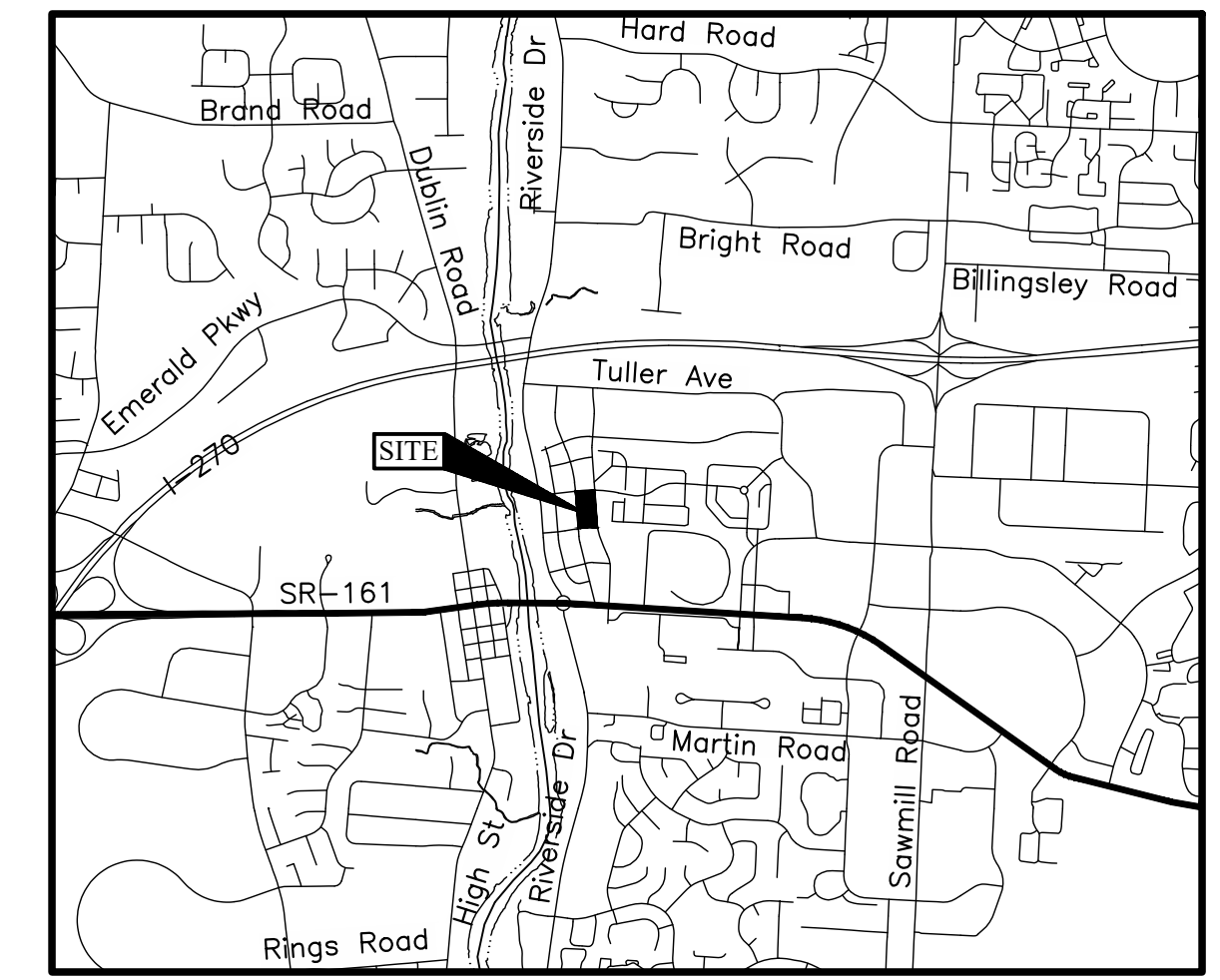


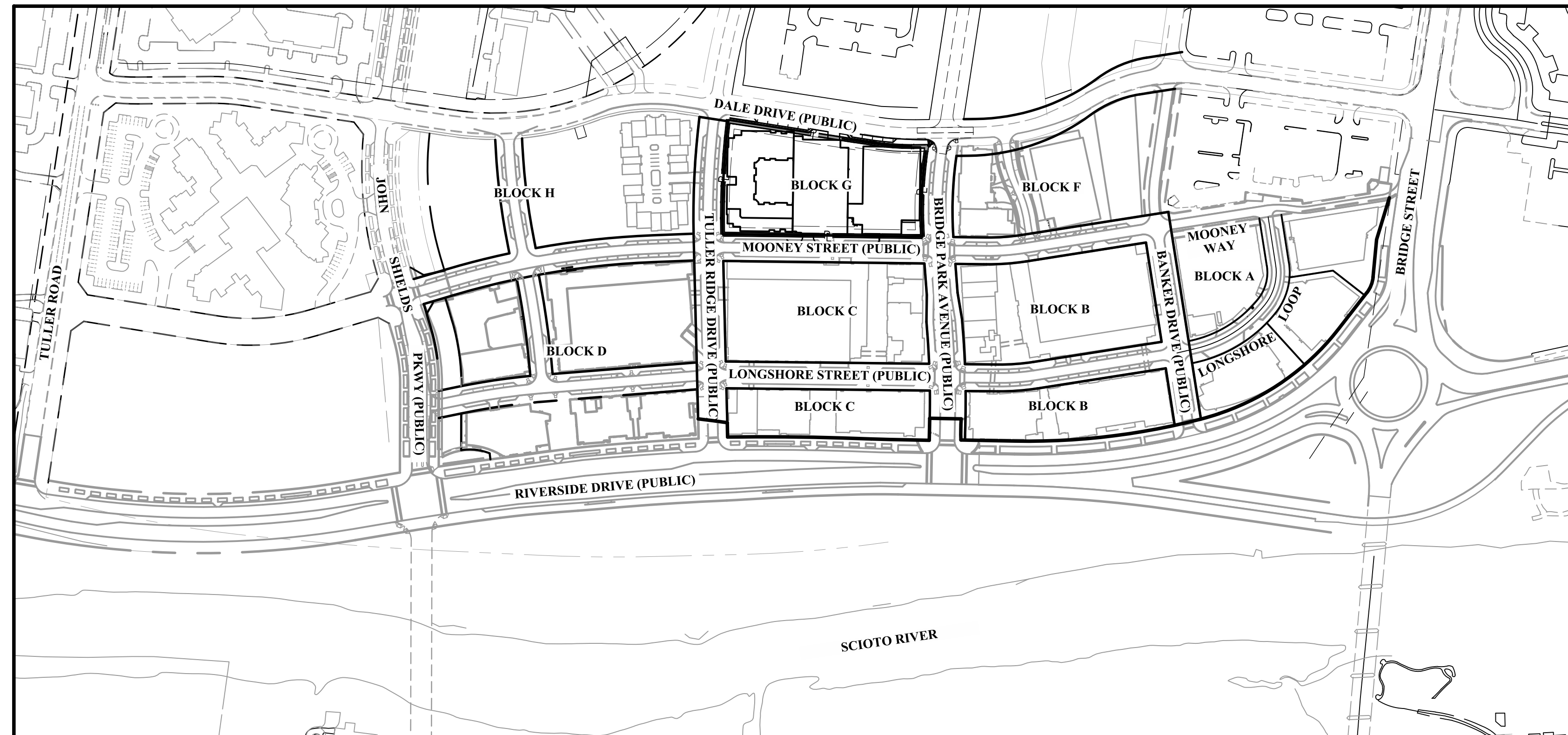
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 INFORMAL SUBMITTAL
 FINAL DEVELOPMENT PLAN
 FOR
**BRIDGE PARK
 BLOCK G**
 2020



LOCATION MAP
Not to Scale

SHEET INDEX

Title Sheet	C101
Existing Conditions Plan	C102
Overall Site Plan & Parking Plan	C103
Site Plan	C104
Grading & Utility Plan	C105
Open Area Plan	C106
Typical Sections	C107



INDEX MAP
Scale: 1" = 200'

Lot Size (Acre)	Existing Impervious Area (Acre)	Proposed Impervious Area (Acres)	Proposed Semi Impervious (Acre)	Existing Percent Impervious	Proposed Percent Impervious	Proposed Percent Semi Impervious
2.29	0.08	2.02	0.00	3.5%	88.2%	0.0%

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)	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)	Neighborhood Street	60 ft Right of Way
Longshore Street (Public)	Neighborhood Street	60 ft Right of Way
Longshore Loop (Private)	Service Street	Public Access Easement
Mooney Way (Private)	Service Street	Public Access Easement

Block Dimensions						
Block	Side Length (ft.)				Perimeter (ft.)	Allowable Perimeter (ft.)
	North	South	East	West		
Block G	253	203	449	447	500	1352

DEVELOPER/OWNER

Crowfor Hoying Development Partners
 6640 Riverside Drive, Suite 500
 Dublin, Ohio 43017
 Tel: (614) 335-2020
 Fax: (614) 850-9191
 Nelson Yoder

ENGINEER

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

ZONING

Zoned BSD Scioto River
 Neighborhood District

LANDSCAPE ARCHITECT

MKSK
 462 South Ludlow Alley
 Columbus, Ohio 43215
 Tel: (614) 621-2796
 Fax: (614) 621-3604
 John Woods

PROJECT DESCRIPTION

This project is a proposal for development on approximately 2.29 acres, for a mixed-use development located on the east side of Mooney Street, south of Tuller Ridge Drive, west of Dale Drive, and north of Bridge Park Avenue.

SITE DATA

Zoned BSD Scioto River Neighborhood District
 Total Site Area: ±2.29 Acres
 Pervious Area: ±0.27 Acres
 Impervious Area: ±2.02 Acres

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
**BRIDGE PARK
 BLOCK G**
 TITLE SHEET



DATE
October 1, 2020

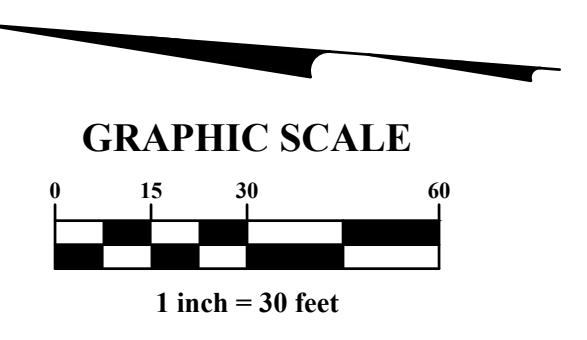
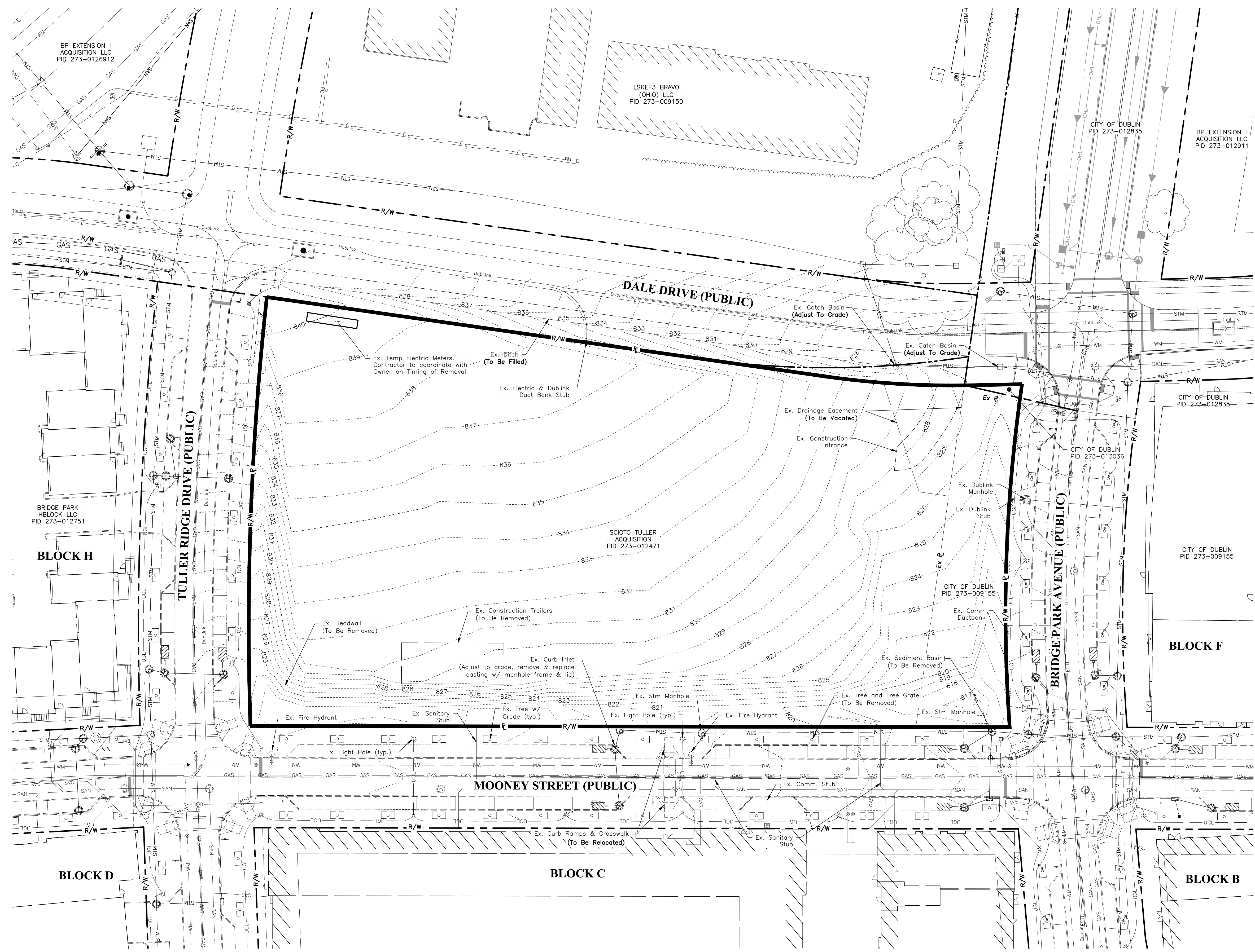
SCALE
As Noted

JOB NO.
2016-0575

SHEET
C101

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LEGEND

	Existing Watermain
	Existing Storm Sewer
	Existing Sanitary Sewer
	Existing Gas Main
	Existing Overhead Electric
	Existing Underground Electric
	Existing Communication
	Existing Underground Lighting
	Existing Dublink

REVISIONS

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FINAL DEVELOPMENT PLAN
 FOR
**BRIDGE PARK
 BLOCK G**
 EXISTING CONDITIONS PLAN

