



weenie
wonder

Weenie Wonder - Dublin, Bridge Park

6562 Longshore Street
Dublin, Ohio 43017 (Franklin County)

Cover Sheet

Sheet Issue 3/29/2021 9:37:16 AM
Date:

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

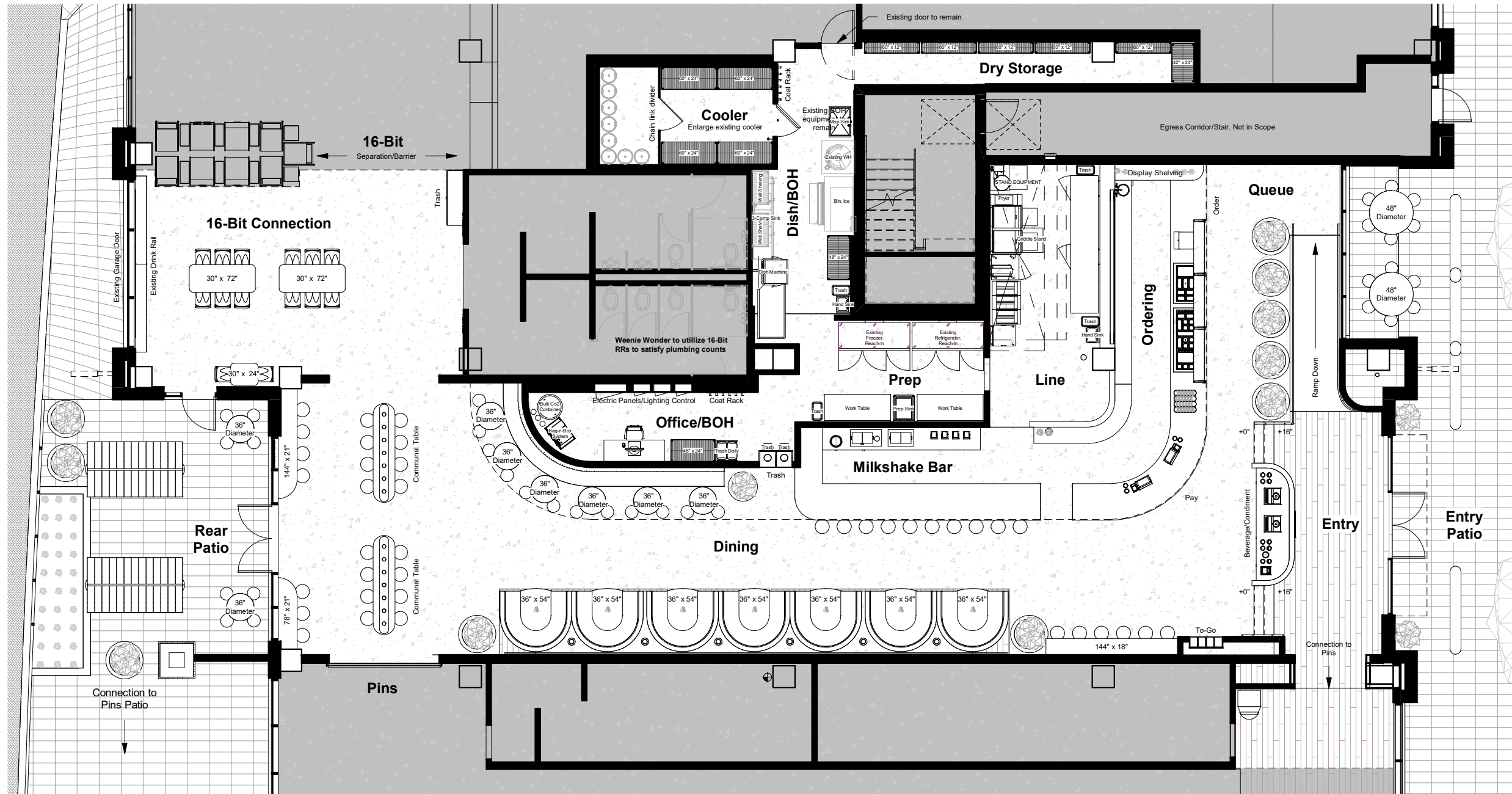
Existing height and stories to remain unchanged per scope of fit-out.
Building = 6 stories, 66'-8"
Scope of work = Floor 1

