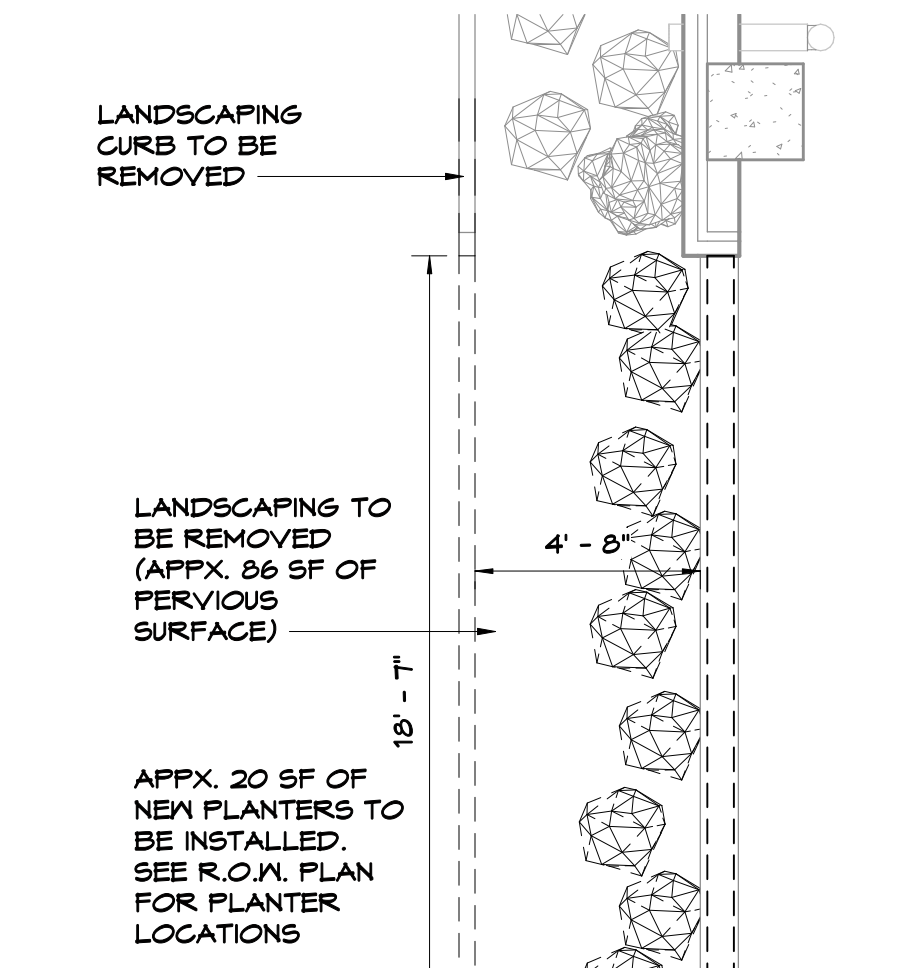


**PROJECT DESCRIPTION - A 2,554 S.F.; FIRST FLOOR; EXTERIOR ALTERATION FOR A BAR TENANT FINISH (A-2 USE) IN THE EXISTING BRIGDE PARK BLOCK A - PARKING GARAGE. THIS PROPOSED BAR SHALL HAVE A PROPOSED OUTDOOR PATIO AREA THAT IS 853 SF TOTAL ALONG BOTH LONGSHORE LOOP AND BANKER DRIVE.**

