



THE BEACON

FINAL DEVELOPMENT PLAN: **PHASE 01**

MAY 15, 2026

PROJECT DESCRIPTION

THE BEACON SENIOR COMMUNITY

The Beacon is a senior housing community with multiple levels of care. The Beacon is located on +/- 21.523 Acres. All buildings and structures shall be constructed on the +/- 17.662 acres on the south side of Billingsley Creek (Sub Area A). The Property is currently zoned PUD, Beacon CCRC, 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, consisting of four (4) phases 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.

The current Final Development plan will consist of Building 1, the water meter building, entry features streets, utilities and other site features depicted in the Final Development Plan.

Phase 1 - Building 1 with up to 141 units consisting of both Independent and Assisted Living Units. Inter- or common spaces shall include underground parking, indoor pool, multiple dining facilities, fitness areas, salon, greenhouse, and other senior amenities. Exterior amenities shall include (2) front courtyards, a rear activity courtyard, covered dining areas, patios and other senior related amenities. The rear courtyard will be the primary activity courtyard with pickleball courts, bocci ball, walking paths and other senior related amenities.

In addition, the initial phase shall have (2) large, tiered lakes, walking paths as well as the streets and utilities shown in the Final Development plans.

The future phases to the continuum care community will follow as outlined below:

Phases 2 will be a single-story stand-alone Memory Care community. Phase 3 will be a stand-alone 4-story building that will have structured parking, Assisted Living and Memory Care. The final phase is phase 4. This phase will consist of a 4-story Independent Living building that will be connected to phase 1 building. This phase will also have structured parking.

VICINITY MAP



PROJECT TEAM

DEVELOPER:



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APPENDIX 04	STORMWATER MANAGEMENT REPORT
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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, Planned Unit Development District (Beacon CCRC)

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	937,541 sf
Total site area:	165,356 sf
Total building footprint:	126,397 sf
Total impervious area:(Streets & Drives)	29,281 sf
Sidewalks,paths, dumpster area & generator pads	
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: 141
Independent Living with Assistance: 81 Units
Assisted Living: 60 Units

Structured Parking: 112
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

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: 112 spaces
Provided - Surface parking spaces: 84 spaces
Total provided parking spaces: 196 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: 299 spaces

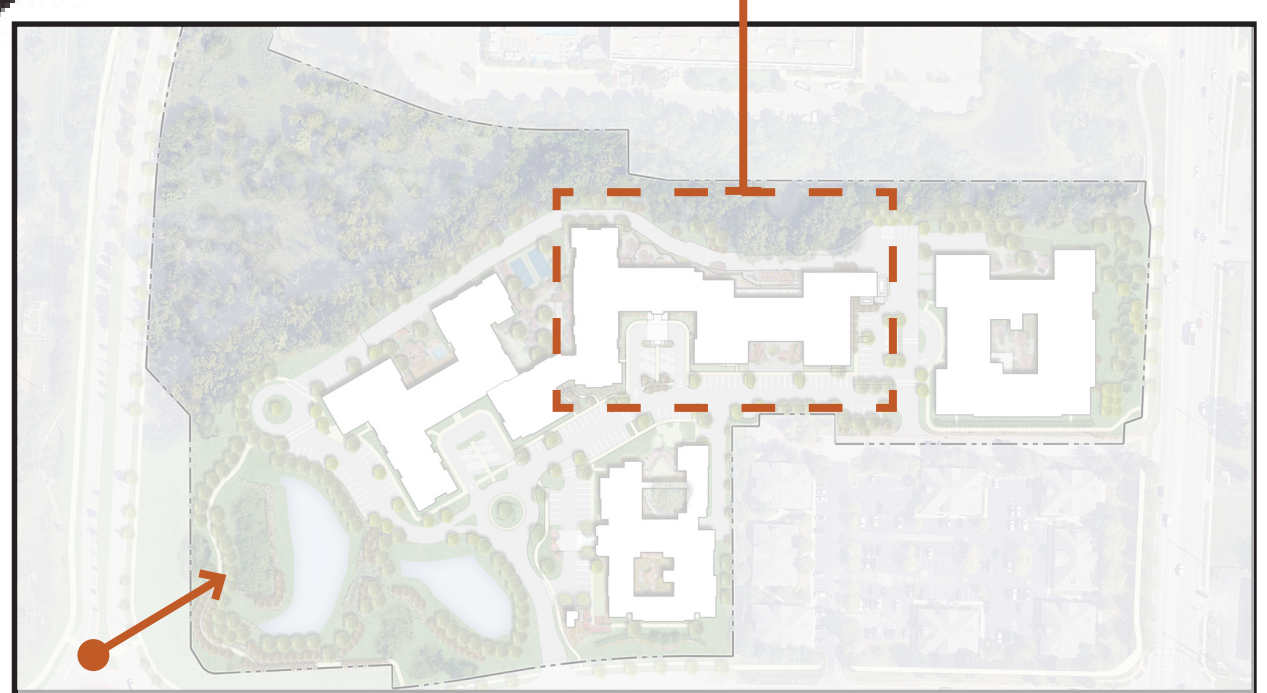
Total project surface parking spaces: 143 spaces

Total project parking count: 442 spaces

Total project parking percentage in structured parking: 299/ 442 = 67.64%



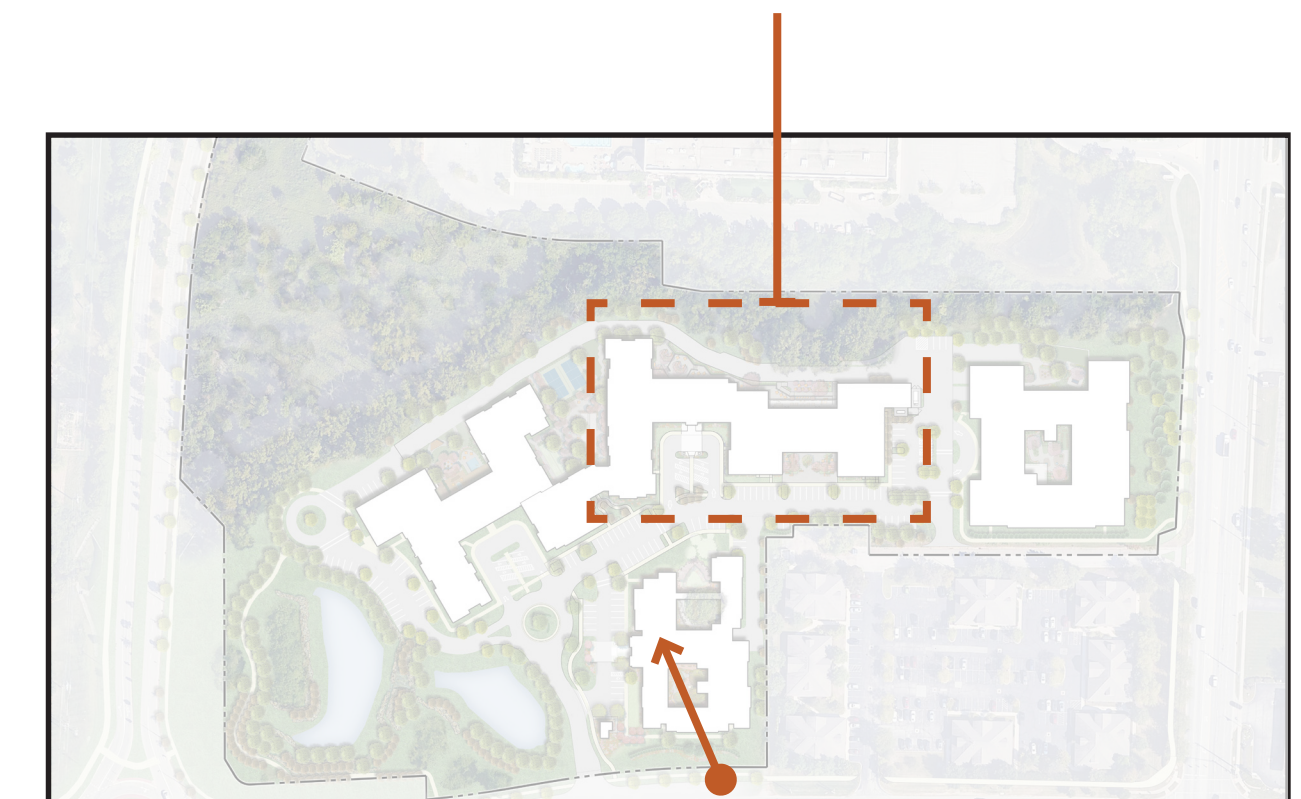
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INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING



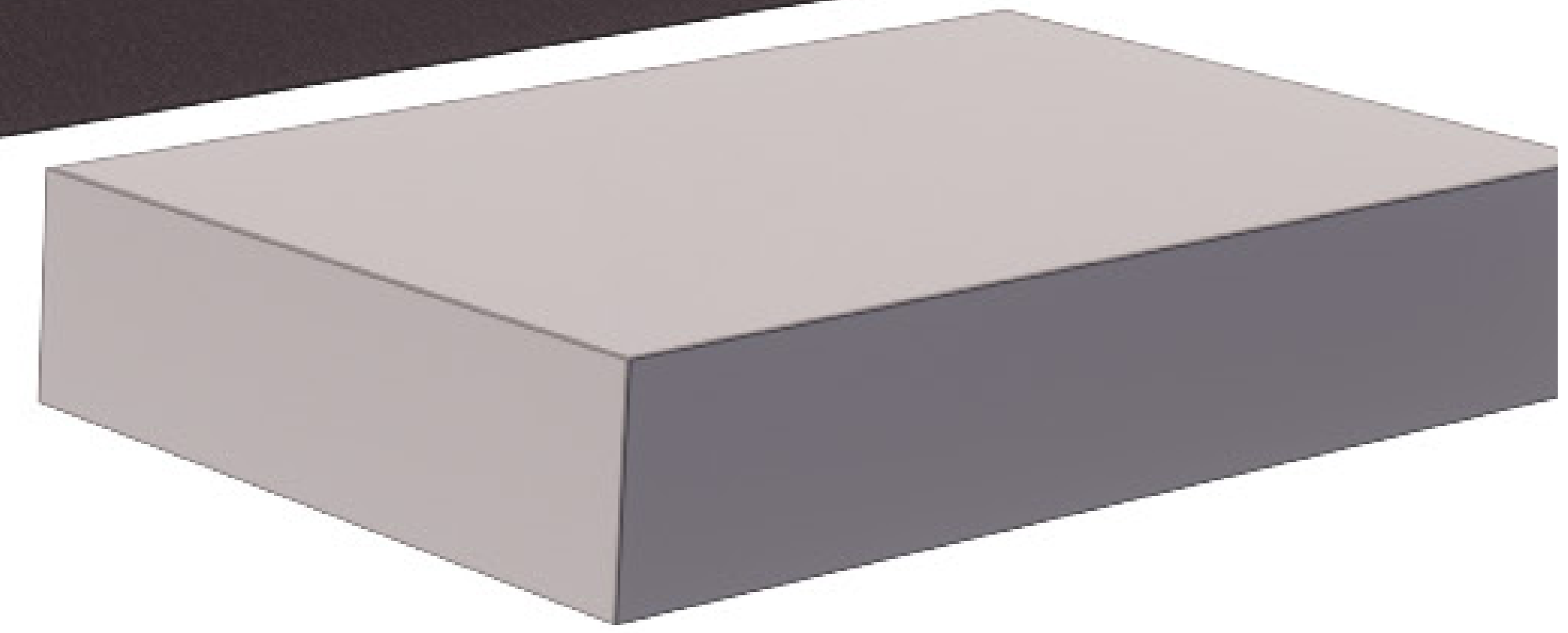
PHASE 01 BUILDING



PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING



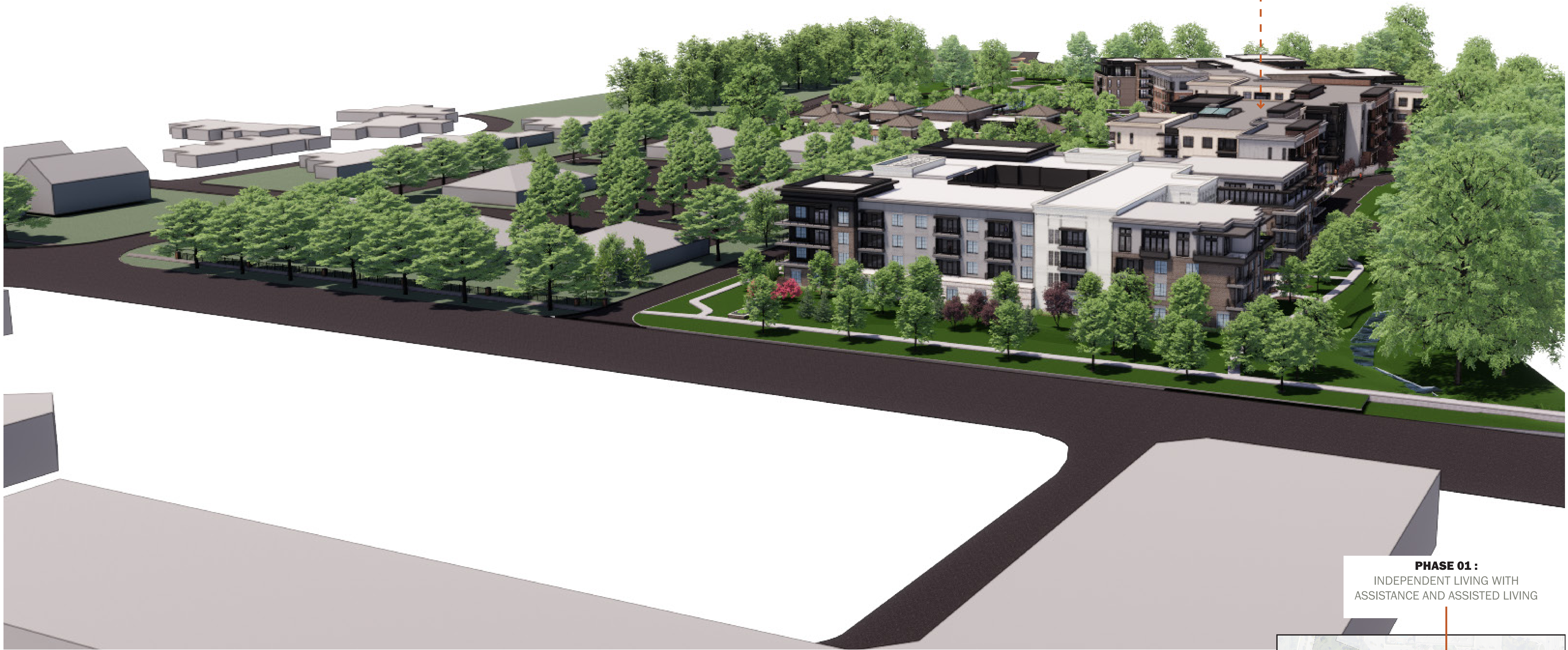
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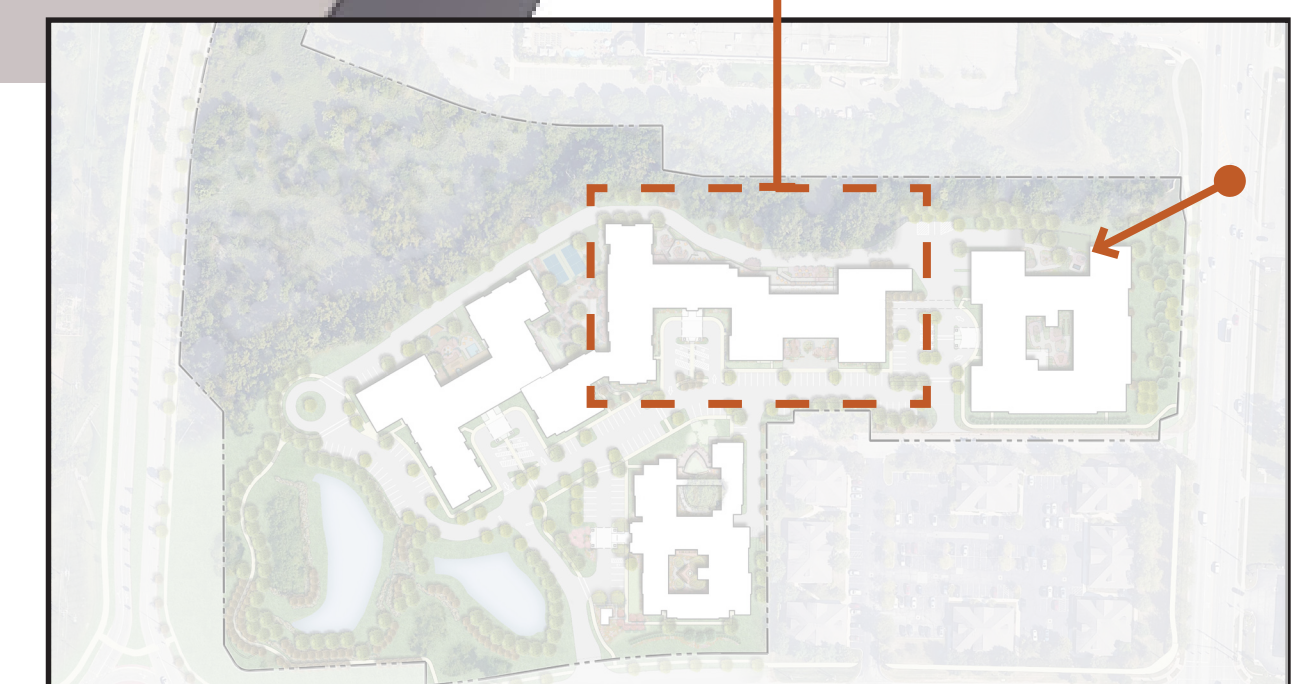
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ASSISTANCE AND ASSISTED LIVING



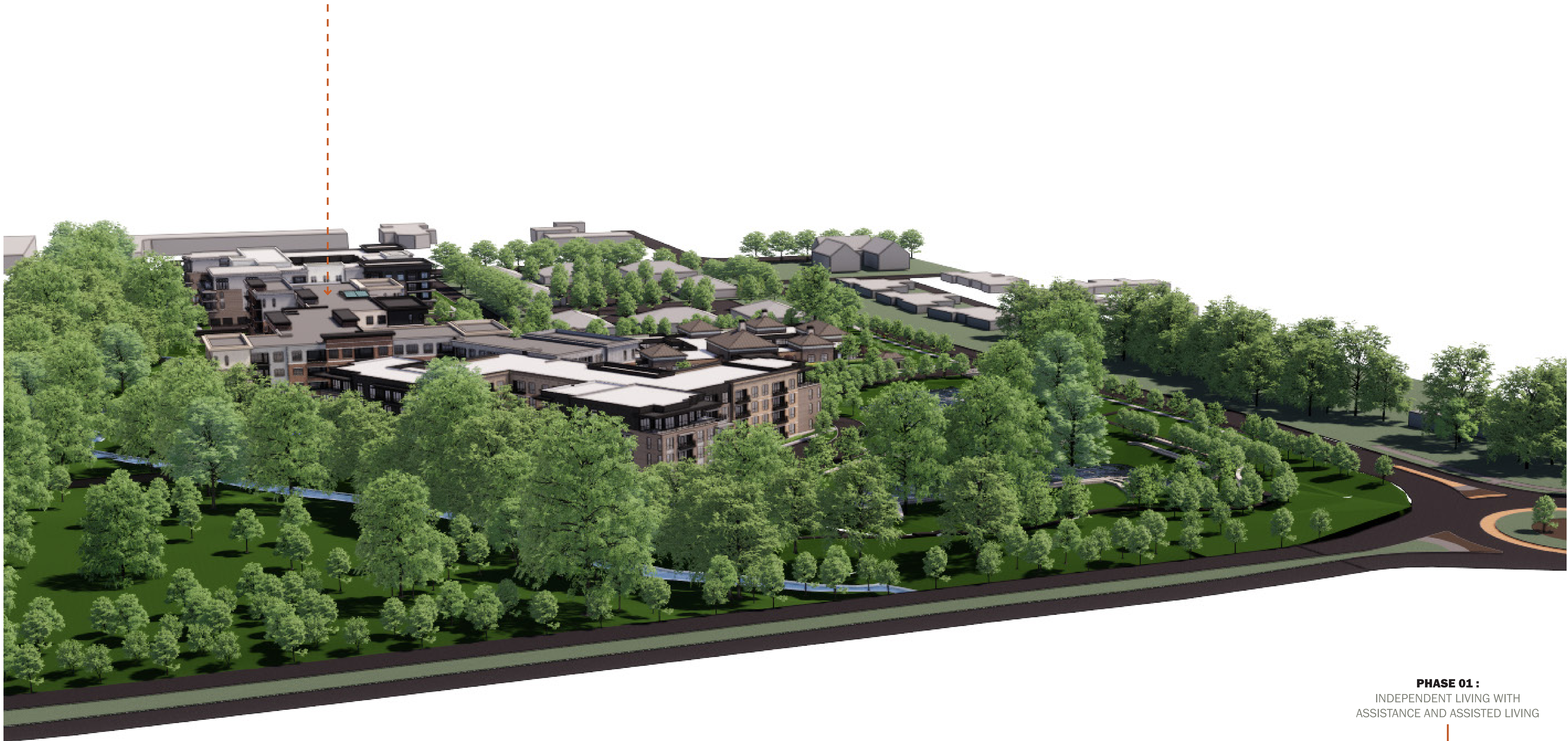
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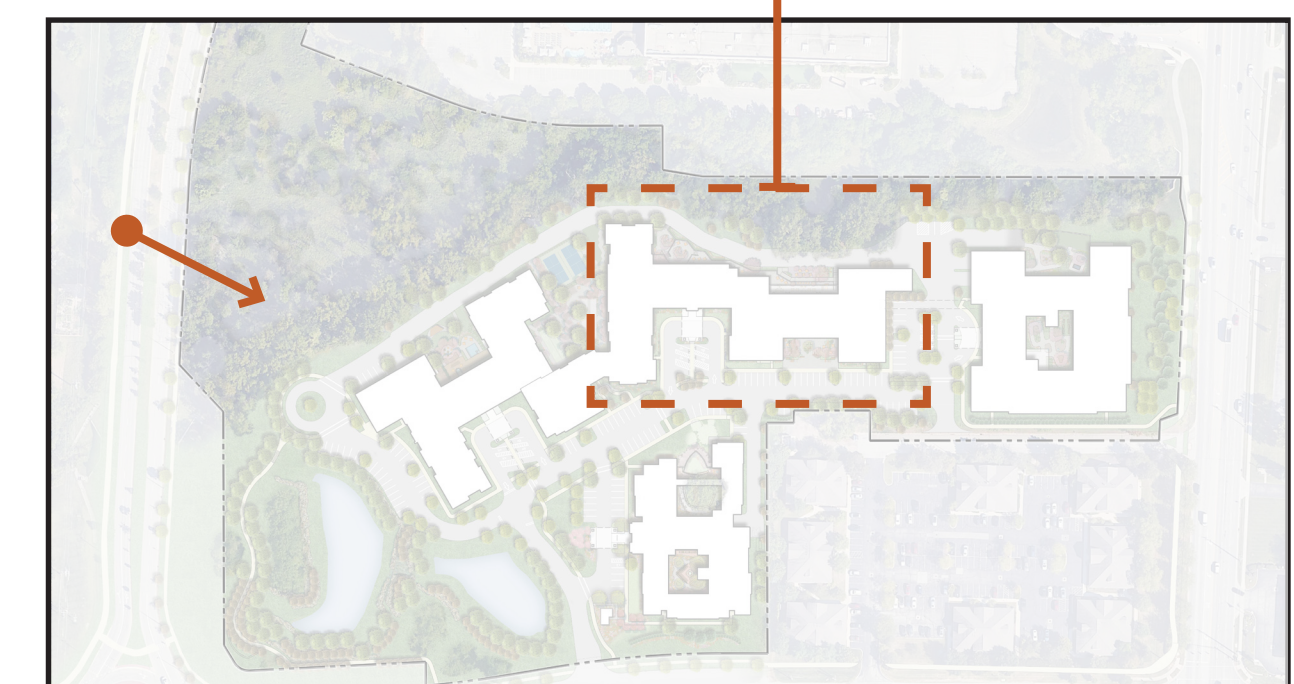
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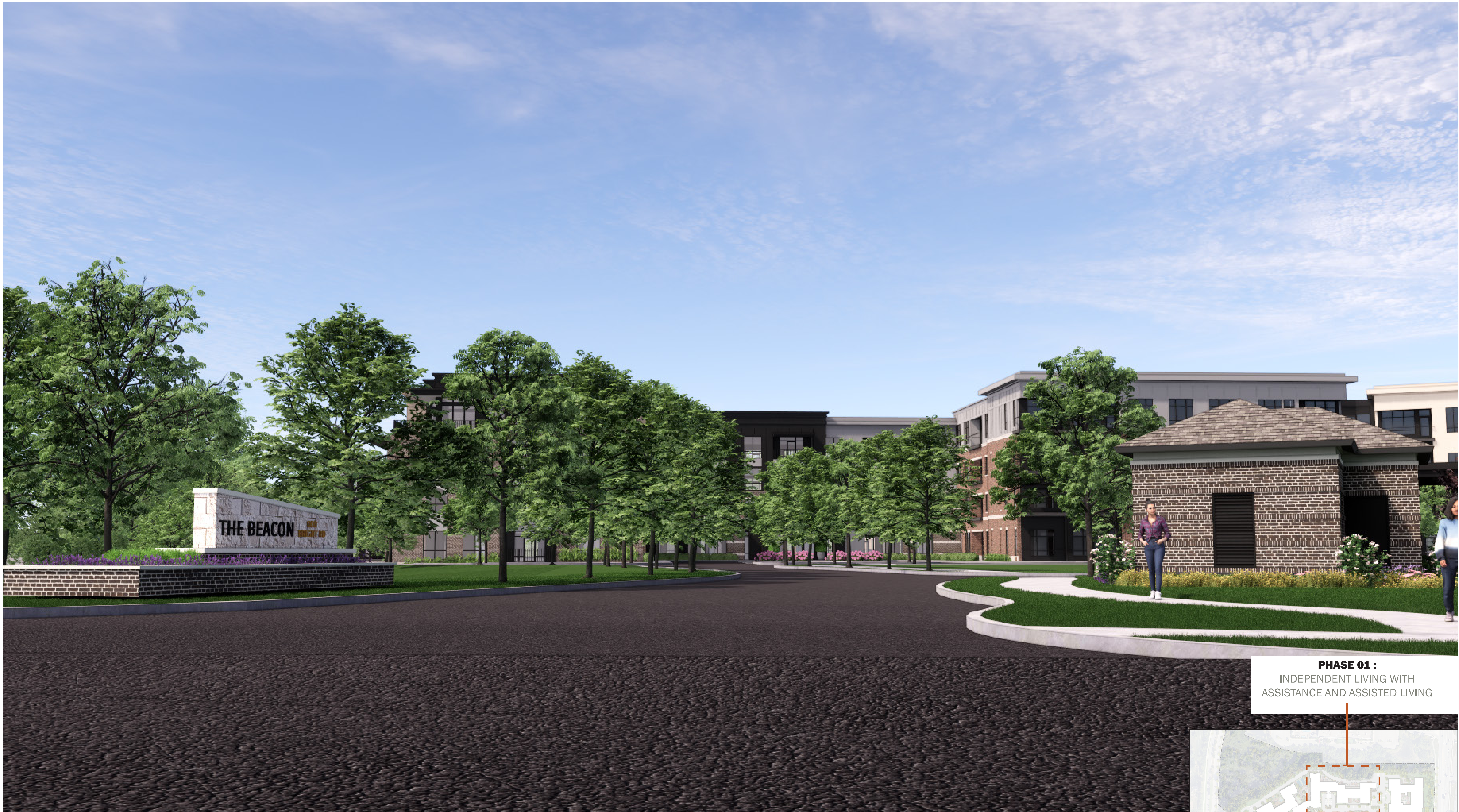


