

COHATCH DUBLIN
PRELIMINARY DEVELOPMENT PLAN SUBMITTAL
10.15.2019
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SITE PLAN



SCALE: 1/32" = 1'-0"





EXISTING 2-STORY TO BE DEMOLISHED



BUILDING TO THE NORTH



HOUSES TO THE EAST



BUILDING TO THE SOUTH

SURROUNDING BUILDINGS





VIEW FROM HIGH ST AND NORTH ST



VIEW FROM NORTH ST EAST



VIEW OF COURTYARD ON NORTH ST

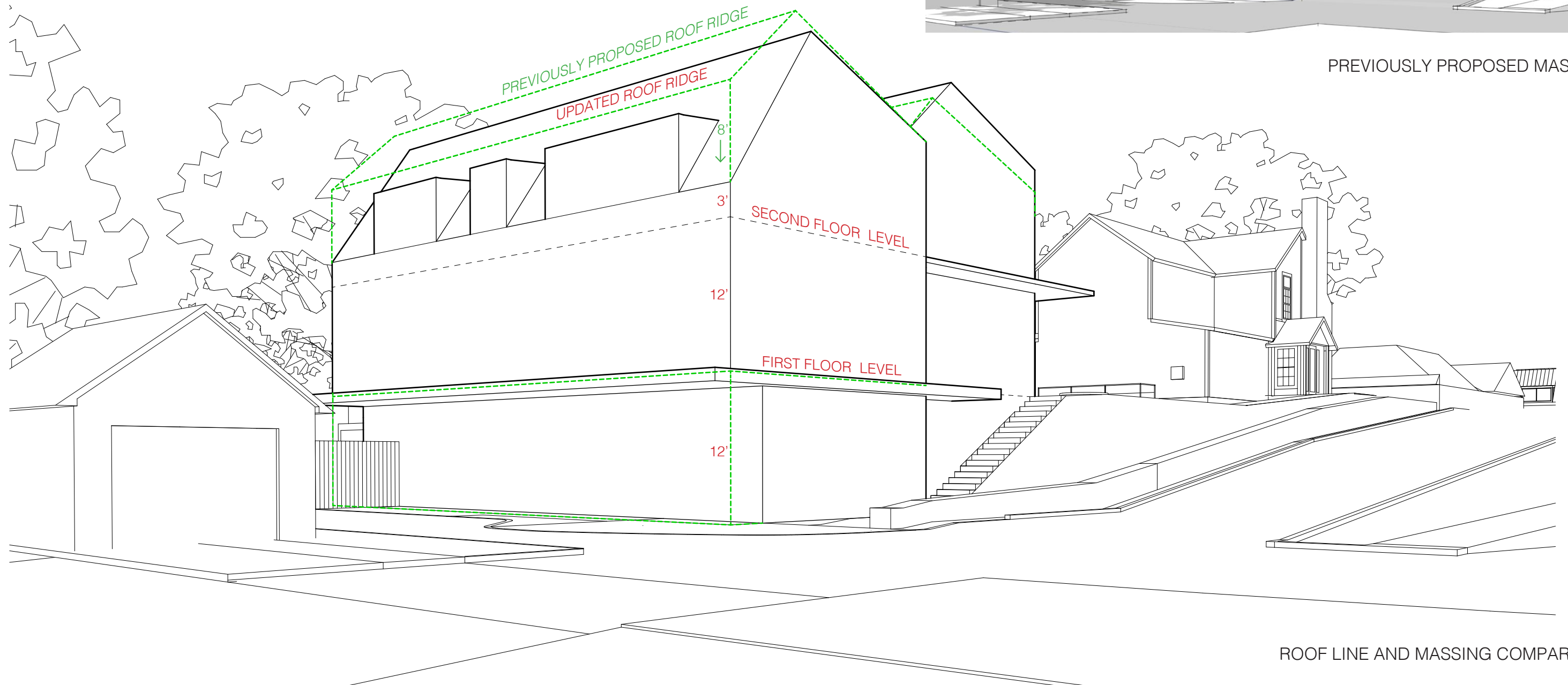


VIEW FROM NORTH ST & BLACKSMITH LANE

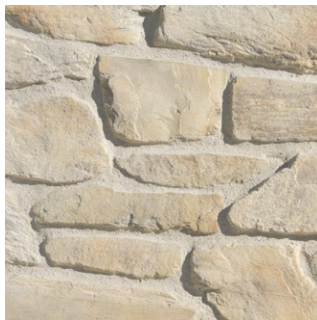
In response to the Architectural Review Board's comment, the east facade facing Blacksmith Lane is substantially lowered with the dormers to conform to the 2-1/2 story guideline. The height and location of the dormers are the results of careful study of how the occupants will use and be able to view out of the windows



PREVIOUSLY PROPOSED MASSING



ROOF LINE AND MASSING COMPARISON



1.
Cast Stone
Creative Mines,
Farmhouse Ledge



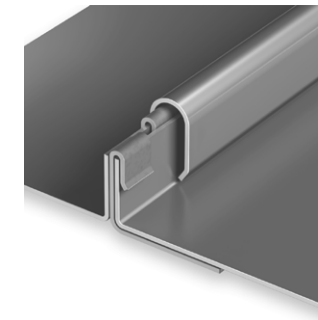
2.
Fiber Cement Panel,
Painted
James Hardie



3.
Exterior Paint on
Cement Panel



4.
Charcoal Finish on
Metal



5.
Standing Seam
Metal Roof



6.
Brushed Concrete
Paving



7.
Painted Wood
Fence

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO BASIC DEVELOPMENT PLAN FOR COHATCH DUBLIN 2019



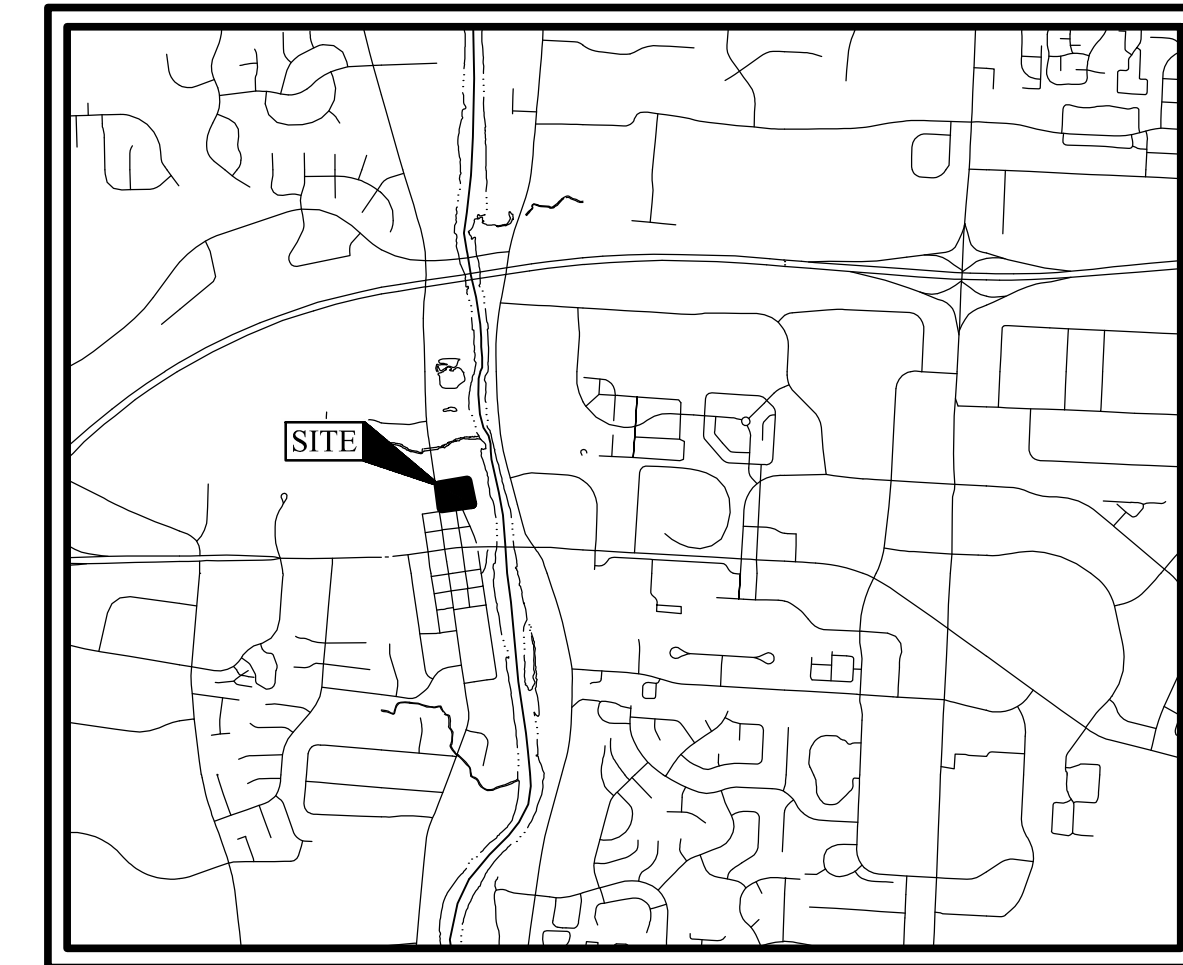
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COHATCH DUBLIN

