

EDWARDS COMMUNITIES - DUBLIN VILLAGE CENTER

DUBLIN, OHIO



BASIC PLAN REVIEW SUBMITTAL

APRIL 18, 2013 - UPDATE



DESIGN
ARCHITECT
JONES

BRIAN KENT JONES ARCHITECTS, INC.

ARCHITECT
OF RECORD

ARCHITECTURAL ALLIANCE
165 NORTH FIFTH STREET | COLUMBUS OHIO 43215
P. 614.469.7500 | F. 614.469.0500 | www.archall.com

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 approximately 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 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. 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 approximately 533 parking spaces, 325 spaces will be within the building's podium parking area, with another 133 spaces within a parking area on the west side of the building. There are also another 75 on-street parking spaces along the new tree lined streets. The total parking ratio is 1.64 spaces per unit including the immediate on-street

spaces and 1.4 spaces per unit not including the on-street spaces. The exact parking count is preliminary and will be finalized during the construction document phase. Edwards feels very comfortable with this parking ratio as it is consistent with their other communities.

Landscaping - The community will include 3 private 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 terrace 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 - 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 as required in the Bridge Street District Code. Also, the architectural design of the buildings elements on either side of the pocket park are uniquely different, which further strengthens the mid-block building separation. 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. 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 along with the newly renovated AMC theatre 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 Applebee's Restaurant, new retail uses and a central urban green space surrounded by future 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.

EDWARDS COMMUNITIES DEVELOPMENT COMPANY

495 S. HIGH STREET, STE 150
COLUMBUS, OHIO 43215
614-241-2070

SHEET INDEX

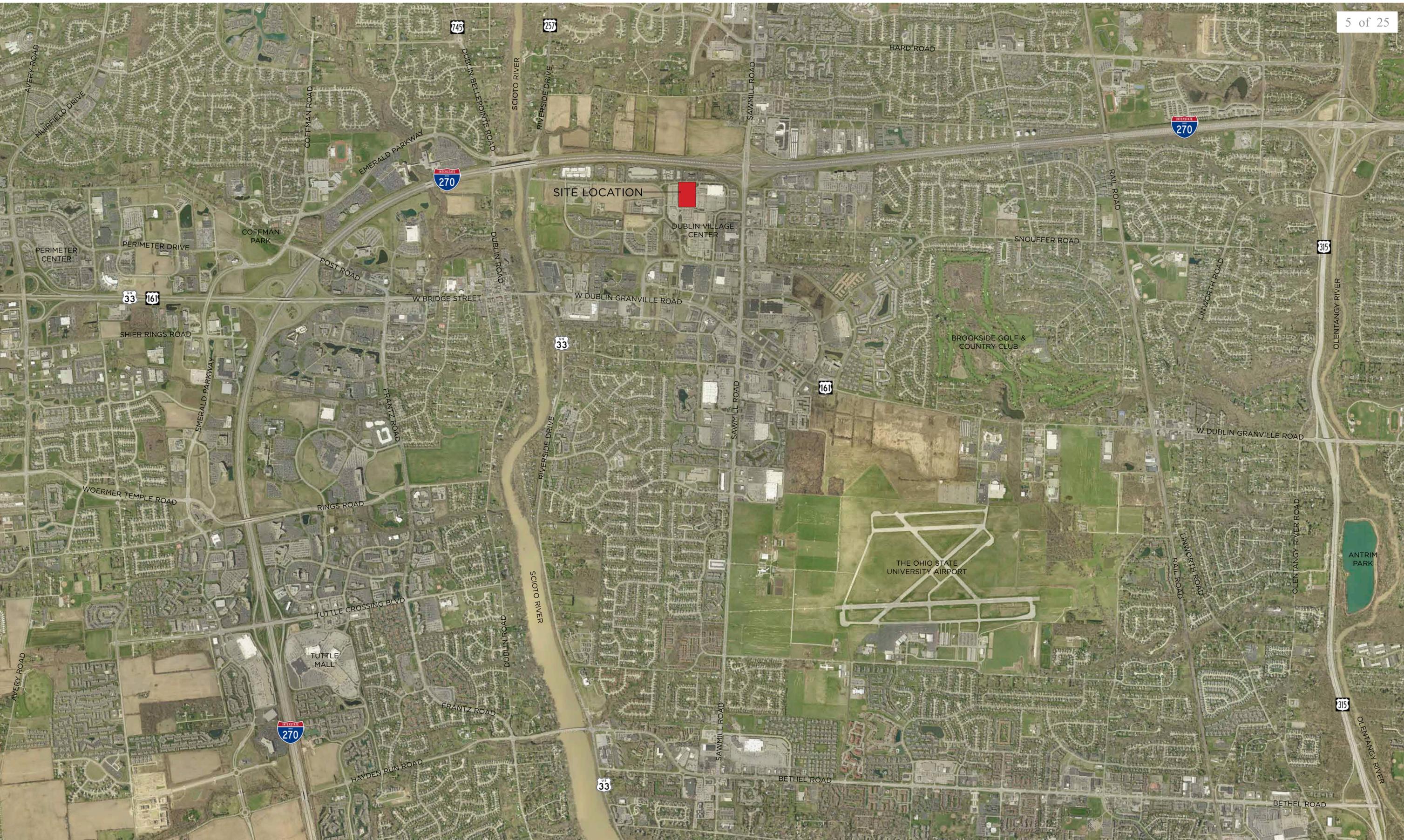
1	Cover Sheet
2	Project Description & Sheet Index
3	Concept Rendering
4	Concept Rendering
5	Regional Context & Location Map
6	Neighborhood Master Plan
7	Site Master Plan
8	Open Space + Landscape Plan
9	Landscape Plan - South
10	Landscape Plan - Middle
11	Landscape Plan - North
12	Open Space Detention
13	Existing Conditions Plan
14	Street Layout Plan
15	Site Plan
16	Grading and Utilities Plan
17	Grading and Utilities Plan
18	First Floor Plan - Overall
19	Second Floor Plan - Overall
20	Third Floor Plan - Overall
21	Fourth Floor Plan - Overall
22	Roof Plan
23	Exterior Elevations - Rendered
24	Exterior Elevations
25	Exterior Elevations



IMAGERY SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED UPON PRELIMINARY ARCHITECTURAL CONCEPTS & SUBJECT TO CHANGE



IMAGERY SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS BASED UPON PRELIMINARY ARCHITECTURAL CONCEPTS & SUBJECT TO CHANGE



