



THE BEACON

PRELIMINARY DESIGN DEVELOPMENT PACKAGE

FEBRUARY 26, 2025

PROJECT DESCRIPTION

THE BEACON SENIOR COMMUNITY

The subject property consists of 17.662± acres located at the north-east corner of the intersection of Emerald Parkway and Bright Road, with frontage on Emerald Parkway and Bright Road and a portion of the property extending east with frontage on Sawmill Road. The Property is currently zoned PUD, PCD and R-1, and bordered on the north by a PUD zoned fitness complex and on the southeast portion with an office park zoned PCD. The City of Dublin’s recommended land use (as designated in the “Future Land Use Map”) for the Property is primarily Neighborhood Office/Institutional, with a narrow portion along the northwest boundary of the Property proposed as Parks/Open Space.

Newbury Development intends to develop the Property to provide a staged senior housing and assisted living community, initially consisting of four (4) structures collectively containing a mix of 375+/- independent living, assisted living and memory care Units, as well as on-site amenities and services that pair with the intended residents of the community.

VICINITY MAP



PROJECT TEAM

DEVELOPER:



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INDEX

COVER SHEET

GENERAL:

G-2	PROJECT INDEX
G-3	PROJECT SUMMARIES
G-4	OVERALL BIRD EYE VIEW - VIEW FROM SOUTHWEST LOOKING NORTHEAST
G-5	OVERALL BIRD EYE VIEW - VIEW FROM SOUTH LOOKING NORTH
G-6	OVERALL BIRD EYE VIEW - VIEW FROM SOUTHEAST LOOKING NORTHWEST
G-7	OVERALL BIRD EYE VIEW - VIEW FROM NORTHEAST LOOKING SOUTHWEST
G-8	OVERALL BIRD EYE VIEW - VIEW FROM NORTHWEST LOOKING SOUTHEAST
G-9	GROUND PERSPECTIVE - VIEW FROM BRIGHT ROAD ENTRY
G-10	GROUND PERSPECTIVE - APPROACHING VIEW OF INDEPENDENT LIVING
G-11	GROUND PERSPECTIVE - VIEW OF INDEPENDENT LIVING ENTRY FROM MEMORY CARE
G-12	GROUND PERSPECTIVE - CLOSE UP VIEW OF INDEPENDENT LIVING ENTRY
G-13	GROUND PERSPECTIVE - VIEW OF MEMORY CARE ENTRY
G-14	GROUND PERSPECTIVE - VIEW FROM INDEPENDENT LIVING LOOKING AT INDEPENDENT LIVING WITH ASSISTANCE AND ASSISTED LIVING
G-15	GROUND PERSPECTIVE - APPROACHING ENTRY OF VIEW OF INDEPENDENT LIVING WITH ASSISTANCE AND ASSISTED LIVING
G-16	GROUND PERSPECTIVE - VIEW OF INDEPENDENT LIVING WITH ASSISTANCE AND ASSISTED LIVING FROM MEMORY CARE
G-17	GROUND PERSPECTIVE - VIEW OF MEMORY CARE AND ASSISTED LIVING ENTRY
G-18	GROUND PERSPECTIVE - VIEW OF INDEPENDENT LIVING WITH ASSISTANCE + MEMORY CARE AND ASSISTED LIVING
G-19	GROUND PERSPECTIVE - VIEW FROM SAWMILL ROAD LOOKING AT MEMORY CARE AND ASSISTED LIVING
G-20	GROUND PERSPECTIVE - REAR VIEW OF MEMORY CARE AND ASSISTED LIVING
G-21	GROUND PERSPECTIVE - VIEW OF FIRE LANE FROM EAST
G-22	GROUND PERSPECTIVE - PRIVATE DINING COURTYARD + TERRACE GARDEN
G-23	BIRD EYE VIEW - PRIVATE DINING COURTYARD + TERRACE GARDEN
G-24	GROUND PERSPECTIVE - VIEW FROM NATURE WALK
G-25	BIRD EYE VIEW - ATHLETICS + RECREATION COURTYARD
G-26	BALCONY PERSPECTIVE - VIEW FROM THIRD FLOOR BALCONY OF INDEPENDENT LIVING
G-27	GROUND PERSPECTIVE - PRIVATE COURTYARD BEHIND INDEPENDENT LIVING
G-28	BIRD EYE VIEW - PRIVATE COURTYARD BEHIND INDEPENDENT LIVING
G-29	GROUND PERSPECTIVE - VIEW OF FIRE LANE FROM WEST
G-30	GROUND PERSPECTIVE - VIEW FROM POND LOOKING AT INDEPENDENT LIVING
G-31	BALCONY PERSPECTIVE - VIEW FROM INDEPENDENT LIVING THIRD FLOOR BALCONY

ARCHITECTURE:

A-32	CONTEXTUAL SITE PLAN
A-33	PHASE 01 - CONTEXTUAL SITE PLAN
A-34	BUILDING PLAN - INDEPENDENT LIVING WITH ASSISTANCE - PARKING FLOOR PLAN
A-35	BUILDING PLAN - INDEPENDENT LIVING WITH ASSISTANCE - FIRST FLOOR PLAN
A-36	BUILDING PLAN - INDEPENDENT LIVING WITH ASSISTANCE - SECOND FLOOR PLAN
A-37	BUILDING PLAN - INDEPENDENT LIVING WITH ASSISTANCE - THIRD FLOOR PLAN
A-38	BUILDING PLAN - INDEPENDENT LIVING WITH ASSISTANCE - FOURTH FLOOR PLAN
A-39	BUILDING ELEVATIONS - INDEPENDENT LIVING WITH ASSISTANCE
A-40	BUILDING ELEVATIONS - INDEPENDENT LIVING WITH ASSISTANCE
A-41	BUILDING SECTIONS - INDEPENDENT LIVING WITH ASSISTANCE
A-42	PHASE 02 - CONTEXTUAL SITE PLAN - MEMORY CARE
A-43	BUILDING PLAN - MEMORY CARE - FIRST FLOOR PLAN
A-44	BUILDING ELEVATIONS - MEMORY CARE
A-45	BUILDING ELEVATIONS - MEMORY CARE
A-46	BUILDING SECTIONS - MEMORY CARE
A-47	PHASE 03 - CONTEXTUAL SITE PLAN
A-48	BUILDING PLAN - MEMORY CARE AND ASSISTED LIVING - PARKING FLOOR PLAN
A-49	BUILDING PLAN - MEMORY CARE AND ASSISTED LIVING - FIRST FLOOR PLAN
A-50	BUILDING PLAN - MEMORY CARE AND ASSISTED LIVING - SECOND FLOOR PLAN
A-51	BUILDING PLAN - MEMORY CARE AND ASSISTED LIVING - THIRD FLOOR PLAN
A-52	BUILDING PLAN - MEMORY CARE AND ASSISTED LIVING - FOURTH FLOOR PLAN
A-53	BUILDING ELEVATIONS - MEMORY CARE AND ASSISTED LIVING
A-54	BUILDING ELEVATIONS - MEMORY CARE AND ASSISTED LIVING
A-55	BUILDING SECTIONS - MEMORY CARE AND ASSISTED LIVING
A-56	PHASE 04 - CONTEXTUAL SITE PLAN
A-57	BUILDING PLAN - INDEPENDENT LIVING - PARKING FLOOR PLAN
A-58	BUILDING PLAN - INDEPENDENT LIVING - FIRST FLOOR PLAN
A-59	BUILDING PLAN - INDEPENDENT LIVING - SECOND FLOOR PLAN
A-60	BUILDING PLAN - INDEPENDENT LIVING - THIRD FLOOR PLAN
A-61	BUILDING PLAN - INDEPENDENT LIVING - FOURTH FLOOR PLAN
A-62	BUILDING ELEVATIONS - INDEPENDENT LIVING
A-63	BUILDING ELEVATIONS - INDEPENDENT LIVING
A-64	BUILDING SECTIONS - INDEPENDENT LIVING
A-65	BUILDING ELEVATIONS + PLAN - WATER METER HOUSE
A-66	MATERIAL BOARD

LANDSCAPE:

L-67	THE PRESERVATION PLAN
L-68	OVERALL COURTYARD SITE PLAN
L-69	PHASE 01 - OPEN SPACE PLAN
L-70	PHASE 01 - LANDSCAPE SITE PLAN
L-71	BRIGHT ROAD ENTRY ENLARGEMENT PLAN
L-72	NOT USED
L-73	PRIVATE DINING COURTYARD ENLARGEMENT PLAN
L-74	ATHLETICS + RECREATION COURTYARD ENLARGEMENT PLAN
L-75	PHASE 02 - OPEN SPACE DATA
L-76	PHASE 02 - LANDSCAPE SITE PLAN
L-77	EMERALD PARKWAY AND BRIGHT ROAD VISUAL GATEWAY
L-78	BLDG 02 MEMORY CARE GARDEN ENLARGED PLAN
L-79	PHASE 03 - OPEN SPACE DATA
L-80	PHASE 03 - LANDSCAPE SITE PLAN
L-81	BLDG 03 MEMORY CARE AND ASSISTED LIVING ENCLOSED COURTYARD
L-82	BLDG 03 MEMORY CARE AND ASSISTED LIVING OUTDOOR COURTYARD
L-83	FULL-BUILD OPEN SPACE DATA
L-84	FULL-BUILD LANDSCAPE SITE PLAN
L-85	BLDG 04 INDEPENDANT PRIVATE COURTYARD + ENLARGEMENT PLAN
L-86	CONTEXTUAL SITE PLAN - CIRCULATION PATH

CIVIL:

C-87	COVER SHEET
C-88	DETAILS
C-89	EXISTING CONDITIONS AND DEMOLITION PLAN
C-90	PROPERTY SURVEY
C-91	PHASING PLAN - PHASE 1
C-92	PHASING PLAN - PHASE 2
C-93	PHASING PLAN - PHASE 3
C-94	PHASING PLAN - PHASE 4
C-95	STAKING PLAN - PHASE 1
C-96	STAKING PLAN - PHASE 2
C-97	STAKING PLAN - PHASE 3
C-98	STAKING PLAN - PHASE 4
C-99	UTILITY PLAN - PHASE 1
C-100	UTILITY PLAN - PHASE 2
C-101	UTILITY PLAN - PHASE 3
C-102	UTILITY PLAN - PHASE 4
C-103	SANITARY PLAN
C-104	SANITARY PROFILE
C-105	GRADING PLAN
C-106	GRADING PLAN

CIVIL:

C-107	GRADING PLAN
C-108	GRADING PLAN
C-109	GRADING PLAN
C-110	STORM PROFILES
C-111	STORM PROFILES
C-112	STORM DETAILS
C-113	TEMPORARY GRADING PLAN
C-114	FIRE ACCESS PLAN - PHASE 1
C-115	FIRE ACCESS PLAN - PHASE 2
C-116	FIRE ACCESS PLAN - PHASE 3
C-117	FIRE ACCESS PLAN - PHASE 4
C-118	FIRE HYDRANT COVERAGE - PHASE 1
C-119	FIRE HYDRANT COVERAGE - PHASE 2
C-120	FIRE HYDRANT COVERAGE - PHASE 3
C-121	FIRE HYDRANT COVERAGE - PHASE 4
C-122	GARAGE ACCESS PLAN - BUILDING 1 & 3
C-123	GARAGE ACCESS PLAN - BUILDING 4
C-124	FLOODPLAIN MAP - EXISTING CONDITIONS
C-125	FLOODPLAIN COMPENSATORY CUT PLAN
C-126	FLOODPLAIN MAP - PROPOSED CONDITIONS

APPENDIX:

APPENDIX 01	FLOODPLAIN ANALYSIS
APPENDIX 02	PHASE 01 ENVIRONMENTAL SITE ASSESSMENT
APPENDIX 03	SANITARY STUDY AND CALCULATIONS
APPENDIX 04	STORMWATER MANAGEMENT REPORT

PROJECT SUMMARIES

PROJECT ADDRESS:

Bright Road, Dublin, Ohio 43016

PARCEL NUMBERS:

273-008405
273-008761
273-008676
273-008619
273-00868
273-008680
273-008660
273-008634
273-008633
273-008632

CURRENT ZONING:

PUD, PCD AND R-1

EXISTING LAND USE:

Undeveloped & single family homes

PROPOSED LAND USE:

Neighborhood Office/ Institutional (Designated in the "Future Land Use Map")

ACREAGE LOT AREA:

Acres: 21.523
Lot Area: 937,541 sf

DEVELOPED AREA:

21.523 Acre site	
Total site area:	937,541 sf
Total building footprint:	165,356 sf
Total impervious area:(Streets & Drives)	126,397 sf
Sidewalks,paths, dumpster area & generator pads	29,281 sf
landscaped courtyards	35,559 sf

Total building and impervious area percentage: 356,593/ 937,541 = 38.03%
Total open area percentage: 61.97%

TOTAL BUILDING AREA:

Phase 1 - Independent with Assistance & Assisted Living:	220,896 sf
Phase 2 - Memory Care:	29,055 sf
Phase 3 - Memory Care and Assisted Living:	167,928 sf
Phase 4 - Independent Living:	137,978 sf

Total Building Area: 555,857 sf (Not including structured parking)

BUILDING HEIGHT:

Phase 1 - Independent with Assistance & Assisted Living:	54'-4"
Phase 2 - Memory Care:	35'-0"
Phase 3 - Memory Care and Assisted Living:	54'-4"
Phase 4 - Independent Living:	53'-4"

BUILDING SUMMARIES

PHASE 1: BUILDING 1 - INDEPENDENT LIVING WITH ASSISTANCE & ASSISTED LIVING

BUILDING AREA:	
First Floor Area:	56,725 sf
Second Floor Area:	55,181 sf
Third Floor Area:	55,181 sf
Fourth Floor Area:	53,809 sf
Total Square Footage:	220,896 sf (Not including structured parking)

Unit square footage:	133,207 sf
Common Area square footage:	87,689 sf

TOTAL UNIT COUNT:	138
Independent Living with Assistance:	93 Units
Assisted Living:	45 Units

Structured Parking:	109
Parking Spaces Surface Parking:	84 Parking Spaces

PHASE 2: BUILDING 2 - MEMORY CARE

BUILDING AREA:	
First Floor Area:	29,055 sf
Total Square Footage:	29,055 sf

Unit square footage:	12,178 sf
Common Area square footage:	16,877 sf

TOTAL UNIT COUNT	
Memory Care:	32 Units

Surface Parking:	23 Parking Spaces
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PHASE 3: BUILDING 3 - MEMORY CARE and ASSISTED LIVING

BUILDING AREA:	
First Floor Area:	44,538 sf
Second Floor Area:	41,994 sf
Third Floor Area:	41,695 sf
Fourth Floor Area:	39,701 sf
Total Square Footage:	167,928 sf (Not including structured parking)

Unit square footage:	87,989 sf
Common Area square footage:	79,939 sf

TOTAL UNIT COUNT:	121
Memory Care:	36 Units
Assisted Living:	85 Units

Structured Parking:	101
Parking Spaces Surface Parking:	0 Parking Spaces

PHASE 4: BUILDING 4 - INDEPENDENT LIVING

BUILDING AREA:	
First Floor Area:	35,038 sf
Second Floor Area:	34,960 sf
Third Floor Area:	34,960 sf
Fourth Floor Area:	33,020 sf
Total Square Footage:	137,978 sf (Not including structured parking)

Unit square footage:	94,082 sf
Common Area square footage:	43,896 sf

TOTAL UNIT COUNT	
Independent Living:	84 Units

Structured Parking:	86 Parking Spaces
Surface Parking:	39 Parking Spaces

COMMON AREA SUMMARIES

Phase 1 - Independent with Assistance & Assisted Living - Common area:	87,689 sf
Phase 2 - Memory Care - Common area:	16,877 sf
Phase 3 - Memory Care and Assisted Living - Common area:	79,939 sf
Phase 4 - Independent Living - Common area:	43,896 sf

Total Building Area - Common area:	228,401 sf
Total Building Area - Common area percentage: 228,401/ 555,857 = 41.08%	

TOTAL UNIT SUMMARY

Phase 1 - Building 1 - Independent with Assistance & Assisted Living:	Total units: 138
Phase 2 - Building 2 - Memory Care:	Total units: 32
Phase 3 - Building 3 - Memory Care and Assisted Living:	Total units: 121
Phase 4 - Building 4 - Independent Living:	Total units: 84
Total Project unit count:	375 units

PARKING SUMMARIES

Phase 1 - Building 1 - Independent with Assistance & Assisted Living - Parking:	
Required - Independent Living parking spaces 1 per dwelling unit: 93 units:	93 required spaces
Required - Assisted Living parking spaces 1 per every 6 units: 45 units/ 6 =	8 required spaces
Required - Staff parking - 1 per employee on largest shift:	30 required spaces
Total required parking spaces:	131 required spaces

