



Site Conditions
NOT TO SCALE

PROJECT ADDRESS :	38 W. Bridge St. Dublin Ohio 43017
PROPERTY OWNER :	SHANGHI ENTERPRISES LLC
PARCEL NUMBER :	273-000036-00
ZONING DISTRICT:	HD-HC: HISTORIC CORE DISTRICT
LAND USE:	420 - SMALL RETAIL STRUCT<10000 SF
SITE AREA:	.29 ACRES
PARKING (REQ'D 30 SPACES):	18 PROVIDED + PARKING AGREEMENT W/ 50 W. BRIDGE ST. (ATTACHED)
APPLICANT :	FOX IN THE SNOW

PROJECT DESCRIPTION: This project will renovate an existing 2,958 sf one-story masonry structure [originally built to serve as a US Post Office, most recently used for off-site storage of restaurant supplies and equipment] to become a new Fox in the Snow location [A-2 / restaurant use]. The intent is to be respectful of the architectural language of the existing building while updating it to current life-safety requirements as well as making modest modifications to the exterior to align it with Fox in the Snow's visual identity.

The proposed exterior changes include:

- Enlarging the existing east window opening by lowering the sill
- Creating one new additional opening in the east wall
- Replacement south storefront and east windows to be custom fabricated steel frame windows
- A trellis system will be added to the south facing stone wall to allow for their typical use of ivy
- New rooftop equipment [HVAC and hood fans] will be added as needed for the new use

The site [curb cuts, paving, parking layout, lighting] to remain unchanged except for creating code required ADA parking as illustrated.

[Building Code Note: Per table 705.8 east side can have up to 45% allowable open area]



SPECIFICATIONS

STEEL WINDOWS

ALL STEEL WINDOWS ARE TO BE CUSTOM FABRICATED (ASWINDOW.COM). HOT ROLLED STEEL W/ WELDED JOINTS GROUND SMOOTH POWDER COATED (BLACK) GLAZING TO BE DOUBLE PANE (1") INSULATED GLASS, TEMPERED AS REQUIRED BY CODE. SEE TYPICAL DETAILS AND DESIGN INTENT EXAMPLE IMAGES THIS DOCUMENT.

ENTRY DOOR

1 3/4" THICK WHITE OAK (RIFT CUT). SHOP FINISHED, FILLED, SANDED AND FINISHED WITH 2 COATS PRO FINISHER OIL BASE POLYURETHANE, SATIN.

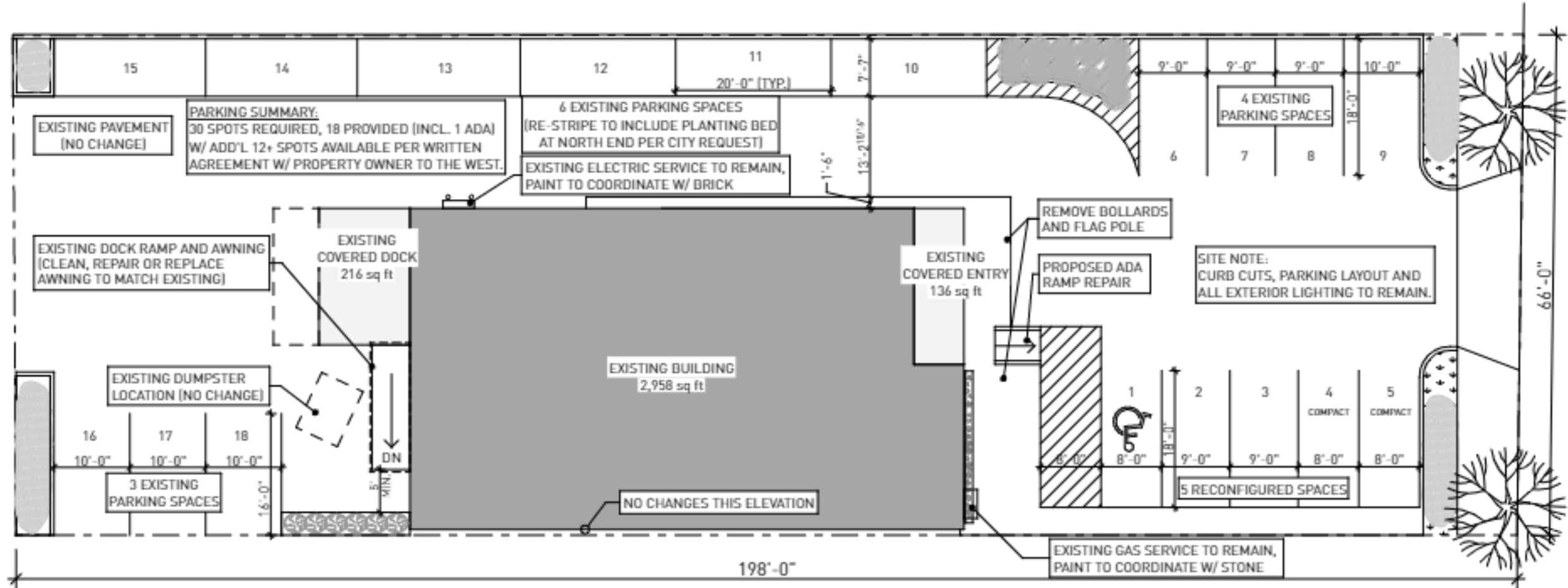
[HTTPS://WWW.RUSTOLEUM.COM/PRODUCT-CATALOG/CONSUMER-BRANDS/PRO-FINISHER/OIL-BASE-POLYURETHANE](https://www.rustoleum.com/product-catalog/consumer-brands/pro-finisher/oil-base-polyurethane). COORDINATE WITH CUSTOM STEEL DOOR/WINDOW FRAME.

EXTERIOR CEDAR

1x6 CEDAR CEILING PLANKS AND 1x COLUMN WRAP (CLEAR, MIXED GRAIN GRADE). STAINLESS STEEL HEADLESS NAILS/FASTENERS. ROUGH SIDE FACING OUT. TWO COATS LINSEED OIL FINISH.

WALL TRELLIS

JAKOB GREENGUIDE SYSTEM, WIRE ROPE PLANT TRELLIS (JAKOB.COM). SEE BROCHURE THIS DOCUMENT. [HTTP://JAKOB-USA.COM/DOWNLOADS/CATALOGS/1%20JAKOB-ROPE-SYSTEMS-CATALOG-GREENSOLUTIONS-02-TECHNICAL.PDF](http://jakob-usa.com/downloads/catalogs/1%20JAKOB-ROPE-SYSTEMS-CATALOG-GREENSOLUTIONS-02-TECHNICAL.PDF)

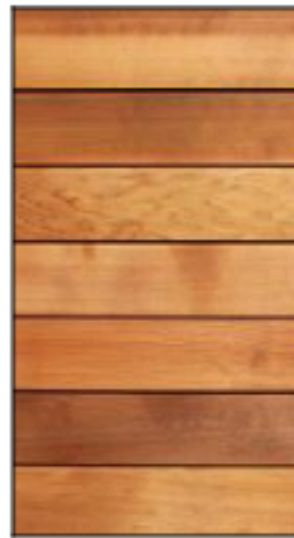


Site Plan

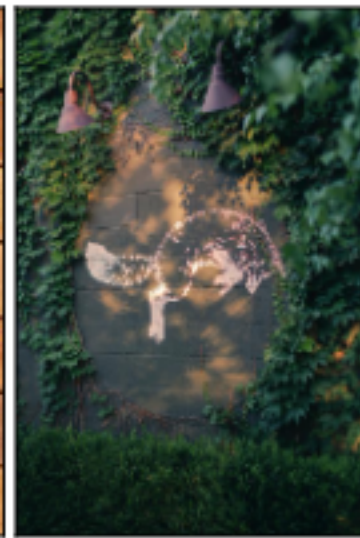
SCALE: 1/16" = 1'-0"