PHASE 01 BUILDING



PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING





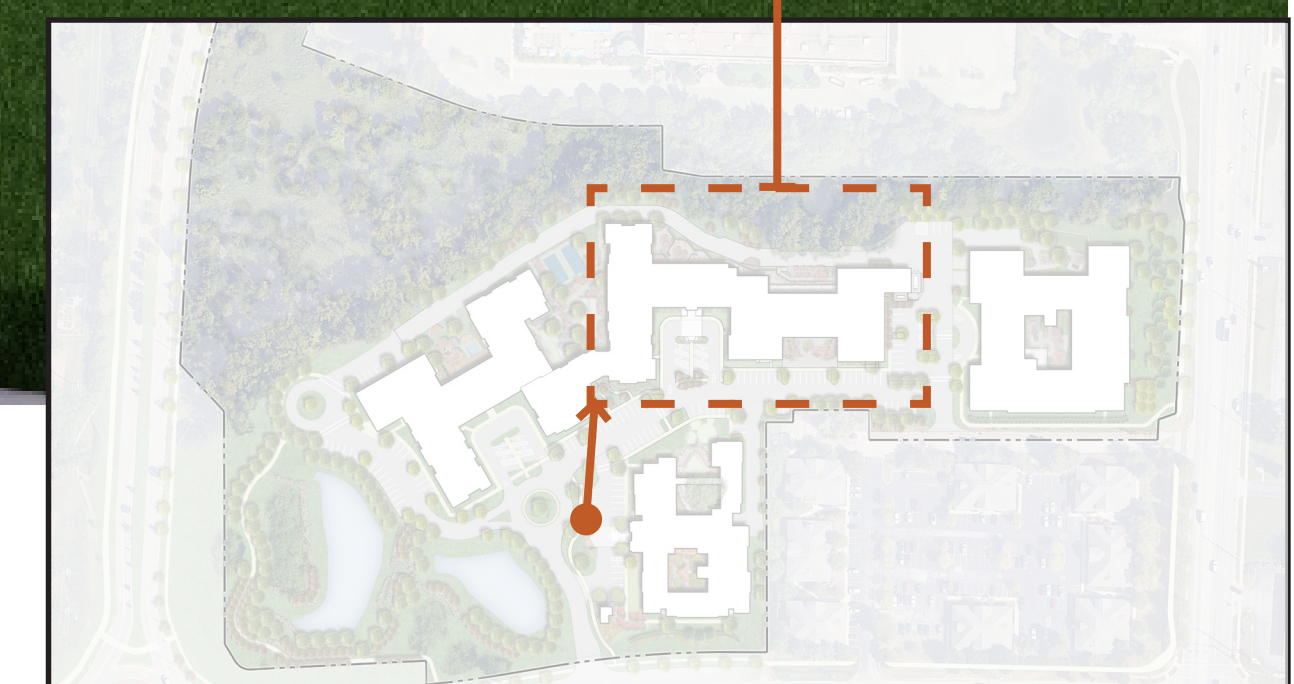
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INDEPENDENT LIVING WITH
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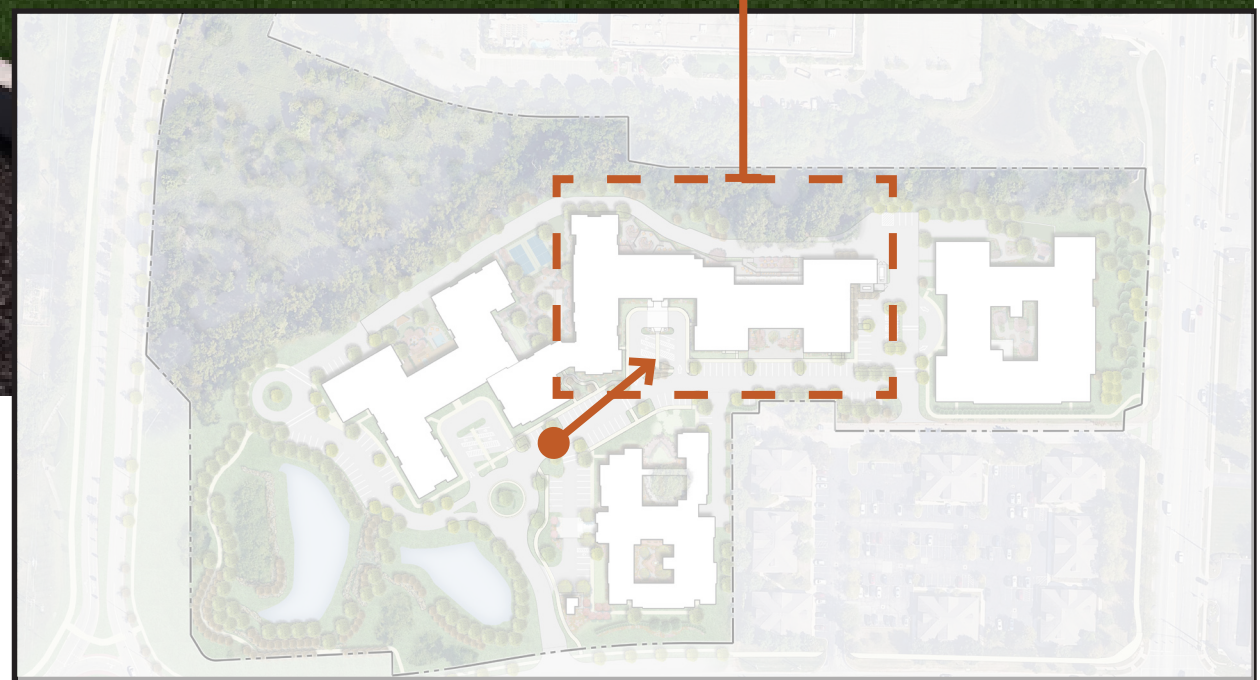


PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING





PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING



THE BEACON
DUBLIN, OHIO



Orange frog Design Group, LLC.

FINAL DEVELOPMENT PLAN : **PHASE 01**
MAY 15, 2026

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



PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING



THE BEACON
DUBLIN, OHIO



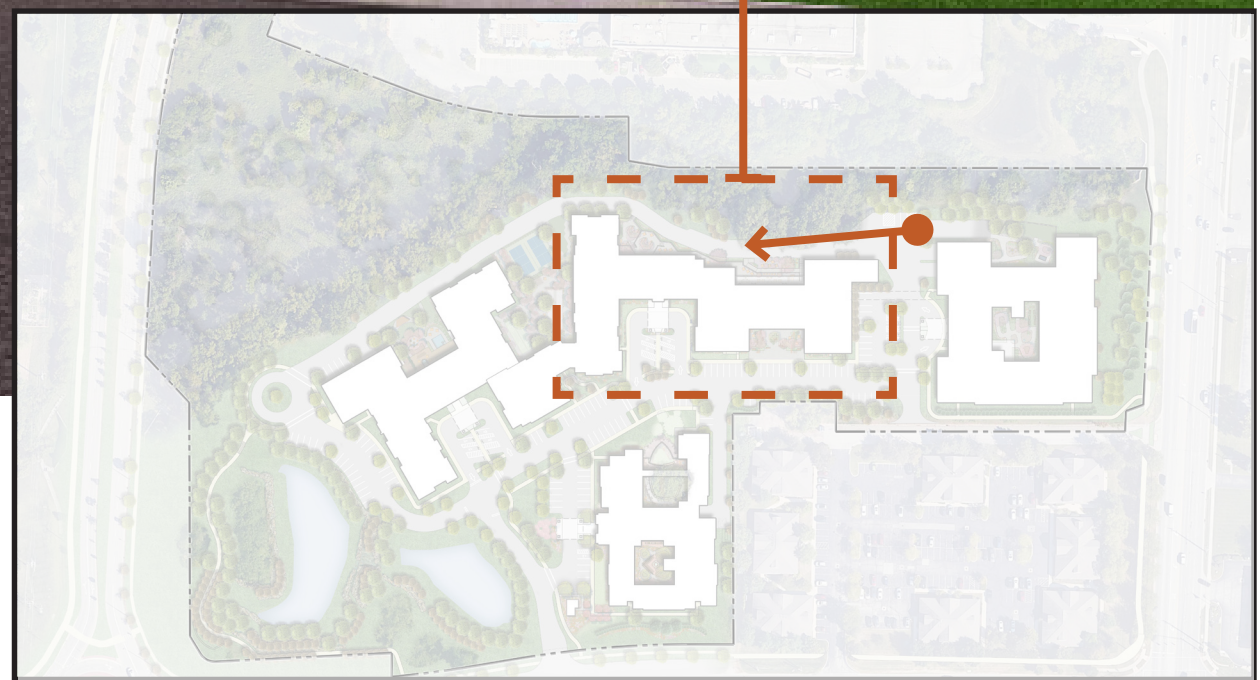
Orange frog Design Group, LLC.

FINAL DEVELOPMENT PLAN : **PHASE 01**
MAY 15, 2026

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



PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING



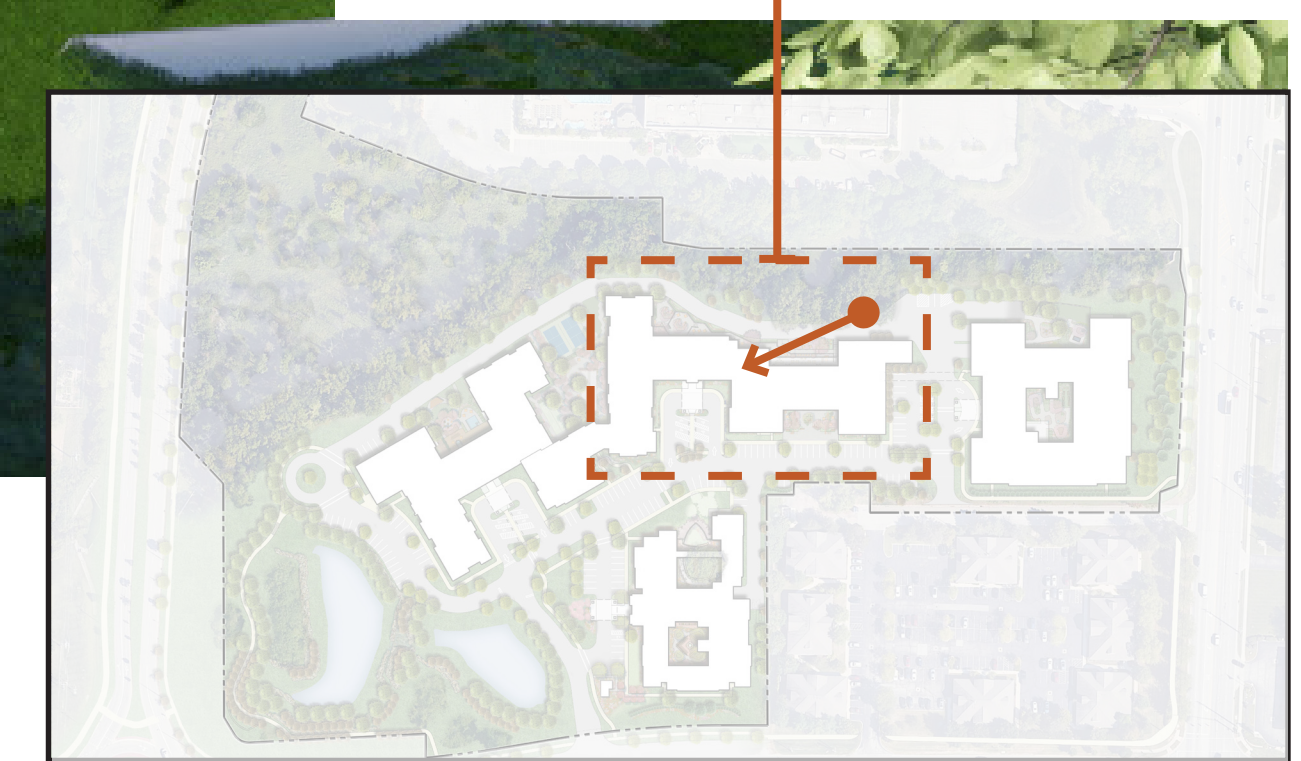


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INDEPENDENT LIVING WITH
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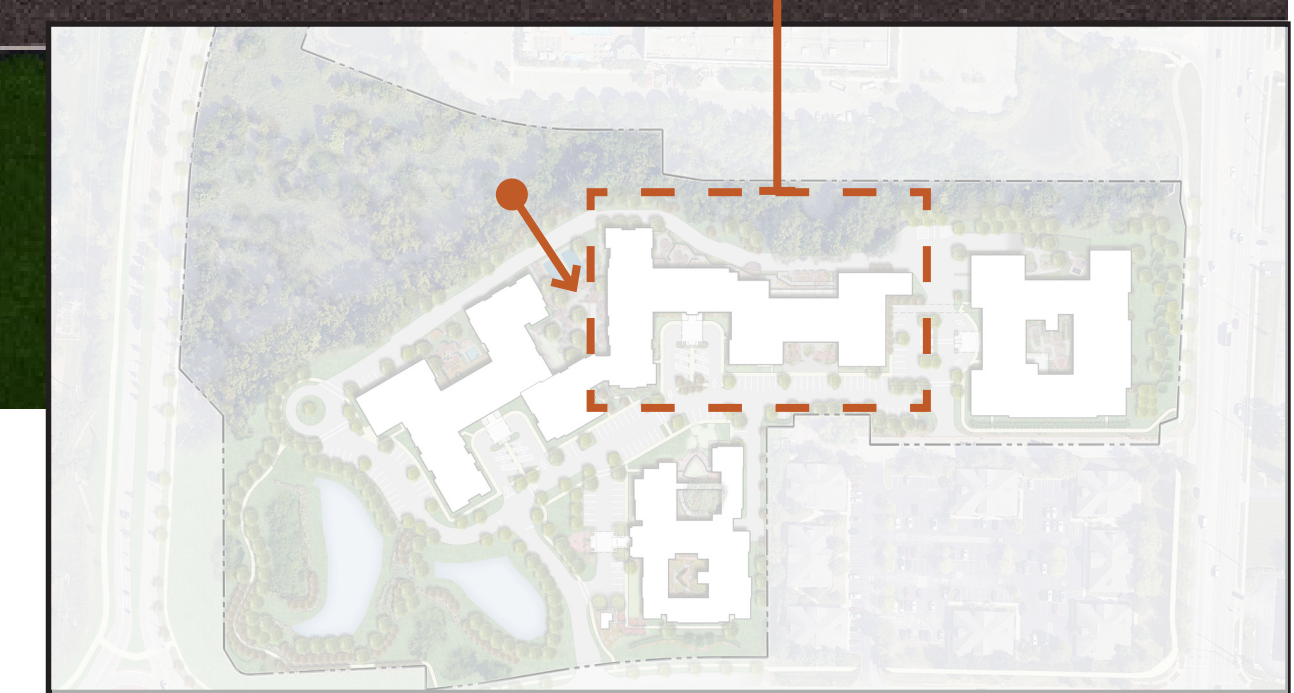


PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING





PHASE 01 :
INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING

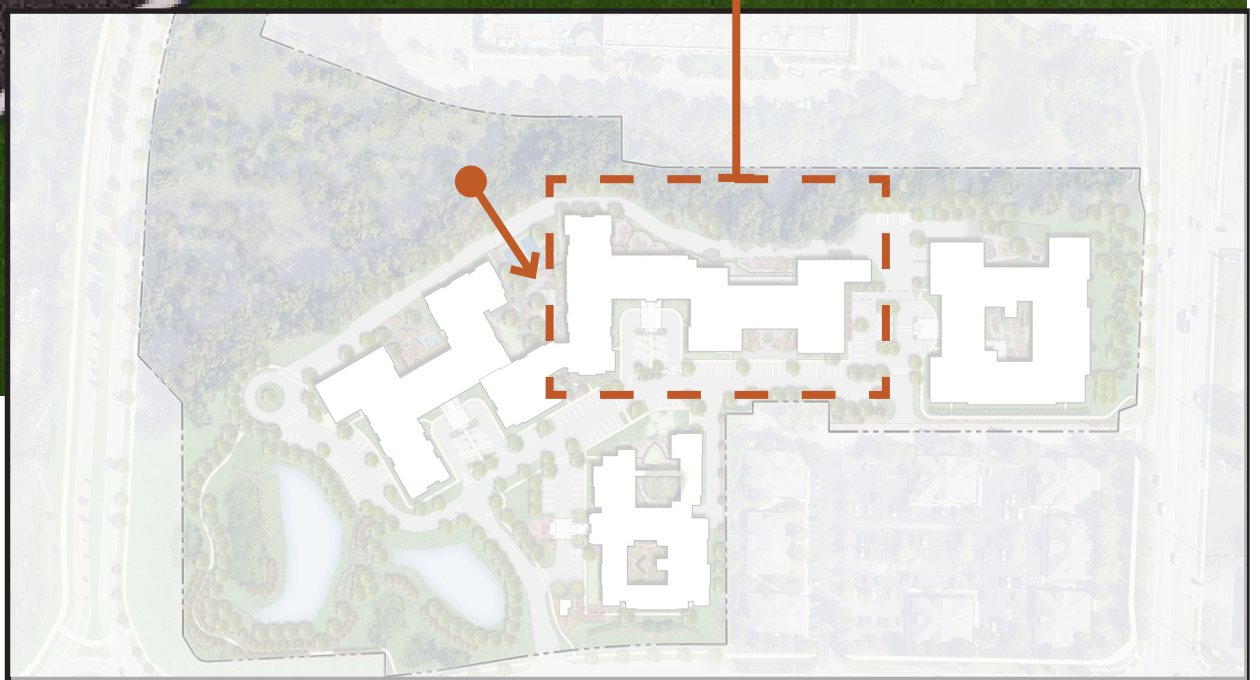


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INDEPENDENT LIVING WITH
ASSISTANCE AND ASSISTED LIVING





PHASE 01 :
 INDEPENDENT LIVING WITH
 ASSISTANCE AND ASSISTED LIVING





PHASE 04: INDEPENDENT LIVING

PHASE 03 - MEMORY CARE AND ASSISTED LIVING

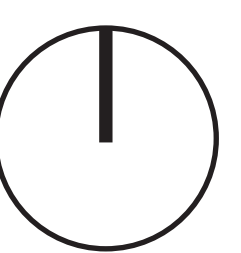
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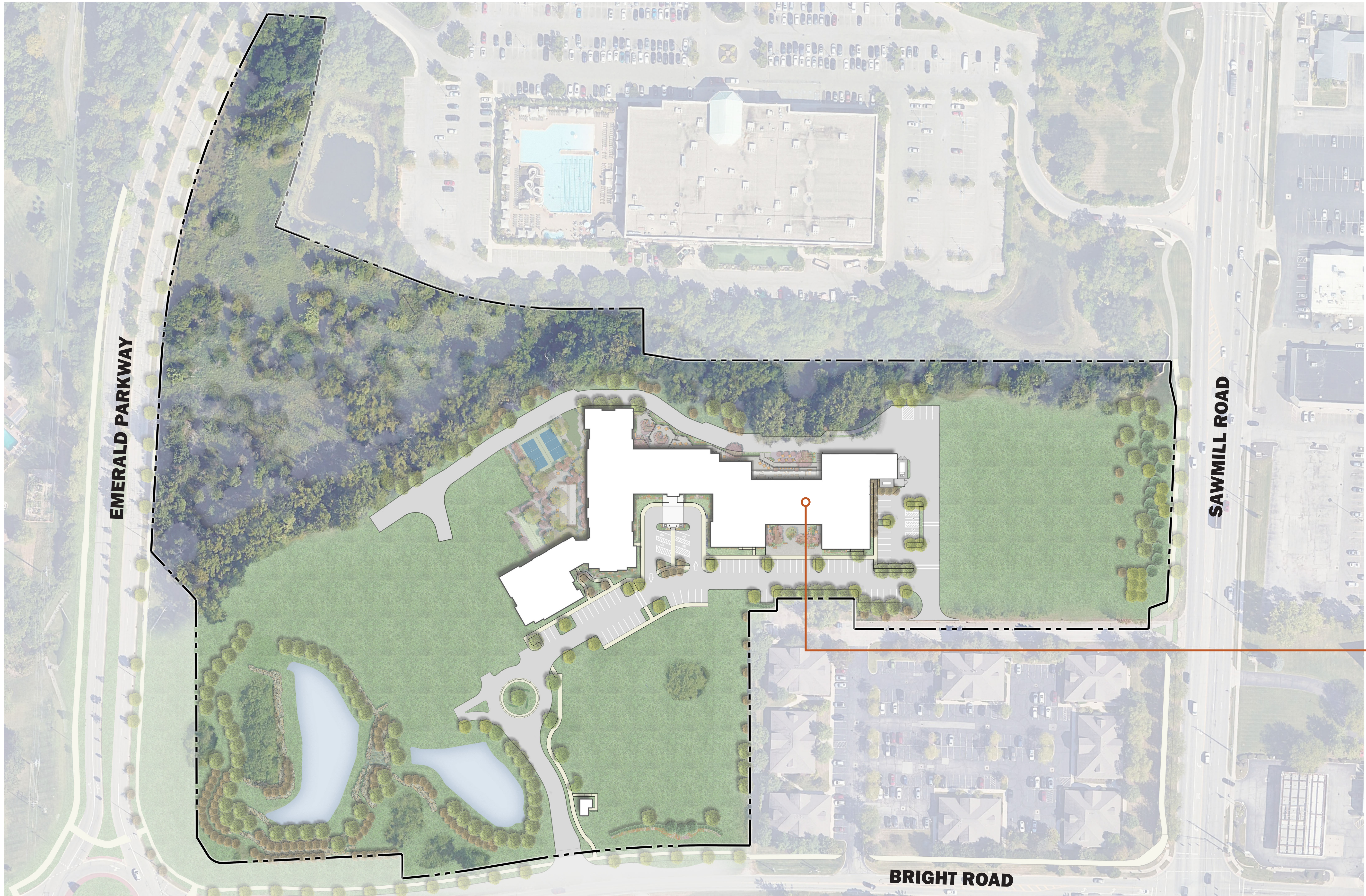
PHASE 02 - MEMORY CARE

EMERALD PARKWAY

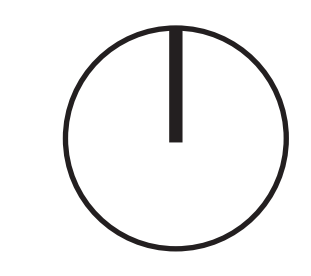
SAWMILL ROAD

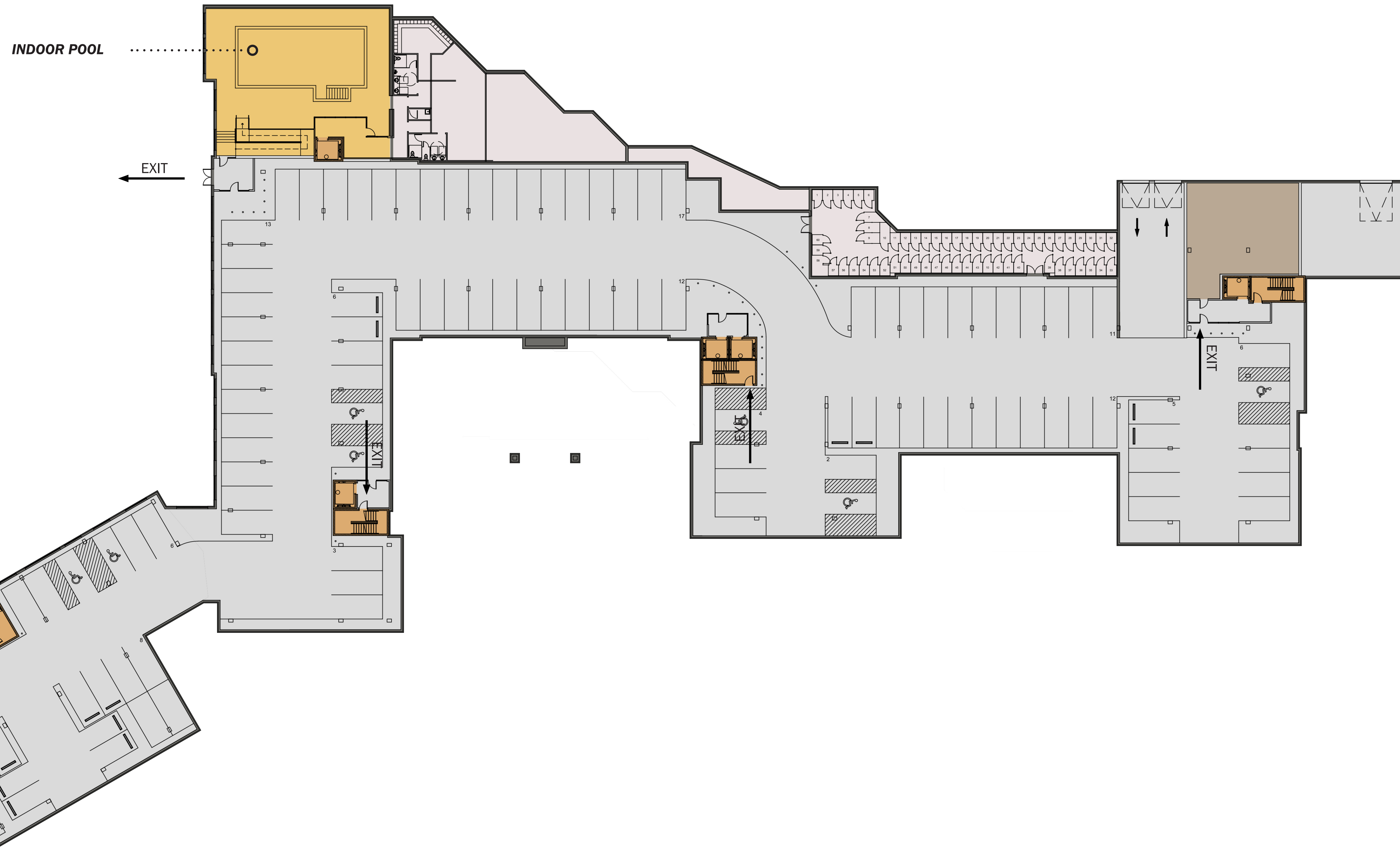
BRIGHT ROAD





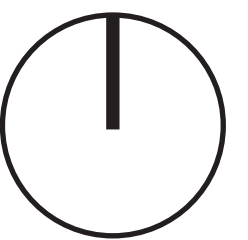
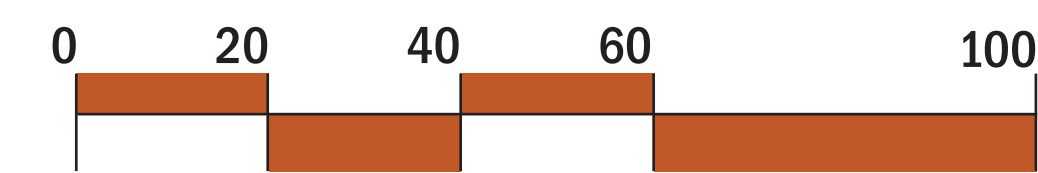
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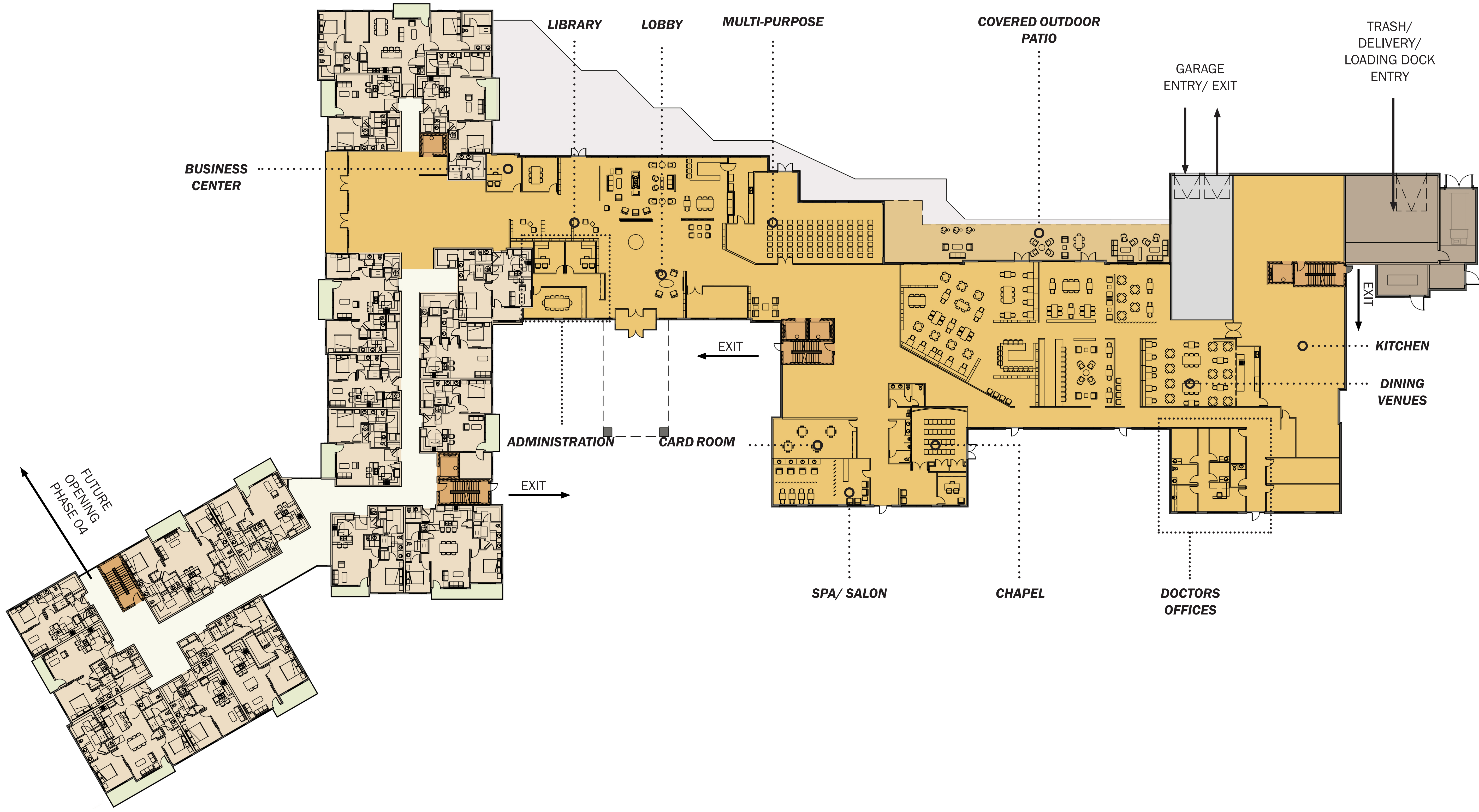




