view from Park Street

view from Broadway & Park

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L1	LANDSCAPE SITE PLAN
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A2	2 BEDROOM FLOOR PLANS
A3	A1 BUILDING PLAN
A4	A1-ALTERNATE BUILDING PLAN
A5	A2 BUILDING PLAN
A6	B BUILDING PLAN
A7	A1 BUILDING ELEVATIONS
A8	A1 & A2 BUILDING ELEVATIONS
A9	A2 BUILDING ELEVATIONS
A10	B BUILDING ELEVATIONS
A11	B BUILDING ELEVATIONS
A12	A1 & A2 STREETSCAPE ELEVATIONS

BROADWAY & PARK APARTMENT HOMES
Grove City, Ohio

DEVELOPMENT PLANS

DESIGN ARCHITECT

FEHÉR
Architecture llc

4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD

LUSK
architecture

555 Metro Place North Suite100
Dublin, Ohio 43017
614.827.6000

OWNER

PIZZUTI
Two Miranova Place Metro Place
Suite 220
Columbus, Ohio 43215
614.280.4000

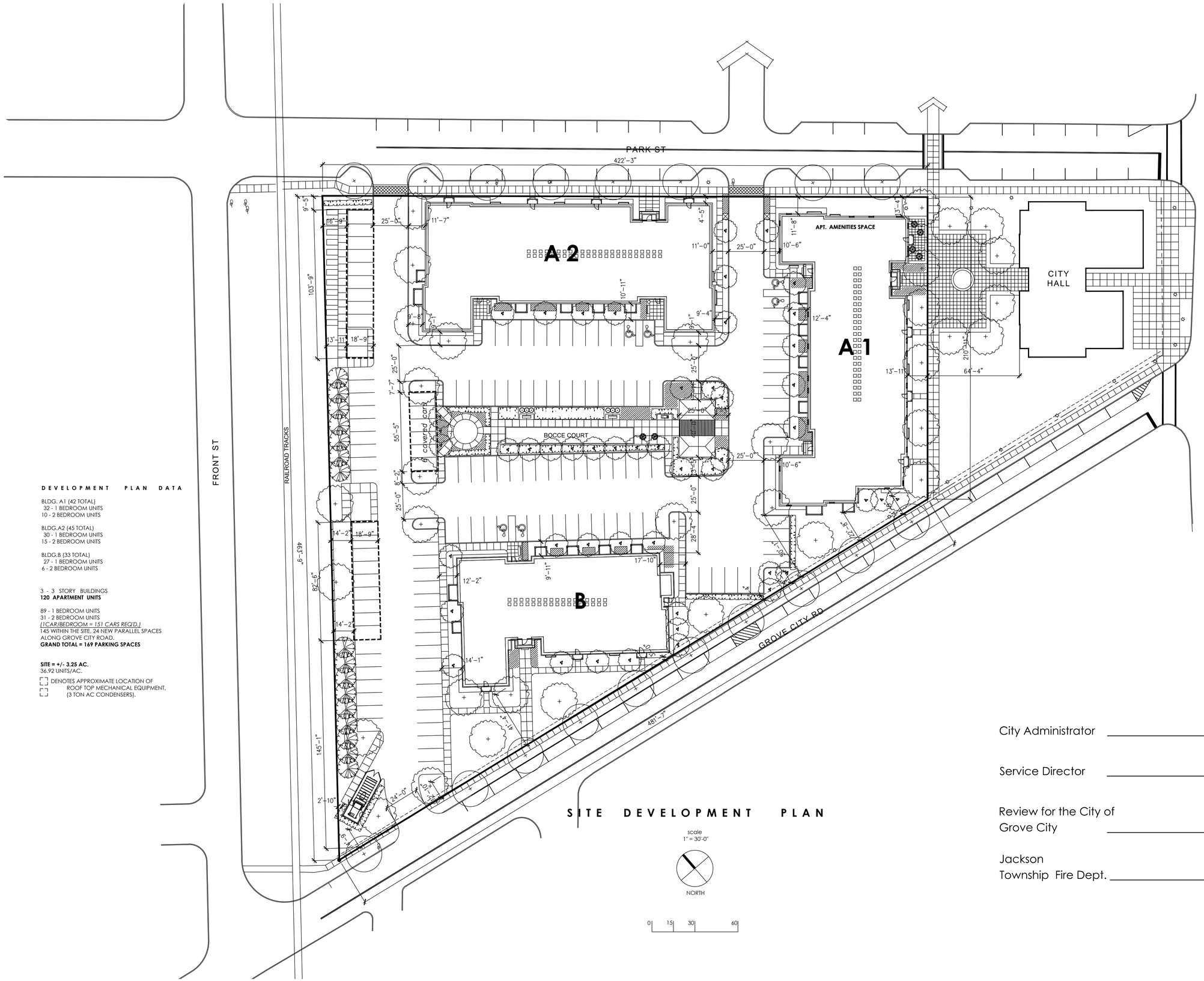
PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
APRIL 27, 2015

REVISED
MAY 27, 2015

PROJECT
INFORMATION



SITE DEVELOPMENT PLAN

scale
1" = 30'-0"

NORTH

0 15 30 60

DEVELOPMENT PLAN DATA

BLDG. A1 (42 TOTAL)
32 - 1 BEDROOM UNITS
10 - 2 BEDROOM UNITS

BLDG.A2 (45 TOTAL)
30 - 1 BEDROOM UNITS
15 - 2 BEDROOM UNITS

BLDG.B (33 TOTAL)
27 - 1 BEDROOM UNITS
6 - 2 BEDROOM UNITS

3 - 3 STORY BUILDINGS
120 APARTMENT UNITS

89 - 1 BEDROOM UNITS
31 - 2 BEDROOM UNITS
[1CAR/BEDROOM = 151 CARS REQ'D.]
145 WITHIN THE SITE, 24 NEW PARALLEL SPACES ALONG GROVE CITY ROAD.
GRAND TOTAL = 169 PARKING SPACES

SITE = +/- 3.25 AC.
36.92 UNITS/AC.

[ ] DENOTES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL EQUIPMENT, (3 TON AC CONDENSERS).

City Administrator _____

Service Director _____

Review for the City of Grove City _____

Jackson Township Fire Dept. _____

DESIGN ARCHITECT
FEHÉR Architecture llc
4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD
LUSK architecture
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Dublin, Ohio 43017
614.827.6000

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APRIL 27, 2015
REVISED
MAY 27, 2015

AS1

UTILITY NARRATIVE

SANITARY SEWER

The existing sanitary sewer that runs East–West through the middle of the site will be abandoned in place and removed where in conflict with building foundations or proposed utilities. The proposed buildings will be serviced by individual 6" services that connect into the existing 8" sewer that runs North–South through the middle of the site.