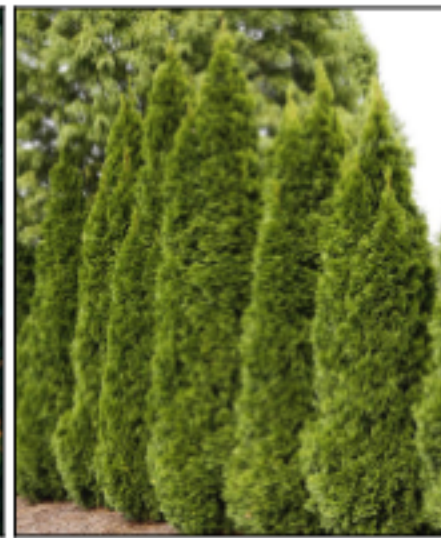
PLANT MATERIALS LIST		
QTY.	NAME	SIZE
10	BOXWOOD	24" HGT.
11	KARL FOERSTER FEATHER REED GRASS	2 GAL.
4	BOSTON IVY	1 GAL.
6	EMERALD GREEN ARBORVITAE	54" HGT.



CEDAR (OILED)



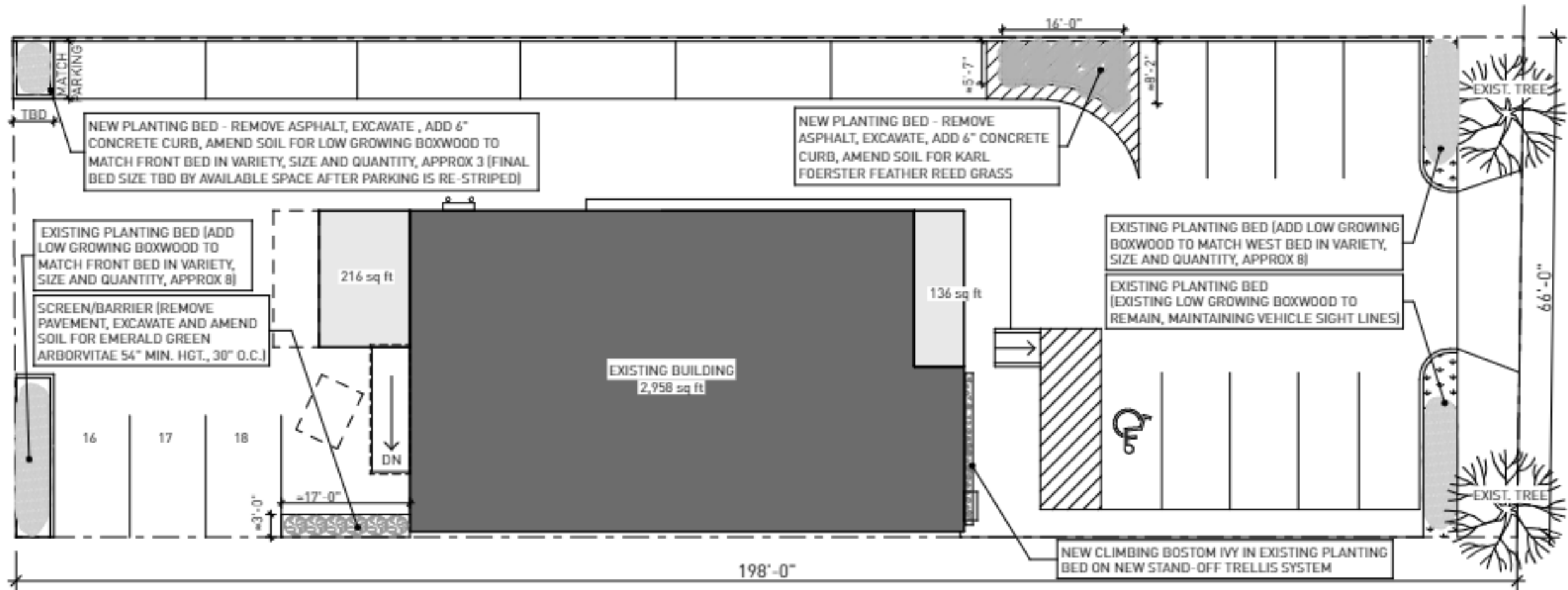
BOSTON IVY + BOXWOOD



EMERALD GREEN ARBORVITAE

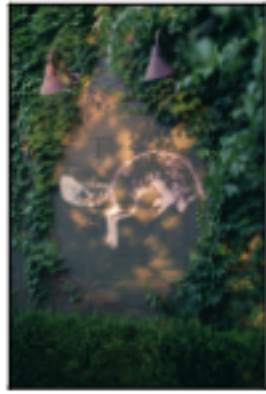


KARLFOERSTER FEATHER REED GRASS



Site Planting Plan
SCALE: 1/16" = 1'-0"





