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Weenie Wonder  
Dublin Bridge Park  
Administrative Review

**PROJECT DESCRIPTION**

Initial build-out of a cold dark shell. Project shall include front of house seating and full food service area with hood.

**APPLICABLE BUILDING CODES**

Building:	2017 Ohio Building Code	Energy:	2012 IECC and ASHRAE 90.1
Structural:	2017 Ohio Building Code	Gas:	2015 International Fuel Gas Code
Mechanical:	2017 Ohio Mechanical Code	Fire:	2017 Ohio Fire code (NFPA 13)
Plumbing:	2017 Ohio Plumbing Code	Accessibility:	2017 Ohio Building Code
Electrical:	2017 National Electric Code		2009 ICC/ ANSI A117.1/ADAAG

**BUILDING INFORMATION**

<u>BUILDING: (Not All in Scope)</u>	<u>6555-6605 Longshore St</u>
Parcel ID #:	273012668
Zoning:	BSC-SRN: Scioto River Neighborhood
No. Storeys:	6
Use/Occupancy Classifications:	A-2
Construction Types:	Floors 1-2: Type IA, Floors 3-6: Type VA
Fire Suppression:	Yes - Fully sprinklered throughout
Fire Alarm:	Yes
Gross Building Area:	Floor 1: 28,782 SF

<u>TENANT SPACE/SCOPE OF WORK:</u>	<u>6562 Longshore St - Floor 1 Tenant Space</u>
Use/Occupancy Classification:	A-2
Intended Use:	Restaurant
Construction Type:	IA
Max Travel Distance:	250' Allowed 68' Provided
Exit Separation:	102'
Interior Gross Area:	3,555 SF

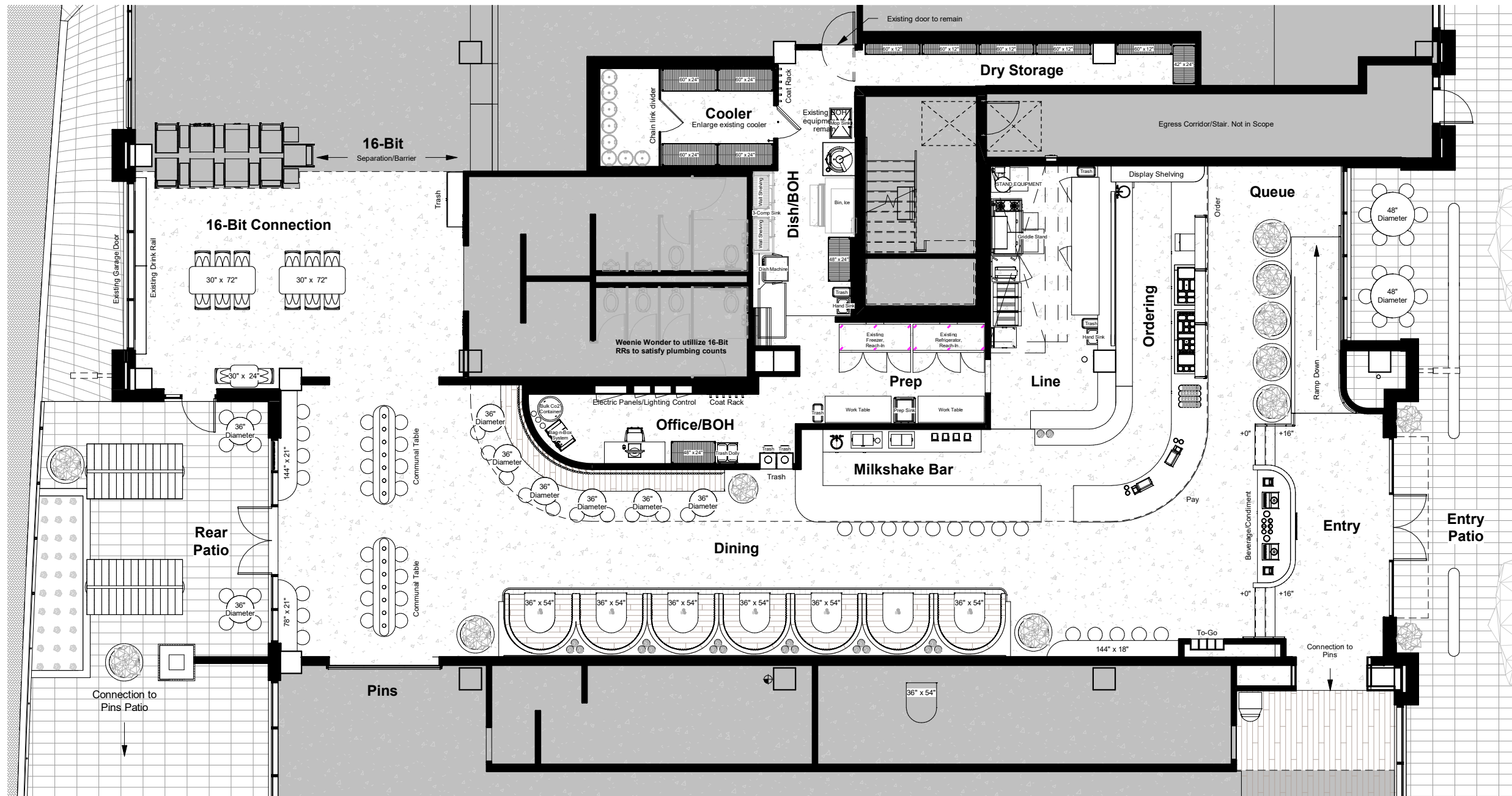
**HEIGHTS AND AREAS**

Existing height and stories to remain unchanged per scope of fit-out.  
Building = 6 stories, 66'-8"  
Scope of work = Floor 1

Existing area to remain unchanged per scope of fit-out.	
Total Gross Area (Building):	155,520 SF Total (6 Floors + Terrace - Not all in scope)
Total Gross Area (Floor 1):	28,782 SF (Not all in scope)
Total Gross Area (Tenant Space):	3,555 SF

(Refer to Life Safety Plan for breakdown of usable/net areas.)





