CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
2015

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A000	C2 - Cover - West Elevation Rendering
A101	C2 - Level 1 Floor Plan
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A104	C2 - Level 4 Floor Plan
A105	C2 - Level 5 Floor Plan
A106	C2 - Level 6 - Roof Plan
A107	C2 - Section
A107A	C2 - Section thru Tower
A108	C2 - West Code Elevation
A109	C2 - East Code Elevation
A110	C2 - North Code Elevation
A111	C2 - South Code Elevation
A112	C2 - View from Northeast Corner
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A114	C2 - Landscape Coordination North elevatio
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A000	C3 - Cover - South Elevation Rendering
A101	C3 - Level 1 Floor Plan
A102	C3 - Level 2 Floor Plan
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A104	C3 - Level 4 Floor Plan
A105	C3 - Level 5 Floor Plan
A106	C3 - Level 6 - Roof Plan
A107	C3 - Section
A107A	C3 - East West Building Section
A108	C3 - South Code Elevation
A109	C3 - West Code Elevation
A110	C3 - East Code Elevation
A111	C3 - North Code Elevation
A112	C3 - View from Southwest Corner
A113	C3 - View from Northeast Corner
A114	C3 - Balcony Details
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A101	C4/C5 - Level 1 Floor Plan
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A104	C4/C5 - Level 4 Floor Plan
A105	C4/C5 - Level 5 Floor Plan
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A108	C4/C5 - Section
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A115	C4/C5 - BRIDGE C1
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A118	C4/C5- Lighting Fixture Details

Parking

Parking Calculation
Parking Survey

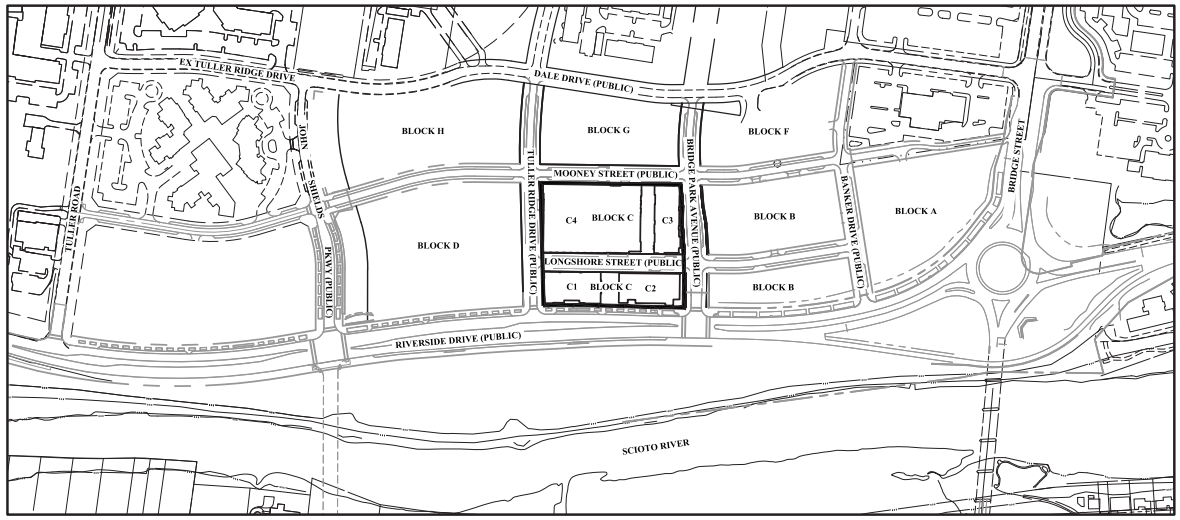
ST1	C5 - LEVEL 1 PARKING LAYOUT
ST2	C5 - LEVEL 2 PARKING LAYOUT
ST3	C5 - LEVEL 3 PARKING LAYOUT
ST4	C5 - LEVEL 4 PARKING LAYOUT
ST5	C5 - LEVEL 5 PARKING LAYOUT
ST6	C5 - LEVEL 6 PARKING LAYOUT
ST7	C5 - PARKING CIRCULATION DIAGRAM

Other

QA/QC letter
Secondary Material Summary
EFIS
Arristcraft
Metal Panel
Roof top equipment

Final Plat

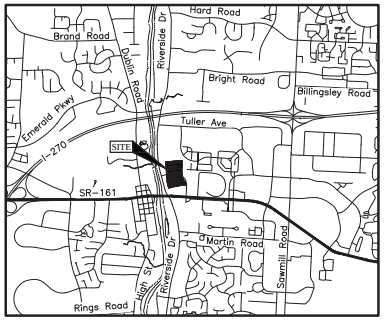
Final Plat Title Sheet	1
Final Plat	2



INDEX MAP
Scale: 1" = 200'

GRAPHIC SCALE
0 100 200 400
1 inch = 200 feet

PLAN SET	APPROVAL DATE
Basic Site Plan	January 20, 2015
Basic Development Plan	January 20, 2015
Preliminary Plat	March 9, 2015



LOCATION MAP
Not to Scale

Residential Required Parking

Building	3 BR	2 BR	1 BR	Studio	Total
C1	5	15	23	3	46
C2	0	0	0	0	0
C3	1	20	15	3	39
C4	0	25	33	10	68
Total Units	6	60	71	16	153
Min. Required Parking/Unit	2	1.5	1	1	
Max Allowable Parking/Unit	2	2	2	2	
Min. Parking Required	12	90	71	16	189
Max Parking Allowed	12	120	142	32	306
Bicycle Parking Required					77

Commercial Required Parking

Building	Office/Retail	Restaurant	Total
C1	0	15,922	15,922
C2	75,500	18,678	94,178
C3	16,413	15,300	31,713
C4	0	0	0
Total SF	91,913	49,900	141,813
Min. Required Parking/1,000 SF	3	10	
Max Allowable	125%	125%	
Min. Parking Required	276	499	775
Max Parking Allowed	345	624	969
Bicycle Parking Required			78

Parking Provided

	On Street	Parking Structure	Total
Block C	58	863	921
Total Parking Provided			921
Minimum Parking Required			964
Max Parking Allowed			1,275
Bicycle Parking Required			155
Bicycle Parking Provided			155
ADA Accessible Parking Required			20
ADA Accessible Parking Provided			20

NOTE: See attached Parking Study

SITE DATA

6720 Riverside Drive Dublin, Ohio 43017

Zoned BSD Scioto River Neighborhood District

Block C Site Area: ±4.1 Acres

Development Plan Area: ±6.90 Acres

Residential Units: 149 Units

Gross Density: ±36.3 DU/Acre

See Sheet 8 for Open Space Calculations

PROJECT DESCRIPTION

This is a proposal for the development of Block C on approximately 4.1 acres, in addition to new public rights–of–way, for a future mixed–use development located on the east side of Riverside Drive, south of the future John Shields Parkway, west of Dale Drive, and north of West Dublin–Granville Road.

DEVELOPER/OWNER
Crawford Hoying Development Partners
555 Metro Place North, Suite 600
Dublin, Ohio 43017
Tel: (614) 335–2020
Fax: (614) 850–9191

ENGINEER
EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775–4500
Fax: (614) 775–4800

ARCHITECT
Moody–Nolan, Inc.
300 Spruce Street, Suite 300
Columbus, Ohio 43215
Tel: (614) 461–4664
Fax: (614) 280–8881

LANDSCAPE ARCHITECT
MKSK
462 South Ludlow Alley
Columbus, Ohio 43215
Tel: (614) 621–2796
Fax: (614) 621–3604

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
TITLE SHEET

EMH&T

DATE
March 30, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FSP 1

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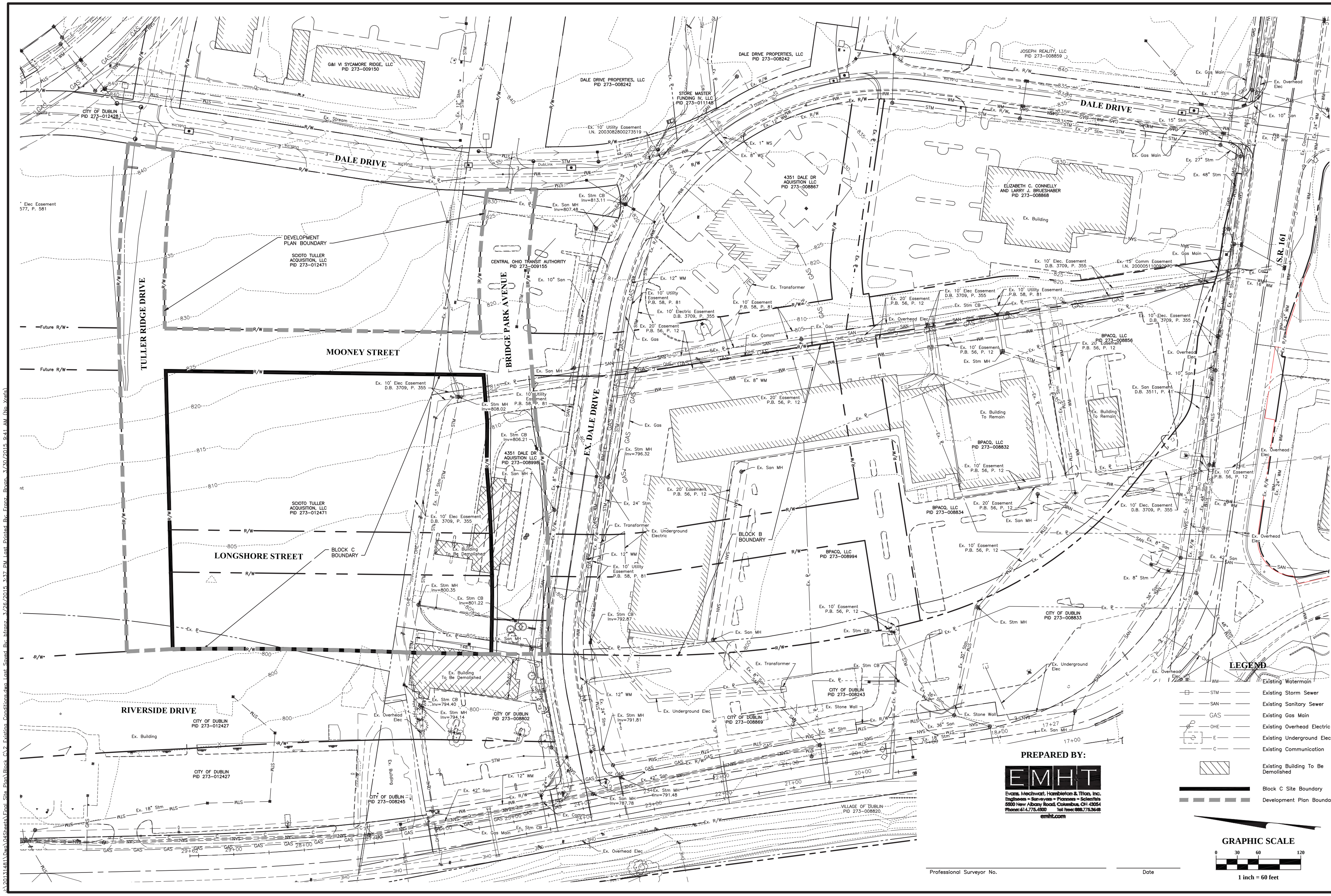


REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
EXISTING CONDITIONS PLAN

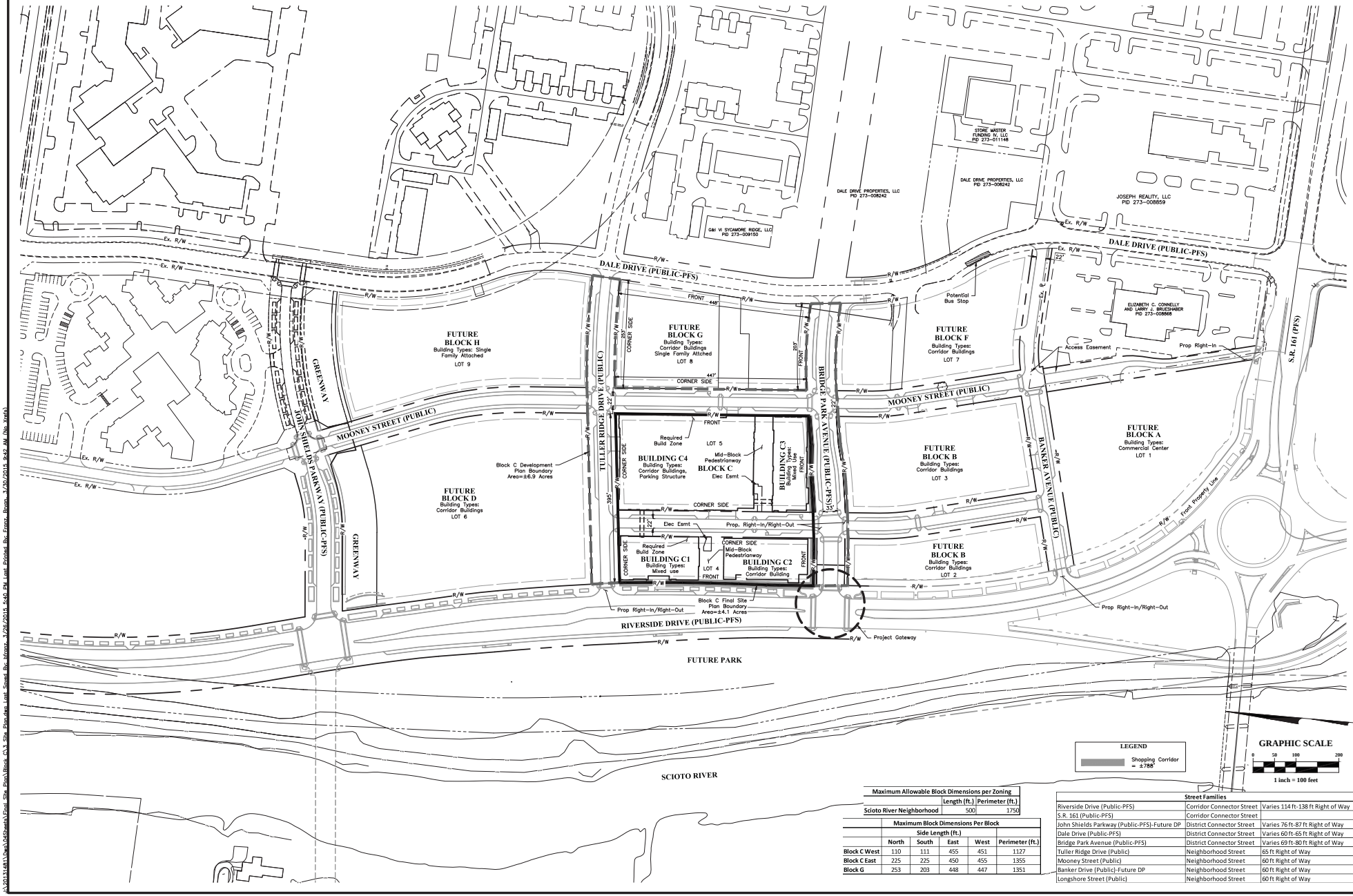
EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
March 30, 2015

SCALE
1" = 60'

JOB NO.
2013-1481

SHEET
FSP 2



Maximum Allowable Block Dimensions per Zoning		
	Length (ft.)	Perimeter (ft.)
Scioto River Neighborhood	500	1750

Maximum Block Dimensions Per Block					
	Side Length (ft.)				
	North	South	East	West	Perimeter (ft.)
Block C West	110	111	455	451	1127
Block C East	225	225	450	455	1355
Block G	253	203	448	447	1351

Street Families		
Riverside Drive (Public-PFS)	Corridor Connector Street	Varies 114 ft-138 ft Right of Way
S.R. 161 (Public-PFS)	Corridor Connector Street	
John Shields Parkway (Public-PFS)-Future DP	District Connector Street	Varies 76 ft-87 ft Right of Way
Dale Drive (Public-PFS)	District Connector Street	Varies 60 ft-65 ft Right of Way
Bridge Park Avenue (Public-PFS)	District Connector Street	Varies 69 ft-80 ft Right of Way
Tuller Ridge Drive (Public)	Neighborhood Street	65 ft Right of Way
Mooney Street (Public)	Neighborhood Street	60 ft Right of Way
Banker Drive (Public)-Future DP	Neighborhood Street	60 ft Right of Way
Longshore Street (Public)	Neighborhood Street	60 ft Right of Way

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
OVERALL SITE PLAN

EMHT

DATE
March 30, 2015

SCALE
1" = 100'

JOB NO.
2013-1481

SHEET
FSP 3

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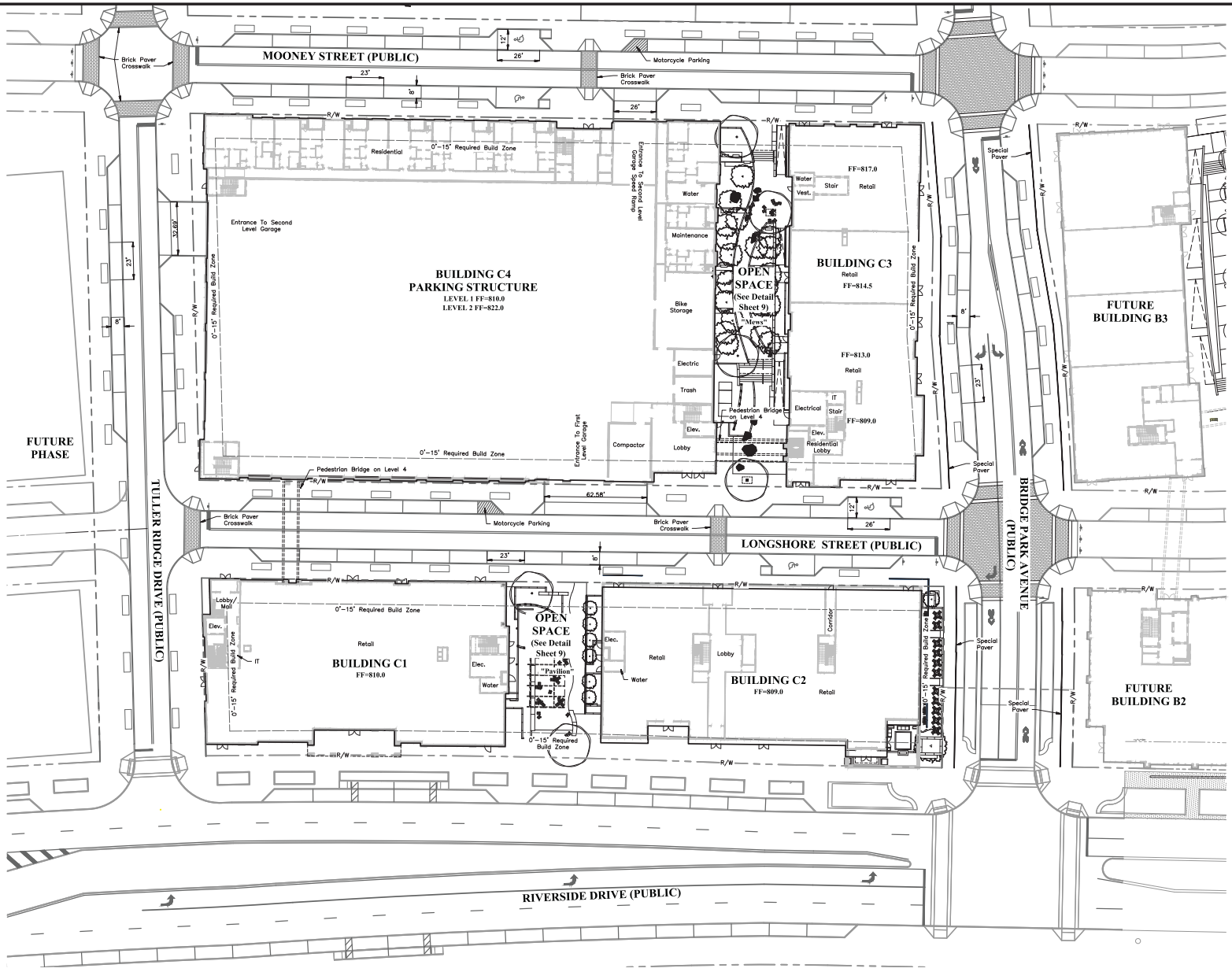
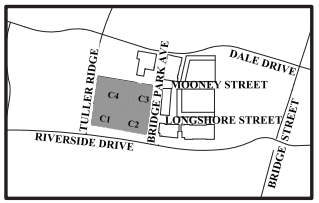




KEY MAP
Scale: 1" = 500'

