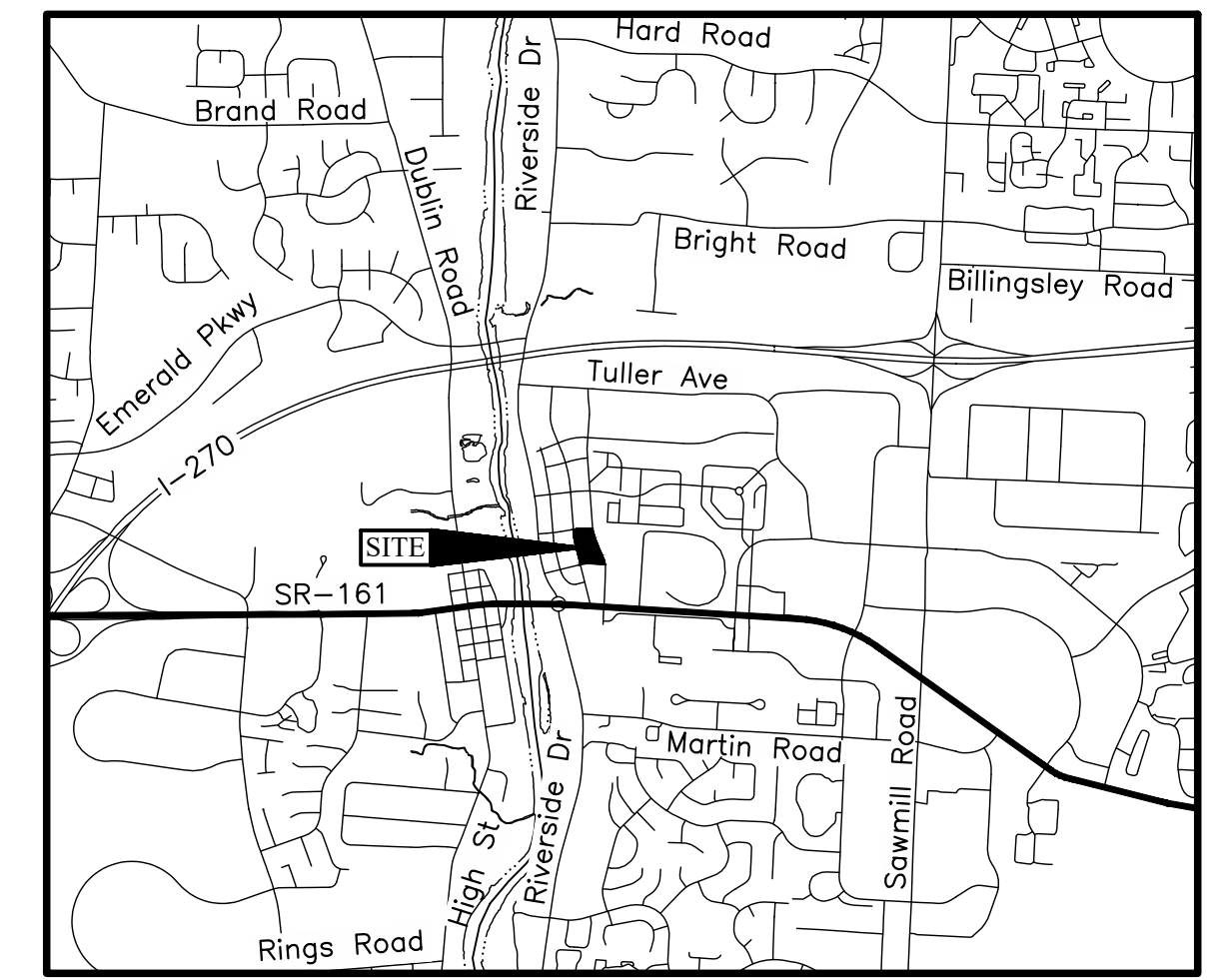
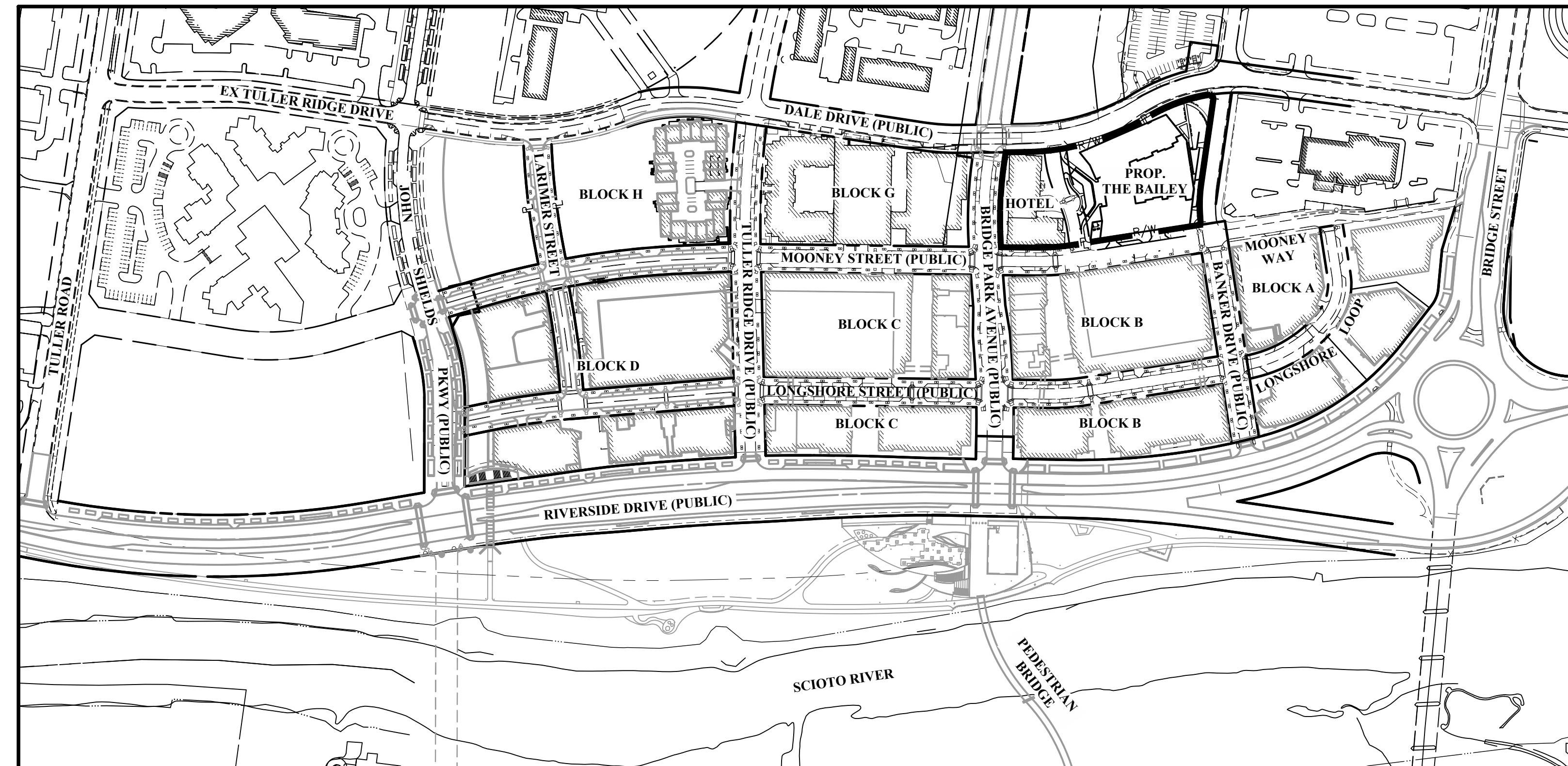


CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 CONCEPT PLAN
 FOR
**BRIDGE PARK
 THE BAILEY**
 2021



LOCATION MAP
 Not to Scale



INDEX MAP
 Scale: 1" = 200'

SHEET INDEX

Title Sheet	C101
Overall Site Plan & Parking Plan	C102
Grading & Utility Plan	C103
Open Area Plan	C104

SITE DATA

Zoned BSD Scioto River Neighborhood District
 Total Site Area: ±1.769 Acres
 Lot 19 Area: ±1.769 Acres

BUILDING SUMMARY

Building	Building Type
Residential	Age Restricted Podium Apartment Building

DEVELOPER/OWNER

Crawford Hoying Development Partners
 6640 Riverside Drive, Suite 500
 Dublin, Ohio 43017
 Tel: (614) 335-2020
 Fax: (614) 850-9191
 Don Brogan

ENGINEER

EMH&T Inc.
 5500 New Albany Road
 Columbus, Ohio 43214
 Tel: (614) 775-4500
 Fax: (614) 775-4800
 James Pettier

ARCHITECTS

M+A Architects
 775 Yard Street, Suite 325
 Columbus, Ohio 43212
 Tel: (614) 764-0407
 Fax: (614) 764-0237
 Robert Nock

ZONING

Zoned BSD Scioto River
 Neighborhood District

LANDSCAPE ARCHITECT

G2 Planning & Design
 720 East Broad Street, Suite 200
 Columbus, Ohio 43215
 Tel: (614) 583-9230
 Dave Guappone

PROJECT DESCRIPTION

This project is a proposal for development on approximately 1.77 acres, for a podium apartment building development on the east side of Mooney Street, south of Bridge Park Avenue, west of Dale Drive, and north of Banker Drive.

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 CONCEPT PLAN
 FOR
**BRIDGE PARK
 THE BAILEY**
 TITLE SHEET

EMH&T
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS
 5500 New Albany Road, Columbus, OH 43214
 Tel: (614) 775-4500 Fax: (614) 775-4800
 emht.com

DATE
 August 9, 2021

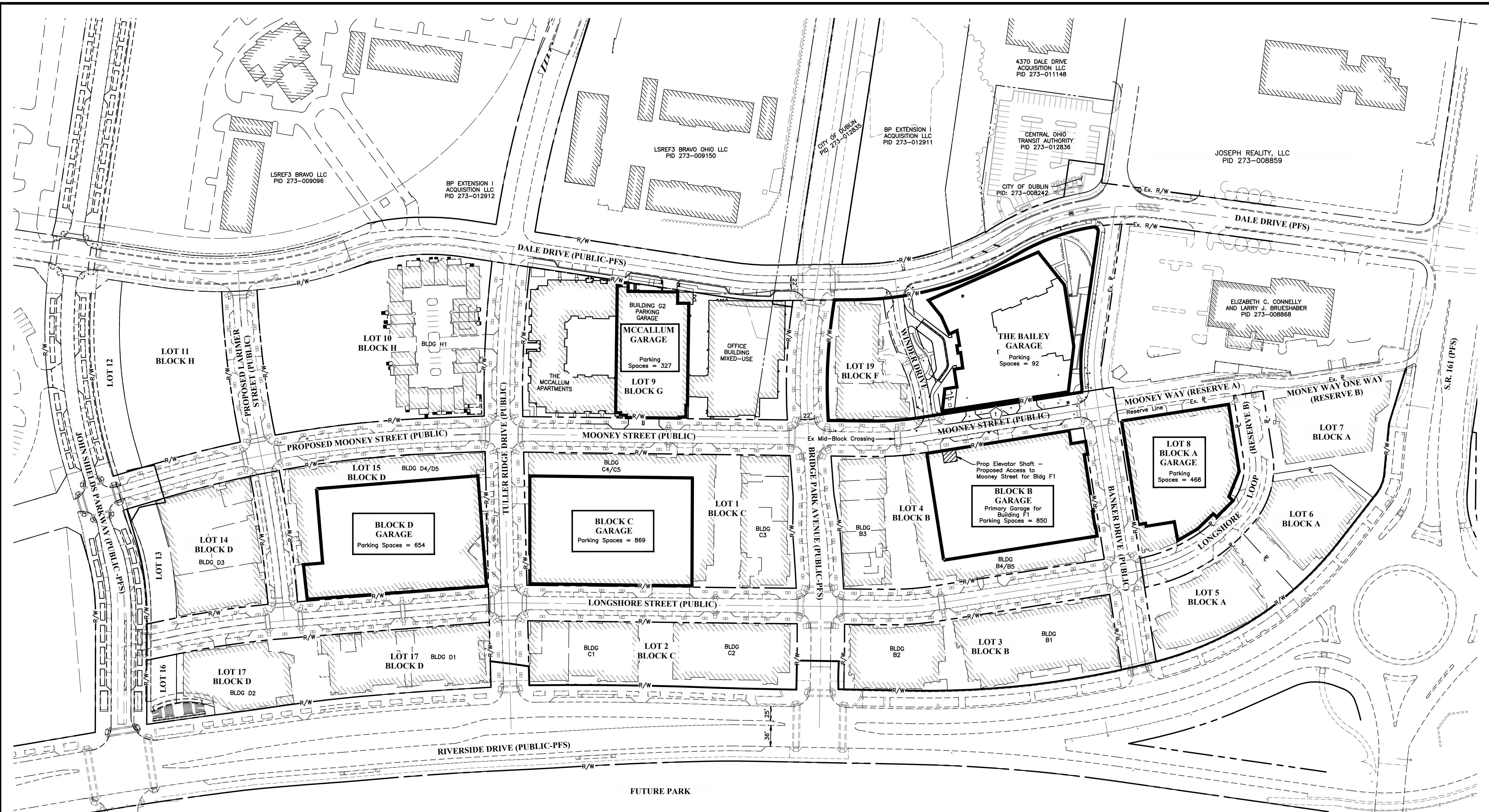
SCALE
 As Noted

JOB NO.
 2021-0553

SHEET
C101

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Residential Required Parking				
Building	3 BR	2 BR	1 BR	Total
Block F - The Bailey	20	67	0	87
Min. Required Parking/Unit *	2/3	2/3	2/3	
Max. Allowable Parking/Unit	2	2	2	
Min. Parking Required	14	45	0	59
Max. Parking Allowed	40	134	0	174

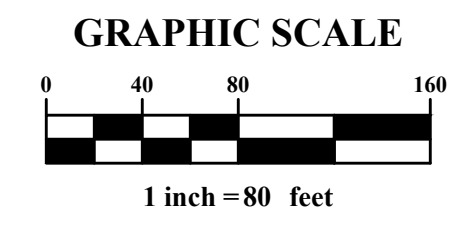
* Age Restricted Housing

Parking Provided			
	On Street	Parking Structure	Total
Block F Residential	1	92	93
Total Parking Structure Parking Provided Per Unit		1.06	
Minimum Parking Required			59
Maximum Parking Allowed			174
On-Site Bicycle Parking Required			44
On-Site Bicycle Parking Provided			44
On-Site ADA Accessible Parking Required			4
On-Site ADA Accessible Parking Provided			4
On-Site Loading Spaces Required			3
On-Site Loading Spaces Provided			3

Note: Total number of Existing Structural Parking Spaces = 3,168 (Excludes Block F)

LEGEND

Proposed On-Street Parking for Block F



MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
BRIDGE PARK
FOR
THE BAILEY
OVERALL SITE PLAN & PARKING PLAN

EMHT
Survey, Mapping, Urban Planning & Design, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.3668
emht.com

