

EDWARDS COMMUNITIES - DUBLIN VILLAGE CENTER

DUBLIN, OHIO



BASIC PLAN REVIEW SUBMITTAL

APRIL 11, 2013



DESIGN
ARCHITECT
JONES

BRIAN KENT JONES ARCHITECTS, INC.

ARCHITECT
OF RECORD

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PROJECT MANAGER
& LAND PLANNER

creative
DESIGN + PLANNING

CIVIL
ENGINEER

EMH&T
Engineers, Surveyors, Planners, Scientists

LANDSCAPE
ARCHITECT

MKSK

Project Description

Project Description - Edwards Communities, central Ohio's premier residential community builder, proposes to design, construct and manage a new high-end multi-family residential community within the Sawmill Neighborhood District area of Dublin. The community will consist of approximately 324 residences and will incorporate all of the unique and important design elements of the new Dublin – Bridge Street District. There will be approximately 224 one-bedroom units and 100 two-bedroom units. The community will be marketed to young professionals. Some of the larger two-bedroom units will also have a den space and will be marketed to empty nester families, which is an increasing demographic.

The residential community will consist of an 8.0 acre site which is fronted on the north by Tuller Road, on the south by a new John Shields Parkway, and on the east by a new roadway. The new roadways will be designed and constructed to include all of the important urban elements of the Bridge Street District Code. The road network will essentially define the new community within a well-connected urban framework and will have a strong pedestrian friendly streetscape.

This residential community will be a very important ingredient within a new mixed-use neighborhood which will include residences, restaurants, retail shops, office space, a newly renovated AMC movie theatre and urban green spaces. The streetscape on all sides of the community will reflect the goals of the Bridge Street District and will be inviting to both the passerby as well as the residents.

The Architectural Design will reflect a classical style which is timeless and will strengthen the new neighborhood's sense-of-place. The main residential building will consist of an assemblage of well-designed classic architectural components that reflect the important goals of the Bridge Street District. The building will be designed utilizing the Podium Apartment Building design guidelines and will be 2 and 3 stories of residential over a single level of podium parking. There will also be several residential units on the ground floor.

The main entrance will be fronted on the south side along the newly built John Shields Parkway and will focus on the projects leasing center and community clubhouse amenity. The pedestrian oriented streetscape will offer an inviting first impression feeling. There will be a strong indoor/outdoor relationship between the streetscape and the entranceways and continuing into the courtyard space within. This new entrance area will be just across the street from the new neighborhoods urban core consisting of new restaurants and an exciting urban green space.

The 7,500 square foot community clubhouse and leasing center will include an inviting leasing center space, a well-equipped fitness facility, casual living areas spaces, a movie theatre and other resident amenities such as a business center and mail room. The clubhouse area will have a strong relationship to the pool courtyard with large outdoor seating areas and lush landscaped spaces.

Additional entranceways will be on the east and west sides of the main residential building. The entrance courtyards will have a strong connection to the streetscape and will offer a very inviting experience. These entrance courtyards will essentially be pocket parks and will offer seating, interesting paved areas and landscaping.

A majority of the parking spaces for the community will be housed within the podium parking area on the ground floor. Of the projects 548 parking spaces, 341 spaces will be within the building's podium parking area, with another 128 spaces within a parking area on the west side of the building. There are also another 79 on-street parking spaces along the new tree lined streets.

A majority of the parking spaces for the community will be housed within the podium parking area on the ground floor. Of the projects 548 parking spaces, 341 spaces will be within the building's podium parking area, with another 128 spaces within a parking area on the west side of the building. There are also another 79 on-street parking spaces along the new tree lined streets.

Landscaping - The community will include 3 lushly landscaped open-air atrium courtyards. The main courtyard which adjoins the community center will include a swimming pool, interesting paved areas, seating areas and lush landscaped spaces. The middle courtyard of the building will be constructed above the podium parking level and will incorporate various well designed green roof landscape features including paved seating areas and landscaped treatments. The north courtyard will also be on the ground level and include walkways, seating areas and landscaping.

Edwards Communities' current development schedule anticipates that the residential community will have a phased construction schedule and be totally completed in 2014.

Anticipated Waivers – 1) Block Size - Because the current design exceeds the 500 foot maximum block length and maximum block perimeter of 1,750 feet, Edwards will be required to apply for a waiver on this issue. The current plan has a 620 foot (north-south) block length and a 1920 foot block perimeter. Edwards Communities feels justified in requesting this waiver because the BSD standards are not completely suited to this particular site. In addition, the architectural design as currently submitted takes into consideration the desire to have a smaller block face. The architectural design includes a large recessed mid-block pocket park which basically creates a break in the face of the building. The resulting appearance of the block face will actually be 280 feet which is well below the 500 foot maximum. Also, the architectural designs of the buildings elements on either side of the pocket park are uniquely different, which further strengthens the mid-block building separation. 2) Neighborhood Streets - An additional waiver may be required for the west side of the apartment building for a parallel neighborhood street. The current site plan includes a lineal parking area on the west side but does include a typical neighborhood street intersection configuration on the south end. Edwards feels that the argument can be made that the parking areas as shown are existing parking areas and not subject to the Bridge Street District regulations. Edwards feels that the site plan as shown will be a better solution for traffic flow and for the safety of the residents. If the new roadway is constructed, it will basically cause the residents to have to cross a public street to get to their residences. Also, due to the fact that most of the adjoining parking area to the west is specifically for theatre users, apartment residents will not enjoy having reserved parking spaces. Having secured and reserved parking is an essential requirement for this type of residential community.

Edwards feels that the overall project will be greatly improved as a result of the approval of these waivers. The architectural and site design teams have taken these waivers into consideration throughout the entire design process.

Edwards Communities feels that this new residential community will be the critical first phase of a new mixed use neighborhood within Dublin's Bridge Street District and will re-energize this entire area of Dublin. This neighborhood's new identity will be further strengthened by the new well-designed streetscapes, a renovated AMC movie theatre, renovated restaurants, new retail uses and a central urban green space surrounded by first class restaurants. Edwards Communities feels that all of the important market demographics are already in place and will only improve after this first phase of development is completed in 2014.

