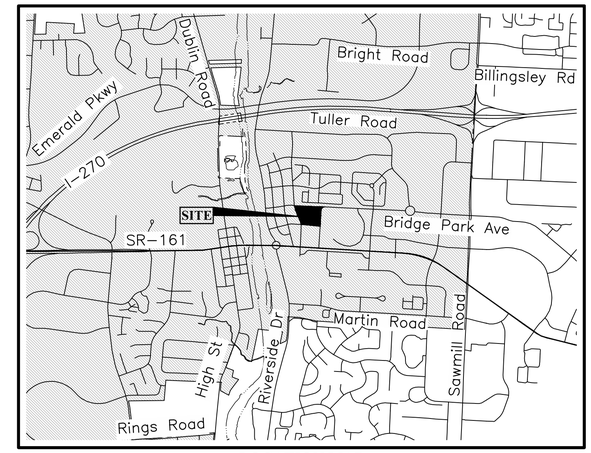
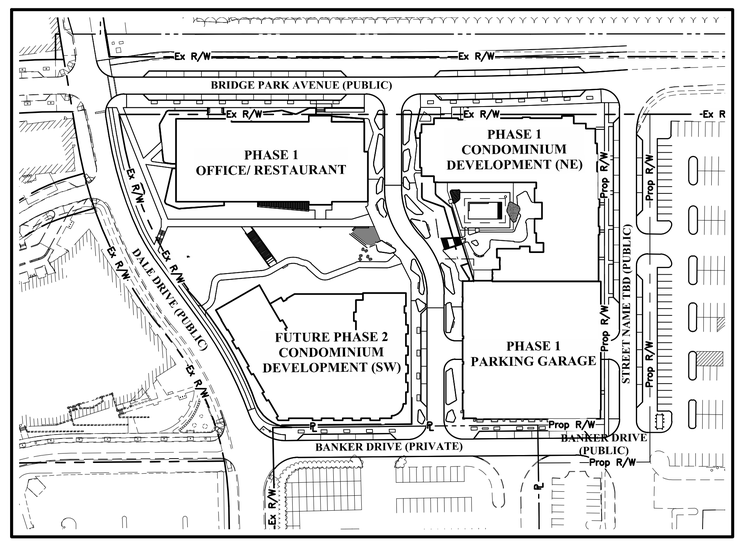
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK
BLOCK J
2025



LOCATION MAP
Not to Scale



INDEX MAP
Scale: 1" = 100'

GRAPHIC SCALE
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1 inch = 100 feet

SHEET INDEX

Title Sheet	1
Existing Conditions	2
Site Plan	3
Grading Plan & Utility Plan	4
Open Area Plan	5
Overall Site Plan & Parking Plan	6
Tree Survey	7
Tree Survey Table	8
Fire Truck Turning Analysis	9

SITE DATA

Zoned: BSD–SRN – BSD Scioto River Neighborhood District

Total Site Area: 5.37 Acres (Phase 1 & Phase 2)

BUILDING SUMMARY

BUILDING USE	BUILDING TYPE
Office/Commercial	Corridor Building
Northeast Condominiums	Apartment Building
Southeast Condominiums	Apartment Building
Parking Garage	Structured Parking Building

DEVELOPER
Crawford Hoying Development Partners
6640 Riverside Drive, Suite 500
Dublin, Ohio 43017
Tel: (614) 335–2020
Fax: (614) 850–9191
James Peltier

ENGINEER
EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775–4500
Fax: (614) 775–4800
Sarah Wilson

GARAGE/OFFICE ARCHITECT
M+A Design
775 Yard Street, Suite 325
Columbus, Ohio 43212
Tel: (614) 764–0407
Fax: (614) 764–0237
Jeff Heffner

CONDOMINIUM ARCHITECT
Sullivan Bruck Architects
8 S. Grant Avenue
Columbus, Ohio 43215
Tel: (614) 464–9800
Matthew Lytle

LANDSCAPE ARCHITECT
MKSK
462 S. Ludlow Alley
Columbus, OH 43215
Tel: (614) 621–2796
Jeffrey Pongonis

PROJECT DESCRIPTION
The project includes development of a 5.37 acre parcel at located east of Dale Drive, south of Bridge Park Avenue, north of Banker Drive, west of Dave Thomas Blvd and includes the development of an Office Building, Condominium Buildings and a Parking Garage. The project will feature an open space through the center of the site with a walking path and other recreation amenities.

Notify OHIO811.org Before You Dig
Notify online using Remote Ticket Entry
To call dial 8-1-1 or 800-362-2764
ildig

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NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
April 17, 2025

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
TITLE SHEET

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
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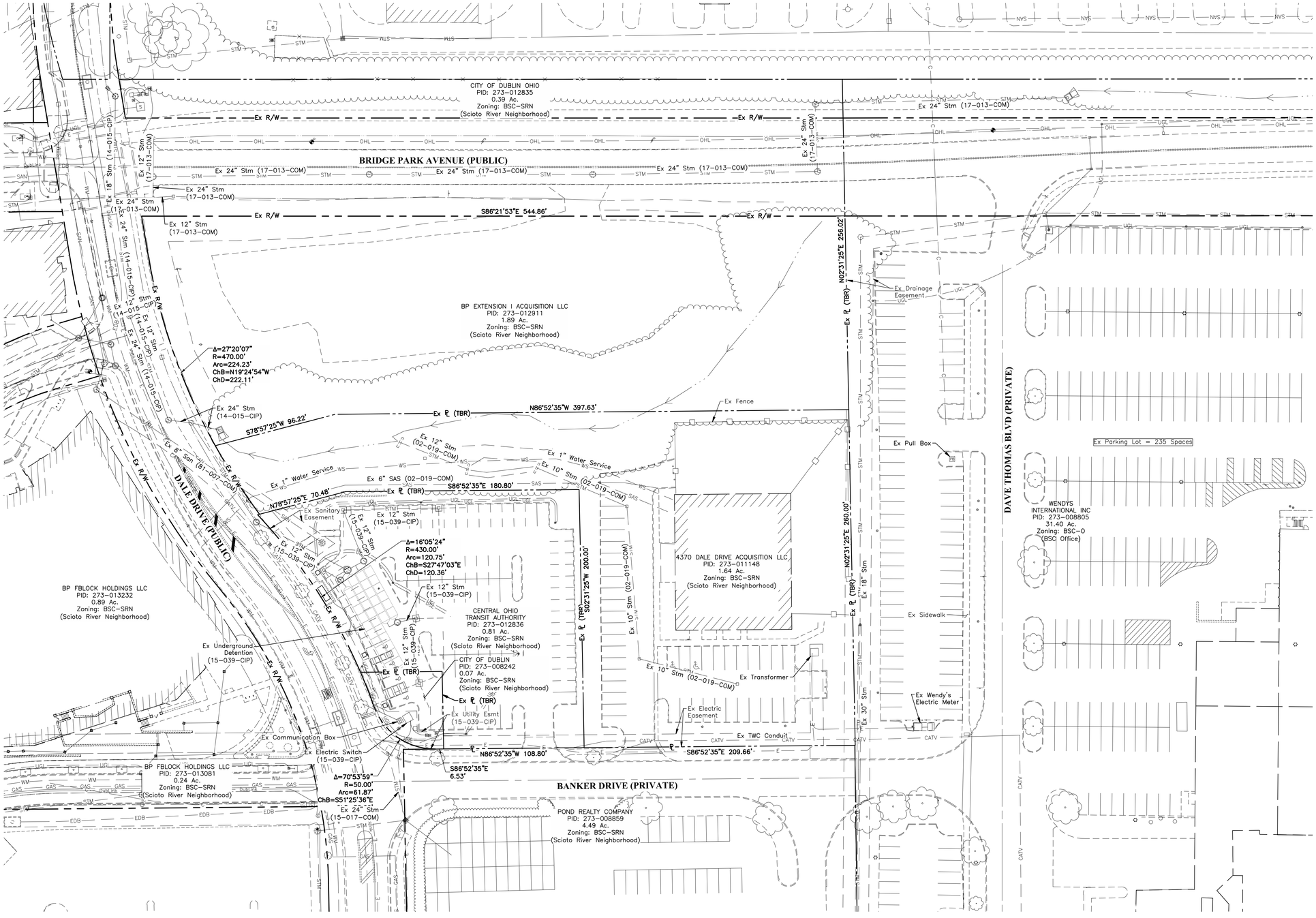
SCALE
AS NOTED

JOB NO.
2024-0817

SHEET
1/9



GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

LEGEND

851 850	Contours
x Ex8XX.XX	Spot Elevation
	Center Line Ditch
WM	Water Main
WS	Water Service
DWS	Domestic Water Service
FWS	Fire Water Service
SAN	Sanitary Sewer Main
SAS	Sanitary Sewer Service
STM	Storm Sewer
E	Underground Electric Service
EDB	Electric Duct Bank
OHE	Overhead Electric
UGL	Underground Street Lighting
CATV	Communications/Cable TV
CDB	Communications Duct Bank
GM	Natural Gas Main
GS	Natural Gas Service

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CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
EXISTING CONDITIONS

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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
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April 17, 2025

SCALE
1" = 30'

JOB NO.
2024-0817

SHEET
2/9

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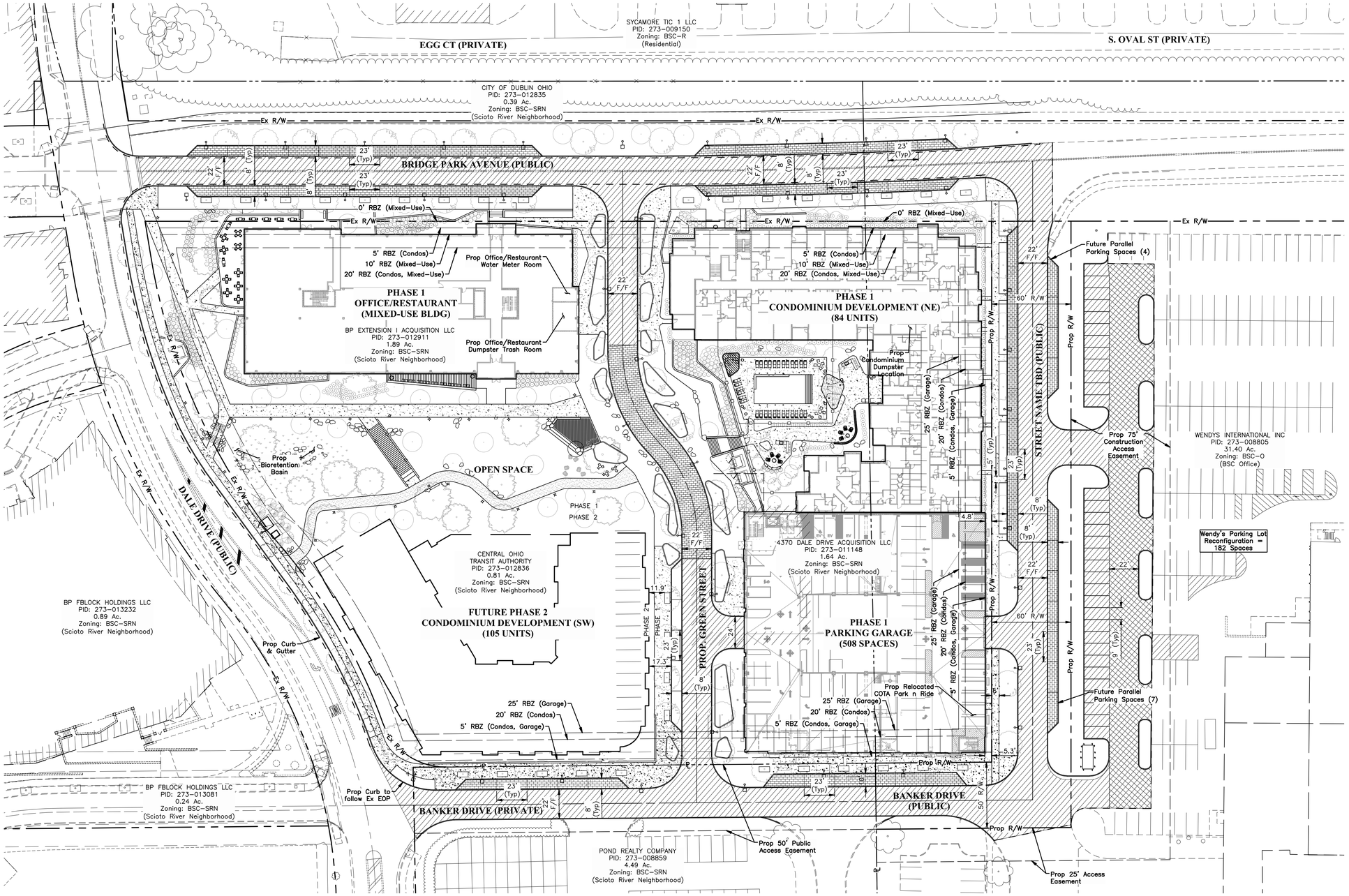

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

LEGEND

- Brick Paver Roadway
- Brick Paver Sidewalk
- Concrete Sidewalk
- Full Depth Pavement Replacement
- Mill & Overlay

BLOCK J OPEN SPACE SUMMARY	
	Required
Phase 1 Office/Commercial/Restaurant	114,200 sf / 50 sf =2,284 sf =0.05 Acres
Phase 1 Northeast Condominium	84 units x 200 sf/unit =16,800 sf =0.39 Acres
Future Phase 2 Southwest Condominium	105 units x 200 sf/unit =21,000 sf =0.48 Acres
Phase 1 Parking Garage	200,200 Gross sf 508 Spaces Open Space N/A for use
Total Required Open Space Area	±0.92 Acres
Total Public Open Space (On-Site):	±1.24 Acres

SITE DATA

Zoning: BSD Scioto River Neighborhood District

Total Proposed On-Site Area: ±5.37 acres (Phases 1&2)

Total Off-site Area: ±3.10 acres

Post-Developed Impervious Area: ±3.65 acres

Lot Coverage Area: ±2.72 acres (Phase 1& Future Phase 2)

Phase 1 Condominium Units: 84 Units

Future Condominium Units: 105 Units

Total Units: 189 Units

Unit Density: ±25 Units/Acre (Phase 1)

