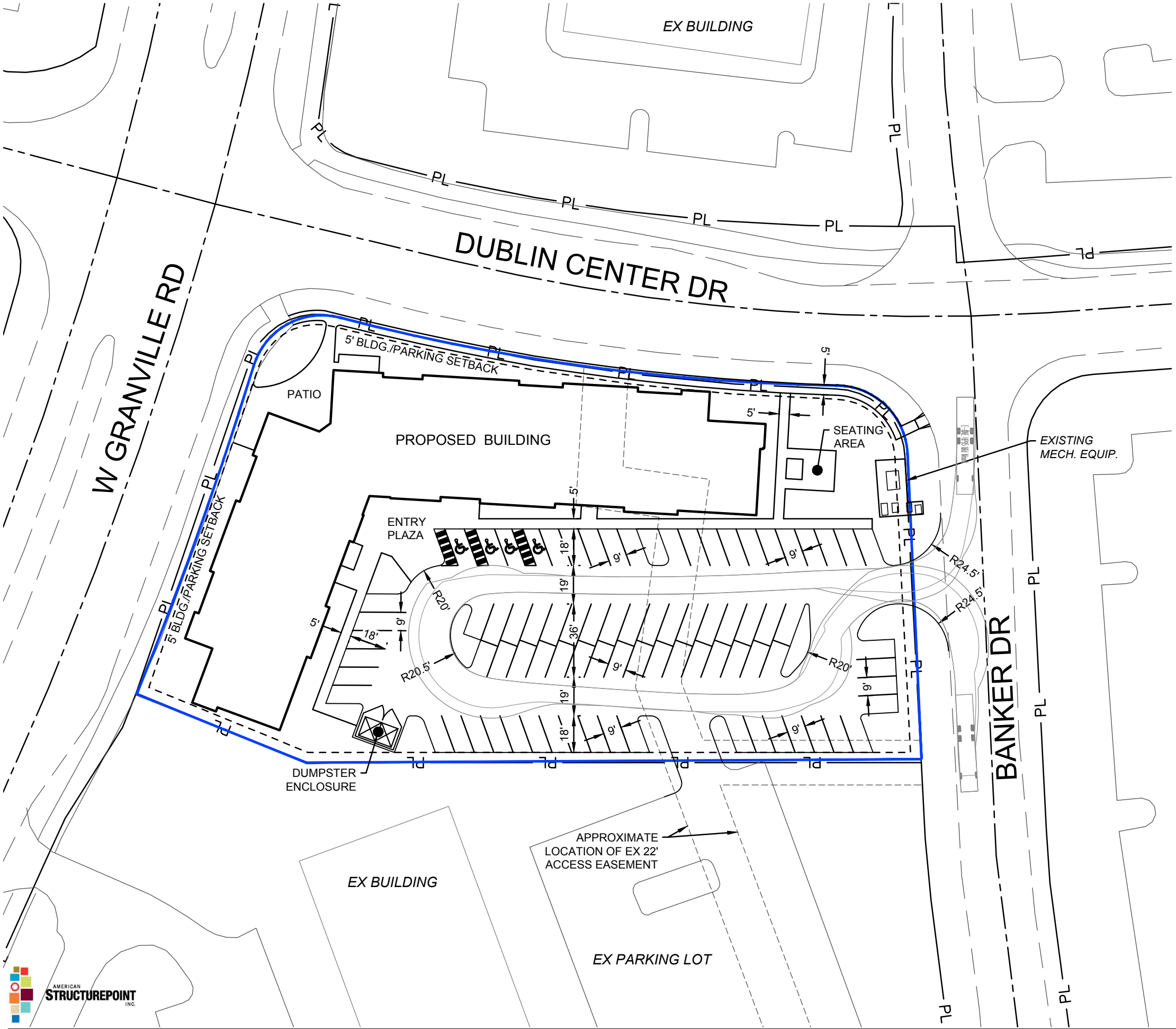




ALL IN DUBLIN

CONCEPT PLAN SUBMISSION





SITE DATA

PARCEL ID:	273-013221
ZONING:	BSC SAWMILL CENTER NEIGHBORHOOD
SITE ACREAGE:	1.59 AC.
STREET ADDRESS:	W DUBLIN GRANVILLE RD, DUBLIN OHIO 43017
RBZ:	5'-20' (BSC SAWMILL CENTER NEIGHBORHOOD)
TOTAL UNITS:	75 UNITS
PRE-DEVELOPED IMPERVIOUS AREA:	0.28 AC.
POST-DEVELOPED IMPERVIOUS AREA:	1.25 AC.
OPEN SPACE:	0.34 AC.
BUILDING FOOTPRINT:	0.46 AC.
DENSITY:	47.17 UNITS PER ACRE