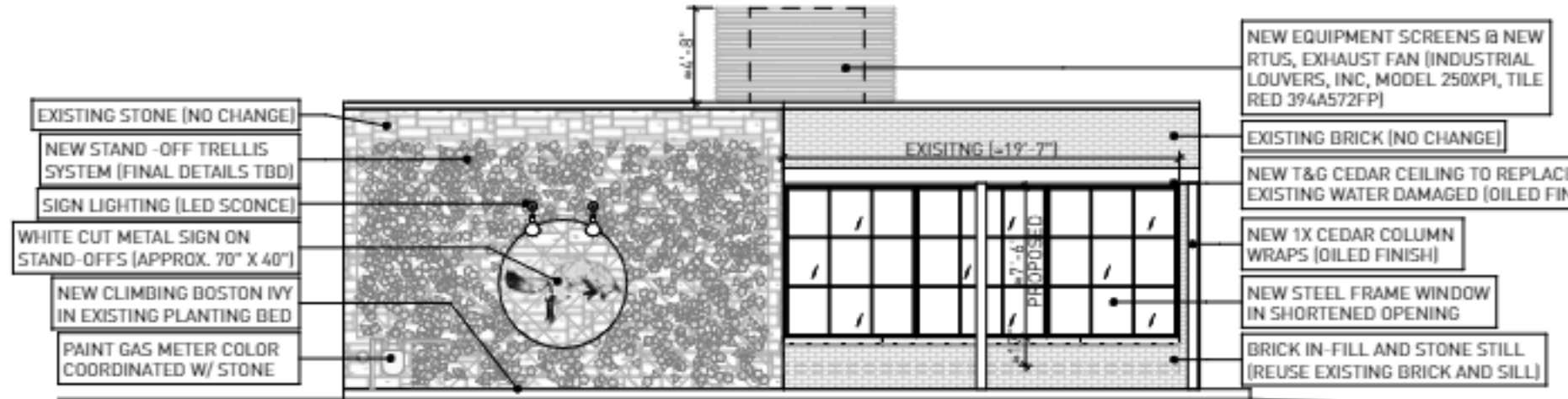
FOX IN THE SNOW - ITALIAN VILLAGE



EXISTING EAST ELEVATION

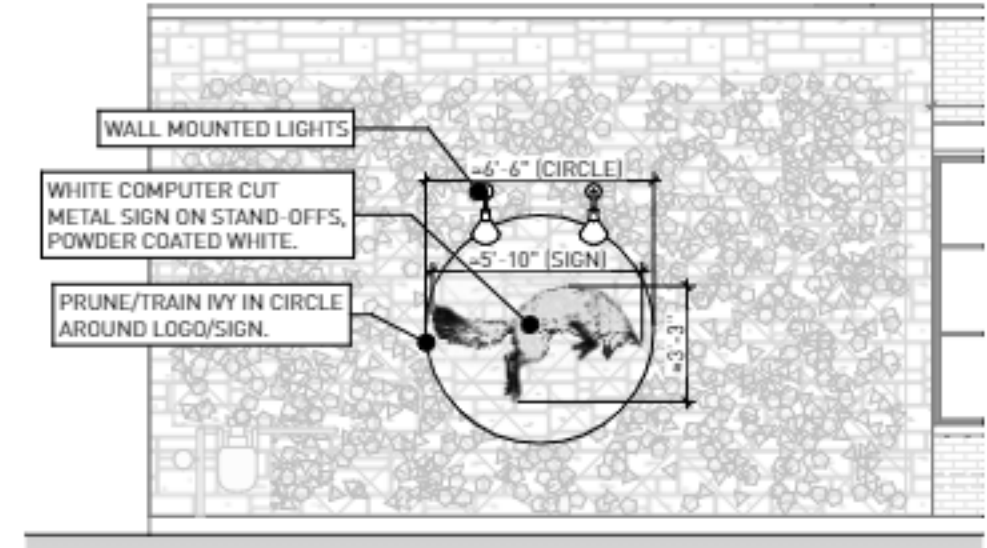


EXISTING SOUTH ELEVATION



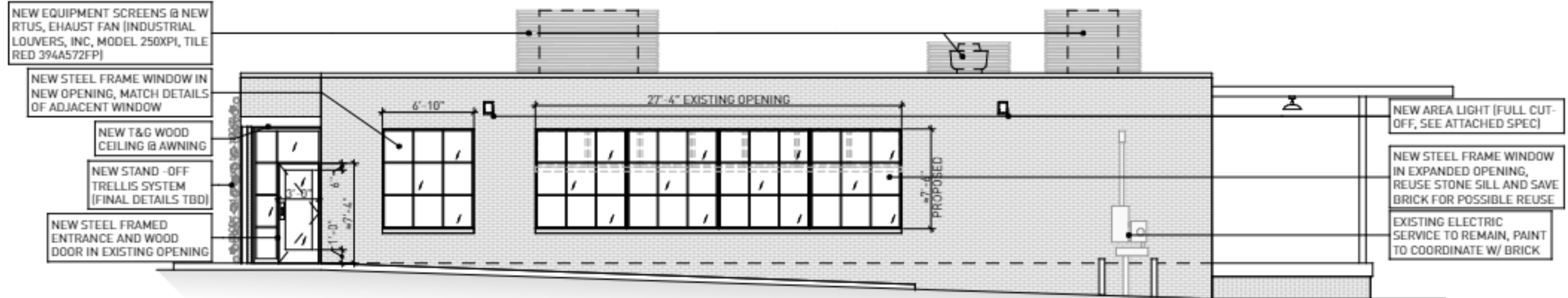
South Elevation

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



Sign Detail Elevation

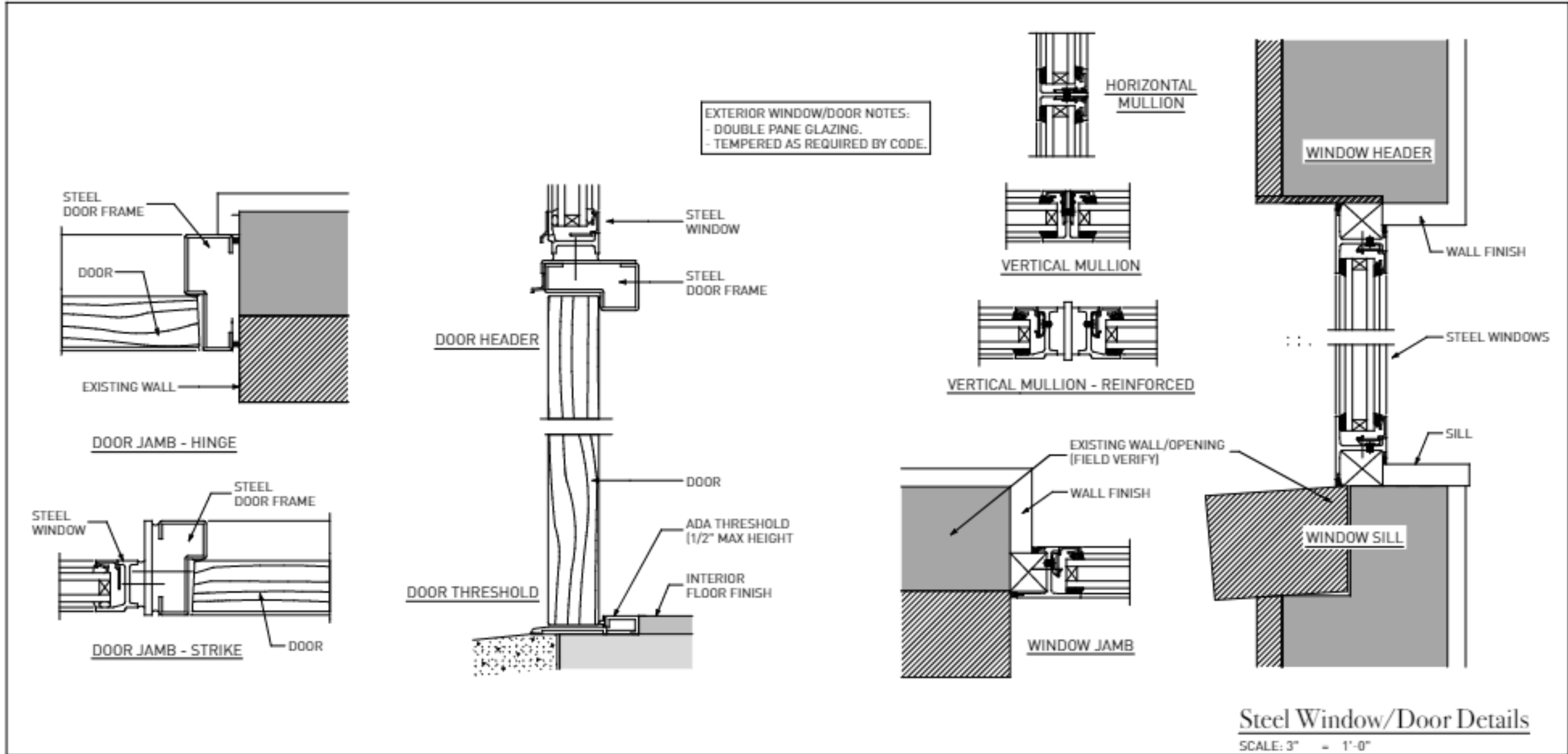
SCALE: 3/16" = 1'-0"



East Elevation

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







ROOF TOP EQUIPMENT SCREEN
<https://www.industriallouvers.com/product/7111er-extruded-aluminum-inverted>

MODEL 250XPI

Industrial Louvers, Inc.

