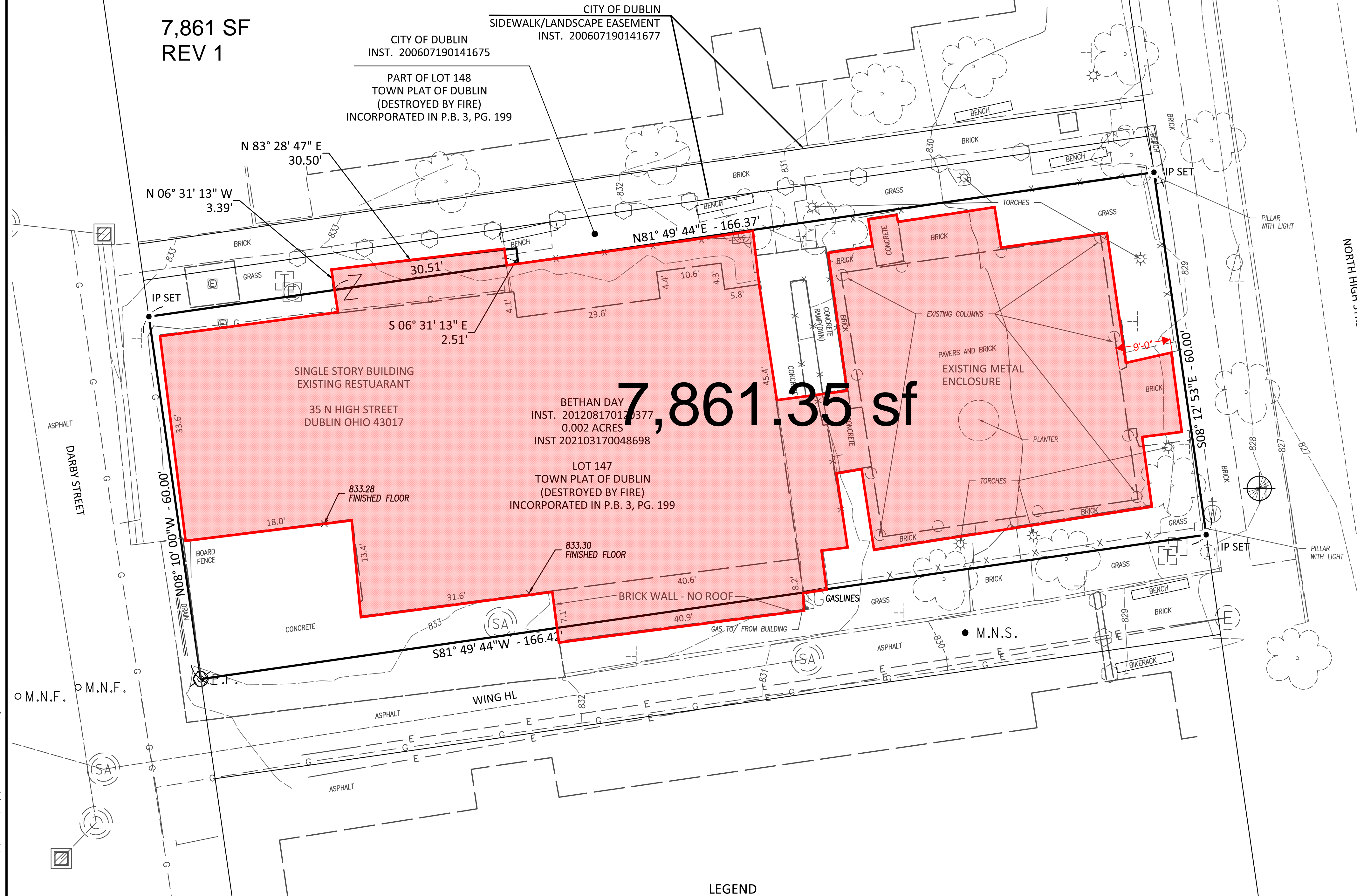


**EXHIBIT A
EXISTING EATING/DRINKING ESTABLISHMENT FOOTPRINT
(Includes Wine Room)**

**7,861 SF
REV 1**



7,861.35 sf

LEGAL DESCRIPTION (AS PROVIDED):

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND IN THE CITY OF DUBLIN:

BEING LOT NUMBER ONE HUNDRED AND FORTY-SEVEN (147) IN THE VILLAGE OF DUBLIN, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK NO. 1 PAGE 193 AND PLAT BOOK NO. 3 PAGE 199, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF DUBLIN, BEING PART OF LOT 148 TOWN PLAT OF DUBLIN, ORIGINALLY PLATTED IN 1810 AND SUBSEQUENTLY DESTROYED BY FIRE, INCORPORATED BOUNDARY DEMONSTRATED IN PLAT BOOK 3 PAGE 199, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND ALSO PART OF A 0.0229 ACRE TRACT PRESENTLY OWNED BY CITY OF DUBLIN, OF RECORD IN INSTRUMENT NO. 200607190141675, FRANKLIN COUNTY RECORDER'S OFFICE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING, FOR REFERENCE, AT A 1 INCH IRON PIN FOUND IN THE EAST LINE OF DARBY STREET (20' WIDE) MARKING THE SOUTHWEST CORNER OF LOT 148 AND SAID 0.0229 ACRE TRACT, AND THE NORTHWEST CORNER OF LOT 147, TOWN PLAT OF DUBLIN;

THENCE NORTH 81° 28' 27" EAST 30.63 FEET, ALONG THE SOUTH LINE OF LOT 148 AND SAID 0.0229 ACRE TRACT AND NORTH LINE OF LOT 147, TO AN IRON PIN SET MARKING THE TRUE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE THE FOLLOWING 3 COURSES AND DISTANCES ACROSS SAID LOT 148 AND SAID 0.0229 ACRE TRACT:

NORTH 06° 52' 30" WEST 3.39 FEET, TO AN IRON PIN SET;

NORTH 83° 07' 30" EAST 30.50 FEET, TO AN IRON PIN SET;

SOUTH 06° 52' 30" EAST 2.51 FEET, TO AN IRON PIN SET IN THE SOUTH LINE OF LOT 148 AND SAID 0.0229 ACRE TRACT AND NORTH LINE OF LOT 147;

THENCE SOUTH 81° 28' 27" WEST 30.51 FEET, ALONG THE SOUTH LINE OF LOT 148 AND SAID 0.0229 ACRE TRACT AND NORTH LINE OF LOT 147, TO THE TRUE PLACE OF BEGINNING, CONTAINING AN AREA OF 0.002 ACRES.