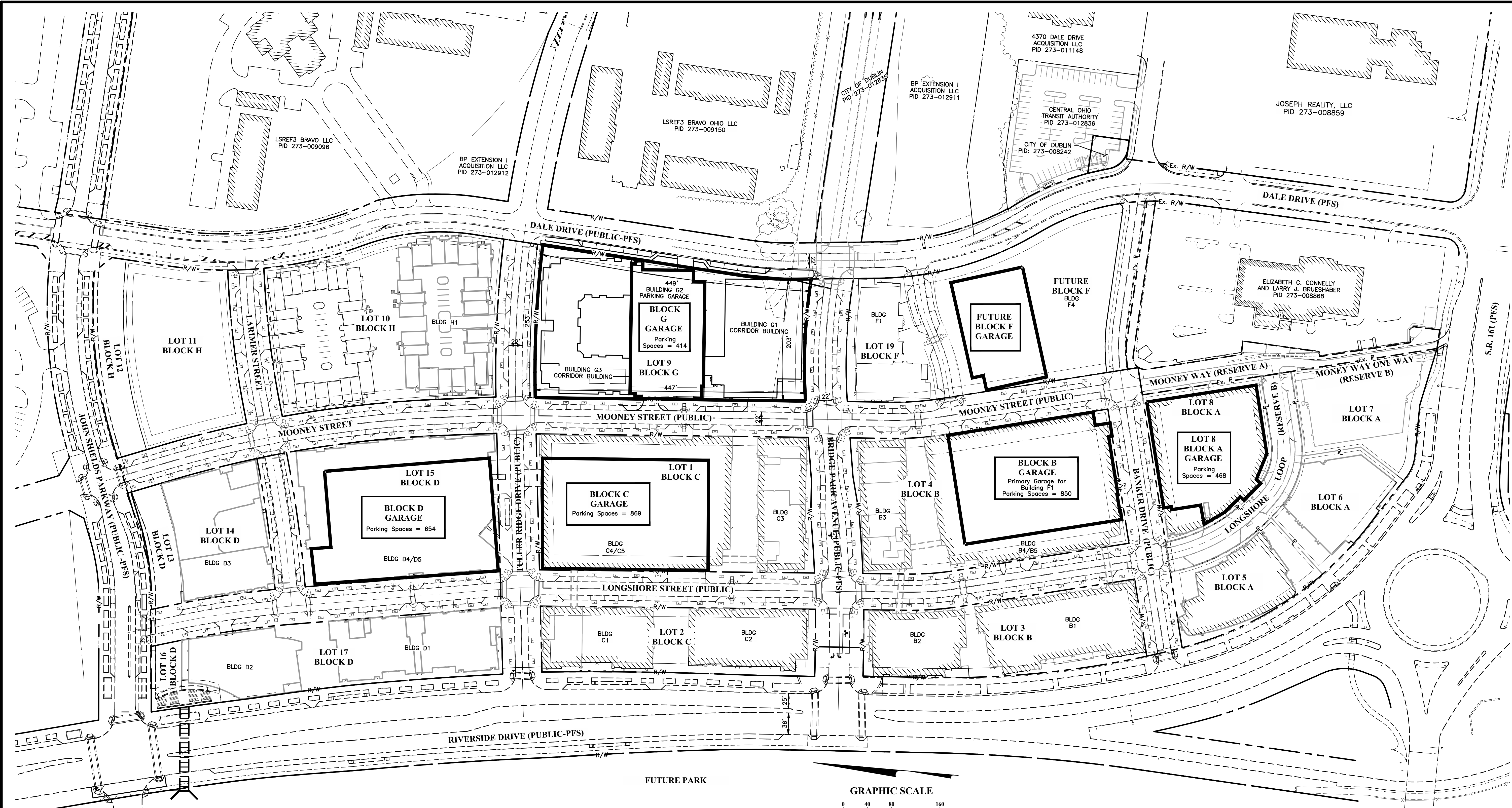


DATE
 October 1, 2020

SCALE
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JOB NO.
 2016-0575

SHEET
C102



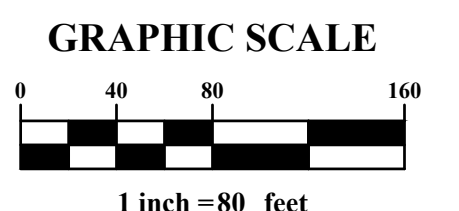
Residential Required Parking				
Building	3 BR	2 BR	1 BR	Total
G3	8	15	77	100
Min. Required Parking/Unit	2	1.5	1	4.5
Max Allowable Parking/Unit	2	2	2	6
Min. Parking Required	16	23	77	116
Max Parking Allowed	16	30	154	200
Bicycle Parking Required				100

Note: Total number of Existing Structural Parking Spaces = 2,841
(Excludes Blocks G and F)

Commercial Required Parking				
Building	Restaurant	Office	Retail	Total
G1	13,921	104,912	6,287	
Min. Required Parking	10/1000 SF	3/1000 SF	3/1000 SF	
Max Allowable	125%	125%	125%	
Min. Parking Required	140	315	19	474
Max Parking Allowed	175	394	24	593
Bicycle Parking Required				48

Parking Provided			
	On Street	Parking Structure	Total
Block G	31	-	
Building G2 Garage	-	414	
*Block C Garage	-	#	
Total	0	0	
Total Parking Provided			#
Minimum Parking Required			590
Max Parking Allowed			793
Bicycle Parking Required			98
Bicycle Parking Provided			98
ADA Accessible Parking Required			9
ADA Accessible Parking Provided			9
Loading Spaces Required			3
Loading Spaces Provided			3

Note #: ULI Shared Parking Analysis of proposed improvements and existing Block C parking to be provided to clarify parking provided.



MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FINAL DEVELOPMENT PLAN
FOR
**BRIDGE PARK
BLOCK G**
OVERALL SITE PLAN & PARKING PLAN

EMHT
Ernst, Meacham, Hensler & Thon, Inc.
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.6500 Fax: 614.775.3548
emht.com

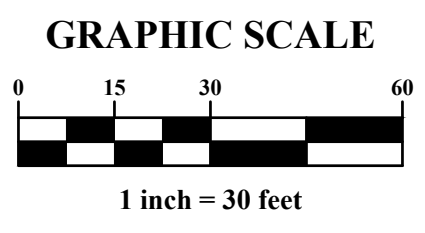
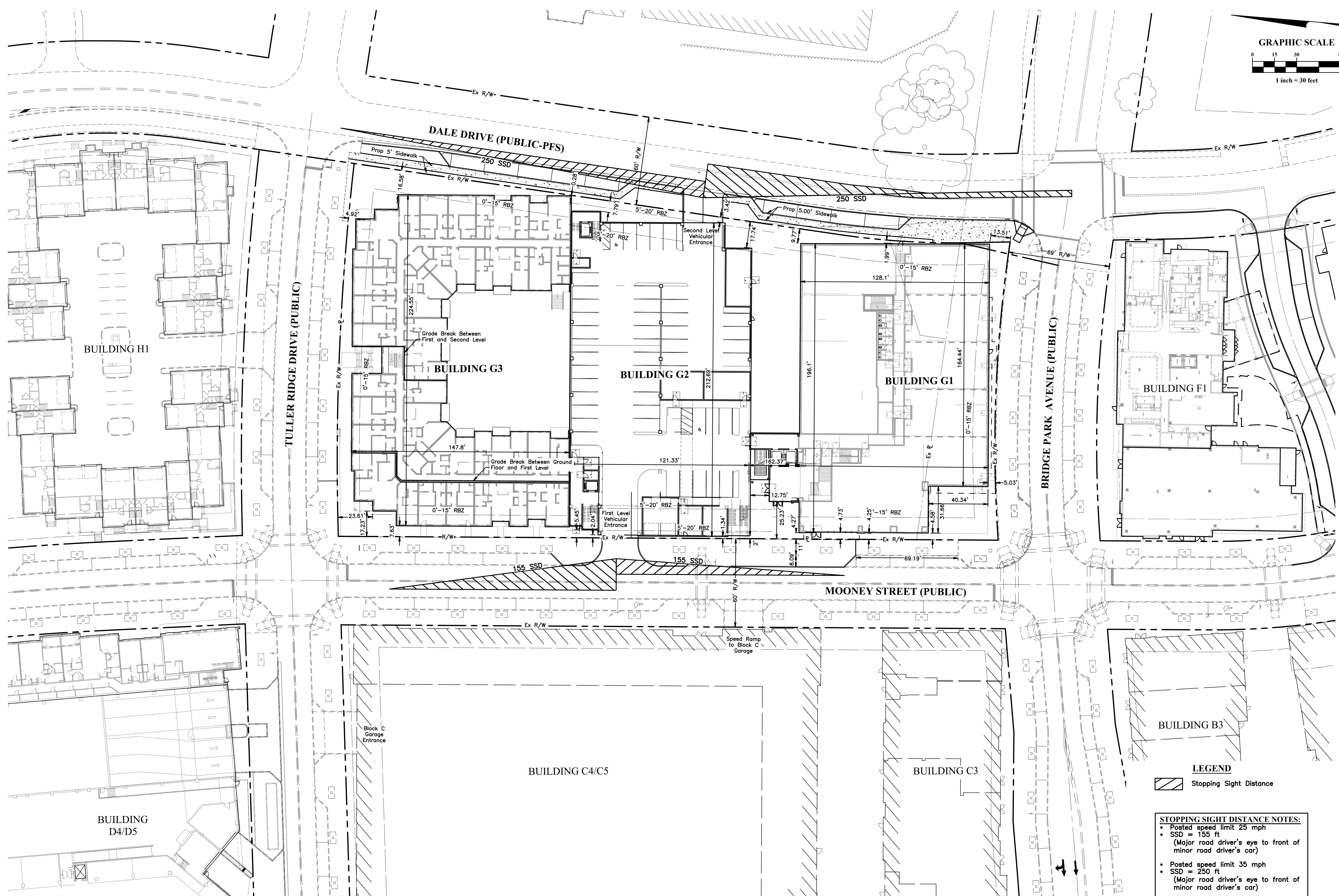
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JOB NO.
2016-0575

SHEET
C103

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LEGEND

Stopping Sight Distance

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)
- Posted speed limit 35 mph
- SSD = 250 ft (Major road driver's eye to front of minor road driver's car)

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

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

EMHT
Esports, Mechanical, Electrical & Plumbing, Inc.
5300 New Albany Road, Columbus, OH 43254
Phone: 614.775.6500 Fax: 614.775.3448
emht.com

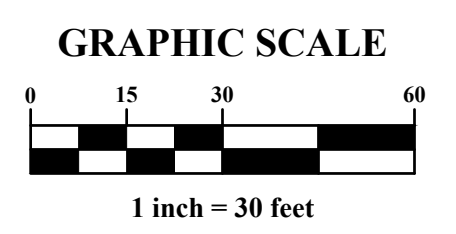
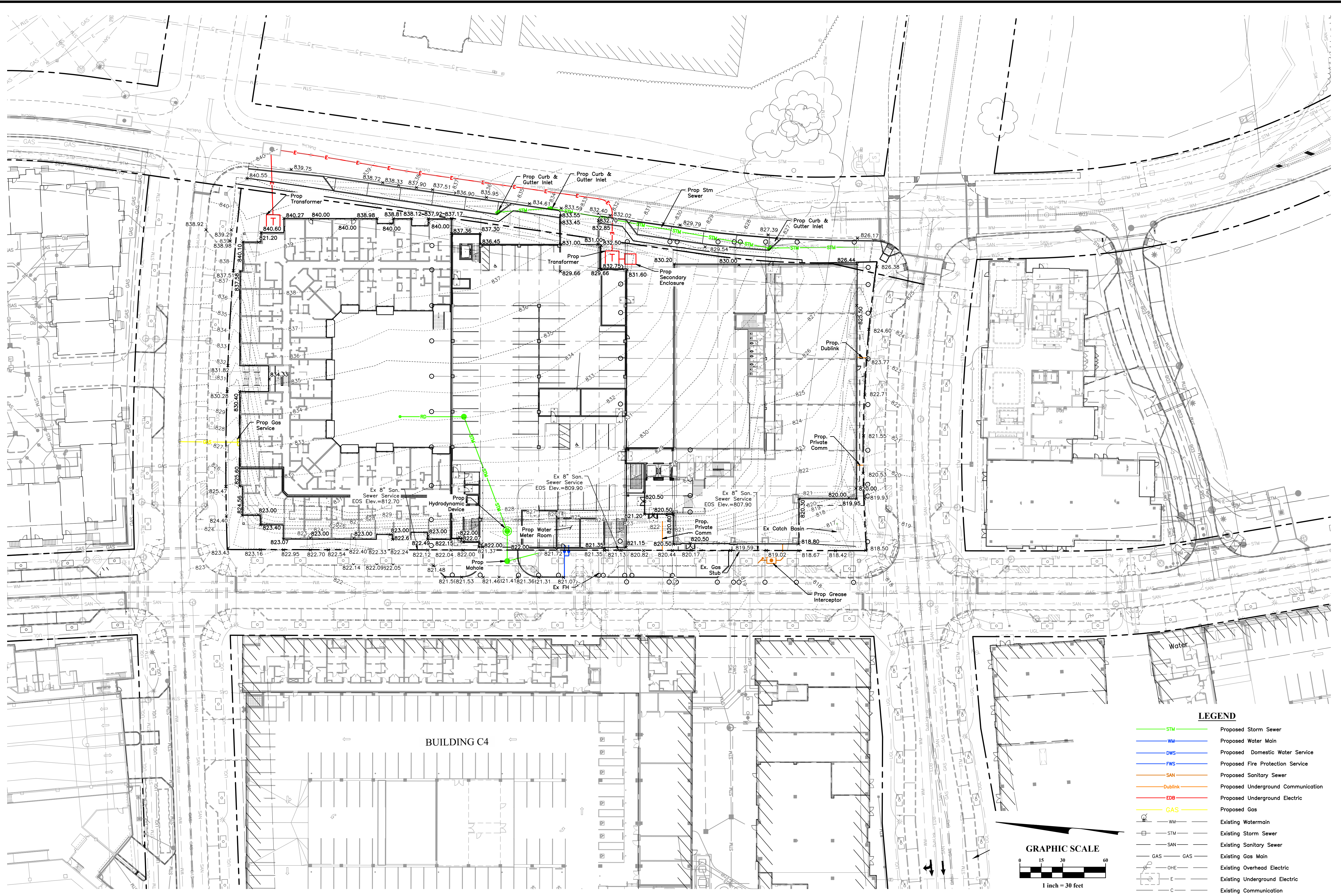
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JOB NO.
2016-0575

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C104

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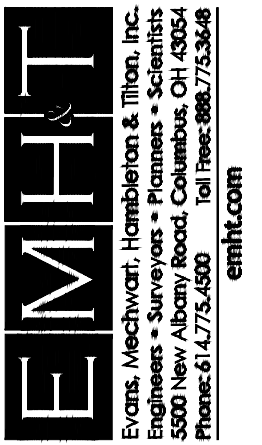
LEGEND

	STM	Proposed Storm Sewer
	WM	Proposed Water Main
	DWS	Proposed Domestic Water Service
	FWS	Proposed Fire Protection Service
	SAN	Proposed Sanitary Sewer
	Dublink	Proposed Underground Communication
	EDB	Proposed Underground Electric
	GAS	Proposed Gas
	WM	Existing Watermain
	STM	Existing Storm Sewer
	SAN	Existing Sanitary Sewer
	GAS	Existing Gas Main
	OHE	Existing Overhead Electric
	E	Existing Underground Electric
	C	Existing Communication

REVISIONS

MARK	DATE	DESCRIPTION

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
**BRIDGE PARK
 BLOCK G**
 GRADING & UTILITY PLAN

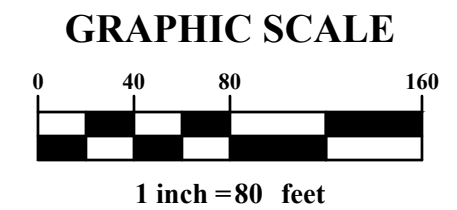
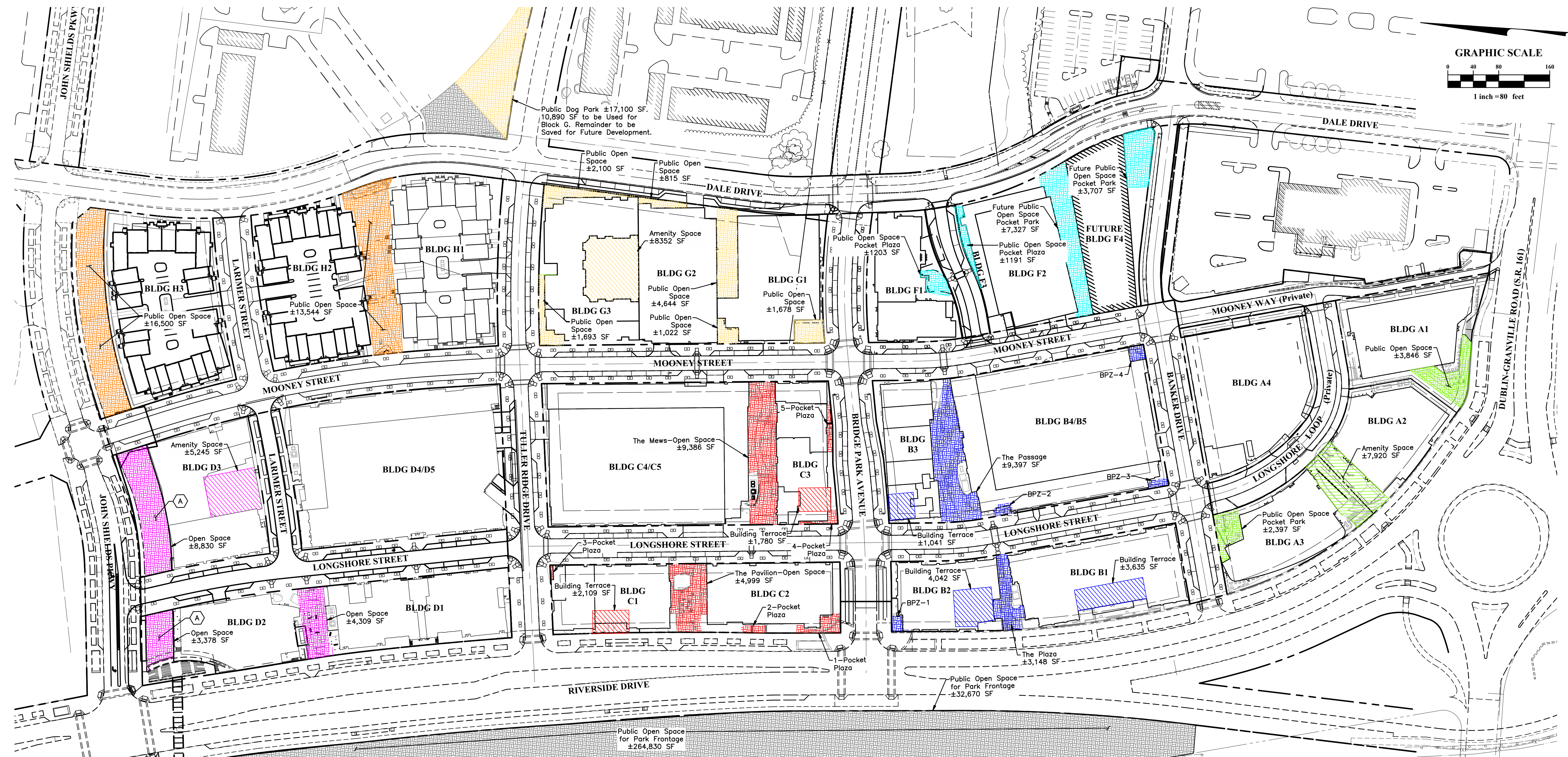


DATE
 October 1, 2020

SCALE
 1" = 30'

JOB NO.
 2016-0575

SHEET
C105



Public Dog Park ±17,100 SF.
10,890 SF to be Used for
Block G. Remainder to be
Saved for Future Development.