COLOR LEGEND

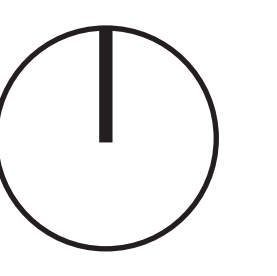
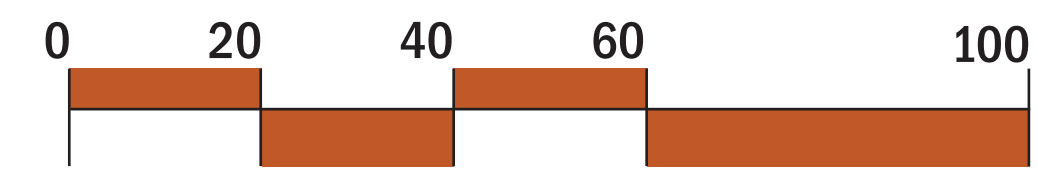
- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





COLOR LEGEND

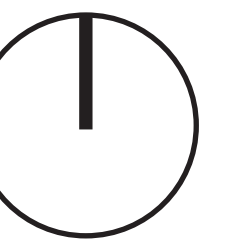
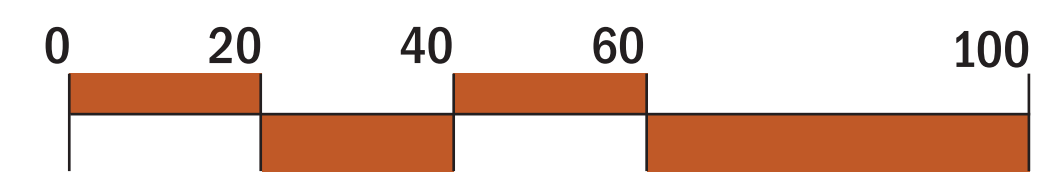
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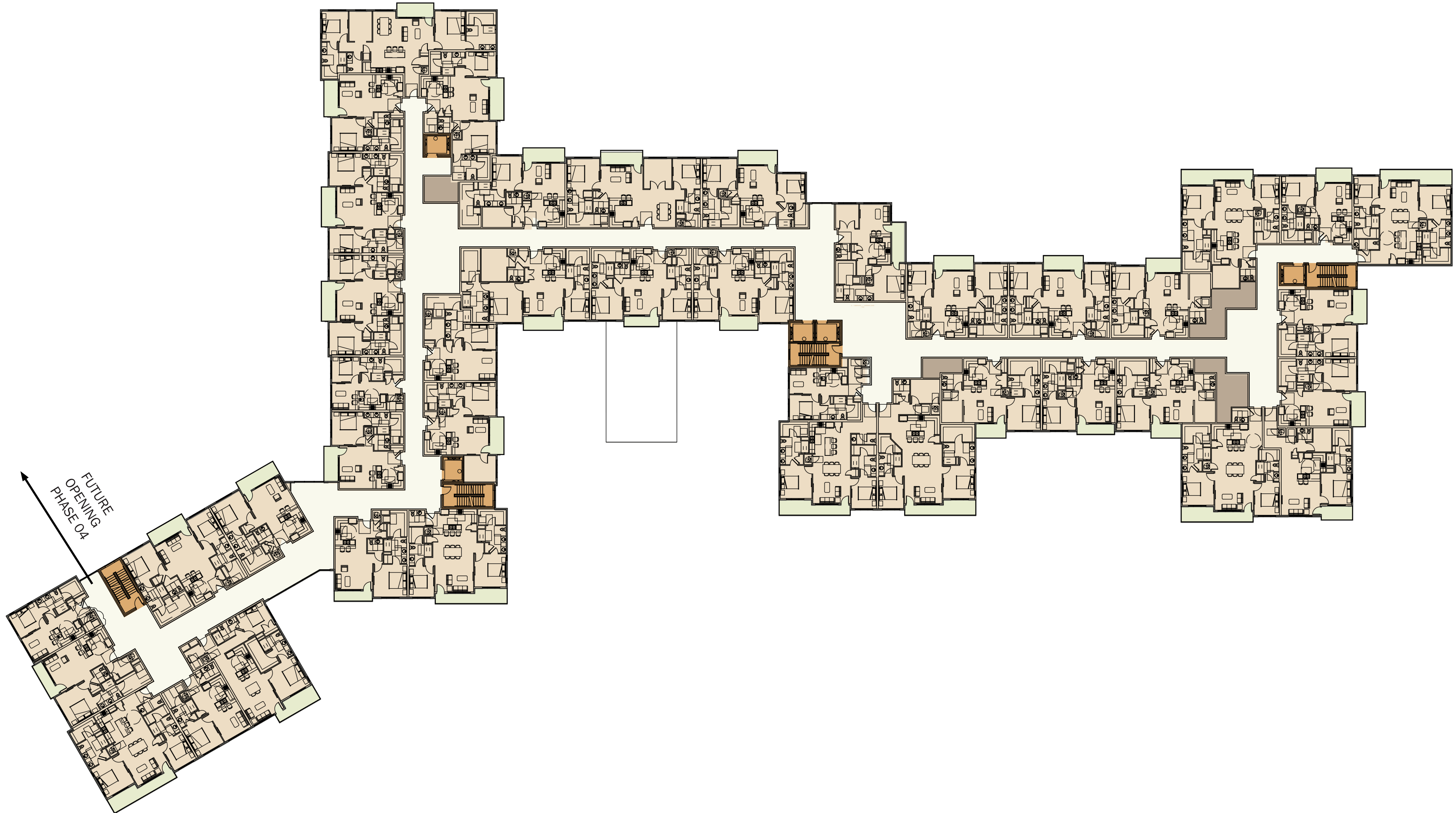


COLOR LEGEND

- UNITS
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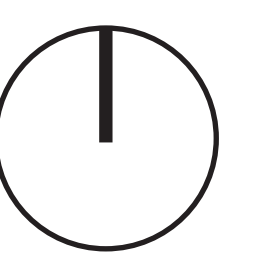
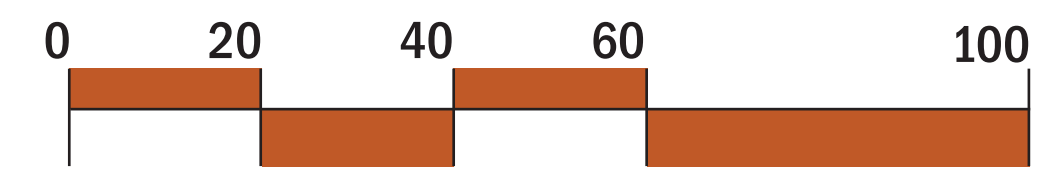


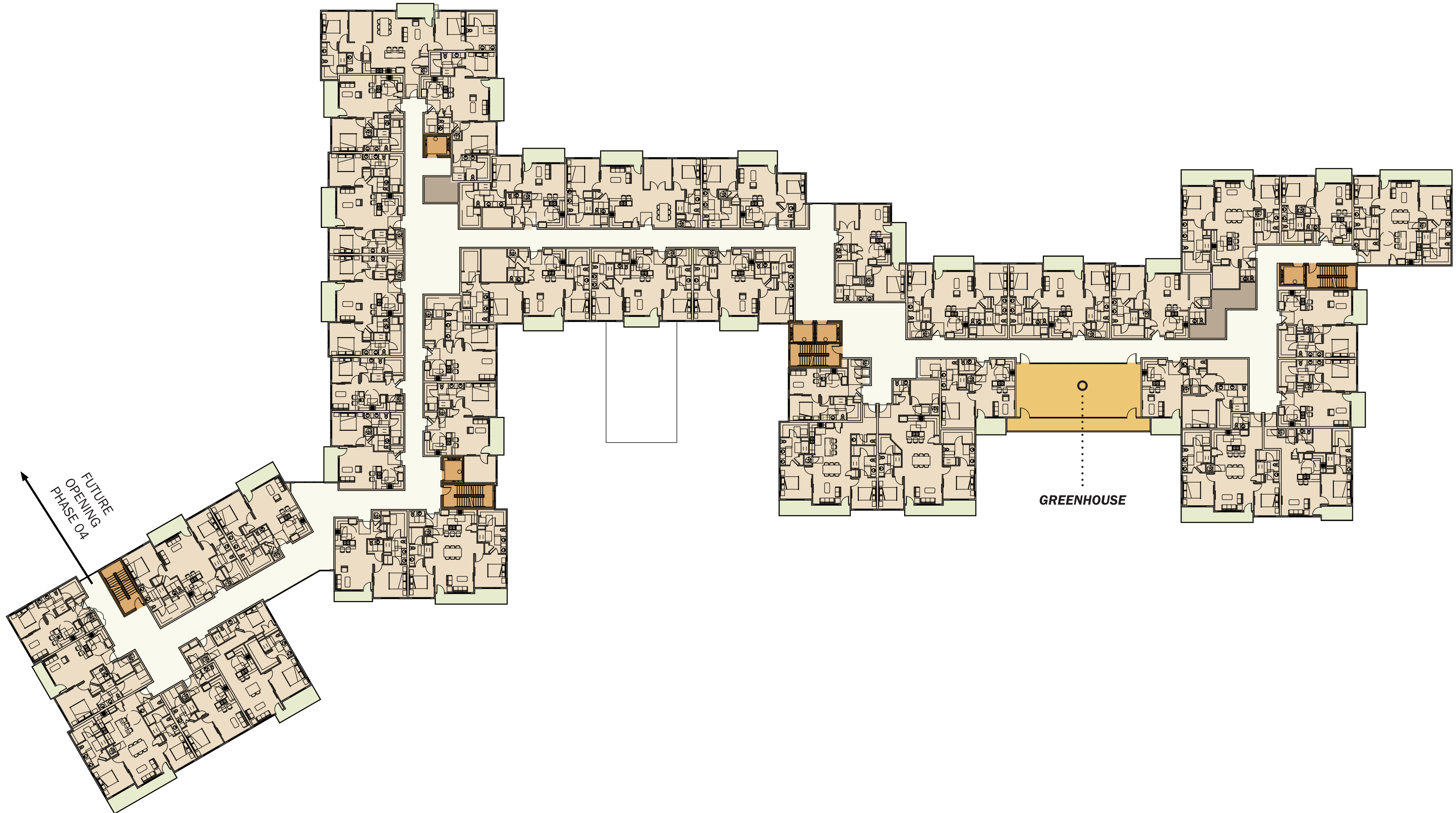
BUILDING PLAN - INDEPENDENT LIVING WITH ASSISTANCE
SECOND FLOOR PLAN (110'-10")






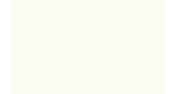
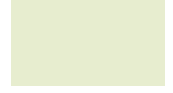




COLOR LEGEND

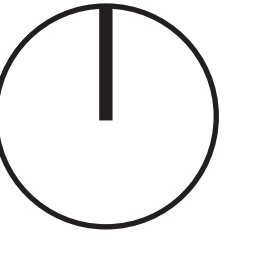
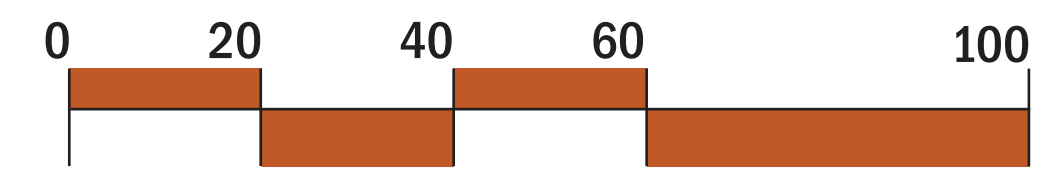
- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD

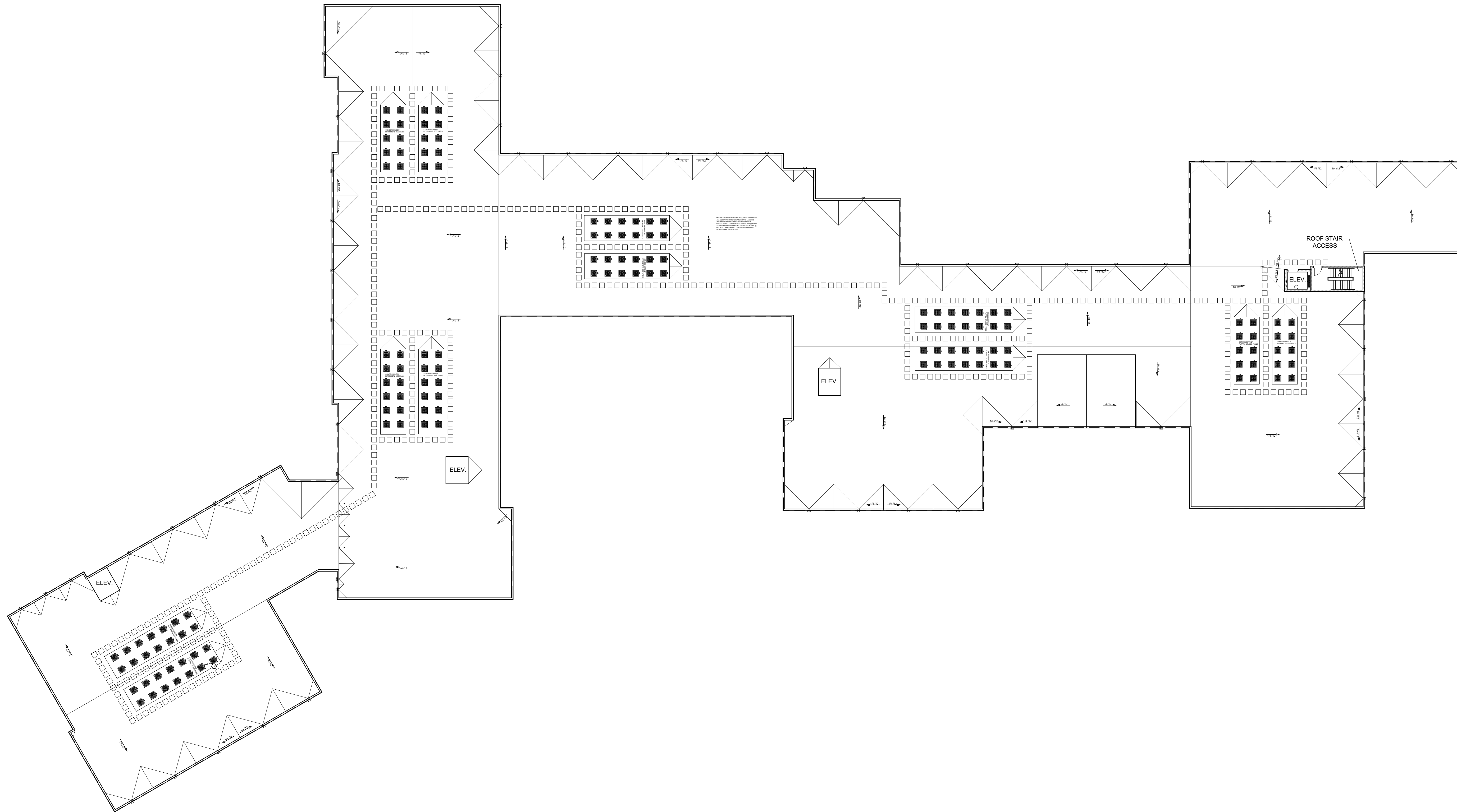




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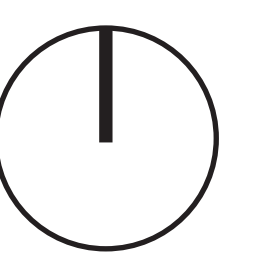
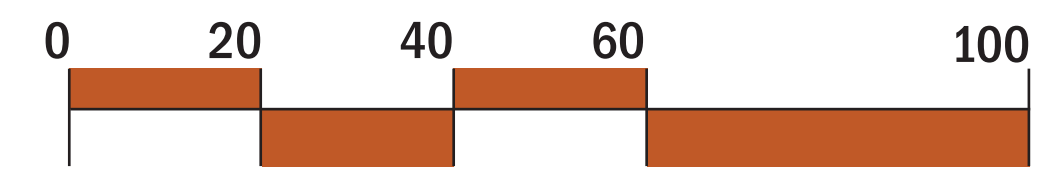
	UNITS
	LOBBY/ LEASING/ AMENITY
	RESIDENTIAL VERTICAL CIRCULATION
	CORRIDOR
	BALCONIES
	B.O.H./ UTILITY
	STORAGE
	PARKING
	ENCLOSED COURTYARD