DOMESTIC WATER

Water for the project will be fed from an existing 12" public main through a new tapping sleeve and valve near the intersection of Front Street and Grove City Road. The line will be split into separate fire protection and domestic services and the meter and backflow preventers will be installed in a meter building adjacent to the compactor in the Southwest corner of the site. After the backflow preventers, domestic and fire protection lines will be extended to each individual building. Fire hydrants on the existing public streets provide coverage for the buildings, but one hydrant will be installed in the center of the site.

STORMWATER MANAGEMENT

The site will outlet to an existing 48" storm sewer in the Northwest corner of the site. Catch basins and storm sewers within the parking lot will intercept stormwater from the pavement and the building roof drains and route them to and underground stormwater system in the Northwest corner of the site that will be designed to meet City of Grove City and Ohio EPA detention and water quality requirements.

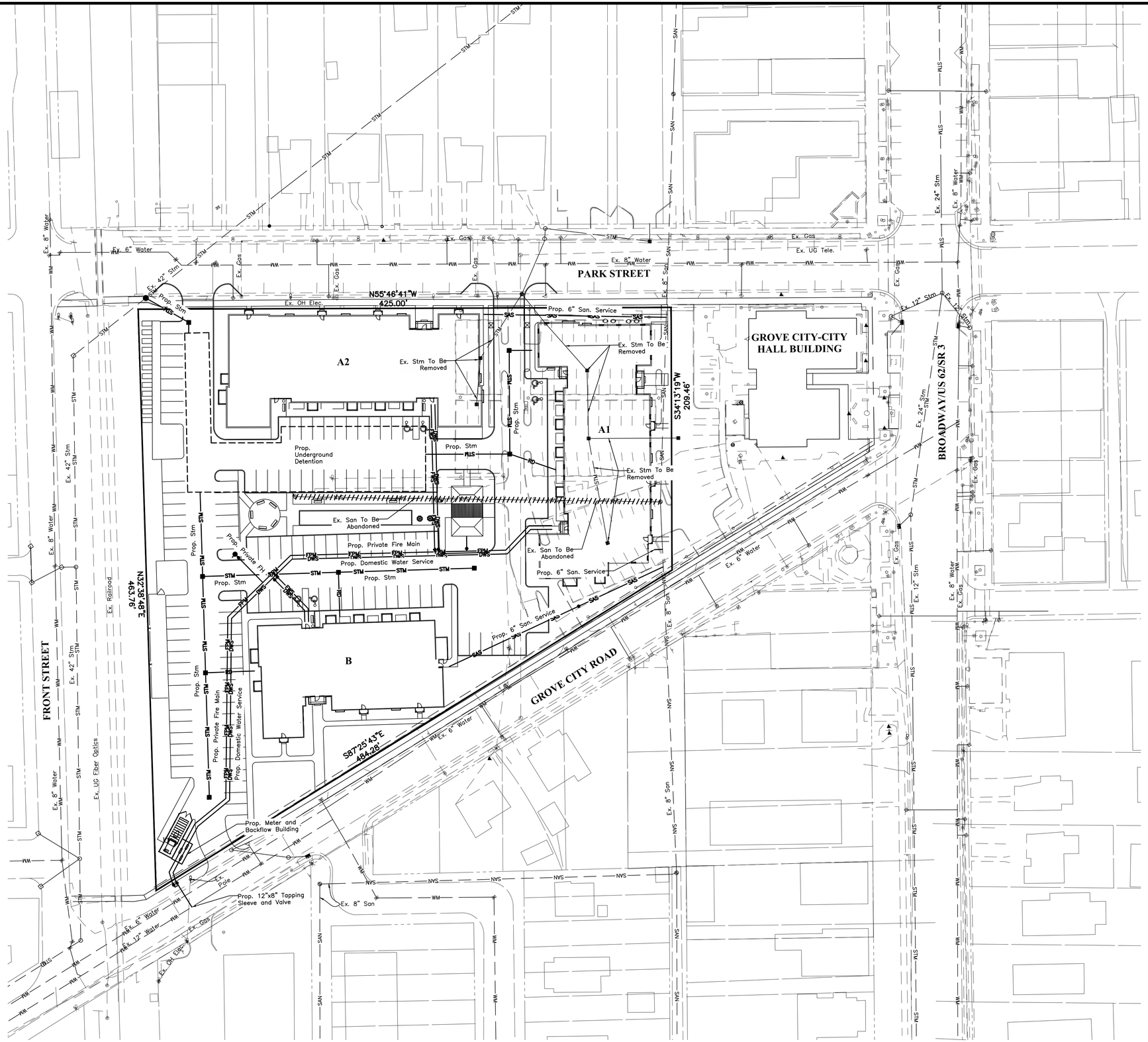
GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

UTILITY LEGEND

EXISTING		PROPOSED	
STM	Storm Sewer	STM	Storm Sewer
SAN	Sanitary Sewer	RD	Roof Drain
WM	Water	SAS	Sanitary Sewer Service
E	Underground Electric	SAN	Sanitary Sewer Main
C	Underground Communication	WM	8" Water Service Tap
G	Gas	DWS	4" Domestic Water Service
OHE	Overhead Electric/Communication	FPM	Private 8" Fire Protection Main
		C	Communication
		E	Electric
		GS	Gas



PRELIMINARY

NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
May 27, 2015

REVISIONS			
MARK	DATE	DESCRIPTION	

PIZZUTI

GROVE CITY, FRANKLIN COUNTY, OHIO
CONCEPT SITE UTILITY PLAN
FOR
GROVE CITY APARTMENTS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, Ohio 43054
Phone: 614.775.4500 Toll Free: 866.775.5648
emht.com

DATE
May 27, 2015

SCALE
1" = 40'