On-Street Parking (Public and Private): 64 Spaces

On-Street Parking (Future Public): 11 Spaces

Bicycle Racks Provided in Garage: 80 Bicycle Racks

Phase 1 Office/Restaurant Front Property Line Coverage: 100%

Phase 1 Condominiums Front Property Line Coverage: 100%

Phase 1 Garage Front Property Line Coverage: 100%

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REVISIONS

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CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
SITE PLAN

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SCALE
1" = 40'

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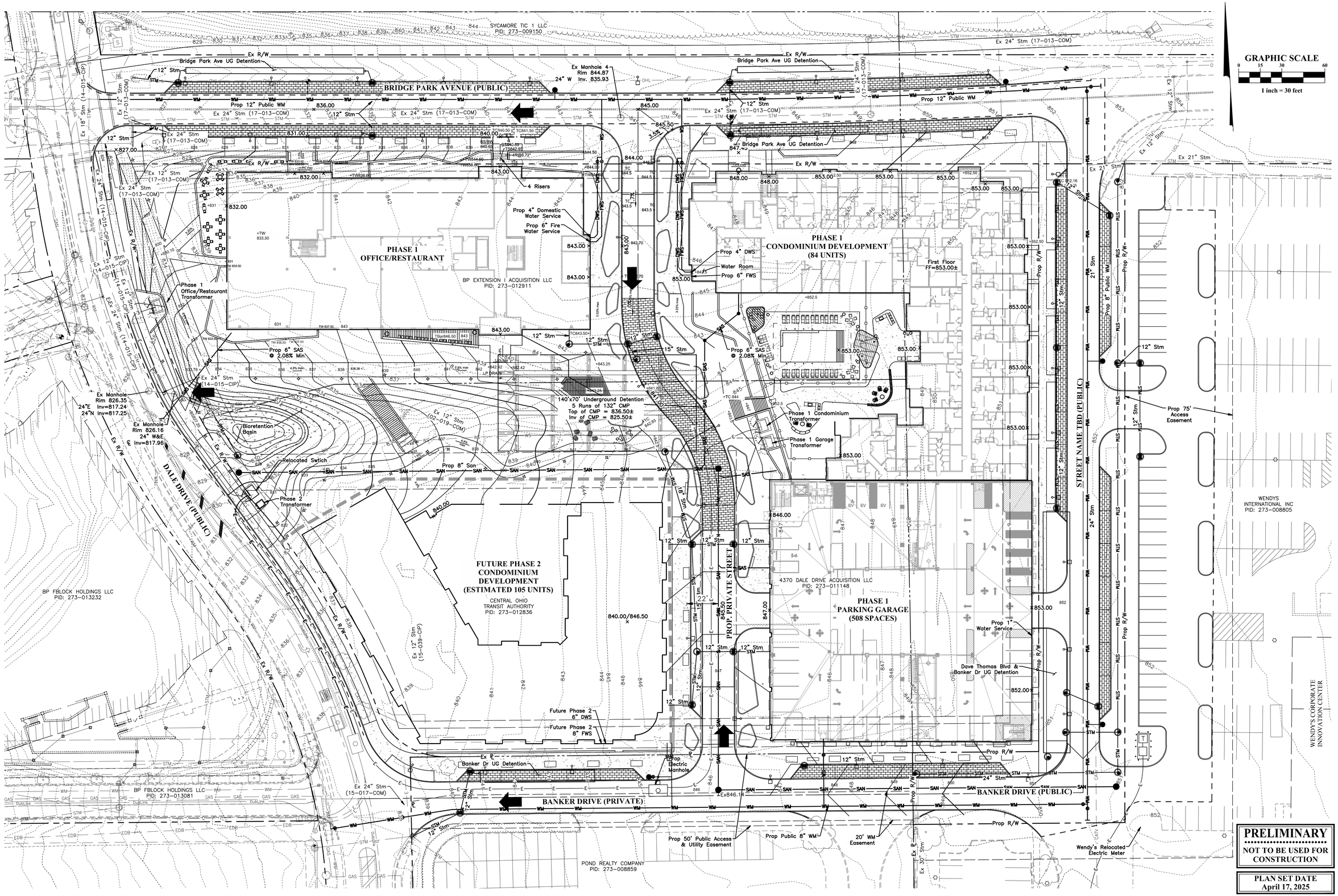
SHEET
3/9



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR

BRIDGE PARK - BLOCK J

GRADING PLAN & UTILITY PLAN

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SCALE
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PLAN SET DATE
April 17, 2025

Bridge Park Open Space Summary			
Block	Required (Ac)	Provided (Ac)	Overage (Ac)
A	0.095	0.14	0.045
B	1.08	1.08	0
C	0.77	1.05	0.28
D	0.94	0.94	0
F	0.44	0.45	0.01
G	0.44	0.58	0.14
H	0.29	0.68	0.39
Total Bridge Park Open Space Overage:			**0.865 Ac**

Block J Open Space Summary	
	Required
Phase 1 Office/Commercial/Restaurant	114,200 sf / 50 sf =2,284 sf =0.05 Acres
Phase 1 Northeast Condominium	84 units x 200 sf/unit =16,800 sf =0.39 Acres
Future Phase 2 Southwest Condominium	105 units x 200 sf/unit =21,000 sf =0.48 Acres
Phase 1 Parking Garage	200,200 Gross sf 508 Spaces Open Space N/A for use
Total Required Open Space Area	±0.92 Acres
Total Public Open Space (On-Site):	**±1.24 Acres**

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CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
OPEN AREA PLAN

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SCALE
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2024-0817

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N:\2024\0817A Dwn\024Scan\DWG\2024\0817 PDWG Open Area Plan.dwg, Last Saved By: sullivan, 4/23/2025 10:13 AM, Last Printed By: Wilson, Sarah, 4/24/2025 1:48 AM (No Xrefs)

Block J Required Residential Parking

Building	3 BR	2 BR	1 BR	Total
Phase 1 Condominiums	18	53	13	84
Phase 2 Condonimiums	50	50	5	105
Total Residential Units	**68**	**103**	**18**	**189**
Min. Residential Required Parking/Unit	2	1.5	1	
Max. Residential Allowable Parking/Unit	2	2	2	
Max. Residential Parking Allowed	136	206	36	378
Min. Residential Parking Required	**136**	**155**	**18**	**309**

Block J Required Commercial Parking

Building	Restaurant	Commercial	Office	Total
Office/Commerical	9,243	0	88,304	97,547
Min. Required Parking	10/1000 SF	3/1000 SF	3/1000 SF	
Max Allowable	125%	125%	125%	
Max Parking Allowed	117	0	332	449
Bicycle Parking Required	1 space per 10 spaces Required			36
Min. Parking Required	**93**	**0**	**265**	**358**
Total Parking Required with Residential	**229**	**155**	**283**	**667**

Block J Provided Parking

Provided Block J Garage Parking		**On Street**	**In Garage**	**Total**
		75	**508**	**583**

ADJACENT GARAGE MINIMUM AVAILABLE PARKING SPACES

Parking Counts have been provided by Crawford Hoying and were taken in the AM, PM and NOON to understand how many spaces were in use in each garage at various times of the day. Minimum spaces available were calculated based on the peak spaces used on any given day. Please refer to calculations for specific parking counts and calculations. The intent is for the adjacent garages to supplement additional parking spaces for the Block J site.

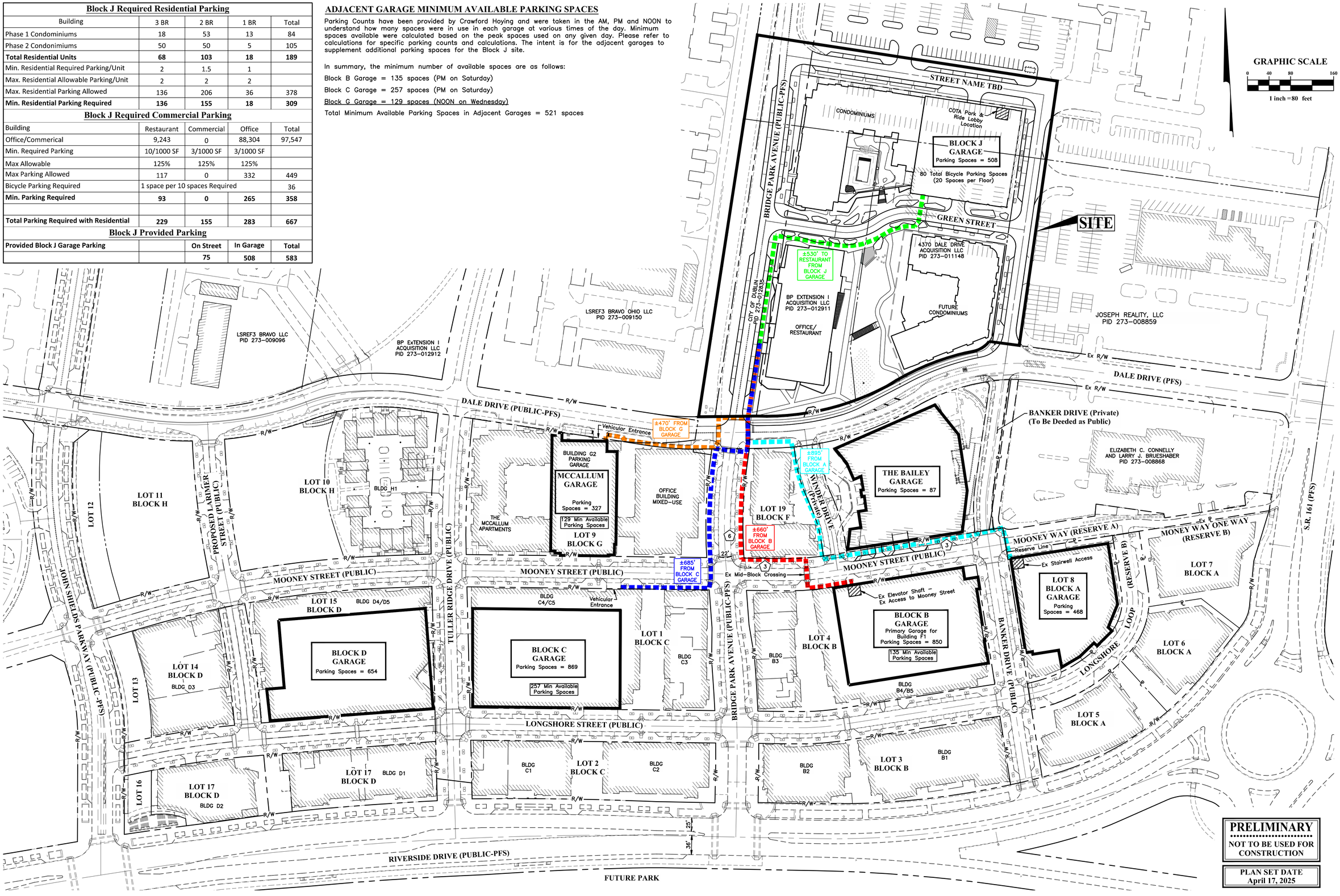
In summary, the minimum number of available spaces are as follows:

Block B Garage = 135 spaces (PM on Saturday)

Block C Garage = 257 spaces (PM on Saturday)

Block G Garage = 129 spaces (NOON on Wednesday)

Total Minimum Available Parking Spaces in Adjacent Garages = 521 spaces



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CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
OVERALL SITE PLAN & PARKING PLAN

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MKSK

PRELIMINARY DEVELOPMENT PLAN - SITE CONTEXT

BRIDGE PARK | J BLOCK

MARCH 14 2025

PRELIMINARY DEVELOPMENT PLAN - OPEN SPACE PLAN

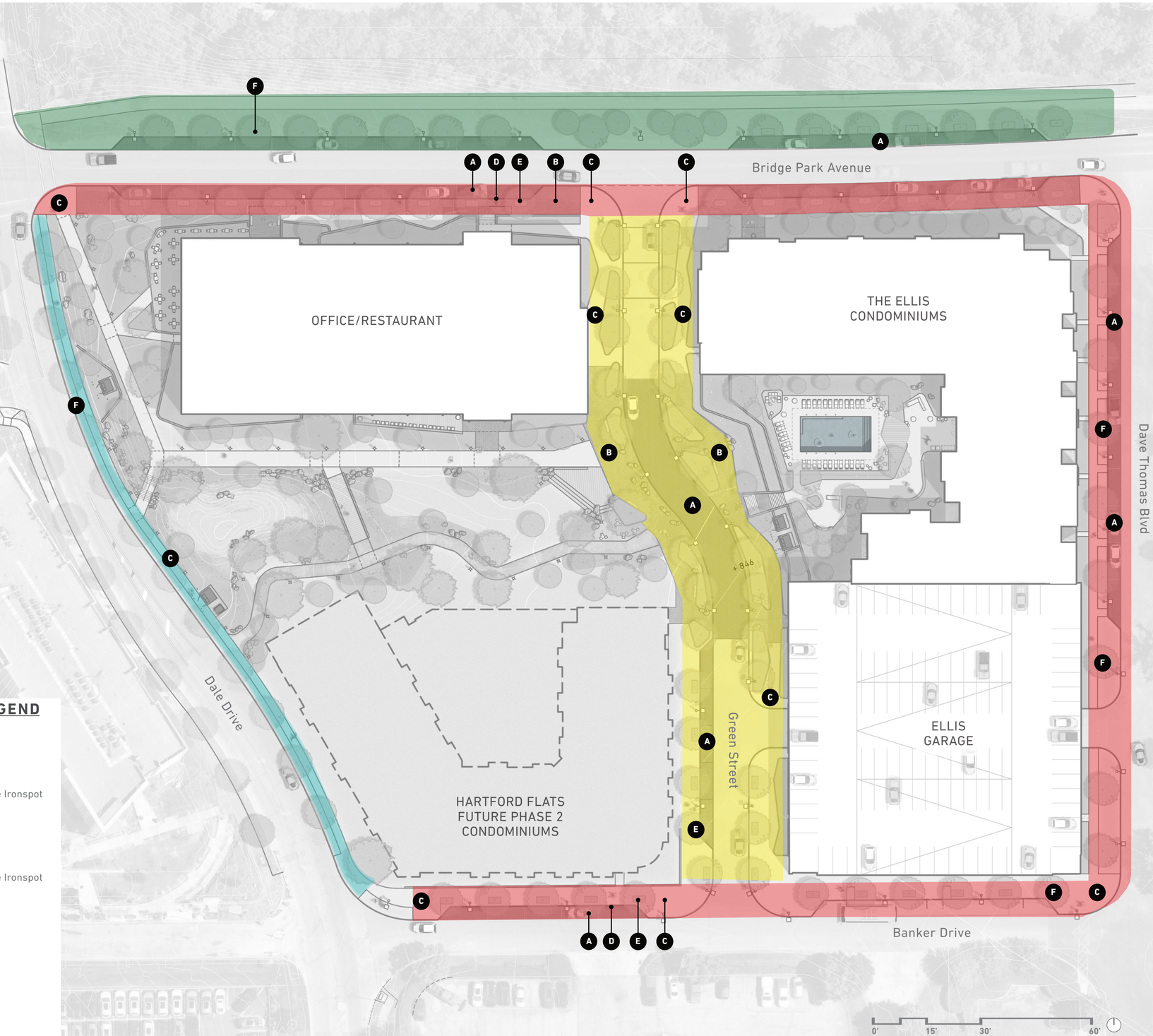
STREETSCAPE TYPOLOGIES

Standard Streetscape
Typical of Bridge Park with parallel parking zones

Dale Drive Typical Streetscape
Reflects tree planting and tree lawn existing on Dale Drive