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
SITE PLAN

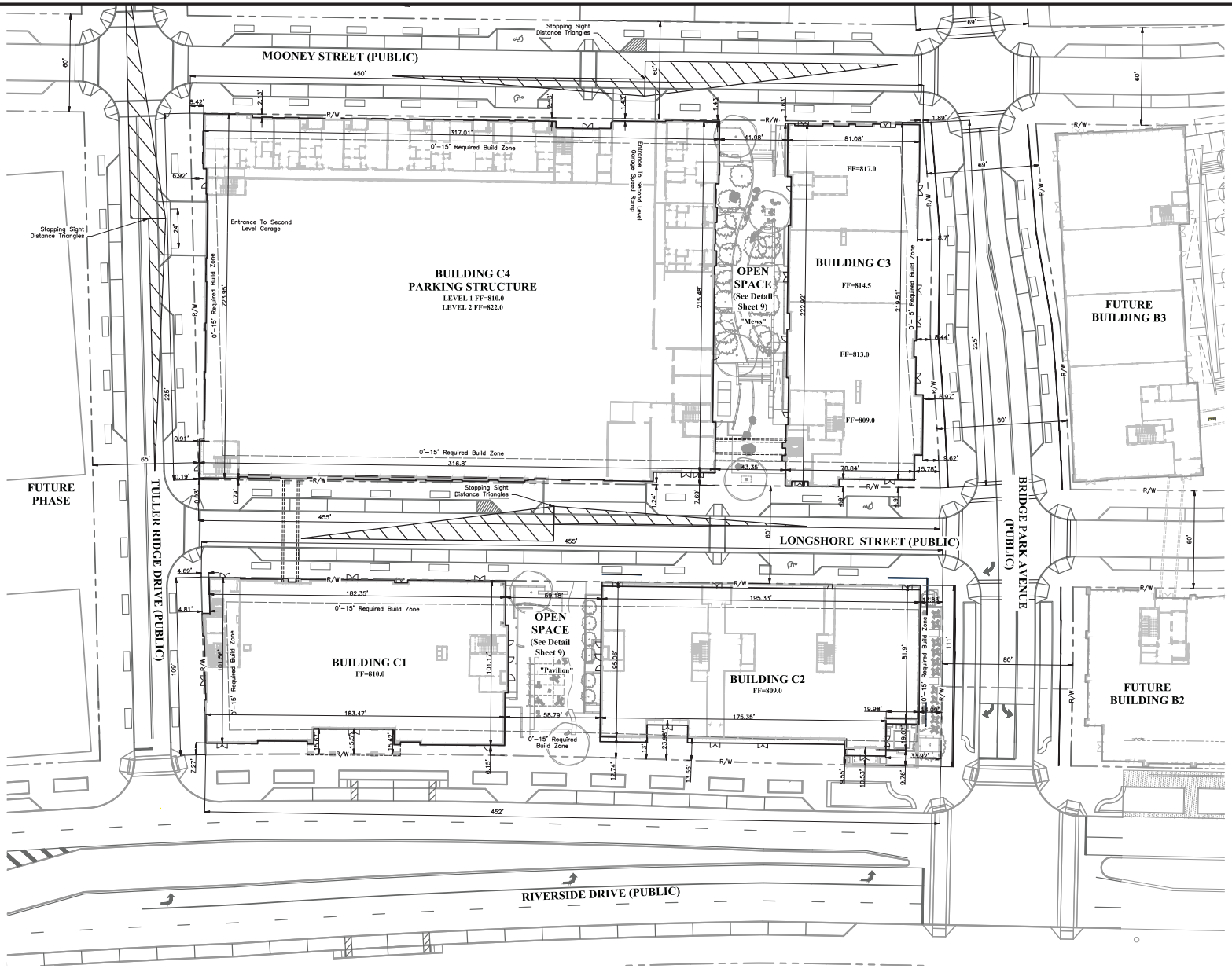
EMH&T

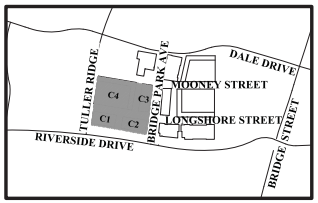
DATE
March 30, 2015

SCALE
1" = 30'

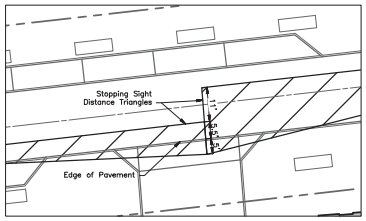
JOB NO.
2013-1481

SHEET
FSP 4





KEY MAP
Scale: 1" = 500'



STOPPING SIGHT DISTANCE DETAIL
1"=20'

STOPPING SIGHT DISTANCE NOTES:

- Posted speed limit 25 mph
- SSD = 155 ft
  (Major road driver's eye to front of minor road driver's car)

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
STOPPING SIGHT DISTANCES

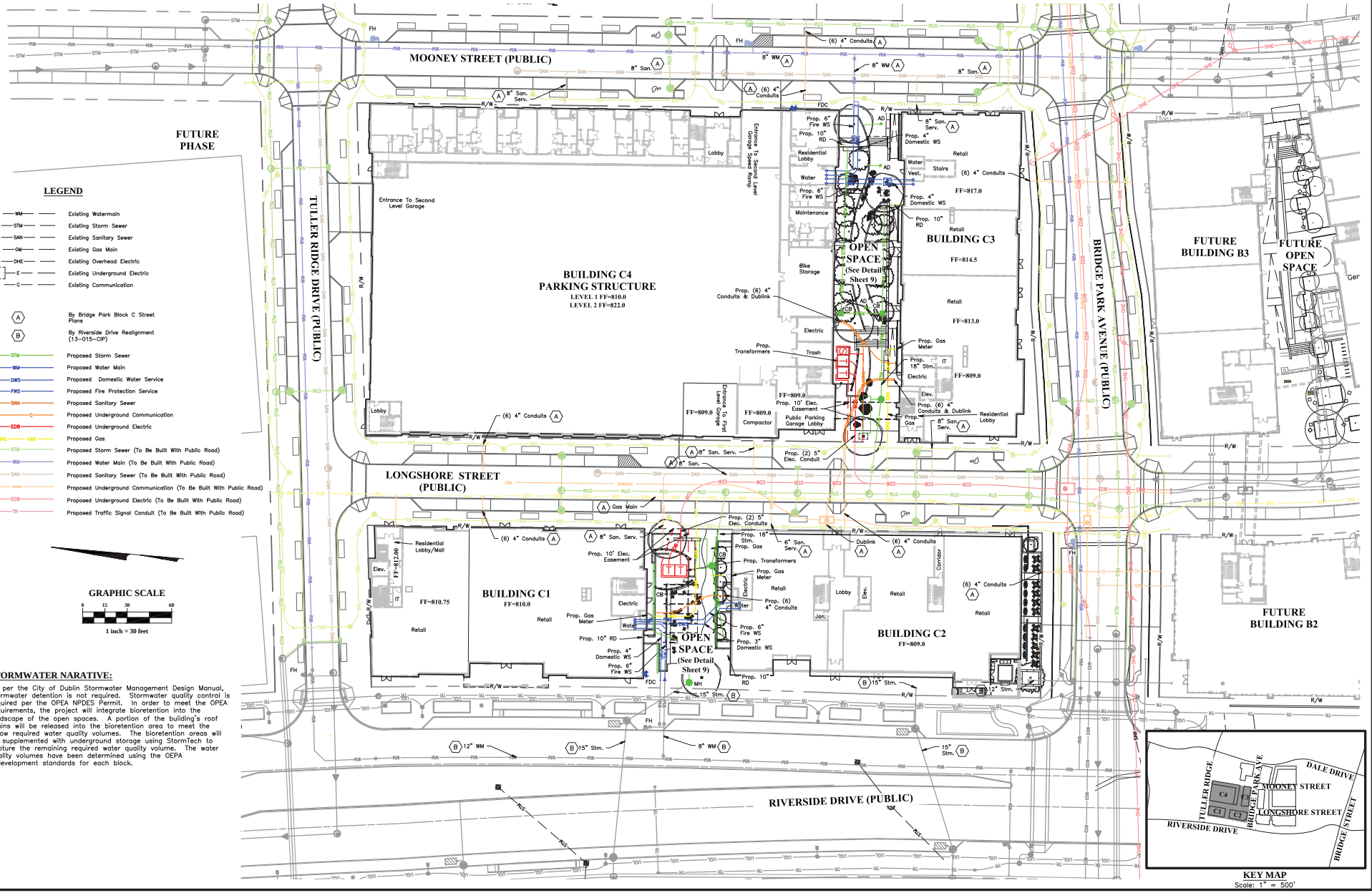
EMH&T

DATE
March 30, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 5



LEGEND

- WM — Existing Watermain
- STM — Existing Storm Sewer
- SAN — Existing Sanitary Sewer
- GM — Existing Gas Main
- OHE — Existing Overhead Electric
- E — Existing Underground Electric
- C — Existing Communication
- (A) By Bridge Park Block C Street Plans
- (B) By Riverside Drive Realignment (13-015-CIP)
- STM — Proposed Storm Sewer
- WM — Proposed Water Main
- DWS — Proposed Domestic Water Service
- FWS — Proposed Fire Protection Service
- SAN — Proposed Sanitary Sewer
- C — Proposed Underground Communication
- EDB — Proposed Underground Electric
- GAS — Proposed Gas
- STM — Proposed Storm Sewer (To Be Built With Public Road)
- WM — Proposed Water Main (To Be Built With Public Road)
- SAN — Proposed Sanitary Sewer (To Be Built With Public Road)
- Dublink — Proposed Underground Communication (To Be Built With Public Road)
- EDB — Proposed Underground Electric (To Be Built With Public Road)
- TR — Proposed Traffic Signal Conduit (To Be Built With Public Road)

STORMWATER NARATIVE:

As per the City of Dublin Stormwater Management Design Manual, stormwater detention is not required. Stormwater quality control is required per the OPEA NPDES Permit. In order to meet the OPEA requirements, the project will integrate bioretention into the landscape of the open spaces. A portion of the building's roof drains will be released into the bioretention area to meet the below required water quality volumes. The bioretention areas will be supplemented with underground storage using StormTech to capture the remaining required water quality volume. The water quality volumes have been determined using the OEPA redevelopment standards for each block.

MARK	DATE	DESCRIPTION

REVISIONS

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
UTILITY PLAN

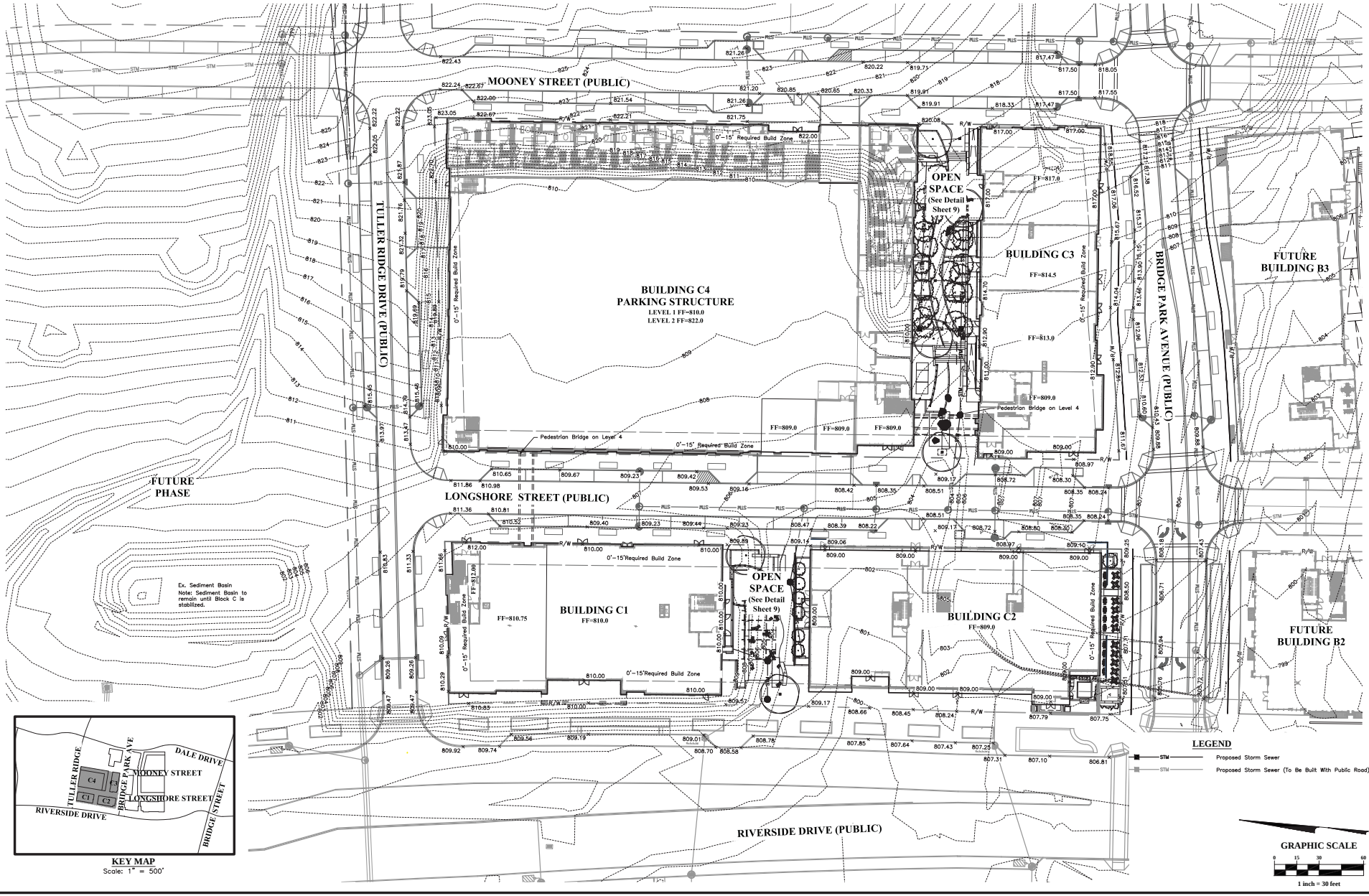
EMH&T

DATE: March 30, 2015

SCALE: 1" = 30'

JOB NO.: 2013-1481

SHEET: FSP 6



KEY MAP
Scale: 1" = 500'

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
GRADING PLAN

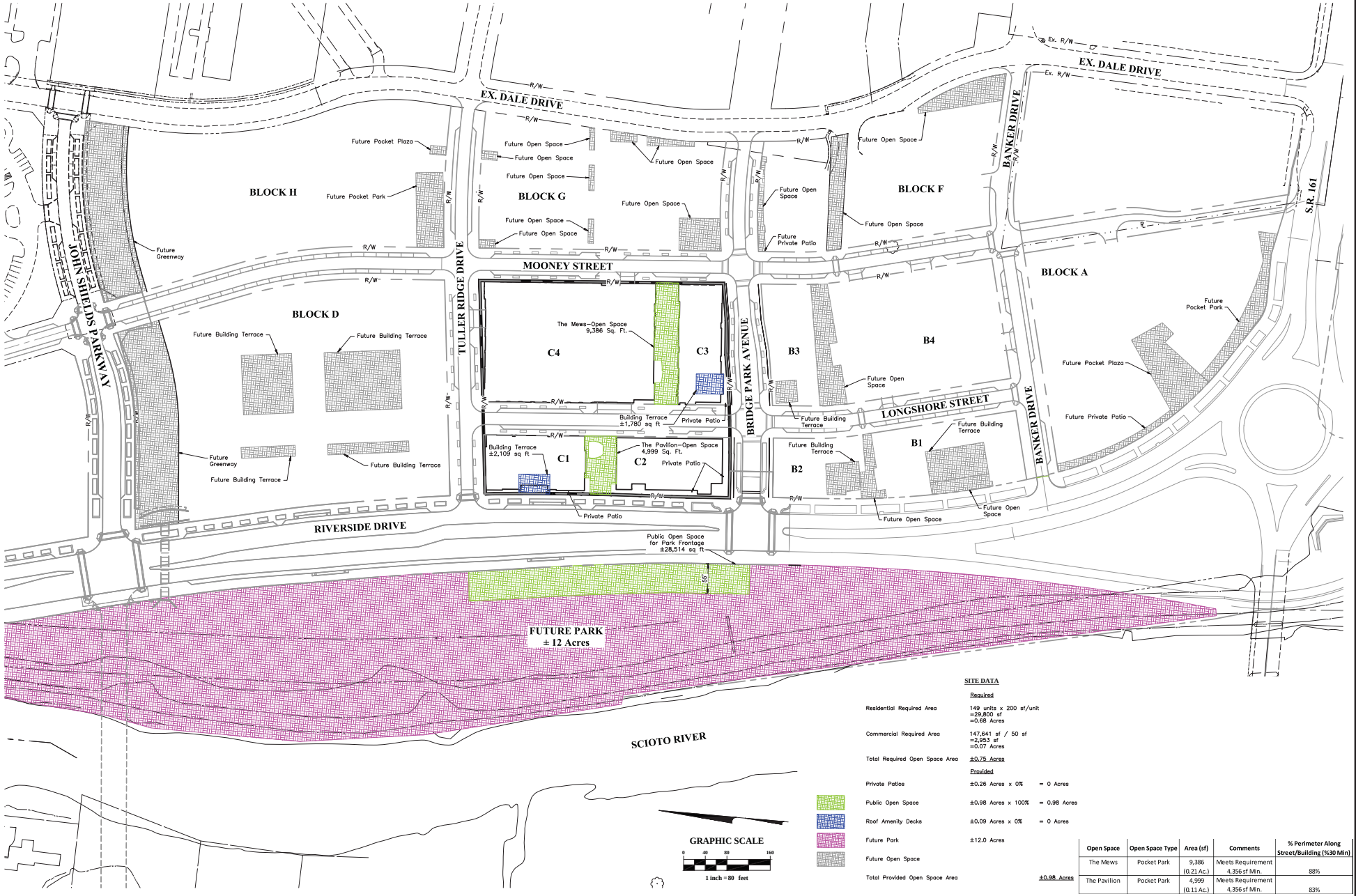
EMH&T

DATE
March 30, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FSP 7



SITE DATA

	Required	
Residential Required Area	149 units x 200 sf/unit =29,800 sf =0.68 Acres	
Commercial Required Area	147,641 sf / 50 sf =2,953 sf =0.07 Acres	
Total Required Open Space Area	±0.75 Acres	
	Provided	
Private Patios	±0.26 Acres x 0%	= 0 Acres
Public Open Space	±0.98 Acres x 100%	= 0.98 Acres
Roof Amenity Decks	±0.09 Acres x 0%	= 0 Acres
Future Park	±12.0 Acres	
Future Open Space		
Total Provided Open Space Area		±0.98 Acres

Open Space	Open Space Type	Area (sf)	Comments	% Perimeter Along Street/Building (%30 Min)
The Mews	Pocket Park	9,386 (0.21 Ac.)	Meets Requirement 4,356 sf Min.	88%
The Pavilion	Pocket Park	4,999 (0.11 Ac.)	Meets Requirement 4,356 sf Min.	83%

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
BASIC SITE PLAN
FOR
BRIDGE PARK
OPEN SPACE AREA PLAN

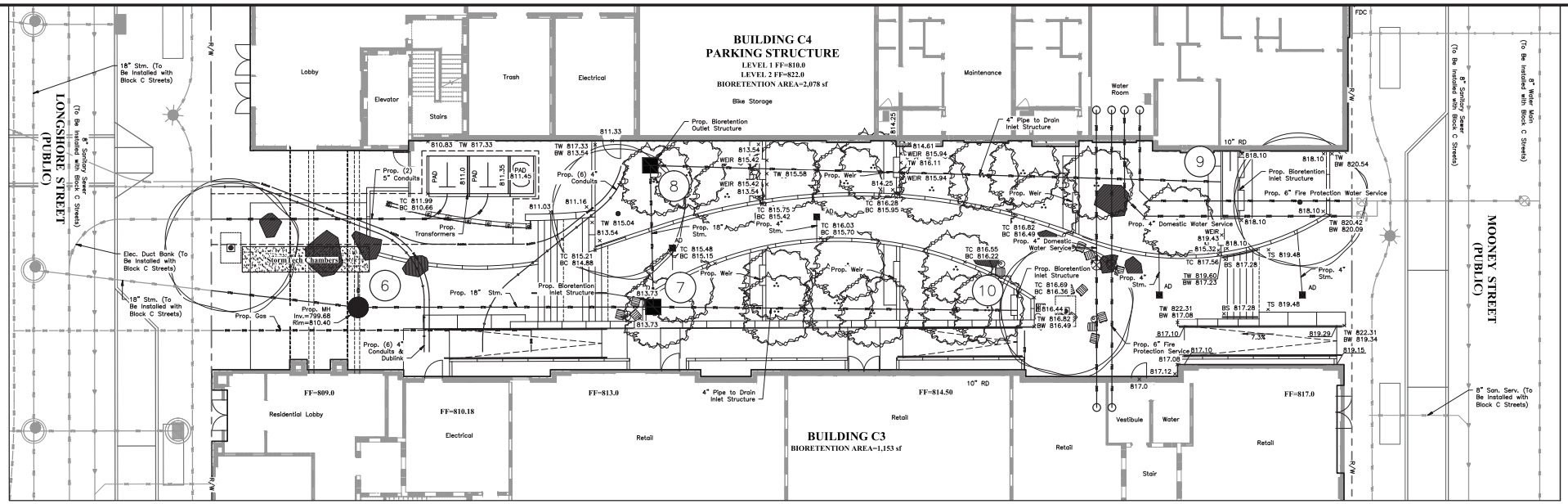
EMHT

DATE
March 30, 2015

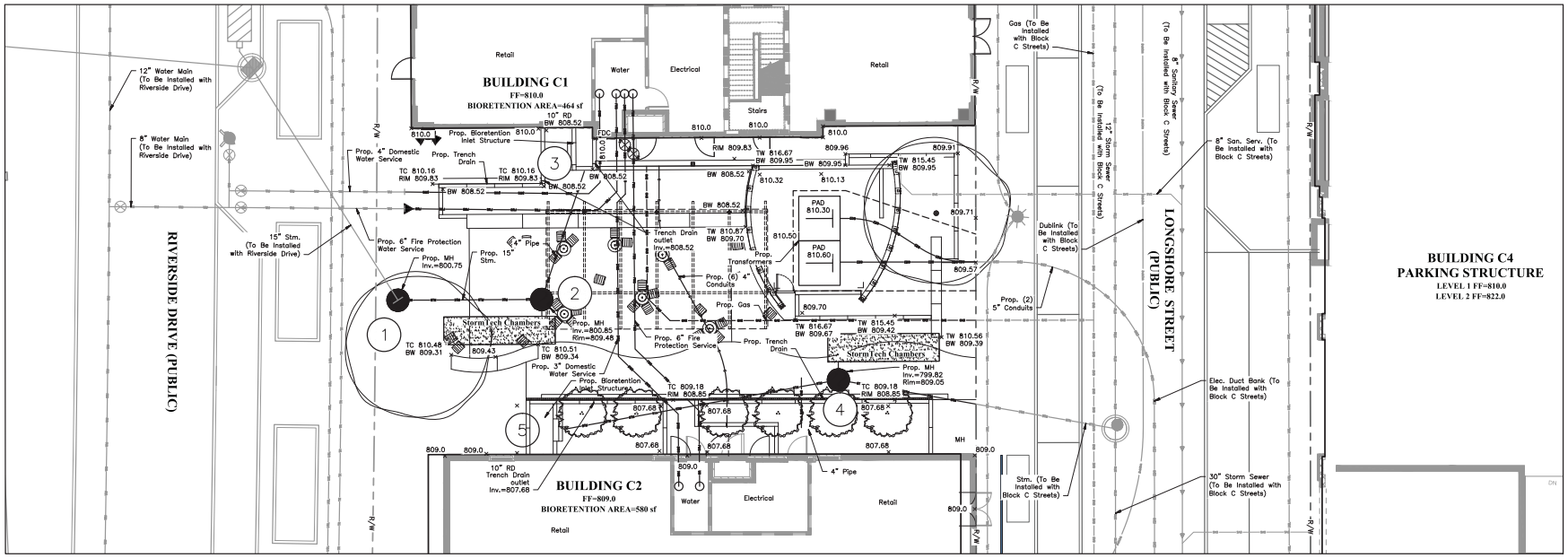
SCALE
1" = 80'

