

Stavroff



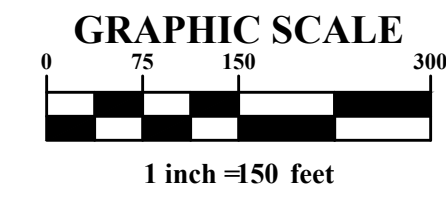
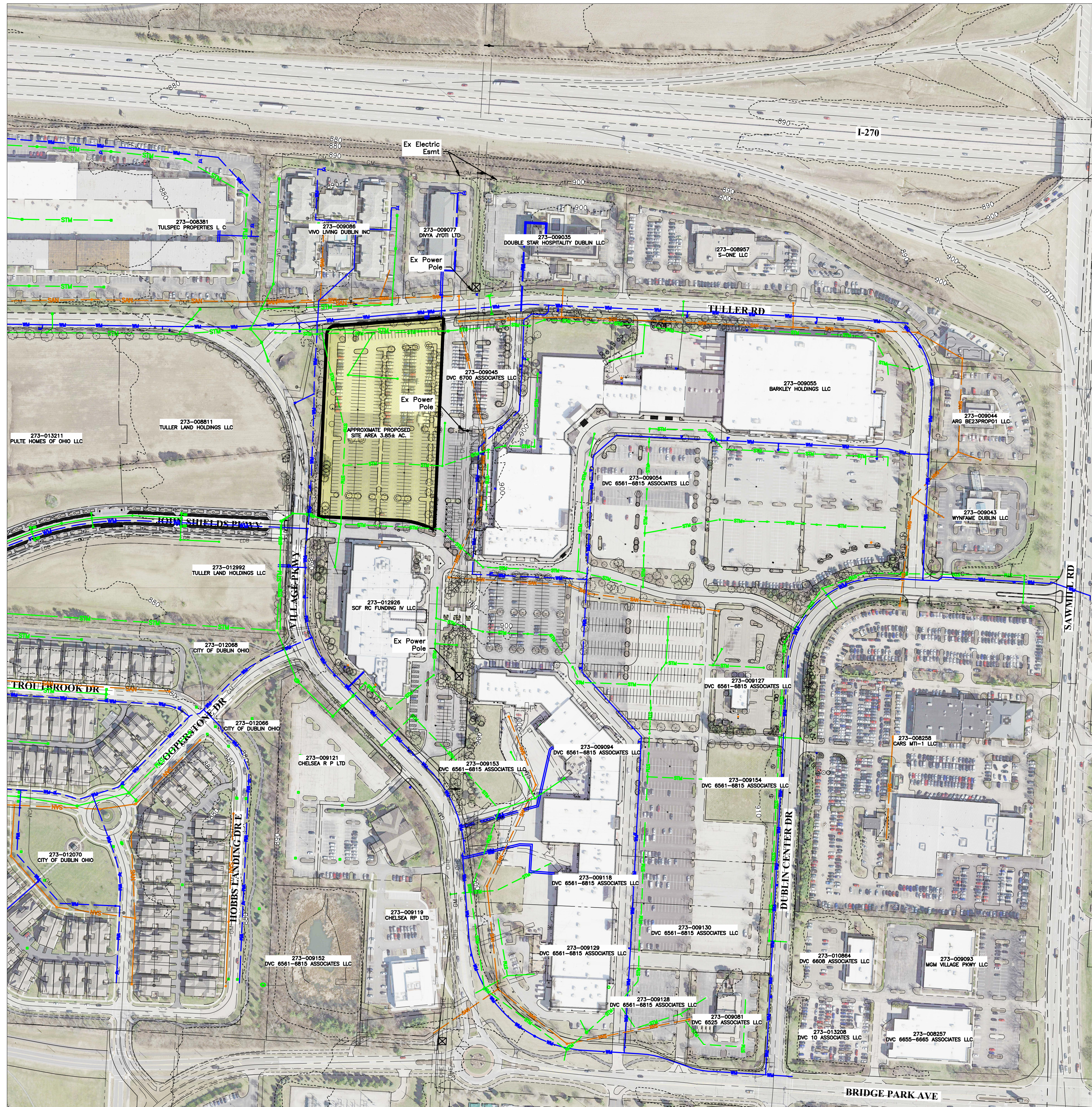
DUBLIN VILLAGE APARTMENTS

CORRIDOR BUILDING - CONCEPT PLAN SUBMISSION

11.04.2022



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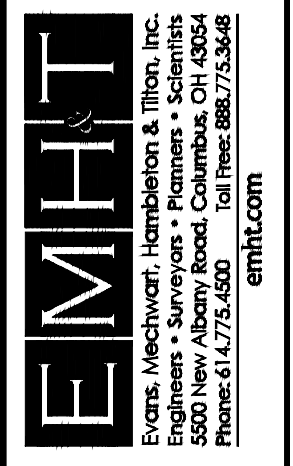


LEGEND	
---XXI---	Existing Contours
---XXS---	Existing Contours
ExCB - STM - ExMH	Existing Storm Sewer
SanServ - SAN - ExMH	Existing Sanitary Sewer
ExWater Serv - WM - ExFH	Existing Watermain
ExViv - WM - ExFH	Existing Watermain
---GM---	Existing Gas Line
---OHE---	Existing Overhead Elec

MARK	DATE	DESCRIPTION

Stavroff
STAVROFF LAND & DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR
DUBLIN VILLAGE
REDEVELOPMENT
EXISTING CONDITIONS



DATE	11.04.2022
SCALE	1" = 150'
JOB NO.	20211143
SHEET	

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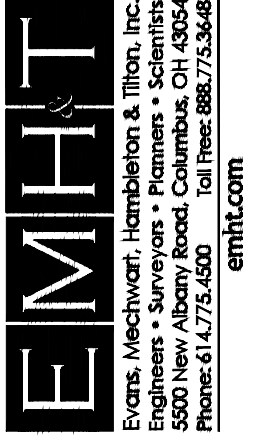


REVISIONS

MARK	DATE	DESCRIPTION

Stavroff
STAVROFF LAND &
DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
FOR
DUBLIN VILLAGE
REDEVELOPMENT
EXISTING CONDITIONS



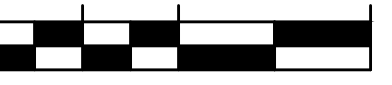
DATE
11.04.2022

SCALE
1" = 150'

JOB NO.
20211143

SHEET

GRAPHIC SCALE



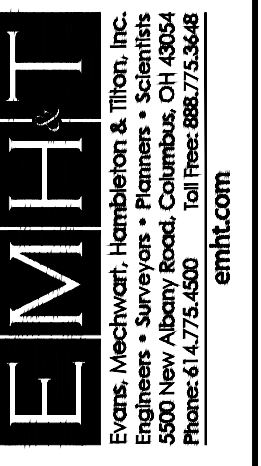
1 inch = 300 feet



MARK	DATE	DESCRIPTION	REVISIONS

Stavroff
STAVROFF LAND &
DEVELOPMENT, INC.