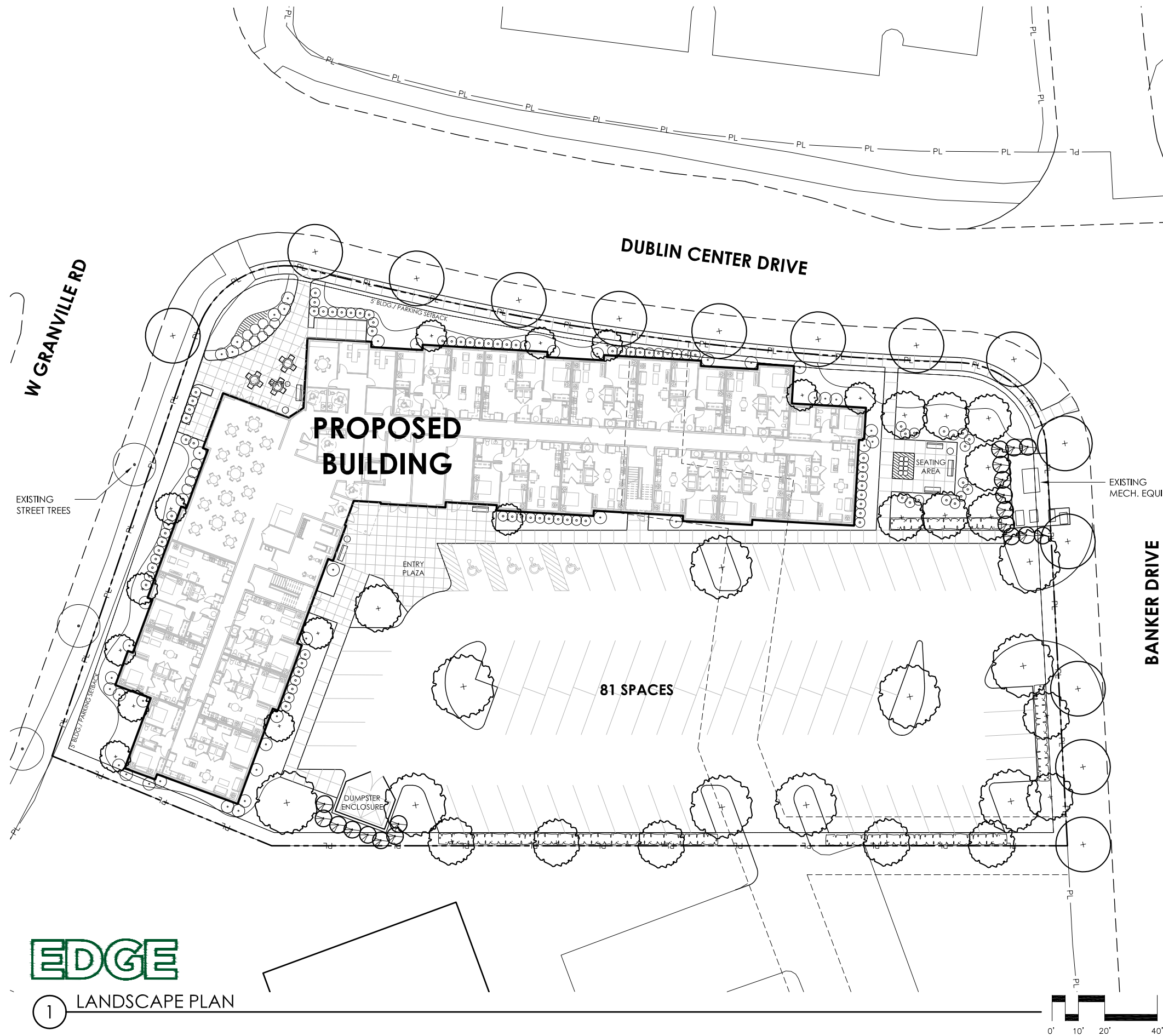
PARKING DATA:

1-BEDROOM:	38 UNITS x 1 SPACE PER UNIT = 38 SPACES
2-BEDROOM:	29 UNITS x 1.5 SPACE PER UNIT = 43.5 SPACES
3-BEDROOM:	8 UNITS x 2 SPACE PER UNIT = 16 SPACES
REQUIRED PARKING:	(38+43.5+16) x 0.90(10% TRANSIT REDUCTION) = 88 SPACES
PROVIDED PARKING:	81 SPACES
REQUIRED ADA PARKING:	4 SPACES
PROVIDED ADA PARKING:	4 SPACES
— BOUNDARY PER SUBDIVISION PLAT	



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DUBLIN CITY CODE COMPLIANCE CHART		
CODE SECTION	REQUIRED	PROVIDED
153.065-D(3) Landscaping Standards - Street Trees	A minimum of one tree is required per 40 linear feet of street frontage or fraction thereof. Refer to Table 153.065-D, Street Tree Spacing Requirements, for spacing based on tree size and site characteristics. Total LF of street frontage = +/- 680 LF Street Trees required = 17	14 Street trees provided 3 Existing street trees 17 Total street trees
153.065-D(5)(a) Landscaping Standards - Surface parking and circulation area landscaping	5% of the interior parking lot area, calculated as the total of the area in all parking spaces and drive aisles, shall be landscaped. Minimum width of a landscape island is 10 feet or 150 SF. Max of 12 spaces without an island. Each island should include 1 med. dec. tree per 12 parking spaces. Total vehicular use area = +/- 28,938 SF Landscaped area required = 1,446 SF	1,966 SF provided = 6.7%
153.133-D(2) Additional site landscaping requirements - Site planting requirements	R-4, R-10, R-12, and PUD Districts: There shall be tree plantings equal to one-inch in tree trunk size for every 300 SF or fraction thereof in ground coverage by a multi-family structure. Total SF of building ground coverage = +/- 19,850 SF Trees required = 67 inches; for example (23) 3" trees = 69 total inches	(x) 2" trees = x inches (x) 2.5" trees = x inches (x) 3" trees = x inches x total inches

Perimeter buffering. Where a surface parking lot is located within 30 feet of a side, corner side, or rear lot line, and the adjacent property contains only single-family detached building types or is a non-BSD district (regardless of whether there is an intervening street, alley, or driveway), the property owner shall install perimeter buffering meeting the requirements of division (D)(4) of this section.

LEGEND

EXISTING STREET TREE

PROPOSED STREET TREE

PROPOSED LARGE OR MEDIUM DECIDUOUS TREE

PROPOSED EVERGREEN
6' (MIN) HGT.

PROPOSED EV. OR DECID. SHRUB

PROPOSED PERENNIALS OR GROUNDCOVER

NOTES:

1. TOP OF ROOT BALL TO BE 2'-3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH
FINISH GRADE

BACKFILL PLANTING MIX

EXISTING SOIL

UNDISTURBED SOIL OR COMPACTED BACKFILL

2

SHRUB PLANTING DETAIL

NTS

NOTES:

1. TOP OF ROOT BALL TO BE 2'-3" ABOVE ADJACENT FINISH GRADE

2. REMOVE ROPE AND BURLAP FROM TOP 1/3 OF ROOT BALL CUT TOP 1/3 OF WIRE BASKET FROM ROOT BALL. REMOVE ALL LABELS, TAGS OR OTHER FOREIGN MATERIALS FROM LIMBS.