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

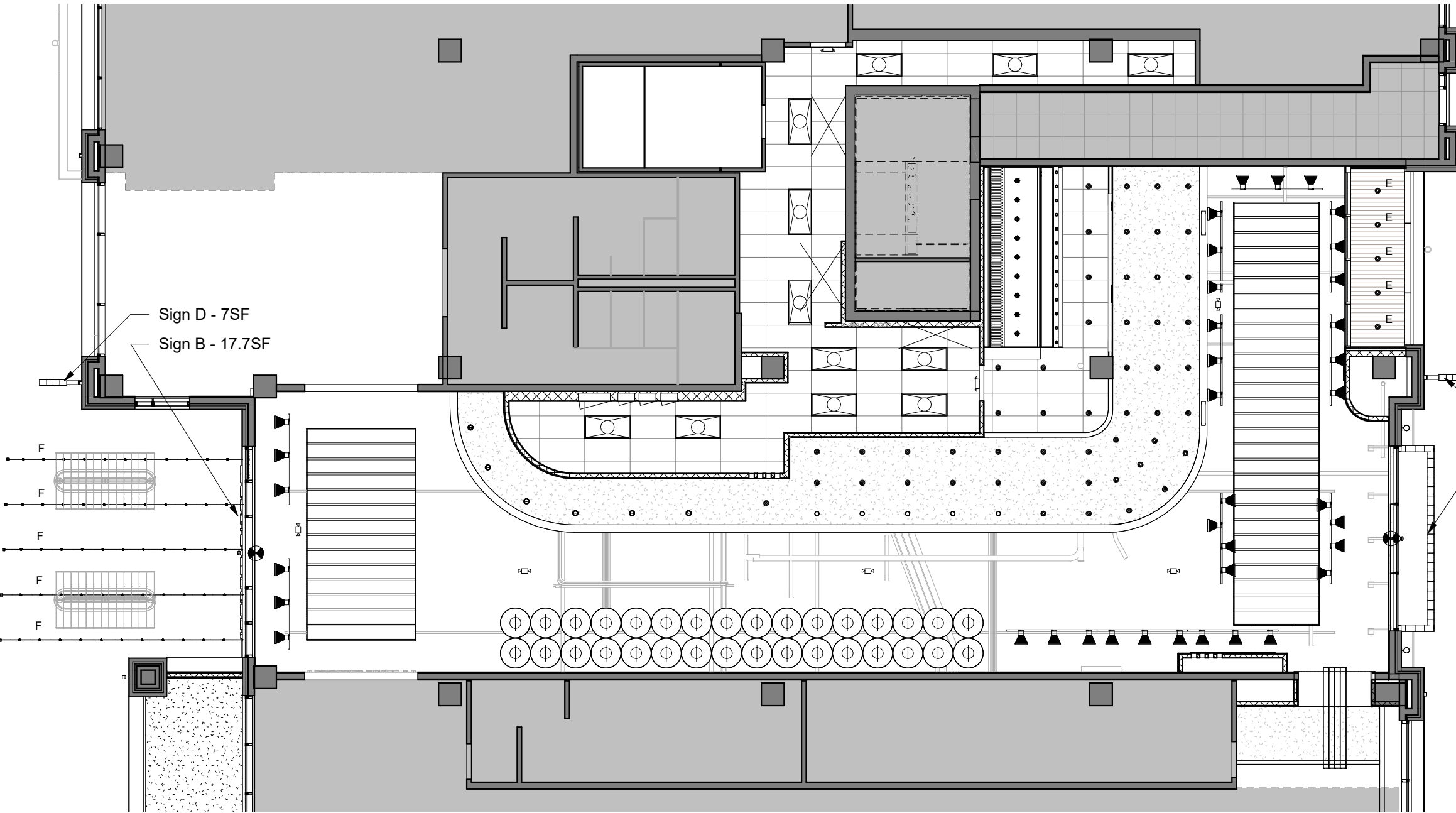
SEATING ANALYSIS:

| | |
|--------------------------------|------------|
| Milkshake Bar: | 10 |
| Counter Seating: | 13 |
| Dining: | 82 |
| Total Interior Seating: | 105 |
| Entry Patio: | 12 |
| Rear Patio: | 24 |
| Total Exterior Patio: | 36 |
| Total Seating Capacity: | 141 |