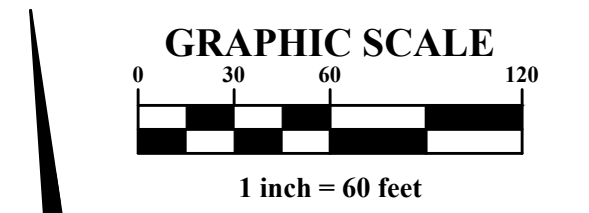
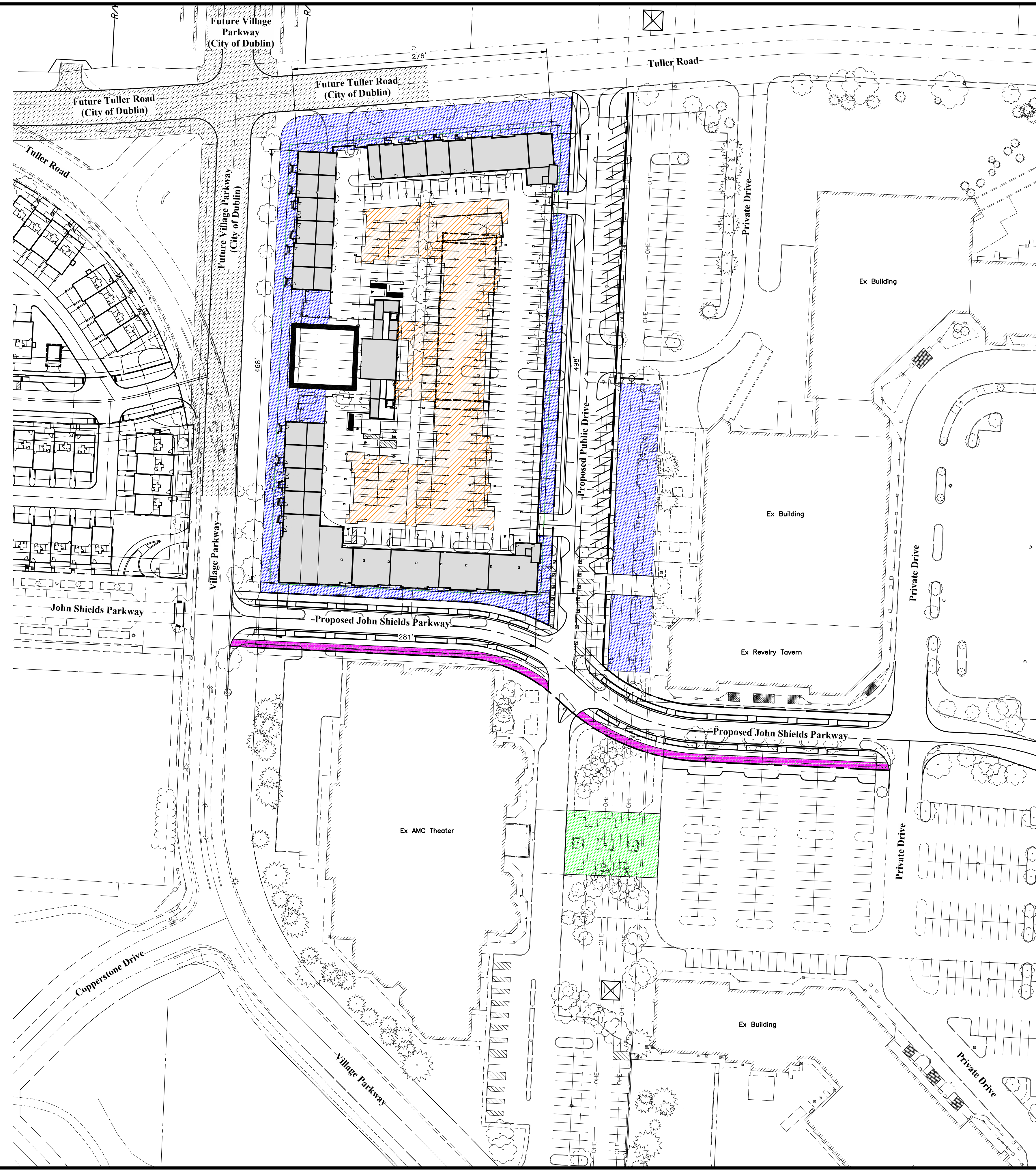
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
CONCEPT PLAN
FOR
**DUBLIN VILLAGE
REDEVELOPMENT**
REGIONAL CONTEXT MAP



DATE	11.04.2022
SCALE	1" = 300'
JOB NO.	20211143
SHEET	

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Required	
Residential Required Area	301 units x 200 sf/unit =60,200 sf =1.382 Acres
Commercial Required Area	13,220 sf / 50 sf =264.4 sf =0.006 Acres
Total Required Open Space Area	±1.388 Acres
Provided	
Public Open Space (Mixed Use)	±1.11 Acres x 100% = 1.11 Acres
Public Open Space (Existing Improvements)	±0.158 Acres x 100% = 0.158 Acres
Public Open Space (Greenway)	±0.12 Acres x 100% = 0.12 Acres
Roof Amenity Deck	±0.80 Acres x 0% = 0 Acres
Total Provided Open Space Area	±1.388 Acres

MARK	DATE	DESCRIPTION

Stavroff
 STAVROFF LAND &
 DEVELOPMENT, INC.

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
 FOR
**DUBLIN VILLAGE
 REDEVELOPMENT**
 OPEN SPACE EXHIBIT

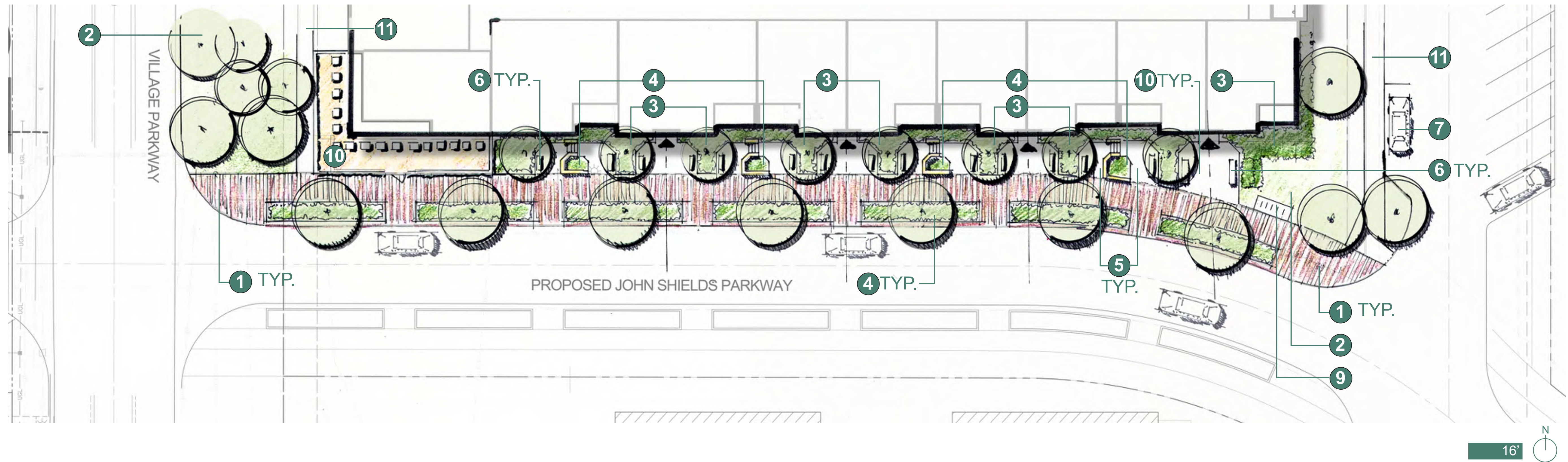
EMHT
 Stone, McWhorter, Hildebrandt & Thoen, Inc.
 Engineers • Surveyors • Planners • Scientists
 5500 New Albany Road, Columbus, OH 43254
 Phone: 614.775.5500 Fax: 614.775.3868
 emht.com

DATE
 11.04.2022

SCALE
 1" = 60'