NOTES PERTAINING TO EASEMENTS PROVIDED:

THE EASEMENTS SHOWN ON THIS SURVEY ARE FROM THE LIMITED LIEN PROPERTY REPORT PREPARED BY MONARCH TITLE SERVICES EFFECTIVE THROUGH MARCH 1, 2022 AND AS NOTED BELOW:

RESTRICTIONS CONTAINED IN THE DEEDS RECORDED IN INSTRUMENT NO. 202103170048698 AND INSTRUMENT NO. 200607190141675, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO.

LOCATED WITHIN AREA DESCRIBED AS IT PERTAINS TO THE RESTRICTIONS ON THE IMPROVEMENTS TO THE LOT. NO EASEMENTS PROVIDED TO PLOT.

EASEMENT TO THE CITY OF DUBLIN, OHIO, RECORDED IN INSTRUMENT NO. 200607190141677, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. NOT LOCATED ON SUBJECT PARCEL BUT SHOWN HEREON

PLAT BOOK 1 PAGE 193 AND PLAT BOOK NO. 3 PAGE 199, PLAT RECORDS, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. COPY NOT PROVIDED AND UNAVAILABLE DUE TO FIRE

REFERENCES:

- COUNTY DEED/OFFICIAL RECORD BOOKS AND PAGES AS SHOWN.

FLOOD ZONE:

FLOOD ZONE: "X"
PANEL NUMBER: 39049C0151K
EFFECTIVE DATE: 06/17/2008

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON STATE PLANE COORDINATES, SOUTH ZONE (2011 ADJUSTMENT) AND ARE FOR THE SOLE PURPOSE OF SHOWING ANGULAR MEASUREMENT.

SURVEYORS CERTIFICATION:

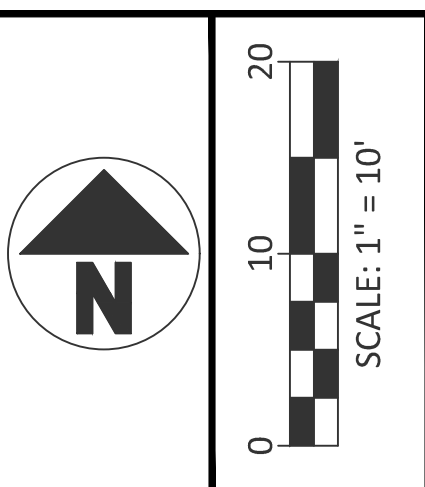
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b)(1), 8, 9, 11(a), 13, 14, 16, 17 AND 18 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 24, 2022

DATE OF PLAT OR MAP: 07/08/2022

Mark Alan Smith
MARK ALAN SMITH, P.S.
OHIO PROFESSIONAL SURVEYOR NO.8232

11/14/2022



NO	REVISION	DATE
9		
8		
7		
6		
5		
4		
3		
2		
1		

LOT 147 TOWN PLAT OF DUBLIN, PLATTED IN 1810 - DESTROYED BY FIRE, INCORPORATED IN PLAT BOOK 3, PAGE 199
CITY OF DUBLIN
FRANKLIN COUNTY, OHIO

ALTA/NSPS LAND TITLE SURVEY

FILE:	22029-30-TUCCI.dwg
JOB NO.:	22029
DRAWN BY:	MAS
ISSUED:	03/11/2022

1/1

PLOTTED: Jul 09, 2022 - 7:04am
DRAWING: M:\22029 (Mannik & Smith Group - Tucci Restaurant - High St, Dublin)\SURVEY (Dwg)\22029-30-TUCCI.dwg: 22x34

UTILITY NOTES:

THE SURVEYOR HAS EXERCISED ALL DILIGENCE IN ATTEMPTING TO LOCATE AND DEPICT ALL ABOVE GROUND VISIBLE EVIDENCE OF UTILITY LINES. ALL VISIBLE EVIDENCE OF UTILITY LINES ARE ACCURATELY DEPICTED; AND UNDERGROUND UTILITY LINES ARE SHOWN TO THE EXTENT THAT RELIABLE DOCUMENTATION THAT IDENTIFIES THEIR LOCATIONS IS AVAILABLE AND HAS BEEN PROVIDED TO THE SURVEYOR. NO INDEPENDENT SUB-SURFACE EXAMINATION OF THE PROPERTY HAS BEEN MADE.

GENERAL NOTES:

- AT THE TIME OF THE SURVEY:
- THERE WAS NO OBSERVED EVIDENCE OF EARTH MOVING OR OTHER CONSTRUCTION RELATED ACTIVITIES.
 - THERE WAS NO OBSERVED EVIDENCE OF DELINEATED WETLANDS, CONSERVATION AREAS ON THE SITE.
 - THERE ARE NO KNOWN PLANS FOR RIGHT-OF-WAY CHANGES.
 - EASEMENTS NOT DIMENSIONED ARE GRAPHICALLY DEPICTED.
 - THERE WAS NO OBSERVED EVIDENCE OF ANY RECENT STREET OR SIDEWALK CONSTRUCTION.
 - THERE IS PHYSICAL VEHICULAR ACCESS FROM DARBY STREET, VIA A CONCRETE DRIVE.
 - ALL REFERENCE TO AN "IRON PIN SET" ARE 5/8" DIAMETER X 30" LONG WITH CAP "DGL/MAS 8232"