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DEVELOPMENT COMPANY

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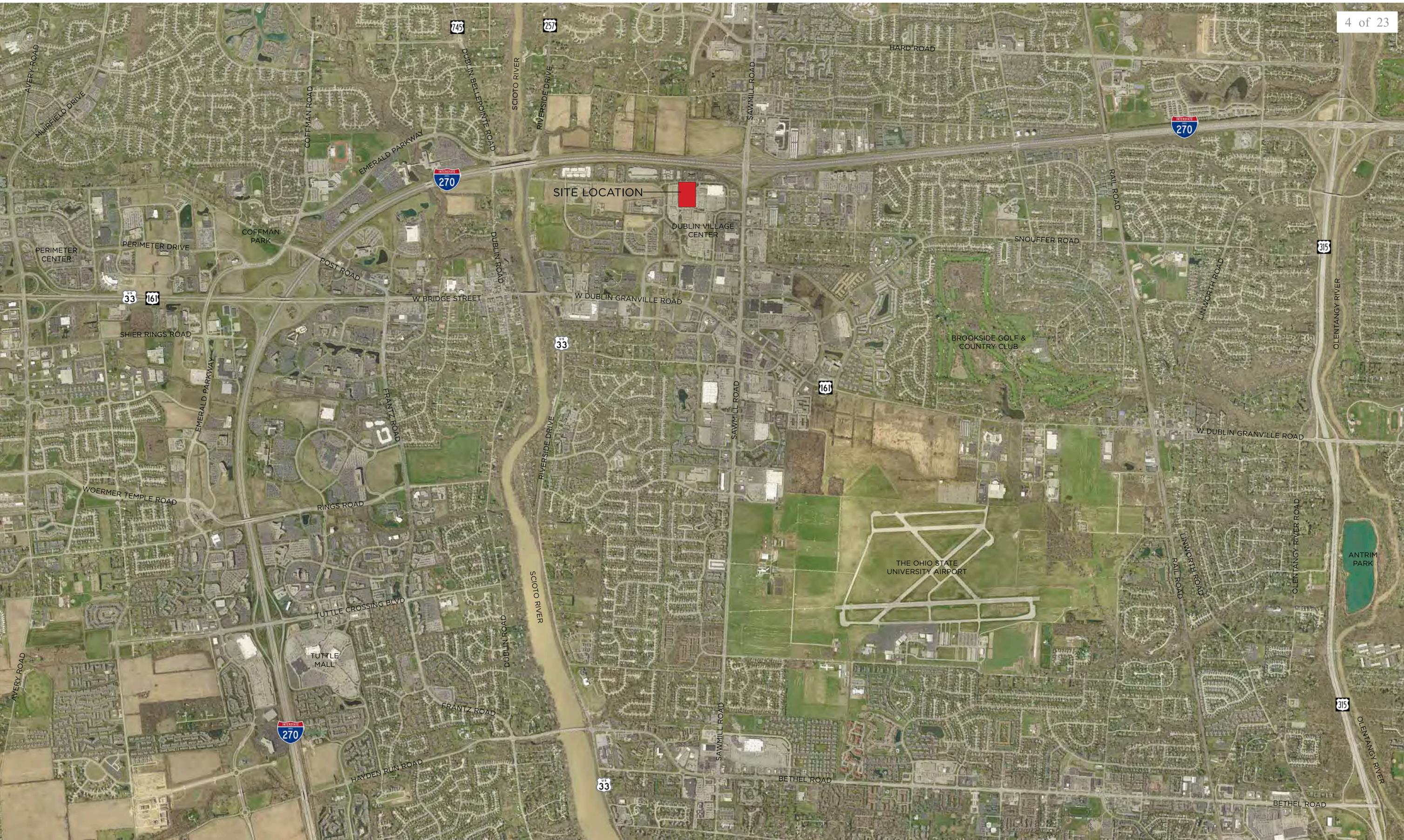
SHEET INDEX

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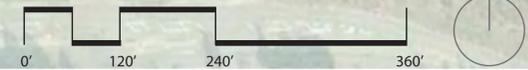
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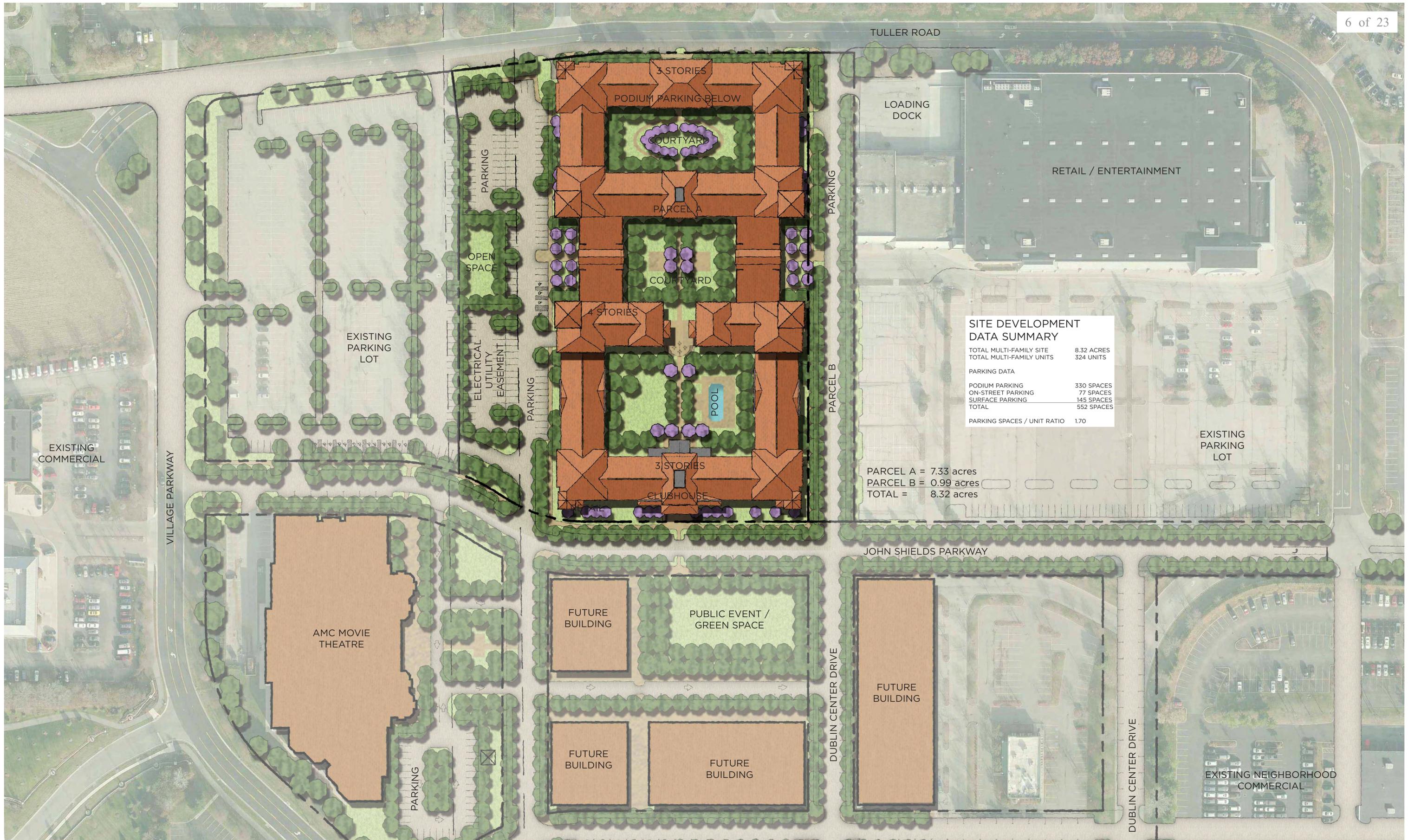
PAUL W. KELLEY





OVERALL MASTER PLAN
 SCALE: 1" = 120'-0"

