

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF SJM STUDIO LLC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF SJM STUDIO LLC.
9/9/2022 3:25:27 PM

1300 S MAIN

1300 US 68, URBANA, OH 43078

NOT FOR CONSTRUCTION
PRELIMINARY

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.



DATE REVISION

PROJECT TITLE
1300 S MAIN

1300 US 68, URBANA, OH
43078

PROJECT NO. 2207
ISSUE CONCEPTUAL
ISSUE DATE 09.09.2022

SHEET TITLE
COVER SHEET

SHEET NO.
G0.00

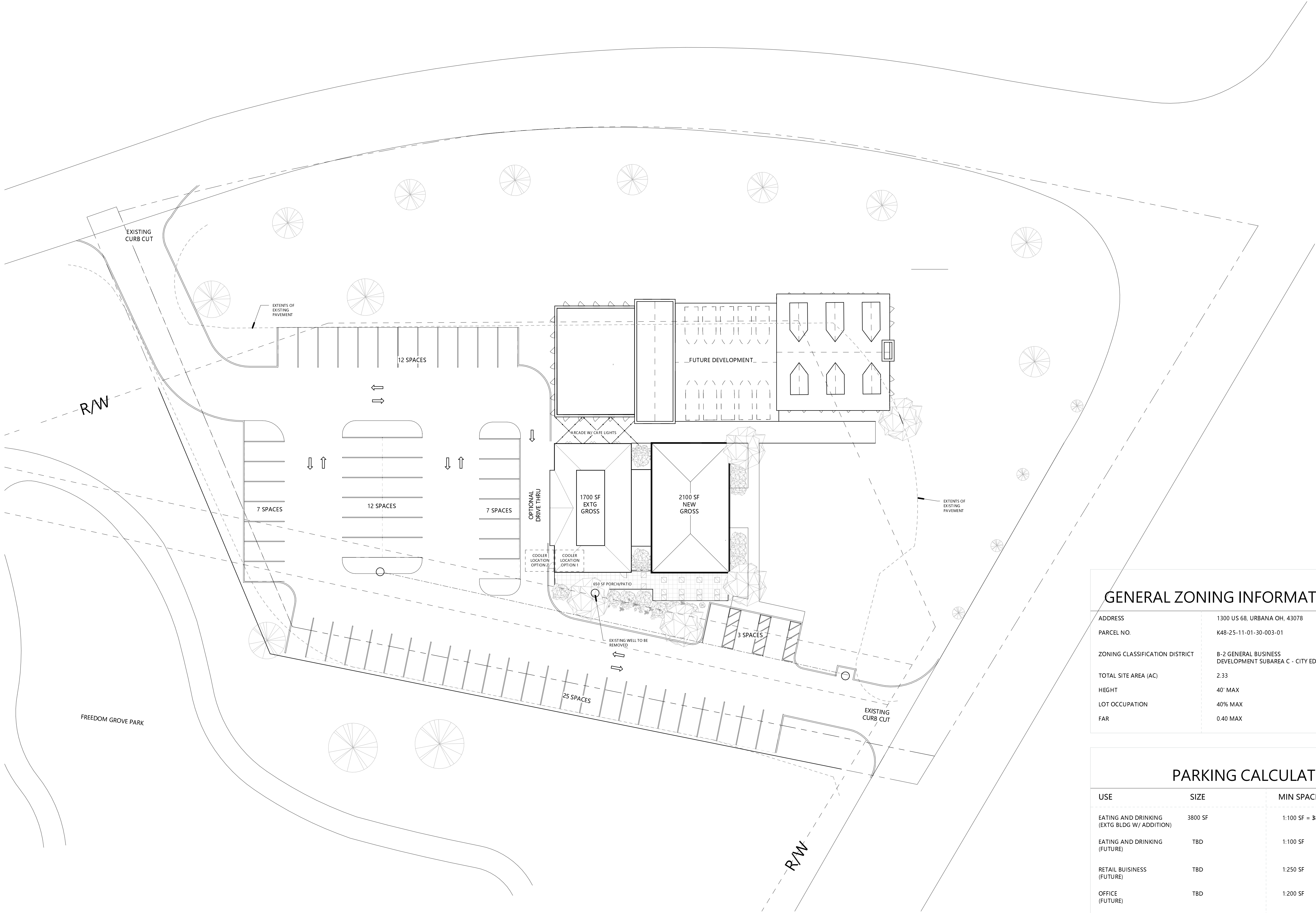
© 2020 SJM studio LLC

SJMstudio
www.SJMstudiollc.com

COLUMBUS 1254 Eastwood Avenue, Columbus, OH 43078 T: 937.215.0845

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF SJM STUDIO LLC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF SJM STUDIO LLC.