LEGEND

- GAS LINE
- GAS LINE MARKER
- GAS VENT
- GAS METER
- GAS MANHOLE
- GAS VALVE
- LIGHTING PULL BOX
- LIGHT POLE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND ELECTRIC MARKER
- STORM MANHOLE
- CATCH BASIN
- SANITARY MANHOLE
- SIGN
- POST/BOLLARD W/ LIGHTS
- POWER AND LIGHT POLE
- POWER POLE
- DECIDUOUS TREE
- EVERGREEN TREE
- TELEPHONE BOX
- TELEPHONE LINE
- TELEPHONE LINE MARKER
- TELEPHONE AND LIGHT POLE
- POWER TELEPHONE AND LIGHT POLE
- TELEPHONE MANHOLE
- TELEPHONE POLE
- TRAFFIC PULL BOX
- POWER AND TELEPHONE POLE
- TRAFFIC MANHOLE
- ELECTRIC BOX
- UNKNOWN MANHOLE
- UNKNOWN UTILITY POLE

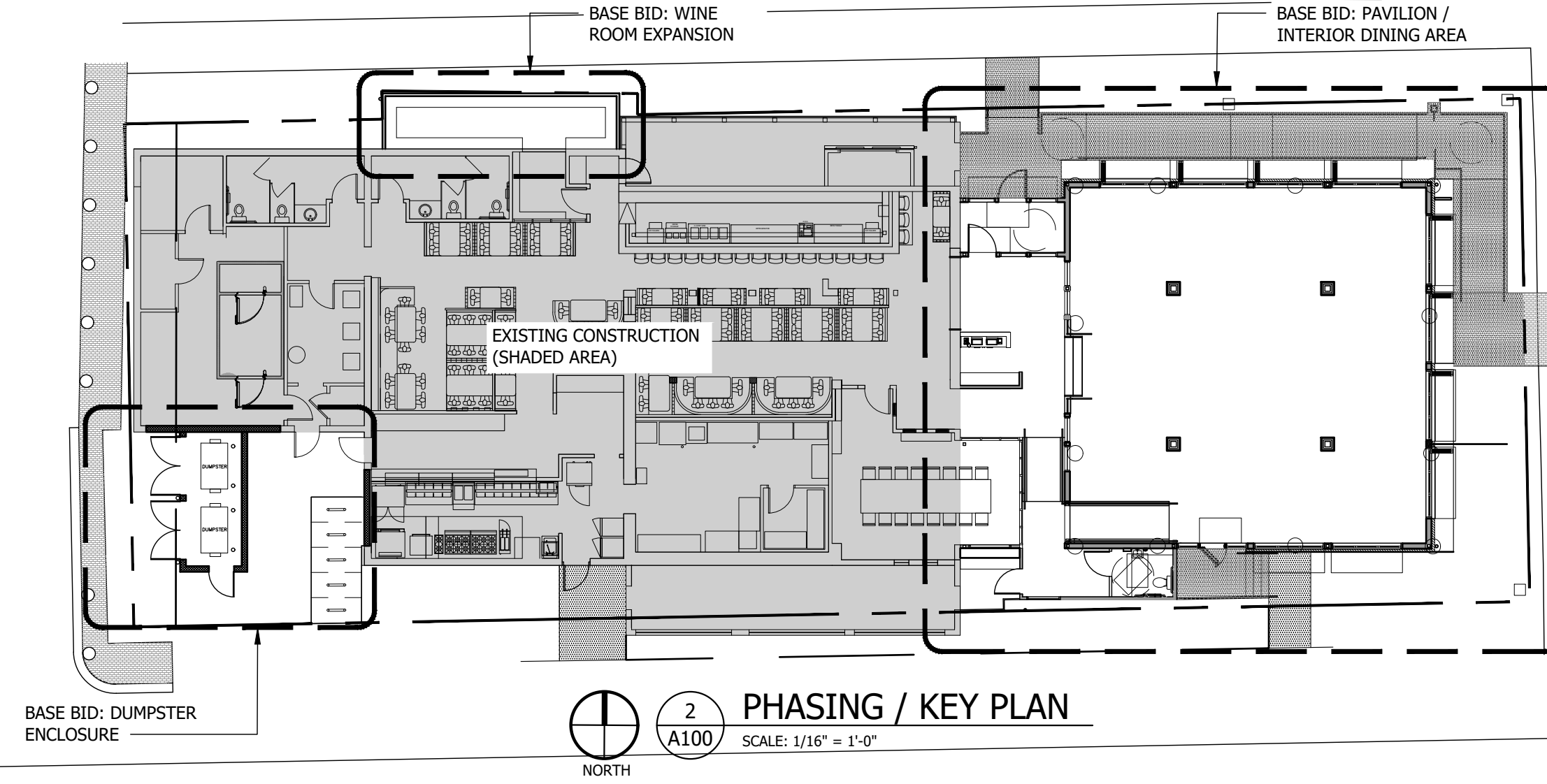
EXHIBIT B
BASE PROPOSED EATING/DRINKING
ESTABLISHMENT FOOTPRINT
 (Including Wine Room)