Provided - Structured parking spaces:	109 spaces
Provided - Surface parking spaces:	84 spaces
Total provided parking spaces:	193 provided spaces

Phase 2 - Building 2 - Memory Care - Parking:	
Required - Memory Care parking spaces 1 per every 6 units: 32 units/ 6 =	6 required spaces
Required - Staff parking - 1 per employee on largest shift:	15 required spaces
Total required parking spaces:	21 required spaces

Provided - Surface parking spaces provided:	23 spaces
Total provided parking spaces:	23 provided spaces

Phase 3 - Building 3 - Memory Care and Assisted Living - Parking:	
Required - Memory Care parking spaces 1 per every 6 units: 36 units/ 6 =	6 required spaces
Required - Assisted Living parking spaces 1 per every 6 units: 85 units/ 6 =	15 required spaces
Required - Staff parking - 1 per employee on largest shift:	30 spaces
Total required parking spaces:	51 required spaces

Provided - Structured parking spaces:	101 spaces
Provided - Surface parking spaces:	0 spaces
Total provided parking spaces:	101 provided spaces

Phase 4 - Building 4 - Independent Living - Parking:	
Required - Independent Living parking spaces 1 per dwelling unit: 84 units:	84 required spaces
Required - Staff parking - 1 per employee on largest shift:	8 required spaces
Total required parking spaces:	92 required spaces

Provided - Structured parking spaces:	86 spaces
Provided - Surface parking spaces:	39 spaces
Total provided parking spaces:	125 provided spaces

Total project structured parking spaces:	296 spaces
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Total project surface parking spaces:	143 spaces
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Total project parking count:	439 spaces
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Total project parking percentage in structured parking:	296/ 439 = 67.42%
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OVERALL BIRD EYE VIEW
VIEW FROM SOUTHWEST LOOKING NORTHEAST



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OVERALL BIRD EYE VIEW
VIEW FROM SOUTH LOOKING NORTH



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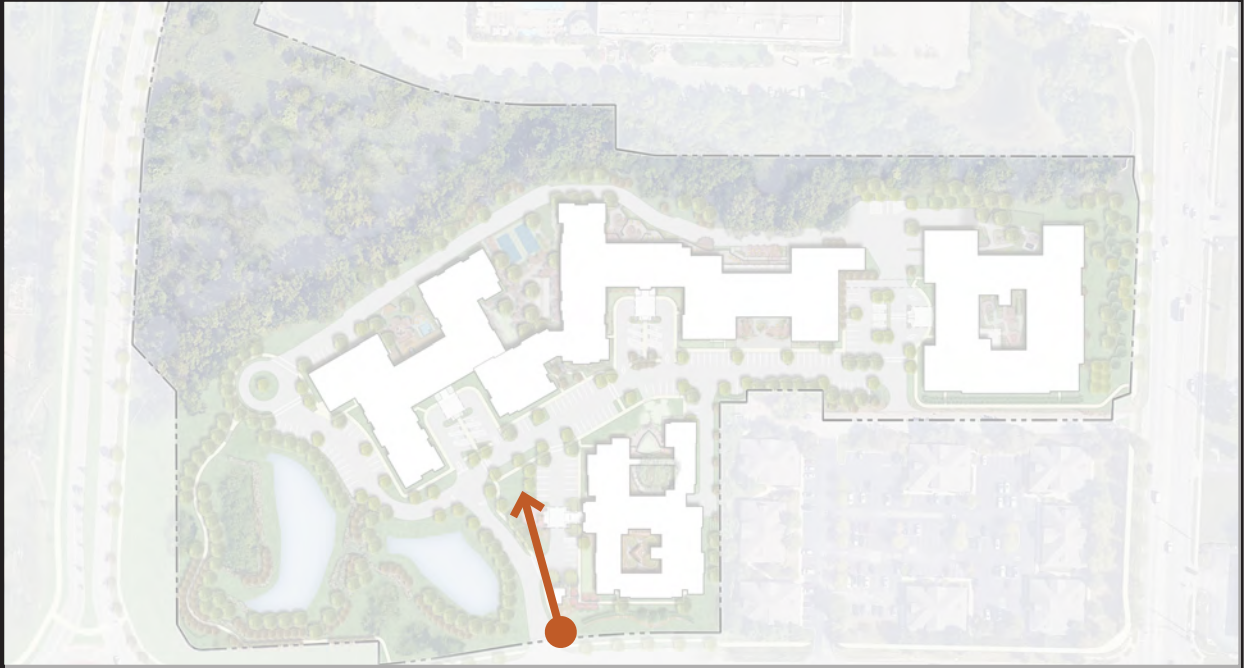
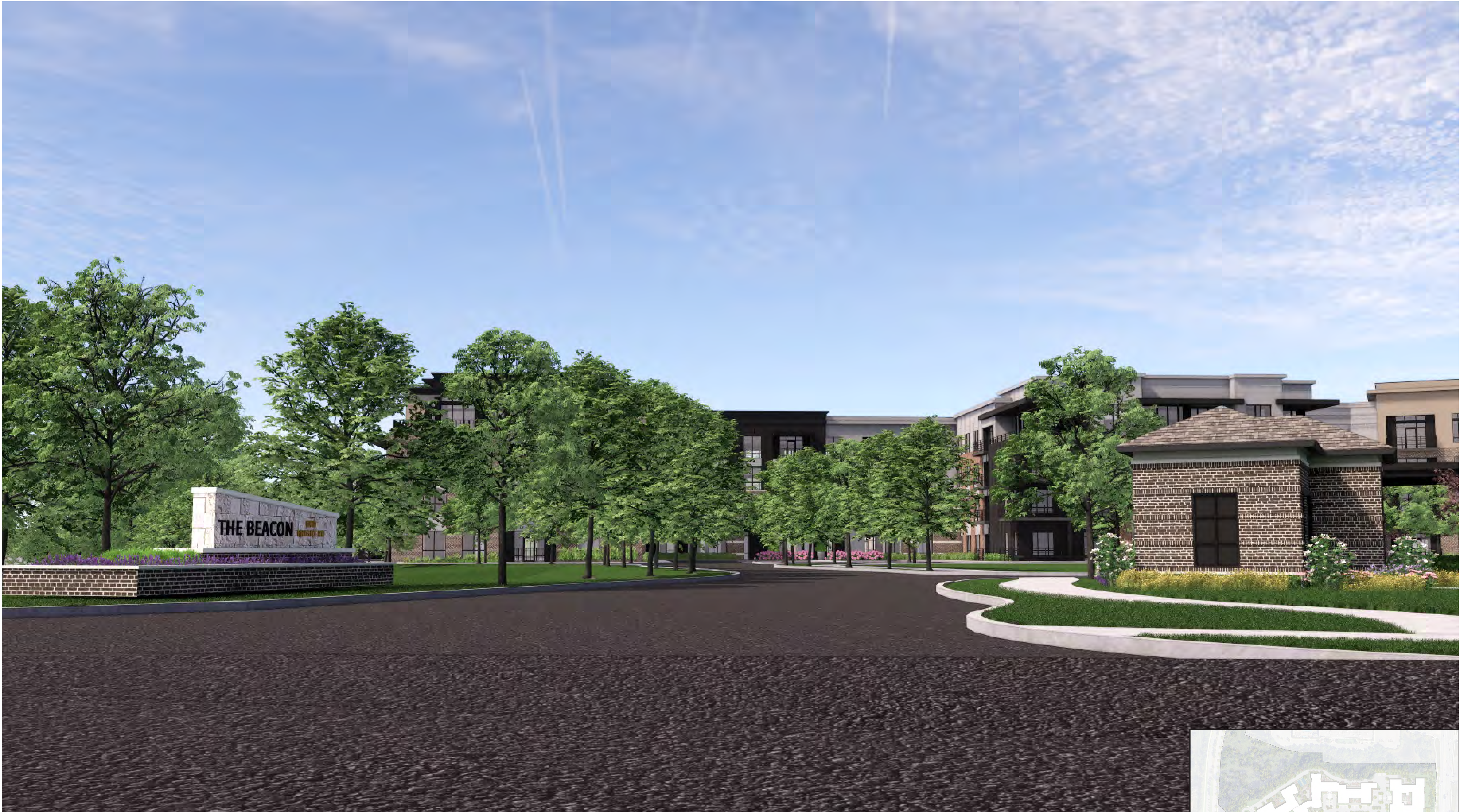


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OVERALL BIRD EYE VIEW
VIEW FROM SOUTHEAST LOOKING NORTHWEST







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GROUND PERSPECTIVE
VIEW FROM BRIGHT ROAD ENTRY



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GROUND PERSPECTIVE
APPROACHING VIEW OF INDEPENDENT LIVING



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GROUND PERSPECTIVE
VIEW OF INDEPENDENT LIVING ENTRY FROM MEMORY CARE



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GROUND PERSPECTIVE
CLOSE UP VIEW OF INDEPENDENT LIVING ENTRY





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GROUND PERSPECTIVE
VIEW OF FROM INDEPENDENT LIVING ENTRY LOOKING AT INDEPENDENT
LIVING WITH ASSISTANCE AND ASSITED LIVING.



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GROUND PERSPECTIVE
APPROACHING ENTRY OF INDEPENDENT LIVING WITH ASSISTANCE
AND ASSITED LIVING.



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GROUND PERSPECTIVE
VIEW OF INDEPENDENT LIVING WITH ASSISTANCE AND ASSISTED
LIVING ENTRY



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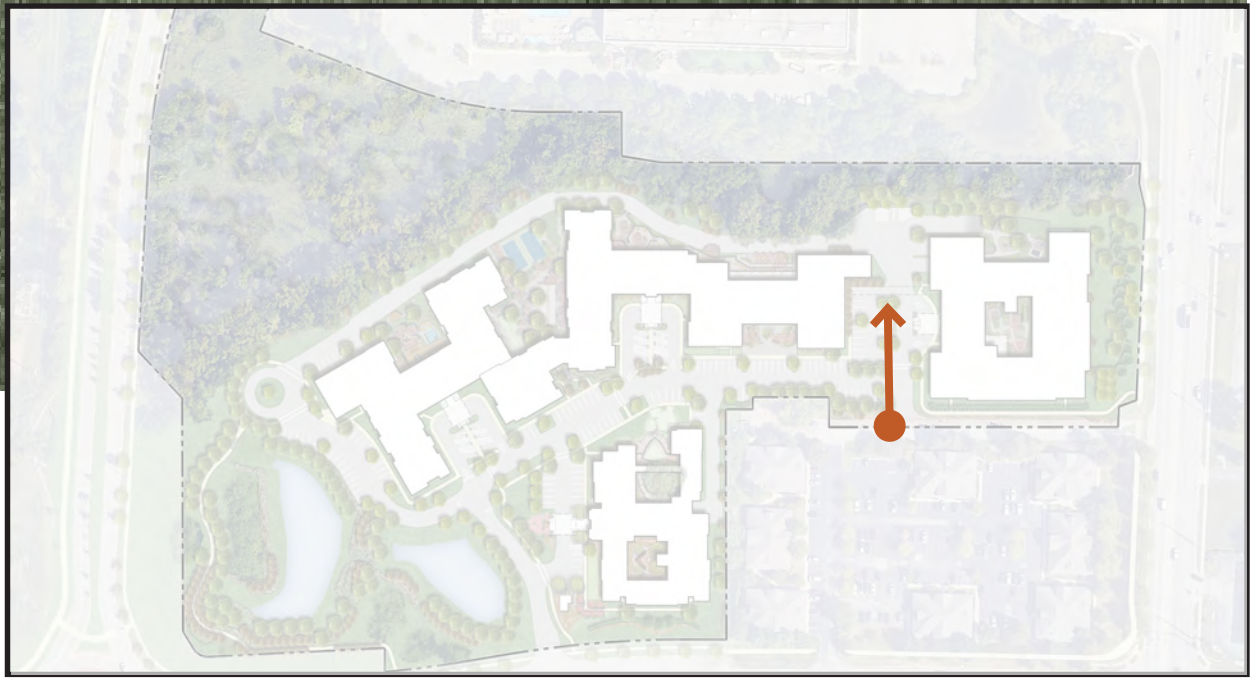
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GROUND PERSPECTIVE
VIEW OF MEMORY CARE AND ASSISTED LIVING ENTRY



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GROUND PERSPECTIVE
VIEW OF INDEPENDENT LIVING WITH ASSISTANCE AND ASSISTED
LIVING + MEMORY CARE AND ASSISTED LIVING



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GROUND PERSPECTIVE
VIEW FROM SAWMILL ROAD LOOKING AT
MEMORY CARE AND ASSISTED LIVING



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GROUND PERSPECTIVE
REAR VIEW OF MEMORY CARE AND ASSISTED LIVING



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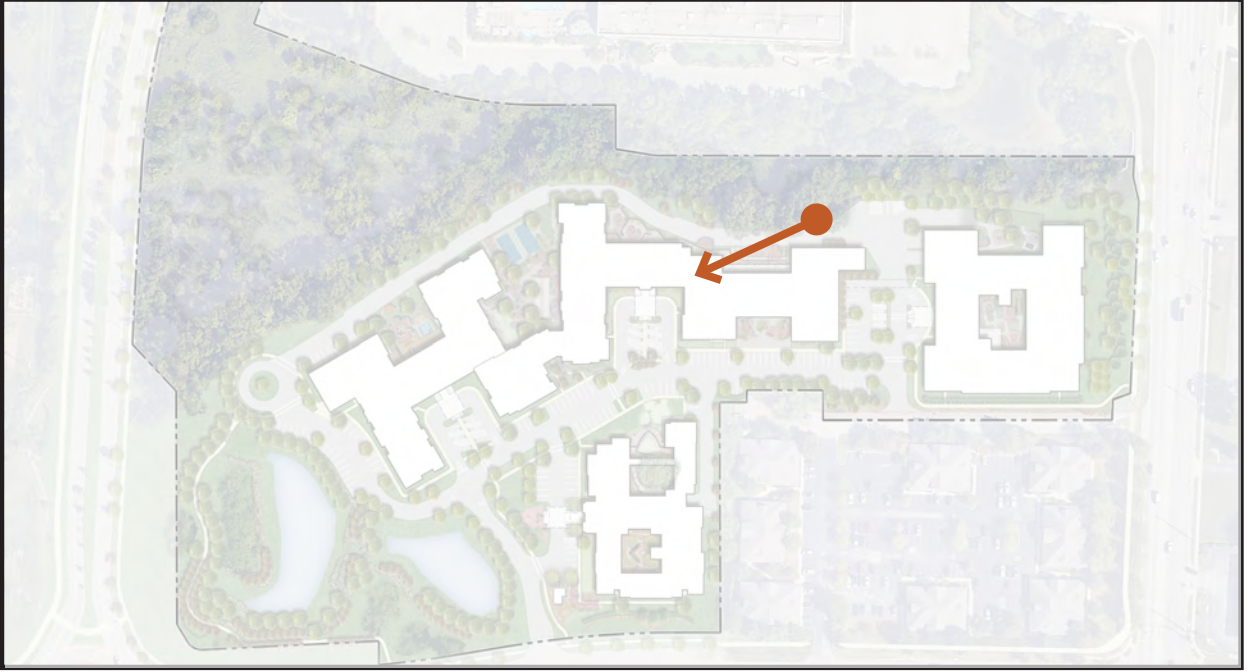
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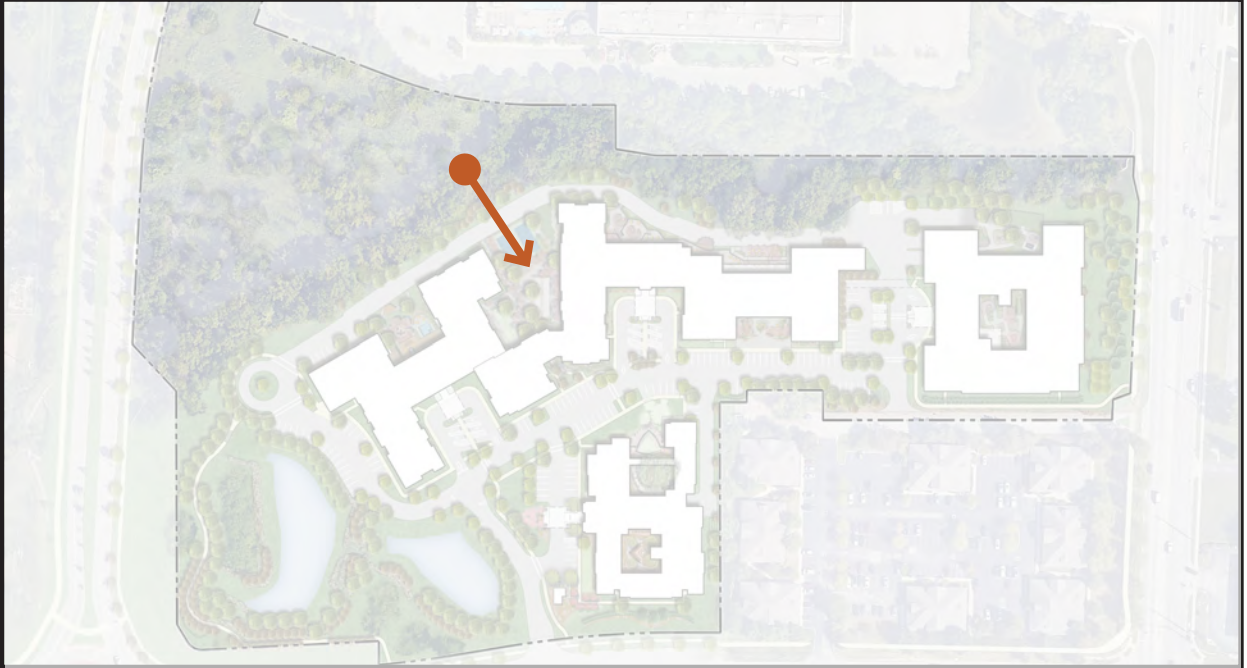
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GROUND PERSPECTIVE
VIEW OF FIRE LANE FROM EAST