**AREA ANALYSIS:**

Gross Interior: 4,274 SF  
Kitchen: 1,060 SF  
Patio: 727 SF

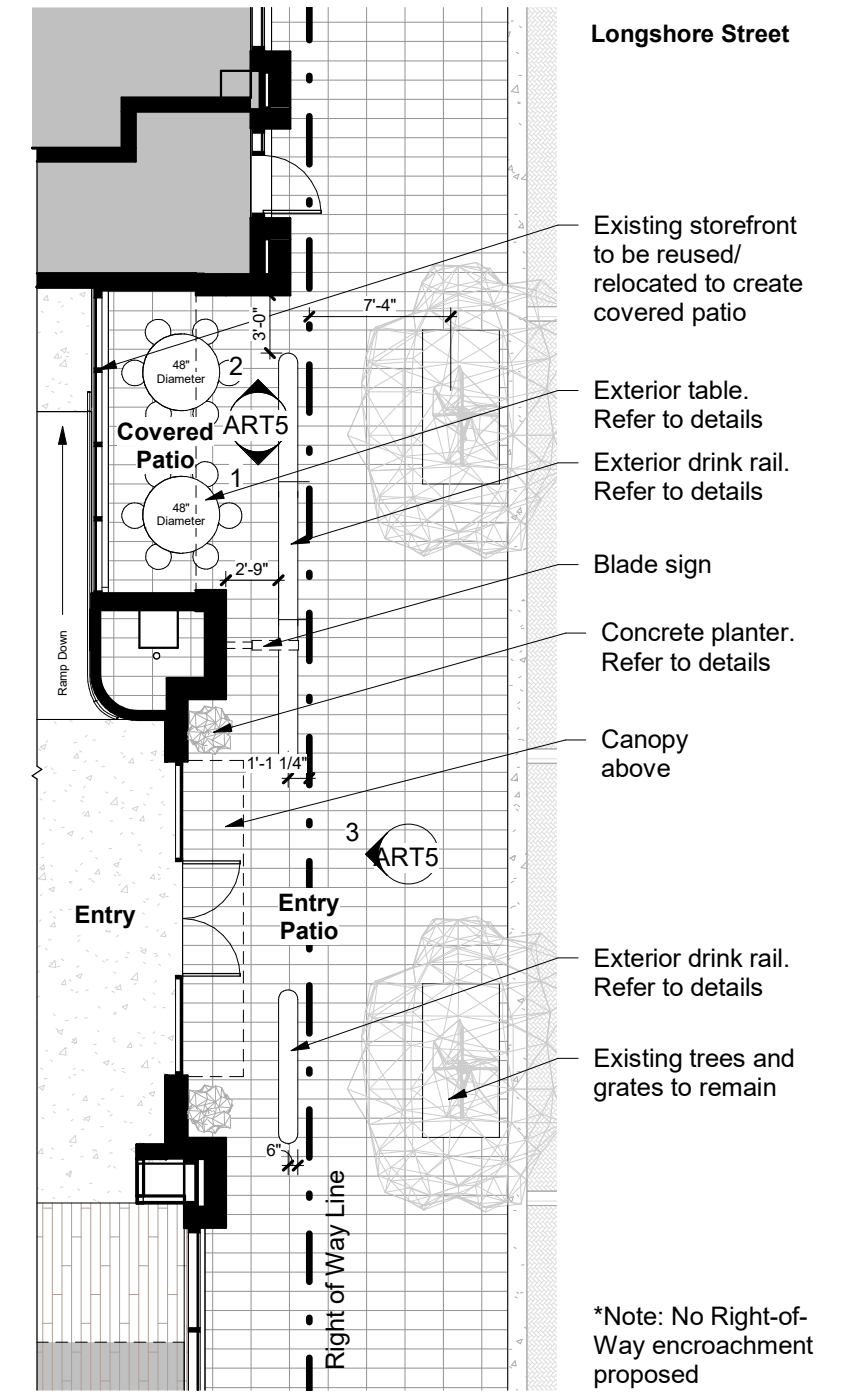