JOB NO.
2015-0445

SHEET
1/1

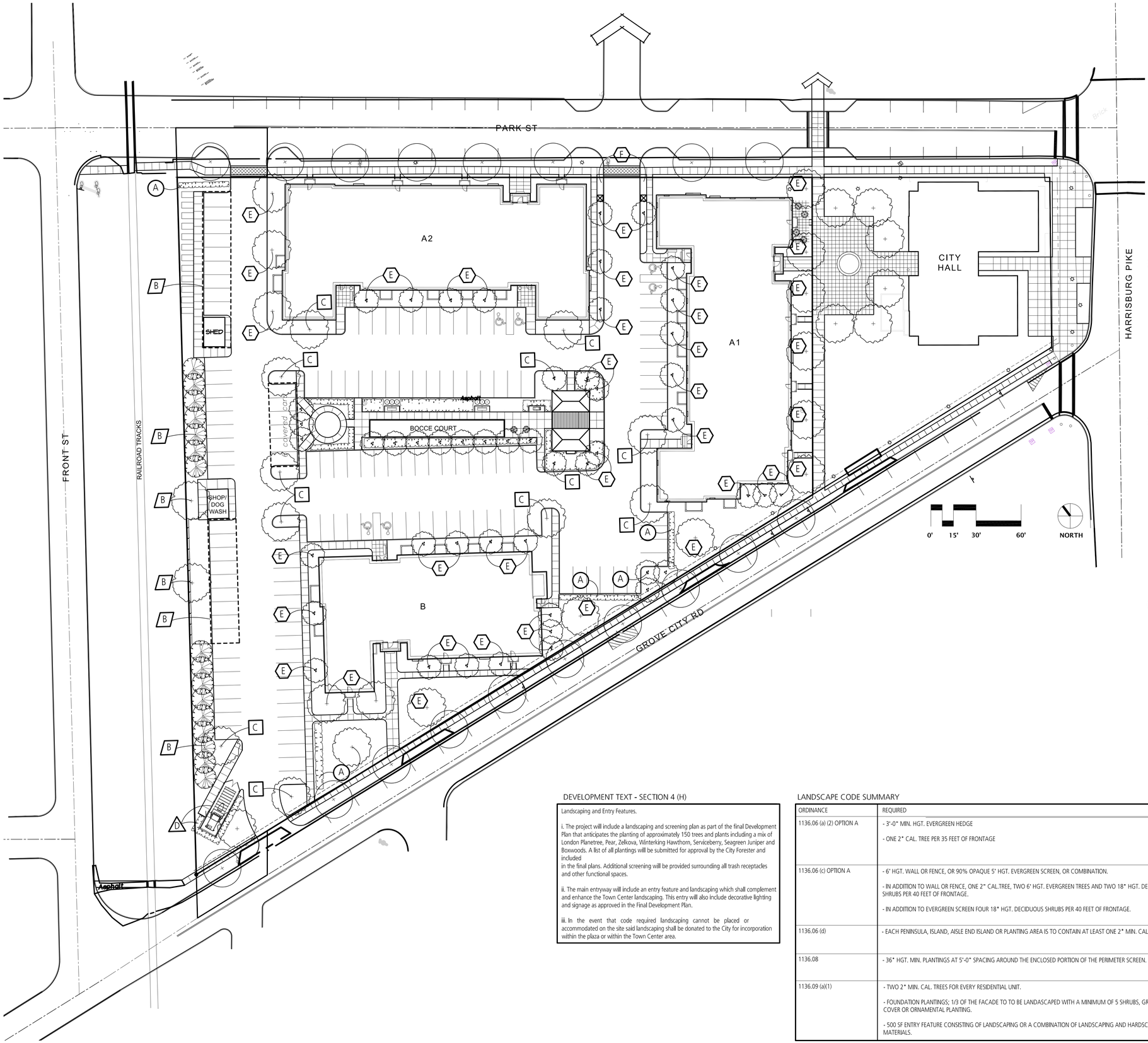
J:\2015\2015044S\Dwg\04Sheets\Exhibits\20150445-Concept Utility Plan.dwg, Last Saved By: mpoindexter, 5/27/2015 10:41 AM Last Printed By: Poindexter, Matthew, 5/27/2015 10:41 AM (No Xref(s))

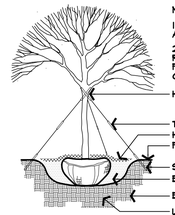
BROADWAY & PARK APARTMENT HOMES

DEVELOPMENT PLAN

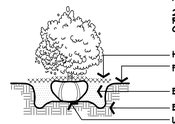
April 27, 2015

EDGE PLANNING LANDSCAPE ARCHITECTURE URBAN DESIGN

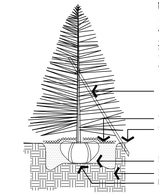




1 TREE PLANTING
NTS



2 SHRUB PLANTING
NTS



3 EVERGREEN TREE PLANTING
NTS

DEVELOPMENT TEXT - SECTION 4 (H)

Landscaping and Entry Features.

i. The project will include a landscaping and screening plan as part of the final Development Plan that anticipates the planting of approximately 150 trees and plants including a mix of London Planetree, Pear, Zelkova, Winterking Hawthorn, Serviceberry, Seagreen Juniper and Boxwoods. A list of all plantings will be submitted for approval by the City Forester and included in the final plans. Additional screening will be provided surrounding all trash receptacles and other functional spaces.

ii. The main entryway will include an entry feature and landscaping which shall complement and enhance the Town Center landscaping. This entry will also include decorative lighting and signage as approved in the Final Development Plan.

iii. In the event that code required landscaping cannot be placed or accommodated on the site said landscaping shall be donated to the City for incorporation within the plaza or within the Town Center area.

LANDSCAPE CODE SUMMARY

ORDINANCE	REQUIRED	PROVIDED	KEY
1136.06 (a) (2) OPTION A	- 3'-0" MIN. HGT. EVERGREEN HEDGE - ONE 2" CAL. TREE PER 35 FEET OF FRONTAGE	- 3'-0" MIN. HGT. EVERGREEN HEDGE FOR 125' FRONTAGE. PLANTINGS WILL BE PROVIDED TO MEET THE PUD TEXT. - 4 2" CAL. TREES FOR 125' FRONTAGE. PLANTINGS WILL BE PROVIDED TO MEET THE PUD TEXT.	A
1136.06 (c) OPTION A	- 6' HGT. WALL OR FENCE, OR 90% OPAQUE 5' HGT. EVERGREEN SCREEN, OR COMBINATION. - IN ADDITION TO WALL OR FENCE, ONE 2" CAL.TREE, TWO 6' HGT. EVERGREEN TREES AND TWO 18" HGT. DECIDUOUS SHRUBS PER 40 FEET OF FRONTAGE. - IN ADDITION TO EVERGREEN SCREEN FOUR 18" HGT. DECIDUOUS SHRUBS PER 40 FEET OF FRONTAGE.	- A COMBINATION OF EVERGREEN TREE SCREEN AND OPAQUE FENCE FOR 463" OF FRONTAGE. PLANTINGS WILL BE PROVIDED TO MEET THE PUD TEXT. .	B
1136.06 (d)	- EACH PENINSULA, ISLAND, AISLE END ISLAND OR PLANTING AREA IS TO CONTAIN AT LEAST ONE 2" MIN. CAL. TREE.	- 12 2" CAL. TREES ARE PROVIDED IN ISLANDS, AISLE ENDS OR PENINSULAS. PLANTINGS WILL BE PROVIDED TO MEET THE PUD TEXT.	C
1136.08	- 36" HGT. MIN. PLANTINGS AT 5'-0" SPACING AROUND THE ENCLOSED PORTION OF THE PERIMETER SCREEN.	- TRASH COMPACTOR IS SCREENED BY FENCE ENCLOSURE AND GATES. - AIR CONDITIONERS AND TRANSFORMERS ARE SCREENED BY LANDSCAPING.	D
1136.09 (a)(1)	- TWO 2" MIN. CAL. TREES FOR EVERY RESIDENTIAL UNIT. - FOUNDATION PLANTINGS; 1/3 OF THE FACADE TO TO BE LANDASCAPED WITH A MINIMUM OF 5 SHRUBS, GROUND COVER OR ORNAMENTAL PLANTING. - 500 SF ENTRY FEATURE CONSISTING OF LANDSCAPING OR A COMBINATION OF LANDSCAPING AND HARDSCAPE MATERIALS.	- 49 2" CAL. TREES FOR 135 DWELLING UNITS - FOUNDATION PLANTINGS WILL BE PLANTED TO MEET THE PUD TEXT. 140 SF OF LANDSCAPE AREA IS PROVIDED AS PART OF THE ENTRY FEATURE ON PARK STREET. PLANTINGS WILL BE PROVIDED TO MEET THE PUD TEXT.	E

