

CONCEPTUAL PLAN INFORMAL REVIEW

FOR

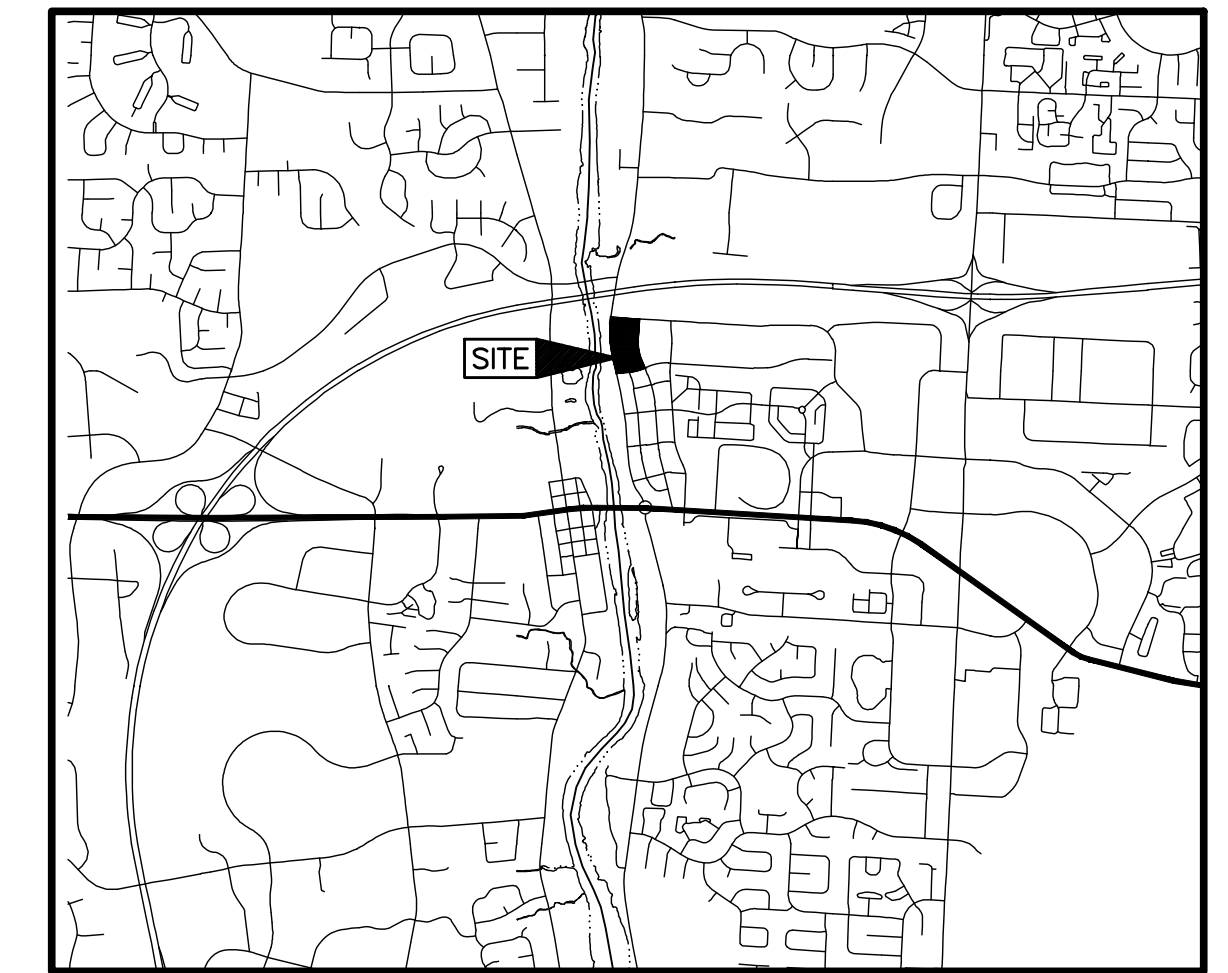
INDUS BRIDGE STREET

SEPTEMBER 22, 2022

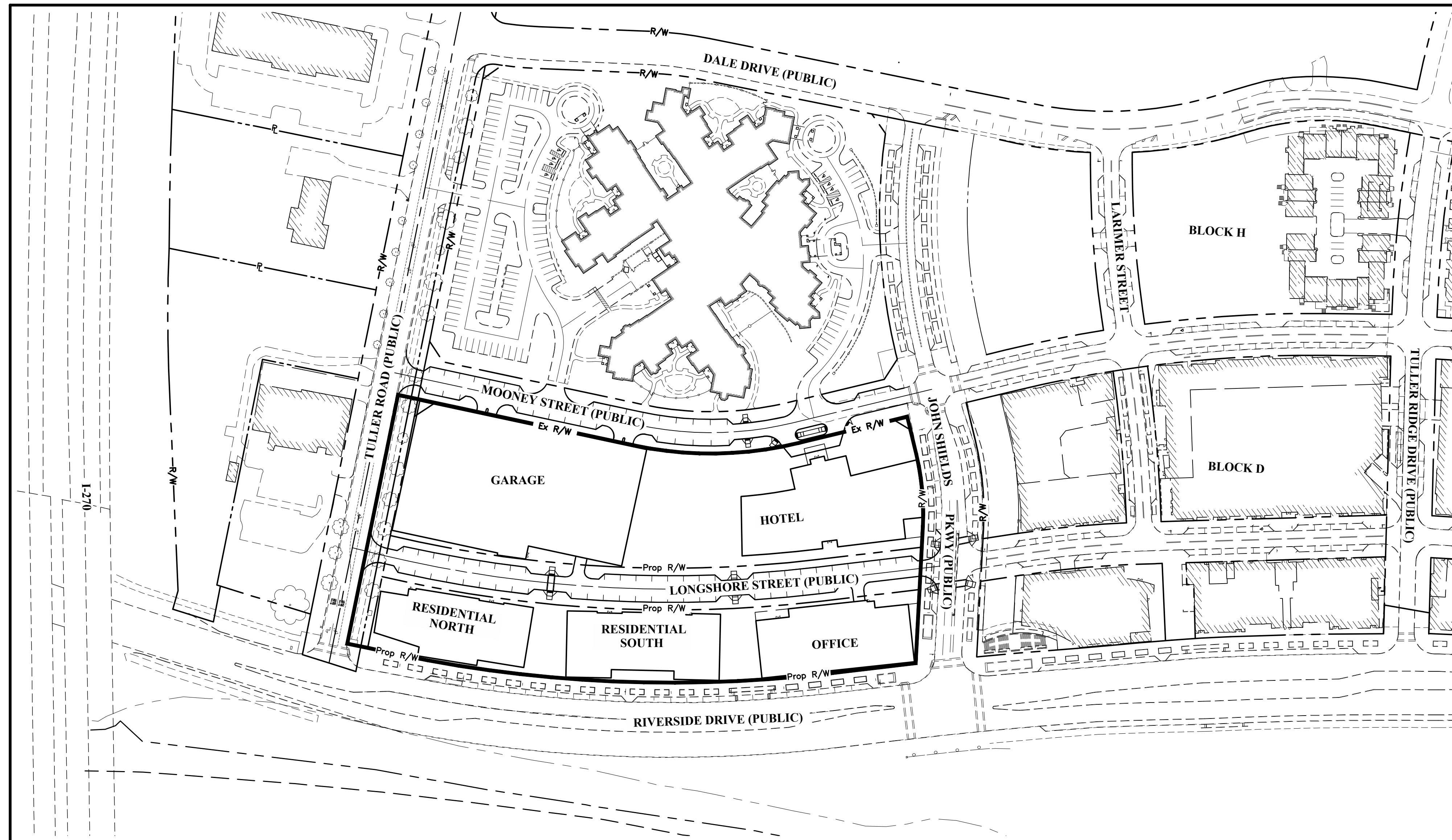
SHEET NUMBER	SHEET NAME
G-CO-00	COVER SHEET
C100	TITLE SHEET
C101	EXISTING CONDITIONS
C102	DETAILED SITE & UTILITY PLAN
C103	OVERALL SITE PLAN
L1	LANDSCAPE PLAN
L2	LANDSCAPE BENCHMARK IMAGES
A-OF-00	COVER
A-OF-01	SITE PLAN
A-OF-02	FIRST FLOOR
A-OF-03	SECOND FLOOR
A-OF-04	THIRD FLOOR
A-OF-05	TYPICAL FLOOR
A-OF-06	BUILDING SECTION
A-OF-07	PRECEDENT IMAGES
A-HT-00	COVER
A-HT-01	SITE PLAN
A-HT-02	FIRST FLOOR
A-HT-03	TYPICAL FLOOR
A-HT-04	BUILDING SECTION
A-HT-05	PRECEDENT IMAGES
A-RN-00	COVER
A-RN-01	SITE PLAN
A-RN-02	FIRST FLOOR
A-RN-03	SECOND FLOOR
A-RN-04	TYPICAL FLOOR
A-RN-05	NINTH FLOOR
A-RN-06	TENTHELEVENTH FLOOR
A-RN-07	BUILDING SECTION
A-RN-08	PRECEDENT IMAGES
A-RS-00	COVER
A-RS-01	SITE PLAN
A-RS-02	FIRST FLOOR
A-RS-03	SECOND FLOOR
A-RS-04	TYPICAL FLOOR
A-RS-05	NINTH FLOOR
A-RS-06	TENTH FLOOR
A-RS-07	BUILDING SECTION
A-RS-08	PRECEDENT IMAGES
A-GA-00	COVER
A-GA-01	SITE PLAN
A-GA-02	GROUND FLOOR
A-GA-03	FIRST FLOOR
A-GA-04	TYPICAL FLOOR
A-GA-05	BUILDING SECTION
A-GA-06	PRECEDENT IMAGES
A-RE-01	STREET PERSPECTIVE
A-RE-02	SITE ELEVATION
A-RE-03	AERIAL PERSPECTIVE
TOTAL	49 SHEETS



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO CONCEPT PLAN FOR INDUS BRIDGE STREET 2022



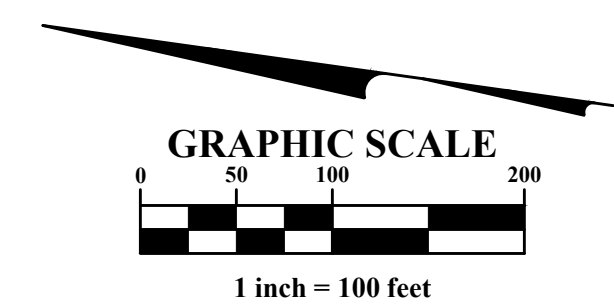
LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 100'

SHEET INDEX

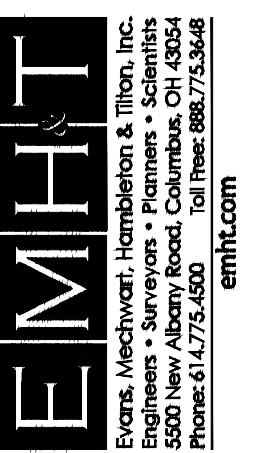
Title Sheet	C100
Existing Conditions	C101
Overall Site Plan	C103
Detailed Site & Utility Plan	C102



MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR
INDUS BRIDGE STREET
TITLE SHEET



DATE
September 22, 2022

SCALE
AS NOTED

JOB NO.
2022-0603

SHEET
C100

OWNER

Invictus Land Holdings &
Tuller Henderson LLC
1605 NW Professional Plz
Columbus, Ohio 43220

DEVELOPER

Indus Companies
1555 Lennox Town Lane
Columbus, Ohio 43212
Tel: (614) 824-2742
David Kozar

ENGINEER

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

ARCHITECTS

Moody Nolan
300 Spruce Street, Suite 3022
Columbus, Ohio 43215
Tel: (614) 461-4664
Miguel Gonzalez

LANDSCAPE ARCHITECT

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

ZONING

Zoned BSD Scioto River
Neighborhood District

PROJECT DESCRIPTION

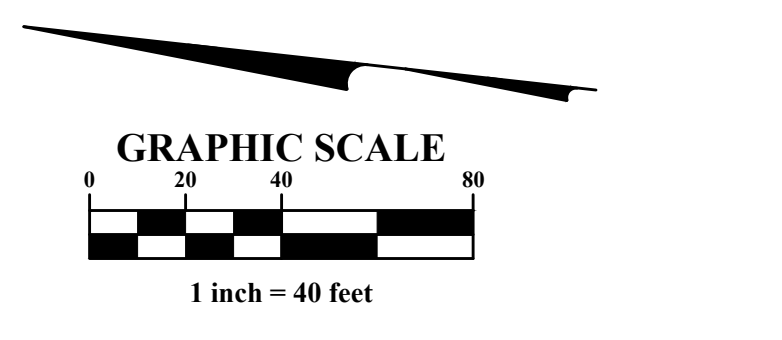
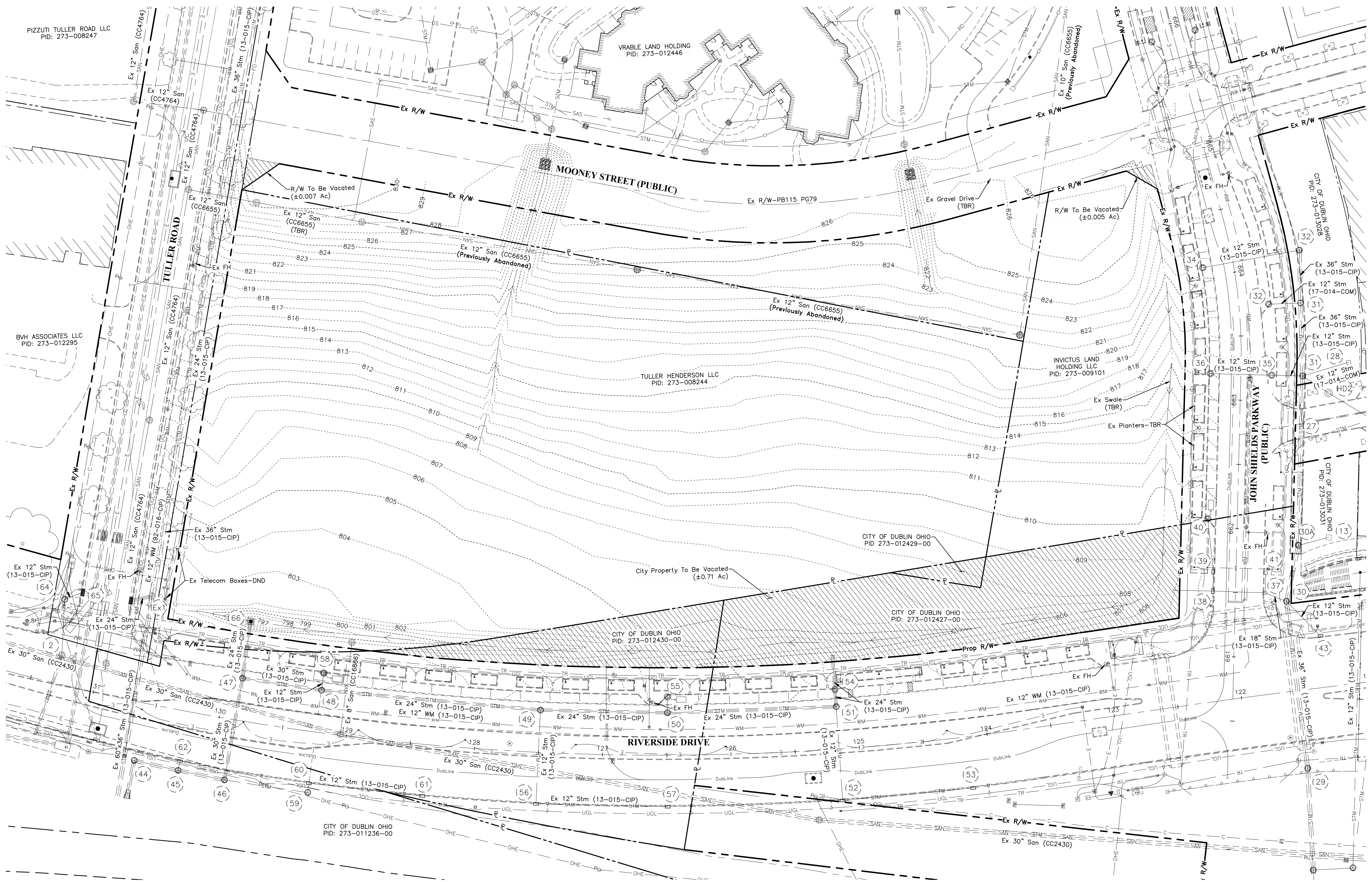
This project is a proposal for development on approximately ±6.3 acres, for a mixed-use development located east of Riverside Drive, south of Tuller Road, west of Mooney Street, and north of John Shields Parkway.

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
September 22, 2022

I:\2022\0603\Draw\045\Sheets\Concept\Plan\20220603_CNCP_Concept_Sheet.dwg - Last Saved By: jwilliam - 10/27/2022 2:03 PM - Last Printed By: Ventresca_Nick - 10/27/2022 4:52 PM (No Xrefs)

J:\20220603\DWG\45Sheets\Concept Plan\20220603 CNCP_Existing Conditions Plan.dwg, Last Saved By: jgilliom, 10/13/2022 1:33 PM Last Printed By: Ventresca, Nick, 10/13/2022 4:22 PM (No Xrefs)



LEGEND

— 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
× 819.80	Ex. Spot Elevation
[Hatched Box]	R/W/City Property To Be Vacated ±0.73 Acres Total

REVISIONS

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
INDUS BRIDGE STREET
 FOR
CONCEPT PLAN
CONCEPT PLAN
 EXISTING CONDITIONS

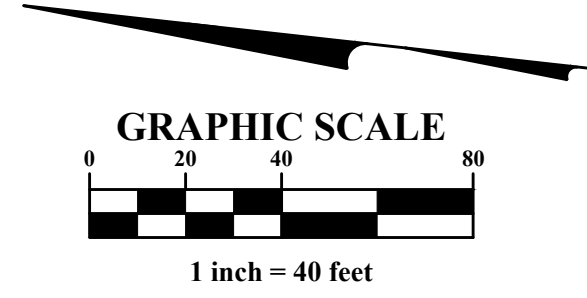
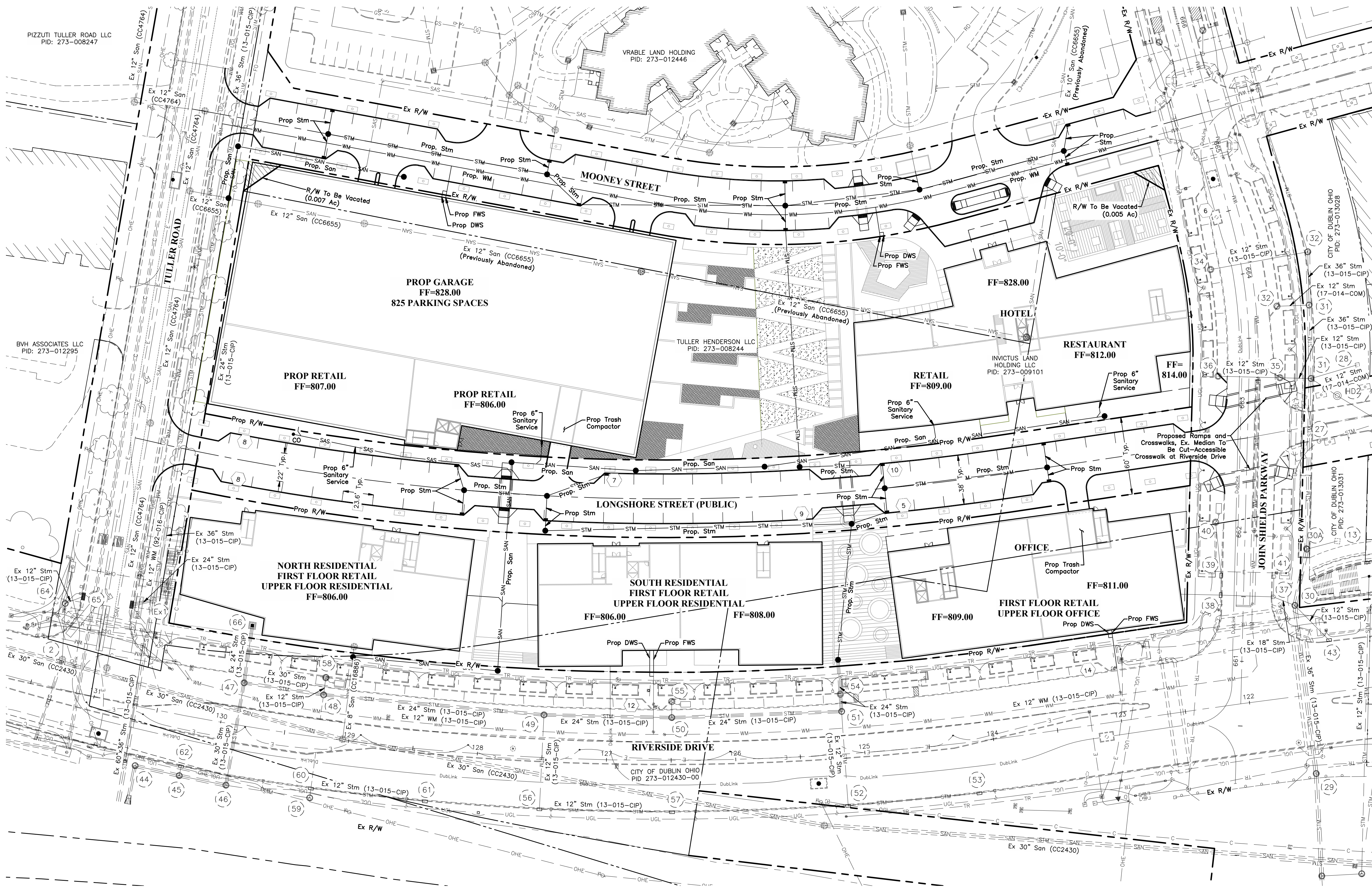