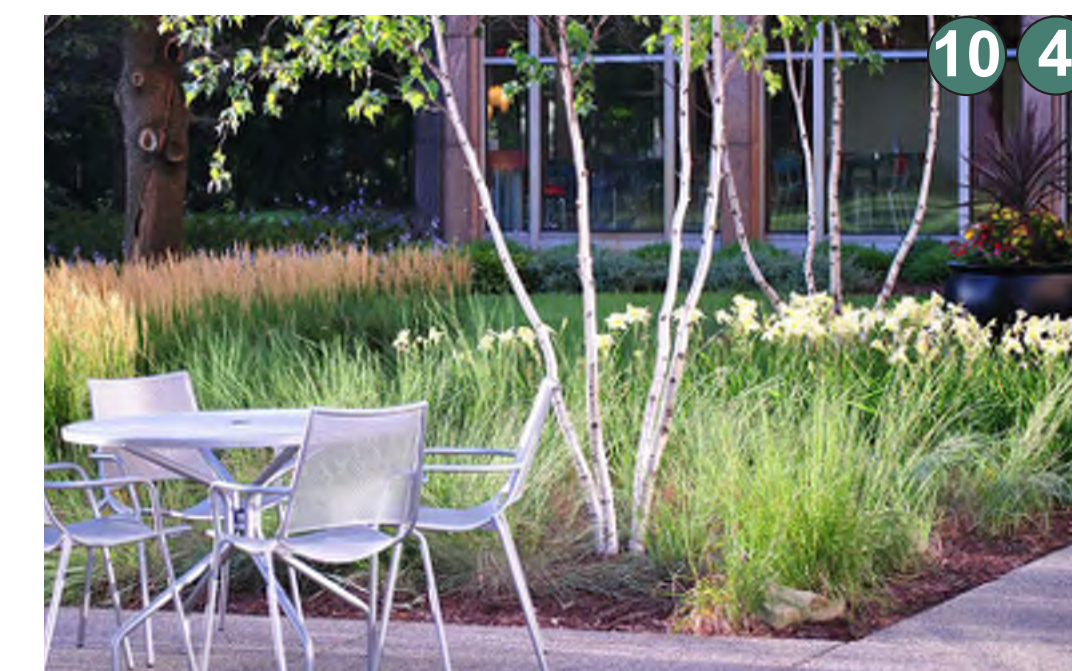
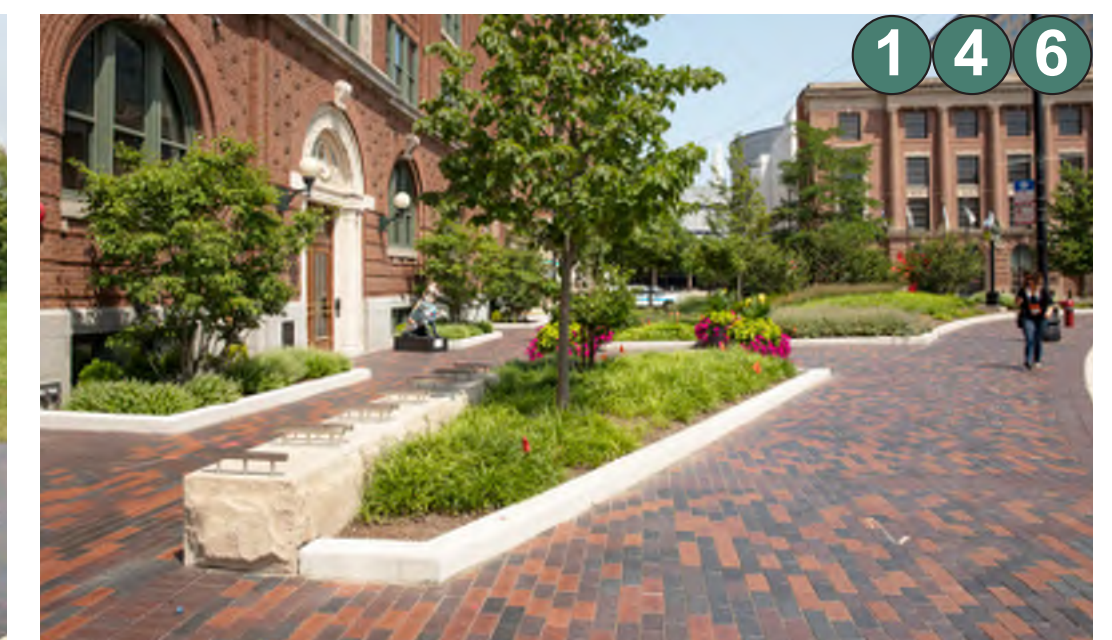
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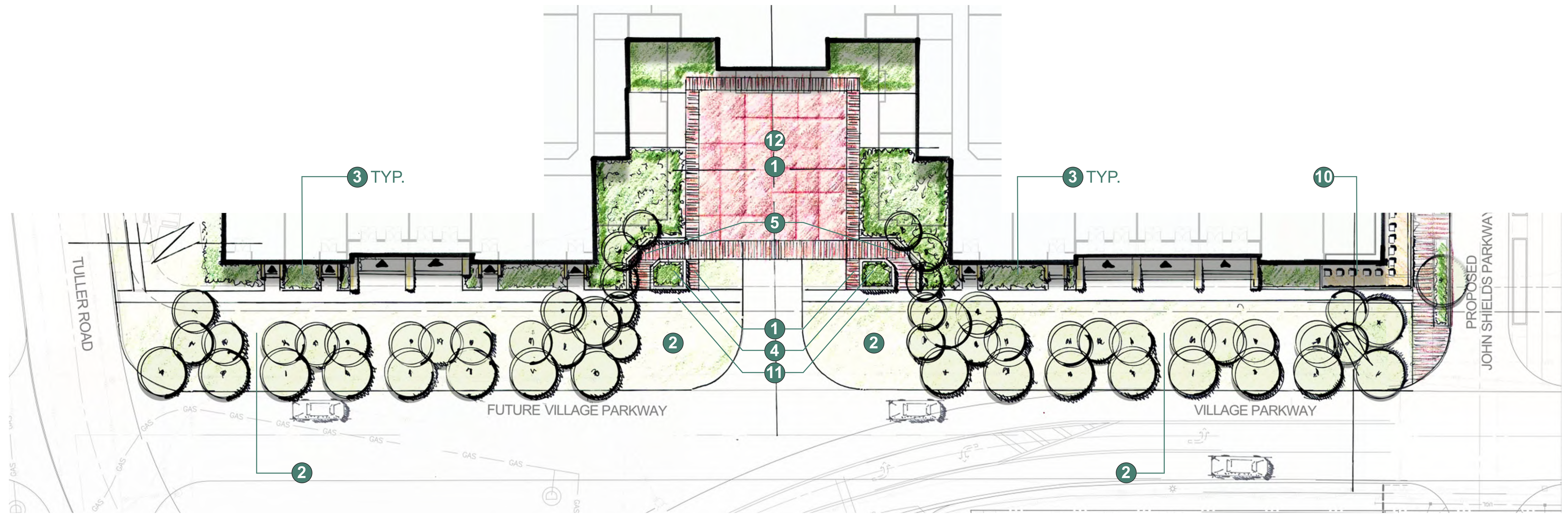
SHEET



LEGEND

- | | |
|-----------------------|---------------------|
| 1 DECORATIVE PAVEMENT | 7 ON-STREET PARKING |
| 2 LAWN | 8 HEAD-IN PARKING |
| 3 PLANTING BED | 9 BIKE RACKS |
| 4 PLANTER | 10 RETAIL PATIO |
| 5 SEATING AREA | 11 SIDEWALK |
| 6 BENCH | 12 AUTO COURT |