ART Schematic Floor Plan

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

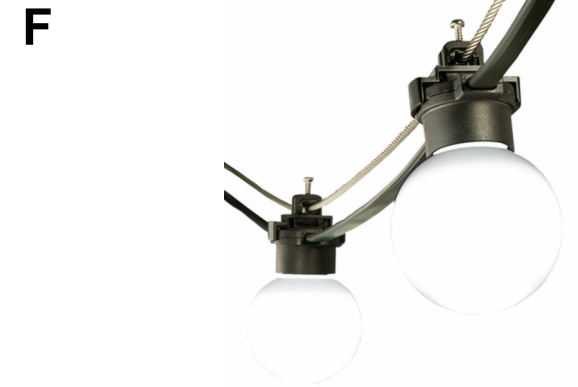


| Type | Description | Manufacturer | Model | Mounting Height |
|-------------------|----------------------|--------------|---------------------|-----------------|
| Standard Fixtures | | | | |
| E | Downlight (Exterior) | Juno | TC1/13WH 'White' | n/a |
| F | String Lights | Tokistar | 'Exhibiter Series' | |



Sign C - 7SF

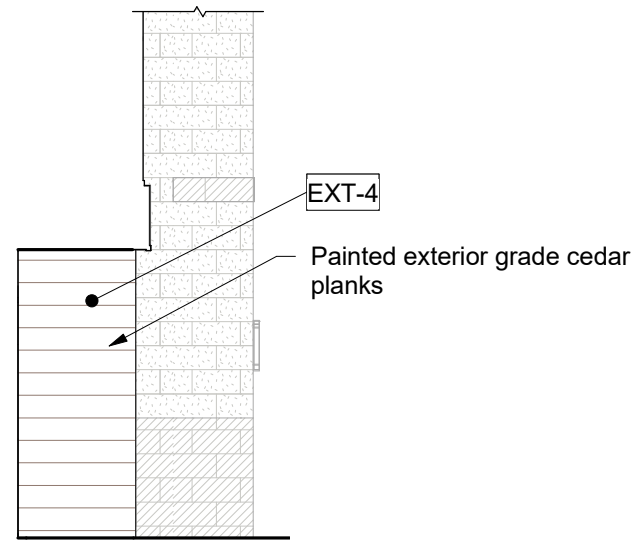
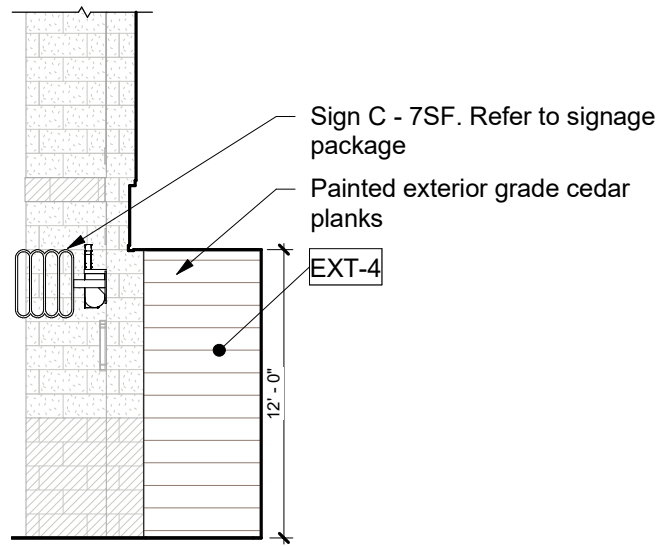
Sign A - 17.7SF