REVISIONS

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
BASIC PLAN
**BRIDGE PARK
BLOCK G
OPEN AREA PLAN**



DATE
October 1, 2020

SCALE
1" = 80'

JOB NO.
2016-0575

SHEET
C106

BLOCK D

	Required
Residential Required Area	186 units x 200 sf/unit =37,200 sf =0.85 Acres
Commercial Required Area	194,703 sf / 50 sf =3,894 sf =0.09 Acres
Total Required Open Space Area	±0.94 Acres
Public Open Space (On-Site)	±0.38 Acres x 100% = 0.38 Acres
Public Open Space (Off-Site)	±0.56 Acres x 100% = 0.56 Acres
Amenity Space	±0.12 Acres x 0% = 0 Acres
Total Provided Open Space Area	±0.94 Acres

BLOCK H

	Required
Residential Required Area	64 units x 200 sf/unit =12,800 sf =0.29 Acres
Public Open Space	±30,044 sf =0.68 Acres

BLOCK C

	Required
Residential Required Area	153 units x 200 sf/unit =30,600 sf =0.70 Acres
Commercial Required Area	141,813 sf / 50 sf =2,836 sf =0.07 Acres
Total Required Open Space Area	±0.77 Acres
Public Open Space (On-Site)	±0.40 Acres x 100% = 0.40 Acres
Public Open Space (Off-Site)	±0.65 Acres x 100% = 0.65 Acres
Amenity Space	±0.09 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.05 Acres

BLOCK G

	Required
Residential Required Area	100 units x 200 sf/unit =20,000 sf =0.46 Acres
Commercial Required Area	120,208 sf / 50 sf =2,404 sf =0.06 Acres
Total Required Open Space Area	±0.52 Acres
Public Open Space (On-Site)	±0.27 Acres
Public Open Space (Dog Park)	±0.25 Acres
Amenity Space (Not Counted Toward Open Space Requirement)	±0.19 Acres
Total Provided Public Open Space	±0.52 Acres

BLOCK F

	Required
Commercial Required Area	198,814 sf / 50 sf =3,977 sf =0.09 Acres
Total Required Open Space Area	±0.09 Acres
Public Open Space (On-Site)	±0.31 Acres
Total Provided Open Space Area	±0.31 Acres

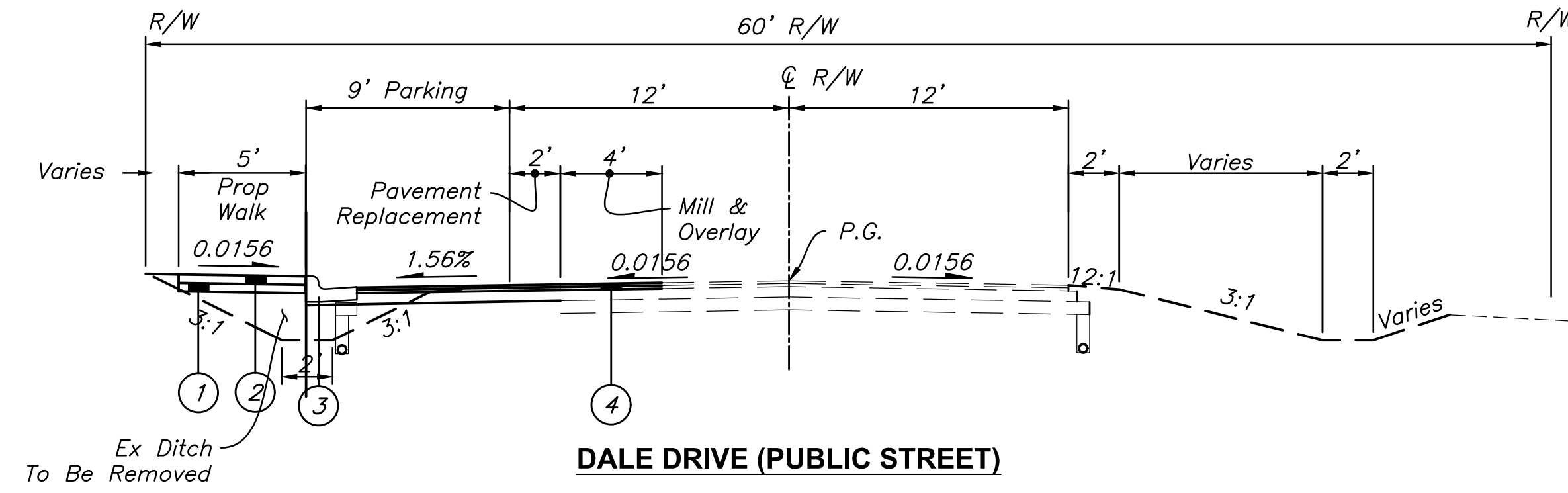
BLOCK B

	Required
Residential Required Area	229 units x 200 sf/unit =45,800 sf =1.05 Acres
Commercial Required Area	98,144 sf / 50 sf =1,963 sf =0.05 Acres
Total Required Open Space Area	±1.08 Acres
Public Open Space (On-Site)	±0.33 Acres x 100% = 0.33 Acres
Public Open Space (Off-Site)	±0.75 Acres x 100% = 0.75 Acres
Amenity Space	±0.20 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.08 Acres

BLOCK A

	Required
Commercial Required Area	Hotel 107,043 Event Center 19,104 Retail-Garage 2,334 Office 78,134 Total 206,615 sf / 50 sf =4,132 sf
Total Required Open Space Area	±0.095 Acres
Public Open Space (On-site)	±6,243 sf =0.14 Acres
Amenity Space	±7,920 sf
Total Provided Open Space Area	±0.14 Acres

The adjacent John Shields Park greenway is counted towards the on-site Public Open Space for Block D. It is the design team's understanding the greenway will be developed as part of a Future City Project.

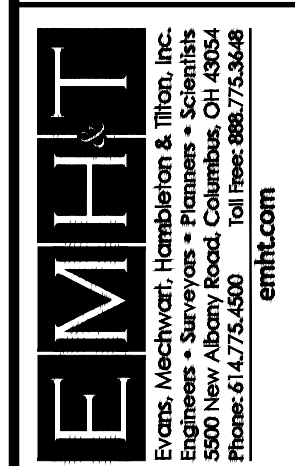


- LEGEND**
- ① Item 304 - 4" Aggregate Base
 - ② Item 608 - 4" Concrete Walk
 - ③ Item 609 - Curb & Gutter
 - ④ Item 254 - Mill & Overlay

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
**BRIDGE PARK
 BLOCK G**
 TYPICAL SECTIONS



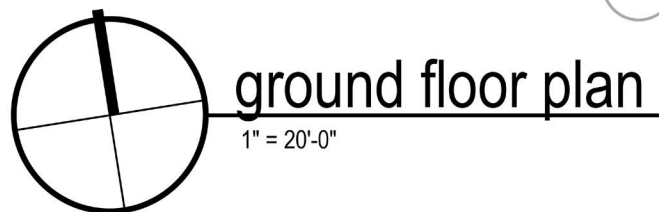
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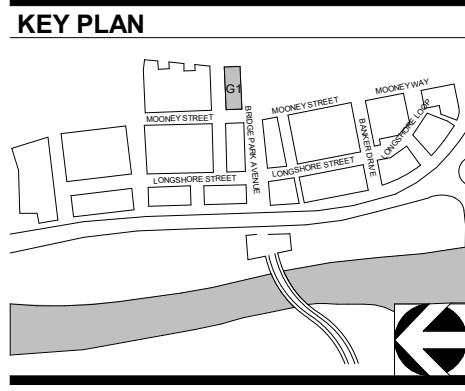
JOB NO.
 2016-0575

SHEET
C107

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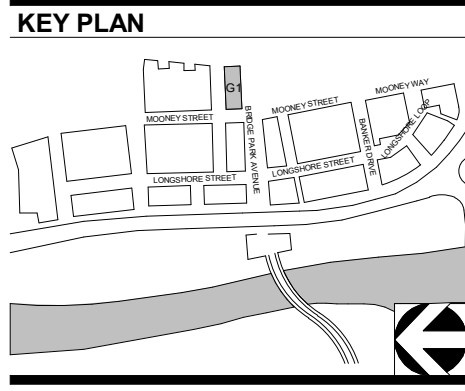
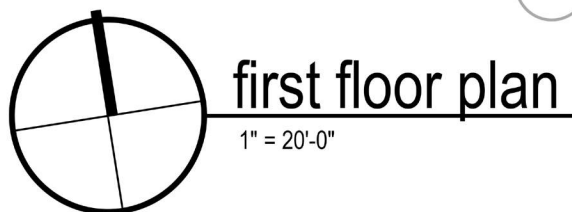
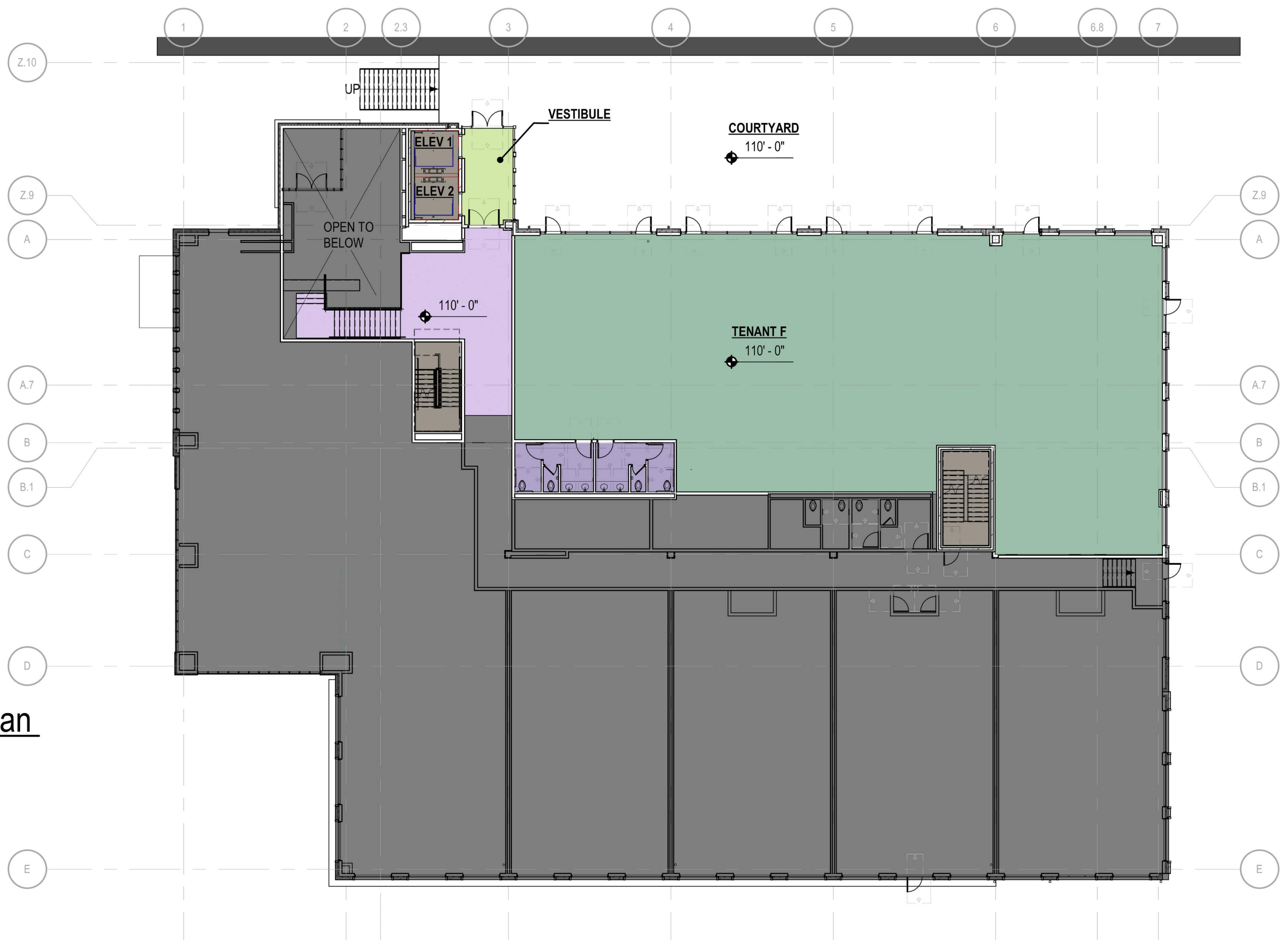



ground floor plan
1" = 20'-0"