DATE	September 22, 2022
SCALE	1" = 40'
JOB NO.	2022-0603
SHEET	C101

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 September 22, 2022

J:\20220603\DWG\04Sheets\Concept Plan\20220603 CNCP_Grading & Utility Plan.dwg, Last Saved By: jgilliam, 10/3/2022 1:33 PM. Last Printed By: Ventresca, Nick, 10/3/2022 4:23 PM (No Xrefs)



LEGEND

— STM —	Ex. Storm Sewer
— SAN —	Ex. Sanitary Sewer
— WM —	Ex. Watermain
— E —	Ex. UNGD Electric
— OHE —	Ex. OVHD Electric
— GAS — GAS —	Ex. Gas
— EDB —	Ex. Electric Duct Bank
— DubLink —	Ex. Dublink
— C —	Ex. Communication
— CATV —	Ex. Cable TV
— 820 — 819 —	Ex. Contours
× 819.80	Ex. Spot Elevation
— STM —	Prop. Storm Sewer
— SAN —	Prop. Sanitary Sewer
— SAS —	Prop. Sanitary Service
— WM —	Prop. Water Main
— FWS —	Prop. Fire Water Service
— DWS —	Prop. Domestic Water Service

REVISIONS

MARK	DATE	DESCRIPTION



CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
INDUS BRIDGE STREET
 CONCEPT PLAN
CONCEPT PLAN
 DETAILED SITE & UTILITY PLAN

EMHT
 Survey, Mapping, Hydrology & Utility, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43244
 Phone: 614.757.5500 Fax: 614.757.5500
 emht.com

DATE	September 22, 2022
SCALE	1" = 40'
JOB NO.	2022-0603
SHEET	C102

PRELIMINARY
 NOT TO BE USED FOR
 CONSTRUCTION

PLAN SET DATE
 September 22, 2022





Potential Streetscape Character



Open Space Character

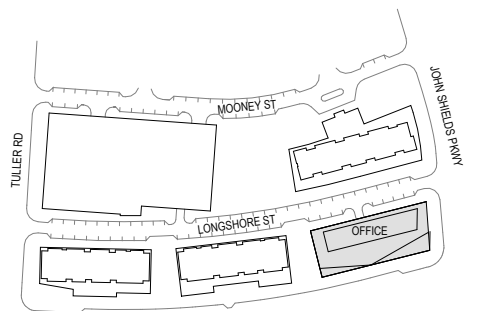


Open Space Character

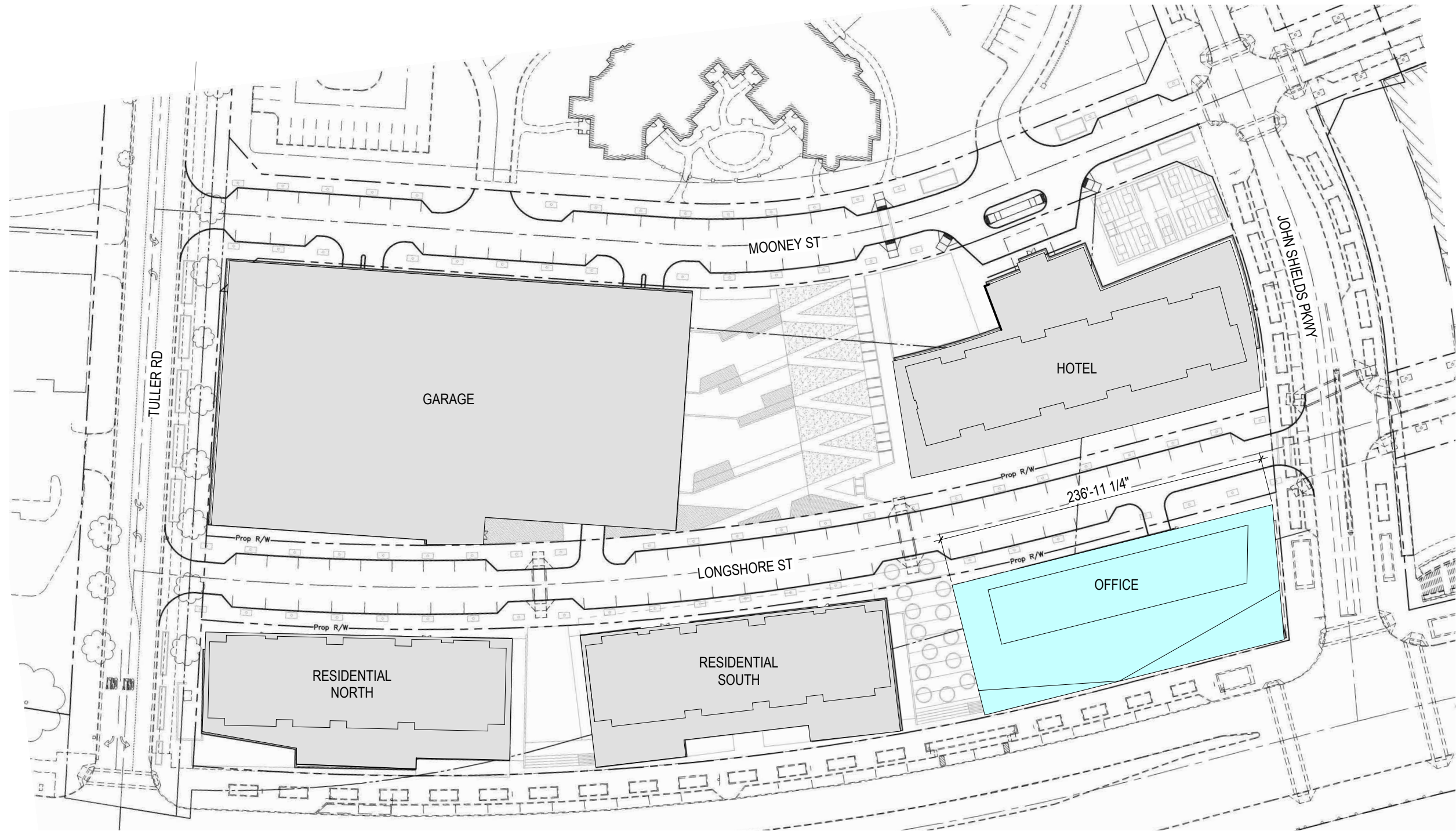




KEY PLAN



CORRIDOR BUILDING TYPE

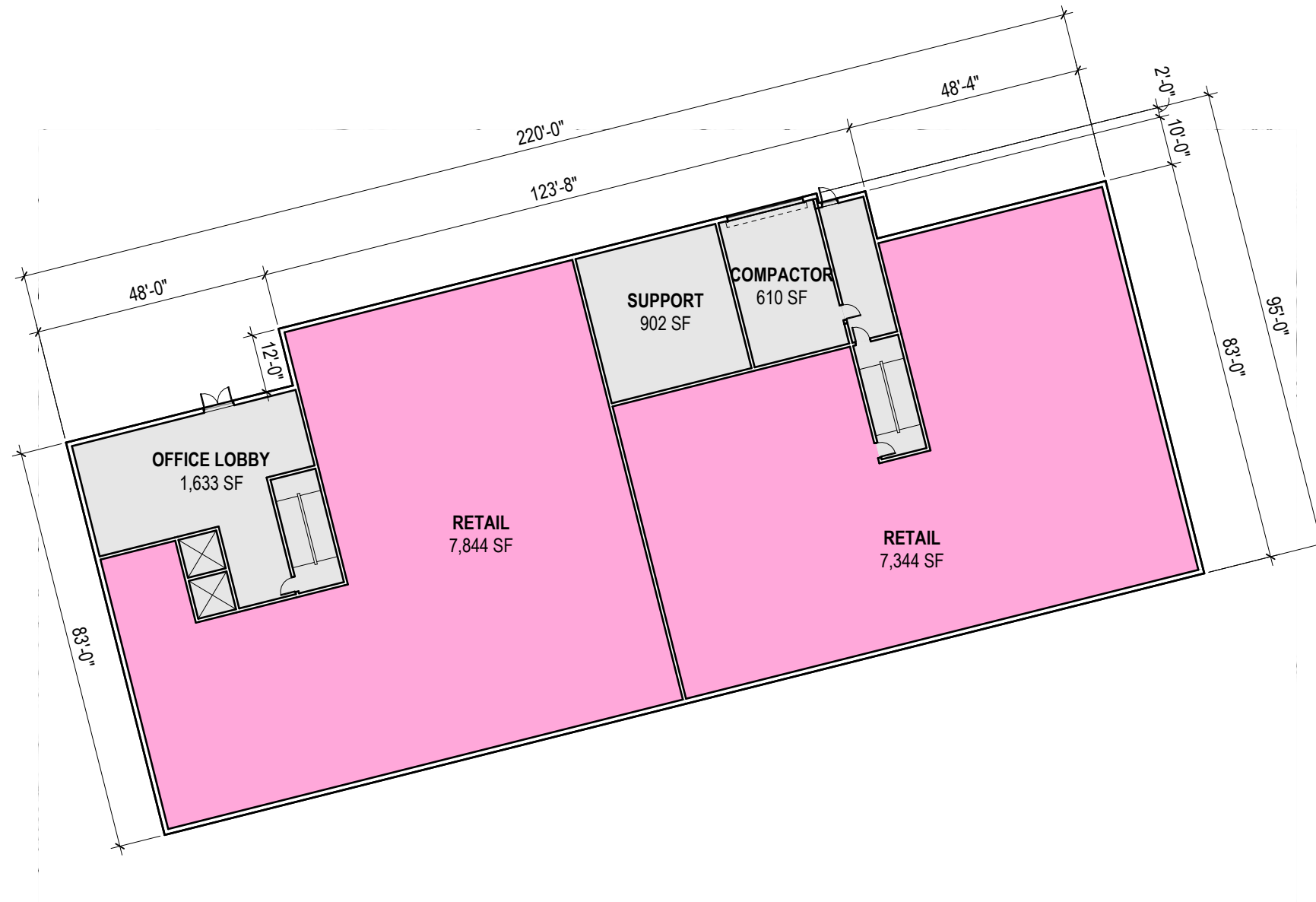


1 SITE PLAN - OFFICE
1" = 80'-0"

CORRIDOR BUILDING TYPE

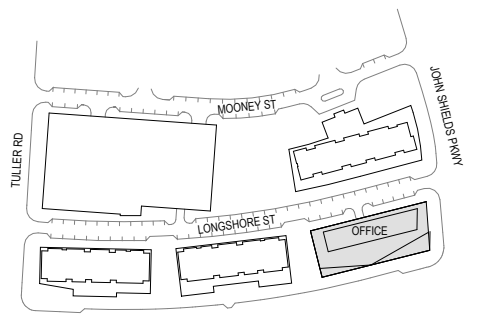


OFFICE FIRST FLOOR	
GROUP	AREA
RETAIL	15,455 SF
OFFICE LOBBY	1,633 SF
SUPPORT	902 SF
GRAND TOTAL	17,990 SF



- LOBBY
- RETAIL
- COMPACTOR
- SUPPORT

KEY PLAN



1 LEVEL 01

1" = 30'-0"

CORRIDOR BUILDING TYPE



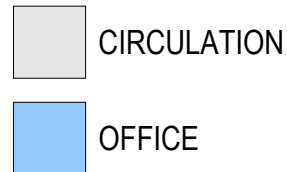
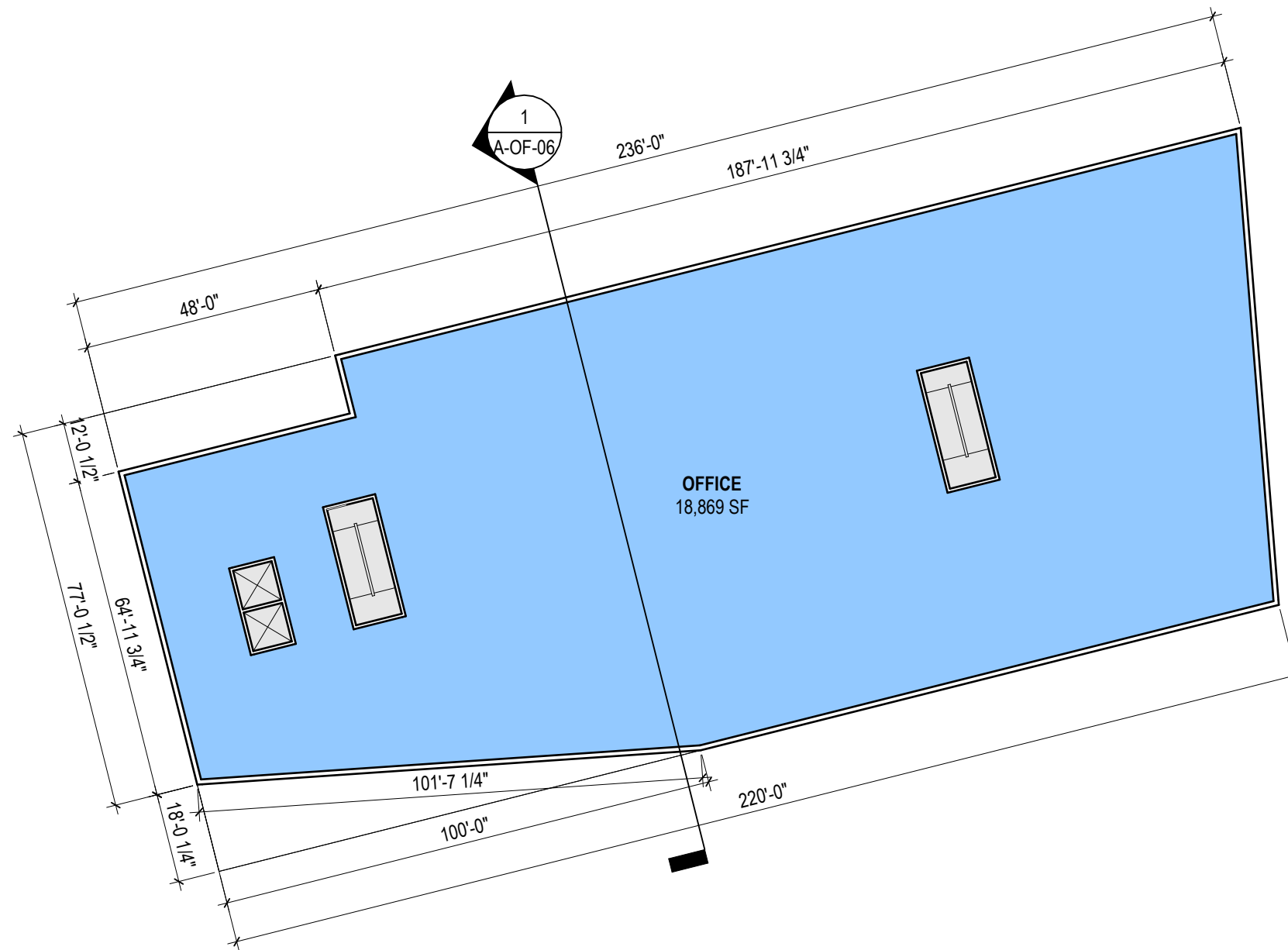
INDUS BRIDGE STREET

OFFICE

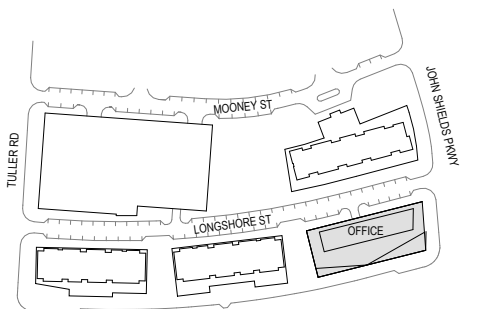
OFFICE FLOORPLATE:

LEVEL 02 - 19,769 SF
LEVEL 03 - 19,315 SF
LEVEL 04 - 17,315 SF
LEVEL 05 - 17,315 SF
LEVEL 06 - 17,315 SF

TOTAL - 91,029 SF



KEY PLAN



1 LEVEL 02

1" = 30'-0"

CORRIDOR BUILDING TYPE



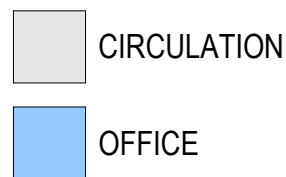
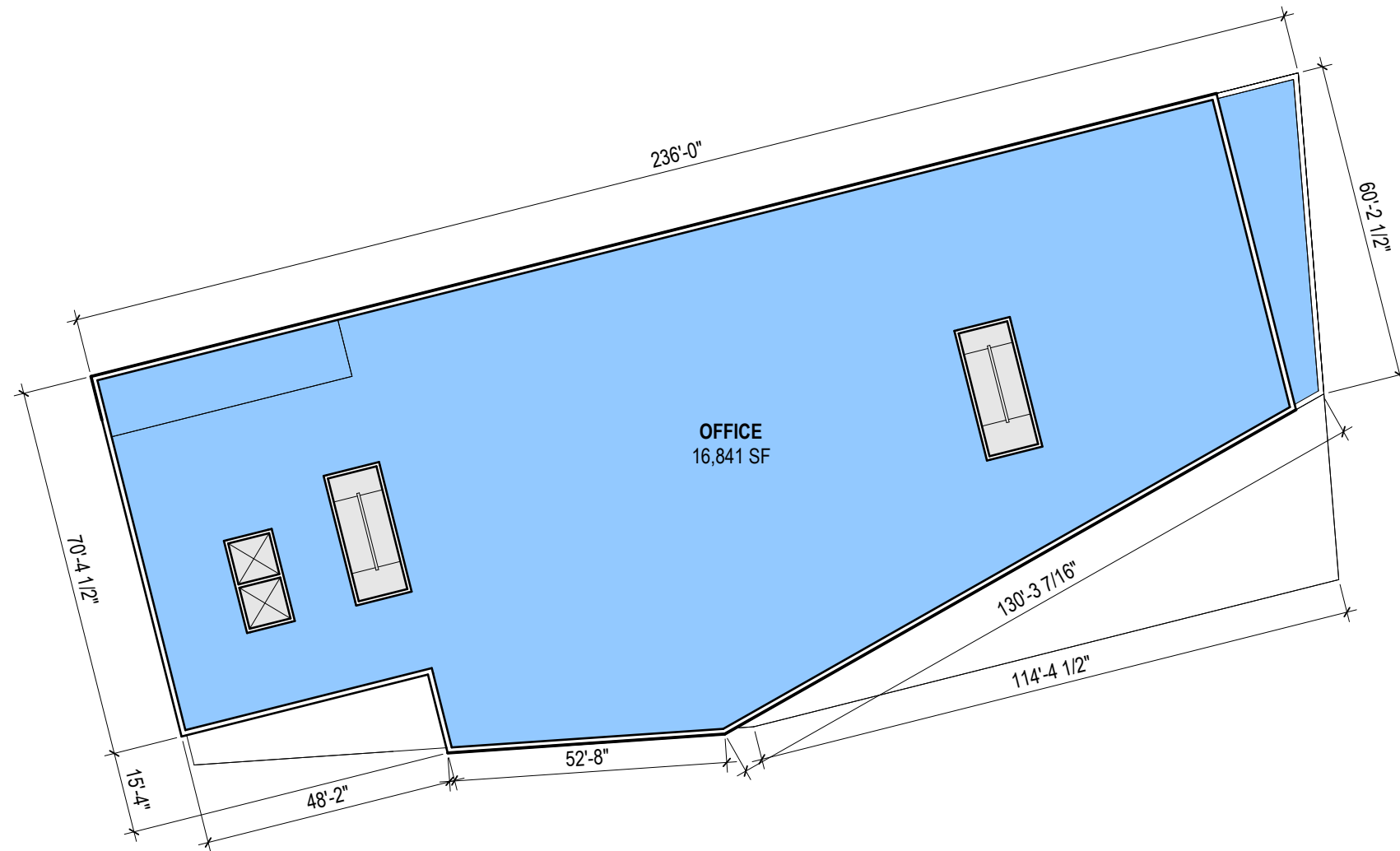
INDUS BRIDGE STREET

OFFICE

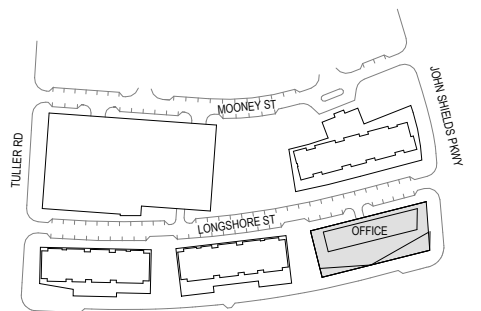
OFFICE FLOORPLATE:

LEVEL 02 - 19,769 SF
LEVEL 03 - 19,315 SF
LEVEL 04 - 17,315 SF
LEVEL 05 - 17,315 SF
LEVEL 06 - 17,315 SF

TOTAL - 91,029 SF



KEY PLAN



1 LEVEL 03
1" = 30'-0"

Designer



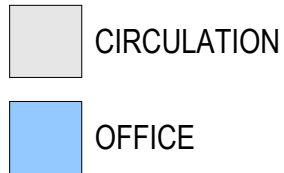
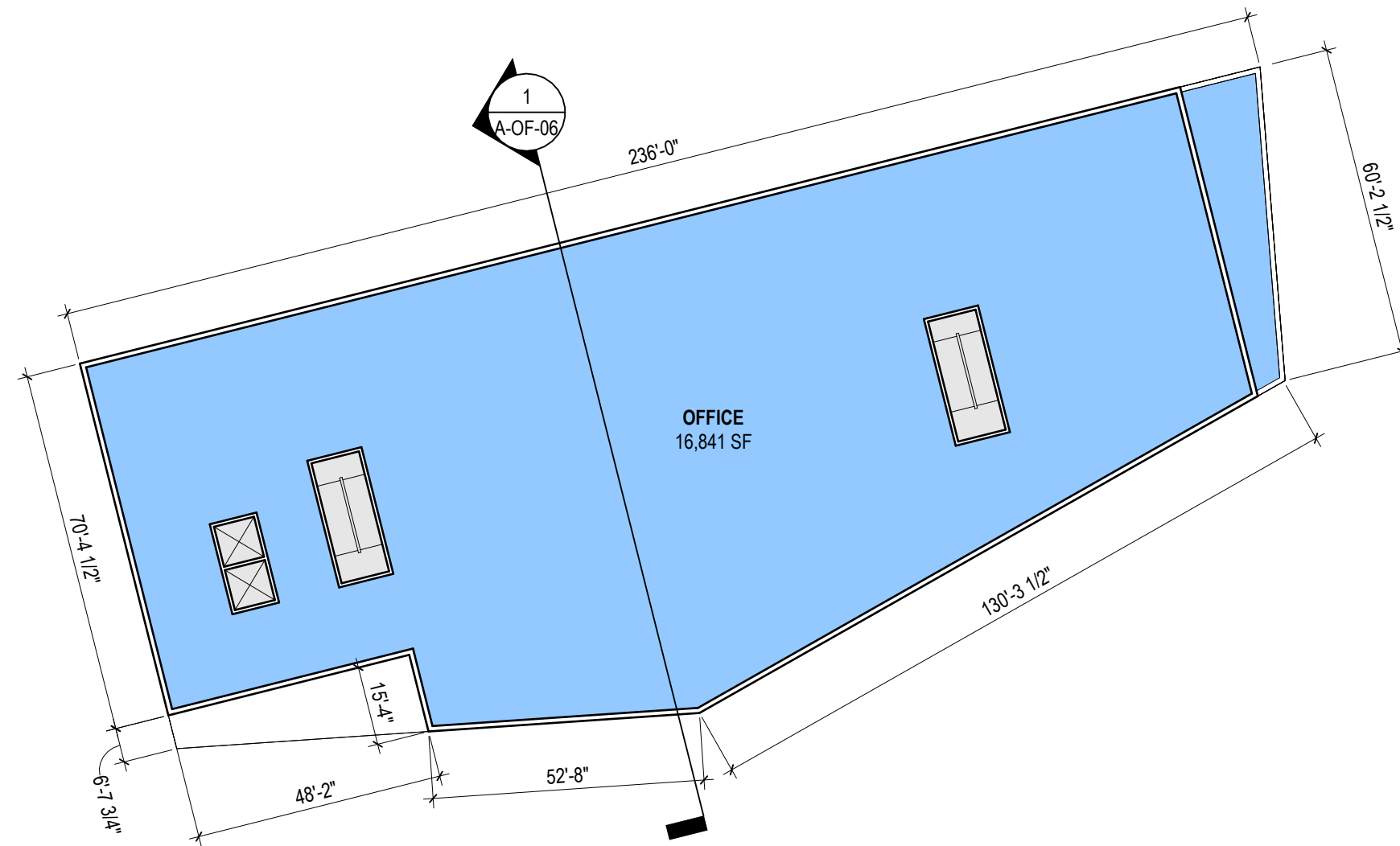
INDUS BRIDGE STREET

OFFICE

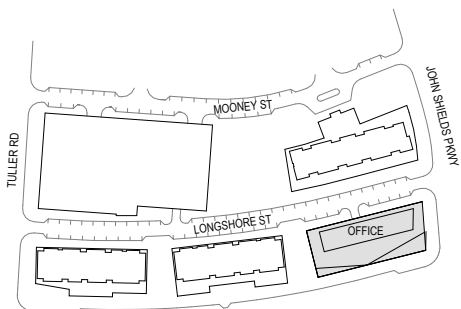
OFFICE FLOORPLATE:

LEVEL 02 - 19,769 SF
LEVEL 03 - 19,315 SF
LEVEL 04 - 17,315 SF
LEVEL 05 - 17,315 SF
LEVEL 06 - 17,315 SF

TOTAL - 91,029 SF



KEY PLAN

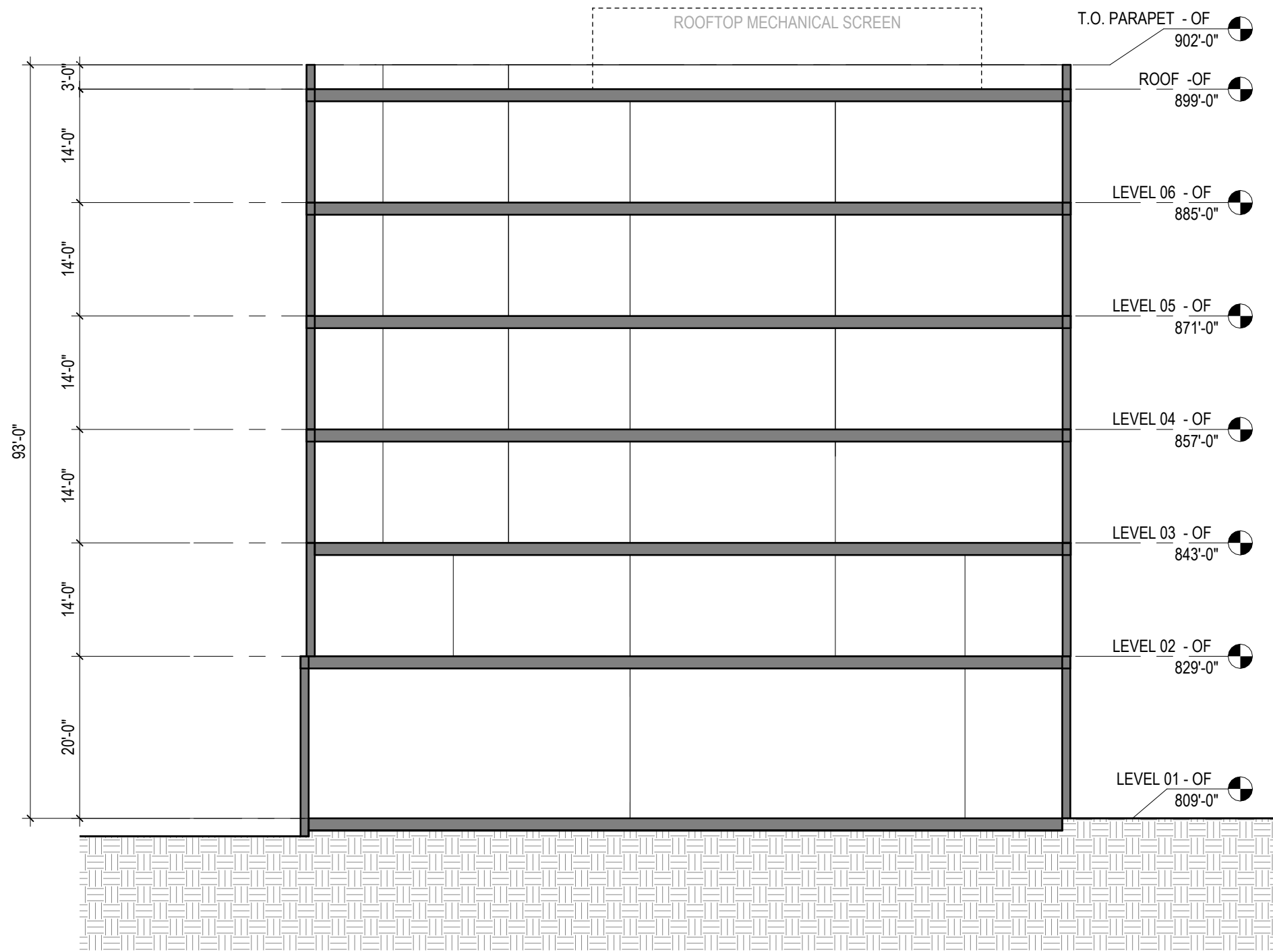


1 TYPICAL LEVEL

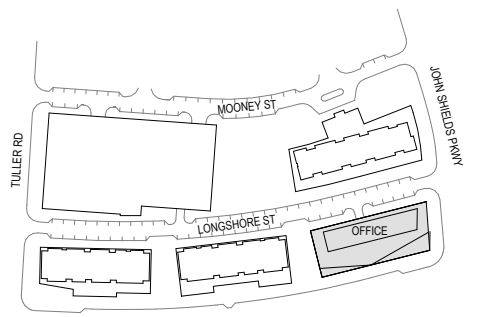
1" = 30'-0"

CORRIDOR BUILDING TYPE





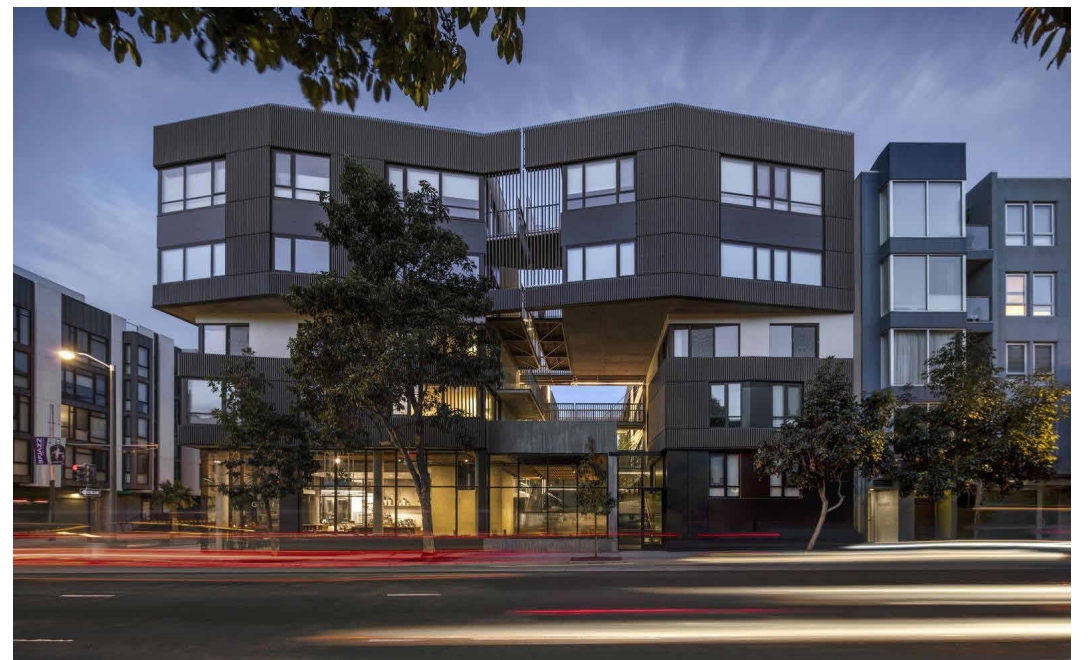
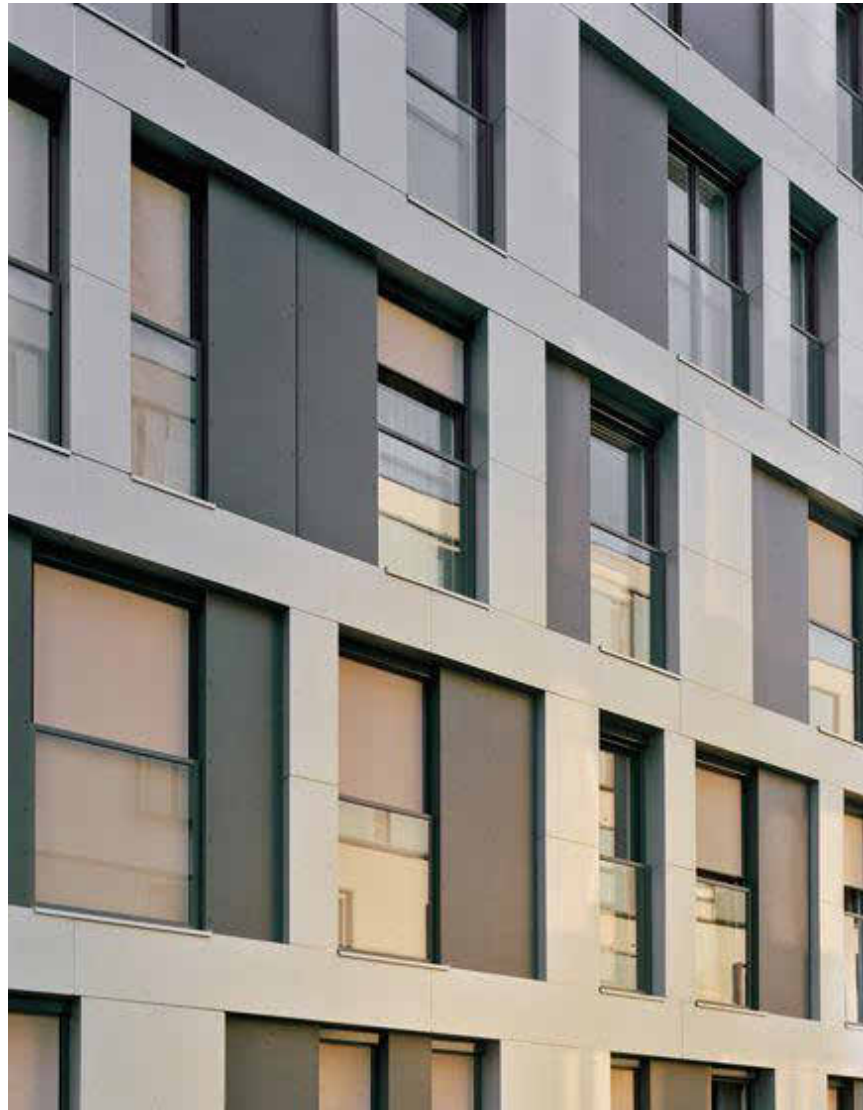
KEY PLAN



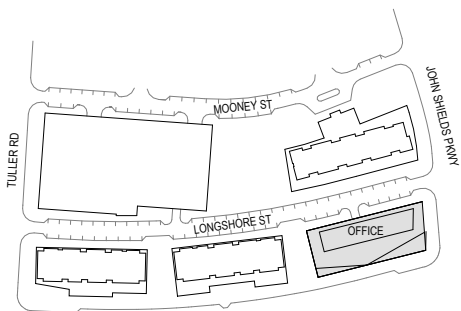
1 BUILDING SECTION
 1/16" = 1'-0"