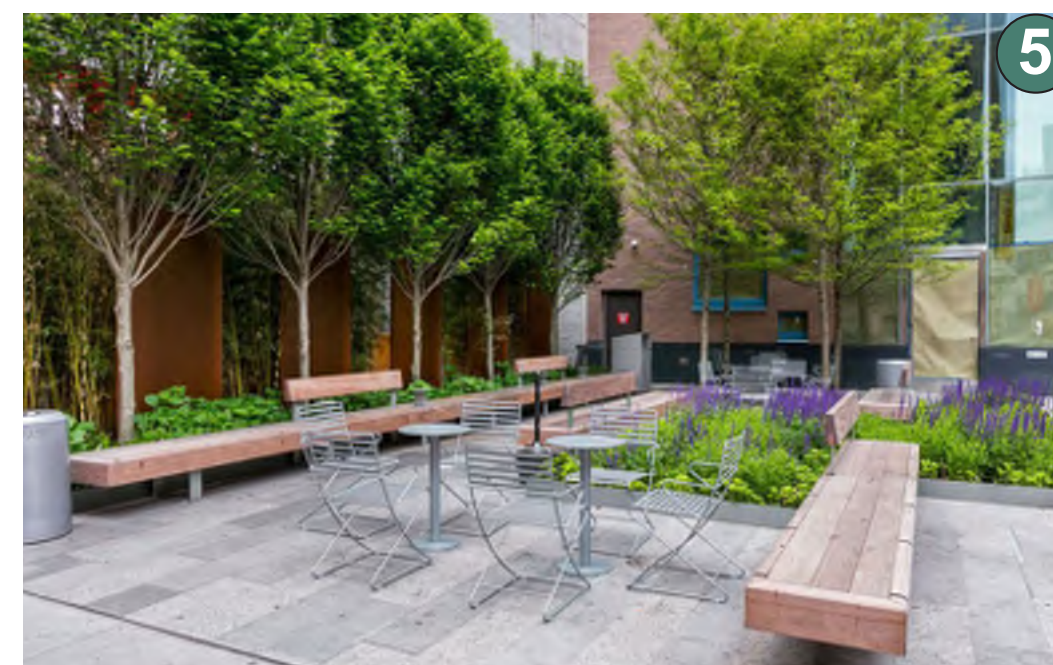
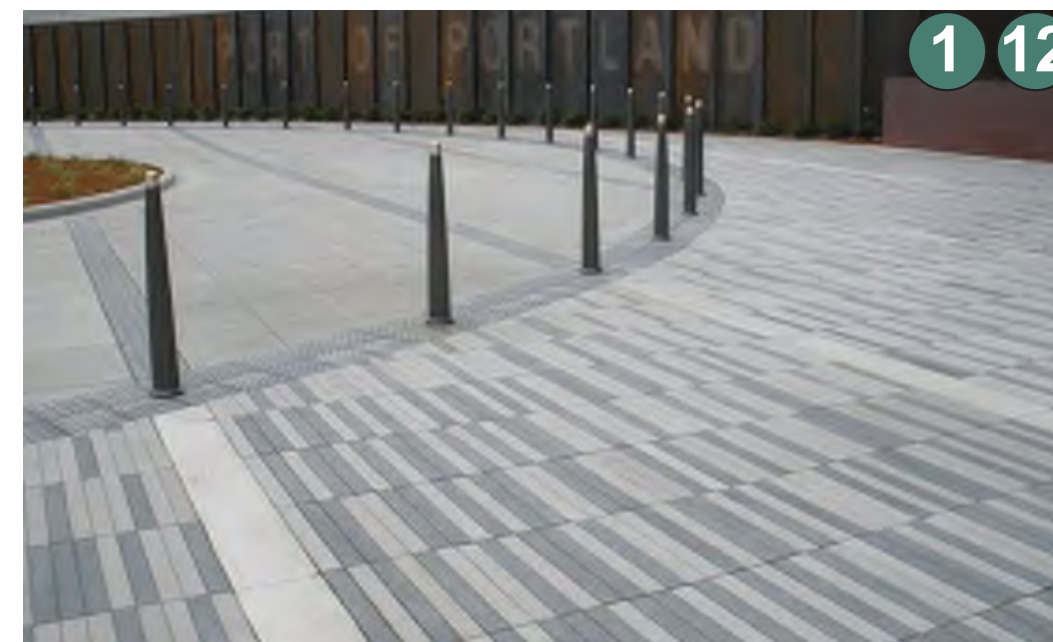


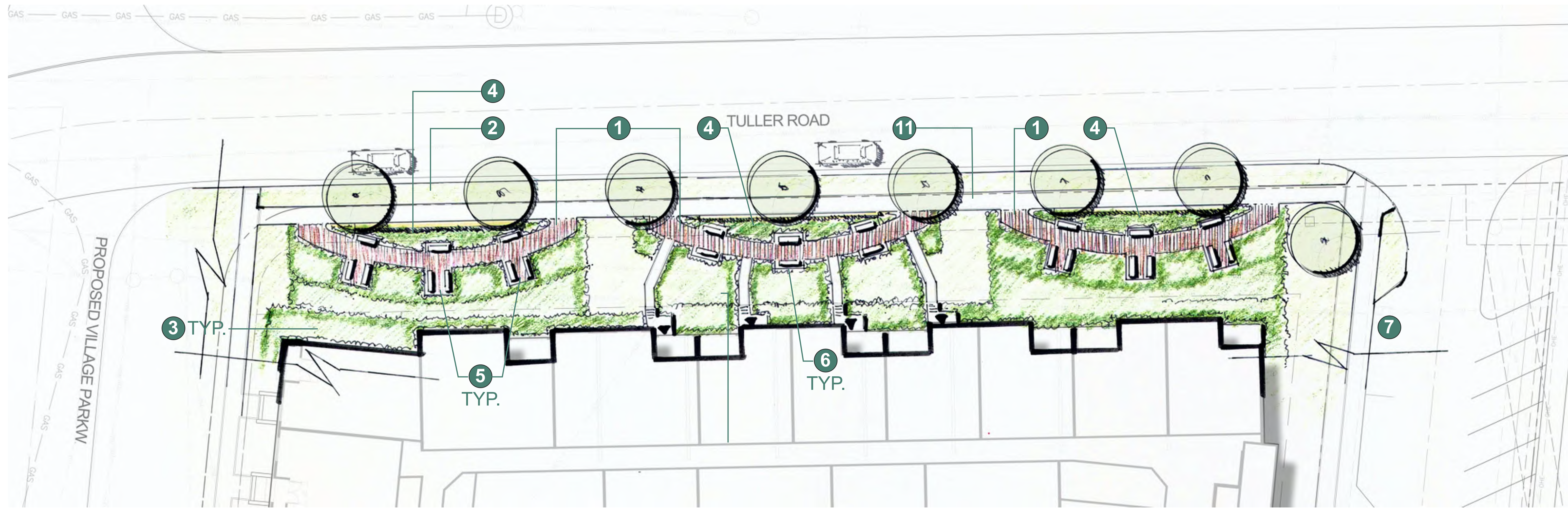


20' N

LEGEND

- 1 DECORATIVE PAVEMENT
- 2 LAWN
- 3 PLANTING BED
- 4 PLANTER
- 5 SEATING AREA
- 6 BENCH
- 7 ON-STREET PARKING
- 8 HEAD-IN PARKING
- 9 BIKE RACKS
- 10 RETAIL PATIO
- 11 SIDEWALK
- 12 AUTO COURT