CORRIDOR BUILDING G-1

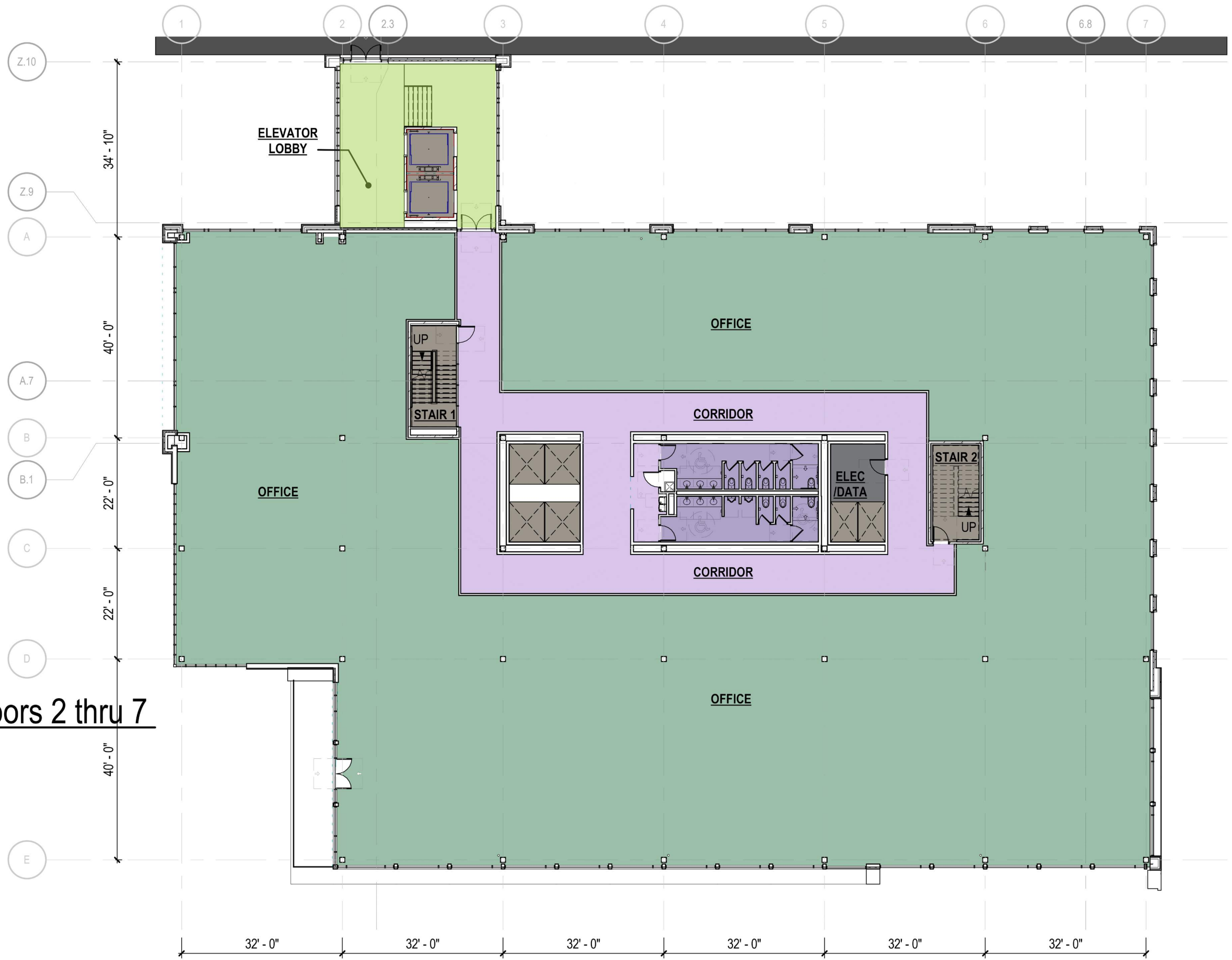
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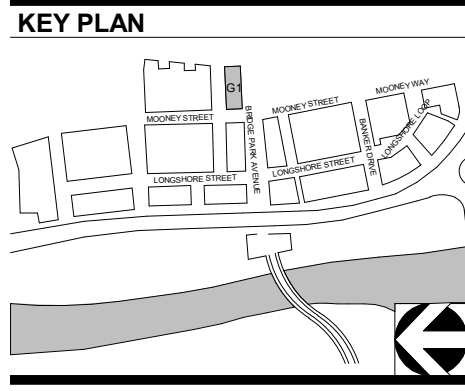
CORRIDOR BUILDING G-1

10-01-2020

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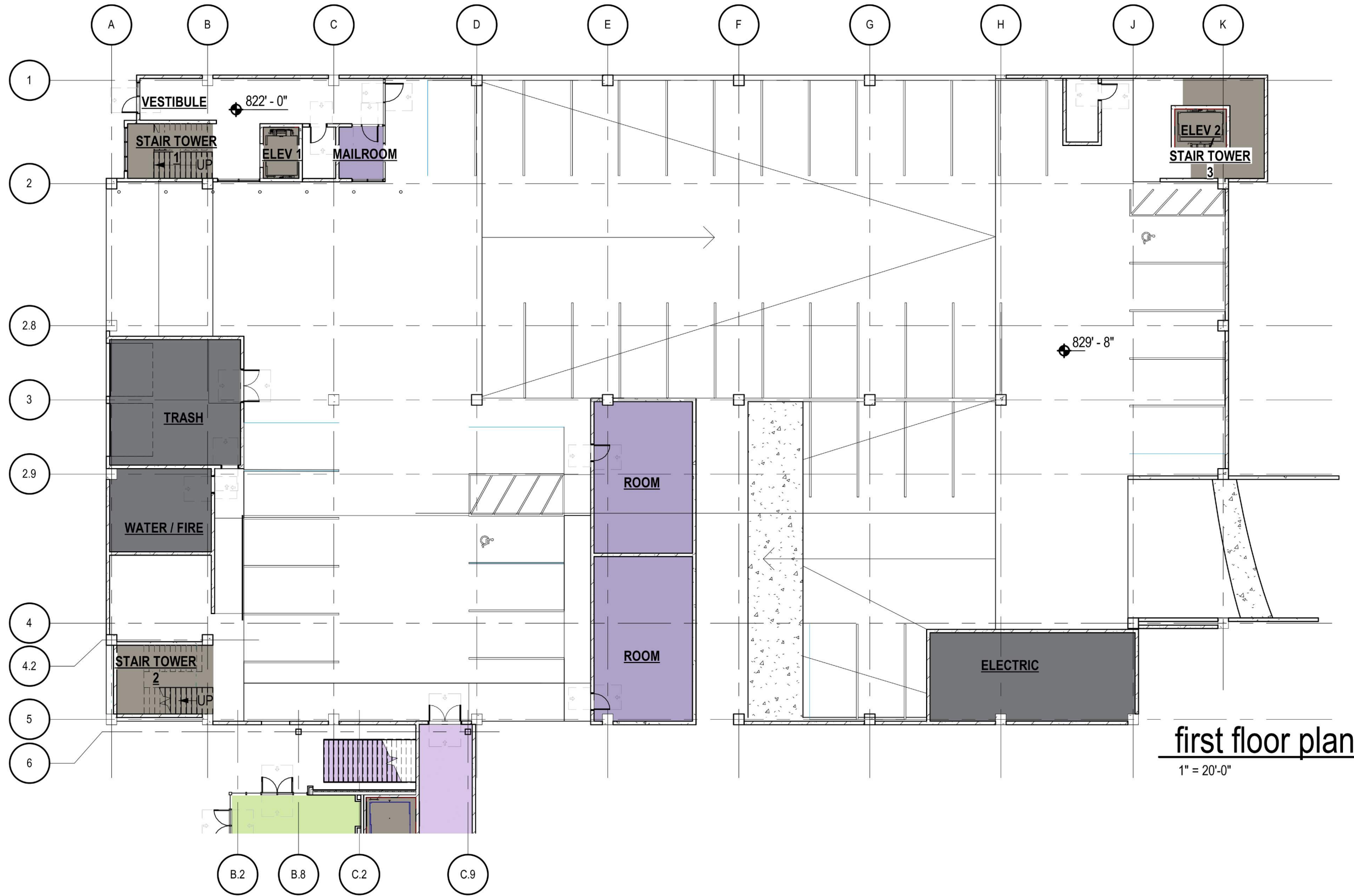


typical plan floors 2 thru 7
1" = 20'-0"

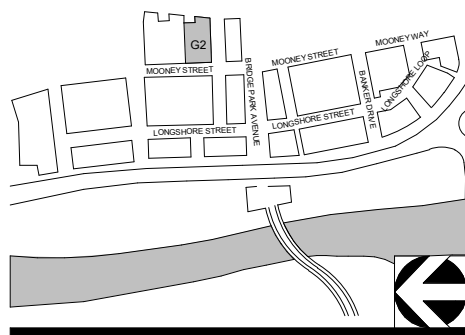


CORRIDOR BUILDING G-1

10-01-2020



KEY PLAN

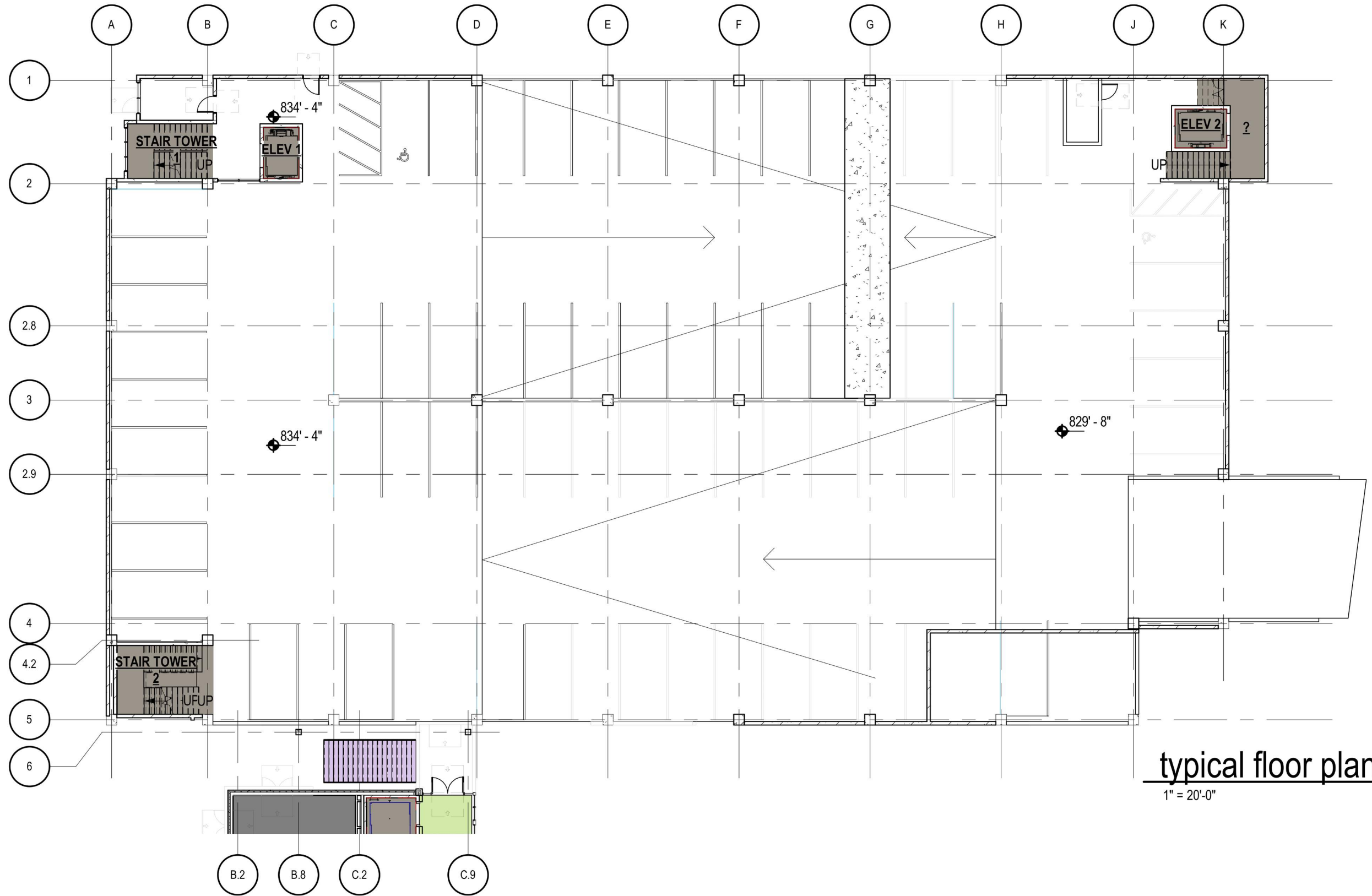


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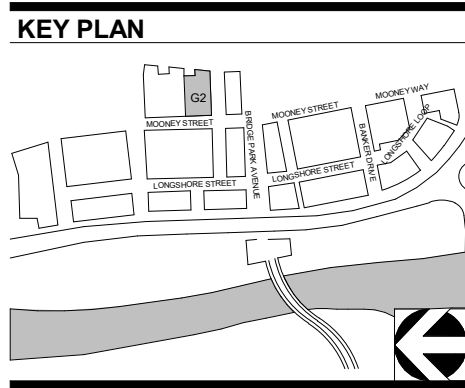
first floor plan
1" = 20'-0"

10-01-2020

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typical floor plan
1" = 20'-0"

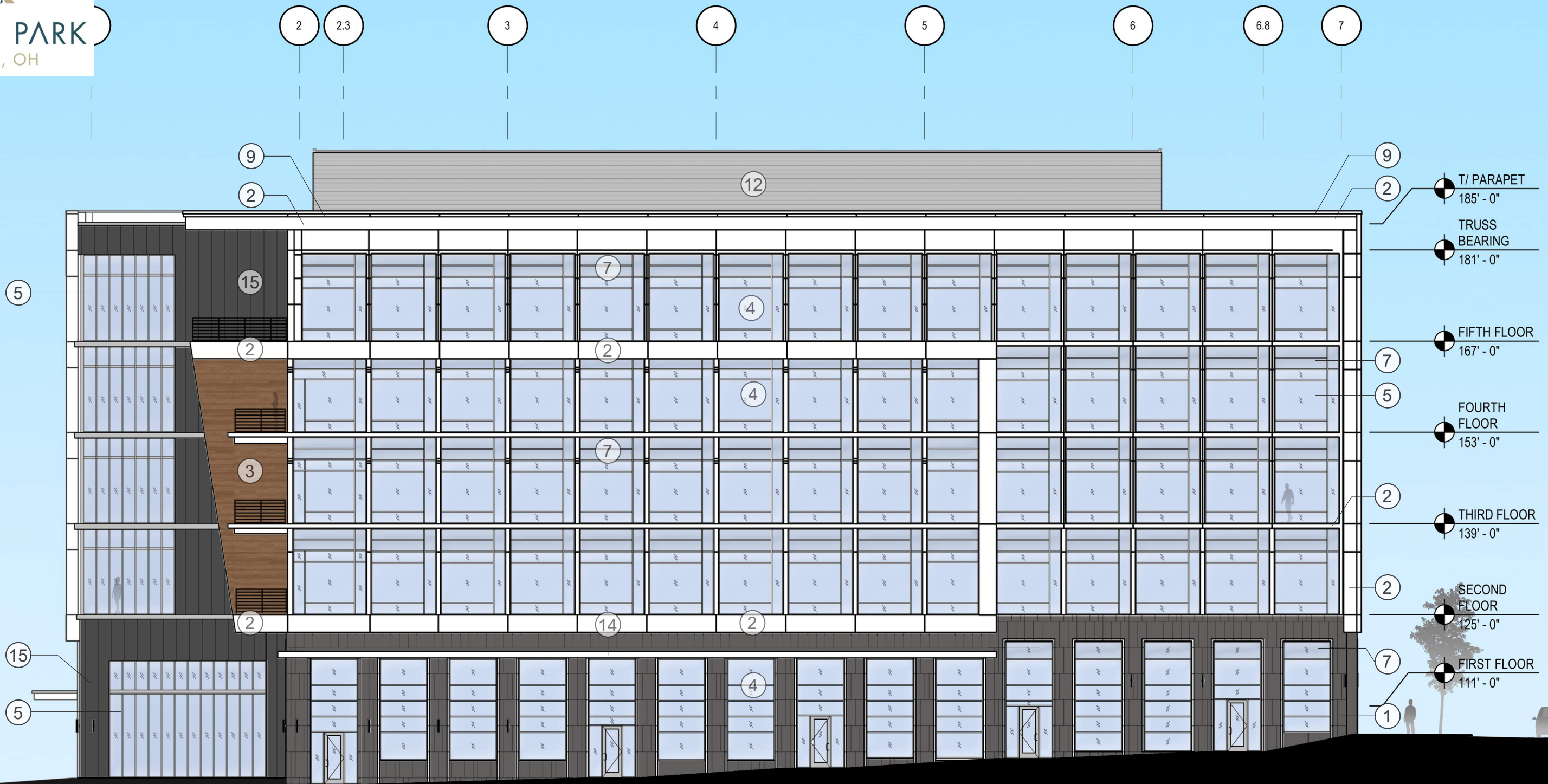


CORRIDOR BUILDING G-2

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011_AG1A212
G.2 - GARAGE
- TYPICAL
FLOOR PLAN



- | | | | | | |
|---------------------------------|---------------------------------|-------------------------|-------------------------|-------------------------|--|
| 1 Honed Masonry - Med Gray | 3 Composite Metal Panel - Teak | 5 Storefront System | 7 Glass Spandrel System | 10 Metal Coping - Gray | 13 Metal Canopy - Gray |
| 2 Composite Metal Panel - White | 4 Composite Metal Panel - Green | 6 Metal Spandrel System | 8 Windows | 11 Brick - Med Grey | 14 Restaurant / Retail Signage |
| | | | 9 Metal Coping - White | 12 Roof Screen - Silver | 15 Slate-Look Lightweight Concrete Panel |