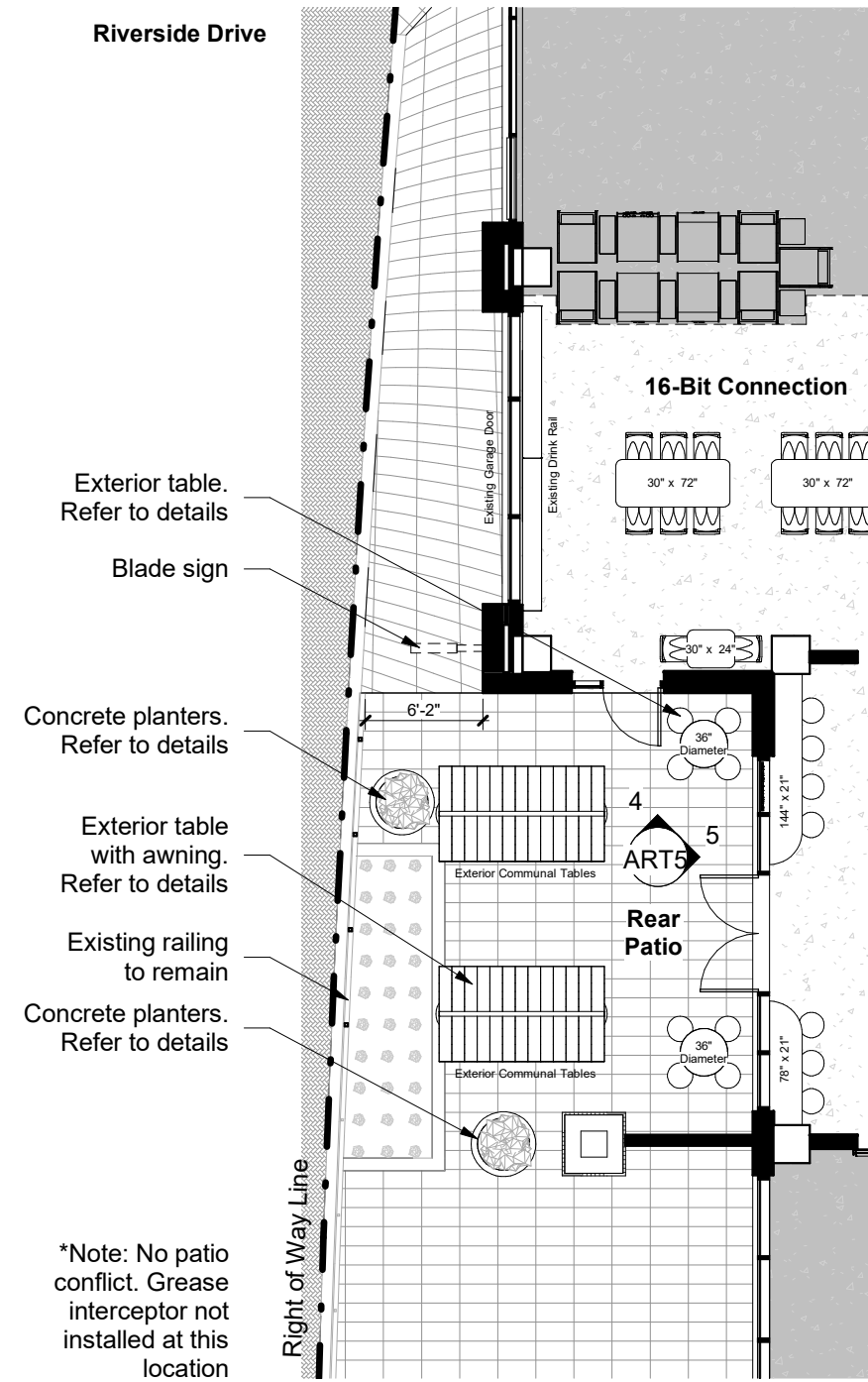
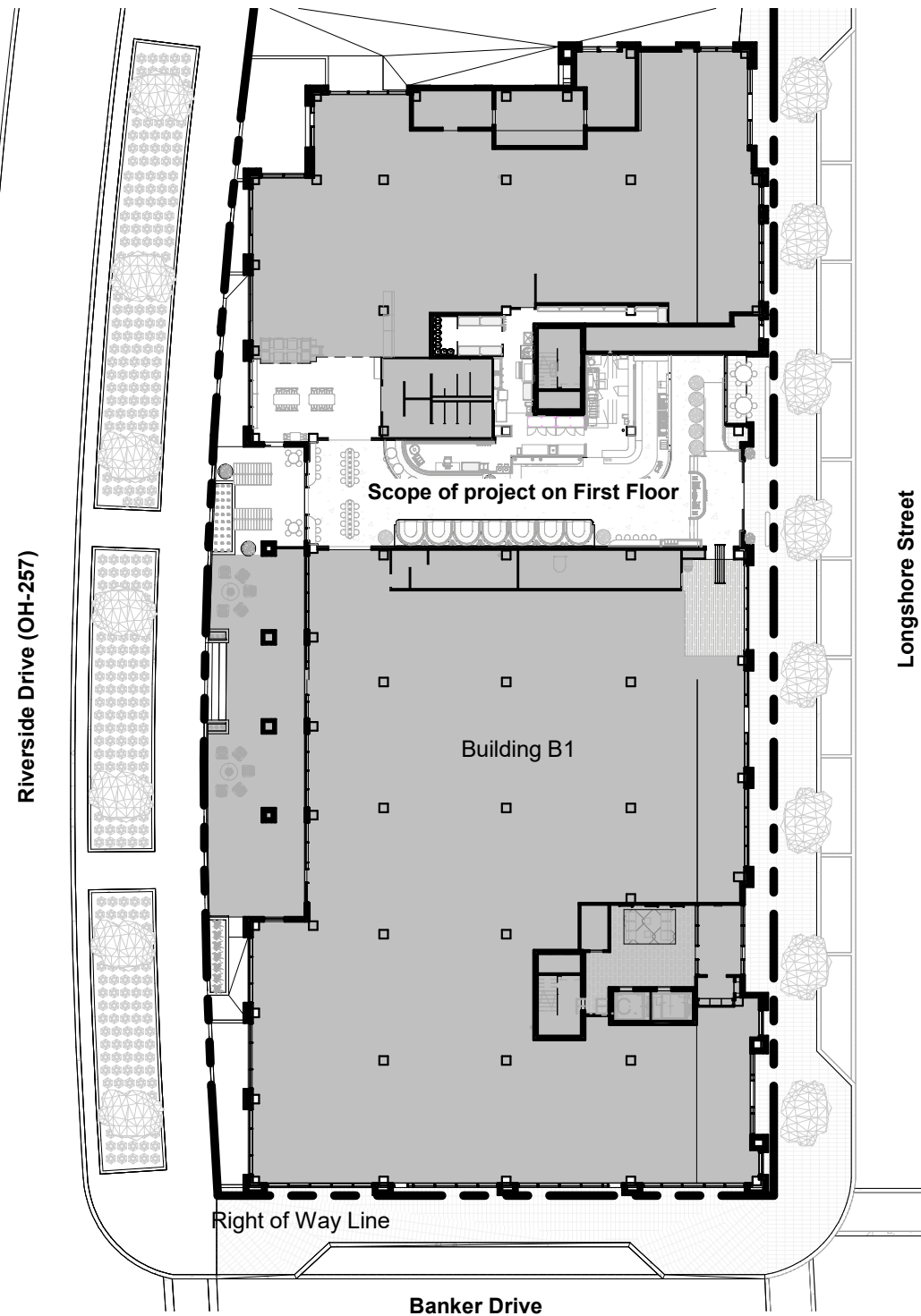
**SEATING ANALYSIS:**