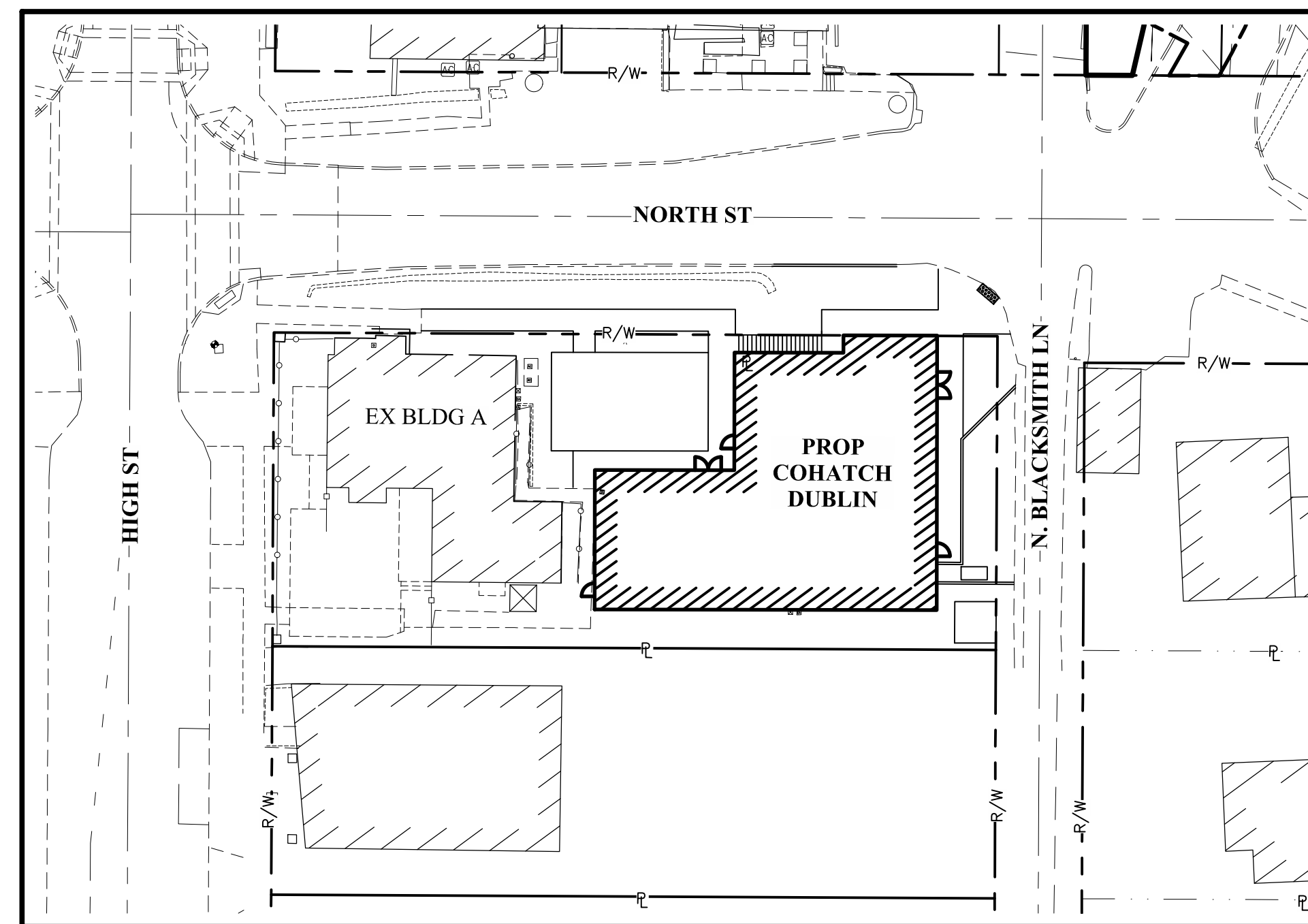
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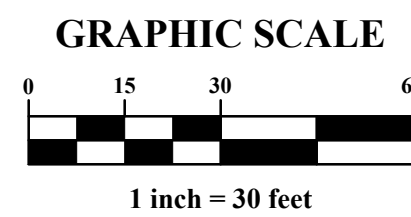
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REGIONAL CONTEXT MAP
Not to Scale



VICINITY MAP
Scale: 1" = 30'



SHEET INDEX

Title Sheet	1
Overall Site and Parking Plan	2
Existing Condition	3
Staking Plan	4
Open Area Plan	5

BUILDING SUMMARY TABLE	
Building	Office
Building Type	Historic Mixed Use
Cohatch	10,174 SF
Building A Area	4,560 SF
Building Coverage	49.1%

SITE DATA

Zoned: Bridge St. District; Historic Core
Total Site Area: 0.27 Ac

Parking: Zoning Ordinance requires 2.5 parking spaces per 1,000 sf. Property to utilize existing public parking garage on North Street

STORMWATER NOTE

Per Dublin Stormwater Management Design Manual Table 2-1, stormwater quantity and quality is not applicable due to the site being located in the Historic District and less than 1 acre.

SETBACKS / BUILD ZONES

Required Build Zone:	
Front	0-20 ft.
Corner	0-10 ft.
Setbacks	
Side	0 ft.
Rear	0 ft.

Lot Size (Acre)	Existing Impervious Area (Acre)	Proposed Impervious Area (Acres)	Proposed Semi Impervious (Acre)	Existing Percent Impervious	Proposed Percent Impervious	Proposed Percent Semi Impervious
0.27	0.19	0.21	0.02	70.4%	77.8%	7.4%

CONSTRUCTION DOCUMENTS OCTOBER 15, 2019

TITLE SHEET

PROJECT # 20190869

DATE

DRAWN BY: TT REVIEWED BY: JP

SHEET #

1/5

COHATCH DUBLIN

DEVELOPER/OWNER

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Tim Lai

LANDSCAPE ARCHITECT

EM Garden Design and Landscape Architecture
Tel: (614) 361-4688
Ethan McGory

PROJECT DESCRIPTION

This project is a proposal for development on approximately 0.27 Acres for Cohatch located south of North Street, east of N. High Street, west of North Blacksmith Lane, and north of Wing Hill.



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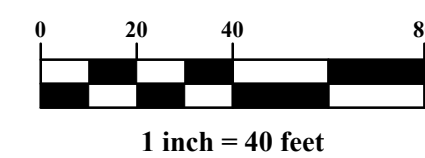
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GRAPHIC SCALE



Legend

Path to Parking

Site Development Plan

Adjacent Parcel Identification Numbers

- 273-013000
- 273-000029
- 273-000050
- 273-000054
- 273-000002
- 273-000027
- 273-000028
- 273-004081
- 273-012984
- 273-012983
- 273-012538
- 273-005565
- 273-005564
- 273-003513
- 273-000032
- 273-000071
- 273-000099
- 273-000100
- 273-000042
- 273-000073
- 273-000098

Parking Requirements

Required = 2.5 spaces per 1,000 SF
CoHatch Dublin = 10,174 SF
Required Spaces = 26 spaces required
Existing Spaces in Parking Garages = 938
Available Spaces in Parking Garages = 408

Parking Summary

Parking Zoning Ordinance requires 2.5 parking space per 1,000 sf. The proposed CoHatch Dublin building is 10,174 sf, requiring 26 parking spaces. This site will utilize existing parking garages which have a surplus of parking spaces to meet the zoning ordinance. The Metropolitan Library has a total 548 existing parking of which 186 are reserved for the Library and 362 are for public use. Bridge Park West Building Z and Z2 has a total of 390 existing parking spaces of which 46 spaces are provided above the minimum parking requirement for Building Z and Z2.