Private Streetscape
Pavers, paver grates, concrete planter curbs & specialty seating

Shared Use Path
Bike and pedestrian path with green buffer and parallel parking zones



MATERIALS & PLANTING LEGEND

A Brick Paver - Vehicular
Manufacturer: Endicott Clay Products
Size: 4"x 8"
Pattern: Herringbone
Color: 50/50 Blend of Dark Ironspot & Manganese Ironspot

B Brick Paver - Pedestrian
Manufacturer: Endicott Clay Products
Size: 4"x 8"
Pattern: Herringbone
Color: 50/50 Blend of Dark Ironspot & Manganese Ironspot

C Concrete Paving
Light Broom Finish

D Granite Curb
Bridge Park standard

E Street Trees in Tree Grate
Height: +/- 20'
Structural soils to extend beyond grate

F Street Trees in Tree Lawn
Height: +/- 20'

MATERIALS LEGEND

A Brick Paver Units
Manufacturer: Endicott Clay Products
Size: 4"x 8"
Pattern: Running bond (ped). and herringbone (veh.)
Color: 50/50 Blend of Dark Ironspot & Manganese Ironspot

B Dark Brick Accent Walls
Running bond to match architecture color

C Concrete Paving
Light Broom Finish

D Stablized Decomposed Granite

E Seating Area

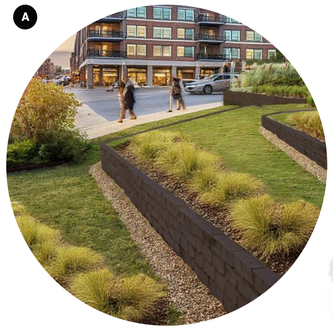
F Decking

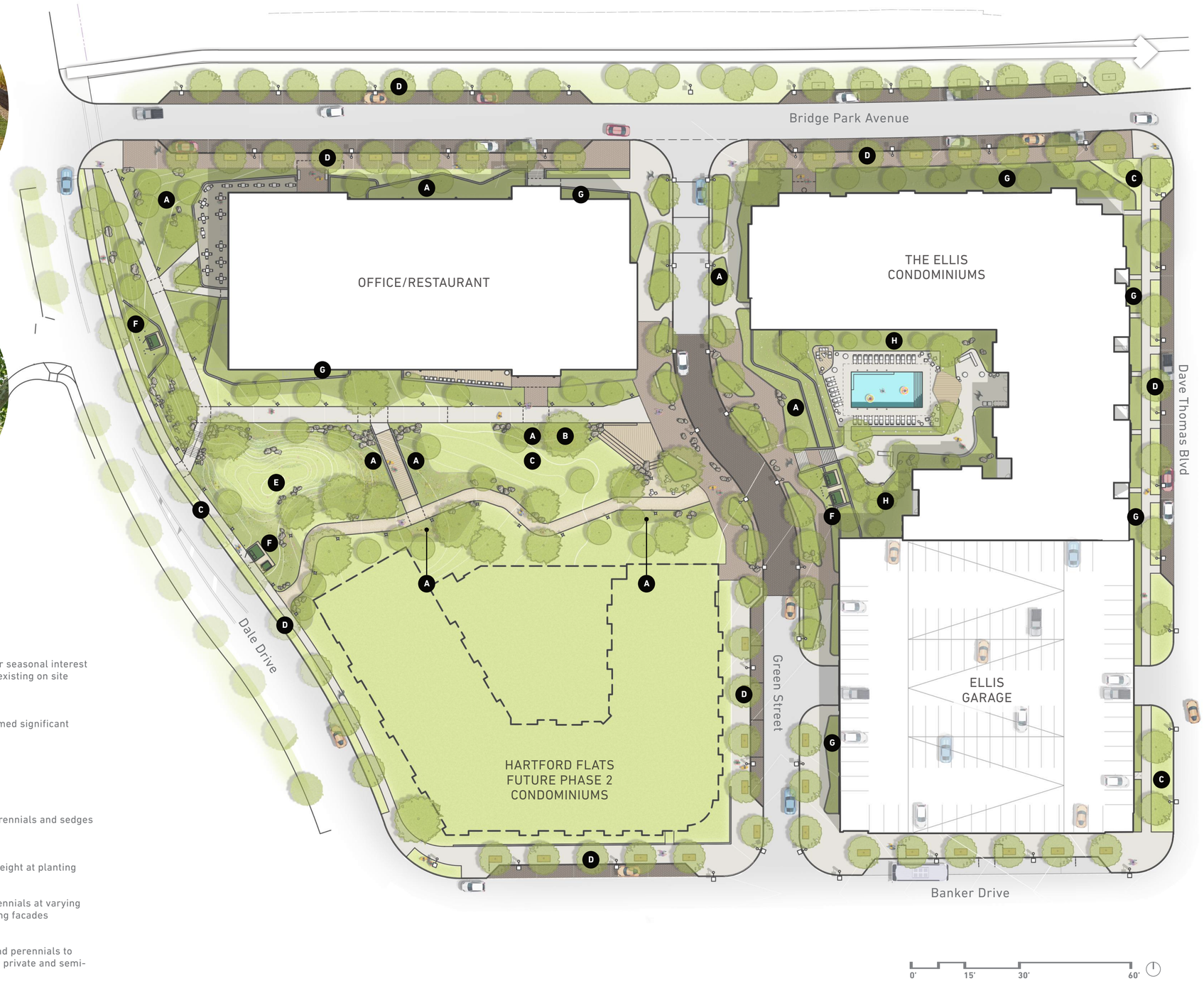
G Site Boulders

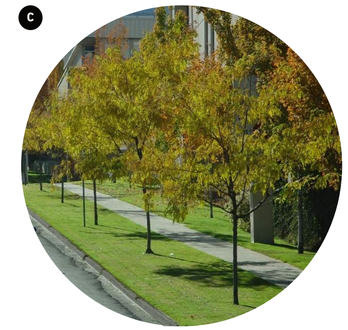
H Patio
Finish by tenant

I Site Stairs
Concrete-Light Broom Finish

J Pergola Structure



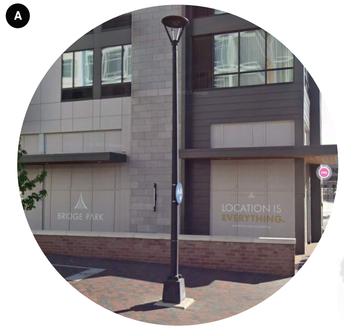




PLANTING LEGEND

- **A** Ornamental Plantings
  Large masses of understory plants for seasonal interest and replicate native growing species existing on site
- **B** Deciduous Shade Trees
  Preserve existing species on site deemed significant
- **C** Lawn
  Flexible open space for gathering
- **D** Street Trees
- **E** Bio-retention Meadow
  Mix of shade-loving, flood-tolerant perennials and sedges
  Height: 12-18"
- **F** Utility screening
  Evergreen shrubs at minimum 48 in height at planting
- **G** Foundation Plantings
  Shrubs, ornamental grasses, and perennials at varying heights planted at ground floor building facades
- **H** Private gardens
  Shrubs, ornamental trees, grasses, and perennials to surround amenity decks and separate private and semi-private spaces

A



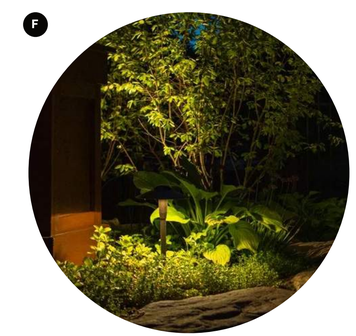
B

C

D

E

F



OPEN SPACE LIGHTING LEGEND

- A Typical Bridge Park Street Pole Light
- B Illuminated Railing Light
- C Directional Bollard Path Light
- D Accent Lighting
- E Tree Downlight
- F Landscape Uplights