Milkshake Counter:	9
Counter Seating:	12
16-Bit Crossover:	12
Dining:	68
<b>Total Interior Seating:</b>	<b>101</b>
Entry Patio:	12
Rear Patio:	24
<b>Total Exterior Patio:</b>	<b>36</b>
<b>Total Seating Capacity:</b>	<b>137</b>



ART Schematic Floor Plan

Scale: 3/32" = 1'-0"



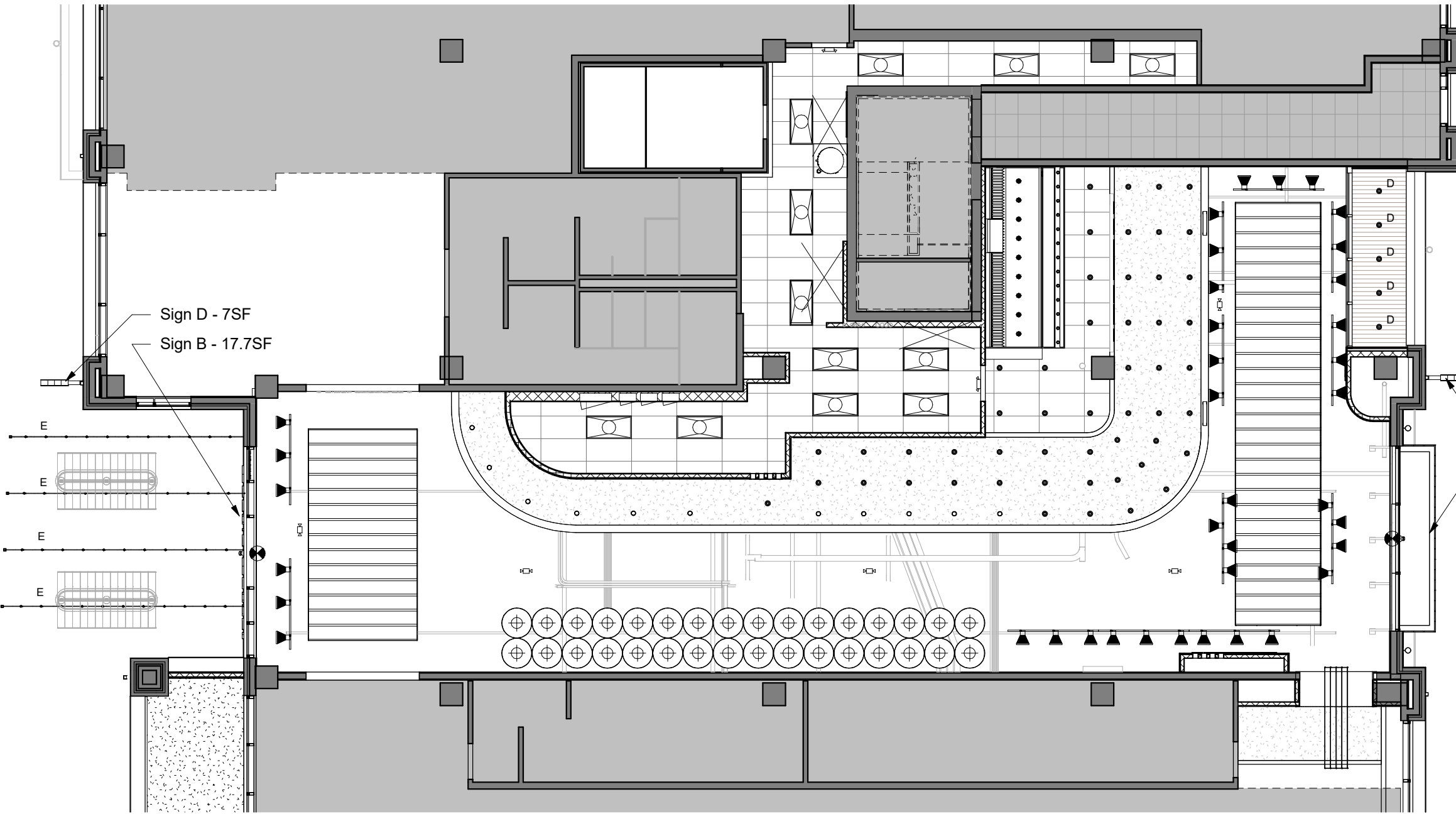
ART Site Plan

Scale: 1" = 40'-0"