HARDWOOD BARK MULCH
FINISH GRADE

BACKFILL PLANTING MIX

EXISTING SOIL

UNDISTURBED SOIL OR COMPACTED BACKFILL

3

DECID. TREE PLANTING DETAIL

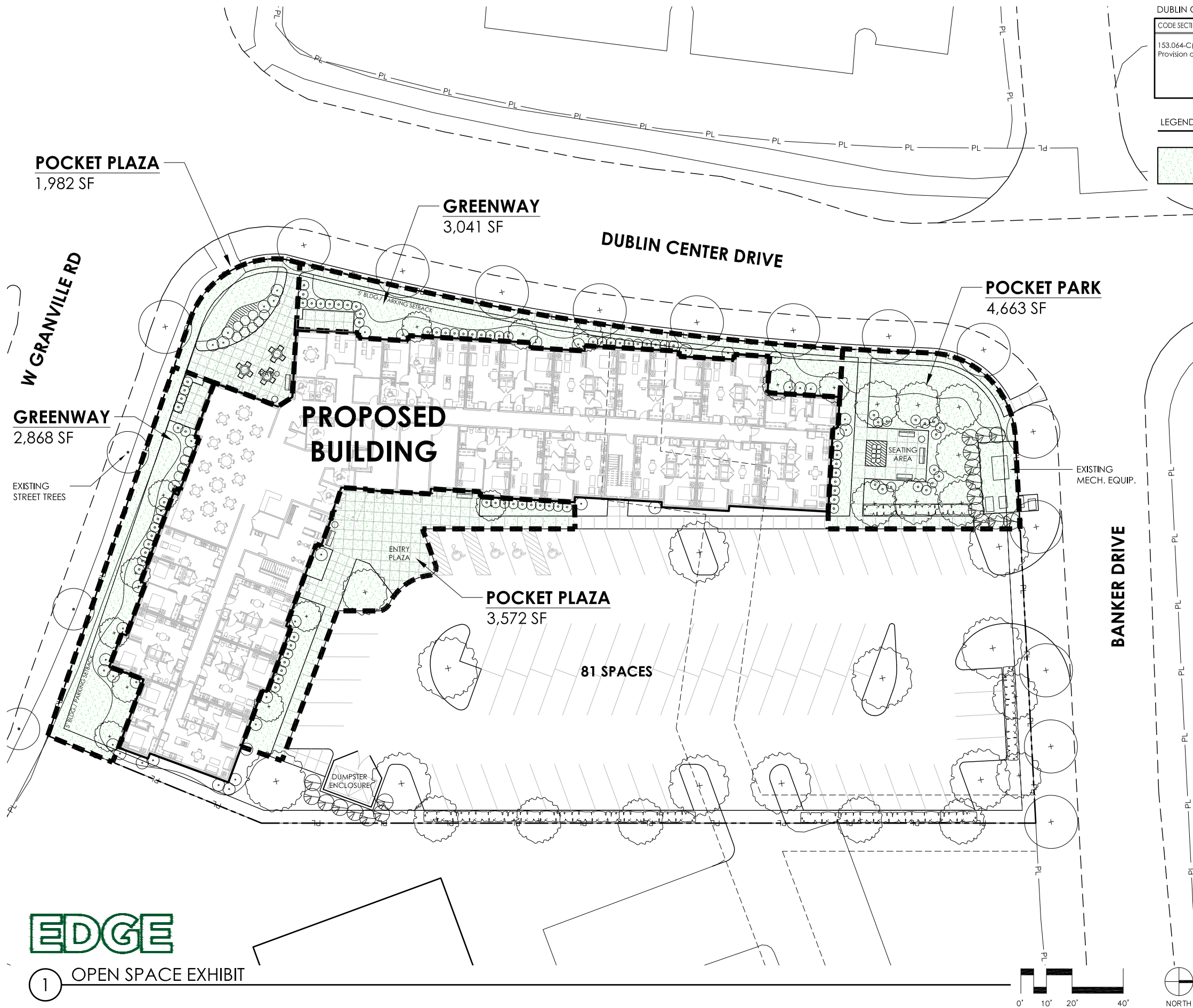
NTS

PLANT KEY FINAL SPECIES TBD	
KEY	COMMON NAME
TREES	
NSY	BLACK TUPELO
PAE	EXCLAMATION LONDON PLANETREE
QSH	SHUMARD OAK
UFR	FRONTIER ELM
ZSG	GREEN VASE ZELKOVA
ASA	SUGAR MAPLE
QBI	SWAMP WHITE OAK
ORNAMENTAL TREES	
SRI	IVORY SILK JAPANESE TREE LILAC
PRY	YOSHINO CHERRY
AAB	AUTUMN BRILLIANCE SERVICEBERRY
SHRUBS	
BGV	GREEN VELVET BOXWOOD
CAB	IVORY HALO DOGWOOD
CAS	SIXTEEN CANDLES SUMMERSWEET
JCS	SEA GREEN JUNIPER
JSP	SPARTAN JUNIPER
JSS	SKYROCKET JUNIPER
SMP	DWARF KOREAN LILAC
PFA	ABBOTSWOOD POTENTILLA
VBK	KOREAN SPICE VIBURNUM
TME	EVERLOW YEW
IGN	COMPACT INKBERRY
SJL	LITTLE PRINCESS SPIREA
PERENNIALS / GRASSES/ GROUNDCOVERS	
PAH	DWARF FOUNTAIN GRASS
CVM	MOONBEAM COREOPSIS
CAK	KARL FOERSTER FEATHER REED GRASS
LSB	BECKY SHASTA DAISY
RH	BLACK-EYED SUSAN
EP	PURPLE CONEFLOWER
LMB	BIG BLUE LILYTURF
MYR	MYRTLE
HHR	HAPPY RETURNS DAYLILY
NRW	WALKERS LOW CATMINT
LMV	VARIEGATED LILYTURF