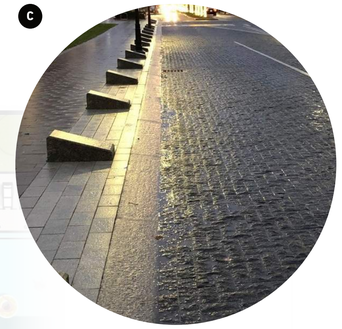
A

Bio-retention meadow

B

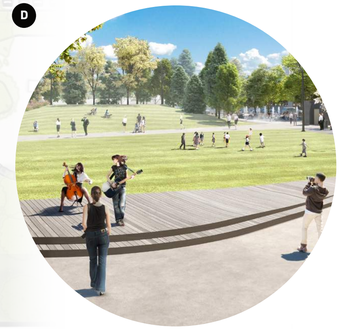
Footbridge

C



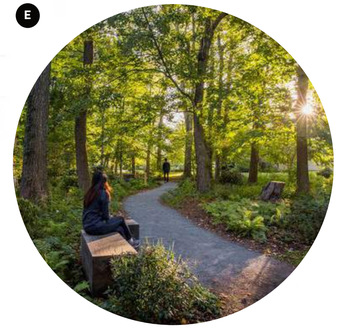
Pedestrian street

D



Lawn deck

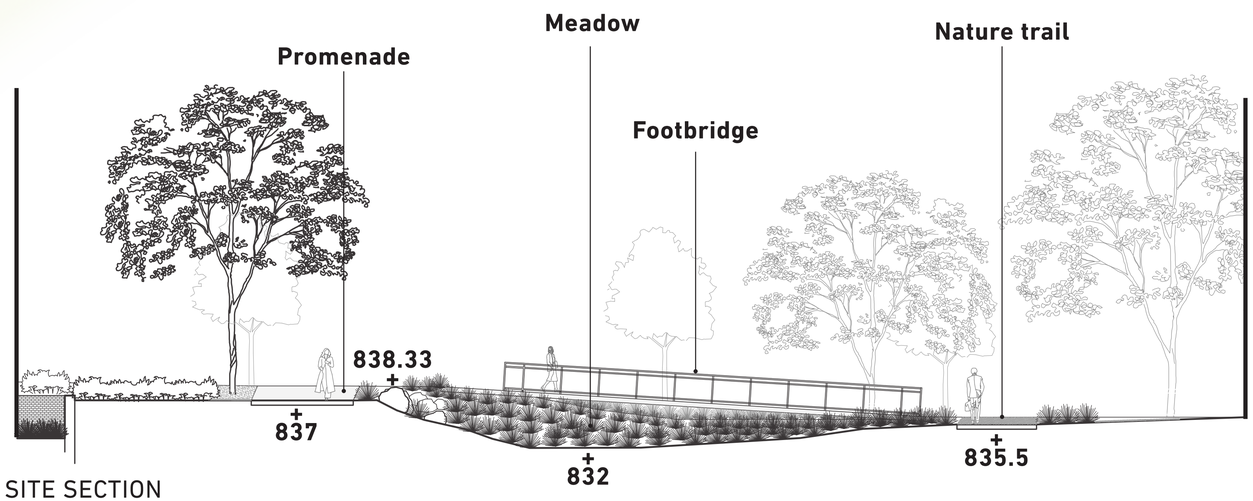
E



Nature trail

F

Native planting

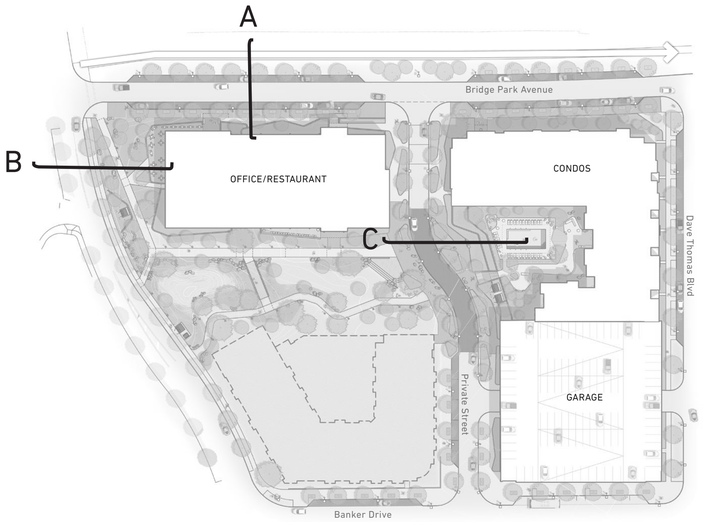


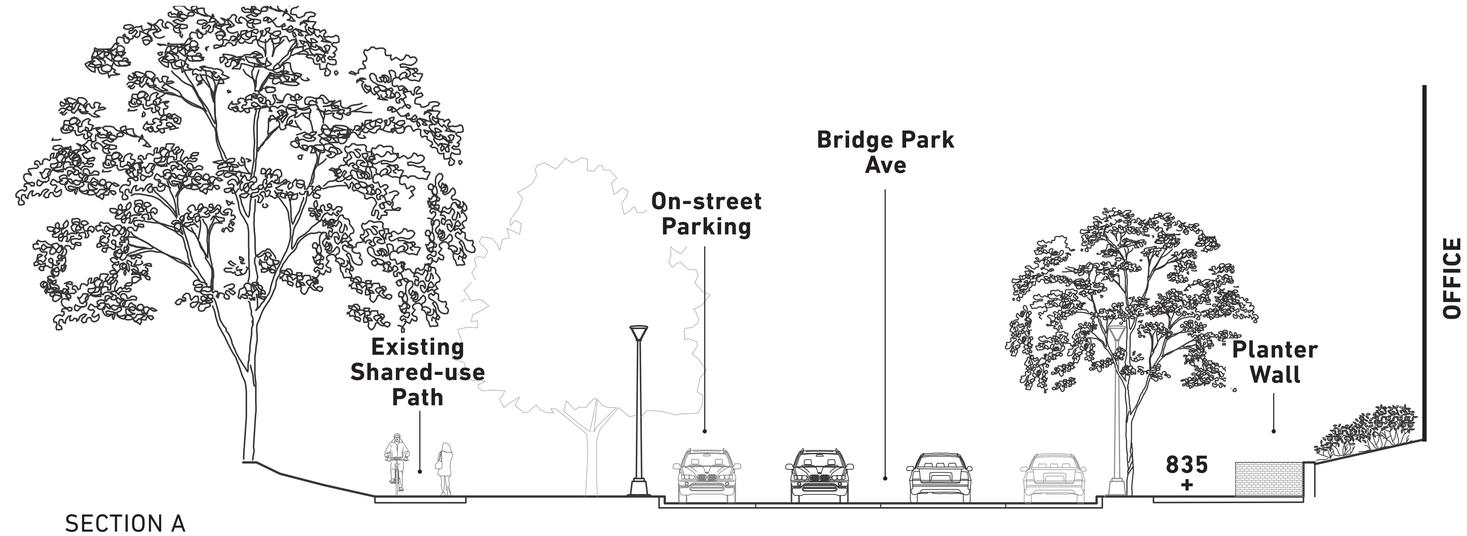
SITE SECTION

The central open space at the core of the site blends natural elements with urban design to create a tranquil retreat. At its heart, a footbridge offers scenic views out to a depressed native meadow with large shade trees and rock formations. A paved promenade on the north edge and a gravel nature path to the south provide varied experiences—from strolling to peaceful exploration. A wooden platform on the central lawn invites people to gather.

A curbless pedestrian street to the east features upscale brick paving, site furnishings, and planters that echo the site's design motifs. Stepped gardens act as a transition to the private amenity deck above.

This multi-functional space enriches the experiences of residents, tenants, and visitors, offering a unique environment for leisure, connection, and respite from the urban setting.





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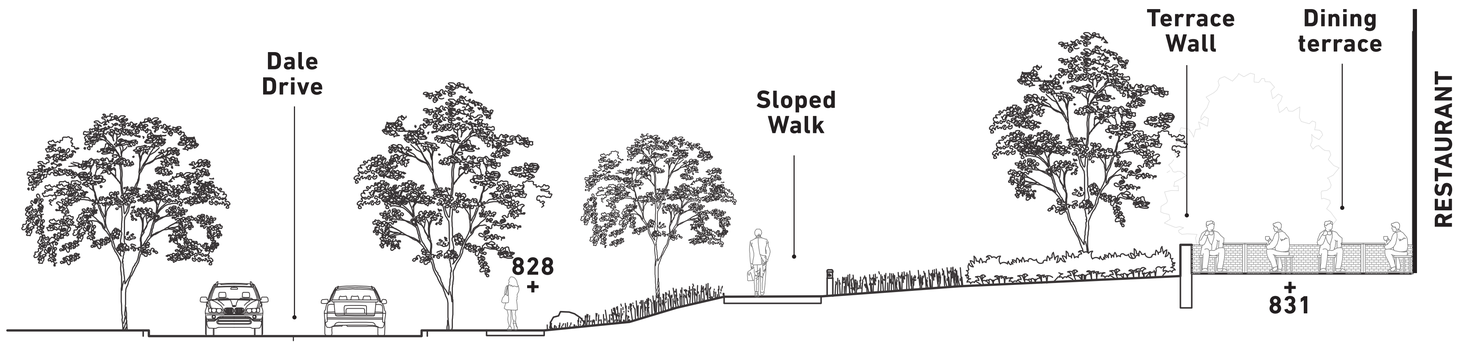

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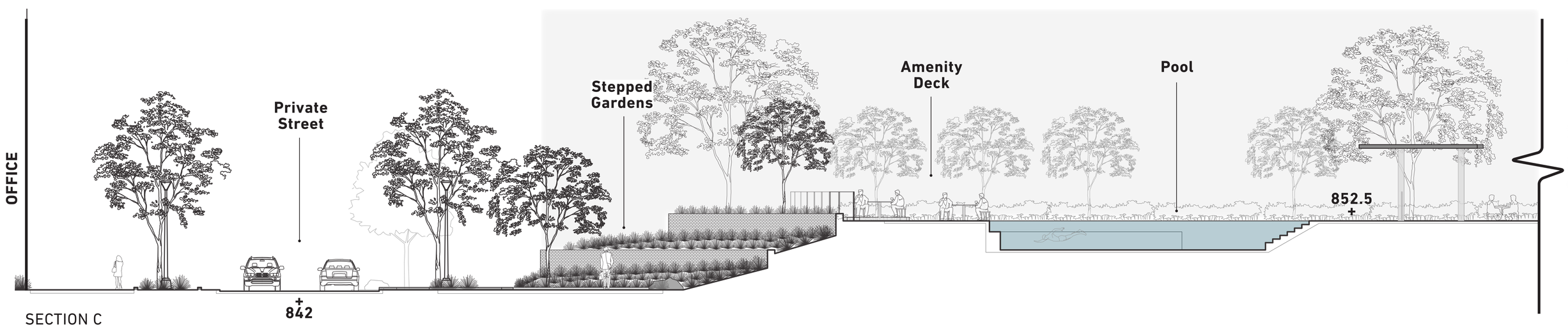

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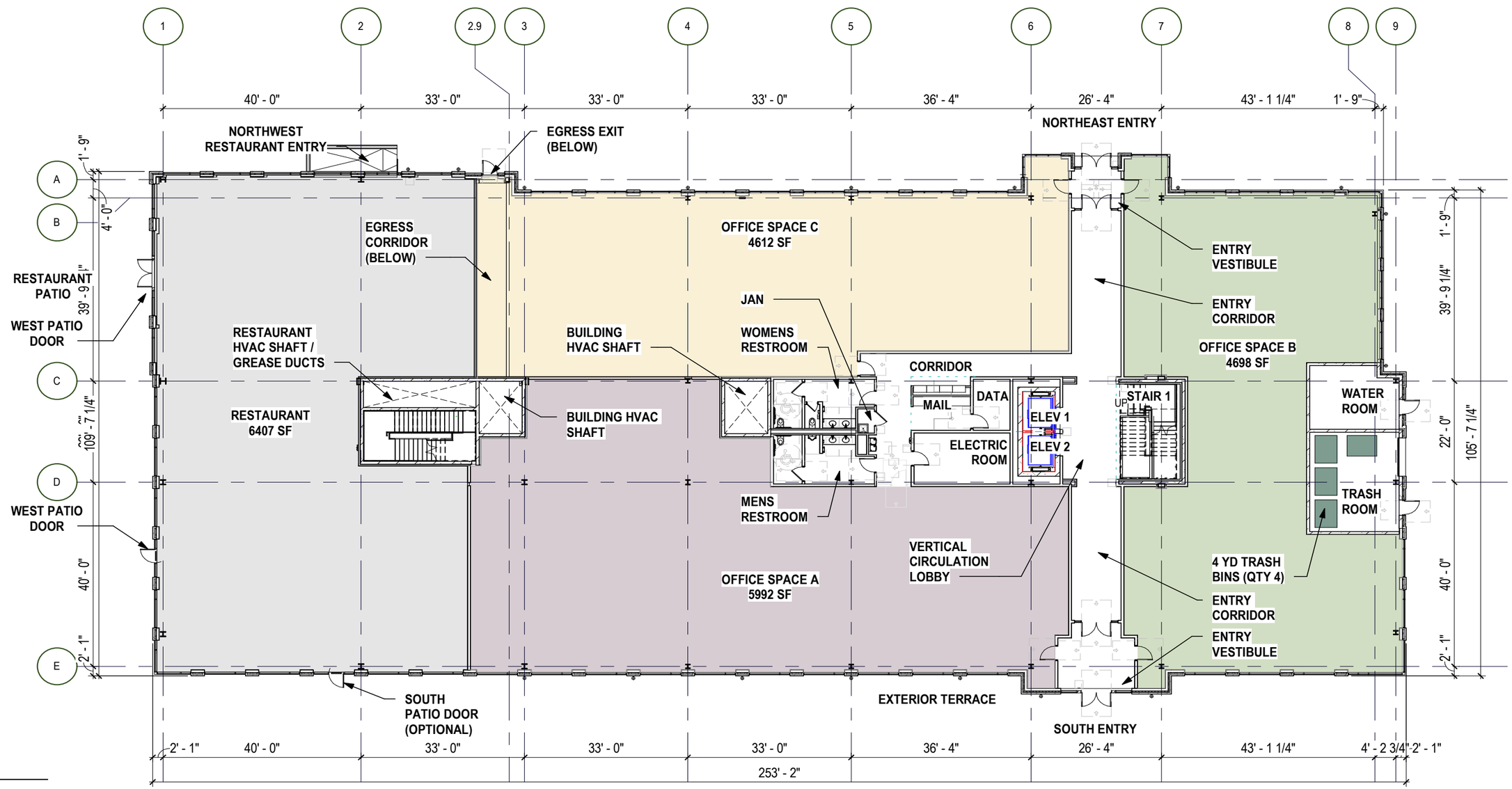

OFFICE SPACE A	5992 SF
OFFICE SPACE B	4698 SF
OFFICE SPACE C	4612 SF
RESTAURANT	6407 SF
COMMON AREA / BOH / VERTICAL CIRCULATION	4244 SF
TOTAL GROUND / FIRST FLOOR SF:	29,988 SF + / -
OVERALL BUILDING AREA:	108,654 SF + / -

first floor plan

3/64" = 1'-0"

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ma+ design CRAWFORD HOYING

OFFICE - GROUND / FIRST FLOOR PLAN

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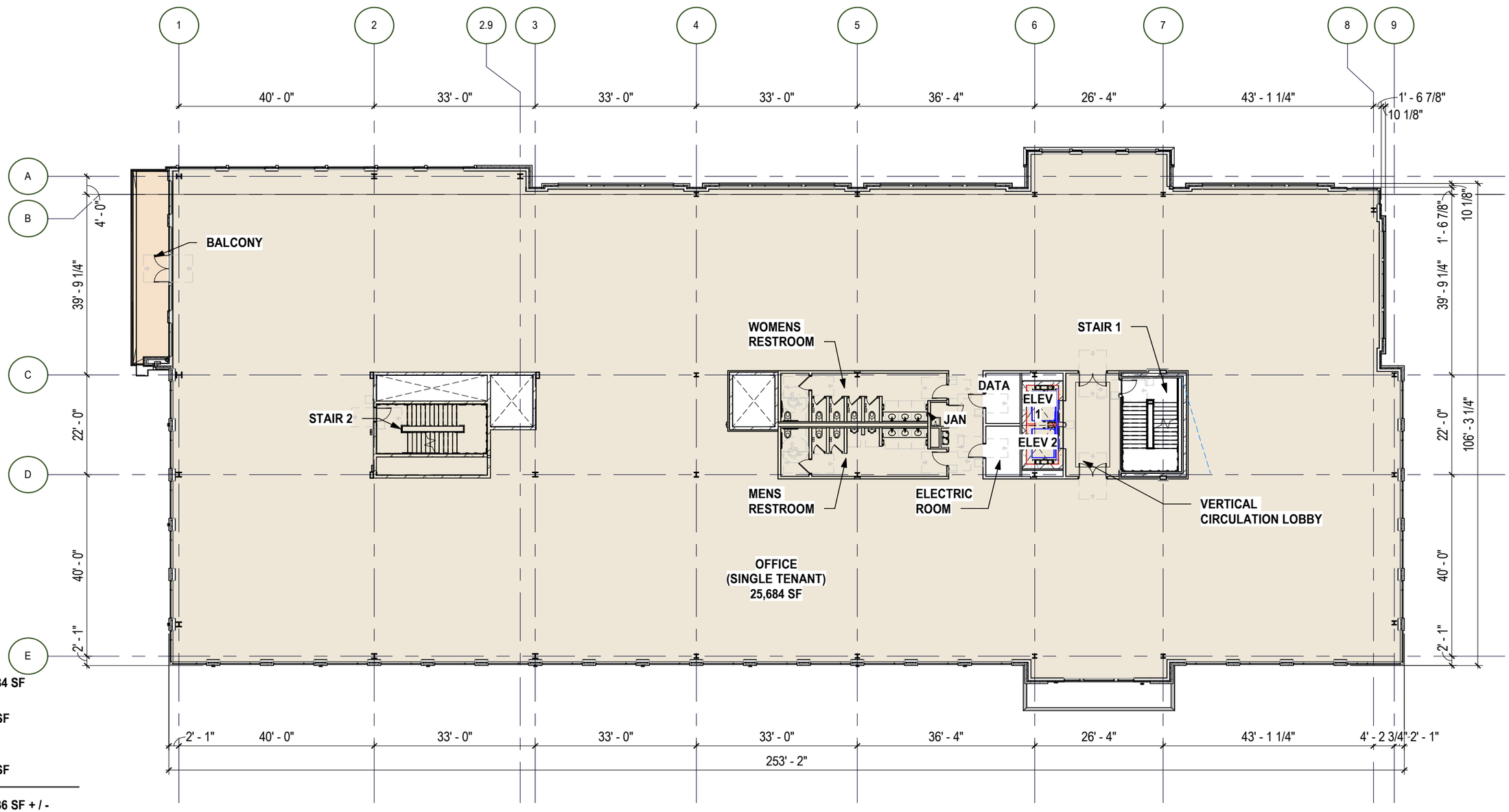