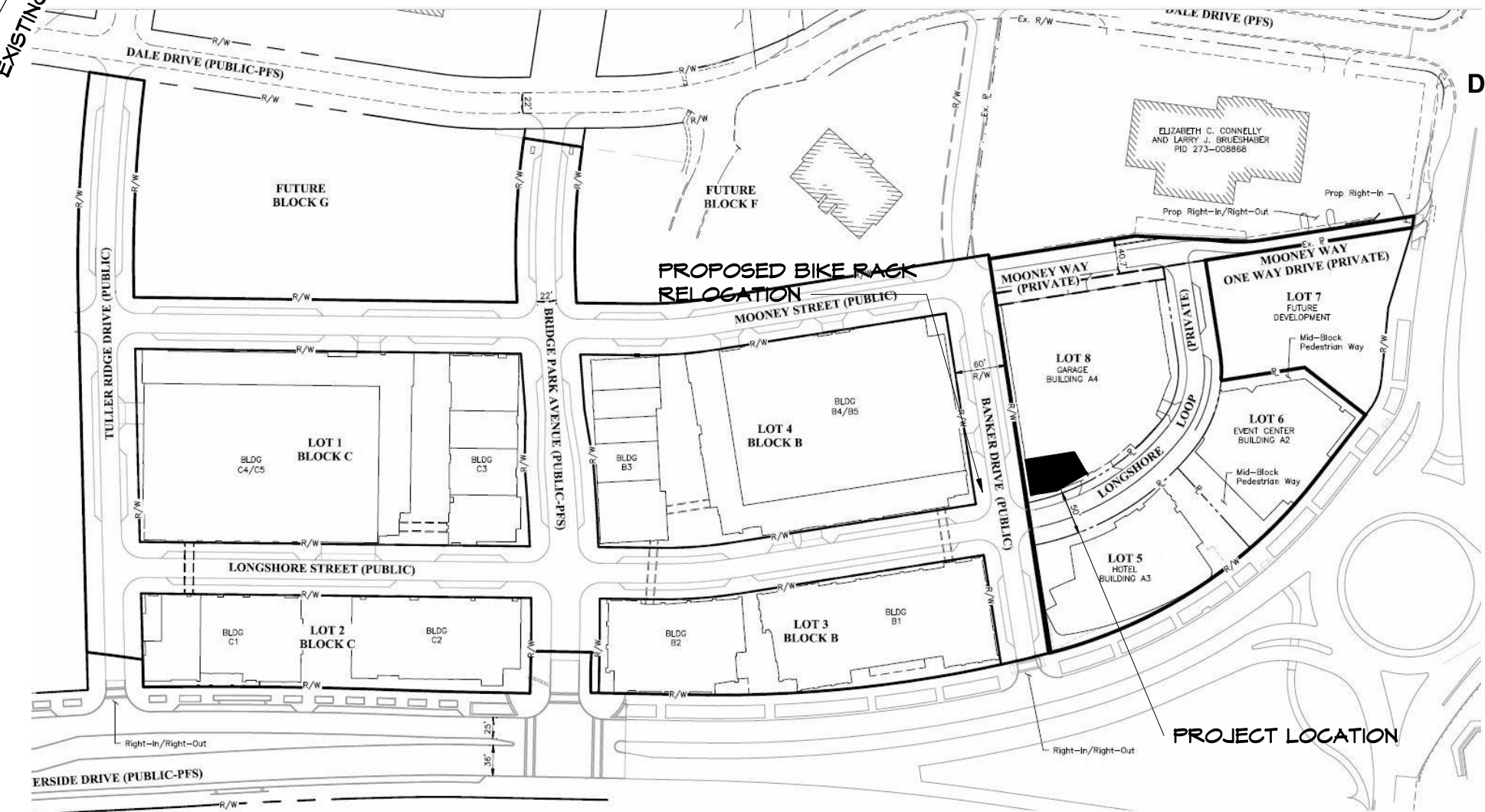
- SHEET INDEX**
- R-1.0 RIGHT-OF-WAY PLAN
  - R-1.1 EXTERIOR RENDERINGS
  - R-1.2 TENANT ELEVATIONS
  - R-1.3 TRANSPARANCY ANALYSIS