EDGE
PLANNING • LANDSCAPE ARCHITECTURE • URBAN DESIGN
330 WEST SPRING STREET, SUITE 350
COLUMBUS, OHIO 43215
614-486-3343

CONSULTANTS

SEAL

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT TITLE

BROADWAY & PARK APARTMENT HOMES
GROVE CITY, OH

CLIENT

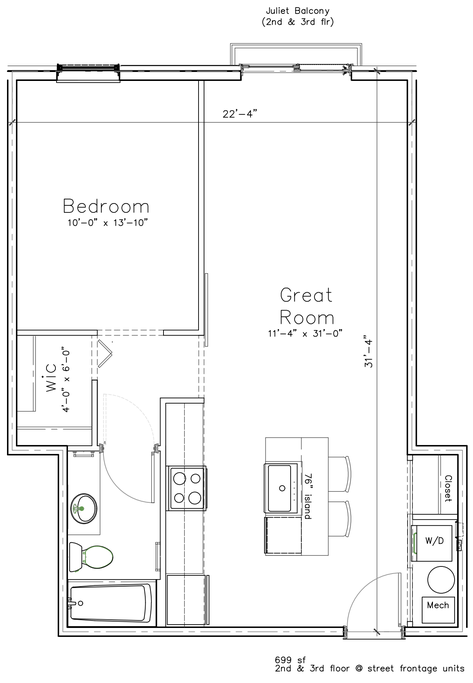
PROJECT NO. 12160
Date May 27, 2015
Revisions

Sheet Title

DEVELOPMENT PLAN

Sheet Number

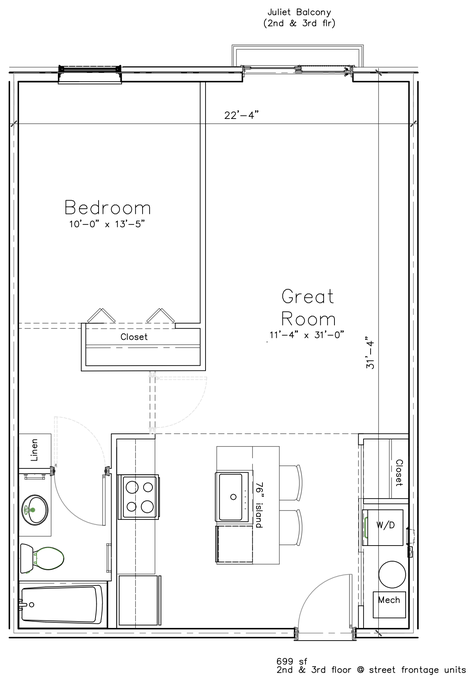
L1



699 sf
2nd & 3rd floor @ street frontage units

1 BEDROOM STANDARD
SCENARIO - A.2

699 sf
1 Bedroom - 1 Bath



699 sf
2nd & 3rd floor @ street frontage units

BEDROOM STANDARD
SCENARIO - A.3

699 sf
1 Bedroom - 1 Bath

1 BEDROOM APARTMENT PLANS

scale
1/4" = 1'-0"

DESIGN ARCHITECT
FEHÉR
Architecture llc

4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD
LUSK
architecture
555 Metro Place North Suite100
Dublin, Ohio 43017
614.827.6000

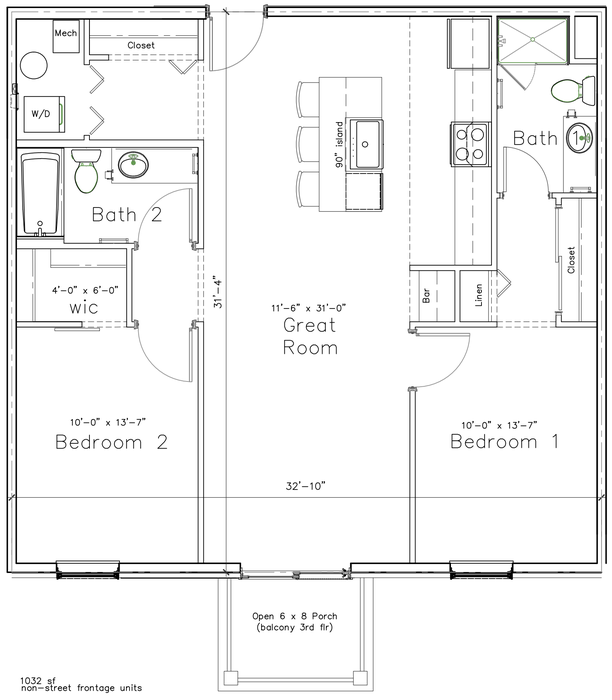
OWNER
PIZZUTI
Two Miranova Place Metro Place
Suite 220
Columbus, Ohio 43215
614.280.4000

PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

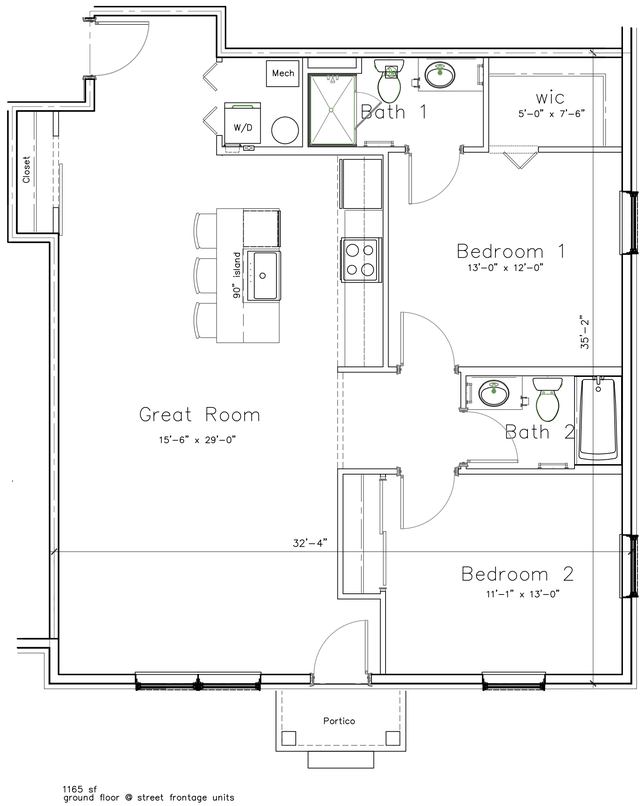
DATE
APRIL 27, 2015

A1



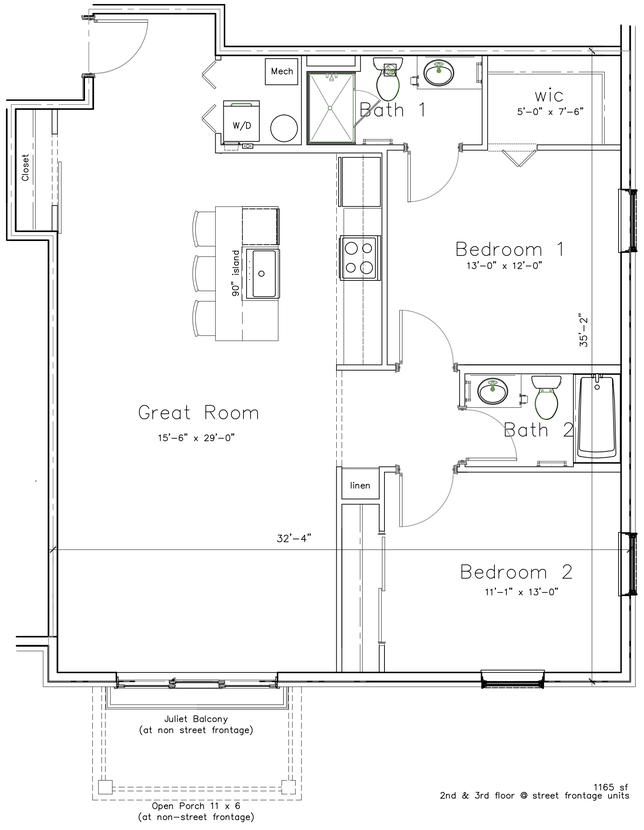
2 BEDROOM STANDARD

1032 SF
2 Bedrooms - 2 Baths



2 BEDROOM CORNER
GROUND FLOOR

1165 SF
2 Bedrooms - 2 Baths



2 BEDROOM CORNER
FLOORS 2 &3

1165 SF
2 Bedrooms - 2 Baths

2 BEDROOM APARTMENT PLANS

scale
1/4" =1'-0"

DESIGN ARCHITECT

FEHÉR
Architecture llc

4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD

LUSK
architecture
555 Metro Place North Suite100
Dublin, Ohio 43017
614.827.6000

OWNER

PIZZUTI
Two Miranova Place Metro Place
Suite 220
Columbus, Ohio 43215
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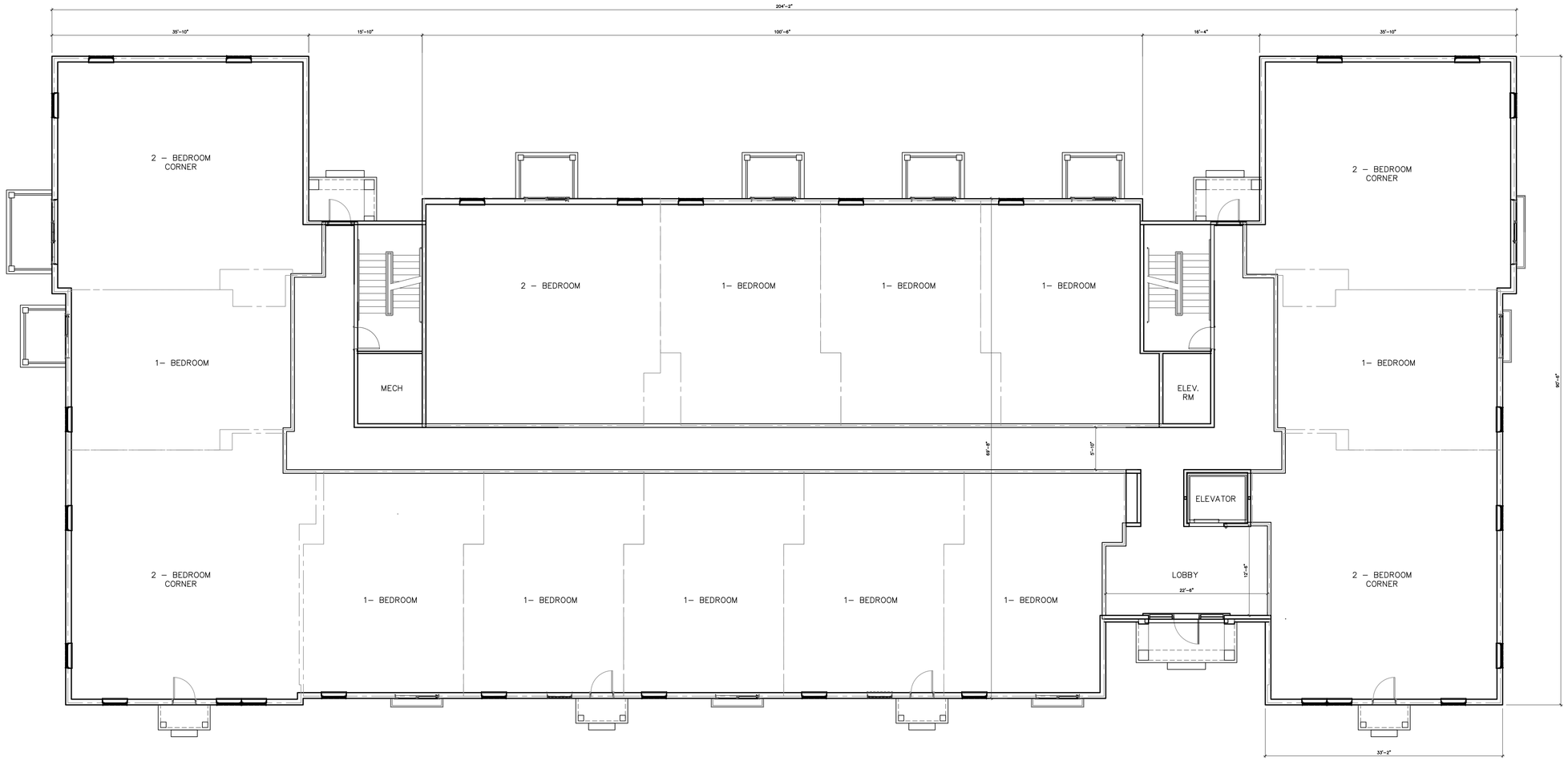
PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
APRIL 27, 2015

