PLANNING REPORT

Planning & Zoning Commission

Thursday, July 13, 2017

Block H – Bridge Park
SITE PLAN REVIEW

Case Summary

Agenda Item	3
Case Number	17-055 SPR
Proposal	A Site Plan Review for the construction of a residential condominium development consisting of 64 townhome units. The site is located within the Bridge Street Scioto River Neighborhood District on the west side of Dale Drive, south of the intersection with John Shields Parkway.
Request	Review and a recommendation of approval to the Planning and Zoning Commission for a Site Plan Review and Waiver Review under the provisions of Zoning Code Section 153.066.
Site Location	Located on the west side of Dale Drive, south of the intersection with John Shields Parkway.
Applicant	Crawford-Hoying; represented by James Peltier, EMH&T
Case Manager	Lori Burchett, AICP Planner II | (614) 410-4656 | lburchett@dublin.oh.us
Planning Recommendation	**Approval** The proposed Administrative Departures, Waiver Reviews, and Site Plan Review is consistent with previously approved development plans and meets all the applicable review criteria and approval is recommended. Approval of the 18 Waiver Reviews is also recommended. Administrative Departures (approved by ART on July 6, 2017)

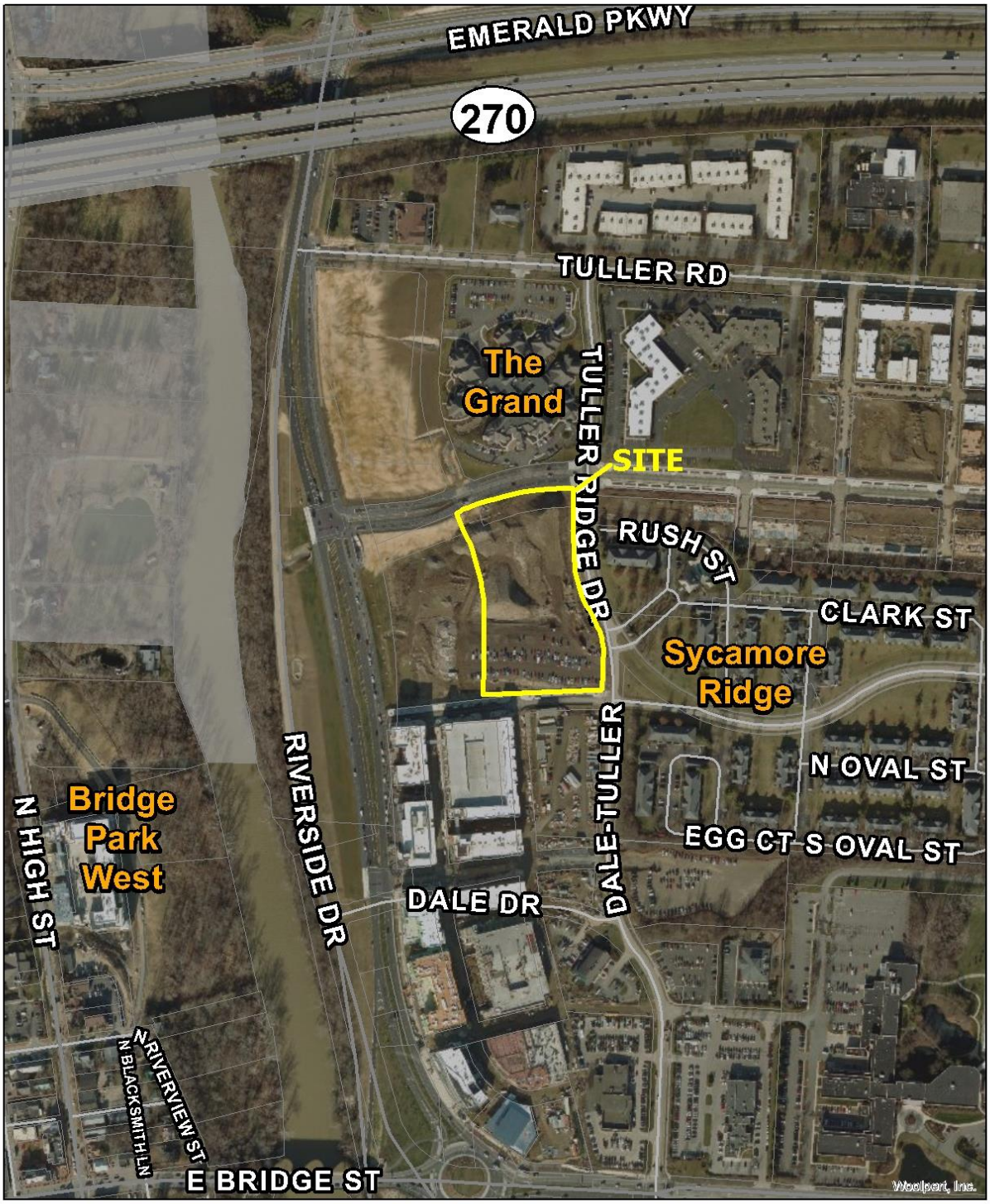
1. Street Façade Transparency §153.062 (O)(2).
2. Non-Street Façade Transparency §153.062 (O)(2).
3. Vertical Increments §153.062 (O)(2).
4. Minimum Primary Façade Materials §153.062 (O)(2).
5. Street Façade Transparency §153.062 (O)(2).
6. Off-street parking space and aisle dimensions §153.065 (4).

Waivers

1. Incompatible Building Types §153.062—Building Types (C)(1).
2. Building Variety §153.062—(K).
3. Parapet Height §153.062—Roof Type Requirements D(1).
4. Parapets continuous §153.062—Roof Type Requirements—(D)(1)(b).
5. Tower Quantity §153.062— (D)(4)(a).
6. Projecting sills §153.062— (H)(1)(a).
7. Balcony Size §153.062— (I)(1)(a).
8. Maximum impervious lot coverage §153.062 (O)(2).
9. Permitted Primary Material Types §153.062 (O)(2).
10. Front Property Line Coverage §153.062 (O)(2).
11. Occupation of Corner §153.062 (O)(2).
12. Street Façade Transparency §153.062 (O)(2).
13. Non-Street Façade Transparency §153.062 (O)(2).
14. Blank Wall Limitations §153.062 (O)(2).
15. Parking Lot Façade; Entrances §153.062 (O)(2).
16. Permitted Primary Materials §153.062 (O)(2).
17. Vertical Increments §153.062 (O)(2).
18. Minimum Finished Floor Elevation §153.062 (O)(2).

Approval of the Site Plan Review is recommended, with 3 conditions.

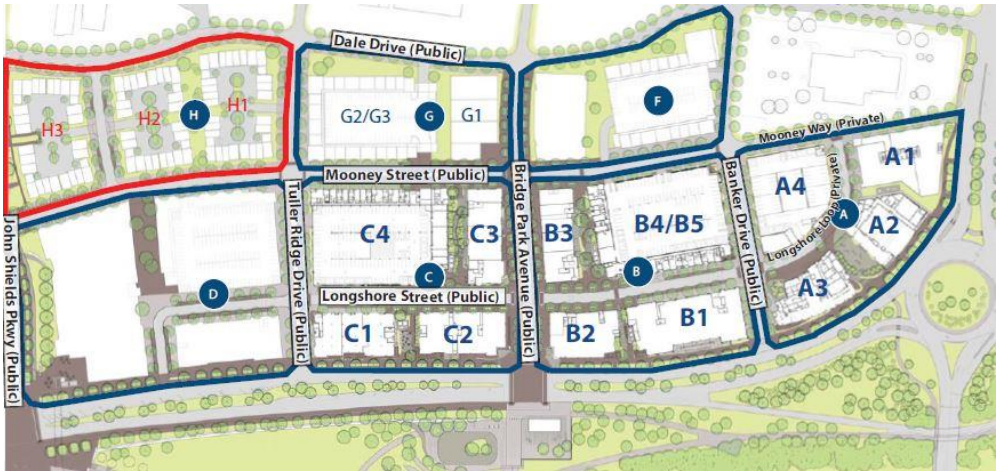
1) That the applicant define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network.
2) That the applicant be required to submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval.
3) That the applicant remove the off-street parking spaces from the parking count on the site plan.



City of Dublin

17-055SPR
Site Plan Review
Bridge Park Block H
Mooney Street

0 250 500
Feet

Facts	
Site Area	±4 acres
Zoning	BSD-SRN, Bridge Street District – Scioto River Neighborhood
Surrounding Zoning And Uses	The surrounding properties are predominately zoned BSD-SRN, Bridge Street District – Scioto River Neighborhood District: North: BSD-SRN and BSD-OR –Greenway public open space, John Shields Parkway, and Vrable Healthcare South: BSD- SRN –Bridge Park, Block G East: BSD- R –Sycamore Ridge West: BSD- SRN –Bridge Park, Block D (Future) 
Site Features	• Located between John Shields Parkway to the north and Tuller Ridge Drive to the south. • Dale Drive is to the north and Mooney Street to the south. • City owned 50-foot Greenway along the northern property boundary of the site
Background	On December 1, 2016 the Planning and Zoning Commission approved a Site Plan Review for Block H (16-097SPR-BSD) for 73 Townhome Units and related site improvements. Two waivers were approved at Basic Plan Review for front property line coverage and permitted roof types. On January 20, 2015, City Council reviewed a Basic Development Plan for <u>all</u> blocks of the Bridge Park development and Basic Site Plan for <u>only</u> Blocks B and C. City Council made determinations on the Basic Development and Site Plans including 5 waivers to the Code requirements and the required reviewing body for future applications. Subsequently, on

Facts	
	March 9, 2015 a Preliminary Plat for the entire development was approved. City Council approved a Basic Site Plan for Block A on December 7, 2015 and also determined future reviews by the Commission. The Planning and Zoning Commission informally reviewed and provided feedback on this proposal on June 9, 2016 and City Council approved the Basic Plan and designated the Planning and Zoning Commission as the reviewing body for future applications on July 5, 2016. The Commission also recommended approval of the preliminary and final plats on July 7, 2016 and City Council is scheduled to vote on the plats on November 21, 2016. The ART will review and make a recommendation on the Site Plan to the Planning and Zoning Commission, who is the final authority on the Site Plan Review. June 22, 2017: Case Review at ART July 6, 2017: ART Recommendation to Planning and Zoning Commission
ART Recommendation	At their July 6, 2017 meeting, ART approved 6 Administrative Departures and recommends approval of the 18 Waivers and Site Plan Review, finding that it is consistent with previously approved development plans and meets all the applicable review criteria.

Details	**Site Plan Review**
Site Plan Review (SPR)	The purpose of a SPR is to confirm that the proposed development of an individual site, building, and/or open space is consistent with the BSD zoning district regulations.
Proposal	This is a request for approval of a Site Plan for construction of townhome units in Block H of Bridge Park. The project proposes 6 multi-family, attached residential buildings. The buildings include ground floor parking access through an interior auto court with multi-level units on the upper floors. A new public street (Larimer Street) is proposed to connect Mooney Street to Dale Drive. In detail, the proposed project includes: • 64 Residential Condominium Units with garage units • Garage access provided by interior auto-courts • Public and private open space with a swimming pool and

Details	**Site Plan Review**
	outdoor amenities The proposed architecture is contemporary with each of the buildings having a consistent character expressed through material finishes and details. Materials will include of two colors of brick veneer used in a way to break down the massing of the facades into a pedestrian scale. Changes to the previously approved Site Plan include: • Use of fiber cement as a primary material on interior façades facing the auto-court • Reduction of the total number of units from 73 to 64 units • Relocation of balcony areas on some units • Second story balcony and porch design Several of the elevations are identical. This review focuses on the elevations highlighted in the report, with the assumption that the repeated elevations will either require the same waiver as noted or will comply with code. These elevations are noted in the chart below.

Analysis	**Site Plan Review**
Site Plan Review	Section 153.066(F)(2) of the Zoning Code identifies Site Plan Review procedures. Applications shall be reviewed under the provisions of 153.066(F)(3)The following is an analysis based on the standards outlined in the Bridge Street District Code.
a) *The Site Plan Review be substantially similar to the approved Basic Site Plan*	***Criterion met.*** The proposal meets the approved Basic Site Plan as no structures have moved, and the proposed materials and quantities are substantially similar to the approved Basic Site Plan.
b) Consistent with the approved Development Plan	***Criterion not applicable.*** A plat has been approved and is consistent with the approved development plan.
c) Meets all Zoning requirements except as authorized by Administrative Departures and Waivers	***Criterion met.*** As reviewed in this report, all applicable sections of the Code are met, met with conditions, or met with Waivers and Administrative Departures.

Analysis	**Site Plan Review**
d) Internal circulation system and driveways provide safe and efficient access	***Criterion met.*** As proposed, the development is consistent with the Principals of Walkable Urbanism of Section 153.057 by providing pedestrian connections through the site and to existing sidewalks and paths surrounding the development.
e) The relationship of buildings and structures to each other and other facilities is appropriately integrated with Community	***Criterion met.*** The proposed layout of the site and its modern architectural design does provide for coordination and integration of the development within the surrounding area, while maintaining the high quality image of the city.
f) Consistent with requirement for types, distribution and suitability of open space	***Criterion met.*** The publicly accessibly open space meets the requirements of public open spaces.
g) The scale and design of the development allows for the adequate provision of services	***Criterion met.*** This proposal includes provisions for connecting to existing public utilities including public water, sanitary sewer and stormwater management.
h) Stormwater management systems and facilities are adequate and do not adversely affect neighboring properties	***Criterion met.*** The final plans include provision for providing treatment of stormwater. This system will be required to meet the City of Dublin Stormwater Management Code.
i) If phased, the proposed phase can stand alone	***Criterion not applicable.*** No phasing or construction schedule of the project is proposed as part of this application.
j) Demonstrates consistency with principles of walkable urbanism, BSD Vision Principles, Community Plan , and other applicable documents	***Criterion met.*** The applicant states that these material changes will continue to provide an interesting, walkable setting for urban lifestyles that places value on human scale and a diversity of experiences. The layout of the public spaces and contemporary architecture is consistent with these principles.

Administrative Departures	**Site Plan Review**
Administrative Departure	An administrative departure may be reviewed and approved by ART provided that the following criteria has been met: a) The need is created by a unique site condition and complies with the spirit and intent of the BSD plan and is not being requested simply to reduce cost or as a matter of convenience; b) The departure does not have the effect of authorizing any use, sign, building type, or open space type otherwise not permitted; c) The departure does not modify any numerical zoning standard by more than 10% of the requirement; and d) The departure will ensure that the development is of equal or greater development quality.
Building Type	1. 153.062 (O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. Proposed: 18% on first floor at Tuller Ridge South (Building H1 East; and repeated elevations); 18% on first floor at Larimer North (Building H2 West and repeated elevations); 18% at 1st floor Larimer South and 1st floor John Shields North (Building H3 East and repeated elevations). *Criteria met.* The units have maximized the use of transparent glass while maintaining privacy for the units. 2. 153.062 (O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. Proposed: 14% on 2nd Floor Motor Court, West (Building H1 East repeated elevations). *Criteria met.* The units have maximized the use of transparent glass while maintaining privacy for the units. Due to the first floor layout of the units, transparency into the motor court would be unnecessary. 3. 153.062 (O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. Proposed: Max vertical increment 42.71 ft. at West Elevation of Motor Court (Building H1 East and repeated elevations); Max vertical increment 42.71 ft. at East Elevation of Motor Court (Building H1 West and repeated elevations); Max vertical increment 42.7 ft. at East Elevation of Motor Court (Building H2 East and repeated elevations); 43.6 ft. at East Elevation of Motor Court (Building H2 West and repeated elevations); Max vertical increment 43.6 ft. at East

Administrative Departures	**Site Plan Review**
	Elevation of Motor Court (Building H2 West and repeated elevations). *Criteria met.* The overall aesthetic of the structure is not compromised and the design is achieved with minor deviation. The increment transition was natural in this location. 4. 153.062 (O)(2)—Single Family Attached Building— Minimum Primary Façade Materials. Minimum 80% of primary façade materials required. Proposed: South Tuller Ridge Elevation: 76%; and North Courtyard Elevation: 79% (Building H1 East and repeated elevations); West Mooney Elevation: 76% (Building H2 West and repeated elevations); North Larimer Elevation: 79% and West Passage: 76% (Building H2 East and repeated elevations); and South Larimer Elevation—76%; and North John Shields Elevation—78% (Building H3 East and repeated elevations). *Criteria met.* The materials are of high quality and enhance the overall contemporary aesthetic of the structures. 5. 153.062 (O)(2)—Single Family Attached Building—Street Façade Transparency—Minimum 20% transparency required. Proposed: 1st Floor Mooney West: 19% (Building H1 West and repeated elevations). 1st Floor Mooney West: 19% (Building H1 West and repeated elevations). 1st Floor Larimer South: 18%; 1st Floor John Shields North: 18% (Building H3 East). Proposed: 3rd Floor Mooney West: 19%; 3rd Floor Larimer South: 19% (Building H3 West and repeated elevations). *Criteria Met*. The proposed use requires some privacy and limits increasing transparency in certain areas. The use of the interior space at several locations could compromised with the addition of widows and would not enhance the overall architecture. 6. 153.065 (4)—Site Development Standards—Off-street parking space and aisle dimensions. Required off-street parking drive aisles for two-way circulation with 90 degree spaces must be 22 feet wide. Provided: • H1 Motor Court: Entrance aisle width from Tuller Ridge ±20.50 ft. • H2 Motor Court: Entrance aisle width from Larimer Street ±20.50 ft. • H3 Motor Court: Entrance aisle width from Larimer Street ±20.50 ft.

Administrative Departures	**Site Plan Review**
	• Drive aisle width between pool building and central island ±20.30 ft. • Drive aisle width between central island and all islands between unit garages ±20 ft. *Criteria met.* The site layout and design meets the intent of this requirement. The applicant has provided maneuverability information to ensure safe circulation.

Waiver Review	**Site Plan Review**
Waiver Review	The purpose of a waiver allow for project elements to deviate from the requirements of the regulations provided that: the waiver is caused by unique conditions of the site, will generally meet the spirit and intent of the district, is not being requested solely to reduce cost or as a matter of convenience, will ensure that the development is of equal or greater development quality, the request would be better address through waiver than amendment to the requirements, and does not have the effect of authorizing any use or open space type that is note otherwise permitted in the district.
Incompatible Building Types	1. 153.062—Building Types (C)(1)—Incompatible Building Types: Incompatible building types are not permitted directly across the street from one another or on the same block face. *Proposed:* Across from a Corridor Building on Block G along Tuller Drive. *Criteria met.* The proposed architecture approved for Block G is contemporary and compatible with the design of Block H. The variation of height with the inclusion of the towers with add interest in variety.
Building Variety	2. 153.062—Building Types (K) Building Variety. Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). *Proposed:* Building façade styles are repeated elevations between the three buildings. *Criteria met.* The proposed architecture is contemporary with variations between elevations. The addition of materials and balcony design adds interest in variety, but creates a cohesive aesthetic

Waiver Review	**Site Plan Review**
	throughout the development.
Roof Type Requirements	3. 153.062—Roof Type Requirements—D(1)—Parapets shall be no less than two feet and no more than six feet in height. *Proposed:* parapet varies in height from 0 feet adjacent to rooftop amenity areas and four feet in other areas. *Criteria met*. The proposed design of the parapet adds to the overall architectural interest and aesthetic of the structure. The reduction of the parapet height allows for access to the amenity areas. 4. 153.062—Roof Type Requirements—(D)(1)(b)—Parapets continuous: Parapets shall wrap around all sides of the building. *Proposed:* Not continuous in several locations, typically at amenity deck where metal railings are proposed. *Criteria met*. The presence of the metal railings help break up the roofline and architecture of the structures and adds visual interest and dimension. 5. 153.062—Quantity—(D)(4)(a)—Only one tower is allowed per building. *Proposed:* H1 East: 5 Towers, West: 3 Towers; H2 East: 3 Towers, West: 3 Towers; H3 East: 5 Towers, West: 4 Towers (and repeated elevations). *Criteria met*. In addition to the functionality of the towers as stairwells to access the rooftops, the presence of the towers adds dimension and variation in the structures.
Windows, Shutters, Awnings, and Canopies	6. 153.062—Projecting sills (H)(1)(a)— Projecting sills are required within siding clad walls. *Proposed:* No projecting sills or trim on Fiber Cement Panel clad elevations. *Criteria Met*. The projecting sills would not lend well to the clean aesthetic of the cement panel material as it joins the window frame.
Balconies, Porches, Stoops, and Chimneys	7. 153.062—Balcony Size (I)(1)(a)—Balconies shall be a minimum open area of six feet deep and five feet wide.

Waiver Review	**Site Plan Review**	
	Proposed: 5.33 feet deep and 12.25 feet wide. *Criteria Met*. The balconies are being used as an architectural element in addition to a functional space for residents. The width of the balcony makes up for the decrease in depth. The overall size of the space meets the intent of the requirement.	
Single-Family Attached (Entire Block)	8. 153.062 (O)(2)—Single Family Attached Building—Maximum impervious lot coverage. Maximum 70% is required. *Proposed:* 76% (entire block) (H1, H2); and 80% (H3). *Criteria Met*. The site design maximizes usability and functionality of the site while still provided open space areas. The block adjoins the city Greenway open space. 9. 153.062 (O)(2)—Single Family Attached Building—Permitted Primary Material types. Permitted types include stone, brick. *Proposed:* thin brick (All buildings). *Criteria Met*. The use of thin brick blends better with the mix materials and is more structurally appropriate. The use of this material does not diminish the aesthetic or character.	
Single-Family Attached (By Building Elevation)	10. 153.062 (O)(2)—Single Family Attached Building—Front Property Line Coverage. Minimum front property line coverage to be at least 75%. *Proposed:* 64% along Dale Drive (H1 East); and 48% Dale Drive (H3 East).	*Criteria Met.* Due to usability of the interior of the units and the design of the auto-court for proper circulation, the layout options for the structure were limited.
	11. 153.062 (O)(2)—Single Family Attached Building—Occupation of Corner Required—Occupation is required. *Proposed:* No occupation of the building in the corner at Dale/Tuller Ridge (H1 East). No occupation of the building in the corner at Mooney/Tuller	*Criteria Met*. Access, circulation, and interior usability combined with the dimensions of the lot, forced the building layout and site design. The building siting does meet the intent of this requirement.

Waiver Review		**Site Plan Review**
	Ridge (H1 West). No occupation of the building in the corner at Dale Drive and Larimer Street or Dale Drive and John Shields Parkway (H3 East).	
	12. 153.062 (O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. Proposed: 1st Floor Tuller Ridge South: 15%; 3rd Floor Tuller Ridge South: 16%; 1t Floor Mooney West: 17% (Building H1 West and repeated elevations) 1st Floor Larimer North: 17% ; 3rd Floor Larimer North: 18% (H2 East and repeated elevations). 1st Floor Mooney West: 18%; 1st Floor Larimer South: 18%; 1st Floor Larimer South: 18%; 3rd Floor Larimer South: 18%; 1st Floor John Shields North: 16%; 3rd Floor John Shields North: 16% (H3 West and repeated elevations).	*Criteria Met*. The proposed use requires some privacy and limits increasing transparency in certain areas. The use of the interior space at several locations could compromised with the addition of widows and would not enhance the overall architecture.
	13. 153.062 (O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. *Proposed:* 1st Floor Passage West: 12%; 1st Floor Motor Court West: 10%; 2nd Floor Motor Court West: 12%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North:	*Criteria Met*. The proposed use requires some privacy and limits increasing transparency in certain areas. The use of the interior space at several locations could compromised with the addition of widows and would not enhance the overall architecture. Additionally, the view into the motor court from the public realm is limited.

Waiver Review		**Site Plan Review**
	12%; 1st Floor Motor Court South: 7%; 2nd Floor Motor Court South:14%; All Floors Motor Court East: 0% (H1 East and repeated elevations) 1st Floor Passage West: 9%; 1st Floor Motor Court West: 10%; 2nd Floor Motor Court West: 12%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 12%; 1st Floor Motor Court South: 7%; 2nd Floor Motor Court South: 14%; All Floors Motor Court East: 0% (H2 East and repeated elevations). 1st Floor Passage East: 10%; 3rd Floor Passage East: 13%; 1st Floor Motor Court East: 7%; 2nd Floor Motor Court East: 11%; 3rd Floor Motor Court East: 12%; 1st Floor Motor Court North: 7%; 2nd Floor Motor Court North: 11%; 3rd Floor Motor Court North: 12%; 1st Floor Motor Court South: 7%; 2nd Floor Motor Court South: 11%; 3rd Floor Motor Court South: 12% (H1 West and repeated elevations). 1st Floor Passage East: 9%; 1st Floor Motor Court East: 10%; 2nd Floor Motor Court East: 13%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 13%; 1st Floor Motor Court South: 8%; 2nd Floor Motor Court South: 13%; All Floors Motor Court West: 0% (H2 West and repeated	

Waiver Review		**Site Plan Review**
	elevations). 1st Floor Passage West: 1st Floor Passage West: 9%; 1st Floor Motor Court West: 10%; 2nd Floor Motor Court West: 12%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 12%; 1st Floor Motor Court South: 7%; 2nd Floor Motor Court South: 14%; All Floors Motor Court East: 0% (H3 East and repeated elevations). 1st Floor Passage East: 9%; 1st Floor Motor Court East: 10%; 2nd Floor Motor Court East: 13%; 1st Floor Motor Court North: 8%; 2nd Floor Motor Court North: 13%; All Floors Motor Court West: 0%; 1st Floor Motor Court South: 7%; 2nd Floor Motor Court South: 14%; All Floors Motor Court East: 0% (H3 West and repeated elevations).	
	14. 153.062 (O)(2)—Single Family Attached Building—Blank Wall Limitations: No blank walls on elevations. *Proposed:* H1-03 and H1-12—All Stories East Elevation; H1-01 and H14—All Stories West Elevation (Building H1 East and repeated elevations). H1-17—1st Story North Elevation; H1-23—1st Story South Elevation; H1-24 and H1-16--All Stories West Elevation. H1-25 and H1-15--All Stories East Elevation (Building H1 West	*Criteria Met.* The proposed use requires some privacy and limits the addition of windows in certain areas. The use of the interior space at several locations could compromised with the addition of widows, while adding additional materials would not enhance the overall architecture. Several of the blank walls are not visible from public spaces.

Waiver Review		**Site Plan Review**
	and repeated elevations). H2-01 and H2-10—All Stories West Elevation; and H2-02 and H2-09—All Stories East Elevation (Building H2 East and repeated elevations). H2-13 and H2-22—All Stories West Elevation; H2-12 and H2-22—All Stories East Elevation (Building H2 West and repeated elevations). H3-01 and H3-11—All Stories West Elevation; H3-02—All Stories East Elevation; and H3-11—3rd Story East Elevation (Building H3 East and repeated elevations).	
	15. 153.062 (O)(2)—Single Family Attached Building—Parking Lot Façade, Number of entrances required. For parking lot or detached garage, 1 per unit. *Proposed:* 12 Units face interior Motor Court (Building H1 East and repeated elevations). 10 Units face interior Motor Court (Building H1 West and repeated elevations). 10 Units face interior Motor Court (Building H2 East and repeated elevations). 10 Units face interior Motor Court (Building H2 West and repeated elevations).	*Criteria Met*. The individual garages below the units warrant the need for separate accesses to the motor court. The units are attached, but owned individually requiring separated accesses. For the functionality of the first level layout, a man door is not provided to the units. The view into the motor court from the public realm is limited.
	16. 153.062 (O)(2)—Single	*Criteria Met.* The overall

Waiver Review		Site Plan Review
	Family Attached Building—Permitted Primary material. Minimum primary materials must be at least 80%. *Proposed:* East Dale: 70%; North Motor Court: 17%; West Motor Court: 11%; East Motor Court: 19%; South Motor Court: 16% (H1 East and repeated elevations). East Dale: 61%; West Passage: 76%; West Motor Court: 11%; North Motor Court: 17%; West Motor Court: 11%; East Motor Court: 16%; South Motor Court: 17% (H2 East and repeated elevations). West Mooney Street: 66%; North Motor Court: 16%; West Motor Court: 11%; East Motor Court: 16%; South Motor Court: 17% (H1 West and repeated elevations). North Motor Court Elev.16%; West Motor Court Elev.—11%; East Motor Court Elev.— 16%; South Motor Court Elev.—17% (H2 West and repeated elevations). East Dale: 70%; South Motor Court: 16%; East Motor Court: 19%; West Motor Court: 11%; North Motor Court: 17% (Building H3 East and repeated elevations). North John Shields: 74%; West Passage: 71%; South Motor Court: 25%; East Motor Court: 25%; West Motor Court: 25%;	calculation is minor and the intent of the requirement is being met. The reduction in material will not comprise the overall aesthetic.

Waiver Review		**Site Plan Review**
	North Motor Court: 25% (H3 West and Repeated elevations).	
	17. 153.062 (O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. *Proposed:* Max vertical increment at 43.85 ft. at East Elevation of Motor Court (Building H3 East and repeated elevations); at 43.5 ft. at East Elevation of Motor Court (Building H3 West and repeated elevations).	*Criteria Met.* The use of materials is consistent with the rest of the architecture in the development. The contemporary architecture is being maintained and the overall aesthetic is consistent with the intent of the district.
	18. 153.062 (O)(2) —Single Family Attached Building—Minimum Finished Floor Elevation required 2.5 ft. above the adjacent sidewalk elevation. *Proposed*: The following units are <2.5 ft. above adjacent sidewalk: H1-01: 2.35 ft.; H1-02: 2.33 ft.; H1-03: 1.69 ft.; H1-08: 2.20 ft.; H1-09: 2.25 ft.; H1-12: 2.17 ft.; H1-22: 1.75 ft. (Building H1) H2-08: 2.35'; H2-09: 2.33 ft.; H2-10: 1.97'; H2-11: 1.88'; H2-12: 1.63'; H2-13: 2.00'; H2-14: 1.95'; H2-15: 2.04'; H2-16: 2.30' H2-17: 2.46' (Building H2) H3-01: 1.91'; H3-02: 2.30'; H3-06: 2.47'; H3-07: 2.37'; H3-08: 1.92'; H3-09: 1.93'; H3-10: 2.09' H3-11: 1.25'; H3-12: 2.02'; H3-13: 1.87'; H3-14: 1.86'; H3-18:	*Criteria Met.* The grade of the site at this location requires that the building be less than 2.5 feet above the sidewalk. The site conditions and building layout prohibits this height.

Waiver Review		**Site Plan Review**
	1.94'; H3-19: 1.72'; H3-20: 1.80' H3-21: 1.66'; H3-22: 1.93' (Building H3)	

ART Recommendation	**Site Plan Review**
Approval	The proposed Site Plan Review is consistent with previously approved site plans and, with waivers, meets all the applicable review criteria. ART recommends approval with 18 waivers, 6 administrative departure, and 3 conditions. <u>Waivers</u> 1. 153.062—Building Types (C)(1)—Incompatible Building Types: Incompatible building types are not permitted directly across the street from one another or on the same block face. **To allow incompatible building type.** 2. 153.062—Building Types (K) Building Variety. Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). **To allow similar building types.** 3. 153.062—Roof Type Requirements—D(1)—Parapets shall be no less than two feet and no more than six feet in height. **Allow parapet heights to be between 0-feet and less than 6-feet at elevations shown in submitted materials.** 4. 153062—Roof Type Requirements—(D)(1)(b)—Parapets continuous: Parapets shall wrap around all sides of the building. **Allow parapets to not be contiguous as shown on the elevations.** 5. 153.062—Quantity—(D)(4)(a)—Only one tower is allowed per building. **Allow multiple towers at elevations referenced in the staff report.** 6. 153.062—Projecting sills (H)(1)(a)— Projecting sills are required within siding clad walls. **Allow no projecting sills or trim on Fiber Cement Panel clad elevations.**

ART Recommendation	Site Plan Review
	7. 153.062—Balcony Size (I)(1)(a)—Balconies shall be a minimum open area of six feet deep and five feet wide. **Allow balconies to be no less than five-feet deep.** 8. 153.062 (O)(2)—Single Family Attached Building—Maximum impervious lot coverage. Maximum 70% is required. **Allow no more than 80% impervious lot coverage for entire project.** 9. 153.062 (O)(2)—Single Family Attached Building—Permitted Primary Material types. Permitted types include stone, brick. **Allow for the use of thin brick as a primary material.** 10. 153.062 (O)(2)—Single Family Attached Building—Front Property Line Coverage. Minimum front property line coverage to be at least 75%. **Allow front property line coverage to be no less than 55% along Dale Drive on Building H3.** 11. 153.062 (O)(2)—Single Family Attached Building—Occupation of Corner Required—Occupation is required. **No occupation at elevations referenced in the staff report.** 12. 153.062 (O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. **Not less than 15% transparency on elevations referenced in the staff report.** 13. 153.062 (O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. **Between 0-15% on elevations referenced in the staff report.** 14. 153.062 (O)(2)—Single Family Attached Building—Blank Wall Limitations: No blank walls on elevations. **Allow blank walls on elevations referenced in the staff report.** 15. 153.062 (O)(2)—Single Family Attached Building—Parking Lot Façade, Number of entrances required. For parking lot or detached garage, 1 per unit. **Allow no entrances on elevations referenced in the staff report.**

ART Recommendation	Site Plan Review
	16. 153.062 (O)(2)—Single Family Attached Building—Permitted Primary Materials. Minimum primary materials must be at least 80%. **No less than 70% on elevations referenced in the staff report.** 17. 153.062 (O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. **No more than 65-feet on elevations referenced in the staff report.** 18. 153.062 (O)(2) —Single Family Attached Building— Minimum Finished Floor Elevation required 2.5 ft. above the adjacent sidewalk elevation. **Less than 2.5-feet at elevations referenced in the staff report.** <u>Administrative Departures</u> 1. 153.062 (O)(2)—Single Family Attached Building—Street Façade Transparency. Minimum 20% transparency required. Proposed: 18% on first floor at Tuller Ridge South (Building H1 East; and repeated elevations); 18% on first floor at Larimer North (Building H2 West and repeated elevations); 18% at 1st floor Larimer South and 1st floor John Shields North (Building H3 East and repeated elevations). 2. 153.062 (O)(2)—Single Family Attached Building—Non-Street Façade Transparency. Minimum 15% transparency required. Proposed: 14% on 2nd Floor Motor Court, West (Building H1 East repeated elevations). 3. 153.062 (O)(2)—Single Family Attached Building—Vertical Increments Required (location on principal structure). Required every two units or no greater than every 40-feet. Proposed: Max vertical increment 42.71 ft. at West Elevation of Motor Court (Building H1 East and repeated elevations); Max vertical increment 42.71 ft. at East Elevation of Motor Court (Building H1 West and repeated elevations); Max vertical increment 42.7 ft. at East Elevation of Motor Court (Building H2 East and repeated elevations); 43.6 ft. at East Elevation of Motor Court (Building H2 West and repeated elevations); Max vertical increment 43.6 ft. at East Elevation of Motor Court (Building H2 West and repeated elevations).

ART Recommendation	**Site Plan Review**
	4. 153.062 (O)(2)—Single Family Attached Building— Minimum Primary Façade Materials. Minimum 80% of primary façade materials required. Proposed: South Tuller Ridge Elevation: 76%; and North Courtyard Elevation: 79% (Building H1 East and repeated elevations); West Mooney Elevation: 76% (Building H2 West and repeated elevations); North Larimer Elevation: 79% and West Passage: 76% (Building H2 East and repeated elevations); and South Larimer Elevation—76%; and North John Shields Elevation—78% (Building H3 East and repeated elevations). 5. 153.062 (O)(2)—Single Family Attached Building—Street Façade Transparency—Minimum 20% transparency required. Proposed: 1st Floor Mooney West: 19% (Building H1 West and repeated elevations). 1st Floor Mooney West: 19% (Building H1 West and repeated elevations). 1st Floor Larimer South: 18%; 1st Floor John Shields North: 18% (Building H3 East). Proposed: 3rd Floor Mooney West: 19%; 3rd Floor Larimer South: 19% (Building H3 West and repeated elevations). 6. 153.065 (4)—Site Development Standards—Off-street parking space and aisle dimensions. Required off-street parking drive aisles for two-way circulation with 90 degree spaces must be 22 feet wide. Provided: • H1 Motor Court: Entrance aisle width from Tuller Ridge ±20.50 ft. • H2 Motor Court: Entrance aisle width from Larimer Street ±20.50 ft. • H3 Motor Court: Entrance aisle width from Larimer Street ±20.50 ft. • Drive aisle width between pool building and central island ±20.30 ft. • Drive aisle width between central island and all islands between unit garages ±20 ft.

ART Recommendation	**Site Plan Review**
Conditions	1) Define a portion of the courtyard as Public Open Space in order to comply with the Open Space Node shown on Figure 153.063—Neighborhood Standards (6)(d)(2)—Open Space Network. 2) The applicant will submit construction details for the surface parking lot to the satisfaction of staff, prior to building permit approval. 3) The applicant will remove the off-street parking spaces from the parking count on the site plan.

ANALYSIS & DETERMINATIONS – SITE PLAN

Applicable Site Plan Review Criteria

Includes 153.059 - Uses, 153.062 – Building Types, 153.064 – Open Space Types, and 153.065 – Site Development Standards (Parking, Stormwater Management, Landscaping and Tree Preservation, Fencing Walls and Screening, Exterior Lighting, Utility Undergrounding, Signs, and Walkability Standards).