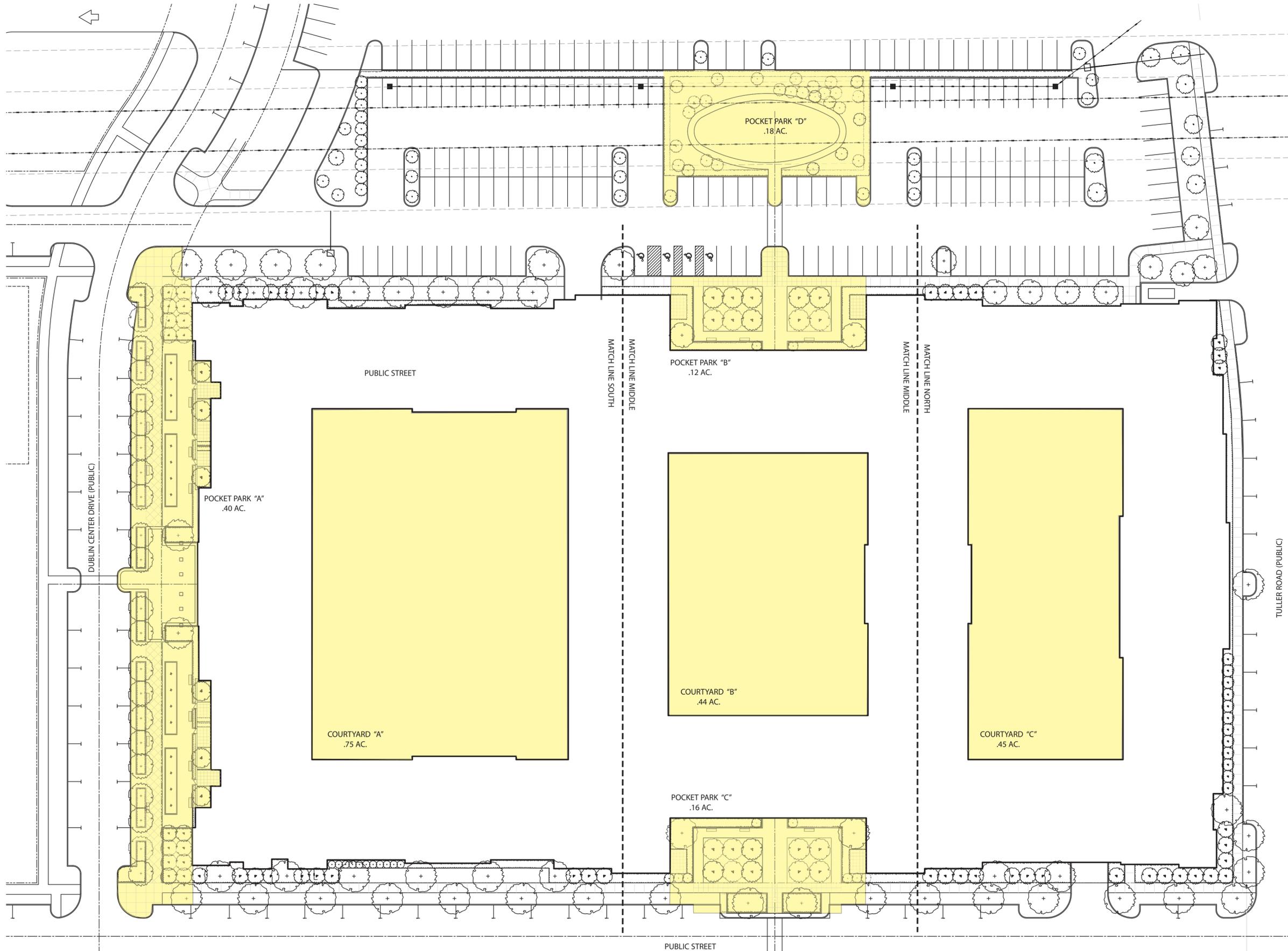




SITE DEVELOPMENT DATA SUMMARY

TOTAL MULTI-FAMILY SITE	8.32 ACRES
TOTAL MULTI-FAMILY UNITS	324 UNITS
PARKING DATA	
PODIUM PARKING	330 SPACES
ON-STREET PARKING	77 SPACES
SURFACE PARKING	145 SPACES
TOTAL	552 SPACES
PARKING SPACES / UNIT RATIO	1.70

PARCEL A = 7.33 acres
 PARCEL B = 0.99 acres
 TOTAL = 8.32 acres



DEVELOPMENT DATA

PROPOSED USE:	MULTI-FAMILY
# OF UNITS:	324
SITE AREA:	7.33 AC.

DEVELOPMENT OPEN SPACE

POCKET PARK "A"	.40 AC.
POCKET PARK "B"	.12 AC.
POCKET PARK "C"	.16 AC.
POCKET PARK "D"	.18 AC.
TOTAL	.86 AC.

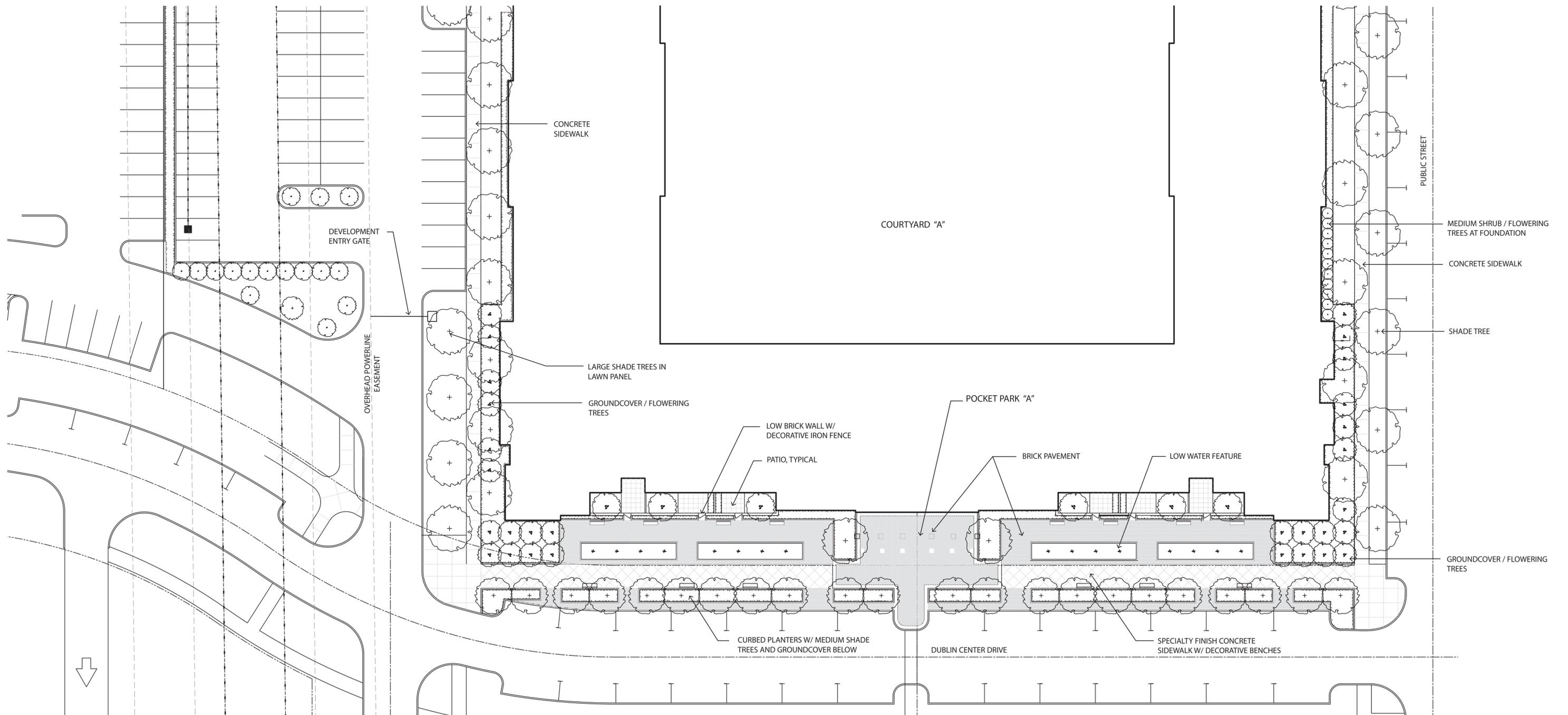
REQUIRED OPEN SPACE:

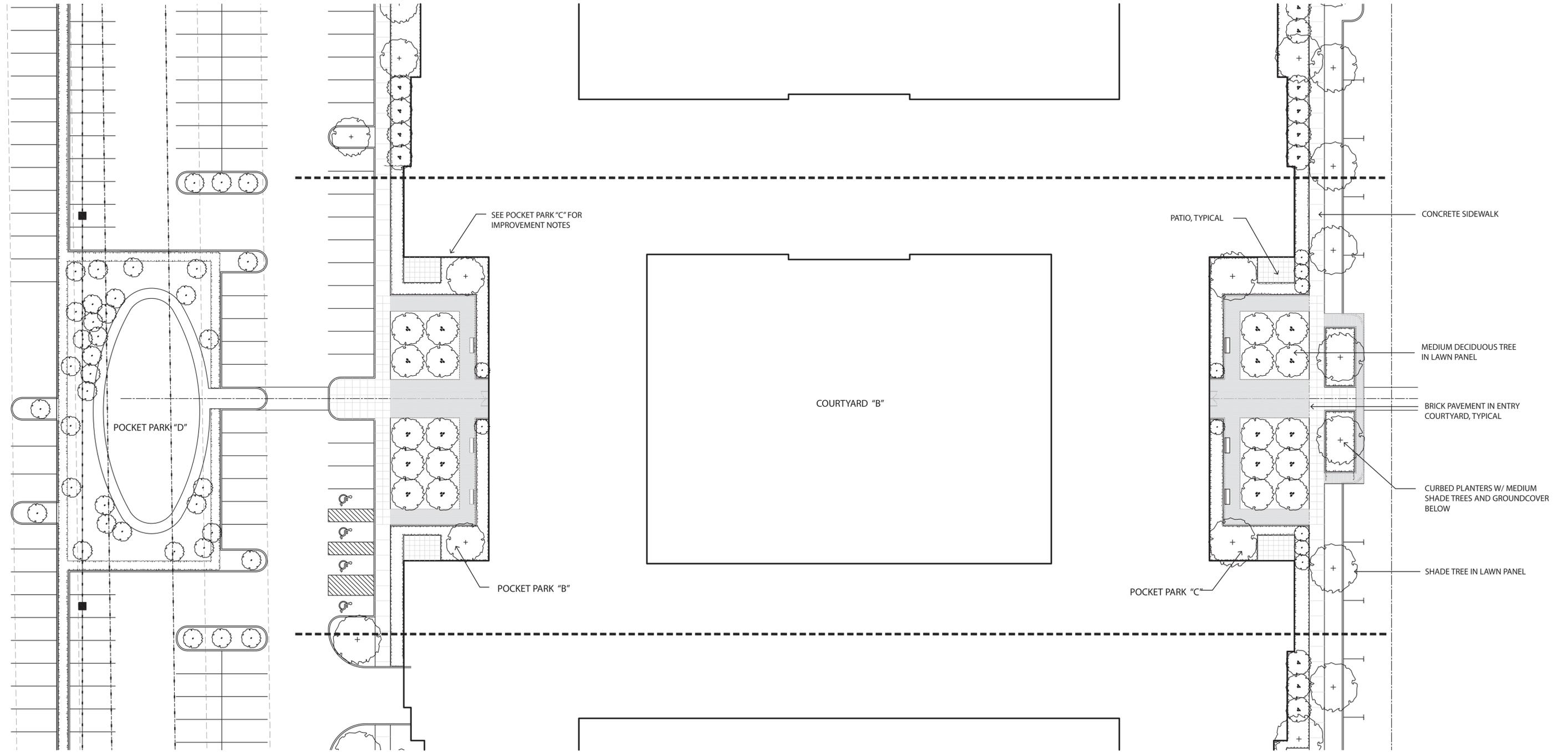
324 UNITS X 200 SF =	1.49 AC.
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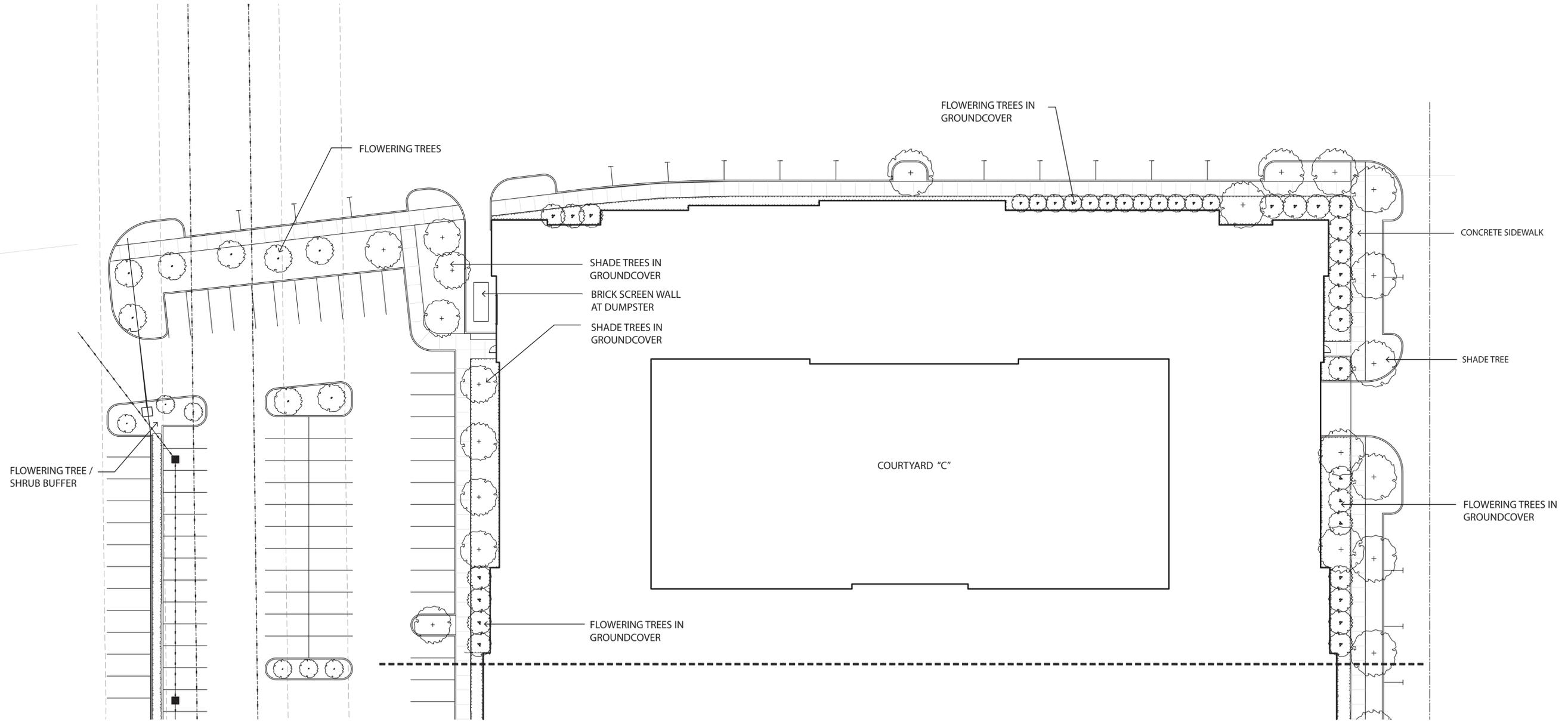
COURTYARD "A"	.75 AC.
COURTYARD "B"	.44 AC.
COURTYARD "C"	.45 AC.
TOTAL	1.64 AC.