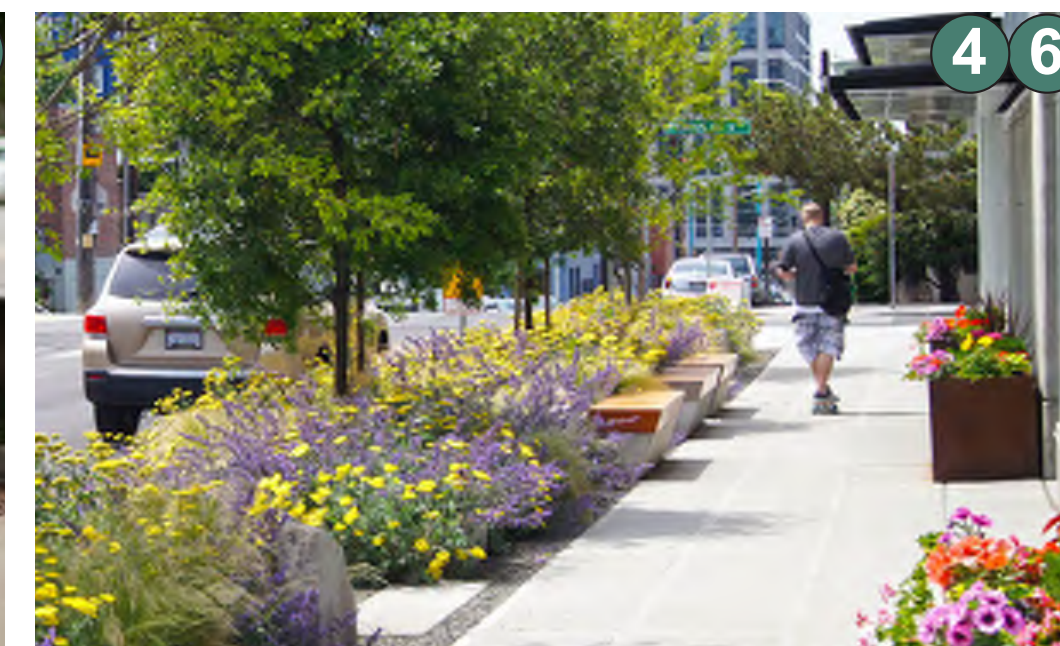




16' N

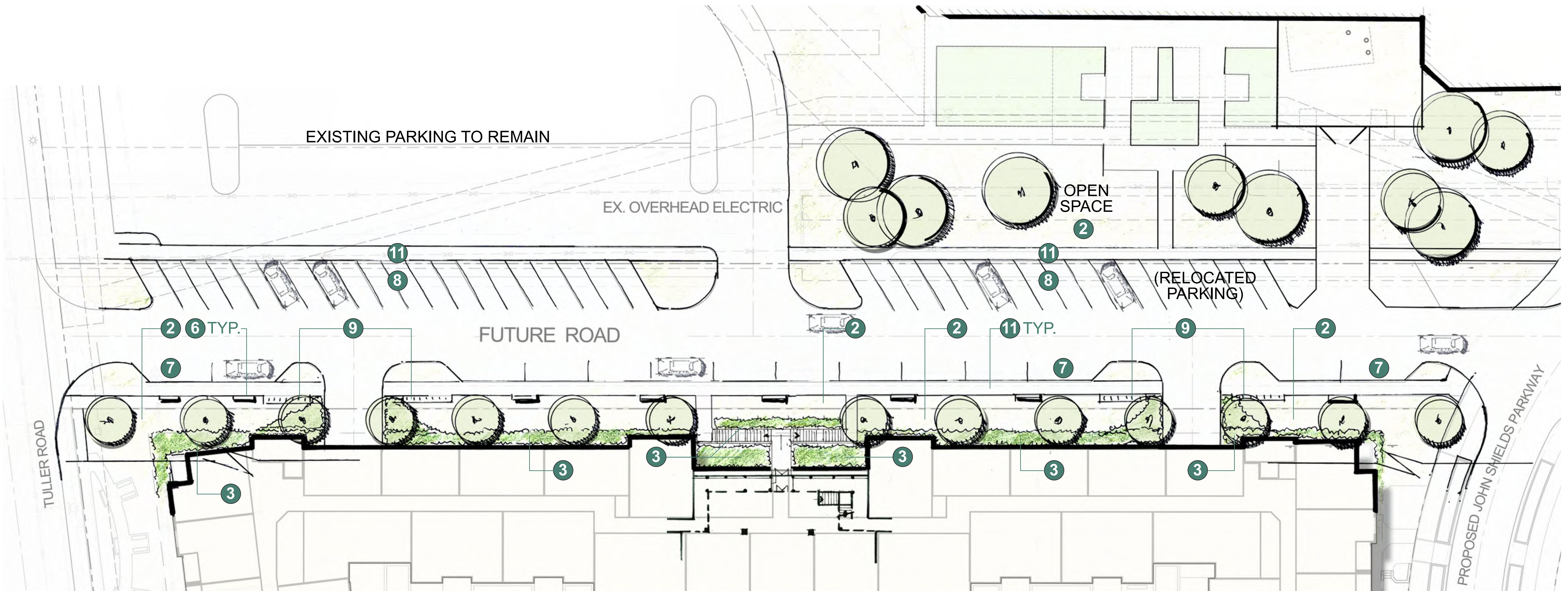
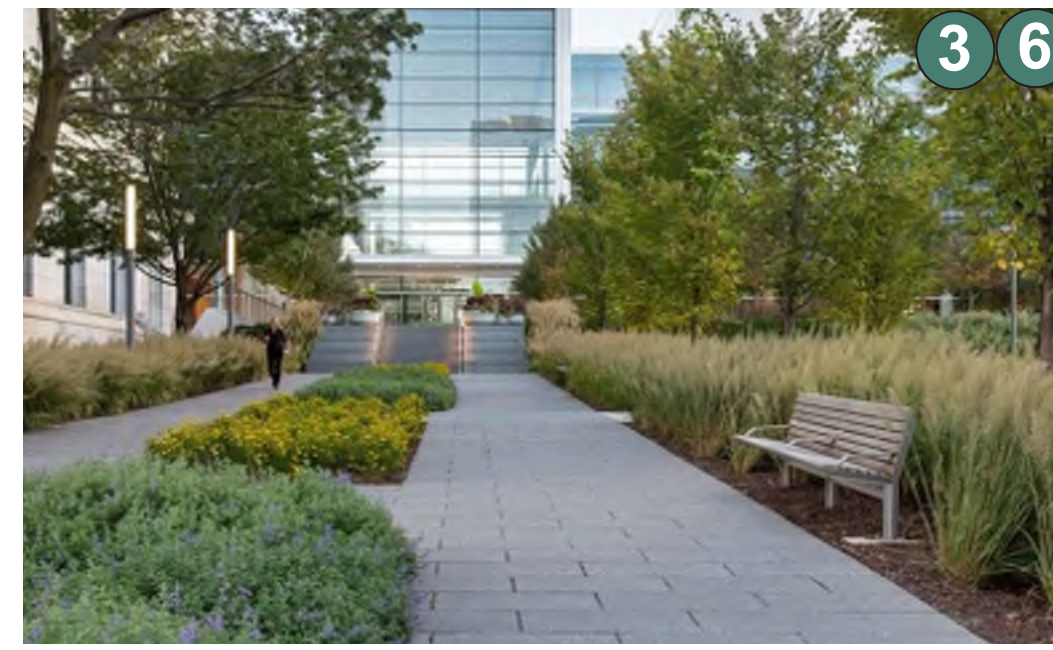
LEGEND