153.059 – Uses			
Code Section	**Requirement**	**Requirement/Notes**	**Review Procedures**
Table 153.059-A	Permitted Uses	The proposed Principal Use is Dwelling, Townhouse.	**None**

153.062 — Building Types			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
(C) General Building Type Layout and Relationships			
(C)(1)	Incompatible Building Types	*Incompatible building types are not permitted directly across the street from one another or on the same block face, unless otherwise permitted by the required reviewing body following approval of a Waiver in accordance with 153.066.* • The proposed Single Family Attached Building on Lot (Block) 10 is located directly across from a Corridor Building proposed on Block G along Tuller Ridge Drive.	**Waiver Required**
(C)(2)	Shopping Corridors	The proposed development site is not located in the area conceptually identified for a Shopping Corridor in the Scioto River Neighborhood Graphic.	**N/A**
(D) Roof Type Requirements			
(D)(1)	Parapet Roof Type Requirements	(a) *Parapet Height: Parapets shall be high enough to screen the roof and any roof appurtenances from view from the street(s) and any adjacent building of similar height, provided that the parapet shall be no less than two feet and no more than six feet in height.* • Proposed parapets vary in height from 0 feet adjacent to rooftop amenity areas and 4 feet in other locations.	**Waiver Required**
		(b) *Parapets Continuous: Parapets shall wrap around all sides of the building.* • Parapet height is non-continuous in several locations, typically at amenity decks where metal railings are proposed.	**Waiver Required**
		(c) *Horizontal Shadow Lines. Expression lines are encouraged to distinguish the parapet from the upper stories of the building.* An EIFS cornice is proposed as a horizontal expression line.	**Met**
		(d) *Occupied space:* Occupied space or a half story shall not be incorporated within this roof type. None proposed.	**Met**

(D)(4)	Towers	(a) *Quantity: Where permitted by building type, only one tower is allowed per building unless otherwise approved by the required reviewing body*
		• Towers are proposed on each of the proposed buildings as follows:
		  • H1 East—5 Towers, H1 West—3 Towers
		  • H2 East—3 Towers, H2 West—3 Towers
		  • H3 East—5 Towers, H3 West—4 Towers
			Waivers Required

		(b) *Tower Height: Shall not be greater than the height of one additional upper floor of the building. The width shall not exceed its height.* • All tower are approximately 9.8 feet in height and 8.8 feet wide.	**Met**
		(c) *Occupied Space: Towers may be occupied with the same uses allowed in upper stories of the building type* • All towers are associated with an individual townhome (Single Family Attached Dwelling) unit.	**Met**
		(d) *Roofs: Towers may be capped by any permitted roof type.* • All towers are capped with a parapet roof, with a parapet height of 3.67 feet.	**Met**
(E) Materials			
(E)(1)	Façade Materials	(a) *Percentage of Primary Materials Required:* Please refer to 153.062(O) - Building Type Analysis.	**See Tables Below**
		(c) *Permitted Primary Materials:* Please refer to 153.062(O) - Building Type Analysis.	**See Tables Below**
		(d) *Permitted Secondary Materials:* Please refer to 153.062(O) - Building Type Analysis.	**See Tables Below**
		(e) *EIFS:* Permitted for trim only.	**Met**
		(g) *Clapboard Siding Thickness:* Must have minimum butt thickness of a quarter of an inch.	**N/A**
		(h) *Other High Quality Synthetic Materials:* May be approved by the required reviewing body	**N/A**
(E)(2)	Façade Material Transitions	(a) *Vertical transition shall occur at inside corners*	**TBD at Building Permit**
		(b) *Multiple materials proposed vertically: Where proposed, the 'heavier' material in appearance shall be incorporated below the 'lighter' material.*	**Met**

		(c) *Transitions between different colors of same material:* Shall occur at locations deemed architecturally appropriate by the required reviewing body.	**TBD at Building Permit**
(E)(3)	Roof Materials	(b) *Permitted Flat Roof Materials:* Any roof materials appropriate to maintain proper drainage.	**TBD at Building Permit**
		(c) *Roof Penetrations: Shall be concealed and shall not be visible from principal frontage streets (John Shields Parkway, Dale Drive)*	**TBD at Building Permit**
(E)(4)	Color	The color palette consists of a range of earth tones and neutral colors.	**TBD**
(F) Entrances & Pedestrianways			
(1)	Quantities and Locations	**See Building Type Requirements Tables**	
(2)	Recessed Entrances	*Entry doors shall be recessed a minimum of three feet from property lines*	**Met**
(3)	Entrance Design	(a) *Principal entrances shall be at a pedestrian scale and effectively address the street and include design elements to provide prominent entrances along the façade.* • All entrances incorporate a combination of raised stoops, entranceway roofs, and integration at tower locations.	**Met**
		(b) *Principal entrances on all single family attached building types shall incorporate open porches or stoops* • Stoops are incorporated at all units.	**Met**
(4)	Mid-Building Pedestrianways	*1 Required for buildings longer than 250 feet* • No buildings exceed 250 feet in length.	**N/A**
(G) Articulation of Stories on Street Facades			
(G)	Articulation of Stories on Street Façades	*Facades shall be designed to follow the stories of the building with fenestration organized along and occupying each floor.* • The building façades have been articulated with brick belt courses at the line of each floor.	**Met**
(H) Windows, Shutters, Awnings and Canopies			
(H)(1)	Windows	(a) *Transparency is required according to building type.* Please refer to Building Type Requirements	**See Tables Below**
		(b) *Highly reflective glass is prohibited*	**Met**
		(c) *Spandrel or heavily tinted glass cannot be used to meet minimum transparency requirements*	**Met**

		(d) *Windows may be wood, anodized aluminum, metal-clad or vinyl-clad wood, steel, or fiberglass. The required reviewing body may approve other high quality synthetic materials with examples of successful, high quality installations in comparable climates.* • Andersen 100 Series 'Fibrex' composite windows are proposed.	**TBD**
		(f) *Windows in masonry walls shall have architecturally appropriate lintels and sills.* • All windows in masonry walls incorporate precast Calcium Silicate Masonry Units (CSMU) lintels and sills.	**Met**
		(g) *Windows within siding clad walls shall have a projecting sill to serve as a base for eithers a minimum one by four (nominal) trim or brick mould casing.* • No sills or window trim are apparent on the Fiber Cement Plan clad elevations.	**Waiver Required**
(H)(3)(b)	Canopies	*1. Canopies may be clad with glass, metal, wood or a combination of these materials.* • Proposed canopies are of pre-manufactured aluminum.	**Met**
		2. Canopies may be cantilevered or supported from the building wall by metal cables or rods. • Proposed canopies are supported from the building with metal rods.	**Met**
		3. Canopies may include downward casting light fixtures and may be lighted from above by downcast fixtures mounted to the building wall.	**TBD**
(I) Balconies, Porches, Stoops, and Chimneys			
(I)(1)	Balconies	(a) *Size: Balconies shall be a minimum open area of six feet deep and five feet wide* • Balconies are 5.33 feet deep and 15.25 feet wide.	**Waiver Required**
		(b) *Connection to Building: Balconies shall be recessed into the building façade or independently secured and unconnected to other balconies above and below* • Proposed balconies are connected to porches below	**Met**
	Juliet Balconies	(c)1. *Location: Permitted only on upper floors of buildings where windows extend to the floor or where doors are present* • All Juliet Balconies are proposed on the upper floors and feature doors and/or windows extending to floor	**Met**
		(c)2. *Size: May project up to 24 inches and shall not extend more than six inches past the fenestration*	**Met**

		(c)3. *Connection to Building: Must be secured to the outside window jamb when used with windows* • All Juliet Balconies are proposed on the upper floors and feature doors and/or windows extending to floor	**N/A**
(I)(2)	Open Porches	*An open porch shall mean a porch that is not enclosed by walls, windows, or screens greater than 24 inches above the porch level on street facing facades of the building* • The height of the railings enclosing the porches is 2.25 feet, therefore the stoops enclosed with low walls do not meet the definition of an Open Porch.	**N/A**
(I)(3)	Stoops	(a) *Size: Stoops shall have a minimum width and depth of five feet of open area and may be located on the front and/or corner side facades of the building.* • All stoops meet the minimum size requirements and location requirements.	**Met**
		(b) *Street Frontage: Stoops and steps shall not be used to meet the front or corner RBZ requirement. Stoops and steps are permitted to extend forward of the RBZ but shall not encroach within the right-of-way.* • No stoops encroach the right-of-way.	**Met**
(J) Treatments at Terminal Vistas			
(J)	Treatments at Terminal Vistas	No terminal vistas are present.	**N/A**
(K) Building Variety			

(K)	Building Variety	**Waiver Required**
		Building designs must vary from adjacent buildings by the type of dominant material (or color, scale or orientation of that material). Building designs must also vary through at least two of the following:
		(1) The proportion of recesses and projections
		(2) A change in the location of the entrance and window placement
		(3) Changes to the roof design, including roof type, plane, or material
		(4) Pronounced changes in building height
		• All six buildings specify the same Exterior Finish Schedule, which consists of two brick colors and Fiber Cement Panels as the dominant materials
		• The building designs are very similar with respect to criteria 2 through 4
		• Except for subtle variations due to changes in grade, all east and west facing elevations are substantially similar
		  • H1E and H2E are identical elevations with minimal differences in the length of the elevations
		  • H2E and H3E are mirrored elevations with minimal differences in the length of the elevations
		  • H3W and H2W are identical elevations
		  • H2W and H1W are mirrored elevations with a difference in the length of a portion of the elevations
		• Except for minor differences at the corners of several elevations and variations due to changes in grade, the north and south facing elevations are substantially similar in numerous instances
		  • H1E-South and H1E-North are mirrored with a minor difference at the corner
		  • H1E-North and H3E-North are identical elevations
		  • H1W-South, H2W-South, and H3W-South are identical elevations
		  • H1W-South and H1W-North are mirrored with a minor difference at the corner
		  • H2E-South and H3E-South are identical elevations
		  • H2E-South and H2E-North are mirrored with a minor difference at the corner
		• H2W-South and H2W-North are mirrored with a minor difference at the corner

Adjacent Buildings	Dominant Material	Recesses and Projections	Entrance and Window Placement	Roof Design	Change in Height
	Required	**2 of 4 Required**			
H1 E & H1 W	Not Met				
H2 E & H2 W	Not Met				
H3 E & H3 W	Not Met				

		H1 E & H2 E	Not Met				
		H2 E & H3 E	Not Met				
		H1 W & H2 W	Not Met				
		H2 W & H3 W	Not Met				
(L) Vehicular Canopies							
(L)	Vehicular Canopies	None proposed					**N/A**
(M) Signs							
(M)	Signs	No Signs are proposed.					**N/A**
(N) Individual Building Type Requirements							
(N)	Individual Building Type Requirements	Refer to following section for detailed analysis of each building.					

153.062(O) – Individual Building Requirements Analysis

153.062(O)(2) – Single-Family Attached Building – H1 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	4	**Met**
Front Property Line Coverage (%)	Min. 75%	**Dale Drive**: 64% (with H2 East)	**Waiver Required**
Occupation of Corner Required (Yes/No)	Yes	Not Met at Dale/Tuller Ridge	**Waiver Required**
Front Required Building Zone Required (range, ft.)	5-20 ft.	8′ Minimum	**Met**
Corner Side RBZ Required (range, ft.)	5-15 ft.	14.67′ Minimum	**Met**
RBZ Treatment	Landscape; Porches or Stoops are permitted in the RBZ	Landscape	**Met**

153.062(O)(2) – Single-Family Attached Building – H1 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Right-of-Way Encroachments	None	None Proposed	**N/A**
Side Yard Setback Required (ft.)	5 ft., 10 ft. between buildings	24 ft. to closest building (H1 West)	**Met**
Rear Yard Setback Required (ft.)	5 ft.	N/A	**N/A**
Minimum Lot Width Required (ft.)	16 ft. per unit	355 ft.	**Met**
Maximum Lot Width Required (ft.)	None	405 ft.	**Met**
Maximum Length	None	N/A	**N/A**
Maximum Impervious Lot Coverage	70%	76% (entire Block)	**Waiver Required**
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 70% Impervious Coverage)	20%	None Proposed	**N/A**
Parking Location	Rear Yard or within Building.	Parking located within Building and to rear of Building	**Met**
Entry for Parking within Building (relative to principal structure)	Rear or Corner Side Façade	Rear of Building	**Met**
Access	Alley/service street only	Private Drive Aisle (Service Street)	**Met**
Minimum Building Height Permitted (ft.)	1.5 stories	2 Stories	**Met**
Maximum Building Height Permitted (ft.)	4 stories	3 Stories	**Met**
Story Heights Permitted	10 ft. Minimum 12 ft. Maximum	10.72 ft. Minimum 11.34 ft. Maximum	**Met**
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation	The units are >2.5 ft above adjacent sidewalk.	**Met**
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	**N/A**
Minimum Occupied Space Required (ft.)	10′ min depth from the front facade	Portions of Units H1-4 and H1-09 do not meet requirement (Garage Area) N/A per Neighborhood Standards.	**N/A**

153.062(O)(2) – Single-Family Attached Building – H1 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	Parking is located in the rear of the first floor and within basements	**Met**
Street Facade Transparency (%)	Minimum 20% Transparency	1st Floor Dale East: 27% 2nd Floor Dale East: 36% 1st Floor Tuller Ridge South: 18% 2nd Floor Tuller Ridge South:32% 3rd Floor Tuller Ridge South: 32%	**Met Admin. Departure Required**
Non-Street Façade Transparency (%)	Minimum 15% Transparency	1st Floor Courtyard North: 18% 2nd Floor Courtyard North: 28% 3rd Floor Courtyard North: 30% 1st Floor Passage West: 12% 2nd Floor Passage West: 18% 3rd Floor Passage West: 17% 1st Floor Motor Court West: 10% 2nd Floor Motor Court West: 12% 3rd Floor Motor Court West: 20% 1st Floor Motor Court North: 8% 2nd Floor Motor Court North: 12% 3rd Floor Motor Court North: 17% 1st Floor Motor Court South: 7% 2nd Floor Motor Court South:14% 3rd Floor Motor Court South: 17 % All Floors Motor Court East: 0%	**Met Waiver Required Admin. Departure Required**
Blank Wall Limitations (Yes/No)	Yes	H1-03--All Stories East (Motor Court) Elevation H1-01 and H1-12---All Stories West (Passage) Elevation	**Waivers Required**
Principal Entrance Location	Front, corner or	Stoops are provided on front or	**Met**

153.062(O)(2) – Single-Family Attached Building – H1 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	side; Porches or stoops required.	side of all buildings	
Street Facades: Number of Entrances Required (per ft. of facade)	1 per unit minimum	**East Elevation** 6 Required, 6 Provided **South Elevation** 3 Required, 3 Provided	**Met**
Parking Lot Façade Number of Entrances Required	If parking lot or detached garage, 1 per unit	12 Units face interior Motor Court	**Waiver Required**
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	**N/A**
Vertical Increments Required (location on principal structure)	Every two units or no greater than every 40 ft.	Max vertical increment 42.71 ft. at West Elevation of Motor Court	**Admin. Departure Required**
Horizontal Facade Divisions Required	None	N/A	**N/A**
Required Change in Roof Plane or Type	None	Multiple Changes in Roof Plane Proposed	**N/A**
Permitted Primary Materials (types)	Stone, brick	Brick, Thin Brick	**Waiver Required**
Minimum Primary Façade Materials	80%	**South Tuller Ridge Elev.—**76% **East Dale Elev.—**61% **North Courtyard Elev.—**79% **West Passage Elev.—**75% **North Motor Court Elev.—**17% **West Motor Court Elev.—**11% **East Motor Court Elev.—**19% **South Motor Court Elev.—**16%	**Met/ Waivers/ Admin. Departure Required**
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal	Fiber Cement Lap Siding and Panels	**Met**

153.062(O)(2) – Single-Family Attached Building – H1 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	panels and cladding		
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	**Met**
Tower(s) Permitted (Yes/No)	On facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	Multiple Towers proposed (5). None in permitted locations.	**Waiver Approved**

153.062(O)(2) – Single-Family Attached Building – H1 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	4	**Met**
Front Property Line Coverage (%)	Min. 75%	**Mooney Drive**: 69% (with H1 West)	**Waiver Approved**
Occupation of Corner Required (Yes/No)	Yes	Not Met at Mooney/Tuller Ridge	**Waiver Required**
Front Required Building Zone Required (range, ft.)	5-20 ft.	10 ft. Minimum	**Met**
Corner Side RBZ Required (range, ft.)	5-15 ft.	7.75 ft. Minimum	**Met**
RBZ Treatment	Landscape; Porches or Stoops are permitted in the RBZ	Landscape	**Met**
Right-of-Way Encroachments	None	None Proposed	**N/A**
Side Yard Setback Required (ft.)	5 ft., 10 ft. between buildings	24 ft. to closest building (H1 East)	**Met**
Rear Yard Setback Required (ft.)	5 ft.	N/A	**N/A**
Minimum Lot Width Required (ft.)	16 ft. per unit	355 ft.	**Met**
Maximum Lot Width Required (ft.)	None	405 ft.	**Met**

153.062(O)(2) – Single-Family Attached Building – H1 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Maximum Length	None	N/A	**N/A**
Maximum Impervious Lot Coverage	70%	76% (entire Block)	**Waiver Required**
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 70% Impervious Coverage)	20%	None Proposed	**N/A**
Parking Location	Rear Yard or within Building.	Parking located within Building and to rear of Building	**Met**
Entry for Parking within Building (relative to principal structure)	Rear or Corner Side Façade	Rear of Building	**Met**
Access	Alley/service street only	Private Drive Aisle (Service Street)	**Met**
Minimum Building Height Permitted (ft.)	1.5 stories	2 Stories	**Met**
Maximum Building Height Permitted (ft.)	4 stories	3 Stories	**Met**
Story Heights Permitted	10 ft. Minimum 12 ft. Maximum	10.72 ft. Minimum 11.34 ft. Maximum	**Met**
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation	The units are>2.5 ft above adjacent sidewalk.	**Met**
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	**N/A**
Minimum Occupied Space Required (ft.)	10' min depth from the front facade	Portions of Units H1-20 and H1-15 do not meet requirement (Garage Area) N/A per Neighborhood Standards.	**N/A**
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	Parking is located in the rear of the first floor and within basements	**Met**
Street Facade Transparency (%)	Minimum 20% Transparency	1st Floor Mooney West: 17% 2nd Floor Mooney West: 34%	**Waiver/ Admin**

153.062(O)(2) – Single-Family Attached Building – H1 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
		3rd Floor Mooney West: 19% 1st Floor Tuller Ridge South: 15% 2nd Floor Tuller Ridge South: 30% 3rd Floor Tuller Ridge South: 23%	**Departure**
Non-Street Façade Transparency (%)	Minimum 15% Transparency	1st Floor Courtyard North: 18% 2nd Floor Courtyard North: 28% 3rd Floor Courtyard North: 18% 1st Floor Passage East: 9% 2nd Floor Passage East: 20% 3rd Floor Passage East: 13% 1st Floor Motor Court East: 10% 2nd Floor Motor Court East: 13% 3rd Floor Motor Court East: 12% 1st Floor Motor Court North: 8% 2nd Floor Motor Court North: 13% 3rd Floor Motor Court North: 12% 1st Floor Motor Court South: 8% 2nd Floor Motor Court South: 13% 3rd Floor Motor Court South: 19% All Floors Motor Court West: 0%	**Waivers Required**
Blank Wall Limitations (Yes/No)	Yes	H1-17--1st Story North Elevation H1-23--1st Story South Elevation H1-24 and H1-16--All Stories West Elevation H1-25 and H1-15--All Stories East Elevation	**Waiver Required**
Principal Entrance Location	Front, corner or side; Porches or stoops required.	Stoops are provided on front or side of all buildings	**Met**
Street Facades: Number of Entrances	1 per unit minimum	**Mooney Elevation**	**Met**

153.062(O)(2) – Single-Family Attached Building – H1 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Required (per ft. of facade)		6 Required, 6 Provided **Tuller Ridge Elevation** 2 Required, 2 Provided	
Parking Lot Façade Number of Entrances Required	If parking lot or detached garage, 1 per unit	10 Units face interior Motor Court	**Waiver Required**
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	**N/A**
Vertical Increments Required (location on principal structure)	Every two units or no greater than every 40 ft.	Max. Vertical Increment of 42.71 ft. at East Elevation of Motor Court	**Admin. Approval Required**
Horizontal Facade Divisions Required	None	N/A	**N/A**
Required Change in Roof Plane or Type	None	Multiple Changes in Roof Plane Proposed	**N/A**
Permitted Primary Materials (types)	Stone, brick	Brick, Thin Brick	**Waiver Required**
Minimum Primary Façade Materials	80%	South Tuller Ridge Elev.—83% West Mooney St. Elev.—66% North Courtyard Elev.— 81% South Courtyard Elev.—83% East Passage Elev.—82% North Motor Court Elev.16% West Motor Court Elev.—11% East Motor Court Elev.— 16% South Motor Court Elev.—17%	**Waiver Required**
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	Fiber Cement Siding and Panels	**Met**
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	**Met**
Tower(s) Permitted (Yes/No)	On facades only at terminal vistas,	Multiple Towers proposed (3). None in permitted locations.	**Waiver Approved**

153.062(O)(2) – Single-Family Attached Building – H1 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	corners at two principal frontage streets, and/or adjacent to an open space type		

153.062(O)(2) – Single-Family Attached Building – H2 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	4	**Met**
Front Property Line Coverage (%)	Min. 75%	**Mooney Drive**: 64% (with H1 East)	**Waiver Required**
Occupation of Corner Required (Yes/No)	Yes	Dale Drive & Larimer Street: Yes	**Met**
Front Required Building Zone Required (range, ft.)	5-20 ft.	6.9 ft. Minimum	**Met**
Corner Side RBZ Required (range, ft.)	5-15 ft.	5 ft. Minimum	**Met**
RBZ Treatment	Landscape; Porches or Stoops are permitted in the RBZ	Landscape	**Met**
Right-of-Way Encroachments	None	None	**N/A**
Side Yard Setback Required (ft.)	5 ft., 10 ft. between buildings	24.5 ft. between buildings provided	**Met**
Rear Yard Setback Required (ft.)	5 ft.	N/A	**N/A**
Minimum Lot Width Required (ft.)	16 ft. per unit	355 ft.	**Met**
Maximum Lot Width Required (ft.)	None	N/A	**N/A**
Maximum Length	None	N/A	**N/A**
Maximum Impervious Lot Coverage	70%	76% (entire Block)	**Waiver Required**
Additional Semi-Pervious Lot Coverage	20%	None Proposed	**N/A**

153.062(O)(2) – Single-Family Attached Building – H2 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Permitted (Beyond Max. 80% Impervious Coverage)			
Parking Location	Rear Yard or within Building.	Parking located within Building and to rear of Building	**Met**
Entry for Parking within Building (relative to principal structure)	Rear or Corner Side Façade	Rear of building	**Met**
Access	Alley/service street only	Private Drive Aisle (Service Street)	**Met**
Minimum Building Height Permitted (ft.)	1.5 stories	2 stories	**Met**
Maximum Building Height Permitted (ft.)	4 stories	3 stories	**Met**
Story Heights Permitted	10 ft. Minimum 12 ft. Maximum	10.72 ft. Minimum 11.34 ft. Maximum	**Met**
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation	The units are >2.5 ft. above adjacent sidewalk	**Met**
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	**N/A**
Minimum Occupied Space Required (ft.)	10' min depth from the front facade	Portion of Unit H2-03 and H2-08 do not meet requirement (Garage Area) N/A per Neighborhood Standards.	**N/A**
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	Parking is located in the rear of the first floor and within basements	**Met**
Street Facade Transparency (%)	Minimum 20% Transparency	1st Floor Dale East: 26% 2nd Floor Dale East: 28% 1st Floor Larimer North: 17% 2nd Floor Larimer North: 29% 3rd Floor Larimer North: 18%	**Waivers Required**
Non-Street Façade Transparency (%)	Minimum 15% Transparency	1st Floor Courtyard South: 18% 2nd Floor Courtyard South:	**Waivers Required**

153.062(O)(2) – Single-Family Attached Building – H2 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
		32% 3rd Floor Courtyard South: 32% 1st Floor Passage West: 9% 2nd Floor Passage West: 18% 3rd Floor Passage West: 17% 1st Floor Motor Court West: 10% 2nd Floor Motor Court West: 12% 3rd Floor Motor Court West: 20% 1st Floor Motor Court North: 8% 2nd Floor Motor Court North: 12% 3rd Floor Motor Court North: 17% 1st Floor Motor Court South: 7% 2nd Floor Motor Court South: 14% 3rd Floor Motor Court South: 17% All Floors Motor Court East: 0%	
Blank Wall Limitations (Yes/No)	Yes	H2-02 and H2-09--All Stories East Elevation H2-01 and H2-10--All Stories West (Passage) Elevation	**Waivers Required**
Principal Entrance Location	Front, corner or side; Porches or stoops required.	Stoops are provided on front or side of all buildings	**Met**
Street Facades: Number of Entrances Required (per ft. of facade)	1 per unit minimum	**East Elevation** 6 Required, 6 Provided **North Elevation** 2 Required, 2 Provided	**Met**
Parking Lot Façade	If parking lot or	10 Units face interior Motor	**Waiver**

153.062(O)(2) – Single-Family Attached Building – H2 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Entrances Required	detached garage, 1 per unit	Court—0 Entrances Provided	**Required**
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	**N/A**
Vertical Increments Required (location on principal structure)	Every two units or no greater than every 40 ft.	Max vertical increment 42.7 ft. at East Elevation of Motor Court	**Admin. Departur e Required**
Horizontal Facade Divisions Required (per ft. of facade)	None	N/A	**N/A**
Required Change in Roof Plane or Type	None	Multiple Changes in Roof Plane Proposed	**N/A**
Permitted Primary Materials (types)	Stone, brick	Brick, Thin Brick	**Waiver Required**
Minimum Primary Façade Materials	80%	East Dale Elev.—61% North Larimer Elev.—79% South Courtyard Elev.—85% West Passage Elev.—76% North Motor Court Elev.—17% West Motor Court Elev.—11% East Motor Court Elev.—16% South Motor Court Elev.—17%	**Waivers/ Admin. Departur e Required**
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	Fiber Cement Siding and Panels	**Met**
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	**Met**
Tower(s) Permitted (Yes/No)	On facades only at terminal vistas, corners at two principal frontage streets, and/or	Multiple Towers proposed (3). None in permitted locations.	**Waiver Approved**

153.062(O)(2) – Single-Family Attached Building – H2 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	adjacent to an open space type		

153.062(O)(2) – Single-Family Attached Building – H2 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	4	**Met**
Front Property Line Coverage (%)	Min. 75%	**Mooney Drive**: 69% (with H1 West)	**Waiver Approved**
Occupation of Corner Required (Yes/No)	Yes	Mooney Drive & Larimer Street: Yes	**Met**
Front Required Building Zone Required (range, ft.)	5-20 ft.	5 ft. Minimum	**Met**
Corner Side RBZ Required (range, ft.)	5-15 ft.	6.3 ft Minimum	**Met**
RBZ Treatment	Landscape; Porches or Stoops are permitted in the RBZ	Landscape	**Met**
Right-of-Way Encroachments	None	None	**N/A**
Side Yard Setback Required (ft.)	5 ft., 10 ft. between buildings	24.5 ft. between buildings provided	**Met**
Rear Yard Setback Required (ft.)	5 ft.	N/A	**N/A**
Minimum Lot Width Required (ft.)	16 ft. per unit	355 ft.	**Met**
Maximum Lot Width Required (ft.)	None	N/A	**N/A**
Maximum Length	None	N/A	**N/A**
Maximum Impervious Lot Coverage	70%	76% (entire Block)	**Waiver Required**
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage)	20%	None Proposed	**N/A**

153.062(O)(2) – Single-Family Attached Building – H2 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Parking Location	Rear Yard or within Building.	Parking located within Building and to rear of Building	**Met**
Entry for Parking within Building (relative to principal structure)	Rear or Corner Side Façade	Rear of building	**Met**
Access	Alley/service street only	Private Drive Aisle (Service Street)	**Met**
Minimum Building Height Permitted (ft.)	1.5 stories	2 stories	**Met**
Maximum Building Height Permitted (ft.)	4 stories	3 stories	**Met**
Story Heights Permitted	10 ft. Minimum 12 ft. Maximum	10.72 ft. Minimum 11.34 ft. Maximum	**Met**
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation	The units are >2.5 ft. above adjacent sidewalk.	**Met**
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	**N/A**
Minimum Occupied Space Required (ft.)	10′ min depth from the front facade	Portion of Unit H2-13 does not meet requirement (Garage Area) N/A per Neighborhood Standards.	**N/A**
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	Parking is located in the rear of the first floor and within basements	**Met**
Street Facade Transparency (%)	Minimum 20% Transparency	1st Floor Mooney West: 24% 2nd Floor Mooney West: 40% 3rd Floor Mooney West: 37% 1st Floor Larimer North: 18% 2nd Floor Larimer North: 28% 3rd Floor Larimer North: 25%	**Admin. Departure Required**
Non-Street Façade Transparency (%)	Minimum 15% Transparency	1st Floor Courtyard South: 21% 2nd Floor Courtyard South: 30%	**Met/ Waiver Required**

153.062(O)(2) – Single-Family Attached Building – H2 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
		3rd Floor Courtyard South: 23% 1st Floor Passage East: 9% 2nd Floor Passage East: 19% 3rd Floor Passage East: 17% 1st Floor Motor Court East: 10% 2nd Floor Motor Court East: 13% 3rd Floor Motor Court East: 20% 1st Floor Motor Court North: 8% 2nd Floor Motor Court North: 13% 3rd Floor Motor Court North: 19% 1st Floor Motor Court South: 8% 2nd Floor Motor Court South:13% 3rd Floor Motor Court South: 19% All Floors Motor Court West: 0%	
Blank Wall Limitations (Yes/No)	Yes	H2-13 and H2-22--All Stories West Elevation H2-12 and H2-22--All Stories East Elevation	**Waiver Required**
Principal Entrance Location	Front, corner or side; Porches or stoops required.	Stoops are provided on front or side of all buildings	**Met**
Street Facades: Number of Entrances Required (per ft. of facade)	1 per unit minimum	**West Elevation** 6 Required, 6 Provided **North Elevation** 2 Required, 2 Provided	**Met**
Parking Lot Façade Number of Entrances Required	If parking lot or detached garage, 1	10 Units face interior Motor Court—0 Entrances Provided	**Waiver Required**

153.062(O)(2) – Single-Family Attached Building – H2 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	per unit		
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	**N/A**
Vertical Increments Required (location on principal structure)	Every two units or no greater than every 40 ft.	Max vertical increment 43.6 ft. at East Elevation of Motor Court	**Admin. Departure Required**
Horizontal Facade Divisions Required (per ft. of facade)	None	N/A	**N/A**
Required Change in Roof Plane or Type	None	Multiple Changes in Roof Plane Proposed	**N/A**
Permitted Primary Materials (types)	Stone, brick	Brick, Thin Brick	**Waiver Required**
Minimum Primary Façade Materials	80%	**North Larimer Elev.—**81% **West Mooney Elev.—**76% **South Courtyard Elev.—**83% **East Passage Elev.—**82% **North Motor Court Elev**.16% **West Motor Court Elev.—**11% **East Motor Court Elev.—**16% **South Motor Court Elev.—**17%	**Met** **Waiver Required** **Admin. Departure Required**
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding	Fiber Cement Siding and Panels	**Met**
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	**Met**
Tower(s) Permitted (Yes/No)	On facades only at terminal vistas, corners at two principal frontage	Multiple Towers proposed (3). None in permitted locations.	**Waiver Approved**

153.062(O)(2) – Single-Family Attached Building – H2 West			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	streets, and/or adjacent to an open space type		

153.062(O)(2) – Single-Family Attached Building – H3 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	2	**Met**
Front Property Line Coverage (%)	Min. 75%	**John Shields Parkway**: 75% (with H3 West) **Dale Drive:** 48%	**Waiver Required**
Occupation of Corner Required (Yes/No)	Yes	Dale Drive & Larimer Street: No Dale Drive & John Shields Pkwy: No	**Waiver Required**
Front Required Building Zone Required (range, ft.)	5-20 ft.	Min. 10 ft. at John Shields Parkway Min. 9 ft. at Dale Drive	**Met**
Corner Side RBZ Required (range, ft.)	5-15 ft.	Min. 5 ft. at Larimer Street	**Met**
RBZ Treatment	Landscape; Porches or Stoops are permitted in the RBZ	Landscape	**Met**
Right-of-Way Encroachments	None	None	**Met**
Side Yard Setback Required (ft.)	5 ft., 10 ft. between buildings	15.25 ft. to closest building	**Met**
Rear Yard Setback Required (ft.)	5 ft.	N/A	**N/A**
Minimum Lot Width Required (ft.)	16 ft. per unit	169 ft.	**Met**
Maximum Lot Width Required (ft.)	None	N/A	**N/A**
Maximum Length	None	N/A	**N/A**
Maximum Impervious Lot Coverage	70%	80% (Entire Block)	**Waiver**

153.062(O)(2) – Single-Family Attached Building – H3 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
			Required
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage)	20%	None Proposed	**N/A**
Parking Location	Rear Yard or within Building.	Parking located within Building and to rear of Building	**Met**
Entry for Parking within Building (relative to principal structure)	Rear or Corner Side Façade	Rear of building	**Met**
Access	Alley/service street only	Private Drive Aisle (Service Street)	**Met**
Minimum Building Height Permitted (ft.)	1.5 stories	2 stories	**Met**
Maximum Building Height Permitted (ft.)	4 stories	3 stories	**Met**
Story Heights Permitted	10 ft. Minimum 12 ft. Maximum	10.72 ft. Minimum 11.34 ft. Maximum	**Met**
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation	The units are >2.5 ft. above adjacent sidewalk.	**Met**
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	**N/A**
Minimum Occupied Space Required (ft.)	10′ min depth from the front facade	Portions of Units H3-3 and H3-8 do not meet requirement (Garage Area) N/A per Neighborhood Standards.	**N/A**
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	Parking is located in the rear of the first floor and within basements	**Met**
Street Facade Transparency (%)	Minimum 20% Transparency	1st Floor Dale East: 27% 2nd Floor Dale East: 36% 1st Floor Larimer South: 18% 2nd Floor Larimer South: 32% 3rd Floor Larimer South: 32% 1st Floor John Shields North: 18%	**Met Admin. Departure Required**

153.062(O)(2) – Single-Family Attached Building – H3 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
		2nd Floor John Shields North: 30% 3rd Floor John Shields North: 29%	
Non-Street Façade Transparency (%)	Minimum 15% Transparency	1st Floor Passage West: 9% 2nd Floor Passage West: 18% 3rd Floor Passage West: 17% 1st Floor Motor Court West: 10% 2nd Floor Motor Court West: 12% 3rd Floor Motor Court West: 20% 1st Floor Motor Court North: 8% 2nd Floor Motor Court North: 12% 3rd Floor Motor Court North: 17% 1st Floor Motor Court South: 7% 2nd Floor Motor Court South: 14% 3rd Floor Motor Court South: 17% All Floors Motor Court East: 0%	**Met/ Waiver Required**
Blank Wall Limitations (Yes/No)	Yes	H3-01 and H3-11--All Stories West Elevation H3-02--All Stories East (Motor Court) Elevation H3-11--3rd Story East Elevation	**Waiver Required**
Principal Entrance Location	Front, corner or side; Porches or stoops required.	Stoops are provided on front or side of all buildings	**Met**
Street Facades: Number of Entrances Required (per ft. of facade)	1 per unit minimum	**East Elevation** 6 Required, 6 Provided **North Elevation** 3 Required, 3 Provided **South Elevation**	**Met**

153.062(O)(2) – Single-Family Attached Building – H3 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
		2 Required, 2 Provided	
Parking Lot Façade Number of Entrances Required	If parking lot or detached garage, 1 per unit	11 Units face interior Motor Court—0 Entrances Provided	**Waiver Required**
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	**N/A**
Vertical Increments Required (location on principal structure)	Every two units or no greater than every 40 ft.	Max vertical increment 43.85 ft. at West Elevation of Motor Court	**Waiver Required**
Horizontal Facade Divisions Required (per ft. of facade)	None	N/A	**N/A**
Required Change in Roof Plane or Type	None	Multiple Changes in Roof Plane Proposed	**N/A**
Permitted Primary Materials (types)	Stone, brick	Brick, Thin Brick	**Waiver Required**
Minimum Primary Façade Materials	80%	**South Larimer Elev.—**76% **East Dale Elev.—**70% **North John Shields Elev.—**78% **West Passage Elev.—**82% **South Motor Court Elev.—**16% **East Motor Court Elev.—**19% **West Motor Court Elev.—**11% **North Motor Court Elev.—**17%	**Met Admin. Departure Required**
Permitted Secondary Materials	Glass fiber reinforced gypsum, wood siding, fiber cement siding, metal and exterior architectural metal panels and	Fiber Cement Siding and Panels	**Met**

153.062(O)(2) – Single-Family Attached Building – H3 East			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	cladding		
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	**Met**
Tower(s) Permitted (Yes/No)	On facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	4 Towers Proposed	**Waiver Approved**

153.062(O)(2) – Single-Family Attached Building – H3 West—			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Number of Principal Buildings Permitted (per Lot)	Multiple Permitted	2	**Met**
Front Property Line Coverage (%)	Min. 75%	**John Shields Parkway**: 75% (with H3 East) **Mooney Drive:** 64%	**Waiver Approved**
Occupation of Corner Required (Yes/No)	Yes	Mooney Drive & Larimer Street: No Mooney Drive & John Shields Pkwy: No	**Waiver Required**
Front Required Building Zone Required (range, ft.)	5-20 ft.	Min. 11.4 ft. at John Shields Parkway Min. 9.5 ft. at Mooney Drive	**Met**
Corner Side RBZ Required (range, ft.)	5-15 ft.	Min. 5 ft. at Larimer Street	**Met**
RBZ Treatment	Landscape; Porches or Stoops are permitted in the RBZ	Landscape	**Met**