STANDARD CONSTRUCTION

- Material: Extruded Aluminum 6063-T6
- Vertical Supports: 5" x 2" x .125" Aluminum Support Channels
- Blades: 2" (50.8mm) deep, .063" (1.6mm) nominal wall thickness
- Blade Spacing: 3.125" (79mm) on center
- Finish: Mill

OPTIONAL ACCESSORIES

- Cap Flashing
- Hinged Access Panels
- Visible Mullions
- Invisible Mullions for continuous blade appearance

FINISHES

- 2 coat fluoropolymer: Kynar® 500 / custom colors available in 70% PVDF (AAMA 2605). Living Building Challenge (LBC) Red List Free.
- 3 coat fluoropolymer: Kynar 500 / Hylar 5000 custom colors available in 70% PVDF (AAMA 2605). LBC Red List Free.
- Anodic finishes: Class I and Class II in Clear, Light/Medium/Dark Bronze, Champagne, and Black.
- Prime coat
- Mill

SUGGESTED SPECIFICATIONS


- General: Furnish and install where indicated on drawings 2" (50.8mm) Extruded Aluminum Inverted Equipment Screen Model 250XPI as manufactured by Industrial Louvers, Inc., Delano, MN.
- Material: Extruded aluminum supports and blades shall be one piece 6063-T6 alloy. Vertical supports shall have a material thickness of .125" (3.2mm). Fixed inverted blades shall have a material thickness of .063" (1.6mm). Supports and blades shall be joined by stainless steel mechanical fastener.

SIGN LIGHT
<https://www.barnlight.com/led-lighting/wall-lights/sign-lights/emblem-led-sign-light/7-rebuild-1&o23147-231151&o21927-215108&o23146-231123&o21931-215245&o22376-220985&o22254-219398&o22650-223806&o23132-230952&o22644-223757>

BARN LIGHT ELECTRIC COMPANY.

CART CONTENTS [Home > Cart contents](#)

Continue Shopping Clear Cart Recalculate Proceed To Checkout

Product	Unit price	Quantity	Total price
 <p>Emblem LED Sign Light <input checked="" type="checkbox"/></p> <p>CODE: BLE-G-ASE10-150-G15-150-SWK-NA-NA-NA-LED11-3000K</p> <p>Shade Size: 10" Shade Shade Finish: 150-Black Gooseneck Arms: G15 Gooseneck Arm Gooseneck Arm Finish: Same as Shade Swivel Knuckle: Swivel Knuckle Wire Cage: None Mounting Accessory: None Lumens: 850 Lumens Color Temperature: 3000K - Neutral White</p>		1	
		Subtotal	
		Shipping cost	CALCULATE

Apply

SLING Series

SLENDER WALLPACK

FEATURES

- Two sizes for a variety of applications
- Ranges from 21W to 80W with up to 8000 lumens
- SG1 Series replaces from 100W-150W HID; SG2 Series replaces from 150W-250W HID
- Comfort lens available as an option or accessory provides glare control and enhanced uniformity
- Knuckle and trunion accessory mounting kits available for flood applications
- IP65 and certified to UL 1598 for use in wet locations up to 40°C ambient
- DLC (DesignLights Consortium Qualified - see www.designlights.org)



DATE: _____ LOCATION: _____
 TYPE: _____ PROJECT: _____
 CATALOG # _____

tradeSELECT™



RELATED PRODUCTS

- # LNC1 Litepak
- # LNC2 Litepak
- # LNC3 Litepak
- # LNC4 Litepak
- # GeoPak
- # GeoPak2

SPECIFICATIONS

HOUSING

- Rugged die-cast aluminum housing with corrosion resistant powder coat finish
- Heating dissipating fins provide superior thermal performance extending the life of the electronic components
- Impact resistant tempered glass offers zero uplight
- Comfort lens available as an option or accessory to reduce glare (7-10% lumen reduction) and provide better uniformity

OPTICS

- 3000K, 4000K and 5000K CCT nominal with 70 CRI
- Smaller SG1 housing has 2 LEDs, larger SG2 housing has 3 LEDs

INSTALLATION

- Side hinge allows for easy installation and wiring
- Side movement avoids damage to the lens and helps prevent injury common in drop down hinge designs
- Mounts to 4" junction box and includes a gasket to help seal electrical connections
- Four 1/2" threaded conduit hubs for surface conduit provided

ELECTRICAL

- 120-277V, 50/60Hz electronic drivers
- 347V and 480V available in large SG2 housing
- 10KA surge protection included

OPTIONS/CONTROLS

- Button photocontrol for dusk to dawn energy savings. Stock versions include 120V-277V PC with a cover which provides a choice to engage photocontrol or not. PC is installed in top hub
- Occupancy sensor available for on/off and dimming control in larger SG2 housing
- SiteSync™ wireless lighting control delivers flexible control strategies for reducing power consumption and minimizing maintenance costs while delivering the right light levels with a simple and affordable wireless solution. See ordering information or visit www.hubbellighting.com/sitesync for more details

- Battery backup options available in larger SG2 housing rated for either 0°C or -30°C. Performance exceeds NEC requirement providing 1 hr. minimum over 10'x10' at 17' mounting height

CERTIFICATIONS

- DesignLights Consortium® (DLC) qualified. Please refer to the DLC website for specific product qualifications at www.designlights.org
- Listed to UL1598 for use in wet location, listed for -40°C to 40°C applications
- IDA approved with zero uplight for 3000K and warmer CCTs
- IP65

WARRANTY

- 5 year limited warranty
- See [HLL Standard Warranty](#) for additional information

KEY DATA	
Lumen Range	2263-8079
Wattage Range	21-80
Efficacy Range (LPW)	101-113
Fixture Projected Life (Hours)	L70>50K
Weights lbs. (kg)	4.3-11 (2.0-5.0)

SLING SERIES

SLENDER WALLPACK

ORDERING GUIDE

Example: SG1-20-3K7-FT-UNV-DBT-PCU-CS

CATALOG # _____

ORDERING INFORMATION

Housing	CCT/CRI	Distribution	Voltage	Color/Finish	Control Options	Options
SG1-10 Size 1, 10W	3K7 3000K, 70 CRI	FT Fixed Throw	UNV 120V-277V	BLT Black Matte Textured	PCU Universal Dusk Photocontrol (120-277V)	CS Comfort Lens
SG1-20 Size 1, 20W	4K7 4000K, 70 CRI		120 120V	BLS Black Gloss Smooth	SCP ² Occupancy Sensor Programmable (Dim)	e ² Battery 0°C
SG1-30 Size 1, 30W	5K7 5000K, 70 CRI		277 277V	DBT Dark Bronze Matte Textured	SWP ² SiteSync Pro-connection w/ Sensor	eh ² Battery w/ heater -30°
SG1-40 Size 1, 40W	5K7 5000K, 70 CRI		UNV 347V-480V	DBS Dark Bronze Glass Smooth	Specify MTG HT for SCP/SCP & SWPM	
SG2-50 Size 2, 50W				GTT Graphite Matte Textured	8F Up to 8'	
SG2-80 Size 2, 80W				LGS Light Grey Glass Smooth	20F Up to 20'	
				PSS Platinum Silver Smooth		
				WHT White Matte Textured		
				WHS White Glass Smooth		
				VGT Verde Green Textured		
				Color Option		
				CC Custom Color		