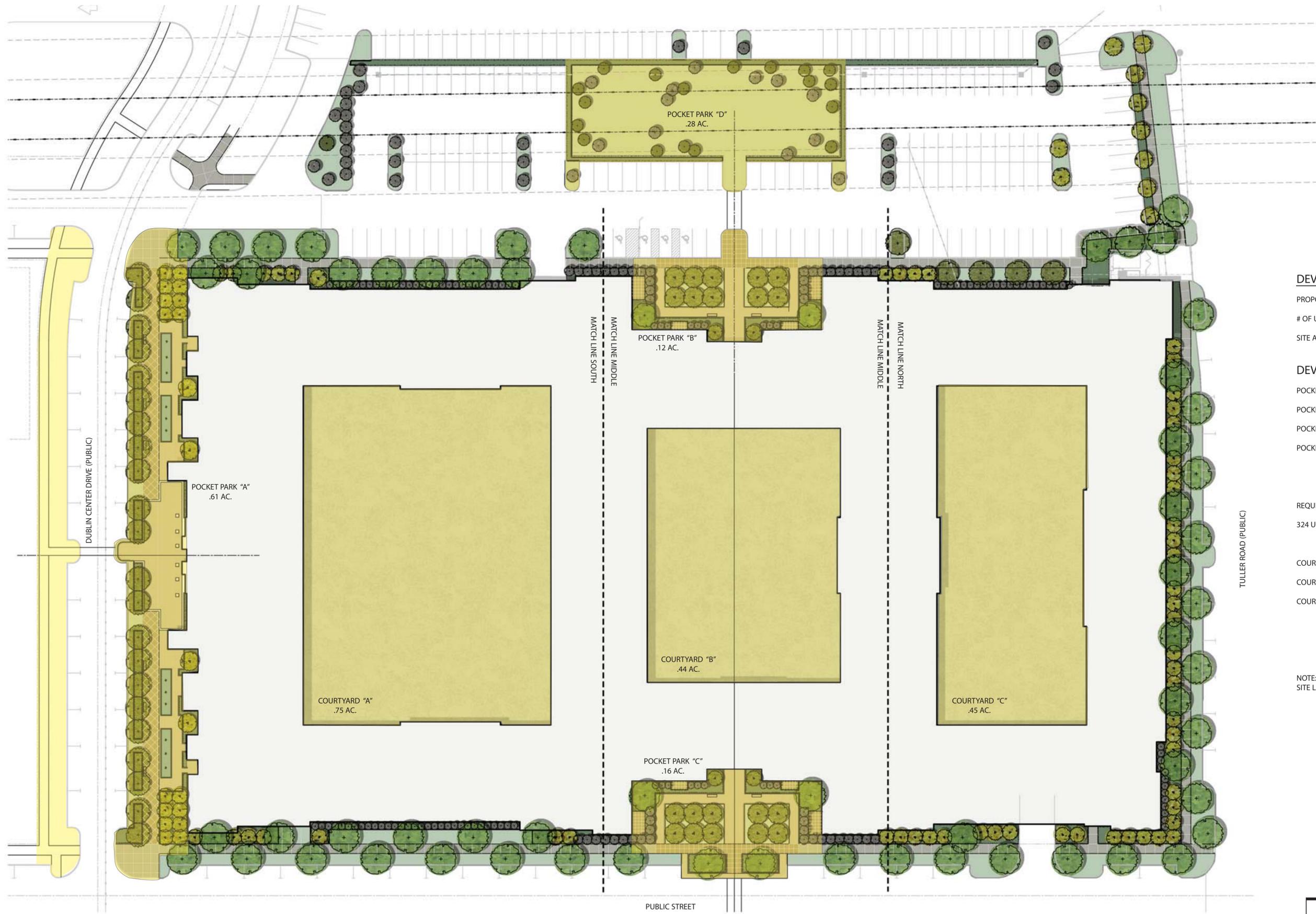




SITE DEVELOPMENT DATA SUMMARY

TOTAL MULTI-FAMILY SITE	8.32 ACRES
TOTAL MULTI-FAMILY UNITS	324 UNITS
PARKING DATA	
PODIUM PARKING	325 SPACES
ON-STREET PARKING	75 SPACES
SURFACE PARKING	133 SPACES
TOTAL	533 SPACES
PARKING SPACES / UNIT RATIO	1.64

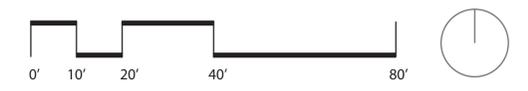
PARCEL A = 7.33 acres
 PARCEL B = 0.99 acres
 TOTAL = 8.32 acres