153.062(O)(2) – Single-Family Attached Building – H3 West—			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Right-of-Way Encroachments	None	None	**Met**
Side Yard Setback Required (ft.)	5 ft., 10 ft. between buildings	15.25 ft. to closest building	**Met**
Rear Yard Setback Required (ft.)	5 ft.	N/A	**N/A**
Minimum Lot Width Required (ft.)	16 ft. per unit	169 ft.	**Met**
Maximum Lot Width Required (ft.)	None	N/A	**N/A**
Maximum Length	None	N/A	**N/A**
Maximum Impervious Lot Coverage	70%	80% (Entire Block)	**Waiver Required**
Additional Semi-Pervious Lot Coverage Permitted (Beyond Max. 80% Impervious Coverage)	20%	None Proposed	**N/A**
Parking Location	Rear Yard or within Building.	Parking located within Building and to rear of Building	**Met**
Entry for Parking within Building (relative to principal structure)	Rear or Corner Side Façade	Rear of building	**Met**
Access	Alley/service street only	Private Drive Aisle (Service Street)	**Met**
Minimum Building Height Permitted (ft.)	1.5 stories	2 stories	**Met**
Maximum Building Height Permitted (ft.)	4 stories	3 stories	**Met**
Story Heights Permitted	10 ft. Minimum 12 ft. Maximum	10.72 ft. Minimum 11.34 ft. Maximum	**Met**
Minimum Finished Floor Elevation	2.5 ft. above the adjacent sidewalk elevation	The units are >2.5 ft. above adjacent sidewalk.	**Met**
Ground Story Use Requirements	Podium parking structures are conditional uses.	N/A	**N/A**
Minimum Occupied Space Required (ft.)	10′ min depth from the front facade	Portions of Units H3-15 and H3-20 do not meet requirement (Garage Area) N/A per Neighborhood Standards.	**N/A**

153.062(O)(2) – Single-Family Attached Building – H3 West—			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
Parking within Building	Permitted in the rear of the first floor and fully in any basement(s)	Parking is located in the rear of the first floor and within basements	**Met**
Street Facade Transparency (%)	Minimum 20% Transparency	1st Floor Mooney West: 18% 2nd Floor Mooney West: 34% 3rd Floor Mooney West: 19% 1st Floor Larimer South: 18% 2nd Floor Larimer South: 28% 3rd Floor Larimer South: 19% 1st Floor John Shields North: 16% 2nd Floor John Shields North: 28% 3rd Floor John Shields North: 18%	
Non-Street Façade Transparency (%)	Minimum 15% Transparency	1st Floor Passage East: 9% 2nd Floor Passage East: 19% 3rd Floor Passage East: 17% 1st Floor Motor Court East: 10% 2nd Floor Motor Court East: 13% 3rd Floor Motor Court East: 20% 1st Floor Motor Court North: 8% 2nd Floor Motor Court North: 13% 3rd Floor Motor Court North: 19% All Floors Motor Court West: 0% 1st Floor Motor Court South: 7% 2nd Floor Motor Court South: 14% 3rd Floor Motor Court South: 17% All Floors Motor Court East: 0%	
Blank Wall Limitations (Yes/No)	Yes	H3-17--1st Story South Elevation H3-24--1st Story North Elevation H3-14 and H3-26--All Stories	**Waiver Required**

153.062(O)(2) – Single-Family Attached Building – H3 West—			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
		East Elevation H-25--All Stories East Elevation H3-16--3rd Story West Elevation	
Principal Entrance Location	Front, corner or side; Porches or stoops required.	Stoops are provided on front or side of all buildings	**Met**
Street Facades: Number of Entrances Required (per ft. of facade)	1 per unit minimum	**West Elevation** 6 Required, 6 Provided **North Elevation** 3 Required, 3 Provided **South Elevation** 2 Required, 2 Provided	**Met**
Parking Lot Façade Number of Entrances Required	If parking lot or detached garage, 1 per unit	11 Units face interior Motor Court—0 Entrances Provided	**Waiver Required**
Mid-Building Pedestrianways Required (# per ft. of facade)	1 Required for buildings longer than 250 feet	N/A	**N/A**
Vertical Increments Required (location on principal structure)	Every two units or no greater than every 40 ft.	Max vertical increment 43. 5 ft. at East Elevation of Motor Court	**Waiver Required**
Horizontal Facade Divisions Required (per ft. of facade)	None	N/A	**N/A**
Required Change in Roof Plane or Type	None	Multiple Changes in Roof Plane Proposed	**N/A**
Permitted Primary Materials (types)	Stone, brick	Brick, Thin Brick	**Waivers Required**
Minimum Primary Façade Materials	80%	South Larimer Elev.—85% West Mooney St. Elev.—71% North John Shields Elev.—74% West Passage Elev.—78% South Motor Court Elev.—6% East Motor Court Elev.—6% West Motor Court Elev.—6% North Motor Court Elev.—6%	**Waivers Required**
Permitted Secondary Materials	Glass fiber reinforced gypsum,	Fiber Cement Siding and Panels	**Met**

153.062(O)(2) – Single-Family Attached Building – H3 West—			
Building Type Requirements	**Code Requirement**	**Provided**	**Met, N/A, Adm. Dep., Waiver, Other**
	wood siding, fiber cement siding, metal and exterior architectural metal panels and cladding		
Roof Type(s) Permitted (types)	Parapet, Pitched, Flat	Parapet	**Met**
Tower(s) Permitted (Yes/No)	On facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type	4 Towers Proposed	**Waiver Approved**

153.064 – Open Space Types			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
(C)(2)	Provision of Open Space	*There shall be a minimum of 200 square feet of publicly accessible open space for each residential dwelling unit. Required open space shall be located within 660 feet of the main entrances of the residential units, as measured along a pedestrian walkway.* • Based on 64 proposed residential dwelling units, .29 acres of open space is required. Applicant states that .38 square feet of open space is provided as a Greenway. The proposed Greenway and other previously approved publicly accessible open spaces are within 660 feet of the main entrances of the residential units.	**Met**

153.064 – Open Space Types			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
(D)	Suitability of Open Space	Design of Greenway not provided.	**TBD at Building Permit**
(F)	Open Space Types	Required Open Space is provided as a Greenway—a combination of informal and well organized, primarily linear open spaces that serve to connect open space types and major destinations within and outside of the Bridge Street Corridor. Design of Greenway not provided.	**TBD at Building Permit**
(G) General Requirements			
(1)	Size	(a) *Minimum Dimension: Minimum Greenway dimension is 30 feet; and the average dimension is 60 feet across the entire length of the greenway. The minimum overall size is 1 acre.* • The Minimum Dimension proposed is 50 feet. • The proposed size of the Greenway is .34 acres for this portion.	**Met**
		(b) *Proportion Requirement: Open Space Types (except Greenway) shall be sized at a ratio not more than three to one (3:1), length to width.*	**N/A**
(2)	Access	(a) *Minimum Percentage of ROW Frontage Required:* Greenways require a minimum of 50% of the Open Space perimeter along Street/Building Frontage. • 57% of the Greenway perimeter is along street frontage and 43% along building frontage.	**Met**
(4)	Improvements	(c) *Site Furnishings:* Benches and Waste Receptacles are provided	**TBD at Building Permit**
		(d) *Public Art:* Encouraged—none provided.	**TBD at Building Permit**
		(f) *Impervious and Semi-Pervious Surface:* *Maximum Impervious Permitted: 20% + 10% Semi-Pervious* Impervious Provided: XX%	**TBD at Building Permit**
		(h) *Fencing and Walls: Wall height may not exceed 36 inches as measured from established grade.*	**TBD at Building**

153.064 – Open Space Types			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
			Permit

153.065 – Site Development Standards			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
(B) Parking and Loading			
(1)(b)	Parking Location	*Parking for Single-Family Attached Building Type is required to be in rear yard or within the building.*	**Met**
(2)	Required Vehicle Parking	*Townhouse Dwelling Units required a minimum of, and permit a maximum of, 2 parking spaces per Unit.* • Based on the proposed 64 townhouse dwelling units, 128 parking spaces are required. 189 parking spaces are provided—126 within unit garages, 22 in motor courts and 41 on-street spaces. (*The applicant is not utilizing the 41 on-street spaces to meet the parking requirements*).	**Met**
(2)(b)6	Adjustments to Required Vehicle Parking: Demonstration of Parking Need	The required reviewing body may approve a parking plan for fewer than the minimum required parking spaces or more than the maximum based on a demonstration of parking need by the applicant.	**N/A**
(3)	Required Bicycle Parking	(b) *Minimum Bicycle Spaces Required: Bicycle parking is not required for attached and detached single-family residential uses.* • 58 bicycle parking spaces are provided.	**Met**

(4)	Off-Street Parking Space and Aisle Dimensions	*Off-Street parking drive aisles for two-way circulation with 90 degree spaces must be 22 feet wide.*
		• H1 Motor Court
		  ○ Entrance aisle width from Tuller Ridge=±20.50 ft.
		• H2 Motor Court
		  ○ Entrance aisle width from Larimer Street=±20.50 ft.
		  ○ Drive aisle width between pool building and central
			Admin. Departure Required

153.065 – Site Development Standards			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
		island=±20.30 ft. • H3 Motor Court ○ Entrance aisle width from Larimer Street=±20.50 ft. ○ Drive aisle width between central island and all islands between unit garages=±20 ft.	
(6)	Surface Parking Lot and Loading Area Design and Construction	No construction details have been provided.	**Condition of Approval**
(7)	Required Loading Spaces	None required based on residential use and irregular delivery of merchandise from vehicles >25,000 pound gross weight.	**N/A**
(C) Stormwater Management			
			TBD at Building Permit
(D) Landscaping and Tree Preservation			
(4)	Perimeter Landscape Buffering	Landscape Buffering not required based on adjacent BSD Zoning Districts and land uses.	**N/A**
(5)	Surface Parking and Circulation Area Landscaping	(a) *Street Frontage Screening.* None of the proposed surface parking lots contain more than 10 spaces, therefore screening is not required.	**N/A**
		(b) *Perimeter Buffering.* Parking lots are not located within 30 feet of property line that is adjacent to single-family detached dwellings or non-BSD zoning districts.	**N/A**
		(c) *Interior Landscaping. 5% of interior parking lot areas shall be landscaped* • H1 Motor Court--±705 s.f. required, ±920 s.f. provided • H2 Motor Court—±660 s.f. required, ±920 s.f. provided • H3 Motor Court—±770 s.f. required, ±1,071 s.f. provided • All islands provided require at least one deciduous shade tree—no Landscape Plan provided.	**TBD at Building Permit**
(6)	Required Building Zone Treatment	Refer to §153.065(I)(2)(a) for RBZ treatment requirements.	

153.065 – Site Development Standards			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
(7)	Foundation Planting	No Planting Plans provided.	**TBD at Building Permit**
(E) Fences, Walls and Screening			
(1)	Fence and Wall Standards	(b) *Fence and Wall Height and Opacity:* • Walls are depicted extending from the dwelling units along the Mooney Street frontage, but no details have been provided with respect to proposed height and material. • Transformer locations are depicted in the center of each of the motor courts, but not screen, fence or wall details have been provided.	**TBD at Building Permit**
(2)	Street Wall Standards	(b) *Design and Location:* • Walls are depicted extending from the dwelling units along the Mooney Street frontage, but no details have been provided with respect to proposed height and material.	**TBD at Building Permit**
(3)(b)	Roof Mounted Mechanical Equipment Screening	The roof is comprised of a Parapet style roof where rooftop mechanical units could potentially be located.	**TBD at Building Permit**
(3)(d)	Outdoor Waste and Storage Containers and Enclosures	The Site Plan does not indicate any areas for Outdoor Waste Storage Containers and Enclosures.	
(F) Exterior Lighting			
(F)(3)	Exemptions	Lighting for single family detached and single family attached dwellings are exempt from these requirements	**N/A**
(G) Utility Undergrounding			
(G)(1)-(3)	Utility Undergrounding	To Be Determined	**TBD**
(H) Signs			
(H)	Signs	No Signs are proposed.	**N/A**
(I) Walkability Standards			
(I)(1)	Intent and Purpose	Pedestrian facilities are intended to enhance connectivity, improve pedestrian safety, and promote comfortable walking and sitting environments.	

153.065 – Site Development Standards			
Code Section	**Requirement**	**Notes**	**Met, N/A, Adm. Dep., Waiver, Other**
(I)(2)	Walkability Objective: Connectivity	(a) *Mid-block Pedestrianways. Are required on all blocks exceeding 400 feet in length.* • Block 10 is 405 feet in length, requiring a mid-block pedestrianway.	
		2. Mid-block Pedestrianways shall be publicly accessible at all times • No barriers to public access are proposed	**Met**
		3. Mid-block Pedestrianways shall be located within the middle third of a block. • The Mid-Block Pedestrianway is located within the middle third of Block 10, between the H1 and H2 Buildings.	**Met**
		4. Design	
		A. The ends of the mid-block pedestrianway shall terminate at either a right-of-way, an open space, or another publicly accessible space as approved by the required reviewing body. • The ends of the pedestrianway terminate at rights-of-way.	**Met**
		B. Mid-block pedestrianways shall be a minimum of 14 feet in width with a minimum five foot sidewalk, and designed as a continuation of the streetscape, including materials and furnishings • The pedestrianway proposed incorporates a variable width sidewalk, with a minimum width of five feet. The 14 foot minimum width has not been delineated.	**Met**
		C. Mid-block pedestrianways shall be lighted using footlights, bollard lights, building lights, and/or adjacent street lights to provide for safety and visibility. • *Pedestrian light poles are proposed. No detail/cut-sheet has been provided.*	**Met**
		D. The mid-block pedestrianway shall be landscaped. • *Landscaping is proposed.*	**Met**

BRIDGE PARK
DUBLIN, OH

H-Block Condominiums

Bridge Park - Dublin, Ohio

30 June 17

CRAWFORD HOYING development
EMH&T Engineers. Surveyors. Planners. Scientists
PRATER ENGINEERING ASSOCIATES
Jezerinac Geers Structural Engineering
MKSK
dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

KEY PLAN

BRIDGE PARK - Building Data (5/8/17)

Building	TH1	TH1B	TH2	TH2A	TH2B	TH2C	TH2D	TH2F	TH3	TH3A	TH3B	TH3C	TH3D	TH3E	TH3F	TH3G	TH3H	TH4	TH4A	Total
H1 East	2			2	1	2	1				1	1							2	12
H1 West	2	1	2	1				1	1	1								1		10
H2 East	2			2		2					1	1							2	10
H2 West	2		2	2						1							1	2		10
H3 East	2			2	1	2							1	1					2	11
H3 West	2		2	2	1										1	1		2		11
Total	12	1	6	11	3	6	1	1	1	2	2	2	1	1	1	1	1	5	6	64

0 30 60 ft

ARCHITECTURAL SITE PLAN

30 June 17

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H-Block Condominiums

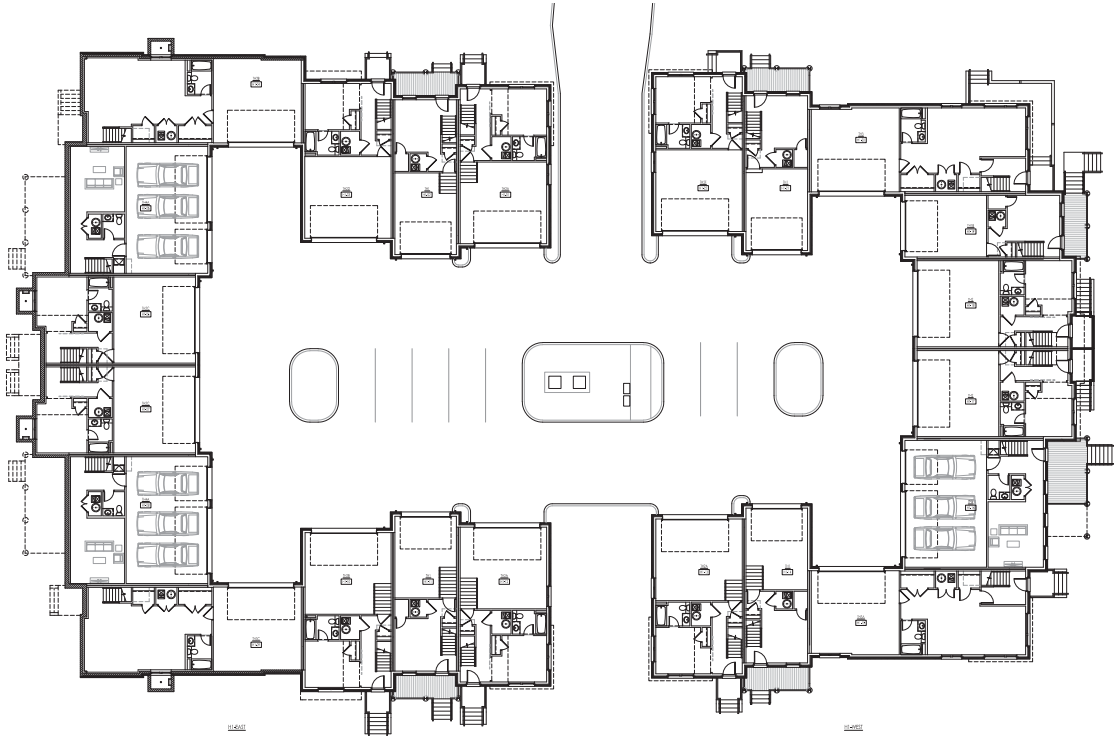
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-1

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H1 FIRST FLOOR PLAN

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

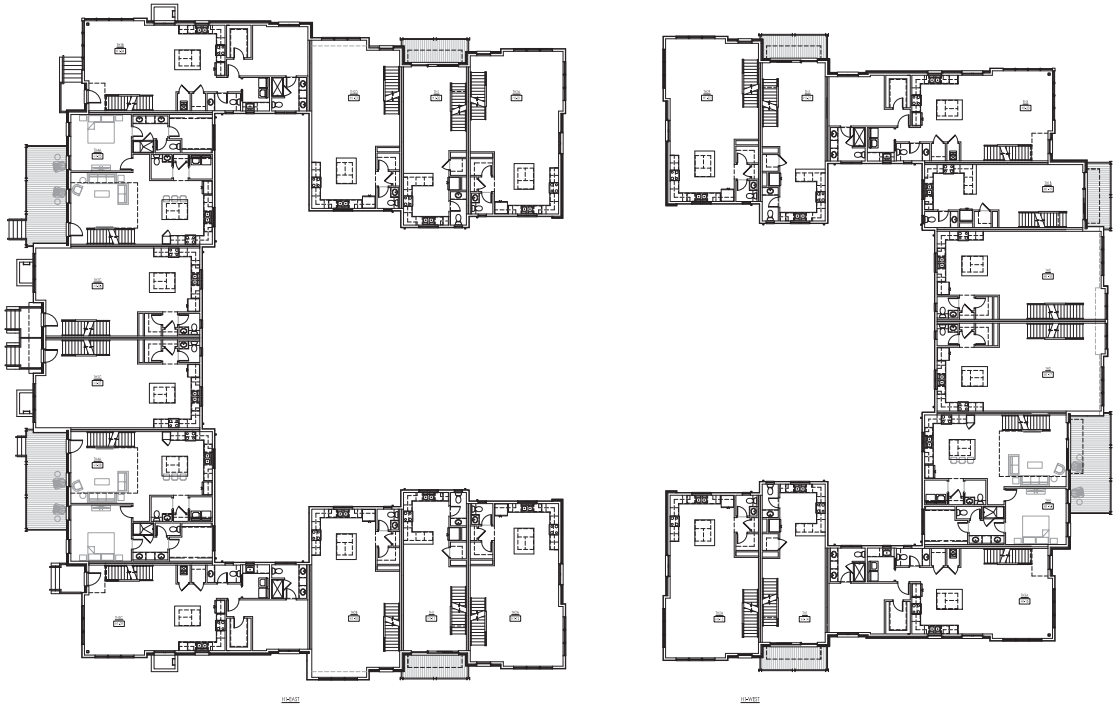
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-2

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H1 SECOND FLOOR PLAN

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

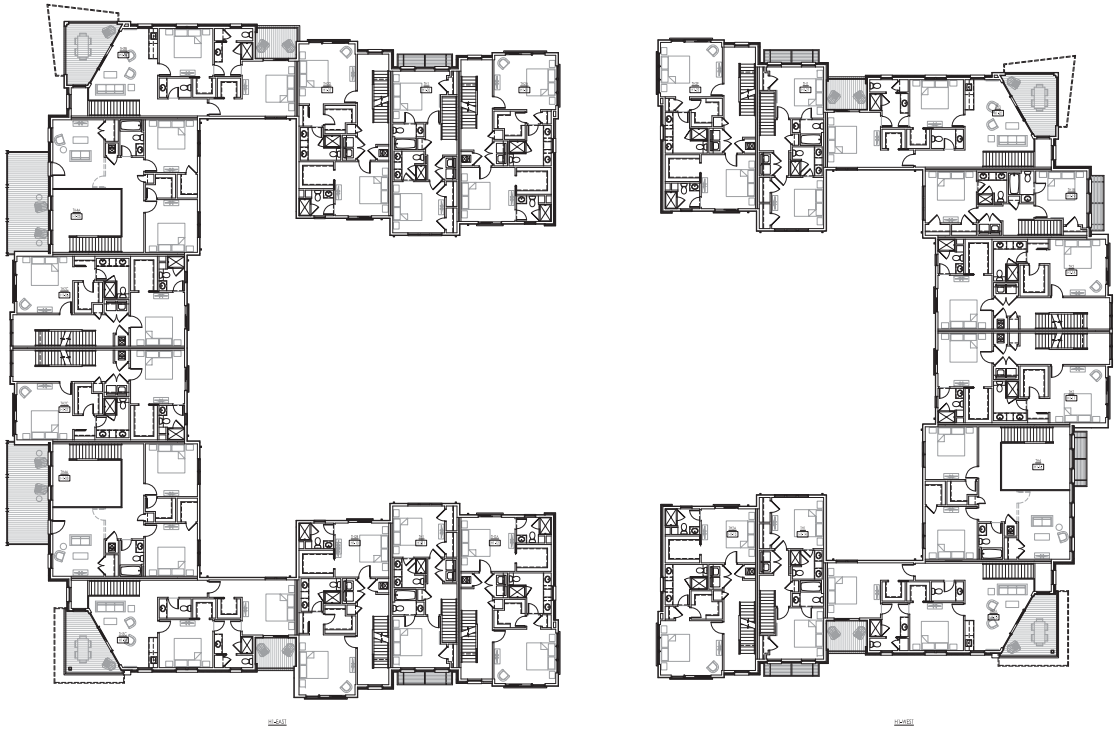
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-3

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H1 THIRD FLOOR PLAN

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

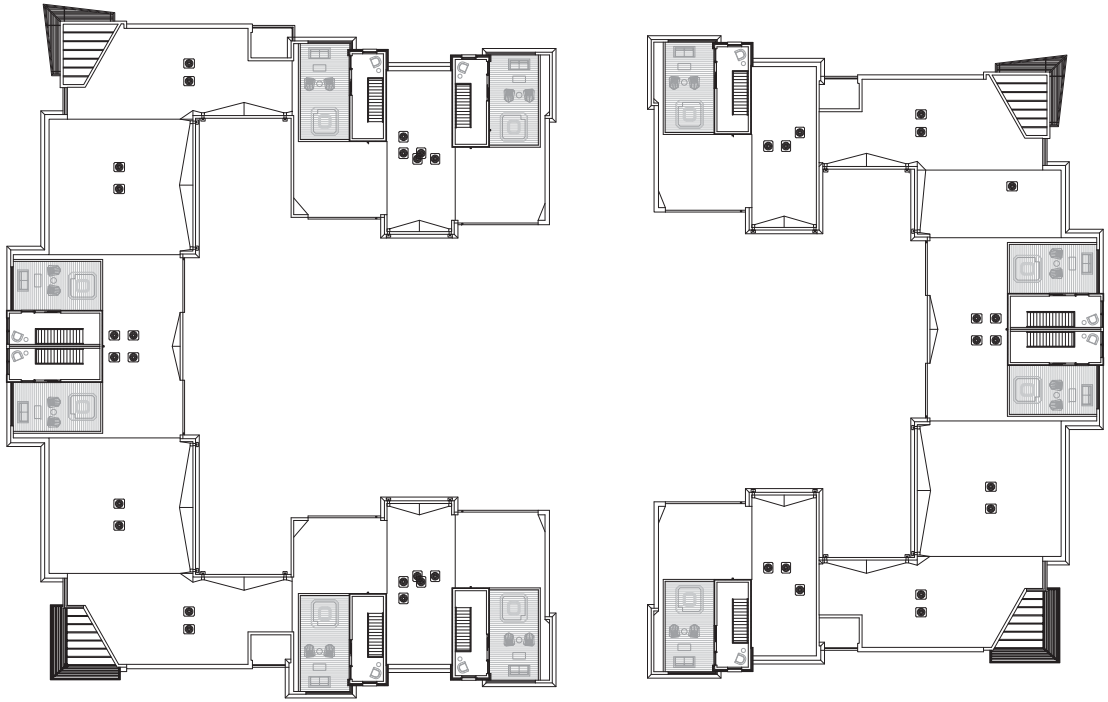
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-4

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H1 ROOF PLAN

N

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

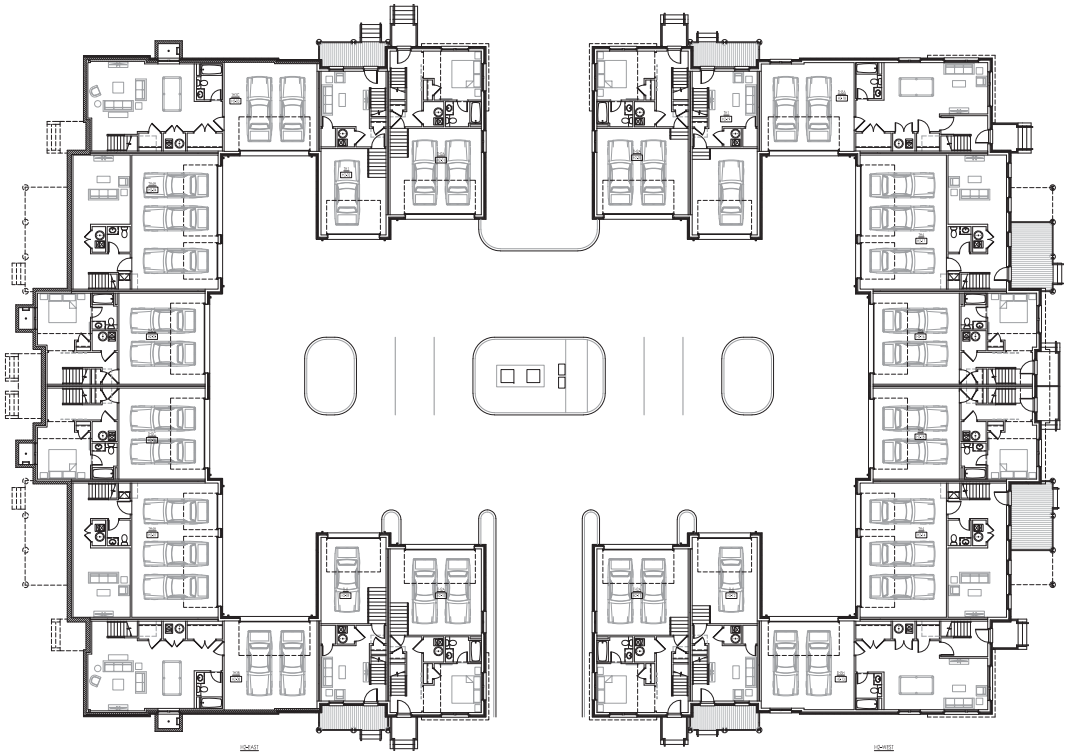
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-5

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H2 FIRST FLOOR PLAN

N

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

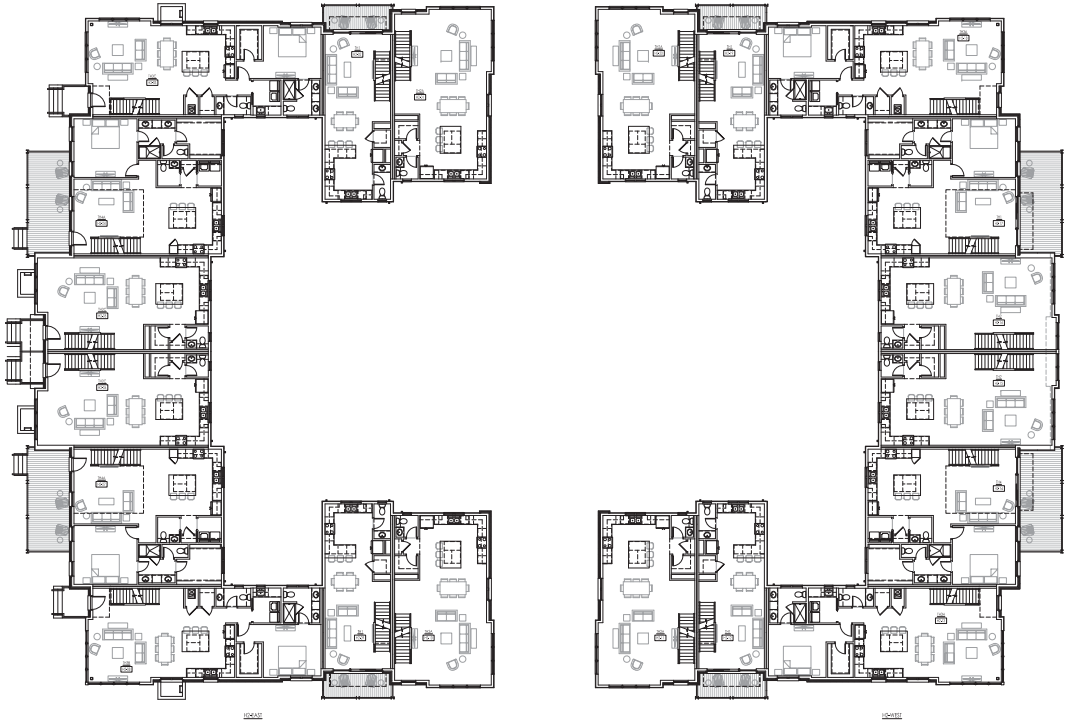
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-6

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H2 SECOND FLOOR PLAN

N

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

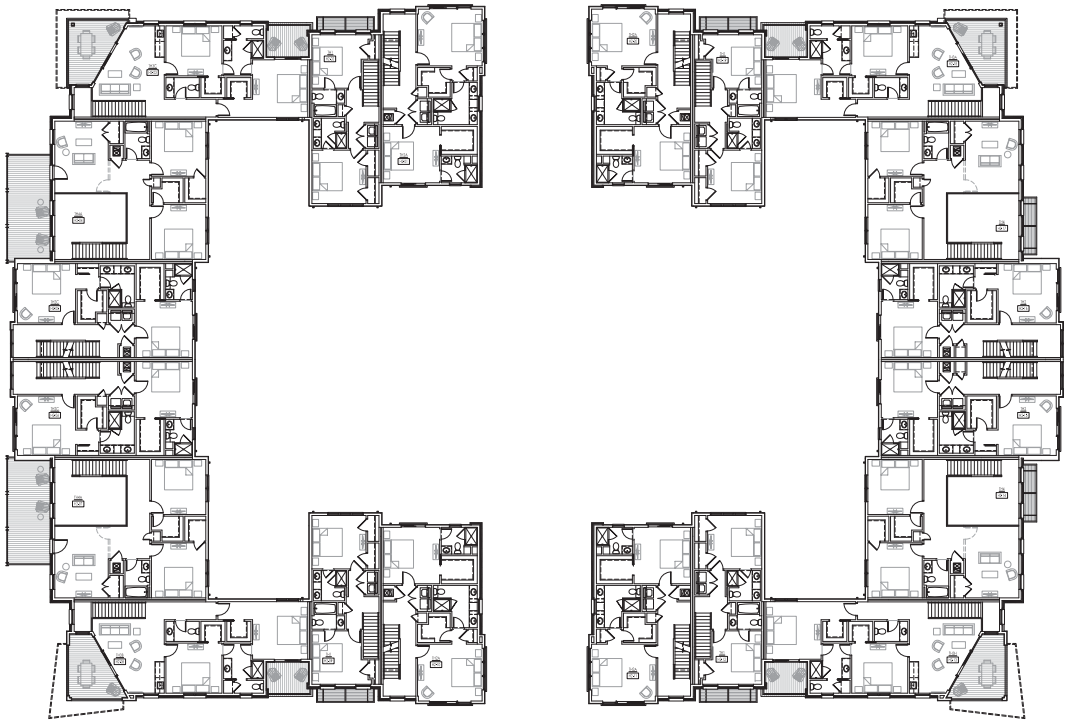
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-7

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H2 THIRD FLOOR PLAN

N

30 June 17

CRAWFORD HOYING development

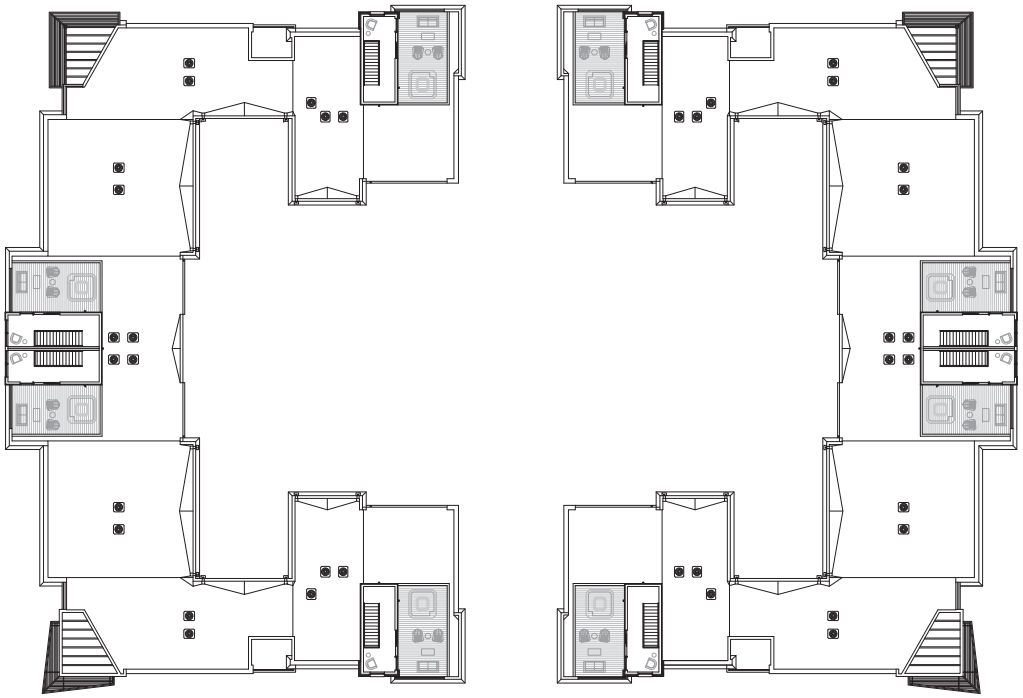
H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H2 ROOF PLAN

N

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

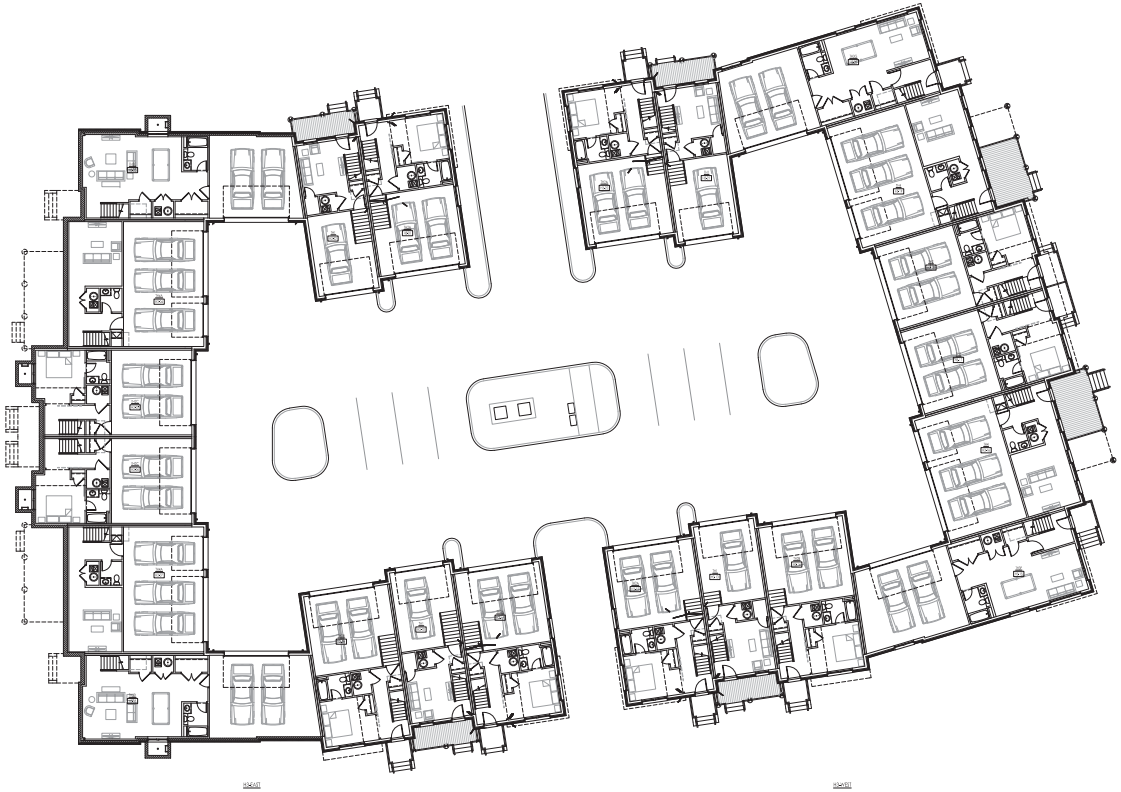
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-9