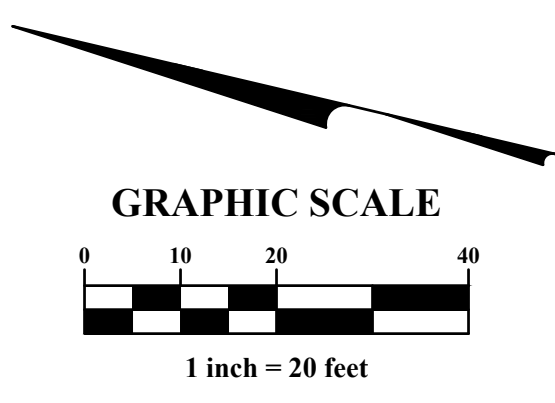
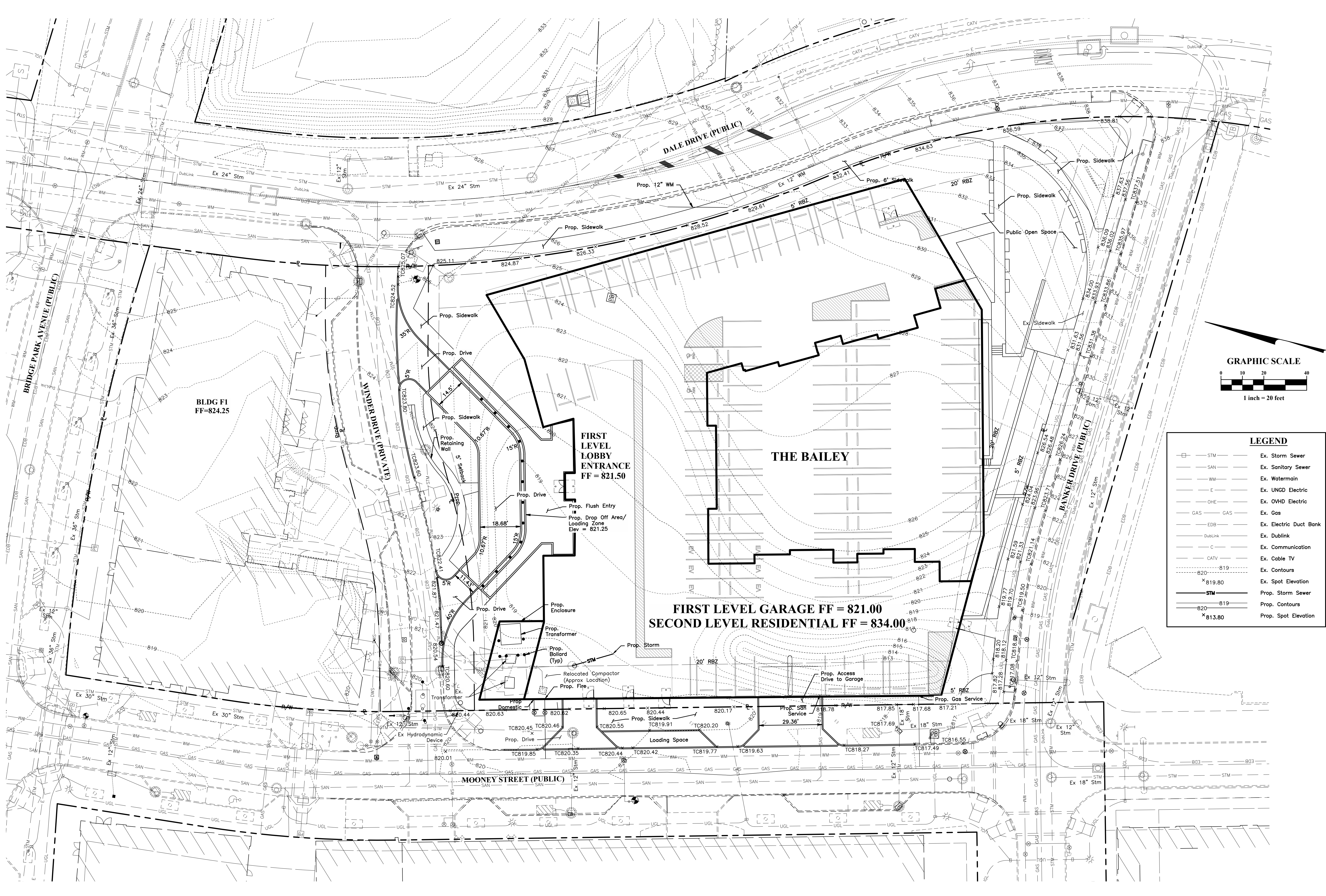
DATE
August 9, 2021

SCALE
1" = 80'

JOB NO.
2021-0553

SHEET
C102

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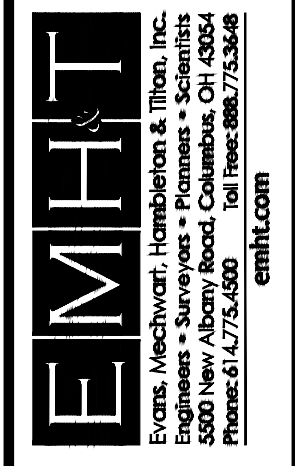
STM	Ex. Storm Sewer
SAN	Ex. Sanitary Sewer
WM	Ex. Watermain
E	Ex. UNGD Electric
OHE	Ex. OVHD Electric
GAS	Ex. Gas
EDB	Ex. Electric Duct Bank
DubLink	Ex. Dublink
C	Ex. Communication
CATV	Ex. Cable TV
820-819	Ex. Contours
x 819.80	Ex. Spot Elevation
STM	Prop. Storm Sewer
820-819	Prop. Contours
x 813.80	Prop. Spot Elevation

REVISIONS

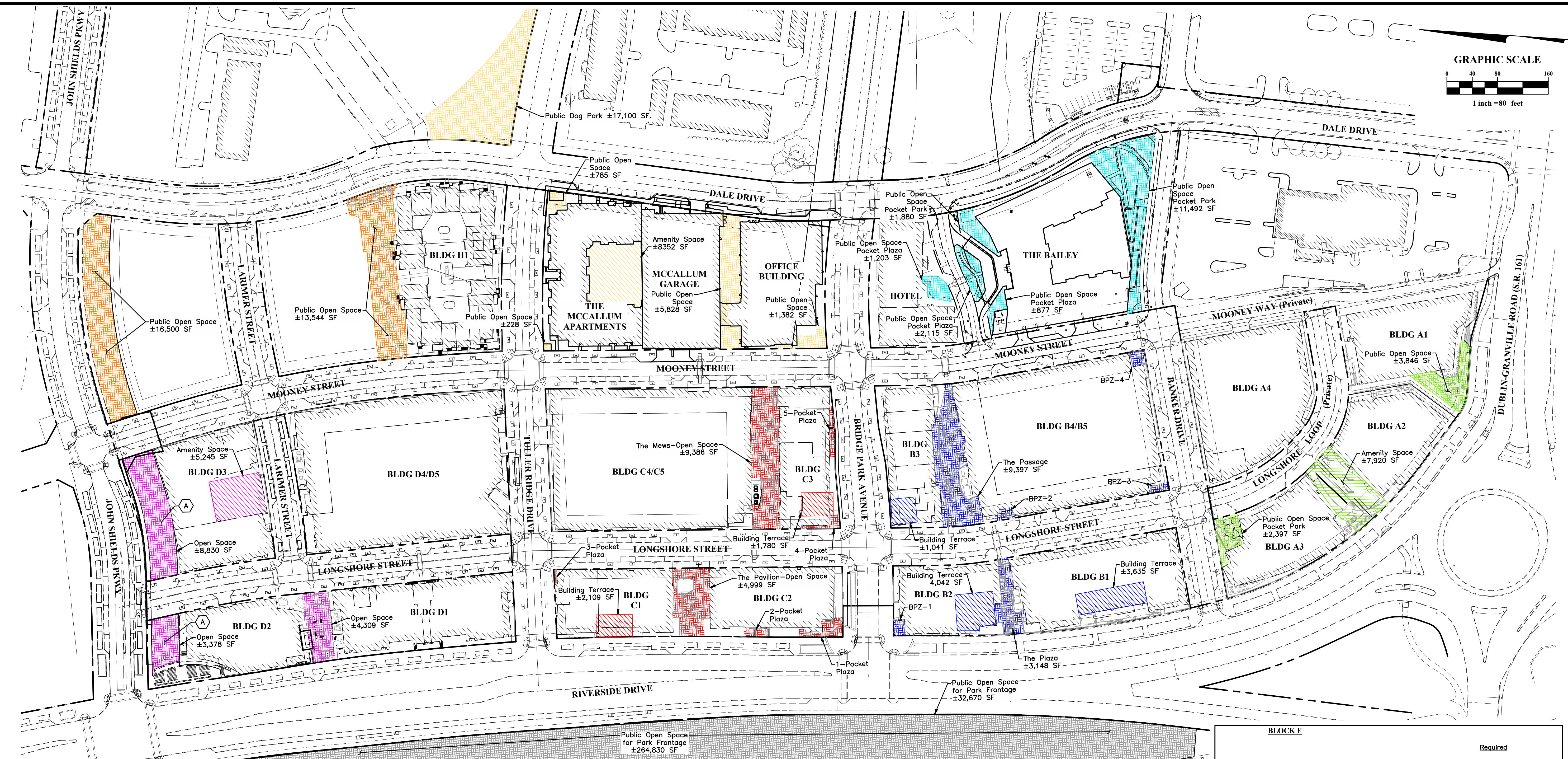
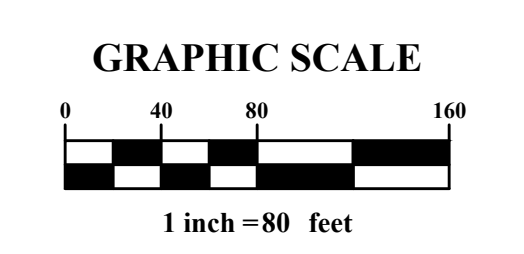
MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 CONCEPT PLAN
 FOR
**BRIDGE PARK
 THE BAILEY**
 GRADING & UTILITY PLAN



DATE	August 9, 2021
SCALE	1" = 20'
JOB NO.	2021-0553
SHEET	C103



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	<u>±0.94 Acres</u>
Provided	
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	<u>±0.94 Acres</u>

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

BLOCK H	
Required	
Residential Required Area	64 units x 200 sf/unit = 12,800 sf = 0.29 Acres
Provided	
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	<u>±0.77 Acres</u>
Provided	
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	<u>±1.05 Acres</u>

BLOCK G	
Required	
Residential Required Area	86 units x 200 sf/unit = 17,200 sf = 0.39 Acres
Commercial Required Area	118,171 sf / 50 sf = 2,363 sf = 0.05 Acres
Total Required Open Space Area	<u>±0.44 Acres</u>
Provided	
Public Open Space (On-Site)	±0.19 Acres
Public Open Space (Dog Park)	±0.39 Acres
Amenity Space (Not Counted Toward Open Space Requirement)	±0.19 Acres
Total Provided Public Open Space	<u>±0.58 Acres</u>

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	<u>±1.08 Acres</u>
Provided	
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	<u>±1.08 Acres</u>

BLOCK F	
Required	
Residential Required Area	87 units x 200 sf/unit = 17,400 sf = 0.40 Acres
Commercial (Hotel) Required Area	198,814 sf / 50 sf = 3,977 sf = 0.09 Acres
Total Required Open Space Area	<u>±0.49 Acres</u>
Provided	
Total Public Open Space (On-Site)	<u>±0.40 Acres</u>

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	<u>±0.095 Acres</u>
Provided	
Public Open Space (On-site)	±6,243 sf = 0.14 Acres
Amenity Space	±7,920 sf
Total Provided Open Space Area	<u>±0.14 Acres</u>

REVISIONS	MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
**BRIDGE PARK
THE BAILEY**
OPEN AREA PLAN

EMHT
Survey, Mapping, Urban Planning & Design, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.3668 emht.com

DATE
August 9, 2021

SCALE
1" = 80'

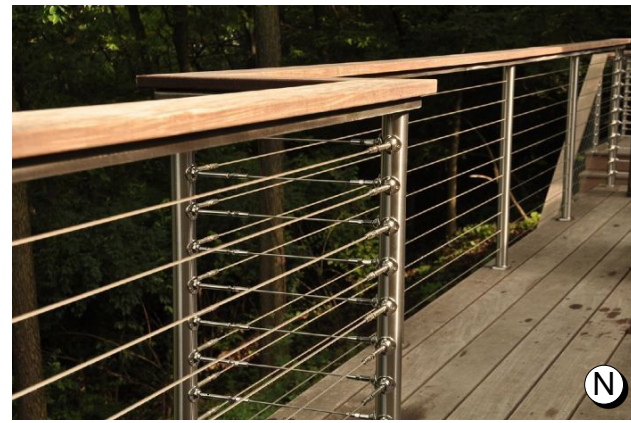
JOB NO.
2021-0553

SHEET
C104



REFER TO L4
REFER TO L3
REFER TO L2

PLAN KEY	
SYMBOL	ITEM
	SHADE TREE
	SMALL ORNAMENTAL TREE
	LARGE DECIDUOUS SHRUB
	SMALL DECIDUOUS SHRUB
	LARGE EVERGREEN SHRUB
	SMALL EVERGREEN SHRUB
	GROUNDCOVER



- (A) LANDSCAPE BED
- (B) TURF
- (C) BENCH
- (D) TREE LAWN
- (E) RETAINING WALL
- (F) UPPER PUBLIC TERRACE
- (G) COMMUNITY GARDENS
- (H) LOWER PUBLIC TERRACE
- (I) PRIVATE AMENITY DECK
- (J) PAVILION
- (K) DOUBLE SIDED FIRE PLACE
- (L) PRIVACY WALL
- (M) TREE GRATE
- (N) SAFETY RAILING

GATED ENTRY

(J)

(K)

(L)

GATED ENTRY

SIDEWALK

PUBLIC ACCESS

(E) typ.

Mooney St.

typ. (C)

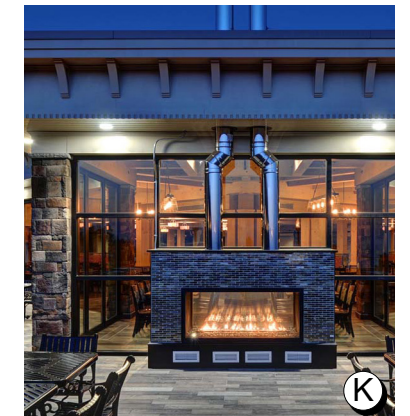
typ. (E)

PUBLIC ACCESS
SIDEWALK

(C) typ.

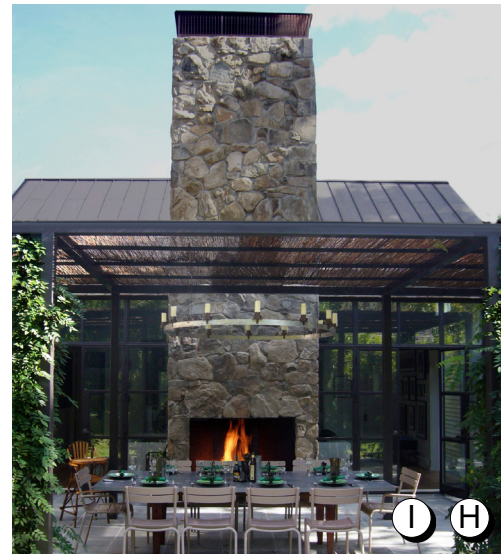
Banker Dr.