CORRIDOR BUILDING G-1

10-01-2020

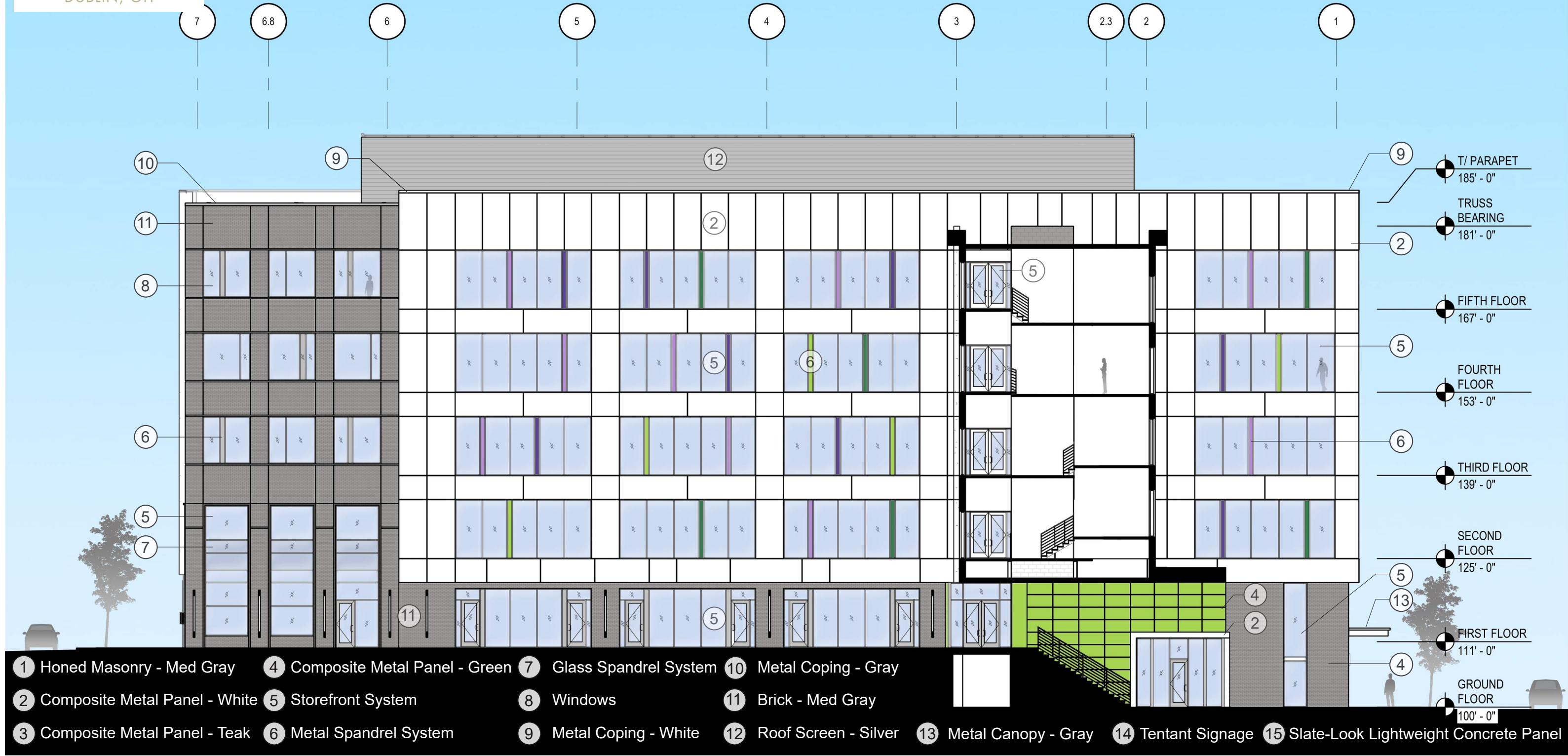
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- | | | | | | |
|---------------------------------|---------------------------------|-------------------------|-------------------------|-------------------------|--|
| 1 Honed Masonry - Med Gray | 3 Composite Metal Panel - Teak | 5 Storefront System | 7 Glass Spandrel System | 10 Metal Coping - Gray | 13 Metal Canopy - Gray |
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CORRIDOR BUILDING G-1

10-01-2020



CORRIDOR BUILDING G-1

10-01-2020

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- | | | | | | |
|---------------------------------|---------------------------------|-------------------------|-------------------------|-------------------------|--|
| 1 Honed Masonry - Med Gray | 3 Composite Metal Panel - Teak | 5 Storefront System | 7 Glass Spandrel System | 10 Metal Coping - Gray | 13 Metal Canopy - Gray |
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| | | | 9 Metal Coping - White | 12 Roof Screen - Silver | 15 Slate-Look Lightweight Concrete Panel |

CORRIDOR BUILDING G-1

10-01-2020



BRIDGE PARK
DUBLIN, OH



CORRIDOR BUILDING G-2

10-01-2020

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016_AG1A311
G.2 - GARAGE
- WEST
ELEVATION



BRIDGE PARK K
DUBLIN, OH



CORRIDOR BUILDING G-2

10-01-2020

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017_AG1A312
G.2 - GARAGE
- SOUTH
ELEVATION



CORRIDOR BUILDING G-2

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018_AG1A313
G.2 - GARAGE
- EAST
ELEVATION



BRIDGE PARK
DUBLIN, OH



CORRIDOR BUILDING G-1

10-01-2020

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018A_AG1A101
SOUTHWEST
PERSPECTIVE



BRIDGE PARK
DUBLIN, OH



CORRIDOR BUILDING G-1

10-01-2020

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BRIDGE PARK
DUBLIN, OH

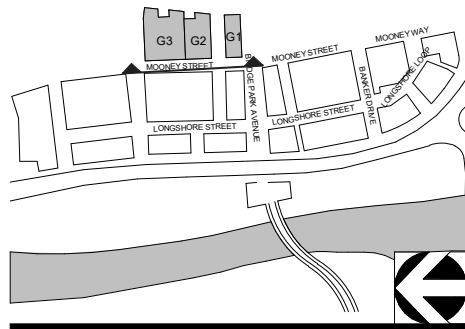


CORRIDOR BUILDING G-1

10-01-2020

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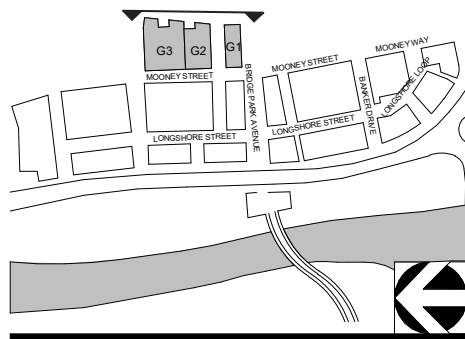
018C_AG1A103
NORTHEAST
PERSPECTIVE



CORRIDOR BUILDING G-1

10-01-2020

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CORRIDOR BUILDING G-1

10-01-2020



CORRIDOR BUILDING G-1

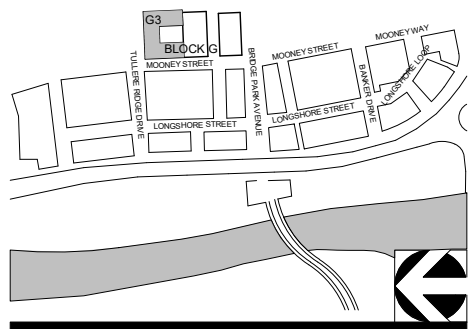
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018F_AG1A401
INSPIRATION



KEY PLAN

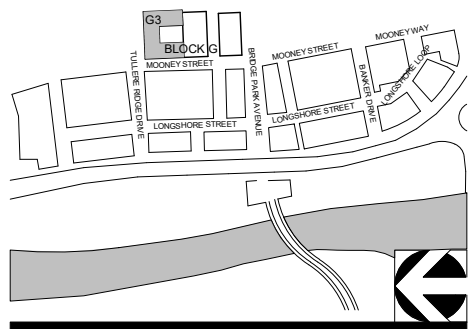


CORRIDOR BUILDING G-3

10-01-2020



KEY PLAN

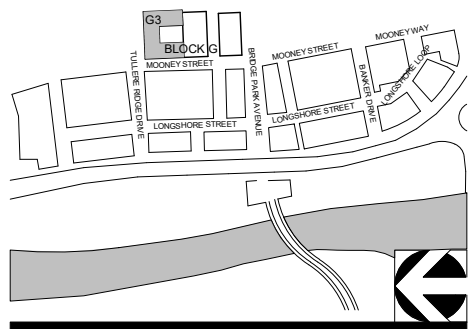


CORRIDOR BUILDING G-3

10-01-2020



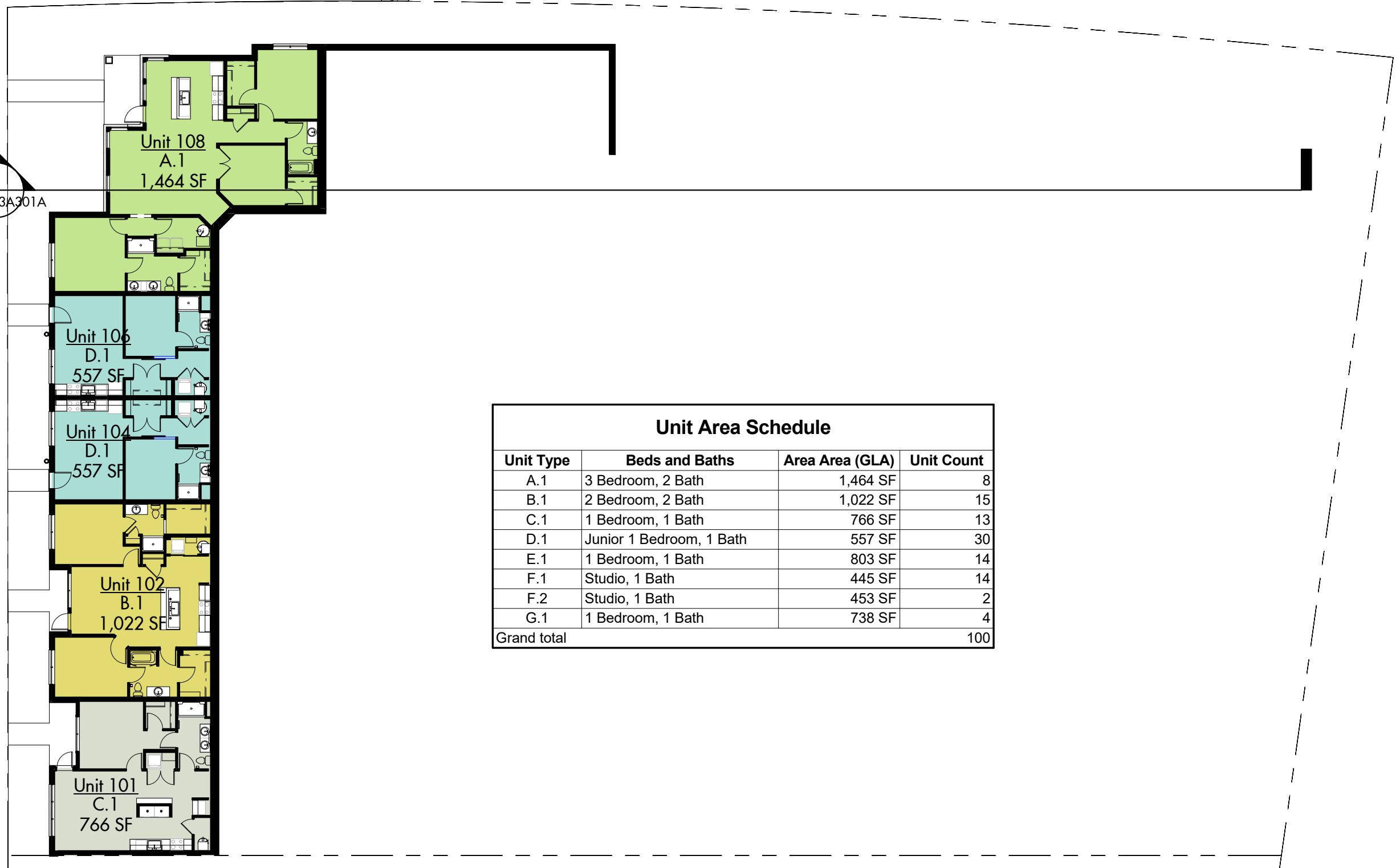
KEY PLAN



CORRIDOR BUILDING G-3

10-01-2020

1
029_A-G3A301A

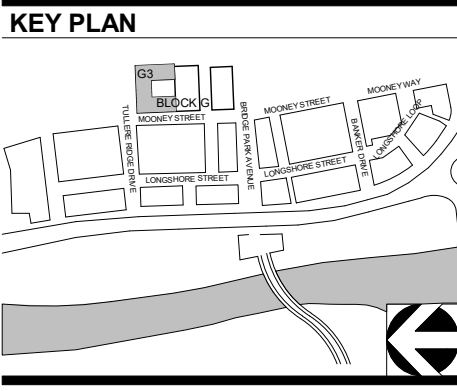


G3 Gross Area Schedule

Level	Area
G3 Floor 1	4,551 SF
G3 Floor 2 East	12,070 SF
G3 Floor 2 West	11,058 SF
G3 Floor 3 East	11,994 SF
G3 Floor 3 West	11,058 SF
G3 Floor 4 East	11,994 SF
G3 Floor 4 West	11,058 SF
G3 Floor 5	11,900 SF
Grand total	85,684 SF

Unit Area Schedule

Unit Type	Beds and Baths	Area Area (GLA)	Unit Count
A.1	3 Bedroom, 2 Bath	1,464 SF	8
B.1	2 Bedroom, 2 Bath	1,022 SF	15
C.1	1 Bedroom, 1 Bath	766 SF	13
D.1	Junior 1 Bedroom, 1 Bath	557 SF	30
E.1	1 Bedroom, 1 Bath	803 SF	14
F.1	Studio, 1 Bath	445 SF	14
F.2	Studio, 1 Bath	453 SF	2
G.1	1 Bedroom, 1 Bath	738 SF	4
Grand total			100

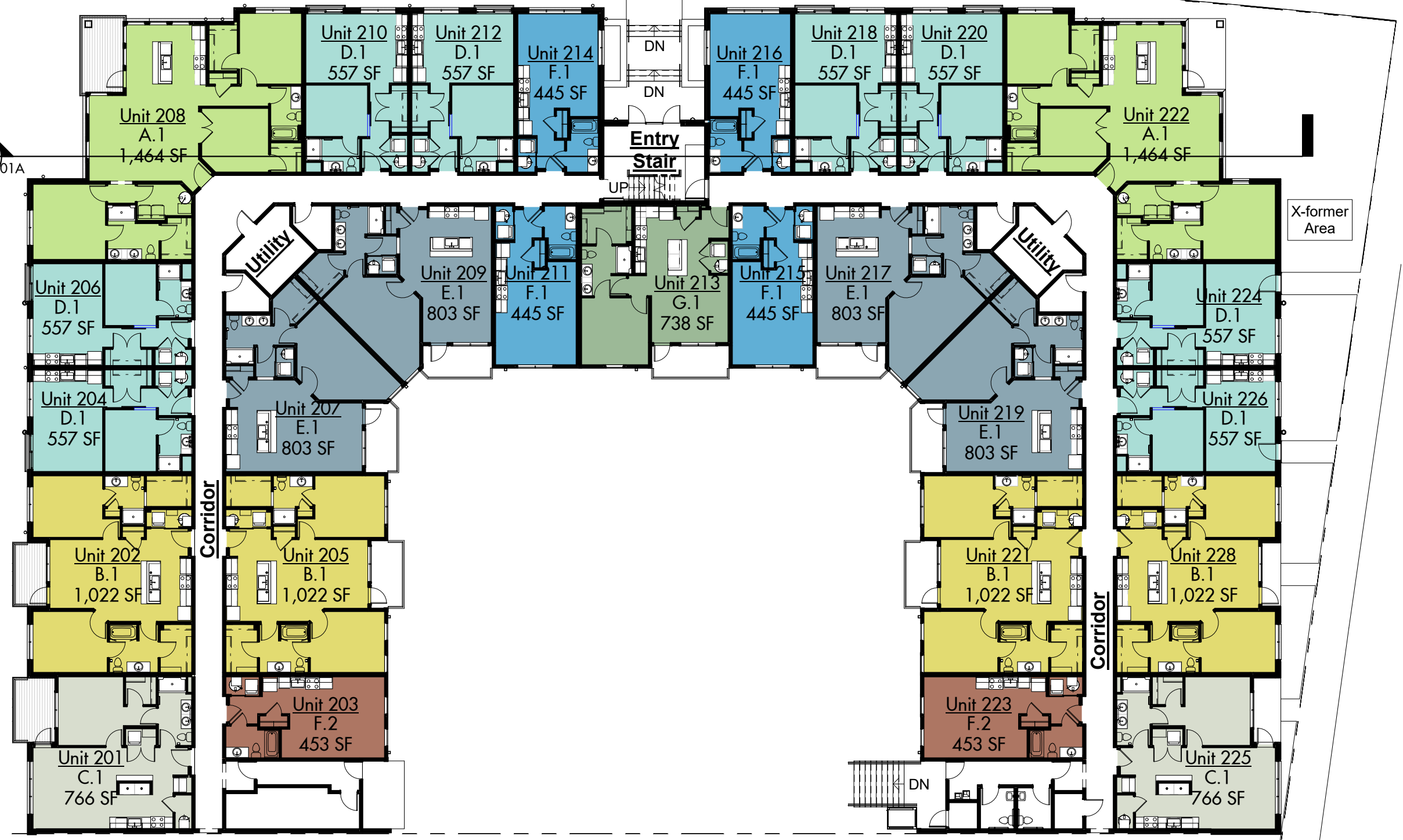


Apartments Floor 1 Plan
1" = 20'-0"