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H3 FIRST FLOOR PLAN

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-10

BRIDGE PARK
DUBLIN, OH

KEY PLAN

0 16 32 ft

BUILDING H3 SECOND FLOOR PLAN

N

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-11

BRIDGE PARK
DUBLIN, OH

KEY PLAN

0 16 32 ft

BUILDING H3 THIRD FLOOR PLAN

N

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

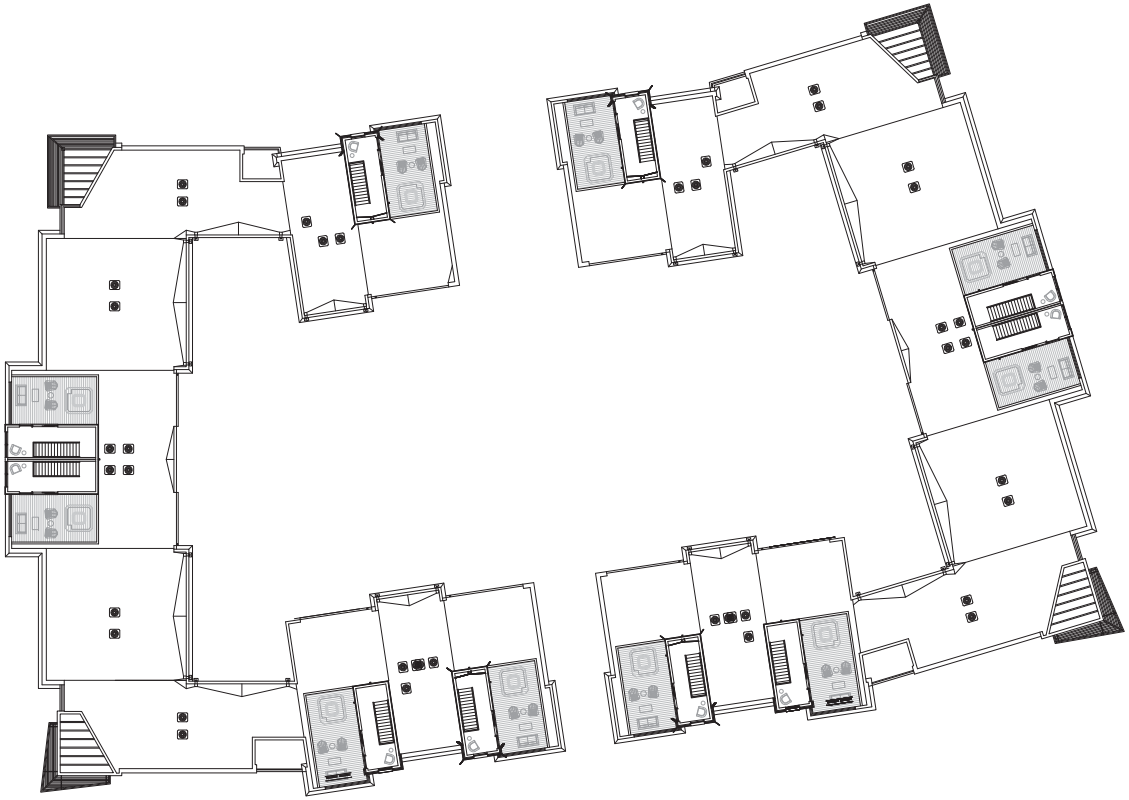
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-12

BRIDGE PARK
DUBLIN, OH

KEY PLAN



0 16 32 ft

BUILDING H3 ROOF PLAN

N

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-13

BRIDGE PARK
DUBLIN, OH

KEY PLAN

EXTERIOR FINISH SCHEDULE

BRK-1	4" FACE BRICK: TAYLOR CLAY BLACK ONYX MODULAR (OR EQUAL)
BRK-1a	THIN BRICK: TAYLOR CLAY BLACK ONYX MODULAR (3/4" THICK) (OR EQUAL)
BRK-2	4" FACE BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (OR EQUAL)
BRK-2a	THIN BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (3/4" THICK) (OR EQUAL)
PNL-1	CEMENT PANEL SYSTEM: NICHIHA "ILLUMINATION SERIES" FIBER CEMENT BOARD (10mm) WITH HIDDEN FASTENER MOUNTING SYSTEM (OR EQUAL)
PNL-2	CEMENT PANEL SYSTEM: HARDI PANEL SYSTEM WITH METAL REVEAL SEAM (4'x8' PANELS)
SIDING-1	6" CEMENT LAP SIDING: HARDI HORIZONTAL LAP SIDING AND 1x EDGE TRIM
COPING-1	METAL COPING: DMI WHITE (OR EQUAL)
COPING-2	METAL COPING: DMI PUTTY (OR EQUAL)
E.I.F.S.-1	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH PNL-1 (OR EQUAL)
E.I.F.S.-2	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH BRK-2 / BRK-2a (OR EQUAL)
P.L.-1	PRECAST LINTEL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.S.-1	PRECAST SILL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.C.-1	PRECAST CAP: 4" THICK CALCIUM SILICATE CAP WITH CROWNED TOP AND 1" OVERHANG ALL SIDES (OR EQUAL)
RAIL-1	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH CROSS-X PATTERN BALUSTER (OR EQUAL)
RAIL-2	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH HORIZONTAL WELDED INTERMEDIATE RAILS @ 4" O.C. (OR EQUAL)
RAIL-3	GALVANIZED METAL HANDRAIL: 1 1/2" DIAMETER GALVANIZED RAILING, TOP OF RAILING AT 2'-10" A.F.F. (MIN) AND 3'-0" A.F.F. (MAX); ANCHOR PER SECTIONS (OR EQUAL)
AWNING-1	PRE-ENGINEERED ALUMINUM AWNING: MAPES MANUFACTURED AWNING WITH 12" FASCIA AND TIE-BACKS; AWNING DEPTH RANGES FROM 12' TO 36' FROM FACE OF WALL (OR EQUAL)
STEEL	PRE-ENGINEERED GALVANIZED STEEL FRAME
WINDOW-1	OPERABLE OR FIXED PANE WINDOW: WHITE FINISH (ANDERSEN 100 SERIES OR EQUAL)
WINDOW-2	OPERABLE OR FIXED PANE WINDOW: DARK BRONZE FINISH (ANDERSEN 100 SERIES OR EQUAL)
ENTRY-1	TH-1 AND TH4 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME. WOOD GRAIN WITH "EBONY" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-2	TH-2 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME AND MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-3	TH-3 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME. WOOD GRAIN WITH "NATURAL" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
D.S.	ALUMINUM COLLECTION BOX, GUTTER, OR DOWNSPOUT (SEE ROOF PLAN AND DETAILS FOR SIZES); PREFINISHED WHITE (OR EQUAL)
GARAGE	METAL OVERHEAD GARAGE DOOR: PREFINISHED DMI WHITE (OR EQUAL); WOOD TRIM SURROUND TO MATCH GARAGE DOOR COLOR

B U I L D I N G H 1 C O U R T Y A R D N O R T H E L E V A T I O N

Not to Scale

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-15

BRIDGE PARK
DUBLIN, OH

KEY PLAN

EXTERIOR FINISH SCHEDULE

BRK-1	4" FACE BRICK: TAYLOR CLAY BLACK ONYX MODULAR (OR EQUAL)
BRK-1a	THIN BRICK: TAYLOR CLAY BLACK ONYX MODULAR (3/4" THICK) (OR EQUAL)
BRK-2	4" FACE BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (OR EQUAL)
BRK-2a	THIN BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (3/4" THICK) (OR EQUAL)
PNL-1	CEMENT PANEL SYSTEM: NICHIHA "ILLUMINATION SERIES" FIBER CEMENT BOARD (10mm) WITH HIDDEN FASTENER MOUNTING SYSTEM (OR EQUAL)
PNL-2	CEMENT PANEL SYSTEM: HARDI PANEL SYSTEM WITH METAL REVEAL SEAM (4'x8' PANELS)
SIDING-1	6" CEMENT LAP SIDING: HARDI HORIZONTAL LAP SIDING AND 1x EDGE TRIM
COPING-1	METAL COPING: DMI WHITE (OR EQUAL)
COPING-2	METAL COPING: DMI PUTTY (OR EQUAL)
E.I.F.S.-1	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH PNL-1 (OR EQUAL)
E.I.F.S.-2	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH BRK-2 / BRK-2a (OR EQUAL)
P.L.-1	PRECAST LINTEL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.S.-1	PRECAST SILL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.C.-1	PRECAST CAP: 4" THICK CALCIUM SILICATE CAP WITH CROWNED TOP AND 1" OVERHANG ALL SIDES (OR EQUAL)
RAIL-1	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH CROSS-X PATTERN BALUSTER (OR EQUAL)
RAIL-2	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH HORIZONTAL WELDED INTERMEDIATE RAILS @ 4" O.C. (OR EQUAL)
RAIL-3	GALVANIZED METAL HANDRAIL: 1 1/2" DIAMETER GALVANIZED RAILING, TOP OF RAILING AT 2'-10" A.F.F. (MIN) AND 3'-0" A.F.F. (MAX); ANCHOR PER SECTIONS (OR EQUAL)
AWNING-1	PRE-ENGINEERED ALUMINUM AWNING: MAPES MANUFACTURED AWNING WITH 12" FASCIA AND TIE-BACKS; AWNING DEPTH RANGES FROM 12" TO 36" FROM FACE OF WALL (OR EQUAL)
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WINDOW-1	OPERABLE OR FIXED PANE WINDOW: WHITE FINISH (ANDERSEN 100 SERIES OR EQUAL)
WINDOW-2	OPERABLE OR FIXED PANE WINDOW: DARK BRONZE FINISH (ANDERSEN 100 SERIES OR EQUAL)
ENTRY-1	TH-1 AND TH4 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME. WOOD GRAIN WITH "EBONY" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-2	TH-2 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME AND MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-3	TH-3 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME. WOOD GRAIN WITH "NATURAL" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
D.S.	ALUMINUM COLLECTION BOX, GUTTER, OR DOWNSPOUT (SEE ROOF PLAN AND DETAILS FOR SIZES); PREFINISHED WHITE (OR EQUAL)
GARAGE	METAL OVERHEAD GARAGE DOOR: PREFINISHED DMI WHITE (OR EQUAL); WOOD TRIM SURROUND TO MATCH GARAGE DOOR COLOR

B U I L D I N G H 1 T U L L E R R I D G E S O U T H E L E V A T I O N

Not to Scale

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-16

BRIDGE PARK
DUBLIN, OH

H1E (East Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	0	Story Area (S.F.)	2,070	Story Area (S.F.)	2,878
Transparency (S.F.)	0	Transparency (S.F.)	583	Transparency (S.F.)	553
Required	20%	Required	20%	Required	20%
Provided	#DIV/0!	Provided	28%	Provided	19%

KEY PLAN

H1E (East Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,948		
Windows/Doors	-1,136		*(Area Subtracted from Overall)*
Net Elevation Area:	3,812		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,176	57%	
Thin Brick	154	4%	
Total	2,330	61%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,208	32%	
E.I.F.S. & Trim	274	7%	
		0%	
Total	1,482	39%	(20% maximum)

B U I L D I N G H 1 E E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-17

BRIDGE PARK
DUBLIN, OH

H1E (South Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,255	Story Area (S.F.)	1,478	Story Area (S.F.)	2,297
Transparency (S.F.)	201	Transparency (S.F.)	430	Transparency (S.F.)	441
Required	20%	Required	20%	Required	20%
Provided	16%	Provided	29%	Provided	19%

KEY PLAN

H1E (South Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	5,030		
Windows/Doors	-1,072		*(Area Subtracted from Overall)*
Net Elevation Area:	3,958		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,751	70%	
Thin Brick	240	6%	
Total	2,991	76%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	879	22%	
E.I.F.S. & Trim	88	2%	
		0%	
Total	967	24%	(20% maximum)

B U I L D I N G H 1 E S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-18

BRIDGE PARK
DUBLIN, OH

H1E (North Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,253	Story Area (S.F.)	1,471	Story Area (S.F.)	2,463
Transparency (S.F.)	201	Transparency (S.F.)	407	Transparency (S.F.)	444
Required	20%	Required	20%	Required	20%
Provided	16%	Provided	28%	Provided	18%

KEY PLAN

H1E (North Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	5,187		
Windows/Doors	-1,052		*(Area Subtracted from Overall)*
Net Elevation Area:	4,135		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,678	65%	
Thin Brick	361	9%	
Total	3,039	73%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	998	24%	
E.I.F.S. & Trim	98	2%	
		0%	
Total	1,096	27%	(20% maximum)

B U I L D I N G H 1 E N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

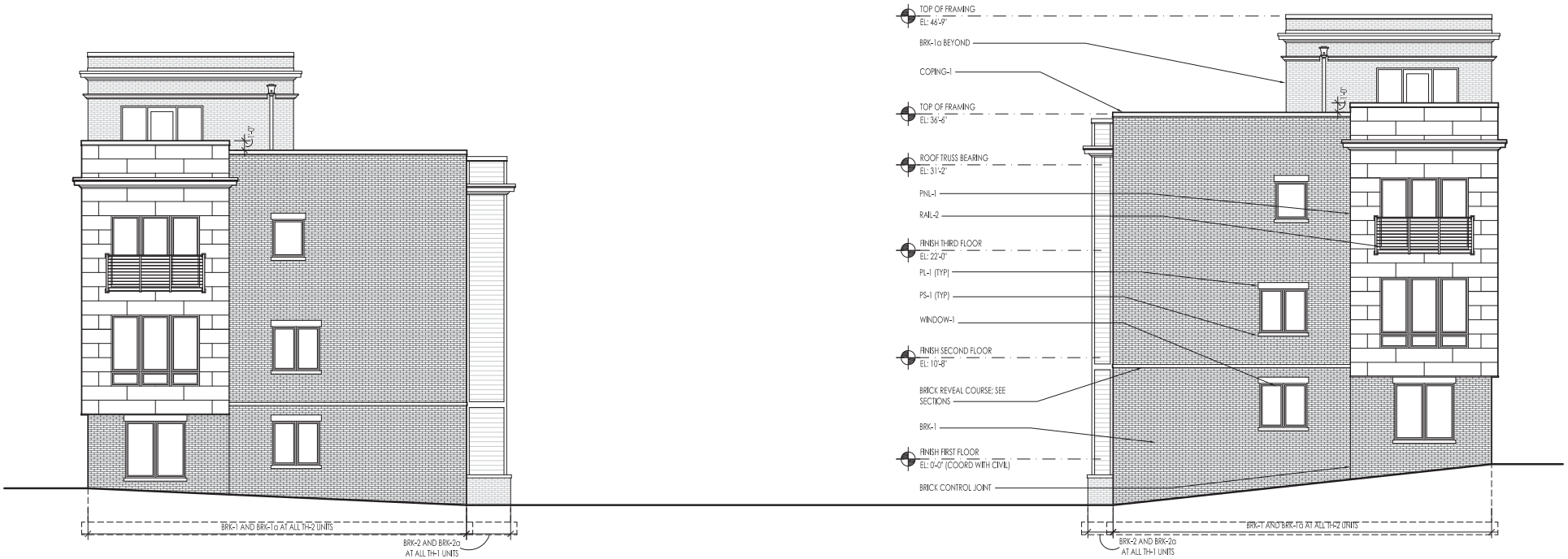
A-19

BRIDGE PARK
DUBLIN, OH

H1E (West Elevation) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	970	Story Area (S.F.)	938	Story Area (S.F.)	1,238
Transparency (S.F.)	123	Transparency (S.F.)	187	Transparency (S.F.)	167
Required	20%	Required	20%	Required	20%
Provided	13%	Provided	20%	Provided	13%

KEY PLAN

H1E (West Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	3,146		
Windows/Doors	-477	*(Area Subtracted from Overall)*	
Net Elevation Area:	2,669		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,007	75%	
Thin Brick	0	0%	
Total	2,007	75%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	626	23%	
E.I.F.S. & Trim	36	1%	
		0%	
Total	662	25%	(20% maximum)



B U I L D I N G H 1 E P A S S A G E W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

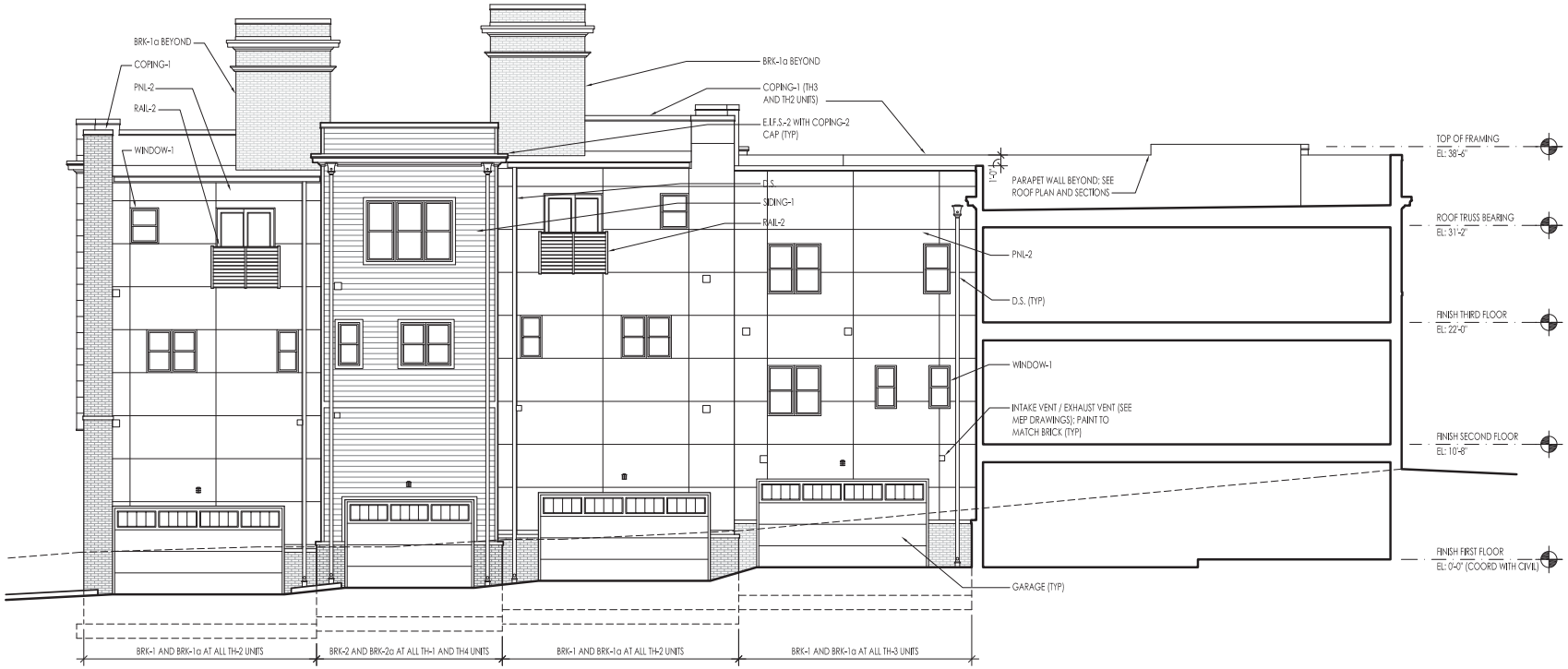
A-20

BRIDGE PARK
DUBLIN, OH

H1E (Courtyard) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,421	Story Area (S.F.)	3,744	Story Area (S.F.)	8,376
Transparency (S.F.)	267	Transparency (S.F.)	396	Transparency (S.F.)	959
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	11%

KEY PLAN

H1E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	16,541		
Windows/Doors	-2,996	*(Area Subtracted from Overall)*	
Net Elevation Area:	13,545		
Primary Materials	Area (S.F.)	Percentage	
Brick	708	5%	
Thin Brick	2,822	21%	
Total	3,530	26%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	6,117	45%	
Hardi Siding	3,290	24%	
E.I.F.S. & Trim	608	4%	
Total	10,015	74%	(20% maximum)



B U I L D I N G H 1 E M O T O R C O U R T S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

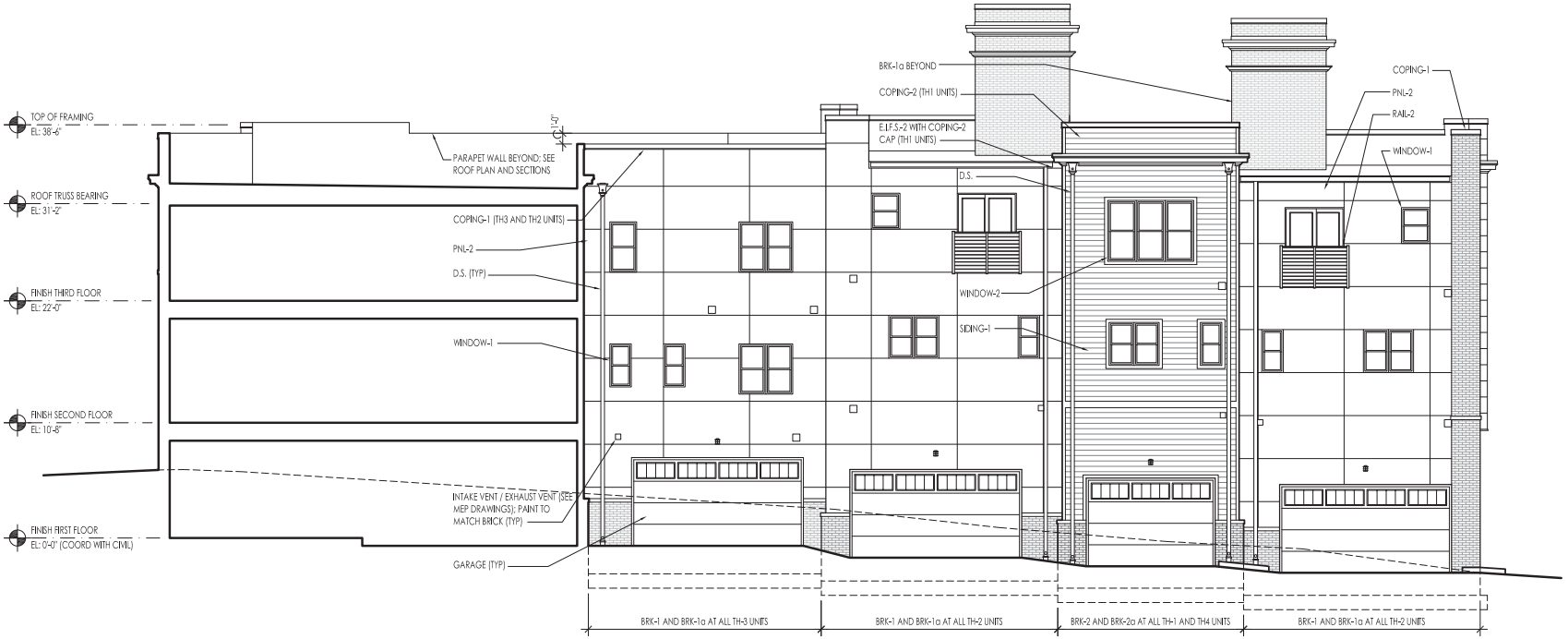
A-21

BRIDGE PARK
DUBLIN, OH

H1E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,421	Story Area (S.F.)	3,744	Story Area (S.F.)	8,376
Transparency (S.F.)	267	Transparency (S.F.)	396	Transparency (S.F.)	959
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	11%

KEY PLAN

H1E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	16,541		
Windows/Doors	-2,996		*(Area Subtracted from Overall)*
Net Elevation Area:	13,545		
Primary Materials	Area (S.F.)	Percentage	
Brick	708	5%	
Thin Brick	2,822	21%	
Total	3,530	26%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	6,117	45%	
Hardi Siding	3,290	24%	
E.I.F.S. & Trim	608	4%	
Total	10,015	74%	(20% maximum)



B U I L D I N G H 1 E M O T O R C O U R T N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

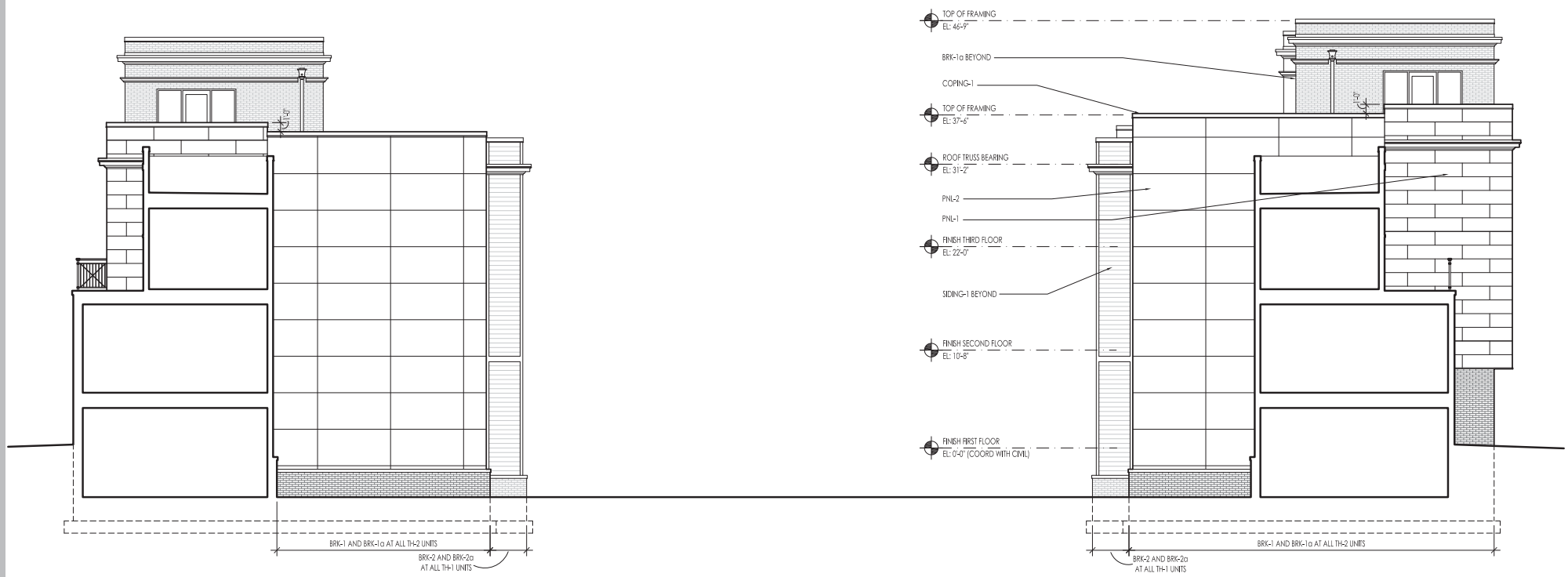
A-22

BRIDGE PARK
DUBLIN, OH

H1E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,421	Story Area (S.F.)	3,744	Story Area (S.F.)	8,376
Transparency (S.F.)	267	Transparency (S.F.)	396	Transparency (S.F.)	959
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	11%

KEY PLAN

H1E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	16,541		
Windows/Doors	-2,996	*(Area Subtracted from Overall)*	
Net Elevation Area:	13,545		
Primary Materials	Area (S.F.)	Percentage	
Brick	708	5%	
Thin Brick	2,822	21%	
Total	3,530	26%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	6,117	45%	
Hardi Siding	3,290	24%	
E.I.F.S. & Trim	608	4%	
Total	10,015	74%	(20% maximum)



B U I L D I N G H 1 E M O T O R C O U R T E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

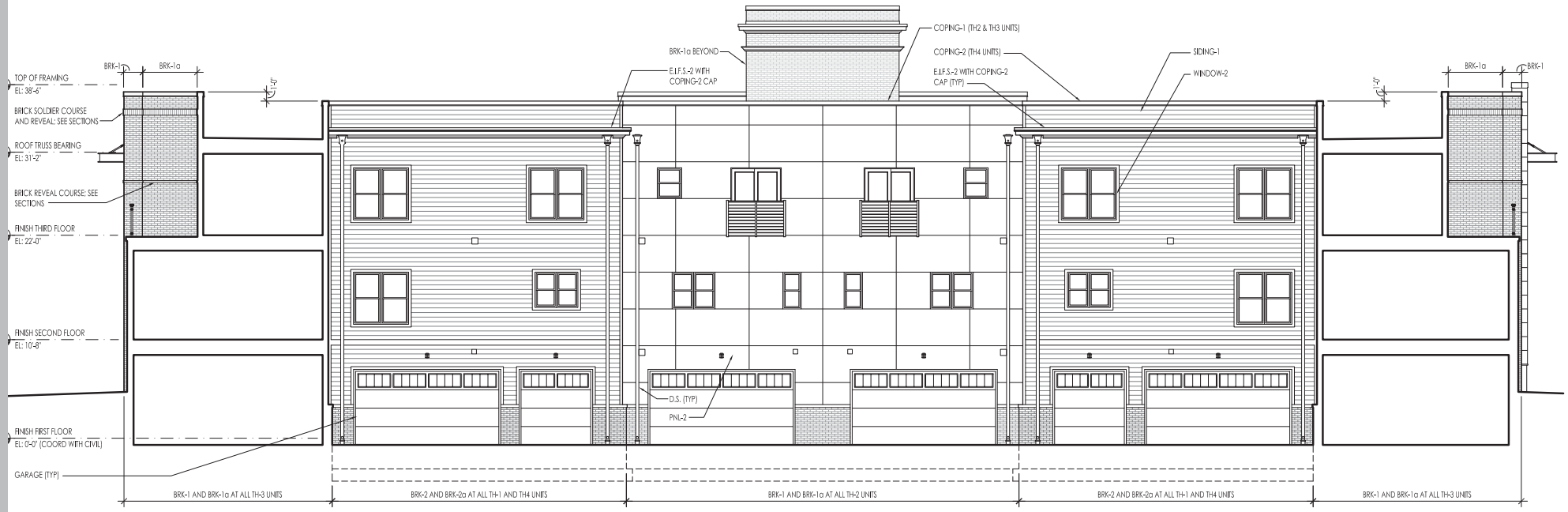
A-23

BRIDGE PARK
DUBLIN, OH

H1E (Courtyard) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,421	Story Area (S.F.)	3,744	Story Area (S.F.)	8,376
Transparency (S.F.)	267	Transparency (S.F.)	396	Transparency (S.F.)	959
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	11%

KEY PLAN

H1E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	16,541		
Windows/Doors	-2,996		*(Area Subtracted from Overall)*
Net Elevation Area:	13,545		
Primary Materials	Area (S.F.)	Percentage	
Brick	708	5%	
Thin Brick	2,822	21%	
Total	3,530	26%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	6,117	45%	
Hardi Siding	3,290	24%	
E.I.F.S. & Trim	608	4%	
Total	10,015	74%	(20% maximum)



B U I L D I N G H 1 E M O T O R C O U R T W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-24

BRIDGE PARK
DUBLIN, OH

H1W (West Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	2,403	Story Area (S.F.)	1,921	Story Area (S.F.)	2,692
Transparency (S.F.)	412	Transparency (S.F.)	661	Transparency (S.F.)	513
Required	20%	Required	20%	Required	20%
Provided	17%	Provided	34%	Provided	19%

KEY PLAN

H1W (West Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	7,016		
Windows/Doors	-1,586		*(Area Subtracted from Overall)*
Net Elevation Area:	5,430		
Primary Materials	Area (S.F.)	Percentage	
Brick	3,561	66%	
Thin Brick	220	4%	
Total	3,781	70%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,326	24%	
E.I.F.S. & Trim	323	6%	
		0%	
Total	1,649	30%	(20% maximum)

B U I L D I N G H 1 W W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

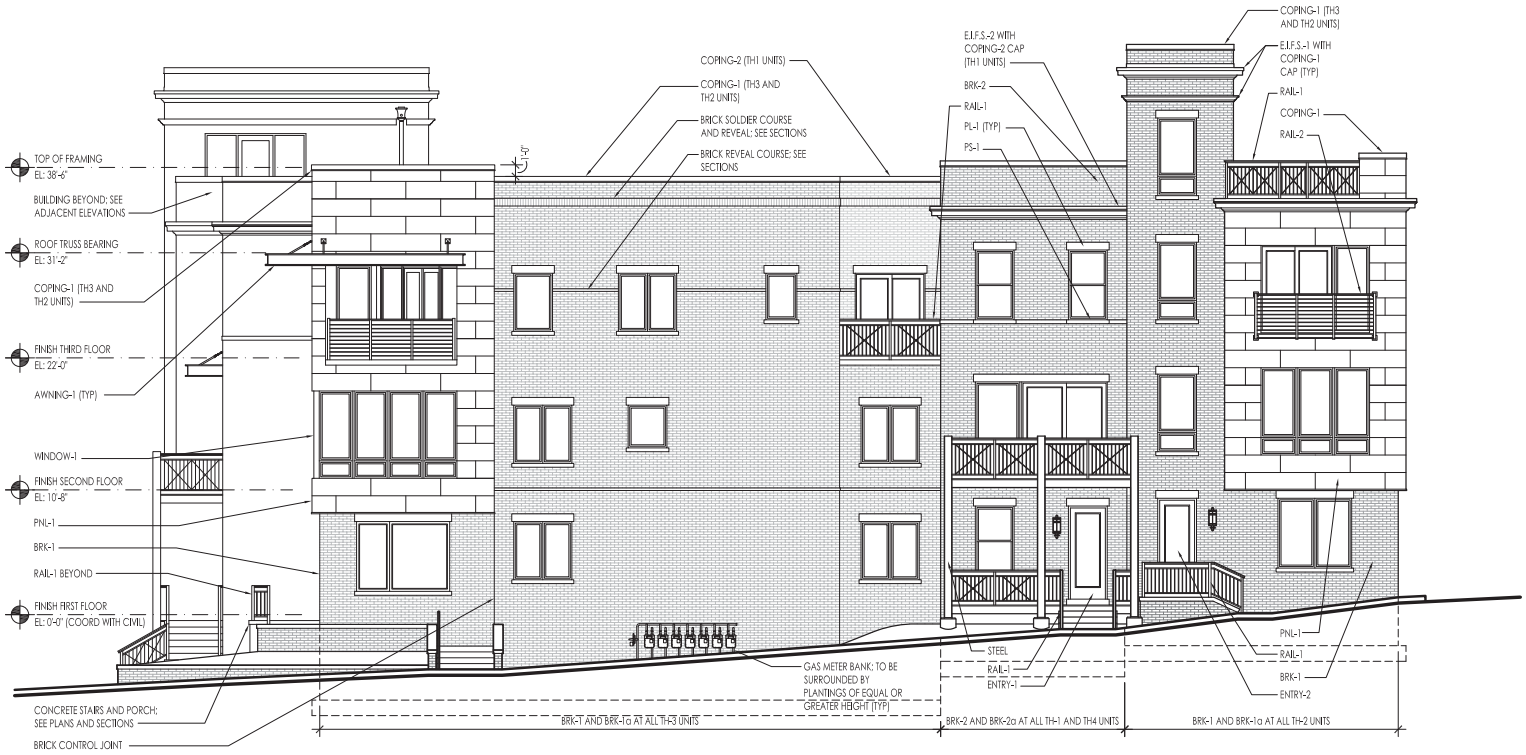
A-25

BRIDGE PARK
DUBLIN, OH

H1W (South Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,403	Story Area (S.F.)	1,180	Story Area (S.F.)	1,980
Transparency (S.F.)	209	Transparency (S.F.)	338	Transparency (S.F.)	326
Required	20%	Required	20%	Required	20%
Provided	15%	Provided	29%	Provided	16%

KEY PLAN

H1W (South Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,563		
Windows/Doors	-873		*(Area Subtracted from Overall)*
Net Elevation Area:	3,690		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,657	72%	
Thin Brick	400	11%	
Total	3,057	83%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	570	15%	
E.I.F.S. & Trim	63	2%	
		0%	
Total	633	17%	(20% maximum)



B U I L D I N G H 1 W S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

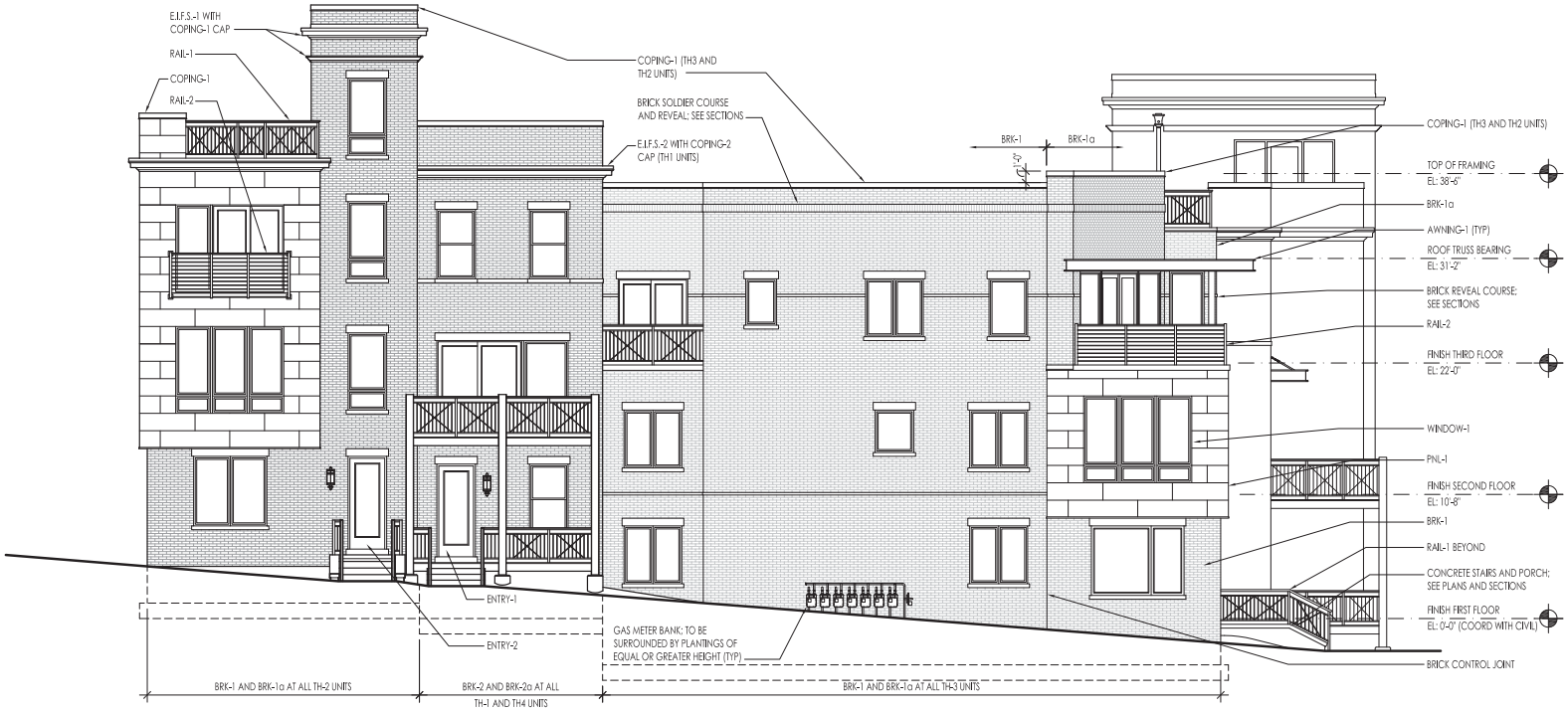
A-26

BRIDGE PARK
DUBLIN, OH

H1W (North Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,170	Story Area (S.F.)	1,142	Story Area (S.F.)	1,807
Transparency (S.F.)	209	Transparency (S.F.)	315	Transparency (S.F.)	329
Required	20%	Required	20%	Required	20%
Provided	18%	Provided	28%	Provided	18%