Notes:

- 1 Available in SG2 only. UNV available in SG2-10 only
- 2 Sensor controls & battery backup can not be used with flood accessory or lid or for in-situ mounting. 120-277V only for SCP/SCP; 120 or 277 only for SWP/SWP, I & II
- 3 Max order minimum of two remote control to program dimming settings, 0-10V fully adjustable dimming with automatic daylight calibration and different time delay settings, 120-277V only

STOCK ORDERING INFORMATION

Catalog Number	CCT/CRI	Wattage	Mounting Height	Color	Color	Delivered Lumens	LPW	Weight lbs. (kg)
SG1-10-PCU	5000K/70	10W	8'-12'	120-277V	Dark Bronze	1340	122	4.3 (2.0)
SG1-10-4K-PCU	4000K/70	10W	8'-12'	120-277V	Dark Bronze	1424	129	4.3 (2.0)
SG1-20-PCU	5000K/70	20W	8'-12'	120-277V	Dark Bronze	2263	108	4.3 (2.0)
SG1-20-4K-PCU	4000K/70	20W	8'-12'	120-277V	Dark Bronze	2380	110	4.3 (2.0)
SG1-30-PCU	5000K/70	30W	10'-15'	120-277V	Dark Bronze	3270	109	4.3 (2.0)
SG1-30-4K-PCU	4000K/70	30W	10'-15'	120-277V	Dark Bronze	3660	125	4.3 (2.0)
SG1-40-PCU	5000K/70	40W	10'-15'	120-277V	Dark Bronze	4008	105	4.3 (2.0)
SG1-40-4K-PCU	4000K/70	40W	10'-15'	120-277V	Dark Bronze	4070	106	4.3 (2.0)
SG2-50-PCU	5000K/70	50W	12'-18'	120-277V	Dark Bronze	5248	104	8 (3.6)
SG2-50-4K-PCU	4000K/70	50W	12'-18'	120-277V	Dark Bronze	5226	109	8 (3.6)
SG2-80-PCU	5000K/70	80W	15'-25'	120-277V	Dark Bronze	8061	101	8 (3.6)
SG2-80-4K-PCU	4000K/70	80W	15'-25'	120-277V	Dark Bronze	8079	101	8 (3.6)



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E-mail: csevislawyer@gmail.com

3/11/2022

Via Email

Jeff Excell, Principal
Fox in the Snow

To Whom It May Concern:

The undersigned represents Jason Liu and Shanghi Enterprises LLC. Pursuant to a request from Jeff Excell principal in Fox in The Snow please see below.

My office has been developing a long term lease for the property owned by Shanghi at 38 W. Bridge St., Dublin, Ohio to be leased to Fox in The Snow.

Shanghi is also the owner of 50 W. Bridge street the adjacent property currently operating as J. Liu Restaurant and Bar.

It is the intention of Shanghi to grant Fox in the Snow, as future tenant of 38 W. Bridge Street, full access and parking to all parking spaces currently located on 50 W. Bridge Street. Similarly 50 W. Bridge Street will have continued access and parking to all parking spaces at 38 W. Bridge Street.

This parking and drives arrangement will be complementary with both businesses as Fox in the Snow is primarily an A.M. food operation and J. Liu is primarily a P.M. food and beverage operation.

This cross access parking agreement shall be memorialized as an Addendum in the final Lease Agreement between the parties.

Please feel free to contact me with any questions.