Reflected Ceiling Plan

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

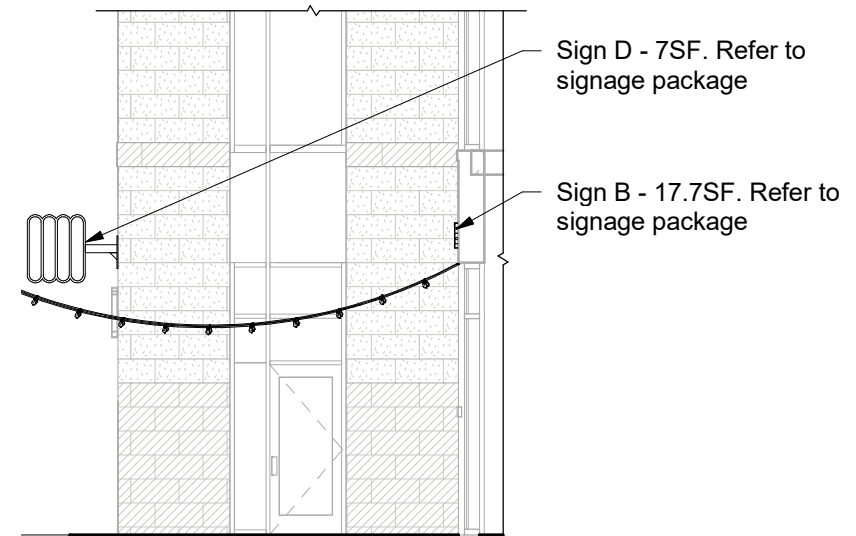
Longshore Street



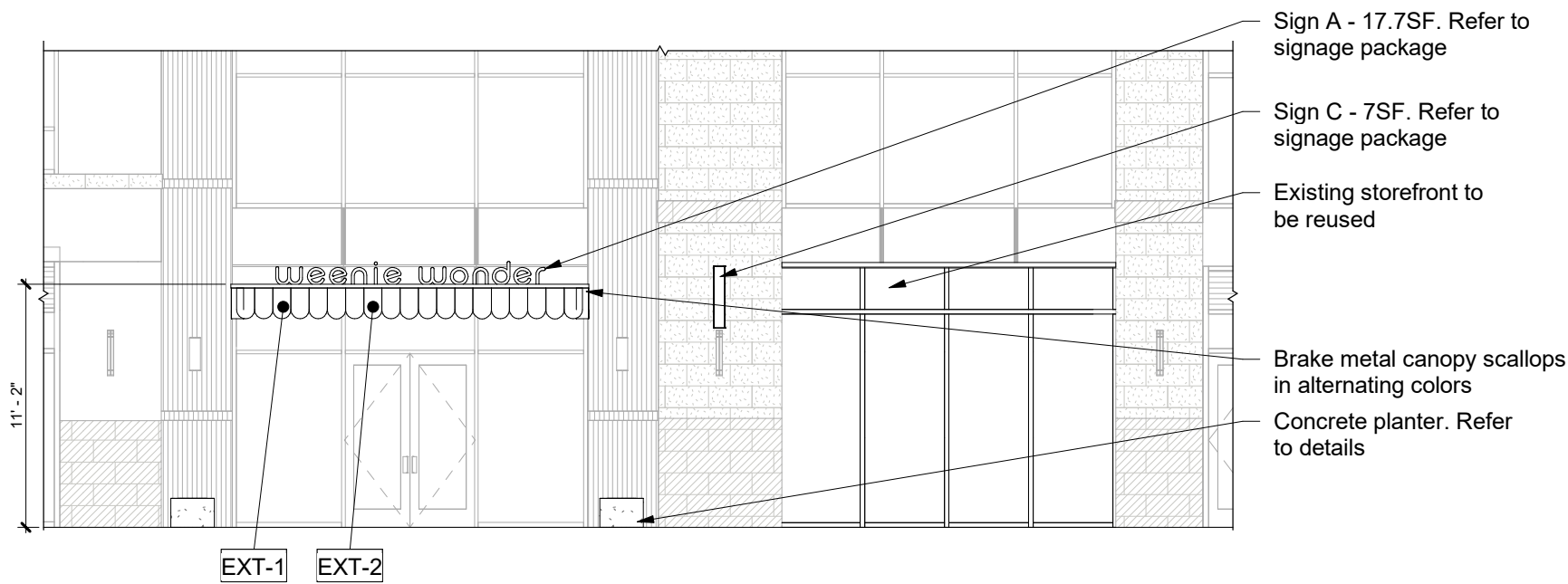
1 Covered Patio
Scale: 1/8" = 1'-0"