CORRIDOR BUILDING TYPE





KEY PLAN



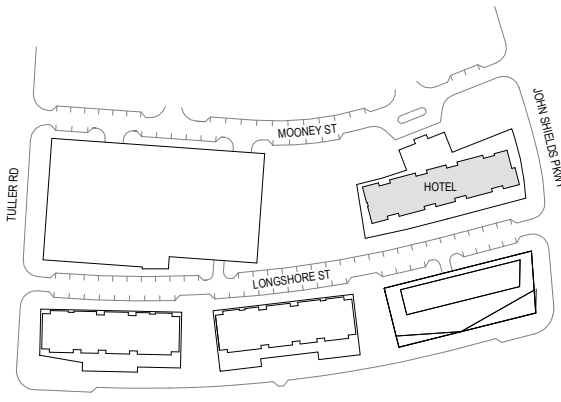
CORRIDOR BUILDING TYPE

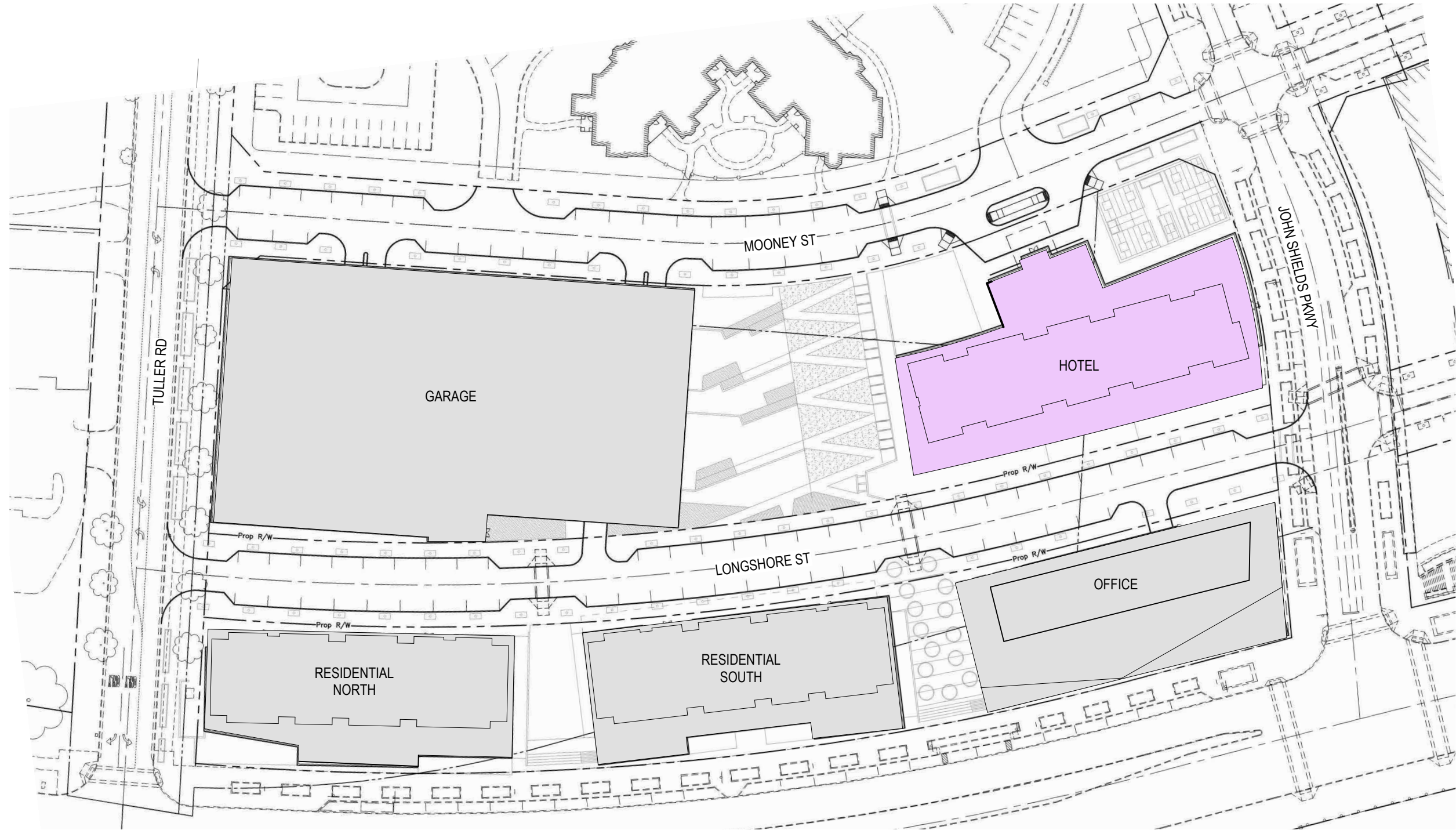




CORRIDOR BUILDING TYPE

KEY PLAN





1 SITE PLAN - HOTEL
1" = 80'-0"

CORRIDOR BUILDING TYPE

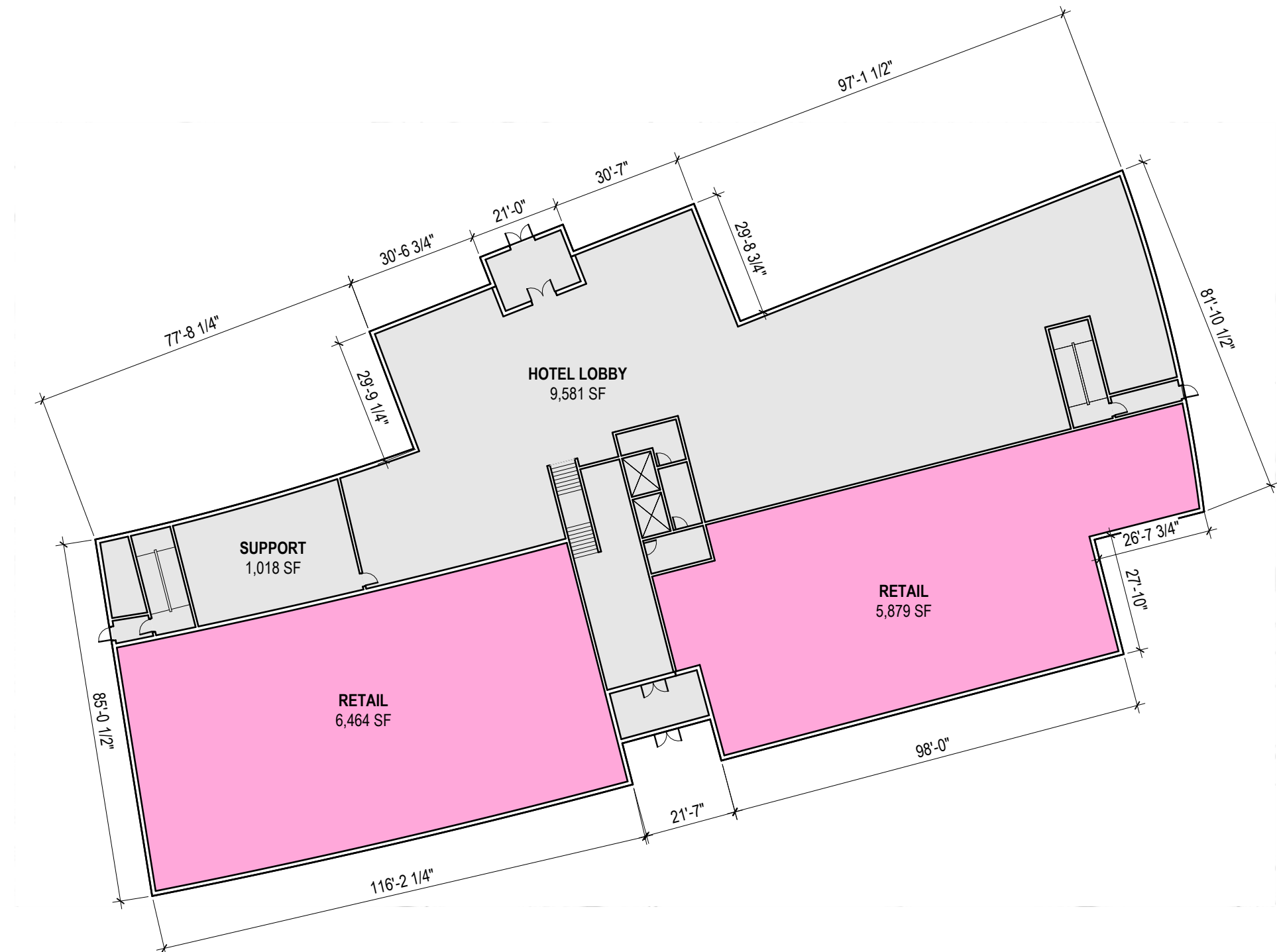
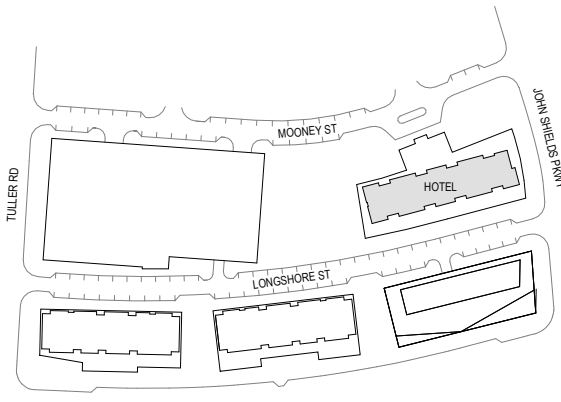


GROUND LEVEL AREA	
GROUP	AREA
RETAIL	12,343 SF
HOTEL	11,540 SF

GRAND TOTAL 23,883 SF

- LOBBY
- RETAIL
- SUPPORT

KEY PLAN



1 LEVEL 01
1" = 30'-0"

CORRIDOR BUILDING TYPE

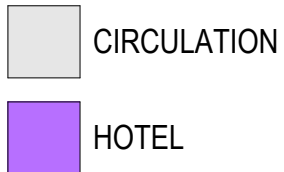
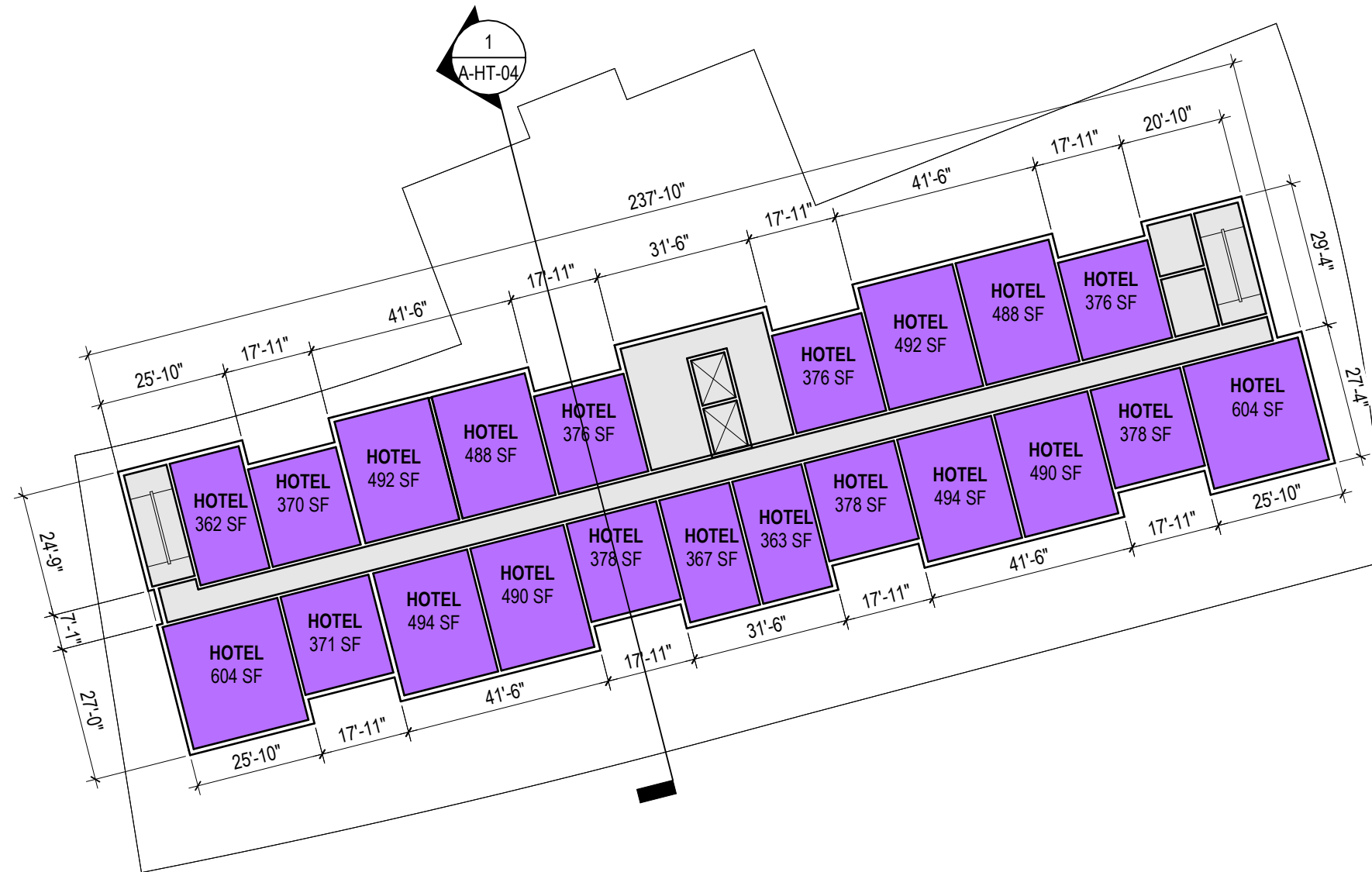


INDUS BRIDGE STREET

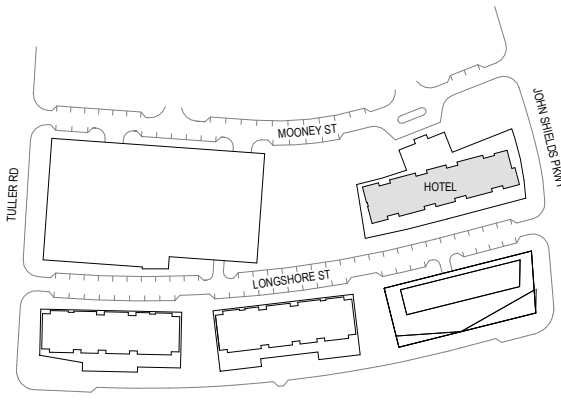
HOTEL

HOTEL COUNT:

7 LEVELS
147 KEYS



KEY PLAN



1 TYPICAL FLOOR PLAN

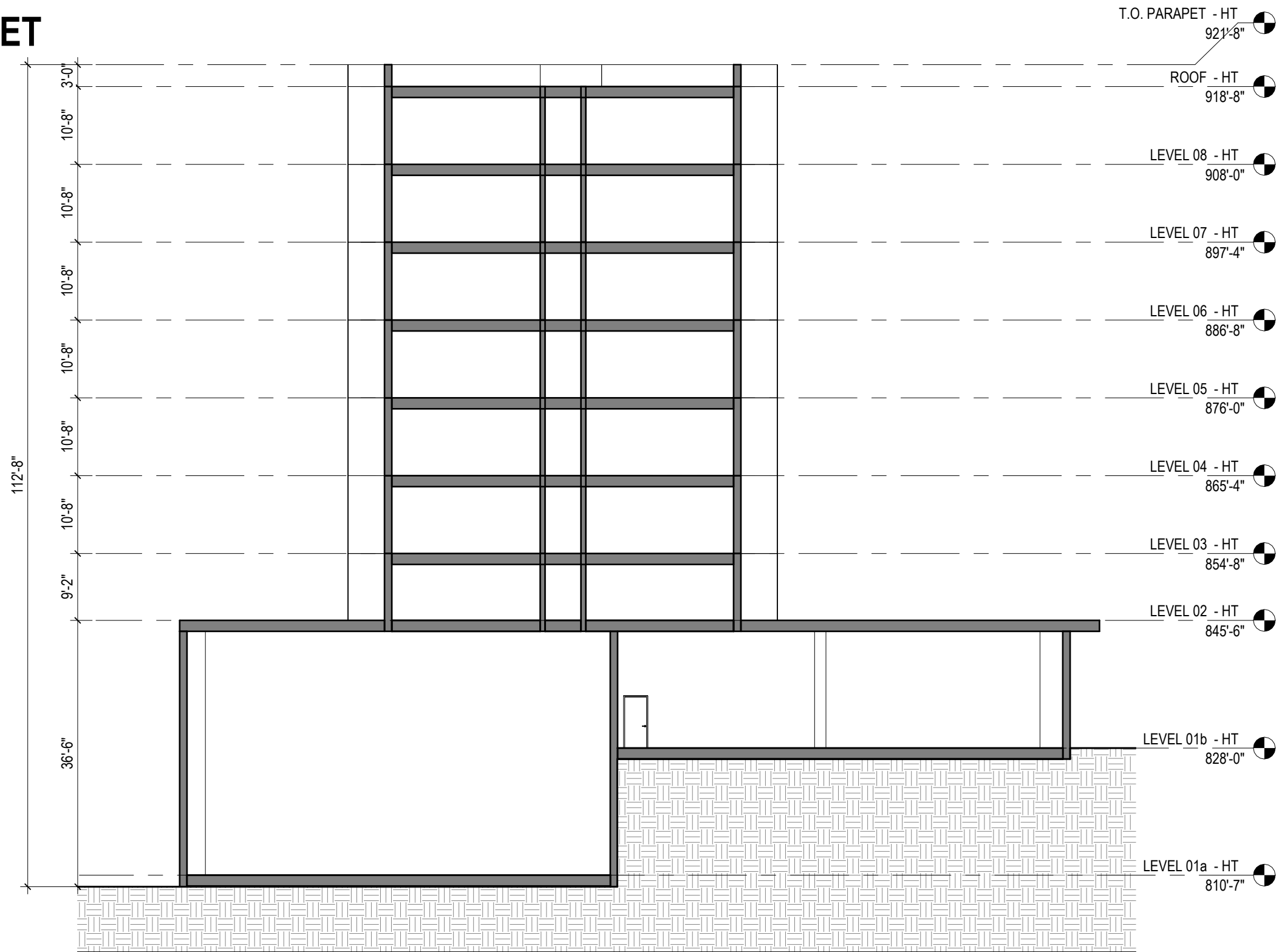
1" = 30'-0"

CORRIDOR BUILDING TYPE

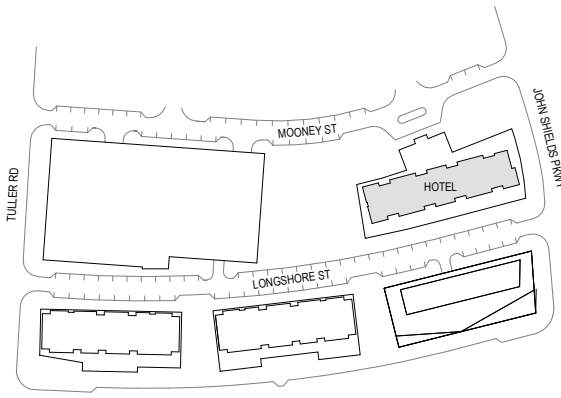


INDUS BRIDGE STREET

HOTEL



KEY PLAN



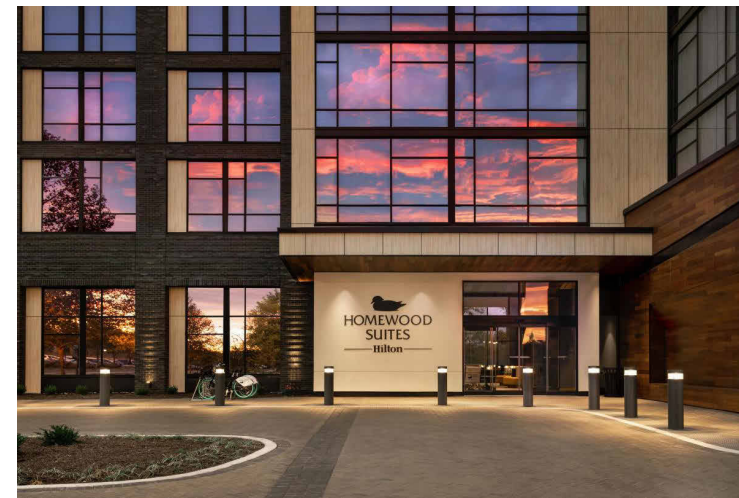
1

BUILDING SECTION

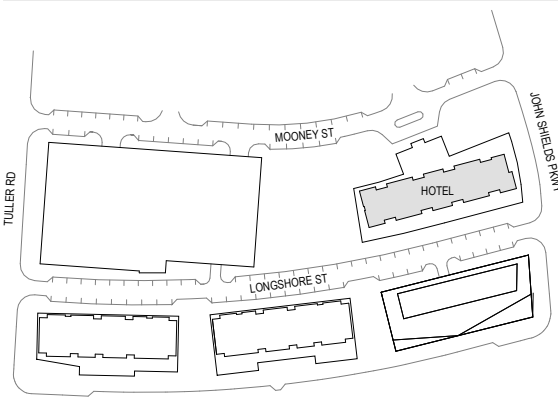
1/16" = 1'-0"

CORRIDOR BUILDING TYPE





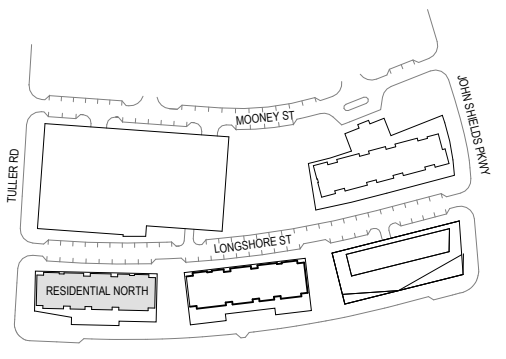
KEY PLAN



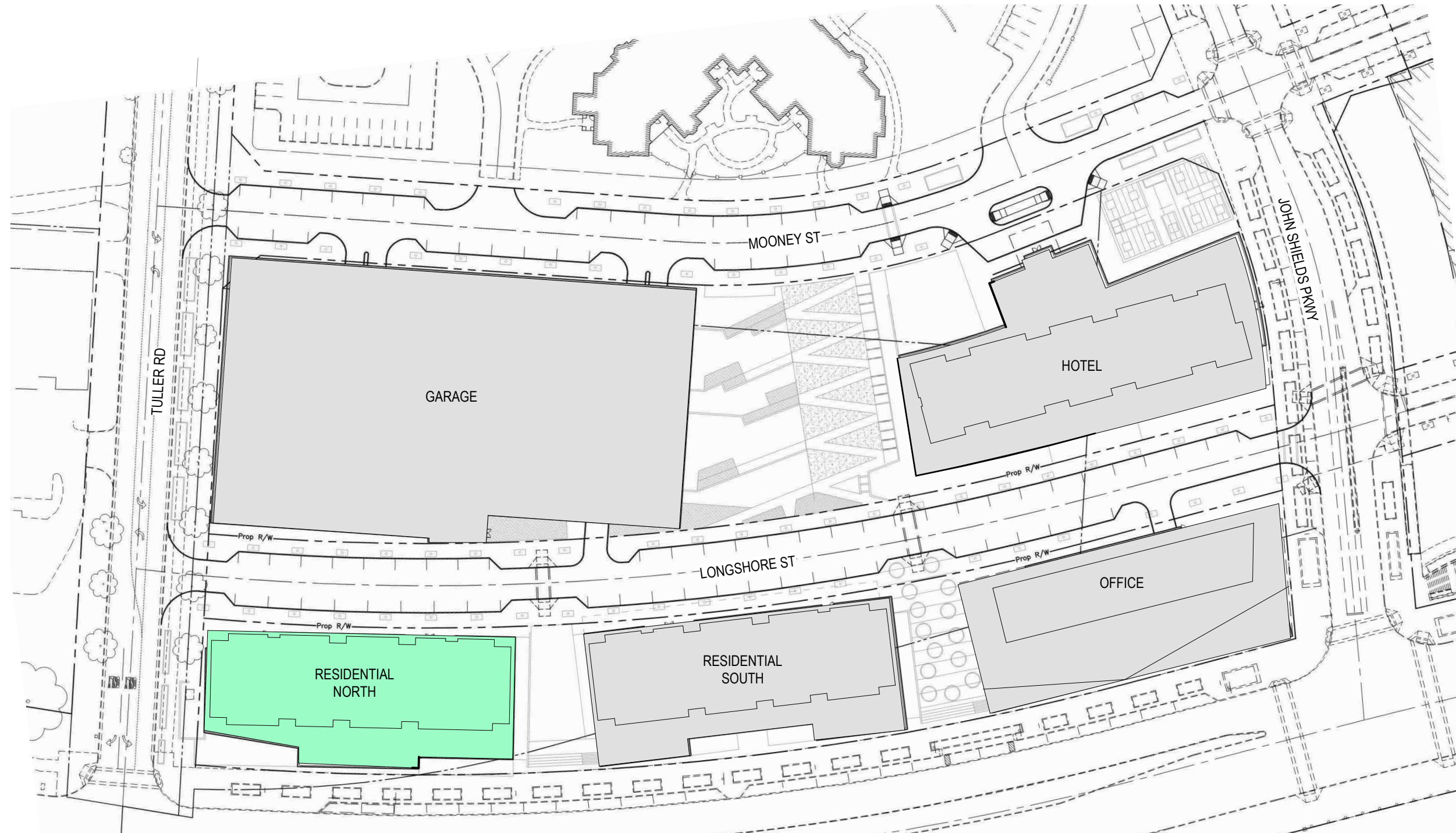
CORRIDOR BUILDING TYPE



KEY PLAN



CORRIDOR BUILDING TYPE



1 **SITE PLAN - RESIDENTIAL NORTH**
1" = 80'-0"