NOTE:
SITE LIGHTING WILL CONFORM TO THE OVERALL PUBLIC

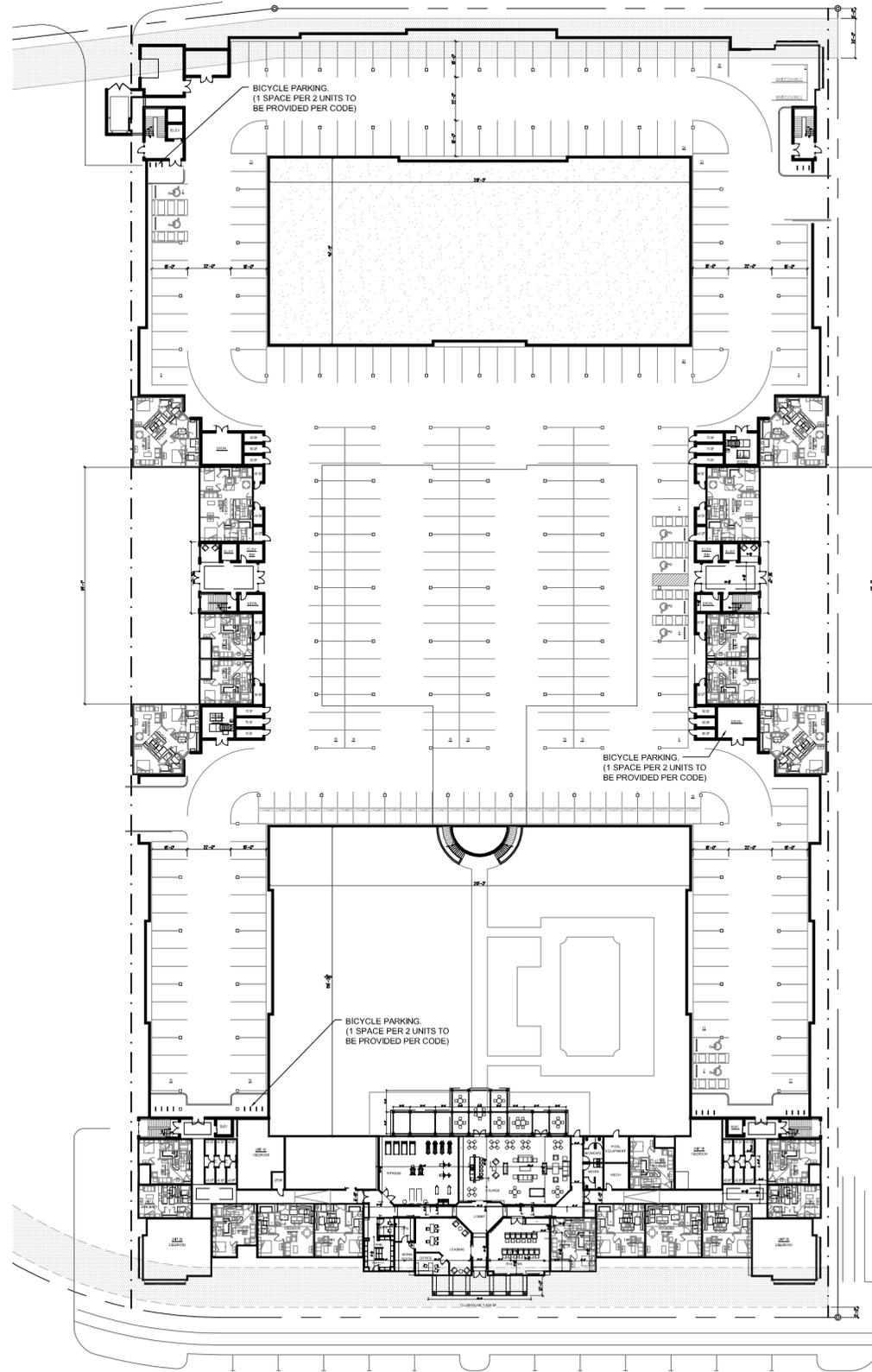








Edwards Communities Dublin Village Center Dublin, OH



UNIT DESIGN MIX MATRIX

Unit	SF	Floor 1	Floor 2	Floor 3	Floor 4	Total - Unit Type	%
EFF	470	2	2	2	0	6	1.85%
1A	576	12	45	45	20	122	37.65%
1B	707	2	12	12	4	30	9.26%
1C	691	2	12	12	4	30	9.26%
1D	794	2	19	19	0	40	12.35%
2A	961	0	6	6	8	20	6.17%
2B	1160	2	4	4	0	10	3.09%
2Ba	1123	0	4	4	4	12	3.70%
2Bb	1085	0	0	0	4	4	1.23%
2Bc	1104	4	0	0	0	4	1.23%
2C	1049	2	11	11	4	28	8.64%
3A	1306	0	8	8	2	18	5.58%
Total		28	123	123	50	324	
1S		20	90	90	28	228	70.37%
2S		8	33	33	22	96	29.63%

FIRST FLOOR PLAN - OVERALL
SCALE 1" = 40'-0"

0' | 40' | 80'