7,779 SF
 REV 1

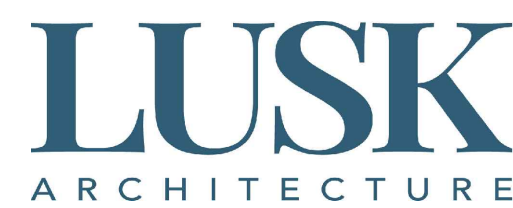
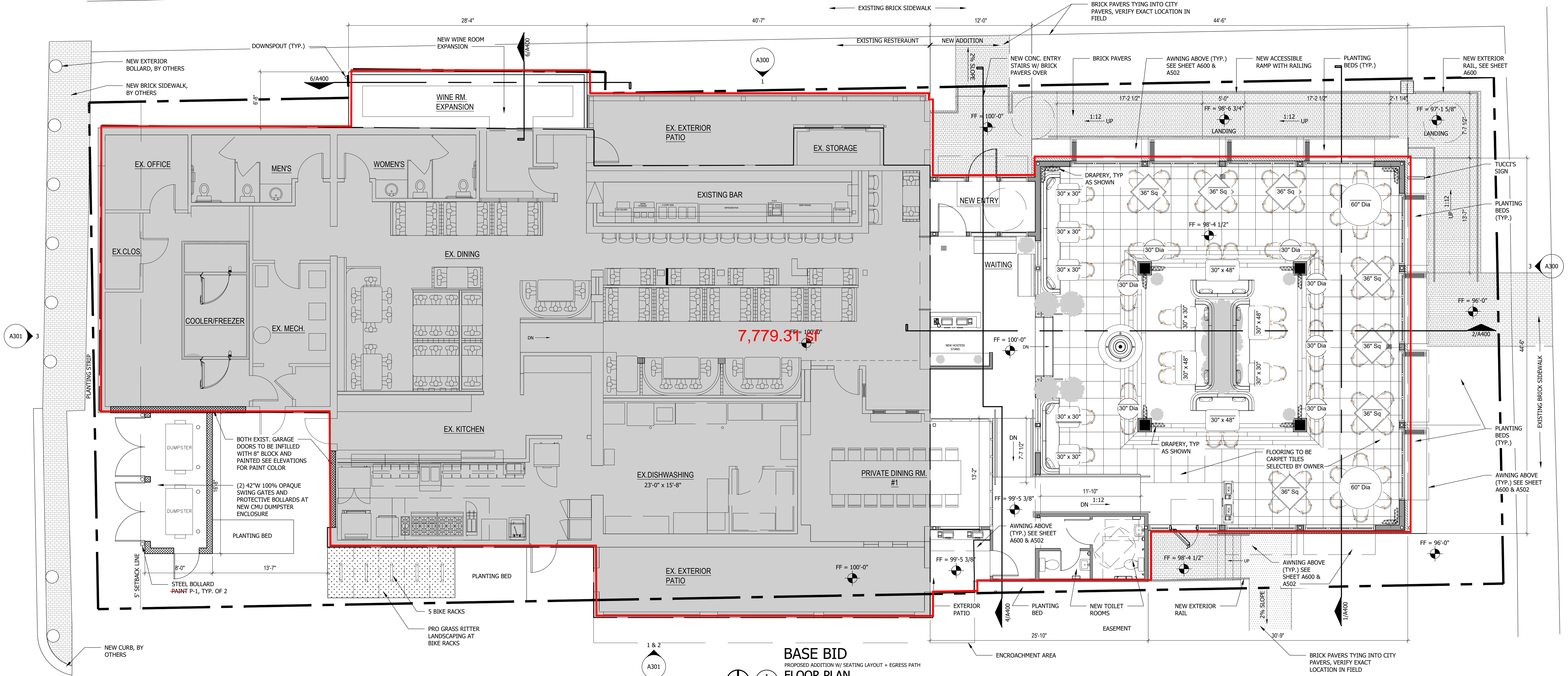
BUILDING SIZE

EXHIBIT A: Existing Eating/Drinking Establishment Footprint	7,861 SF	Revised from PDP due to the addition of the North Patio and wine room in the calculation.
EXHIBIT B: Base Proposed Eating/Drinking Establishment Footprint	7,779 SF	WAIVER NOT REQUIRED Revised from PDP due to the addition of the North Patio and wine room in the calculation.

SHADED AREA INDICATES EXISTING CONSTRUCTION



NOTE:
 SIGNAGE NOT A PART OF THIS ARB APPROVAL.



614.827.6000
 6170 Riverside Drive
 Dublin, OH 43017



BASE BID
 PROPOSED ADDITION W/ SEATING LAYOUT + EGRESS PATH
FLOOR PLAN
 SCALE: 3/16" = 1'-0"

FINAL DEVELOPMENT PLANS

TUCCI'S RESTAURANT ADDITION
 35 NORTH HIGH STREET DUBLIN, OH 43017



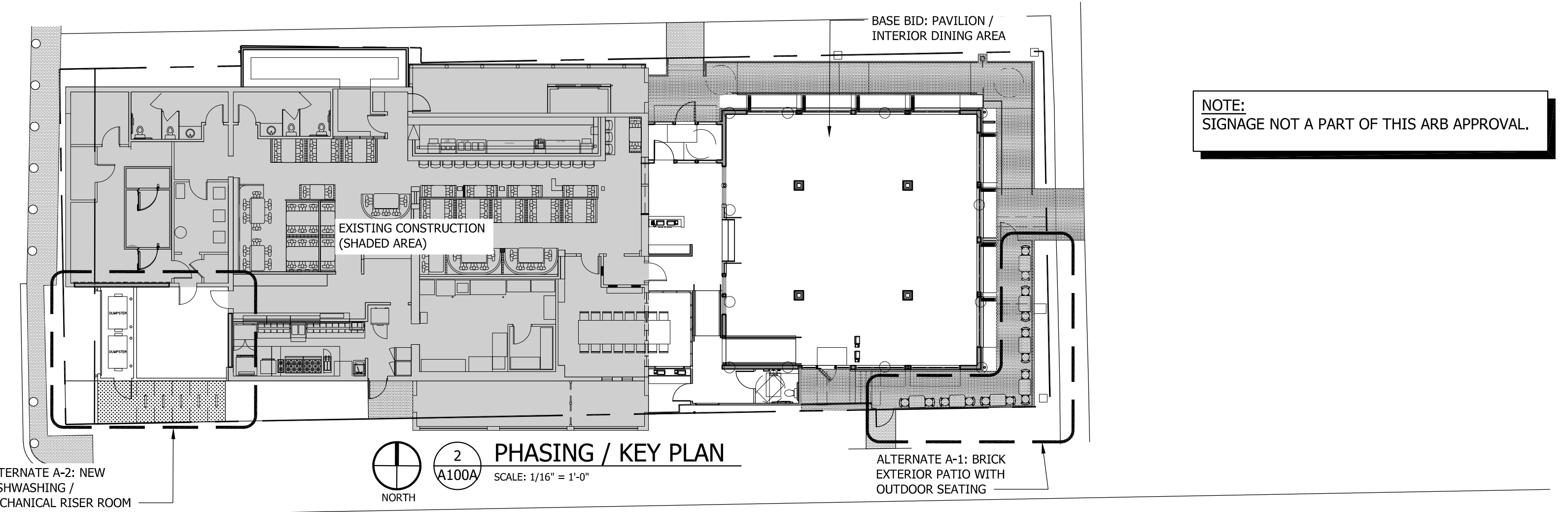
FINAL SUBMITTAL DATE: 11/30/2022
 PROJECT NUMBER: 21034
 SHEET TITLE: BASE BID FLOOR PLAN
 SHEET NUMBER: A100