9/9/2022 3:25:29 PM



N

1

G0.01

Site Plan

1" = 20'-0"

0'

5'

20'

GENERAL ZONING INFORMATION	
ADDRESS	1300 US 68, URBANA OH, 43078
PARCEL NO.	K48-25-11-01-30-003-01
ZONING CLASSIFICATION DISTRICT	B-2 GENERAL BUSINESS DEVELOPMENT SUBAREA C - CITY EDGE
TOTAL SITE AREA (AC)	2.33
HEGHT	40' MAX
LOT OCCUPATION	40% MAX
FAR	0.40 MAX

PARKING CALCULATION		
USE	SIZE	MIN SPACES
EATING AND DRINKING (EXTG BLDG W/ ADDITION)	3800 SF	1:100 SF = 38
EATING AND DRINKING (FUTURE)	TBD	1:100 SF
RETAIL BUISINESS (FUTURE)	TBD	1:250 SF
OFFICE (FUTURE)	TBD	1:200 SF
BASE PARKING REQ'D		38
PARKING PROVIDED		66

NOT FOR CONSTRUCTION

PRELIMINARY

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

SJMstudio

www.SJMstudiollc.com

COLUMBUS

1254 Eastwood Avenue, Columbus, OH 43078 T: 937.215.0845

#	DATE	REVISION
---	------	----------

PROJECT TITLE

1300 S MAIN

1300 US 68, URBANA, OH 43078

PROJECT NO.

2207

ISSUE

CONCEPTUAL

ISSUE DATE

09.09.2022

SHEET TITLE

ARCHITECTURAL SITE PLAN

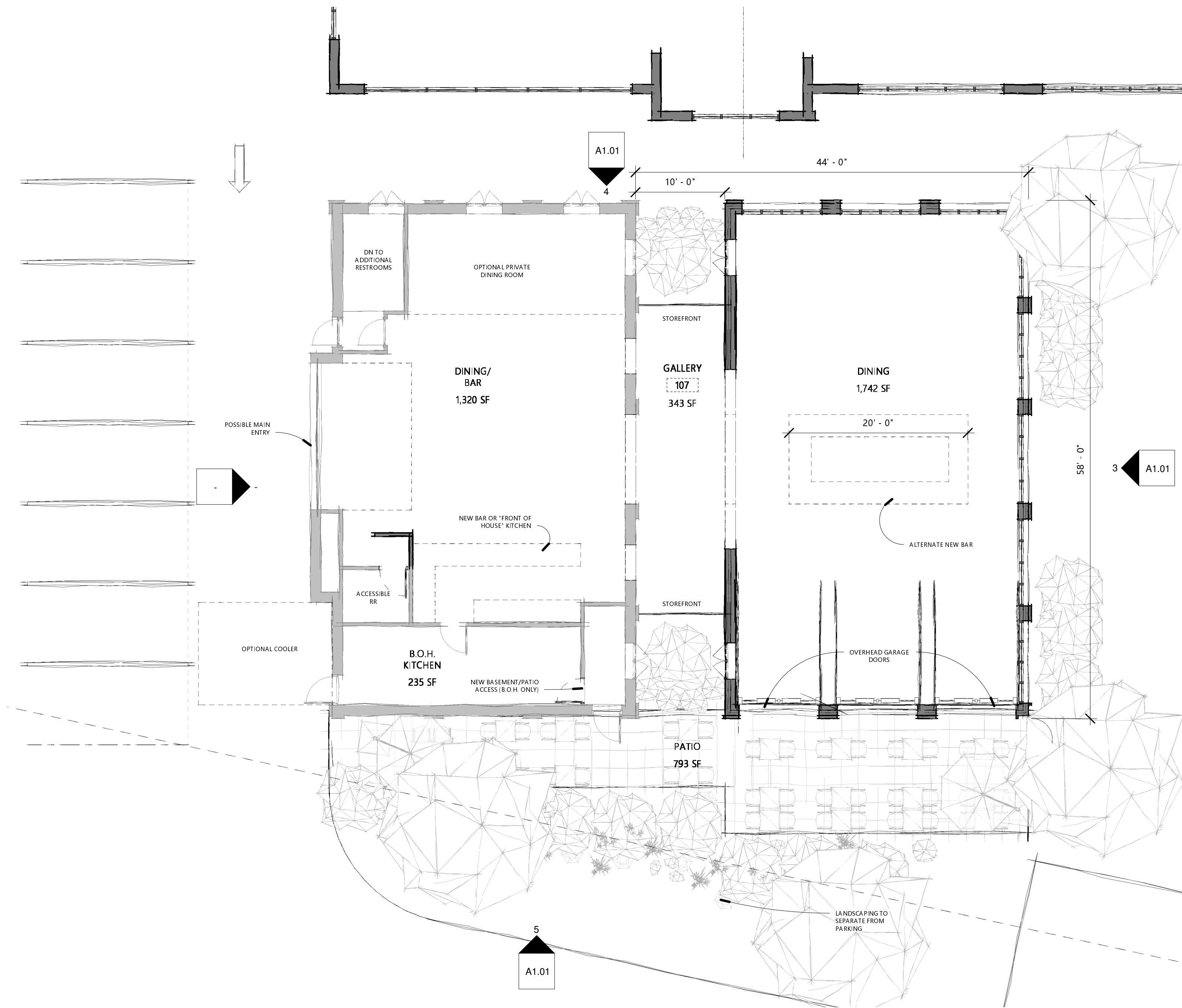
SHEET NO.