**DEMOLITION LANDSCAPING**  
SCALE: 1/4" = 1'-0"

**RIGHT OF WAY PLAN**  
SCALE: 1/4" = 1'-0"

- - - - - RIGHT OF WAY / PROPERTY LINE
- - - - - PROPOSED NEW CANOPY ABOVE





View- Corner of Banker Drive and Longshore



View- West along Longshore Loop



View- North along Banker Drive

**K|B|A**

K B A Incorporated ARCHITECTS  
CINCINNATI OHIO

29 HIGH STREET  
Milford, Ohio 45150  
513.752.7800  
Fax: 513.752.7833  
www.KBAinc.com

**SHEET CONTENTS:**  
EXTERIOR RENDERINGS



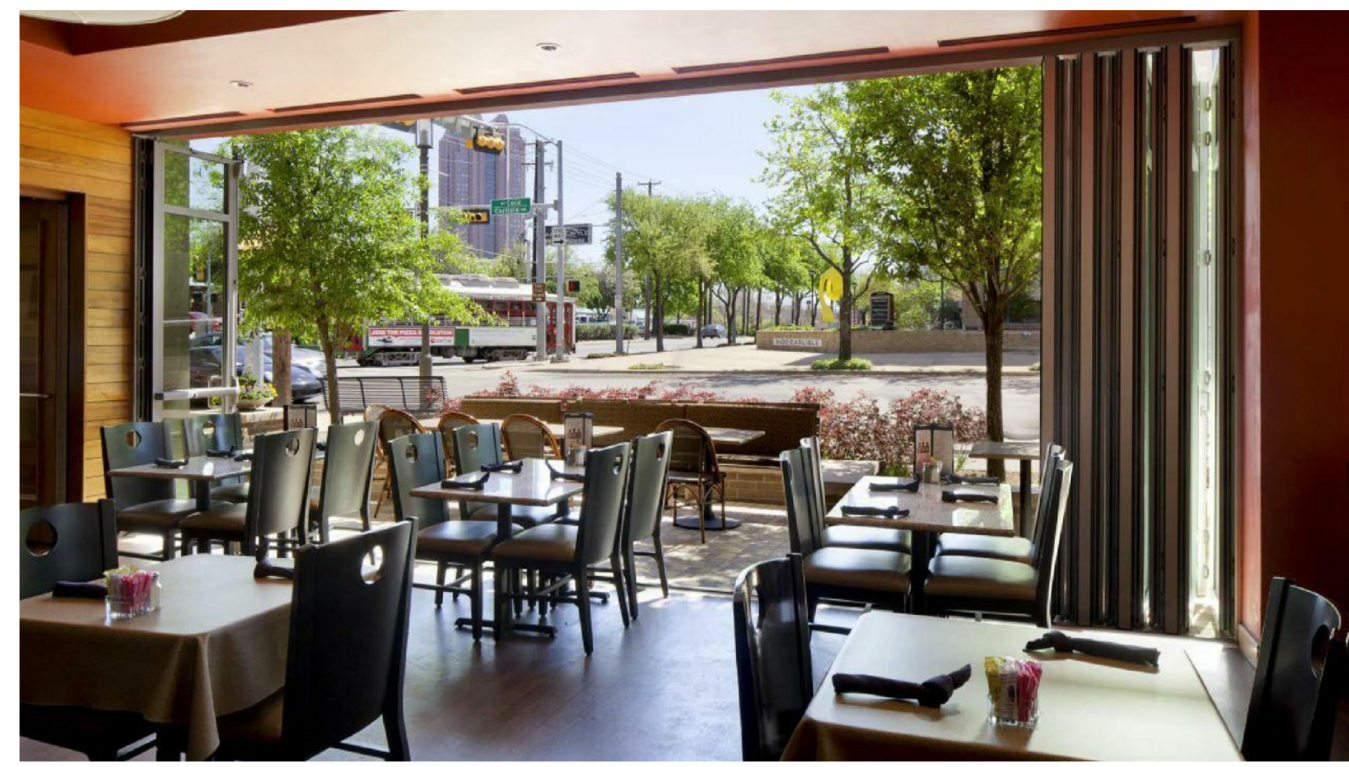
TENANT INTERIOR FINISH  
**ROOSEVELT ROOM**  
6544 LONGSHORE LOOP  
DUBLIN, OH 43017