EXHIBIT C
Proposed Alternates A-1 & A-2 for Eating/Drinking Establishment

A-1 366 SF

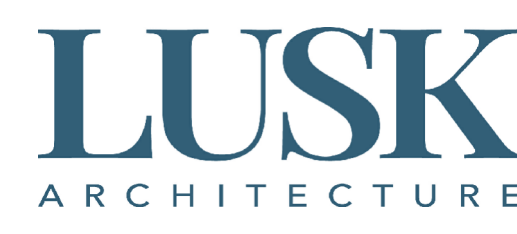
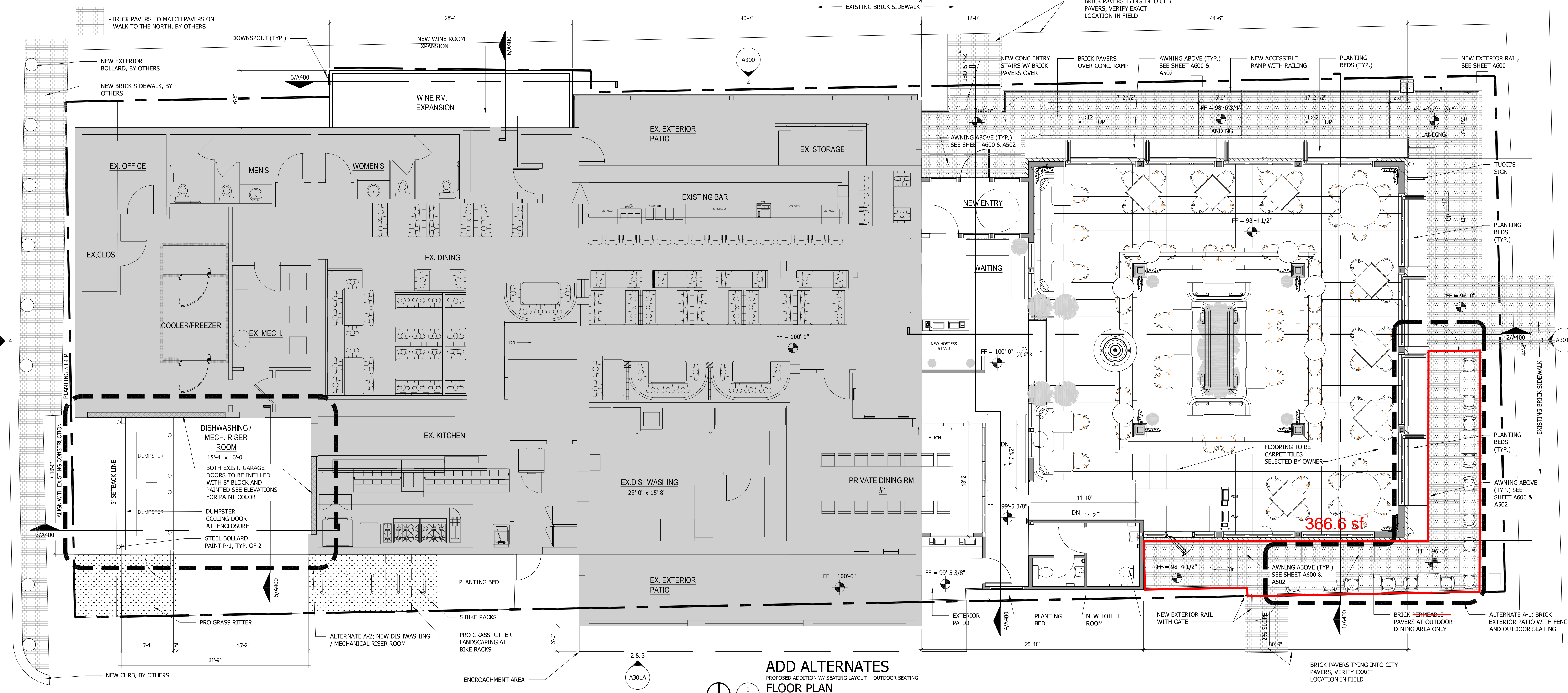
A-2 351 SF

BUILDING SIZE		
EXHIBIT A: Existing Eating/Drinking Establishment Footprint Includes Wine Room	7,861 SF	Revised from PDP due to the addition of the North Patio and wine room in the calculation.
EXHIBIT B: Base Proposed Eating/Drinking Establishment Footprint Includes Wine Room	7,779 SF	WAIVER NOT REQUIRED Revised from PDP due to the addition of the North Patio and wine room in the calculation.
EXHIBIT C-1: Proposed Base Eating/Drinking Establishment & ALT A-1 OUTDOOR DINNING	8,145 SF	WAIVER REQUIRED
EXHIBIT C-2: Proposed Base Eating/Drinking Establishment & ALT A-2 KITCHEN AND MECHANICAL ROOM	8,130 SF	WAIVER REQUIRED
EXHIBIT C-3: Proposed Base Eating/Drinking Establishment & ALT A-1 & ALT A-2 BOTH OUTDOOR DINNING AND KITCHEN AND MECHANICAL ROOM	8,496 SF	WAIVER REQUIRED



NOTE:
SIGNAGE NOT A PART OF THIS ARB APPROVAL.