- | | |
|-----------------------|---------------------|
| 1 DECORATIVE PAVEMENT | 7 ON-STREET PARKING |
| 2 LAWN | 8 HEAD-IN PARKING |
| 3 PLANTING BED | 9 BIKE RACKS |
| 4 PLANTER | 10 RETAIL PATIO |
| 5 SEATING AREA | 11 SIDEWALK |
| 6 BENCH | 12 AUTO COURT |



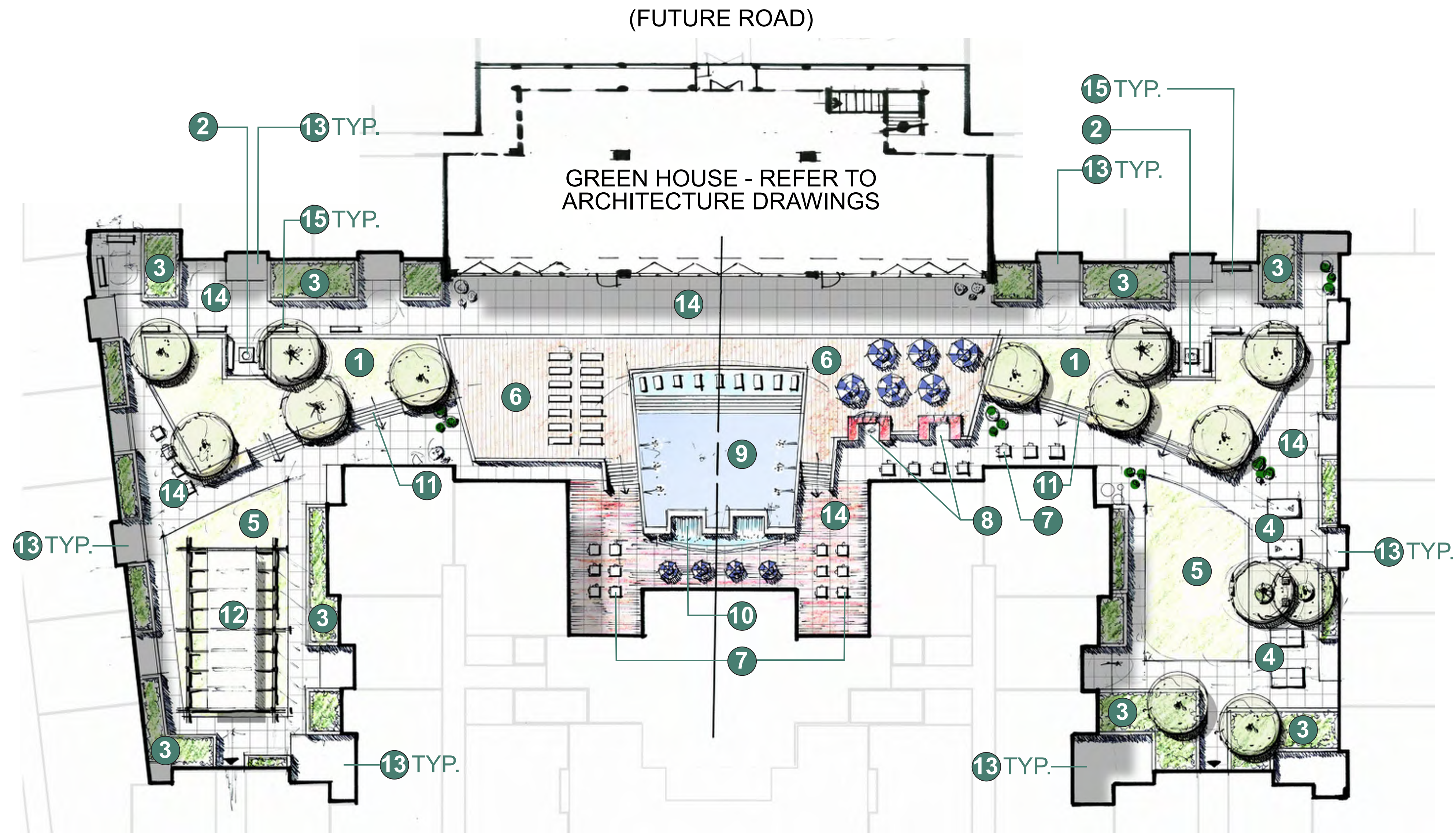
LEGEND

- 1 DECORATIVE PAVEMENT
- 2 LAWN
- 3 PLANTING BED
- 4 PLANTER
- 5 SEATING AREA
- 6 BENCH
- 7 ON-STREET PARKING
- 8 HEAD-IN PARKING
- 9 BIKE RACKS
- 10 RETAIL PATIO
- 11 SIDEWALK
- 12 AUTO COURT



LEGEND

- 1 ELEVATED GREEN LAWN
- 2 GAS FIRE PIT
- 3 PLANTERS
- 4 TABLE GAMES
- 5 ARTIFICIAL TURF PANEL / PET ZONE
- 6 POOL DECK
- 7 SEATING AREA
- 8 OUTDOOR KITCHEN
- 9 POOL
- 10 WATER WALL / ART WALL
- 11 STEPS / SEATING
- 12 SHADE STRUCTURE
- 13 PATIO
- 14 PEDESTAL PAVER SYSTEM
- 15 BENCH



(VILLAGE PARKWAY)





GROUND FLOOR PARKING	
Parking Count	Type
7	Parking Space - Single ADA
1	Parking Space - Single ADA - Columbus: Van Accessible Space
226	Parking Spaces: 9' x 18' - 90 deg
20	Townhouse Private Garage Spaces
TOTAL PARKING: 254	

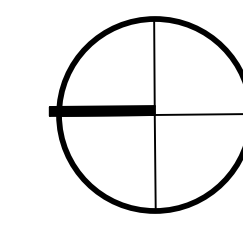
DWELLING UNIT MIX	
Space Name	Count
2BR/2BA TOWNHOUSE	14
TOTAL UNITS: 14	

GROSS SF GROUND FLOOR	
Use Category	Area
GARAGE	86,660 SF
RESIDENTIAL	22,320 SF
COMMERCIAL / OFFICE	13,220 SF
TOTAL AREA: 122,200 SF	

TOTAL BUILDING SUMMARY	
PARKING	
Parking Count	Type
9	Parking Space - Single ADA
1	Parking Space - Single ADA - Columbus: Van Accessible Space
453	Parking Spaces: 9' x 18' - 90 deg
20	Townhouse Private Garage Spaces
TOTAL PARKING: 483	

DWELLING UNIT MIX	
Space Name	Count
1BR/1BA	167
1BR/1BA + DEN	12
1BR/1BA + LOFT	14
2BR/2BA	86
2BR/2BA TOWNHOUSE	14
3BR/3BA	8
TOTAL UNITS: 301	

GROSS SQUARE FOOTAGES	
Use Category	Area
GARAGE	172,280 SF
RESIDENTIAL	371,740 SF
COMMERCIAL / OFFICE	13,220 SF
AMENITY DECK	35,285 SF
PRIVATE TERRACES	14,675 SF
TOTAL AREA: 607,200 SF	

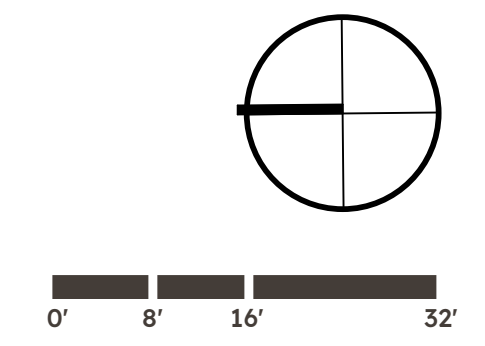


0' 8' 16' 32'