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GROUND PERSPECTIVE
VIEW FROM NATURE WALK







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GROUND PERSPECTIVE
PRIVATE COURTYARD BEHIND INDEPENDENT LIVING





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GROUND PERSPECTIVE
VIEW OF FIRE LANE FROM WEST



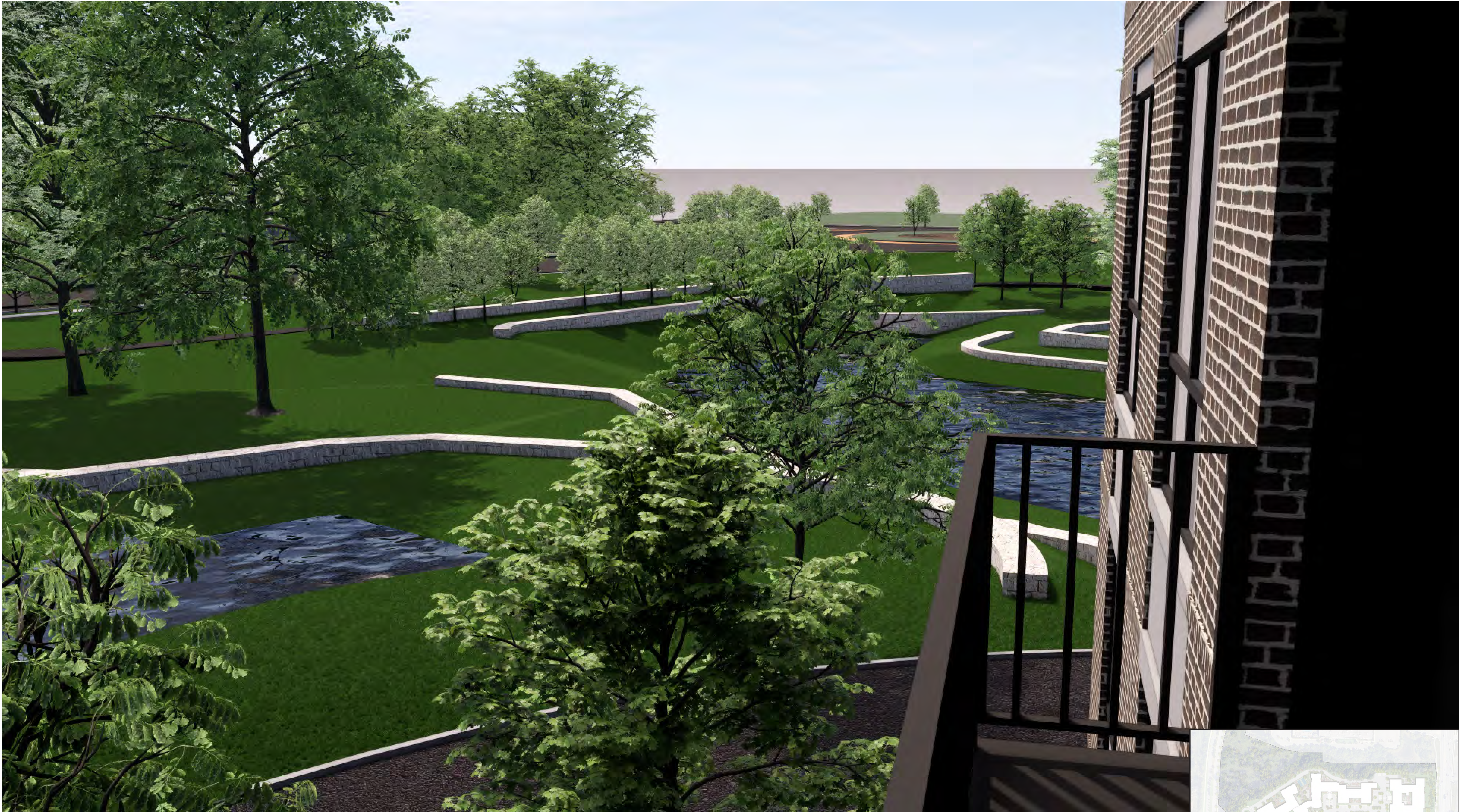
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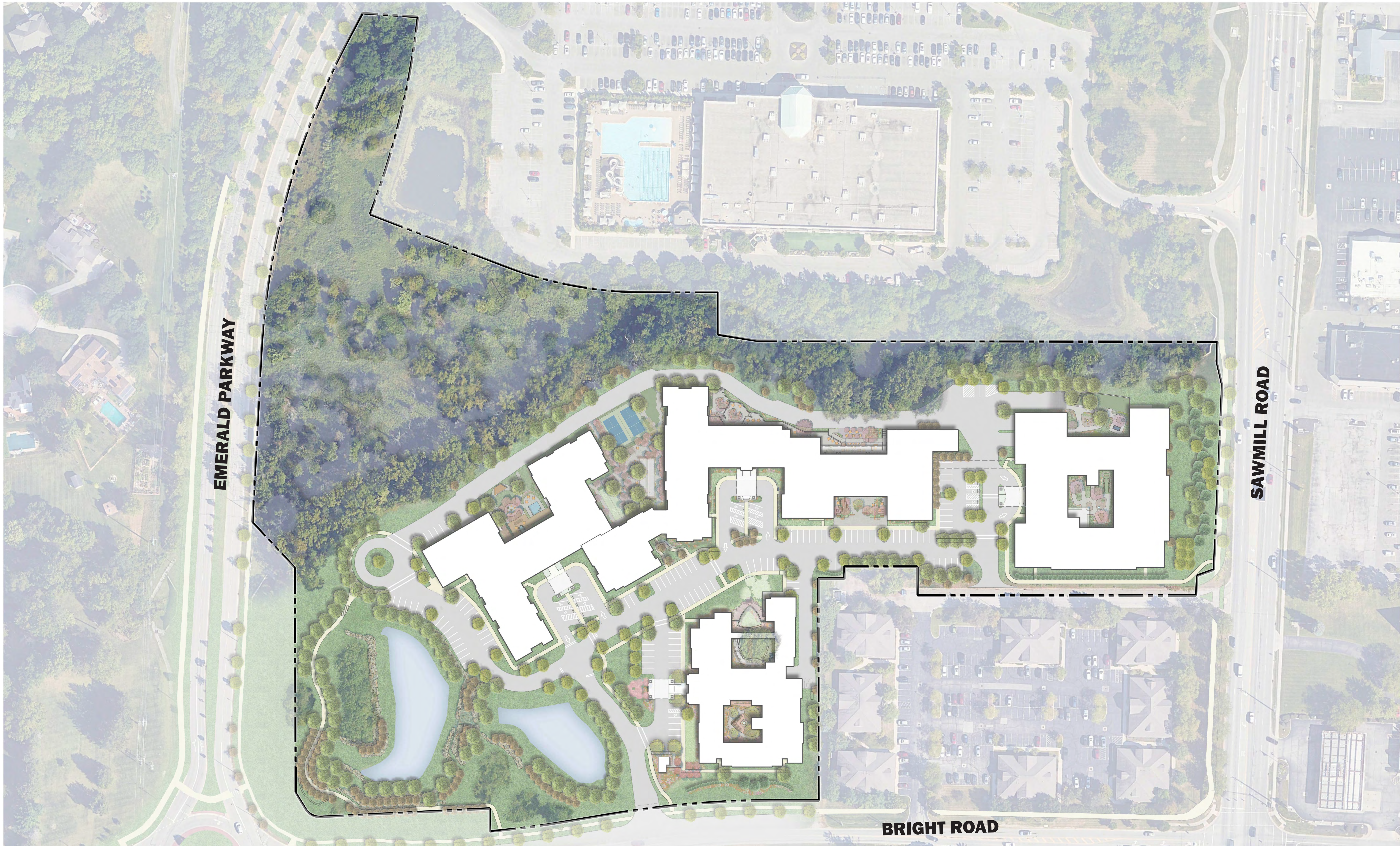


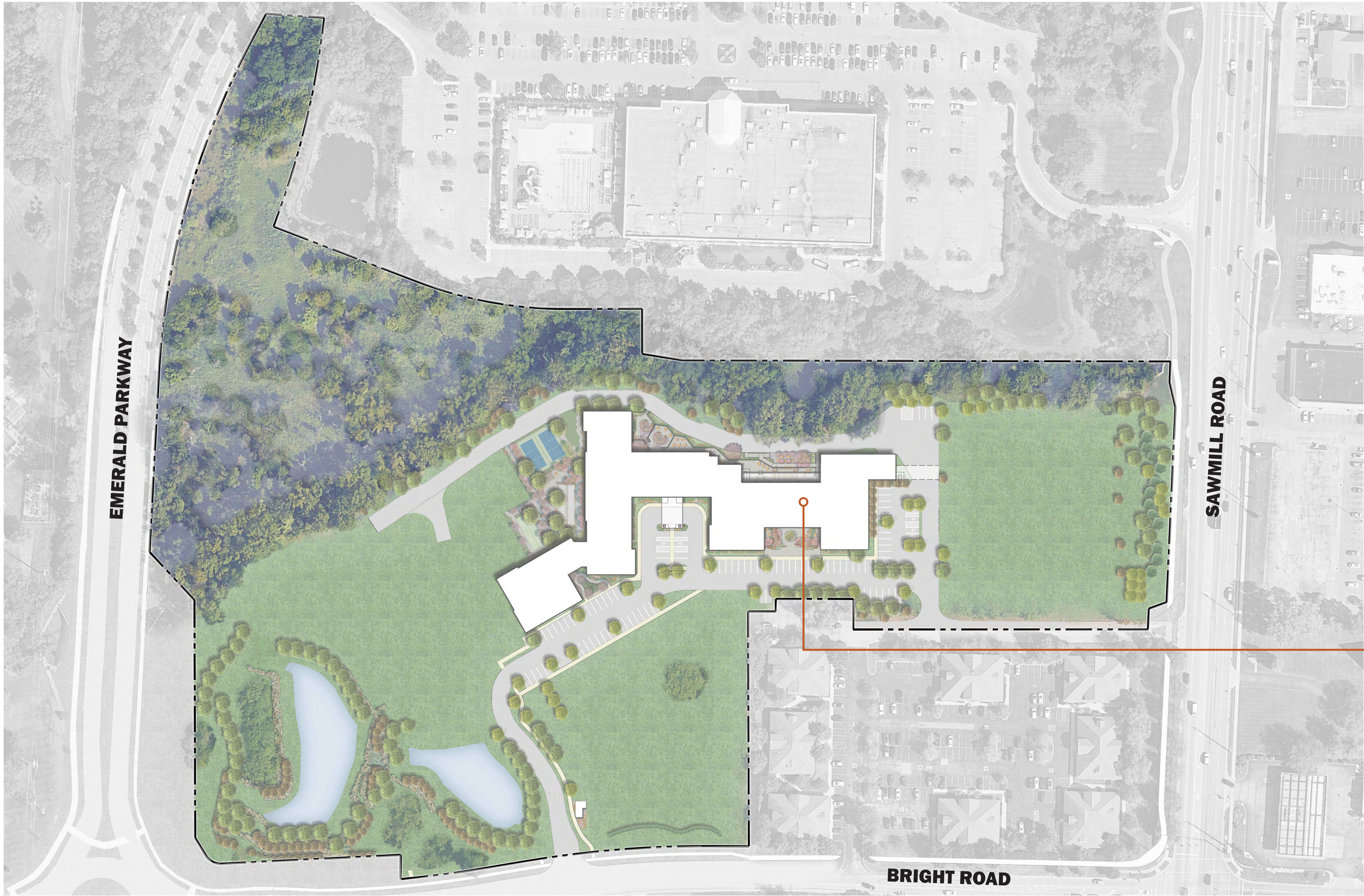
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GROUND PERSPECTIVE
VIEW FROM POND LOOKING AT INDEPENDENT LIVING





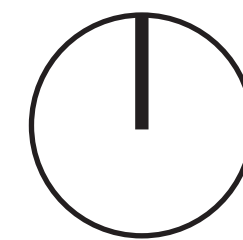
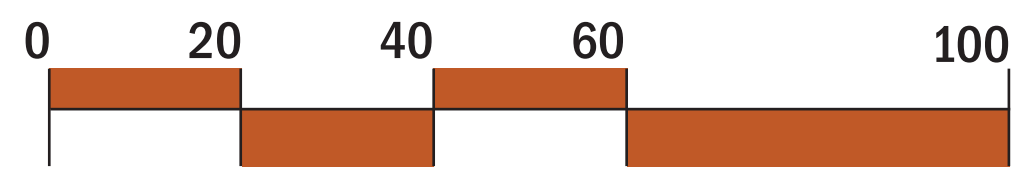


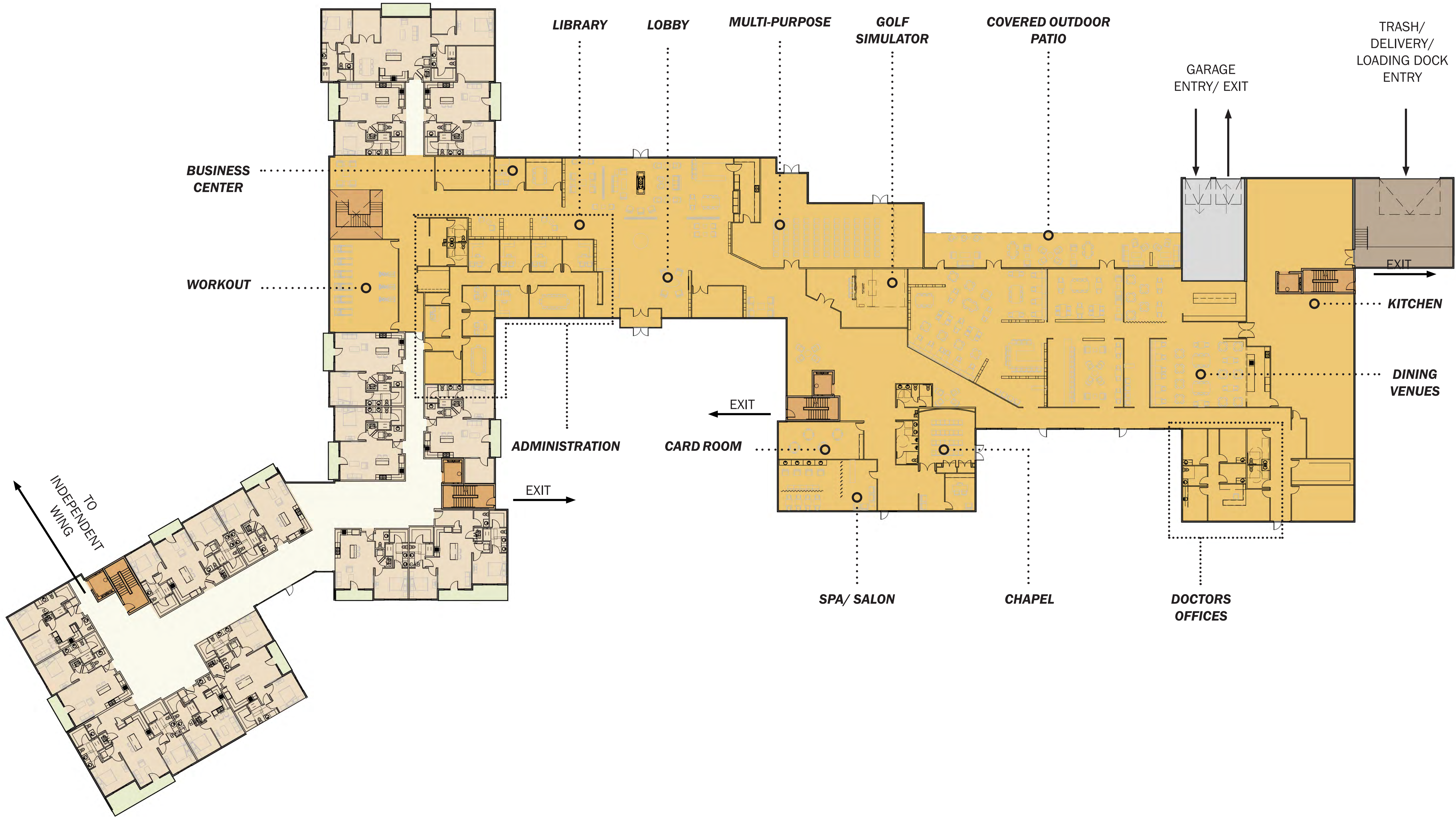
**PHASE 01: INDEPENDENT LIVING
WITH ASSISTANCE AND ASSISTED
LIVING**



COLOR LEGEND

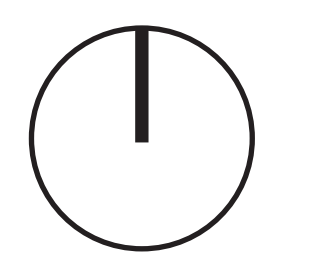
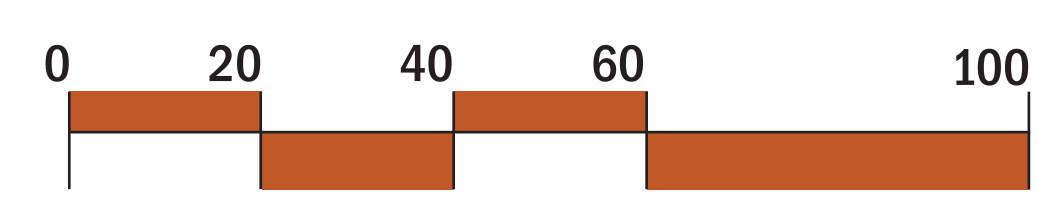
- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