JOB NO.
2013-1481

SHEET
FSP 8



OPEN SPACE DETAIL
Buildings C3 & C4



OPEN SPACE DETAIL
Buildings C1 & C2

LEGEND

TC	=	Top of Curb
BC	=	Bottom of Curb
TW	=	Top of Wall
BW	=	Bottom of Wall
TS	=	Top of Stairs
BS	=	Bottom of Stairs

GRAPHIC SCALE
0 5 10 20
1 inch = 10 feet

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
OPEN SPACE DETAILS

EMPIRE

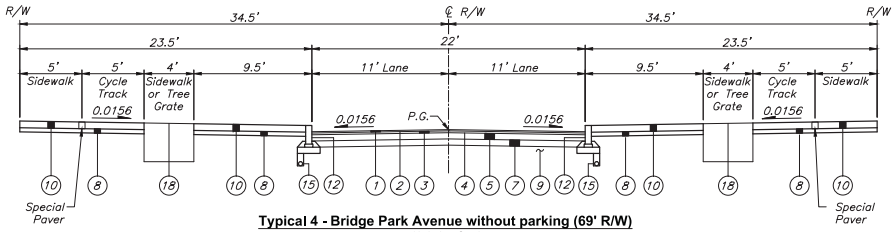
DATE: March 30, 2015

SCALE: 1" = 10'

JOB NO.: 2013-1481

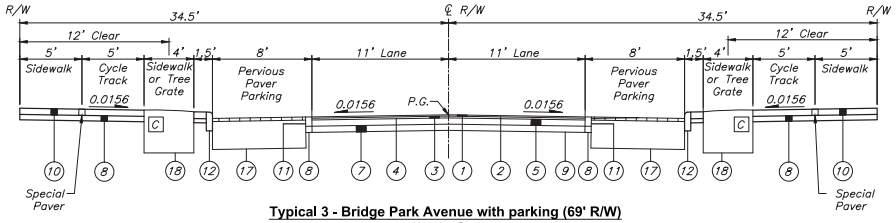
SHEET: **FSP 9**

Z:\2013\481\Dwg\04Sheets\Site Construction Plan\Block C\8 Block C Open Space Details.dwg Last Saved By: bfranz, 3/27/2015 4:24 PM Last Printed By: Franz, Bryan, 3/30/2015 9:52 AM



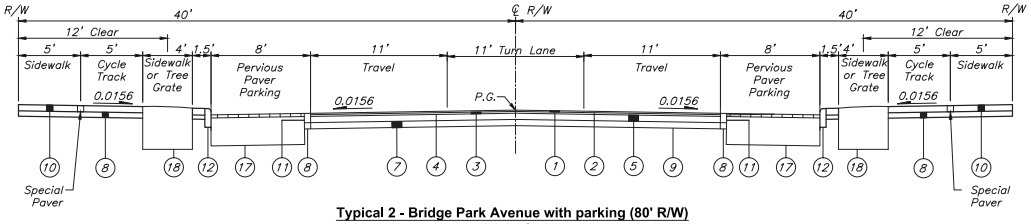
Typical 4 - Bridge Park Avenue without parking (69' R/W)

Not to Scale



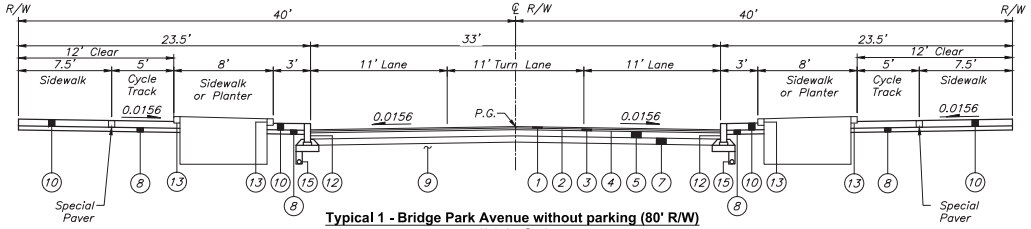
Typical 3 - Bridge Park Avenue with parking (69' R/W)

Not to Scale



Typical 2 - Bridge Park Avenue with parking (80' R/W)

Not to Scale



Typical 1 - Bridge Park Avenue without parking (80' R/W)

Not to Scale

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 301 – 3" Asphalt Concrete Base, PG64–22
7. Item 304 – 6" Aggregate Base
8. Item 304 – 4" Aggregate Base
9. Item 204 – Subgrade Compaction and Proof Rolling
10. Item SPEC – Brick Paver Walk (See Detail D Sheet 5)
11. Item 609 – Granite Band (12" x 6") (See Detail B Sheet 5)
12. Item 609 – Granite Curb (18" x 6") (See Detail A Sheet 5)
13. Item SPEC – Granite Planter Curb (See Detail D Sheet 5)
14. Item 609 – Straight 18" Curb
15. Item 605 – 4" Pipe Underdrain
16. Item 608 – 4" Concrete Walk
17. Item SPEC – Permeable Paver Roadway (See Detail C Sheet 5)
18. Item SPEC – Permeable Paver Tree Grate (See Detail E Sheet 5)
19. Item 659 – Topsoil (T=6")
20. Item 659 – Seeding & Mulching, As Per Plan
21. Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
22. No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
23. Item SPEC – Aggregate Base (No. 57 Stone) (4" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=16" Min.)
25. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
26. Item 204 – Geotextile Fabric, Type D

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
TYPICAL SECTIONS

EMH&T

DATE
March 30, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FDP 10

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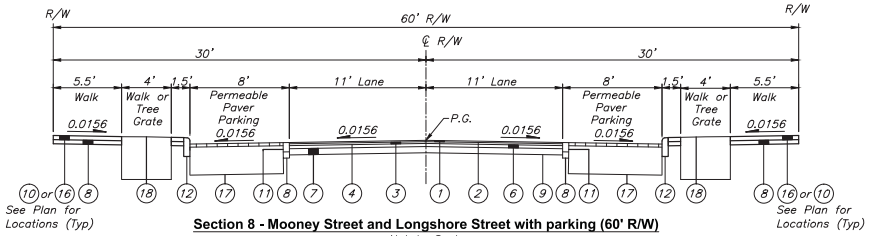
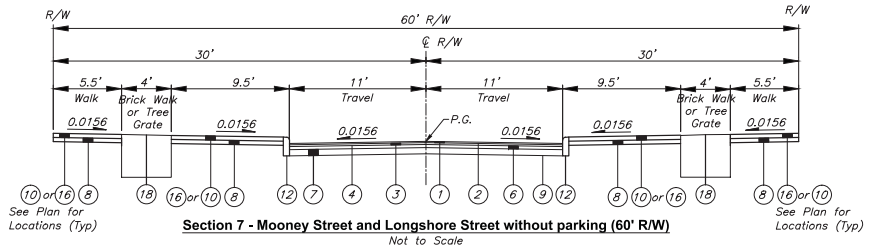


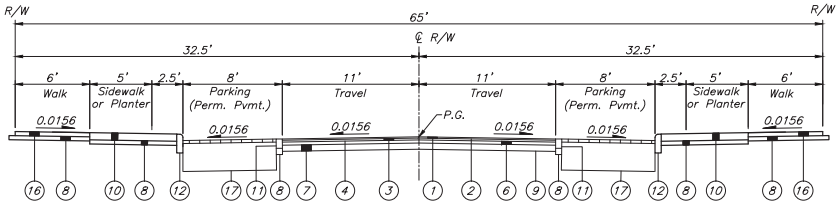
Section 8 - Mooney Street and Longshore Street with parking (60' R/W)

Not to Scale



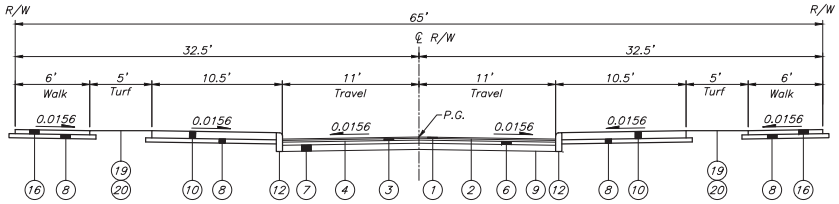
Section 7 - Mooney Street and Longshore Street without parking (60' R/W)

Not to Scale



Typical 6 - Tuller Ridge Drive with parking (65' R/W)

Not to Scale



Typical 5 - Tuller Ridge Drive without parking (65' R/W)

Not to Scale

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64–22
2. Item 407 – NTSS–1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64–22
4. Item 407 – NTSS–1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
5. Item 301 – 6" Asphalt Concrete Base, PG64–22
6. Item 301 – 3" Asphalt Concrete Base, PG64–22
7. Item 304 – 6" Aggregate Base
8. Item 304 – 4" Aggregate Base
9. Item 204 – Subgrade Compaction and Proof Rolling
10. Item SPEC – Brick Paver Walk (See Detail D Sheet 5)
11. Item 609 – Granite Band (12" x 6") (See Detail B Sheet 5)
12. Item 609 – Granite Curb (18" x 6") (See Detail A Sheet 5)
13. Item SPEC – Granite Planter Curb (See Detail D Sheet 5)
14. Item 609 – Straight 18" Curb
15. Item 605 – 4" Pipe Underdrain
16. Item 608 – 4" Concrete Walk
17. Item SPEC – Permeable Paver Roadway (See Detail C Sheet 5)
18. Item SPEC – Permeable Paver Tree Grate (See Detail E Sheet 5)
19. Item 659 – Topsoil (T=6")
20. Item 659 – Seeding & Mulching, As Per Plan
21. Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
22. No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
23. Item SPEC – Aggregate Base (No. 57 Stone) (4" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=16" Min.)
25. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
26. Item 204 – Geotextile Fabric, Type D

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
TYPICAL SECTIONS

EMH&T

DATE: March 30, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: FDP 11

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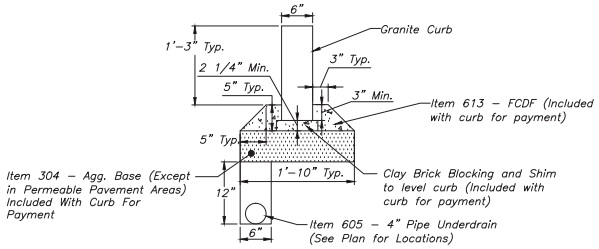
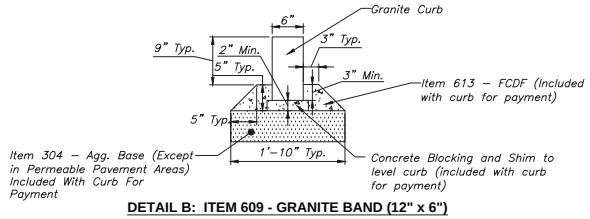


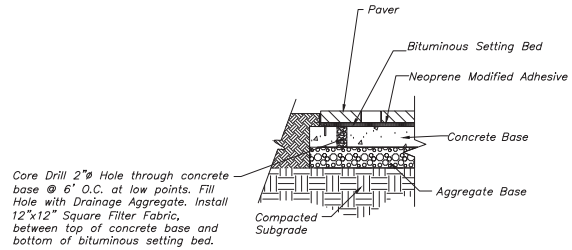
DETAIL A: ITEM 609 - GRANITE CURB (18" x 6")

Not To Scale



DETAIL B: ITEM 609 - GRANITE BAND (12" x 6")

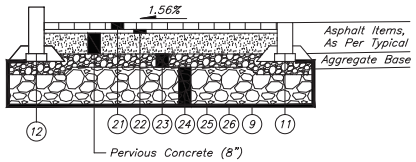
Not To Scale



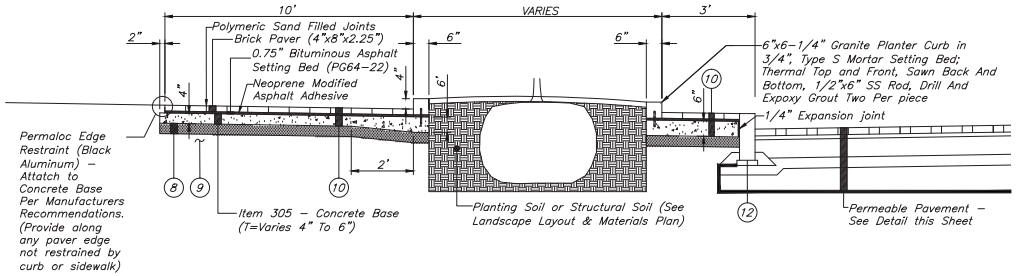
DETAIL F: WEEP HOLE DETAIL

N.T.S.

Weep Hole shall be included for payment with Brick Paver Walk. No separate itemized payment shall be made.



DETAIL C: PERMEABLE PAVEMENT DETAIL



DETAIL D: BRICK PAVER WALK AND GRANITE PLANTER CURB

Not To Scale

See Landscape Layout for Paver Patterns

LEGEND

1. Item 448 – 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
2. Item 407 – NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal/Sq. Yd.)
3. Item 448 – 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
4. Item 407 – NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
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20. Item 659 – Seeding & Mulching, As Per Plan
21. Permeable Clay Pavers (T=2 5/8") (Included for Payment with Permeable Paver Roadway)
22. No. 8 Stone (T=1 1/2") (Included for Payment with Permeable Paver Roadway)
23. Item SPEC – Aggregate Base (No. 57 Stone) (4" Constructed Thickness, Compacted/Vibrated)
24. Item SPEC – Aggregate Base (No. 2 Stone) (T=16" Min.)
25. Item SPEC – Geogrid (Place Under No. 2 Stone and above Geotextile Fabric on bottom only)
26. Item 204 – Geotextile Fabric, Type D

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
TYPICAL SECTIONS

EMH&T

DATE: March 30, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: FDP 12

J:\2013\1481\Dwg\CoSheets\Final_Site_Plan\Block_C\9.0_Typical_Sections.dwg, Joint_Sheet_Bp, kfranz, 3/27/2015 4:36 PM, Joint Printed By: Frank Bruno, 3/30/2015 8:53 AM (No Xref)

STREET LIGHTING NOTES

PLAN AND SPECIFICATION COMPLIANCE

These specifications, together with the accompanying plans, are to describe the type, size, and location of the products and material to be provided and installed under various bid items related to Street Lighting. The Contractor shall furnish and install Street Lighting items and related material in compliance with these plans and specifications, as well as the current Ohio Department of Transportation Construction and Material Specifications, and the City of Dublin Standard Detail drawings for Street Lighting. Street Lighting plans shall meet or exceed the standards specified. In case of a conflicting specification statement, the specification document hierarchy shall be in the order listed from (A) highest to (C) lowest.

(A) Specifications listed in this plan
(B) City of Dublin Street Lighting Standard Drawings and Specifications
(C) ODOT Construction and Material Specificaitons

ITEM 625 – POWER SERVICE, AS PER PLAN

Power Service shall be as per Item 625, the power service schematic diagram shown on Sheet 62, and the City of Dublin Standard Drawing SL–13.

Provide an Arc Flash Hazard Warning sign on the outside front door of the enclosure in accordance with the current National Electrical Code paragraph 110.16.

Provide an Available Fault Current sign on the outside of the front door of the service disconnect enclosure in accordance with the current National Electrical Code paragraph 110.24.

Payment shall be as per Item 625.

ITEM 625 – LUMINAIRE, POST TOP, AS PER PLAN

Luminaires shall be manufactured by Cree, with the following part number: ARE–EDR–3M–R5–04–E–UH–BK–525–40K, and shall be installed where shown on the plans. Luminaires shall be coated black to meet Federal Specification No. 595B and conform to color No. 27038.

Payment shall be made per Item 625 at the unit price for each luminaire installed.

ITEM 625 – POST TOP LIGHT POLE, AS PER PLAN

Light poles shall be manufactured by Valmont (similar to Drawing No. QT99313), conform with the detail shown on this sheet, provide for a 17" transformer base per manufacturer's recommendation, and shall be installed where shown on the plans. Light poles shall be coated black to meet Federal Specification No. 595B and conform to color No. 27038.

In addition to the requirements of Item 625, light pole structures shall be designed and constructed by the supplier to support the loads that the plan requires the Contractor to install. The use of standard design designations and any details provided in this plan are intended to promote uniformity of design and are not warranted to be structurally adequate. The Contractor shall verify the anchor bolt circle, anchor bolt diameter, and orientation pattern with the light pole manufacturer. The manufacturer shall be responsible for verifying the pole design, and shall prepare shop drawings and structural design calculations stamped by an Ohio Professional Engineer. The shop drawings and calculations shall be submitted to the City of Dublin for approval prior to fabrication.

Payment shall be made per Item 625 at the unit price for each light pole installed.

ITEM 625 – PULL BOX, AS PER PLAN

Pull Box shall be 18"x11"x18", 725.08, Quazite PG1118BG18, or approved equal. Any rock excavation required to install pull boxes shall be considered incidental to this item of work.

The Contractor is required to inspect pull boxes following the installation of the planter beds. If necessary, the Contractor shall raise or lower the pull box so that it is flush with the planter bed fill materials. All pull box grade adjustments shall be considered incidental to this item of work.

Payment shall be as per Item 625.

ITEM 625 – TRENCH, AS PER PLAN

All trenching shall conform with City of Dublin Standard Construction Drawing SL–05. Any rock excavation required to achieve proper trench depth shall be considered incidental to this item of work.

Payment shall be as per Item 625.

ITEM 625 – LIGHT POLE FOUNDATION, AS PER PLAN

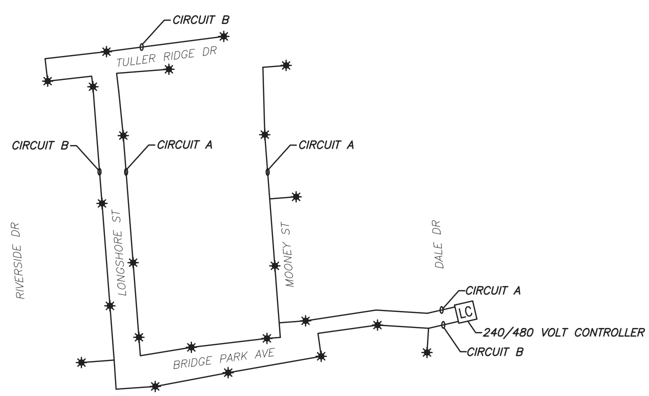
Foundation shall conform with City of Dublin Standard Construction Drawing SL–04 and the details provided herein. All rock excavation required to provide foundation depth as specified as in SL–04 shall be considered incidental to this item of work.

Payment shall be as per Item 625.