KEY PLAN

H1W (North Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,119		
Windows/Doors	-853		*(Area Subtracted from Overall)*
Net Elevation Area:	3,266		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,370	73%	
Thin Brick	422	13%	
Total	2,792	85%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	412	13%	
E.I.F.S. & Trim	62	2%	
		0%	
Total	474	15%	(20% maximum)



B U I L D I N G H 1 W N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-27

BRIDGE PARK
DUBLIN, OH

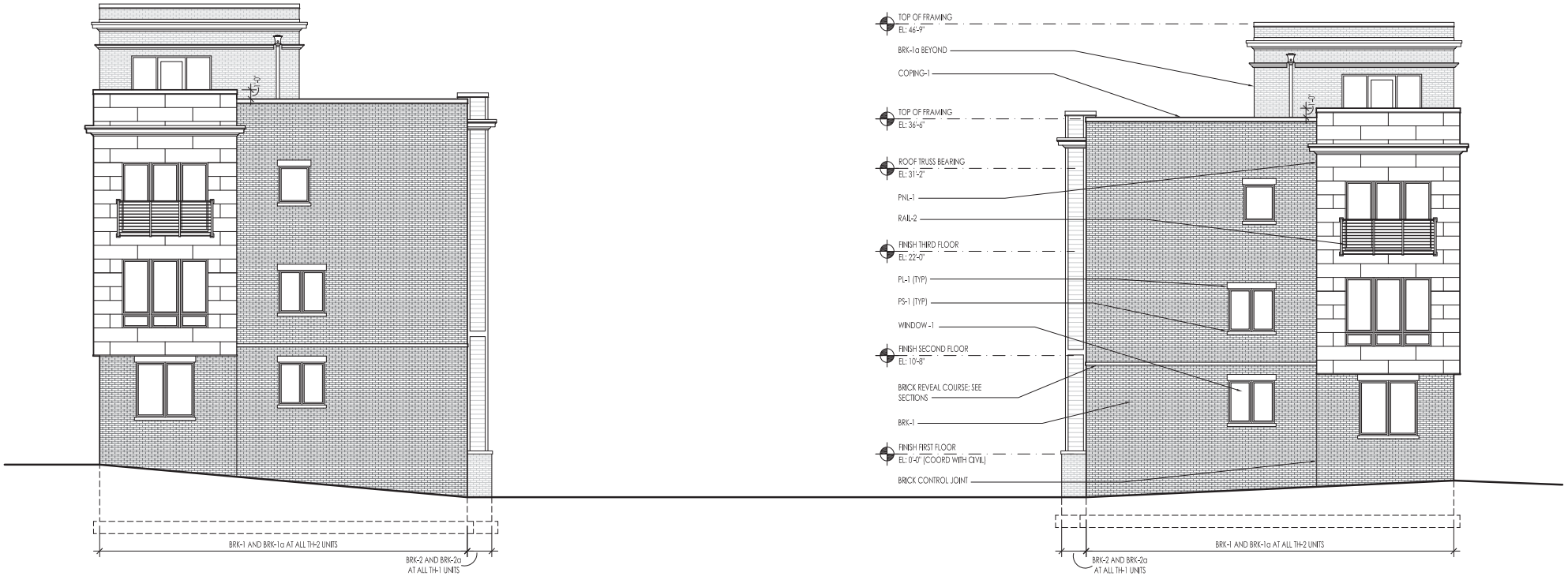
H1W (East Elevation) - Transparency Calculations **6/29/2017**

1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,212	Story Area (S.F.)	938	Story Area (S.F.)	1,238
Transparency (S.F.)	123	Transparency (S.F.)	187	Transparency (S.F.)	167
Required	20%	Required	20%	Required	20%
Provided	10%	Provided	20%	Provided	13%

KEY PLAN

H1W (East Elevation) - Façade Materials **6/29/2017**

Overall Elevation Area:	3,388		
Windows/Doors	-477	*(Area Subtracted from Overall)*	
Net Elevation Area:	2,911		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,249	77%	
Thin Brick	0	0%	
Total	2,249	77%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	626	22%	
E.I.F.S. & Trim	36	1%	
		0%	
Total	662	23%	(20% maximum)



B U I L D I N G H 1 W P A S S A G E E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

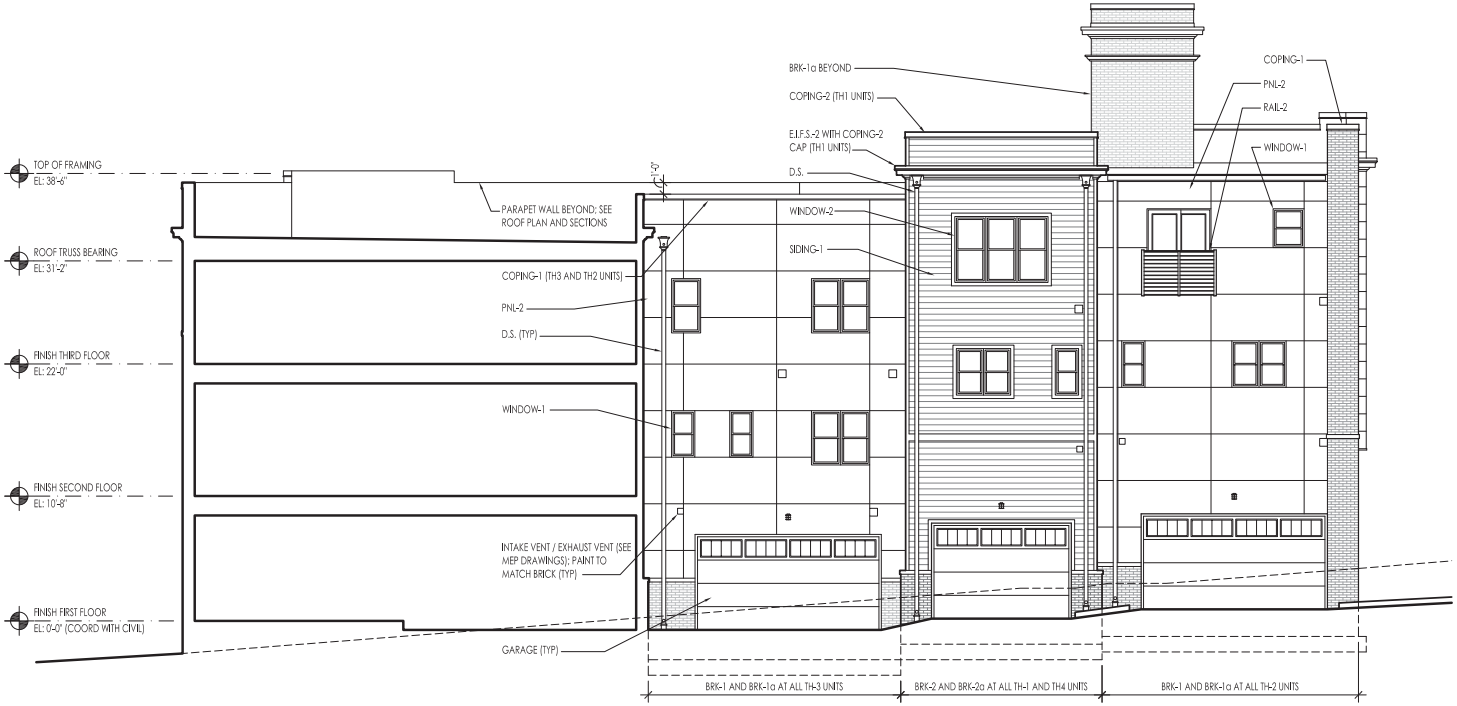
A-28

BRIDGE PARK
DUBLIN, OH

H1W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,136	Story Area (S.F.)	2,920	Story Area (S.F.)	5,988
Transparency (S.F.)	208	Transparency (S.F.)	317	Transparency (S.F.)	715
Required	15%	Required	15%	Required	15%
Provided	7%	Provided	11%	Provided	12%

KEY PLAN

H1W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,044		
Windows/Doors	-2,313	*(Area Subtracted from Overall)*	
Net Elevation Area:	9,731		
Primary Materials	Area (S.F.)	Percentage	
Brick	589	6%	
Thin Brick	1,798	18%	
Total	2,387	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,336	34%	
Hardi Siding	3,580	37%	
E.I.F.S. & Trim	428	4%	
Total	7,344	75%	(20% maximum)



B U I L D I N G H 1 W M O T O R C O U R T S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

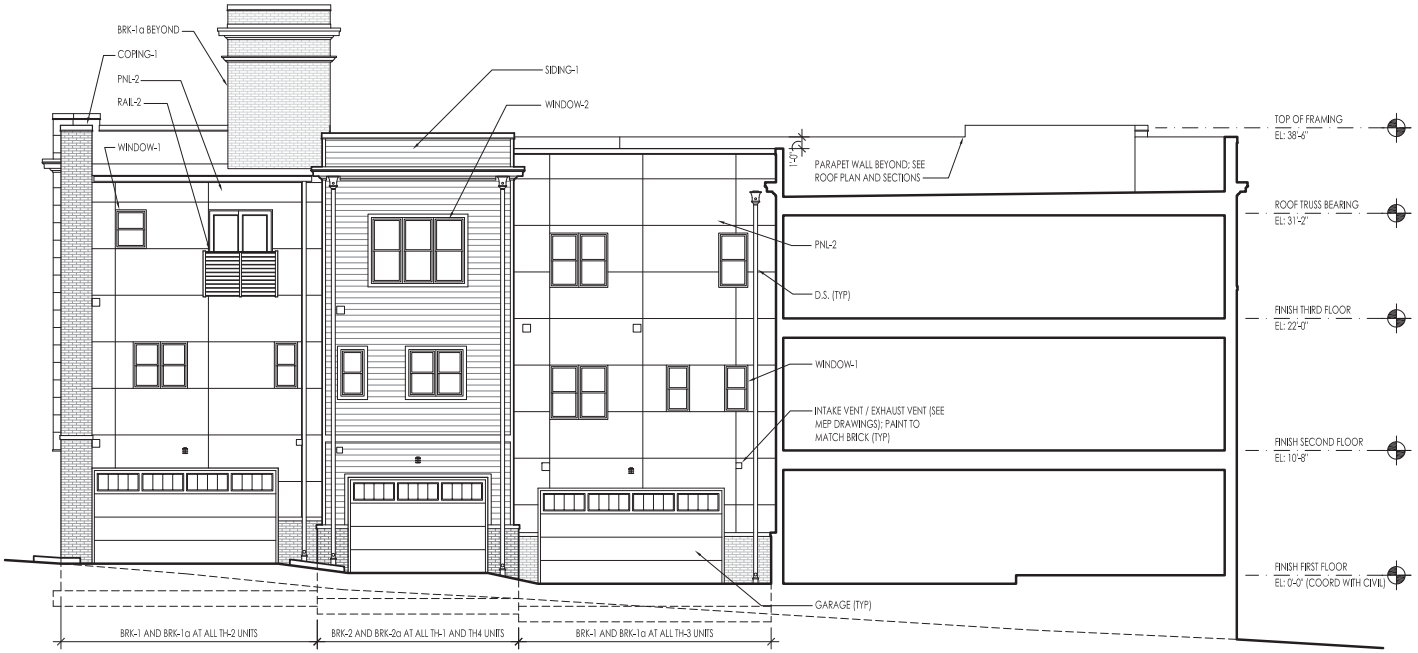
A-29

BRIDGE PARK
DUBLIN, OH

H1W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,136	Story Area (S.F.)	2,920	Story Area (S.F.)	5,988
Transparency (S.F.)	208	Transparency (S.F.)	317	Transparency (S.F.)	715
Required	15%	Required	15%	Required	15%
Provided	7%	Provided	11%	Provided	12%

KEY PLAN

H1W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,044		
Windows/Doors	-2,313		*(Area Subtracted from Overall)*
Net Elevation Area:	9,731		
Primary Materials	Area (S.F.)	Percentage	
Brick	589	6%	
Thin Brick	1,798	18%	
Total	2,387	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,336	34%	
Hardi Siding	3,580	37%	
E.I.F.S. & Trim	428	4%	
Total	7,344	75%	(20% maximum)



B U I L D I N G H 1 W M O T O R C O U R T N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

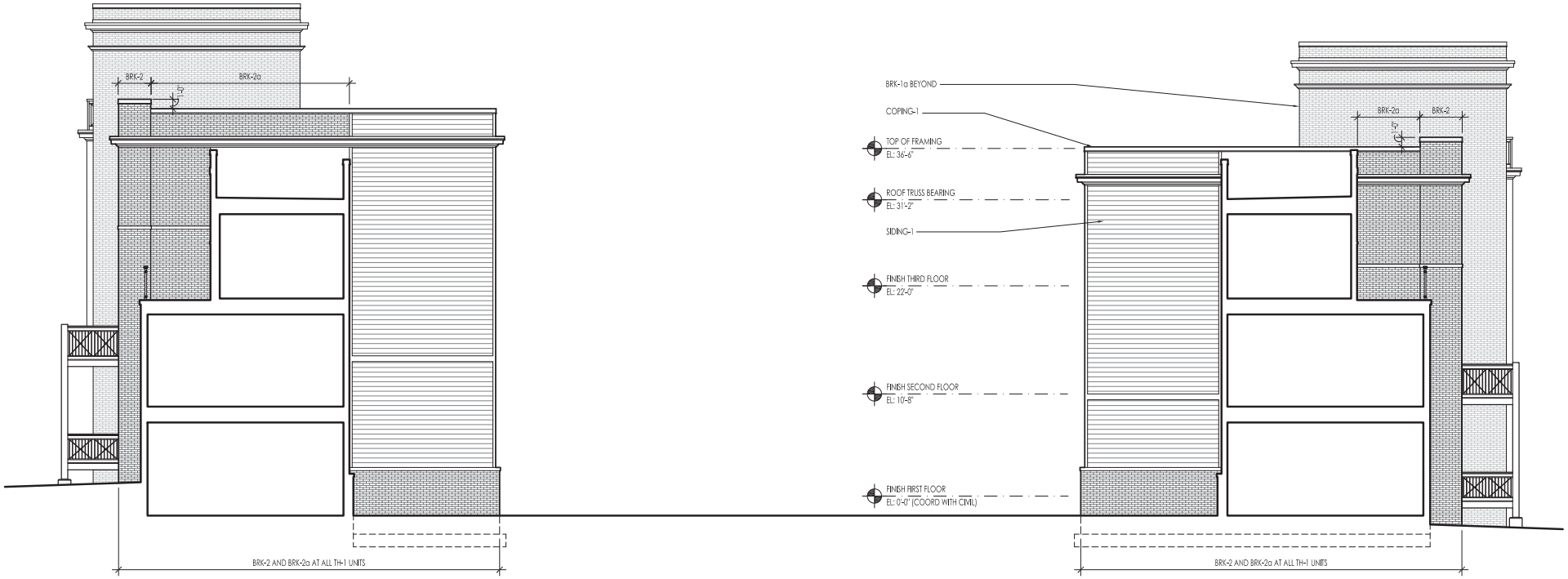
A-30

BRIDGE PARK
DUBLIN, OH

H1W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,136	Story Area (S.F.)	2,920	Story Area (S.F.)	5,988
Transparency (S.F.)	208	Transparency (S.F.)	317	Transparency (S.F.)	715
Required	15%	Required	15%	Required	15%
Provided	7%	Provided	11%	Provided	12%

KEY PLAN

H1W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,044		
Windows/Doors	-2,313	*(Area Subtracted from Overall)*	
Net Elevation Area:	9,731		
Primary Materials	Area (S.F.)	Percentage	
Brick	589	6%	
Thin Brick	1,798	18%	
Total	2,387	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,336	34%	
Hardi Siding	3,580	37%	
E.I.F.S. & Trim	428	4%	
Total	7,344	75%	(20% maximum)



B U I L D I N G H 1 W M O T O R C O U R T W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H1W (Courtyard) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,136	Story Area (S.F.)	2,920	Story Area (S.F.)	5,988
Transparency (S.F.)	208	Transparency (S.F.)	317	Transparency (S.F.)	715
Required	15%	Required	15%	Required	15%
Provided	7%	Provided	11%	Provided	12%

KEY PLAN

H1W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,044		
Windows/Doors	-2,313		*(Area Subtracted from Overall)*
Net Elevation Area:	9,731		
Primary Materials	Area (S.F.)	Percentage	
Brick	589	6%	
Thin Brick	1,798	18%	
Total	2,387	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,336	34%	
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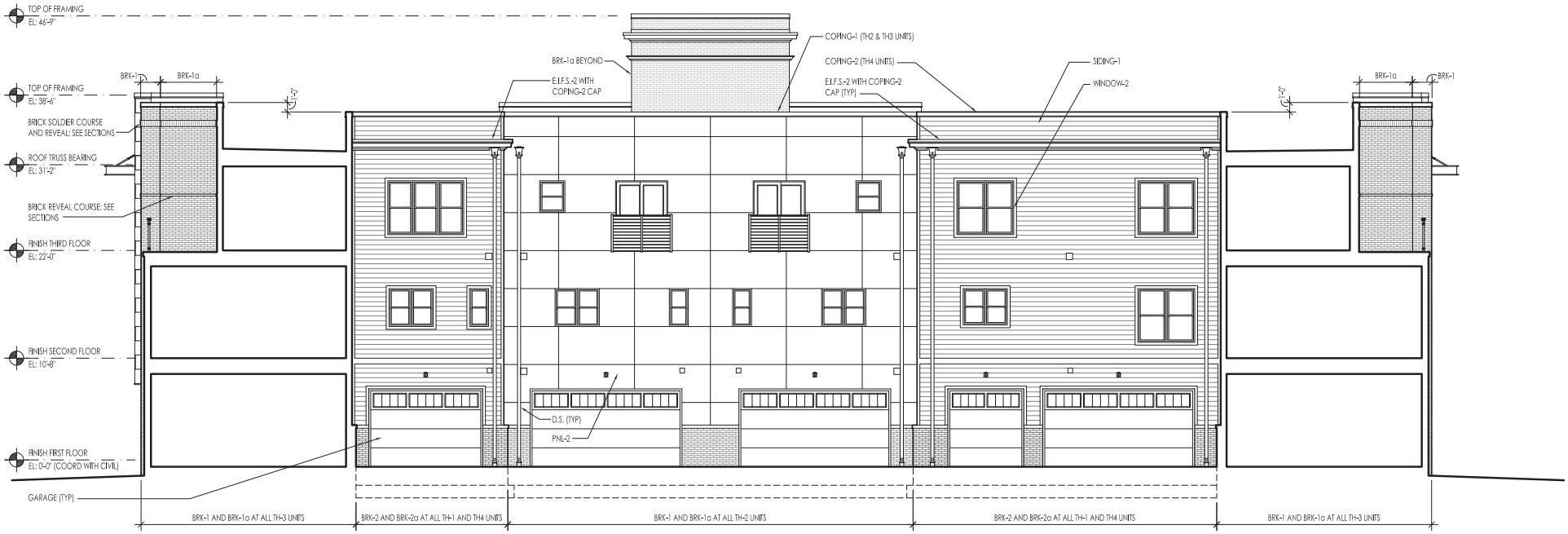
E.I.F.S. & Trim	428	4%	
Total	7,344	75%	(20% maximum)



B U I L D I N G H 1 W M O T O R C O U R T E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-32

BRIDGE PARK
DUBLIN, OH

KEY PLAN

EXTERIOR FINISH SCHEDULE

BRK-1	4" FACE BRICK: TAYLOR CLAY BLACK ONYX MODULAR (OR EQUAL)
BRK-1a	THIN BRICK: TAYLOR CLAY BLACK ONYX MODULAR (3/4" THICK) (OR EQUAL)
BRK-2	4" FACE BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (OR EQUAL)
BRK-2a	THIN BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (3/4" THICK) (OR EQUAL)
PNL-1	CEMENT PANEL SYSTEM: NICHIHA "ILLUMINATION SERIES" FIBER CEMENT BOARD (10mm) WITH HIDDEN FASTENER MOUNTING SYSTEM (OR EQUAL)
PNL-2	CEMENT PANEL SYSTEM: HARDI PANEL SYSTEM WITH METAL REVEAL SEAM (4'x8' PANELS)
SIDING-1	6" CEMENT LAP SIDING: HARDI HORIZONTAL LAP SIDING AND 1x EDGE TRIM
COPING-1	METAL COPING: DMI WHITE (OR EQUAL)
COPING-2	METAL COPING: DMI PUTTY (OR EQUAL)
E.I.F.S.-1	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE: COLOR TO MATCH PNL-1 (OR EQUAL)
E.I.F.S.-2	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE: COLOR TO MATCH BRK-2 / BRK-2a (OR EQUAL)
P.L.-1	PRECAST LINTEL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.S.-1	PRECAST SILL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.C.-1	PRECAST CAP: 4" THICK CALCIUM SILICATE CAP WITH CROWNED TOP AND 1" OVERHANG ALL SIDES (OR EQUAL)
RAIL-1	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH CROSS-X PATTERN BALUSTER (OR EQUAL)
RAIL-2	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH HORIZONTAL WELDED INTERMEDIATE RAILS @ 4" O.C. (OR EQUAL)
RAIL-3	GALVANIZED METAL HANDRAIL: 1 1/2" DIAMETER GALVANIZED RAILING, TOP OF RAILING AT 2'-10" A.F.F. (MIN) AND 3'-0" A.F.F. (MAX): ANCHOR PER SECTIONS (OR EQUAL)
AWNING-1	PRE-ENGINEERED ALUMINUM AWNING: MAPES MANUFACTURED AWNING WITH 12" FASCIA AND TIE-BACKS: AWNING DEPTH RANGES FROM 12" TO 36" FROM FACE OF WALL (OR EQUAL)
STEEL	PRE-ENGINEERED GALVANIZED STEEL FRAME
WINDOW-1	OPERABLE OR FIXED PANE WINDOW: WHITE FINISH (ANDERSEN 100 SERIES OR EQUAL)
WINDOW-2	OPERABLE OR FIXED PANE WINDOW: DARK BRONZE FINISH (ANDERSEN 100 SERIES OR EQUAL)
ENTRY-1	TH-1 AND TH4 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "EBONY" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-2	TH-2 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME AND MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-3	TH-3 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "NATURAL" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
D.S.	ALUMINUM COLLECTION BOX, GUTTER, OR DOWNSPOUT (SEE ROOF PLAN AND DETAILS FOR SIZES): PREFINISHED WHITE (OR EQUAL)
GARAGE	METAL OVERHEAD GARAGE DOOR; PREFINISHED DMI WHITE (OR EQUAL); WOOD TRIM SURROUND TO MATCH GARAGE DOOR COLOR

B U I L D I N G H 2 L A R I M E R S T R E E T N O R T H E L E V A T I O N

Not to Scale

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-33

BRIDGE PARK
DUBLIN, OH

KEY PLAN

EXTERIOR FINISH SCHEDULE

BRK-1	4" FACE BRICK: TAYLOR CLAY BLACK ONYX MODULAR (OR EQUAL)
BRK-1a	THIN BRICK: TAYLOR CLAY BLACK ONYX MODULAR (3/4" THICK) (OR EQUAL)
BRK-2	4" FACE BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (OR EQUAL)
BRK-2a	THIN BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (3/4" THICK) (OR EQUAL)
PNL-1	CEMENT PANEL SYSTEM: NICHIHA ILLUMINATION SERIES" FIBER CEMENT BOARD (10mm) WITH HIDDEN FASTENER MOUNTING SYSTEM (OR EQUAL)
PNL-2	CEMENT PANEL SYSTEM: HARDI PANEL SYSTEM WITH METAL REVEAL SEAM (4'x8' PANELS)
SIDING-1	6" CEMENT LAP SIDING: HARDI HORIZONTAL LAP SIDING AND 1x EDGE TRIM
COPING-1	METAL COPING: DMI WHITE (OR EQUAL)
COPING-2	METAL COPING: DMI PUTTY (OR EQUAL)
E.I.F.S.-1	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH PNL-1 (OR EQUAL)
E.I.F.S.-2	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH BRK-2 / BRK-2a (OR EQUAL)
P.L.-1	PRECAST LINTEL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.S.-1	PRECAST SILL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.C.-1	PRECAST CAP: 4" THICK CALCIUM SILICATE CAP WITH CROWNED TOP AND 1" OVERHANG ALL SIDES (OR EQUAL)
RAIL-1	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH CROSS-X PATTERN BALUSTER (OR EQUAL)
RAIL-2	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH HORIZONTAL WELDED INTERMEDIATE RAILS @ 4" O.C. (OR EQUAL)
RAIL-3	GALVANIZED METAL HANDRAIL: 1 1/2" DIAMETER GALVANIZED RAILING, TOP OF RAILING AT 2'-10" A.F.F. (MIN) AND 3'-0" A.F.F. (MAX); ANCHOR PER SECTIONS (OR EQUAL)
AWNING-1	PRE-ENGINEERED ALUMINUM AWNING: MAPES MANUFACTURED AWNING WITH 12" FASCIA AND TIE-BACKS; AWNING DEPTH RANGES FROM 12" TO 36" FROM FACE OF WALL (OR EQUAL)
STEEL	PRE-ENGINEERED GALVANIZED STEEL FRAME
WINDOW-1	OPERABLE OR FIXED PANE WINDOW: WHITE FINISH (ANDERSEN 100 SERIES OR EQUAL)
WINDOW-2	OPERABLE OR FIXED PANE WINDOW: DARK BRONZE FINISH (ANDERSEN 100 SERIES OR EQUAL)
ENTRY-1	TH-1 AND TH4 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "EBONY" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-2	TH-2 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME AND MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-3	TH-3 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "NATURAL" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
D.S.	ALUMINUM COLLECTION BOX, GUTTER, OR DOWNSPOUT (SEE ROOF PLAN AND DETAILS FOR SIZES); PREFINISHED WHITE (OR EQUAL)
GARAGE	METAL OVERHEAD GARAGE DOOR: PREFINISHED DMI WHITE (OR EQUAL); WOOD TRIM SURROUND TO MATCH GARAGE DOOR COLOR

B U I L D I N G H 2 C O U R T Y A R D S O U T H E L E V A T I O N

Not to Scale

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

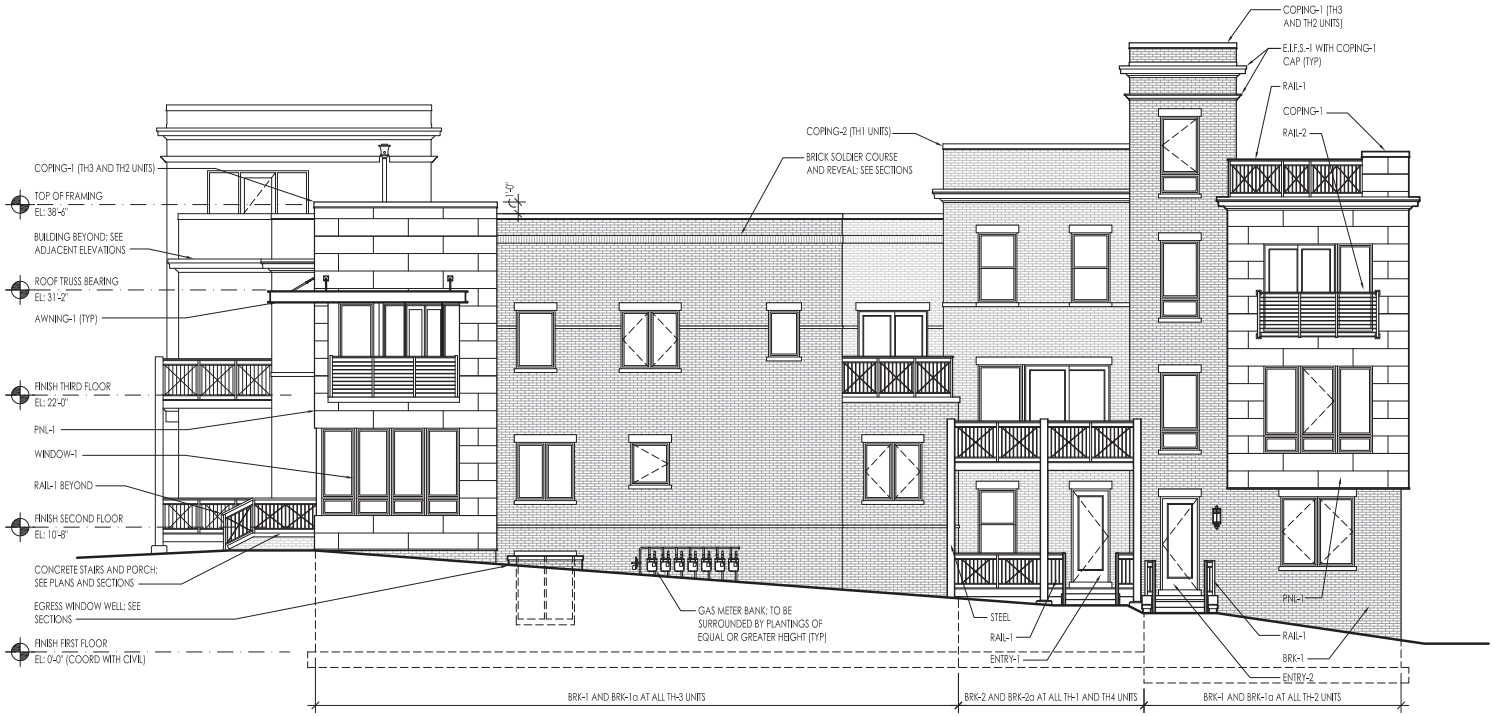
dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H2E (North Elevation) - Transparency Calculations		6/29/2017 ###			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	792	Story Area (S.F.)	1,150	Story Area (S.F.)	1,885
Transparency (S.F.)	136	Transparency (S.F.)	338	Transparency (S.F.)	333
Required	20%	Required	20%	Required	20%
Provided	17%	Provided	29%	Provided	18%

KEY PLAN

H2E (North Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	3,827		
Windows/Doors	-807	*(Area Subtracted from Overall)*	
Net Elevation Area:	3,020		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,063	68%	
Thin Brick	331	11%	
Total	2,394	79%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	569	19%	
E.I.F.S. & Trim	57	2%	
		0%	
Total	626	21%	(20% maximum)



B U I L D I N G H 2 E N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

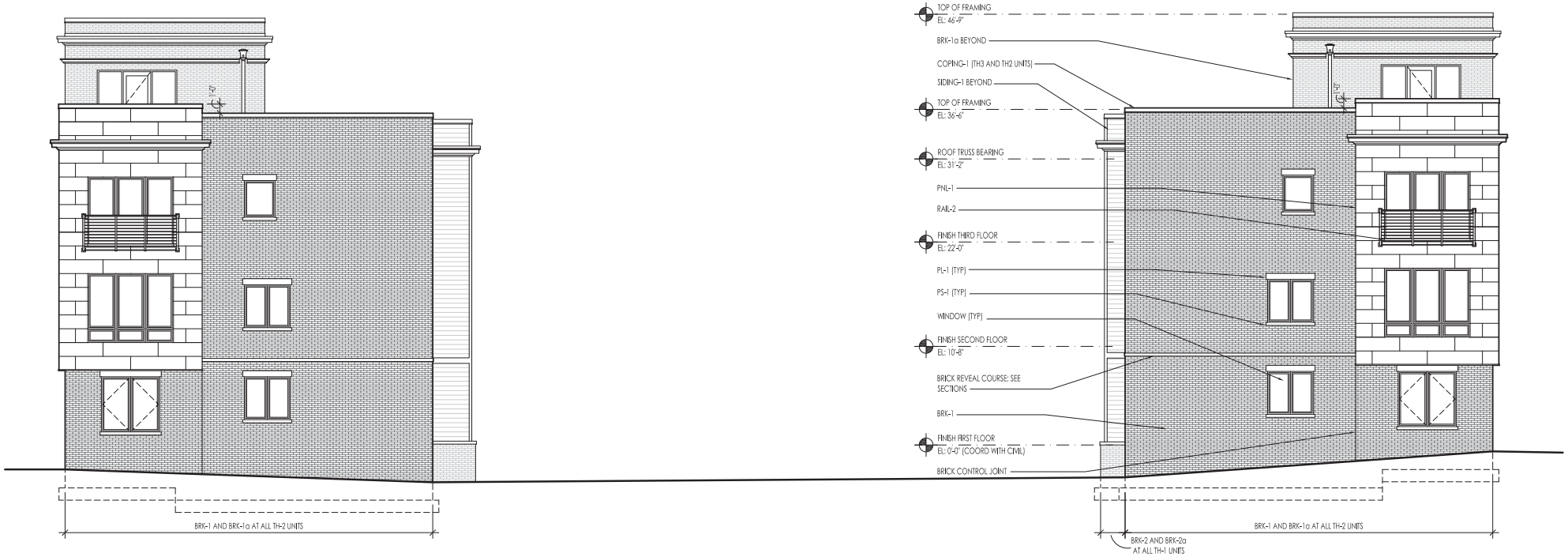
A-35

BRIDGE PARK
DUBLIN, OH

H2E (West Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,058	Story Area (S.F.)	938	Story Area (S.F.)	1,238
Transparency (S.F.)	123	Transparency (S.F.)	187	Transparency (S.F.)	167
Required	20%	Required	20%	Required	20%
Provided	12%	Provided	20%	Provided	13%

KEY PLAN

H2E (West Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	3,234		
Windows/Doors	-477	*(Area Subtracted from Overall)*	
Net Elevation Area:	2,757		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,095	76%	
Thin Brick	0	0%	
Total	2,095	76%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	626	23%	
E.I.F.S. & Trim	36	1%	
		0%	
Total	662	24%	(20% maximum)



B U I L D I N G H 2 E P A S S A G E W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

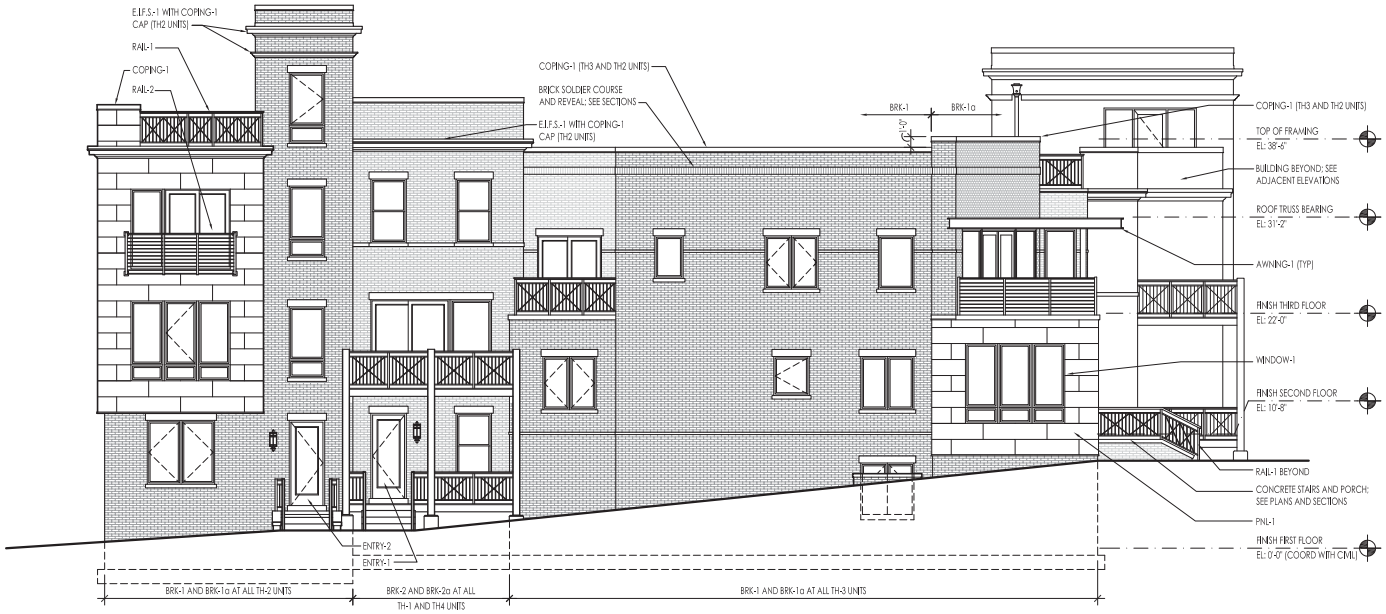
A-36

BRIDGE PARK
DUBLIN, OH

H2E (South Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	886	Story Area (S.F.)	1,159	Story Area (S.F.)	1,844
Transparency (S.F.)	136	Transparency (S.F.)	315	Transparency (S.F.)	329
Required	20%	Required	20%	Required	20%
Provided	15%	Provided	27%	Provided	18%