The overall historic downtown Dublin area can be looked at as a "Mixed-Use" development. As such, these developments utilize shared parking for the surrounding garages. CoHatch will be utilizing the available public parking spaces during typical business hours. The patrons of CoHatch will also visit the surrounding restaurants, so their parking will already be captured and does not contribute to an additional parking demand. This can also be assumed for the other surrounding office spaces. The CoHatch office patrons will not be utilizing the parking during the evenings and weekends, so those spaces are available for those peak restaurant times.

CONSTRUCTION DOCUMENTS OCTOBER 15, 2019

10/15/19

OVERALL SITE AND PARKING PLAN

PROJECT # 20190869

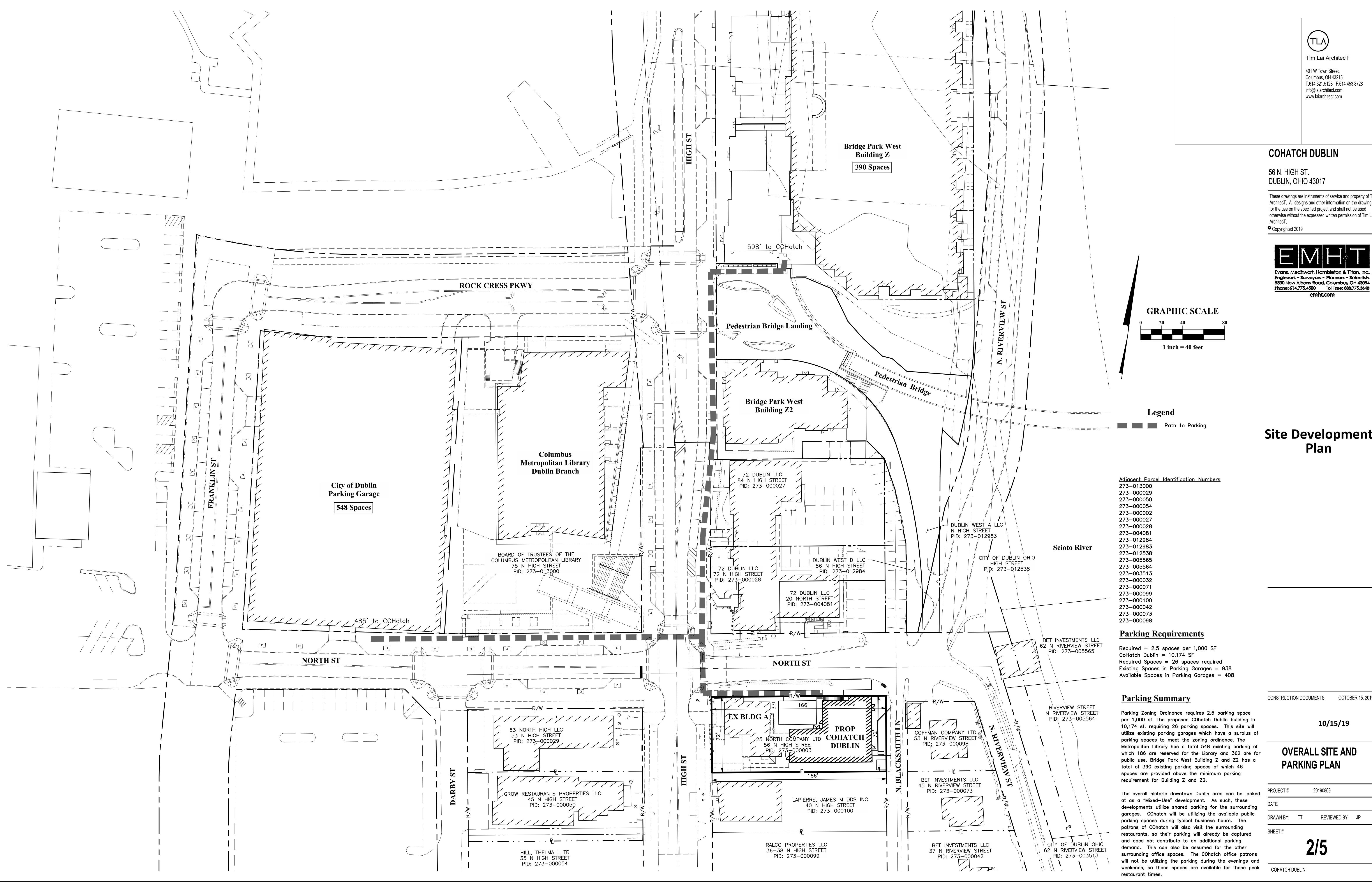
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SHEET #

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COHATCH DUBLIN



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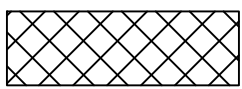
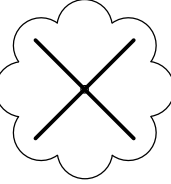
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Typical Legend

-  Ex. Asphalt Pavement (TBR)
-  Ex. Concrete (TBR)
- TBR To Be Removed
- TR To Remain
- TBRL To Be Relocated
-  Ex. Tree (TBR)