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

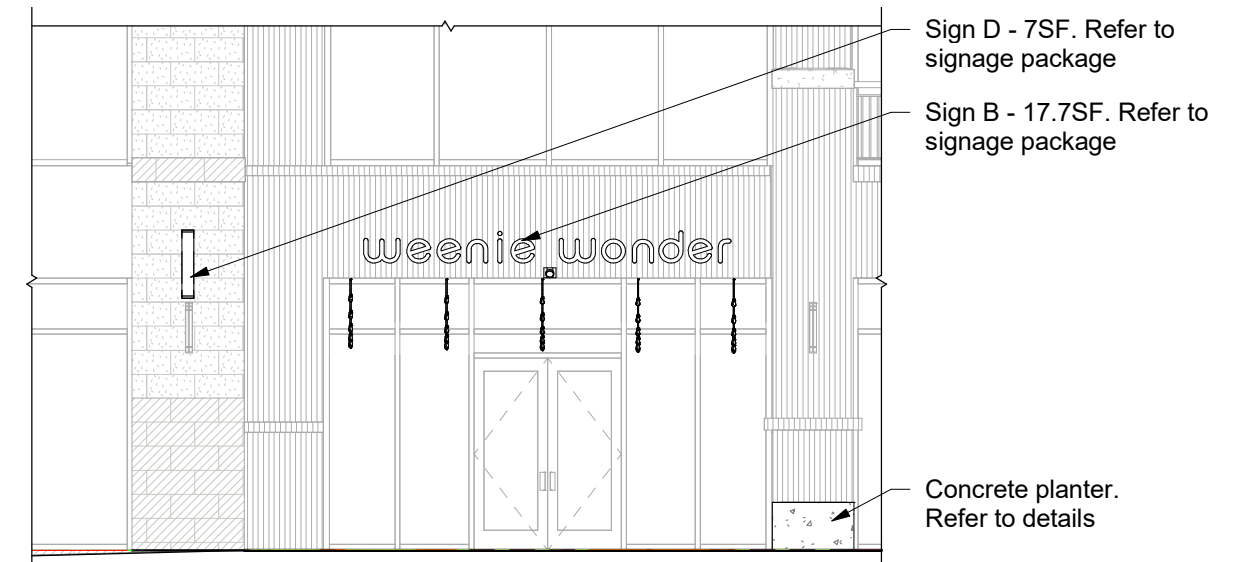
Riverside Drive



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



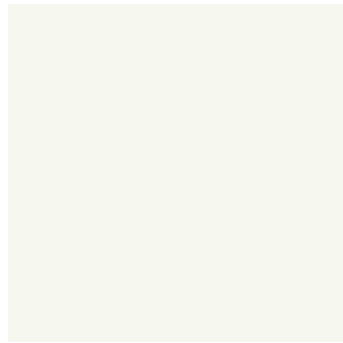
3 East Elevation
Scale: 1/8" = 1'-0"