30'





(B)



(I) (H)



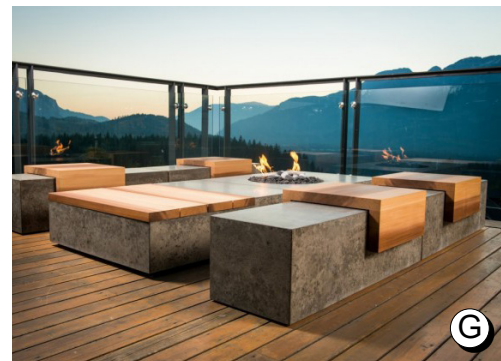
(J)



(M)



(N)



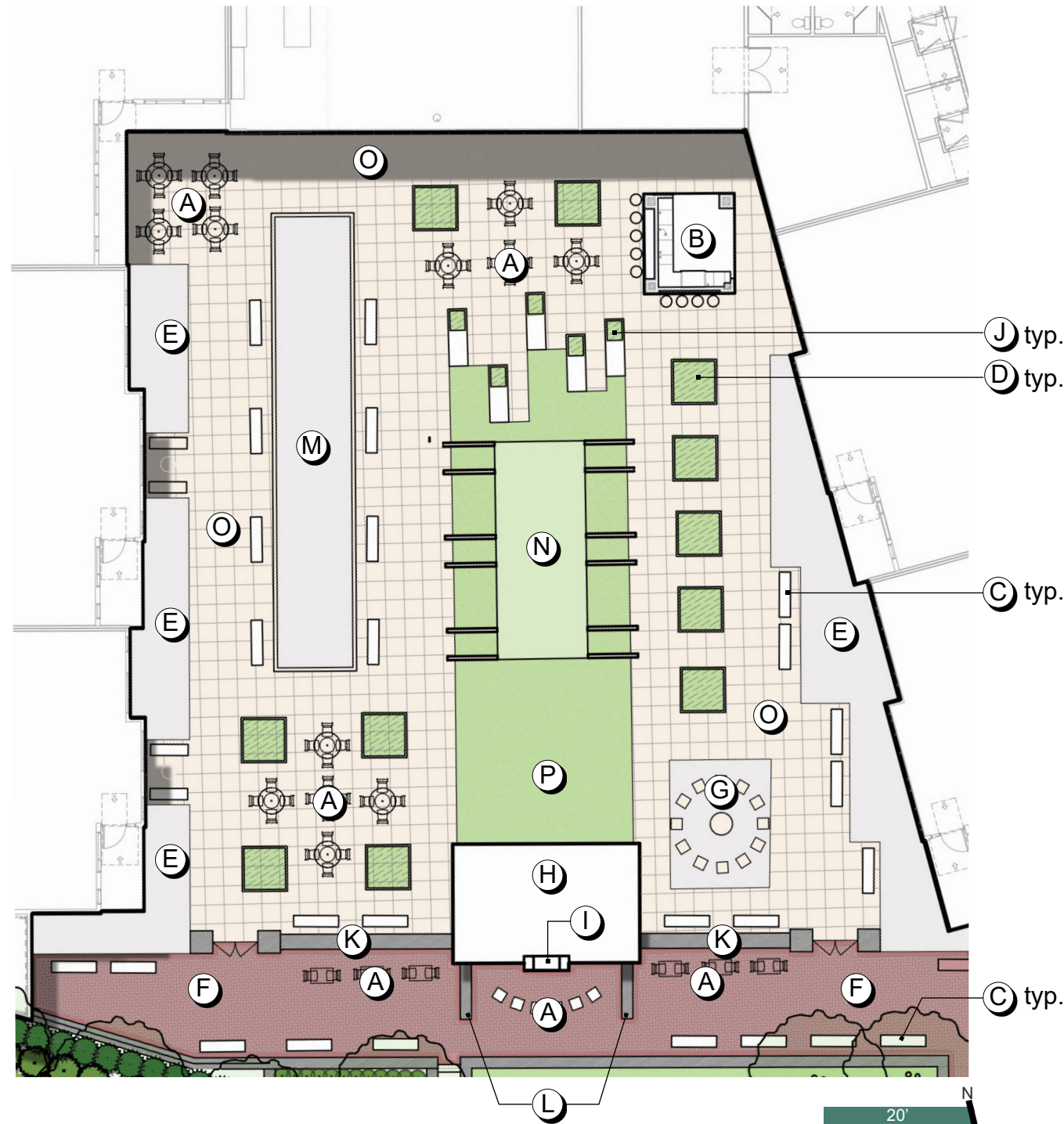
(G)



(K)



(K)



- (A) MOVEABLE FURNITURE
- (B) OUTDOOR KITCHEN / BAR
- (C) BENCH
- (D) PLANTERS
- (E) CURBED GRAVEL BED
- (F) UPPER PUBLIC TERRACE
- (G) FIRE PIT
- (H) PAVILION
- (I) DOUBLE SIDED FIREPLACE
- (J) PLANTER / BENCH
- (K) GABION WALL / ART WALL
- (L) SEAT WALL
- (M) BOCCE COURT
- (N) FABRIC STRUCTURE
- (O) CONCRETE TILES
- (P) ARTIFICIAL TURF

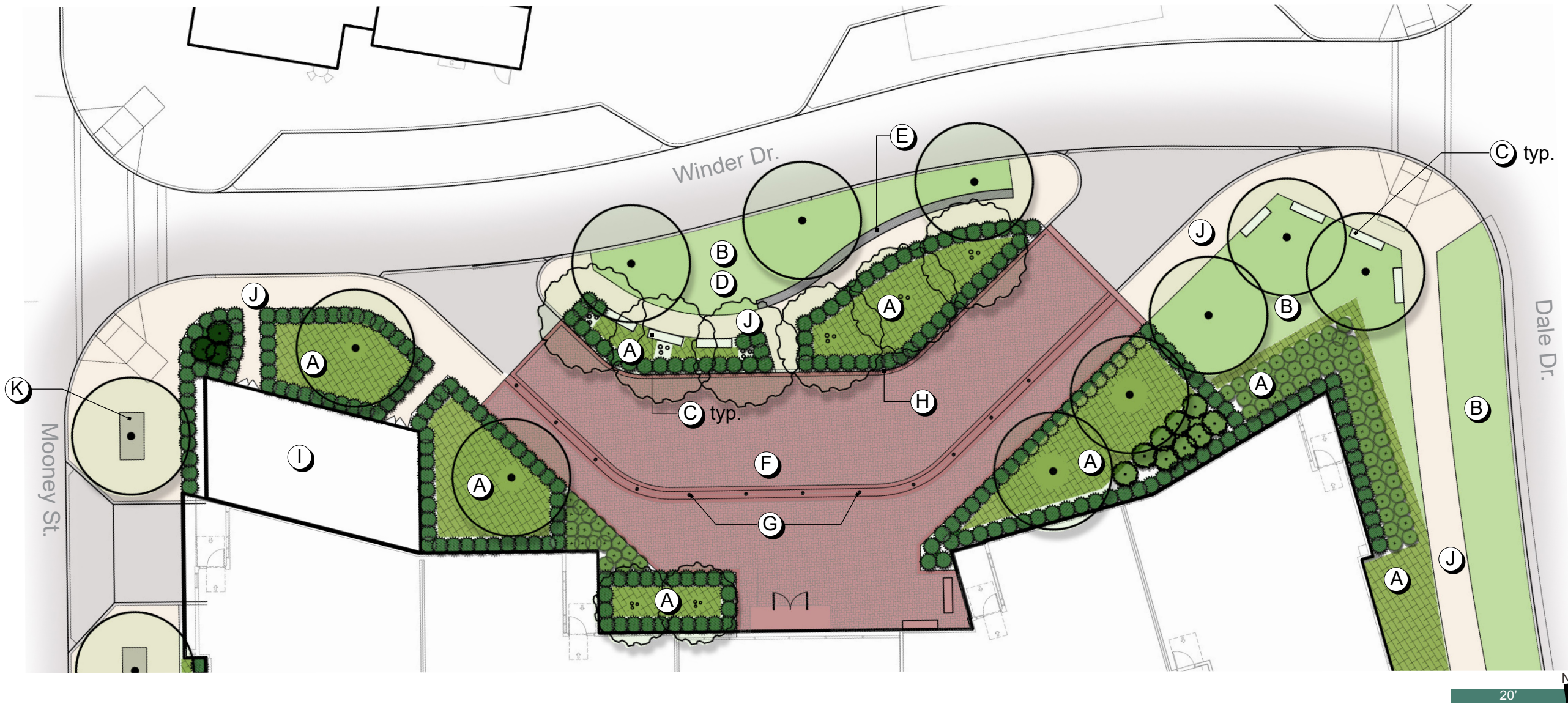
(J) typ.

(D) typ.

(C) typ.

(C) typ.

20' N



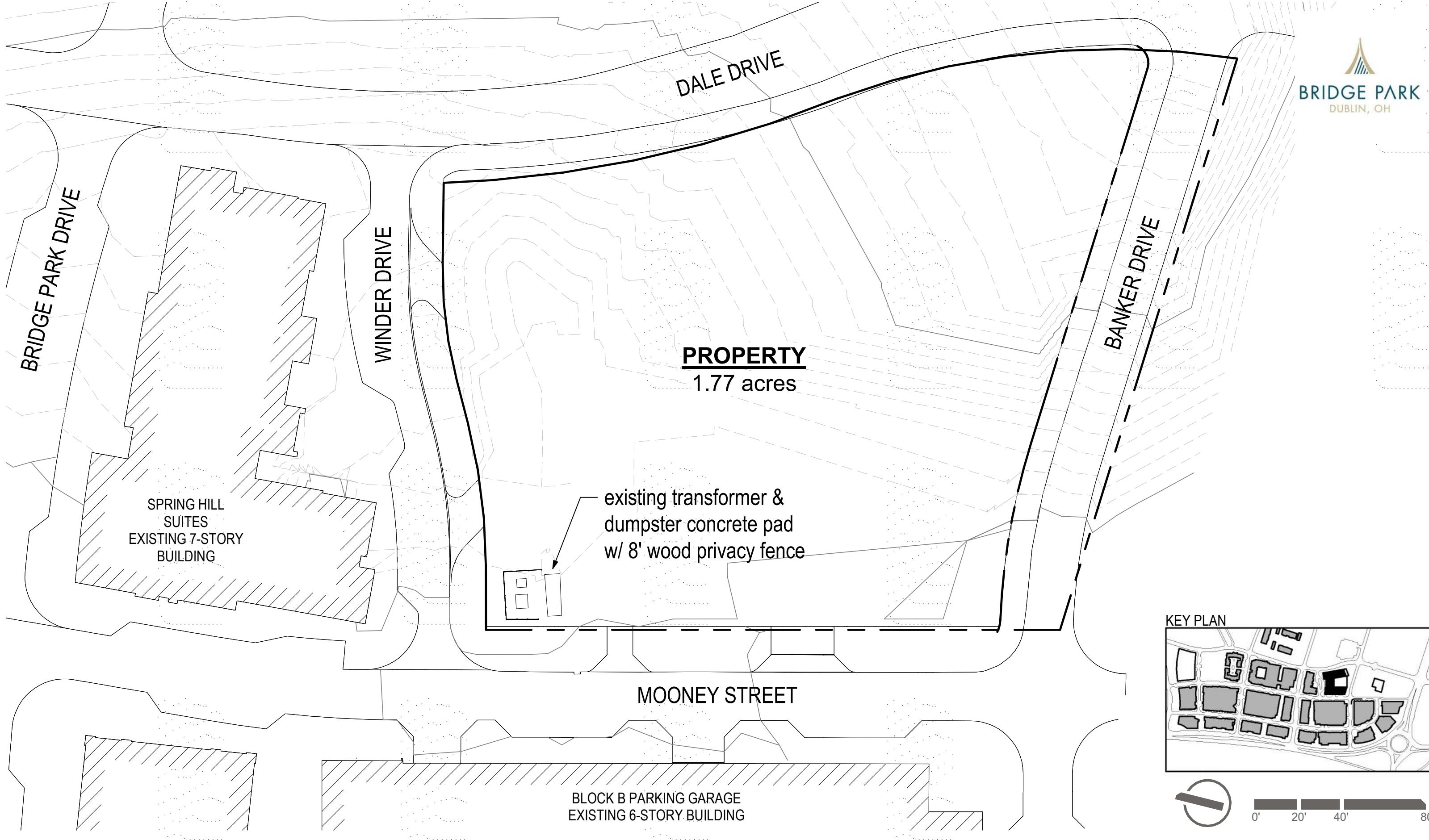
- Ⓐ LANDSCAPE BED
- Ⓑ TURF
- Ⓒ BENCH
- Ⓓ TREE LAWN
- Ⓔ RETAINING WALL / SEAT WALL
- Ⓕ AUTO COURT
- Ⓖ BOLLARDS / FLUSH CURB
- Ⓗ CURB
- Ⓘ UTILITY ENCLOSURE
- Ⓙ SIDEWALK
- Ⓚ TREE GRATE



The Bailey

Bridge Park Dublin, Ohio
Concept Plan Submission
08.09.2021

m+a architects



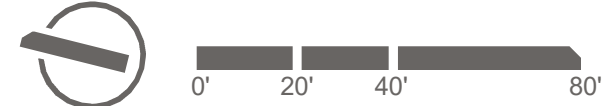
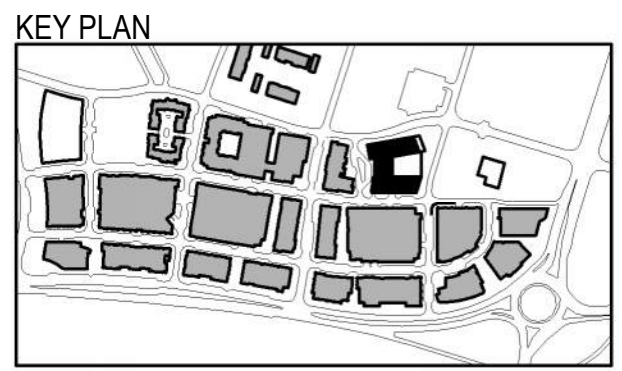
PROPERTY
1.77 acres

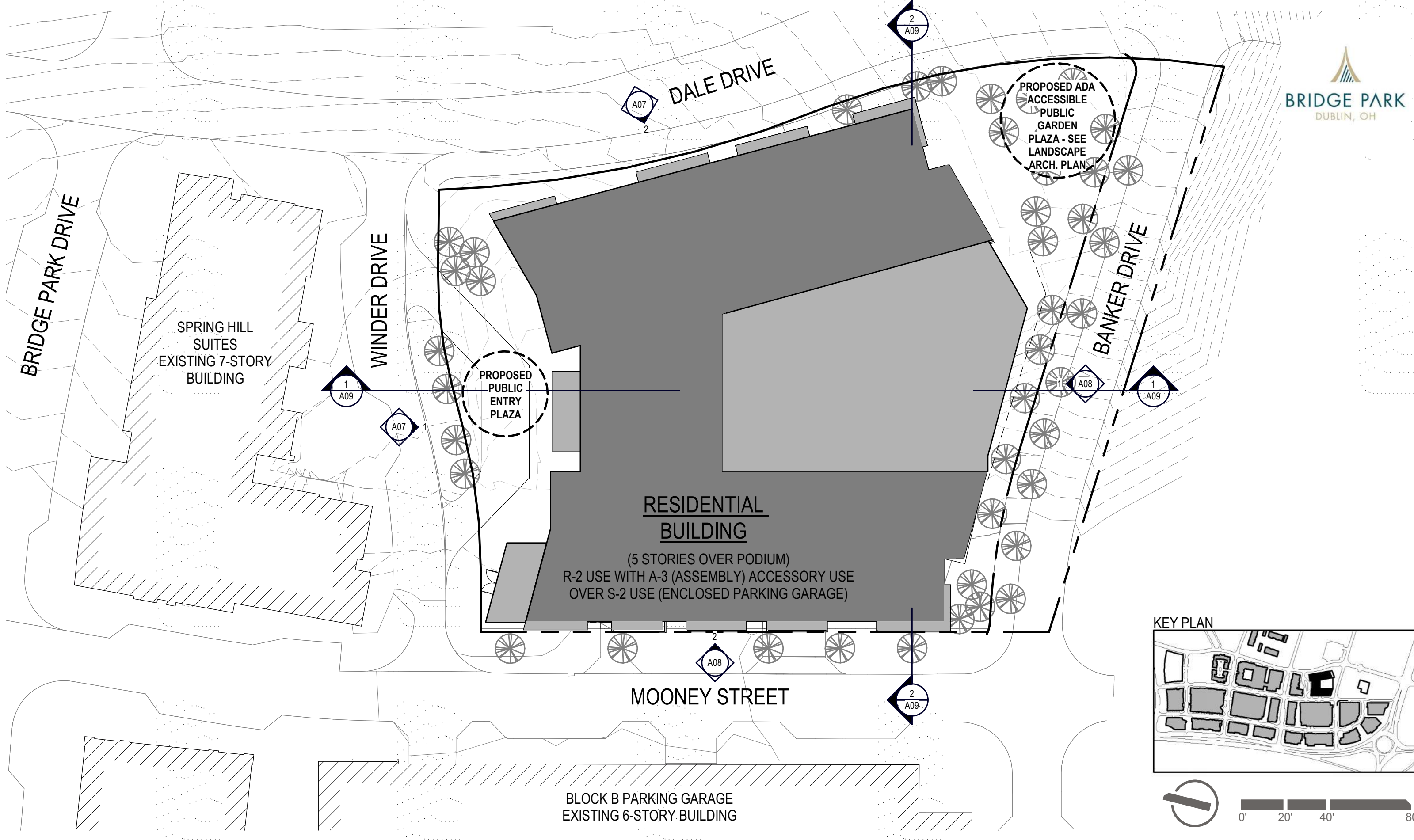
SPRING HILL
SUITES
EXISTING 7-STORY
BUILDING