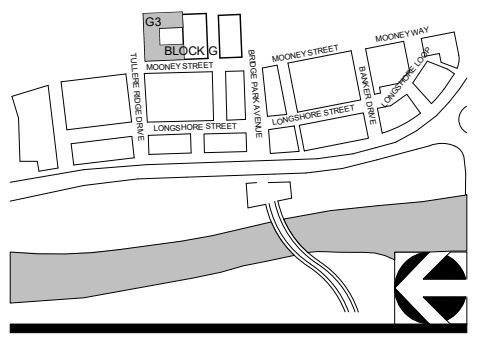
CORRIDOR BUILDING G-3

10-01-2020

029_A-G3A301A



KEY PLAN



Apartments Floor 2 Plan

1" = 20'-0"

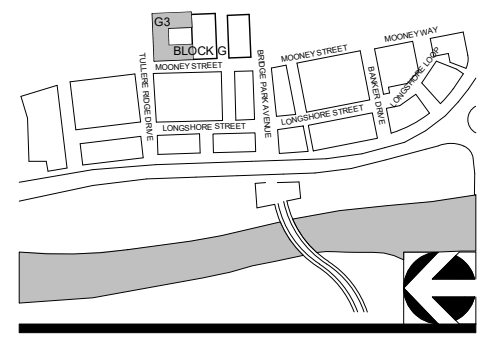
CORRIDOR BUILDING G-3

10-01-2020

029_A-G3A301A



KEY PLAN



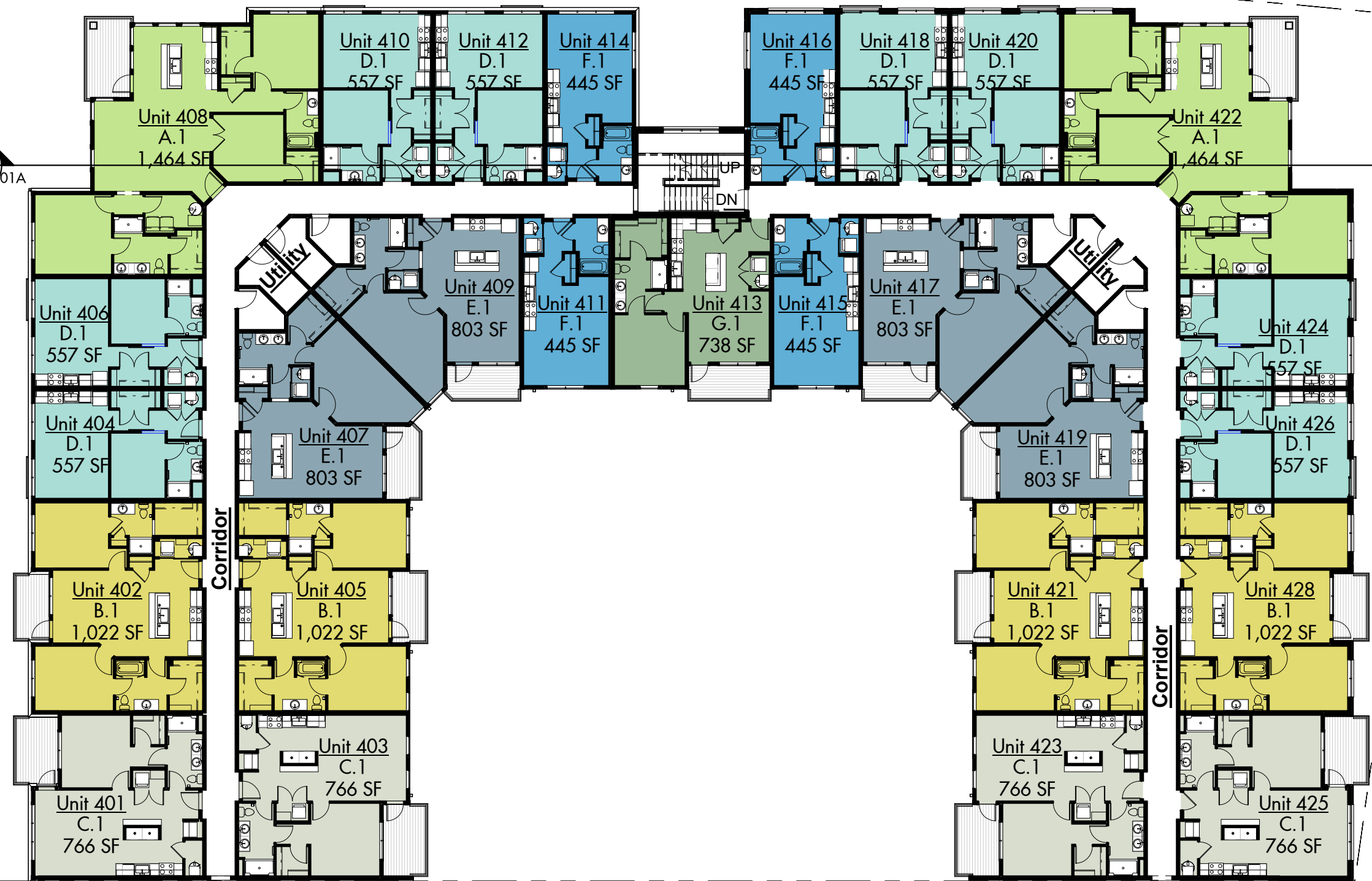
Apartments Floor 3 Plan

1" = 20'-0"

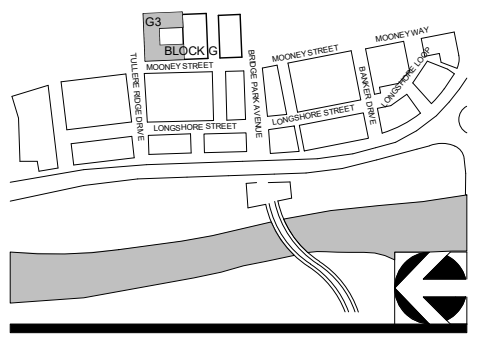
CORRIDOR BUILDING G-3

10-01-2020

029_A-G3A301A



KEY PLAN



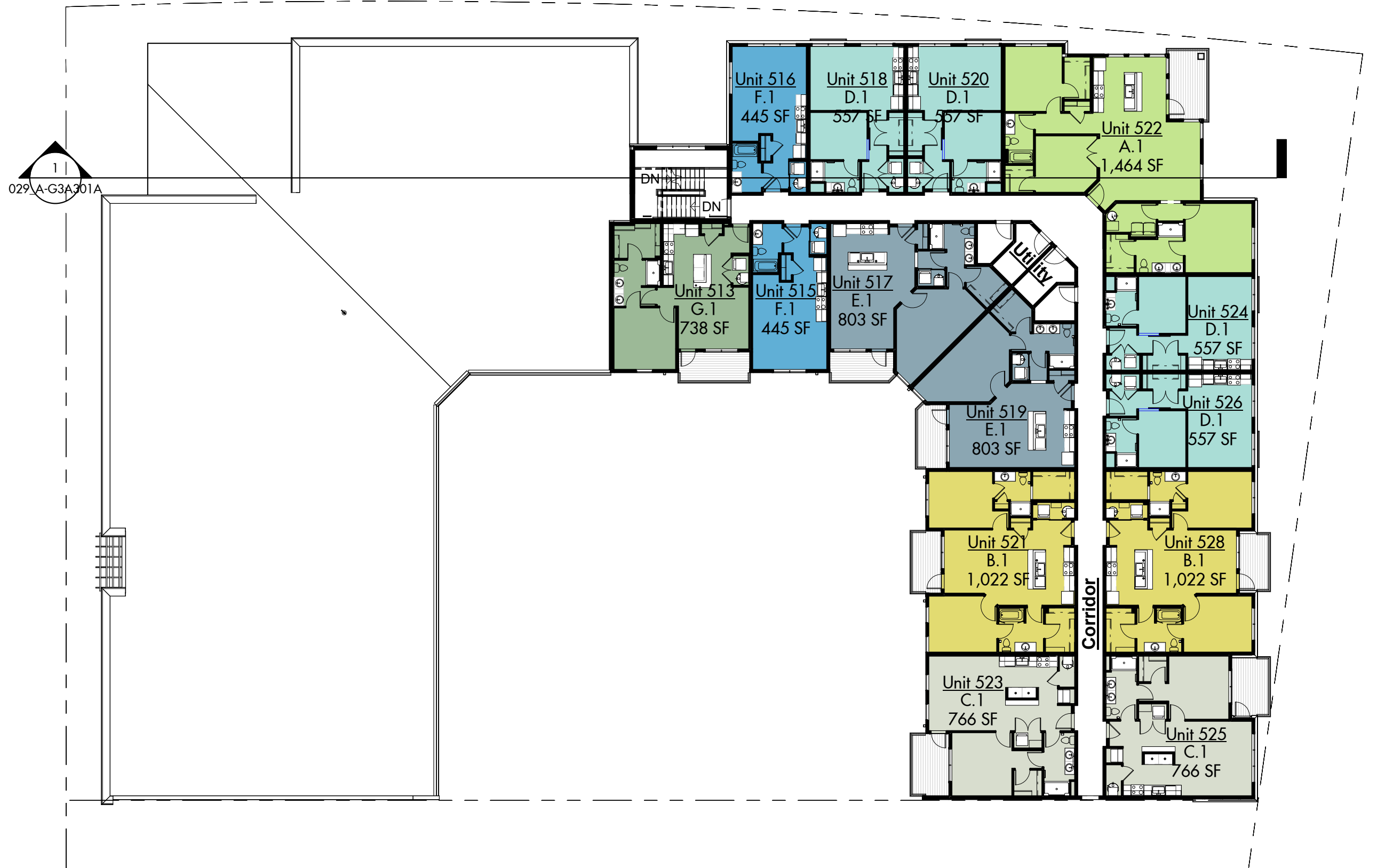
Apartments Floor 4 Plan

1" = 20'-0"

CORRIDOR BUILDING G-3

10-01-2020

1 |
029_A-G3A301A

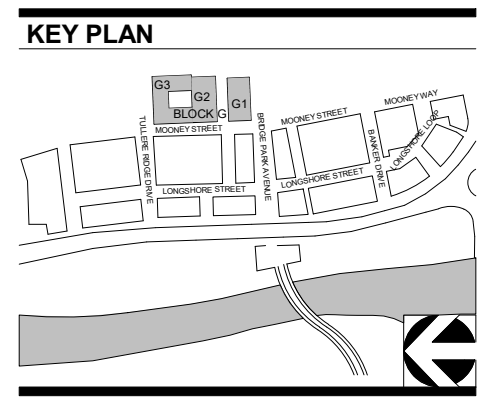


Apartments Floor 5 Plan

1" = 20'-0"

CORRIDOR BUILDING G-3

10-01-2020



PREFINISHED METAL
COPING & DRIP EDGE; DMI
METALS 'DARK BRONZE'

PREFINISHED SMOOTH
FIBER CEMENT PANEL
SIDING & TRIM; JAMES
HARDIE 'RICH ESPRESSO'

PREFINISHED SMOOTH
FIBER CEMENT LAP SIDING;
4" EXPOSURE; JAMES
HARDIE 'RICH ESPRESSO'

FACE BRICK VENEER

COLOR MORTAR;
CEMEX RICHCOLOR 54-E
'MIAMI VALLEY BUFF'

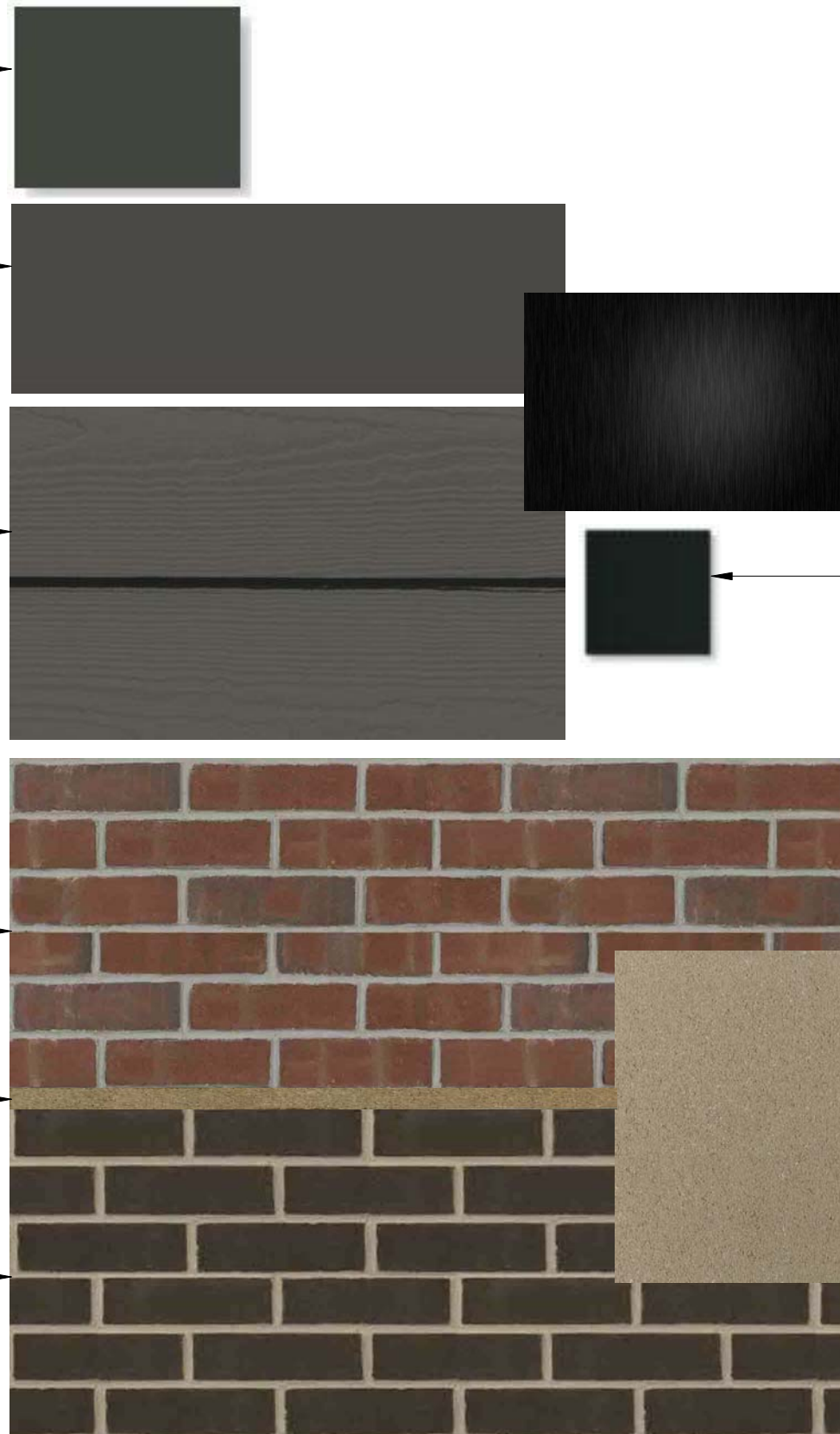
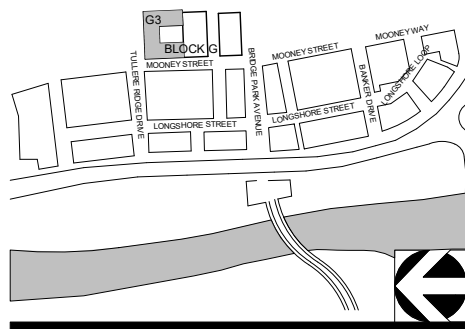
ACCENT COLOR FACE
BRICK VENEER