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



Metal - Painted Orange



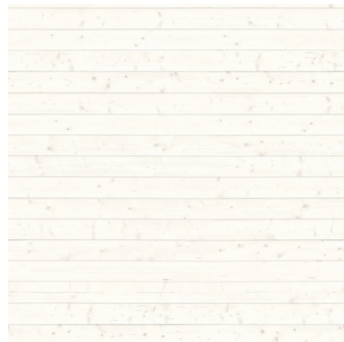
Metal - Painted White



Metal - Painted Black



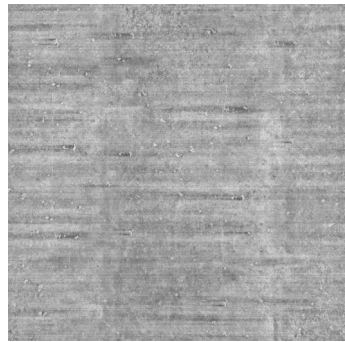
Countertop - Stone



Cedar Planks - Painted White

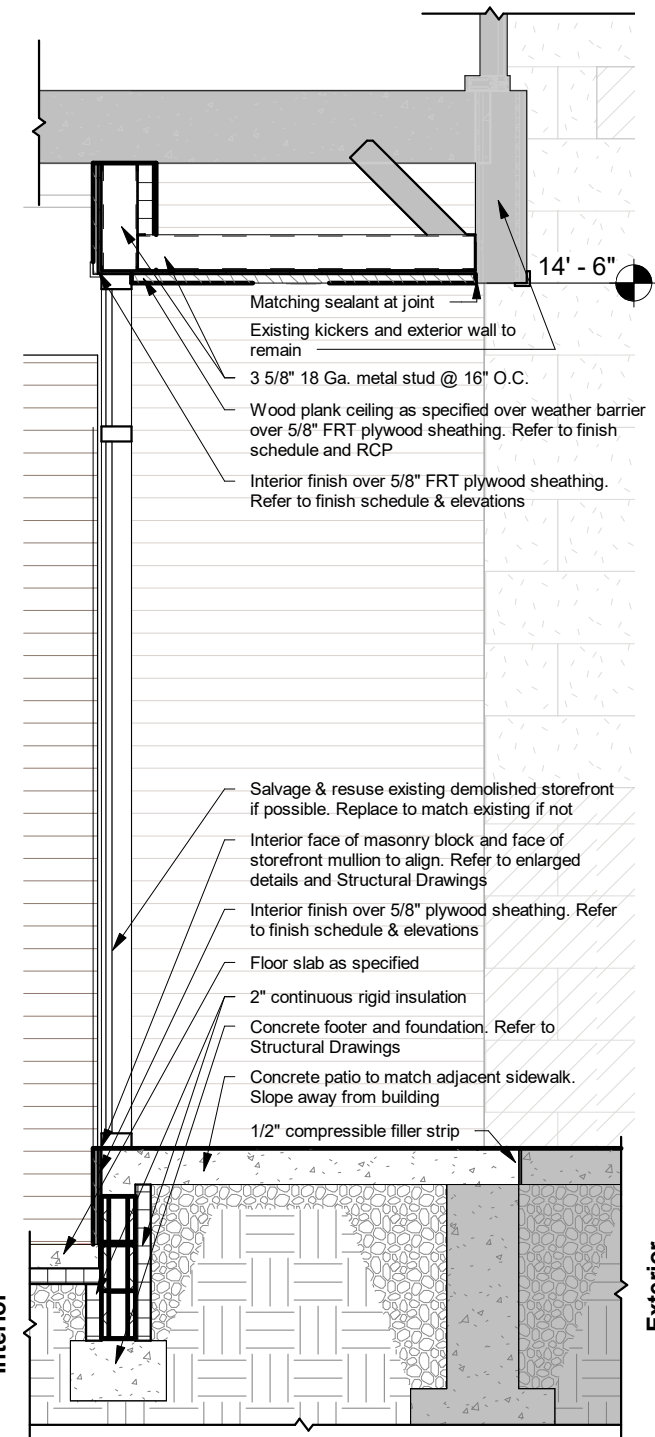


Cedar Planks - Natural

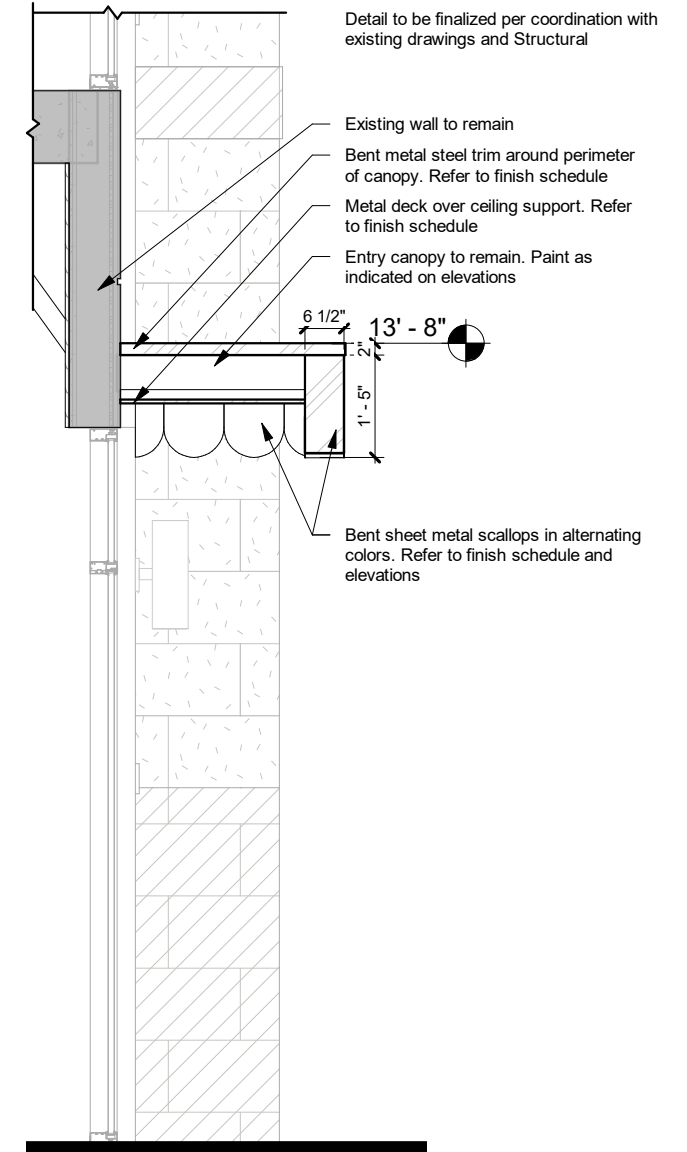


Concrete