REV. DATE

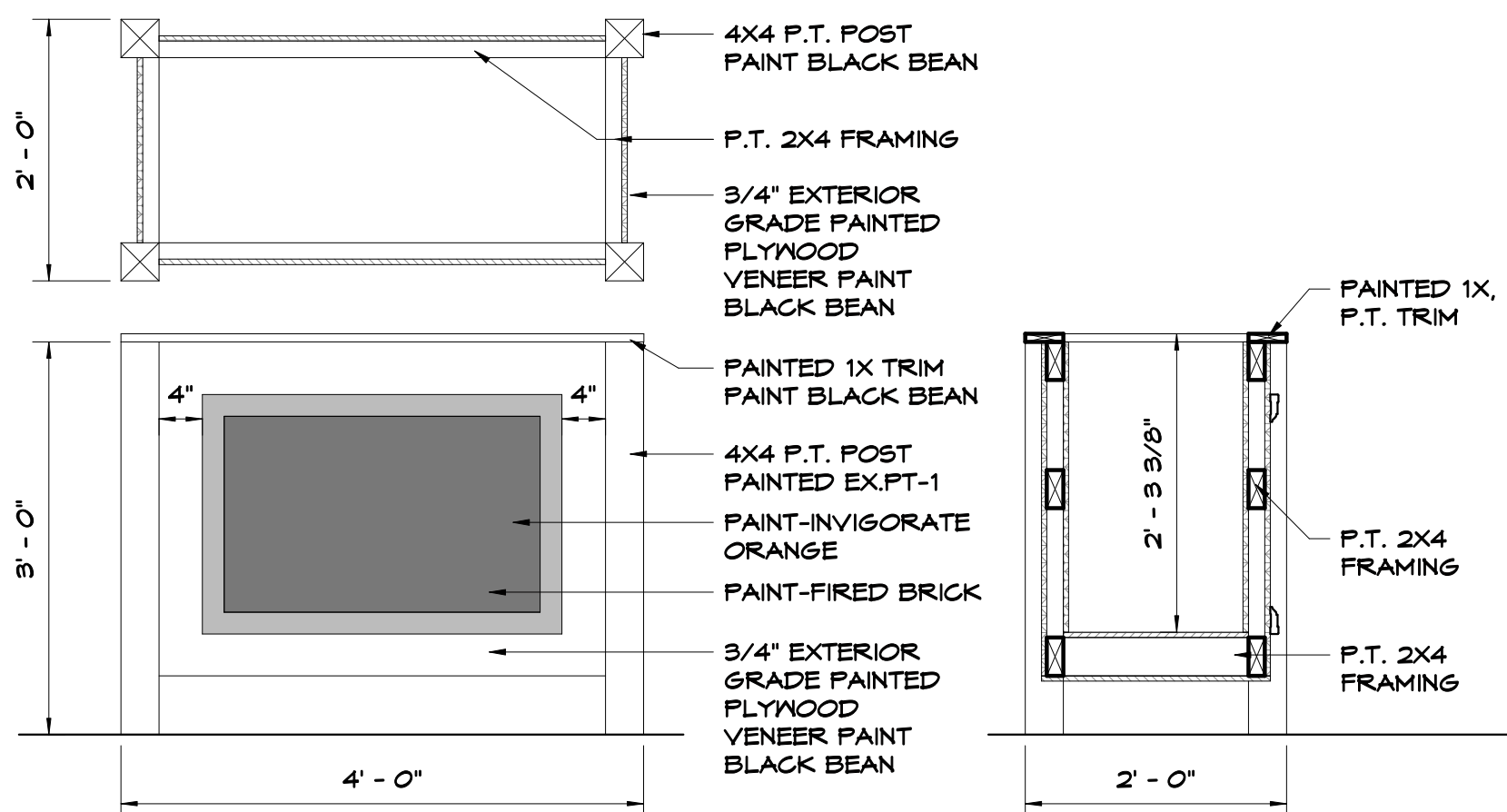
Drawn By: MJR Checked By:MDB

Date: 01-10-22 Job No:21.149

**R-1.1**

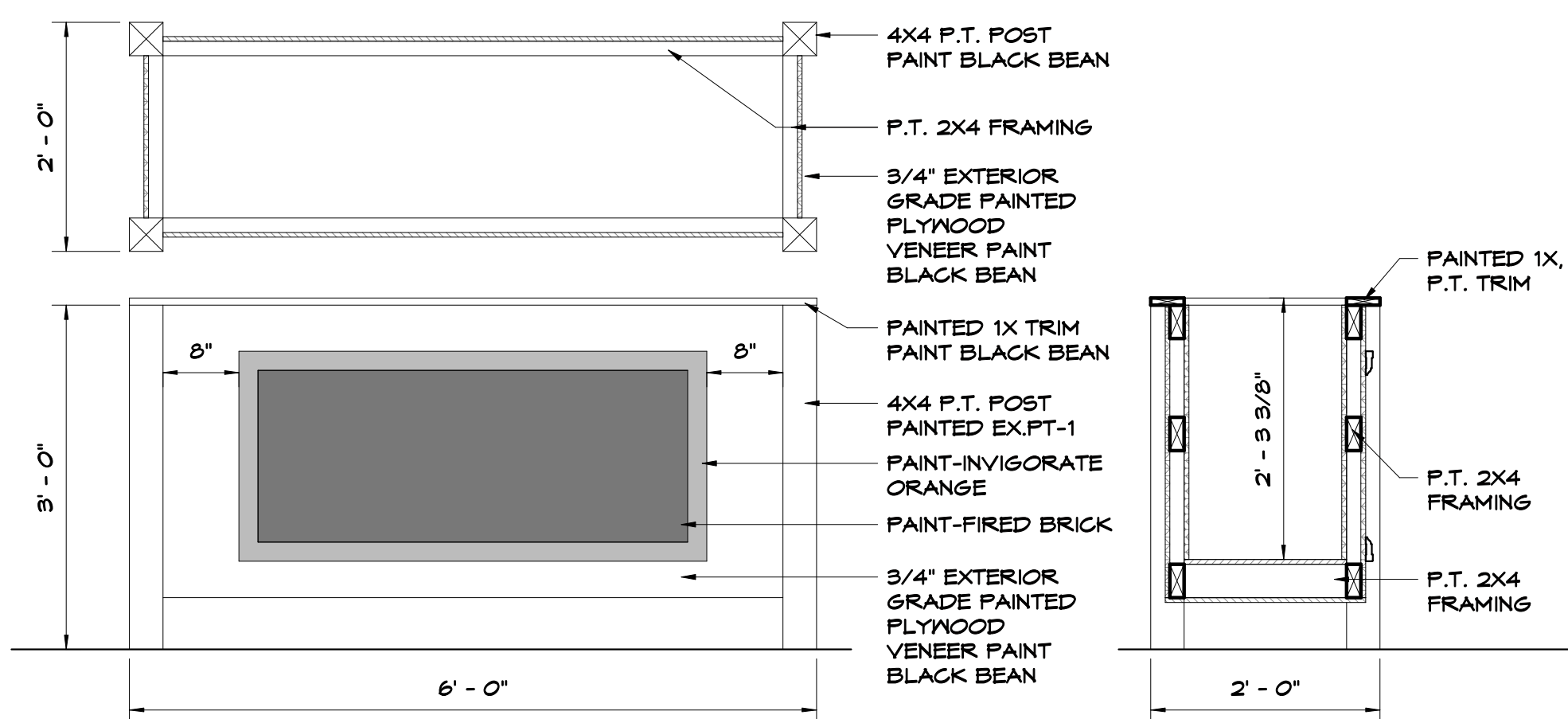


**NANAWALL ASSEMBLY INSPIRATION**



**PLANTER DETAILS - 4 FT.