GROUNDING AND BONDING

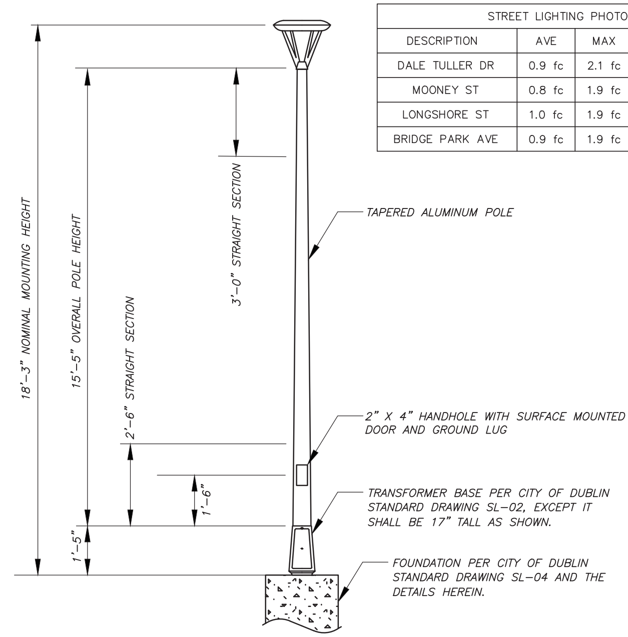
The requirements of the State of Ohio Department of Transportation Construction and Material Specifications (C&MS) and the HL series of Standard Construction Drawings are modified as follows:

1. All metallic parts containing electrical conductors shall be permanently joined to form an Effective Ground Fault Current Path back to the grounded conductor in the power service disconnect switch.
   a. Provide an equipment grounding conductor in metallic conduits (725.04) in addition to the conductors specified and bond the conduit to this grounding conductor.
   b. When an equipment grounding conductor is required in plastic conduit (725.05), the installation shall include a separate equipment grounding conductor in addition to the conductors specified.
   c. Metal pull box lids shall be bonded by attachment of the equipment grounding conductor to the frame diagonal as provided on HL–30.11.
2. Conduits
   a. The 725.04 conduit shall have grounding bushings installed at all termination points. The bushing material shall be compatible with galvanized steel conduit and the grounding lug material shall be compatible for use with copper wire. Threaded or compression type bushings may be used.
   b. The 725.05 conduit shall have the inside and outside diameters of the conduit deburred at all termination points.
   c. Both ends of metallic conduit shall be bonded to the equipment grounding conductor.
   d. Metallic conduit may be bonded to metallic boxes through the use of conduit fittings UL approved for this type of connection, with the box bonded to the equipment grounding conductor.
3. Wire for Grounding and Bonding
   a. Use insulated, copper wire for the equipment grounding conductor. Bonding jumpers in boxes and enclosures may be bare or insulated copper wire. Wire size shall be as follows: The insulation shall be green or green with yellow stripe(s). For 4 AWG or larger, insulation may also be black with green tape/labels installed at all access points.
   b. In a highway lighting system, the equipment grounding conductor shall be the same wire size as the duct cable or distribution cable circuit conductors, with the minimum conductor size of 4 AWG. Bonding jumpers will be minimum size 4 AWG.
4. Ground Rod
   a. A 3/4 inch Schedule 40 PVC conduit will be used in foundations and concrete walls for the grounding conductor (ground wire) raceway to the ground rod. Should metallic conduit be used, both ends of the conduit shall be bonded to the grounding conductor.
   b. The typical grounding conductor (ground wire) shall be 4 AWG insulated, copper.
5. Power Service and Disconnect Switch
   a. At the power service location, the grounding conductor (ground wire) from the disconnect switch neutral (AC–) bar to the ground rod shall be a continuous, unspliced conductor. If spliced, it shall be an exothermic weld butt splice.
   b. The service neutral shall only be connected to ground at the primary power service disconnect switch.

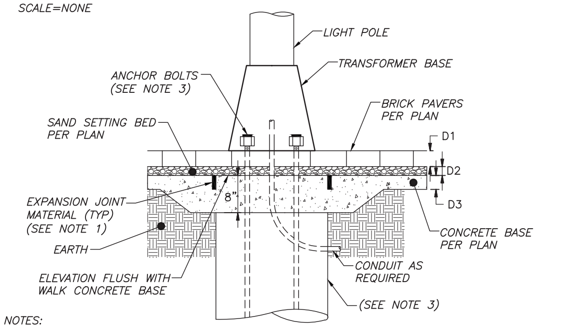


LIGHTING CIRCUIT SCHEMATIC
SCALE=NONE

STREET LIGHTING PHOTOMETRIC RESULTS					
DESCRIPTION	AVE	MAX	MIN	MAX/MIN	AVE/MIN
DALE TULLER DR	0.9 fc	2.1 fc	0.3 fc	7.0:1	3.0:1
MOONEY ST	0.8 fc	1.9 fc	0.3 fc	6.3:1	2.7:1
LONGSHORE ST	1.0 fc	1.9 fc	0.3 fc	6.3:1	3.3:1
BRIDGE PARK AVE	0.9 fc	1.9 fc	0.3 fc	6.3:1	3.0:1



POST TOP LIGHT POLE, AS PER PLAN
SCALE=NONE



NOTES:

1. WHEN POURING THE CONCRETE WALK BASE, EMBED 1/2" THICK EXPANSION JOINT FILLER. FORM A FOUNDATION PER DUBLIN STANDARD DRAWING SL–04 AND CENTER THE JOINT FILLER AROUND THE FOUNDATION AS DIRECTED BY THE ENGINEER. ORIENTATE THE FILLER SQUARE PARALLEL TO OTHER GEOMETRIC LINES.
2. REBAR CAGE NOT SHOWN FOR CLARITY.
3. ANCHOR BOLT EMBEDMENT DEPTH SHALL BE AS PER ODOT STANDARD DRAWINGS TC–21.20 AND SHALL BE MEASURED FROM THE TOP OF THE CONCRETE BASE SURFACE. ANCHOR BOLT EXPOSURE THROUGH THE SAND SETTING BED AND BRICK AREA SHALL NOT BE CONSIDERED PART OF THE EMBEDMENT DEPTH. ANCHOR BOLT LENGTH SHALL BE INCREASED TO COMPENSATE FOR D1 AND D2.
4. LEVEL & SLOPE THE SUBGRADE AS SHOWN. COMPACT THE SUBGRADE AROUND THE FOUNDATION. THOROUGHLY CLEAN THE CONCRETE FOUNDATION SURFACE SO THE CONCRETE WALK BASE WILL BOND.
5. LEAVE THE FOUNDATION CONCRETE DOWN 8". POUR THE CONCRETE WALK BASE OVER THE LOWERED FOUNDATION.

POLE FOUNDATION IN PAVER SIDEWALK AREA
SCALE=NONE

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
STREET LIGHTING NOTES AND DETAILS

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
March 30, 2015

SCALE
As Noted

JOB NO.
2013-1481

SHEET
FDP 13

KEY MAP
Scale: 1" = 500'

NOTE:
See architectural plans for building exterior light fixtures.

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

MARK	DATE	DESCRIPTION

REVISIONS

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
PHOTOMETRIC PLAN

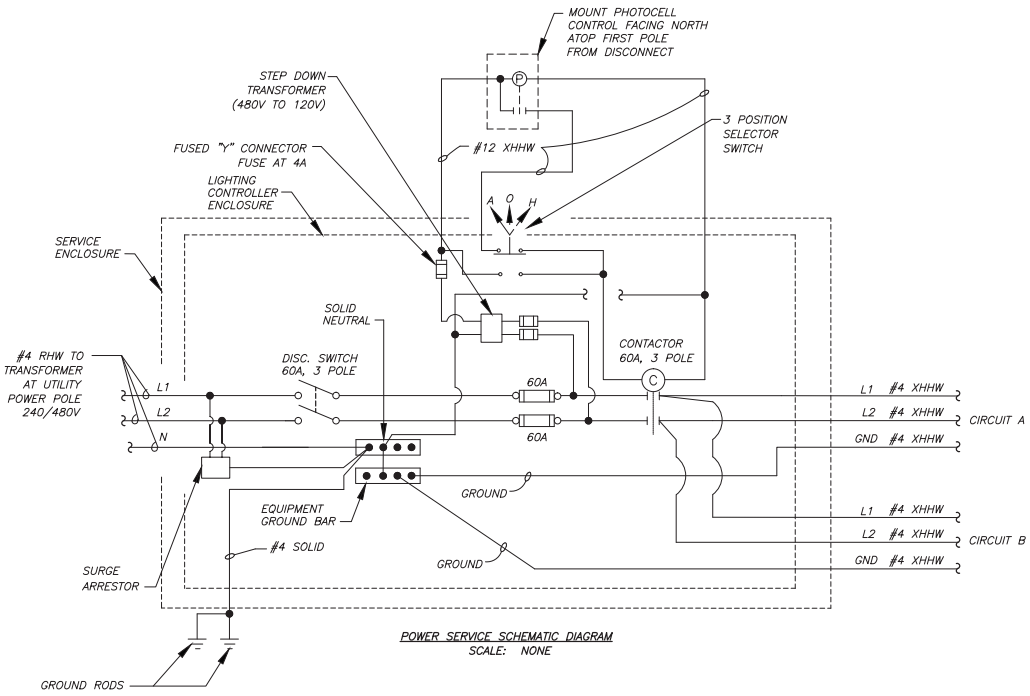
EMHT

DATE
March 30, 2015

SCALE
1" = 30'

JOB NO.
2013-1481

SHEET
FDP 14



POWER SERVICE SCHEMATIC DIAGRAM
SCALE: NONE

LEGEND

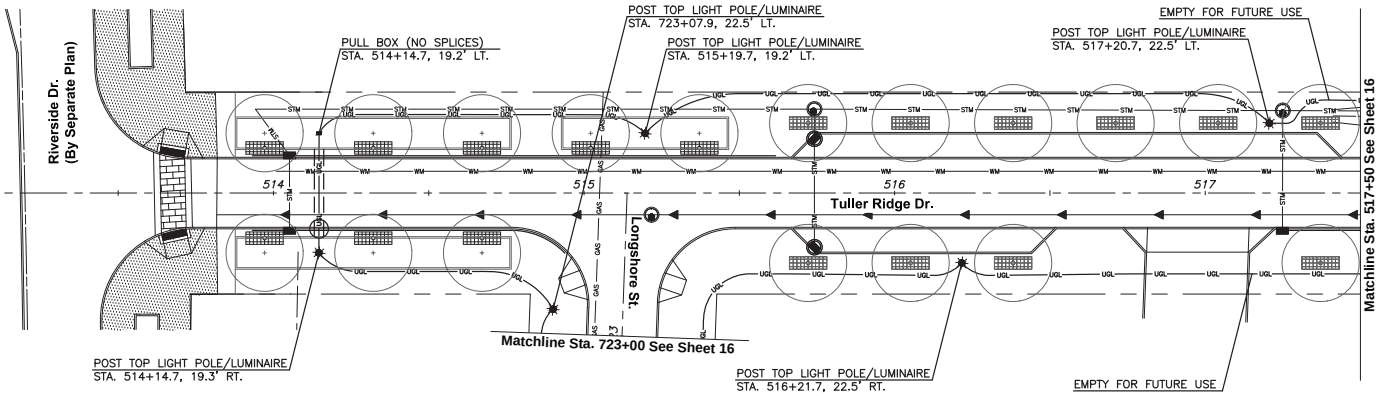
UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)–NO. 4 AWG, 600V LIGHTING CABLES

UGL — 6" SCH. 80 SLEEVE AND 3" SCH. 40 INNER CONDUIT W/(3)–NO. 4 AWG, 600V LIGHTING CABLES (SLEEVE TO EXTEND 3 FEET BEHIND CURB) SLEEVE SHALL NOT ENTER PULL BOX OR FOUNDATION)

■ PULL BOX, 725.08, 18"x11"x18"

✸ POST TOP LIGHT POLE W/ (1)–POST TOP LUMINAIRE

LIGHTING ESTIMATE OF QUANTITIES			
ITEM NO.	QTY	UNIT	ITEM DESCRIPTION
625	46	EA	Connector Kit, Type II
625	23	EA	Connector Kit, Type III
625	12	EA	Cable Splice Kits
625	23	EA	Post Top Light Pole, As Per Plan
625	23	EA	Light Pole Foundation, As Per Plan
625	10791	LF	No. 4 AWG, 600 Volt Distribution Cable
625	851	LF	No. 12 AWG, Pole and Bracket Cable
625	3730	LF	Conduit, 3", 725.051
625	358	LF	Conduit, 6", 725.051, Sch. 80
625	120	LF	Conduit, 6", 725.051, Sch. 80, Jacked or Drilled
625	23	EA	Luminaire, Post Top, As Per Plan
625	3610	LF	Trench, As Per Plan
625	3610	LF	Plastic Caution Tape
625	13	EA	Pull Box, As Per Plan
625	23	EA	Ground Rod
625	1	EA	Power Service, As Per Plan
625	23	EA	Cadweld Connection
625	1	LUMP	High Voltage Test



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK C
STREET LIGHTING PLAN

DATE: March 30, 2015

SCALE: As Noted

JOB NO.: 2013-1481

SHEET: FDP 15

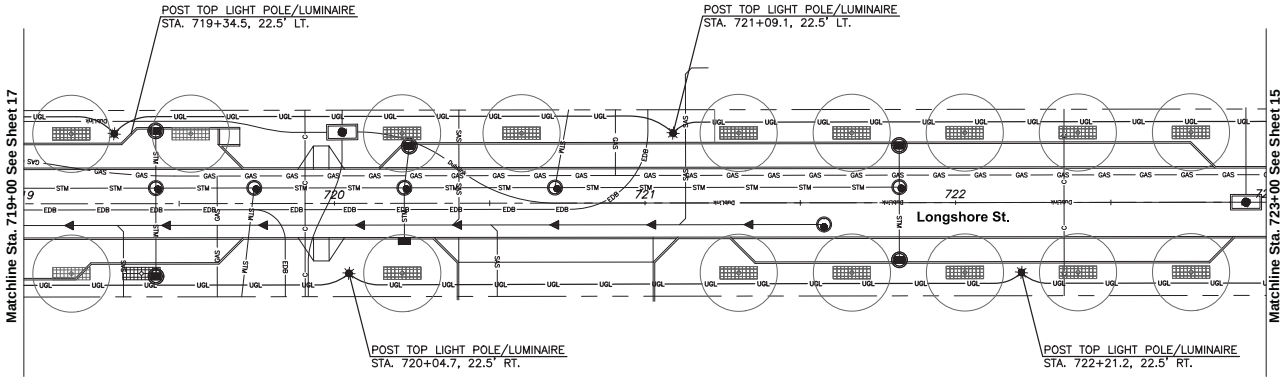
LEGEND

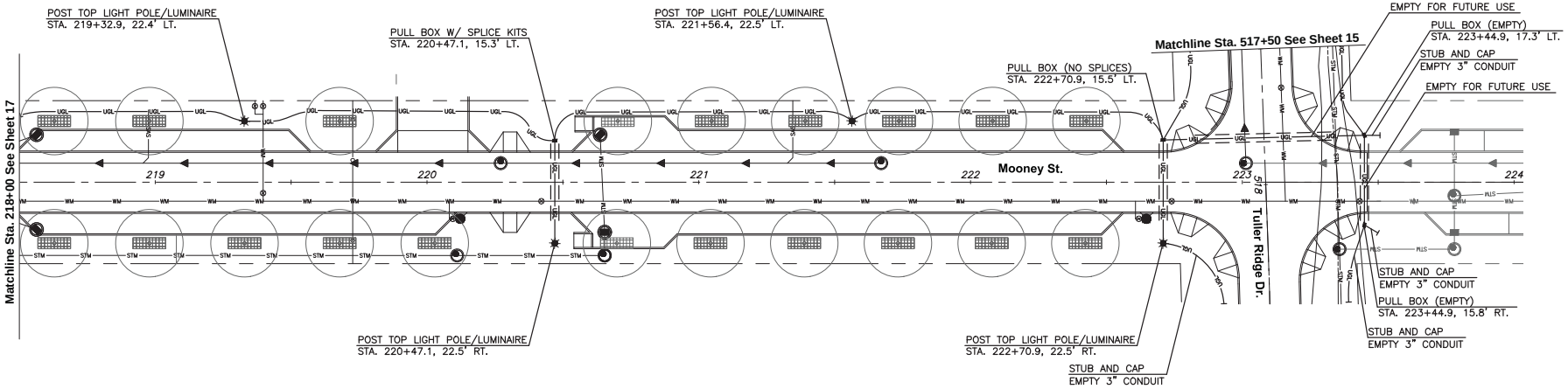
UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)-NO. 4 AWG, 600V LIGHTING CABLES

UGL — 6" SCH. 80 SLEEVE AND 3" SCH. 40 INNER CONDUIT W/(3)-NO. 4 AWG, 600V LIGHTING CABLES (SLEEVE TO EXTEND 3 FEET BEHIND CURB) SLEEVE SHALL NOT ENTER PULL BOX OR FOUNDATION)

■ PULL BOX, 725.08, 18"x11"x18"

✱ POST TOP LIGHT POLE W/ (1)-POST TOP LUMINAIRE





REVISIONS

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CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
STREET LIGHTING PLAN

EMH&T

DATE: March 30, 2015

SCALE: 1" = 40'

JOB NO.: 2013-1481

SHEET: **FDP 16**

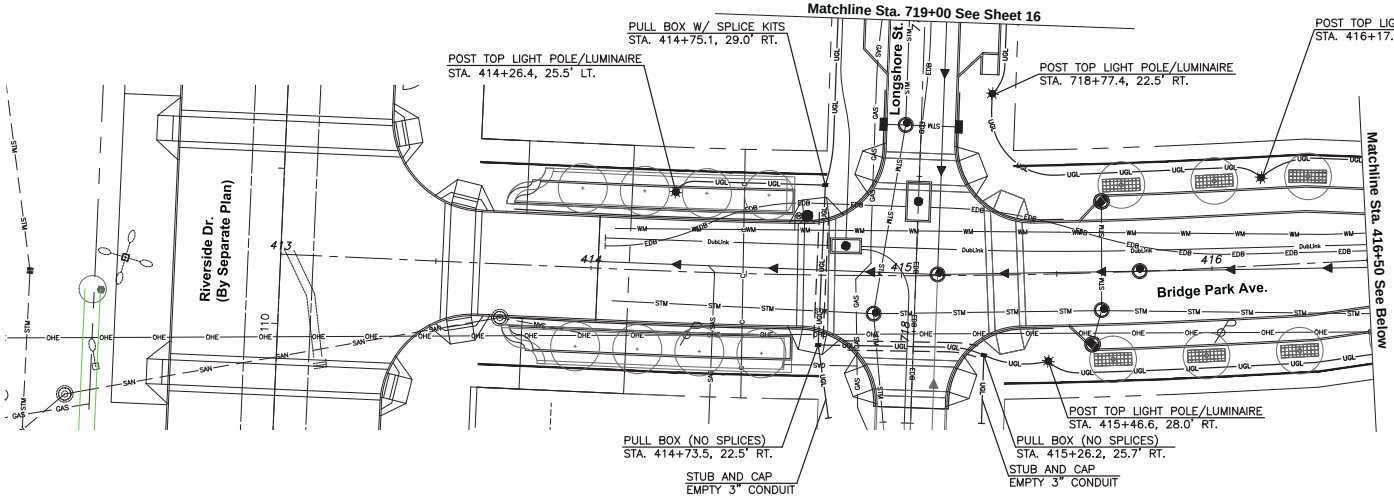
LEGEND

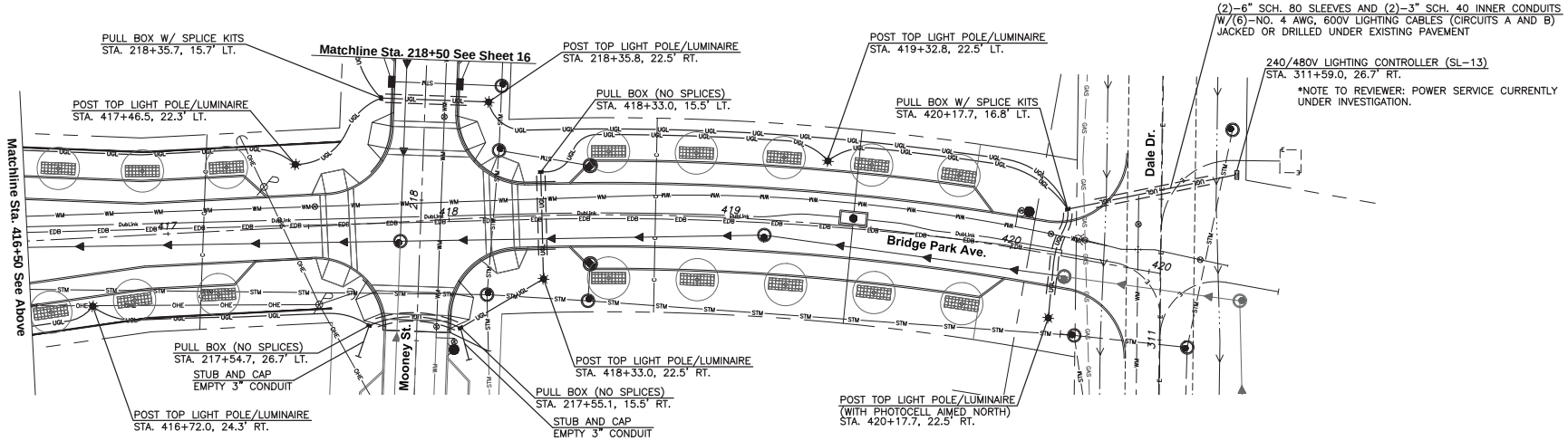
UGL — 3" SCH. 40 CONDUIT IN TRENCH W/(3)–NO. 4 AWG, 600V LIGHTING CABLES

UGL — 6" SCH. 80 SLEEVE AND 3" SCH. 40 INNER CONDUIT W/(3)–NO. 4 AWG, 600V LIGHTING CABLES (SLEEVE TO EXTEND 3 FEET BEHIND CURB) SLEEVE SHALL NOT ENTER PULL BOX OR FOUNDATION)

■ PULL BOX, 725.08, 18"x11"x18"

✱ POST TOP LIGHT POLE W/ (1)–POST TOP LUMINAIRE





REVISIONS

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CRAWFORD HOYING development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL SITE PLAN / FINAL DEVELOPMENT PLAN
FOR
BRIDGE PARK BLOCK C
STREET LIGHTING PLAN