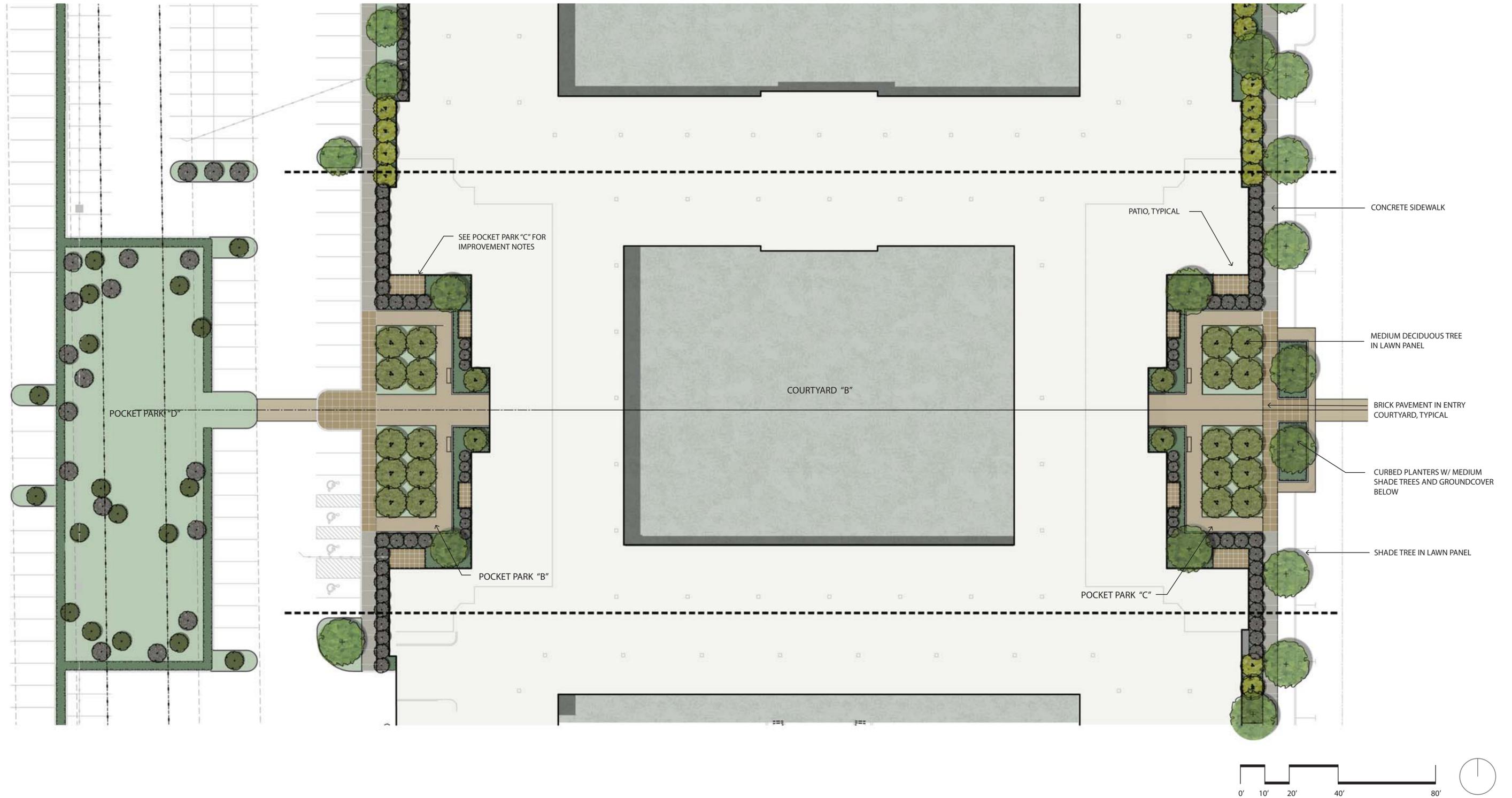


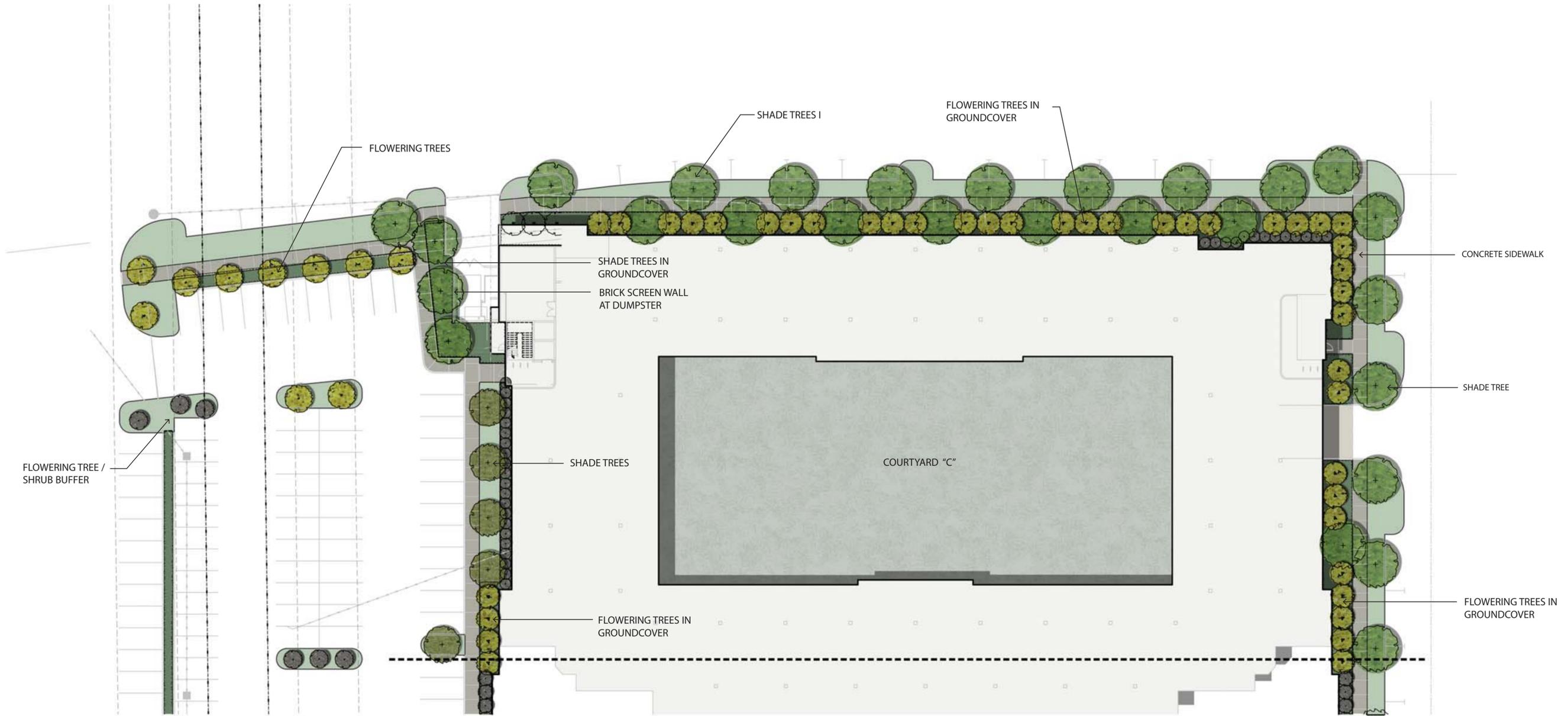
DEVELOPMENT DATA	
PROPOSED USE:	MULTI-FAMILY
# OF UNITS:	324
SITE AREA:	7.33 AC.
DEVELOPMENT OPEN SPACE	
POCKET PARK "A"	.61 AC.
POCKET PARK "B"	.12 AC.
POCKET PARK "C"	.16 AC.
POCKET PARK "D"	.28 AC.
	1.17 AC.
REQUIRED OPEN SPACE:	
324 UNITS X 200 SF =	1.49 AC.
COURTYARD "A"	.75 AC.
COURTYARD "B"	.44 AC.
COURTYARD "C"	.45 AC.
	1.64 AC.