**

SCALE: 3/4" = 1'-0"



**PLANTER DETAILS**

SCALE: 3/4" = 1'-0"



**FOLDING WINDOW ASSEMBLY INSPIRATION**



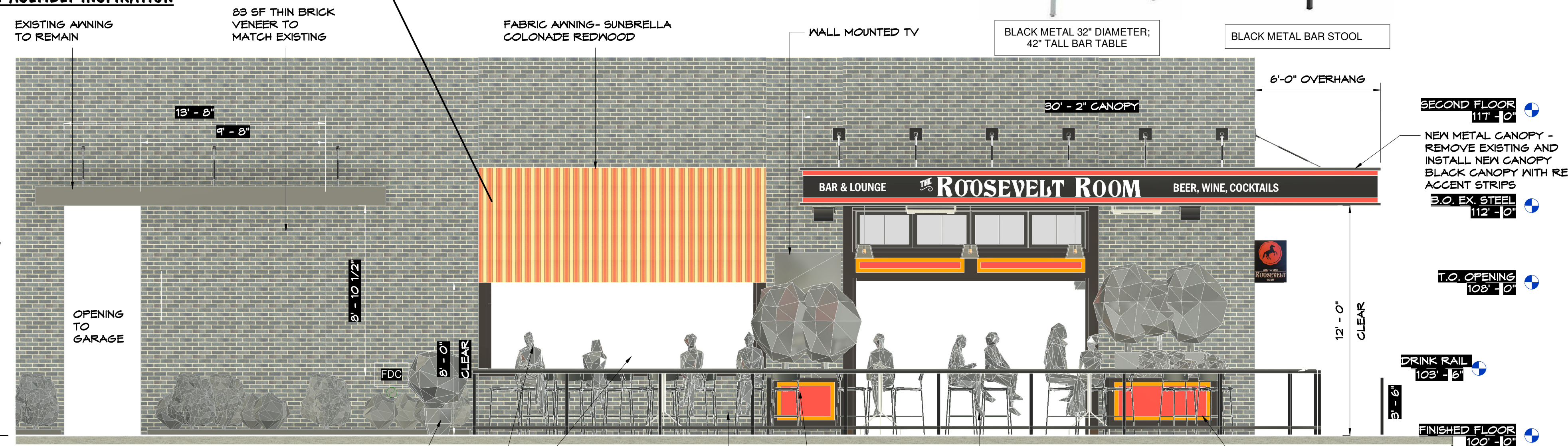
**FABRIC AWNING - SUNBRELLA COLONADE REDWOOD**