EMH&T

DATE: March 30, 2015

SCALE: 1" = 40'

JOB NO.: 2013-1481

SHEET: **FDP 17**

OVERALL SITE PLAN

NTS

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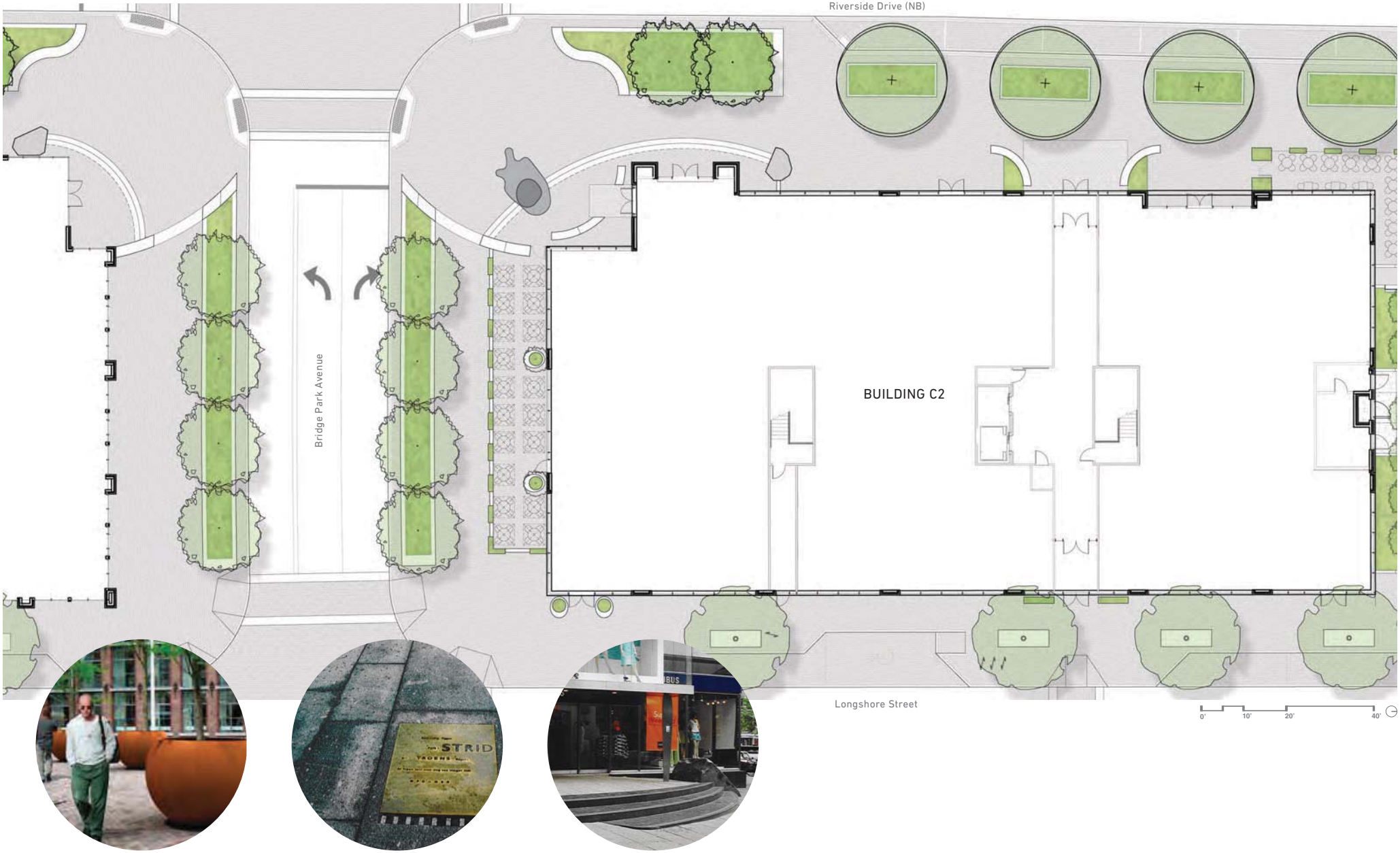
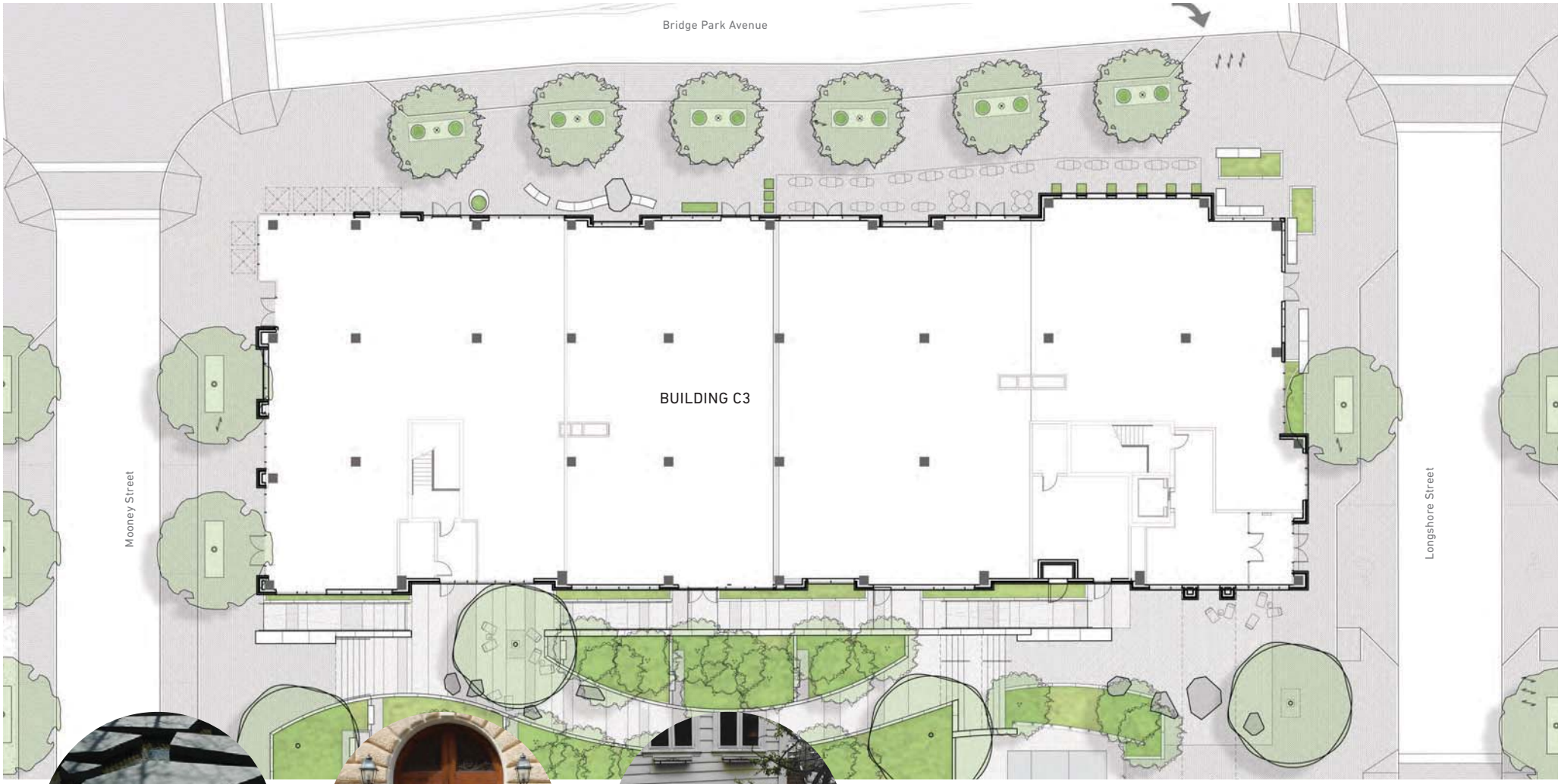


ENLARGEMENT A

ENLARGEMENT B



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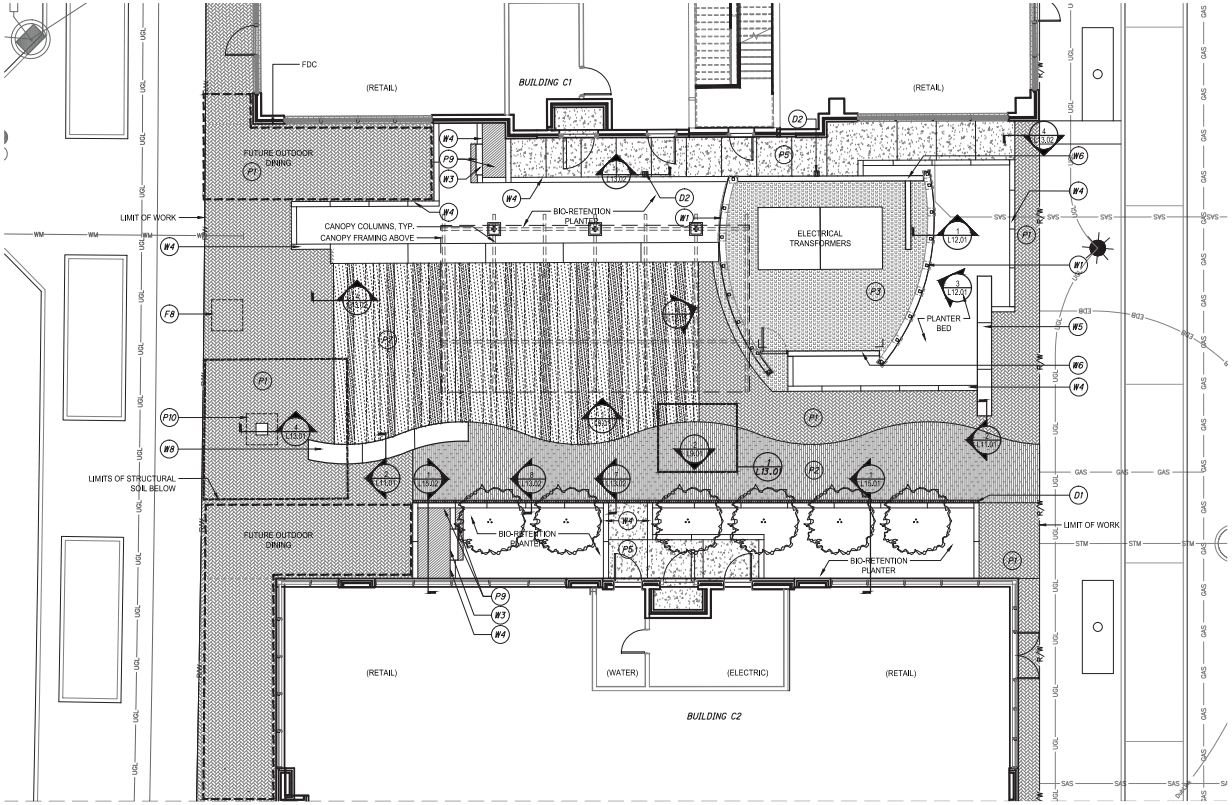

PERVIOUS TO IMPERVIOUS RATIO

THE PAVILION OPEN SPACE	
TOTAL AREA	6233.22 SF
PERVIOUS COVER	1362.94 SF
IMPERVIOUS COVER	4870.28 SF
PERCENT IMPERVIOUS	78.13%

LEGEND

- P1 BRICK PAVER WALK, 50% DARK IRONSPOT, 50% MANGANESE IRONSPOT
- P2 BRICK PAVER WALK, 75% DARK IRONSPOT 25% MANGANESE IRONSPOT - EDGE SET
- P3 CRUSHED AGGREGATE PAVING
- P4 GRANITE PAVER WALK, VARIED WIDTHS
- P5 CONCRETE WALK
- P6 CONCRETE DRIVE
- P7 ARCHITECTURAL CONCRETE WALK
- P8 ARCHITECTURAL PRECAST CONCRETE STAIR TREAD
- P9 STONE SURFACING
- P10 PAVER GRATE
- W1 WEATHERING STEEL CLADDING
- W2 REMOVABLE WEATHERING STEEL SCREEN WALL
- W3 ARCHITECTURAL PRECAST CONCRETE WEIR
- W4 ARCHITECTURAL PRECAST CONCRETE CURB
- W5 ARCHITECTURAL PRECAST CONCRETE SEATWALL
- W6 ARCHITECTURAL CAST IN PLACE CONCRETE WALL
- F1 SALVAGED STONE BOULDERS
- F2 TABLES
- F3 CHAIRS
- F4 BIKE RACKS
- F5 TRASH RECEPTACLES
- F6 STAINLESS STEEL HANDRAILS
- F7 STAINLESS STEEL ILLUMINATED HANDRAILS
- F8 PUBLIC ART OPPORTUNITY
- D1 TRENCH DRAIN
- D2 AREA DRAIN

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 8' 16'
SCALE IN FEET

CALCULATED MLB/KJO
CHECKED JW

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p. 614 621 2796

MATERIALS PLAN - THE PAVILION
THE PAVILION OPEN SPACE

BRIDGE PARK
OPEN SPACE

L1.01

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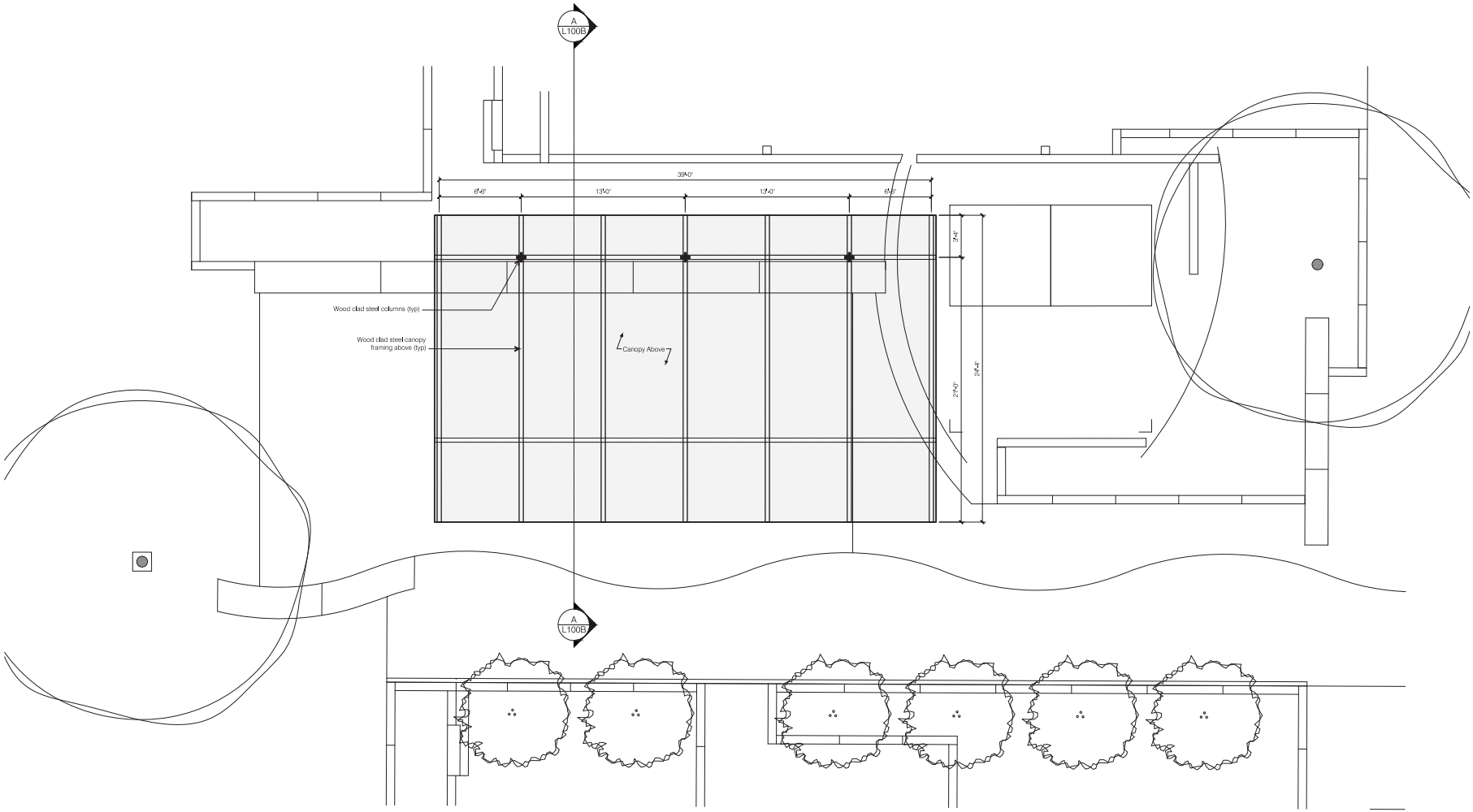

A CANOPY PLAN

SCALE: 1/4" = 1'-0"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 4' 8'
SCALE IN FEET

CALCULATED --
CHECKED --

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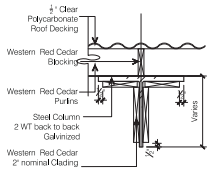
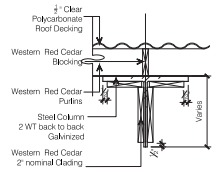
CANOPY PLAN
THE PAVILION

BRIDGE PARK
OPEN SPACE

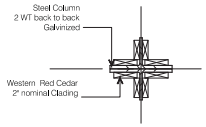
L1.01A



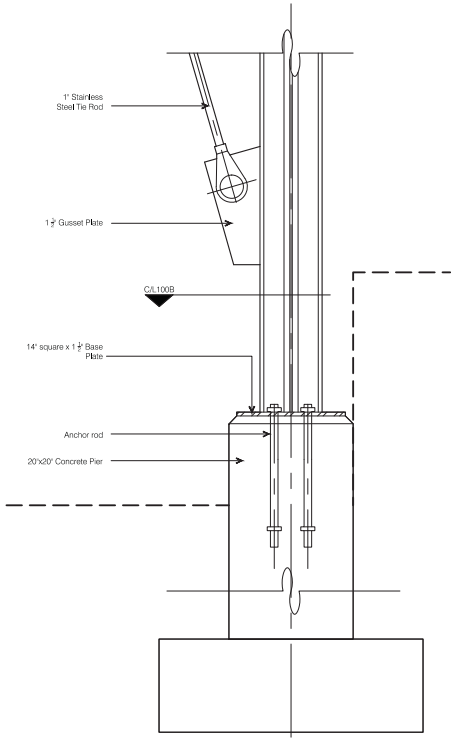
D Roof Detail SCALE: 1/2" = 1'-0"



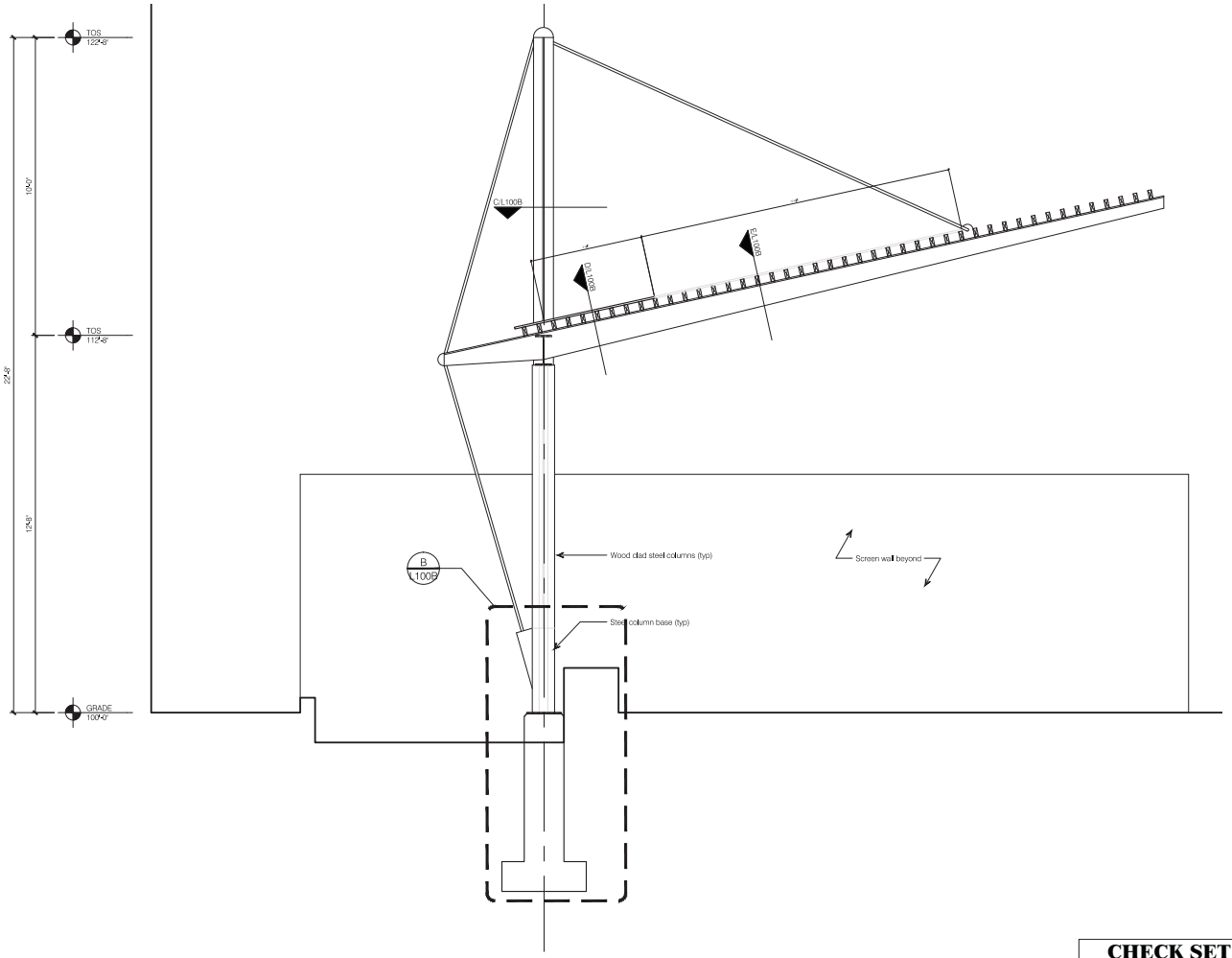
E Roof Detail SCALE: 1/2" = 1'-0"