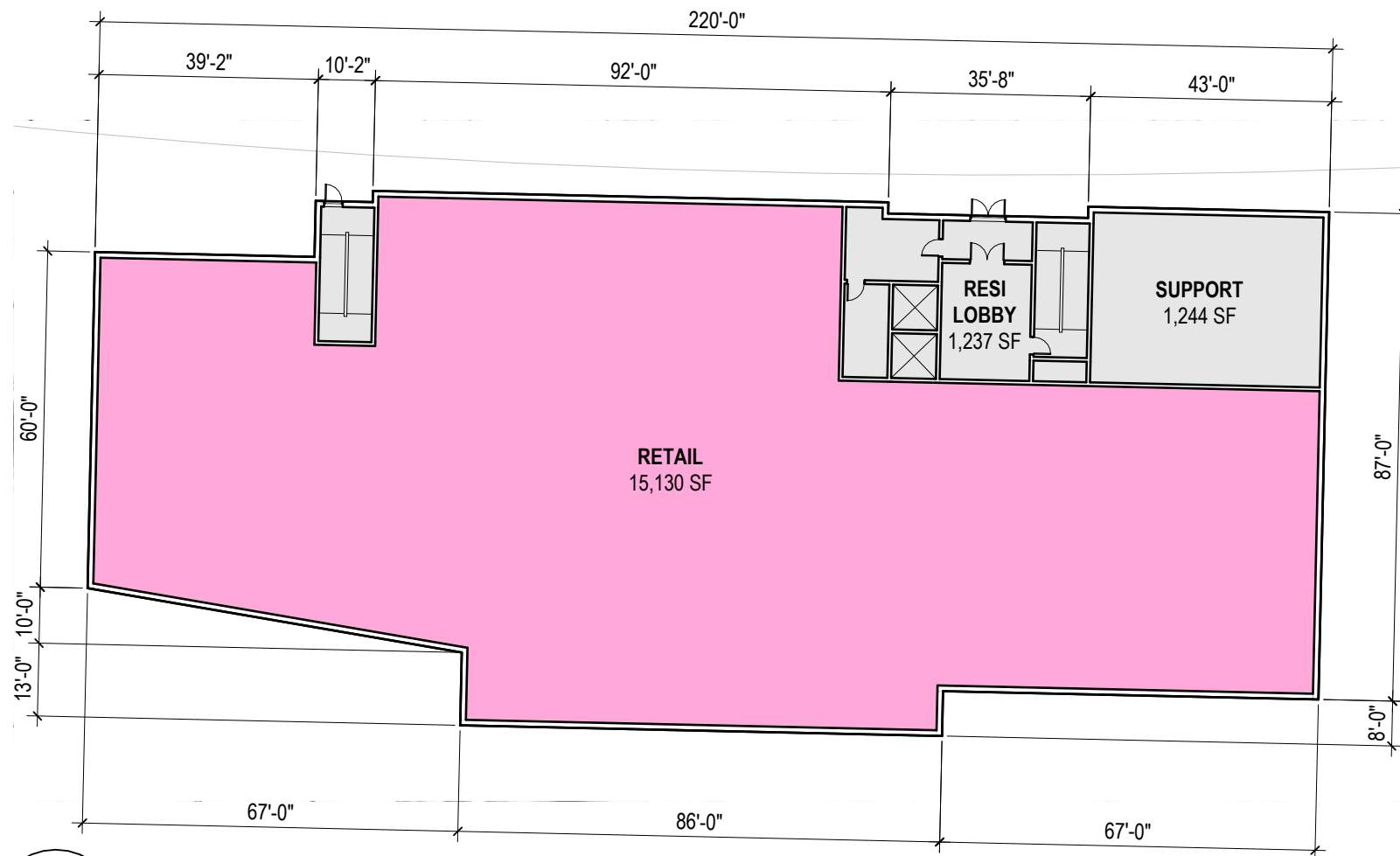
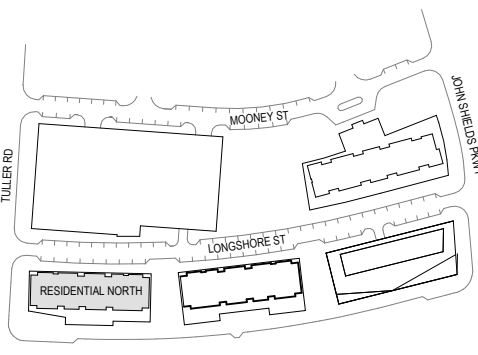
CORRIDOR BUILDING TYPE



RESIDENTIAL NORTH FIRST FLOOR	
GROUP	AREA
RETAIL	15,130 SF
LOBBY	1,237 SF
SUPPORT	1,244 SF
GRAND TOTAL	17,611 SF

- CIRCULATION
- LOBBY
- RETAIL
- SUPPORT

KEY PLAN



1 LEVEL 01
1" = 30'-0"

CORRIDOR BUILDING TYPE



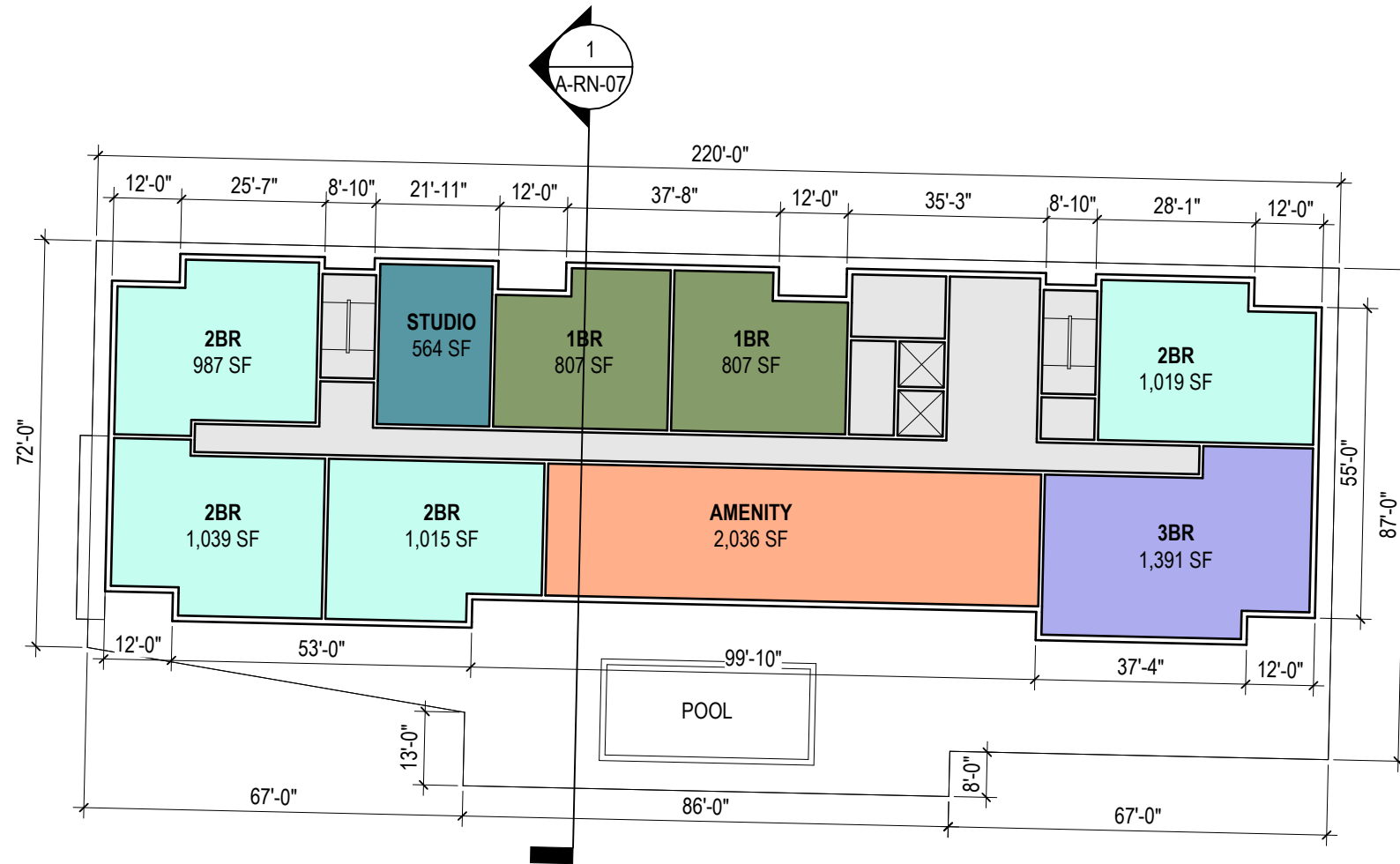
INDUS BRIDGE STREET

RESIDENTIAL NORTH

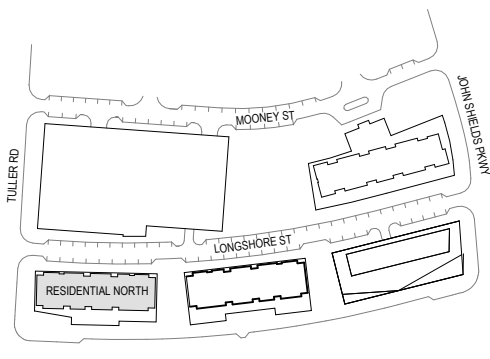
UNIT QUANTITY	
NAME	COUNT
1 BR	29
2 BR	43
3 BR	10
STUDIO	13

GRAND TOTAL 95 UNITS

- STUDIO
- 1BR
- 2BR
- 3BR
- CIRCULATION
- AMENITY



KEY PLAN



1 LEVEL 02

1" = 30'-0"

CORRIDOR BUILDING TYPE



INDUS BRIDGE STREET

RESIDENTIAL NORTH

UNIT QUANTITY	
NAME	COUNT
1 BR	29
2 BR	43
3 BR	10
STUDIO	13

GRAND TOTAL 95 UNITS

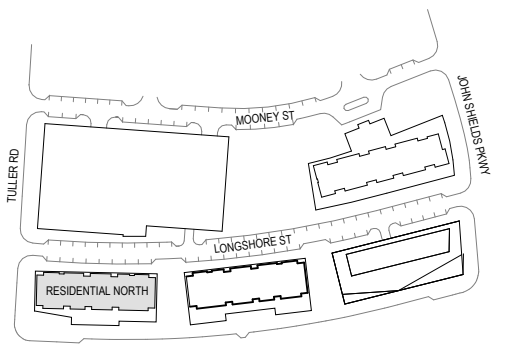
- STUDIO
- 1BR
- 2BR
- 3BR
- CIRCULATION



1 TYPICAL LEVEL

1" = 30'-0"

KEY PLAN



CORRIDOR BUILDING TYPE

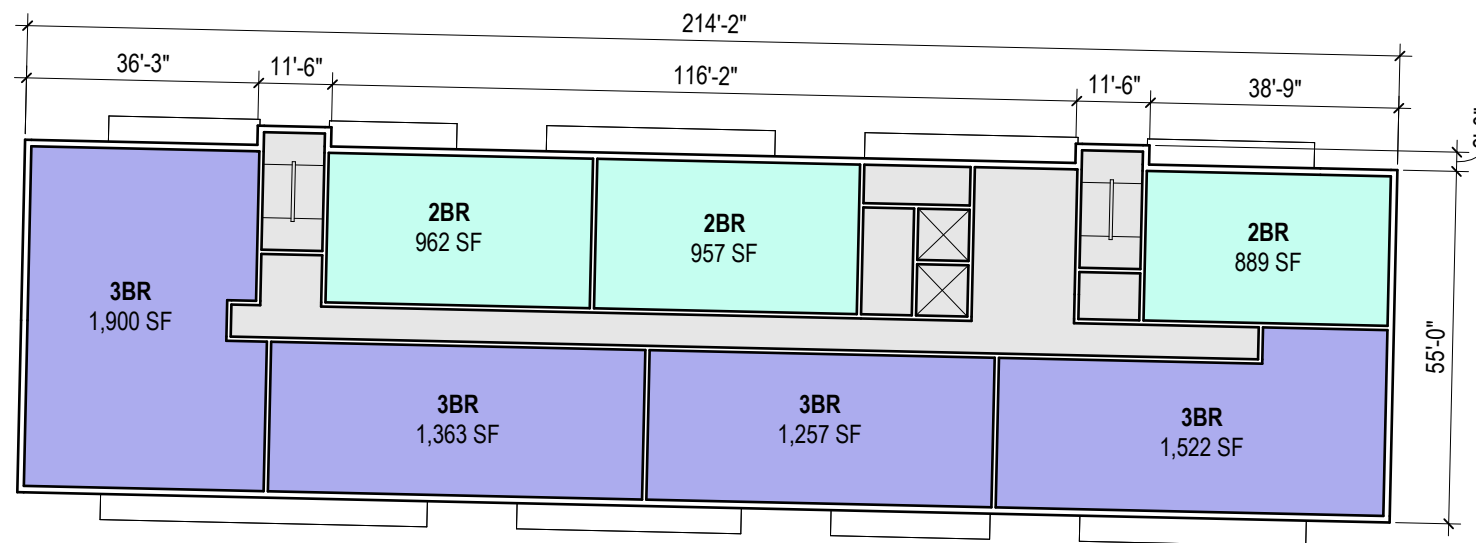


INDUS BRIDGE STREET

RESIDENTIAL NORTH

UNIT QUANTITY	
NAME	COUNT
1 BR	29
2 BR	43
3 BR	10
STUDIO	13

GRAND TOTAL 95 UNITS

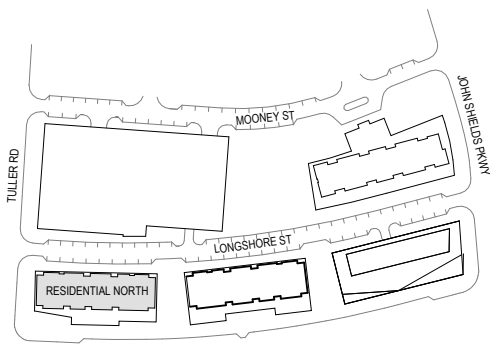


- 2BR
- 3BR
- CIRCULATION

1 LEVEL 09

1" = 30'-0"

KEY PLAN



CORRIDOR BUILDING TYPE



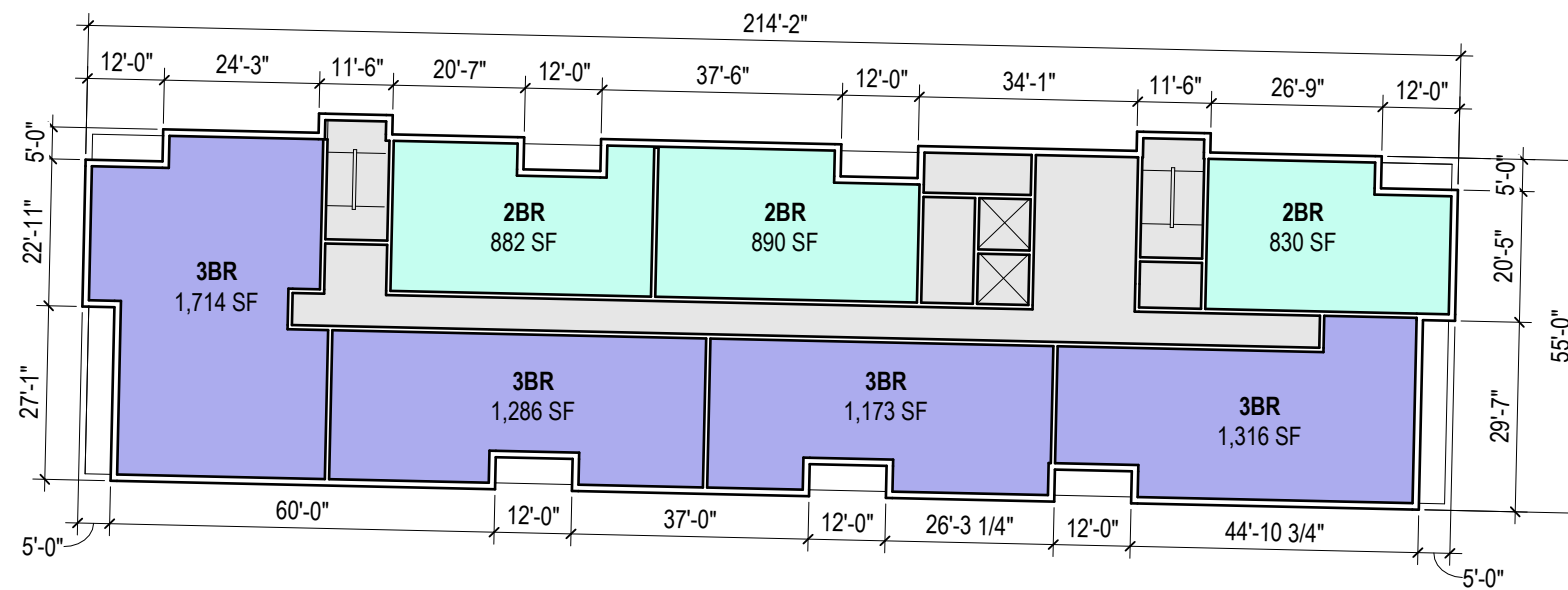
INDUS BRIDGE STREET

RESIDENTIAL NORTH

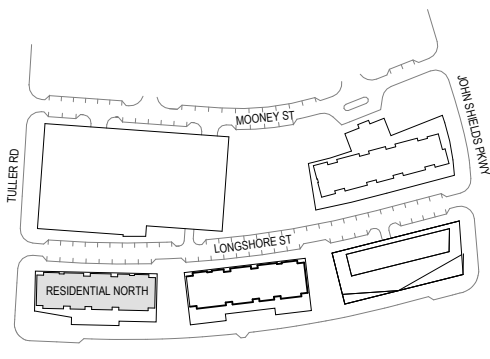
UNIT QUANTITY	
NAME	COUNT
1 BR	29
2 BR	43
3 BR	10
STUDIO	13

GRAND TOTAL 95 UNITS

- 2BR
- 3BR
- CIRCULATION



KEY PLAN



1 LEVEL 10, 11

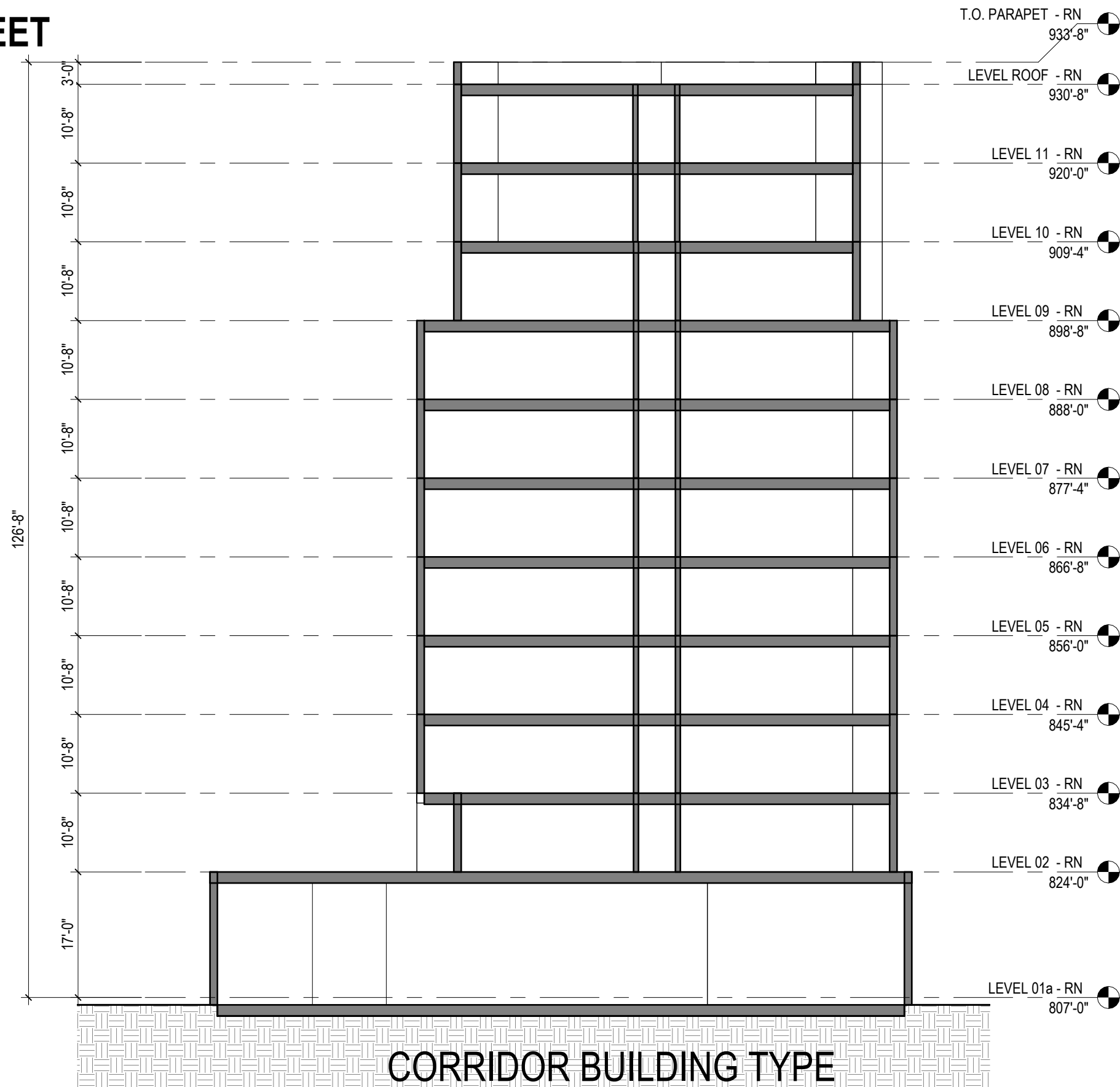
1" = 30'-0"