KEY PLAN

H2E (South Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	3,889		
Windows/Doors	-780		*(Area Subtracted from Overall)*
Net Elevation Area:	3,109		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,174	70%	
Thin Brick	465	15%	
Total	2,639	85%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	413	13%	
E.I.F.S. & Trim	57	2%	
		0%	
Total	470	15%	(20% maximum)



B U I L D I N G H 2 E S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-37

BRIDGE PARK
DUBLIN, OH

H2E (East Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	0	Story Area (S.F.)	2,070	Story Area (S.F.)	2,878
Transparency (S.F.)	0	Transparency (S.F.)	583	Transparency (S.F.)	553
Required	20%	Required	20%	Required	20%
Provided	#DIV/0!	Provided	28%	Provided	19%

KEY PLAN

H2E (East Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,948		
Windows/Doors	-1,136		*(Area Subtracted from Overall)*
Net Elevation Area:	3,812		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,166	57%	
Thin Brick	154	4%	
Total	2,320	61%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,208	32%	
E.I.F.S. & Trim	284	7%	
		0%	
Total	1,492	39%	(20% maximum)

B U I L D I N G H 2 E E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

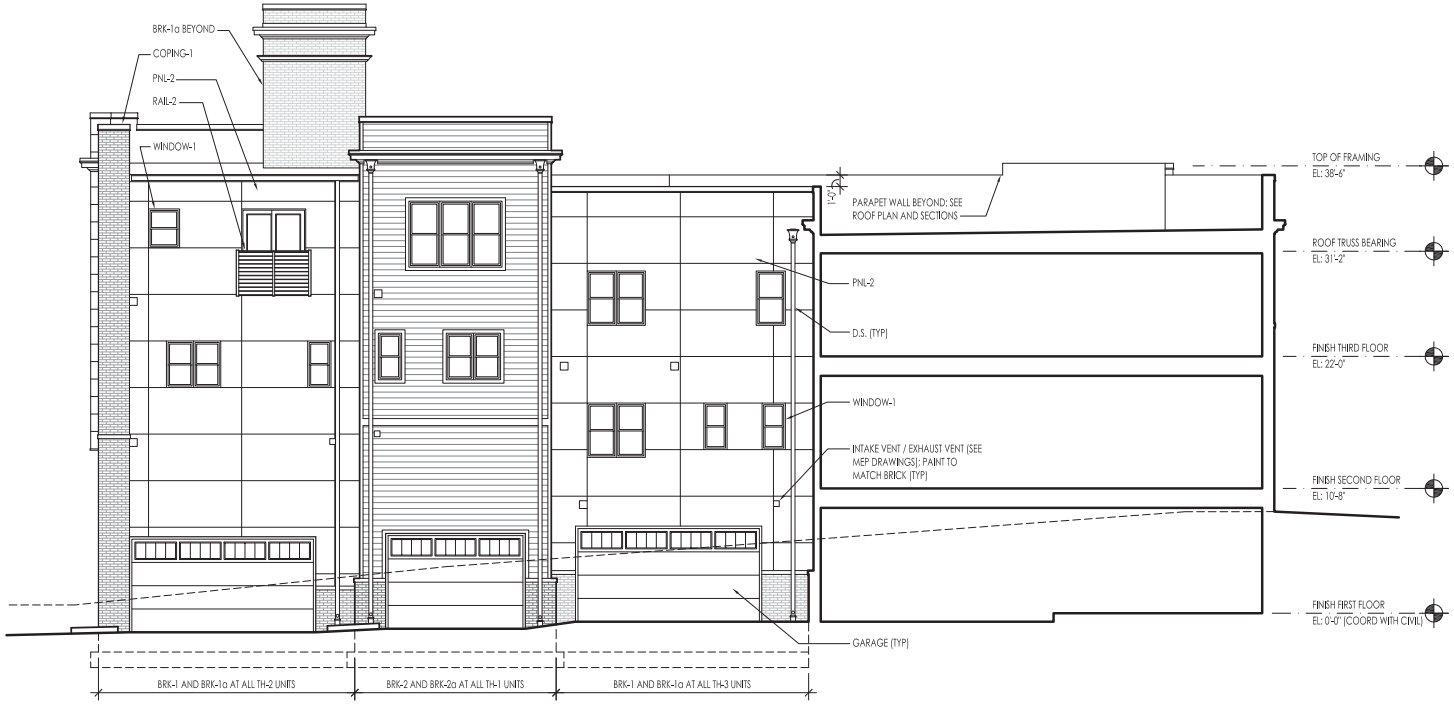
A-38

BRIDGE PARK
DUBLIN, OH

H2E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,919	Story Area (S.F.)	3,204	Story Area (S.F.)	6,320
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	13,443		
Windows/Doors	-2,459		*(Area Subtracted from Overall)*
Net Elevation Area:	10,984		
Primary Materials	Area (S.F.)	Percentage	
Brick	673	6%	
Thin Brick	1,675	15%	
Total	2,348	21%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,460	32%	
Hardi Siding	4,688	43%	
E.I.F.S. & Trim	488	4%	
Total	8,636	79%	(20% maximum)



B U I L D I N G H 2 E M O T O R C O U R T S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

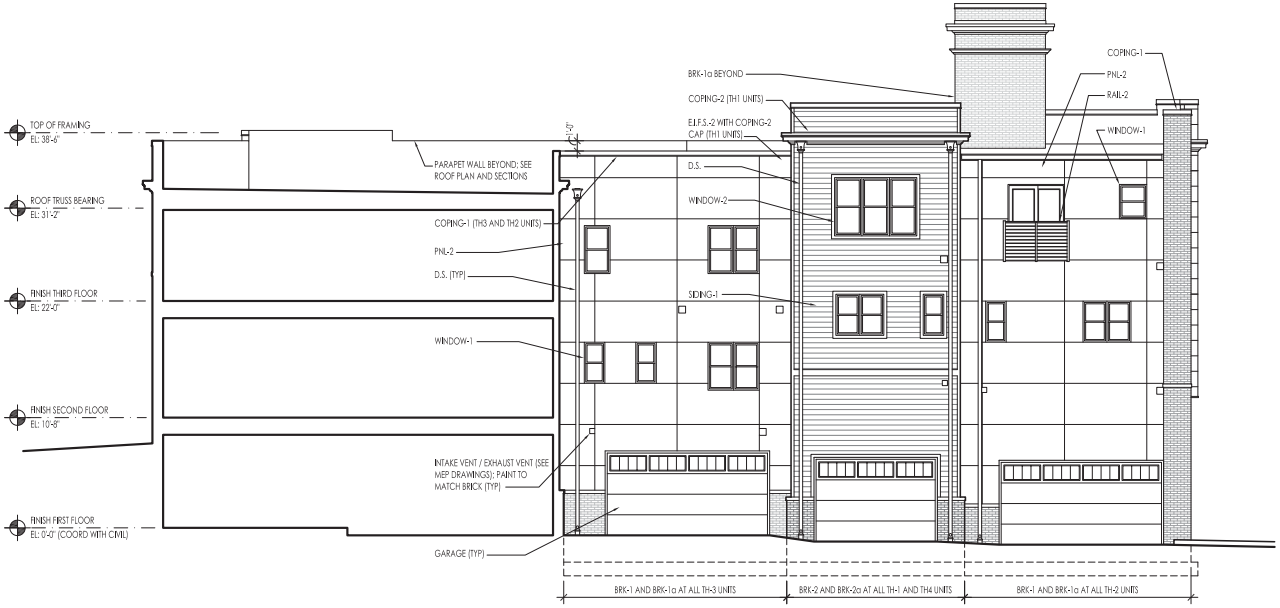
dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H2E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,919	Story Area (S.F.)	3,204	Story Area (S.F.)	6,320
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	13,443		
Windows/Doors	-2,459	*(Area Subtracted from Overall)*	
Net Elevation Area:	10,984		
Primary Materials	Area (S.F.)	Percentage	
Brick	673	6%	
Thin Brick	1,675	15%	
Total	2,348	21%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,460	32%	
Hardi Siding	4,688	43%	
E.I.F.S. & Trim	488	4%	
Total	8,636	79%	(20% maximum)



B U I L D I N G H 2 E M O T O R C O U R T N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

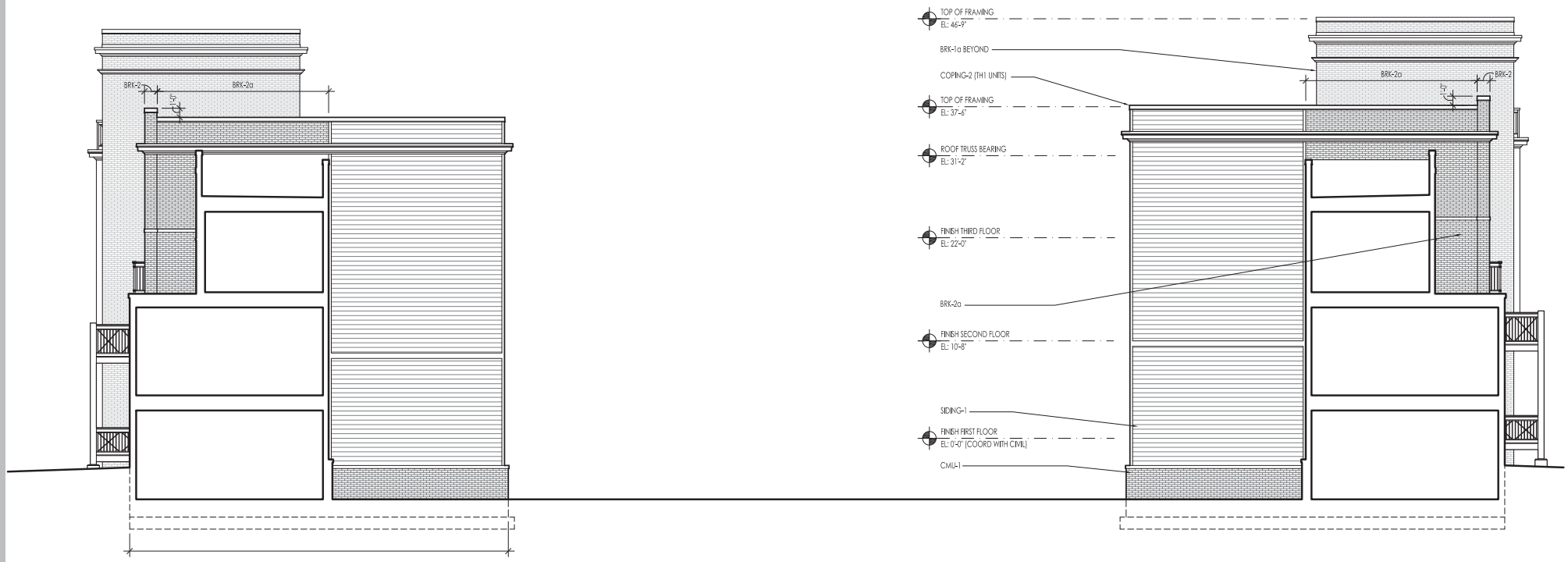
A-40

BRIDGE PARK
DUBLIN, OH

H2E (Courtyard) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,919	Story Area (S.F.)	3,204	Story Area (S.F.)	6,320
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	13,443		
Windows/Doors	-2,459		*(Area Subtracted from Overall)*
Net Elevation Area:	10,984		
Primary Materials	Area (S.F.)	Percentage	
Brick	673	6%	
Thin Brick	1,675	15%	
Total	2,348	21%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,460	32%	
Hardi Siding	4,688	43%	
E.I.F.S. & Trim	488	4%	
Total	8,636	79%	(20% maximum)



B U I L D I N G H 2 E A S T M O T O R C O U R T W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

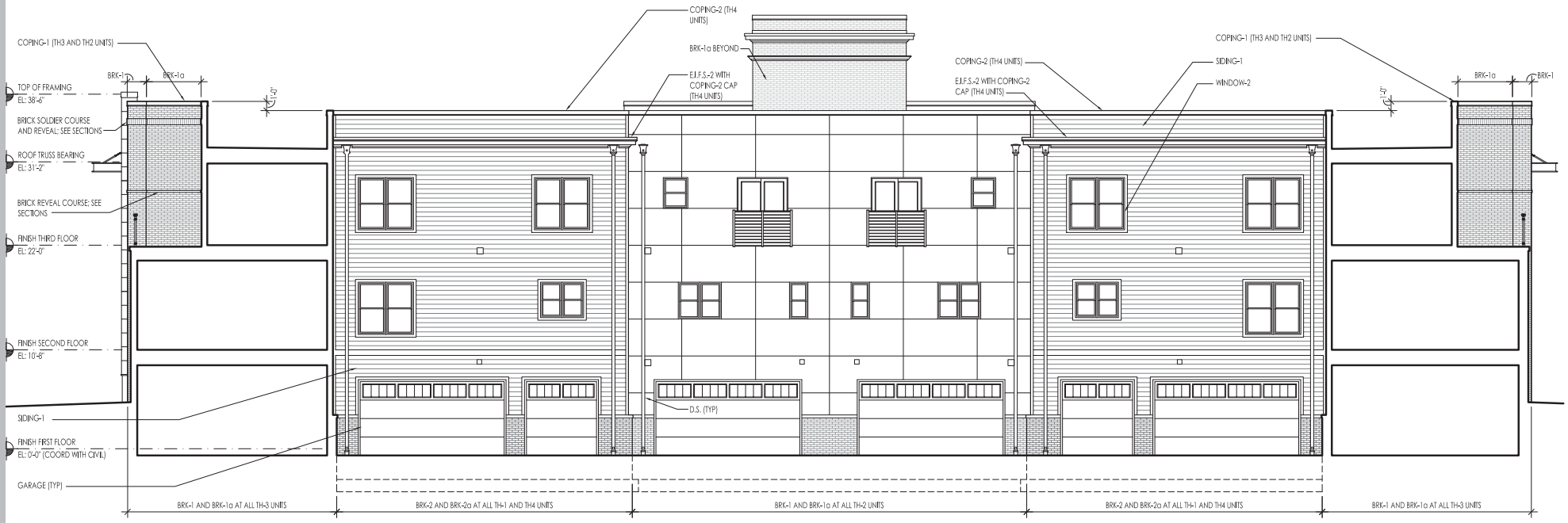
A-41

BRIDGE PARK
DUBLIN, OH

H2E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,919	Story Area (S.F.)	3,204	Story Area (S.F.)	6,320
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	13,443		
Windows/Doors	-2,459		*(Area Subtracted from Overall)*
Net Elevation Area:	10,984		
Primary Materials	Area (S.F.)	Percentage	
Brick	673	6%	
Thin Brick	1,675	15%	
Total	2,348	21%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,460	32%	
Hardi Siding	4,688	43%	
E.I.F.S. & Trim	488	4%	
Total	8,636	79%	(20% maximum)



B U I L D I N G H 2 E M O T O R C O U R T E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

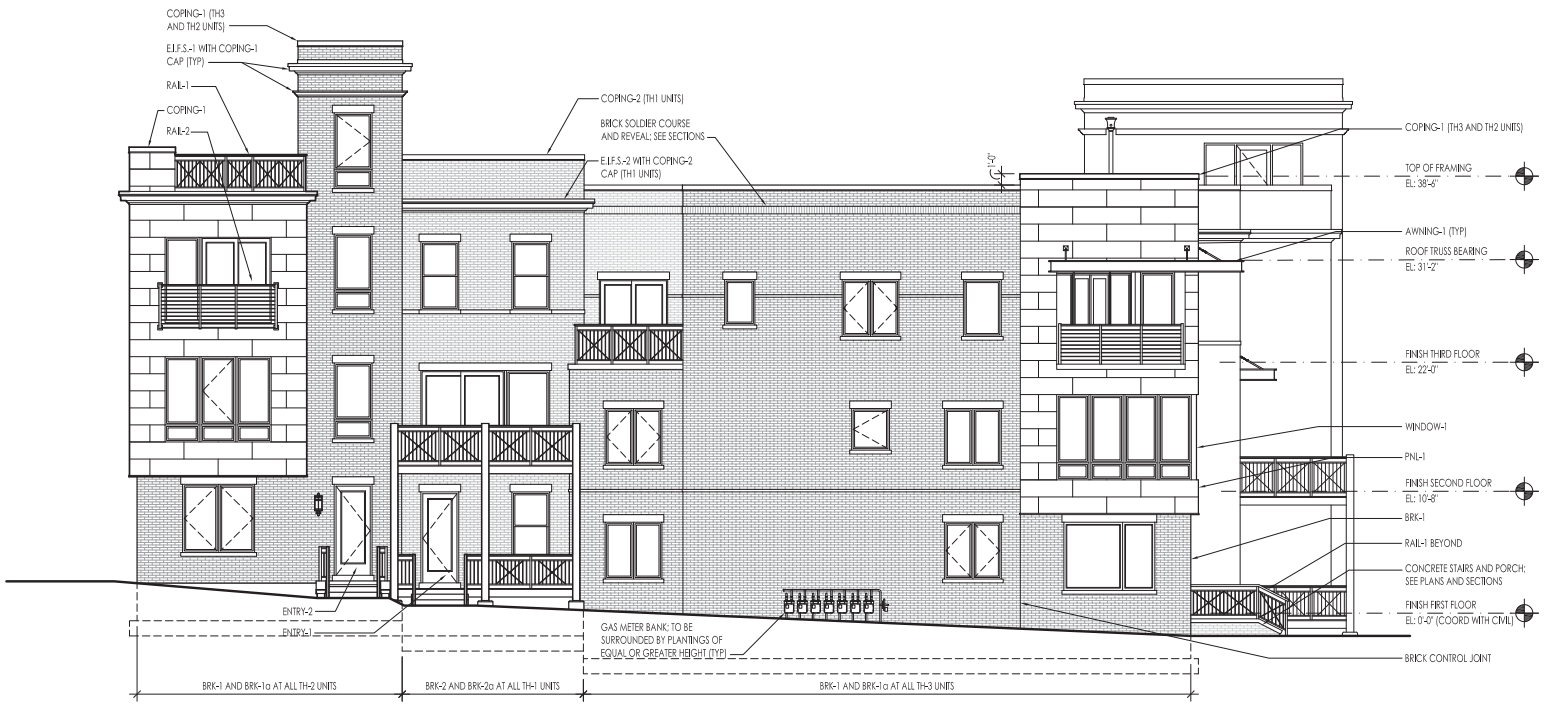
A-42

BRIDGE PARK
DUBLIN, OH

H2W (North Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,236	Story Area (S.F.)	1,191	Story Area (S.F.)	1,958
Transparency (S.F.)	209	Transparency (S.F.)	338	Transparency (S.F.)	333
Required	20%	Required	20%	Required	20%
Provided	17%	Provided	28%	Provided	17%

KEY PLAN

H2W (North Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,385		
Windows/Doors	-880		*(Area Subtracted from Overall)*
Net Elevation Area:	3,505		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,555	73%	
Thin Brick	322	9%	
Total	2,877	82%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	570	16%	
E.I.F.S. & Trim	58	2%	
		0%	
Total	628	18%	(20% maximum)



B U I L D I N G H 2 W N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

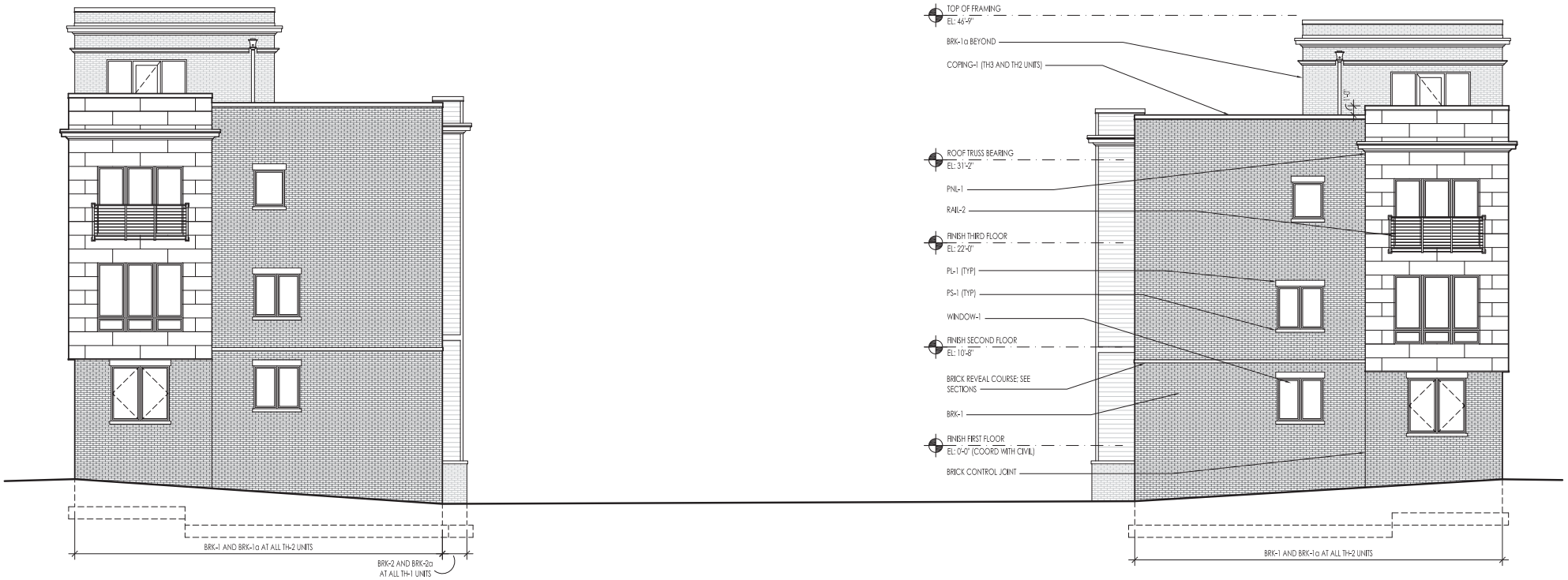
A-43

BRIDGE PARK
DUBLIN, OH

H2W (East Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,258	Story Area (S.F.)	938	Story Area (S.F.)	1,238
Transparency (S.F.)	123	Transparency (S.F.)	187	Transparency (S.F.)	167
Required	20%	Required	20%	Required	20%
Provided	10%	Provided	20%	Provided	13%

KEY PLAN

H2W (East Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	3,434		
Windows/Doors	-477		*(Area Subtracted from Overall)*
Net Elevation Area:	2,957		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,295	78%	
Thin Brick	0	0%	
Total	2,295	78%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	626	21%	
E.I.F.S. & Trim	36	1%	
		0%	
Total	662	22%	(20% maximum)



B U I L D I N G H 2 W P A S S A G E E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

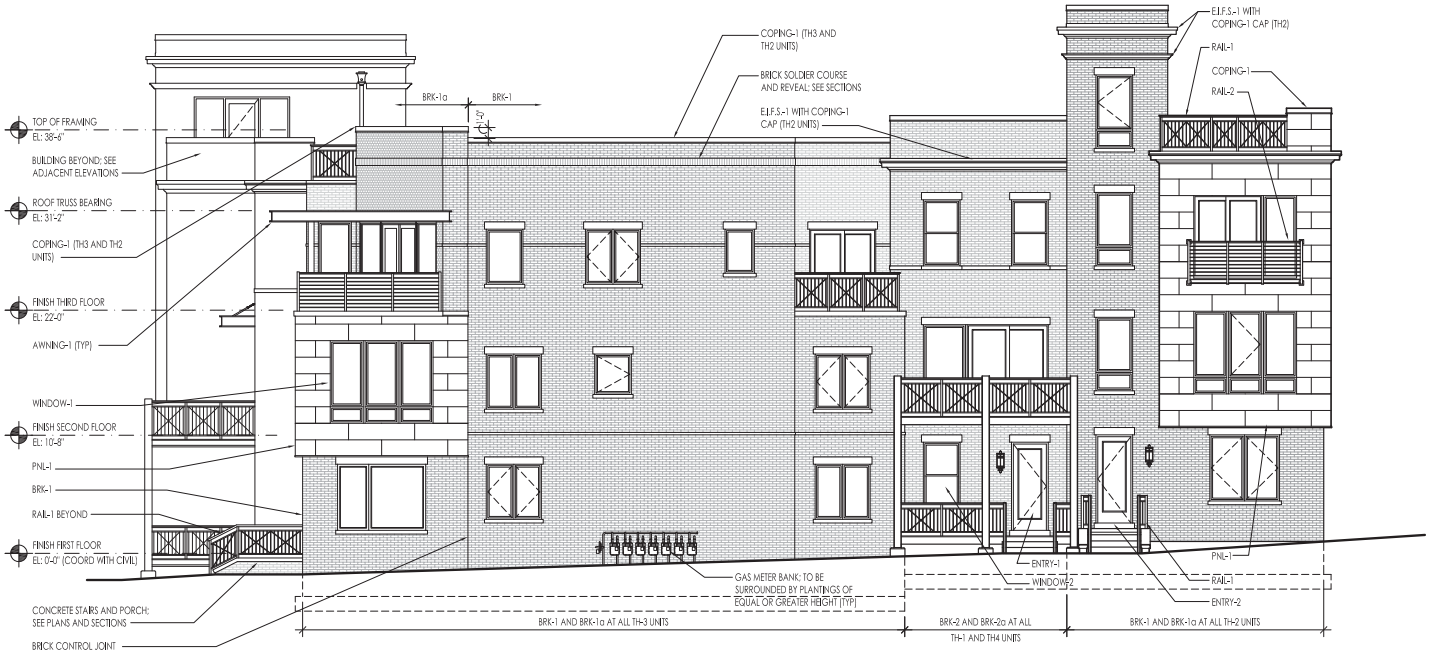
A-44

BRIDGE PARK
DUBLIN, OH

H2W (South Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,231	Story Area (S.F.)	1,156	Story Area (S.F.)	1,835
Transparency (S.F.)	209	Transparency (S.F.)	315	Transparency (S.F.)	329
Required	20%	Required	20%	Required	20%
Provided	17%	Provided	27%	Provided	18%

KEY PLAN

H2W (South Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,222		
Windows/Doors	-853		*(Area Subtracted from Overall)*
Net Elevation Area:	3,369		
Primary Materials	**Area (S.F.)**	**Percentage**	
Brick	2,444	73%	
Thin Brick	455	14%	
Total	2,899	86%	(80% minimum)
Secondary Materials	**Area (S.F.)**	**Percentage**	
Nichiha	412	12%	
E.I.F.S. & Trim	58	2%	
		0%	
Total	470	14%	(20% maximum)



B U I L D I N G H 2 W S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

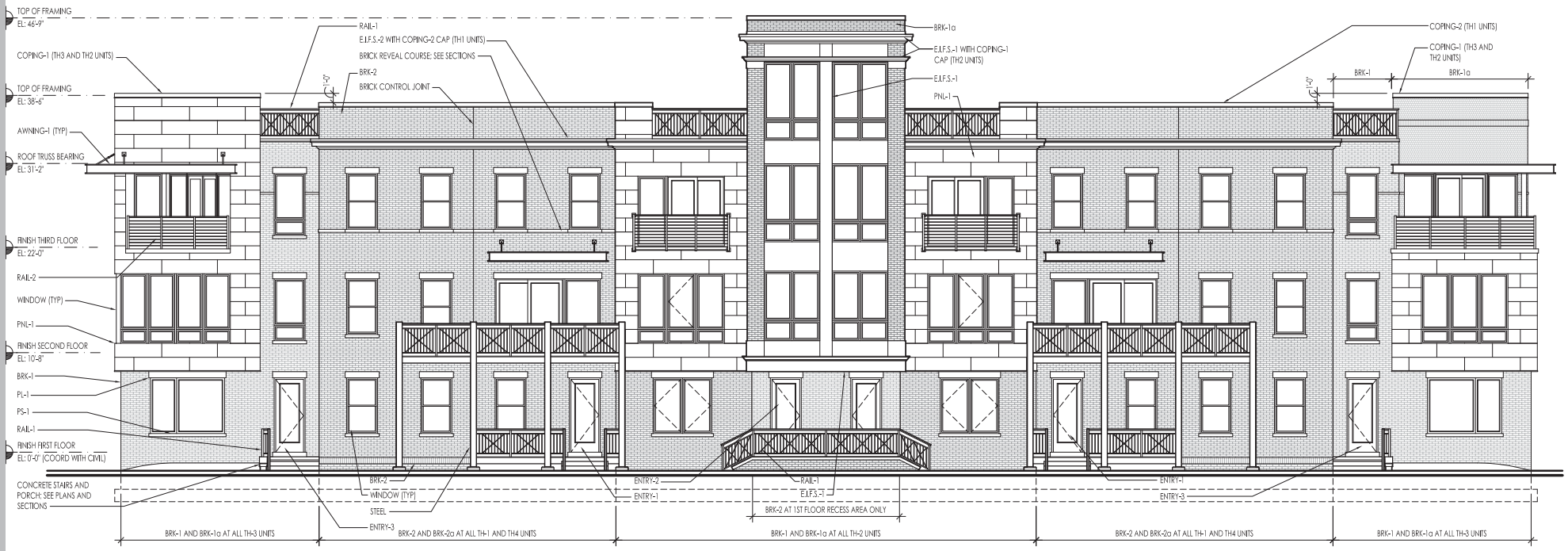
A-45

BRIDGE PARK
DUBLIN, OH

H2W (West Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	2,107	Story Area (S.F.)	2,057	Story Area (S.F.)	2,879
Transparency (S.F.)	452	Transparency (S.F.)	701	Transparency (S.F.)	553
Required	20%	Required	20%	Required	20%
Provided	21%	Provided	34%	Provided	19%

KEY PLAN

H2W (West Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	7,043		
Windows/Doors	-1,706		*(Area Subtracted from Overall)*
Net Elevation Area:	5,337		
Primary Materials	Area (S.F.)	Percentage	
Brick	3,449	65%	
Thin Brick	220	4%	
Total	3,669	69%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,328	25%	
E.I.F.S. & Trim	340	6%	
		0%	
Total	1,668	31%	(20% maximum)



B U I L D I N G H 2 W W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

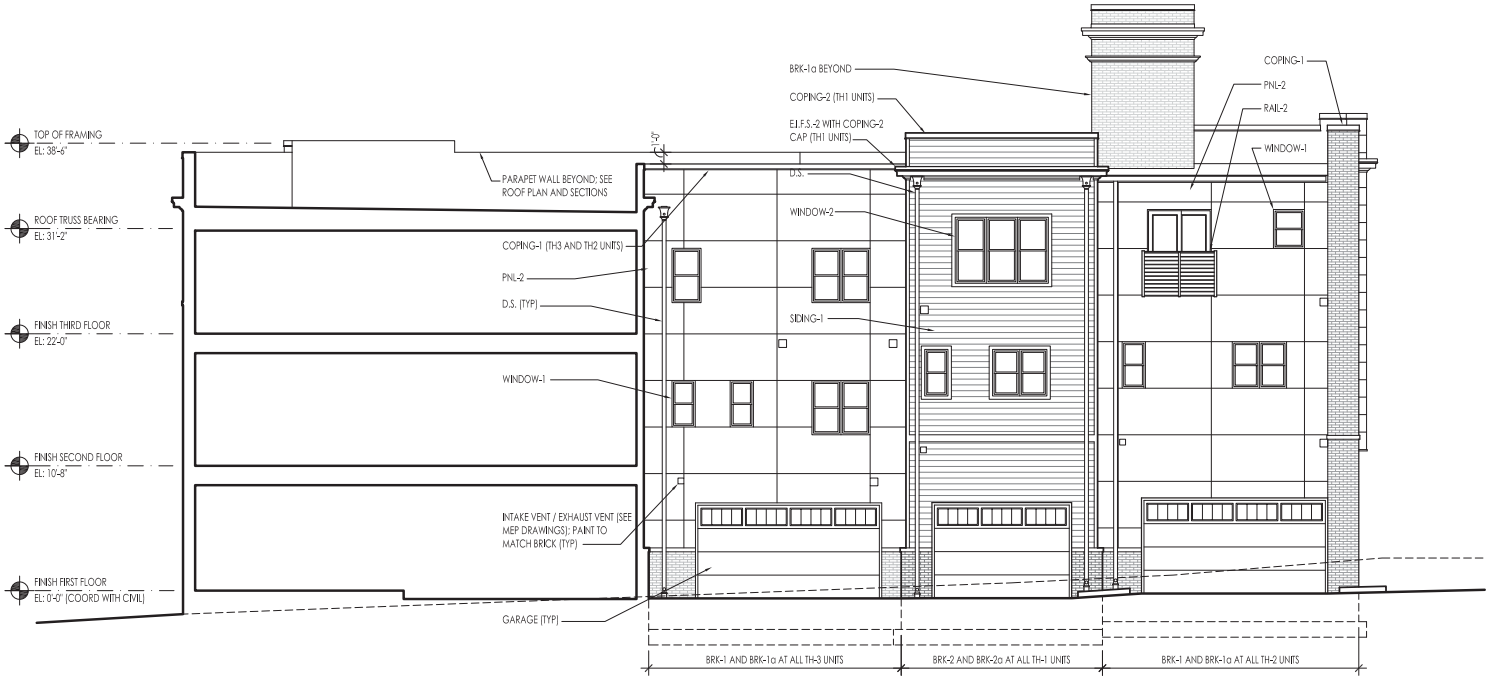
A-46

BRIDGE PARK
DUBLIN, OH

H2W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,519	Story Area (S.F.)	3,204	Story Area (S.F.)	6,238
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,961		
Windows/Doors	-2,460		*(Area Subtracted from Overall)*
Net Elevation Area:	10,501		
Primary Materials	Area (S.F.)	Percentage	
Brick	706	7%	
Thin Brick	1,675	16%	
Total	2,381	23%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,328	32%	
Hardi Siding	4,334	41%	
E.I.F.S. & Trim	458	4%	
Total	8,120	77%	(20% maximum)



B U I L D I N G H 2 W M O T O R C O U R T S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

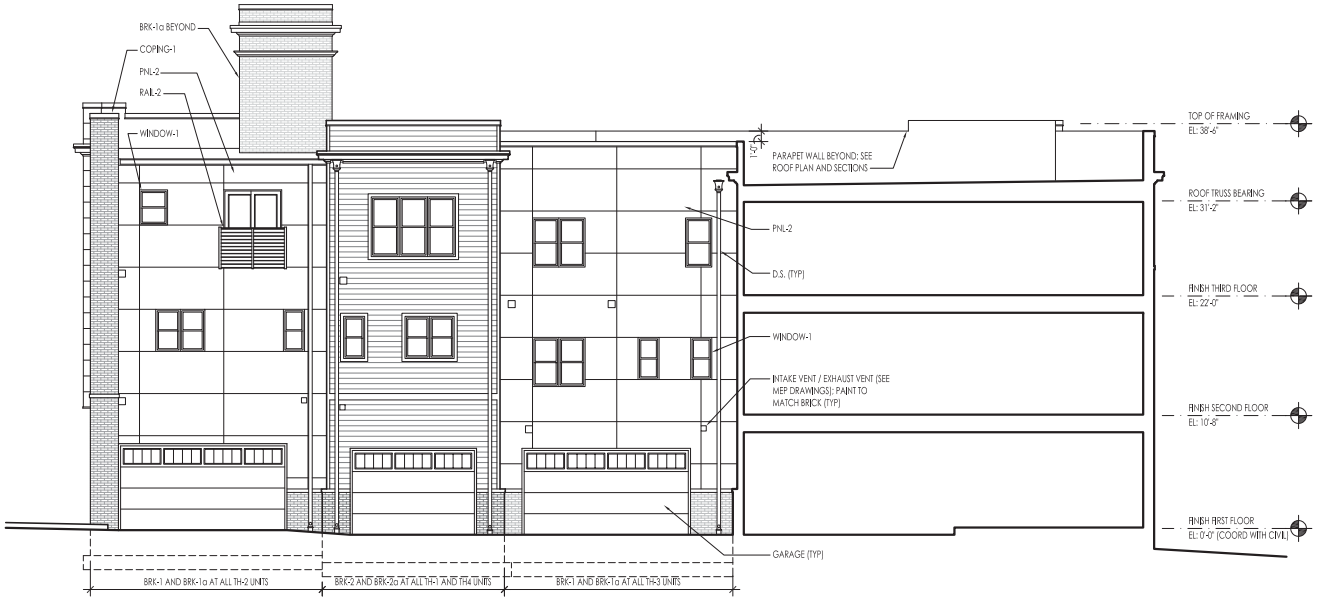
A-47

BRIDGE PARK
DUBLIN, OH

H2W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,519	Story Area (S.F.)	3,204	Story Area (S.F.)	6,238
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,961		
Windows/Doors	-2,460	*(Area Subtracted from Overall)*	
Net Elevation Area:	10,501		
Primary Materials	Area (S.F.)	Percentage	
Brick	706	7%	
Thin Brick	1,675	16%	
Total	2,381	23%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,328	32%	
Hardi Siding	4,334	41%	
E.I.F.S. & Trim	458	4%	
Total	8,120	77%	(20% maximum)



B U I L D I N G H 2 W M O T O R C O U R T N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-48

BRIDGE PARK
DUBLIN, OH

H2W (Courtyard) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,519	Story Area (S.F.)	3,204	Story Area (S.F.)	6,238
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,961		
Windows/Doors	-2,460		*(Area Subtracted from Overall)*
Net Elevation Area:	10,501		
Primary Materials	Area (S.F.)	Percentage	
Brick	706	7%	
Thin Brick	1,675	16%	
Total	2,381	23%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,328	32%	
Hardi Siding	4,334	41%	
E.I.F.S. & Trim	458	4%	
Total	8,120	77%	(20% maximum)

B U I L D I N G H 2 W M O T O R C O U R T W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