**DRINK RAIL SEATING**

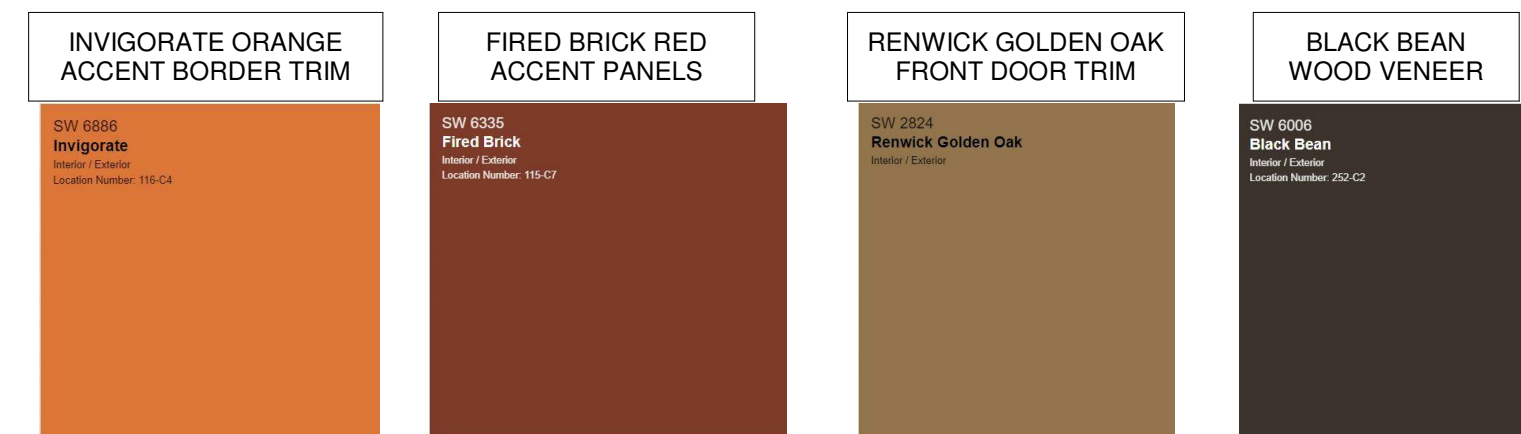
**BLACK METAL 32" DIAMETER; 42" TALL BAR TABLE**

**BLACK METAL BAR STOOL**

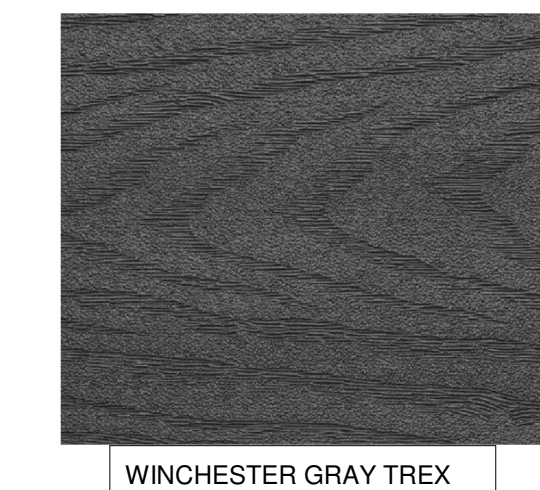


**NORTH ELEVATION-BANKER DR.**

SCALE: 1/4" = 1'-0"



**DRINK RAIL FINISH**



**NEW METAL CANOPY TO EXTEND 6'-0" BEYOND FACE OF BUILDING**



**WEST-1 LONGSHORE LOOP**

SCALE: 1/4" = 1'-0"



**WEST-2 LONGSHORE LOOP**

SCALE: 1/4" = 1'-0"