existing transformer &
dumpster concrete pad
w/ 8' wood privacy fence

MOONEY STREET

BLOCK B PARKING GARAGE
EXISTING 6-STORY BUILDING



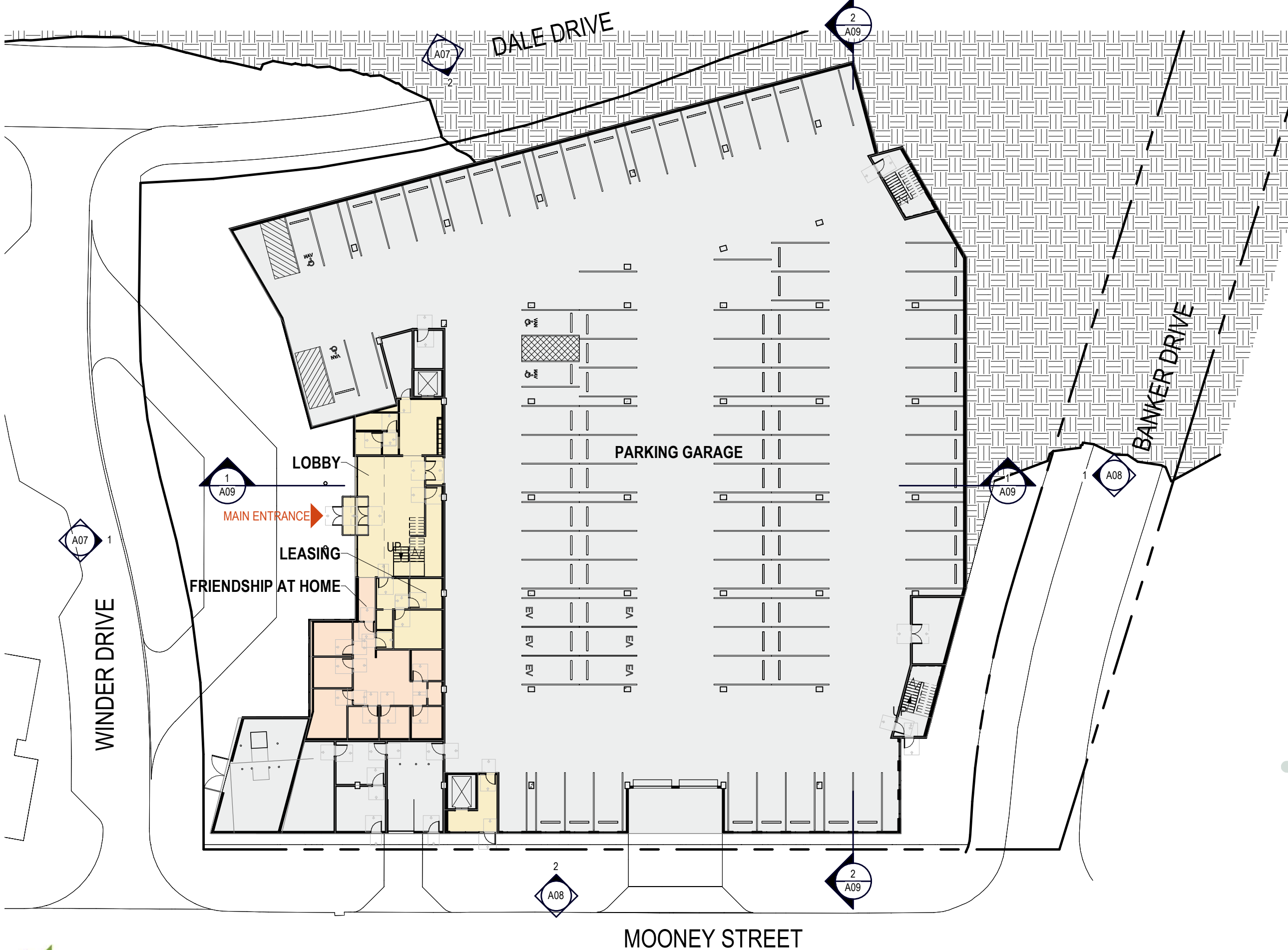
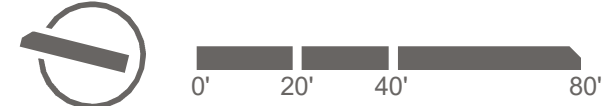


FIRST LEVEL PROGRAM

QTY	NAME	AREA
GARAGE		
1	ELEC ROOM	240 SF
1	ELEVATOR LOBBY	197 SF
1	GENERATOR	380 SF
4	LEASING	481 SF
2	LOBBY	1,178 SF
1	MAIL	55 SF
2	MAINT.	414 SF
1	PACKAGE	232 SF
1	TRASH	522 SF
1	VESTIBULE	96 SF
1	WATER ROOM	223 SF
Building Common Area		4,017 SF
1	PARKING GARAGE	37,172 SF
Exterior Area		37,172 SF
3	ELEVATOR	368 SF
4	STAIR	486 SF
Major Vertical Penetration		855 SF
9	FRIENDSHIP AT HOME	1,464 SF
Office Area		1,464 SF
GARAGE		43,508 SF

PARKING	
Parking Count	Type
4	Parking Space - Single ADA - Columbus: Van Accessible Space - No Driver Side
6	Parking Space: 9' x 18' - 90 deg - EV
82	Parking Spaces1: 9' x 18' - 90 deg
92	

- COLOR LEGEND**
- DWELLING UNIT
 - ADMINISTRATIVE SPACE
 - OUTDOOR AMENITIES
 - CIRCULATION/COMMON SPACE
 - BUILDING SERVICES





SECOND LEVEL PROGRAM

QTY	NAME	AREA
SECOND FLOOR		
8	ACCESS	231 SF
1	CAFE	261 SF
1	CORRIDOR	3,762 SF
1	ELEC.	60 SF
1	FITNESS	668 SF
1	FLEX	1,140 SF
1	RESIDENT SERVICES DIRECTOR	117 SF
2	RESTROOM	302 SF
3	SHAFT	71 SF
2	STORAGE	559 SF
1	TRASH	60 SF
Building Common Area		7,232 SF
5	2BR + DEN/2BA	7,213 SF
6	2BR/2BA	7,234 SF
4	3BR/2BA	6,588 SF
Floor Area		21,035 SF
2	ELEVATOR	204 SF
2	STAIR	556 SF
Major Vertical Penetration		760 SF
21	STORAGE	939 SF
Store Area		939 SF
SECOND FLOOR		29,965 SF

DWELLING UNIT MIX PODIUM LEVEL

Space Name	Count
2BR + DEN/2BA	5
2BR/2BA	6
3BR/2BA	4

Grand total: 15

COLOR LEGEND

- DWELLING UNIT
- ADMINISTRATIVE SPACE
- OUTDOOR AMENITIES
- CIRCULATION/COMMON SPACE
- BUILDING SERVICES





THIRD LEVEL PROGRAM

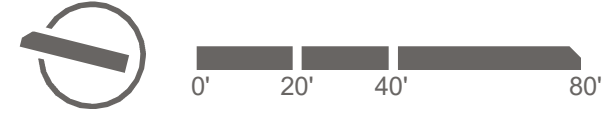
QTY	NAME	AREA
THIRD FLOOR		
9	ACCESS	260 SF
1	CORRIDOR	3,314 SF
2	ELEC.	116 SF
1	ELEVATOR	25 SF
2	SHAFT	47 SF
1	TRASH	62 SF
Building Common Area		3,824 SF
6	2BR + DEN/2BA	8,772 SF
8	2BR/2BA	9,459 SF
4	3BR/2BA	6,588 SF
Floor Area		24,819 SF
2	ELEVATOR	204 SF
2	STAIR	551 SF
Major Vertical Penetration		756 SF
23	STORAGE	1,035 SF
Store Area		1,035 SF
THIRD FLOOR		30,433 SF

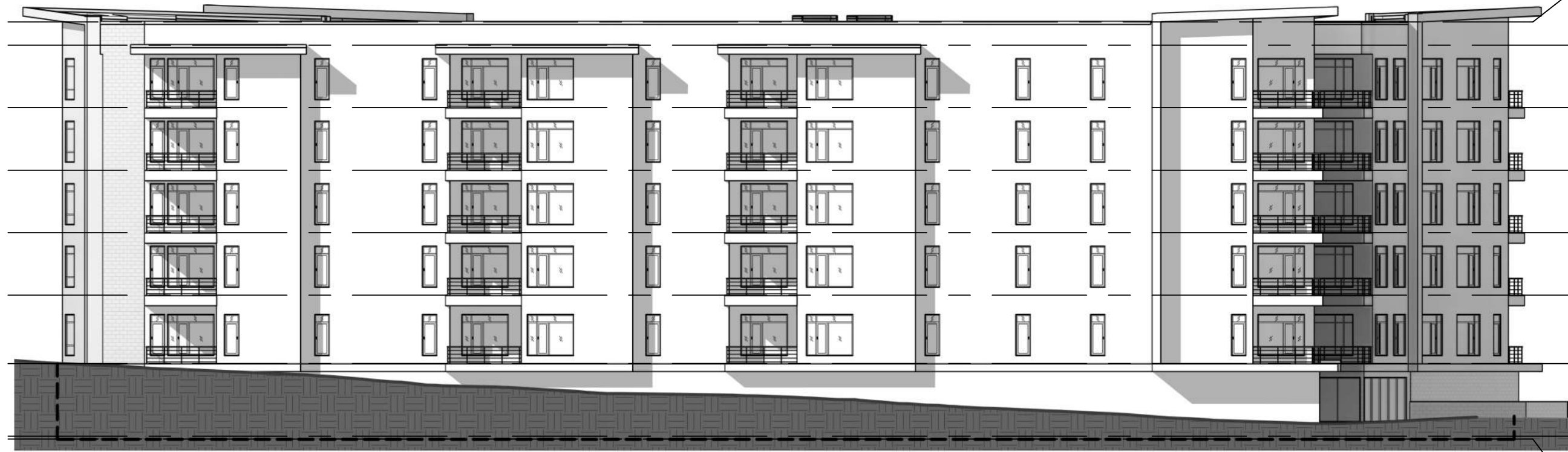
DWELLING UNIT MIX

Space Name	Count
2BR + DEN/2BA	29
2BR/2BA	38
3BR/2BA	20

Grand total: 87

- COLOR LEGEND**
- DWELLING UNIT
 - ADMINISTRATIVE SPACE
 - OUTDOOR AMENITIES
 - CIRCULATION/COMMON SPACE
 - BUILDING SERVICES

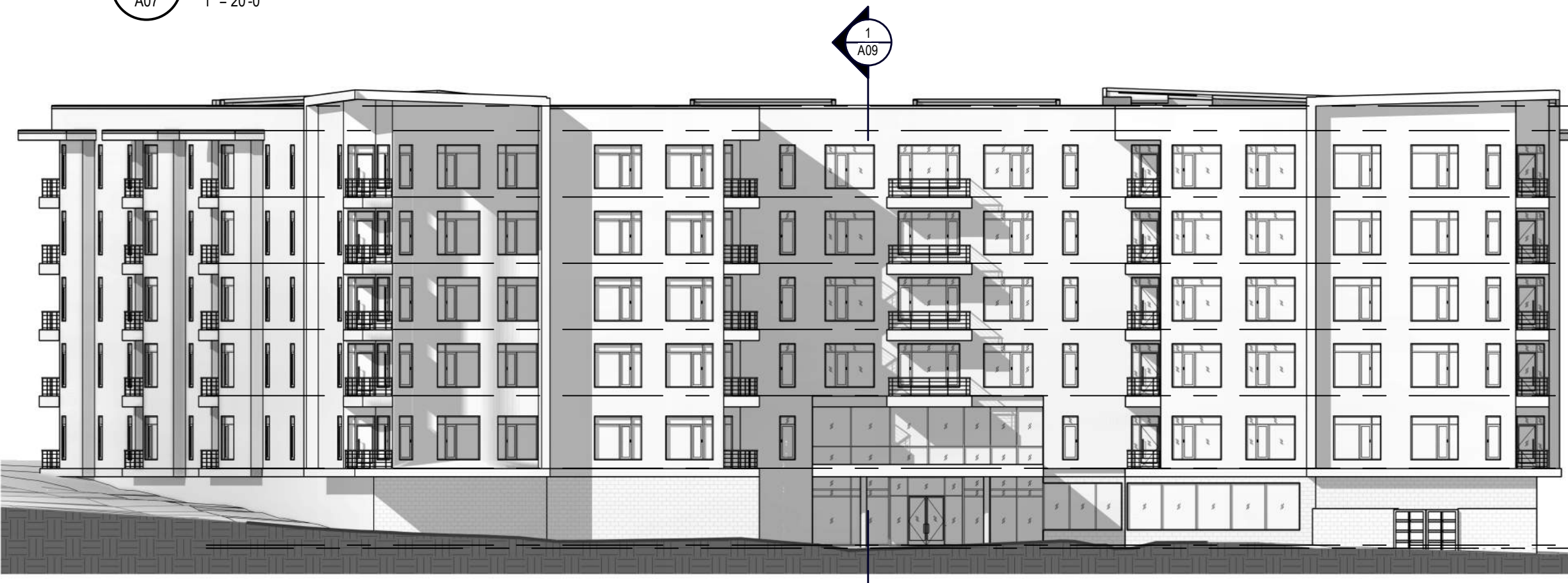




- PARAPET
171' - 3 5/8"
- ROOF
167' - 3 5/8"
- SIXTH FLOOR
156' - 6 1/2"
- FIFTH FLOOR
145' - 9 3/8"
- FOURTH FLOOR
135' - 0 1/4"
- THIRD FLOOR
124' - 3 1/8"
- SECOND FLOOR / PODIUM
112' - 6" (EL. = 834.0')
- FIRST FLOOR
100' - 0" (EL. = 821.5')
- GARAGE
99' - 6" (EL. = 821.0')



2 east elevation
A07 1" = 20'-0"



- PARAPET
171' - 3 5/8"
- ROOF
167' - 3 5/8"
- SIXTH FLOOR
156' - 6 1/2"
- FIFTH FLOOR
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- FOURTH FLOOR
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- THIRD FLOOR
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112' - 6" (EL. = 834.0')
- FIRST FLOOR
100' - 0" (EL. = 821.5')
- GARAGE
99' - 6" (EL. = 821.0')

1 north elevation
A07 1" = 20'-0"