1

LANDSCAPE PLAN



DUBLIN CITY CODE COMPLIANCE CHART

CODE SECTION	REQUIRED	PROVIDED
153.064-C(1) Provision of open space	Residential. There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Required open space shall be located within 660 feet of the main entrances of the residential units or the main entrance of a multiple-family building, as measured along a pedestrian walkway.. Total dwelling units = 75 x 200 = 15,000 sf of open space required	16,126 sf

LEGEND

OPEN SPACE PROPOSED

TOTAL AREA = 16,126 SF

EDGE

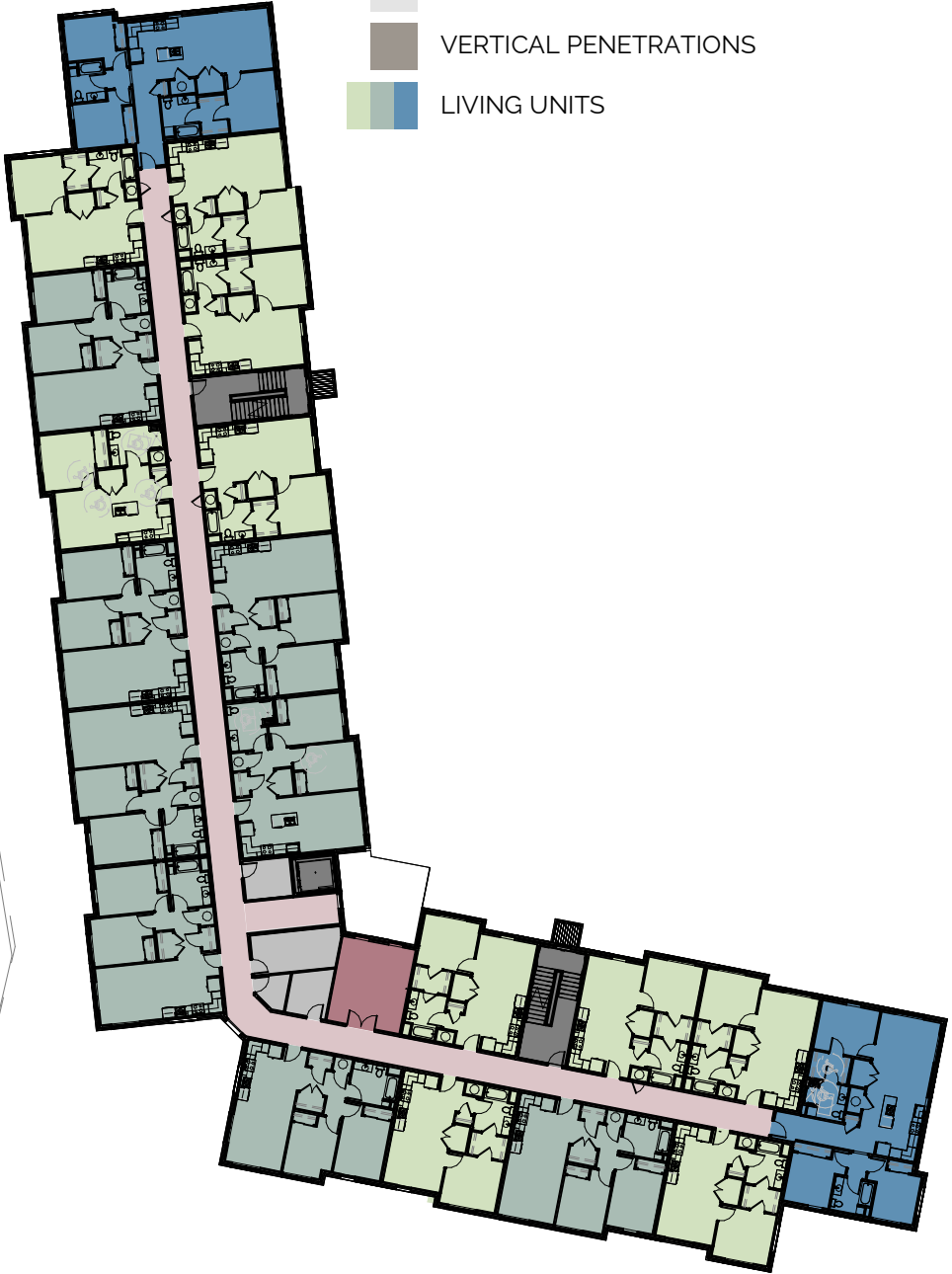
1 OPEN SPACE EXHIBIT

BUILDING GSF		
FIRST FLOOR		
LIVING UNITS		12,109 GSF
COMMON AREA		4,598 GSF
COMMON CIRCULATION		1,972 GSF
SUPPORT		851 GSF
VERTICAL PENETRATION		615 GSF
FLOOR TOTAL		20,145 GSF