PREFINISHED ALUMINUM STOREFRONT;
PREFINISHED ALUMINUM BALCONY RAIL;
LIGHT FIXTRUE FINISH

COMPOSITE WINDOW; BALCONY DOOR

CAST STONE WATERTABLE

KEY PLAN



CORRIDOR BUILDING G-3

10-01-2020

- Floor 5 East 874'-0"
- Floor 4 East 862'-8"
- Floor 3 East 851'-4"
- Floor 2 East 840'-0"



- PREFINISHED ALUMINUM STOREFRONT MAIN ENTRY, BLACK, WITH PREFINISHED METAL CANOPY WITH HANGER RODS, BLACK
- PREFINISHED SMOOTH FIBER CEMENT LAP SIDING, 'RICH ESPRESSO' BY JAMES HARDIE OR EQUIVALENT
- INSULATED METAL, FULL GLASS BALCONY DOOR WITH TRANSOM, PAINT - BLACK
- Floor 4 West 857'-0"
- Floor 3 West 845'-8"
- WALL WASH LIGHT FIXTURES
- Floor 2 West 834'-4"
- Floor 1 823'-0"

Apartments North Elevation

1" = 20'-0"



MAIN ENTRY FIXTURE



UNIT ENTRY FIXTURE

- PREFINISHED, SMOOTH FIBER CEMENT TRIM AND PANEL SIDING, 'RICH ESPRESSO' BY JAMES HARDIE OR EQUIVALENT
- PREFINISHED METAL COPING, COLOR TO MATCH FIBER CEMENT
- EIFS CORNICE, SMOOTH FINISH, COLOR TO MATCH FIBER CEMENT
- PREFINISHED ALUMINUM GUARD RAIL WITH STAINLESS CABLE RAILS
- PREFINISHED FIBER CEMENT TRIM, 'RICH ESPRESSO' BY JAMES HARDIE OR EQUIVALENT
- COMPOSITE FIXED OR SINGLE HUNG WINDOW WITH TRANSOM, BLACK
- FACE BRICK VENEER WITH BUFF COLOR MORTAR, STANDARD RUNNING BOND COURSING
- FRENCH BALCONY
- RECESSED BRICK PANEL WITH VERTICAL RUNNING BOND COURSING
- WALL WASH LIGHT FIXTURE
- 3/4 GLASS COMPOSITE UNIT ENTRY DOOR, BLACK WITH CARRIAGE LIGHT FIXTURE



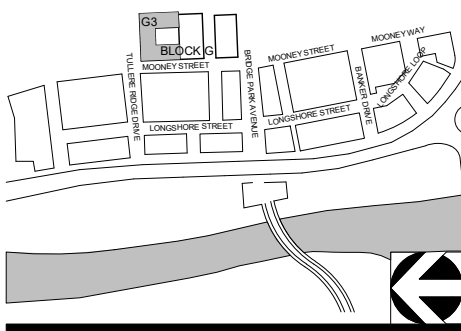
- SMOOTH CEDAR TRELLIS AT FLOOR 4/5 BALCONIES
- ACCENT BRICK VENEER ONE (1) CORBELED ROWLOCK COURSE OVER (1) CORBELED SOLDIER COURSE WITH CONTINUOUS PREFINISHED METAL FLASHING CAP, COLOR TO MATCH FIBER CEMENT
- ACCENT BRICK VENEER CORBELED SOLDIER COURSE HEADER & ROWLOCK SILL
- CORBELED BUFF COLOR CAST STONE WATERTABLE OVER (1) ACCENT BRICK CORBELED SOLDIER COURSE
- Floor 4 West 857'-0"
- Floor 3 West 845'-8"
- Floor 2 West 834'-4"
- RECESSED ACCENT BRICK VENEER RUSTICATION
- Floor 1 823'-0"
- PREFINISHED SMOOTH FIBER CEMENT LAP SIDING, 'RICH ESPRESSO' BY JAMES HARDIE OR EQUIVALENT

Apartments West Elevation





1" = 20'-0"

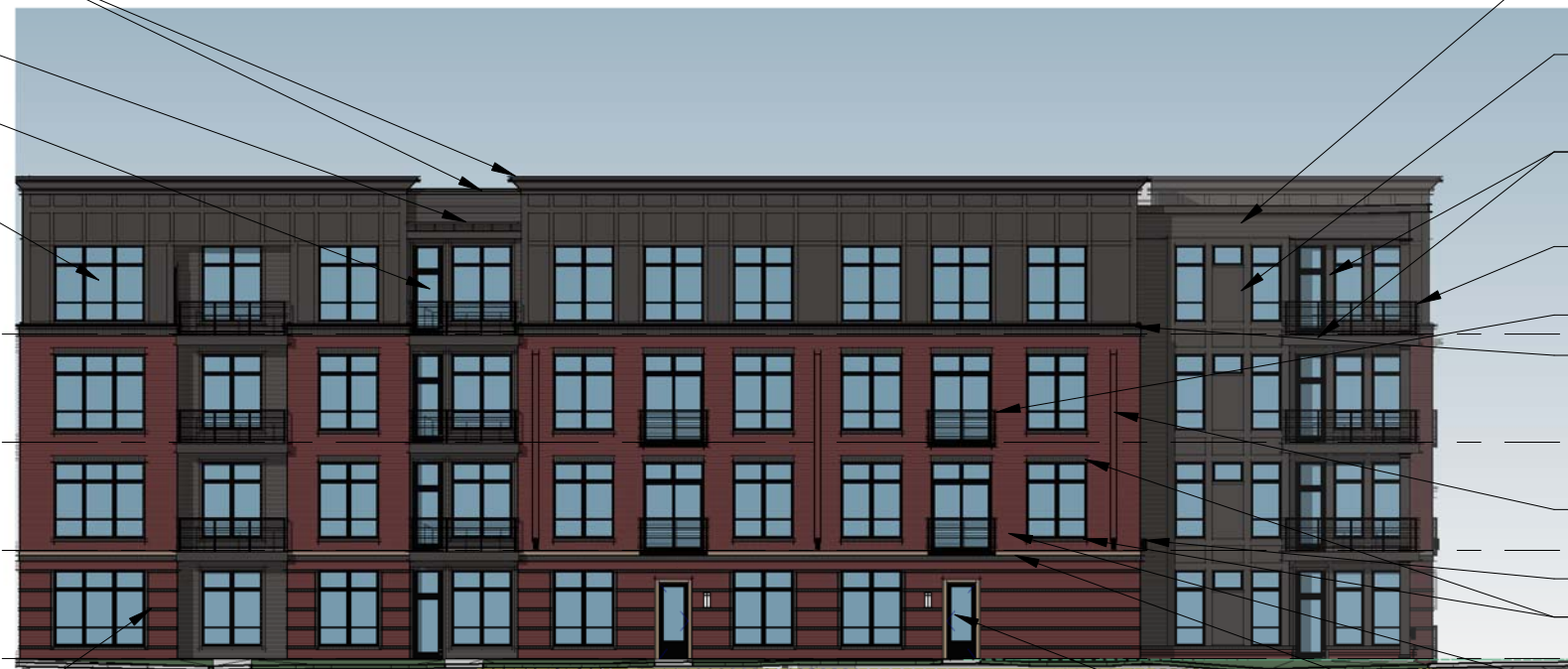
CORRIDOR BUILDING G-3

KEY PLAN



10-01-2020

- PREFINISHED METAL COPING, COLOR TO MATCH FIBER CEMENT
- SMOOTH CEDAR TRELLIS AT FLOOR 4/5 BALCONIES
- INSULATED METAL, FULL GLASS BALCONY DOOR WITH TRANSOM, PAINT - BLACK
- COMPOSITE FIXED OR SINGLE HUNG WINDOW WITH TRANSOM, BLACK
-  Floor 5 East
874'-0"
-  Floor 4 East
862'-8"
-  Floor 3 East
851'-4"
-  Floor 2 East
840'-0"
- RECESSED ACCENT BRICK VENEER RUSTICATION

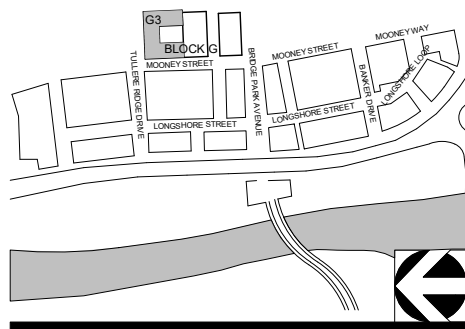


- PREFINISHED, SMOOTH FIBER CEMENT LAP SIDING, 'RICH ESPRESSO' BY JAMES HARDIE OR EQUIVALENT
- PREFINISHED, SMOOTH FIBER CEMENT TRIM AND PANEL SIDING, 'RICH ESPRESSO' BY JAMES HARDIE OR EQUIVALENT
- PREFINISHED, SMOOTH FIBER CEMENT TRIM, 'RICH ESPRESSO' BY JAMES HARDIE OR EQUIVALENT
- PREFINISHED ALUMINUM GUARD RAIL WITH STAINLESS CABLE RAILS
- FRENCH BALCONY
- ACCENT BRICK VENEER, ONE (1) CORBELED ROWLOCK COURSE OVER (1) ONE CORBELED SOLDIER COURSE WITH CONTINUOUS PREFINISHED METAL FLASHING CAP, COLOR TO MATCH FIBER CEMENT
- RECESSED BRICK PANEL WITH VERTICAL RUNNING BOND COURSING
- WALL WASH LIGHT FIXTURE
- ACCENT BRICK VENEER CORBELED SOLDIER COURSE HEADER & ROWLOCK SILL
- FACE BRICK VENEER WITH BUFF COLOR MORTAR, STANDARD RUNNING BOND COURSING
- CORBELED BUFF COLOR CAST STONE WATERTABLE OVER (1) ONE ACCENT BRICK CORBELED SOLDIER COURSE
- 3/4 GLASS COMPOSITE UNIT ENTRY DOOR, BLACK WITH CARRIAGE LIGHT FIXTURE

Apartments East Elevation

1" = 20'-0"

KEY PLAN



CORRIDOR BUILDING G-3

10-01-2020



BRIDGE PARK
DUBLIN, OH

Roof Truss Brg. West
867'-0 3/8"

Floor 4 West
857'-0"

Floor 3 West
845'-8"

Floor 2 West
834'-4"

Floor 1
823'-0"



Roof Truss Brg. East
884'-0 3/8"

Floor 5 East
874'-0"

Floor 4 East
862'-8"

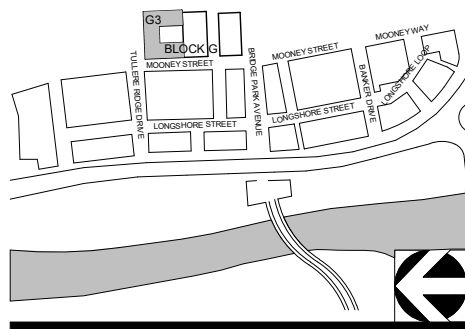
Floor 3 East
851'-4"

Floor 2 East
840'-0"

Apartments Building Section

1/16" = 1'-0"

KEY PLAN

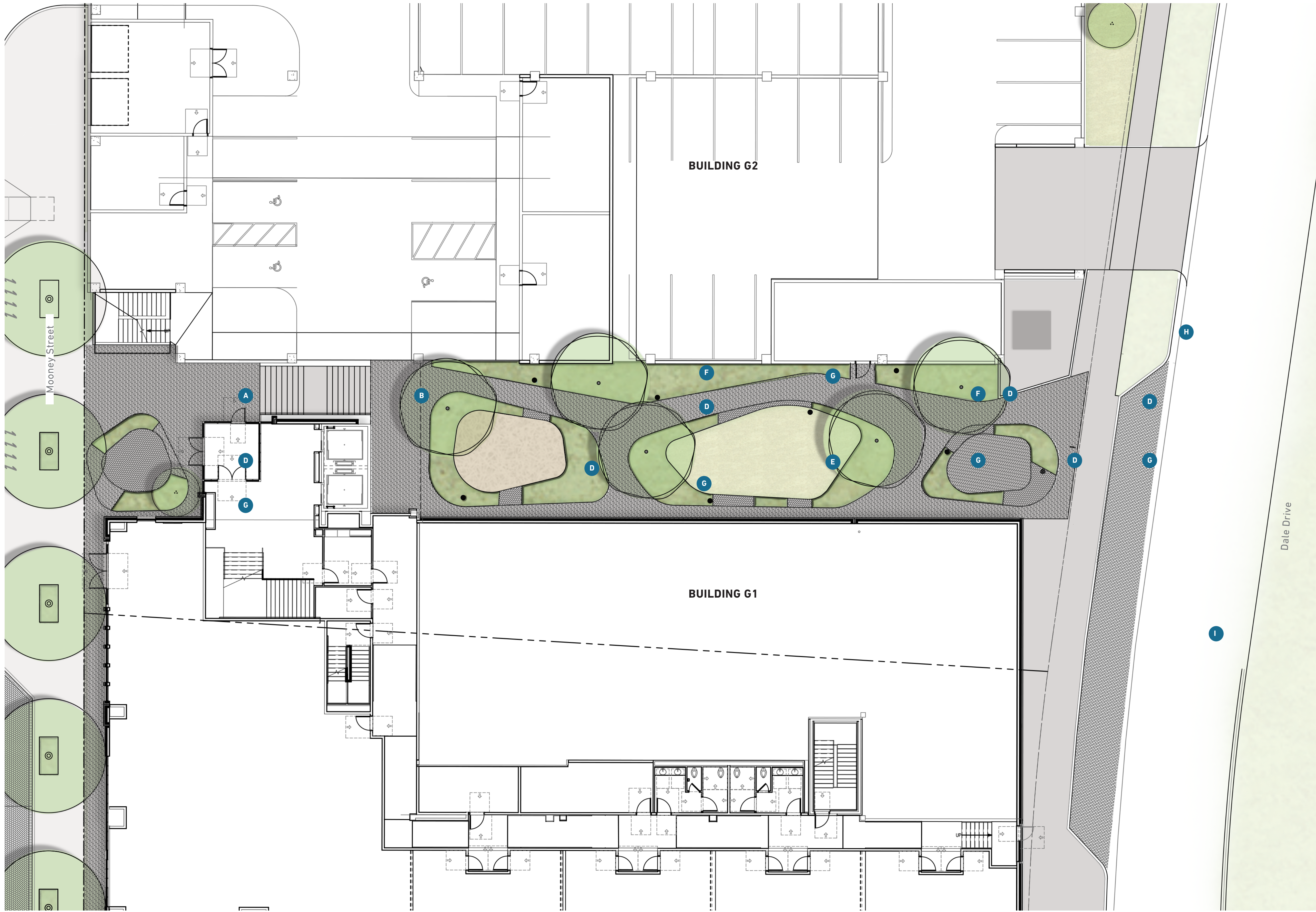


**Tuller Ridge Drive / North
Elevation**

1" = 30'-0"