SHADED AREA INDICATES EXISTING CONSTRUCTION



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Dublin, OH 43017



FINAL DEVELOPMENT PLANS
TUCCI'S RESTAURANT ADDITION
35 NORTH HIGH STREET DUBLIN, OH 43017



ADD ALTERNATES
PROPOSED ADDITION W/ SEATING LAYOUT + OUTDOOR SEATING
FLOOR PLAN
SCALE: 3/16" = 1'-0"

FINAL SUBMITTAL DATE
11/30/2022
PROJECT NUMBER
21034
SHEET TITLE
ADD ALTERNATE FLOOR PLAN
SHEET NUMBER

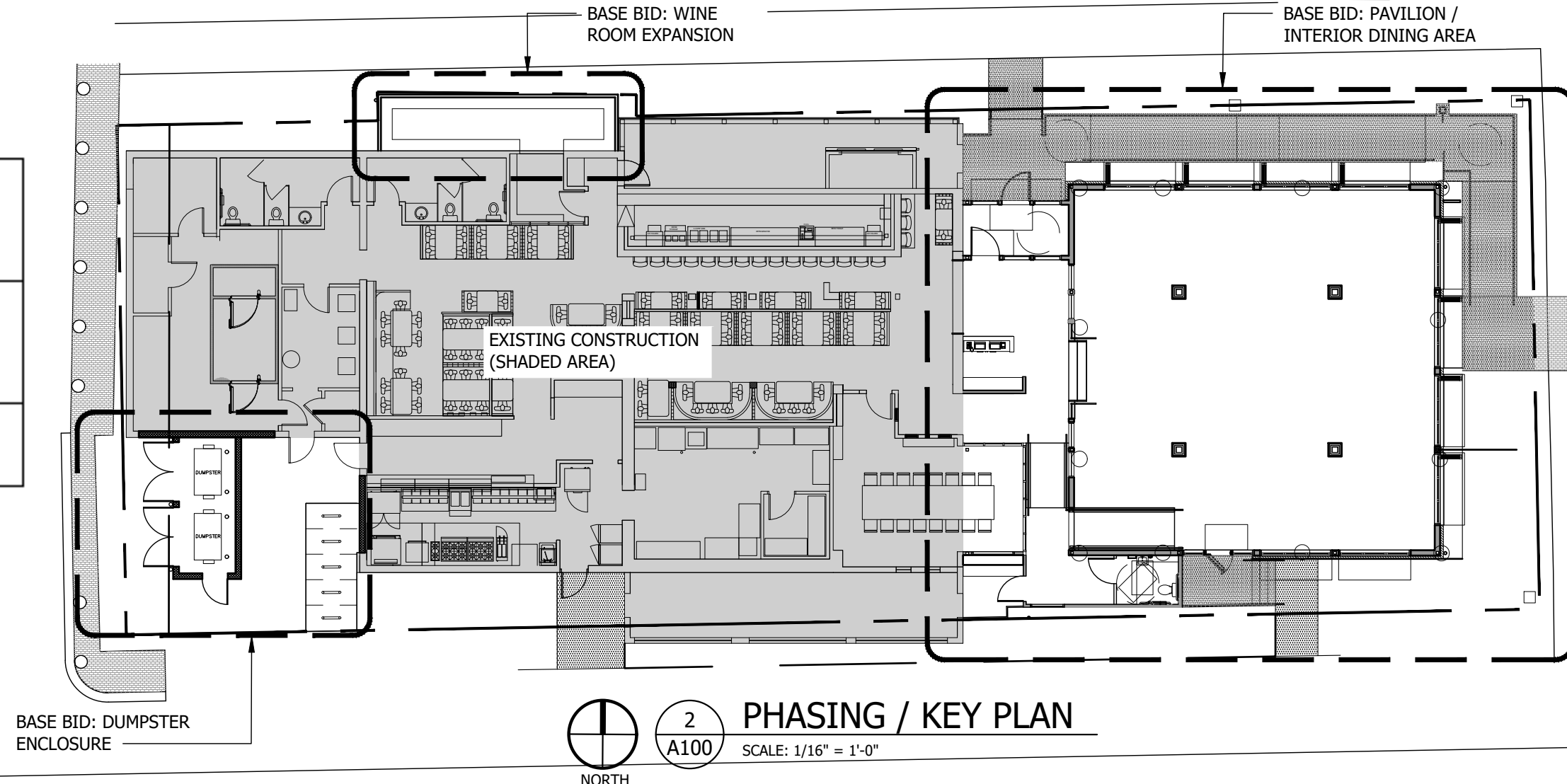
A100A

**EXHIBIT D
PROPOSED BASE EATING AND
DRINKING ESTABLISHMENT**

9128-102-38 = 8,988 SF impervious
area
Lot size 10,113 SF
Impervious area = 88.87%