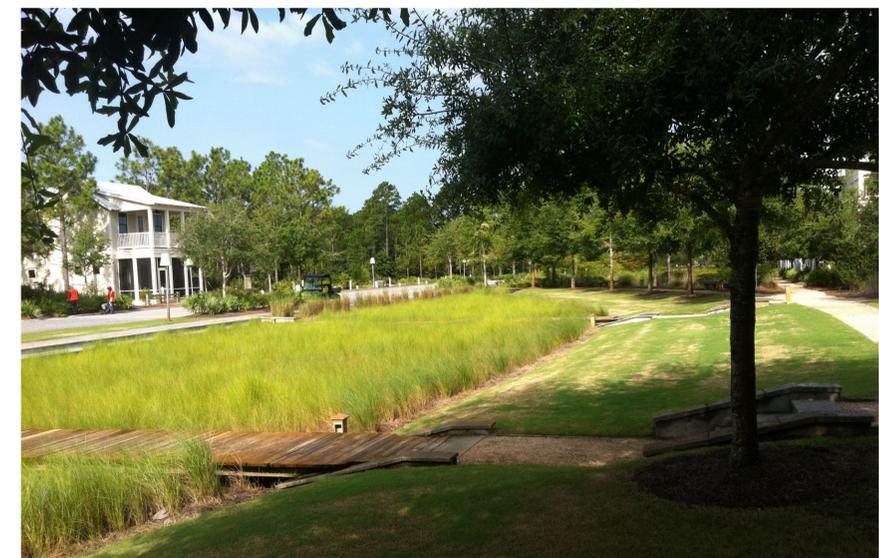
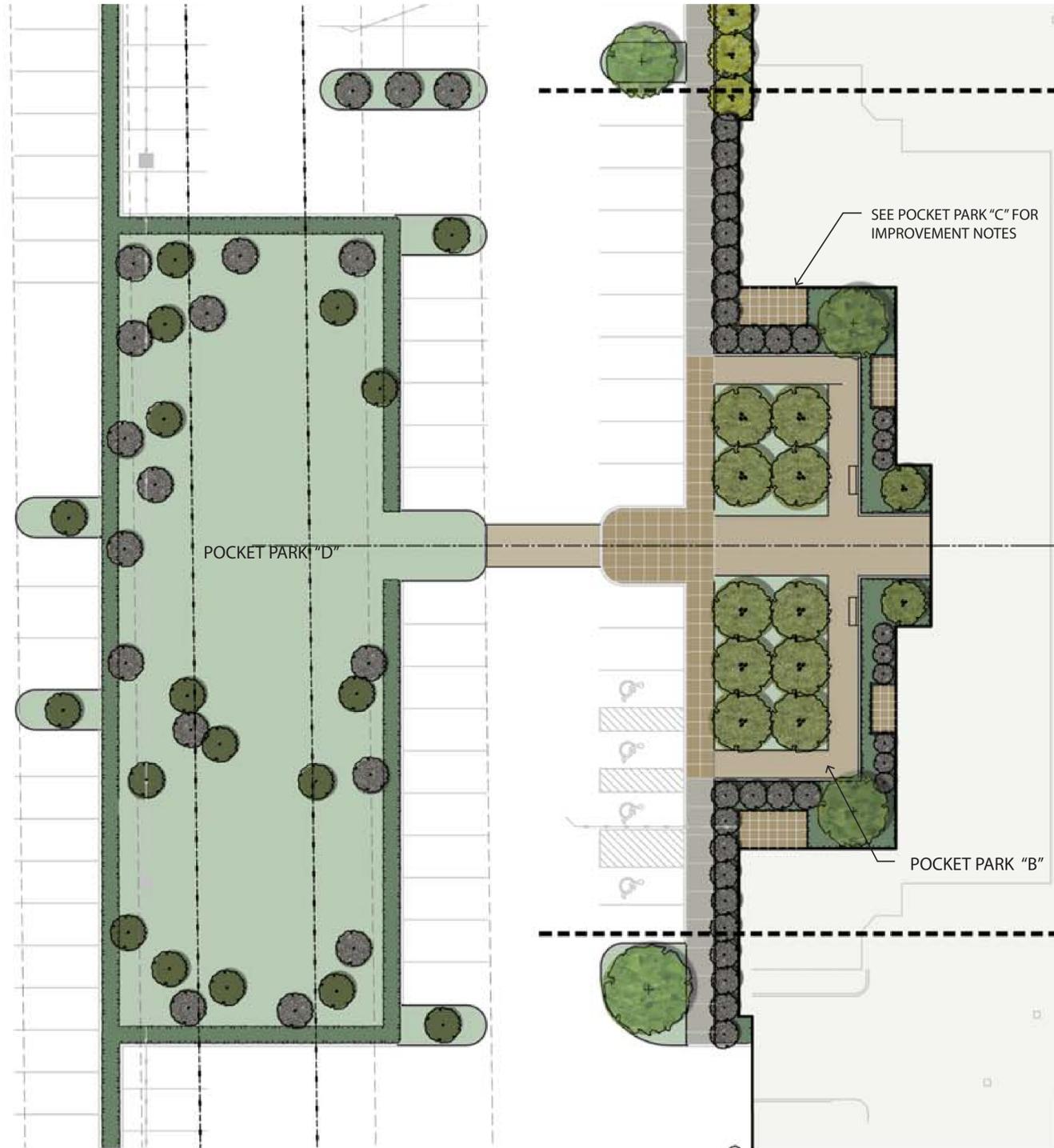
NOTE:
SITE LIGHTING WILL CONFORM TO THE OVERALL PUBLIC











MARK	DATE	DESCRIPTION

EDWARDS COMMUNITIES

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 BASIC PLAN REVIEW SUBMITTAL
 FOR
**EDWARDS COMMUNITIES
 DUBLIN VILLAGE CENTER**
 SITE LAYOUT PLAN