CONSTRUCTION DOCUMENTS OCTOBER 15, 2019

EXISTING CONDITION

PROJECT # 20190869

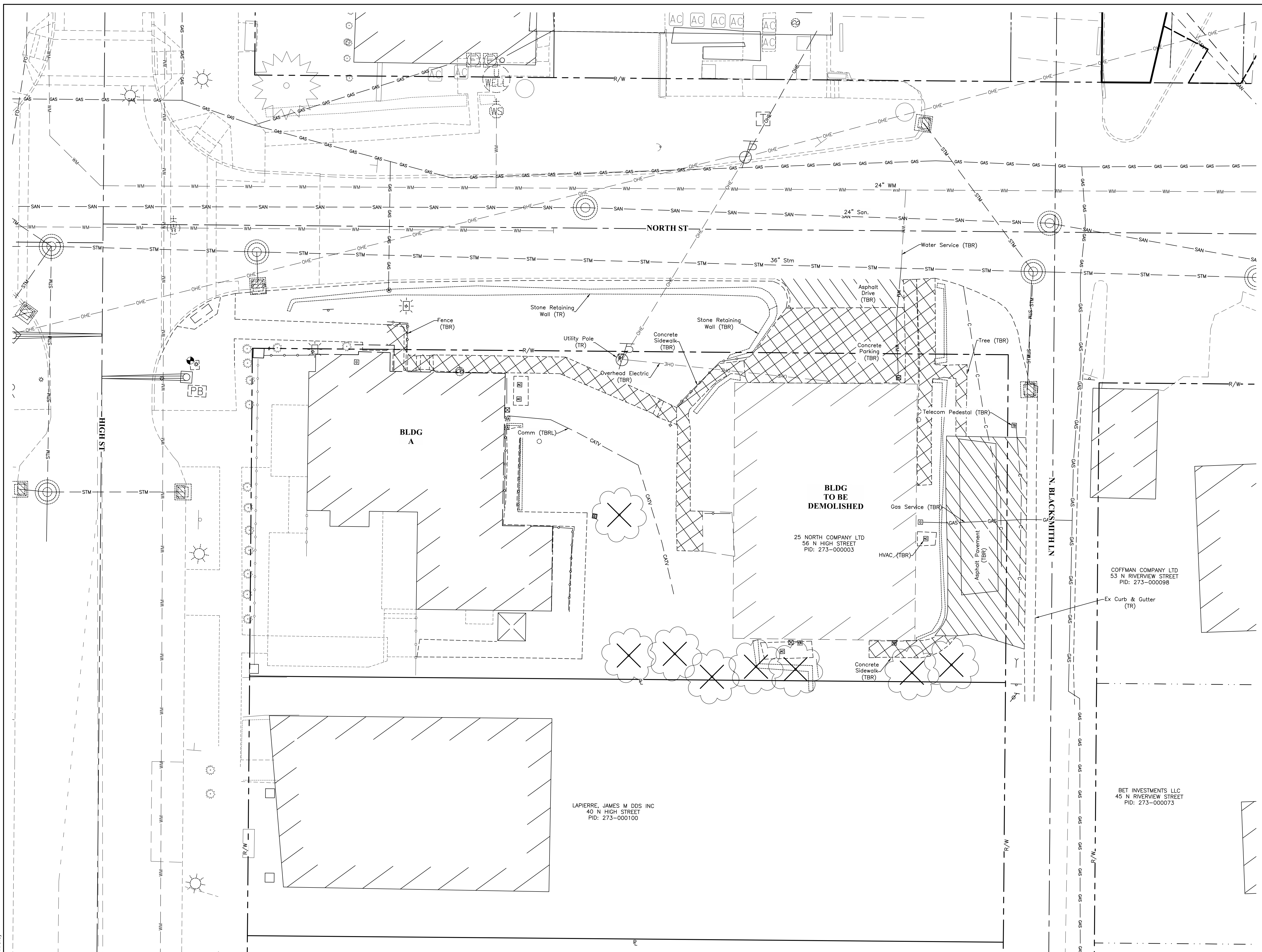
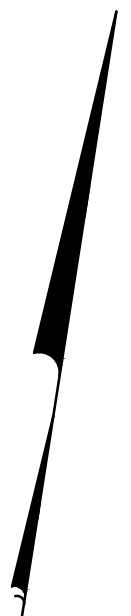
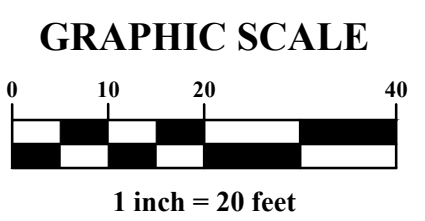
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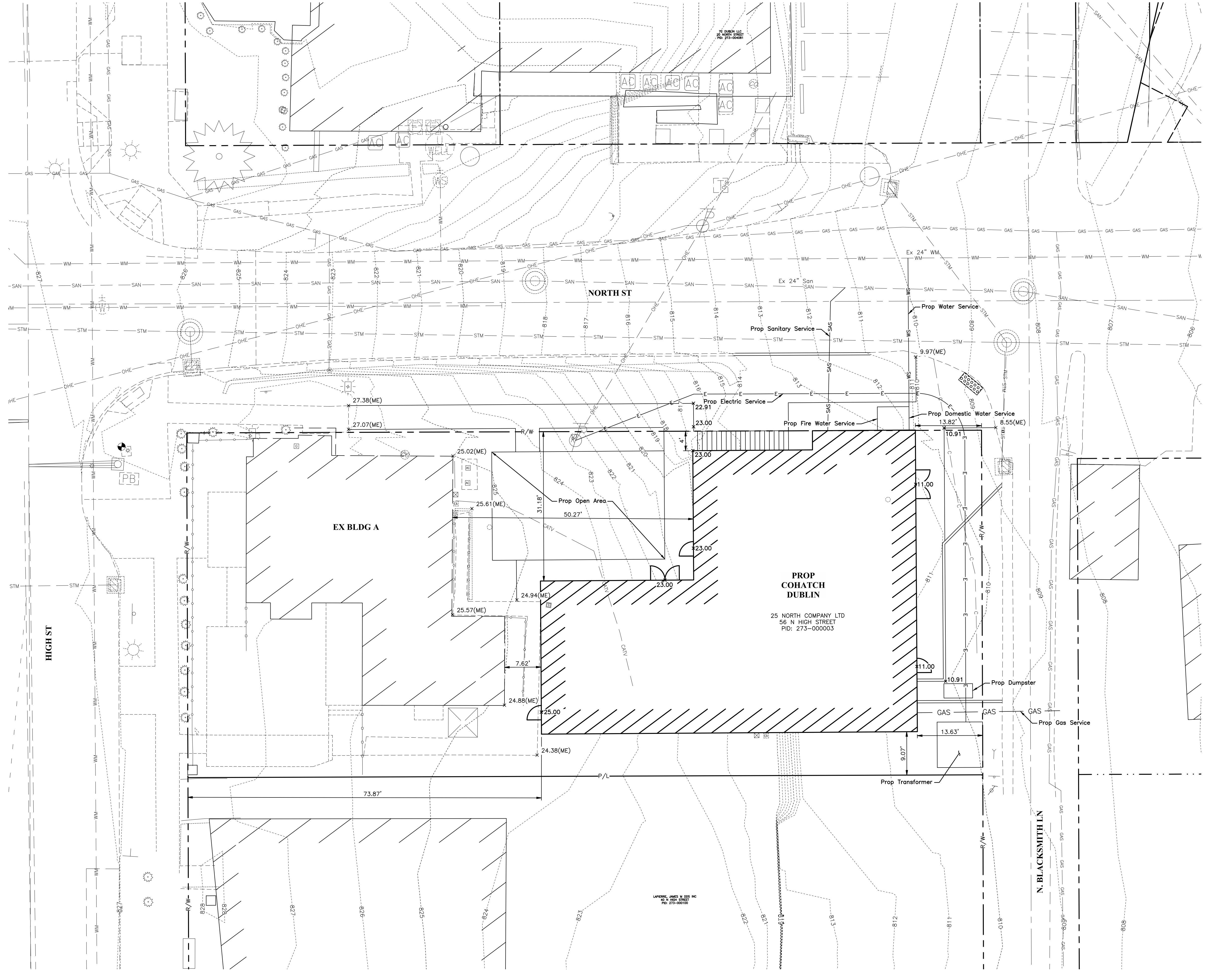
3/5

COHATCH DUBLIN



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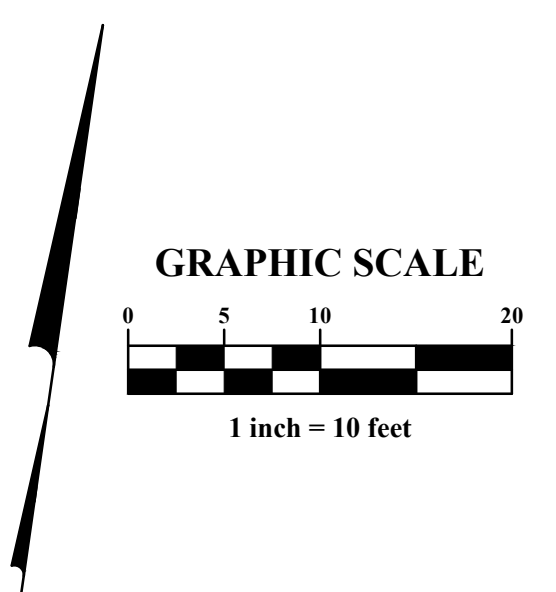
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LEGEND

--- STM ---	--- STM ---	Existing Storm Sewer
--- SAN ---	--- SAN ---	Existing Sanitary Sewer
--- WM ---	--- WM ---	Existing Watermain
--- GAS ---	--- GAS ---	Existing Gas Main
--- OHE ---	--- OHE ---	Existing Overhead Electric
--- E ---	--- E ---	Existing Underground Electric
--- C ---	--- C ---	Existing Communication
--- SAS ---	--- SAS ---	Proposed Sanitary Sewer Service
--- WS ---	--- WS ---	Proposed Water Service
--- DWS ---	--- DWS ---	Proposed Domestic Water Service
--- FWS ---	--- FWS ---	Proposed Fire Water Service
--- EDB ---	--- EDB ---	Proposed Electric Duct Bank
--- GAS ---	--- GAS ---	Proposed Gas
..... 811-810-.....		Existing Contours
× 12.00		Existing Spot Elevation
× 12.00		Proposed Spot Elevation
ME		Meet Existing

NOTES:
 All pavement elevations are finished pavement elevations unless otherwise noted.
 Add 900 to spot elevations to obtain final grade elevations.