G0.01

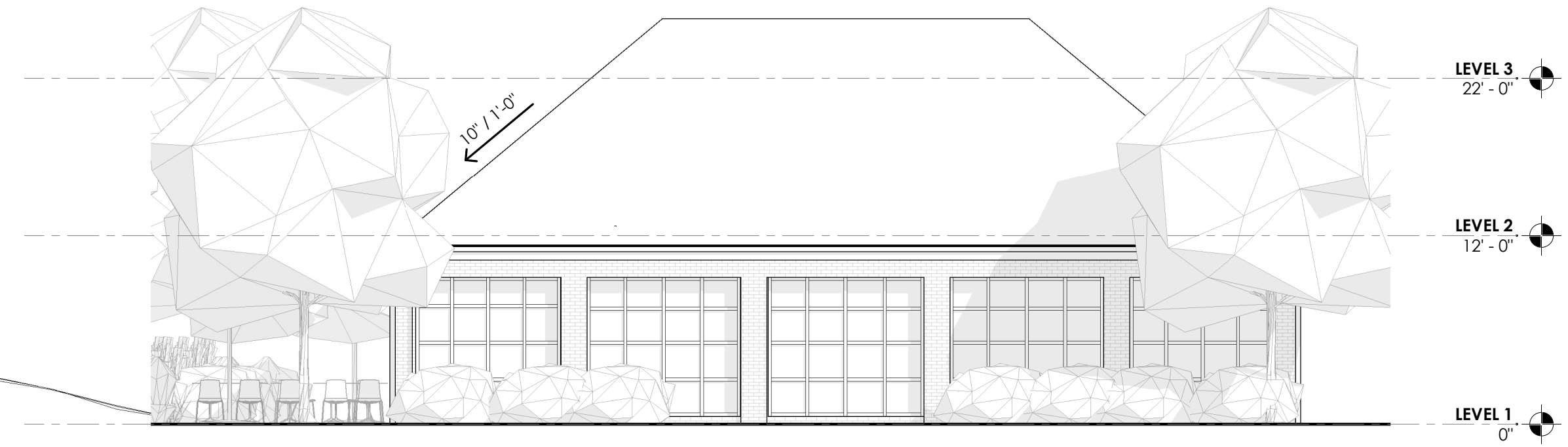
© 2020 SJM studio LLC

THIS DOCUMENT IS THE PRODUCT AND EXCLUSIVE PROPERTY OF SJM STUDIO LLC. NEITHER THE DOCUMENT NOR THE INFORMATION IT CONTAINS MAY BE COPIED OR USED FOR OTHER THAN THE SPECIFIC PROJECT FOR WHICH IT WAS PREPARED WITHOUT THE EXPLICIT CONSENT OF SJM STUDIO LLC.