ART Patio Plan

Scale: 1" = 10'-0"





Type	Description	Manufacturer	Model	Mounting Height
<b>Standard Fixtures</b>				
D	Downlight (Exterior)	Juno	TC1/13WH 'White'	n/a
E	String Lights	Addlon	48' LED Outdoor String Lights with Dimmable Edison Plastic Bulbs	



Sign C - 7SF

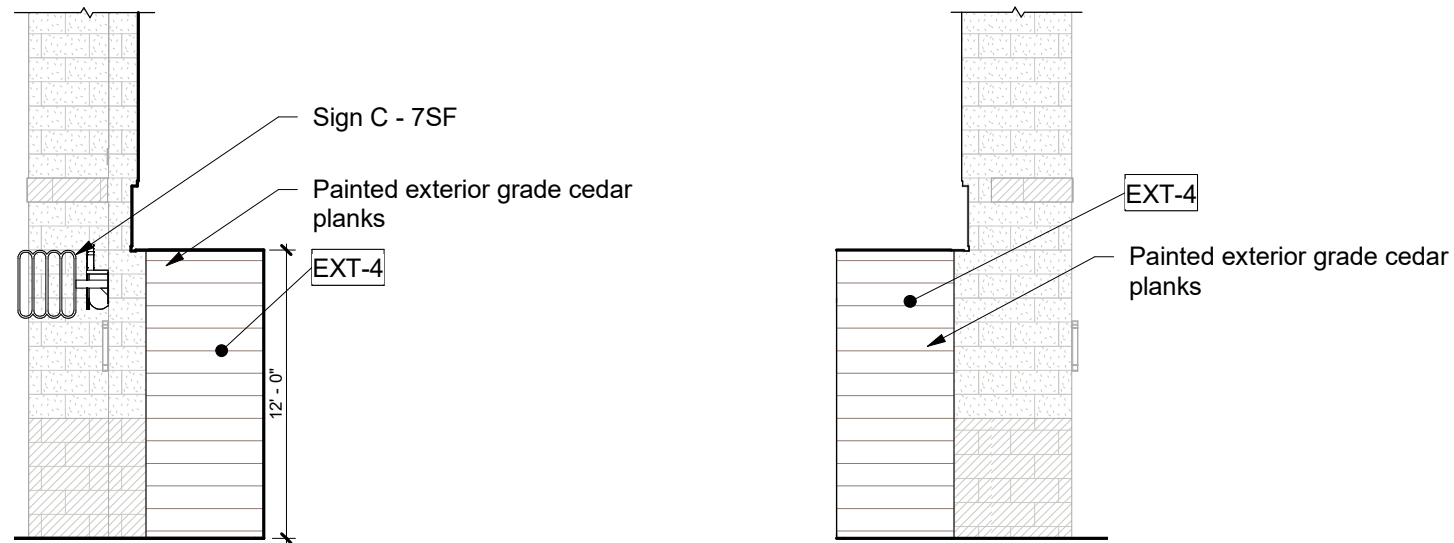
Sign A - 17.7SF



Reflected Ceiling Plan

Scale: 3/32" = 1'-0"