COLOR LEGEND

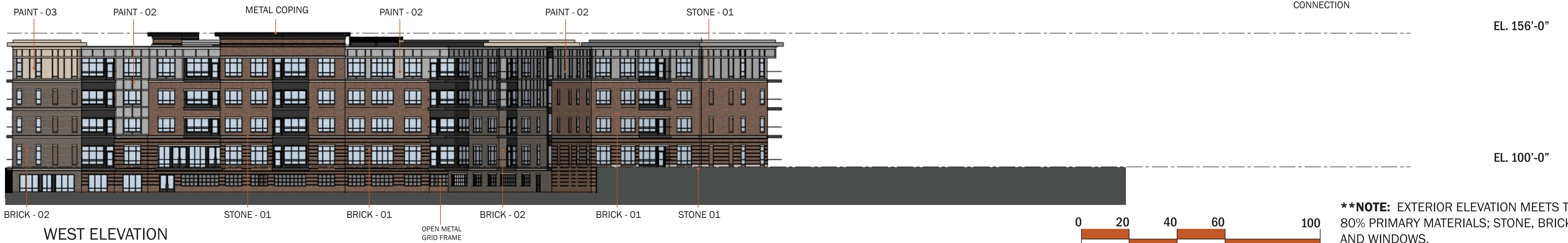
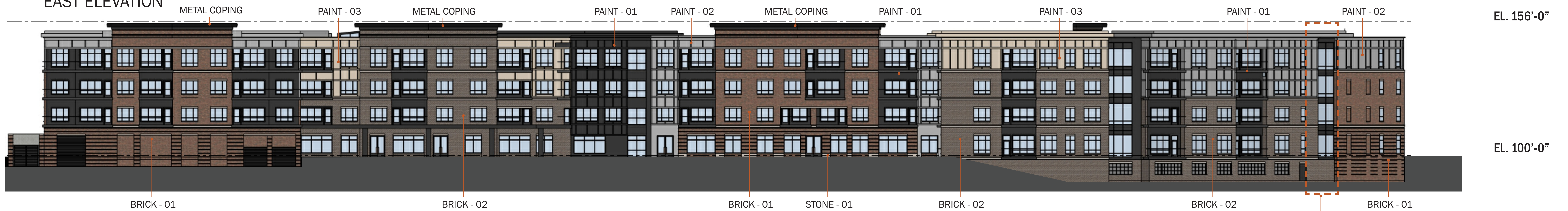
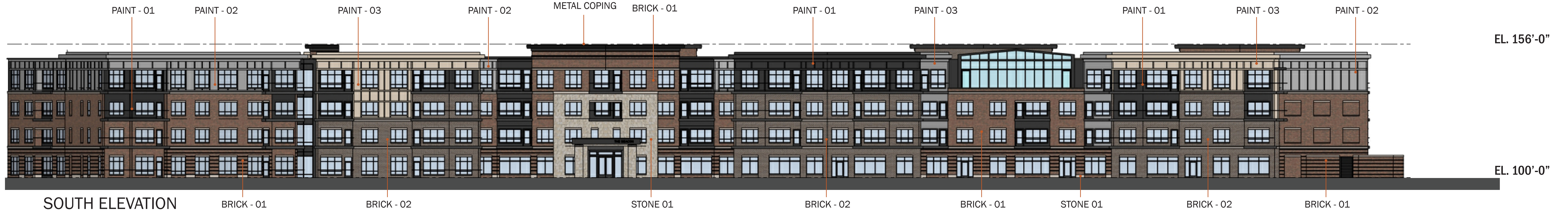
- UNITS
- LOBBY/ LEASING/ AMENITY
- RESIDENTIAL VERTICAL CIRCULATION
- CORRIDOR
- BALCONIES
- B.O.H./ UTILITY
- STORAGE
- PARKING
- ENCLOSED COURTYARD





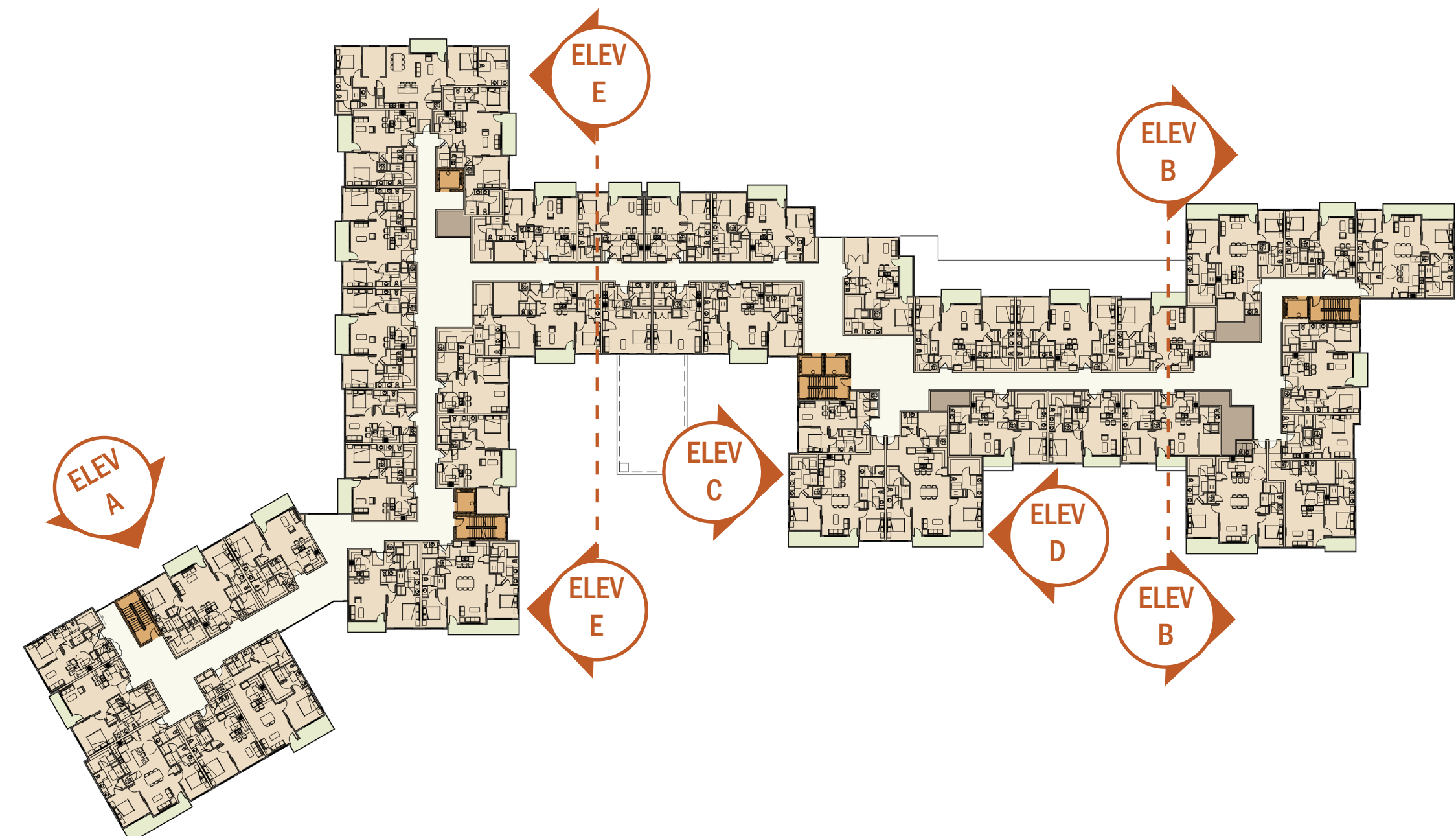
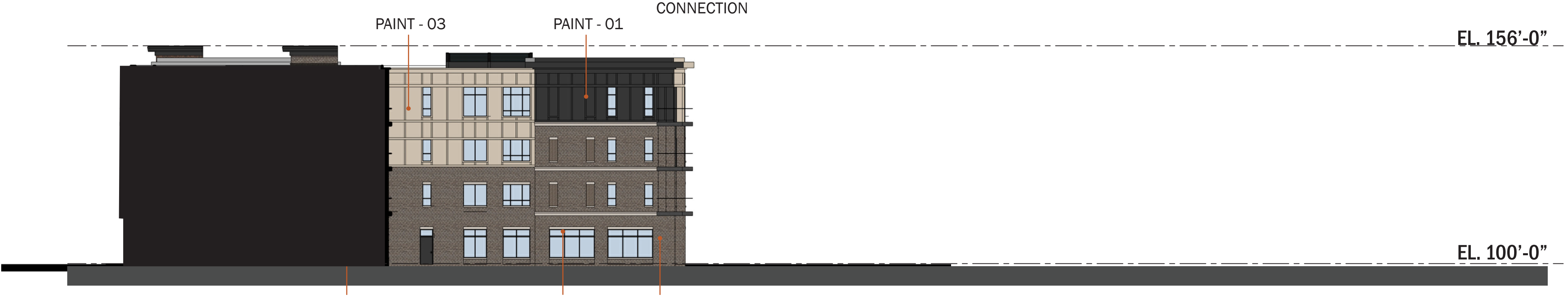
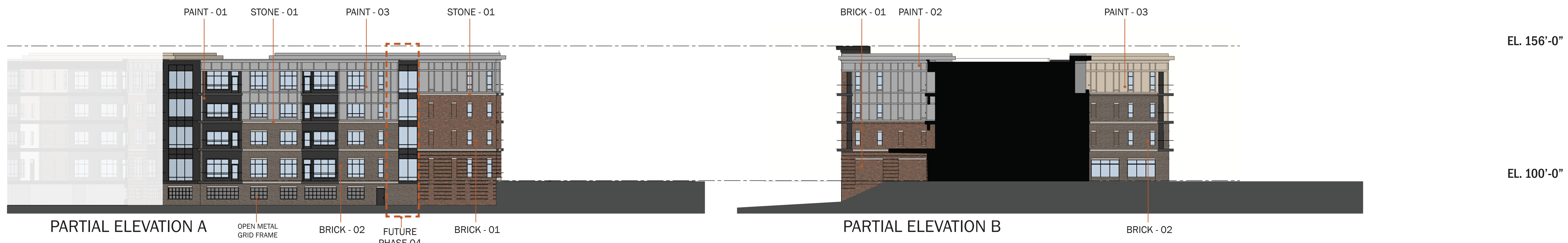
SOUTH ELEVATION



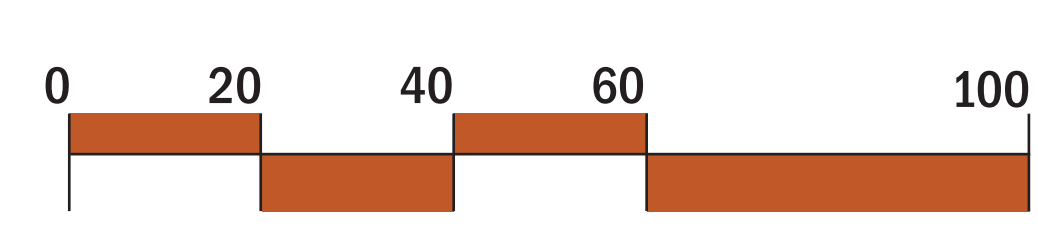


****NOTE:** EXTERIOR ELEVATION MEETS THE 80% PRIMARY MATERIALS; STONE, BRICK, AND WINDOWS.

BUILDING ELEVATIONS - INDEPENDENT LIVING WITH ASSISTANCE
SCALE: 1" = 20'-0"



KEY MAP



****NOTE:** EXTERIOR ELEVATION MEETS THE 80% PRIMARY MATERIALS; STONE, BRICK, AND WINDOWS.

BUILDING ELEVATIONS - INDEPENDENT LIVING WITH ASSISTANCE
SCALE: 1" = 20'-0"

ELEVATION A:

TOTAL FRONTAGE AREA 4,977 S.F.
BRICK + STONE 2,207 S.F.
WINDOW 1,632 S.F.
PRIMARY TOTAL **3,839 S.F.**

PRIMARY PERCENTAGE **77%**

ELEVATION B: (CURTAIN WALL)

TOTAL FRONTAGE AREA 1,630 S.F.
BRICK + STONE 0 S.F.
WINDOW 1,630 S.F.
PRIMARY TOTAL **1,630 S.F.**

PRIMARY PERCENTAGE **100%**

ELEVATION D:

TOTAL FRONTAGE AREA 6,249 S.F.
BRICK + STONE 3,116 S.F.
WINDOW 2,081 S.F.
PRIMARY TOTAL **5,197 S.F.**

PRIMARY PERCENTAGE **83%**

ELEVATION F:

TOTAL FRONTAGE AREA 4,335 S.F.
BRICK + STONE 1,550 S.F.
WINDOW 2,047 S.F.
PRIMARY TOTAL **3,597 S.F.**

PRIMARY PERCENTAGE **83%**

ELEVATION H:

TOTAL FRONTAGE AREA 2,120 S.F.
BRICK + STONE 1,617 S.F.
WINDOW 0 S.F.
PRIMARY TOTAL **1,617 S.F.**

PRIMARY PERCENTAGE **76%**



SOUTH ELEVATION

ELEVATION C:

TOTAL FRONTAGE AREA 3,730 S.F.
BRICK + STONE 1,770 S.F.
WINDOW 1,216 S.F.
PRIMARY TOTAL **2,986 S.F.**

PRIMARY PERCENTAGE **80%**

ELEVATION E:

TOTAL FRONTAGE AREA 4,261 S.F.
BRICK + STONE 1,784 S.F.
WINDOW 1,410 S.F.
PRIMARY TOTAL **3,194 S.F.**

PRIMARY PERCENTAGE **75%**

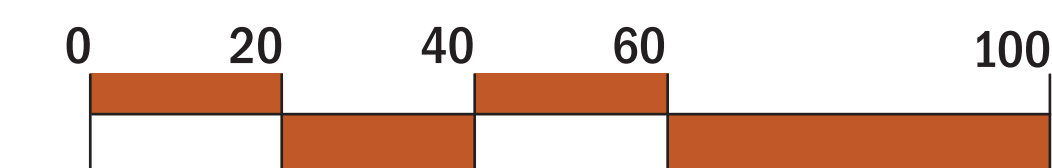
ELEVATION G:

TOTAL FRONTAGE AREA 3,645 S.F.
BRICK + STONE 1,636 S.F.
WINDOW 1,157 S.F.
PRIMARY TOTAL **2,793 S.F.**

PRIMARY PERCENTAGE **76%**

OVERALL SOUTH ELEVATION

TOTAL FRONTAGE AREA 30,947 S.F.
BRICK + STONE 13680 S.F.
WINDOW 11,173 S.F.
PRIMARY TOTAL **24,853 S.F.**
PRIMARY PERCENTAGE **80.3%**



ELEVATION A:

TOTAL FRONTAGE AREA 6,577 S.F.
BRICK + STONE 2,647 S.F.
WINDOW 1,472 S.F.
PRIMARY TOTAL **4,119 S.F.**

PRIMARY PERCENTAGE **63 %**

ELEVATION B:

TOTAL FRONTAGE AREA 6,064 S.F.
BRICK + STONE 2,871 S.F.
WINDOW 1,982 S.F.
PRIMARY TOTAL **4,853 S.F.**

PRIMARY PERCENTAGE **80 %**

ELEVATION E:

TOTAL FRONTAGE AREA 1,024 S.F.
BRICK + STONE 127 S.F.
WINDOW 860 S.F.
PRIMARY TOTAL **987 S.F.**

PRIMARY PERCENTAGE **96 %**



NORTH ELEVATION

ELEVATION C:

TOTAL FRONTAGE AREA 8,243 S.F.
BRICK + STONE 2,681 S.F.
WINDOW 2,921 S.F.
PRIMARY TOTAL **5,602 S.F.**

PRIMARY PERCENTAGE **68 %**

ELEVATION D:

TOTAL FRONTAGE AREA 4,340 S.F.
BRICK + STONE 2,353 S.F.
WINDOW 988 S.F.
PRIMARY TOTAL **3,341 S.F.**

PRIMARY PERCENTAGE **77 %**

ELEVATION F:

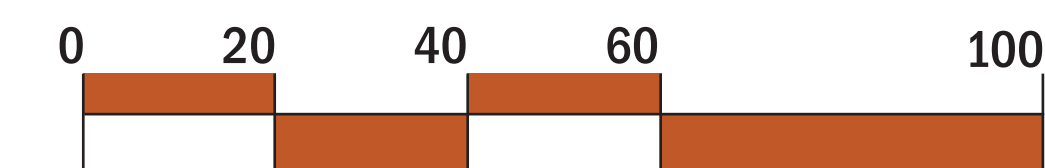
TOTAL FRONTAGE AREA 7,533 S.F.
BRICK + STONE 3,151 S.F.
WINDOW 1,751 S.F.
PRIMARY TOTAL **4,902 S.F.**

PRIMARY PERCENTAGE **65 %**

OVERALL NORTH ELEVATION

TOTAL FRONTAGE AREA 33,781 S.F.
BRICK + STONE 13,830 S.F.
WINDOW 9,974 S.F.
PRIMARY TOTAL **23,804 S.F.**

PRIMARY PERCENTAGE **70 %**



ELEVATION A:

TOTAL FRONTAGE AREA	2,149 S.F.
BRICK + STONE	1,285 S.F.
WINDOW	368 S.F.
PRIMARY TOTAL	1,653 S.F.
PRIMARY PERCENTAGE	76 %

ELEVATION C:

TOTAL FRONTAGE AREA	7,211 S.F.
BRICK + STONE	3,532 S.F.
WINDOW	855 S.F.
PRIMARY TOTAL	4,387 S.F.
PRIMARY PERCENTAGE	61 %

ELEVATION D:

TOTAL FRONTAGE AREA	2,903 S.F.
BRICK + STONE	1,373 S.F.
WINDOW	700 S.F.
PRIMARY TOTAL	2,073 S.F.
PRIMARY PERCENTAGE	71 %

ELEVATION F:

TOTAL FRONTAGE AREA	4,522 S.F.
BRICK + STONE	2,444 S.F.
WINDOW	990 S.F.
PRIMARY TOTAL	3,434 S.F.
PRIMARY PERCENTAGE	76 %



EAST ELEVATION

ELEVATION B:

TOTAL FRONTAGE AREA	1,928 S.F.
BRICK + STONE	1,190 S.F.
WINDOW	104 S.F.
PRIMARY TOTAL	1,294 S.F.
PRIMARY PERCENTAGE	67 %



WEST ELEVATION

ELEVATION E:

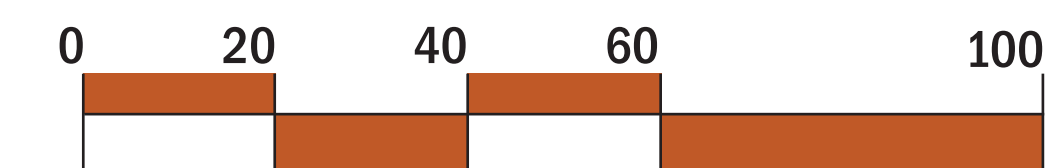
TOTAL FRONTAGE AREA	11,821 S.F.
BRICK + STONE	5,363 S.F.
WINDOW	3,488 S.F.
PRIMARY TOTAL	8,851 S.F.
PRIMARY PERCENTAGE	75 %

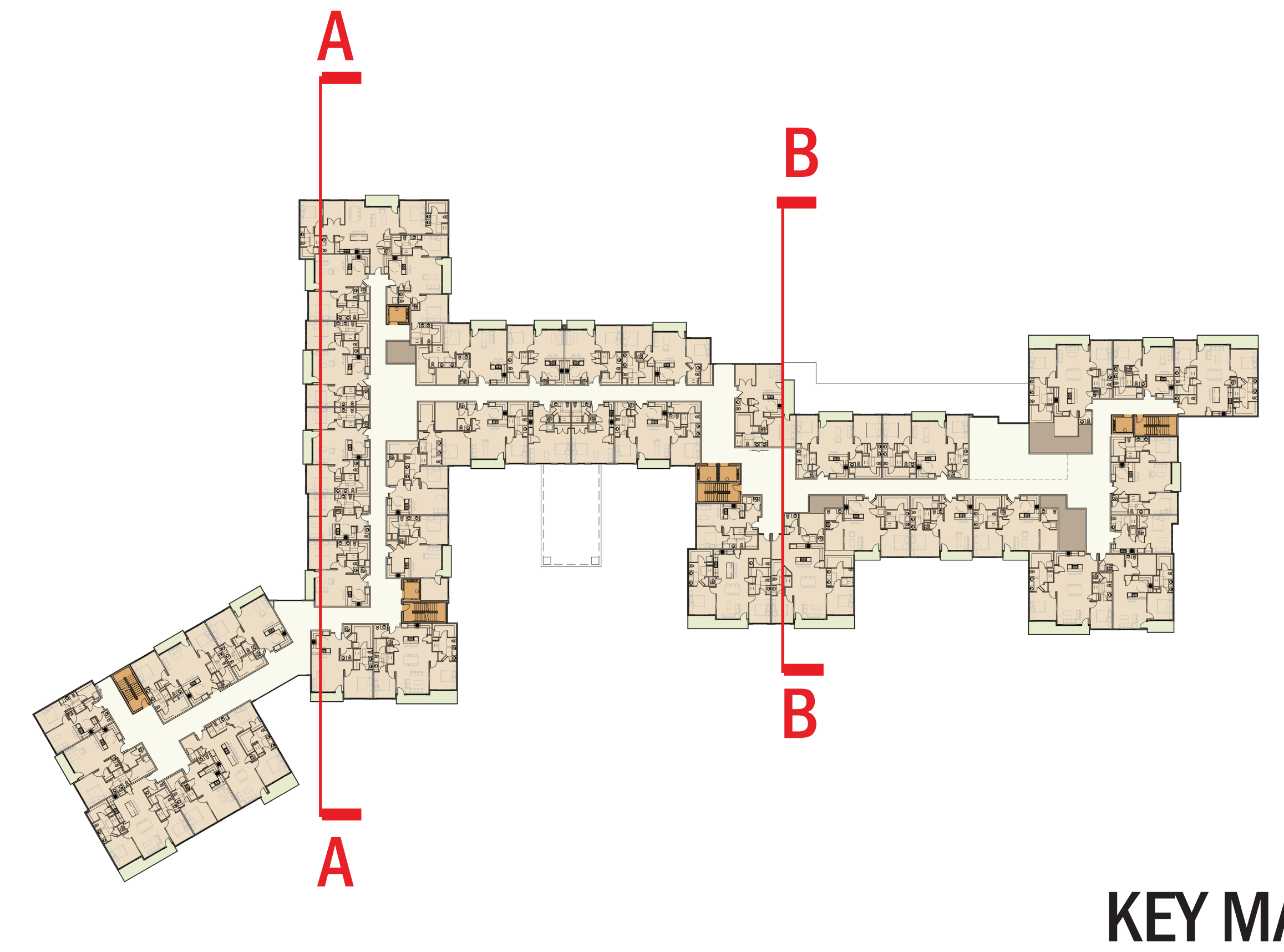
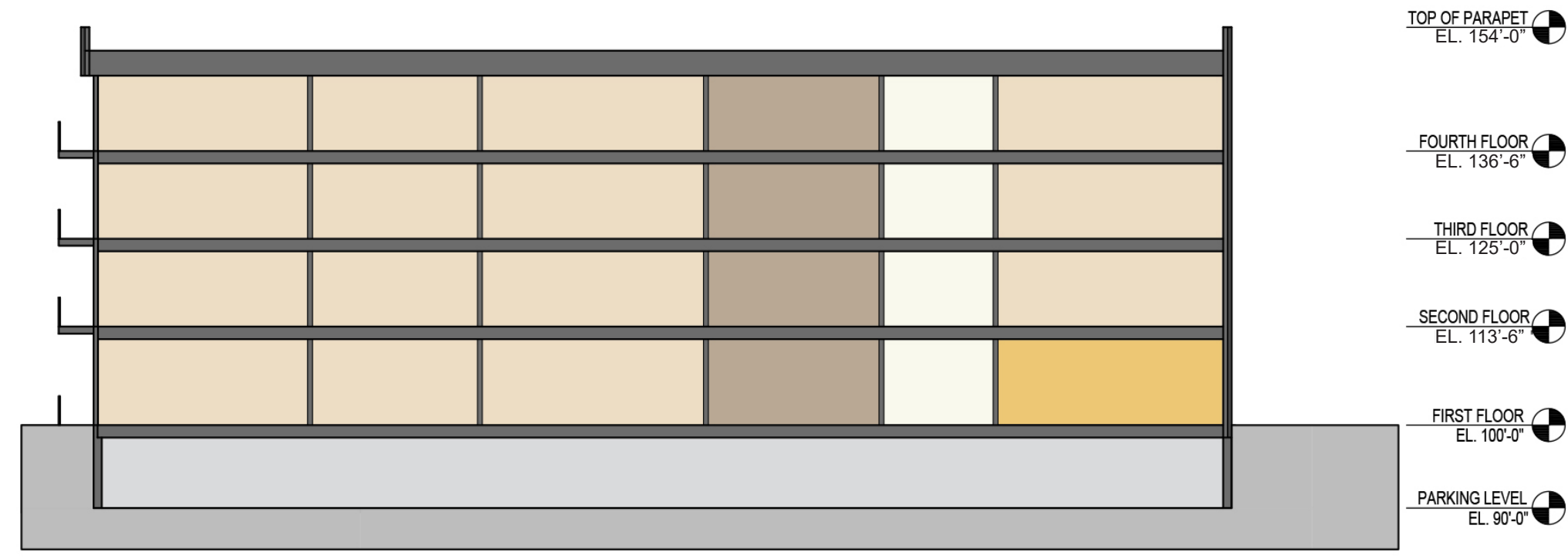
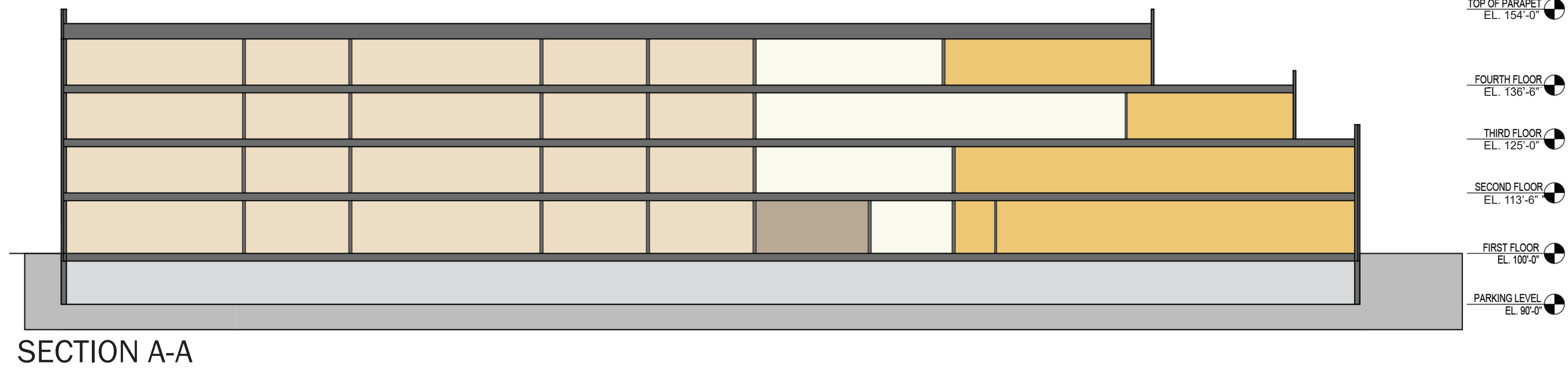
OVERALL EAST ELEVATION