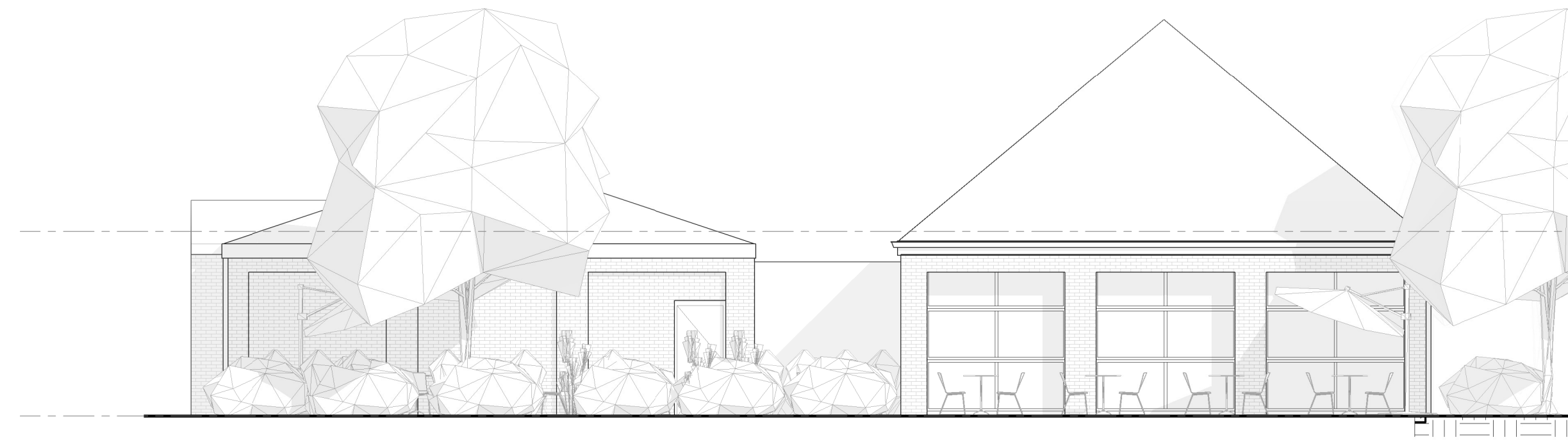
9/9/2022 3:25:27 PM



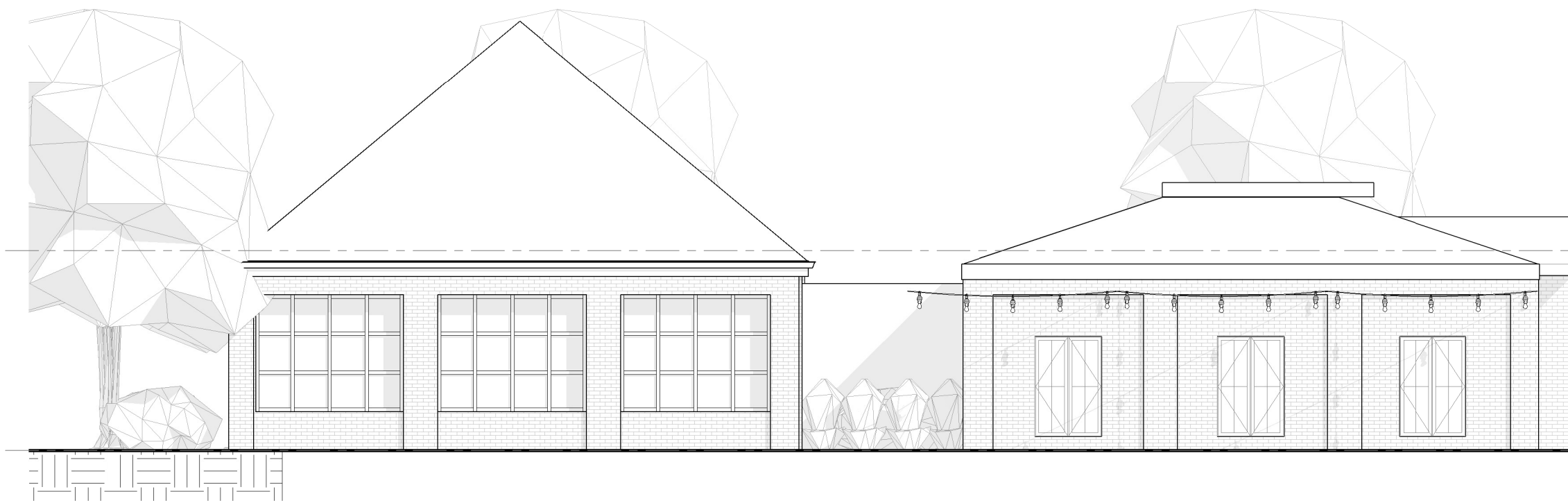
1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



3 EAST ELEVATION
1/8" = 1'-0"



5 SOUTH ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

NOT FOR CONSTRUCTION
PRELIMINARY

This document is partially complete. The information contained is not necessarily coordinated or correct. This drawing is for review purposes only.

SJMstudio
COLUMBUS 1254 Eastwood Avenue, Columbus, OH 43078 T: 937.215.0845
www.SJMstudiollc.com