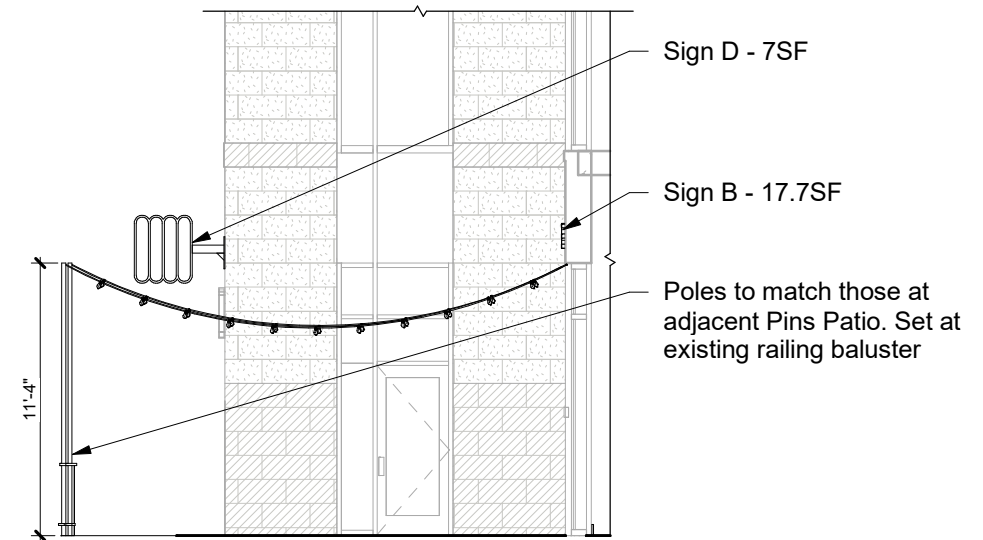
Longshore Street



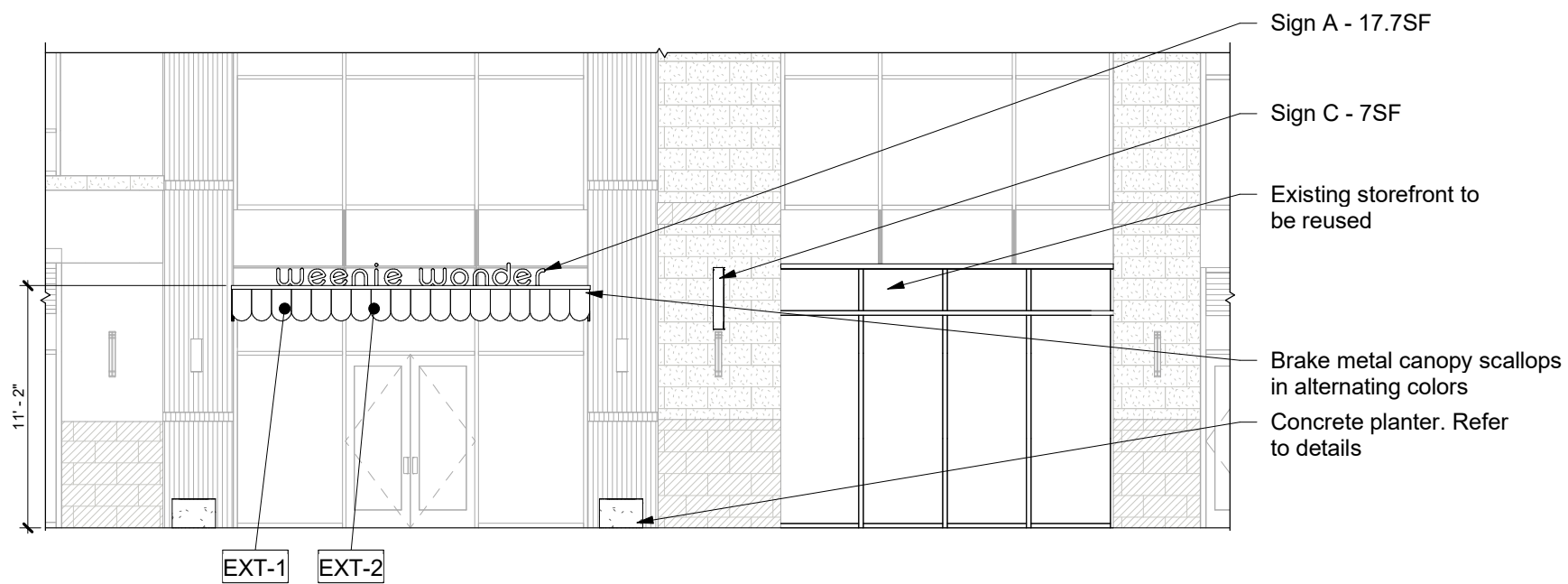
**1** Covered Patio  
Scale: 1/8" = 1'-0"

**2** Covered Patio  
Scale: 1/8" = 1'-0"

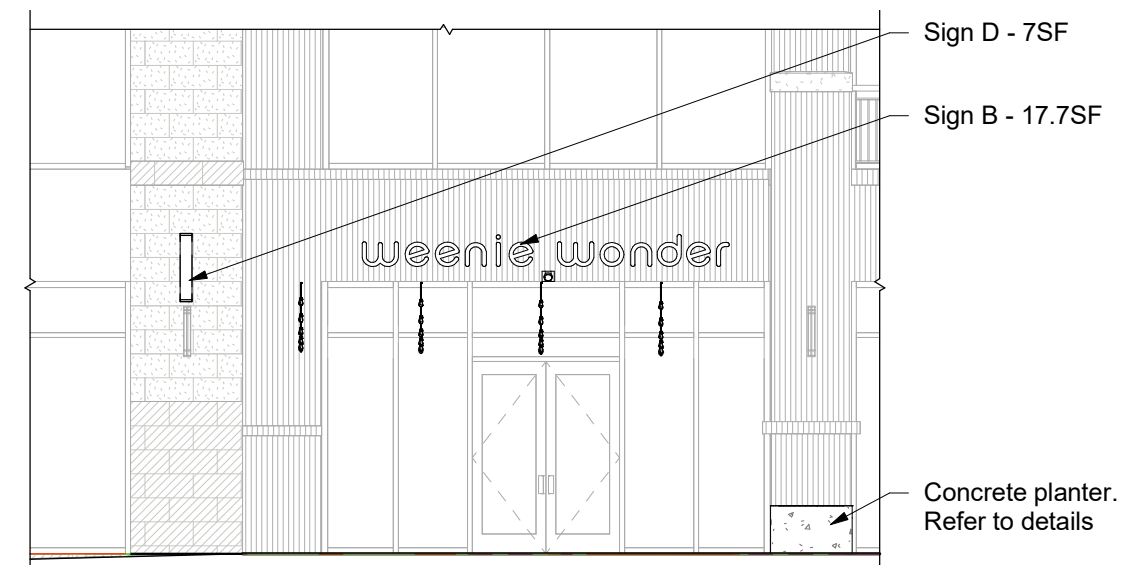
Riverside Drive



**4** North Elevation  
Scale: 1/8" = 1'-0"



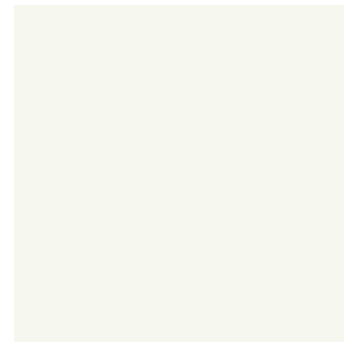
**3** East Elevation  
Scale: 1/8" = 1'-0"