C Footing Detail SCALE: 1/2" = 1'-0"



B Footing Detail SCALE: 1/2" = 1'-0"



A CANOPY SECTION SCALE: 1/2" = 1'-0"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

SCALE IN FEET 0 2' 4'

CALCULATED -- CHECKED --

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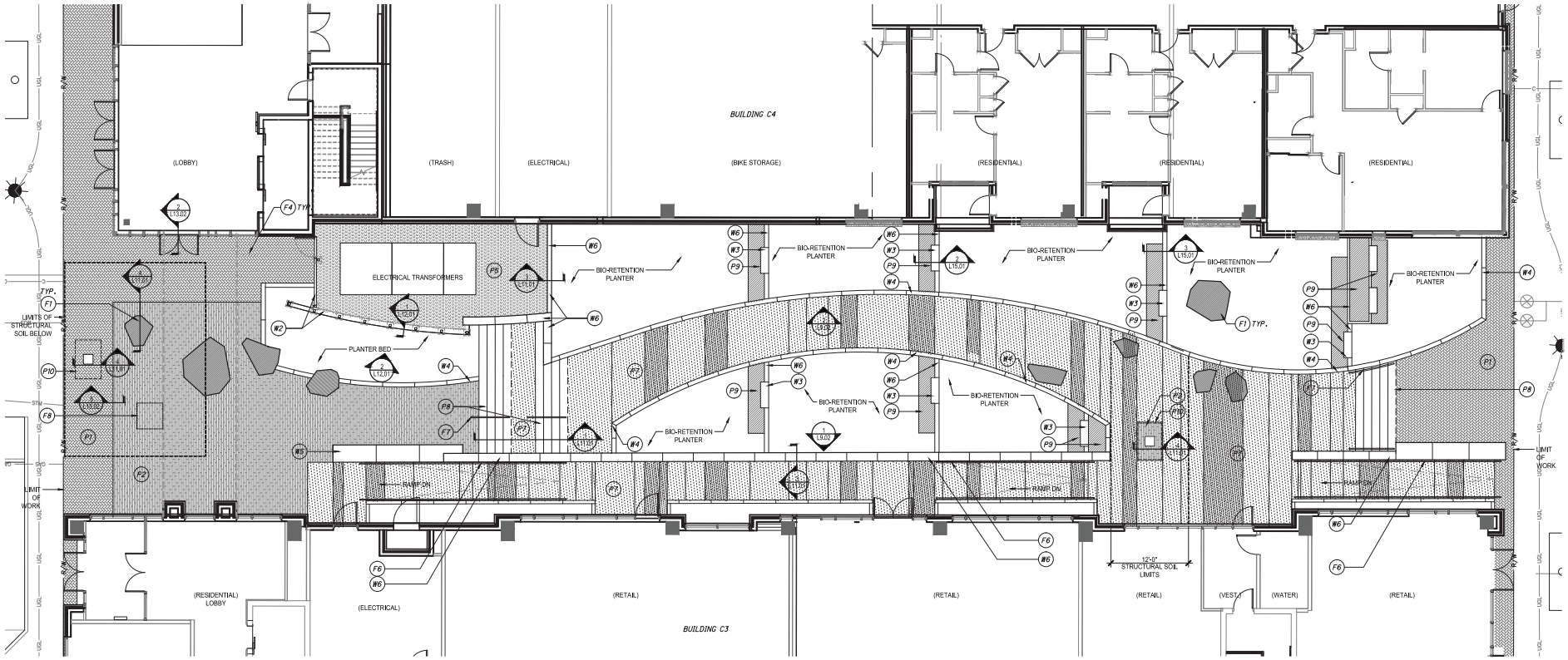
CANOPY SECTION
THE PAVILION

BRIDGE PARK
OPEN SPACE

L101B



PERVIOUS TO IMPERVIOUS RATIO

THE MEWS OPEN SPACE	
TOTAL AREA	10066.41 SF
PERVIOUS COVER	3213 SF
IMPERVIOUS COVER	6853.41 SF
PERCENT IMPERVIOUS	68.10%

LEGEND

- (P1) BRICK PAVER WALK, 50% DARK IRONSPOT, 50% MANGANESE IRONSPOT
- (P2) BRICK PAVER WALK, 75% DARK IRONSPOT 25% MANGANESE IRONSPOT - EDGE SET
- (P3) CRUSHED AGGREGATE PAVING
- (P4) GRANITE PAVER WALK, VARIED WIDTHS
- (P5) CONCRETE WALK
- (P6) CONCRETE DRIVE
- (P7) ARCHITECTURAL CONCRETE WALK
- (P8) ARCHITECTURAL PRECAST CONCRETE STAIR TREAD
- (P9) STONE SURFACING
- (P10) PAVER GRATE
- (W1) WEATHERING STEEL CLADDING
- (W2) REMOVABLE WEATHERING STEEL SCREEN WALL
- (W3) ARCHITECTURAL PRECAST CONCRETE WEIR
- (W4) ARCHITECTURAL PRECAST CONCRETE CURB
- (W5) ARCHITECTURAL PRECAST CONCRETE SEATWALL
- (W6) ARCHITECTURAL CAST IN PLACE CONCRETE WALL
- (F1) SALVAGED STONE BOULDERS
- (F2) TABLES
- (F3) CHAIRS
- (F4) BIKE RACKS
- (F5) TRASH RECEPTACLES
- (F6) STAINLESS STEEL HANDRAILS
- (F7) STAINLESS STEEL ILLUMINATED HANDRAILS
- (F8) PUBLIC ART OPPORTUNITY
- (D1) TRENCH DRAIN
- (D2) AREA DRAIN

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 8' 16'
SCALE IN FEET

CALCULATED MLB/KAO
CHECKED JW

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MATERIALS PLAN - THE MEWS
THE MEWS OPEN SPACE

BRIDGE PARK
OPEN SPACE

L1.02

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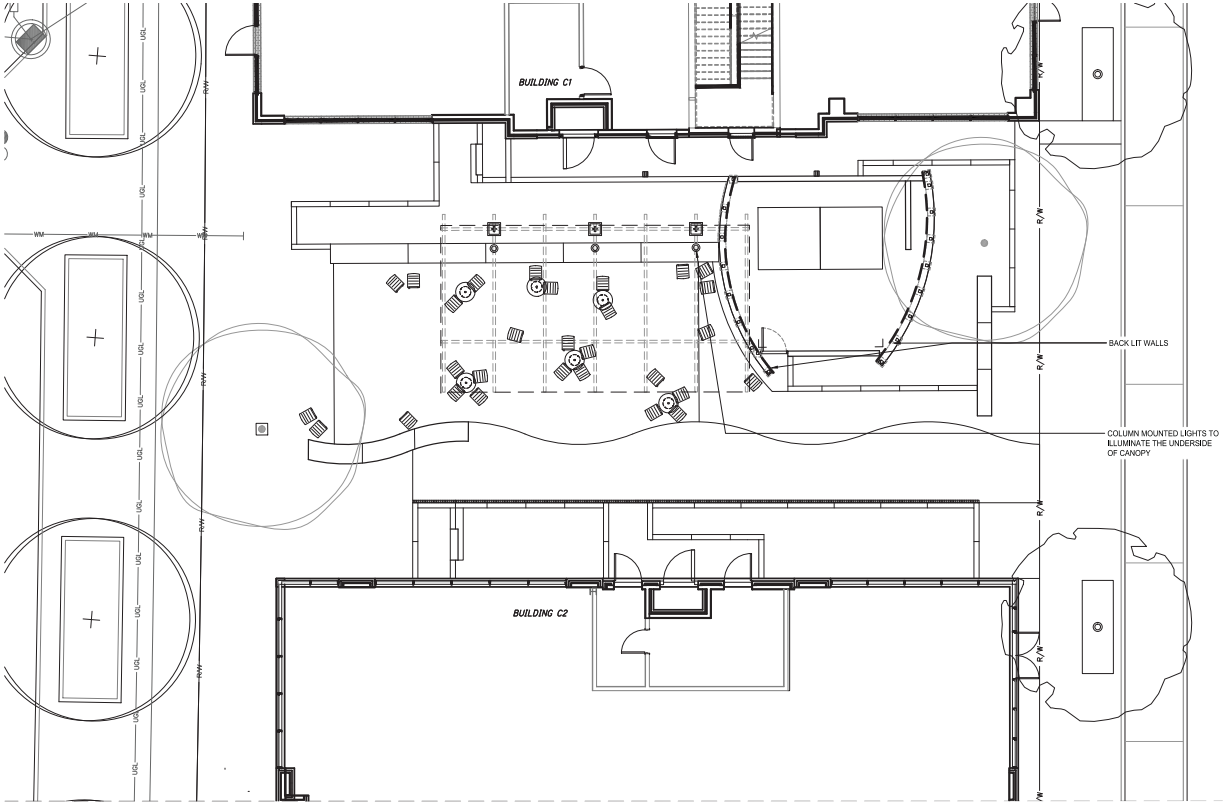

BEGA- COMPACT FLOOD LIGHT
Materials: Die Cast Aluminum,
Clear Safety Glass, Reflector
of Pure Anodized Aluminum
Lamp: 13.0W LED, Wide Beam
Color Temperature: 3000K

LEGEND

- WALL BACK LIGHT
- WALL WASH LIGHT
- SITE FURNISHINGS

LANDSCAPEFORMS-PARC CENTRE CHAIR
Mounting Options: Movable
Resistances: Rusting, chiping,
peeling, fading
Materials: Heavy Steel Wire,
Powdercoated
Size: 21" x 19" x 33"
Weight: 67lbs.
Notes: Stackable
Price: $210

LANDSCAPEFORMS-PARC CENTRE Round Table 24"
Mounting Options: Movable
Resistances: Rusting, chiping,
peeling, fading
Materials: Steel Plate and Tube,
Powdercoated
Size: 28"dia x 30" H
Weight: 115lbs.
Notes: Stackable
Price: $570

parrot green

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 8' 16'
SCALE IN FEET

CALCULATED MLB/KAO
CHECKED JW

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LANDSCAPE LIGHTING & FURNISHING PLAN
THE PAVILION OPEN SPACE

BRIDGE PARK
OPEN SPACE

L2.05

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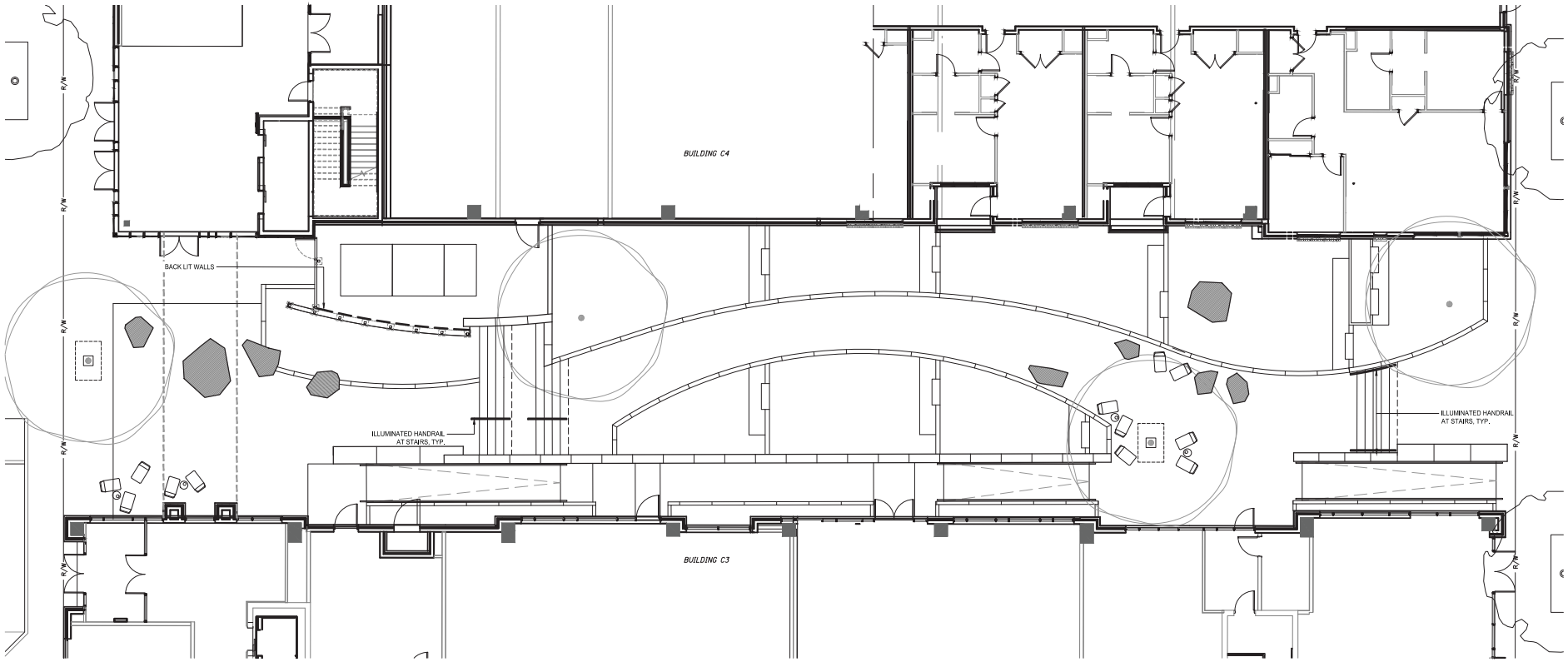

LEGEND

- WALL BACK LIGHT
- WALL WASH LIGHT
- SITE FURNISHINGS

BINK-MOBILE MEDIA TABLE
Mounting Options: Movable
Resistances:
Materials: Aluminum, Steel
Size: 24" H x 19.25" W x 14.75" D
Weight: 23 lbs
Capacity: 25 lbs
Price: $279

QUINZE & MILAN- JELLYFISH SIDE CHAIR
Mounting Options: Movable
Resistances: UV Light, Water, Fade
Materials: Plastic
Size: 28.8" D x 20.9" W x 30.3" H
Weight: 27lbs
Capacity: 350 lbs
Price: $300

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 8' 16'
SCALE IN FEET

CALCULATED MLB/KAO
CHECKED JW

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LANDSCAPE LIGHTING & FURNISHING PLAN
THE MEWS OPEN SPACE

BRIDGE PARK
OPEN SPACE

L2.06

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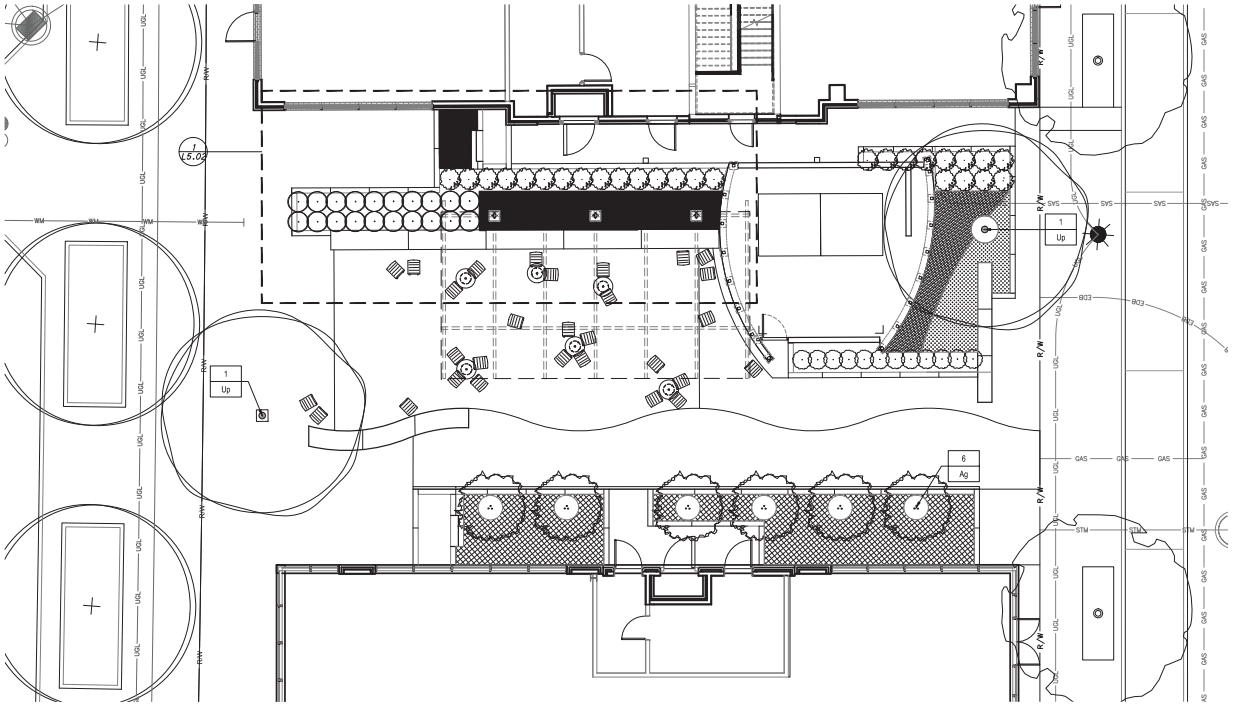

P L A N T S C H E D U L E

UNIT	DESCRIPTION	QTY.	KEY	COMMON NAME	SIZE	SPACING	CONDITION	NOTES
DECIDUOUS TREES								
EACH	AMELANCHIER X 'AUTUMN BRILLIANCE'	6	Ag	AUTUMN BRILLIANCE SERVICEBERRY	12-14' HT.	AS INDICATED	B&B 38" MIN.	3 STEM MIN.
EACH	ULMUS PARVIFOLIA	2	Up	LACEBARK ELM	4" CAL.	AS INDICATED	B&B 42" MIN.	18' MIN. HT.
SHRUBS								
EACH	CLETHRA ALINFOLIA	20		SUMMERSWEET SHRUB	24" MIN. HT.	30" O.C.	B&B	REFER PLAN ENLARGEMENT, L5.02
EACH	CORNUS SERICEA 'BAILEI'	27		REDOSIER DOGWOOD	30" MIN. HT.	30" O.C.	B&B	REFER PLAN ENLARGEMENT, L5.02
EACH	ITEA VIRGINICA 'SPRICH' P.P.	12		LITTLE HENRY VIRGINIA SWEETSPIRE	18" MIN. HT.	24" O.C.	B&B	
ORNAMENTAL GRASSES								
EACH	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	28		KARL FOERSTER FEATHER REED GRASS	#3 GAL.	24" O.C.	CONT.	
PERENNIALS AND FERNS								
EACH	AMSONIA 'BLUE ICE'	96		BLUE STAR	#1 GAL.	12" O.C.	CONT.	REFER PLAN ENLARGEMENT, L5.02
EACH	ASARUM EUROPAEUM	34		EUROPEAN WILD GINGER	#1 QT.	8" O.C.	CONT.	
EACH	ASTILBE 'DEUTSCHLAND'	109		WHITE ASTILBE	#1 GAL.	12" O.C.	CONT.	REFER PLAN ENLARGEMENT, L5.02
EACH	ATHYRIUM 'GHOST'	22		GHOST FERN	#1 GAL.	12" O.C.	CONT.	REFER PLAN ENLARGEMENT, L5.02
EACH	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	34		BRILLIANCE AUTUMN FERN	#1 GAL.	12" O.C.	CONT.	REFER PLAN ENLARGEMENT, L5.02
EACH	HEUCHERA 'BERRY SMOOTHIE'	82		CORAL BELLS	#1 QT.	8" O.C.	CONT.	GROUPS OF 3-9
EACH	HEUCHERA 'OBSIDIAN'	82		CORAL BELLS	#1 QT.	8" O.C.	CONT.	GROUPS OF 3-9
EACH	HEUCHERA 'PLUM PUDDING'	82		CORAL BELLS	#1 QT.	8" O.C.	CONT.	GROUPS OF 3-9
EACH	MATTEUCIA STRUTHIOPTERIS	120		OSTRICH FERN	#1 GAL.	24" O.C.	CONT.	EQUAL MIX IN PERENNIAL BED
EACH	MERTENSIA VIRGINICA	239		VIRGINIA BLUEBELLS	#1 GAL.	12" O.C.	CONT.	EQUAL MIX IN PERENNIAL BED
EACH	PULMONARIA 'SISSINGHURST WHITE'	63		LUNGWORT	#1 GAL.	12" O.C.	CONT.	REFER PLAN ENLARGEMENT, L5.02

NOTE: ALL PLANT BEDS TO HAVE SUBSURFACE DRIP IRRIGATION SYSTEM

T R E E R E P L A C E M E N T
C A L I P E R I N C H E S

THE PAVILION		
TREE TYPE	CALIPER	CALIPER INCHES
2 SHADE	4"	8"
6 MULTISTEM	4 1/2"	27"
TOTAL CALIPER INCHES		35"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 8' 16'
SCALE IN FEET