Cordially

Chris Sevis

cc: Client

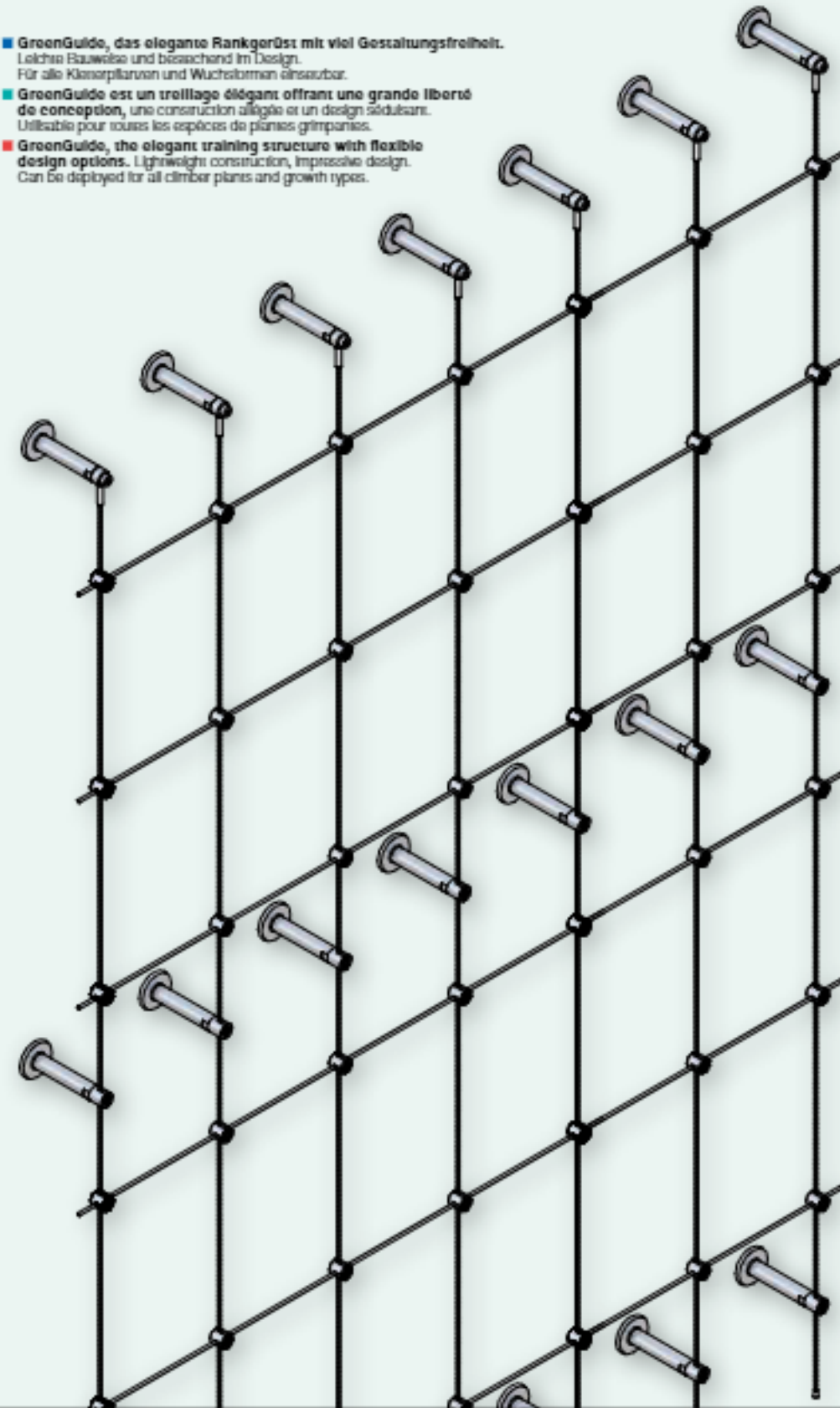




GreenGuide
GreenTrellis
Webnet
Webnet Frames

18

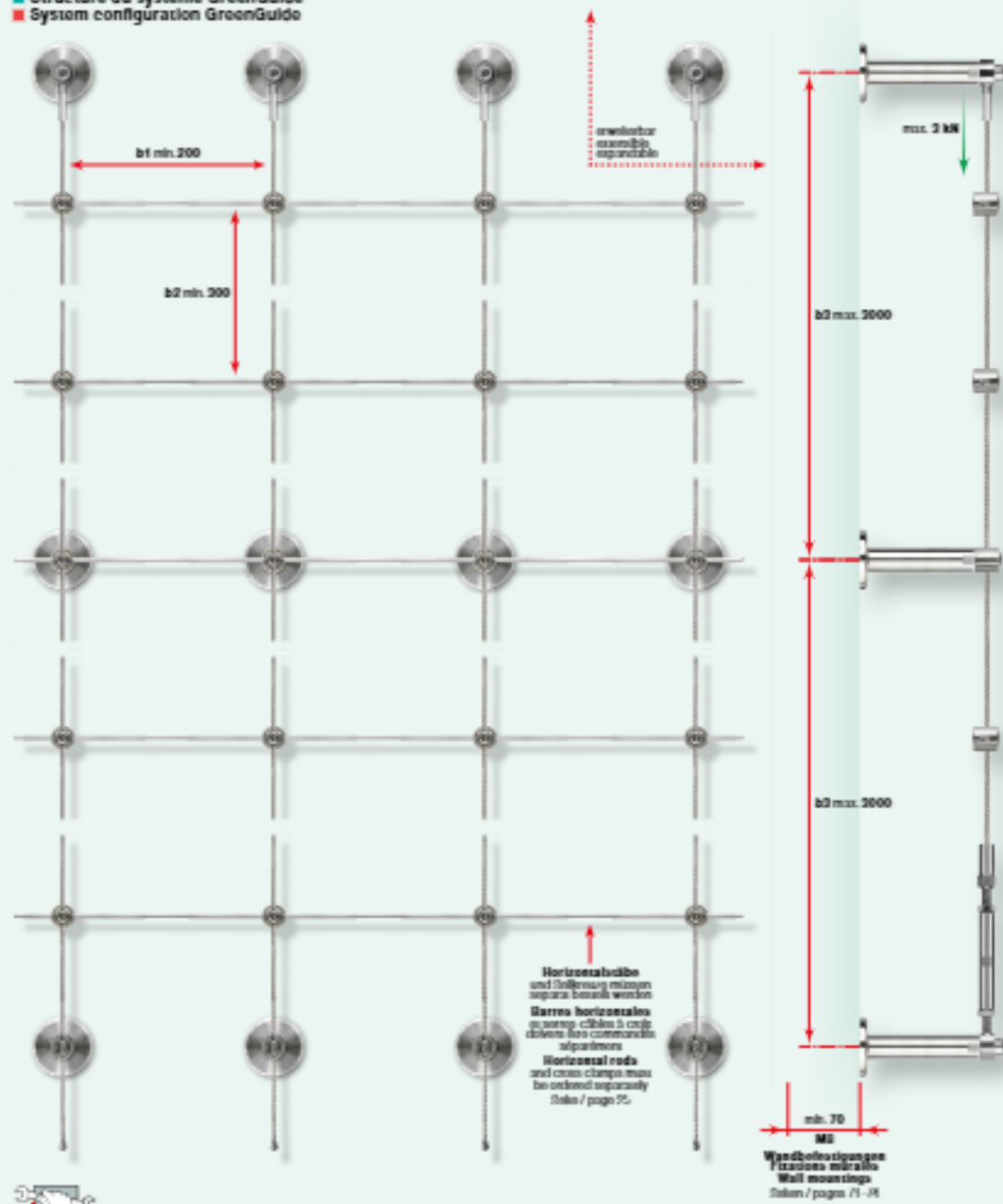
- **GreenGuide, das elegante Rankgerüst mit viel Gestaltungsfreiheit.** Leichte Bauweise und besonders im Design. Für alle Kletterpflanzen und Wuchstypen einsetzbar.
- **GreenGuide est un treillage élégant offrant une grande liberté de conception, une construction allégée et un design séduisant.** Utilisable pour toutes les espèces de plantes grimpeuses.
- **GreenGuide, the elegant training structure with flexible design options.** Lightweight construction, impressive design. Can be deployed for all climber plants and growth types.



19



■ Systemaufbau GreenGuide
■ Structure du système GreenGuide
■ System configuration GreenGuide



■ Planung und Montage

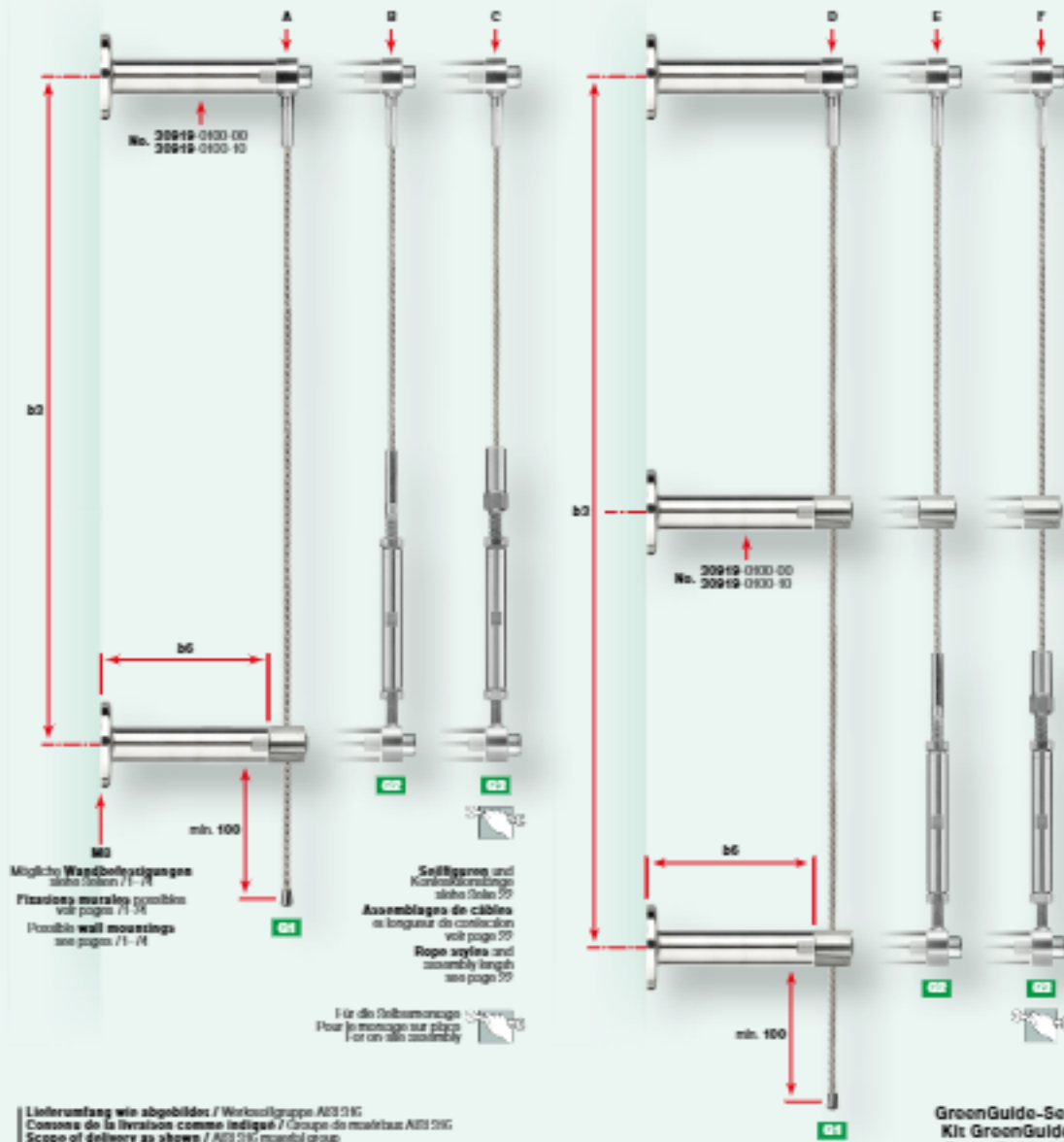
- Berechnungsgrundlagen siehe Seiten 14/15
- Befestigung auf Beton mit Verbundankerstange M8 (Verankerungstiefe 70 mm)
- Reduzierte Tragfähigkeit auf anderem Baugrund als Beton
- b1 x b2: Rastergrößen min. 200 x 300 mm
- b3: maximal empfohlene Seillänge
- Montageanleitung: jakob.com