**5** West Elevation  
Scale: 1/8" = 1'-0"



Metal - Painted Orange



Metal - Painted White



Metal - Painted Black



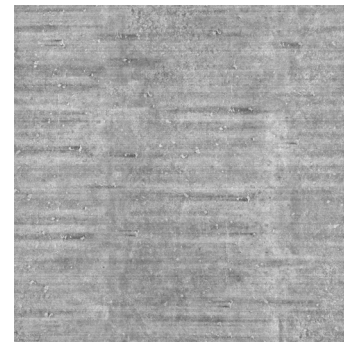
Countertop - Stone



Cedar Planks - Painted White



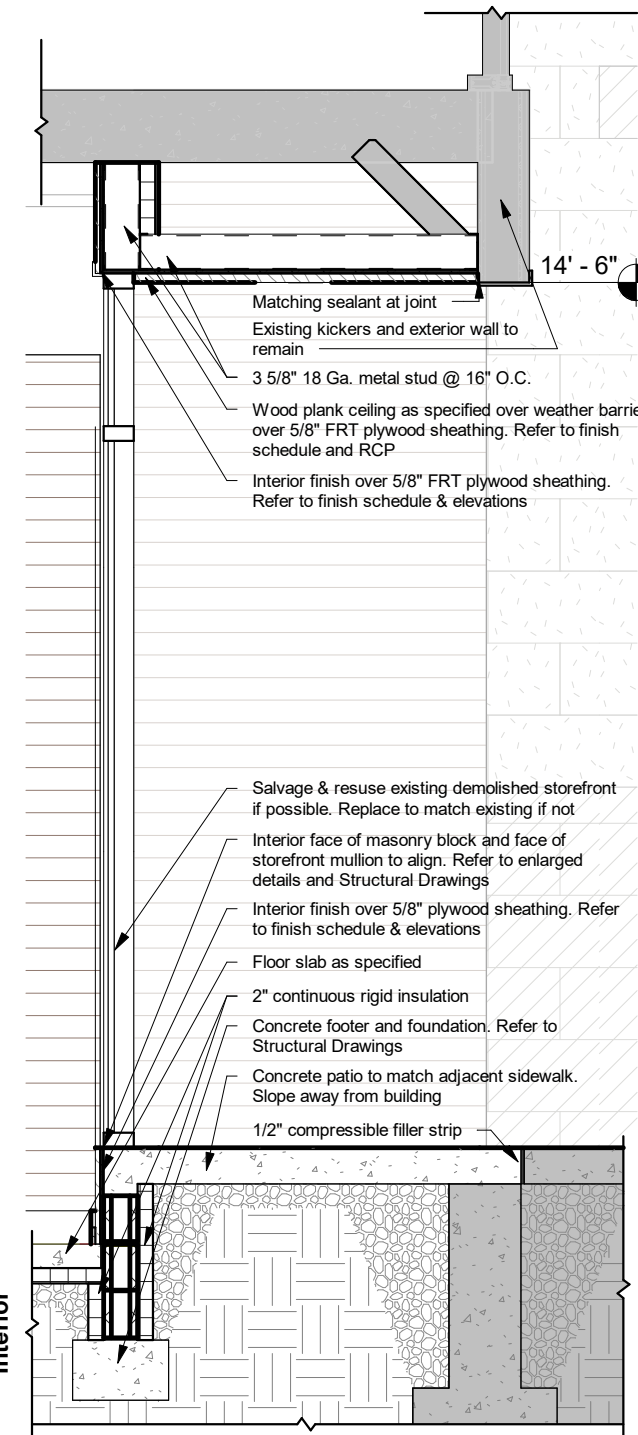
Cedar Planks - Natural



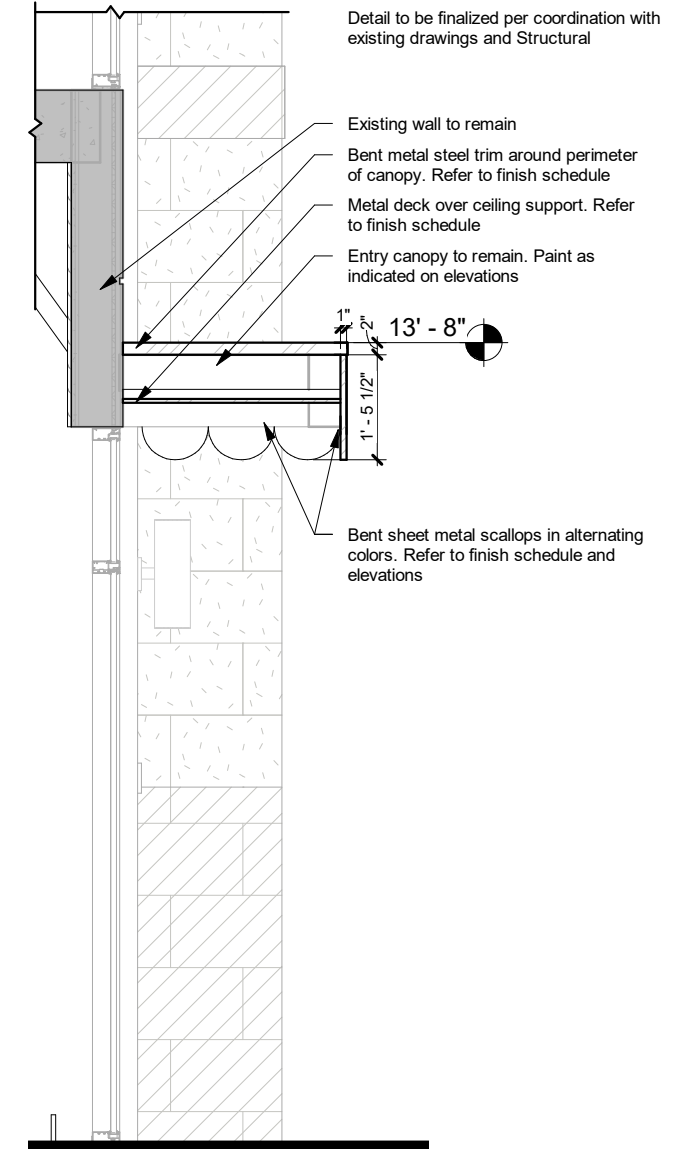
Concrete

Finish Schedule Exterior

Type	Description	Manufacturer	Model	Comments
EXT-1	Paint	Sherwin Williams	Color: #SW6884 'Obstinate Orange'	Paint to match Owner Standards
EXT-2	Paint	Sherwin Williams	Color: #SW7006 'Extra White'	Paint to match Owner Standards
EXT-3	Metal, Black	By Contractor	Exposed steel finish with clear sealer	