SECOND FLOOR		
LIVING UNITS		16,086 GSF
COMMON AREA		301 GSF
COMMON CIRCULATION		1,885 GSF
SUPPORT		413 GSF
VERTICAL PENETRATION		615 GSF
FLOOR TOTAL		19,300 GSF
THIRD FLOOR		
LIVING UNITS		16,086 GSF
COMMON AREA		301 GSF
COMMON CIRCULATION		1,885 GSF
SUPPORT		413 GSF
VERTICAL PENETRATION		615 GSF
FLOOR TOTAL		19,300 GSF
FOURTH FLOOR		
LIVING UNITS		16,086 GSF
COMMON AREA		301 GSF
COMMON CIRCULATION		1,885 GSF
SUPPORT		413 GSF
VERTICAL PENETRATION		615 GSF
FLOOR TOTAL		19,300 GSF
BUILDING TOTALS		
LIVING UNITS		60,367 GSF
COMMON AREA		5,501 GSF
COMMON CIRCULATION		7,627 GSF
SUPPORT		2,090 GSF
VERTICAL PENETRATION		2,460 GSF
BUILDING TOTAL GSF		78,045 GSF



first floor

1" = 40'-0"



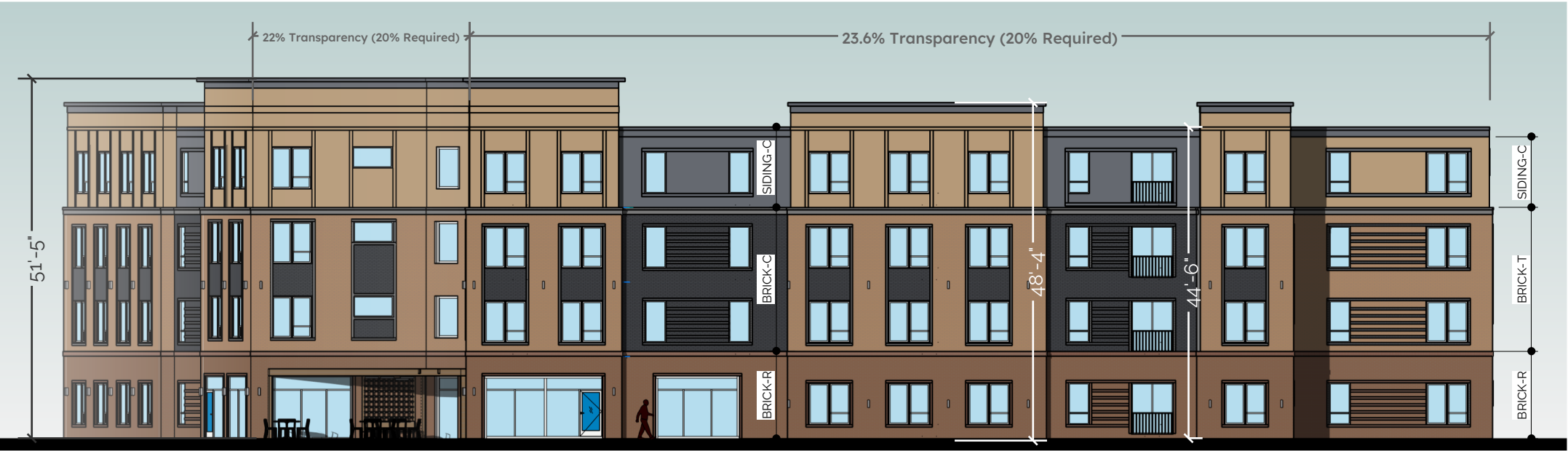
typ floor (2nd, 3rd, 4th)

1" = 40'-0"