CONSTRUCTION DOCUMENTS OCTOBER 15, 2019

STAKING PLAN

PROJECT # 20190869
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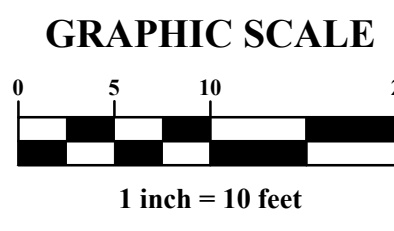
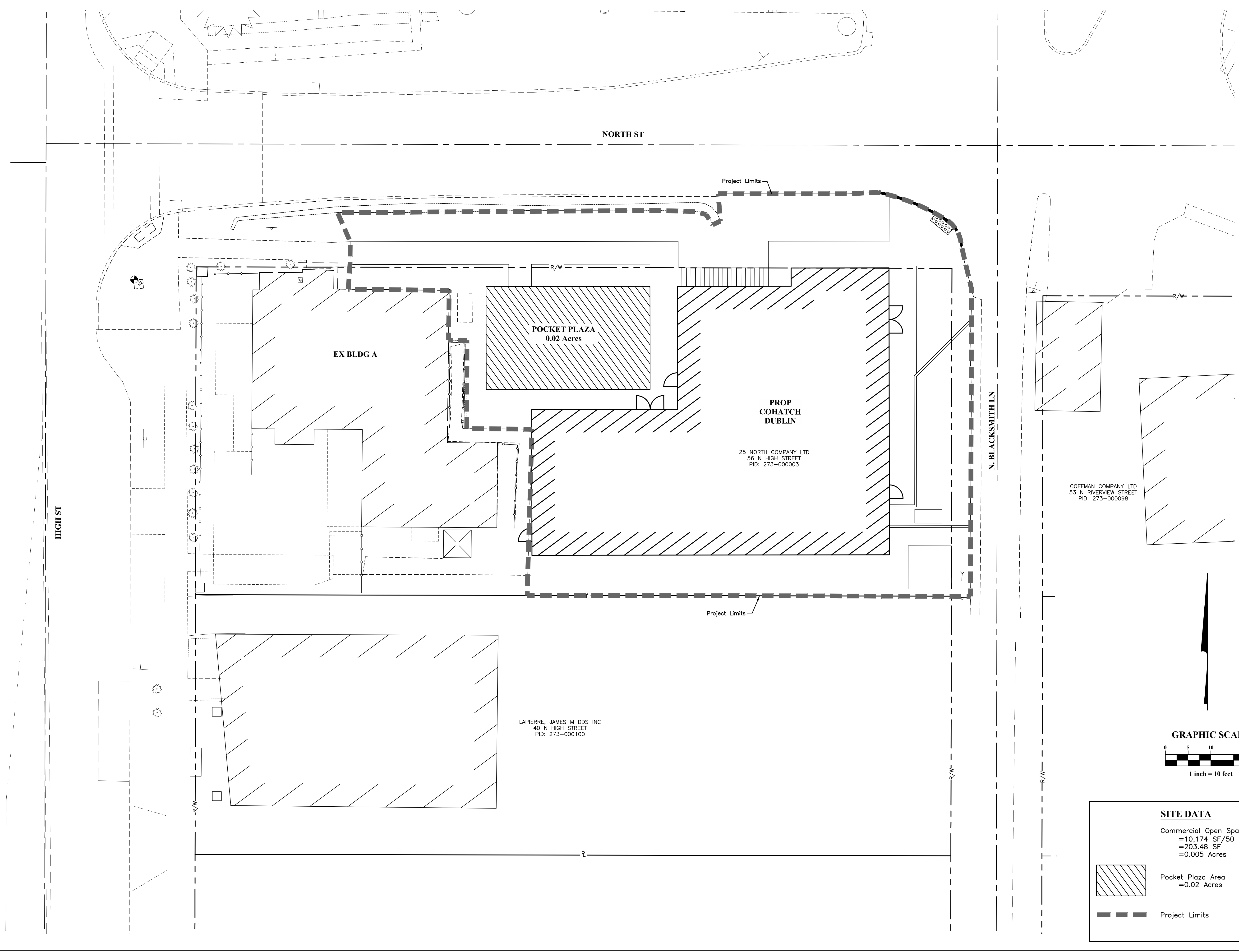
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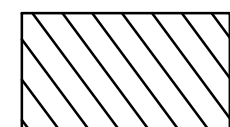

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SITE DATA	
Commercial Open Space Requirements	
	=10,174 SF/50 SF
	=203.48 SF
	=0.005 Acres
	Pocket Plaza Area =0.02 Acres
	Project Limits

CONSTRUCTION DOCUMENTS OCTOBER 15, 2019

OPEN AREA PLAN

PROJECT # 20190869
 DATE
 DRAWN BY: TT REVIEWED BY: JP
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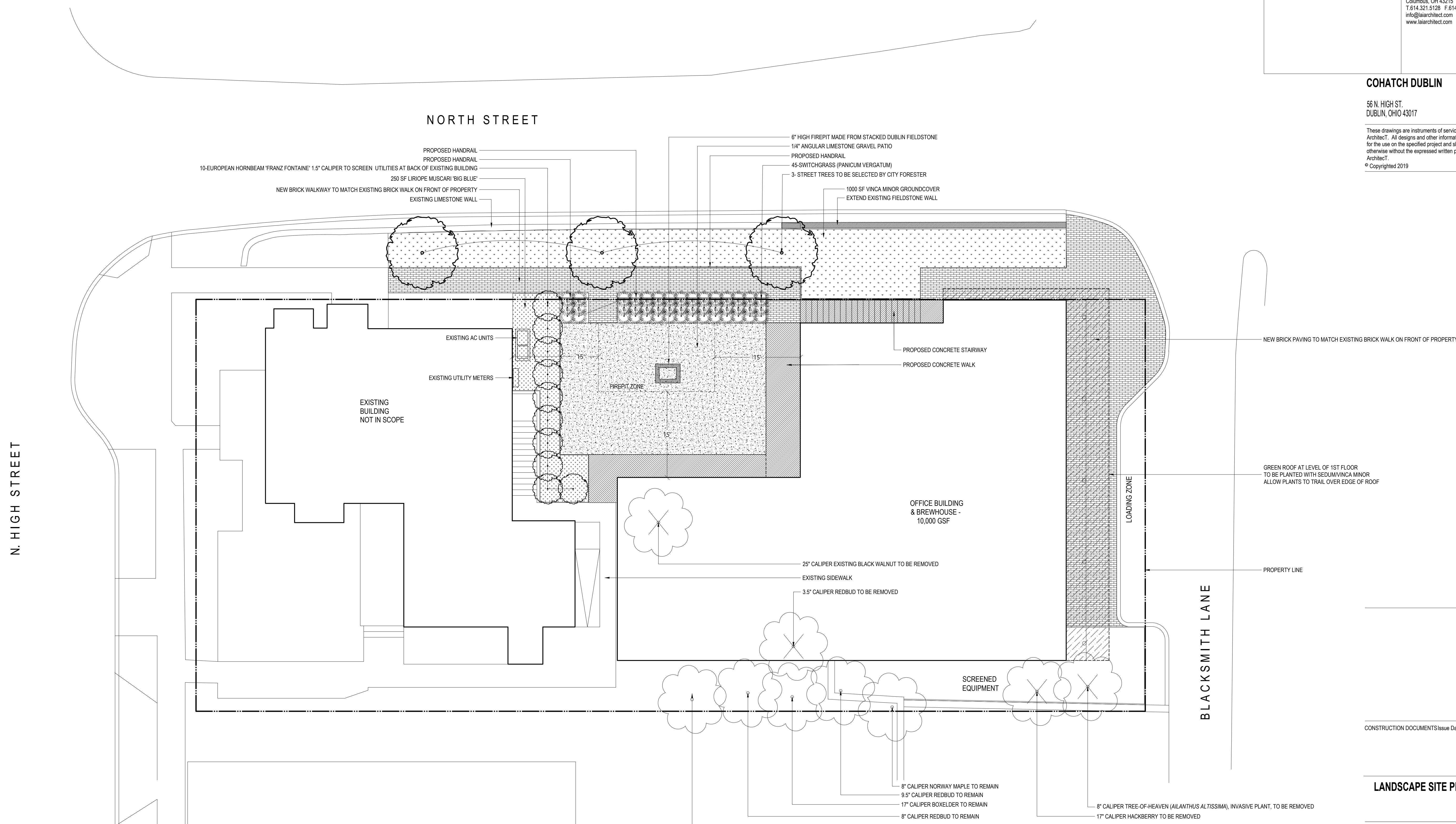