COLOR LEGEND

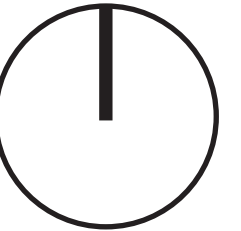
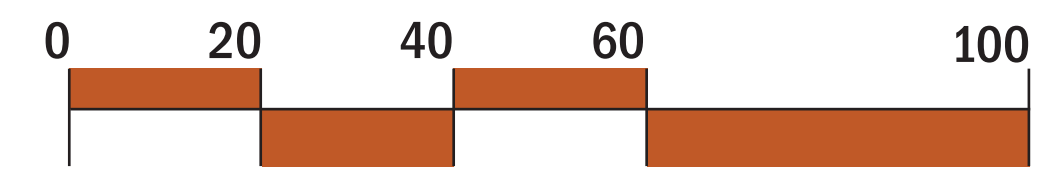
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- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
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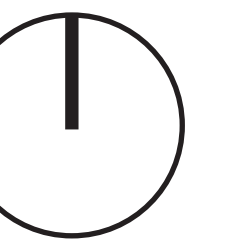
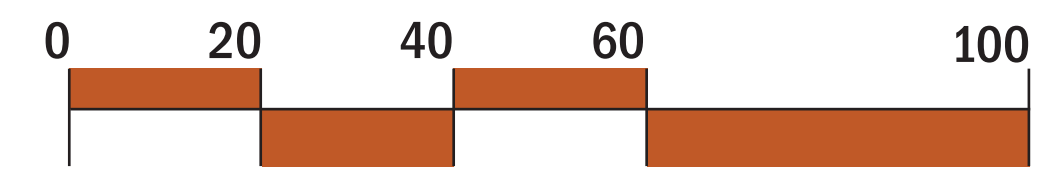
PRELIMINARY DESIGN DEVELOPMENT PACKAGE
FEBRUARY 10, 2025

BUILDING PLAN - INDEPENDENT LIVING WITH ASSISTANCE
SECOND FLOOR PLAN 110'-10"



COLOR LEGEND

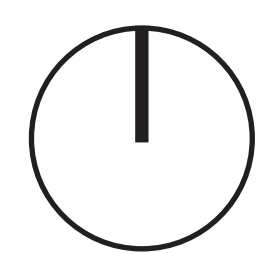
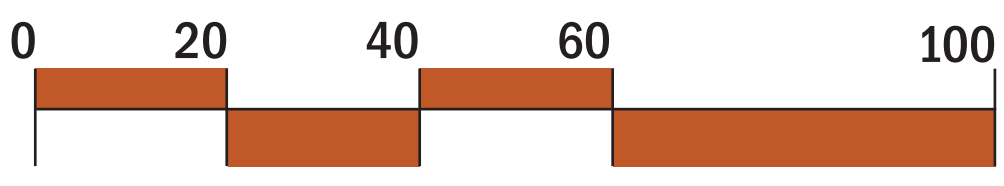
- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





COLOR LEGEND

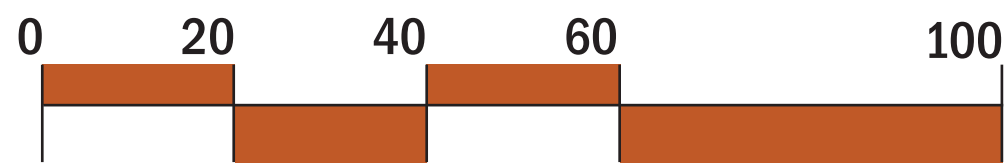
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[Yellow Box]	LOBBY/ LEASING/ AMENITY
[Dark Orange Box]	RESIDENTIAL VERTICAL CIRCULATION
[Light Yellow Box]	CORRIDOR
[Light Green Box]	BALCONIES
[Brown Box]	B.O.H./ UTILITY
[Blue Box]	STORAGE
[Grey Box]	PARKING
[Green Box]	ENCLOSED COURTYARD

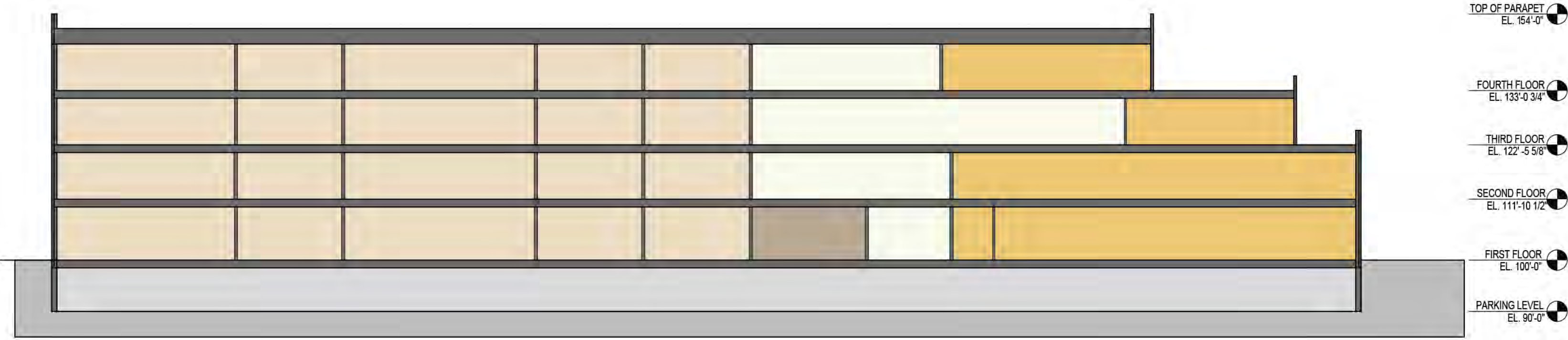




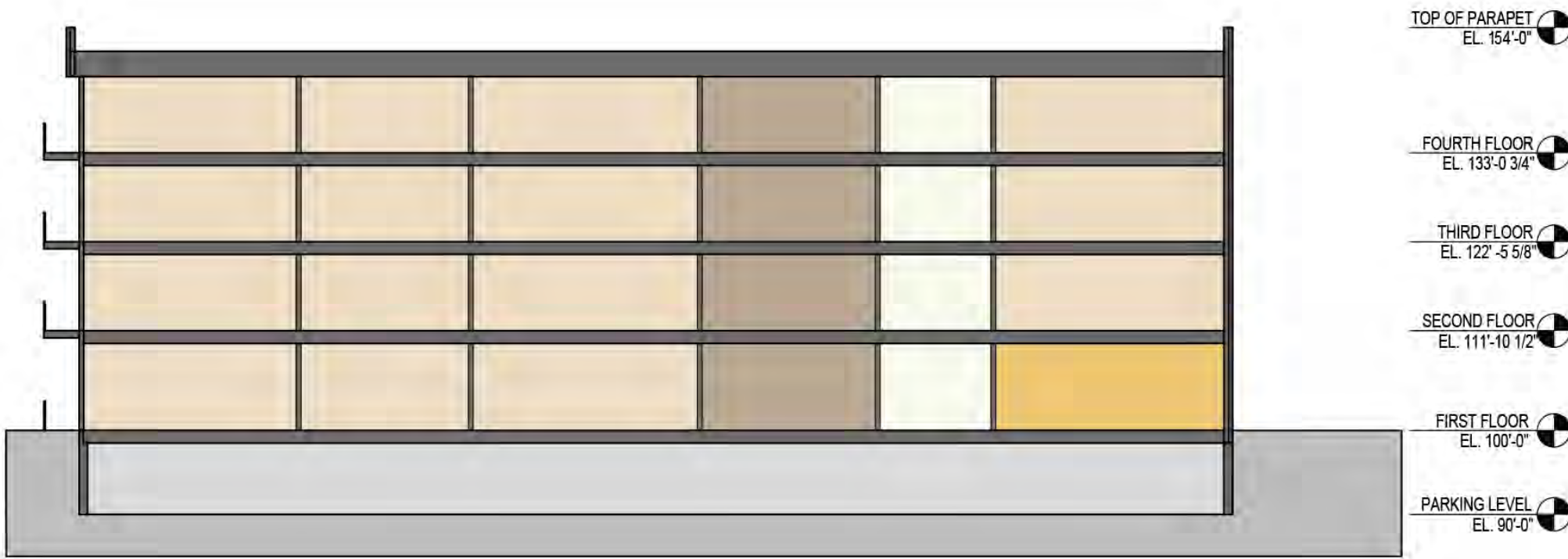
SOUTH ELEVATION





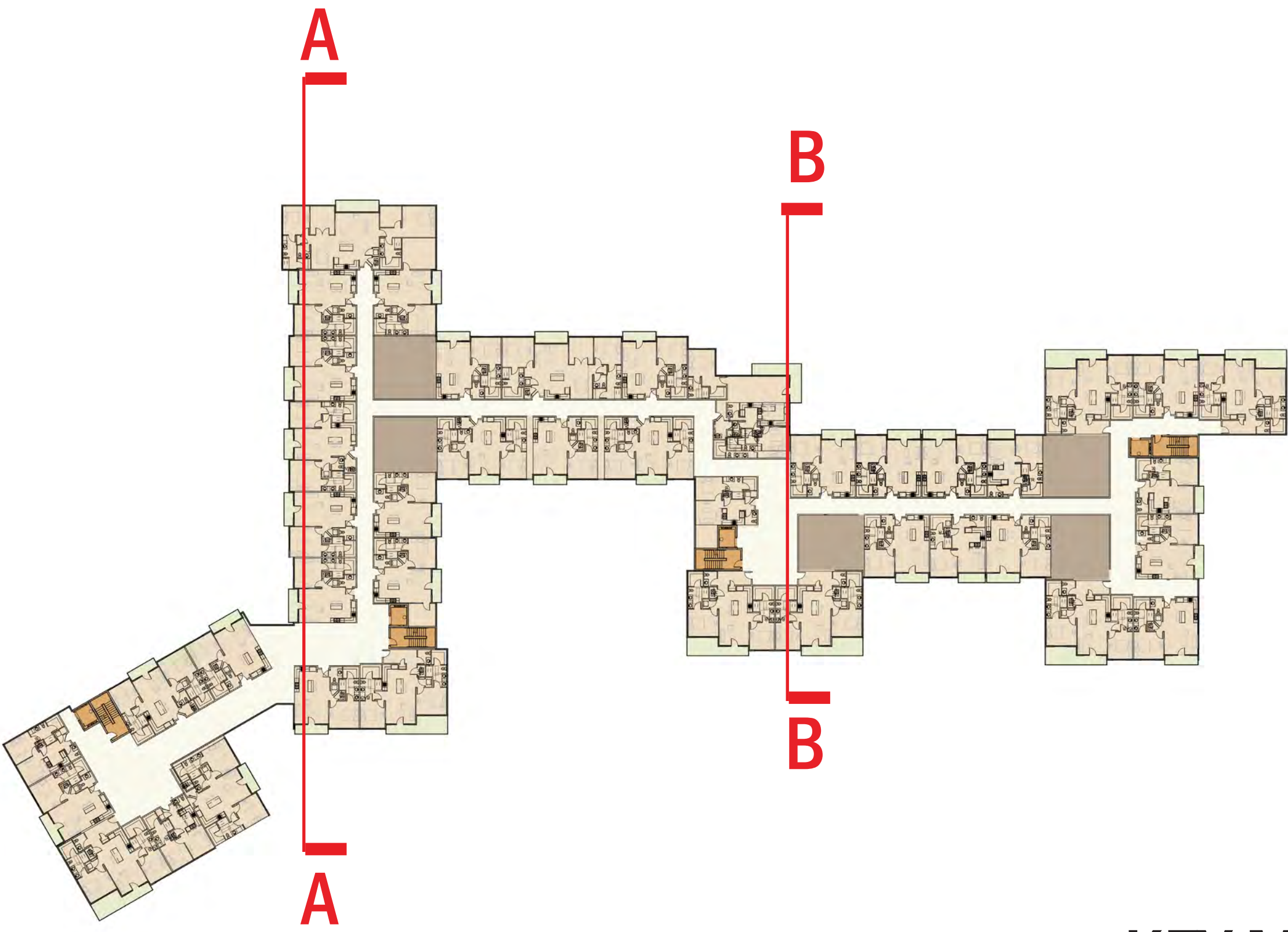


SECTION A-A

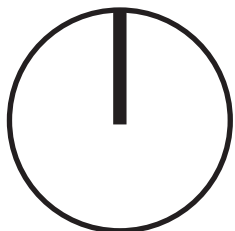
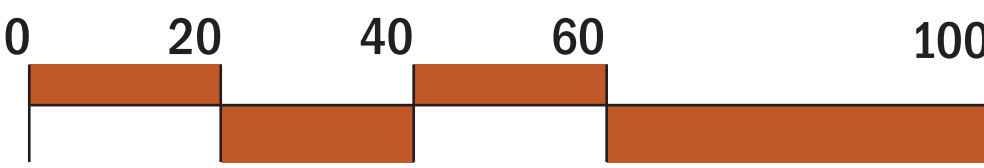