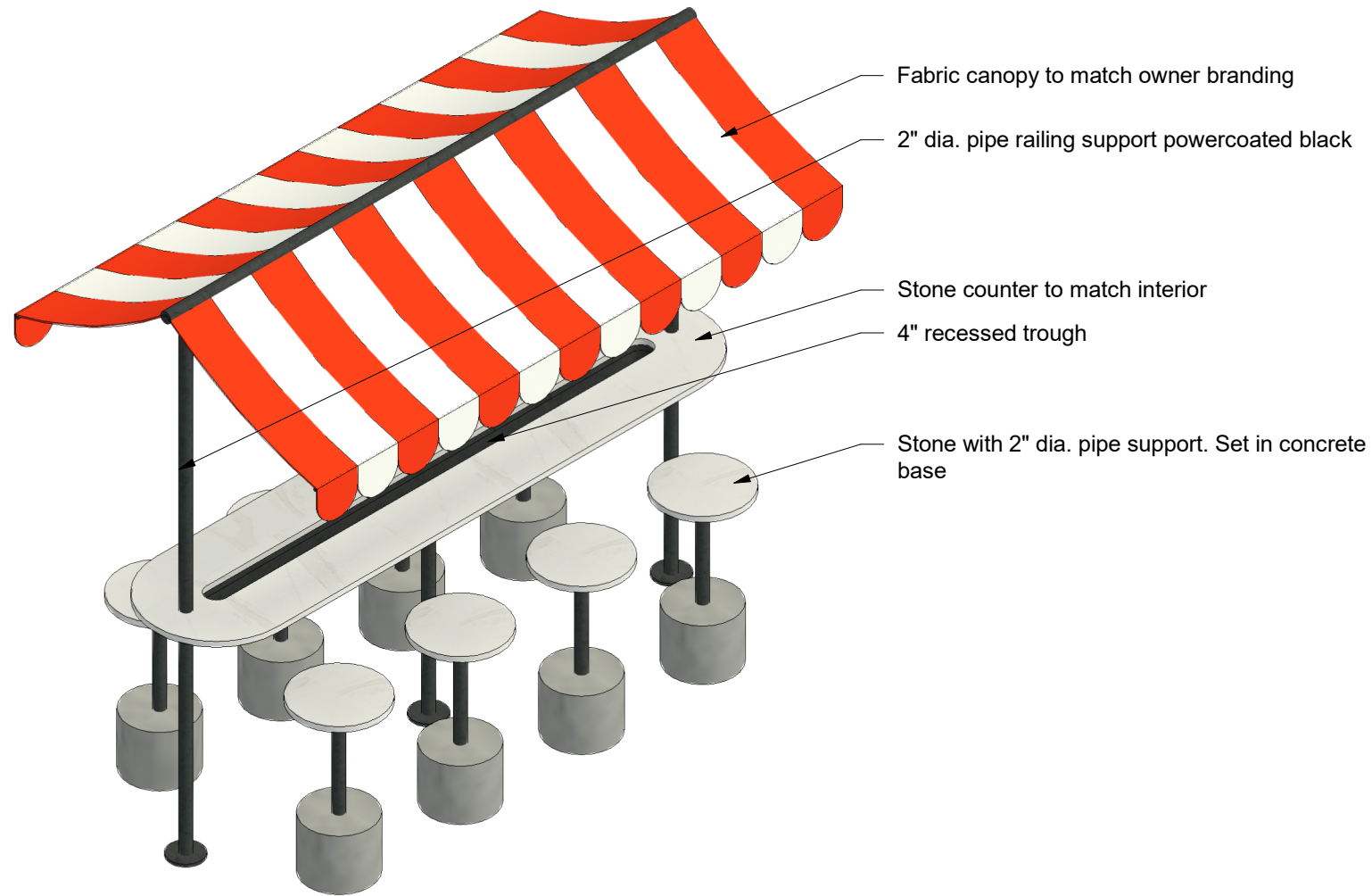
| Finish Schedule Exterior | | | | |
|--------------------------|-------------------------|------------------|---|--------------------------------|
| Type | Description | Manufacturer | Model | Comments |
| EXT-1 | Paint | Sherwin Williams | Color: #SW6884 'Obstinate Orange' | Paint to match Owner Standards |
| 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 |