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N. HIGH STREET

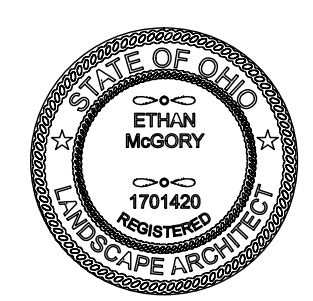
NORTH STREET

BLACKSMITH LANE

1 LANDSCAPE SITE PLAN
 1/8" = 1'-0"



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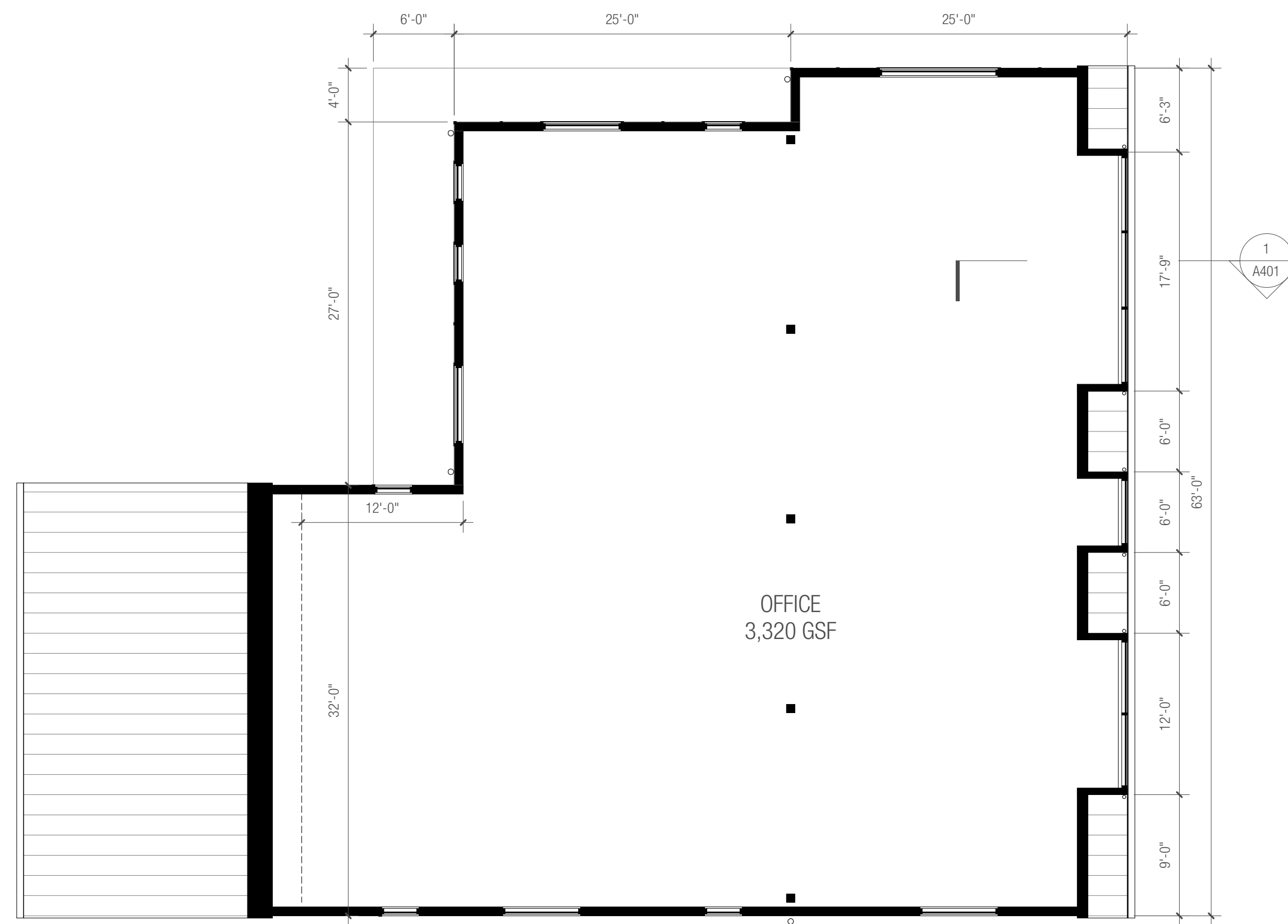
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LANDSCAPE SITE PLAN