CORRIDOR BUILDING TYPE

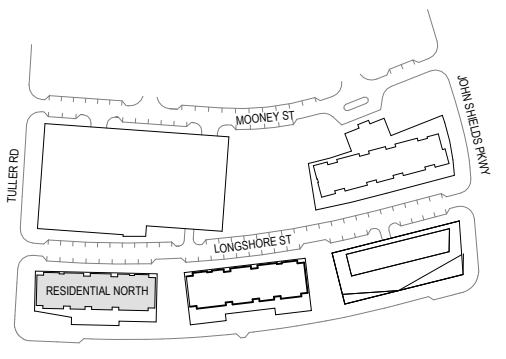


INDUS BRIDGE STREET

RESIDENTIAL NORTH

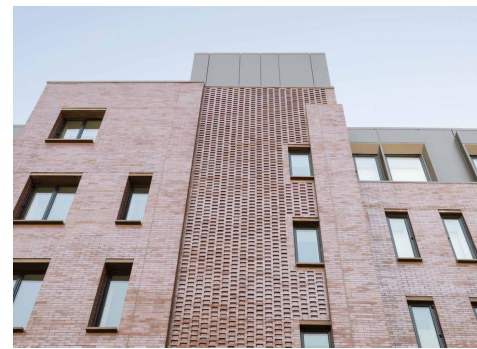


KEY PLAN

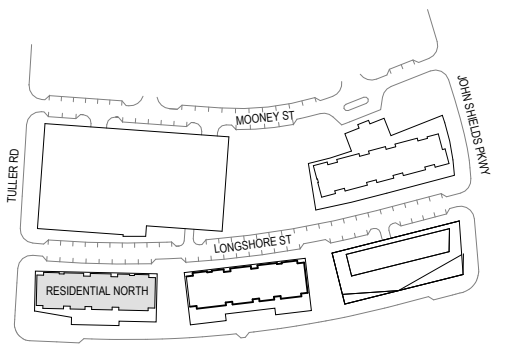


INDUS BRIDGE STREET

RESIDENTIAL NORTH



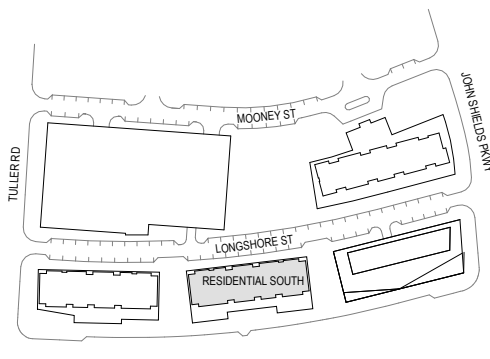
KEY PLAN



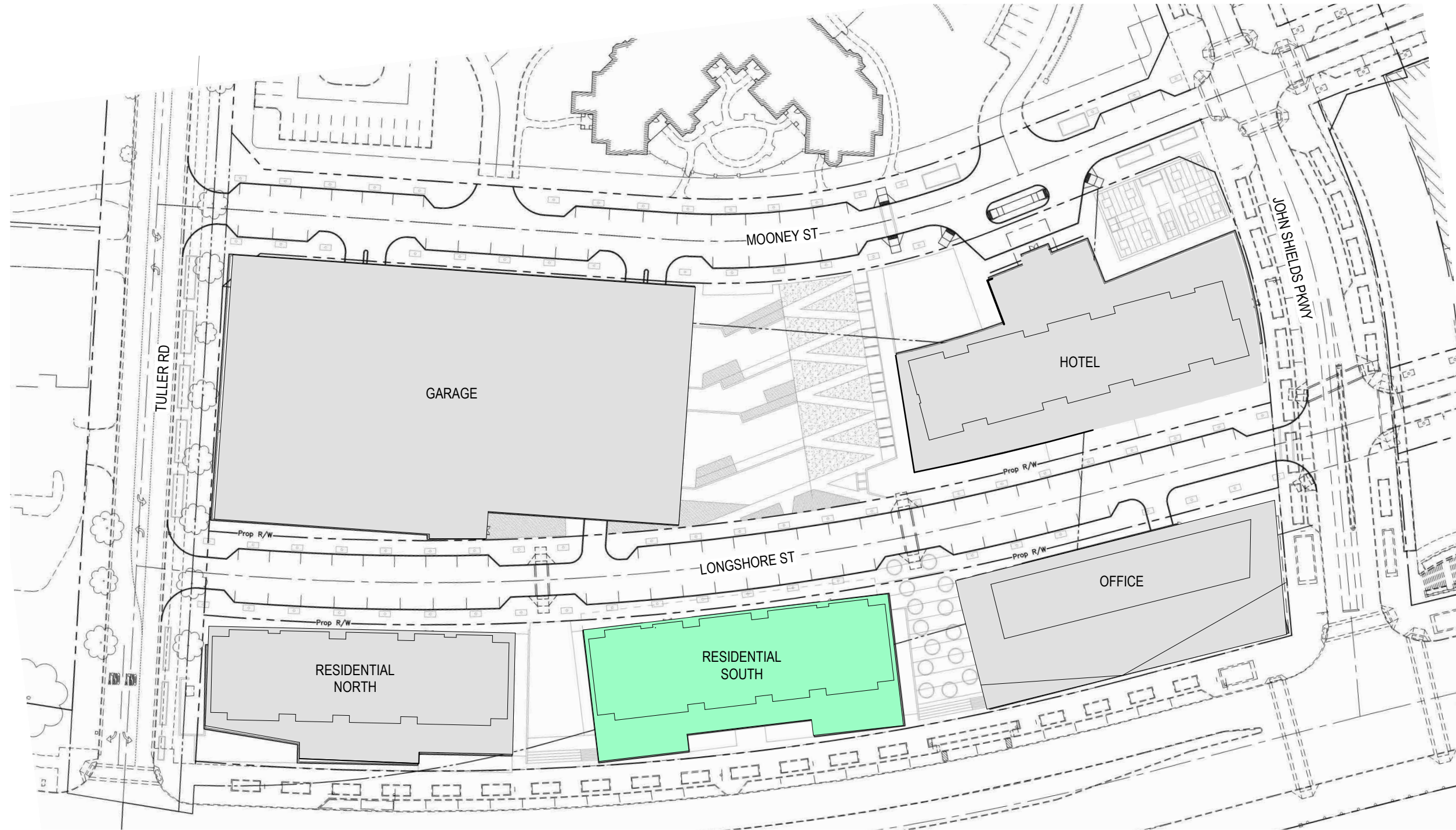
CORRIDOR BUILDING TYPE



KEY PLAN



CORRIDOR BUILDING TYPE



1

SITE PLAN - RESIDENTIAL SOUTH

1" = 80'-0"

CORRIDOR BUILDING TYPE






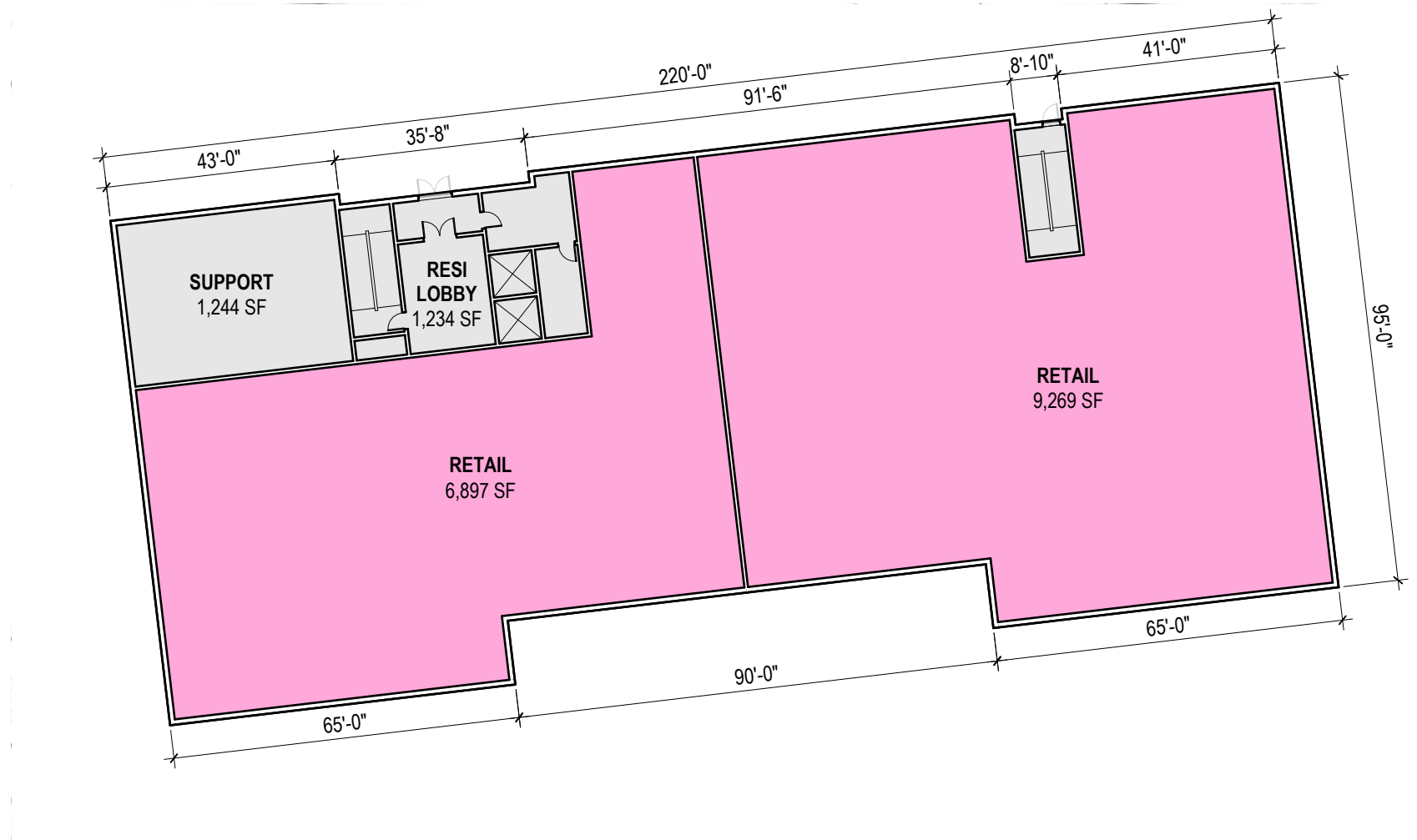
INDUS BRIDGE STREET

RESIDENTIAL SOUTH

RESIDENTIAL SOUTH FIRST FLOOR	
GROUP	AREA
RETAIL	16,166 SF
LOBBY	1,234 SF
SUPPORT	1,244 SF

GRAND TOTAL 18,644 SF

-  LOBBY
-  RETAIL
-  SUPPORT



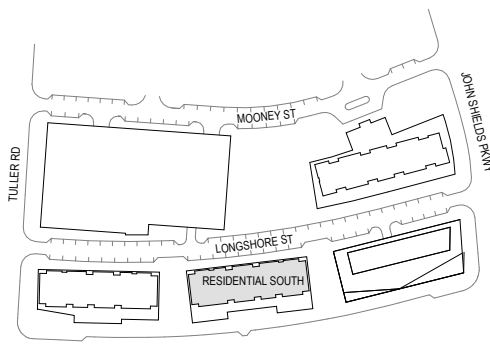
1 LEVEL 01

1" = 30'-0"

CORRIDOR BUILDING TYPE



KEY PLAN



INDUS BRIDGE STREET

RESIDENTIAL SOUTH

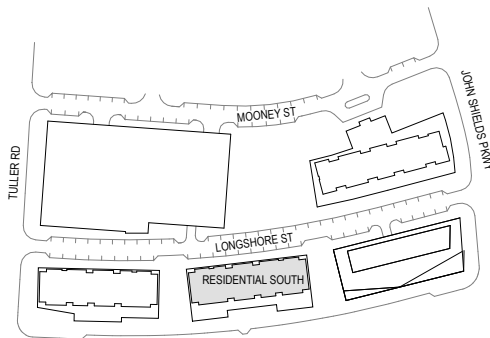
UNIT QUANTITY	
NAME	COUNT
1 BR	27
2 BR	40
3 BR	9
STUDIO	14

GRAND TOTAL 90 UNITS

- STUDIO
- 1BR
- 2BR
- 3BR
- CIRCULATION
- AMENITY



KEY PLAN



1 LEVEL 02
1" = 30'-0"

CORRIDOR BUILDING TYPE



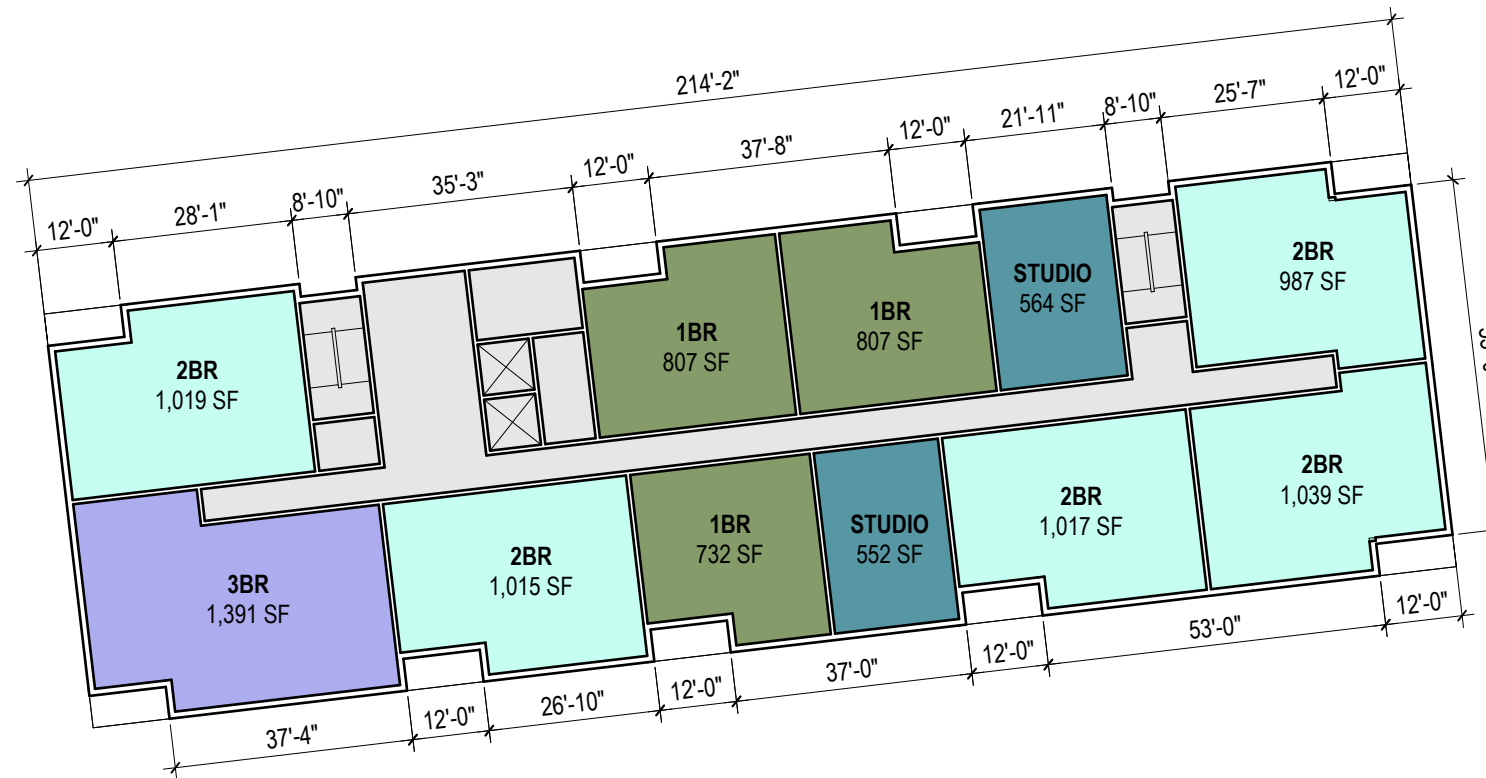
INDUS BRIDGE STREET

RESIDENTIAL SOUTH

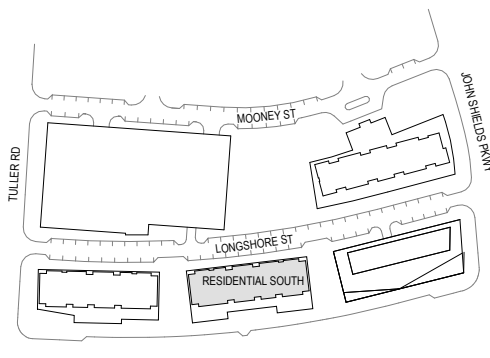
UNIT QUANTITY	
NAME	COUNT
1 BR	27
2 BR	40
3 BR	9
STUDIO	14

GRAND TOTAL 90 UNITS

- STUDIO
- 1BR
- 2BR
- 3BR
- CIRCULATION



KEY PLAN



1 TYPICAL LEVEL

1" = 30'-0"

CORRIDOR BUILDING TYPE

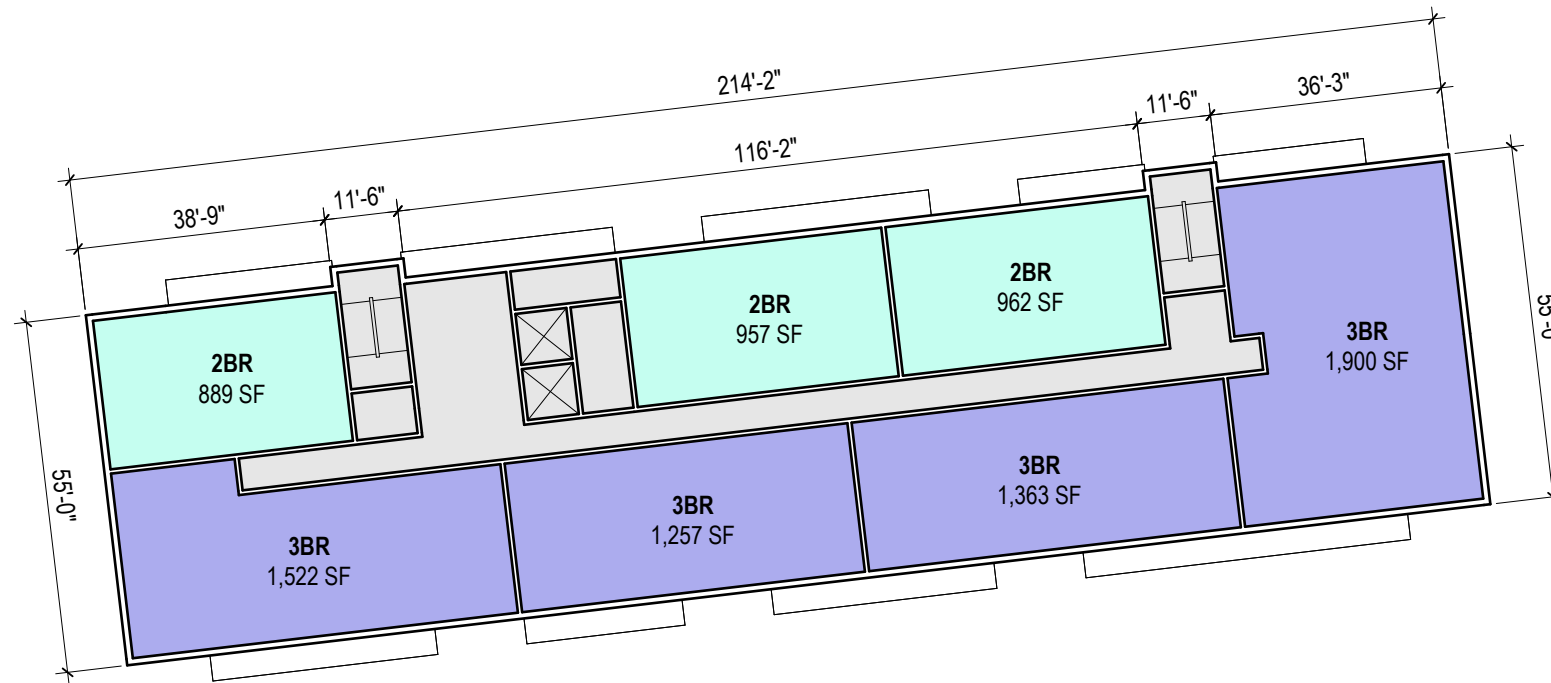


INDUS BRIDGE STREET

RESIDENTIAL SOUTH

UNIT QUANTITY	
NAME	COUNT
1 BR	27
2 BR	40
3 BR	9
STUDIO	14

GRAND TOTAL 90 UNITS

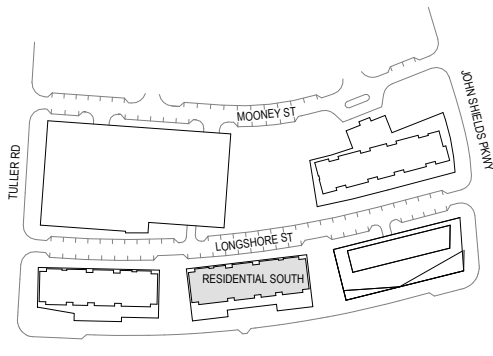


- 2BR
- 3BR
- CIRCULATION

1 LEVEL 09

1" = 30'-0"