DATE REVISION

PROJECT TITLE
1300 S MAIN

1300 US 68, URBANA, OH 43078

PROJECT NO. 2207

ISSUE CONCEPTUAL

ISSUE DATE 09.09.2022

SHEET TITLE
LEVEL 1 FLOOR PLAN

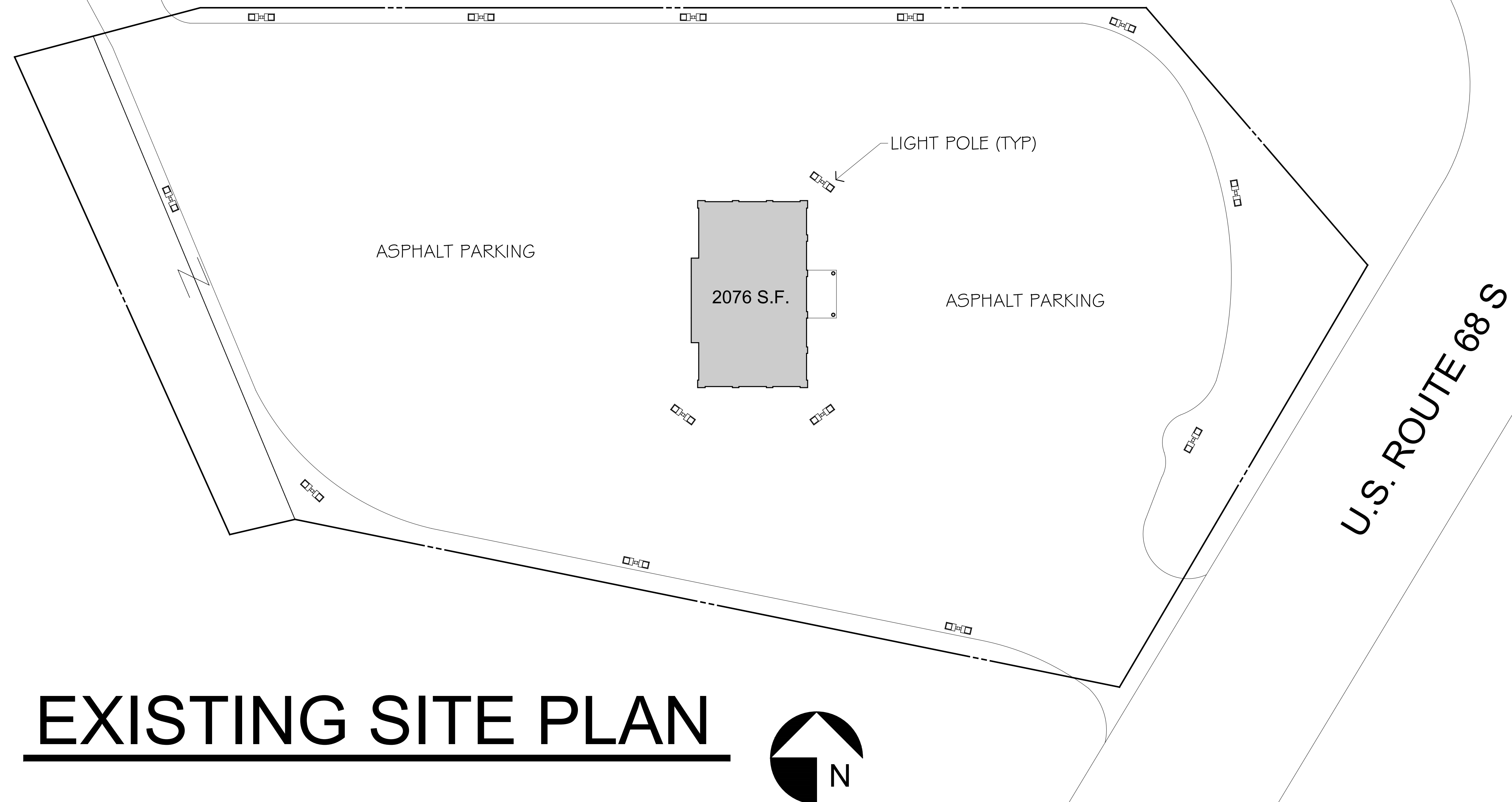
SHEET NO.
A1.01

© 2020 SJM studio LLC

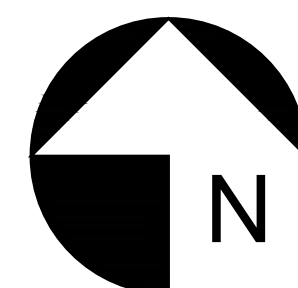
Available for Lease

1300 U.S. Route 68 South
2.5 Acre Site
2076 S.F. Building

STATE ROUTE 55