OFFICE (MULTI TENANT)	25,684 SF
COMMON AREA / BOH / VERTICAL CIRCULATION	159 SF
BALCONY	293 SF
TOTAL SF:	26,136 SF + / -
OVERALL BUILDING AREA:	108,396 SF + / -

typical floor plan

3/64" = 1'-0"

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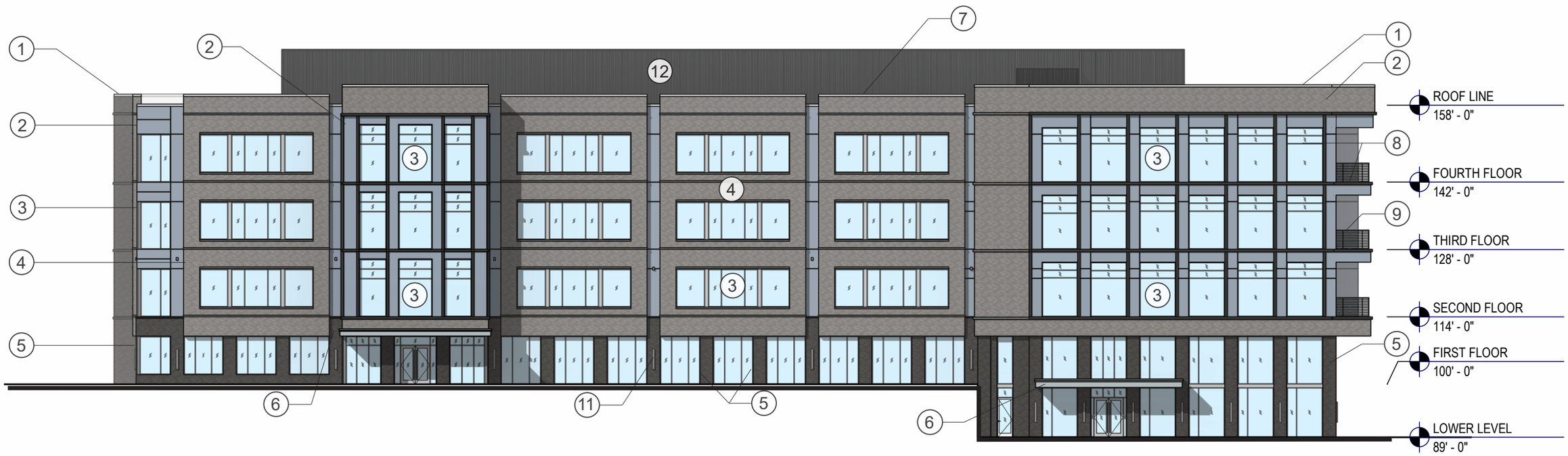
OFFICE - TYPICAL FLOOR PLAN

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025

016-A2



1. Prefinished Metal Coping - Black
2. Exterior Cladding System - Color 1
3. Storefront System - Clear Glazing
4. Brick - Gray (BR-2)
5. Brick - Dark Gray (BR-1)
6. Entry Canopy (Office / Restaurant)
7. Prefinished Metal Coping - Grey
8. Break Metal Accent Band - Black
9. Aluminum Railing System
10. Exterior Cladding System - Color 2
11. Exterior Lighting Fixture - Black
12. Roof Screen - Gray

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OFFICE - NORTH ELEVATION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025

017-A3

1. Prefinished Metal Coping - Black
2. Exterior Cladding System - Color 1
3. Storefront System - Clear Glazing
4. Brick - Gray (BR-2)
5. Brick - Dark Gray (BR-1)
6. Entry Canopy (Office / Restaurant)
7. Prefinished Metal Coping - Grey
8. Break Metal Accent Band - Black
9. Aluminum Railing System
10. Exterior Cladding System - Color 2
11. Exterior Lighting Fixture - Black
12. Roof Screen - Gray

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OFFICE - EAST ELEVATION

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1. Prefinished Metal Coping - Black
2. Exterior Cladding System - Color 1
3. Storefront System - Clear Glazing
4. Brick - Gray (BR-2)
5. Brick - Dark Gray (BR-1)
6. Entry Canopy (Office / Restaurant)
7. Prefinished Metal Coping - Grey
8. Break Metal Accent Band - Black
9. Aluminum Railing System
10. Exterior Cladding System - Color 2
11. Exterior Lighting Fixture - Black
12. Roof Screen - Gray

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OFFICE - SOUTH ELEVATION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025

019-A5

1. Prefinished Metal Coping - Black
2. Exterior Cladding System - Color 1
3. Storefront System - Clear Glazing
4. Brick - Gray (BR-2)
5. Brick - Dark Gray (BR-1)
6. Entry Canopy (Office / Restaurant)
7. Prefinished Metal Coping - Grey
8. Break Metal Accent Band - Black
9. Aluminum Railing System
10. Storefront System - Spandrel Panel
11. Exterior Cladding System - Color 2
12. Exterior Lighting Fixture - Black
13. Roof Screen - Gray

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OFFICE - WEST ELEVATION

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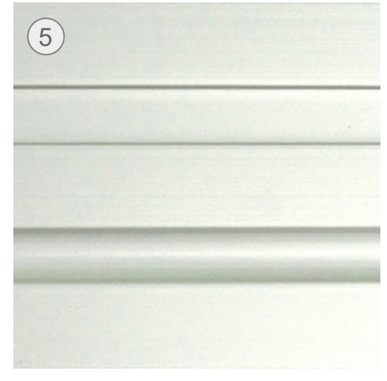

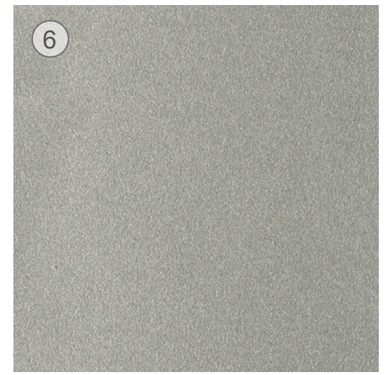

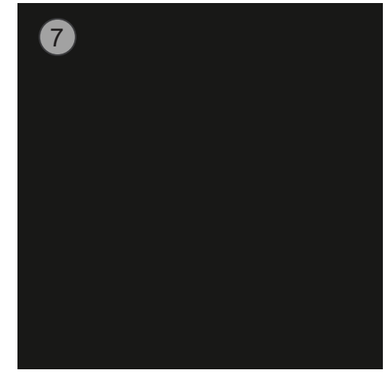

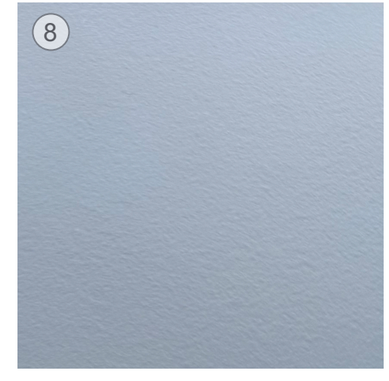

1. **Brick - Dark Grey (BR-1)**
2. **Brick - Medium Grey (BR-2)**
3. **Cast Stone - Dark Grey (CS-1)**
4. **Cast Stone - Medium Grey (CS-2)**
5. **Storefront System Mullion - Clear Anodized**
6. **Miscellaneous Metals - Metal Coping - Grey**
7. **Miscellaneous Metal - Break Metal - Black**
8. **Exterior Cladding System - Dove Blue**
9. **Exterior Cladding System - Akro Mandel (Wood Finish)**

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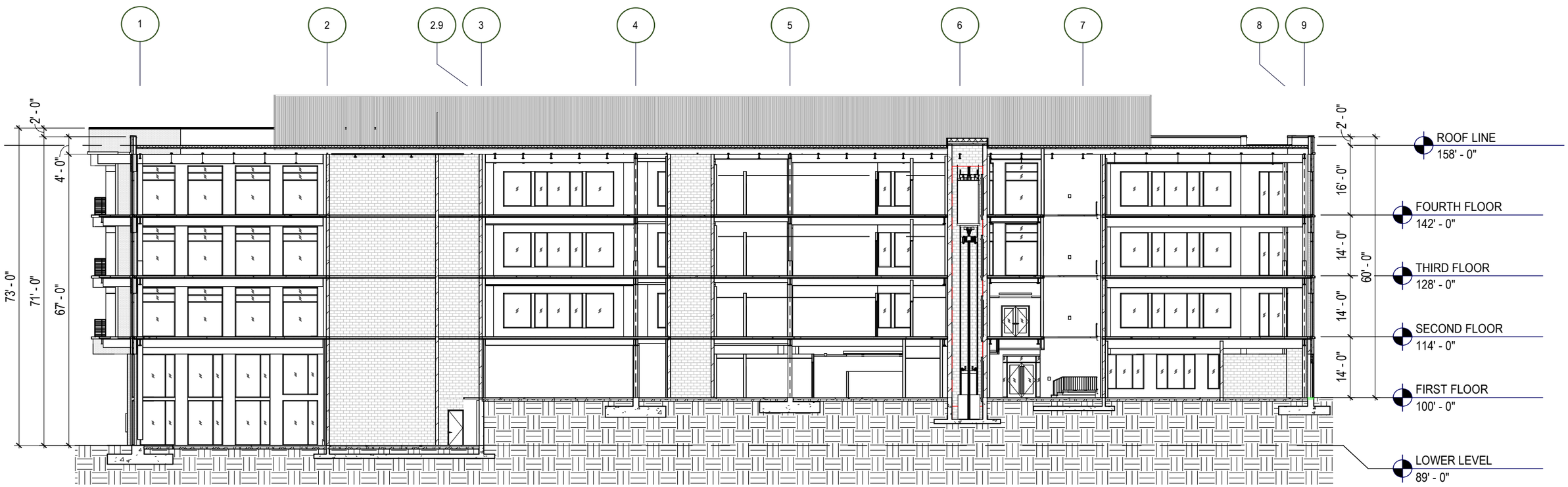

longitudinal building section

3/64" = 1'-0"

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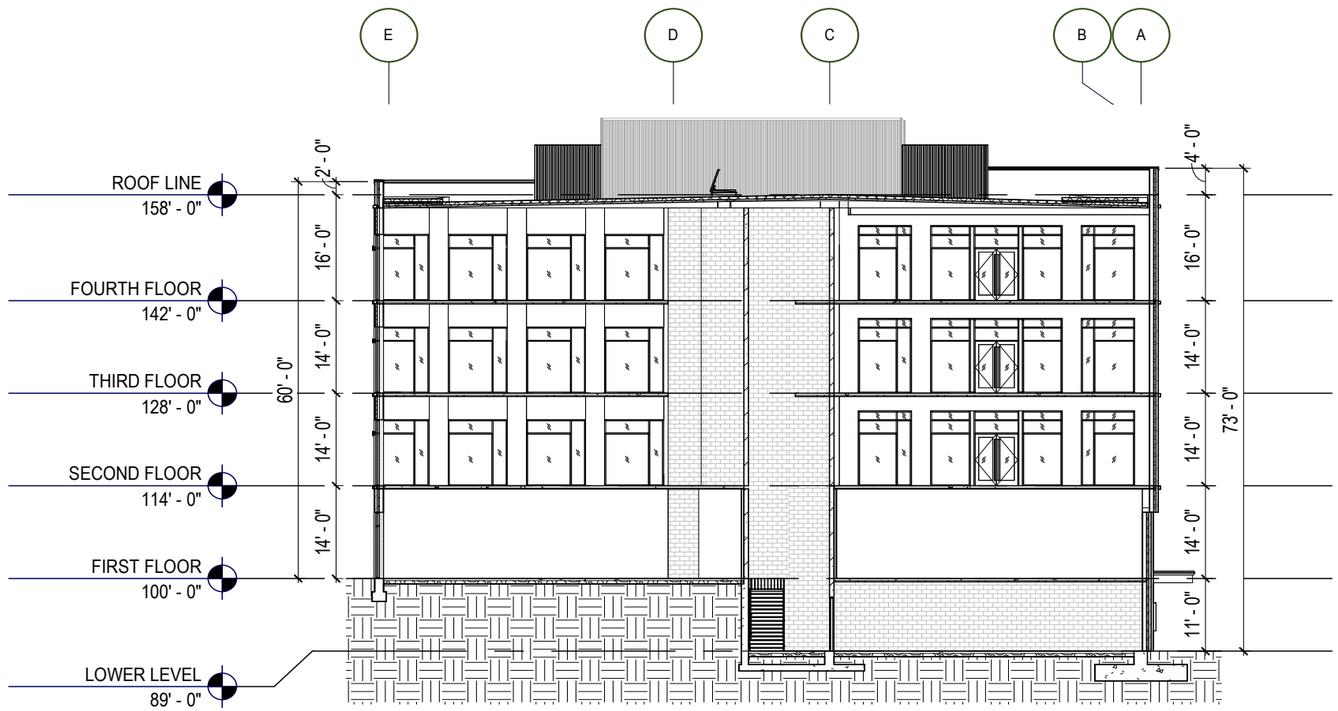
OFFICE - LONGITUDINAL BUILDING SECTION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **022-A8**



building section

3/64" = 1'-0"

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OFFICE - BUILDING SECTION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **023-A9**

MATERIAL TYPE	NORTH -TOTAL FACADE AREA:	19,643 SF
PRIMARY	BRICK (AREA):	7,293 SF
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	7,004 SF
SECONDARY	HPL PANEL (AREA):	3,096 SF
SECONDARY	METAL ROOF SCREEN WALL (AREA):	2,250 SF
SECONDARY	SPANDEL PANEL (AREA):	0 SF
SECONDARY	LOUVERS (AREA):	0 SF

PRIMARY MATERIALS TOTAL AREA: 14,297 SF

REQUIRED: 80%
PROVIDED: 72.8% (14,297 / 19,643 = .728)

SECONDARY MATERIALS TOTAL AREA: 5,346 SF

REQUIRED: <20%
PROVIDED: 27.1% (5,346 / 19,643 = .272)