A2



15,154 sf
12 apt's. on 1st floor
15 apartments floors 2 & 3

APARTMENT BUILDING TYPE A1

scale
1/8" =1'-0"

DESIGN ARCHITECT

FEHÉR
Architecture llc

4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD

LUSK
architecture

555 Metro Place North Suite100
Dublin, Ohio 43017
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OWNER

PIZZUTI
Two Miranova Place Metro Place
Suite 220
Columbus, Ohio 43215
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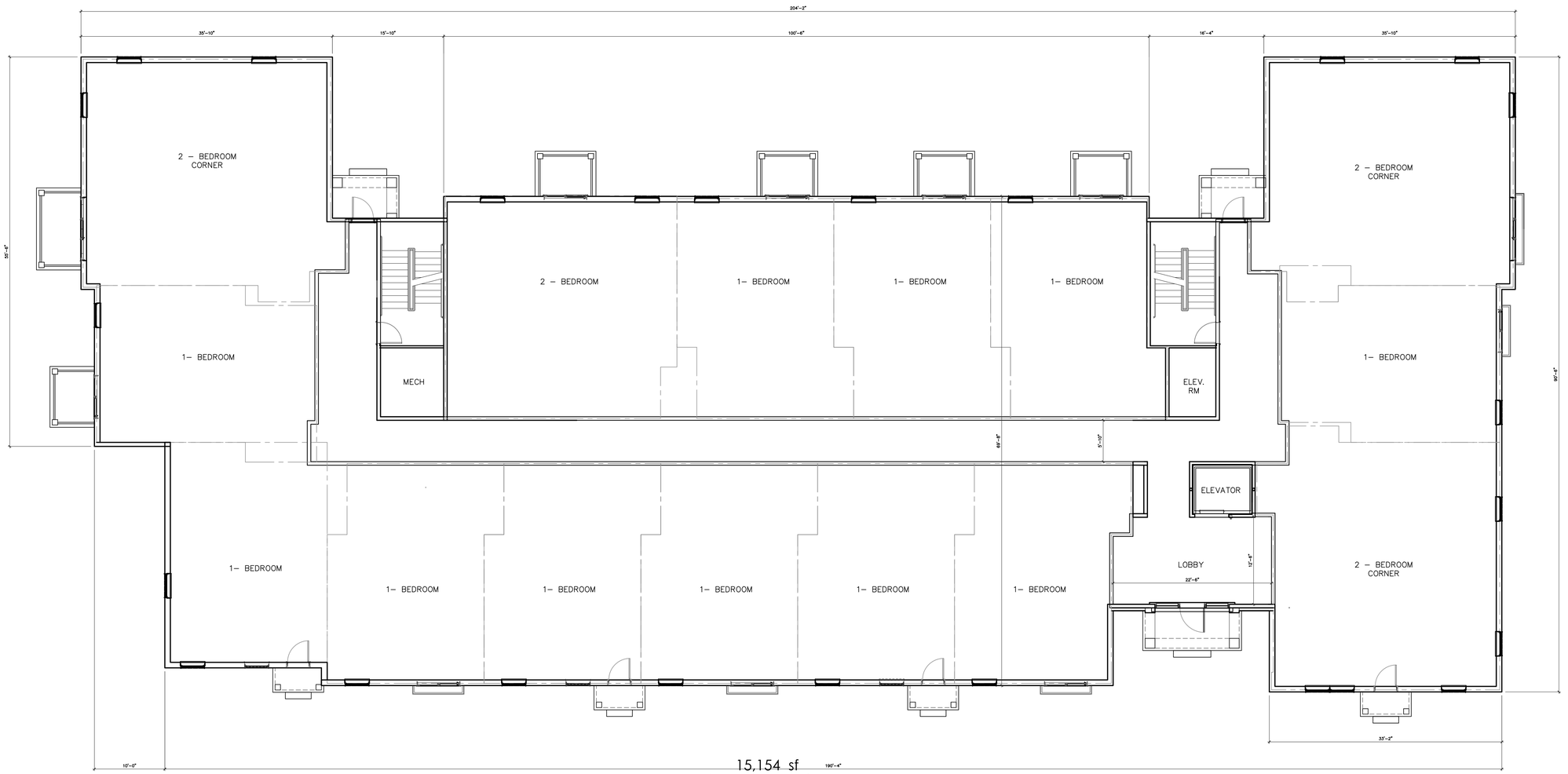
PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
APRIL 27, 2015



15,154 sf
12 apt's. on 1st floor
15 apartments floors 2 & 3

APARTMENT BUILDING TYPE A1 - ALTERNATE

scale
1/8" =1'-0"

DESIGN ARCHITECT

FEHÉR
Architecture llc

4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD

LUSK
architecture
555 Metro Place North Suite100
Dublin, Ohio 43017
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OWNER