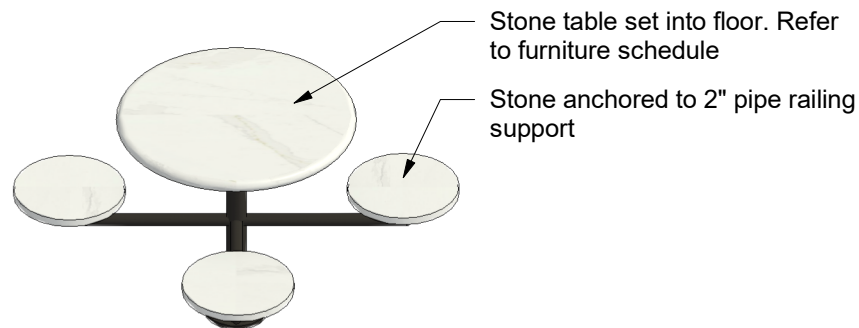
1 Storefront at Covered Patio
Scale: 3/8" = 1'-0"



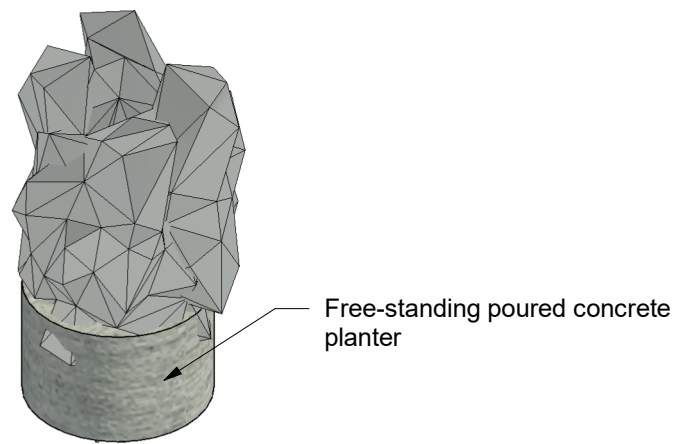
2 Canopy
Scale: 3/8" = 1'-0"



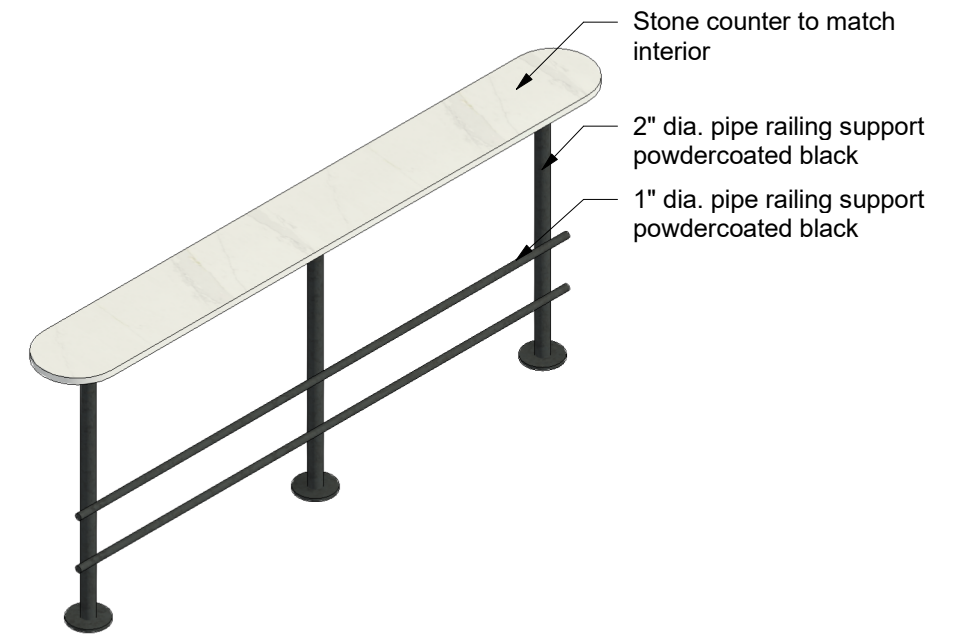
4 Exterior Communal Table
Not to scale



3 Exterior Table
Not to scale



2 Concrete Planter
Not to scale



1 Exterior Drink Rail
Not to scale