TOTAL FRONTAGE AREA	14,191 S.F.
BRICK + STONE	8,118 S.F.
WINDOW	2,027 S.F.
PRIMARY TOTAL	10,145 S.F.
PRIMARY PERCENTAGE	71 %

OVERALL WEST ELEVATION

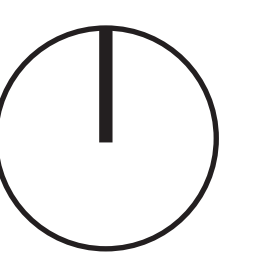
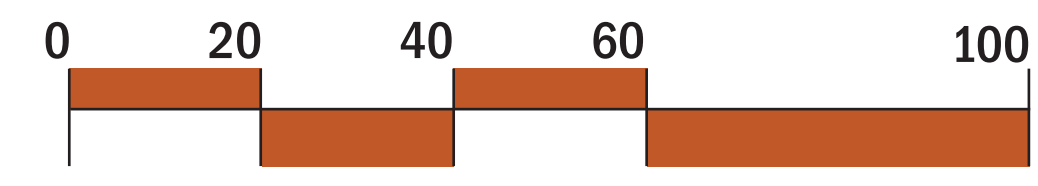
TOTAL FRONTAGE AREA	16,343 S.F.
BRICK + STONE	7,807 S.F.
WINDOW	4,478 S.F.
PRIMARY TOTAL	12,285 S.F.
PRIMARY PERCENTAGE	75 %



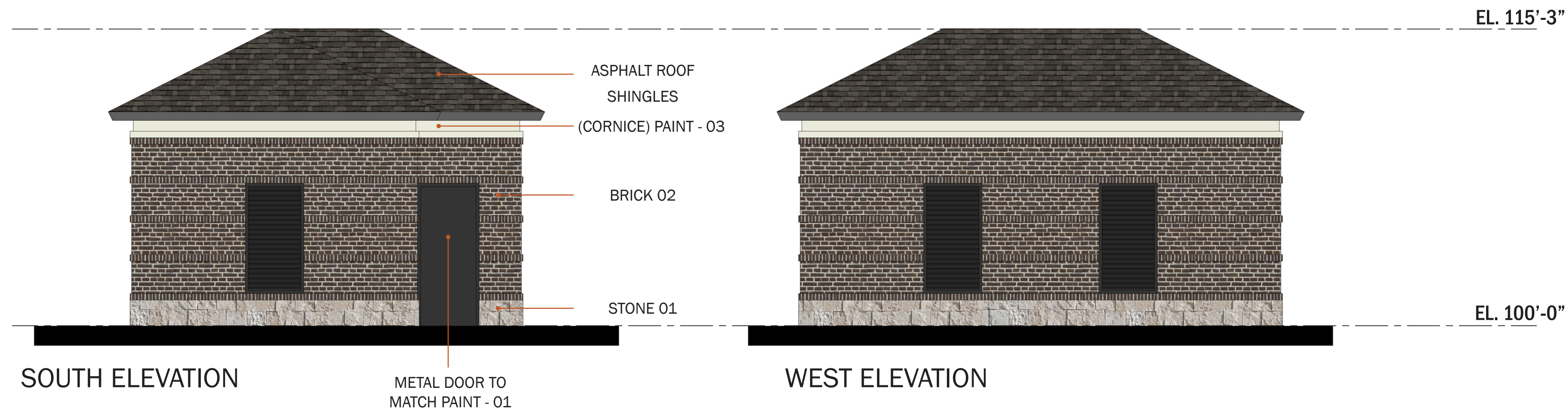


COLOR LEGEND

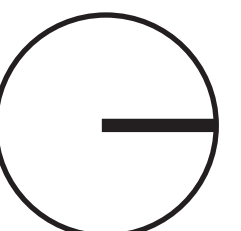
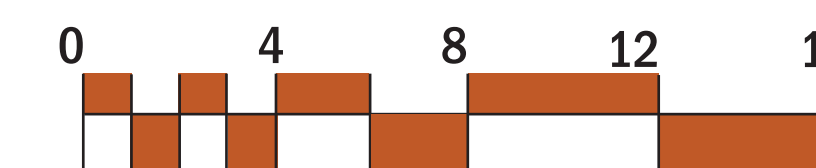
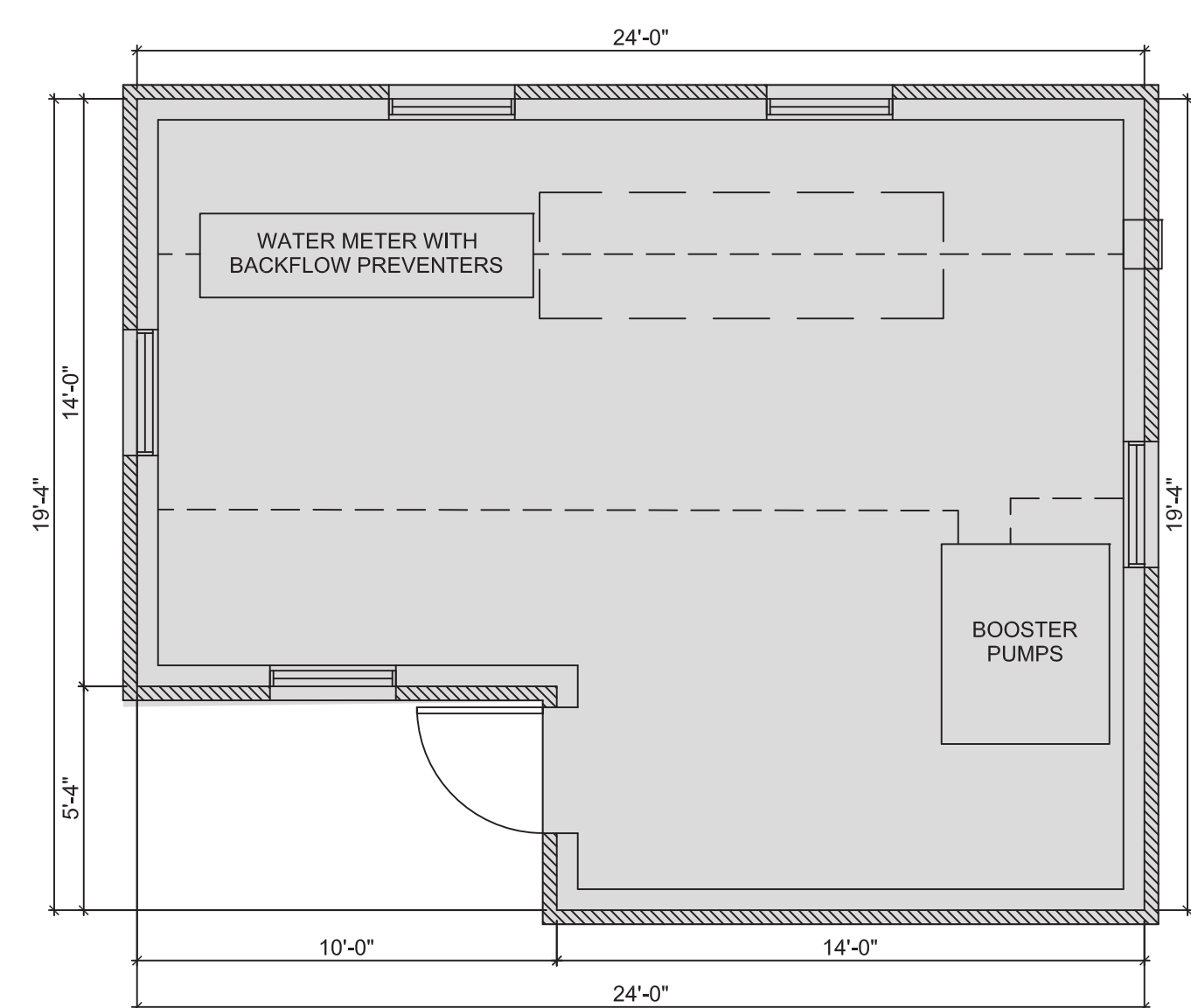
	UNITS
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	CORRIDOR
	BALCONIES
	B.O.H./ UTILITY
	STORAGE
	PARKING
	ENCLOSED COURTYARD



BUILDING SECTIONS- INDEPENDENT LIVING WITH ASSISTANCE



NOTE: REFER TO SHEET 32 FOR FINISH MATERIAL SPECIFICATIONS

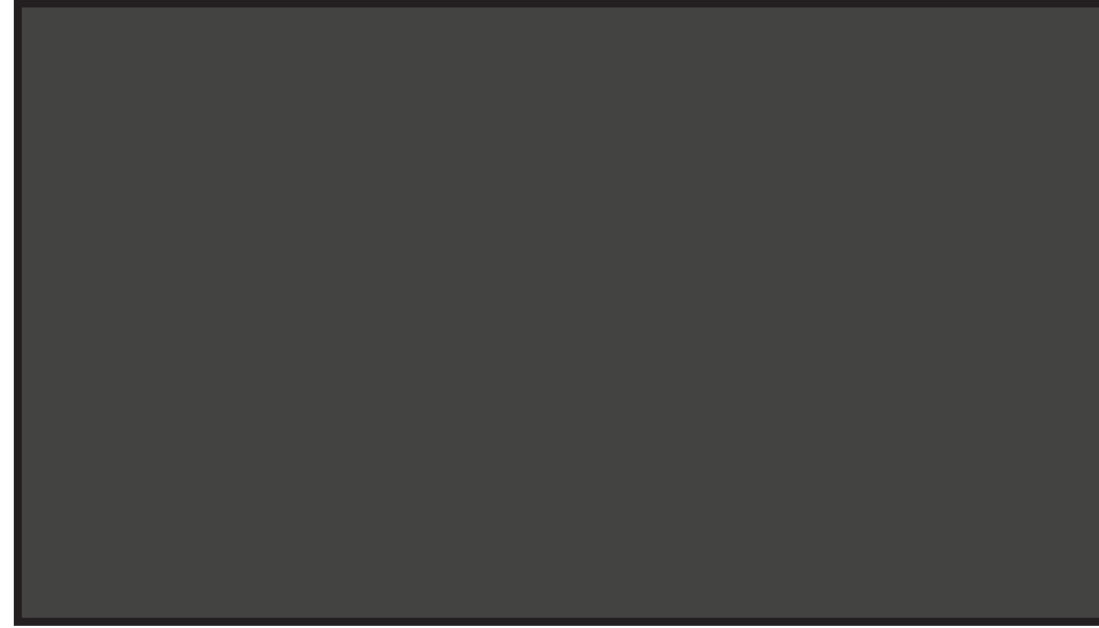


MATERIALS



BRICK - 01

MANUFACTURE: GLEN-GERY
MODEL: MIDDLE MARQUETTE



HARDIE PANEL + TRIM : PAINT - 01

MANUFACTURE: SHERWIN WILLIAMS
MODEL: SW 7069 IRON ORE



STOREFRONT WINDOWS

MANUFACTURE: KAWNEER
FINISH: BLACK ANODIZED



BRICK - 02

MANUFACTURE: GLEN-GERY
MODEL: BATTLE CREEK



HARDIE PANEL + TRIM : PAINT - 02

MANUFACTURE: SHERWIN WILLIAMS
MODEL: SW 7017 DORIAN GRAY



RESIDENTIAL WINDOWS

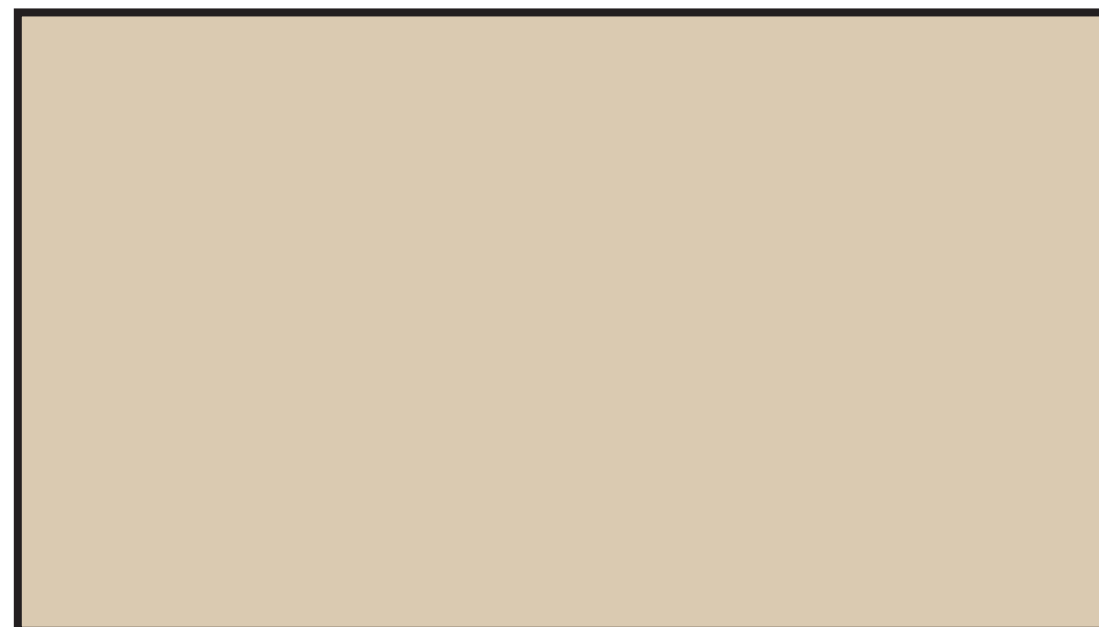
MANUFACTURE: ANDERSON
FINISH: BLACK ANODIZED

NOTE: CAPITAL WINDOWS
MODEL: SERIES 3500 OR 1620



STONE - 01

MANUFACTURE: READING ROCK
MODEL: BUFFSTONE
FINISH: SMOOTH
LOCATION: WINDOW HEADER
WINDOW SLL
ACCENY BAND



HARDIE PANEL + TRIM : PAINT - 03

MANUFACTURE: SHERWIN WILLIAMS
MODEL: SW 6141 SOFTER TAN



RAILING

MANUFACTURE: TBD
FINISH: BLACK ANODIZED