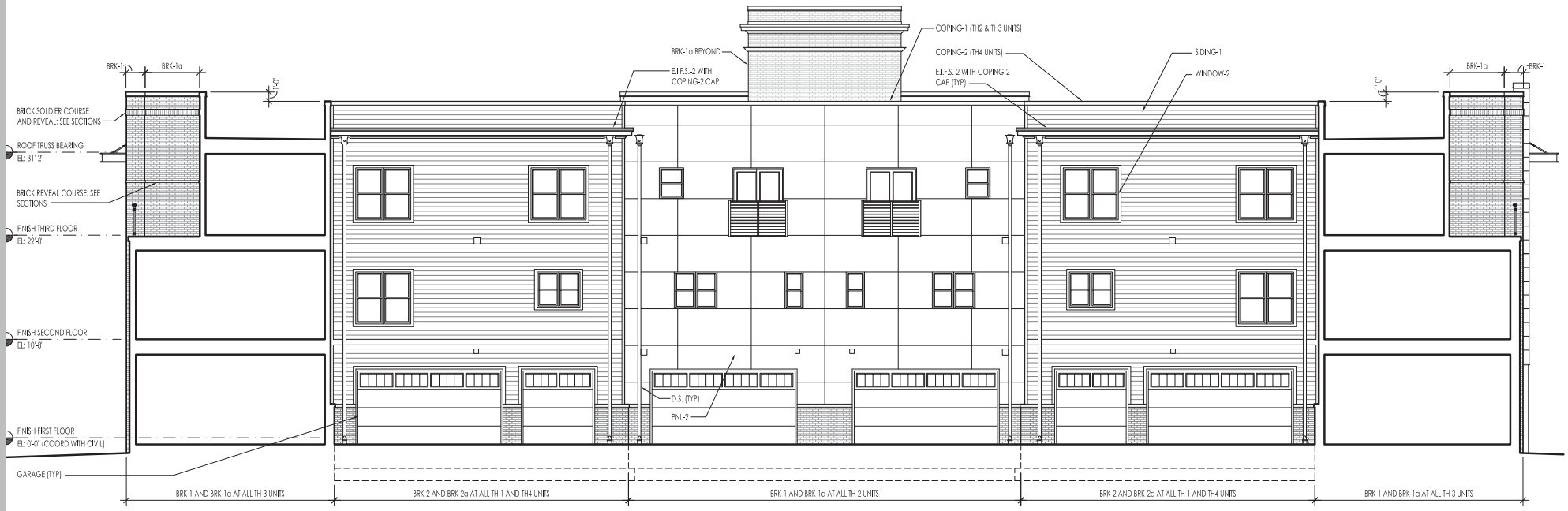
dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H2W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,519	Story Area (S.F.)	3,204	Story Area (S.F.)	6,238
Transparency (S.F.)	224	Transparency (S.F.)	342	Transparency (S.F.)	738
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H2W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	12,961		
Windows/Doors	-2,460		*(Area Subtracted from Overall)*
Net Elevation Area:	10,501		
Primary Materials	Area (S.F.)	Percentage	
Brick	706	7%	
Thin Brick	1,675	16%	
Total	2,381	23%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	3,328	32%	
Hardi Siding	4,334	41%	
E.I.F.S. & Trim	458	4%	
Total	8,120	77%	(20% maximum)



B U I L D I N G H 2 W M O T O R C O U R T E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-50

BRIDGE PARK
DUBLIN, OH

KEY PLAN

EXTERIOR FINISH SCHEDULE

BRK-1	4" FACE BRICK: TAYLOR CLAY BLACK ONYX MODULAR (OR EQUAL)
BRK-1a	THIN BRICK: TAYLOR CLAY BLACK ONYX MODULAR (3/4" THICK) (OR EQUAL)
BRK-2	4" FACE BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (OR EQUAL)
BRK-2a	THIN BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (3/4" THICK) (OR EQUAL)
PNL-1	CEMENT PANEL SYSTEM: NICHIHA "ILLUMINATION SERIES" FIBER CEMENT BOARD (10mm) WITH HIDDEN FASTENER MOUNTING SYSTEM (OR EQUAL)
PNL-2	CEMENT PANEL SYSTEM: HARDI PANEL SYSTEM WITH METAL REVEAL SEAM (4'x8' PANELS)
SIDING-1	6" CEMENT LAP SIDING: HARDI HORIZONTAL LAP SIDING AND 1x EDGE TRIM
COPING-1	METAL COPING: DMI WHITE (OR EQUAL)
COPING-2	METAL COPING: DMI PUTTY (OR EQUAL)
E.I.F.S.-1	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE: COLOR TO MATCH PNL-1 (OR EQUAL)
E.I.F.S.-2	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE: COLOR TO MATCH BRK-2 / BRK-2a (OR EQUAL)
P.L.-1	PRECAST LINTEL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.S.-1	PRECAST SILL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.C.-1	PRECAST CAP: 4" THICK CALCIUM SILICATE CAP WITH CROWNED TOP AND 1" OVERHANG ALL SIDES (OR EQUAL)
RAIL-1	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH CROSS-X PATTERN BALUSTER (OR EQUAL)
RAIL-2	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH HORIZONTAL WELDED INTERMEDIATE RAILS @ 4" O.C. (OR EQUAL)
RAIL-3	GALVANIZED METAL HANDRAIL: 1 1/2" DIAMETER GALVANIZED RAILING, TOP OF RAILING AT 2'-10" A.F.F. (MIN) AND 3'-0" A.F.F. (MAX): ANCHOR PER SECTIONS (OR EQUAL)
AWNING-1	PRE-ENGINEERED ALUMINUM AWNING: MAPES MANUFACTURED AWNING WITH 12" FASCIA AND TIE-BACKS: AWNING DEPTH RANGES FROM 12" TO 36" FROM FACE OF WALL (OR EQUAL)
STEEL	PRE-ENGINEERED GALVANIZED STEEL FRAME
WINDOW-1	OPERABLE OR FIXED PANE WINDOW: WHITE FINISH (ANDERSEN 100 SERIES OR EQUAL)
WINDOW-2	OPERABLE OR FIXED PANE WINDOW: DARK BRONZE FINISH (ANDERSEN 100 SERIES OR EQUAL)
ENTRY-1	TH-1 AND TH4 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "EBONY" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-2	TH-2 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME AND MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-3	TH-3 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "NATURAL" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
D.S.	ALUMINUM COLLECTION BOX, GUTTER, OR DOWNSPOUT (SEE ROOF PLAN AND DETAILS FOR SIZES): PREFINISHED WHITE (OR EQUAL)
GARAGE	METAL OVERHEAD GARAGE DOOR: PREFINISHED DMI WHITE (OR EQUAL): WOOD TRIM SURROUND TO MATCH GARAGE DOOR COLOR

B U I L D I N G H 3 J O H N S H I E L D S P A R K W A Y N O R T H E L E V A T I O N

Not to Scale

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-51

BRIDGE PARK
DUBLIN, OH

KEY PLAN

EXTERIOR FINISH SCHEDULE

BRK-1	4" FACE BRICK: TAYLOR CLAY BLACK ONYX MODULAR (OR EQUAL)
BRK-1a	THIN BRICK: TAYLOR CLAY BLACK ONYX MODULAR (3/4" THICK) (OR EQUAL)
BRK-2	4" FACE BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (OR EQUAL)
BRK-2a	THIN BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (3/4" THICK) (OR EQUAL)
PNL-1	CEMENT PANEL SYSTEM: NICHIHA "ILLUMINATION SERIES" FIBER CEMENT BOARD (10mm) WITH HIDDEN FASTENER MOUNTING SYSTEM (OR EQUAL)
PNL-2	CEMENT PANEL SYSTEM: HARDI PANEL SYSTEM WITH METAL REVEAL SEAM (4'x8' PANELS)
SIDING-1	6" CEMENT LAP SIDING: HARDI HORIZONTAL LAP SIDING AND 1x EDGE TRIM
COPING-1	METAL COPING: DMI WHITE (OR EQUAL)
COPING-2	METAL COPING: DMI PUTTY (OR EQUAL)
E.I.F.S.-1	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE: COLOR TO MATCH PNL-1 (OR EQUAL)
E.I.F.S.-2	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE: COLOR TO MATCH BRK-2 / BRK-2a (OR EQUAL)
P.L.-1	PRECAST LINTEL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.S.-1	PRECAST SILL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.C.-1	PRECAST CAP: 4" THICK CALCIUM SILICATE CAP WITH CROWNED TOP AND 1" OVERHANG ALL SIDES (OR EQUAL)
RAIL-1	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH CROSS-X PATTERN BALUSTER (OR EQUAL)
RAIL-2	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH HORIZONTAL WELDED INTERMEDIATE RAILS @ 4" O.C. (OR EQUAL)
RAIL-3	GALVANIZED METAL HANDRAIL: 1 1/2" DIAMETER GALVANIZED RAILING, TOP OF RAILING AT 2'-10" A.F.F. (MIN) AND 3'-0" A.F.F. (MAX): ANCHOR PER SECTIONS (OR EQUAL)
AWNING-1	PRE-ENGINEERED ALUMINUM AWNING: MAPES MANUFACTURED AWNING WITH 12" FASCIA AND TIE-BACKS: AWNING DEPTH RANGES FROM 12" TO 36" FROM FACE OF WALL (OR EQUAL)
STEEL	PRE-ENGINEERED GALVANIZED STEEL FRAME
WINDOW-1	OPERABLE OR FIXED PANE WINDOW: WHITE FINISH (ANDERSEN 100 SERIES OR EQUAL)
WINDOW-2	OPERABLE OR FIXED PANE WINDOW: DARK BRONZE FINISH (ANDERSEN 100 SERIES OR EQUAL)
ENTRY-1	TH-1 AND TH4 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "EBONY" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-2	TH-2 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME AND MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-3	TH-3 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "NATURAL" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
D.S.	ALUMINUM COLLECTION BOX, GUTTER, OR DOWNSPOUT (SEE ROOF PLAN AND DETAILS FOR SIZES): PREFINISHED WHITE (OR EQUAL)
GARAGE	METAL OVERHEAD GARAGE DOOR: PREFINISHED DMI WHITE (OR EQUAL): WOOD TRIM SURROUND TO MATCH GARAGE DOOR COLOR

BUILDING H3 LARIMER STREET SOUTH ELEVATION

Not to Scale

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

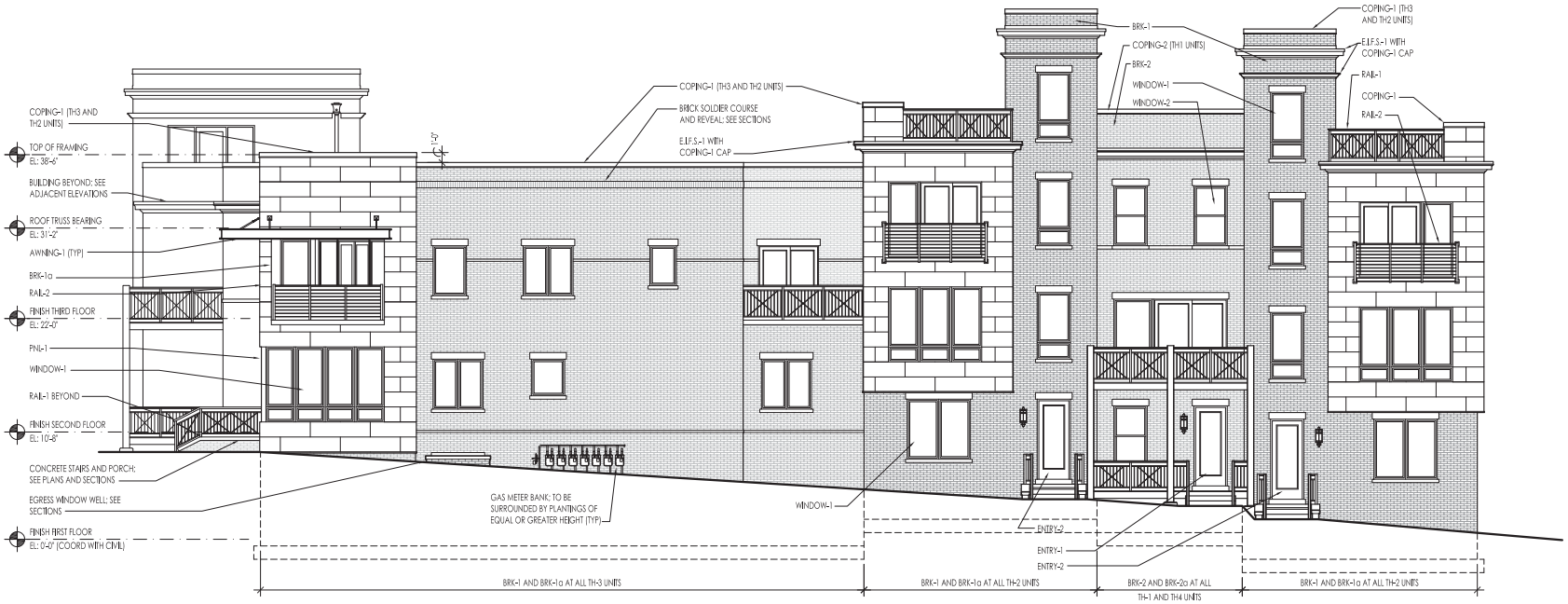
dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H3E (North Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,127	Story Area (S.F.)	1,578	Story Area (S.F.)	2,490
Transparency (S.F.)	201	Transparency (S.F.)	430	Transparency (S.F.)	447
Required	20%	Required	20%	Required	20%
Provided	18%	Provided	27%	Provided	18%

KEY PLAN

H3E (North Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	5,195		
Windows/Doors	-1,078		*(Area Subtracted from Overall)*
Net Elevation Area:	4,117		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,626	64%	
Thin Brick	279	7%	
Total	2,905	71%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,116	27%	
E.I.F.S. & Trim	96	2%	
		0%	
Total	1,212	29%	(20% maximum)



B U I L D I N G H 3 E N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

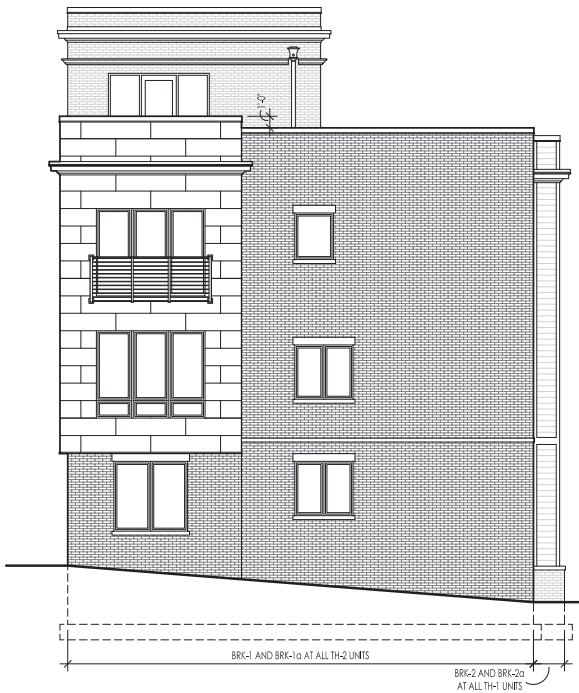
A-53

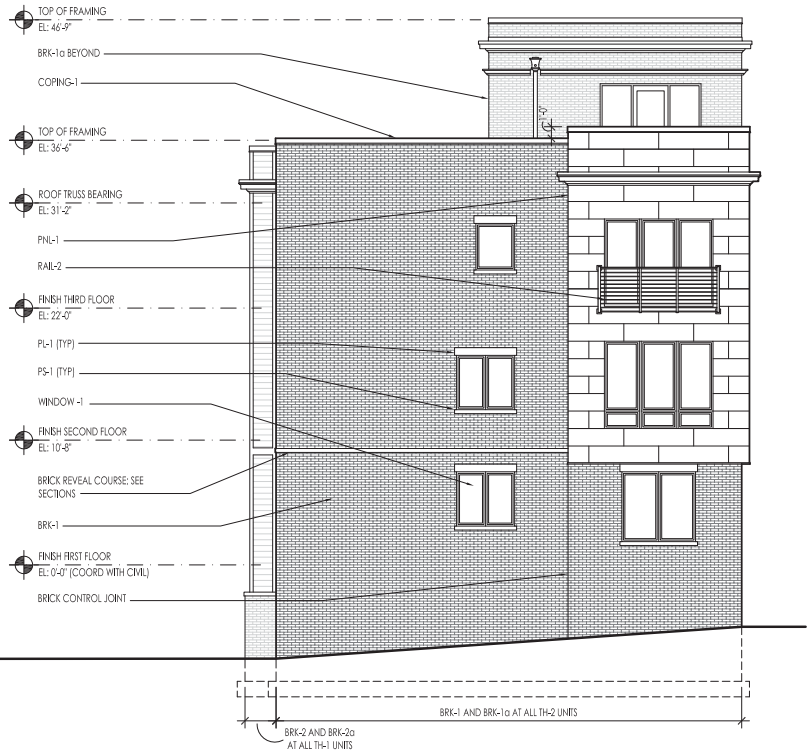
BRIDGE PARK
DUBLIN, OH

H3E (East Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	0	Story Area (S.F.)	2,034	Story Area (S.F.)	2,878
Transparency (S.F.)	0	Transparency (S.F.)	583	Transparency (S.F.)	553
Required	20%	Required	20%	Required	20%
Provided	#DIV/0!	Provided	29%	Provided	19%

KEY PLAN

H3E (East Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,912		
Windows/Doors	-1,136		*(Area Subtracted from Overall)*
Net Elevation Area:	3,776		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,177	58%	
Thin Brick	154	4%	
Total	2,331	62%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,171	31%	
E.I.F.S. & Trim	274	7%	
		0%	
Total	1,445	38%	(20% maximum)





B U I L D I N G H 3 E P A S S A G E W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H3E (South Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	774	Story Area (S.F.)	1,128	Story Area (S.F.)	1,537
Transparency (S.F.)	136	Transparency (S.F.)	315	Transparency (S.F.)	329
Required	20%	Required	20%	Required	20%
Provided	18%	Provided	28%	Provided	21%

KEY PLAN

H3E (South Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	3,439		
Windows/Doors	-780		*(Area Subtracted from Overall)*
Net Elevation Area:	2,659		
Primary Materials	Area (S.F.)	Percentage	
Brick	1,746	66%	
Thin Brick	444	17%	
Total	2,190	82%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	412	15%	
E.I.F.S. & Trim	57	2%	
		0%	
Total	469	18%	(20% maximum)

B U I L D I N G H 3 E S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-55

BRIDGE PARK
DUBLIN, OH

H3E (East Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	0	Story Area (S.F.)	2,034	Story Area (S.F.)	2,878
Transparency (S.F.)	0	Transparency (S.F.)	583	Transparency (S.F.)	553
Required	20%	Required	20%	Required	20%
Provided	#DIV/0!	Provided	29%	Provided	19%

KEY PLAN

H3E (East Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,912		
Windows/Doors	-1,136		*(Area Subtracted from Overall)*
Net Elevation Area:	3,776		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,177	58%	
Thin Brick	154	4%	
Total	2,331	62%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,171	31%	
E.I.F.S. & Trim	274	7%	
		0%	
Total	1,445	38%	(20% maximum)

B U I L D I N G H 3 E E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

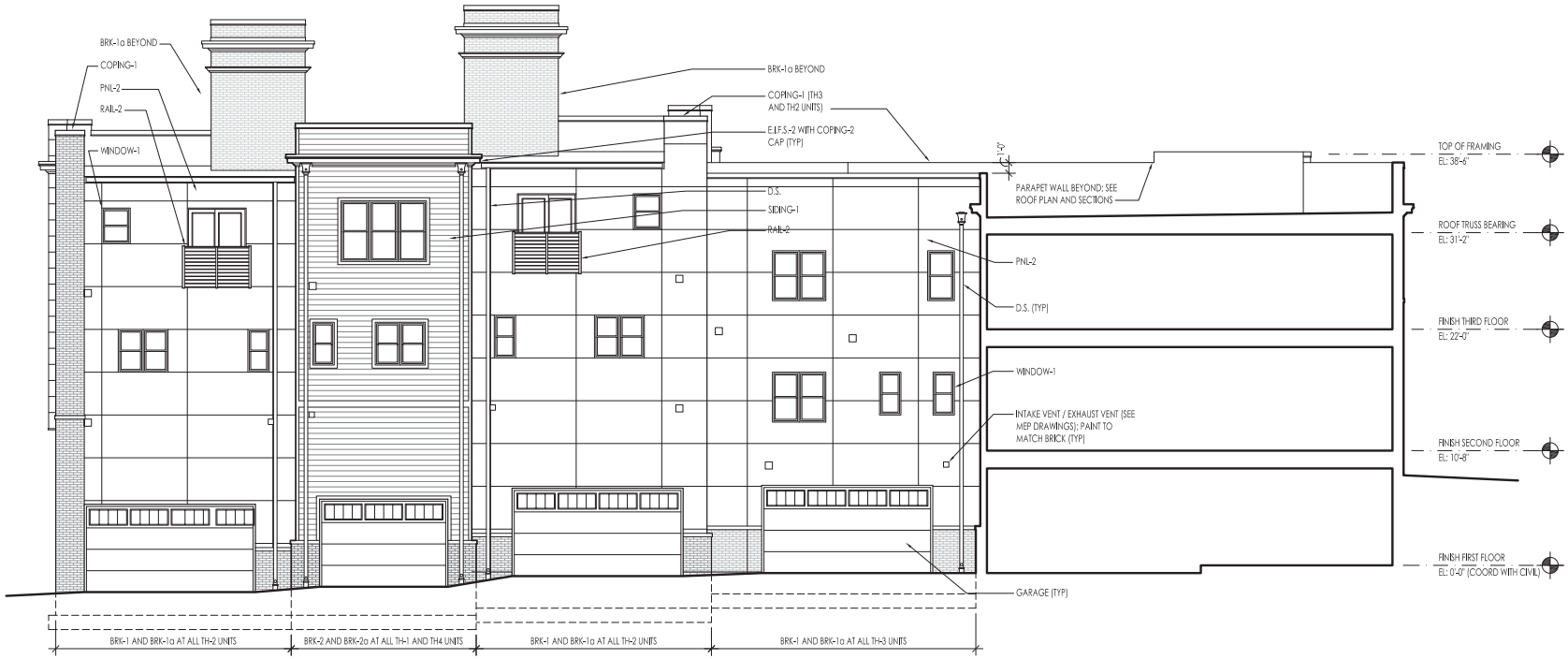
A-56

BRIDGE PARK
DUBLIN, OH

H3E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,369	Story Area (S.F.)	3,470	Story Area (S.F.)	7,257
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	15,096		
Windows/Doors	-2,727	*(Area Subtracted from Overall)*	
Net Elevation Area:	12,369		
Primary Materials	Area (S.F.)	Percentage	
Brick	695	6%	
Thin Brick	2,315	19%	
Total	3,010	24%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,864	39%	
Hardi Siding	3,904	32%	
E.I.F.S. & Trim	555	4%	
Total	9,323	75%	(20% maximum)



B U I L D I N G H 3 E M O T O R C O U R T S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

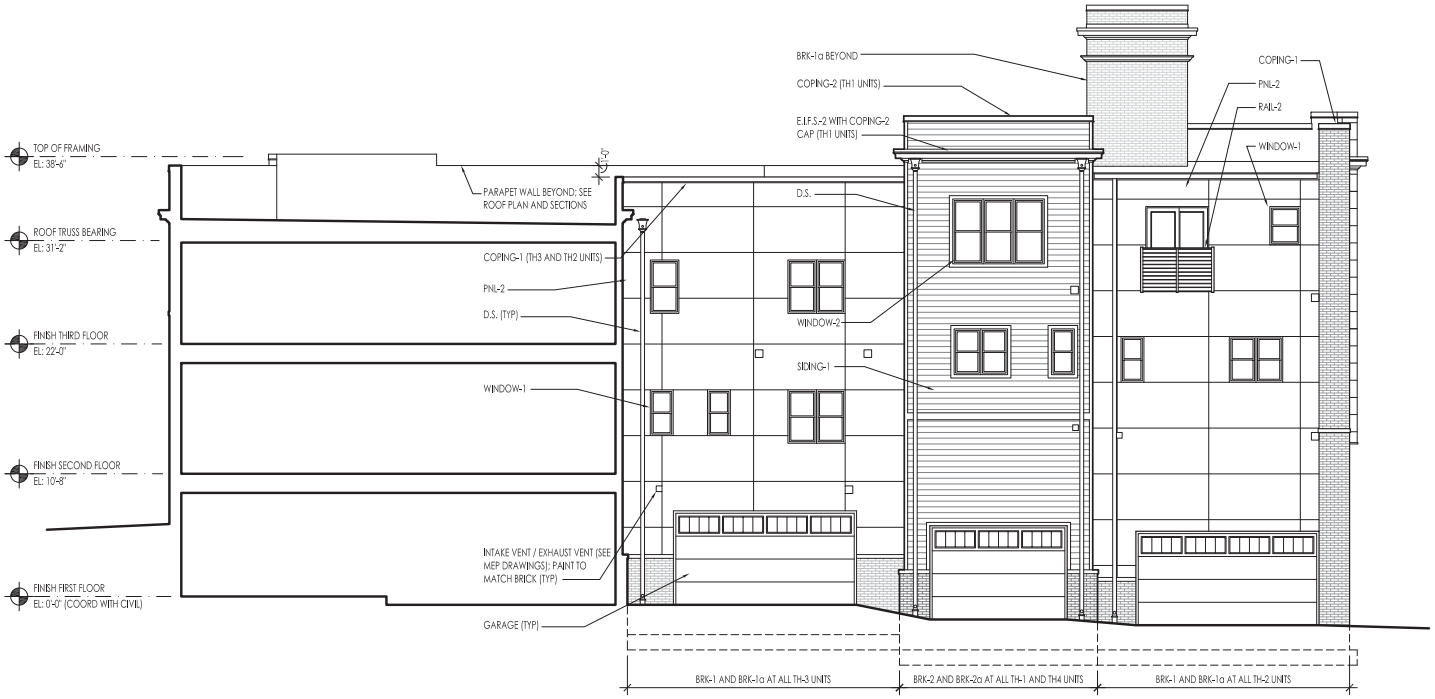
dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H3E (Courtyard) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,369	Story Area (S.F.)	3,470	Story Area (S.F.)	7,257
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	15,096		
Windows/Doors	-2,727	*(Area Subtracted from Overall)*	
Net Elevation Area:	12,369		
Primary Materials	Area (S.F.)	Percentage	
Brick	695	6%	
Thin Brick	2,315	19%	
Total	3,010	24%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,864	39%	
Hardi Siding	3,904	32%	
E.I.F.S. & Trim	555	4%	
Total	9,323	75%	(20% maximum)



B U I L D I N G H 3 E M O T O R C O U R T N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

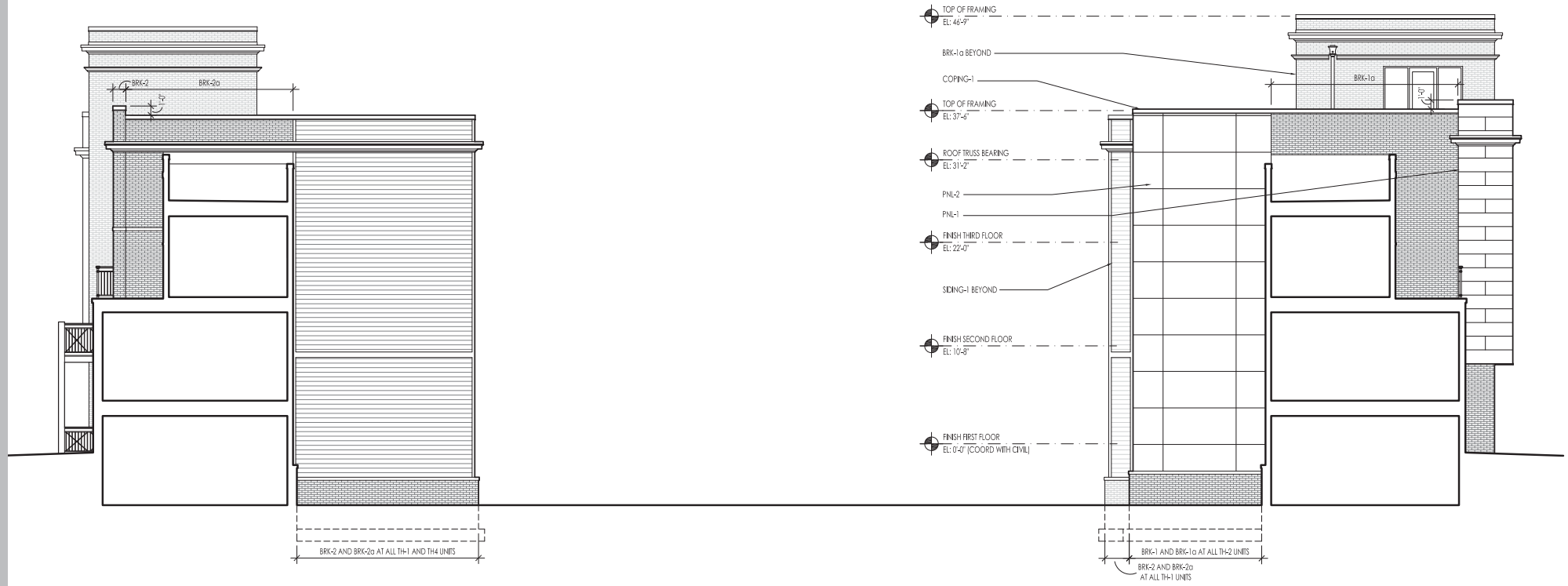
dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H3E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,369	Story Area (S.F.)	3,470	Story Area (S.F.)	7,257
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	15,096		
Windows/Doors	-2,727		*(Area Subtracted from Overall)*
Net Elevation Area:	12,369		
Primary Materials	Area (S.F.)	Percentage	
Brick	695	6%	
Thin Brick	2,315	19%	
Total	3,010	24%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,864	39%	
Hardi Siding	3,904	32%	
E.I.F.S. & Trim	555	4%	
Total	9,323	75%	(20% maximum)



B U I L D I N G H 3 E M O T O R C O U R T E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-59

BRIDGE PARK
DUBLIN, OH

H3E (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	4,369	Story Area (S.F.)	3,470	Story Area (S.F.)	7,257
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3E (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	15,096		
Windows/Doors	-2,727		*(Area Subtracted from Overall)*
Net Elevation Area:	12,369		
Primary Materials	Area (S.F.)	Percentage	
Brick	695	6%	
Thin Brick	2,315	19%	
Total	3,010	24%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,864	39%	
Hardi Siding	3,904	32%	
E.I.F.S. & Trim	555	4%	
Total	9,323	75%	(20% maximum)

B U I L D I N G H 3 E M O T O R C O U R T W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

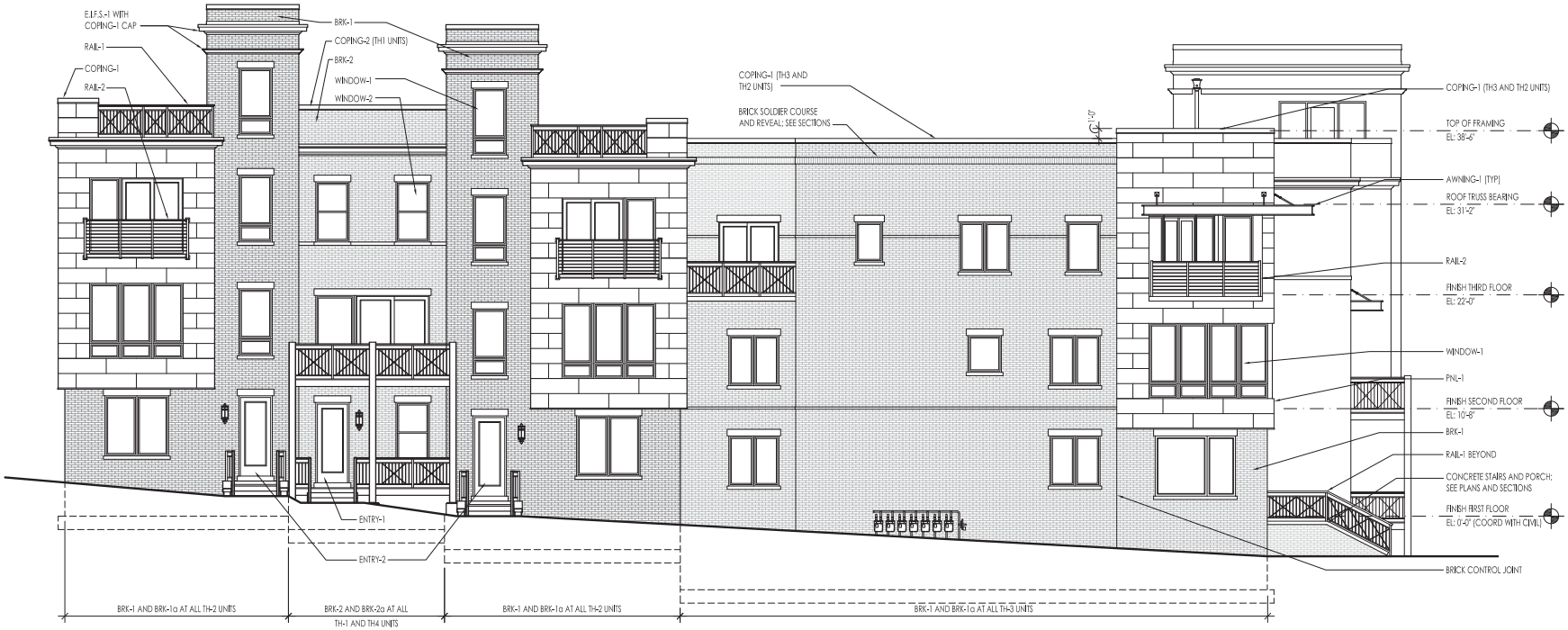
A-60

BRIDGE PARK
DUBLIN, OH

H3W (North Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,673	Story Area (S.F.)	1,533	Story Area (S.F.)	2,469
Transparency (S.F.)	274	Transparency (S.F.)	430	Transparency (S.F.)	447
Required	20%	Required	20%	Required	20%
Provided	16%	Provided	28%	Provided	18%

KEY PLAN

H3W (North Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	5,675		
Windows/Doors	-1,151		*(Area Subtracted from Overall)*
Net Elevation Area:	4,524		
Primary Materials	Area (S.F.)	Percentage	
Brick	3,067	68%	
Thin Brick	261	6%	
Total	3,328	74%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,101	24%	
E.I.F.S. & Trim	95	2%	
		0%	
Total	1,196	26%	(20% maximum)



B U I L D I N G H 3 W N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

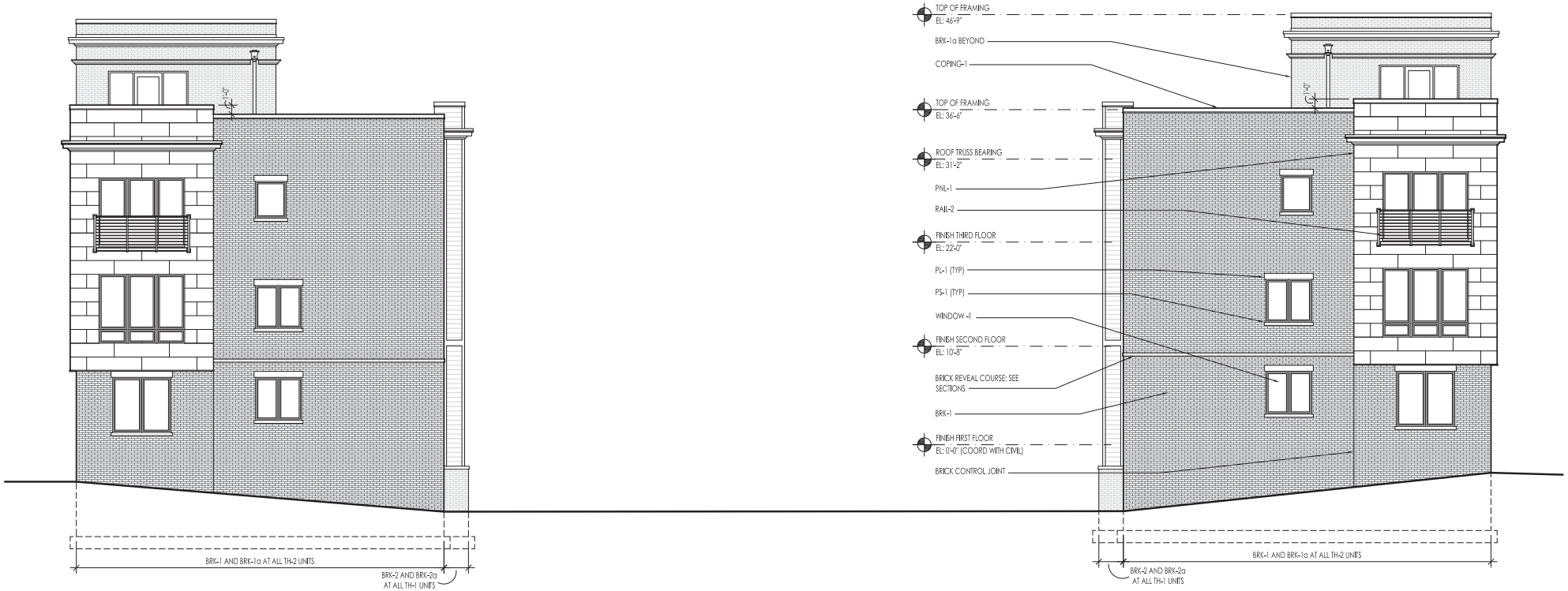
A-61

BRIDGE PARK
DUBLIN, OH

H3W (East Elevation) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,268	Story Area (S.F.)	938	Story Area (S.F.)	1,238
Transparency (S.F.)	123	Transparency (S.F.)	187	Transparency (S.F.)	167
Required	20%	Required	20%	Required	20%
Provided	10%	Provided	20%	Provided	13%