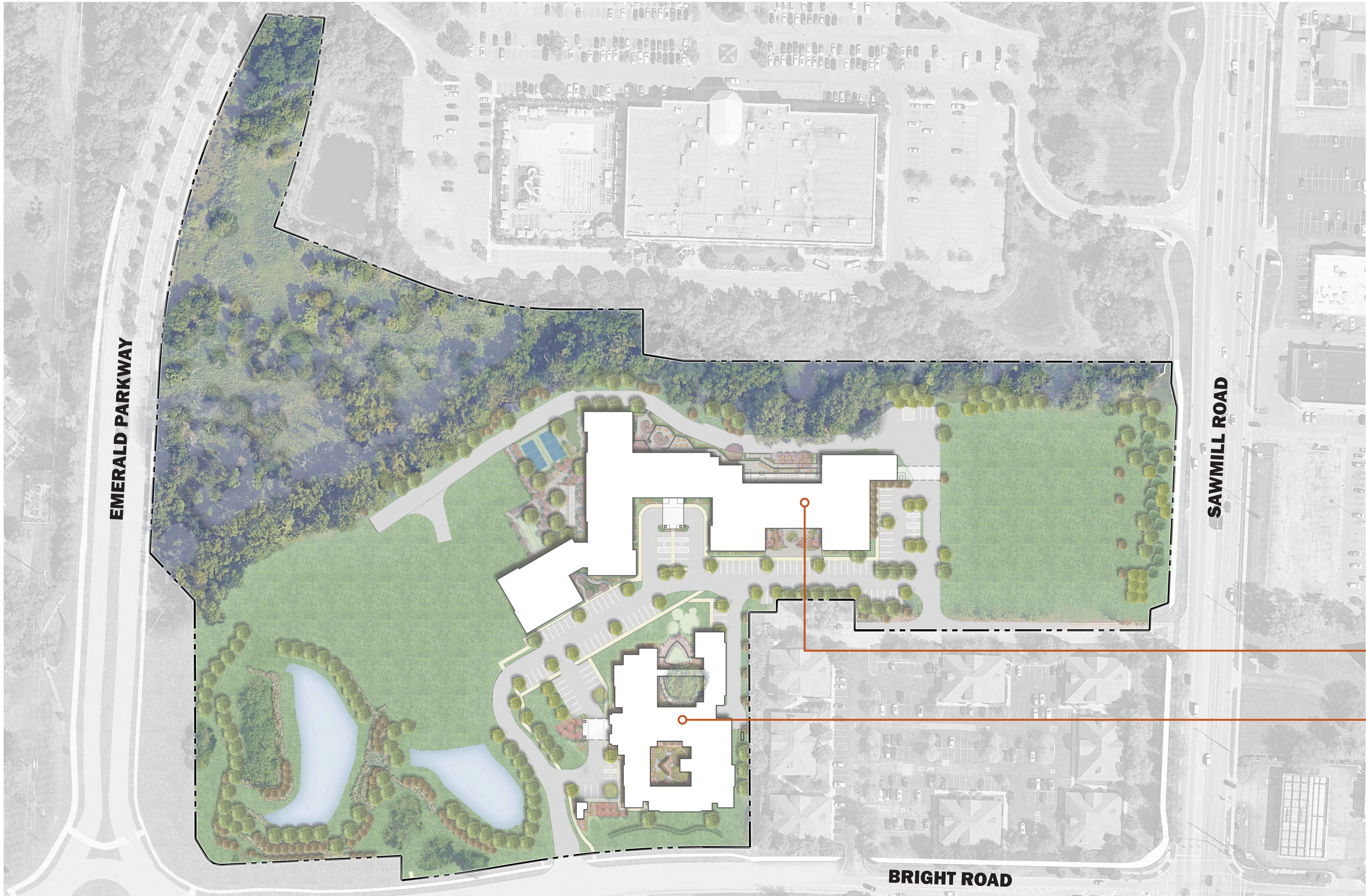
SECTION B-B

- COLOR LEGEND**
- UNITS
 - LOBBY/ LEASING/ AMENITY
 - RESIDENTIAL VERTICAL CIRCULATION
 - CORRIDOR
 - BALCONIES
 - B.O.H./ UTILITY
 - STORAGE
 - PARKING
 - ENCLOSED COURTYARD



KEY MAP



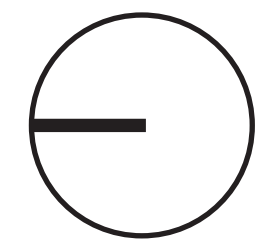
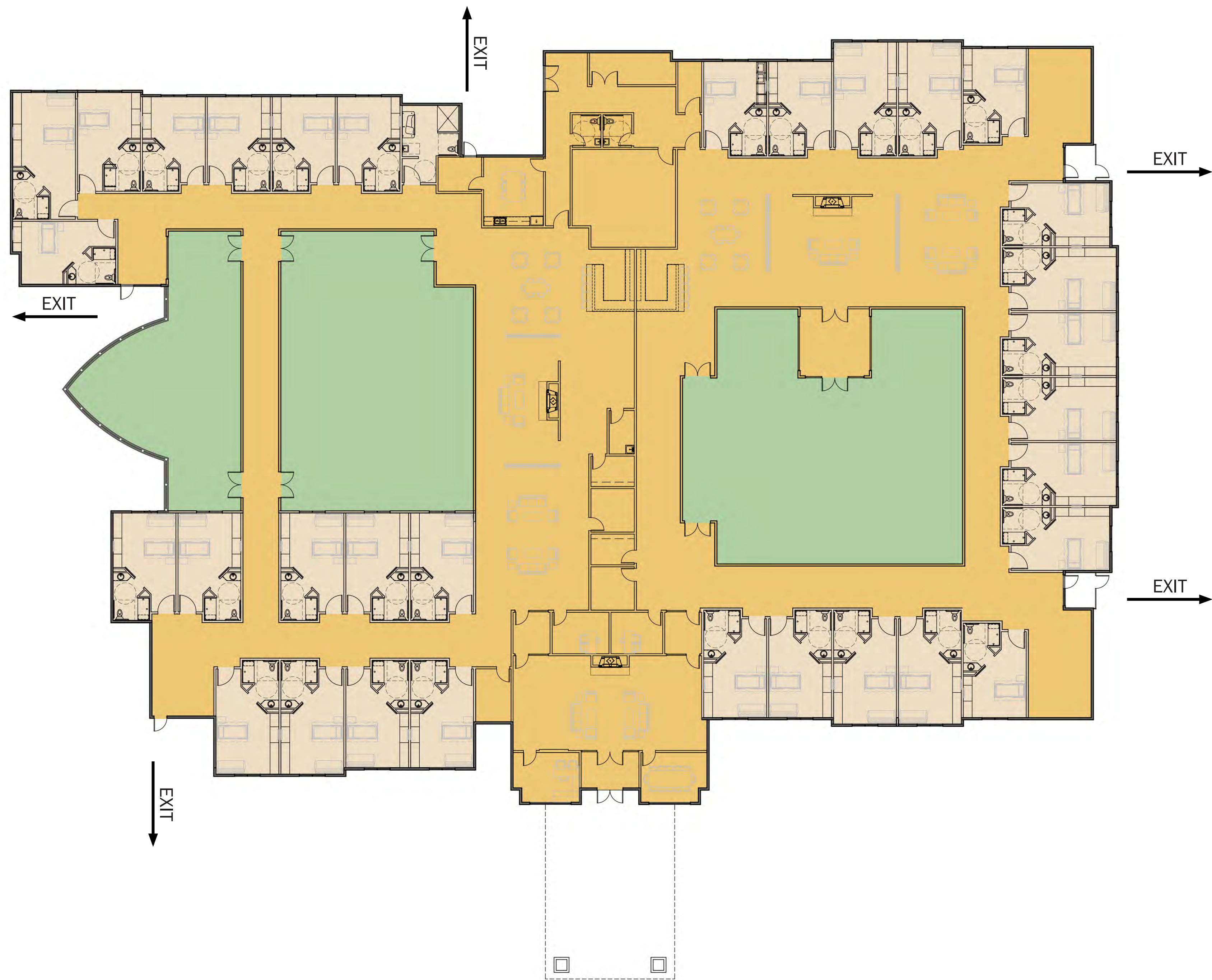


**PHASE 01: INDEPENDENT LIVING
WITH ASSISTANCE AND ASSISTED
LIVING**

PHASE 02 - MEMORY CARE

COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





VIEW FROM BRIGHT ROAD - WEST BOUND





WEST ELEVATION



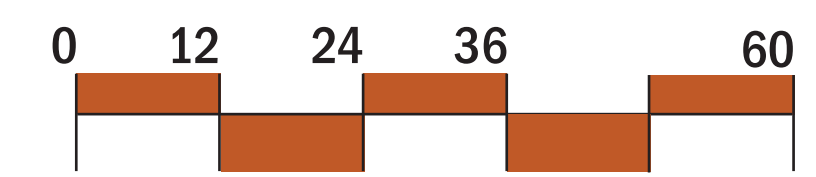
SOUTH ELEVATION (BRIGHT ROAD)



EAST ELEVATION



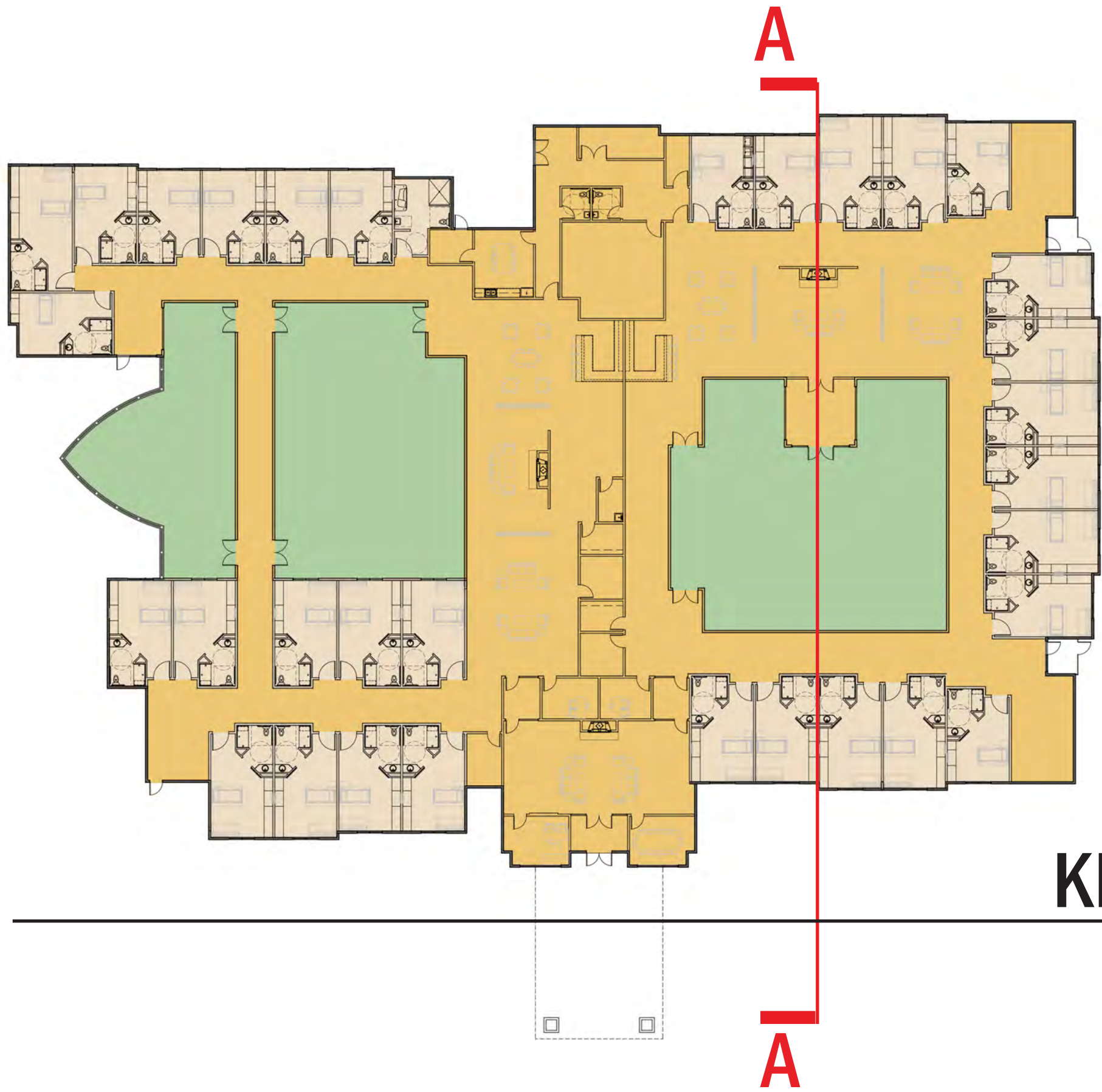
NORTH ELEVATION

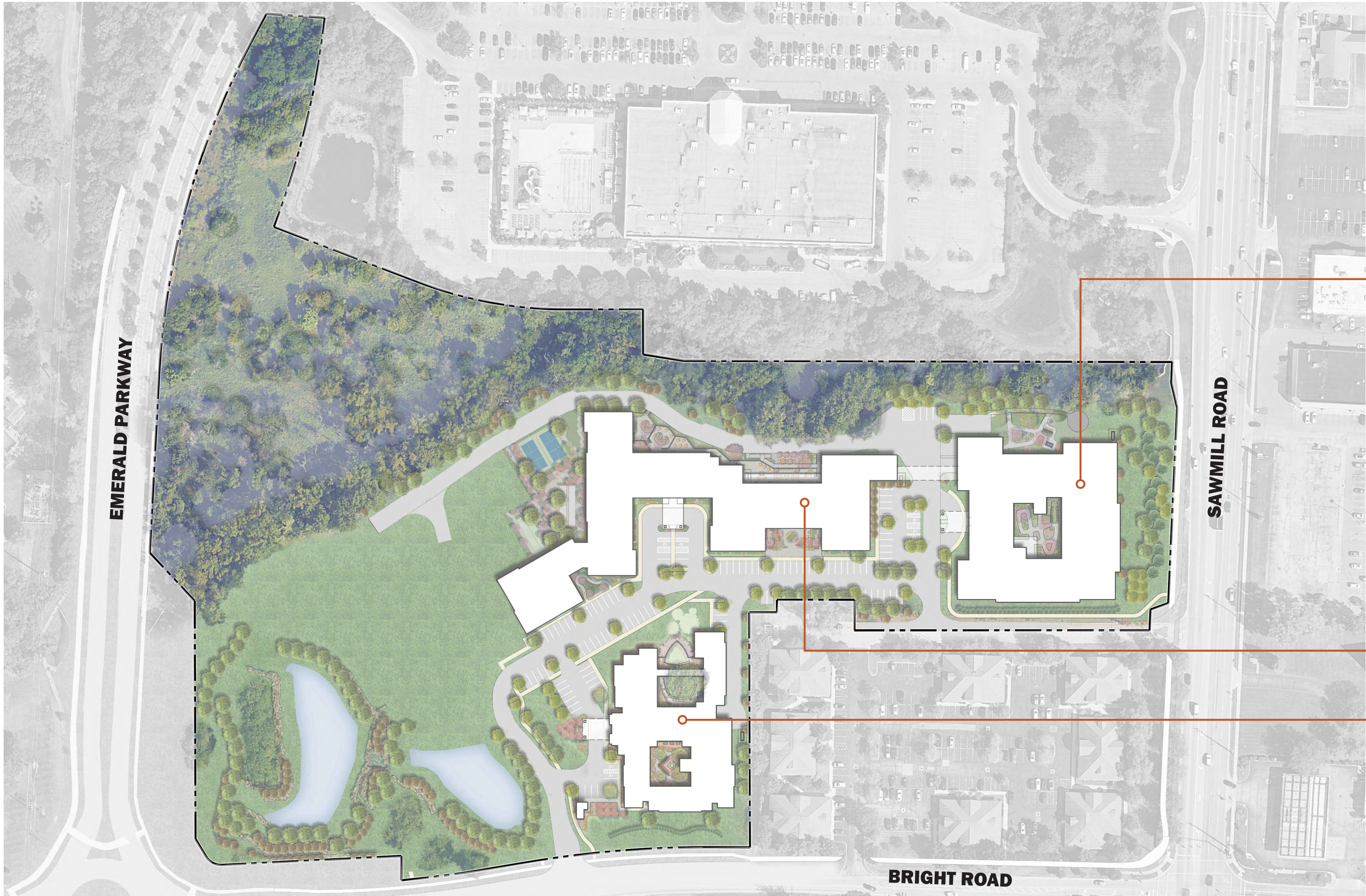


BUILDING ELEVATIONS - PHASE 02 MEMORY CARE
SCALE 1/16" = 1'-0"

COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD



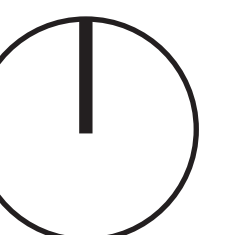
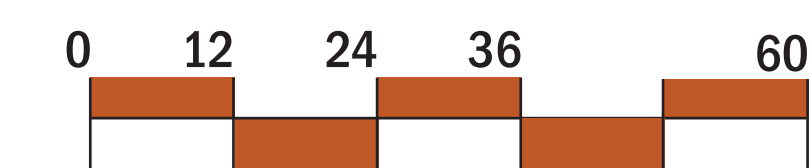
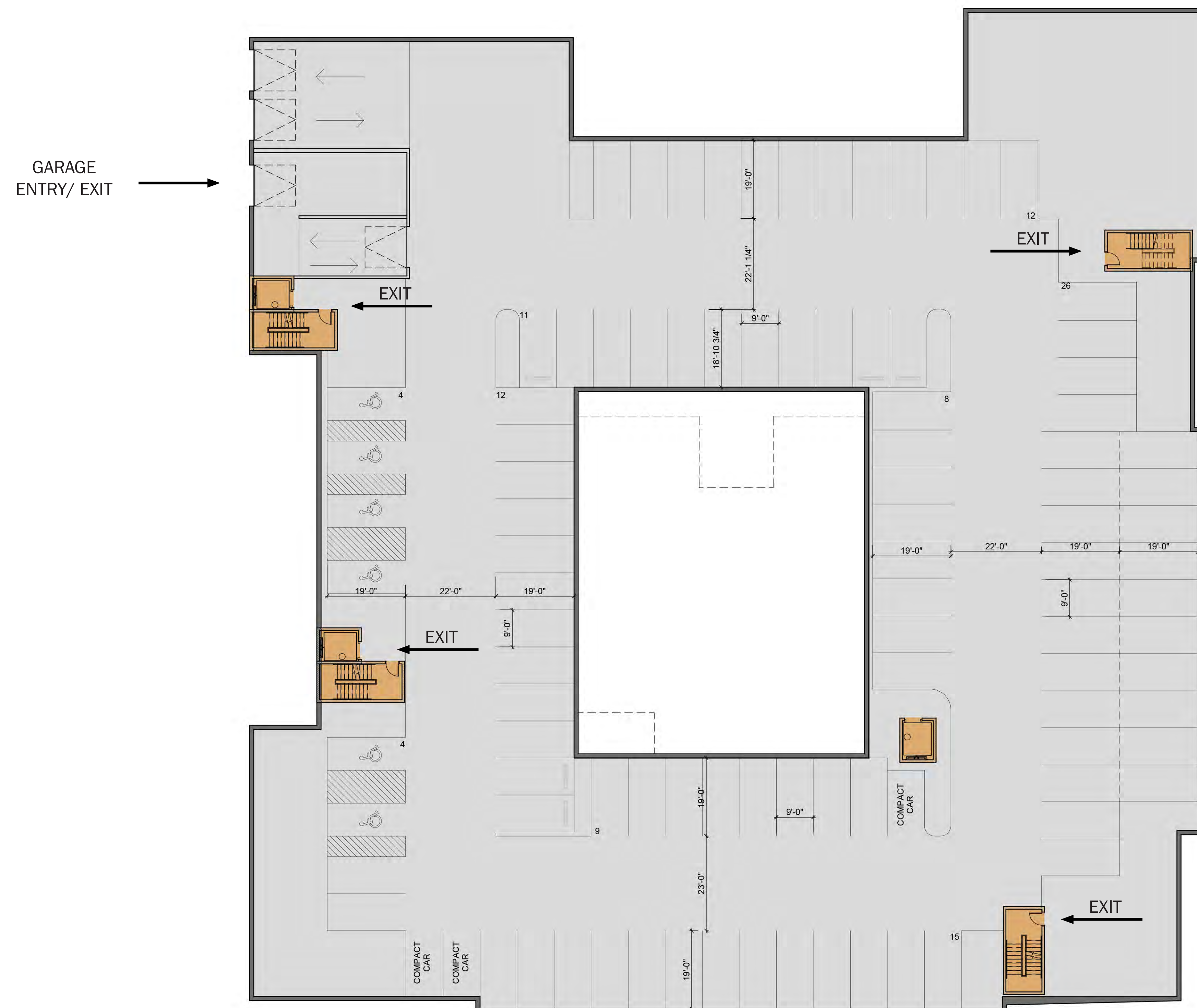


**PHASE 03 - MEMORY CARE AND
ASSISTED LIVING**

**PHASE 01: INDEPENDENT LIVING
WITH ASSISTANCE AND ASSISTED
LIVING**

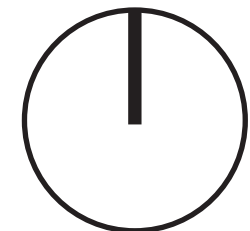
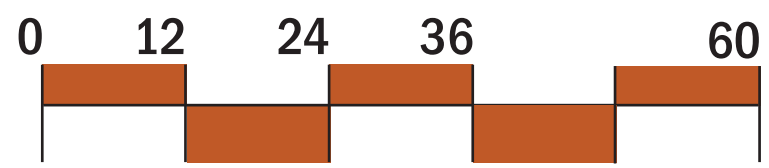
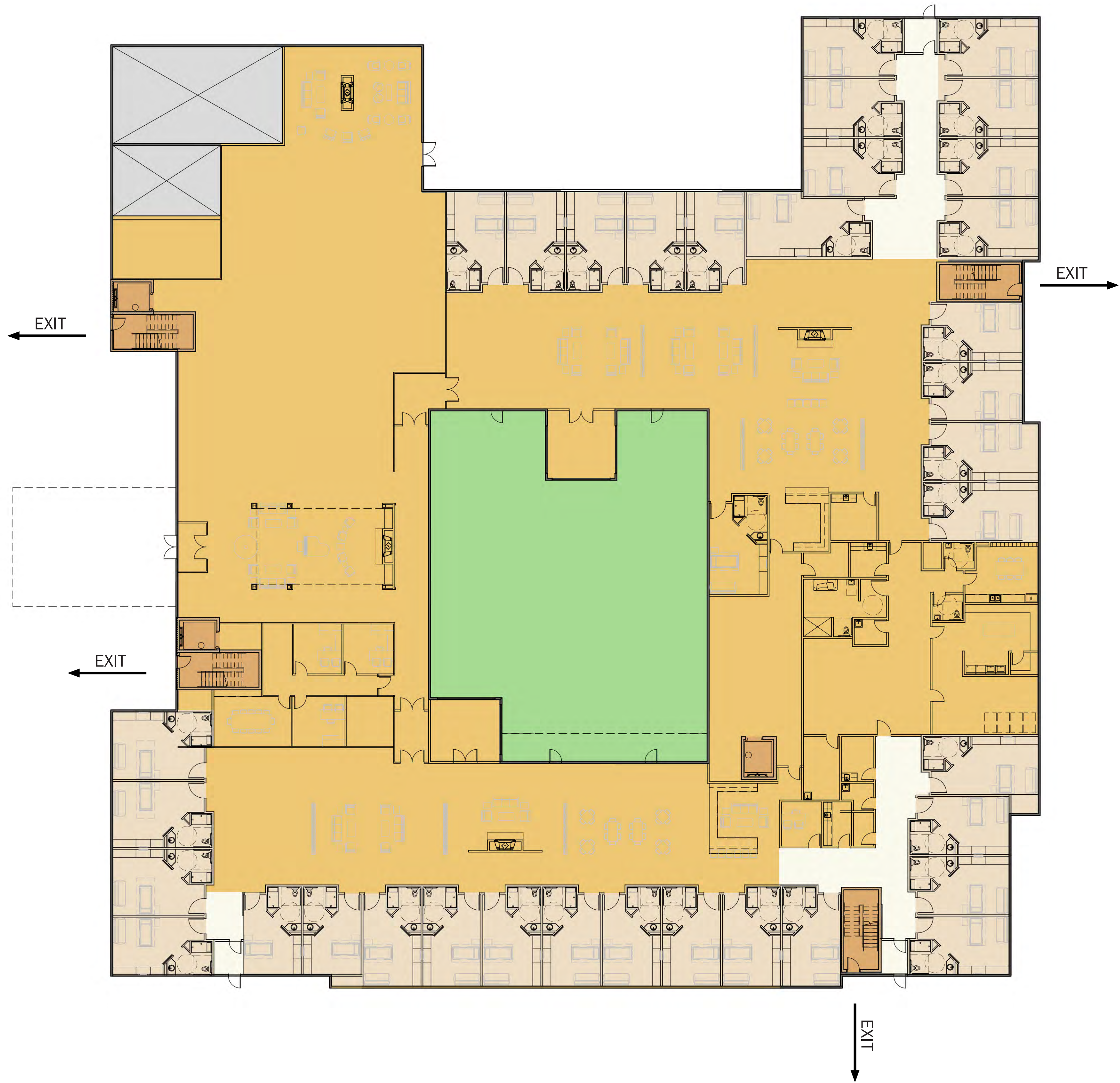
PHASE 02 - MEMORY CARE

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD



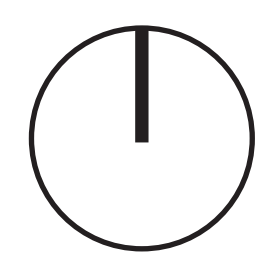
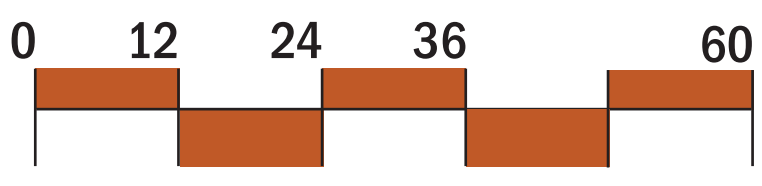
COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD



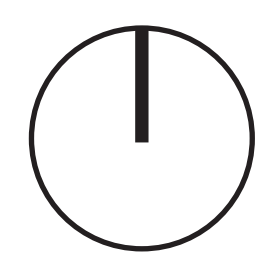
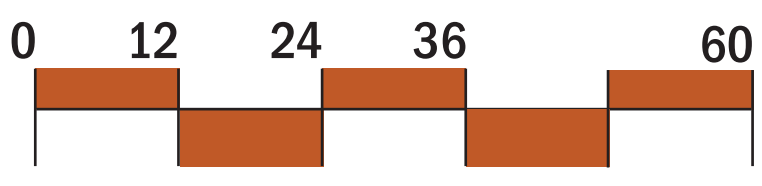
COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD



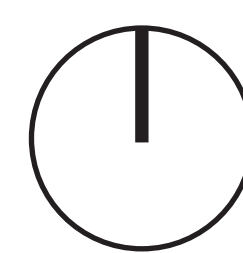
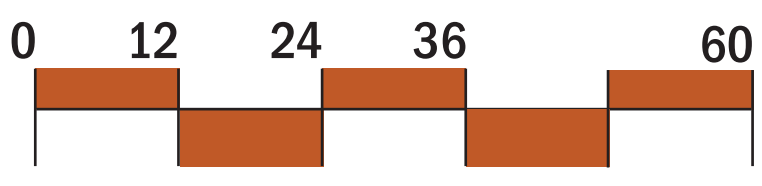
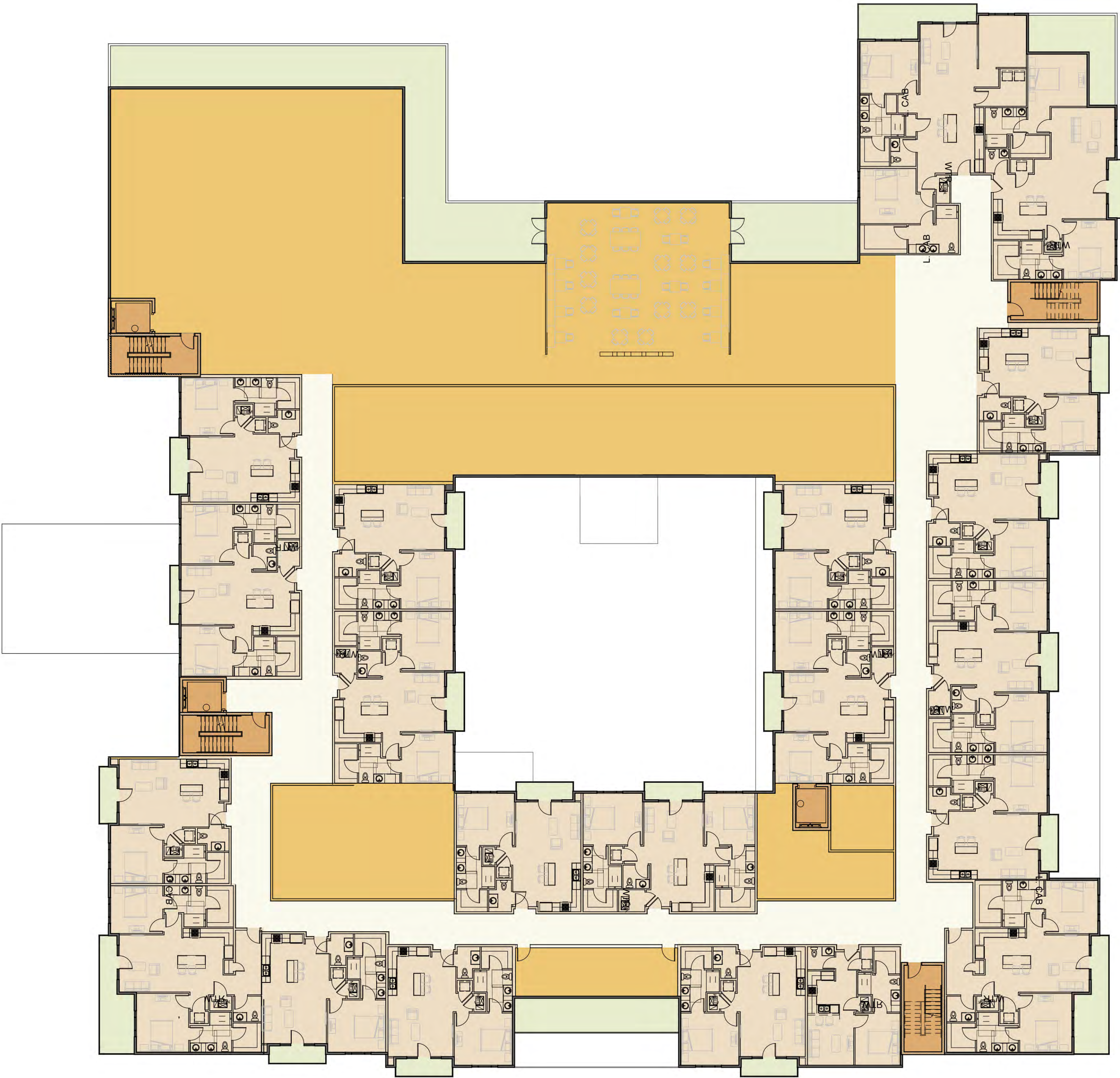
COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD



COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





WEST ELEVATION





WEST ELEVATION



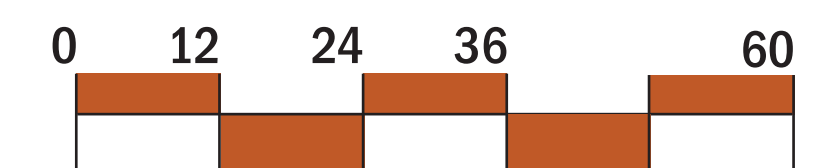
SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION



COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD

TOP OF PARAPET
EL. 152'-7"

THIRD FLOOR
EL. 122'-5 5/8"

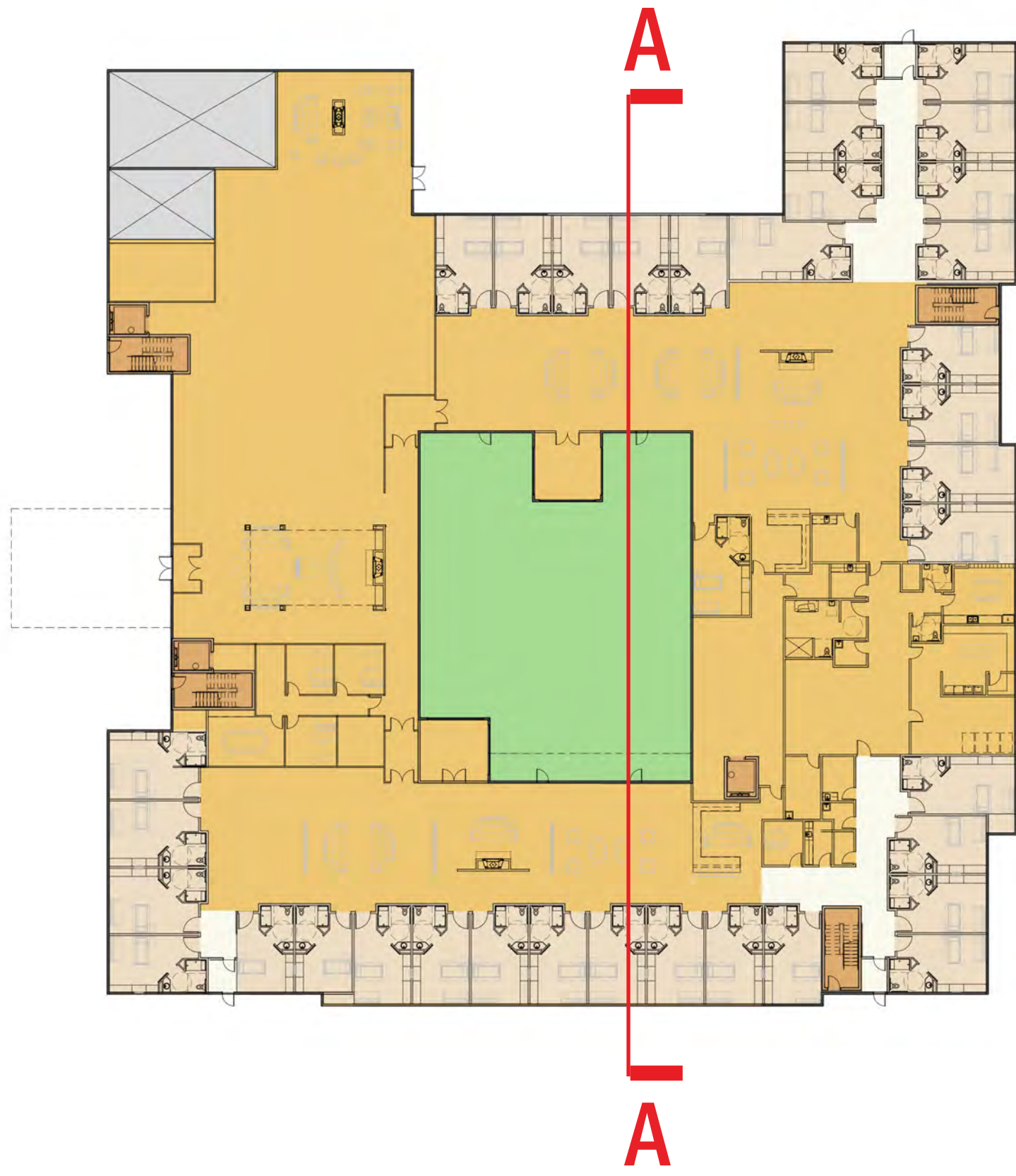
SECOND FLOOR
EL. 111'-10 1/2"