■ Planification et installation

- Bases de calcul voir pages 14/15
- Fixation sur béton avec sigle d'ancrage M8 (profondeur d'ancrage 70 mm)
- Capacité portante réduite sur une fondation autre que le béton
- b1 x b2: tailles de grille min. 200 x 300 mm
- b3: longueur du câble max. recommandée
- Instructions de montage: jakob.com

■ Planning and assembly

- Calculation basis see pages 14/15
- Mounting on concrete with composite anchor rod M8 (embedment depth 70 mm)
- Reduced load capacity on substrates other than concrete
- b1 x b2: grid sizes min. 200 x 300 mm
- b3: recommended maximum rope length
- Assembly instructions: jakob.com



1-mittel Durchmesser mit Innengewinde Cordon des attaches avec filetage intérieur Cordon spacer with internal threads	1-mittel Durchmesser mit Senkbohrungen Cordon des attaches avec trou taraudé Cordon spacer with countersunk holes	Anzahl Durchmesser Nombre d'espaces Number of spaces	Seillänge Assemblage de câble Rope system	Größe I-Beuge Thread	Abbildung Illustration Illustration	Wandabstand Distance au mur Wall distance	Maximal empfohlene Konstruktionslänge I organer de construction max. recommandée Recommanded maximum assembly length	Spannung Course Tension	
No. / N° / No.	No. / N° / No.		ø			mm	max. b3	+	-
20841-2001-3100	20841-2001-3100-10	2	4 mm	G1	A	100	3000		
20841-2002-3100	20841-2002-3100-10	2		G2	MB	100	3000	8	24
20841-2003-3100	20841-2003-3100-10	2		G3	MB	100	3000	8	24
20841-3001-6100	20841-3001-6100-10	3		G1	D	100	6000		
20841-3002-6100	20841-3002-6100-10	3		G2	MB	100	6000	8	24
20841-3003-6100	20841-3003-6100-10	3		G3	MB	100	6000	8	24

≥ 4 mm

Seillänge GreenGuide: Assemblage de câbles GreenGuide: Rope system GreenGuide: Seil No. 18820 0400 im Preis nicht inbegriffen
Câble No. 18820 0400 non compris dans le prix
Rope No. 18820 0400 not included in price

GreenGuide-Set
Kit GreenGuide
GreenGuide Kit



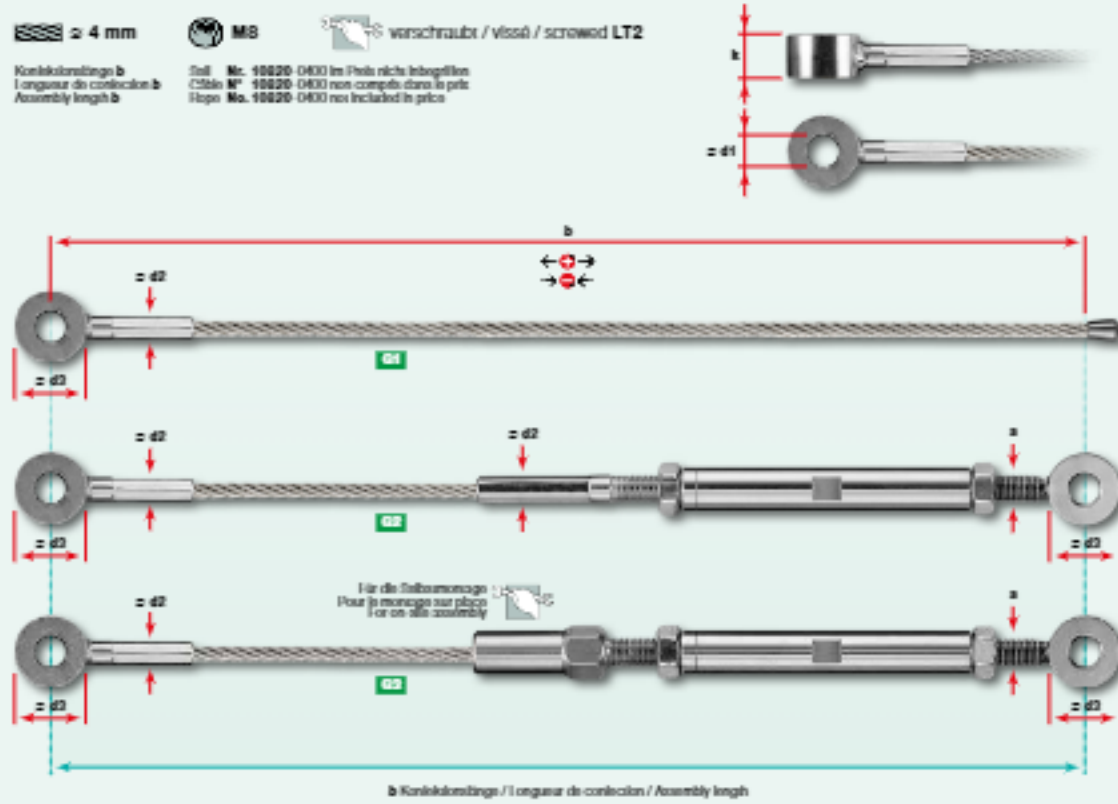
Werkstoffgruppe A101 2HG
Grouppe de matériaux A101 2HG
A101 2HG, material group