Seal

Drawings

- Preliminary 04 / 11 / 13
- Bid Set
- Permit Set
- Construction

Revisions

- △ _____
- △ _____
- △ _____
- △ _____
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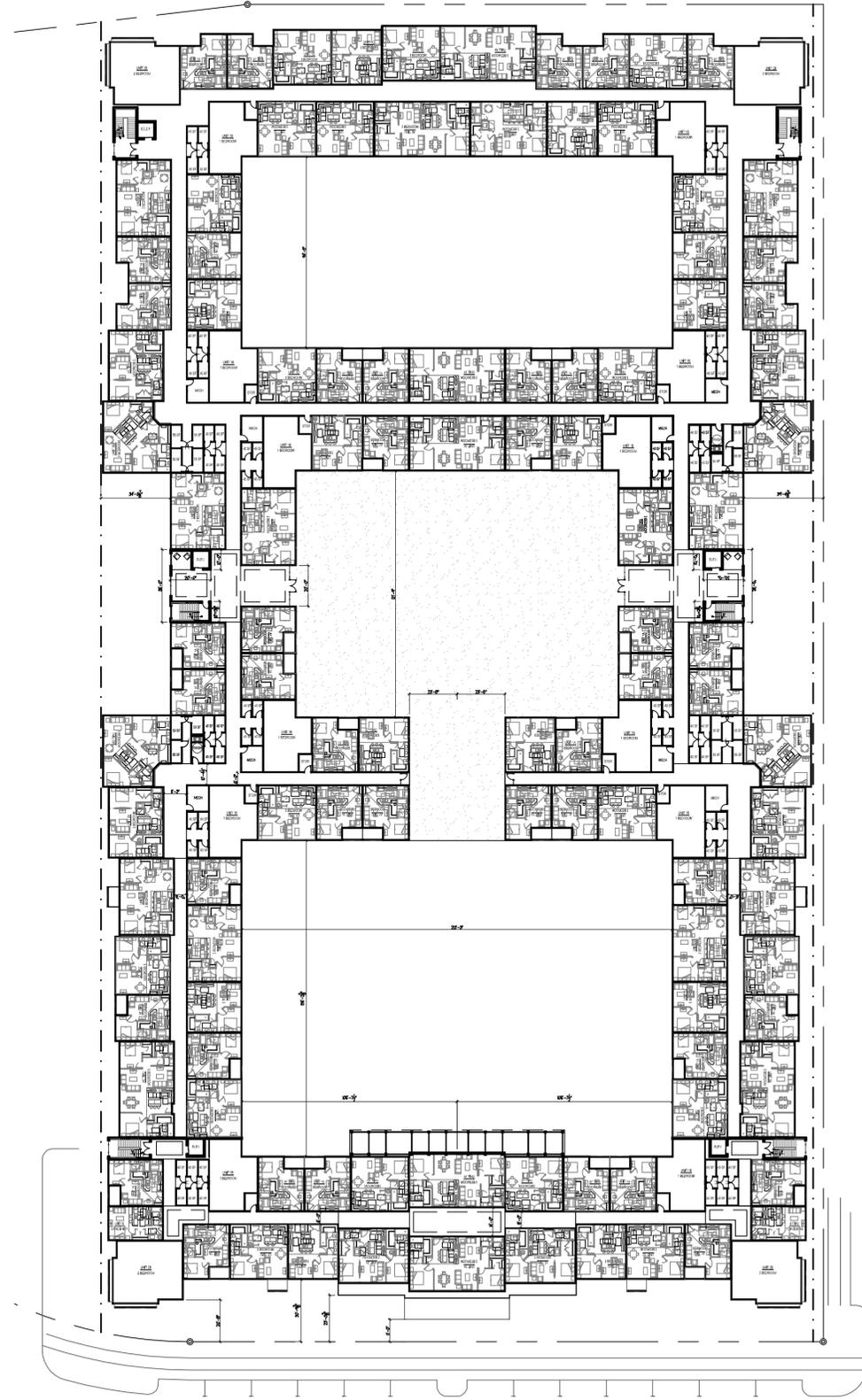
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Project Number
A13_025

Sheet Title
FIRST FLOOR PLAN
OVERALL

Sheet Number
A-101

Edwards Communities Dublin Village Center Dublin, OH



UNIT DESIGN MIX MATRIX

Unit	SF	Floor 1	Floor 2	Floor 3	Floor 4	Total - Unit Type	%
EFF	470	2	2	2	0	6	1.85%
1A	576	12	45	45	20	122	37.65%
1B	707	2	12	12	4	30	9.26%
1C	691	2	12	12	4	30	9.26%
1D	794	2	19	19	0	40	12.35%
2A	961	0	6	6	8	20	6.17%
2B	1160	2	4	4	0	10	3.09%
2Ba	1123	0	4	4	4	12	3.70%
2Bb	1085	0	0	0	4	4	1.23%
2Bc	1104	4	0	0	0	4	1.23%
2C	1049	2	11	11	4	28	8.64%
3A	1306	0	8	8	2	18	5.56%
Total		28	123	123	50	324	
1S		20	90	90	28	228	70.37%
2S		8	33	33	22	96	29.63%

Seal

Drawings

- Preliminary 04 / 11 / 13
- Bid Set
- Permit Set
- Construction

Revisions

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

SECOND FLOOR PLAN - OVERALL
SCALE 1" = 40'-0"

0' 40' 80'