FIRST FLOOR
EL. 100'-0"

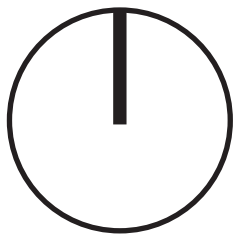
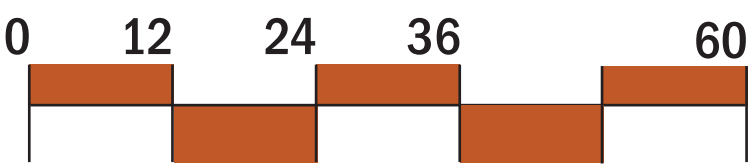
PARKING LEVEL
EL. 90'-0"



SECTION A-A



KEY MAP



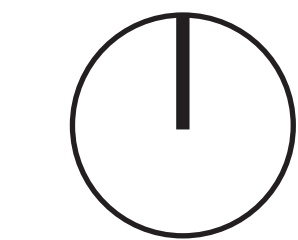
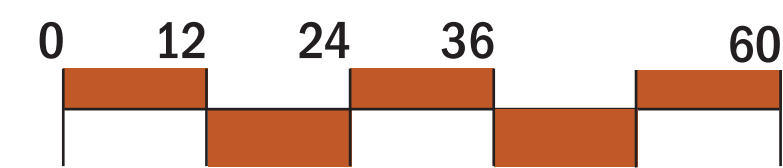


PHASE 04: INDEPENDENT LIVING

PHASE 03 - MEMORY CARE AND ASSISTED LIVING

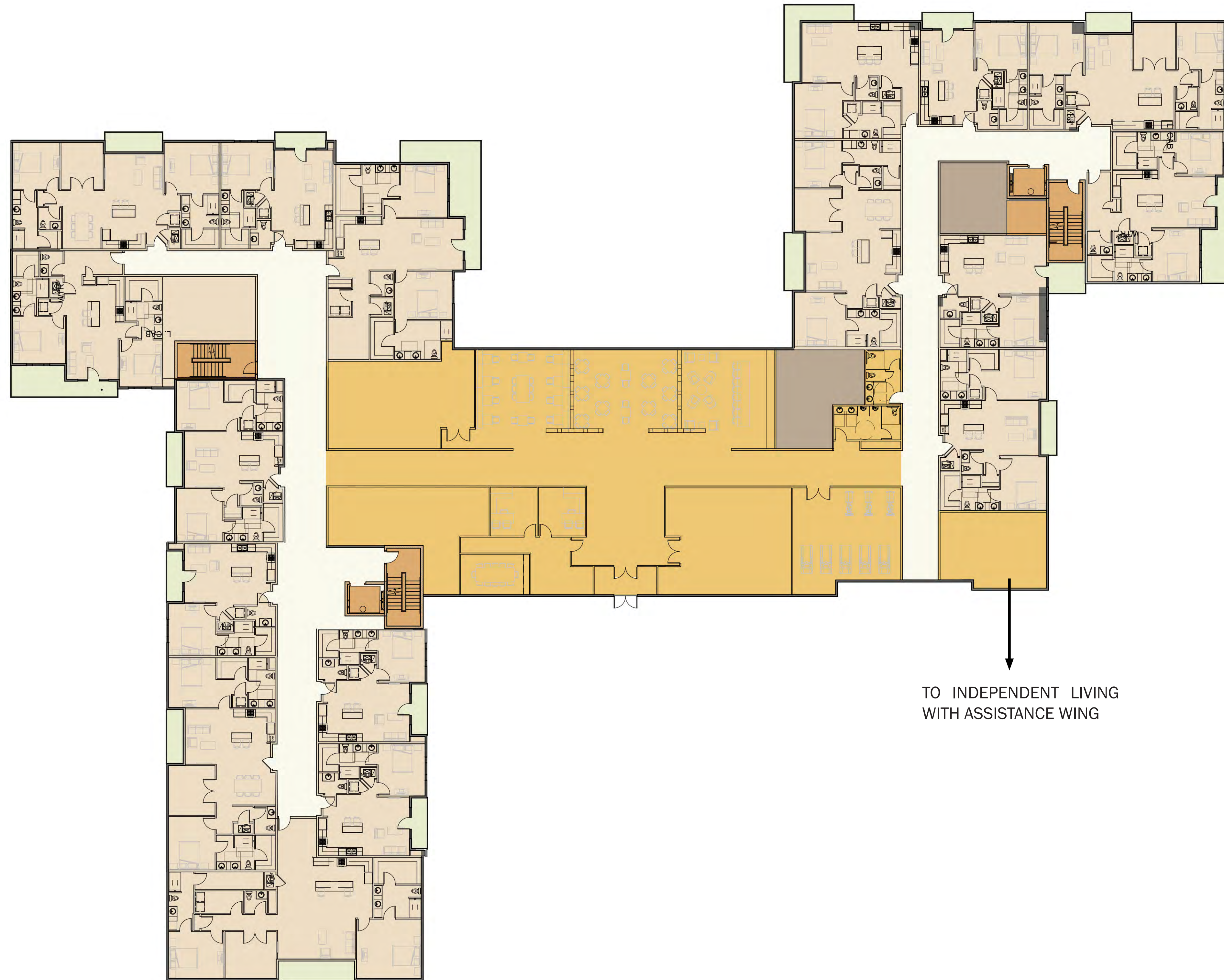
PHASE 01: INDEPENDENT LIVING WITH ASSISTANCE AND ASSISTED LIVING

PHASE 02 - MEMORY CARE



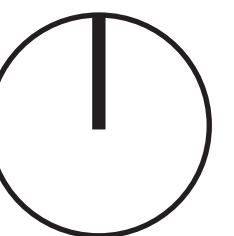
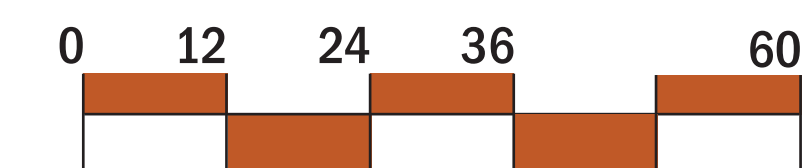
COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD



COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD

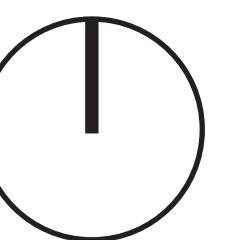
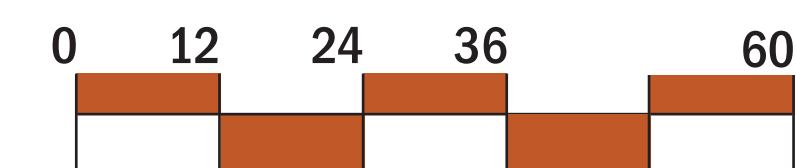




TO INDEPENDENT LIVING
WITH ASSISTANCE WING

COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD

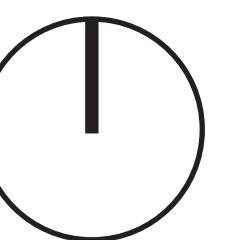
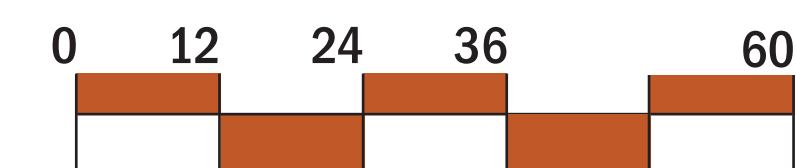




TO INDEPENDENT LIVING
WITH ASSISTANCE WING

COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD

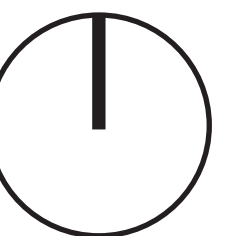
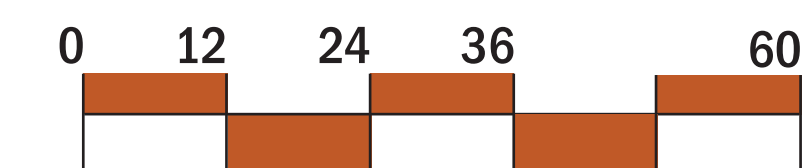




TO INDEPENDENT LIVING
WITH ASSISTANCE WING

COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





SOUTH ELEVATION





SOUTH ELEVATION



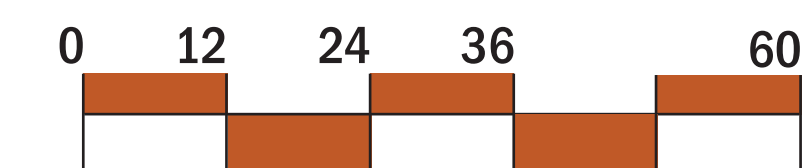
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

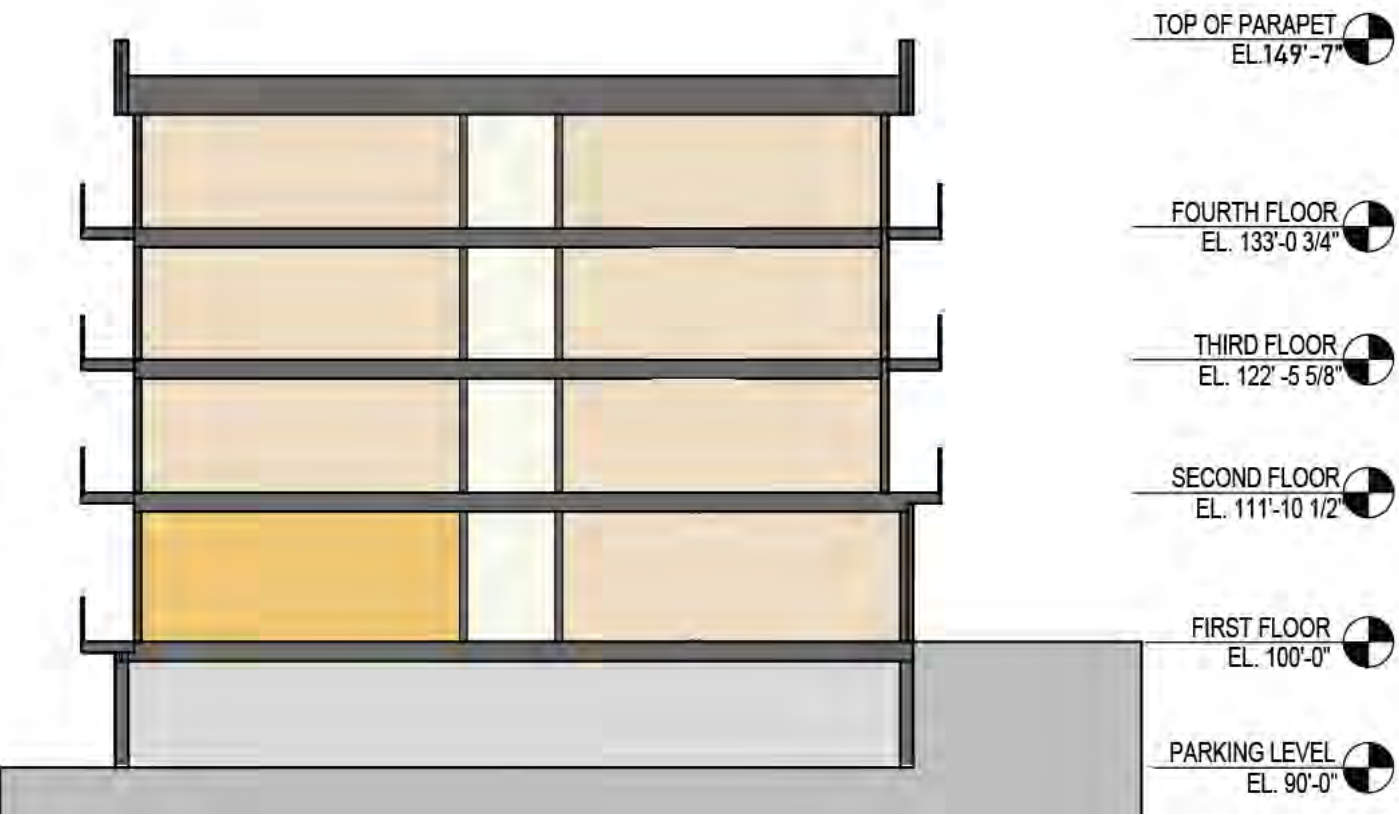




SECTION A-A



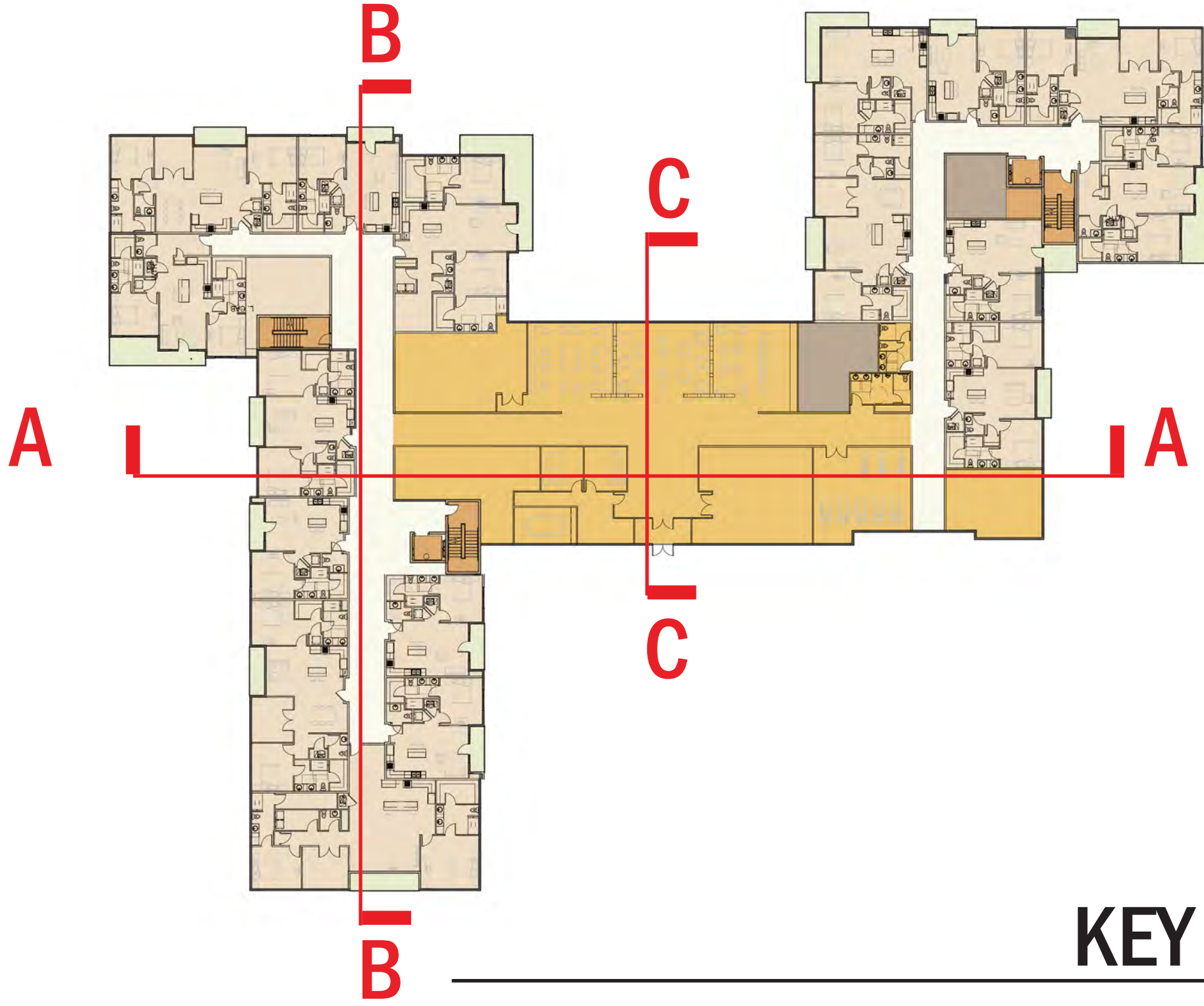
SECTION B-B



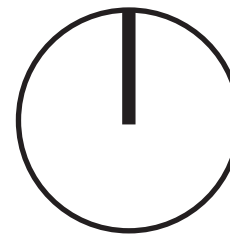
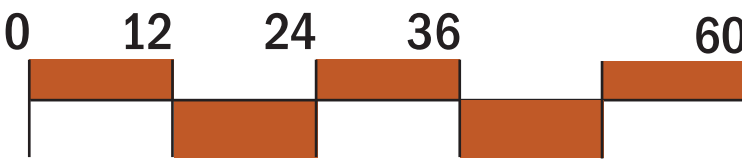
SECTION C-C