PIZZUTI
Two Miranova Place Metro Place
Suite 220
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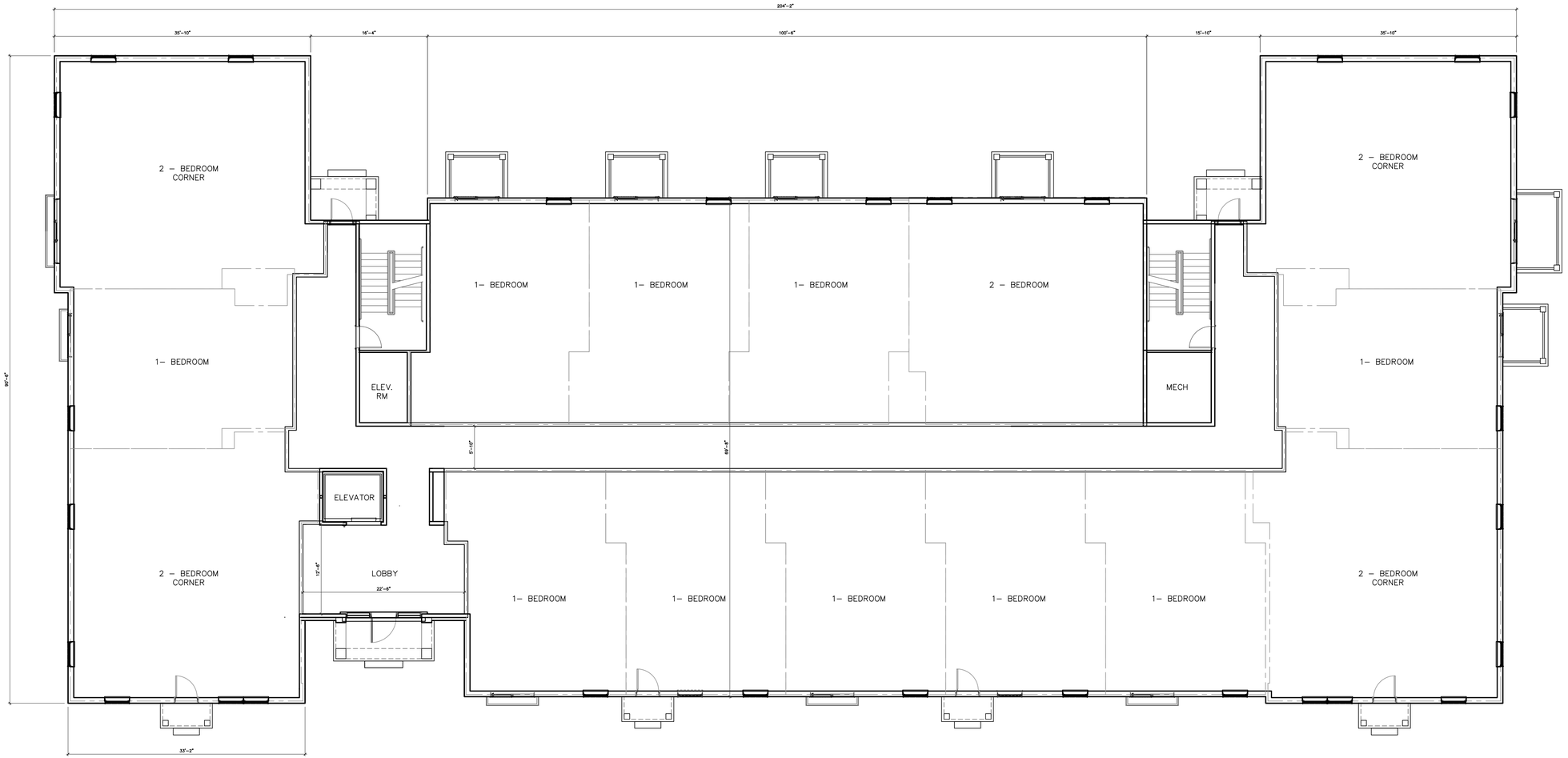
614.280.4000

PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
APRIL 27, 2015



15,154 sf

15 apartments floors per floor

APARTMENT BUILDING TYPE A2

scale
1/8" = 1'-0"

DESIGN ARCHITECT

FEHÉR
Architecture llc

4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD

LUSK
architecture

555 Metro Place North Suite100
Dublin, Ohio 43017
614.827.6000

OWNER

PIZZUTI
Two Miranova Place Metro Place
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PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
APRIL 27, 2015

10,653 sf

11 apartments floors per floor

APARTMENT BUILDING TYPE B

scale
1/8" =1'-0"

DESIGN ARCHITECT

FEHÉR
Architecture llc

4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD

LUSK
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555 Metro Place North Suite100
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Suite 220
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PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
APRIL 27, 2015

A6

NOTE FOR EXTERIOR ELEVATIONS:
Roof mounted mechanical equipment shall be screened. The mechanical equipment is not be visible at ground eye level from any contiguous right-of-way to the site.

⬚ DENOTES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL EQUIPMENT, (3 TON AC CONDENSERS).

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL / FINISH	COLOR /FINISH	MANUFACTURER
1	BRICK "A" (LIGHT)	EARTH TONE, TBD.	TBD
2	BRICK "B" (DARK)	EARTH TONE, TBD.	TBD
3	ACCENTS	EARTH TONE, TBD.	TBD
4	ALUMINUM STOREFRONT SYSTEM	CHARCOAL	TBD
5	VINYL WINDOW/DOOR UNIT	CHARCOAL	TBD
6	LAP SIDING	CHARCOAL	TBD
7	BOARD & BATTEN SIDING	CHARCOAL	TBD
8	CAST STONE BASE	EARTH TONE, TBD.	TBD
9	FABRIC AWNINGS	TBD	TBD
10	PAINTED AL. RAILS & PICKETS	CHARCOAL	TBD

Building A1
WEST ELEVATION
(facing The Yard)

Building A1
EAST ELEVATION
(facing City Hall)

BUILDING - A1 ELEVATIONS

scale
1/8" = 1'-0"

DESIGN ARCHITECT
FEHÉR
Architecture llc
4041 N. High Street Suite 203a
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PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN
DATE
APRIL 27, 2015
REVISED
MAY 27, 2015

A7

NOTE FOR EXTERIOR ELEVATIONS:
Roof mounted mechanical equipment shall be screened. The mechanical equipment is not be visible at ground eye level from any contiguous right-of-way to the site.

DENOTES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL EQUIPMENT, (3 TON AC CONDENSERS).

Building A1
SOUTH ELEVATION
(along Grove City Road)

Building A1
NORTH ELEVATION
(along Park Street)

BUILDING - A1 (A2 similar) ELEVATIONS

scale
1/8" = 1'-0"

DESIGN ARCHITECT
FEHÉR
Architecture llc
4041 N. High Street Suite 203a
Columbus, Ohio 43214
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PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
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REVISED
MAY 27, 2015

NOTE FOR EXTERIOR ELEVATIONS:
Roof mounted mechanical equipment shall be screened. The mechanical equipment is not be visible at ground eye level from any contiguous right-of-way to the site.

DENOTES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL EQUIPMENT, (3 TON AC CONDENSERS).