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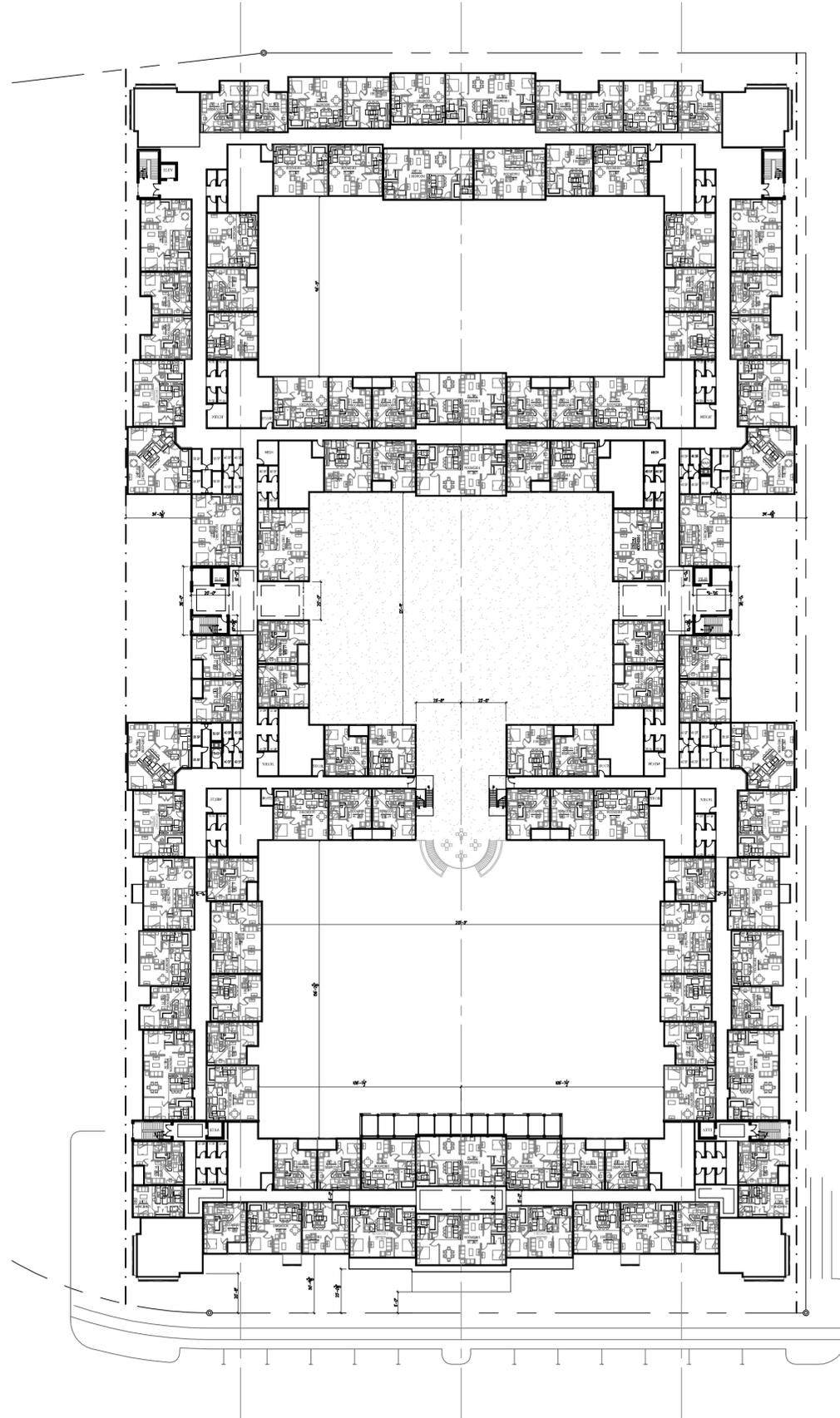
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Sheet Title
SECOND FLOOR PLAN
OVERALL

Sheet Number

A-102

Edwards Communities Dublin Village Center Dublin, OH



UNIT DESIGN MIX MATRIX

Unit	SF	Floor 1	Floor 2	Floor 3	Floor 4	Total - Unit Type	%
EFF	470	2	2	2	0	6	1.85%
1A	576	12	45	45	20	122	37.65%
1B	707	2	12	12	4	30	9.26%
1C	691	2	12	12	4	30	9.26%
1D	794	2	19	19	0	40	12.35%
2A	961	0	6	6	8	20	6.17%
2B	1160	2	4	4	0	10	3.09%
2Ba	1123	0	4	4	4	12	3.70%
2Bb	1085	0	0	0	4	4	1.23%
2Bc	1104	4	0	0	0	4	1.23%
2C	1049	2	11	11	4	28	8.64%
3A	1306	0	8	8	2	18	5.56%
Total		28	123	123	50	324	
1S		20	90	90	28	228	70.37%
2S		8	33	33	22	96	29.63%

Seal

Drawings

- Preliminary 04 / 11 / 13
- Bid Set
- Permit Set
- Construction

Revisions

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

THIRD FLOOR PLAN - OVERALL
SCALE 1/32" = 1'-0"

0' | 40' | 80'