The Bailey
CONCEPT PLAN SUBMISSION
08.09.2021

M+A Architects

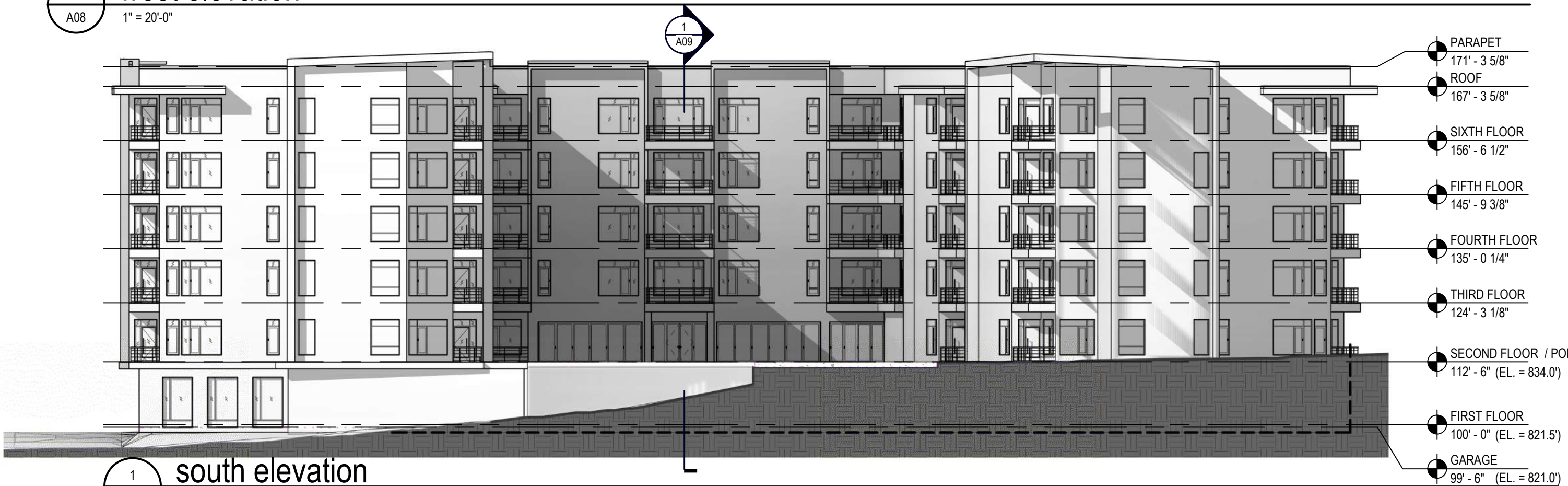
A07 Elevations

775 Yard Street, Suite 325
Columbus, Ohio 43212
p 614 764 0407
f 614 764 0237
www.ma-architects.com

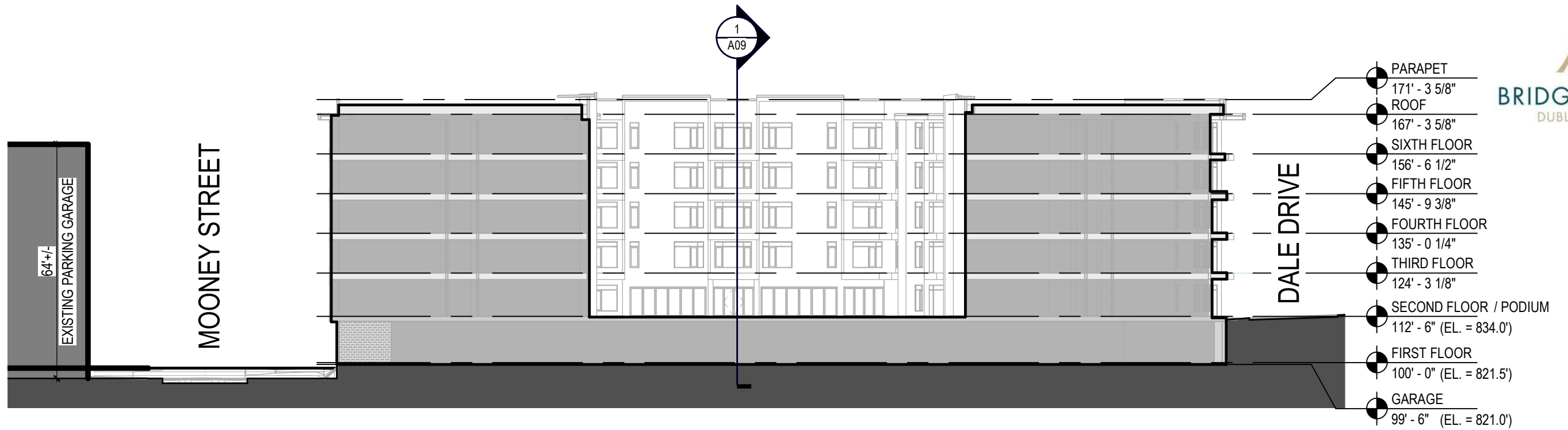
2021.077



2
A08
west elevation
1" = 20'-0"



1
A08
south elevation
1" = 20'-0"



2 Site Section - West/East
A09 1" = 30'-0"



1 Site Section - North/South
A09 1" = 30'-0"









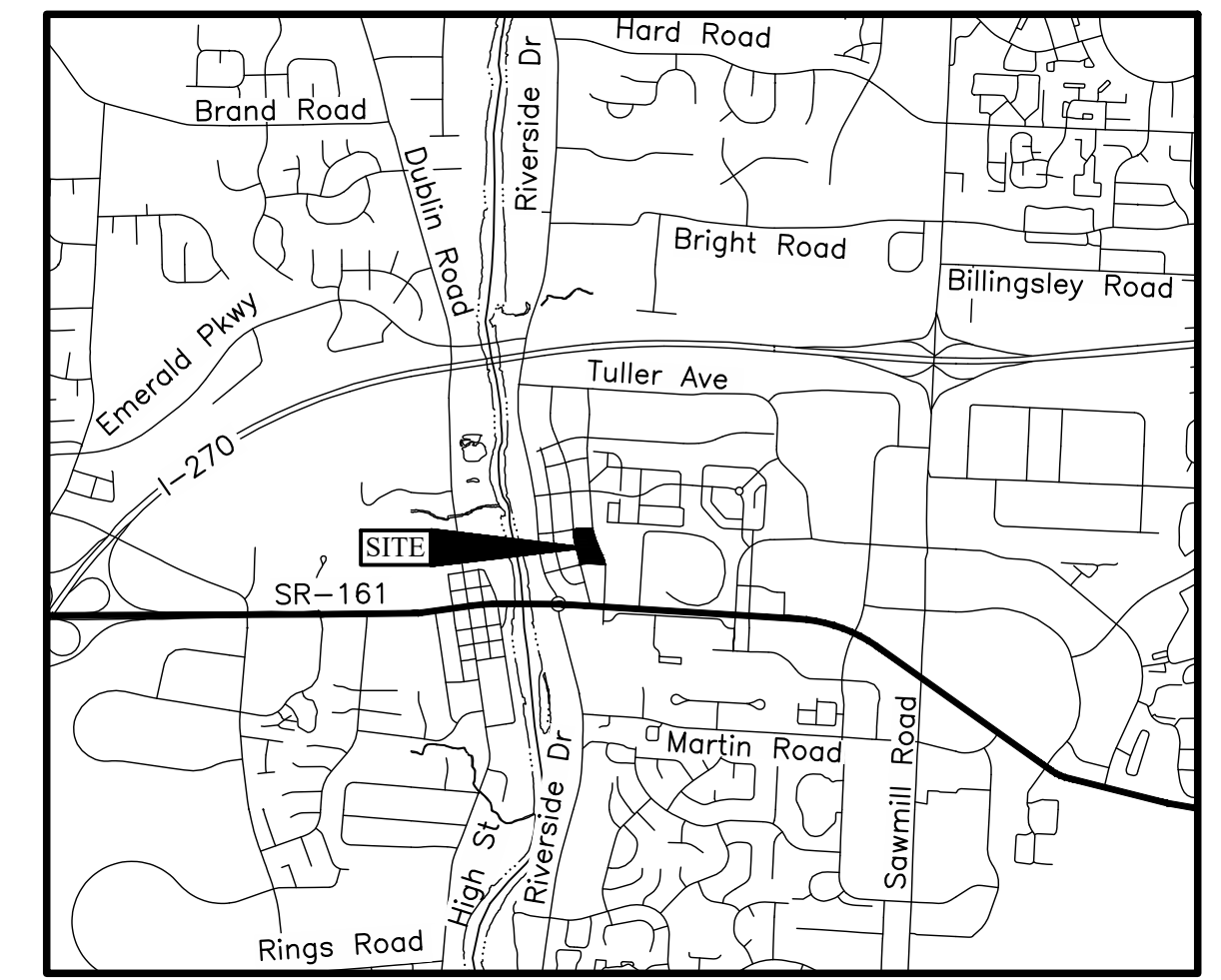




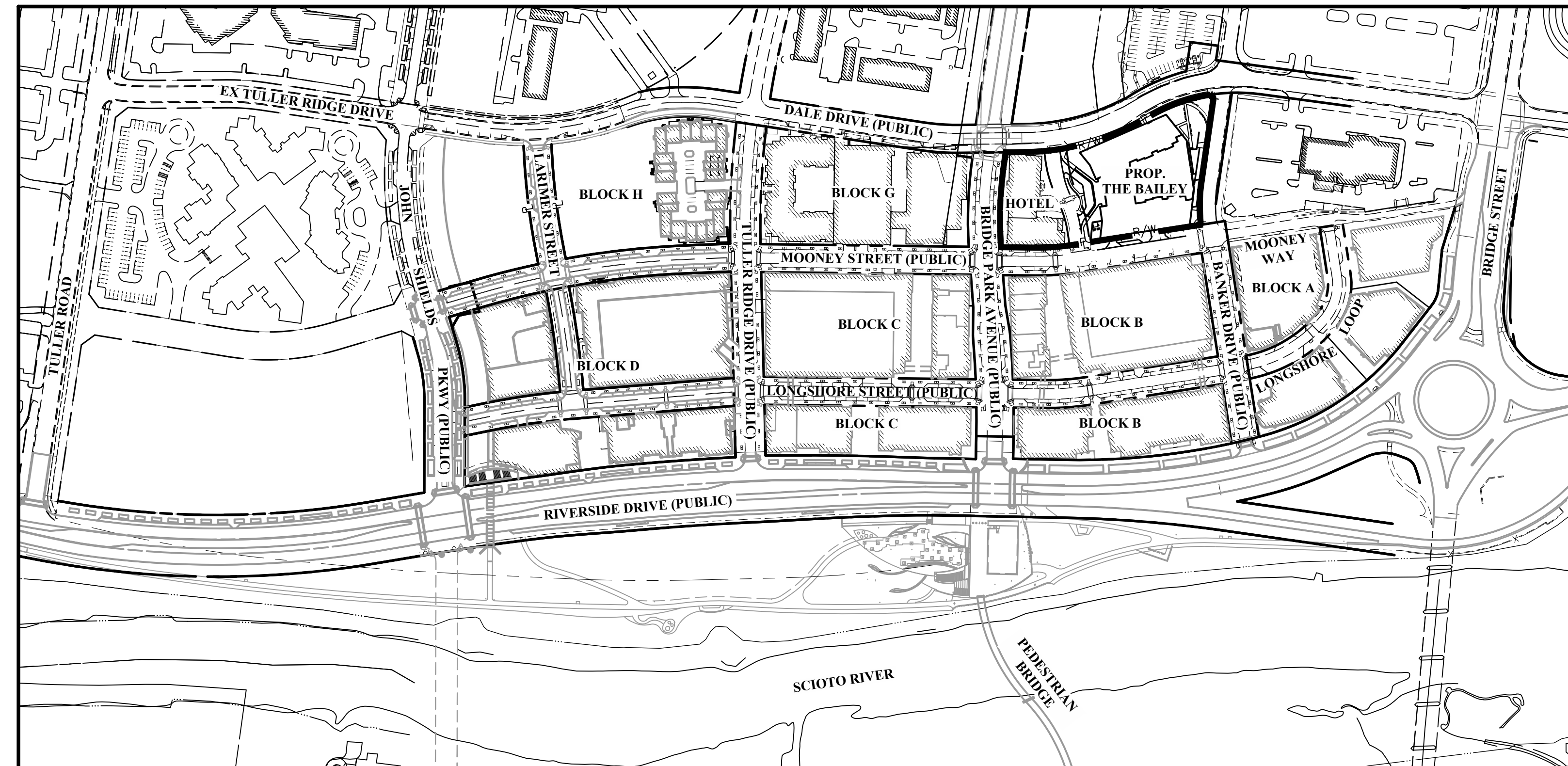




CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 CONCEPT PLAN
 FOR
**BRIDGE PARK
 THE BAILEY**
 2021



LOCATION MAP
 Not to Scale



INDEX MAP
 Scale: 1" = 200'

SHEET INDEX

Title Sheet	C101
Overall Site Plan & Parking Plan	C102
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SITE DATA

Zoned BSD Scioto River Neighborhood District
 Total Site Area: ±1.769 Acres
 Lot 19 Area: ±1.769 Acres

BUILDING SUMMARY

Building	Building Type
Residential	Age Restricted Podium Apartment Building

DEVELOPER/OWNER

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 Don Brogan

ENGINEER

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 James Peitler

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 Robert Nock

ZONING

Zoned BSD Scioto River
 Neighborhood District

LANDSCAPE ARCHITECT

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 Tel: (614) 583-9230
 Dave Guappone

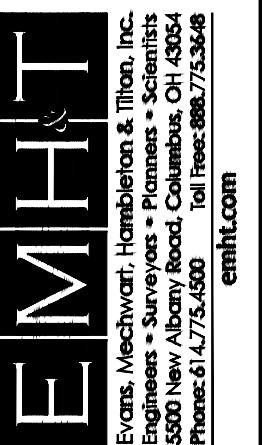
PROJECT DESCRIPTION

This project is a proposal for development on approximately 1.77 acres, for a podium apartment building development on the east side of Mooney Street, south of Bridge Park Avenue, west of Dale Drive, and north of Banker Drive.