FACADE REQUIREMENTS: NORTH FACADE

STREET FACADE: YES
PRINCIPLE ENTRANCE: YES

NUMBER OF ENTRANCES

REQUIRED: 1 PER 75 FEET OF FACADE
FACADE LENGTH: 249'-2"

REQUIRED: 249.17 / 75.0 = 4(3.32)
PROVIDED: 2

GROUND STORY

HEIGHT (VARIES): 23'-0" ON WEST SIDE
14'-0" ON EAST SIDE
GROUND STORY TOTAL AREA: 4,681 SF

TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 1,621 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY GLAZING AREA: 1,140 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 70.3% (1,140 / 1,621 = .703)
TRANSPARENCY REQUIRED: 60%

UPPER STORY

HEIGHT: 14'-0"

UPPER STORY TOTAL AREA: 3,804 SF

TRANSPARENCY:
UPPER STORY TRANSPARENCY ZONE AREA: 3,804 SF
(FLOOR TO FLOOR)
UPPER STORY GLAZING AREA: 1,747 SF
(FLOOR TO FLOOR)
TRANSPARENCY PROVIDED: 45.9% (1,747 / 3,804 = .459)
TRANSPARENCY REQUIRED: 30%

BLANK WALL LIMITATIONS

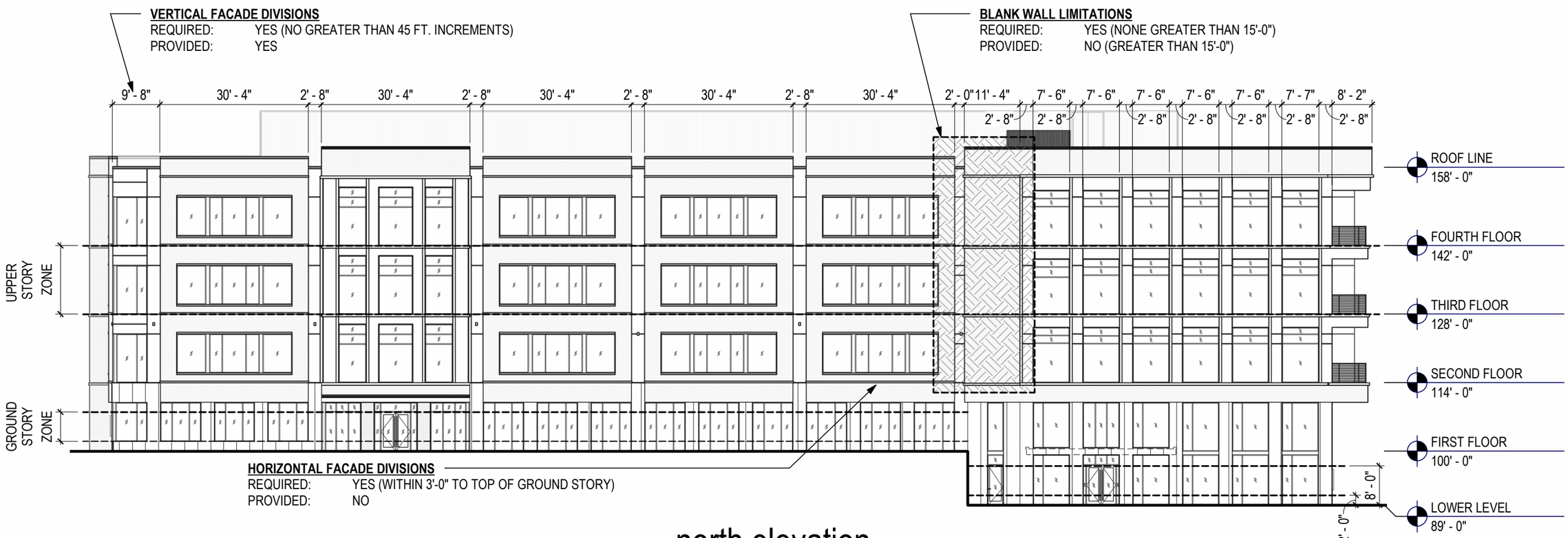
REQUIRED: YES
PROVIDED: NO (GREATER THAN 15'-0")

VERTICAL FACADE DIVISIONS

REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: YES

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: NO



north elevation

3/64" = 1'-0"

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OFFICE - EXTERIOR ELEVATION TRANSPARENCY STUDIES - NORTH

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **024-A10**

MATERIAL TYPE	EAST -TOTAL FACADE AREA:	7,093 SF
PRIMARY	BRICK (AREA):	3,456 SF
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	2,763 SF
SECONDARY	HPL PANEL (AREA):	326 SF
SECONDARY	METAL ROOF SCREEN WALL (AREA):	533 SF
SECONDARY	SPANDEL PANEL (AREA):	0 SF
SECONDARY	LOUVERS (AREA):	15 SF

PRIMARY MATERIALS TOTAL AREA: 6,219 SF

REQUIRED: 80%
PROVIDED: 87.6% (6,219 / 7,093 = .876)

SECONDARY MATERIALS TOTAL AREA: 874 SF

REQUIRED: >20%
PROVIDED: 12.3% (874 / 7,093 = .123)

FACADE REQUIREMENTS: EAST FACADE

STREET FACADE: YES
PRINCIPLE ENTRANCE: NO

NUMBER OF ENTRANCES

REQUIRED: 1 PER 75 FEET OF FACADE
FACADE LENGTH: 105'-6"

REQUIRED: 105.5 / 75.0 = 2(1.40)
PROVIDED: 0 (2 BOH DOORS)

GROUND STORY

HEIGHT (VARIES): 14'-0"

GROUND STORY TOTAL AREA: 1,473 SF

TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 845 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY GLAZING AREA: 485 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 57.3% (485 / 845 = .573)
TRANSPARENCY REQUIRED: 60%

UPPER STORY

HEIGHT: 14'-0"

UPPER STORY TOTAL AREA: 1,474 SF

TRANSPARENCY:
UPPER STORY TRANSPARENCY ZONE AREA: 845 SF
(2'-0" TO 8'-0" ABOVE FLOOR)
UPPER STORY GLAZING AREA: 608 SF
(2'-0" TO 8'-0" ABOVE FLOOR)
TRANSPARENCY PROVIDED: 72% (608 / 845 = .719)
TRANSPARENCY REQUIRED: 30%

BLANK WALL LIMITATIONS

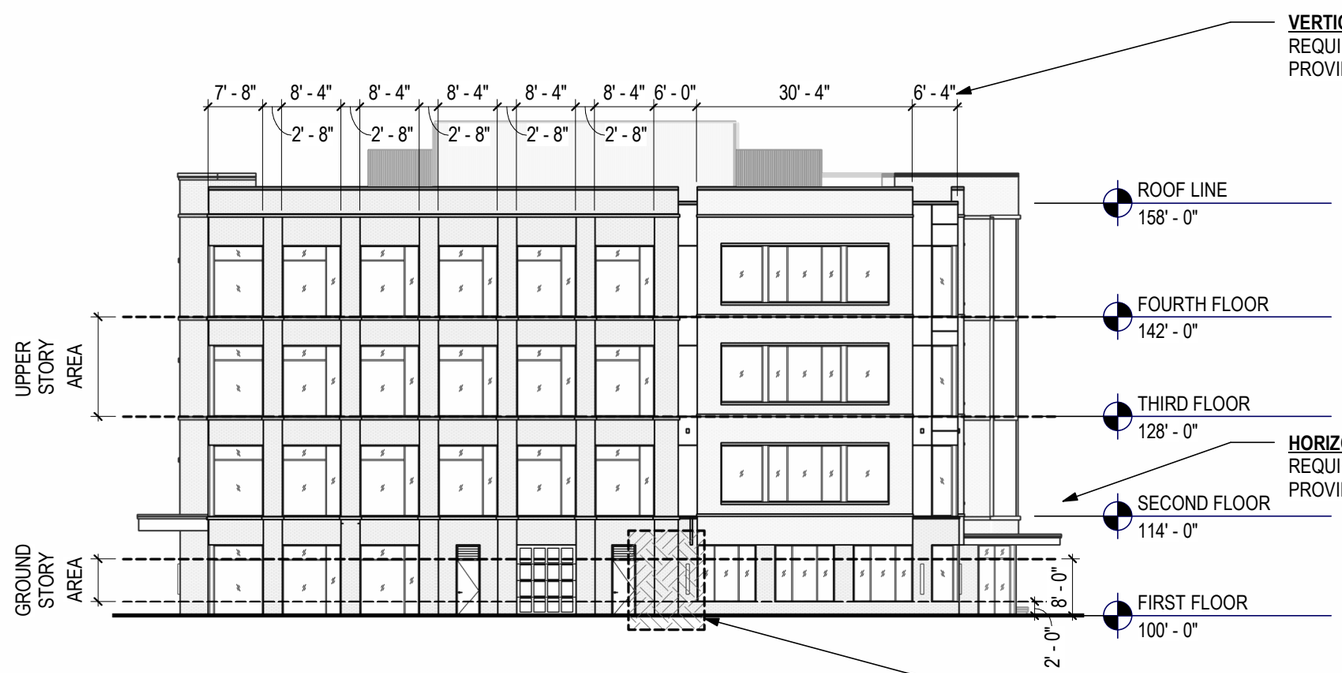
REQUIRED: YES
PROVIDED: YES (NONE GREATER THAN 15'-0")

VERTICAL FACADE DIVISIONS

REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: YES

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: NO



VERTICAL FACADE DIVISIONS
REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: YES

HORIZONTAL FACADE DIVISIONS
REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: NO

BLANK WALL LIMITATIONS
REQUIRED: YES (NONE GREATER THAN 15'-0")
PROVIDED: YES

east elevation

3/64" = 1'-0"

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OFFICE - EXTERIOR ELEVATION TRANSPARENCY STUDIES - EAST

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **025-A11**

MATERIAL TYPE	SOUTH -TOTAL FACADE AREA:	18,587 SF
PRIMARY	BRICK (AREA):	5,957 SF
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	7,819 SF
SECONDARY	HPL PANEL (AREA):	2,453 SF
SECONDARY	METAL ROOF SCREEN WALL (AREA):	2,358 SF
SECONDARY	SPANDEL PANEL (AREA):	0 SF
SECONDARY	LOUVERS (AREA):	0 SF

PRIMARY MATERIALS TOTAL AREA: 13,776 SF

REQUIRED: 80%
PROVIDED: 74.1% (13,776 / 18,587 = .741)

SECONDARY MATERIALS TOTAL AREA: 4,811 SF

REQUIRED: >20%
PROVIDED: 25.8% (4,811/ 18,587 = .258)

FACADE REQUIREMENTS: SOUTH FACADE

STREET FACADE: NO
PRINCIPLE ENTRANCE: NO

NUMBER OF ENTRANCES

REQUIRED: N/A
FACADE LENGTH: 253'-2"

REQUIRED: N/A
PROVIDED: 2

GROUND STORY

HEIGHT (VARIES): 23'-0" ON WEST SIDE
14'-0" ON EAST SIDE

GROUND STORY TOTAL AREA: 4,198 SF
TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 2,020 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY GLAZING AREA: 1,451 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 71.8% (1,451 / 2,020 = .718)
TRANSPARENCY REQUIRED: 60%

UPPER STORY

HEIGHT: 14'-0"

UPPER STORY TOTAL AREA: 3,536 SF
TRANSPARENCY:
UPPER STORY TRANSPARENCY ZONE AREA: 2,020 SF
(2'-0" TO 8'-0" ABOVE GRADE)
UPPER STORY GLAZING AREA: 1,454 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 72% (1,454 / 2,020 = .719)
TRANSPARENCY REQUIRED: 30%

BLANK WALL LIMITATIONS

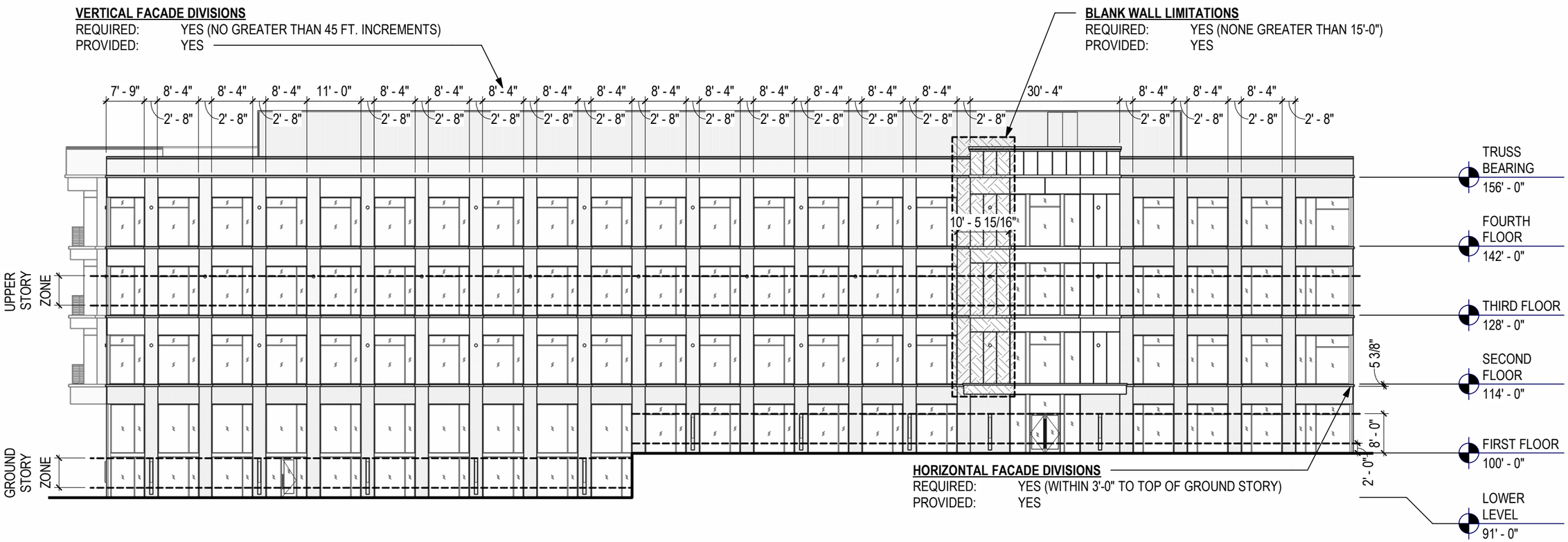
REQUIRED: YES (NONE GREATER THAN 15'-0")
PROVIDED: YES