BUILDING AREA LEGEND

- COMMON AREA
- COMMON CIRCULATION
- SUPPORT
- VERTICAL PENETRATIONS
- LIVING UNITS





SOUTH ELEVATION



MATERIALS LEGEND

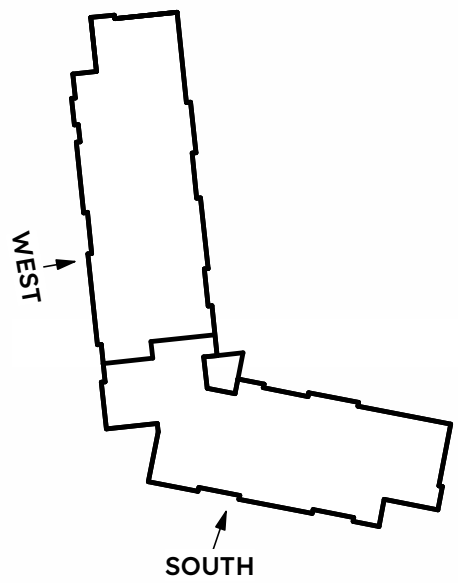
- 
BRICK-R
MODULAR BRICK
COLOR: RED
- 
BRICK-T
MODULAR BRICK
COLOR: TAN
- 
BRICK-C
MODULAR BRICK
COLOR: CHARCOAL
- 
SIDING-T
FIBER CEMENT SIDING PANEL WITH
MATCHING TRIM
COLOR: TAN
- 
SIDING-C
FIBER CEMENT SIDING PANEL WITH
MATCHING TRIM
COLOR: CHARCOAL