DATE

April 18, 2013

SCALE

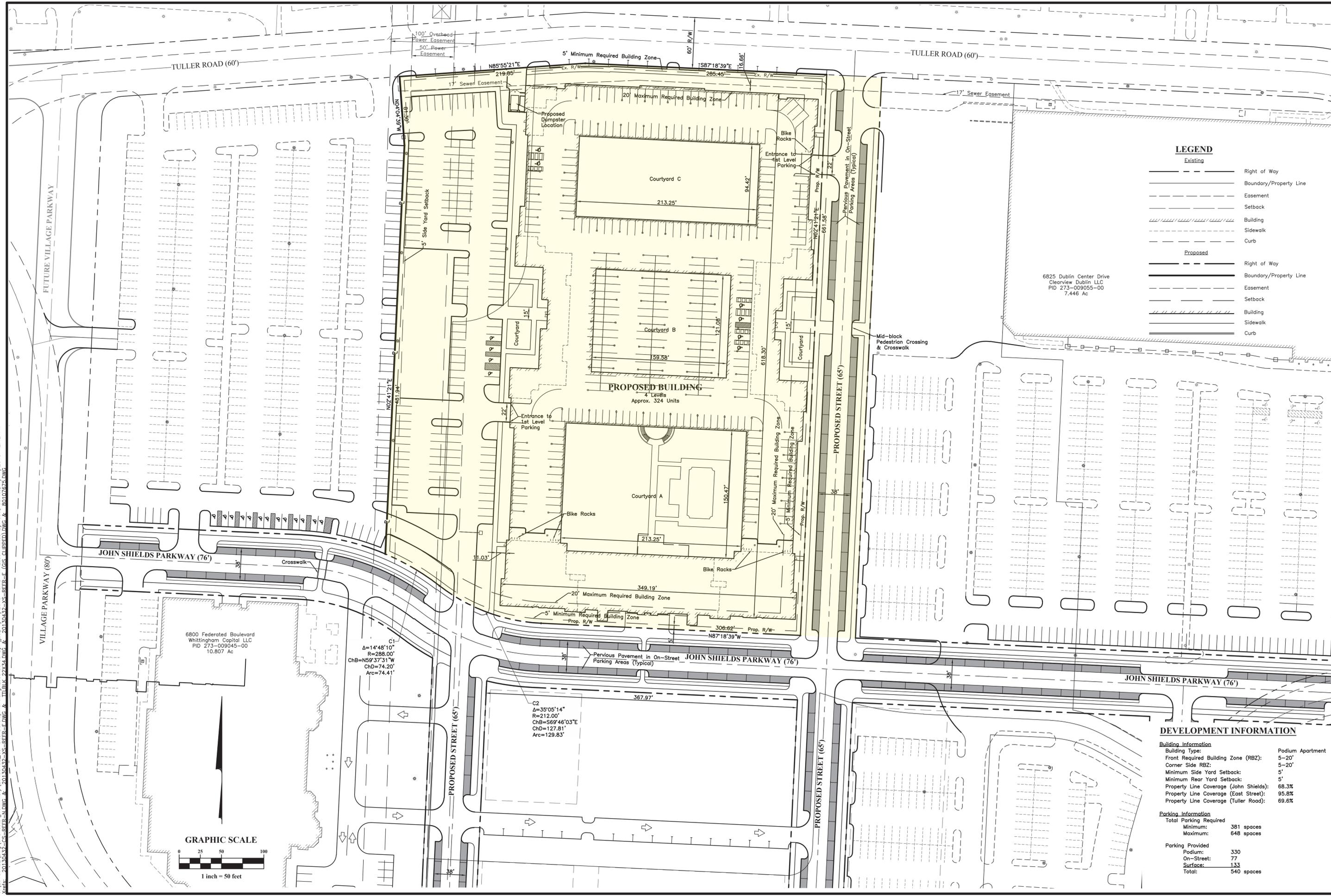
1" = 50'

JOB NO.

2012-1616

SHEET

C-3



LEGEND

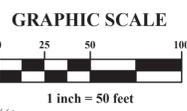
Existing	
	Right of Way
	Boundary/Property Line
	Easement
	Setback
	Building
	Sidewalk
	Curb
Proposed	
	Right of Way
	Boundary/Property Line
	Easement
	Setback
	Building
	Sidewalk
	Curb

6825 Dublin Center Drive
 Clearview Dublin LLC
 PID 273-009055-00
 7.446 Ac

6800 Federated Boulevard
 Whittingham Capital LLC
 PID 273-009045-00
 10.807 Ac

$\Delta=14'48"10"$
 $R=288.00'$
 $ChB=N59'37"31"W$
 $ChD=74.20'$
 $Arc=74.41'$

C2
 $\Delta=35'05"14"$
 $R=212.00'$
 $ChB=S69'46'03"E$
 $ChD=127.81'$
 $Arc=129.83'$



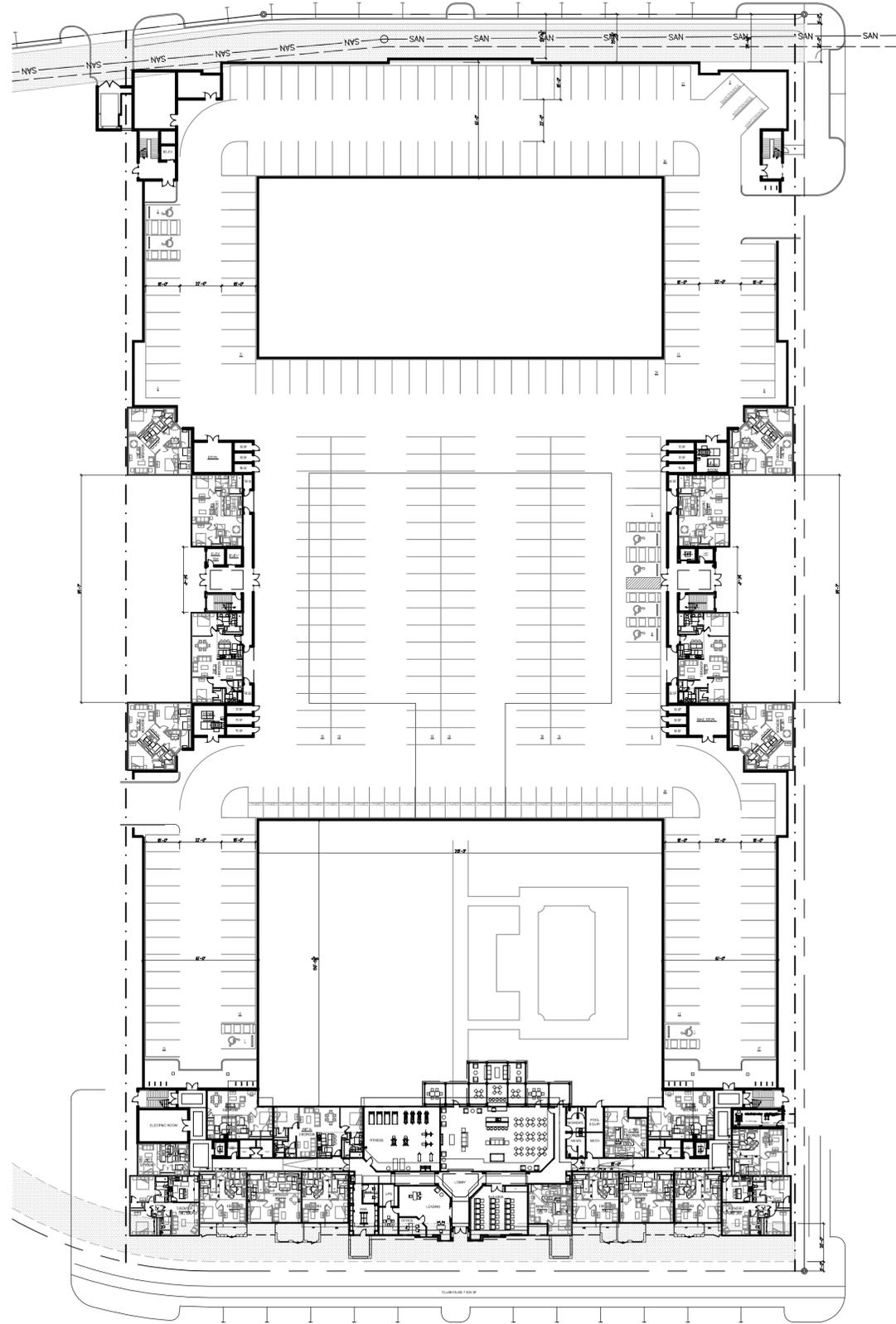
DEVELOPMENT INFORMATION

Building Information	
Building Type:	Podium Apartment
Front Required Building Zone (RBZ):	5-20'
Corner Side RBZ:	5-20'
Minimum Side Yard Setback:	5'
Minimum Rear Yard Setback:	5'
Property Line Coverage (John Shields):	68.3%
Property Line Coverage (East Street):	95.8%
Property Line Coverage (Tuller Road):	69.6%