VERTICAL FACADE DIVISIONS

REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: YES

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: YES



south elevation

3/64" = 1' 0"

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OFFICE - EXTERIOR ELEVATION TRANSPARENCY STUDIES - SOUTH

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **026-A12**

MATERIAL TYPE	WEST - TOTAL FACADE AREA:	8,716 SF
PRIMARY	BRICK (AREA):	2,137 SF
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	4,326 SF
SECONDARY	HPL PANEL (AREA):	1,720 SF
SECONDARY	METAL ROOF SCREEN WALL (AREA):	533 SF
SECONDARY	SPANDEL PANEL (AREA):	0 SF
SECONDARY	LOUVERS (AREA):	0 SF

PRIMARY MATERIALS TOTAL AREA: 6,463 SF

REQUIRED: 80%
PROVIDED: 74.2% (6,463 / 8,716 = .742)

SECONDARY MATERIALS TOTAL AREA: 2,253 SF

REQUIRED: <20%
PROVIDED: 25.8% (2,253 /8,716 = .258)

FACADE REQUIREMENTS: WEST FACADE

STREET FACADE: YES
PRINCIPLE ENTRANCE: NO

NUMBER OF ENTRANCES

REQUIRED: 1 PER 75 FEET OF FACADE
FACADE LENGTH: 109'-6"

REQUIRED: 109.5 / 75 = 2(1.46)
PROVIDED: 2

GROUND STORY

HEIGHT (VARIES): 23'-0"

GROUND STORY TOTAL AREA: 2,515 SF

TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 656 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY GLAZING AREA: 512 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 78% (512 / 656 = .780)
TRANSPARENCY REQUIRED: 60%

UPPER STORY

HEIGHT (VARIES): 14'-0"

UPPER STORY TOTAL AREA: 1,528 SF

TRANSPARENCY:
UPPER STORY TRANSPARENCY ZONE AREA: 656 SF
(2'-0" TO 8'-0" ABOVE GRADE)
UPPER STORY GLAZING AREA: 512 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 78% (512 / 656 = .780)
TRANSPARENCY REQUIRED: 30%

BLANK WALL LIMITATIONS

REQUIRED: YES (NONE GREATER THAN 15'-0")
PROVIDED: YES

VERTICAL FACADE DIVISIONS

REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: NO

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: YES

VERTICAL FACADE DIVISIONS

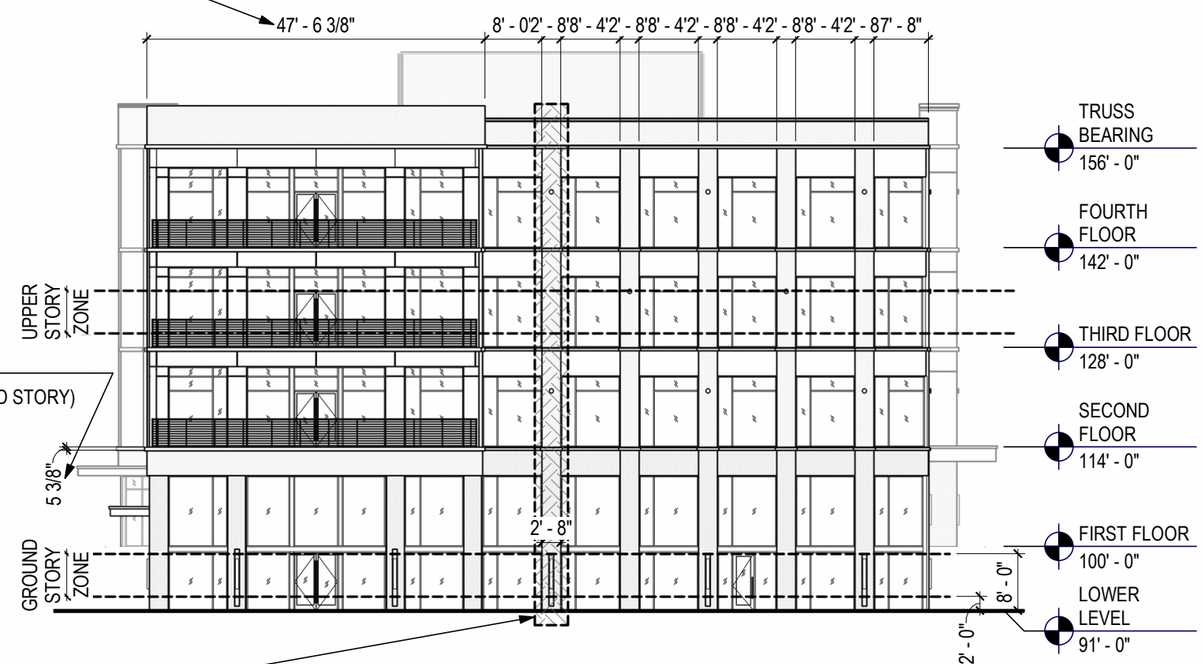
REQUIRED: YES (NO GREATER THAN 45 FT. INCREMENTS)
PROVIDED: NO

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: YES

BLANK WALL LIMITATIONS

REQUIRED: YES (NONE GREATER THAN 15'-0")
PROVIDED: YES



west elevation

3/64" = 1' 0"

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OFFICE - NW PERSPECTIVE

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OFFICE - SW PERSPECTIVE

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OFFICE - SE PERSPECTIVE

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OFFICE - NE PERSPECTIVE

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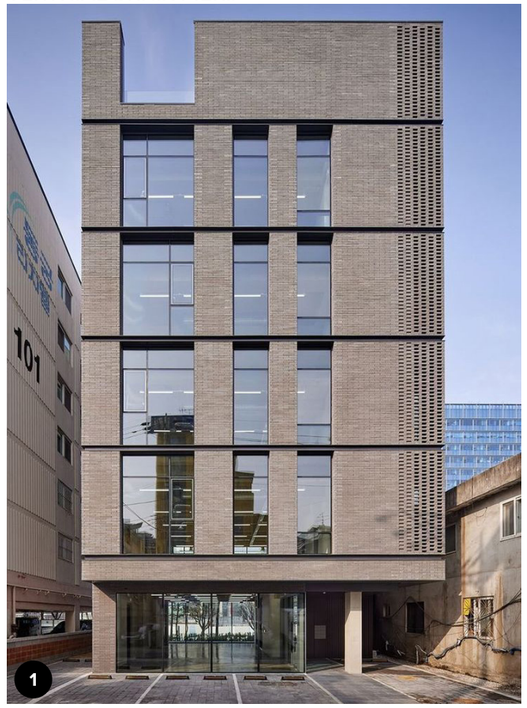
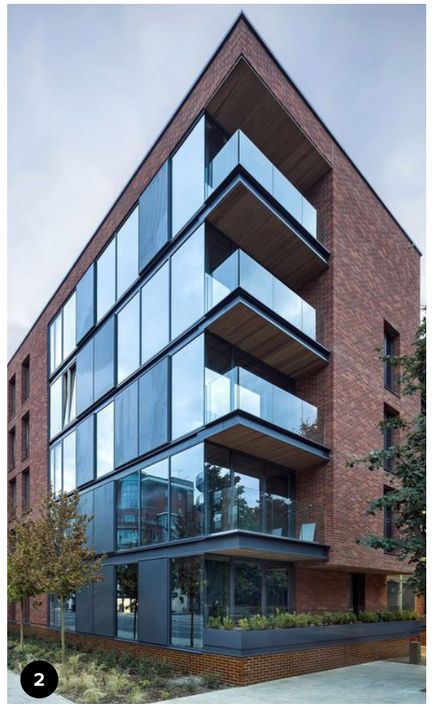
VERTICAL BRICK PIERS



1

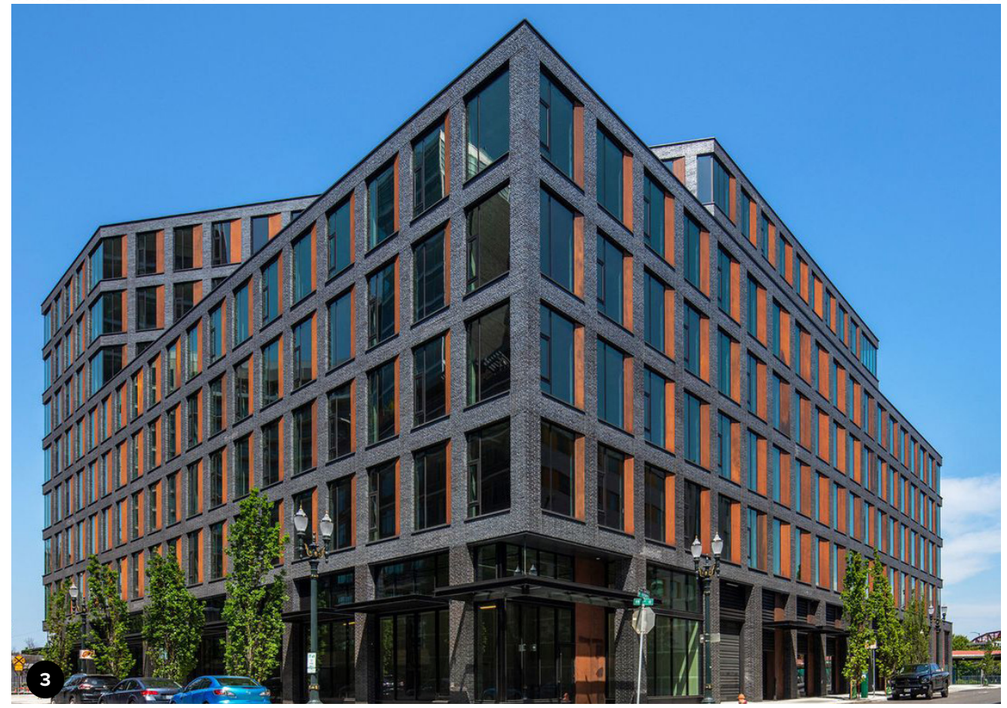
CORNER BALCONIES



2

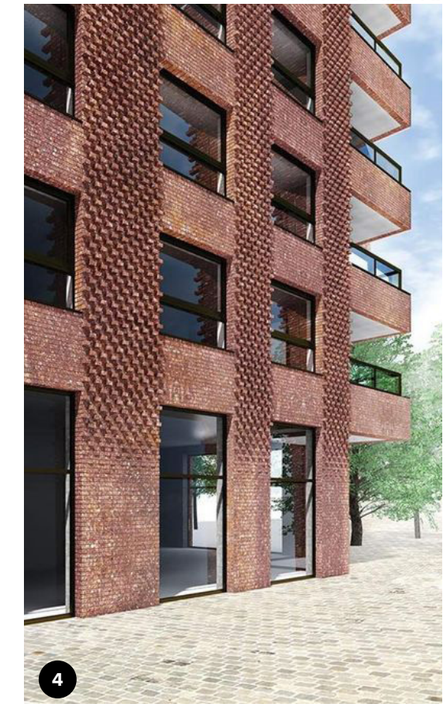
SIMPLE REPETITION

ACCENT PANEL COLOR



3

BRICK DETAILING

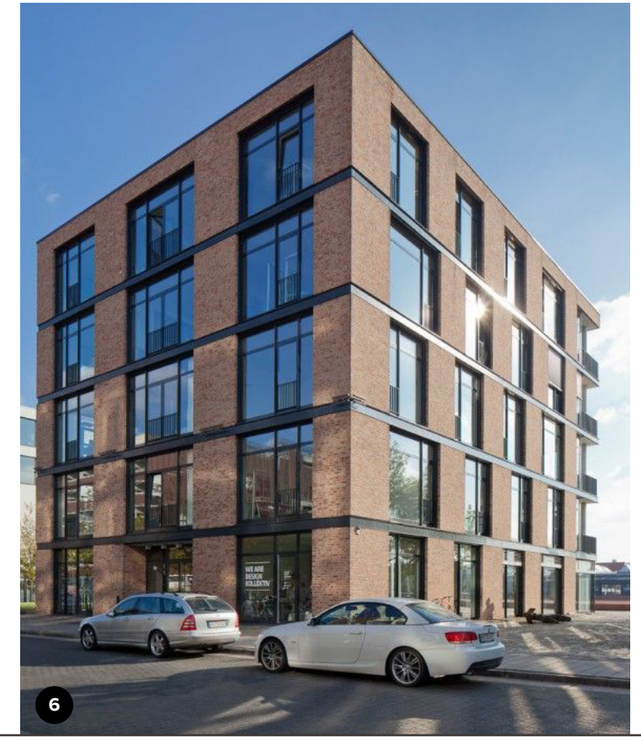


4

FEATURE CORNER ENGAGENENT

5

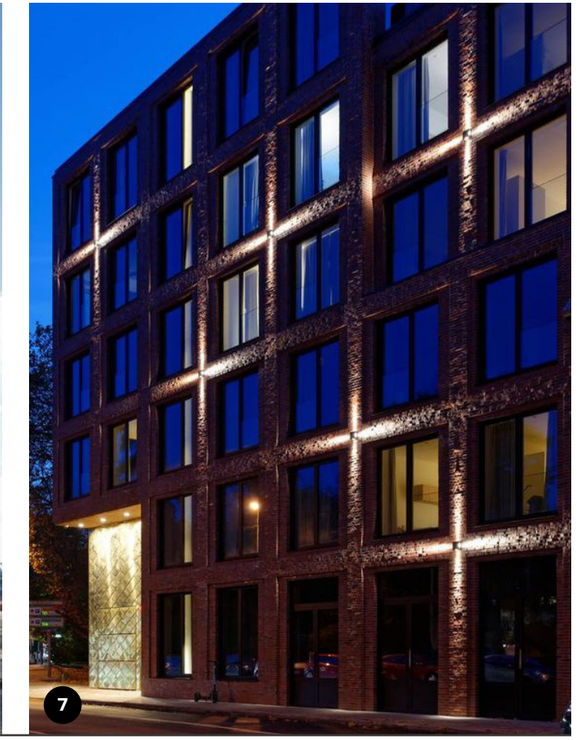
RESTAURANT PATIO



6

HORIZONTAL BANDING

ACCENT LIGHTING



7

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OFFICE - INSPIRATIONAL IMAGES