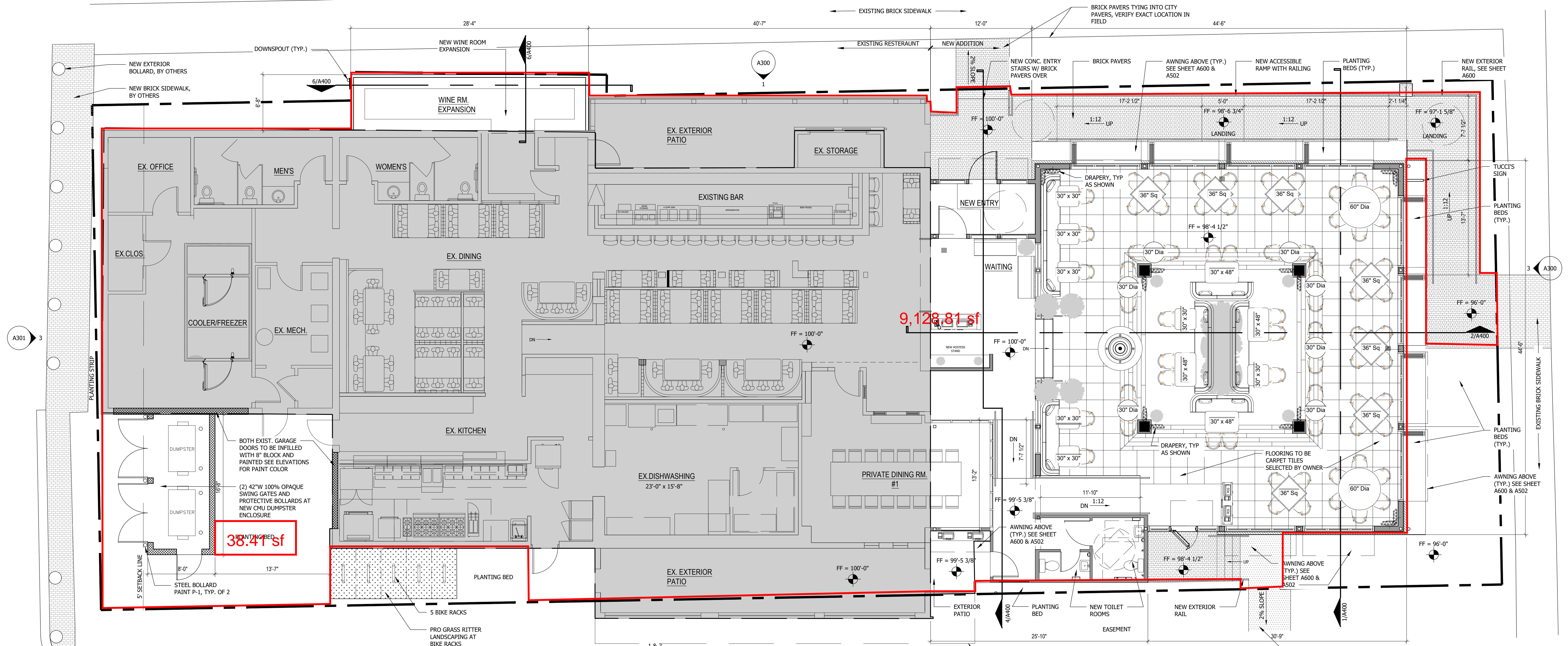
LOT COVERAGE

MAXIMUM LOT COVERAGE IS 91%. THE LOT IS 10,113 SF.	SQUARE FEET	PERCENT
EXHIBIT D: Proposed Base Eating/Drinking Establishment Impervious Area	8,988 SF	88.87%
EXHIBIT E: Proposed Eating/Drinking Establishment with Alternate Impervious Areas	9,136 SF	90.3%



NOTE:
SIGNAGE NOT A PART OF THIS ARB APPROVAL.

SHADED AREA INDICATES
EXISTING CONSTRUCTION



38.41 sf

9,128.81 sf

**BASE BID
PROPOSED ADDITION W/ SEATING LAYOUT + EGRESS PATH
FLOOR PLAN**
SCALE: 3/16" = 1'-0"



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**FINAL DEVELOPMENT PLANS
TUCCI'S RESTAURANT ADDITION
35 NORTH HIGH STREET DUBLIN, OH 43017**



FINAL SUBMITTAL DATE
11/30/2022
PROJECT NUMBER
21034
SHEET TITLE
BASE BID FLOOR PLAN
SHEET NUMBER

A100

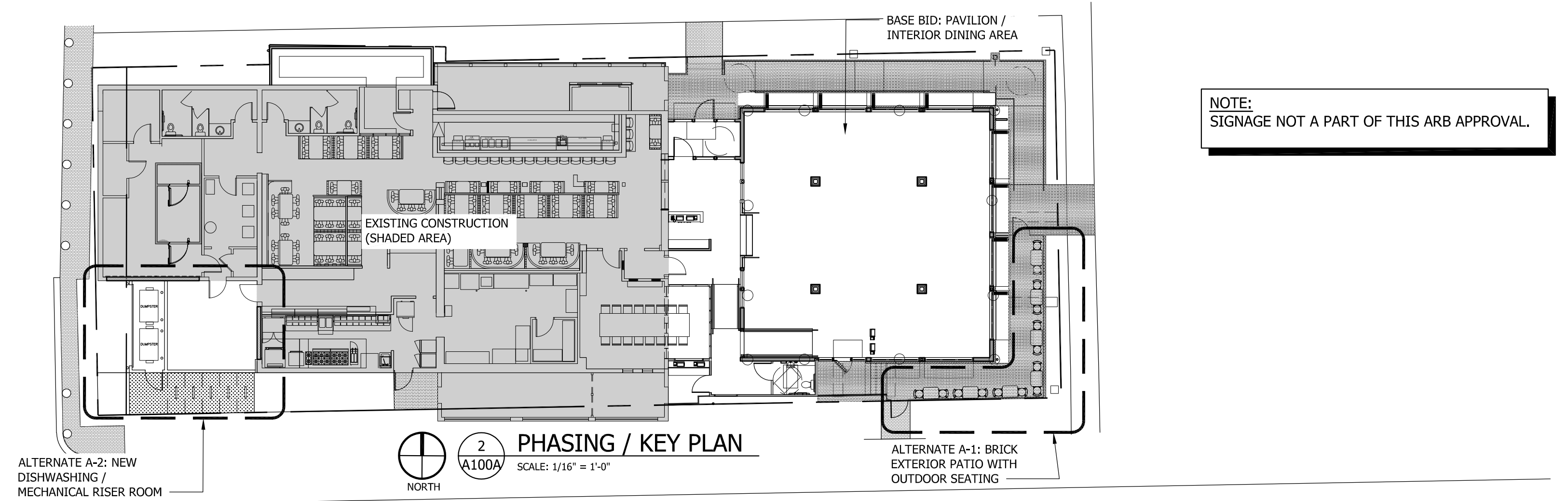
**EXHIBIT E
PROPOSED EATING AND DRINKING
ESTABLISHMENT WITH BOTH
ALTERNATES WITH IMPERVIOUS AREAS**