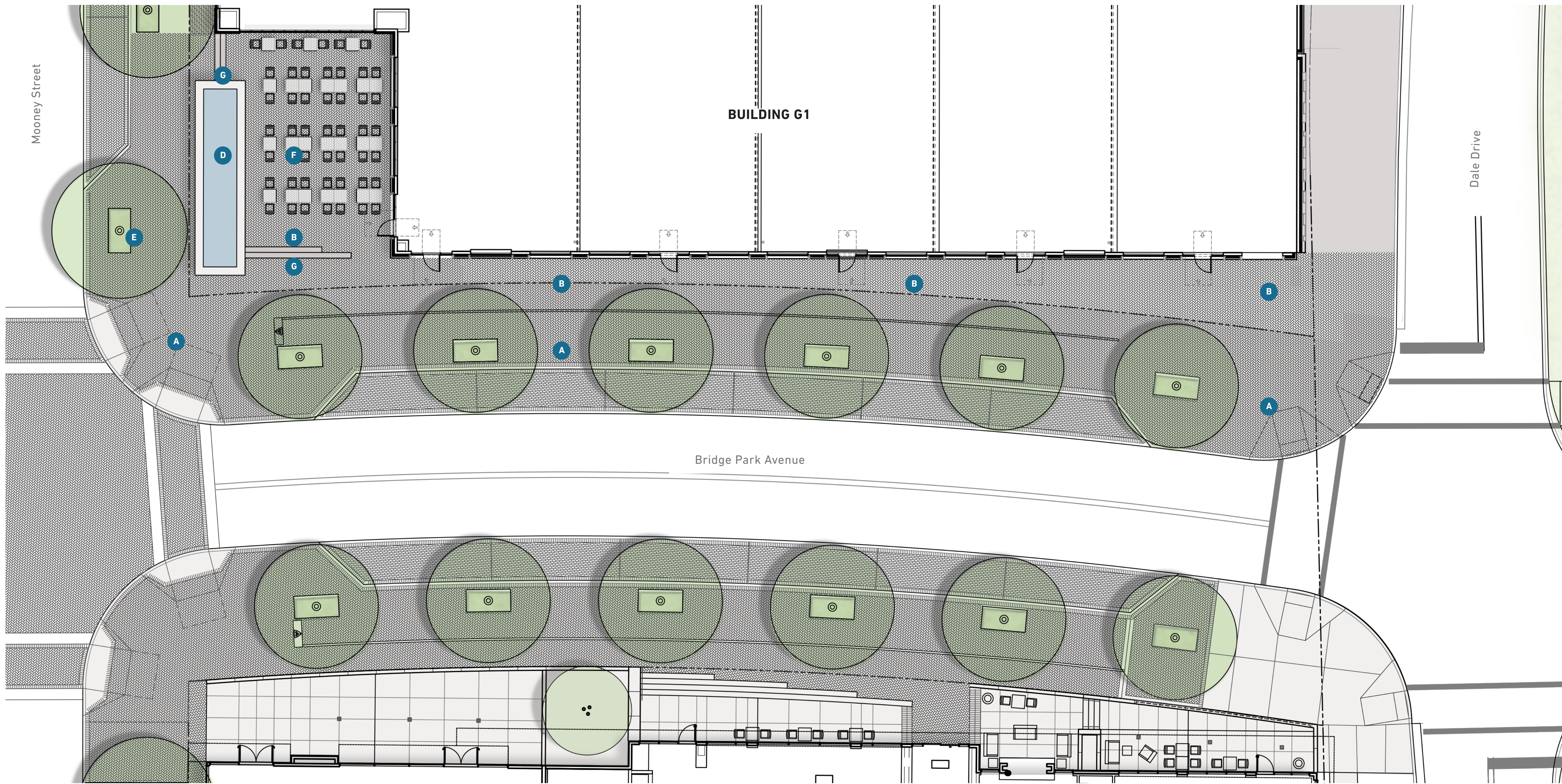
CORRIDOR BUILDING G-3

10-01-2020



LEGEND

- A** Entry Plaza
- B** Stair Connection to upper level
- C** Open Space
- D** Seating Area
- E** Turf Seating Area
- F** Shade Tree
- G** Understory Planting
- H** Utility Enclosure
- I** Loading Area



LEGEND

- A Existing Brick Paver Walk
- B Brick Paver Plaza
- C Existing Concrete Walk
- D Water Feature With Jets
- E Existing Shade Tree
- F Movable Tables and Chairs
- G Concrete Stair
- H Precast Concrete Curb
- I Ornamental Understory Plantings
- J Existing Shade Trees
- K Brick Veneer Retaining Wall
- L Concrete ADA Ramp
- M Loading Zone



WATER REFLECTING



VERTICAL EXPRESSION

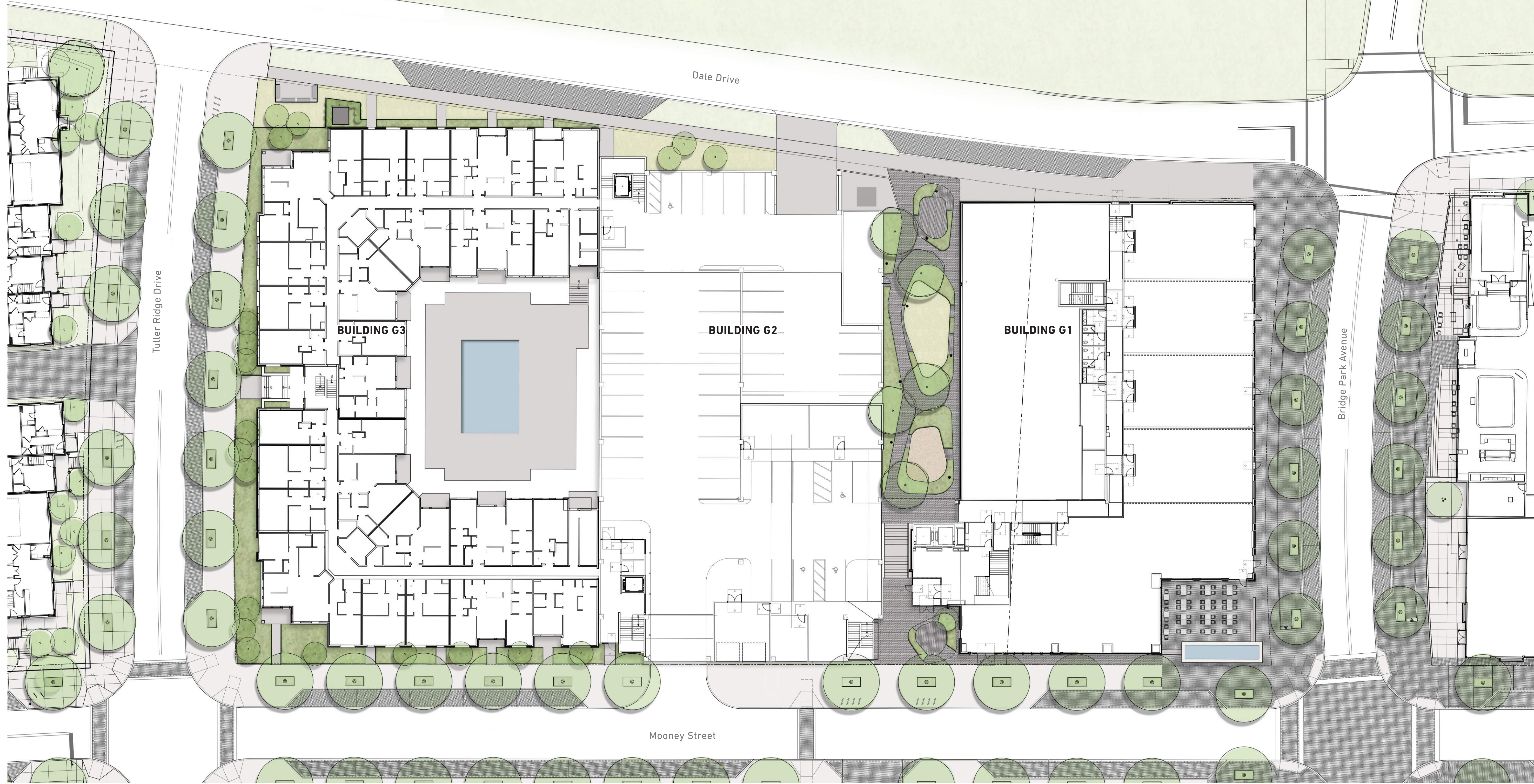


VERTICAL EXPRESSION



ILLUMINATION

DOG PARK,
SEE SHEET L54



THE FOLLOWING PLANT LIST IS A WORKING PLANT LIST OF POSSIBLE ALTERNATIVE SPECIES WHICH MAY OR MAY NOT MAKE IT INTO THE FINAL DESIGN. IT IS MEANT TO REPRESENT A POINT OF BEGINNING IN PLANT RESEARCH FOR THE SITE

BRIDGE PARK - G-BLOCK PLANT LIST

TREES	BOTANICAL NAME	COMMON NAME	CULTIVAR
	Carpinus betulus	Hornbeam	Frans Fontaine
	Magnolia virginiana	Sweetbay Magnolia	Henry Hicks
	Cercis canadensis	Redbud	
	Gleditzia triacanthos inermis	Honeylocust	Skyline
	Amelanchier grandiflora	Serviceberry	Cumulus, Autumn Brilliance

SHRUBS	BOTANICAL NAME	COMMON NAME	CULTIVAR
	Fothergilla gardenii	Dwarf Fothergilla	Dwarf, Blue Mist
	Clethra alnifolia	Summersweet Clethra	Hummingbird, Sixteen Candles
	Kalmia latifolia	Mountain Laurel	Minuet, Raspberry Glow
	Itea virginica	Virginia Sweetspire	Little Henry, Henry's Garnet
	Ilex verticillata	Winterberry	Red Sprite, Winterberry

PERENNIALS/ GRASSES	BOTANICAL NAME	COMMON NAME	CULTIVAR
	Liriope spicata	Creeping Lilyturf	
	Sesleria autumnalis	Autumn Moor Grass	
	Matteluccia struthiopteris	Ostrich Fern	
	Hakonechloa macra	Japanese Forest Grass	
	Eupatorium dubium	Joe Pye Weed	Little Joe
	Sisyrinchium angustifolium	Blue Eyed Grass	Lucerne
	Amsonia	Blue Star	Blue Ice
	Miscanthus sinensis	Japanese Silver Grass	Morning Light
	Carex muskingumensis	Palm Sedge Grass	Oehme
	Carex pensylvanica	Pennsylvania sedge	

GROUNDCOVERS	BOTANICAL NAME	COMMON NAME	CULTIVAR
	Parthenocissus tricuspidata	Boston Ivy	
	Pachysandra terminalis	Pachysandra	
	Gallium odoratum	Sweet Woodruff	
	Euonymous fortunei	Purple Wintercreeper	



LEGEND

- A Small Dog Play Area**
- Some agility obstacle course equipment for those dogs that don't want to mingle with larger dogs
- B Large Dog Play Area**
- Mostly free play area with some agility obstacles
- C Obstacle Course**
- Several obstacles such as pipes, hoop, "stepping stones", bridge and weaving posts
- D "Watering Hole"**
- Water source for dogs and people. Colored surfacing is optional
- E Artificial Turf Entries**
- Artificial turf surfacing at entry points with free draining aggregate base below. Edges to be secured.
- F Turf Mound**
- Turf mound divides Large Dog Area from Small Dog Area with fence down the center through high point.
- G Divider Fencing**
- Fences to divide small dog play area from large dog play area and obstacle course area as well as perimeter containment fence.
- H Shade Trees with Circular Seating**
- Shade tree surrounded with heavy duty circular benches for shaded seating.
- I Perimeter Fence with Planting**
- Ornamental grasses and perennials to provide spatial enclosure
- J Entry "Vestibule"**
- Double gated entry for each dog park to prevent dogs from escaping. All gates to have automatic closures.
- K Existing Electric Enclosure**
- L Existing Telecom Enclosure**



VESTIBULE



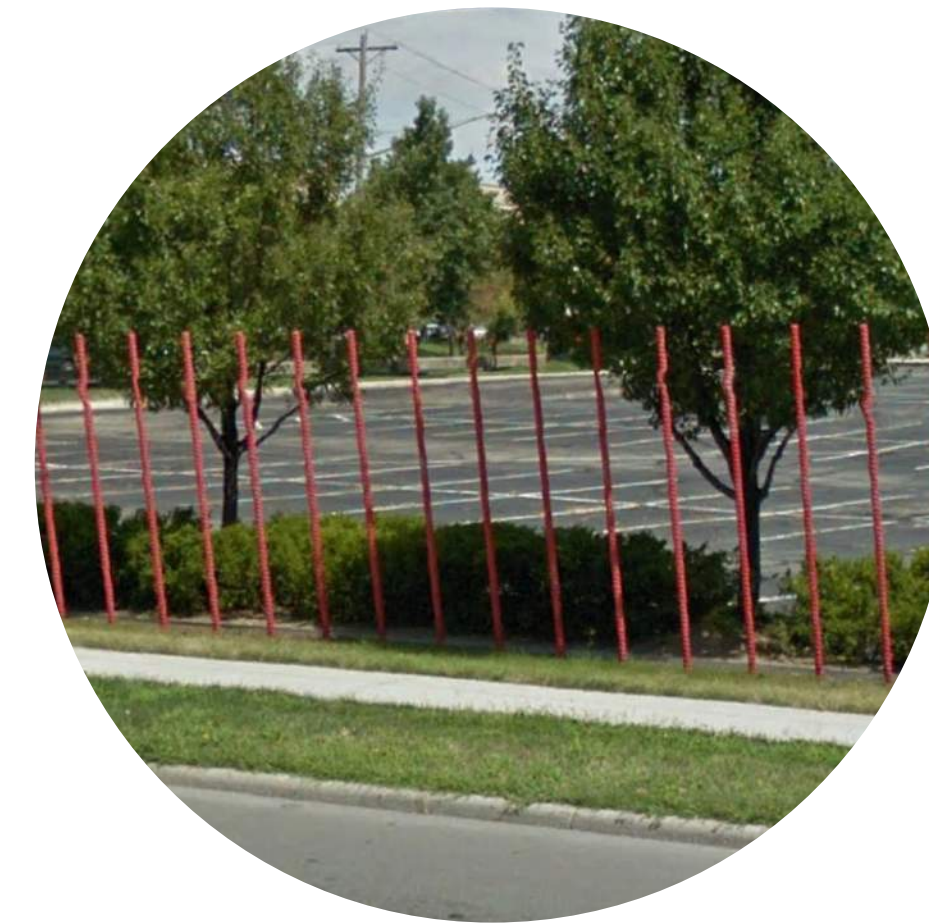
ARTIFICIAL TURF ENTRIES



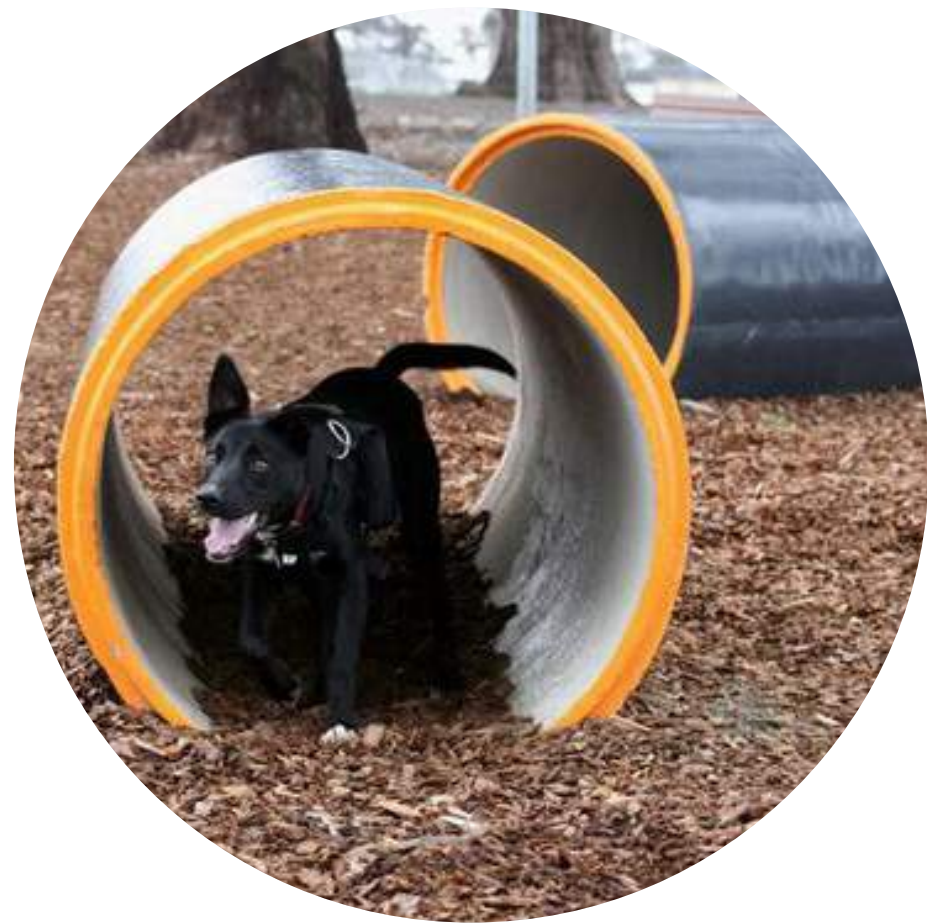
CIRCULAR BENCHES AROUND TREES



RAMP / BRIDGE



WEAVING PICKETS



TUNNELS