LEVEL 2 PARKING	
Parking Count	Type
2	Parking Space - Single ADA
227	Parking Spaces: 9' x 18' - 90 deg
TOTAL PARKING: 229	

DWELLING UNIT MIX	
Space Name	Count
1BR/1BA	3
2BR/2BA TOWNHOUSE	TWO-STORY UNITS, COUNTED WITH FIRST FLOOR
TOTAL UNITS: 3	

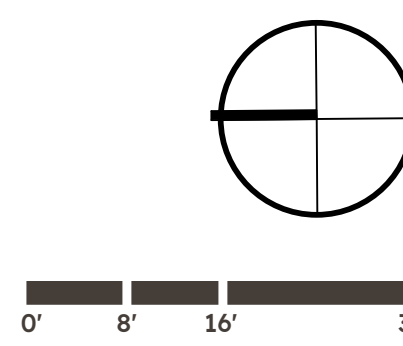
GROSS SF LEVEL 2	
Use Category	Area
GARAGE	85,600 SF
RESIDENTIAL	23,350 SF
TOTAL AREA: 108,950 SF	



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DWELLING UNIT MIX	
Space Name	Count
1BR/1BA + DEN	3
1 BR/1BA	45
2BR/2BA	23
3BR/3BA	2
TOTAL UNITS: 73	

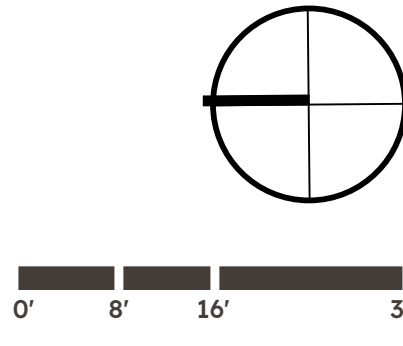
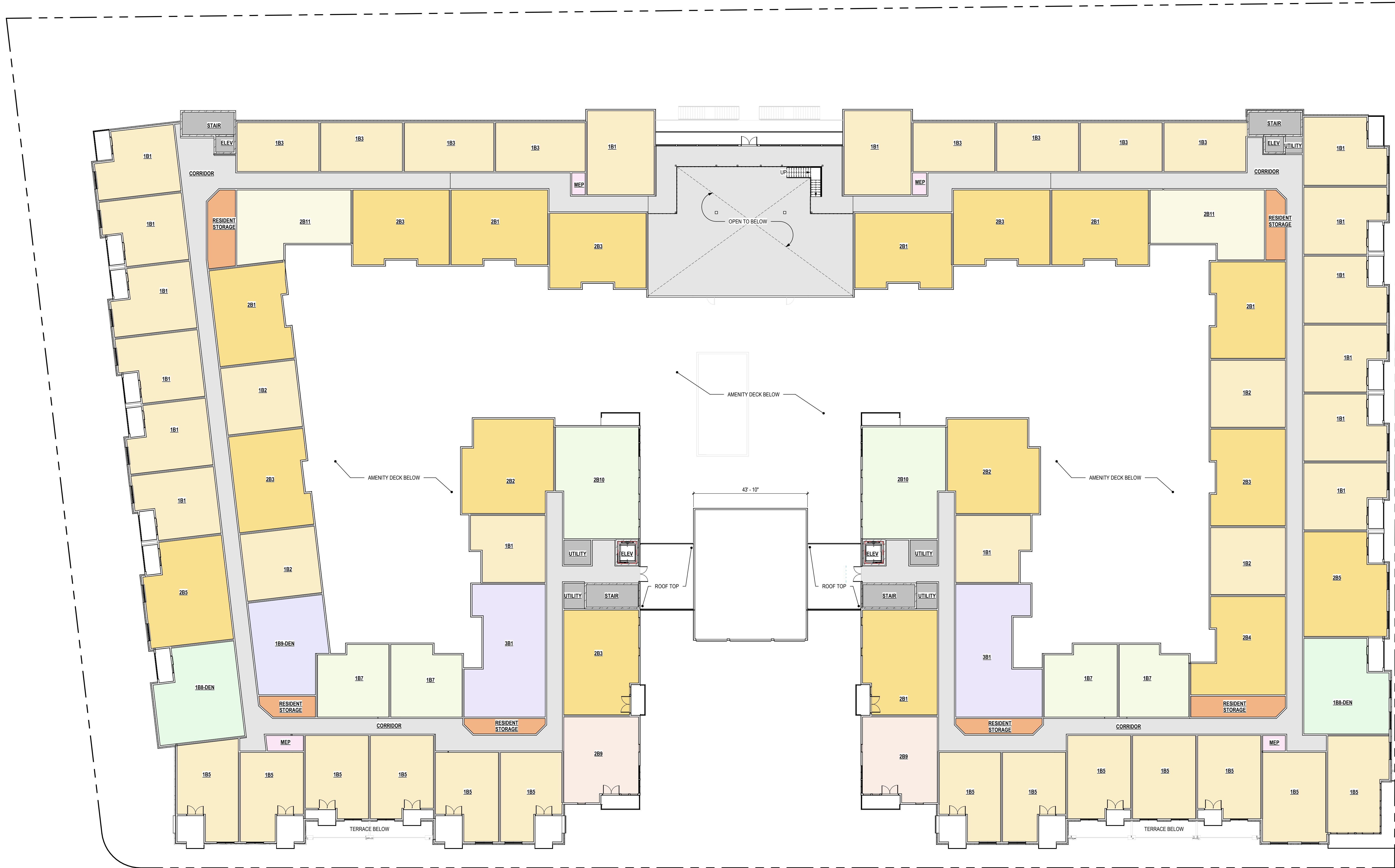
GROSS SF LEVEL 3	
Use Category	Area
RESIDENTIAL	88,190 SF
AMENITY DECK	35,285 SF
PRIVATE TERRACES	3,795 SF
TOTAL AREA: 127,270 SF	



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DWELLING UNIT MIX	
Space Name	Count
1BR/1BA + DEN	3
1 BR/1BA	45
2BR/2BA	23
3BR/3BA	2
TOTAL UNITS: 73	