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL / FINISH	COLOR /FINISH	MANUFACTURER
1	BRICK "A" (LIGHT)	EARTH TONE, TBD.	TBD
2	BRICK "B" (DARK)	EARTH TONE, TBD.	TBD
3	ACCENTS	EARTH TONE, TBD.	TBD
4	ALUMINUM STOREFRONT SYSTEM	CHARCOAL	TBD
5	VINYL WINDOW/DOOR UNIT	CHARCOAL	TBD
6	LAP SIDING	CHARCOAL	TBD
7	BOARD & BATTEN SIDING	CHARCOAL	TBD
8	CAST STONE BASE	EARTH TONE, TBD.	TBD
9	FABRIC AWNINGS	TBD	TBD
10	PAINTED AL. RAILS & PICKETS	CHARCOAL	TBD

Building A2
SOUTH ELEVATION
(facing The Yard)

Building A2
NORTH ELEVATION
(facing Park Street)

BUILDING - A2 ELEVATIONS

scale
1/8" =1'-0"

DESIGN ARCHITECT
FEHÉR
Architecture llc
4041 N. High Street Suite 203a
Columbus, Ohio 43214
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LUSK
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APARTMENT HOMES

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REVISED
MAY 27, 2015

A9

NOTE FOR EXTERIOR ELEVATIONS:
Roof mounted mechanical equipment shall be screened. The mechanical equipment is not be visible at ground eye level from any contiguous right-of-way to the site.

DENOTES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL EQUIPMENT, (3 TON AC CONDENSERS).

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL / FINISH	COLOR /FINISH	MANUFACTURER
1	BRICK "A" (LIGHT)	EARTH TONE, TBD.	TBD
2	BRICK "B" (DARK)	EARTH TONE, TBD.	TBD
3	ACCENTS	EARTH TONE, TBD.	TBD
4	ALUMINUM STOREFRONT SYSTEM	CHARCOAL	TBD
5	VINYL WINDOW/DOOR UNIT	CHARCOAL	TBD
6	LAP SIDING	CHARCOAL	TBD
7	BOARD & BATTEN SIDING	CHARCOAL	TBD
8	CAST STONE BASE	EARTH TONE, TBD.	TBD
9	FABRIC AWNINGS	TBD	TBD
10	PAINTED AL. RAILS & PICKETS	CHARCOAL	TBD

Building B
NORTH ELEVATION
(facing The Yard)

Building B
SOUTH ELEVATION
(along Grove City Road)

BUILDING - B ELEVATIONS

scale
1/8" = 1'-0"

DESIGN ARCHITECT
FEHÉR
Architecture llc
4041 N. High Street Suite 203a
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APARTMENT HOMES

DEVELOPMENT PLAN

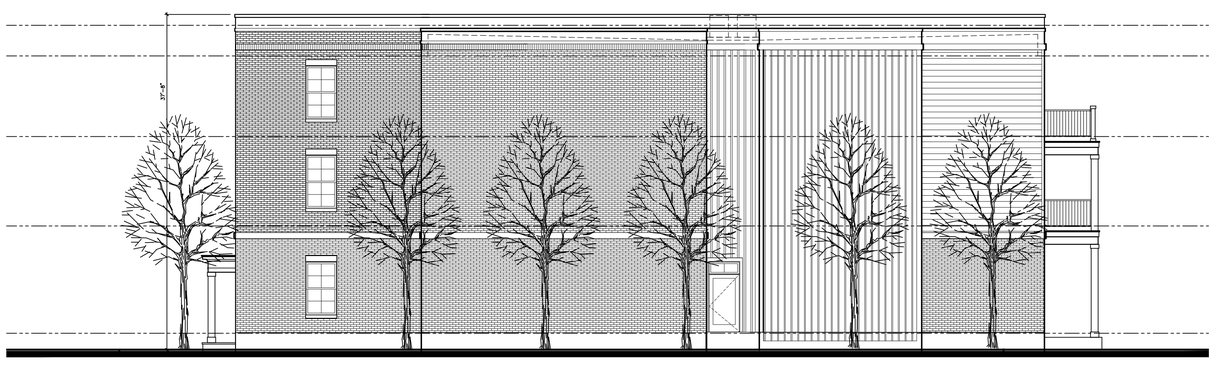
DATE
APRIL 27, 2015
REVISED
MAY 27, 2015

A10

NOTE FOR EXTERIOR ELEVATIONS:
Roof mounted mechanical equipment shall be screened. The mechanical equipment is not be visible at ground eye level from any contiguous right-of-way to the site.

DENOTES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL EQUIPMENT, (3 TON AC CONDENSERS).

Building B
WEST ELEVATION



Building B
EAST ELEVATION

BUILDING - B ELEVATIONS

scale
1/8" = 1'-0"

DESIGN ARCHITECT
FEHÉR
Architecture llc
4041 N. High Street Suite 203a
Columbus, Ohio 43214
614.581.0069

ARCHITECT OF RECORD
LUSK
architecture
555 Metro Place North Suite100
Dublin, Ohio 43017
614.827.6000

OWNER
PIZZUTI
Two Miranova Place Metro Place
Suite 220
Columbus, Ohio 43215
614.280.4000

PROJECT NAME
BROADWAY & PARK
APARTMENT HOMES

DEVELOPMENT PLAN

DATE
APRIL 27, 2015
REVISED
MAY 27, 2015

A11

NOTE FOR EXTERIOR ELEVATIONS:
Roof mounted mechanical equipment shall be screened. The mechanical equipment is not be visible at ground eye level from any contiguous right-of-way to the site.

DENOTES APPROXIMATE LOCATION OF ROOF TOP MECHANICAL EQUIPMENT, (3 TON AC CONDENSERS).

Building A1

Building A2
(with triple arched window)

PARK STREET STREETSCAPE ELEVATION

scale
1/16" =1'-0"

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Architecture llc
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architecture
555 Metro Place North Suite100
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PIZZUTI
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A12

EXTERIOR FINISH SCHEDULE

CODE	MATERIAL / FINISH	COLOR /FINISH	MANUFACTURER
1	BRICK "A" (LIGHT)	EARTH TONE, TBD.	TBD
2	BRICK "B" (DARK)	EARTH TONE, TBD.	TBD
3	ACCENTS	EARTH TONE, TBD.	TBD
4	ALUMINUM STOREFRONT SYSTEM	CHARCOAL	TBD
5	VINYL WINDOW/DOOR UNIT	CHARCOAL	TBD
6	LAP SIDING	CHARCOAL	TBD
7	BOARD & BATTEN SIDING	CHARCOAL	TBD
8	CAST STONE BASE	EARTH TONE, TBD.	TBD
9	FABRIC AWNINGS	TBD	TBD
10	PAINTED AL. RAILS & PICKETS	CHARCOAL	TBD

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EXT. FINISHES