Parking Information	
Total Parking Required	
Minimum:	381 spaces
Maximum:	648 spaces
Parking Provided	
Podium:	330
On-Street:	77
Surface:	133
Total:	540 spaces

J:\20130432\Drawings\Drawings\20130432_03-Site Development.dwg Last Saved By: jlett, 4/17/2013 10:13 AM Last Printed By: jett, 4/17/2013 12:42 PM
 Xrefs: 20130432-C3-REFER-DWG & 20130432-C3-REFER-DWG & 20130432-C3-REFER-DWG & 20130432-C3-REFER-DWG & 20130432-C3-REFER-DWG

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	37.85%
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%

FIRST FLOOR PLAN - OVERALL
SCALE 1" = 40'-0" 40' 20' 10' 0

Seal

Drawings

- Preliminary 04/18/13
- BK Set
- Permit Set
- Construction

Revisions

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

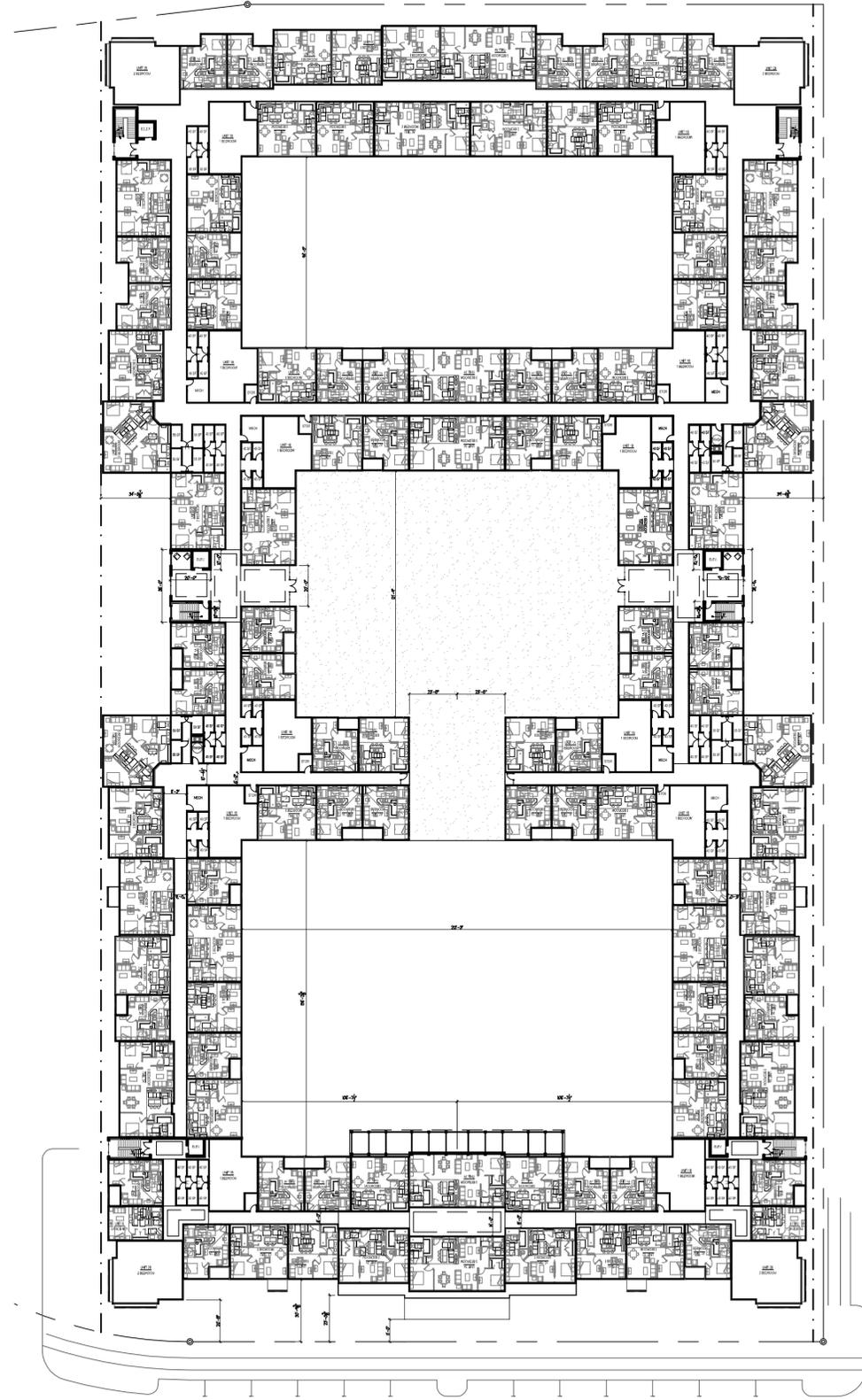
ARCHITECTURAL ALLIANCE
100 NORTH HIGH STREET / COLUMBUS OHIO 43260
614.462.1100 / www.a2aarchitects.com

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'