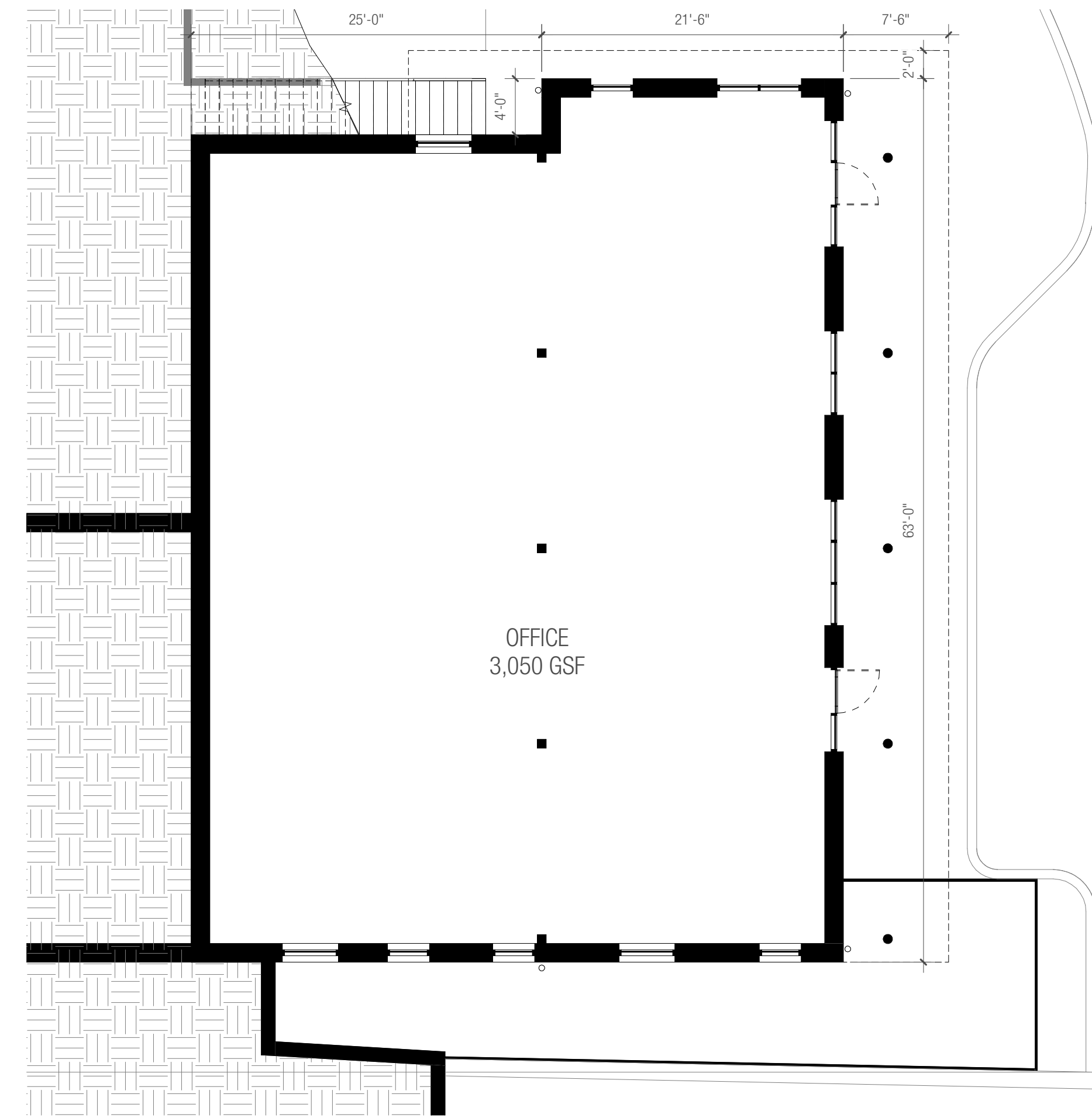
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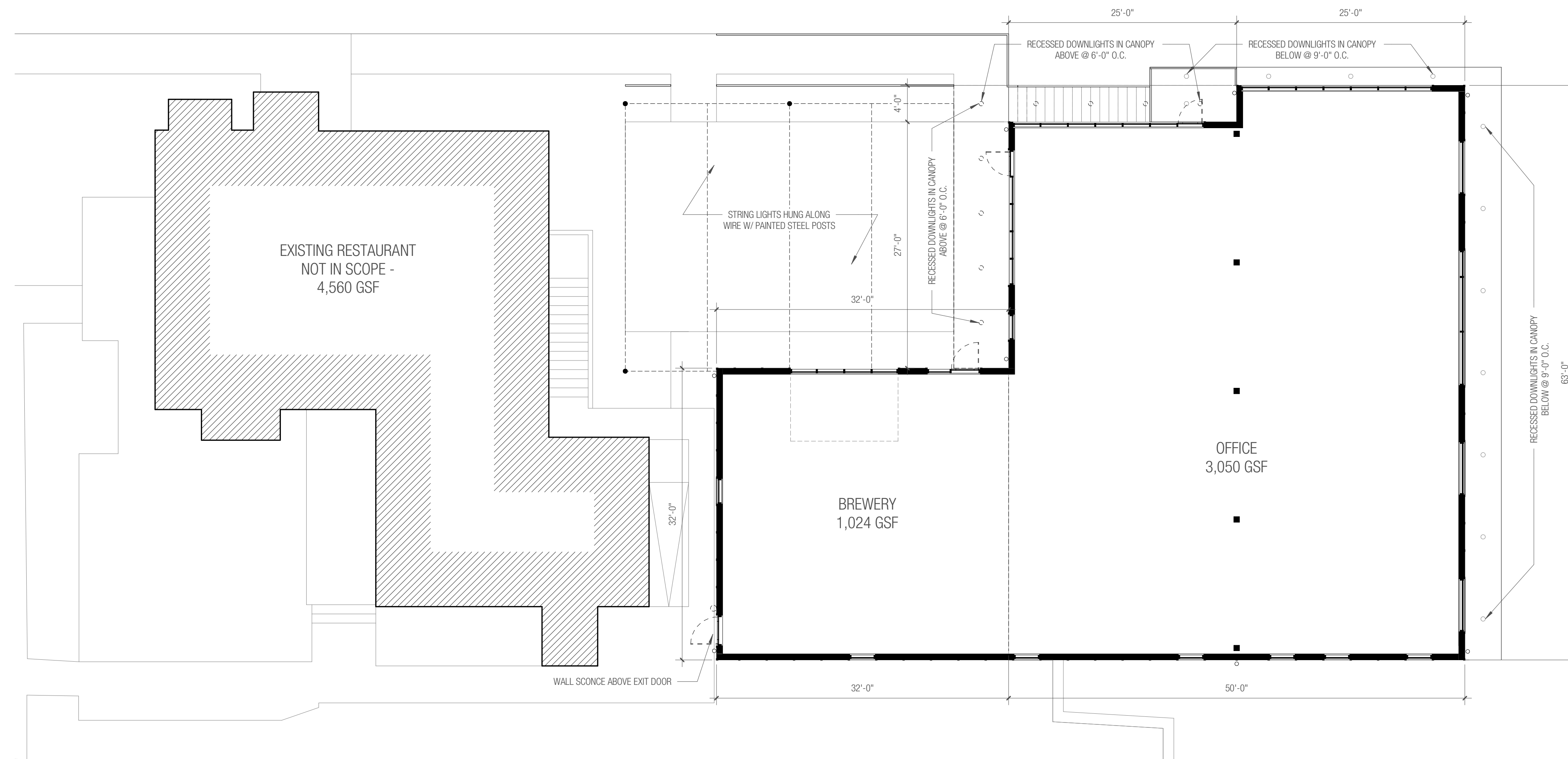
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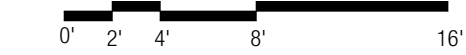
3 FLOOR PLAN - LEVEL 02
1/8" = 1'-0"



2 FLOOR PLAN - LEVEL B1
1/8" = 1'-0"



1 FLOOR PLAN - LEVEL 01
1/8" = 1'-0"



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PRELIMINARY DEVELOPMENT 10/15/19

FLOOR PLANS

PROJECT # 19120
DATE 10/15/19
SHEET #

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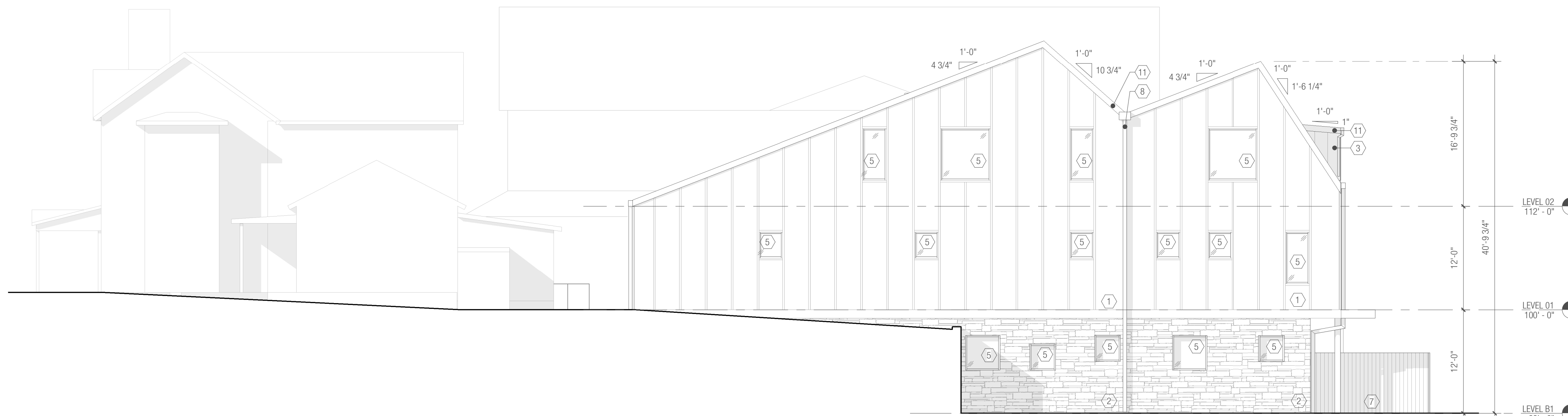


4 EAST ELEVATION
 1/8" = 1'-0"



3 WEST ELEVATION
 1/8" = 1'-0"

ELEVATION CODED NOTES	
Number	Description
1	HARDIE VERTICAL FIBER CEMENT SIDING W/ BATTEN BOARDS & TRIM, GREY FINISH
2	STONE VENEER SIDING
3	STANDING SEAM METAL ROOF, DARK GREY FINISH
4	STOREFRONT SYSTEM, BLACK FINISH
5	DIRECT SET WINDOW W/ METAL FRAME TO MATCH ROOF
6	GARAGE DOOR W/ METAL FRAME TO MATCH ROOF
7	EQUIPMENT SCREEN - VERTICAL WOOD PLANK FENCE, PAINT TO MATCH ROOF
8	ROUND METAL DOWNSPOUT, FINISH TO MATCH ROOF
9	METAL BOX GUTTER, PREFINISH TO MATCH ROOF
11	METAL RAKE, FINISH TO MATCH ROOF
12	GREEN ROOF PLANTING CANOPY W/ METAL FINISH TO MATCH ROOF