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
 development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 CONCEPT PLAN
 FOR
**BRIDGE PARK
 THE BAILEY**
 TITLE SHEET



DATE
 August 9, 2021

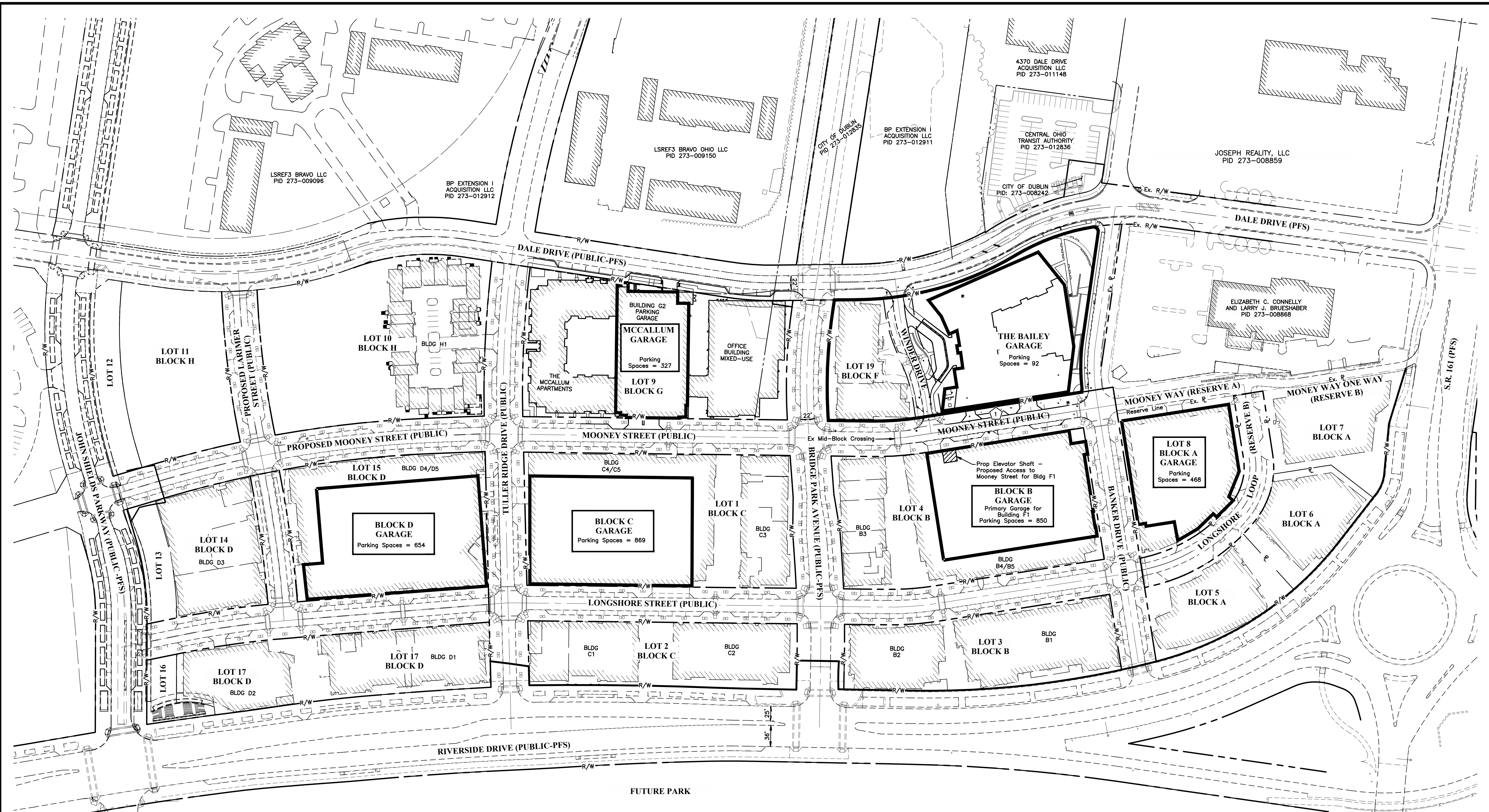
SCALE
 As Noted

JOB NO.
 2021-0553

SHEET
C101

I:\2021\0553\Drawings\045\Sheets\Final_Development_Plan_20210553 - EDP Title Sheet.dwg, Last Saved By: swilson, 8/9/2021 7:22 AM, Last Printed By: Wilson, 8/9/2021 4:38 PM (No Xrefs)

J:\20210553\Drawings\45Sheets\Final Development Plan\20210553 - FSP Overall Site Plan & Parking Plan.dwg, Last Saved By: swilson, 8/9/2021 4:41 PM Last Printed By: Wilson, Sarah, 8/9/2021 4:42 PM (No Xrefs)



Residential Required Parking				
Building	3 BR	2 BR	1 BR	Total
Block F - The Bailey	20	67	0	87
Min. Required Parking/Unit *	2/3	2/3	2/3	
Max. Allowable Parking/Unit	2	2	2	
Min. Parking Required	14	45	0	59
Max. Parking Allowed	40	134	0	174

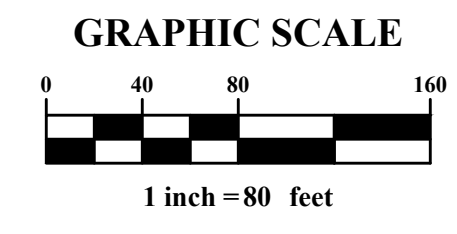
* Age Restricted Housing

Parking Provided			
	On Street	Parking Structure	Total
Block F Residential	1	92	93
Total Parking Structure Parking Provided Per Unit		1.06	
Minimum Parking Required			59
Maximum Parking Allowed			174
On-Site Bicycle Parking Required			44
On-Site Bicycle Parking Provided			44
On-Site ADA Accessible Parking Required			4
On-Site ADA Accessible Parking Provided			4
On-Site Loading Spaces Required			3
On-Site Loading Spaces Provided			3

Note: Total number of Existing Structural Parking Spaces = 3,168 (Excludes Block F)

LEGEND

Proposed On-Street Parking for Block F



MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
BRIDGE PARK
FOR
THE BAILEY
OVERALL SITE PLAN & PARKING PLAN

EMHT
Survey, Mapping, Urban Planning & Design, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.5500
emht.com

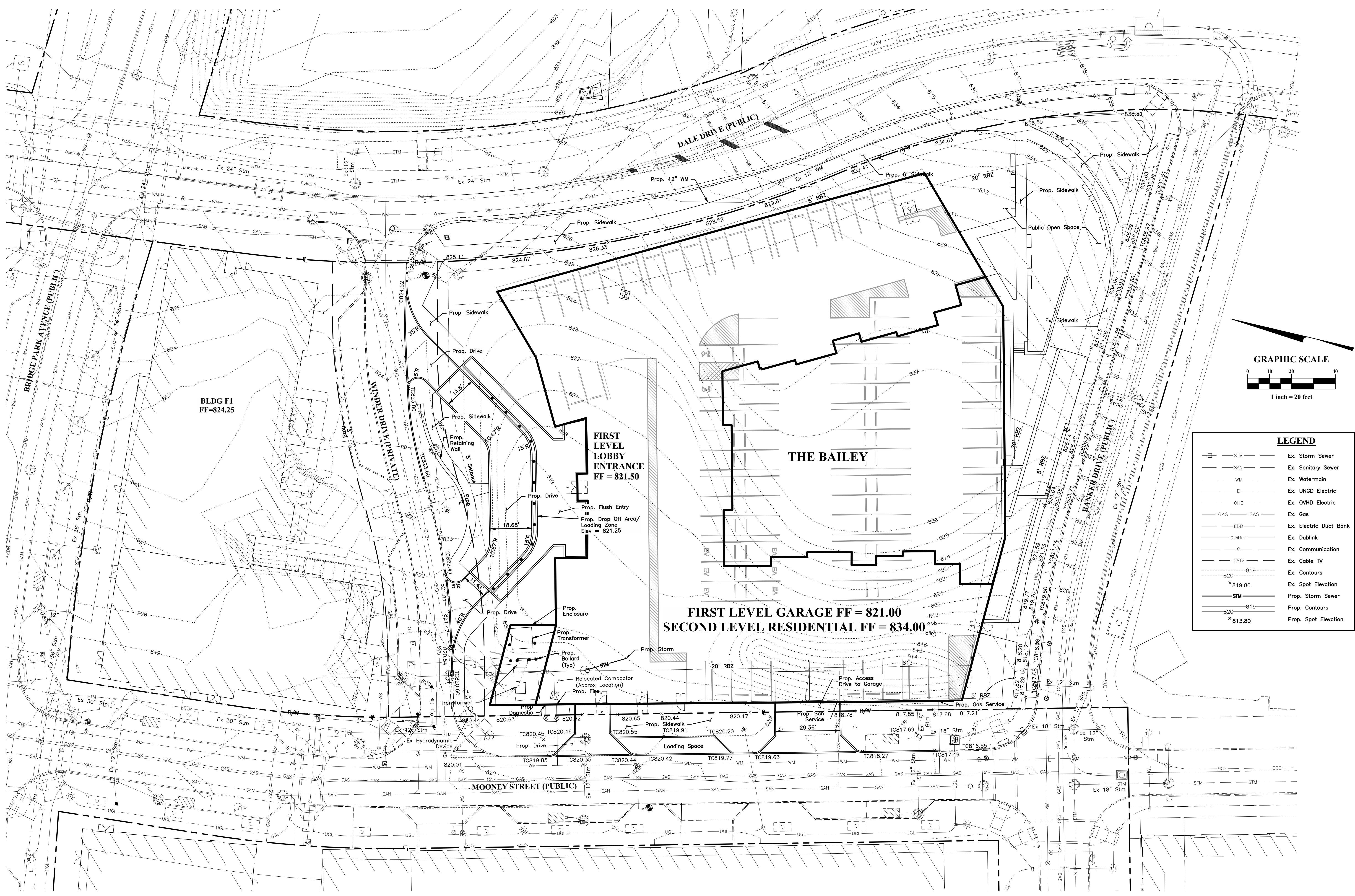
DATE
August 9, 2021

SCALE
1" = 80'

JOB NO.
2021-0553

SHEET
C102

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LEGEND

	STM	Prop. Storm Sewer
	SAN	Prop. Contours
	WM	Prop. Spot Elevation
	OHE	Ex. Storm Sewer
	GAS	Ex. Sanitary Sewer
	EDB	Ex. Watermain
	DubLink	Ex. UNGD Electric
	C	Ex. OVHD Electric
	CATV	Ex. Gas
	820-819	Ex. Electric Duct Bank
	X 819.80	Ex. Dublink
	STM	Ex. Communication
	820-819	Ex. Cable TV
	X 813.80	Ex. Contours
		Ex. Spot Elevation

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
BRIDGE PARK
THE BAILEY
GRADING & UTILITY PLAN

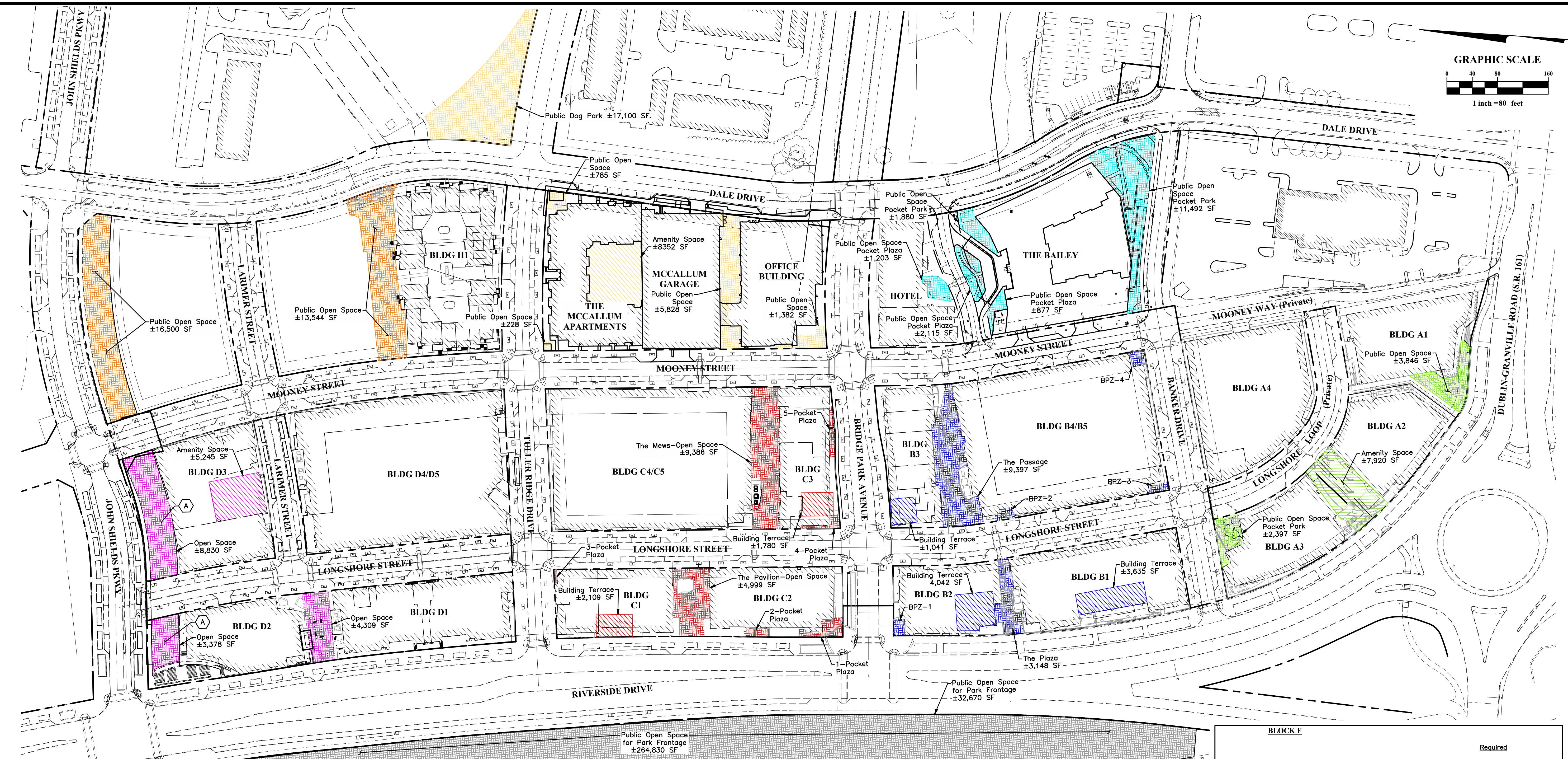
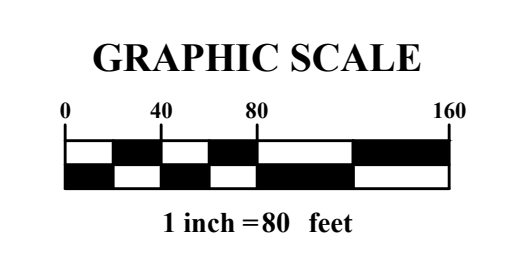
EMHT
EMHT Engineering & Construction, Inc.
Engineers - Surveyors - Planners - Scientists
5000 New Albany Road, Columbus, OH 43264
Phone: 614.757.5500 Fax: 614.757.5500
emht.com

DATE
August 9, 2021

SCALE
1" = 20'

JOB NO.
2021-0553

SHEET
C103



BLOCK D	
Residential Required Area	Required 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

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

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

BLOCK C	
Residential Required Area	Required 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	
Residential Required Area	Required 86 units x 200 sf/unit =17,200 sf =0.39 Acres
Commercial Required Area	118,171 sf / 50 sf =2,363 sf =0.05 Acres
Total Required Open Space Area	±0.44 Acres
Public Open Space (On-Site)	±0.19 Acres
Public Open Space (Dog Park)	±0.39 Acres
Amenity Space (Not Counted Toward Open Space Requirement)	±0.19 Acres
Total Provided Public Open Space	±0.58 Acres

BLOCK B	
Residential Required Area	Required 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 F	
Residential Required Area	Required 87 units x 200 sf/unit =17,400 sf =0.40 Acres
Commercial (Hotel) Required Area	198,814 sf / 50 sf =3,977 sf =0.09 Acres
Total Required Open Space Area	±0.49 Acres
Total Public Open Space (On-Site)	Provided ±0.40 Acres

BLOCK A	
Commercial Required Area	Required 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)	Provided ±6,243 sf =0.14 Acres
Amenity Space	±7,920 sf
Total Provided Open Space Area	±0.14 Acres

MARK	DATE	DESCRIPTION

CRAWFORD HOYING
development

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
**BRIDGE PARK
THE BAILEY**
OPEN AREA PLAN

EMHT
Survey • Mapping • Urban Planning • Design
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 Fax: 614.775.3666
emht.com

DATE
August 9, 2021

SCALE
1" = 80'

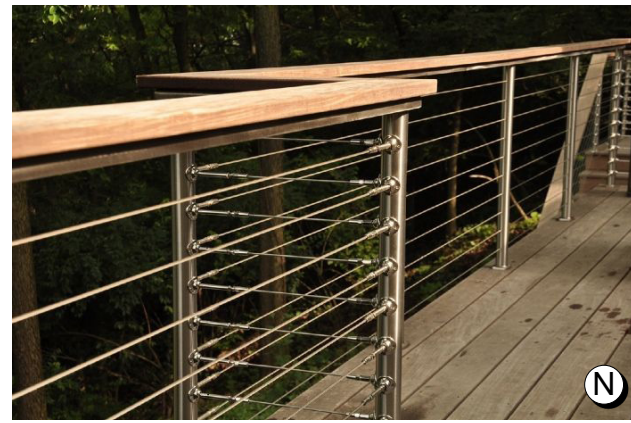
JOB NO.
2021-0553

SHEET
C104



REFER TO L4
REFER TO L3
REFER TO L2

PLAN KEY	
SYMBOL	ITEM
	SHADE TREE
	SMALL ORNAMENTAL TREE
	LARGE DECIDUOUS SHRUB
	SMALL DECIDUOUS SHRUB
	LARGE EVERGREEN SHRUB
	SMALL EVERGREEN SHRUB
	GROUNDCOVER



- (A) LANDSCAPE BED
- (B) TURF
- (C) BENCH
- (D) TREE LAWN
- (E) RETAINING WALL
- (F) UPPER PUBLIC TERRACE
- (G) COMMUNITY GARDENS
- (H) LOWER PUBLIC TERRACE
- (I) PRIVATE AMENITY DECK
- (J) PAVILION
- (K) DOUBLE SIDED FIRE PLACE
- (L) PRIVACY WALL
- (M) TREE GRATE
- (N) SAFETY RAILING

GATED ENTRY

(J)

(K)

(L)

GATED ENTRY

(L)

SIDEWALK

PUBLIC ACCESS

(E) typ.