EXISTING SITE PLAN



Building Available for Lease

Howell Land Development LLC

1300 U.S. Route 68 S
Urbana, Champaign County, Ohio 43078

No.	Date	For

Drawn by: jlw

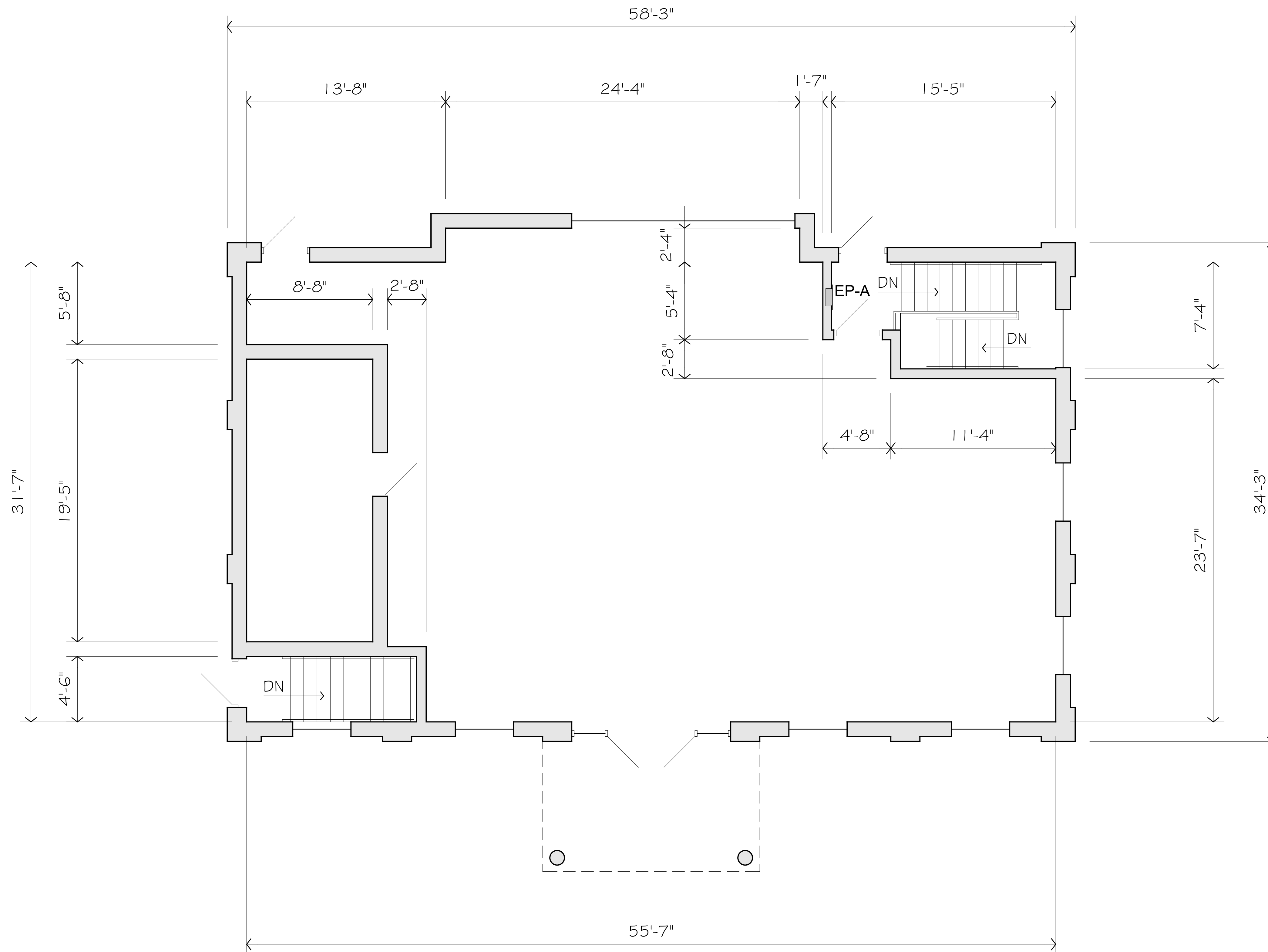
Drawing Description:

Existing Site Plan

Sheet

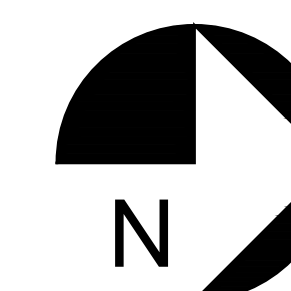
1

of 3



EXISTING MAIN FLOOR PLAN

MAIN FLOOR INTERIOR AREA = 1655 S.F.