2 SOUTH ELEVATION
 1/8" = 1'-0"

MATERIAL CALCULATIONS

NORTH ELEVATION (1676 SF)

STONE	319 SF (19%)
FIBER CEMENT SIDING	1242 SF (74.1%)
METAL	115 SF (6.9%)

SOUTH ELEVATION (2273 SF)

STONE	412 SF (18.1%)
FIBER CEMENT SIDING	1778 SF (78.2%)
METAL	83 SF (3.7%)

EAST ELEVATION (1205 SF)

STONE	447 SF (37.1%)
FIBER CEMENT SIDING	642 SF (53.3%)
METAL	116 SF (9.6%)

WEST ELEVATION (989 SF)

STONE	48 SF (4.9%)
FIBER CEMENT SIDING	894 SF (90.4%)
METAL	47 SF (4.8%)

TRANSPARENCY CALCULATIONS

NORTH ELEVATION

GROUND STORY (40% MIN.)	42.5%
UPPER FLOOR 1 (20% MIN.)	52.9%
UPPER FLOOR 2 (20% MIN.)	20.2%

SOUTH ELEVATION
 10% MAX TOTAL OPENING PER OBC 705.8 (9.3% PROVIDED)

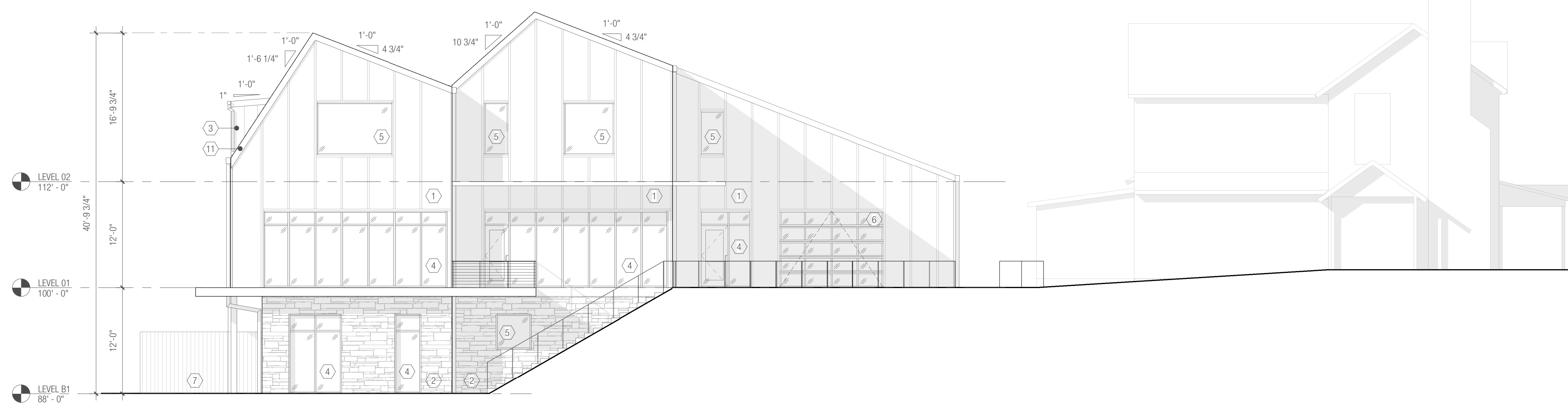
LEVEL B1 (15% MIN.)	11.3%
LEVEL 01 (15% MIN.)	5.9%
LEVEL 02 (15% MIN.)	15.4%

EAST ELEVATION

GROUND STORY (40% MIN.)	43.4%
UPPER FLOOR 1 (20% MIN.)	27.5%
UPPER FLOOR 2 (20% MIN.)	28.3%

WEST ELEVATION

LEVEL 01 (15% MIN.)	23.6%
LEVEL 02 (15% MIN.)	15.3%



1 NORTH ELEVATION
 1/8" = 1'-0"



PRELIMINARY DEVELOPMENT 10/15/19

BUILDING ELEVATIONS

PROJECT # 19120

DATE 10/15/19

SHEET #

A201

COHATCH DUBLIN



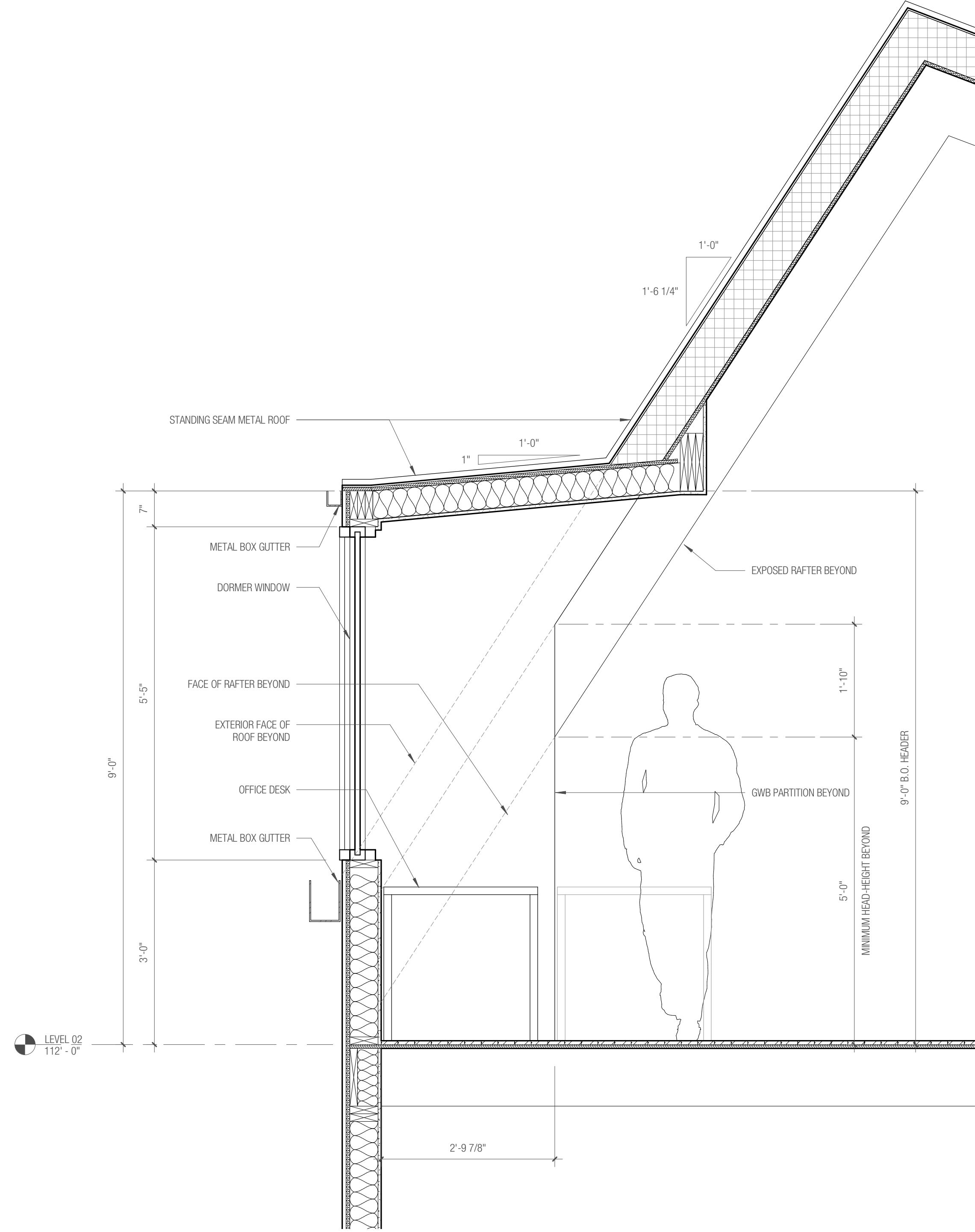
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1 WALL SECTION - DORMER
 3/4" = 1'-0"
 0' 3' 6' 1' 2'

PRELIMINARY DEVELOPMENT 10/15/19

WALL SECTION

PROJECT # 19120

DATE 10/15/19

SHEET #

A401

COHATCH DUBLIN