EXT-4	Cedar Plank (Painted)	By Contractor	1x cedar planks, painted to match EXT-1	
EXT-5	Ceiling Plank (Natural)	By Contractor	1x cedar plank, sealed	
EXT-6	Broom Finish Concrete	By Contractor	Broomed Concrete	
EXT-7	Countertops (Stone)	Corian	Cirrus White	Install per details



**1** Storefront at Covered Patio  
Scale: 3/8" = 1'-0"



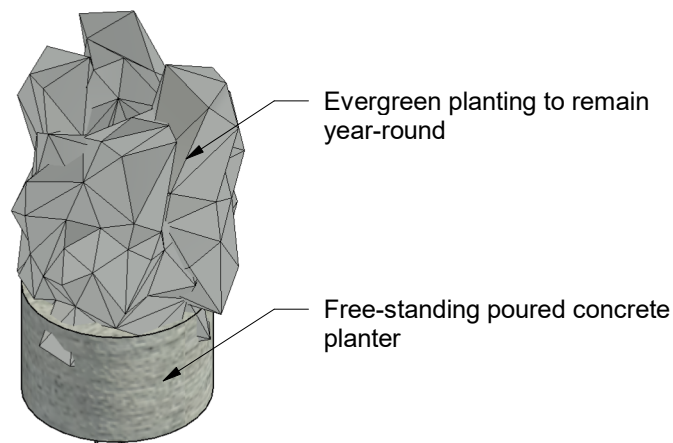
**2** Canopy  
Scale: 3/8" = 1'-0"



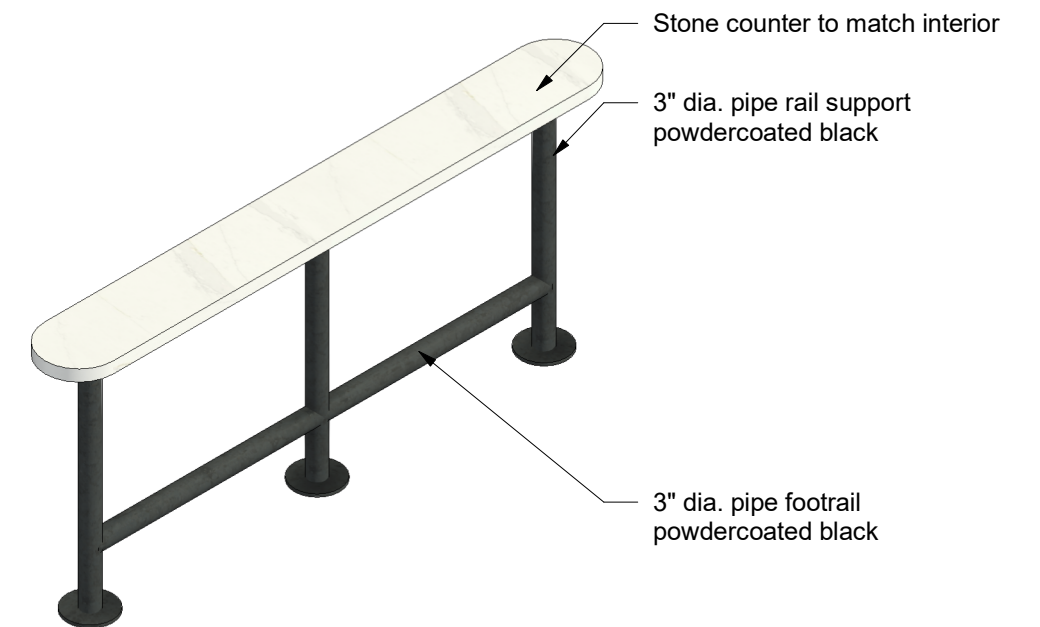
**1** Exterior Communal Table  
Not to scale



**2** Exterior Table  
Not to scale



**3** Concrete Planter  
Not to scale



**4** Exterior Drink Rail  
Not to scale















