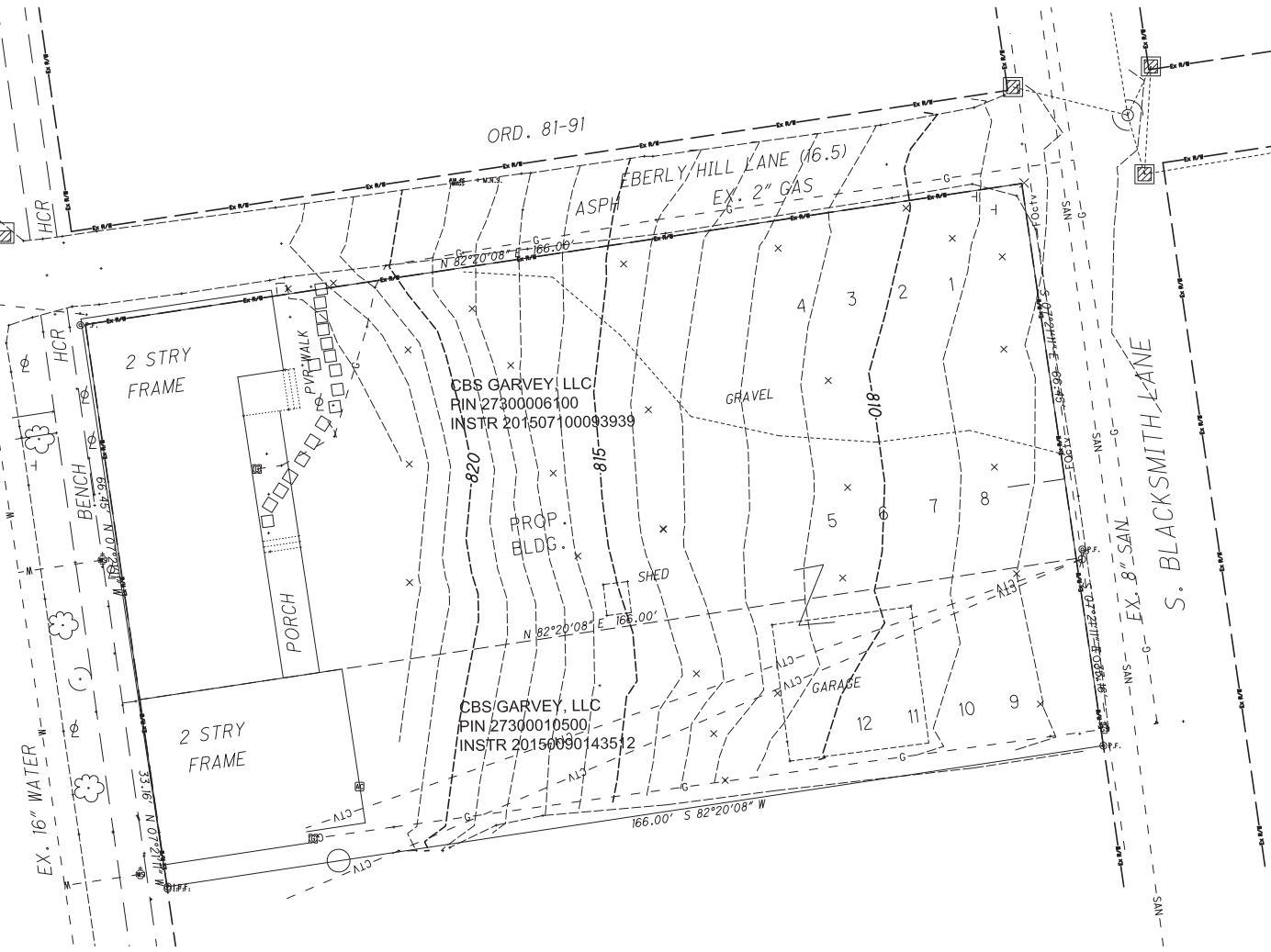
**OLD DUBLIN**  
MIXED USE  
DUBLIN, OHIO, 43017

PROJECT NO.	1603
DATE	9/28/2014
REVISIONS	

MATERIAL SHEET



HIGH STREET (66')



CBS GARVEY, LLC  
PIN 27300006100  
INSTR 201507100093939

CBS GARVEY, LLC  
PIN 27300010500  
INSTR 20150690143512

ORD. 81-91

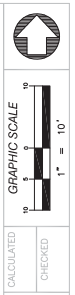
EBERLY HILL LANE (16.5)  
ASPH

S. BLACKSMITH LANE

PRELIMINARY - NOT FOR CONSTRUCTION - 9/24/2016



These drawings are instruments of professional service by Diamond V, LLC for the designated project. Diamond V, LLC assumes no liability for unauthorized use of these drawings, specifications & documents.



SITE DIMENSION PLAN

CBS GARVEY, LLC  
76-78 S. HIGH STREET

C3.1