KEY PLAN

H3W (East Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	3,444		
Windows/Doors	-477	*(Area Subtracted from Overall)*	
Net Elevation Area:	2,967		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,305	78%	
Thin Brick	0	0%	
Total	2,305	78%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	626	21%	
E.I.F.S. & Trim	36	1%	
		0%	
Total	662	22%	(20% maximum)



B U I L D I N G H 3 W P A S S A G E E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

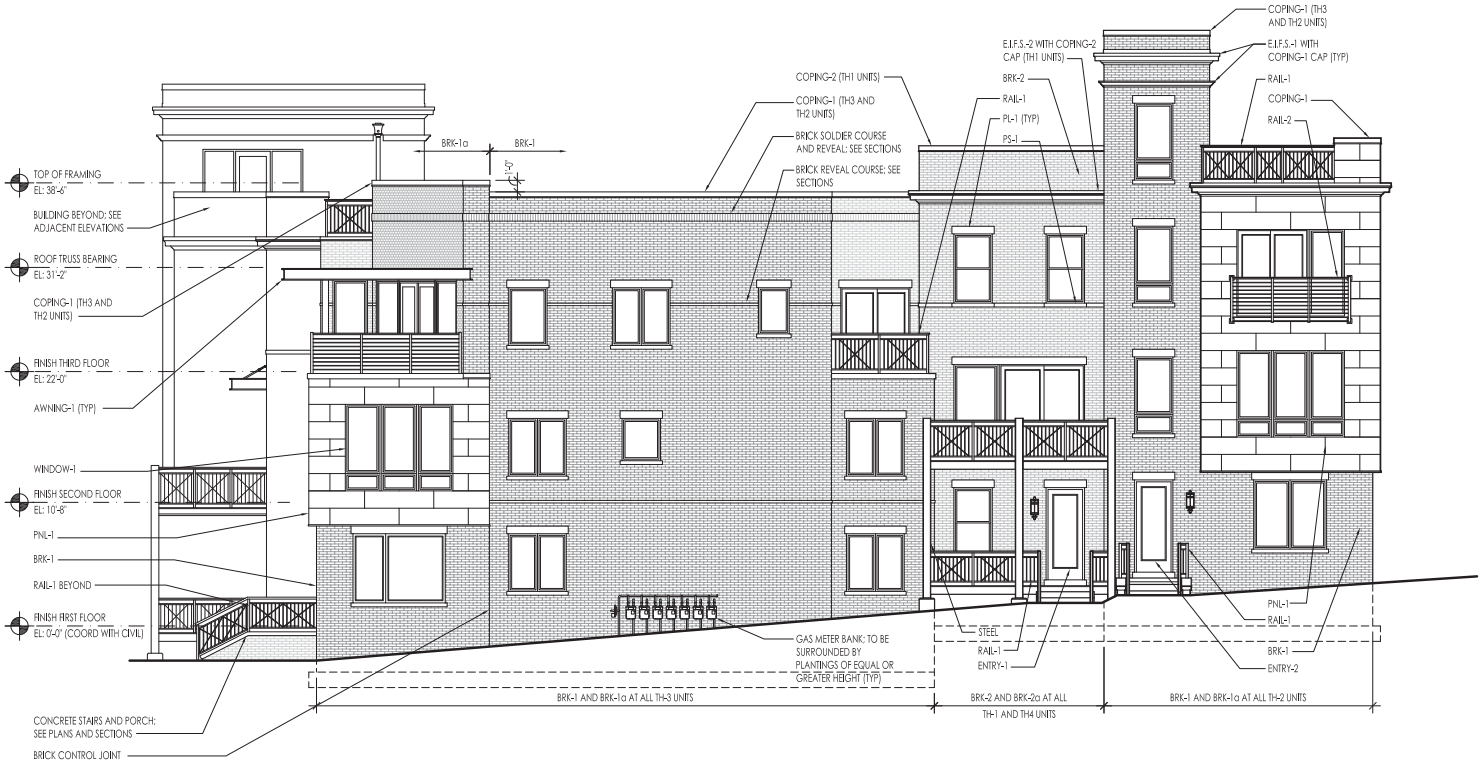
A-62

BRIDGE PARK
DUBLIN, OH

H3W (South Elevation) - Transparency Calculations			6/29/2017		
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	1,160	Story Area (S.F.)	1,130	Story Area (S.F.)	1,770
Transparency (S.F.)	209	Transparency (S.F.)	315	Transparency (S.F.)	329
Required	20%	Required	20%	Required	20%
Provided	18%	Provided	28%	Provided	19%

KEY PLAN

H3W (South Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	4,060		
Windows/Doors	-853	*(Area Subtracted from Overall)*	
Net Elevation Area:	3,207		
Primary Materials	Area (S.F.)	Percentage	
Brick	2,297	72%	
Thin Brick	441	14%	
Total	2,738	85%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	412	13%	
E.I.F.S. & Trim	57	2%	
		0%	
Total	469	15%	(20% maximum)



B U I L D I N G H 3 W S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-63

BRIDGE PARK
DUBLIN, OH

H3W (West Elevation) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	2,539	Story Area (S.F.)	2,057	Story Area (S.F.)	2,878
Transparency (S.F.)	452	Transparency (S.F.)	701	Transparency (S.F.)	553
Required	20%	Required	20%	Required	20%
Provided	18%	Provided	34%	Provided	19%

KEY PLAN

H3W (West Elevation) - Façade Materials			6/29/2017
Overall Elevation Area:	7,474		
Windows/Doors	-1,706		*(Area Subtracted from Overall)*
Net Elevation Area:	5,768		
Primary Materials	Area (S.F.)	Percentage	
Brick	3,880	67%	
Thin Brick	220	4%	
Total	4,100	71%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Nichiha	1,328	23%	
E.I.F.S. & Trim	340	6%	
		0%	
Total	1,668	29%	(20% maximum)

B U I L D I N G H 3 W W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

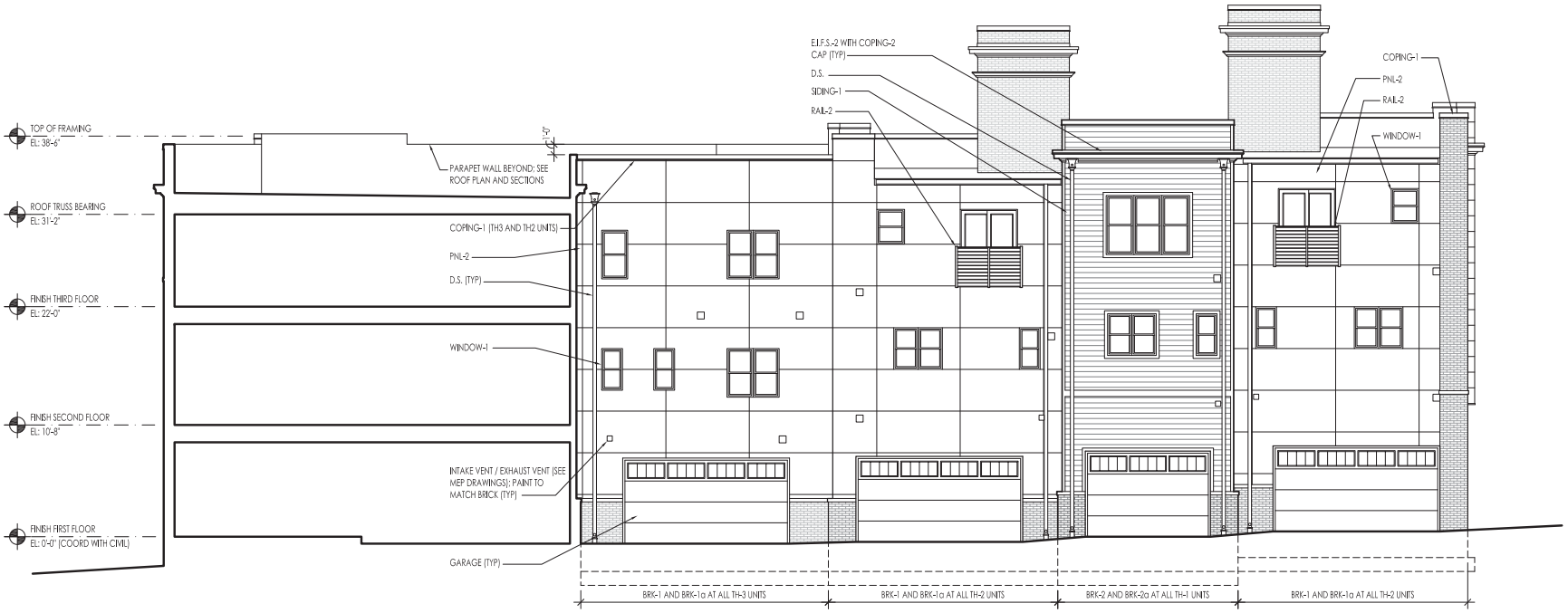
A-64

BRIDGE PARK
DUBLIN, OH

H3W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,896	Story Area (S.F.)	3,459	Story Area (S.F.)	7,209
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	14,564		
Windows/Doors	-2,727	*(Area Subtracted from Overall)*	
Net Elevation Area:	11,837		
Primary Materials	Area (S.F.)	Percentage	
Brick	707	6%	
Thin Brick	2,224	19%	
Total	2,931	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,582	39%	
Hardi Siding	3,761	32%	
E.I.F.S. & Trim	563	5%	
Total	8,906	75%	(20% maximum)



B U I L D I N G H 3 W M O T O R C O U R T S O U T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

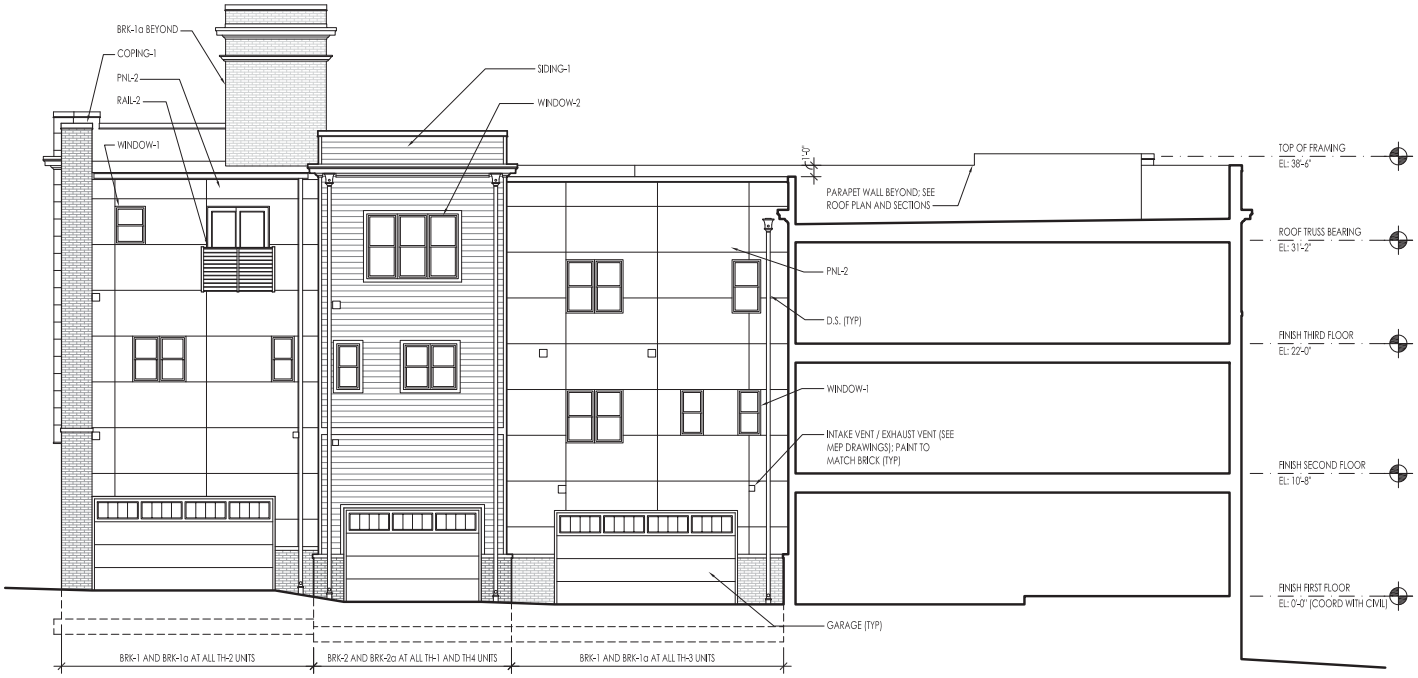
A-65

BRIDGE PARK
DUBLIN, OH

H3W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,896	Story Area (S.F.)	3,459	Story Area (S.F.)	7,209
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	14,564		
Windows/Doors	-2,727		*(Area Subtracted from Overall)*
Net Elevation Area:	11,837		
Primary Materials	Area (S.F.)	Percentage	
Brick	707	6%	
Thin Brick	2,224	19%	
Total	2,931	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,582	39%	
Hardi Siding	3,761	32%	
E.I.F.S. & Trim	563	5%	
Total	8,906	75%	(20% maximum)



B U I L D I N G H 3 W M O T O R C O U R T N O R T H E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

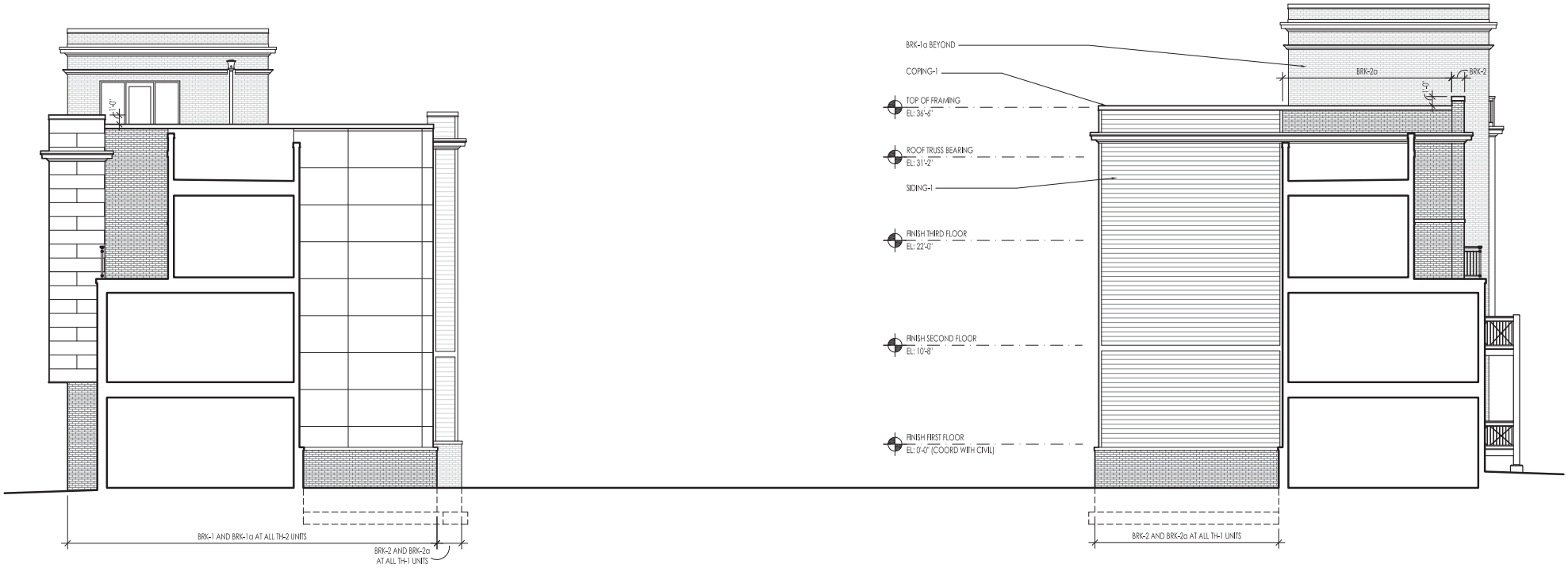
A-66

BRIDGE PARK
DUBLIN, OH

H3W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,896	Story Area (S.F.)	3,459	Story Area (S.F.)	7,209
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	14,564		
Windows/Doors	-2,727	*(Area Subtracted from Overall)*	
Net Elevation Area:	11,837		
Primary Materials	Area (S.F.)	Percentage	
Brick	707	6%	
Thin Brick	2,224	19%	
Total	2,931	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,582	39%	
Hardi Siding	3,761	32%	
E.I.F.S. & Trim	563	5%	
Total	8,906	75%	(20% maximum)



B U I L D I N G H 3 W M O T O R C O U R T W E S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

H3W (Courtyard) - Transparency Calculations		6/29/2017			
1st Story		2nd Story		3rd Story	
Story Area (S.F.)	3,896	Story Area (S.F.)	3,459	Story Area (S.F.)	7,209
Transparency (S.F.)	246	Transparency (S.F.)	369	Transparency (S.F.)	848
Required	15%	Required	15%	Required	15%
Provided	6%	Provided	11%	Provided	12%

KEY PLAN

H3W (Courtyard) - Façade Materials			6/29/2017
Overall Elevation Area:	14,564		
Windows/Doors	-2,727		*(Area Subtracted from Overall)*
Net Elevation Area:	11,837		
Primary Materials	Area (S.F.)	Percentage	
Brick	707	6%	
Thin Brick	2,224	19%	
Total	2,931	25%	(80% minimum)
Secondary Materials	Area (S.F.)	Percentage	
Hardi Panel	4,582	39%	
Hardi Siding	3,761	32%	
E.I.F.S. & Trim	563	5%	
Total	8,906	75%	(20% maximum)

B U I L D I N G H 3 W M O T O R C O U R T E A S T E L E V A T I O N

Scale: 3/32" = 1'-0"

30 June 17

CRAWFORD HOYING development

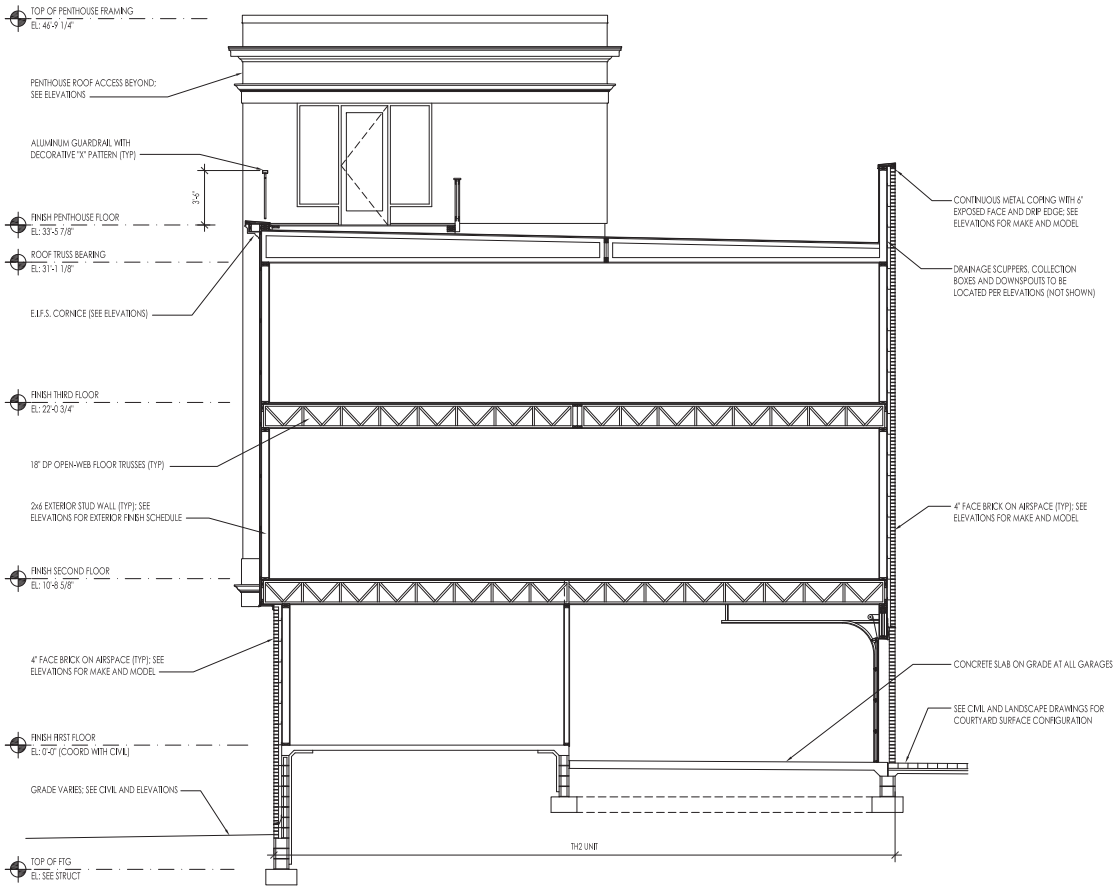
H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-68

BRIDGE PARK
DUBLIN, OH



B U I L D I N G S E C T I O N T H R U U N I T T H 2

Scale: 1/8" = 1'-0"

30 June 17

CRAWFORD HOYING development

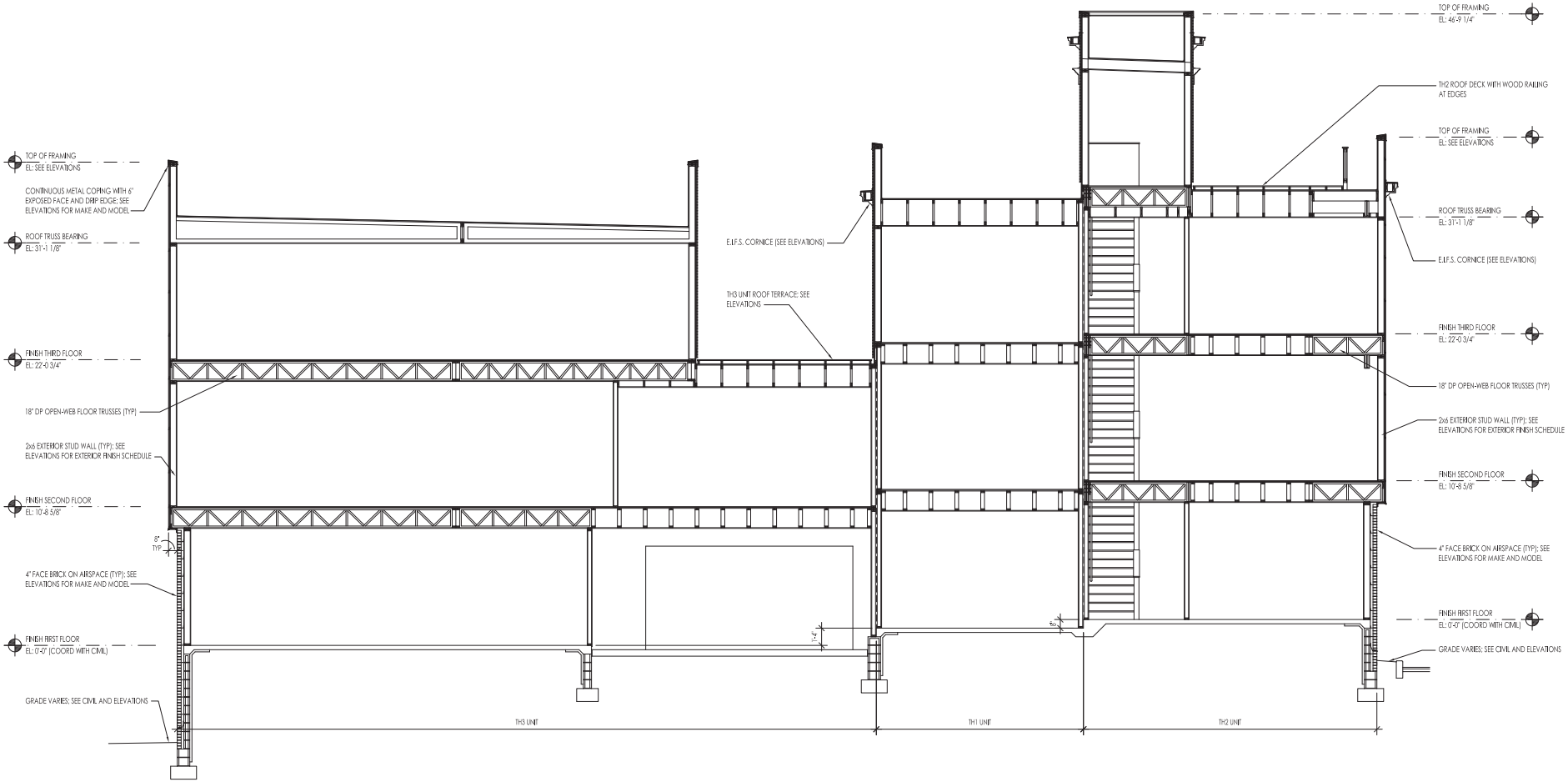
H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-69

BRIDGE PARK
DUBLIN, OH



B U I L D I N G S E C T I O N T H R U 3 U N I T S

Scale: 1/8" = 1'-0"

30 June 17

CRAWFORD HOYING development

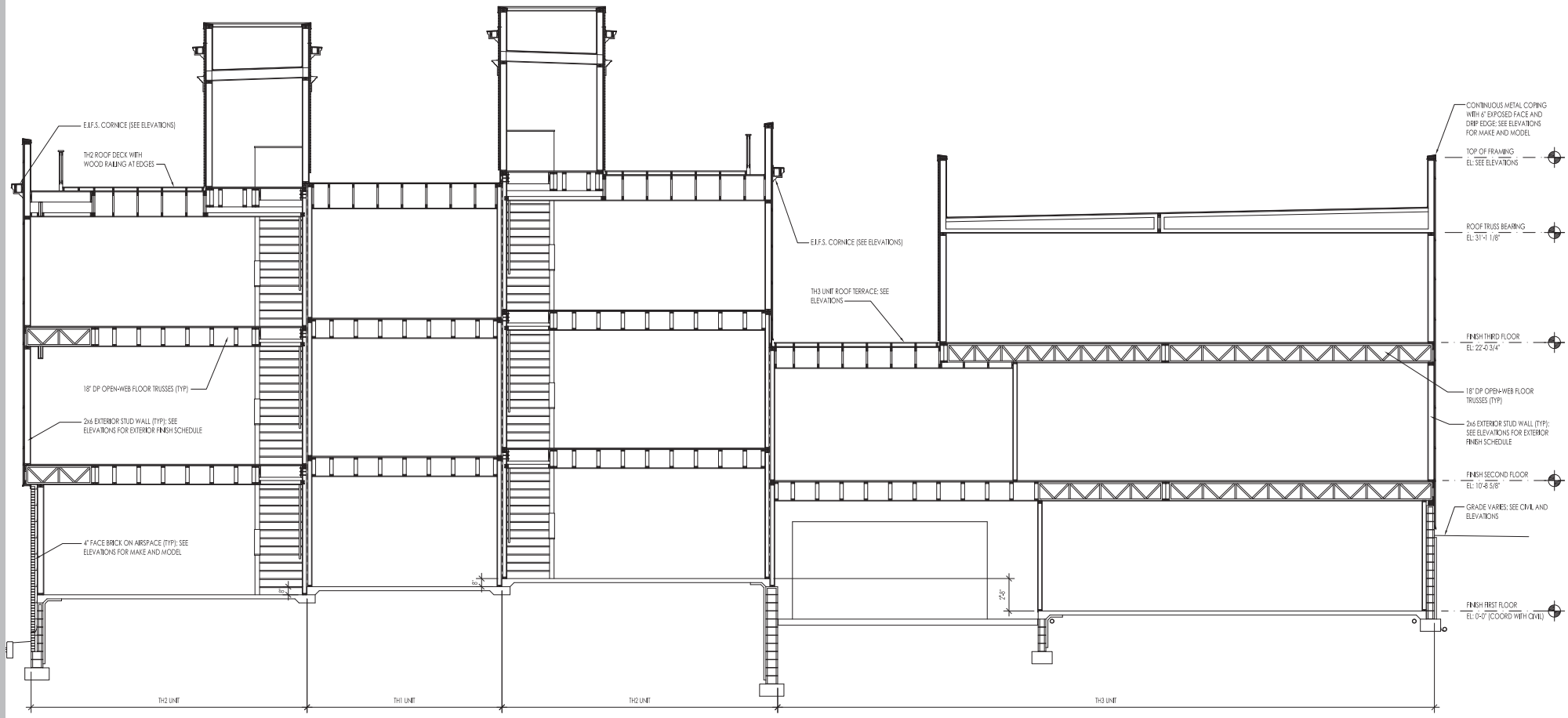
H-Block Condominiums

Bridge Park - Dublin, Ohio

dkb ARCHITECTS

A-70

BRIDGE PARK
DUBLIN, OH



B U I L D I N G S E C T I O N T H R U 4 U N I T S

Scale: 1/8" = 1'-0"

30 June 17

CRAWFORD HOYING development

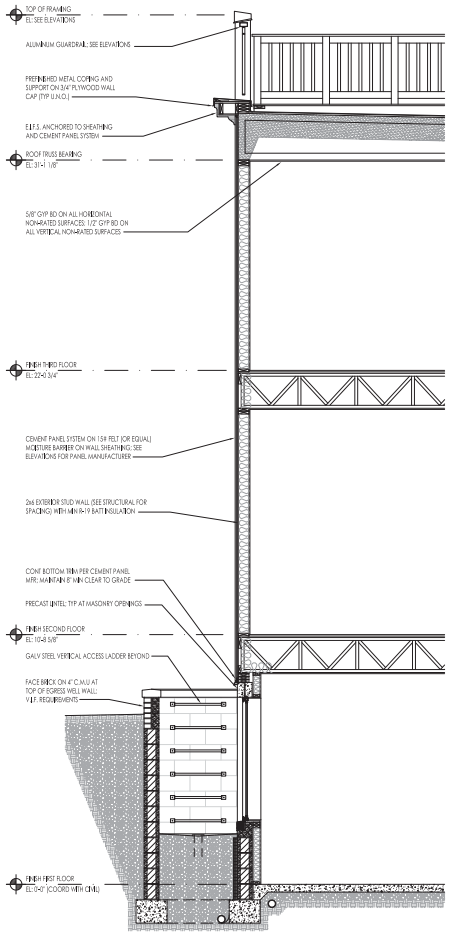
H-BLOCK CONDOMINIUMS

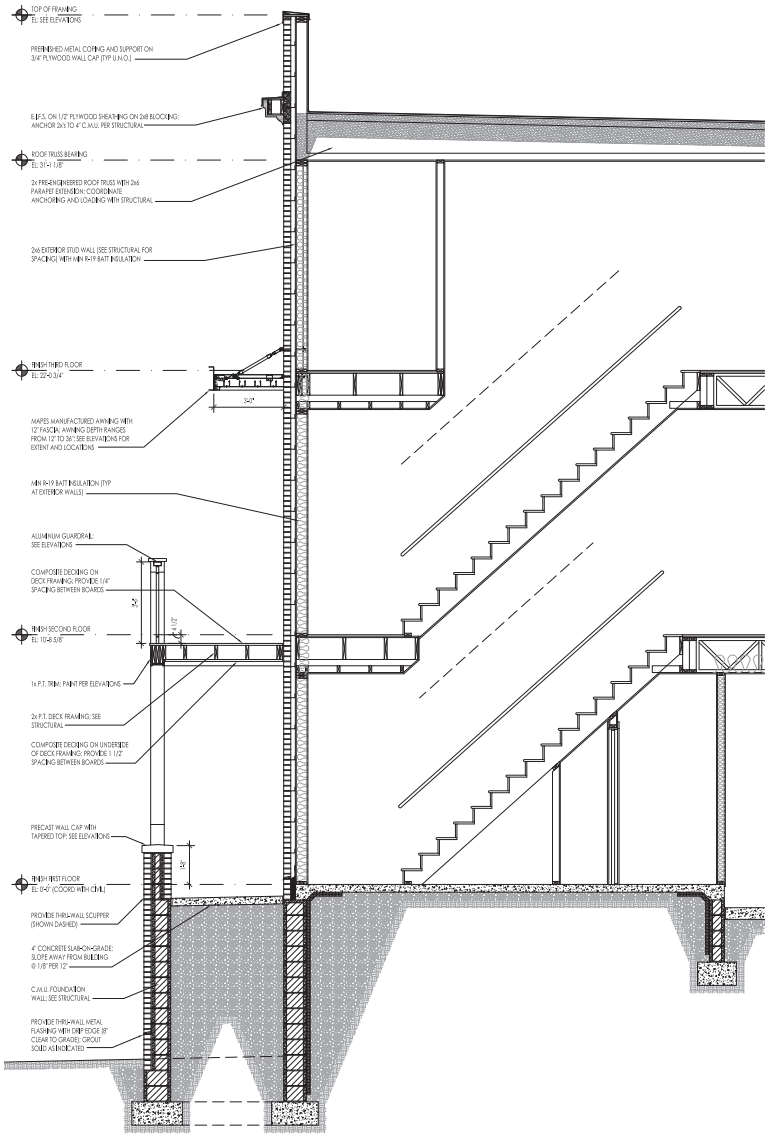
BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

A-71

BRIDGE PARK
DUBLIN, OH





Scale: 3/16" = 1'-0"

T Y P I C A L W A L L S E C T I O N S

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CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

PROPOSED MOONEY STREET ELEVATION

PROPOSED DALE DRIVE ELEVATION

0 8 16 ft

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CRAWFORD HOYING development

H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

PROPOSED TULLER RIDGE ELEVATION

BUILDING H1 & SITE SECTION

0 8 16 ft

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H-BLOCK CONDOMINIUMS

BRIDGE PARK - DUBLIN, OHIO

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

EXTERIOR FINISH SCHEDULE

BRK-1	4" FACE BRICK: TAYLOR CLAY BLACK ONYX MODULAR (OR EQUAL)
BRK-1a	THIN BRICK: TAYLOR CLAY BLACK ONYX MODULAR (3/4" THICK) (OR EQUAL)
BRK-2	4" FACE BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (OR EQUAL)
BRK-2a	THIN BRICK: TAYLOR CLAY 119 GRAY SMOOTH MODULAR (3/4" THICK) (OR EQUAL)
PNL-1	CEMENT PANEL SYSTEM: NICHIHA "ILLUMINATION SERIES" FIBER CEMENT BOARD (10mm) WITH HIDDEN FASTENER MOUNTING SYSTEM (OR EQUAL)
PNL-2	CEMENT PANEL SYSTEM: HARDI PANEL SYSTEM WITH METAL REVEAL SEAM (4'x8' PANELS)
SIDING-1	6" CEMENT LAP SIDING: HARDI HORIZONTAL LAP SIDING AND 1x EDGE TRIM
COPING-1	METAL COPING: DMI WHITE (OR EQUAL)
COPING-2	METAL COPING: DMI PUTTY (OR EQUAL)
E.I.F.S.-1	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH PNL-1 (OR EQUAL)
E.I.F.S.-2	EXTERIOR INSULATION FINISH SYSTEM: MECHANICALLY-FASTENED TO SUBSTRATE; COLOR TO MATCH BRK-2 / BRK-2a (OR EQUAL)
P.L.-1	PRECAST LINTEL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.S.-1	PRECAST SILL: CALCIUM SILICATE MASONRY UNITS - MATCH THICKNESS WITH ADJACENT BRICK THICKNESS (OR EQUAL)
P.C.-1	PRECAST CAP: 4" THICK CALCIUM SILICATE CAP WITH CROWNED TOP AND 1" OVERHANG ALL SIDES (OR EQUAL)
RAIL-1	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH CROSS-X PATTERN BALUSTER (OR EQUAL)
RAIL-2	ALUMINUM RAILING SYSTEM: SUPERIOR ALUMINUM RAILING SYSTEM (BLACK) WITH HORIZONTAL WELDED INTERMEDIATE RAILS @ 4" O.C. (OR EQUAL)
RAIL-3	GALVANIZED METAL HANDRAIL: 1 1/2" DIAMETER GALVANIZED RAILING, TOP OF RAILING AT 2'-10" A.F.F. (MIN) AND 3'-0" A.F.F. (MAX); ANCHOR PER SECTIONS (OR EQUAL)
AWNING-1	PRE-ENGINEERED ALUMINUM AWNING: MAPES MANUFACTURED AWNING WITH 12" FASCIA AND TIE-BACKS; AWNING DEPTH RANGES FROM 12" TO 36" FROM FACE OF WALL (OR EQUAL)
STEEL	PRE-ENGINEERED GALVANIZED STEEL FRAME
WINDOW-1	OPERABLE OR FIXED PANE WINDOW: WHITE FINISH (ANDERSEN 100 SERIES OR EQUAL)
WINDOW-2	OPERABLE OR FIXED PANE WINDOW: DARK BRONZE FINISH (ANDERSEN 100 SERIES OR EQUAL)
ENTRY-1	TH-1 AND TH4 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "EBONY" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-2	TH-2 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME AND MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
ENTRY-3	TH-3 UNITS - PREFINISHED ALUMINUM STOREFRONT SYSTEM AND DOOR - CLEAR ANODIZED FRAME, WOOD GRAIN WITH "NATURAL" FINISH MEDIUM-STILE DOOR LEAF (TUBELITE OR EQUAL)
D.S.	ALUMINUM COLLECTION BOX, GUTTER, OR DOWNSPOUT (SEE ROOF PLAN AND DETAILS FOR SIZES); PREFINISHED WHITE (OR EQUAL)
GARAGE	METAL OVERHEAD GARAGE DOOR; PREFINISHED DMI WHITE (OR EQUAL); WOOD TRIM SURROUND TO MATCH GARAGE DOOR COLOR

BRK-1

BRK-2

PNL-1

AWNING-1

M A T E R I A L S E L E C T I O N P A L E T T E

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H-Block Condominiums
Bridge Park - Dublin, Ohio

dkb ARCHITECTS

BRIDGE PARK
DUBLIN, OH

PERSPECTIVE RENDERINGS

30 June 17

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Bridge Park - Dublin, Ohio

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