Mooney St.

(M)

typ. (C)

typ. (E)

(N)

PUBLIC ACCESS
SIDEWALK

(C) typ.

Banker Dr.

30'



(C)



(C)



(E)



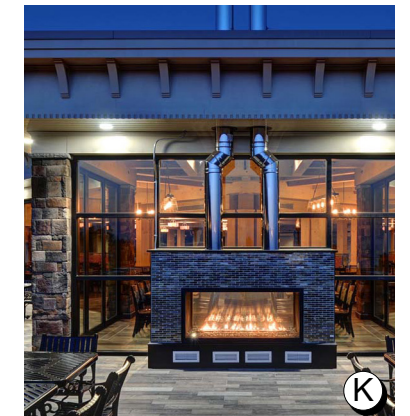
(E)



(G)



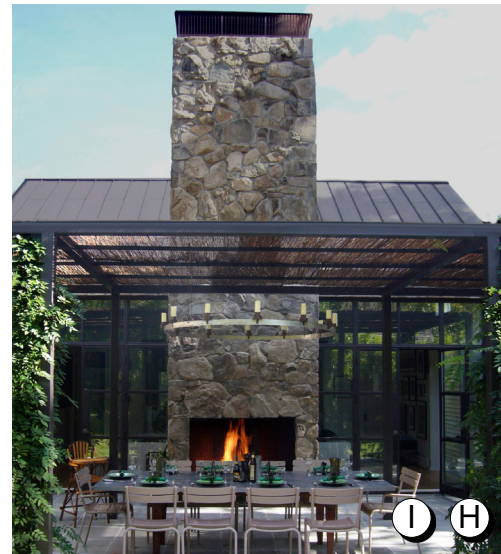
(G)



(K)



(B)



(I) (H)



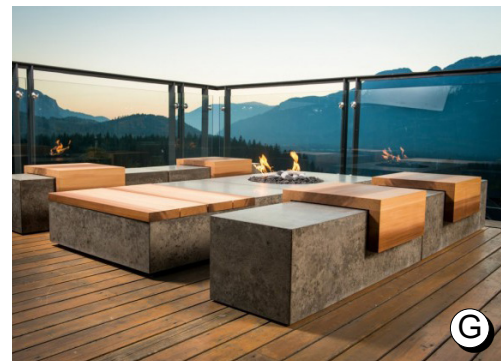
(J)



(M)



(N)



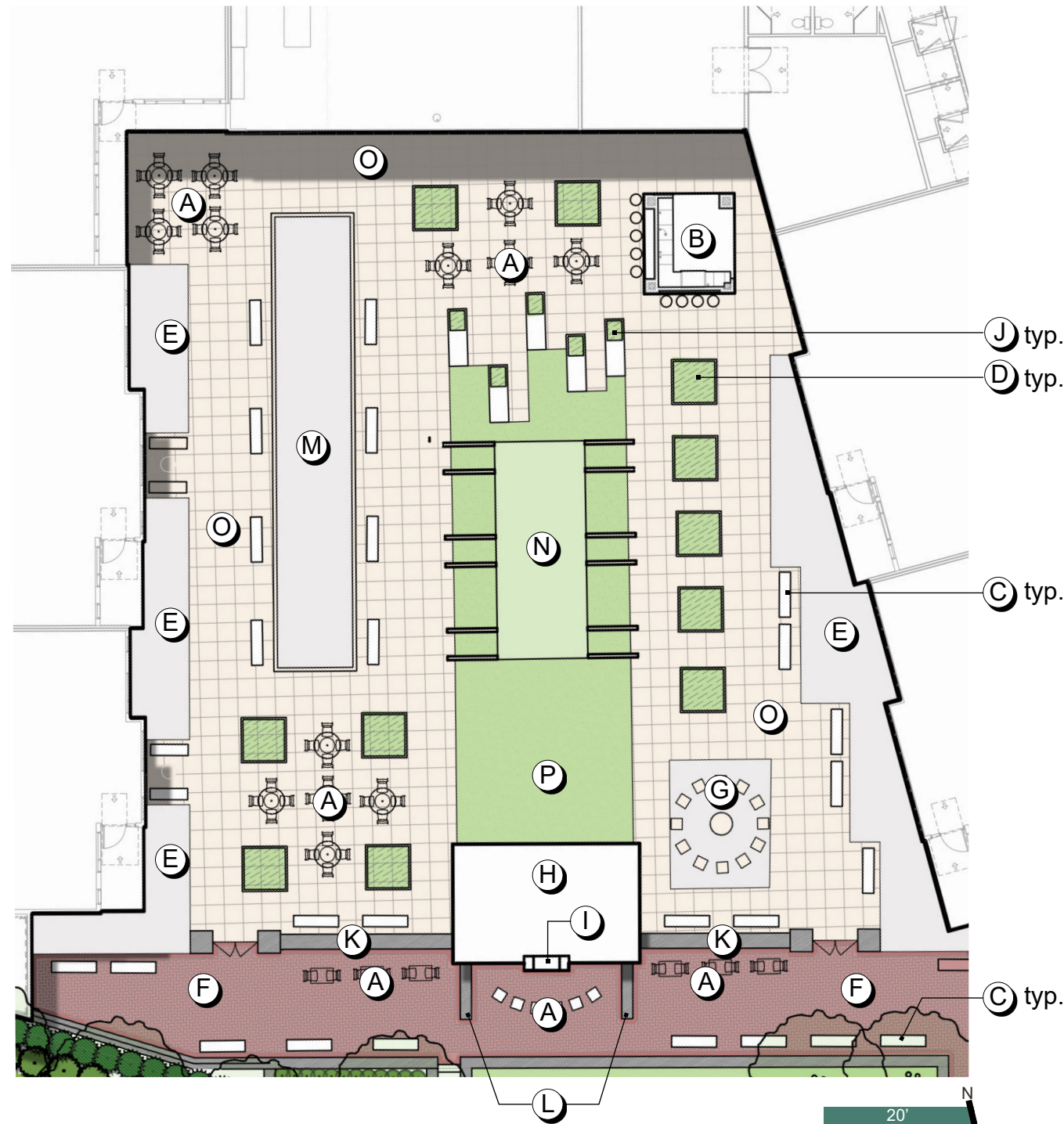
(G)



(K)



(K)



- (A) MOVEABLE FURNITURE
- (B) OUTDOOR KITCHEN / BAR
- (C) BENCH
- (D) PLANTERS
- (E) CURBED GRAVEL BED
- (F) UPPER PUBLIC TERRACE
- (G) FIRE PIT
- (H) PAVILION
- (I) DOUBLE SIDED FIREPLACE
- (J) PLANTER / BENCH
- (K) GABION WALL / ART WALL
- (L) SEAT WALL
- (M) BOCCE COURT
- (N) FABRIC STRUCTURE
- (O) CONCRETE TILES
- (P) ARTIFICIAL TURF



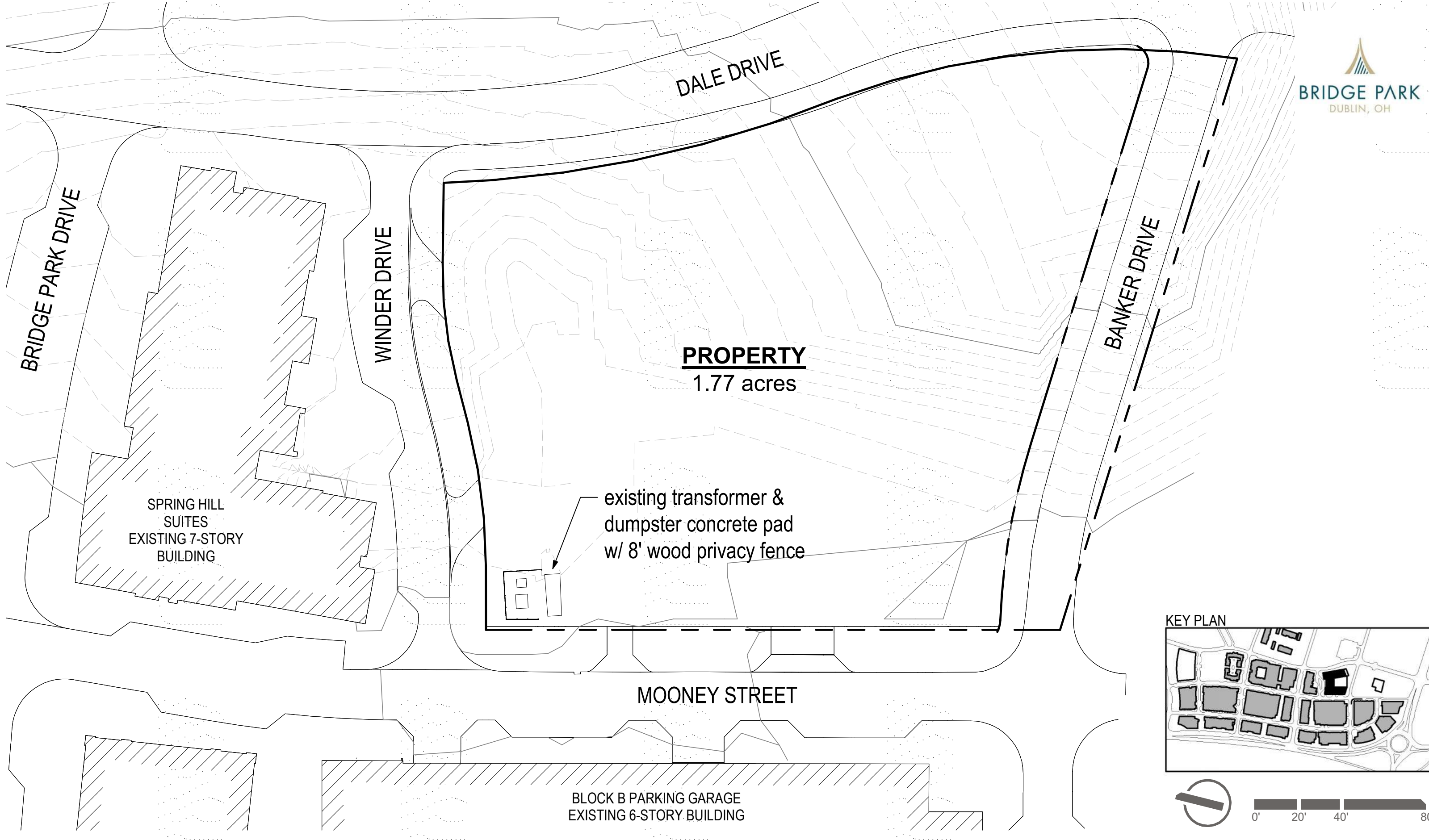
- Ⓐ LANDSCAPE BED
- Ⓑ TURF
- Ⓒ BENCH
- Ⓓ TREE LAWN
- Ⓔ RETAINING WALL / SEAT WALL
- Ⓕ AUTO COURT
- Ⓖ BOLLARDS / FLUSH CURB
- Ⓗ CURB
- Ⓘ UTILITY ENCLOSURE
- Ⓙ SIDEWALK
- Ⓚ TREE GRATE



The Bailey

Bridge Park Dublin, Ohio
Concept Plan Submission
08.09.2021

m+a architects



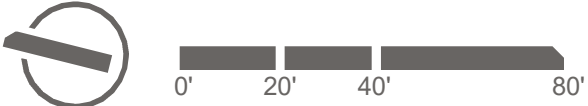
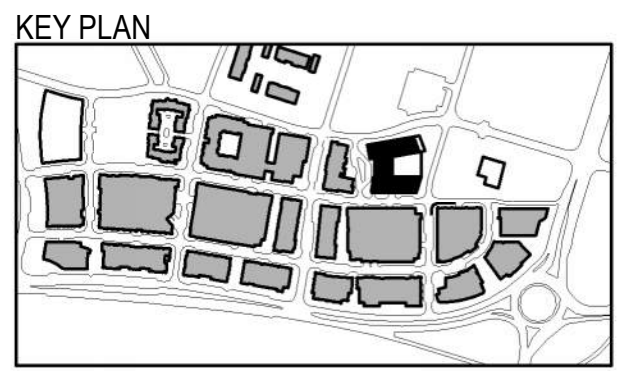
PROPERTY
1.77 acres

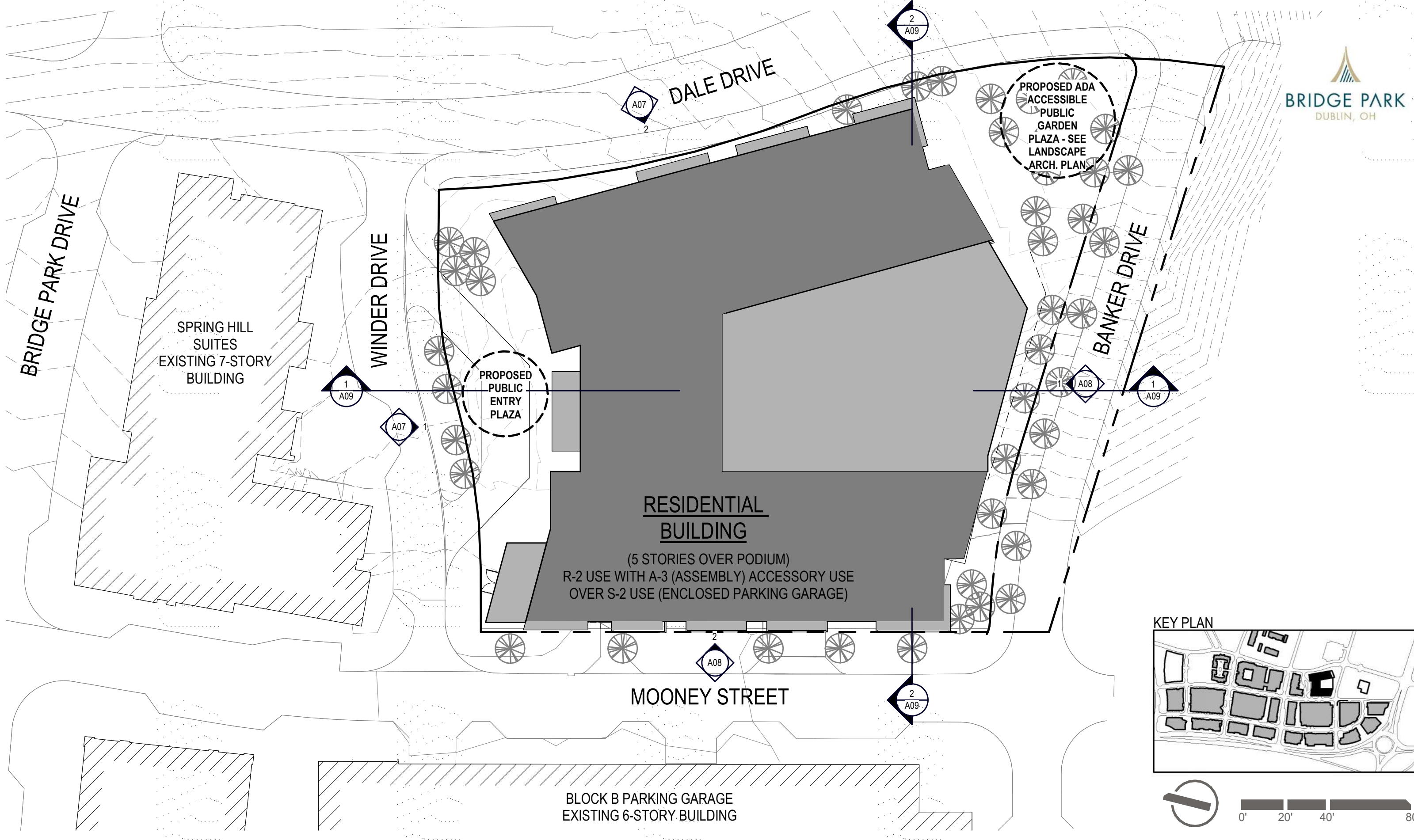
SPRING HILL
SUITES
EXISTING 7-STORY
BUILDING