COLOR LEGEND

- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD



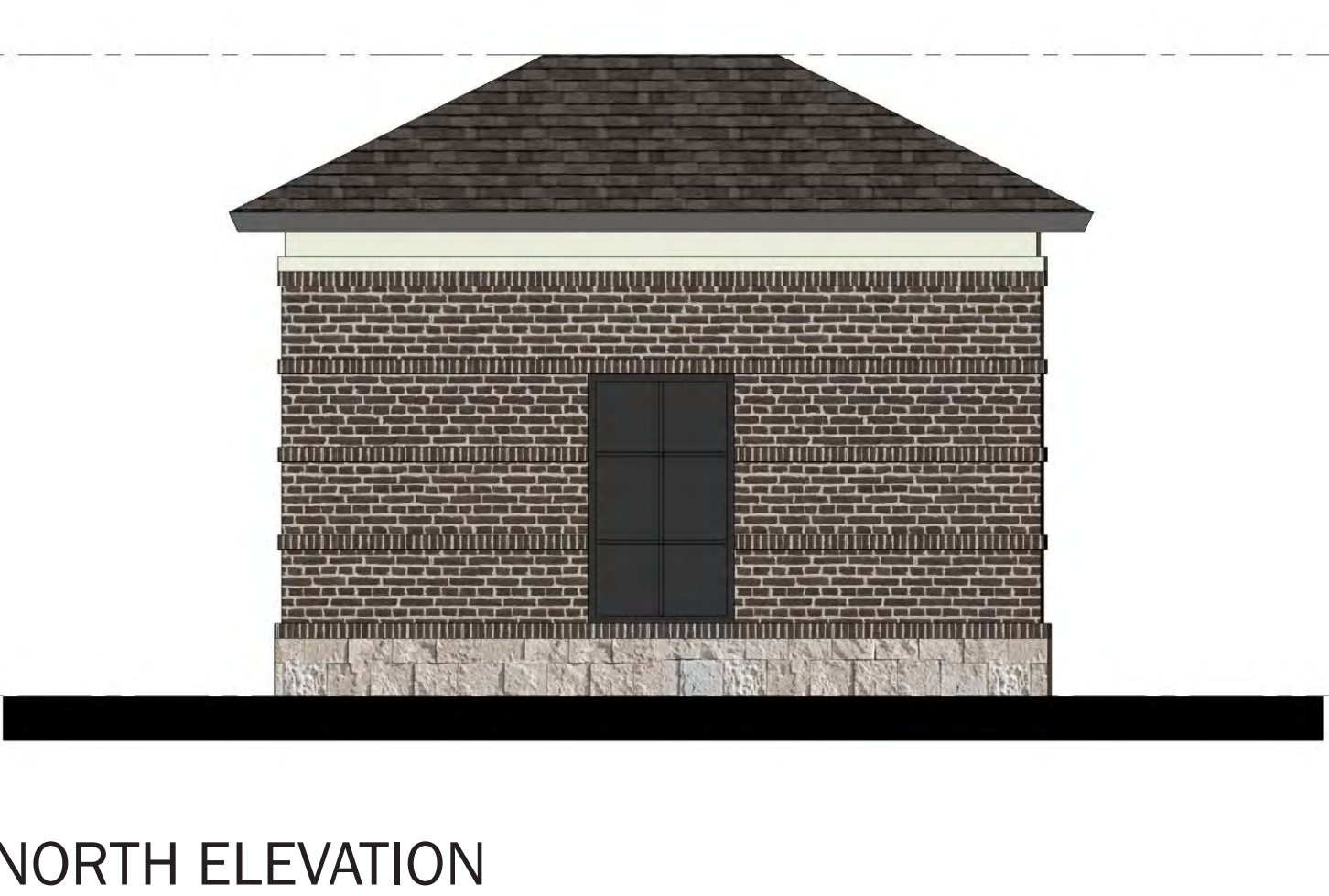
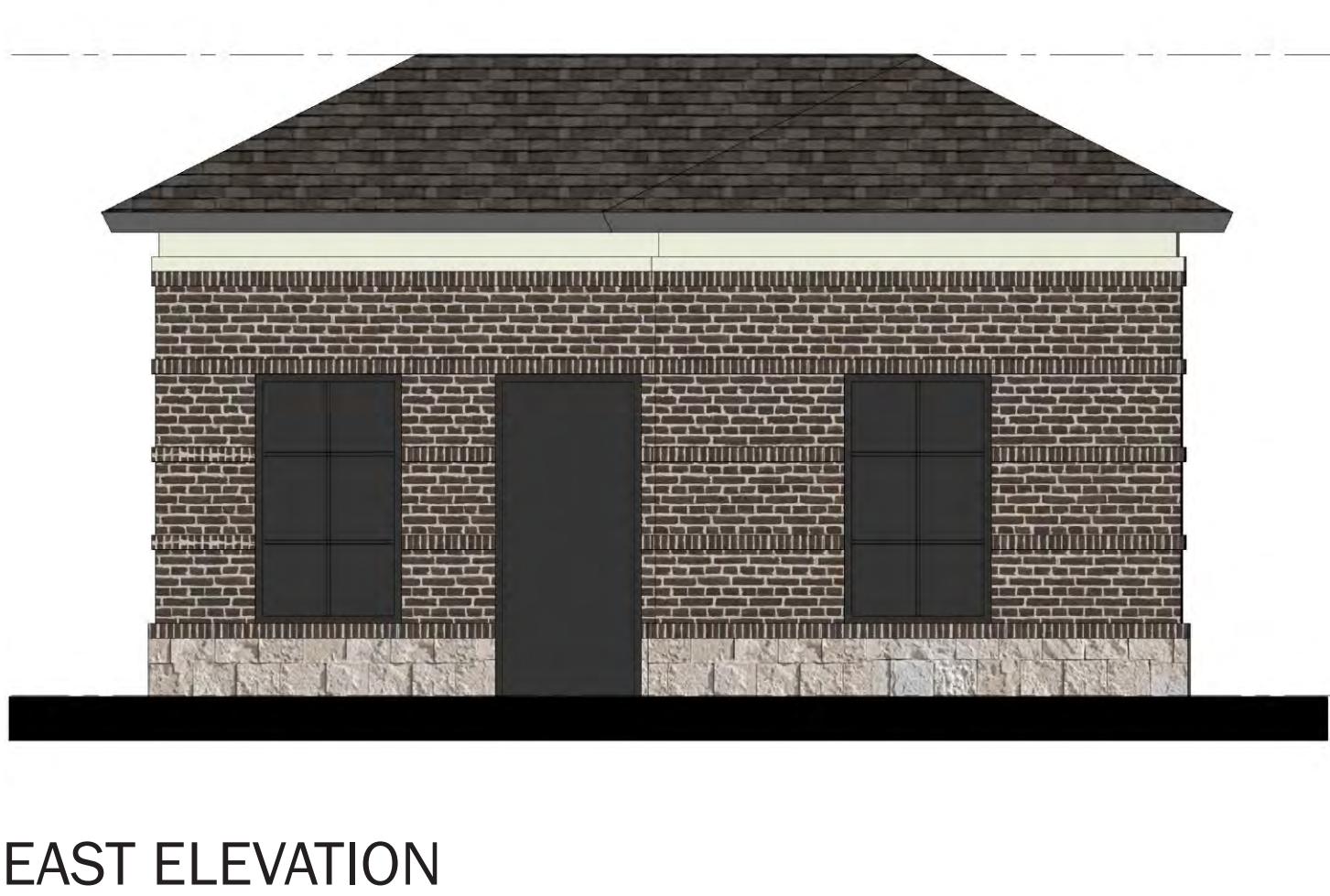
KEY MAP





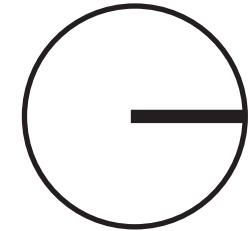
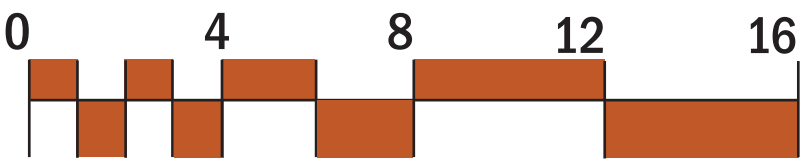
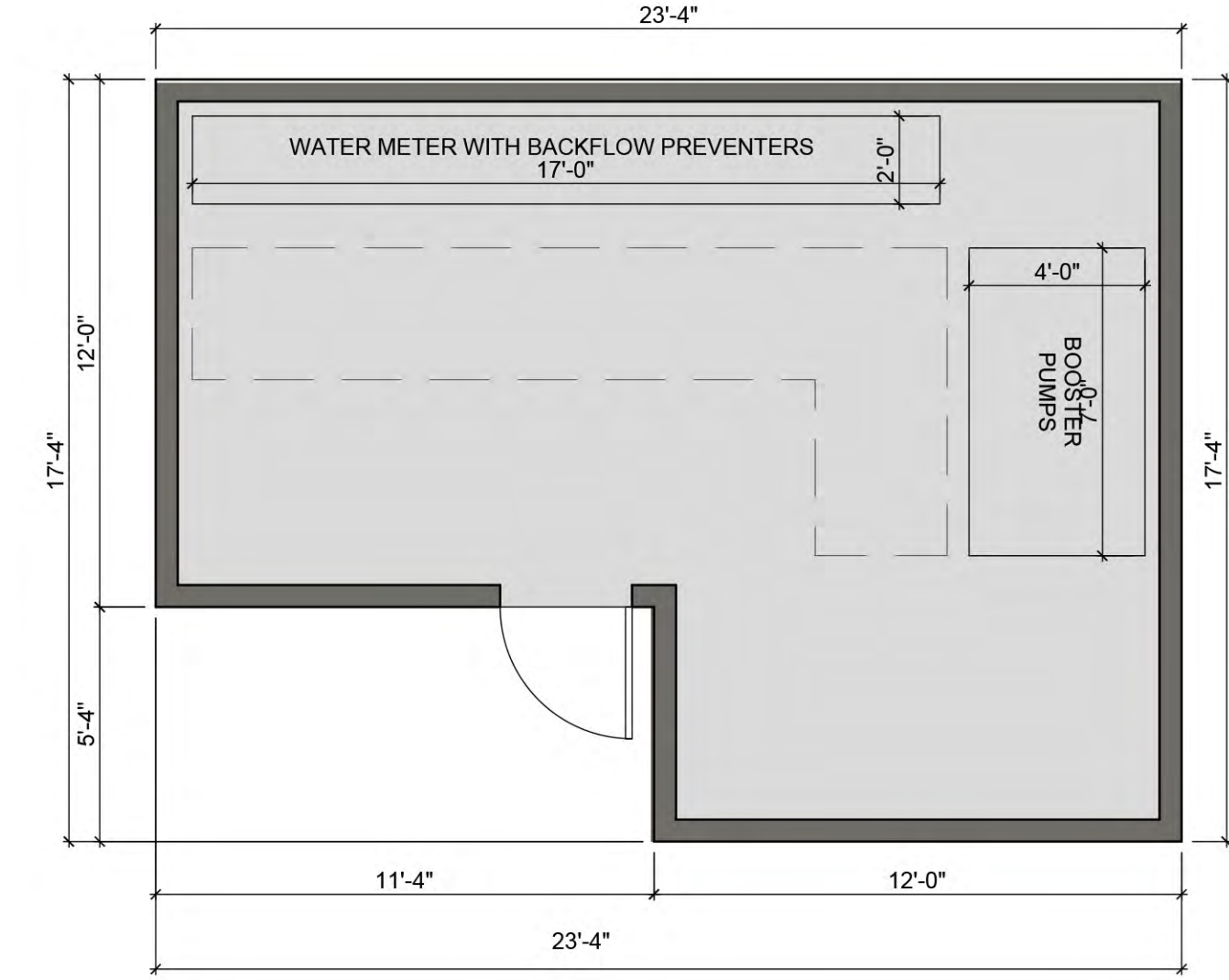
EL. 114'-7"

EL. 100'-0"



EL. 114'-7"

EL. 100'-0"



BRICK - B.0X



BRICK - B.01

MANUFACTURE: MERIDAN BRICK
MODEL: TABACCO ROAD



BRICK - B.02

MANUFACTURE: GLEN GERY BRICK
MODEL: MARQUETTE



BRICK - B.03

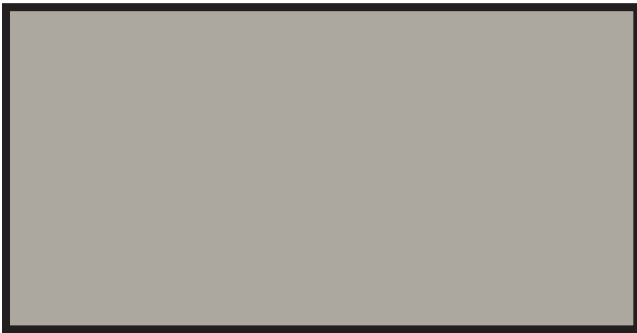
MANUFACTURE: CHEROKEE BRICK
MODEL: COBBLESTONE BRICK

PAINT - P.0X



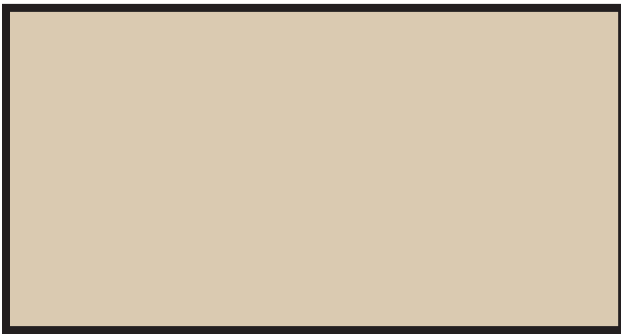
PAINT - P.01

MANUFACTURE: SHERWIN WILLIAMS
MODEL: SW 7069 IRON ORE



PAINT - P.02

MANUFACTURE: SHERWIN WILLIAMS
MODEL: SW 7017 DORIAN GRAY



PAINT - P.03

MANUFACTURE: SHERWIN WILLIAMS
MODEL: SW 6141 SOFTER TAN



PAINT - P.04

MANUFACTURE: SHERWIN WILLIAMS
MODEL: SW 7566 WESTHIGHLAND WHITE

STONE - S.0X



STONE - S.01

MANUFACTURE: TBD
MODEL: BLUFFSTONE
TEXTURE: ROCKFACE



STONE - S.02

MANUFACTURE: TBD
MODEL: BLUFFSTONE
TEXTURE: SMOOTH