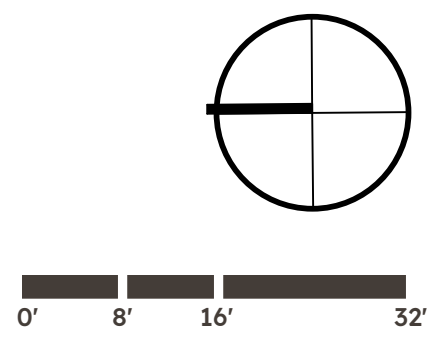
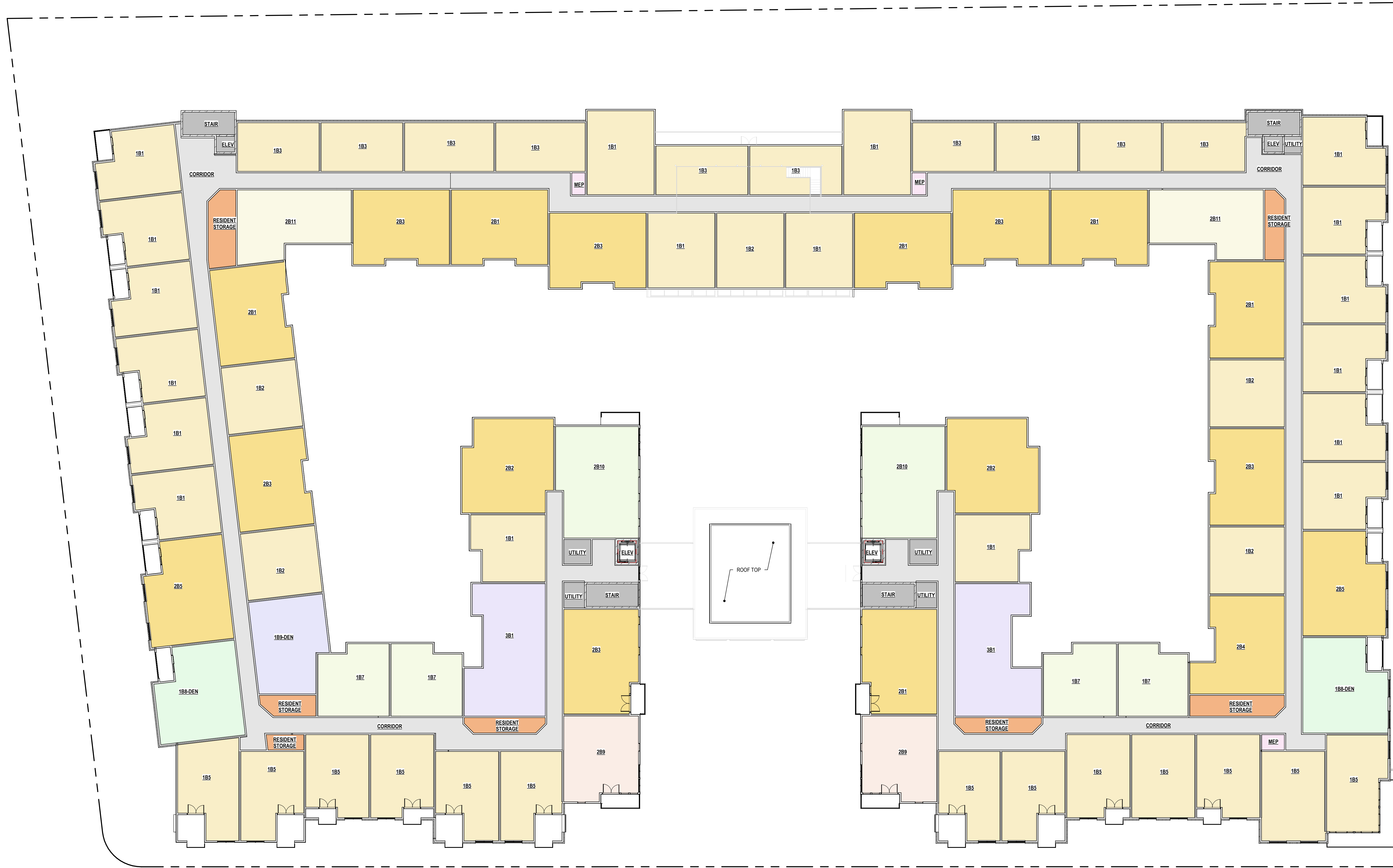
GROSS SF LEVEL 4	
Use Category	Area
RESIDENTIAL	81,375 SF
PRIVATE TERRACES	3,305 SF
TOTAL AREA: 84,680 SF	



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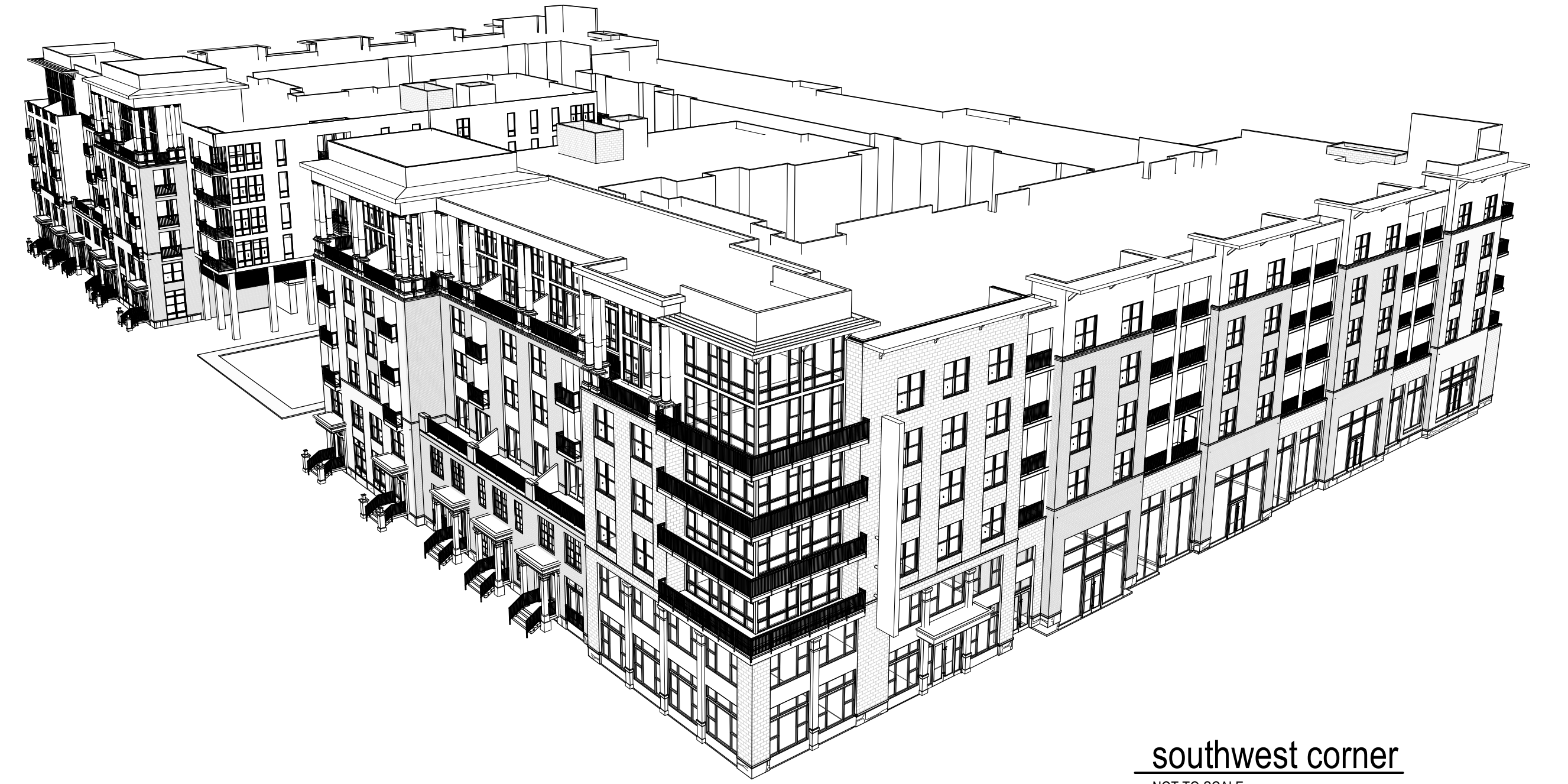
DWELLING UNIT MIX	
Space Name	Count
1BR/1BA + DEN	3
1 BR/1BA	50
2BR/2BA	23
3BR/3BA	2
TOTAL UNITS: 78	

GROSS SF LEVEL 5	
Use Category	Area
RESIDENTIAL	84,650 SF
PRIVATE TERRACES	3,305 SF
TOTAL AREA: 87,955 SF	





southeast corner
NOT TO SCALE



southwest corner
NOT TO SCALE



west elevation
NOT TO SCALE



northwest elevation
NOT TO SCALE