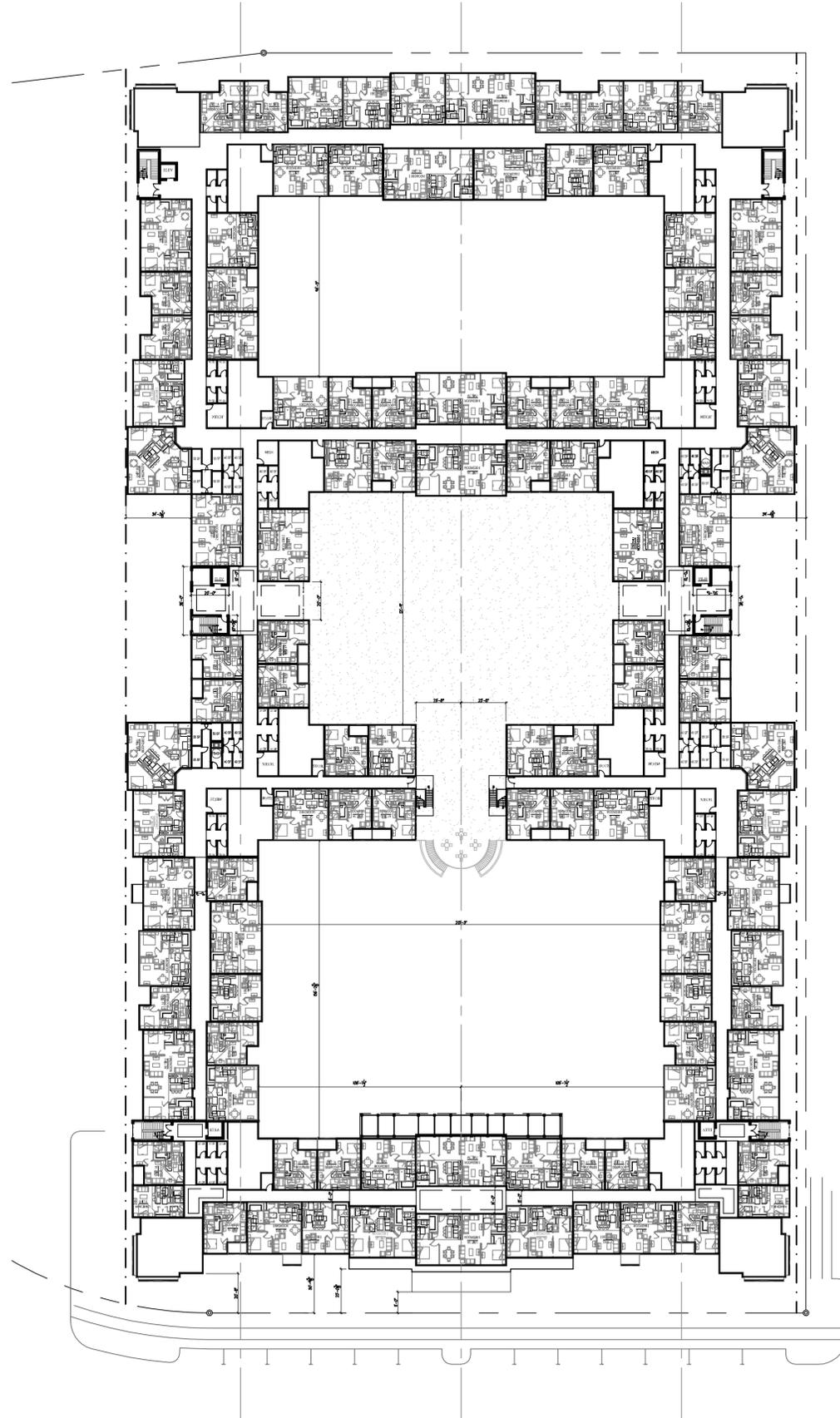
ARCHITECTURAL ALLIANCE
185 NORTH 57TH STREET | COLUMBUS, OHIO 43215
P. 614.486.7500 | F. 614.486.2000 | www.aarch.com

Project Number
A13_025

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'

ARCHITECTURAL ALLIANCE
150 NORTH FIFTH STREET | COLUMBUS, OHIO 43215
P. 614.446.7200 | F. 614.446.2000 | WWW.AAASO.COM

Project Number

A13_025

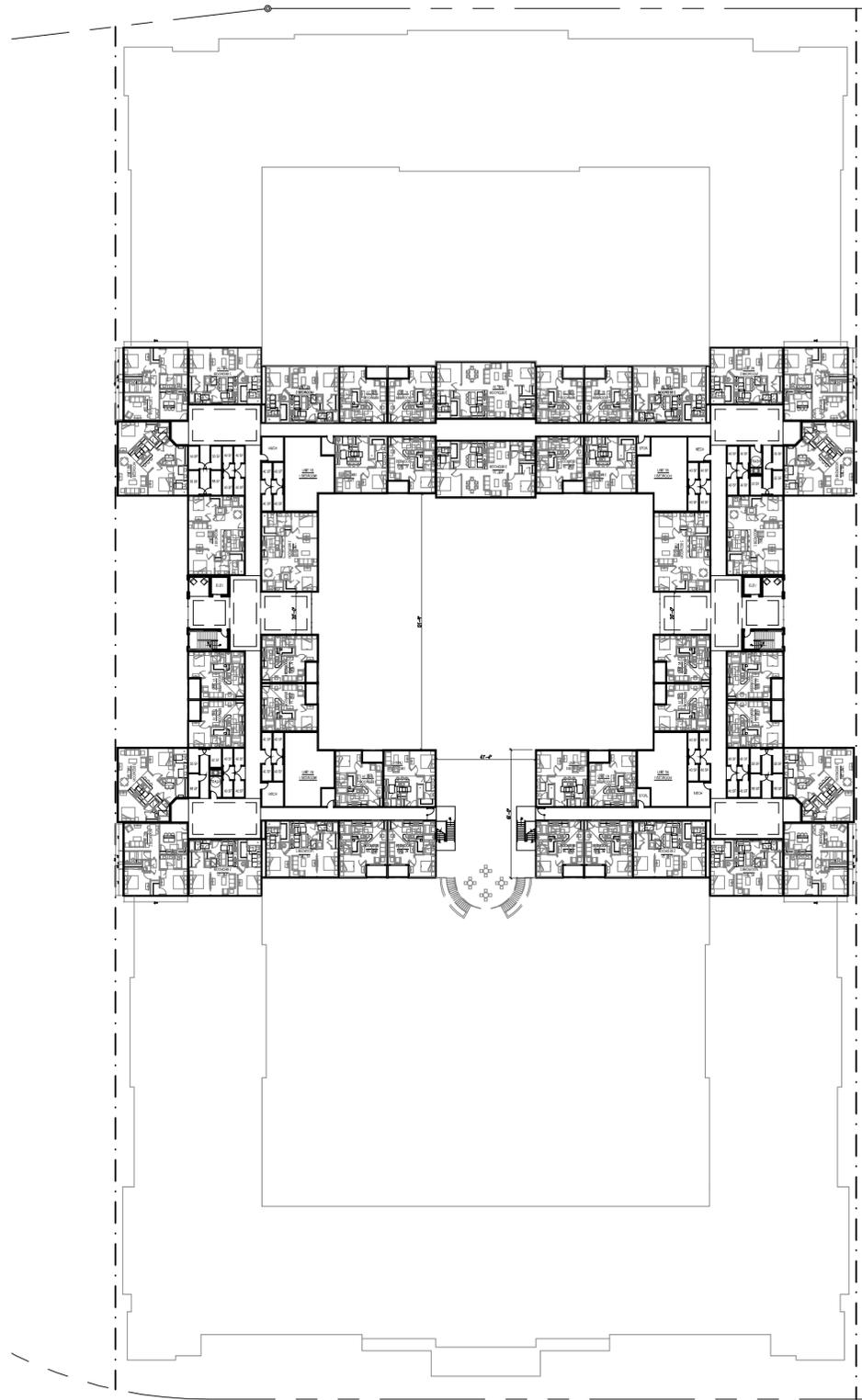
Sheet Title

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'