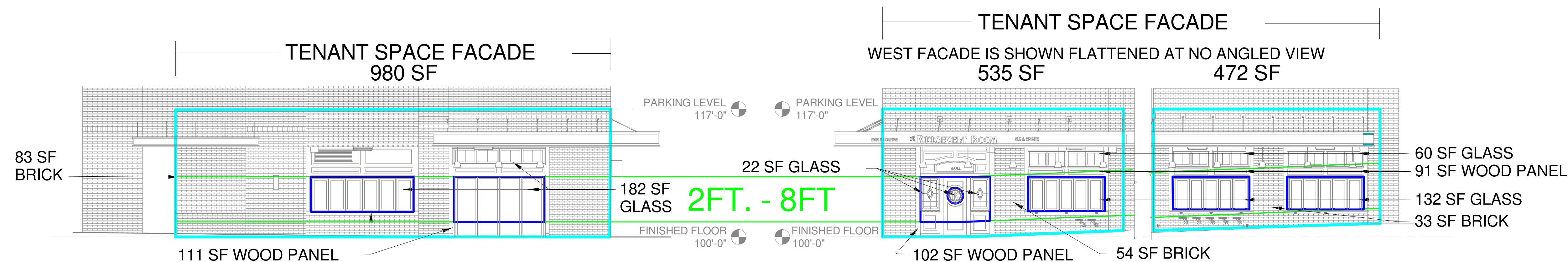
**OUTDOOR WALL MOUNTED STOOLS**



**EXISTING TRANSPARENCY BETWEEN 2FT. & 8 FT. (BEFORE ALTERATION)**

FACADE AREA (BTWN 2FT.-8T.)...347 SF  
 OPENING AREA (BTWN 2FT.-8T.)...194 SF  
 EXISTING TRANSPARENCY% - 55.9%

FACADE AREA (BTWN 2FT.-8T.)...372 SF  
 OPENING AREA (BTWN 2FT.-8T.)...301 SF  
 EXISTING TRANSPARENCY % -81.0%



**NORTH ELEVATION (BANKER DR.)**

**PROPOSED TRANSPARENCY**

FACADE AREA (BTWN 2FT.-8T.)...347 SF  
 OPENING AREA (BTWN 2FT.-8T.)...134 SF  
 PROPOSED TRANSPARENCY% - 38.6%

**FACADE MATERIALS**

OVERALL ARE OF NORTH ELEVATION...11,712 SF  
 AREA OF DOORS AND OPENINGS.....3,662 SF  
 NET AREA OF ELEVATION.....8,050 SF

**PRIMARY FACADE MATERIALS (80% REQUIREMENT)**

BRICK.....5,318 SF (66%)  
 GLASS.....182 SF (2%)  
 METAL PANEL.....666 SF (8%) NO CHANGE  
 % OF PRIMARY MATERIAL.....6,198 SF/ 8,050 SF (78.5%)

**SECONDARY FACADE MATERIALS (<20% REQUIREMENT)**

CONCRETE PANELS.....1,428 SF (18%) NO CHANGE  
 MISC. ELEMENTS (TRIM).....269 SF (3%) NO CHANGE  
 WOOD PANELS.....94 SF (1%)  
 % OF SECONDARY MATERIAL.....1,791 SF (22.2%)

**WEST ELEVATION (LONGSHORE STREET)**

**PROPOSED TRANSPARENCY**

FACADE AREA (BTWN 2FT.-8T.)...372 SF  
 OPENING AREA (BTWN 2FT.-8T.)...164 SF  
 PROPOSED TRANSPARENCY% -44.0%

**FACADE MATERIALS**

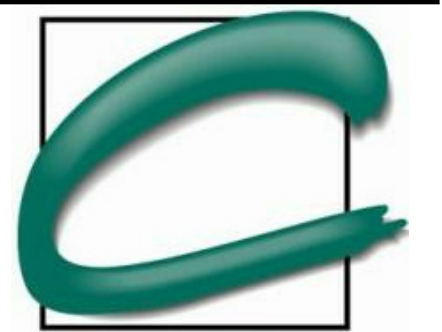
OVERALL ARE OF NORTH ELEVATION...10,879 SF  
 AREA OF DOORS AND OPENINGS.....2,453 SF  
 NET AREA OF ELEVATION.....8,426 SF

**PRIMARY FACADE MATERIALS (80% REQUIREMENT)**

BRICK.....4,476 SF (53%)  
 GLASS.....1,107 SF (13%)  
 METAL PANEL.....2,259 SF (27%) NO CHANGE  
 % OF PRIMARY MATERIAL.....7,838 SF/ 8,426 SF (93.1%)

**SECONDARY FACADE MATERIALS (<20% REQUIREMENT)**

MISC. ELEMENTS (TRIM).....201 SF (2%) NO CHANGE  
 WOOD PANELS.....195 SF (2%)  
 % OF SECONDARY MATERIAL.....396 SF (4.7%)