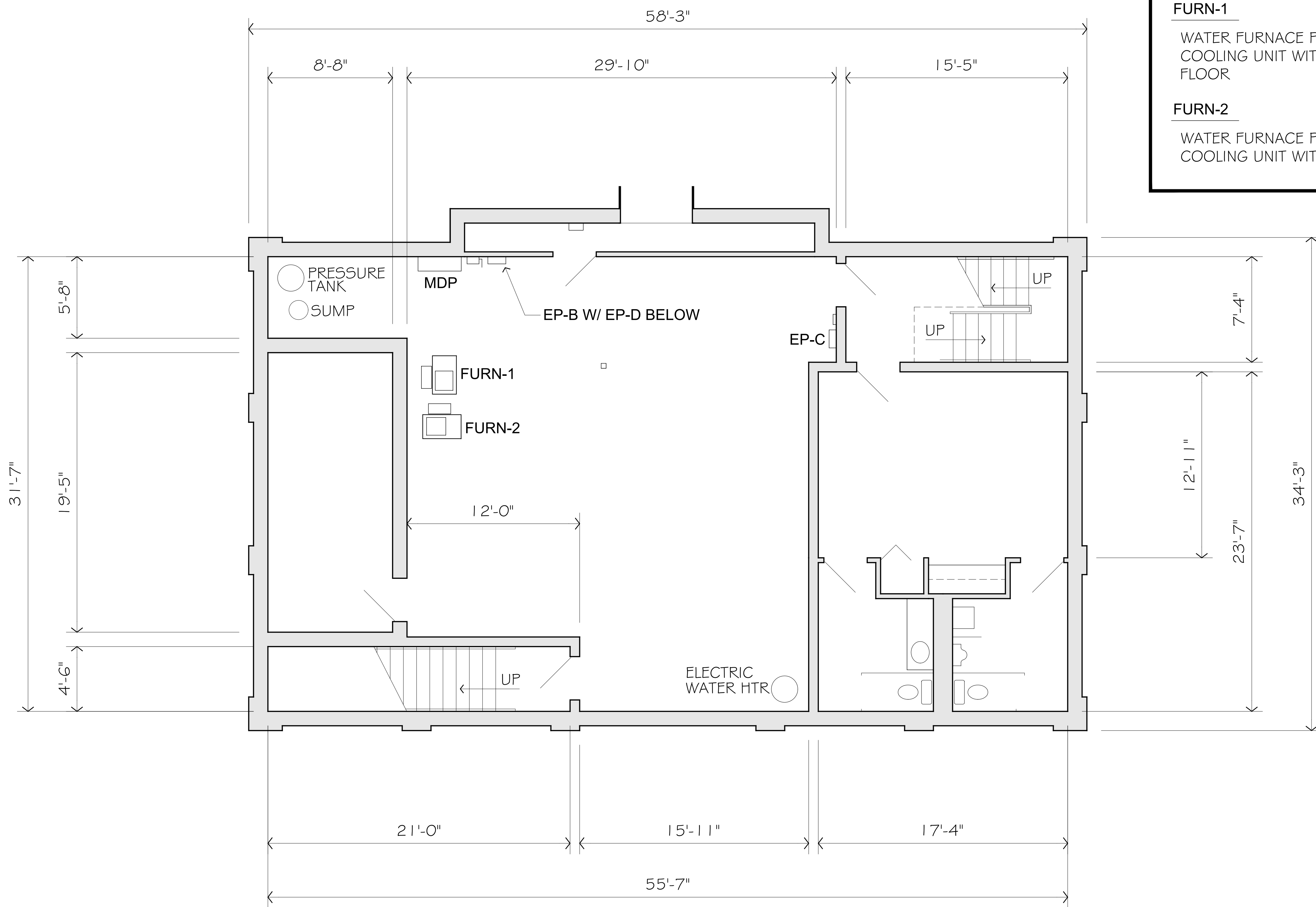
Building Available for Lease
Howell Land Development LLC
1300 U.S. Route 68 S
Urbana, Champaign County, Ohio 43078

No.	Date	For

Drawn by: jlw

Drawing Description:

Existing Main Floor Plan



HVAC

FURN-1

WATER FURNACE PO40T SERIES GEOTHERMAL COOLING UNIT WITH HEAT PUMP SERVING MAIN FLOOR

FURN-2

WATER FURNACE PO46T SERIES GEOTHERMAL COOLING UNIT WITH HEAT PUMP SERVING BASEMENT

ELECTRIC

MDP

600A
120 / 240V
SINGLE PHASE

EP-A

200A
120 / 240V
SINGLE PHASE

EP-B

200A
120 / 240V
SINGLE PHASE

EP-C

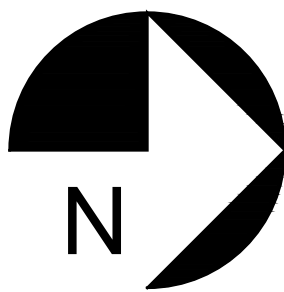
100A
120 / 240V
SINGLE PHASE

EP-D

100A
120 / 240V
SINGLE PHASE

EXISTING BASEMENT FLOOR PLAN

BASEMENT INTERIOR AREA = 1812 S.F.



Building Available for Lease

Howell Land Development LLC

1300 U.S. Route 68 S
Urbana, Champaign County, Ohio 43078

No.	Date	For

Drawn by: jlw

Drawing Description:

Existing Basement Floor Plan

Sheet

3

of 3