KEY PLAN



CORRIDOR BUILDING TYPE

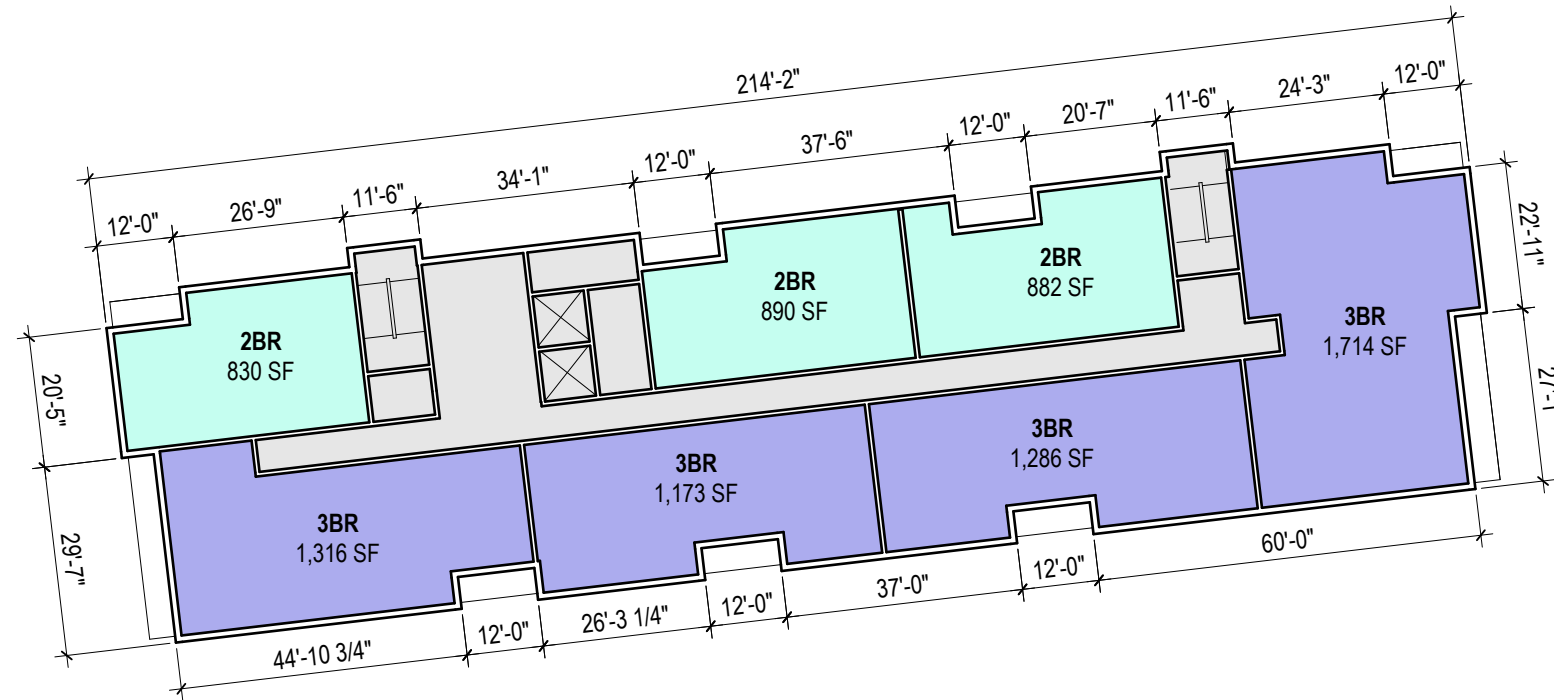


INDUS BRIDGE STREET

RESIDENTIAL SOUTH

UNIT QUANTITY	
NAME	COUNT
1 BR	27
2 BR	40
3 BR	9
STUDIO	14

GRAND TOTAL 90 UNITS

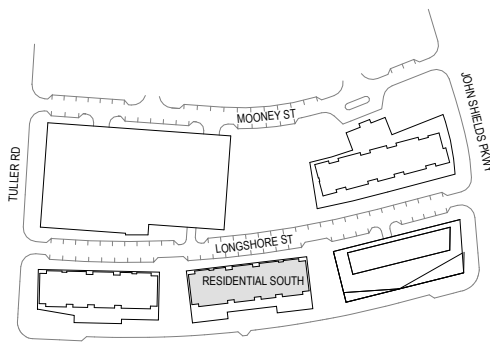


- 2BR
- 3BR
- CIRCULATION

1 LEVEL 10

1" = 30'-0"

KEY PLAN

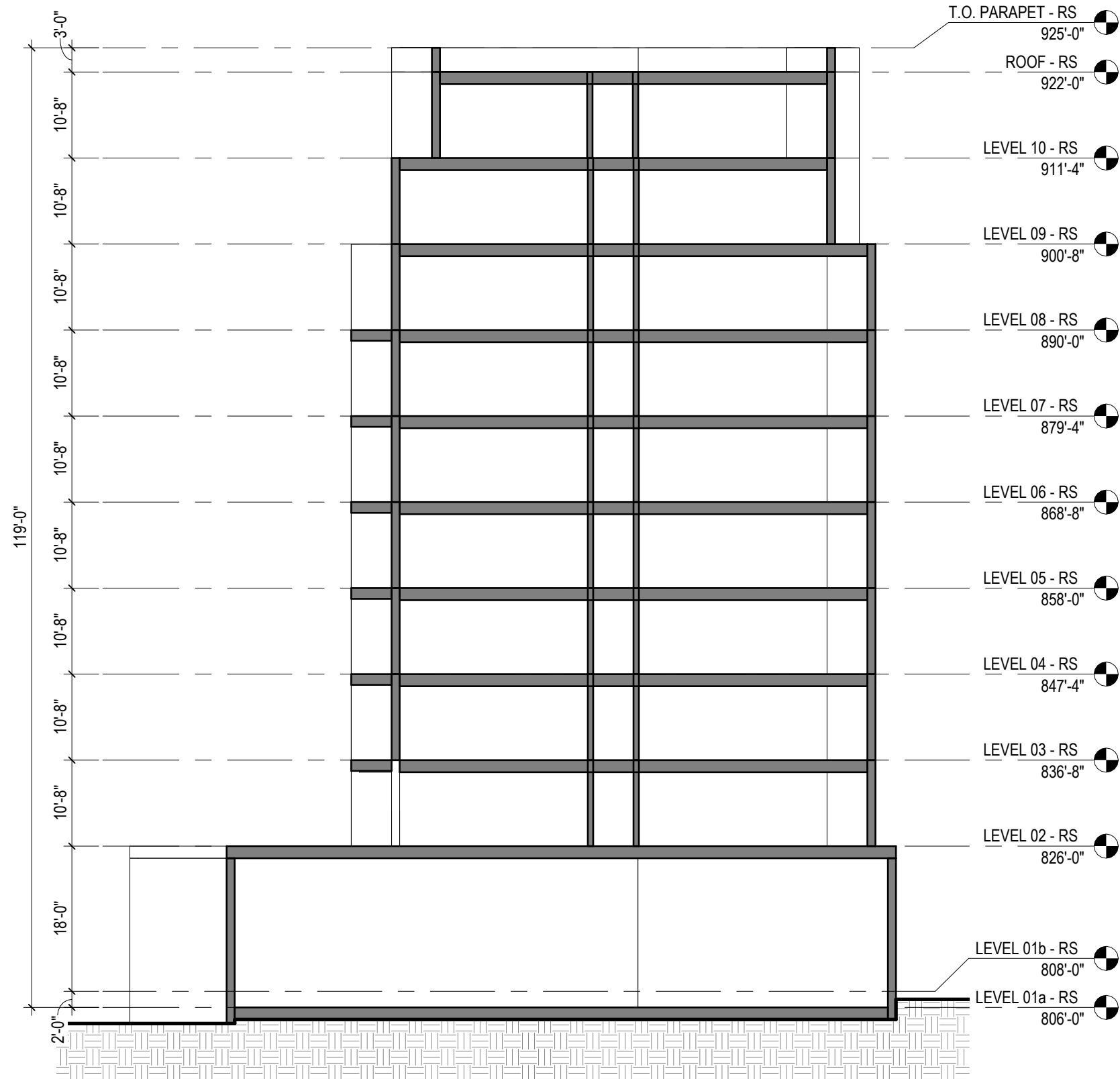


CORRIDOR BUILDING TYPE

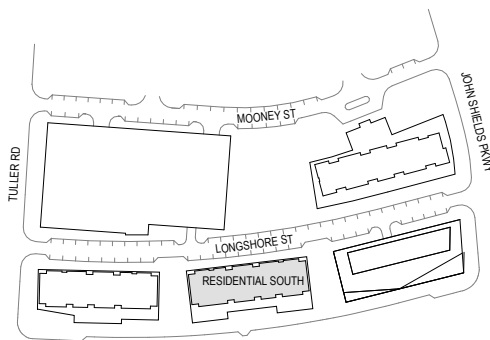


INDUS BRIDGE STREET

RESIDENTIAL SOUTH



KEY PLAN



1 BUILDING SECTION
 1/16" = 1'-0"
 CORRIDOR BUILDING TYPE

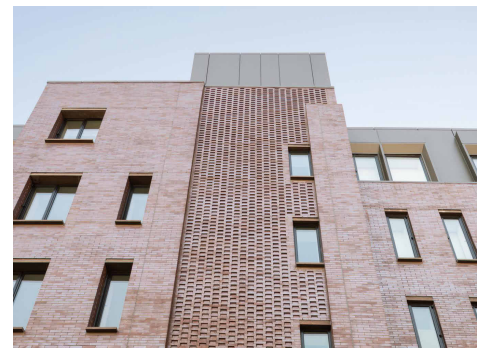
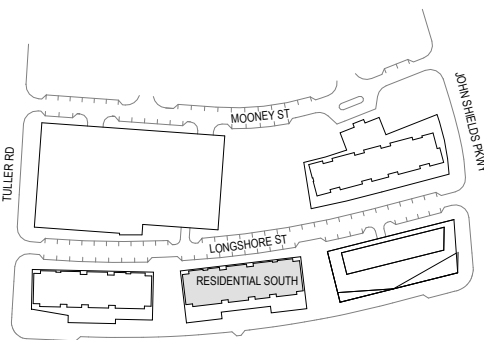


INDUS BRIDGE STREET

RESIDENTIAL SOUTH



KEY PLAN



CORRIDOR BUILDING TYPE

PARKING SCHEDULE

LEVEL	PARKING COUNT
FIRST FLOOR	165
SECOND FLOOR	173
THIRD FLOOR	173
FOURTH FLOOR	173
FIFTH FLOOR	141

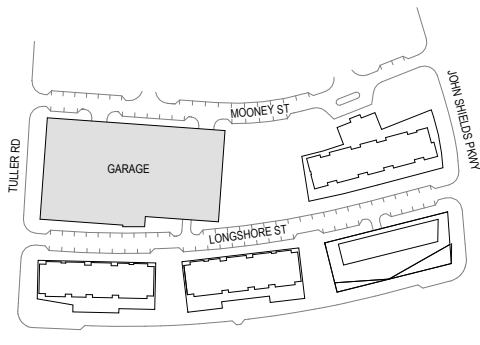
GRAND TOTAL 825

TOTAL SQUARE FOOTAGE

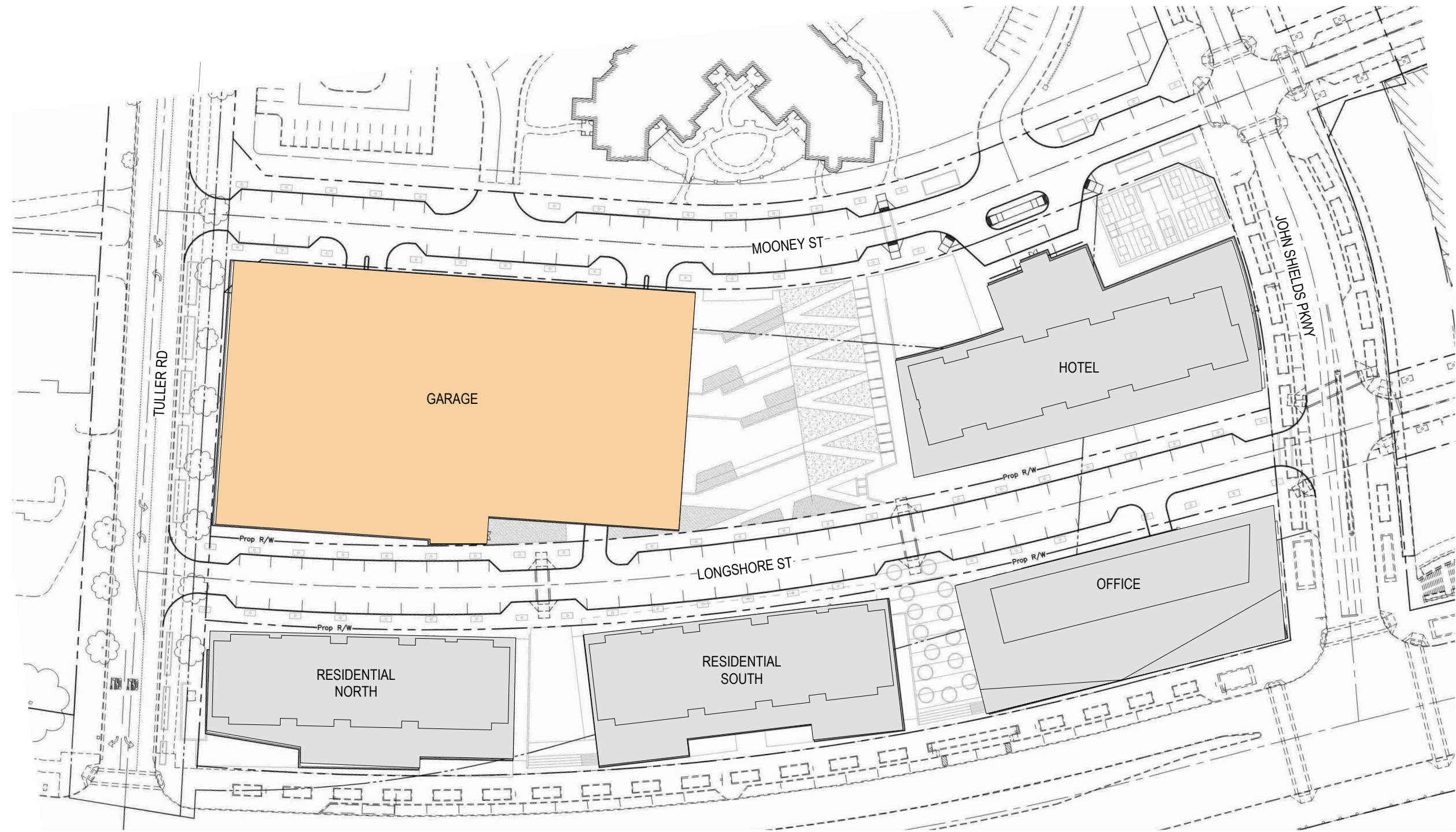
GROUP	AREA
GARAGE	285,521 SF
RETAIL	16,211 SF
SUPPORT	4,771 SF

GRAND TOTAL 306,503 SF

KEY PLAN



PARKING STRUCTURE TYPE



1

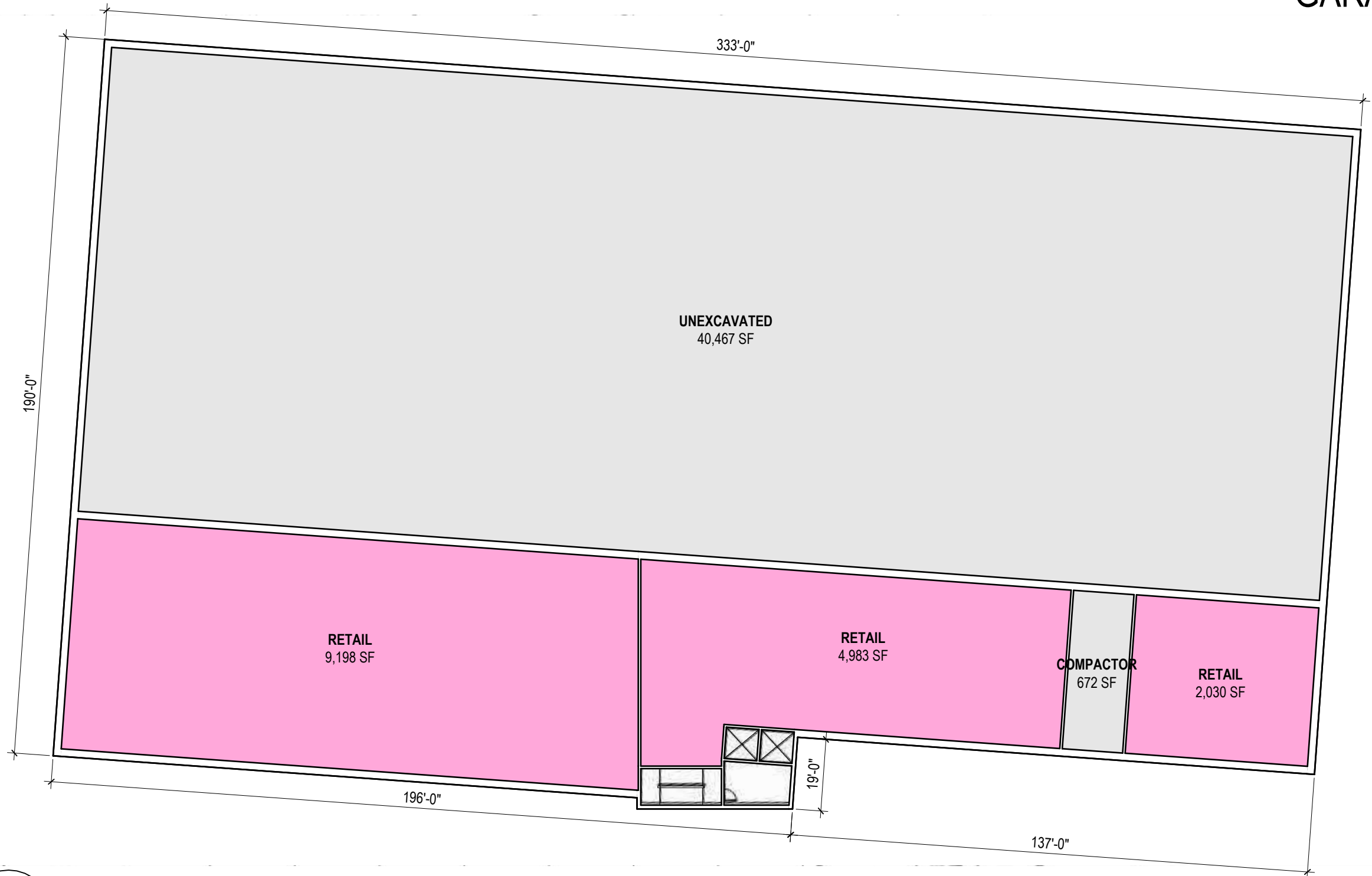
SITE PLAN - GARAGE

1" = 80'-0"

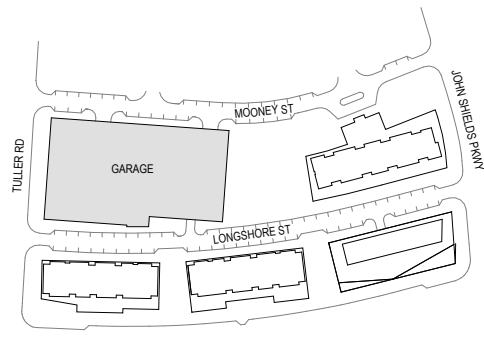
PARKING STRUCTURE TYPE



- RETAIL
- UNEXCAVATED
- COMPACTOR



KEY PLAN



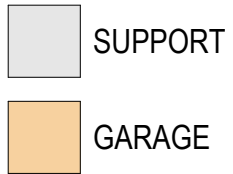
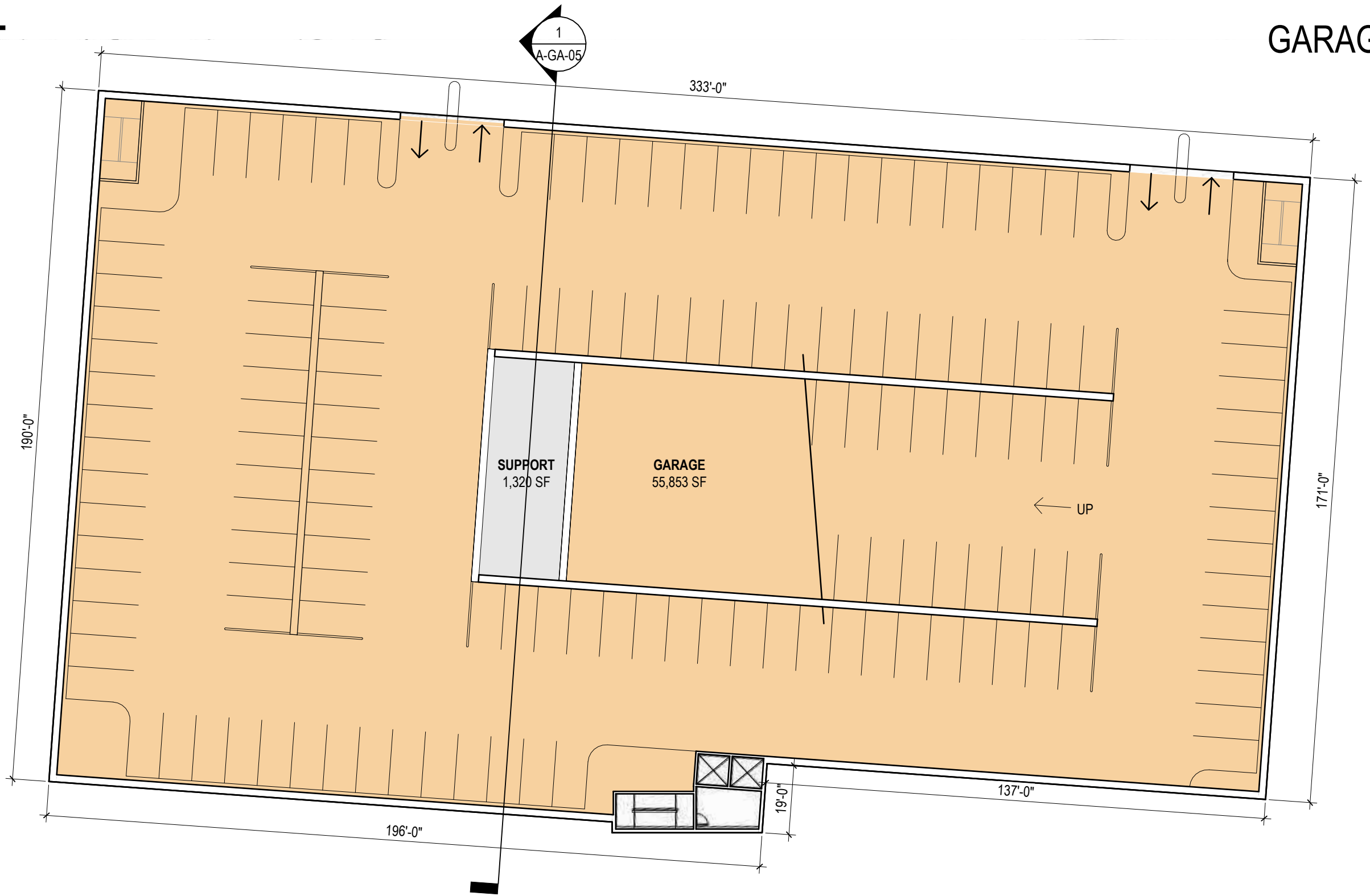
1 **GROUND LEVEL**
1" = 30'-0"