(If either Alternate is not accepted as a waiver, the Impervious area is reduced and the percentage of impervious area is less)

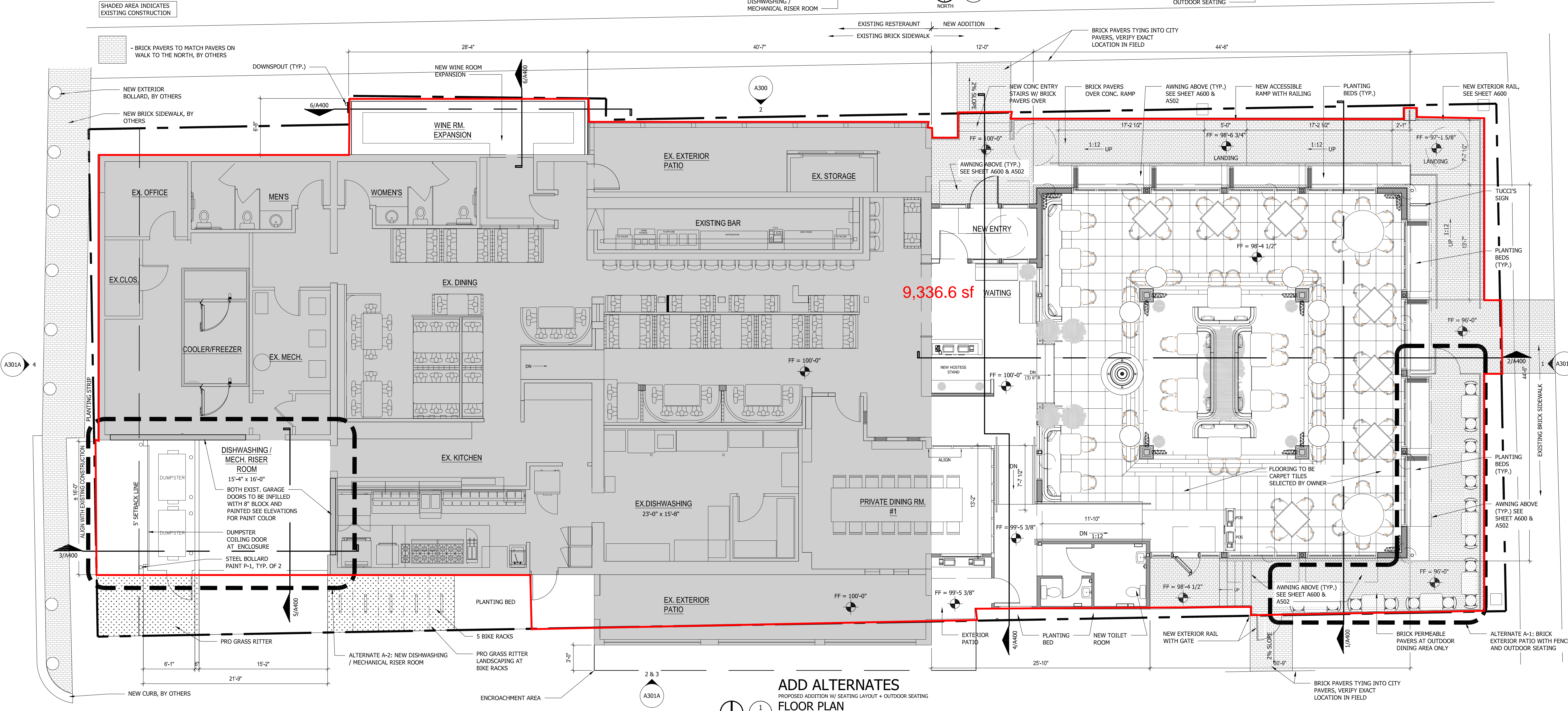
9,336-99-101= 9136 SF impervious area
Lot size 10,113 SF
Impervious area = 90.3%

LOT COVERAGE

	SQUARE FEET	PERCENT
MAXIMUM LOT COVERAGE IS 91%. THE LOT IS 10,113 SF.		
EXHIBIT D: Proposed Base Eating/Drinking Establishment Impervious Area	8,988 SF	88.87%
EXHIBIT E: Proposed Eating/Drinking Establishment with Alternate Impervious Areas	9,136 SF	90.3%



NOTE:
SIGNAGE NOT A PART OF THIS ARB APPROVAL.



SHADED AREA INDICATES EXISTING CONSTRUCTION

BRICK PAVERS TO MATCH PAVERS ON WALK TO THE NORTH, BY OTHERS

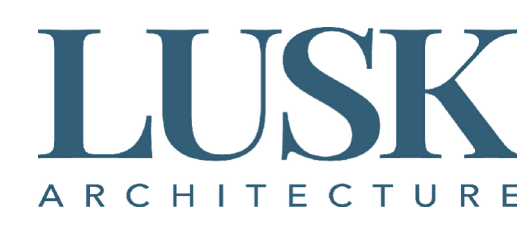
NEW EXTERIOR BOLLARD, BY OTHERS
NEW BRICK SIDEWALK, BY OTHERS

A301A 4

DISHWASHING / MECH. RISER ROOM
15'-4" x 16'-0"
BOTH EXIST. GARAGE DOORS TO BE INFILLED WITH 8" BLOCK AND PAINTED SEE ELEVATIONS FOR PAINT COLOR
DUMPSTER COILING DOOR AT ENCLOSURE
STEEL BOLLARD PAINT P-1, TYP. OF 2

NEW CURB, BY OTHERS

ADD ALTERNATES
PROPOSED ADDITION W/ SEATING LAYOUT + OUTDOOR SEATING
FLOOR PLAN



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Dublin, OH 43017



**FINAL DEVELOPMENT PLANS
TUCCI'S RESTAURANT ADDITION
35 NORTH HIGH STREET DUBLIN, OH 43017**



FINAL SUBMITTAL DATE
11/30/2022
PROJECT NUMBER
21034
SHEET TITLE
ADD ALTERNATE FLOOR PLAN
SHEET NUMBER

A100A