CALCULATED MLB/KJO
CHECKED JW

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PLANTING PLAN - THE PAVILION
THE PAVILION OPEN SPACE

BRIDGE PARK
OPEN SPACE

L5.01

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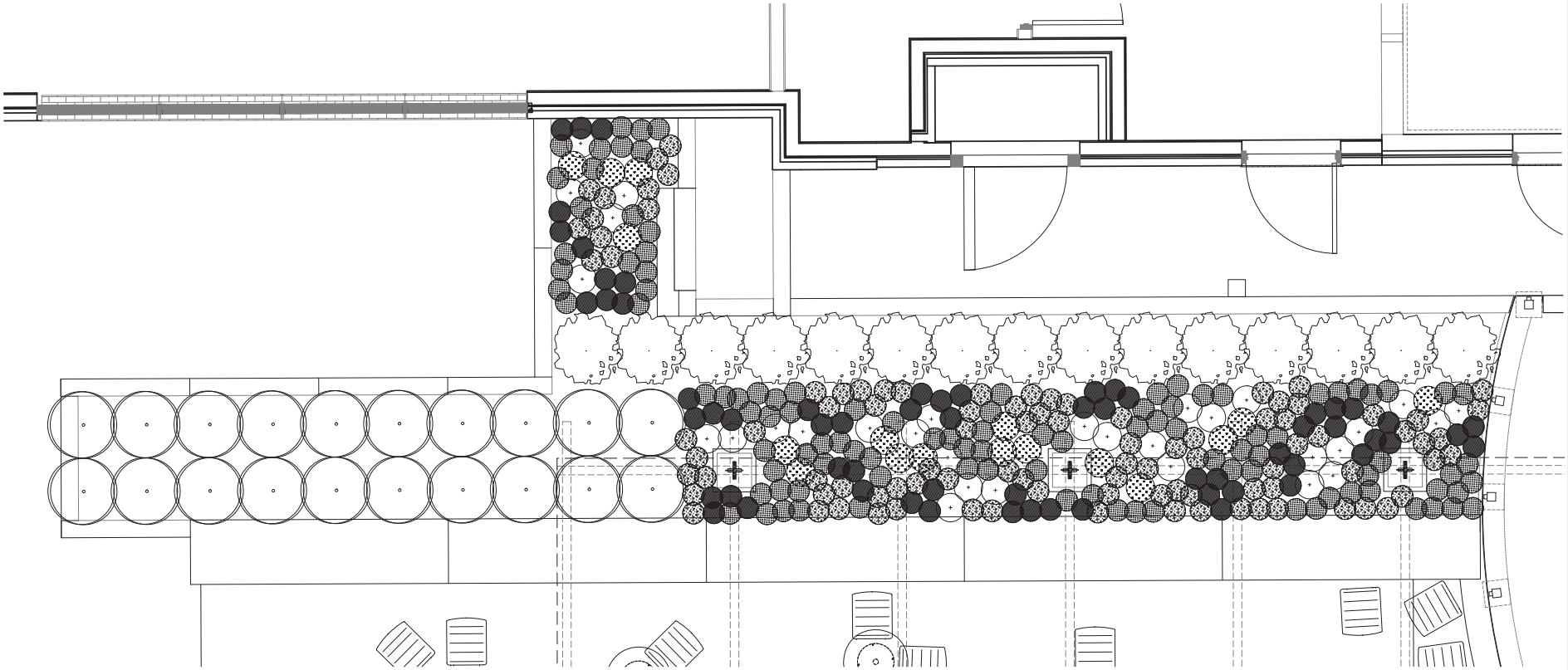

PLANT SCHEDULE

UNIT	DESCRIPTION	QTY.	KEY	COMMON NAME	SIZE	SPACING	CONDITION	NOTES
SHRUBS								
EACH	CLETHRA ALINFOLIA	20		SUMMERSWEET SHRUB	24" MIN. HT.	30" O.C.	B&B	
EACH	CORNUS SERICEA 'BAILEI'	15		REDOSIER DOGWOOD	30" MIN. HT.	30" O.C.	B&B	
PERENNIALS AND FERNS								
EACH	AMSONIA 'BLUE ICE'	96		BLUE STAR	#1 GAL.	12" O.C.	CONT.	
EACH	ASTILBE 'DEUTSCHLAND'	109		WHITE ASTILBE	#1 GAL.	12" O.C.	CONT.	
EACH	ATHYRIUM 'GHOST'	22		GHOST FERN	#1 GAL.	12" O.C.	CONT.	
EACH	DRYOPTERIS ERYTHROSORA 'BRILLIANCE'	34		BRILLIANCE AUTUMN FERN	#1 GAL.	12" O.C.	CONT.	
EACH	PULMONARIA 'SISSINGHURST WHITE'	63		LUNGWORT	#1 GAL.	12" O.C.	CONT.	

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 2' 4'
SCALE IN FEET

CALCULATED MLB/KAO
CHECKED JW

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PLANTING PLAN - THE PAVILION
THE PAVILION OPEN SPACE

BRIDGE PARK
OPEN SPACE

L5.02

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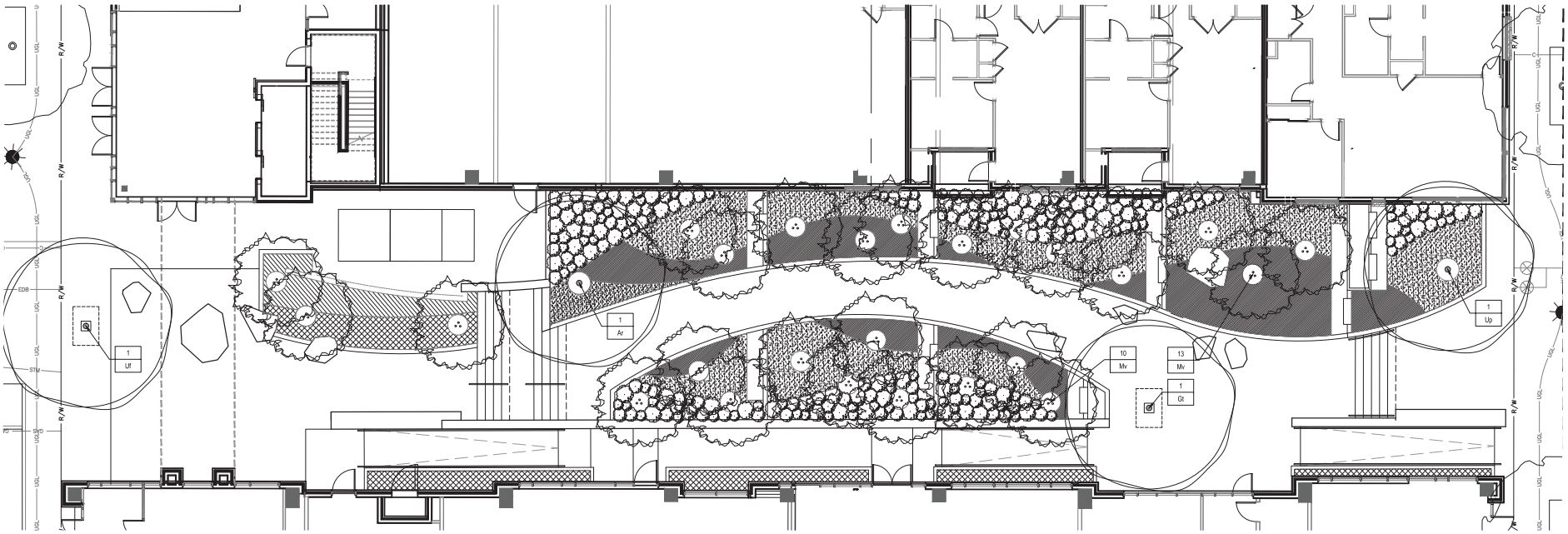

P L A N T S C H E D U L E

UNIT	DESCRIPTION	QTY.	KEY	COMMON NAME	SIZE	SPACING	CONDITION	NOTES
DECIDUOUS TREES								
EACH	ACER RUBRUM 'SOMERSET'	1	Ar	SOMERSET RED MAPLE	4" CAL.	AS INDICATED	B&B 42" MIN.	18' MIN. HT.
EACH	CERCIS CANADENSIS	3	Cc	EASTERN REDBUD	12'-14' HT.	AS INDICATED	B&B 38" MIN.	3 STEM MIN.
EACH	GLEDITSIA TRICANCHOS F.I. 'SKYLINE'	1	Gt	SKYLINE HONEYLOCUST	4" CAL.	AS INDICATED	B&B 42" MIN.	18' MIN. HT.
EACH	MAGNOLIA VIRGINIANA 'MOONGLOW'	23	Mv	MOONGLOW MAGNOLIA	8'-14' HT.	AS INDICATED	B&B 38" MIN.	3 STEM MIN.
EACH	ULMUS X. 'FRONTIER'	1	Uf	FRONTIER ELM	4" CAL.	AS INDICATED	B&B 42" MIN.	18' MIN. HT.
EACH	ULMUS PARVIFOLIA	1	Up	LACEBARK	4" CAL.	AS INDICATED	B&B 42" MIN.	18' MIN. HT.
SHRUBS								
EACH	CORNUS SERICEA 'BAILEI'	258		REDOSIER DOGWOOD	18"-30" HT.	18"-30" O.C.	B&B	
PERENNIALS								
EACH	ATHYRIUM AUGUSTATUM FORMA RUBELLUM	65		LADY IN RED FERN	#1 GAL.	18" O.C.	CONT.	GROUPS OF 1-3
EACH	DIPLAZIUM PYCNOCARPON	65		GLADE FERN	#1 GAL.	18" O.C. / 12" O.C.	CONT.	GROUPS OF 1-3
EACH	DRYOPOTERIS DILATATA 'LESPIDOTA CRISTATA'	99 / 84		BROAD BUCKLER FERN	#1 GAL.	18" O.C. / 12" O.C.	CONT.	GROUPS OF 3-7
EACH	DRYOPOTERIS ERYTHROSORA 'BRILLIANCE'	45		BRILLIANCE AUTUMN FERN	#1 GAL.	18" O.C.	CONT.	GROUPS OF 1-3
EACH	HELLEBORUS X HYBRIDUS 'GREEN GAMBLER'	53		HELLEBORE	#1 GAL.	12" O.C.	CONT.	EQUAL MIX IN GROUPS OF 3-5
EACH	HELLEBORUS X HYBRIDUS 'WHITE LADY'	53		HELLEBORE	#1 GAL.	12" O.C.	CONT.	
EACH	POLYSTICHUM ACROSTICHOIDES	99 / 169		CHRISTMAS FERN	#1 GAL.	18" O.C. / 12" O.C.	CONT.	GROUPS OF 3-7
EACH	POLYSTICHUM POLYBLEPHARUM	65 / 63		TASSEL FERN	#1 GAL.	18" O.C.	CONT.	GROUPS OF 1-3
GRASSES AND SEDGES								
EACH	CAREX CRINITA	68		FRINGED SEDGE	#1 GAL.	18" O.C.	CONT.	EQUAL MIX IN GROUPS OF 4-6
EACH	CAREX STRICTA	68		TUSSOCK SEDGE	#1 GAL.	18" O.C.	CONT.	
EACH	DESCHAMPSIA CESPITOSA 'GOLDTAU'	273		GOLD DEW TUFTED HAIR GRASS	#1 GAL.	18" O.C.	CONT.	
EACH	PANICUM VIRGATUM 'HEAVY METAL'	144		HEAVY METAL SWITCHGRASS	#1 GAL.	18" O.C.	CONT.	GROUPS OF 3-5

NOTE: ALL PLANT BEDS TO HAVE SUBSURFACE DRIP IRRIGATION SYSTEM

T R E E R E P L A C E M E N T
C A L I P E R I N C H E S

THE MEWS		
TREE TYPE	CALIPER	CALIPER INCHES
4 SHADE	4"	16"
26 MULTISTEM	4 1/2"	117"
TOTAL CALIPER INCHES		133"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

N

0 8' 16'
SCALE IN FEET

CALCULATED MLB/KMO
CHECKED JW

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Columbus, Ohio 43215
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PLANTING PLAN - THE MEWS
THE MEWS OPEN SPACE

BRIDGE PARK
OPEN SPACE

L5.03

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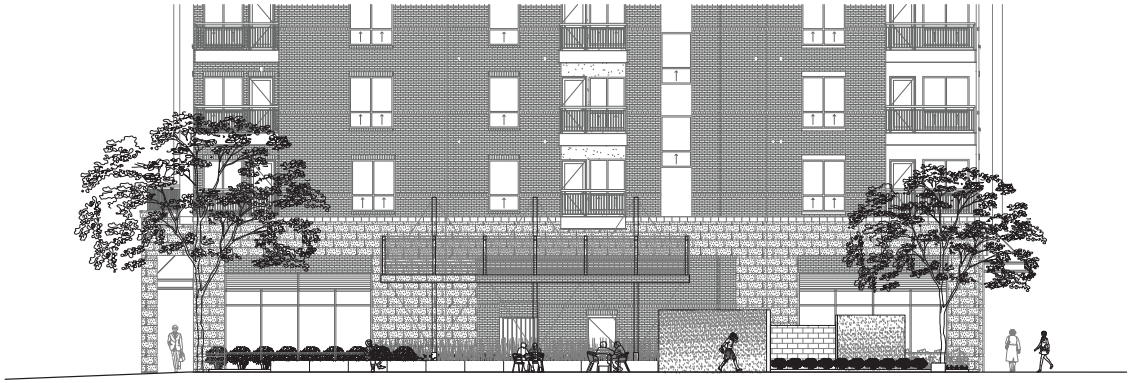
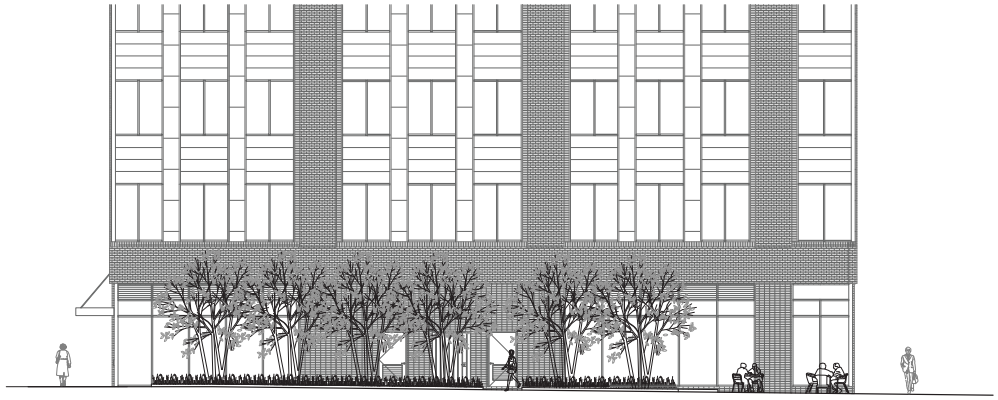


1 THE PAVILION - ELEVATION LOOKING SOUTH
SCALE: 1/4" = 1'-0"



2 THE PAVILION - ELEVATION LOOKING NORTH
SCALE: 1/4" = 1'-0"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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462 South Ludlow Alley
Columbus, Ohio 43215
p. 614 621 2796

CALCULATED MLB/KAO
CHECKED JW

SITE SECTIONS
THE PAVILION OPEN SPACE

BRIDGE PARK
OPEN SPACE

L9.01

P:\2014\14707-Bridge Park\CAD\Current\Sheets\14707- Sections-Elevations.dwg Last Saved By: mblackburn, 3/26/2015 5:11 PM Last Printed By: Matthew Blackburn, 3/26/2015 5:47 PM (No Xrefs)

1 THE MEWS - ELEVATION LOOKING SOUTH
SCALE: 1/8" = 1'-0"

2 THE MEWS - ELEVATION LOOKING NORTH
SCALE: 1/8" = 1'-0"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

MKSK
462 South Ludlow Alley
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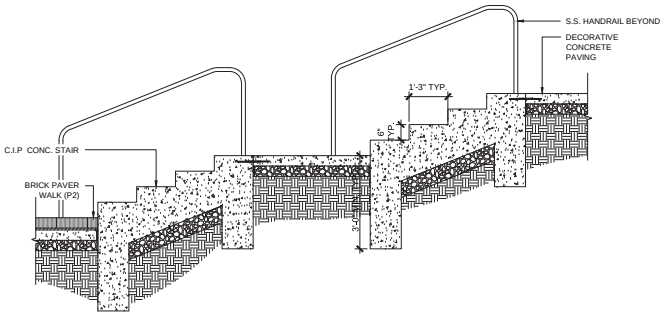
CALCULATED MLB/KAO
CHECKED JW

SITE SECTIONS 2
THE PAVILION OPEN SPACE

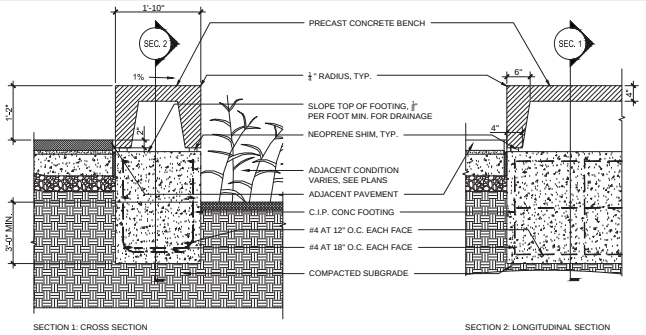
BRIDGE PARK
OPEN SPACE

L9.02

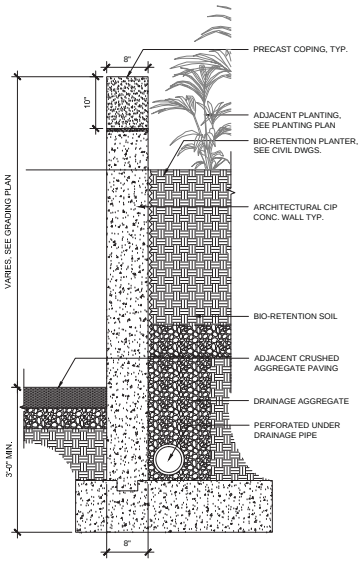
P:\2014\14707-Bridge Park\CAD\Current\Sheets\14707- Sections-Elevations.dwg Last Saved By: mbaldwin, 3/26/2015 5:11 PM Last Printed By: Matthew Blackburn, 3/26/2015 5:47 PM (No Xrefs)



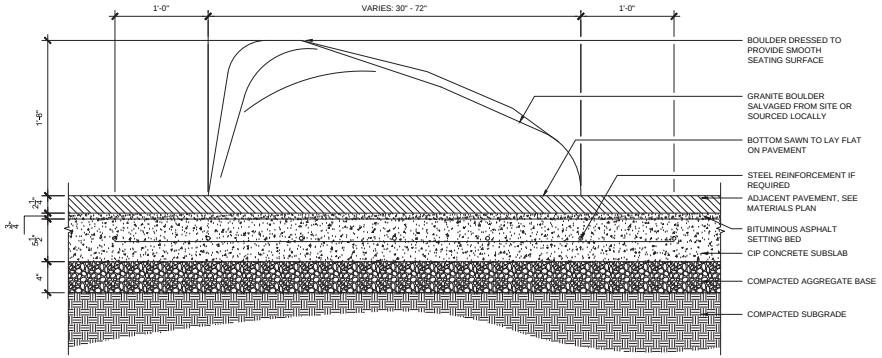
1 MEWS STEPS WEST AT PAVING
SCALE: $\frac{1}{2}$" = 1'-0"



2 PRECAST SEAT WALL, AS PER PLAN
SCALE: 3/4" = 1'-0"



3 CONCRETE RETAINING WALL
SCALE: 1" = 1'



4 BOULDER ON PAVEMENT
SCALE: 1-1/2" = 1'-0"

CHECK SET
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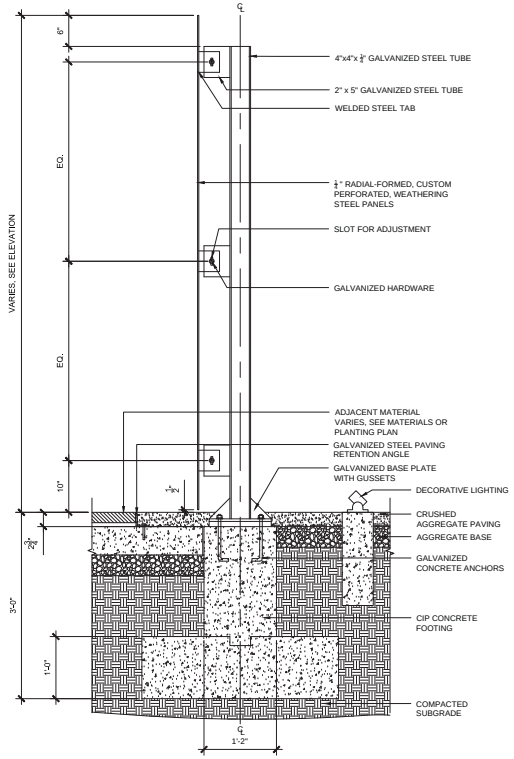
CALCULATED MLB/KAO
CHECKED JW