PARKING STRUCTURE TYPE

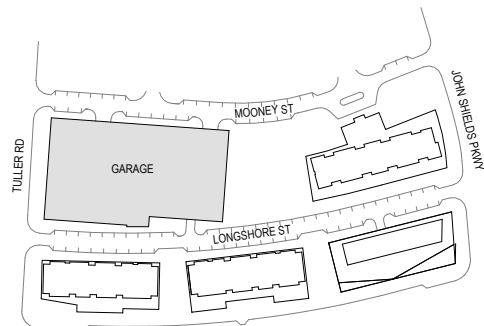


INDUS BRIDGE STREET

GARAGE



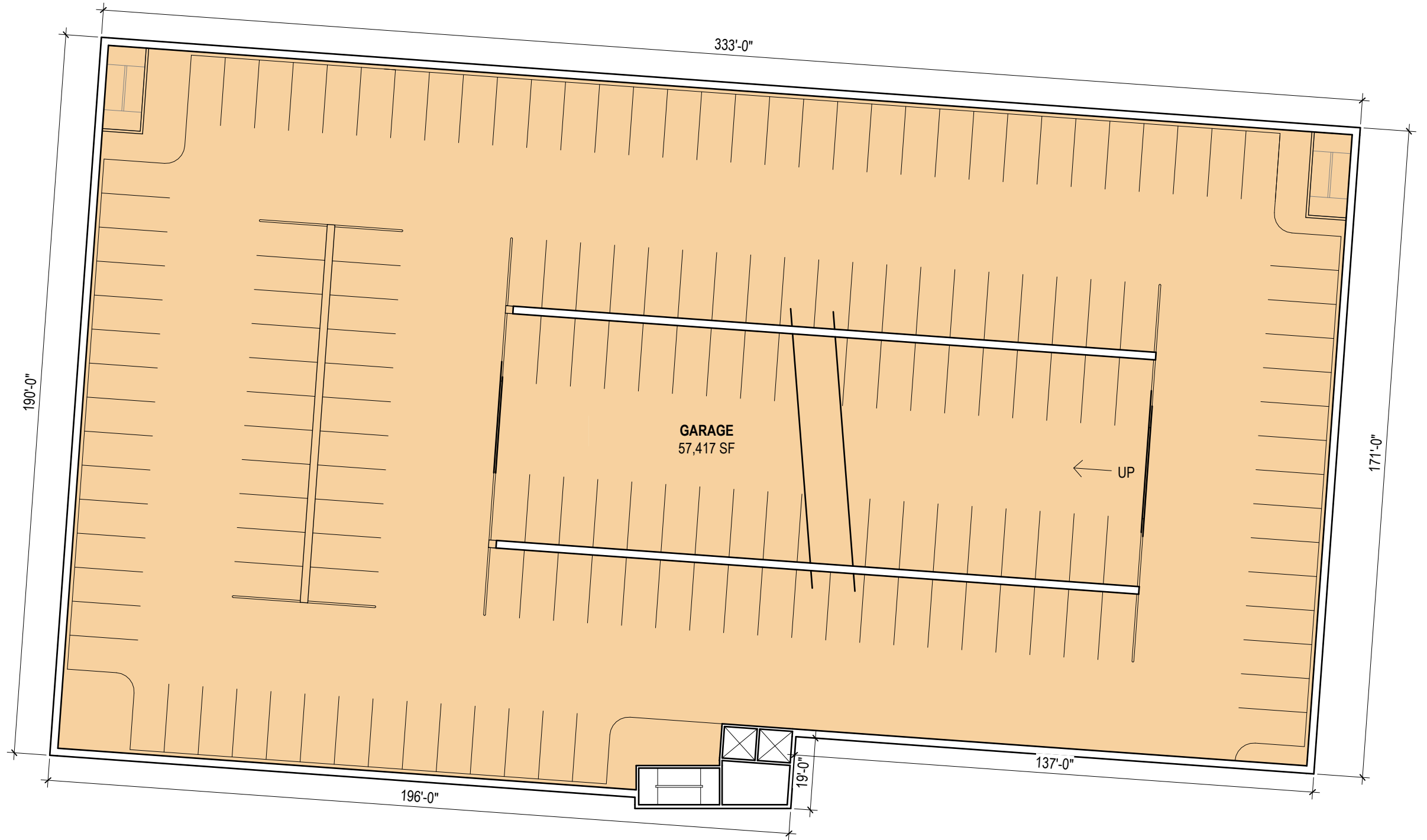
KEY PLAN



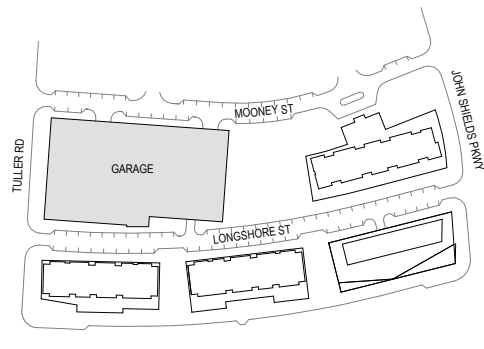
1 LEVEL 02
1" = 30'-0"

PARKING STRUCTURE TYPE





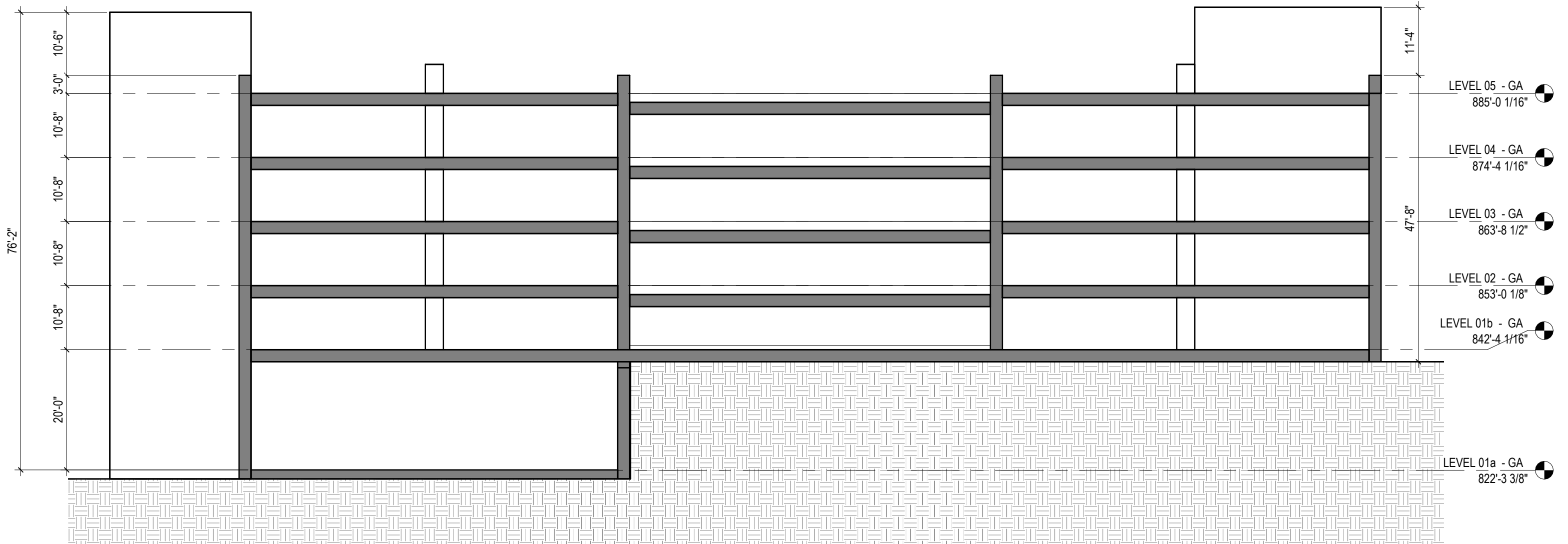
KEY PLAN



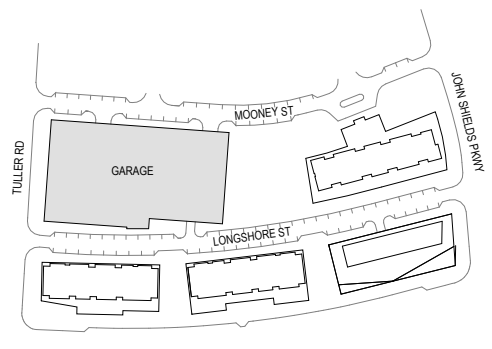
1 TYPICAL LEVEL
1" = 30'-0"

PARKING STRUCTURE TYPE





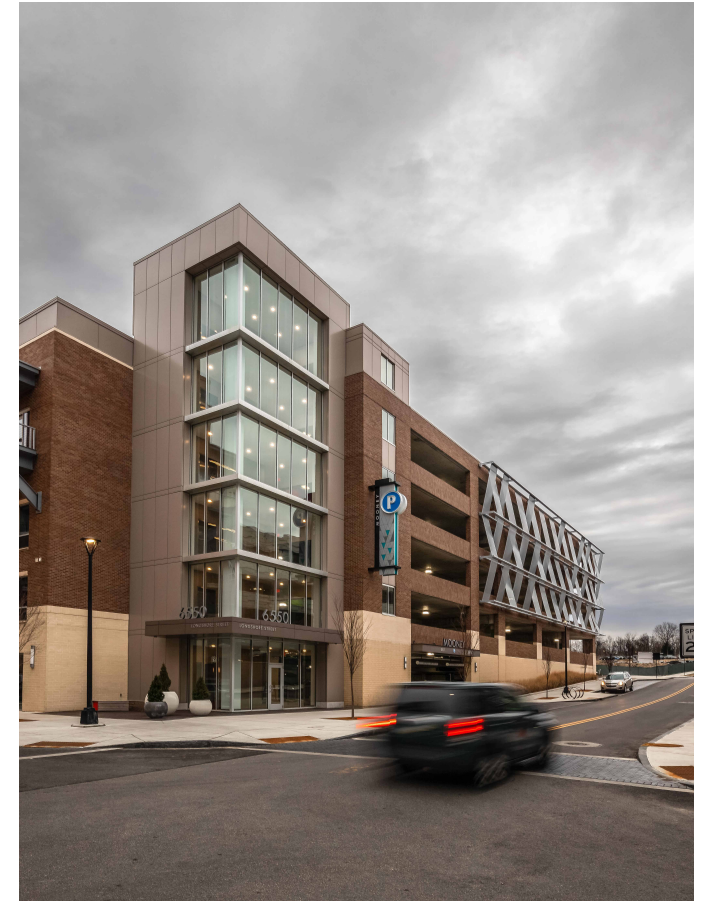
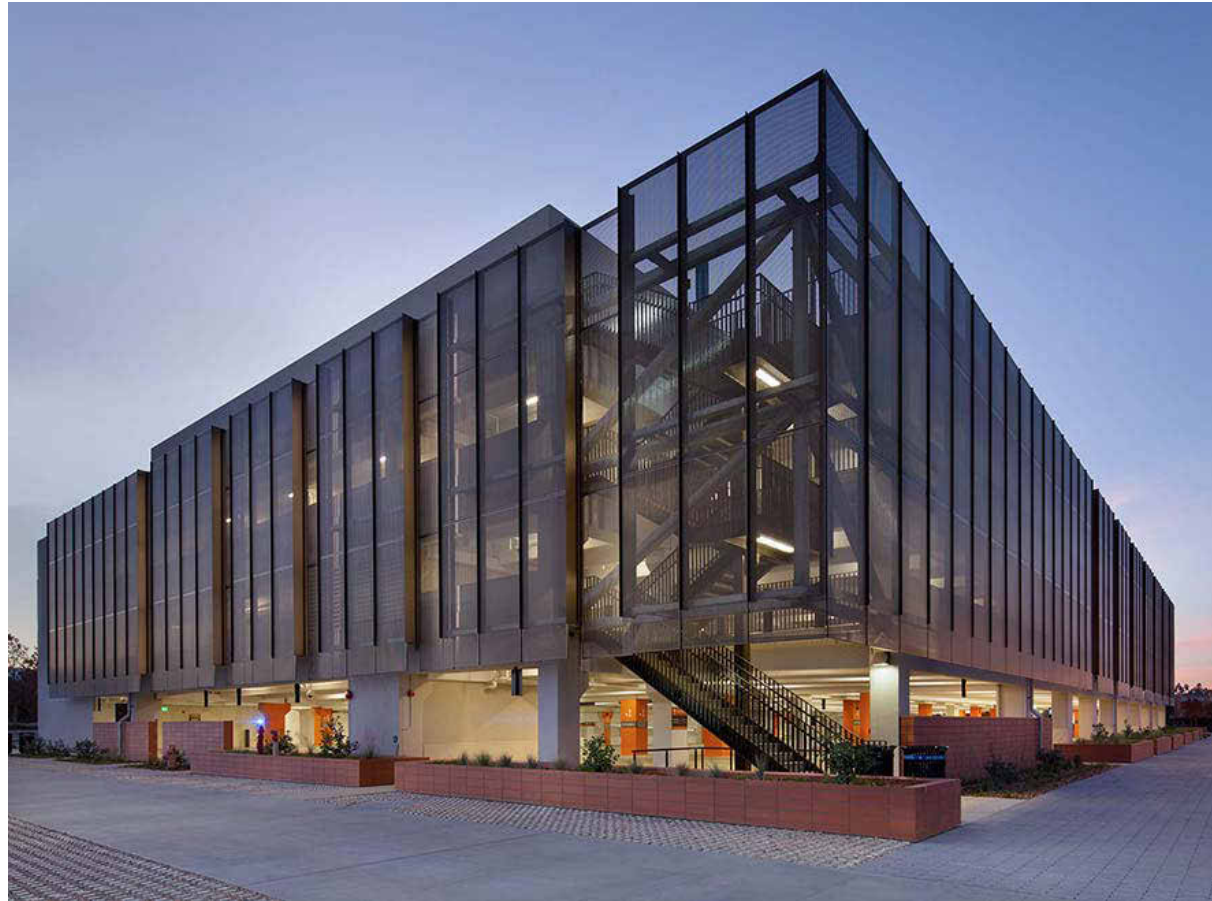
KEY PLAN



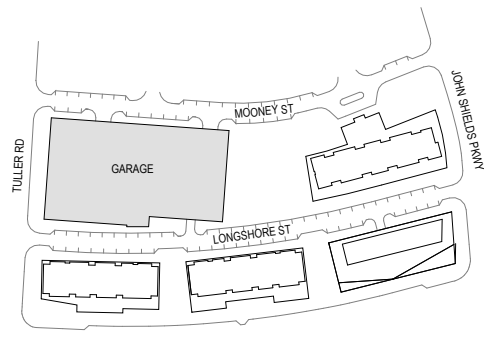
1 BUILDING SECTION
1/16" = 1'-0"

PARKING STRUCTURE TYPE





KEY PLAN



PARKING STRUCTURE TYPE

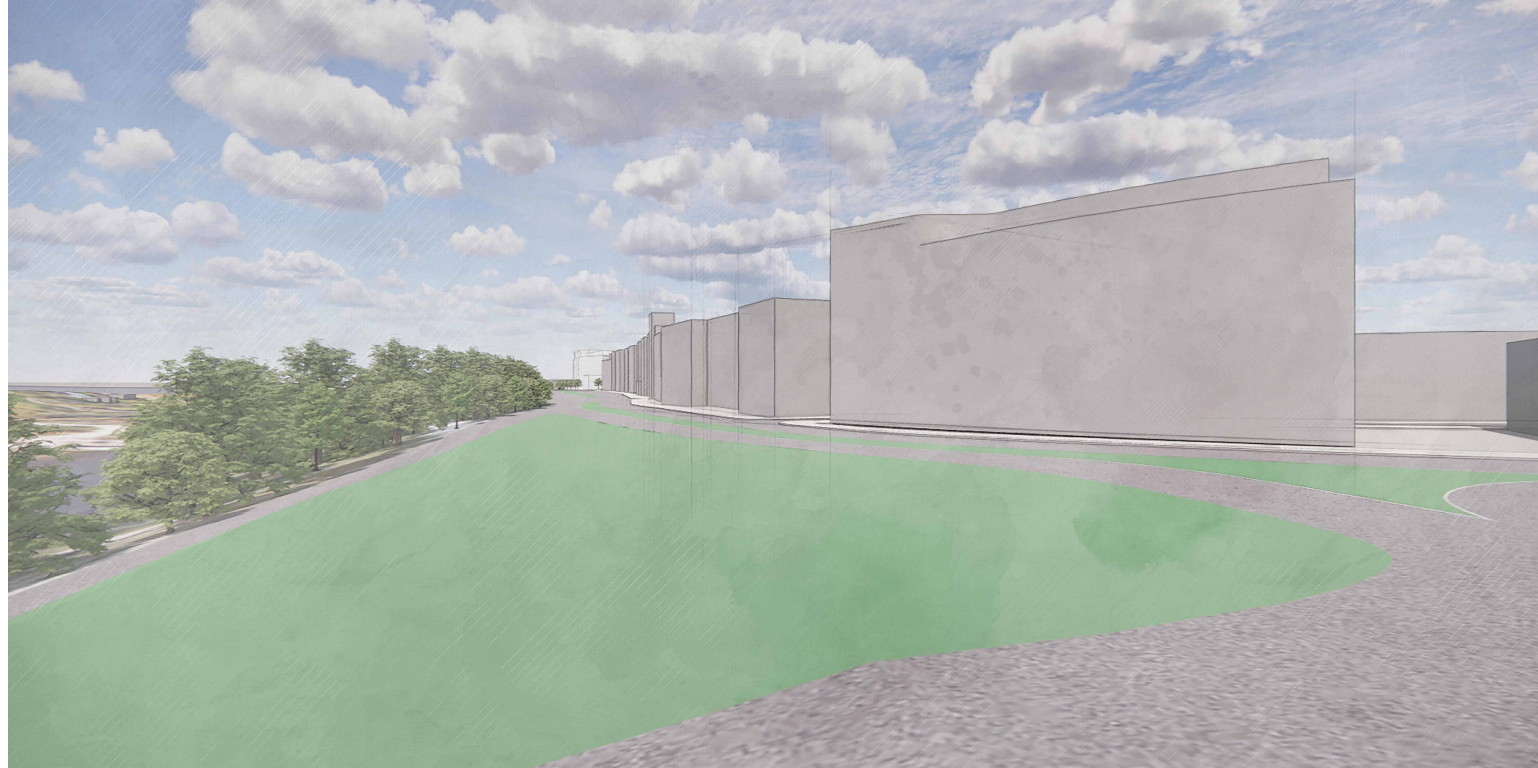
INDUS BRIDGE STREET

VIEW FROM LONGSHORE LOOKING NORTH



INDUS BRIDGE STREET

RIVERSIDE DR ELEVATION & VIEWS



RIVERSIDE VIEW - LOOKING NORTH



RIVERSIDE VIEW - LOOKING SOUTH



INDUS BRIDGE STREET

OVERALL AERIAL PERSPECTIVE