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Project Number

A13_025

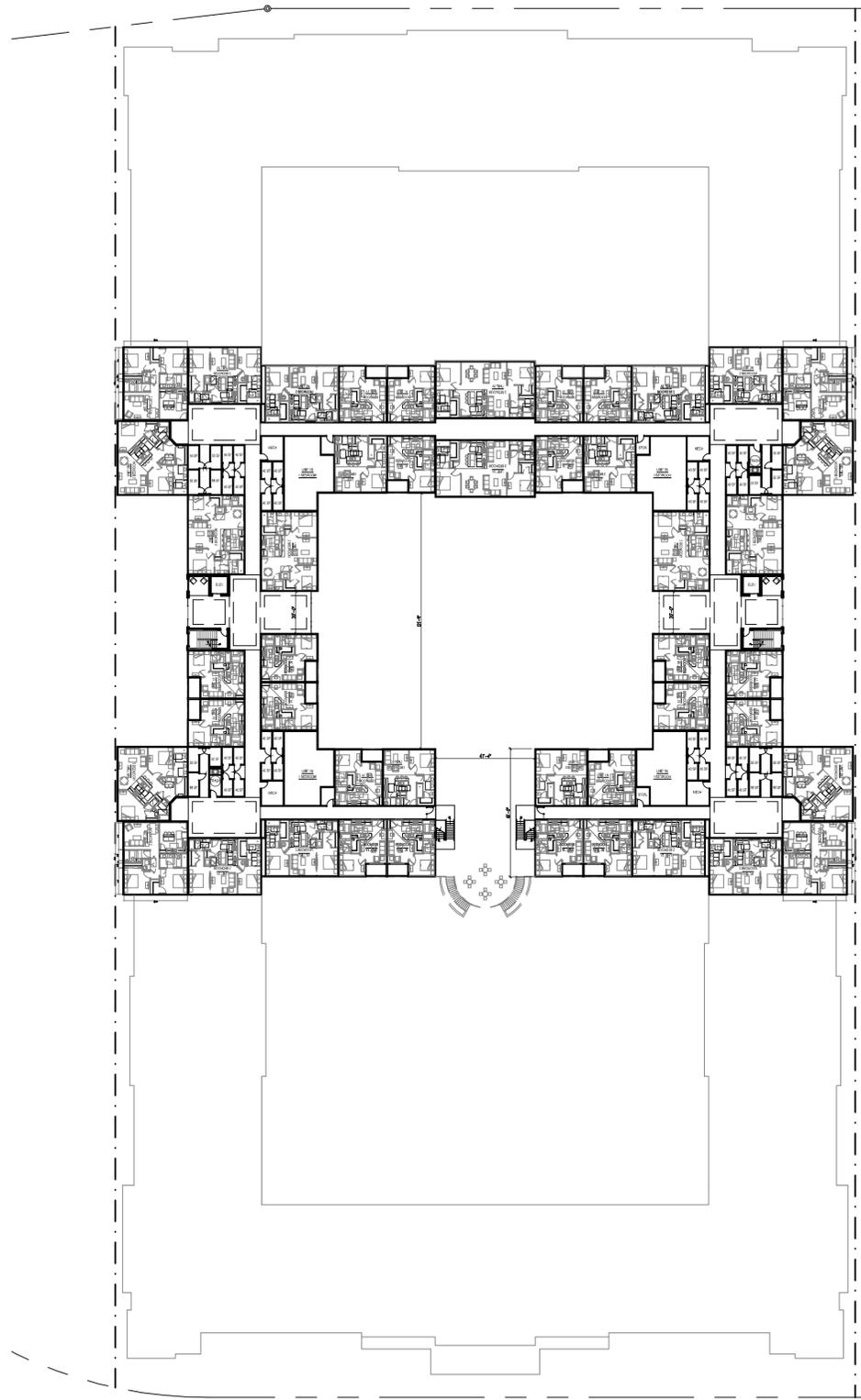
Sheet Title

THIRD FLOOR PLAN
OVERALL

Sheet Number

A-103

Edwards Communities Dublin Village Center Dublin, OH



UNIT DESIGN MIX MATRIX

Unit	SF	Floor 1	Floor 2	Floor 3	Floor 4	Total - Unit Type	%
EFF	470	2	2	2	0	6	1.85%
1A	576	12	45	45	20	122	37.65%
1B	707	2	12	12	4	30	9.26%
1C	691	2	12	12	4	30	9.26%
1D	794	2	19	19	0	40	12.35%
2A	961	0	6	6	8	20	6.17%
2B	1160	2	4	4	0	10	3.09%
2Ba	1123	0	4	4	4	12	3.70%
2Bb	1085	0	0	0	4	4	1.23%
2Bc	1104	4	0	0	0	4	1.23%
2C	1049	2	11	11	4	28	8.64%
3A	1306	0	8	8	2	18	5.56%
Total		28	123	123	50	324	
1S		20	90	90	28	228	70.37%
2S		8	33	33	22	96	29.63%

Seal

Drawings

- Preliminary 04 / 11 / 13
- Bid Set
- Permit Set
- Construction

Revisions

- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____
- △ _____

FOURTH FLOOR PLAN - OVERALL
SCALE 1" = 40'-0"

0' 40' 80'

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Project Number

A13_025

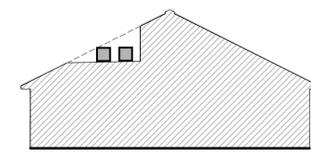
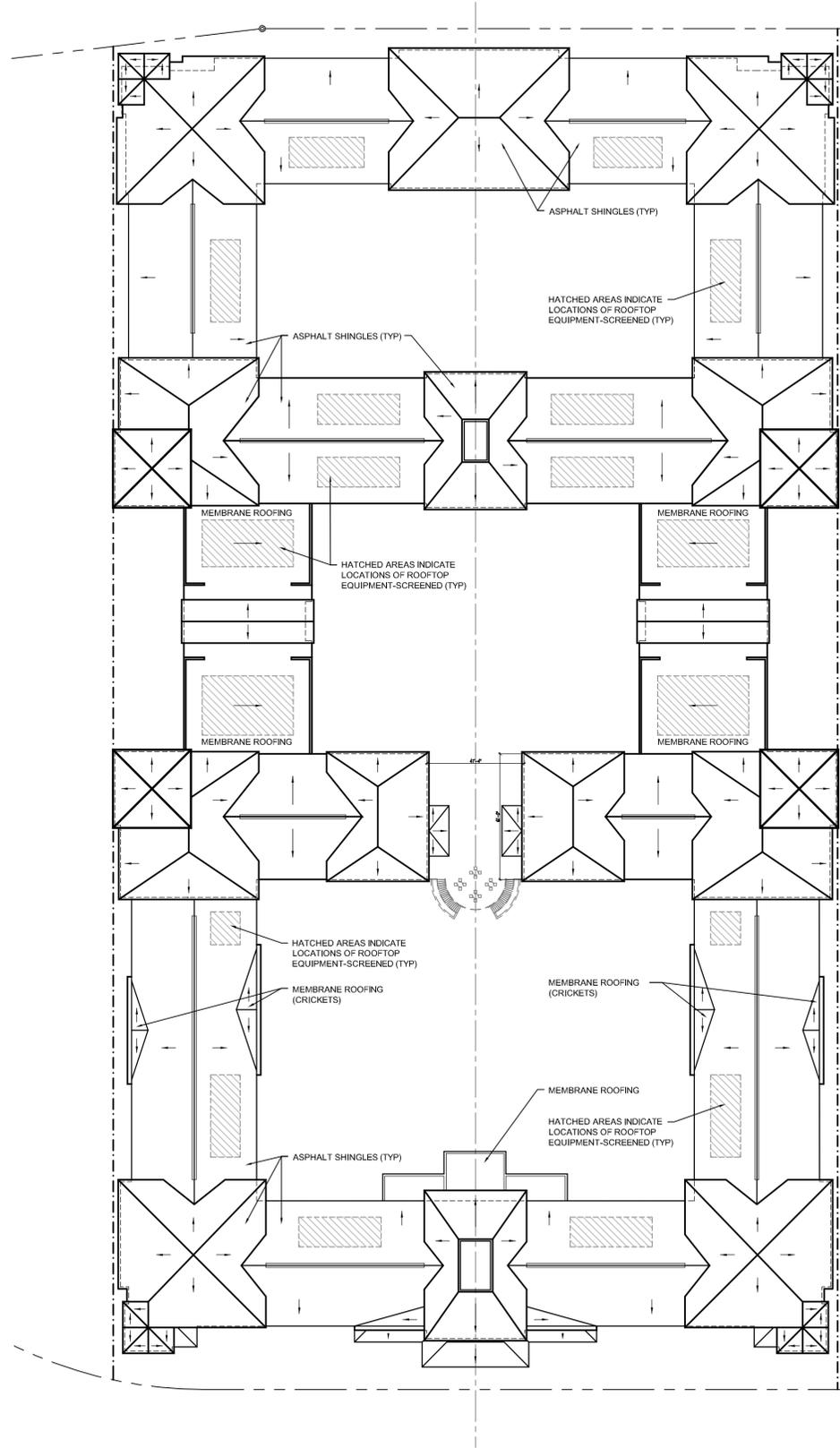
Sheet Title

FOURTH FLOOR PLAN
OVERALL

Sheet Number

A-104

Edwards Communities Dublin Village Center Dublin, OH



ROOF SECTION DIAGRAM
SHOWING EQUIPMENT
SCREENING

Seal

Drawings

- Preliminary 04/11/13
- Bid Set
- Permit Set
- Construction

Revisions

- △
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- △
- △

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Project Number

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Sheet Title

ROOF PLAN

Sheet Number

A-105

ROOF PLAN - OVERALL
SCALE 1" = 40'-0"

0' | 40' | 80'

Edwards Communities Dublin Village Center Dublin, OH

0' | 16' | 32'



2 WEST ELEVATION
SCALE 1/16" = 1'-0"



1 EAST ELEVATION
SCALE 1/16" = 1'-0"

Seal

- Drawings
- Preliminary 04/11/13
 - Bid Set
 - Permit Set
 - Construction

- Revisions
- △ _____
 - △ _____
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 - △ _____
 - △ _____
 - △ _____

Project Number
A13_025

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

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A-402

Edwards Communities Dublin Village Center Dublin, OH



1 EAST ELEVATION
SCALE 1/16" = 1'-0"

0' 16' 32'
| | |

Seal

Drawings

■ Preliminary	04 / 11 / 13
□ Bid Set	
□ Permit Set	
□ Construction	

Revisions

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2 SOUTH ELEVATION
SCALE 1/16" = 1'-0"

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Project Number
A13_025

Sheet Title
EXTERIOR
ELEVATIONS

Sheet Number

A-403