LANDSCAPE DETAILS - WALLS AND STAIRS

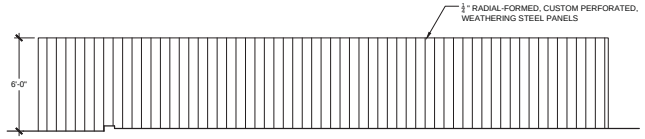
BRIDGE PARK
OPEN SPACE

11.01

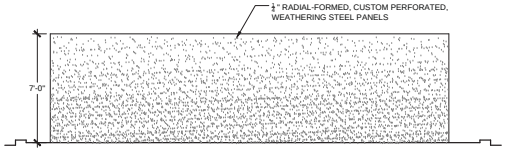
P:\2014\14707-Bridge Park\CAD\Current\Sheets\14707-- Details AM.dwg Last Saved By: mckoshorn, 3/26/2015 5:45 PM Last Printed By: Matthew Kobiga, 3/26/2015 9:36 AM (No Xrefs)



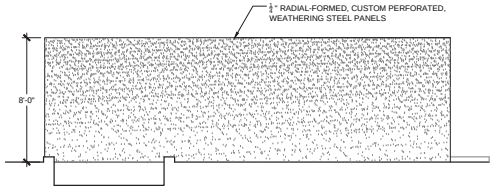
1 SCREEN WALL SECTION
SCALE: 1" = 1'-0"



2 THE MEWS - ELEVATION WEST SCREEN WALL
SCALE: 1/4" = 1'-0"



3 UTILITY ENCLOSURE - WEST SCREEN WALL
SCALE: 1/4" = 1'-0"



4 UTILITY ENCLOSURE - EAST SCREEN WALL
SCALE: 1/4" = 1'-0"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

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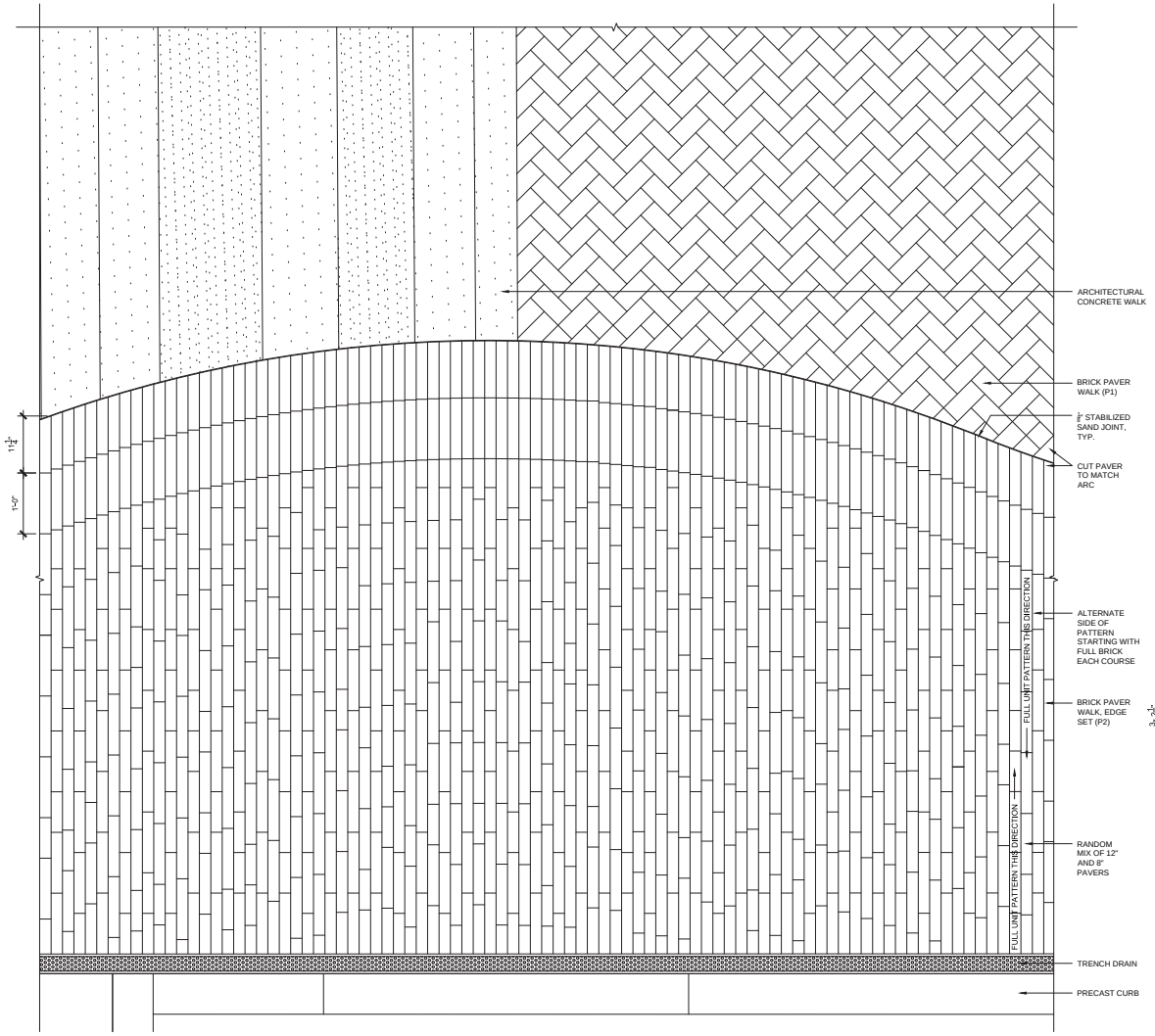
CHECKED JW

LANDSCAPE DETAILS - SCREEN WALLS

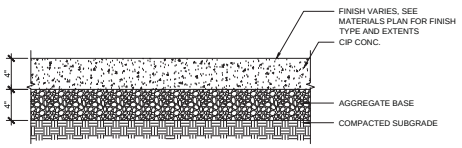
BRIDGE PARK
OPEN SPACE

L2.07

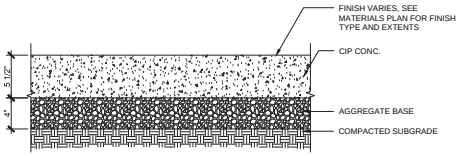
P:\2014\14707-Bridge Park\CAD\Current\Sheets\14707-- Details AM.dwg Last Saved By: mbosburn, 3/26/2015 5:45 PM Last Printed By: Matthew Kellogg, 3/30/2015 9:37 AM (No Xrefs)



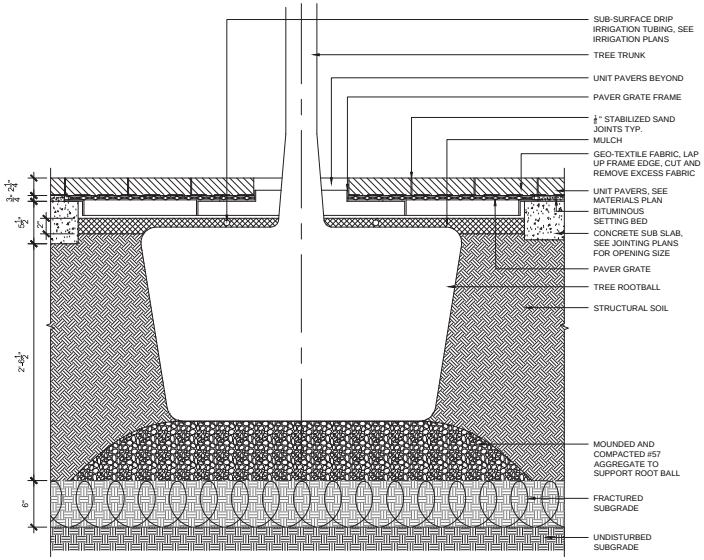
1 THE PAVILION - PAVEMENT ENLARGEMENT
SCALE: 1" = 1'-0"



2 CONCRETE WALK (P5), TYPICAL
SCALE: 1-1/2" = 1'



3 ARCHITECTURAL CONCRETE WALK (P7), TYPICAL
SCALE: 1-1/2" = 1'



4 PAVER GRATE
SCALE: 1-1/2" = 1'-0"

CHECK SET
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NOT FOR CONSTRUCTION

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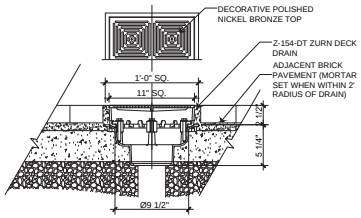
CHECKED JW

LANDSCAPE DETAILS - PAVEMENT

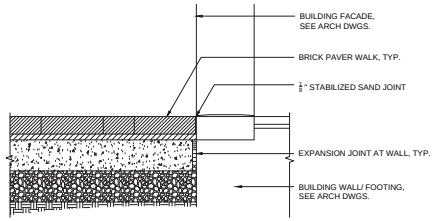
BRIDGE PARK
OPEN SPACE

L13.01

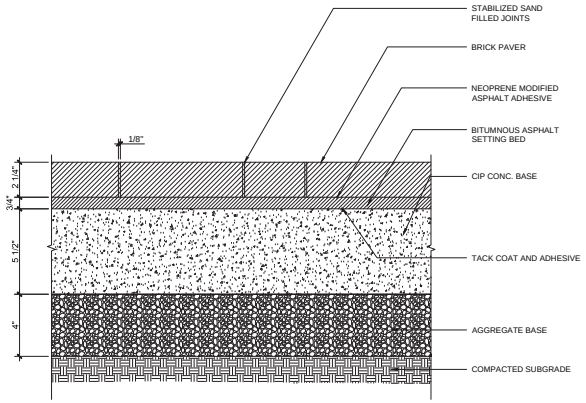
P:\2014\14707-Bridge Park\CAD\Current\Sheets\L14707-- Details.dwg Last Saved By: mbosshorn, 3/26/2015 5:45 PM Last Printed By: Matthew Kalbop, 3/26/2015 9:37 AM (No Xrefs)



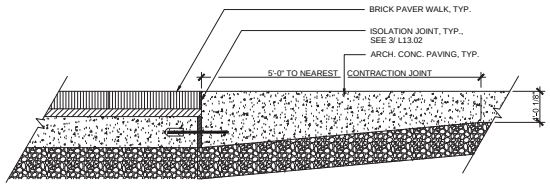
1 12" PLAZA DRAIN
SCALE: 1 1/2" = 1'-0"



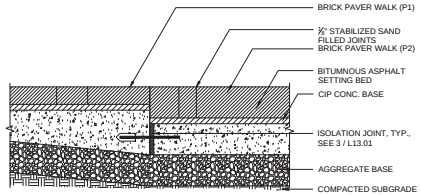
2 BRICK PAVER WALK AT BUILDING ENTRY, TYP.
SCALE: 1" = 1'



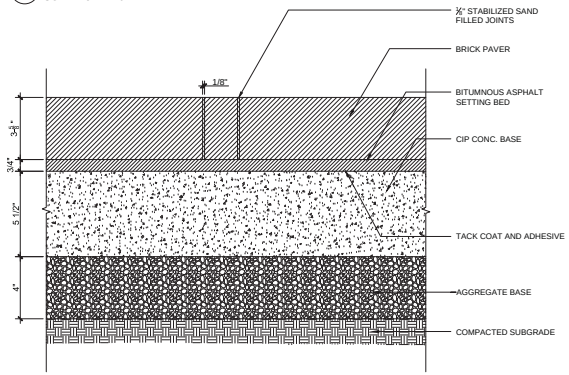
3 BRICK PAVER WALK (P1), TYPICAL
SCALE: 3" = 1'-0"



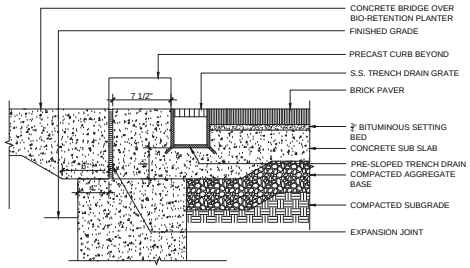
4 BRICK PAVER WALK AT CONCRETE PAVEMENT, TYP.
SCALE: 1" = 1'



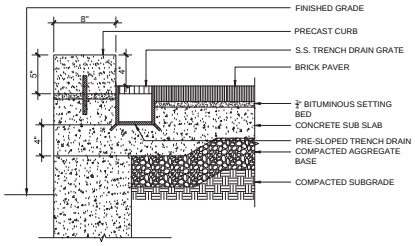
5 BRICK PAVER WALK (P1) AT BRICK PAVER WALK (P2)
SCALE: 1-1/2" = 1'



6 BRICK PAVER WALK (P2), TYPICAL
SCALE: 3" = 1'-0"



7 TRENCH DRAIN AT CURB
SCALE: 1 1/2" = 1'-0"



8 TRENCH DRAIN AT CURB
SCALE: 1 1/2" = 1'-0"

CHECK SET
NOT FOR BIDDING
NOT FOR CONSTRUCTION

CALCULATED MLB/KAO
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LANDSCAPE DETAILS - PAVEMENT

BRIDGE PARK
OPEN SPACE

L13.02

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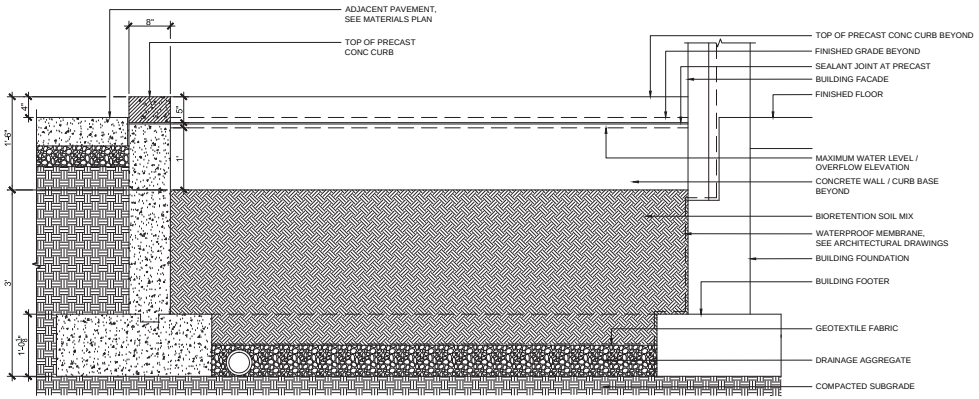
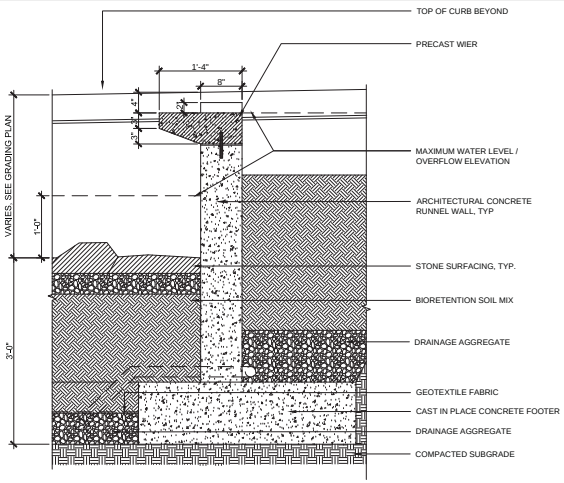
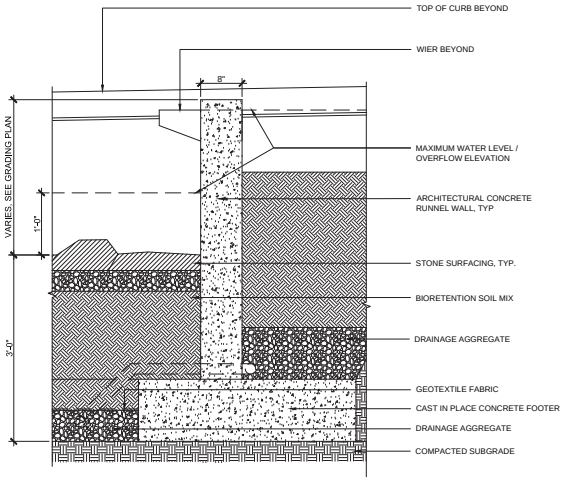


1 BIO-RETENTION PLANTER CURB AT BLDG C2
SCALE: 1" = 1'-0"



2 PRECAST STORMWATER WEIR, TYPICAL
SCALE: 1" = 1'-0"



3 PRECAST STORMWATER WEIR, TYPICAL
SCALE: 1" = 1'-0"

CHECK SET
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NOT FOR CONSTRUCTION

CALCULATED MLB/KAO
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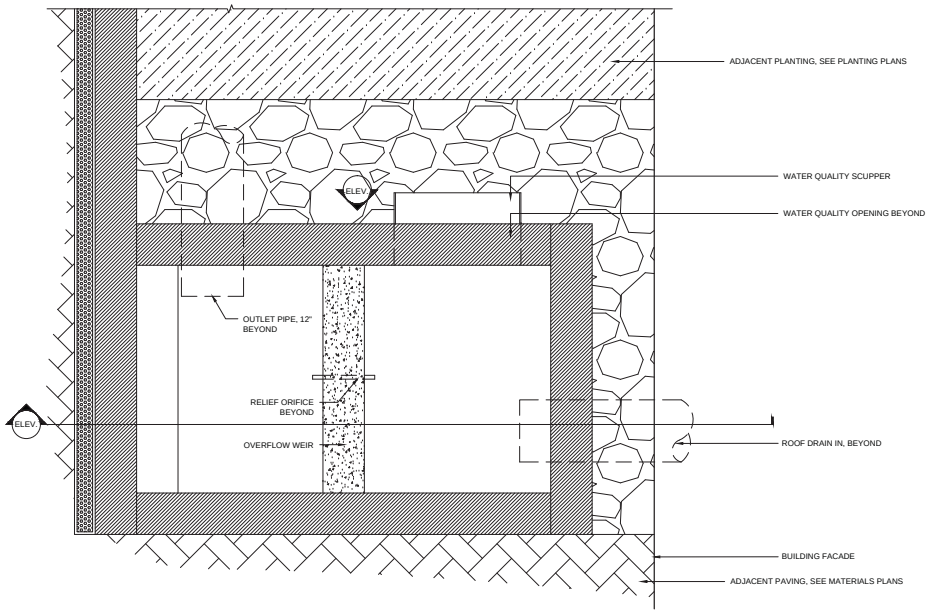
LANDSCAPE DETAILS - BIO-RETENTION

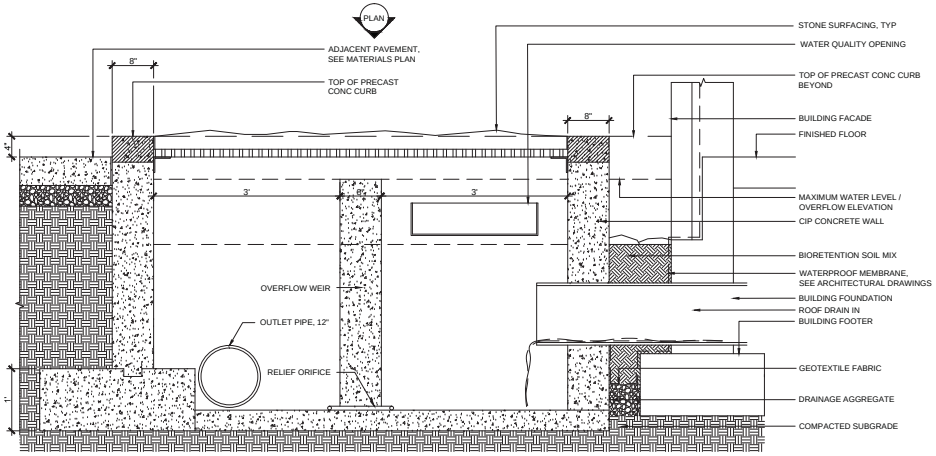
BRIDGE PARK
OPEN SPACE

15.0

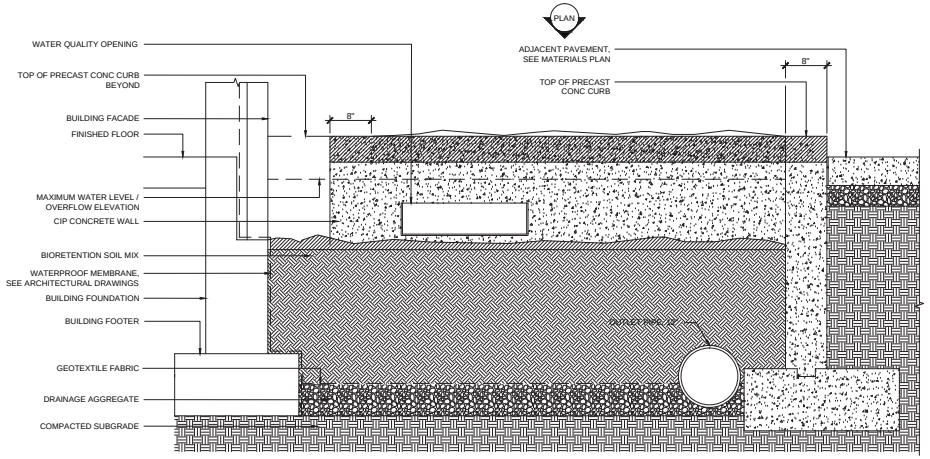
P:\2014\14707-Bridge Park\CAD\Current\Sheets\14707-- Details AM1.dwg Last Saved By: mbosshorn, 3/26/2015 5:45 PM Last Printed By: Matthew Kalbop, 3/26/2015 9:37 AM (No Xrefs)



PLAN



SECTION



ELEVATION

1 BIORETENTION OVERFLOW WEIR, TYPICAL
SCALE: 1" = 1'-0"

CHECK SET
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LANDSCAPE DETAILS - BIO-RETENTION

BRIDGE PARK
OPEN SPACE

15.02

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