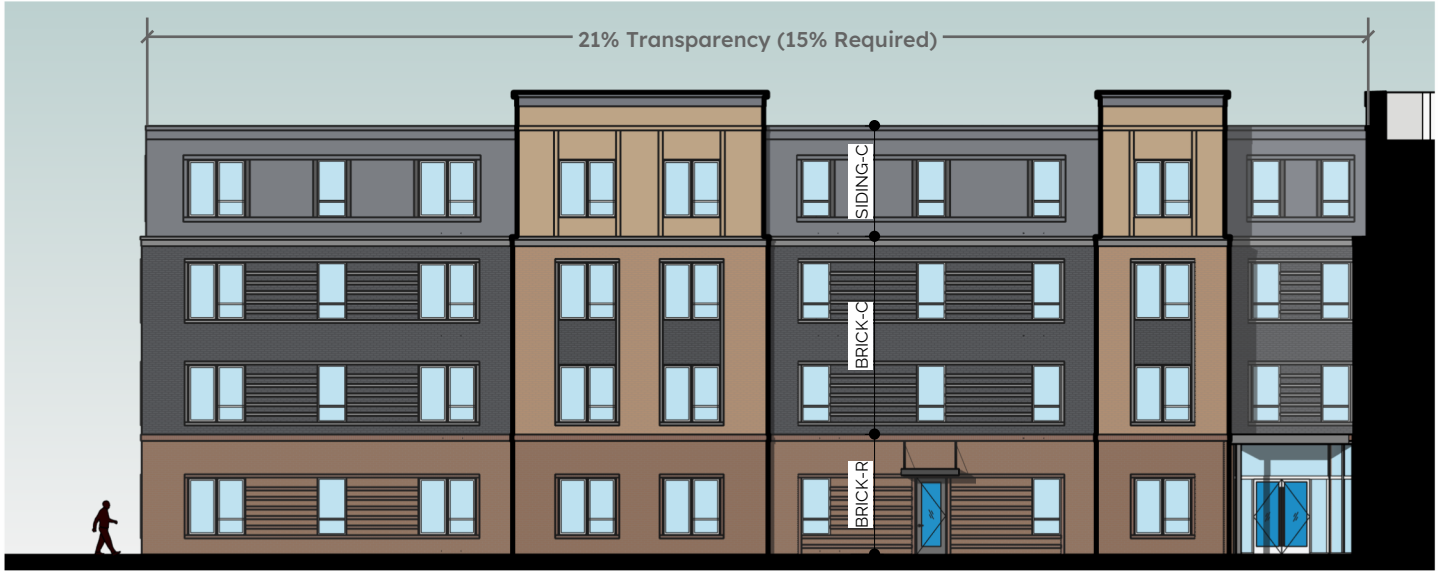


WEST ELEVATION



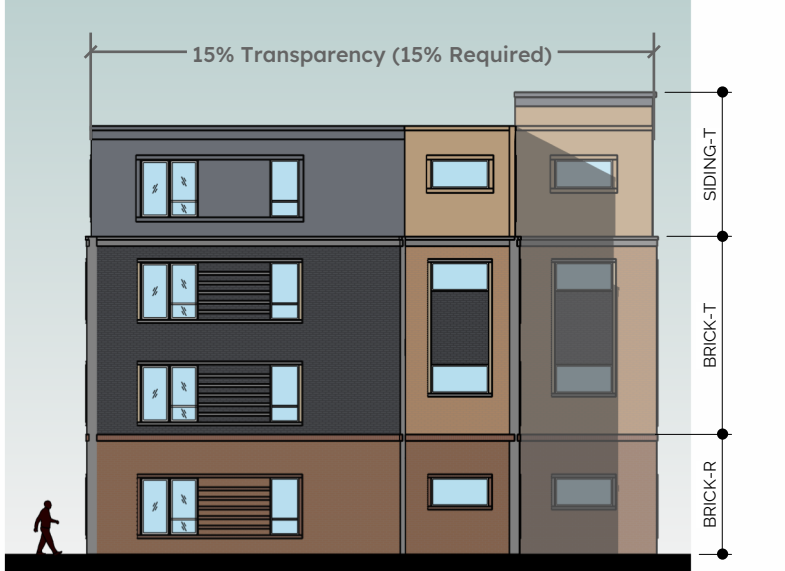
KEY PLAN





NORTH ELEVATION A

0' 10' 20' 40'



NORTH ELEVATION B

0' 10' 20' 40'

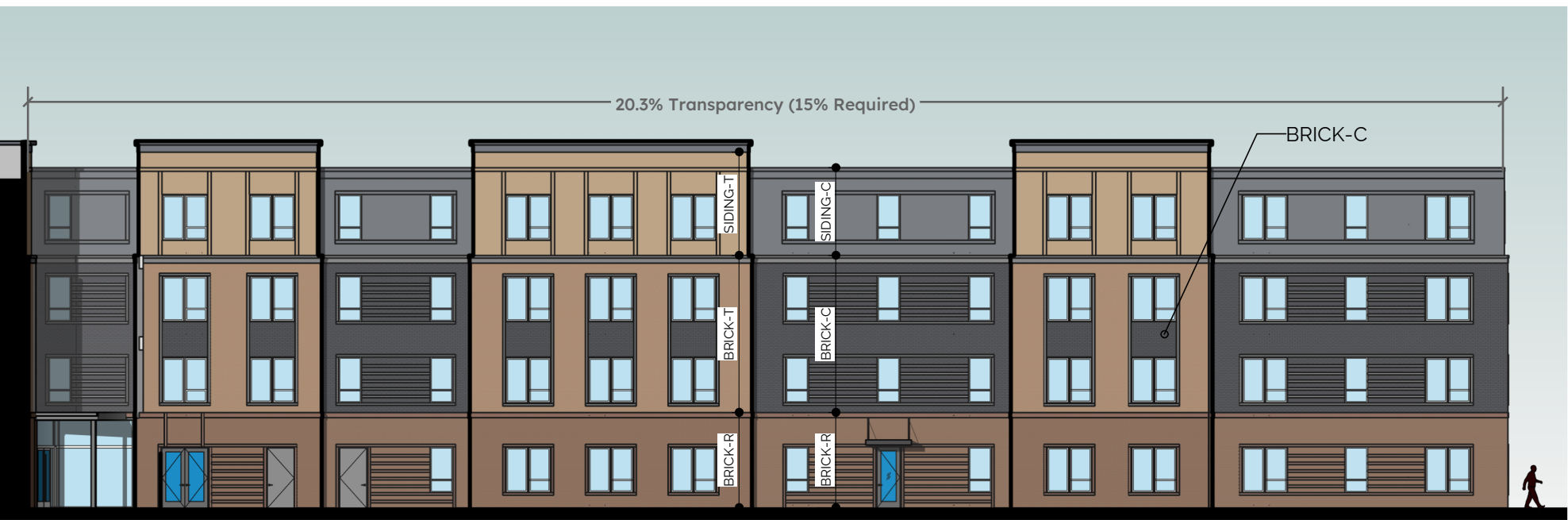
MATERIALS LEGEND

- BRICK-R
MODULAR BRICK
COLOR: RED
- BRICK-T
MODULAR BRICK
COLOR: TAN
- BRICK-C
MODULAR BRICK
COLOR: CHARCOAL
- SIDING-T
FIBER CEMENT SIDING PANEL WITH
MATCHING TRIM
COLOR: TAN
- SIDING-C
FIBER CEMENT SIDING PANEL WITH
MATCHING TRIM
COLOR: CHARCOAL



EAST ELEVATION A

0' 10' 20' 40'



EAST ELEVATION B

0' 10' 20' 40'

KEY PLAN