Sollfiguren GreenGuide
Assemblages de câbles GreenGuide
Rope styles GreenGuide

Nr. / N° / No.	Seil Câble Rope	Gewichte Poids Weight	Anzahl Nombre Qty	Kabelart Type de câble Rope style	Kabelverbindungs- Longueur de connexion Assembly length	Kabelverbindungs- Longueur de connexion Assembly length			Abmessungen Dimensions Dimensions			Spannung Câbles Tension			
						b	ød1	ød2	ød3	ød4	ød5	ød6	ød7	ød8	ød9
20811-0001	4			G1	variabel / variable	8,5	7	20	12						
20811-0002-01	4	MB		G2	variabel / variable	8,5	8	20	12	8	24				
20811-0003-00	4	MB		G3	variabel / variable	8,5	7	20	12	8	24				

MB ≥ 4 mm verschraubt / vissé / screwed LT2

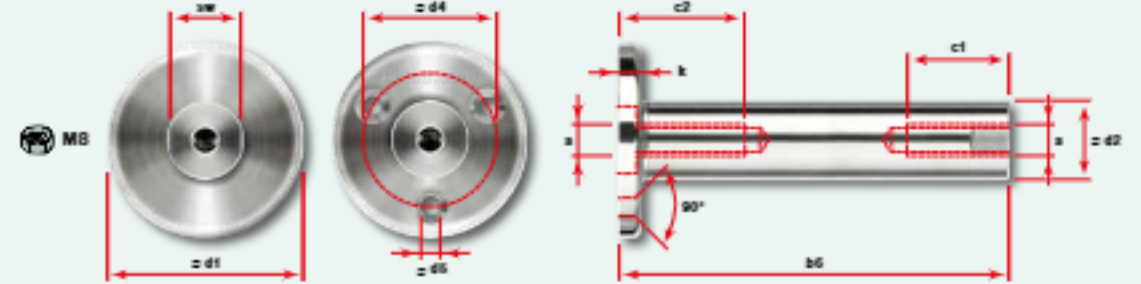
Kabelverbindungs-
Longueur de connexion
Assembly length b
Seil Nr. 10820-0800 im Preis nicht integriert
Câble N° 10820-0800 non compris dans le prix
Rope No. 10820-0800 not included in price



Werkstoffgruppe A101 2HG
Grouppe de matériaux A101 2HG
A101 2HG, material group

Distanzhalter GreenGuide
Entretroise GreenGuide
Spacer GreenGuide

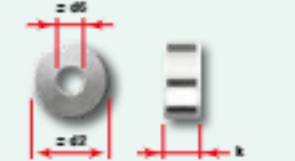
Nr. / N° / No.	Seilbohrungen Trous à filets Counterbore holes	Wandbohrung Diamètre au mur Wall diameter	Abmessungen Dimensions Dimensions						b	mm	
			a	c1	c2	ød1	ød2	ød3			ød4
30019-0100-00		100	MB	24	29	50	20			6	18
30019-0100-10		100	MB	24		50	20	34	5,2	6	



Werkstoffgruppe A101 2HG
Grouppe de matériaux A101 2HG
A101 2HG, material group

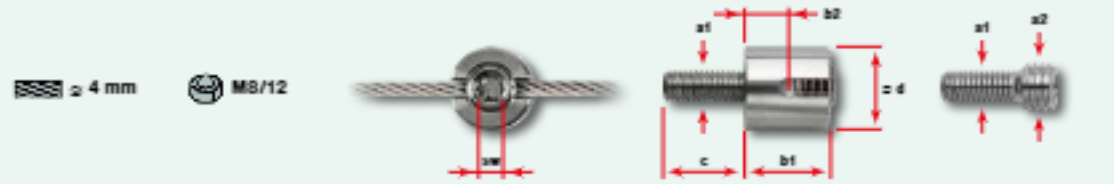
Distanzschelben GreenGuide
Rondelle d'écartement GreenGuide
Spacer washer GreenGuide

Nr. / N° / No.	Abmessungen Dimensions Dimensions		
	ød1	ød2	t
30022-0800-04	20	8,5	4
30022-0800-06	20	8,5	6
30022-0800-08	20	8,5	8
30022-0800-10	20	8,5	10
30022-0800-12	20	8,5	12



Werkstoffgruppe A101 21G
Groupe de matériaux A101 21G
A101 21G material group

Nr. / N° / No.	Seil Câble Rope	Ø	a1	a2	Abmessungen Dimensions Dimensions				
					b1	b2	c	d	sw
30020-0400-07	4	M8	M12		22	10	20	20	6



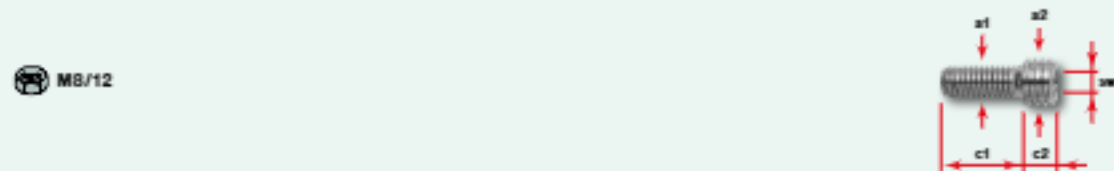
Werkstoffgruppe A101 21G
Groupe de matériaux A101 21G
A101 21G material group

Nr. / N° / No.	Seil Câble Rope	Ø	a1	a2	Abmessungen Dimensions Dimensions				
					b1	b2	c	d	sw
30858-0400-04	4	M8	M12		25	10	20	20	6



Werkstoffgruppe A101 21G
Groupe de matériaux A101 21G
A101 21G material group
A4 / 0

Nr. / N° / No.	Seil Câble Rope	Ø	a1	a2	Abmessungen Dimensions Dimensions		
					c1	c2	sw
30882-0812-020	M8	M12			20	8	6
30882-0812-030	M8	M12			30	8	6



- Die korrekte Montage hat der Anwender selbstverantwortlich zu prüfen.
- Festigkeit und zulässige Belastung sind von den Fachleuten zu bestimmen.
- Montageanleitung: jakob.com
- L'utilisateur est responsable du montage correct.
- Résistance et charges admissibles à déterminer par les experts.
- Instructions de montage: jakob.com
- The user is responsible for choosing the correct assembly method.
- Strength and permissible loads are to be determined by the experts.
- Assembly instructions: jakob.com

Polystylen 103, grau
Polystyrene 103, grey
Polystyrene 103, grey

Nr. / N° / No.	Seil Câble Rope	Ø	a1	a2	Abmessungen Dimensions Dimensions		
					b	d	sw
30020-0400-02	4	M4			15,5	25	3



Werkstoffgruppe A101 21G
Groupe de matériaux A101 21G
A101 21G material group

Nr. / N° / No.	Seil Câble Rope	Ø	a1	a2	Abmessungen Dimensions Dimensions				
					b1	b2	c	d	sw
30858-0400	4	M12			21	7	20	6	



Werkstoffgruppe A101 21G
Groupe de matériaux A101 21G
A101 21G material group

Nr. / N° / No.	Seil Câble Rope	Ø	Abmessungen Dimensions Dimensions	
			c	b
30022-0400-00		3,7		variabel / variable (max. 2500)
20800-1002		3,7		
30022-0400-30		3,7		



No. 30022-0400-30 Verbindungshülse
Écaille de connexion
Connecting sleeve
No. 30079-0003 Spezialklebstoff / colle G30
Colle spéciale / colle G30
1 occhio G30 special adhesive
Seite / page 23