ARCHITECTURAL ALLIANCE
100 NORTH FIFTH STREET | COLUMBUS, OHIO 43215
P. 614.433.2200 | F. 614.433.2201 | WWW.AAALLIANCE.COM

Project Number

A13_025

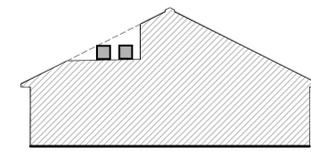
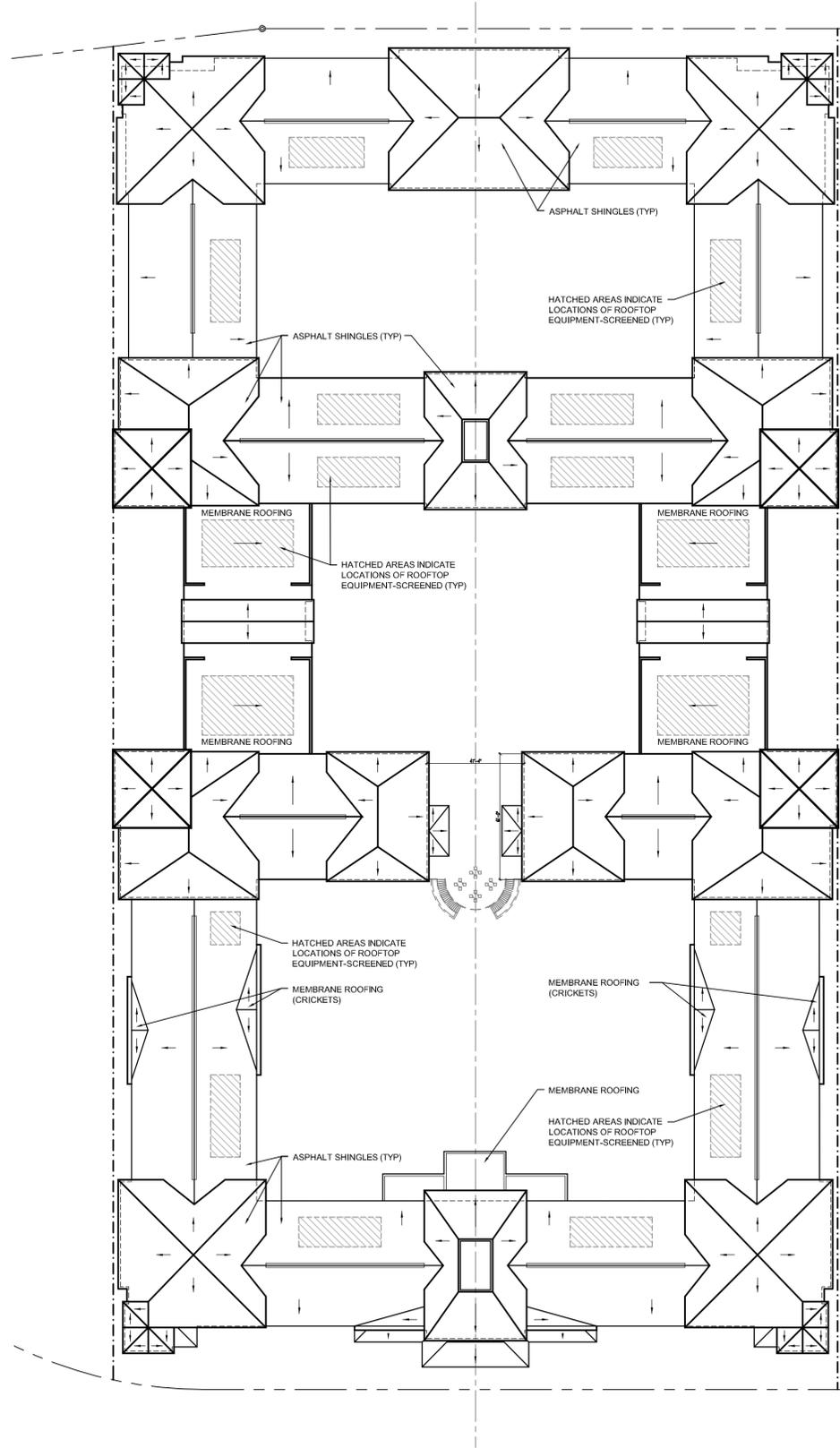
Sheet Title

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

- △
- △
- △
- △
- △
- △
- △
- △
- △

ARCHITECTURAL ALLIANCE
 105 NORTH EPHRAIM STREET | COLUMBUS, OH 43201
 P. 614.448.7200 | F. 614.448.0000 | www.a2a.com

Project Number
A13_025

Sheet Title
ROOF PLAN

Sheet Number
A-105

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

0' | 40' | 80'



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

0' 16' 32'
| | |



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

Edwards Communities
Dublin Village Center
Dublin, OH

Seal

Drawings

<input checked="" type="checkbox"/>	Preliminary	04 / 11 / 13
<input type="checkbox"/>	Bid Set	
<input type="checkbox"/>	Permit Set	
<input type="checkbox"/>	Construction	

Revisions

△	_____
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____
△	_____

ARCHITECTURAL ALLIANCE
180 NORTH FIFTH STREET | COLUMBUS OHIO 43215
P. 614.465.7000 | F. 614.465.0000 | www.aalliance.com

Project Number
A13_025

Sheet Title
EXTERIOR ELEVATIONS

Sheet Number

A-403

Edwards Communities Dublin Village Center Dublin, OH



3 PARTIAL EAST ELEVATION
SCALE 1/16" = 1'-0"
16' 8' 4" 2' 0"



2 PARTIAL EAST ELEVATION
SCALE 1/16" = 1'-0"
16' 8' 4" 2' 0"



1 SOUTH ELEVATION
SCALE 1/16" = 1'-0"
16' 8' 4" 2' 0"

Seal

Drawings

- Preliminary 04/18/13
- Bid Set
- Permit Set
- Construction

Revisions

- △
- △
- △
- △
- △
- △
- △
- △
- △

Project Number

A13_025

Sheet Title

EXTERIOR
ELEVATIONS

Sheet Number

A-401



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

- △
- △
- △
- △
- △
- △
- △
- △

Project Number

A13_025

Sheet Title

EXTERIOR
ELEVATIONS

Sheet Number

A-402