**CORE**  
 RESOURCES, INC



**TENANT INTERIOR FINISH**  
**ROOSEVELT ROOM**  
**6544 LONGSHORE LOOP**  
**DUBLIN, OH 43017**

REV. DATE

Drawn By: MJR Checked By:MDB

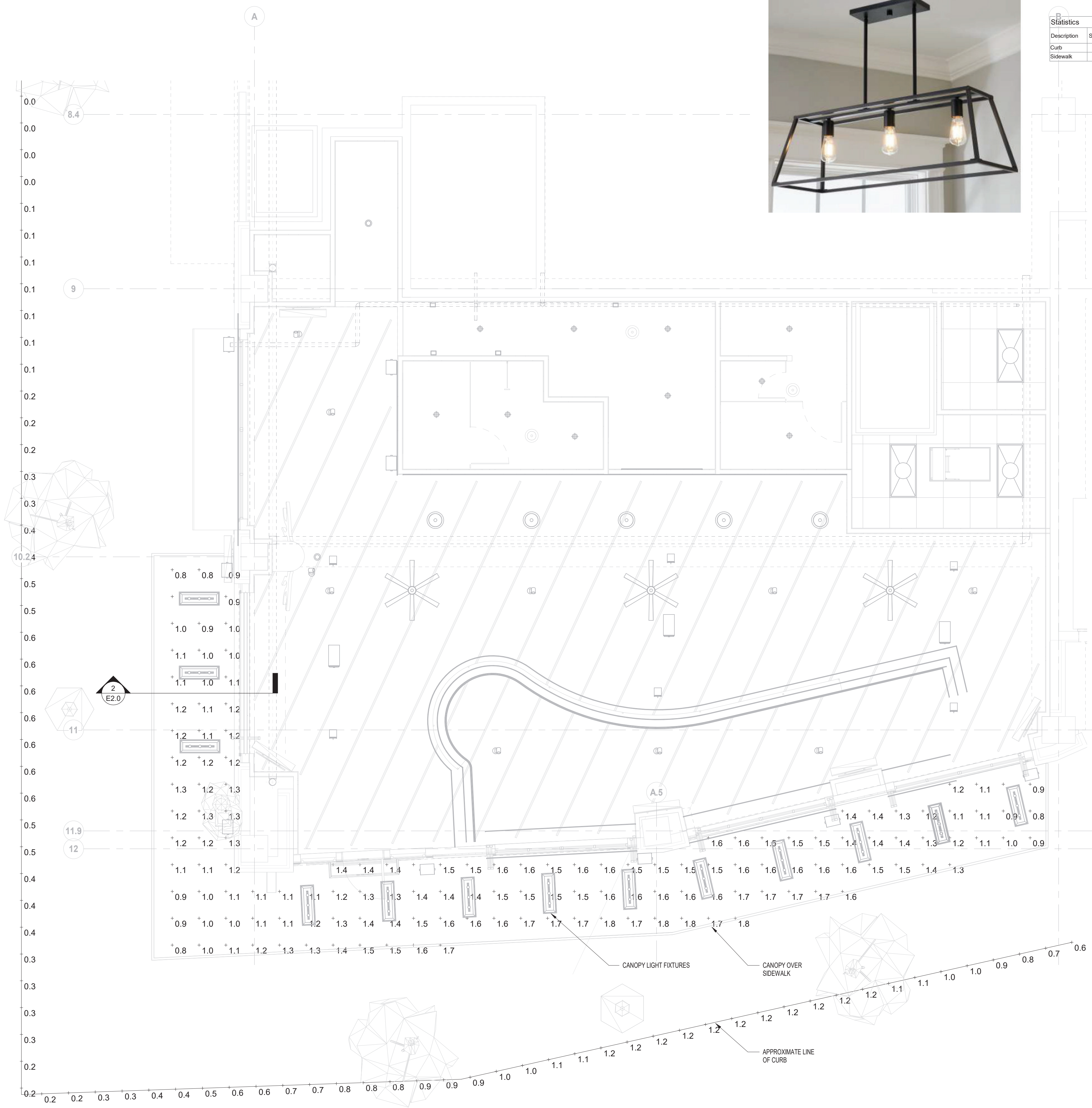
Date: 01-10-22 Job No:21.149

FROSTED ACRYLIC SHADE ON ALL SIDES AND TOP



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
○	D3	13	GREEN CREATIVE LTD		CUSTOM FABRICATED CUT DOOR CHANDELIER WITH FROSTED ACRYLIC SHADE	120V 60Hz 4W 2000K	3	#18060021c-01 4FST190IM 820 A_IE\$NA95.IES	335	0.9	3.59

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Curb	+	0.6 fc	1.2 fc	0.0 fc	N/A	N/A
Sidewalk	+	1.3 fc	1.8 fc	0.8 fc	2.3:1	1.6:1



**K|B|A**  
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CINCINNATI OMAHA

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Milford, Ohio 45150  
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www.KBAinc.com

**SHEET CONTENTS:**  
LIGHTING PHOTOMETRIC PLAN

**CORE RESOURCES, INC**  
**4EG**  
four entertainment group

**TENANT INTERIOR FINISH**  
**ROOSEVELT ROOM**  
**6654 LONGSHORE LOOP**  
**DUBLIN, OH**

REV. DATE

Drawn By: \_\_\_\_\_ Checked By: \_\_\_\_\_

Date: 11-08-21 Job No:

**E2.1**

**CTa**  
SUSTAINABLE MEP ENGINEERING  
4215 WHITE BEAR PARKWAY - SUITE 100, SAINT PAUL, MN 55110  
MAIN: 651-426-9549 || FAX: 651-426-5048 || www.CTAMEP.com  
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