existing transformer &
dumpster concrete pad
w/ 8' wood privacy fence

MOONEY STREET

BLOCK B PARKING GARAGE
EXISTING 6-STORY BUILDING



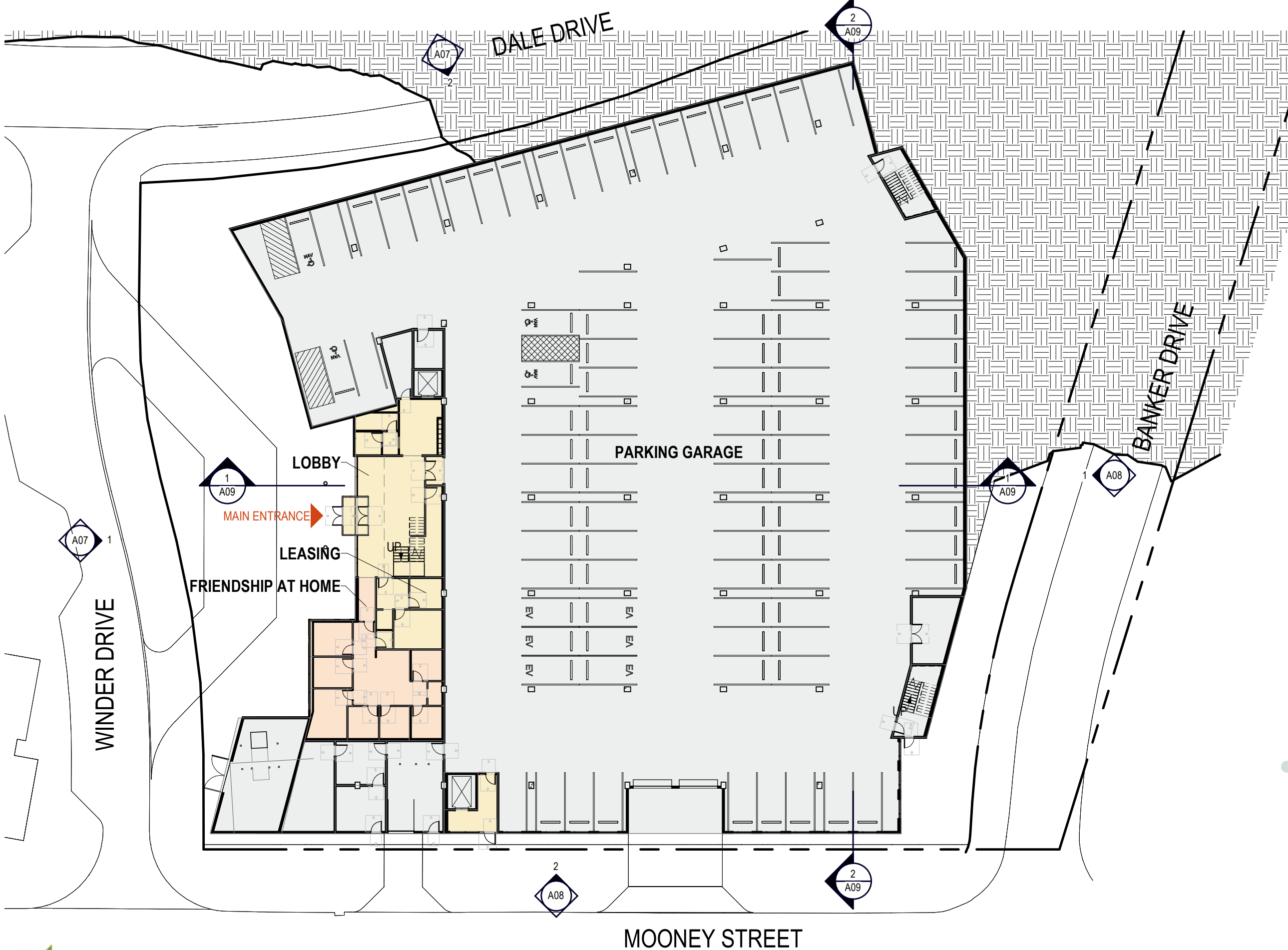
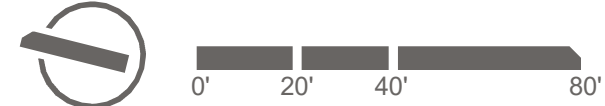


FIRST LEVEL PROGRAM

QTY	NAME	AREA
GARAGE		
1	ELEC ROOM	240 SF
1	ELEVATOR LOBBY	197 SF
1	GENERATOR	380 SF
4	LEASING	481 SF
2	LOBBY	1,178 SF
1	MAIL	55 SF
2	MAINT.	414 SF
1	PACKAGE	232 SF
1	TRASH	522 SF
1	VESTIBULE	96 SF
1	WATER ROOM	223 SF
Building Common Area		4,017 SF
1	PARKING GARAGE	37,172 SF
Exterior Area		37,172 SF
3	ELEVATOR	368 SF
4	STAIR	486 SF
Major Vertical Penetration		855 SF
9	FRIENDSHIP AT HOME	1,464 SF
Office Area		1,464 SF
GARAGE		43,508 SF

PARKING	
Parking Count	Type
4	Parking Space - Single ADA - Columbus: Van Accessible Space - No Driver Side
6	Parking Space: 9' x 18' - 90 deg - EV
82	Parking Spaces1: 9' x 18' - 90 deg
92	

- COLOR LEGEND**
- DWELLING UNIT
 - ADMINISTRATIVE SPACE
 - OUTDOOR AMENITIES
 - CIRCULATION/COMMON SPACE
 - BUILDING SERVICES





SECOND LEVEL PROGRAM

QTY	NAME	AREA
SECOND FLOOR		
8	ACCESS	231 SF
1	CAFE	261 SF
1	CORRIDOR	3,762 SF
1	ELEC.	60 SF
1	FITNESS	668 SF
1	FLEX	1,140 SF
1	RESIDENT SERVICES DIRECTOR	117 SF
2	RESTROOM	302 SF
3	SHAFT	71 SF
2	STORAGE	559 SF
1	TRASH	60 SF
Building Common Area		7,232 SF
5	2BR + DEN/2BA	7,213 SF
6	2BR/2BA	7,234 SF
4	3BR/2BA	6,588 SF
Floor Area		21,035 SF
2	ELEVATOR	204 SF
2	STAIR	556 SF
Major Vertical Penetration		760 SF
21	STORAGE	939 SF
Store Area		939 SF
SECOND FLOOR		29,965 SF

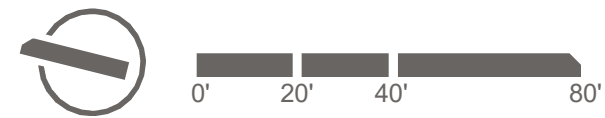
DWELLING UNIT MIX PODIUM LEVEL

Space Name	Count
2BR + DEN/2BA	5
2BR/2BA	6
3BR/2BA	4

Grand total: 15

COLOR LEGEND

- DWELLING UNIT
- ADMINISTRATIVE SPACE
- OUTDOOR AMENITIES
- CIRCULATION/COMMON SPACE
- BUILDING SERVICES



THIRD LEVEL PROGRAM

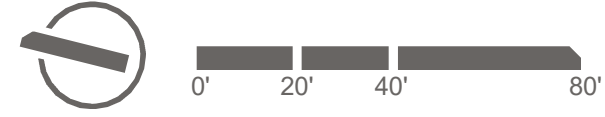
QTY	NAME	AREA
THIRD FLOOR		
9	ACCESS	260 SF
1	CORRIDOR	3,314 SF
2	ELEC.	116 SF
1	ELEVATOR	25 SF
2	SHAFT	47 SF
1	TRASH	62 SF
Building Common Area		3,824 SF
6	2BR + DEN/2BA	8,772 SF
8	2BR/2BA	9,459 SF
4	3BR/2BA	6,588 SF
Floor Area		24,819 SF
2	ELEVATOR	204 SF
2	STAIR	551 SF
Major Vertical Penetration		756 SF
23	STORAGE	1,035 SF
Store Area		1,035 SF
THIRD FLOOR		30,433 SF

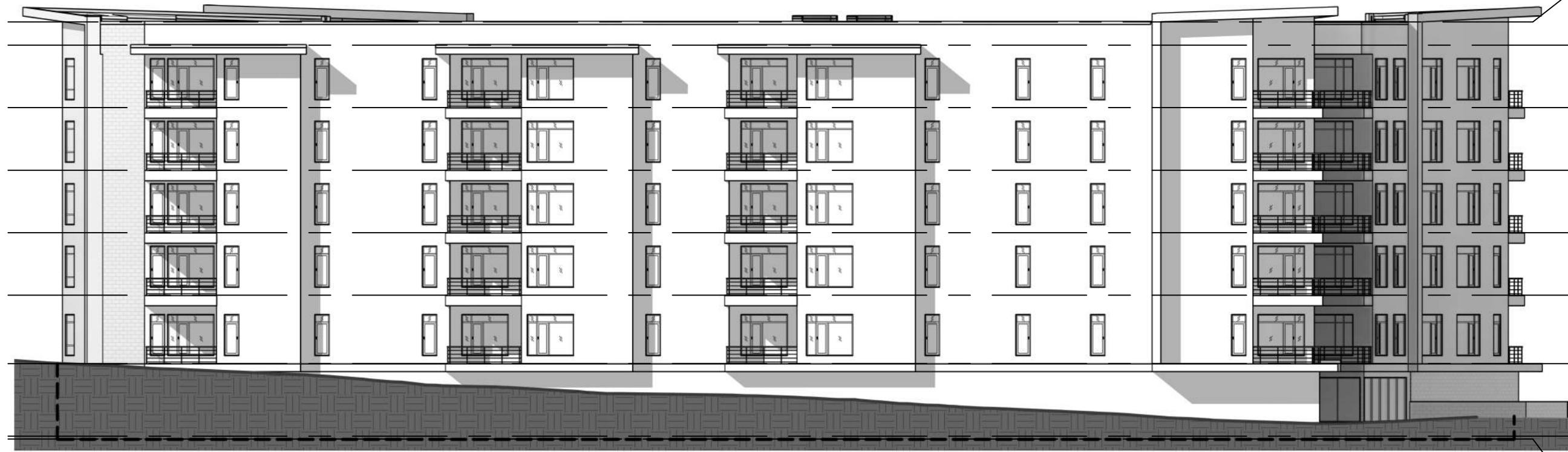
DWELLING UNIT MIX

Space Name	Count
2BR + DEN/2BA	29
2BR/2BA	38
3BR/2BA	20

Grand total: 87

- COLOR LEGEND**
- DWELLING UNIT
 - ADMINISTRATIVE SPACE
 - OUTDOOR AMENITIES
 - CIRCULATION/Common Space
 - BUILDING SERVICES





- PARAPET
171' - 3 5/8"
- ROOF
167' - 3 5/8"
- SIXTH FLOOR
156' - 6 1/2"
- FIFTH FLOOR
145' - 9 3/8"
- FOURTH FLOOR
135' - 0 1/4"
- THIRD FLOOR
124' - 3 1/8"
- SECOND FLOOR / PODIUM
112' - 6" (EL. = 834.0')
- FIRST FLOOR
100' - 0" (EL. = 821.5')
- GARAGE
99' - 6" (EL. = 821.0')



2 east elevation
A07 1" = 20'-0"



- PARAPET
171' - 3 5/8"
- ROOF
167' - 3 5/8"
- SIXTH FLOOR
156' - 6 1/2"
- FIFTH FLOOR
145' - 9 3/8"
- FOURTH FLOOR
135' - 0 1/4"
- THIRD FLOOR
124' - 3 1/8"
- SECOND FLOOR / PODIUM
112' - 6" (EL. = 834.0')
- FIRST FLOOR
100' - 0" (EL. = 821.5')
- GARAGE
99' - 6" (EL. = 821.0')

1 north elevation
A07 1" = 20'-0"



The Bailey
CONCEPT PLAN SUBMISSION
08.09.2021

M+A Architects

A07 Elevations

775 Yard Street, Suite 325
Columbus, Ohio 43212
p 614 764 0407
f 614 764 0237
www.ma-architects.com

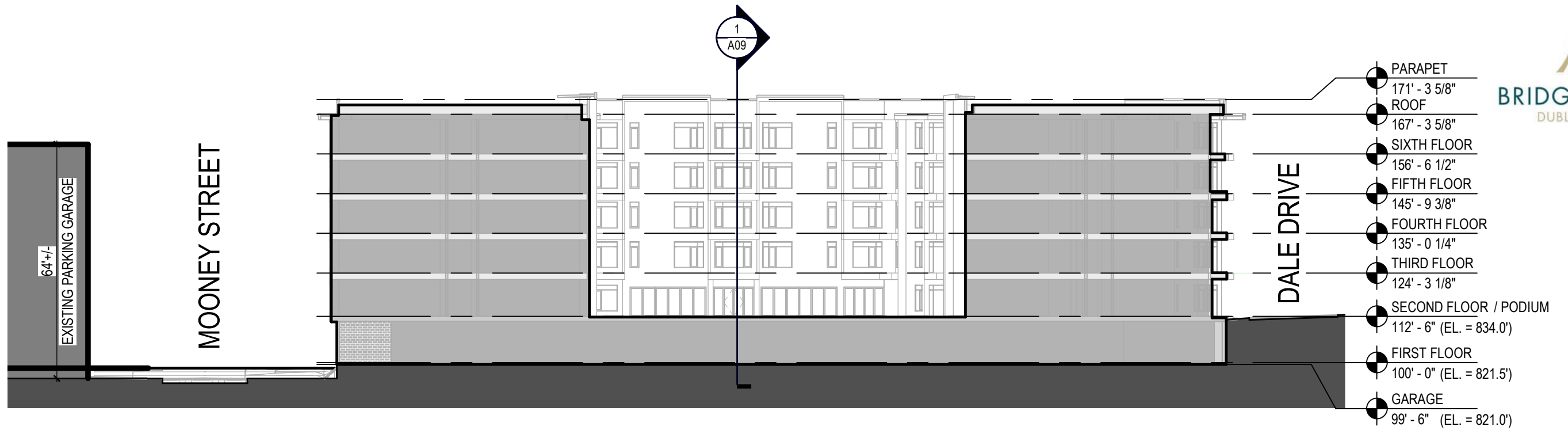
2021.077



2
A08
west elevation
1" = 20'-0"



1
A08
south elevation
1" = 20'-0"



2 Site Section - West/East
A09 1" = 30'-0"



1 Site Section - North/South
A09 1" = 30'-0"