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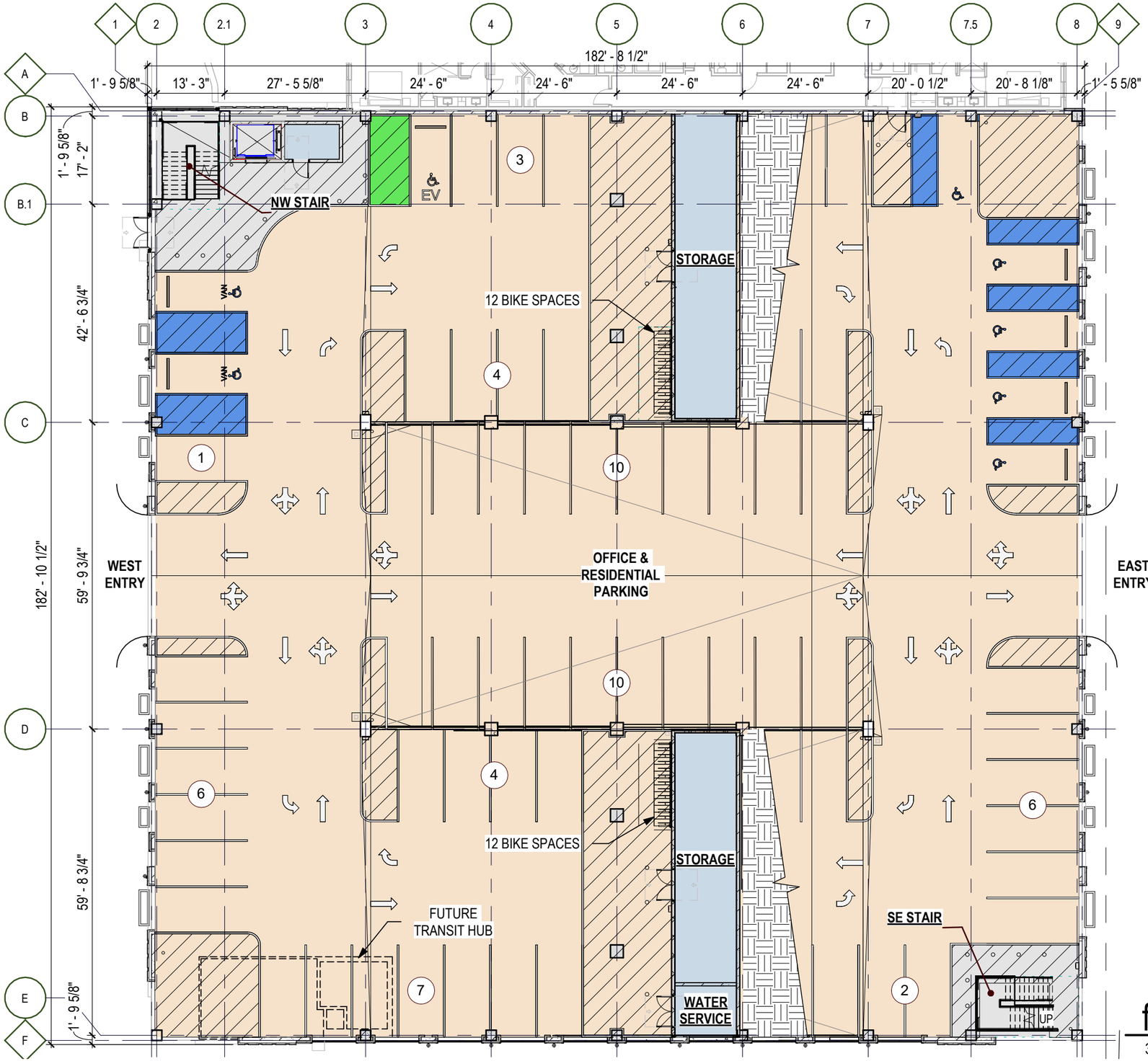

first floor plan

3/64" = 1'-0"

PARKING SCHEDULE - FIRST FLOOR

PARKING SPACE TYPE	QUANTITY
PARKING SPACES	94
ACCESSIBLE VAN SPACES	2
ACCESSIBLE SPACES	5
ACCESSIBLE EV CHARGING SPACES	1
	102
GRAND TOTAL	102

PARKING SCHEDULE - TOTAL

PARKING SPACE TYPE	QUANTITY
ACCESSIBLE EV CHARGING SPACES	1
ACCESSIBLE SPACES	10
ACCESSIBLE VAN SPACES	2
EV CHARGING SPACES	4
PARKING SPACES	490
	507
GRAND TOTAL	507

BICYCLE STORAGE

REQUIRED BICYCLE STORAGE	78
PROVIDED BICYCLE STORAGE	84

GARAGE AREA - 1ST LEVEL	
BUILDING FOOTPRINT	33,060 SF
GROSS FLOOR AREA	± 41,807 SF
GROSS BUILDING AREA	± 168,756 SF

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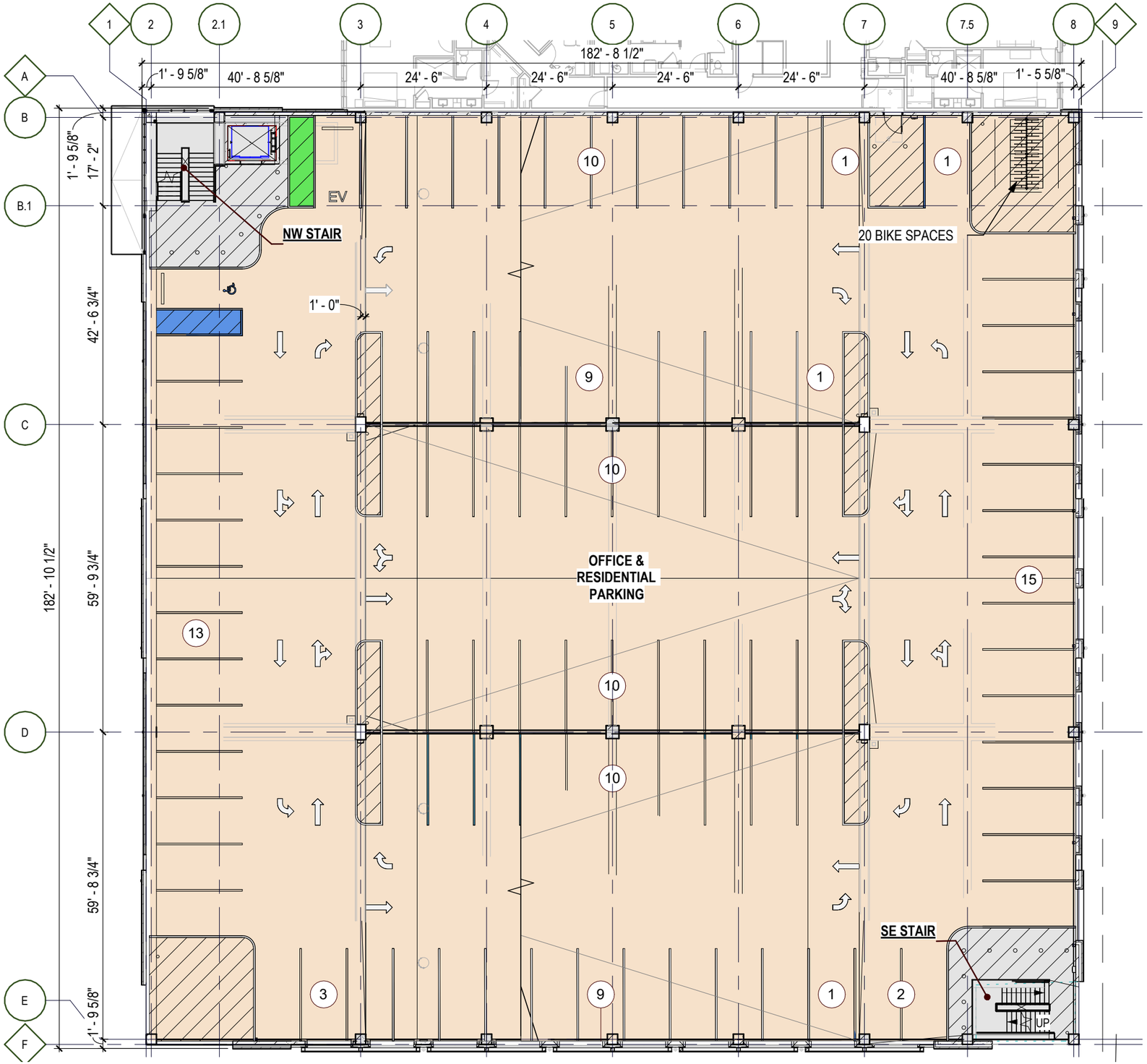
GARAGE - FIRST FLOOR PLAN

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **033-A19**



PARKING SCHEDULE - TYPICAL FLOOR

PARKING SPACE TYPE	QUANTITY
PARKING SPACES	95
EV CHARGING SPACES	1
ACCESSIBLE SPACES	1
	97
GRAND TOTAL	97

GARAGE AREA - TYPICAL LEVEL	
GROSS FLOOR AREA	± 33,159 SF
GROSS BUILDING AREA	± 168,756 SF

typical floor plan

3/64" = 1'-0"

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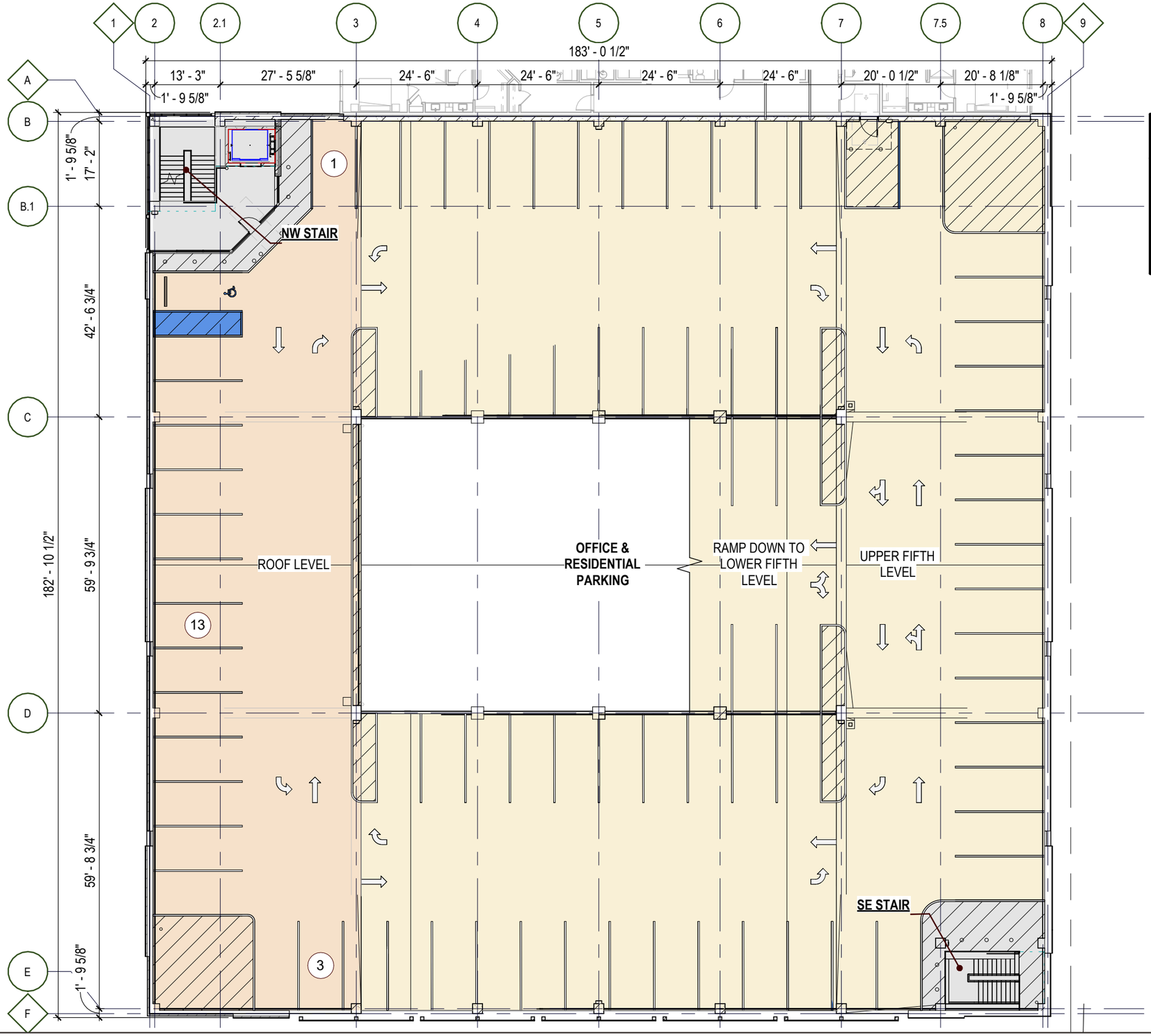
GARAGE - TYPICAL FLOOR PLAN

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **034-A20**



PARKING SCHEDULE - ROOF LEVEL

PARKING SPACE TYPE	QUANTITY
PARKING SPACES	17
ACCESSIBLE SPACES	1
	18
GRAND TOTAL	18

GARAGE AREA - ROOF LEVEL	
GROSS FLOOR AREA	± 7,888 SF
GROSS BUILDING AREA	± 168,756 SF

roof plan

3/64" = 1'-0"

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GARAGE - ROOF PLAN

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **035-A21**

1. Unfinished Concrete
2. Brick - Dark Gray (BR-1)
3. Brick - Medium Red (BR-2)
4. Post Tension Cable Barrier - Grey
5. Scrim Screen w/ Custom Art
6. Metal Trellis Side Panel w/ Vegetation
7. Lightweight Metal Panel - Silver
8. Storefront - Clear Glazing
9. Storefront - Frosted Glazing
10. Vegetation Planters - Dark Grey
11. Cast Stone Ledge - Dark Grey

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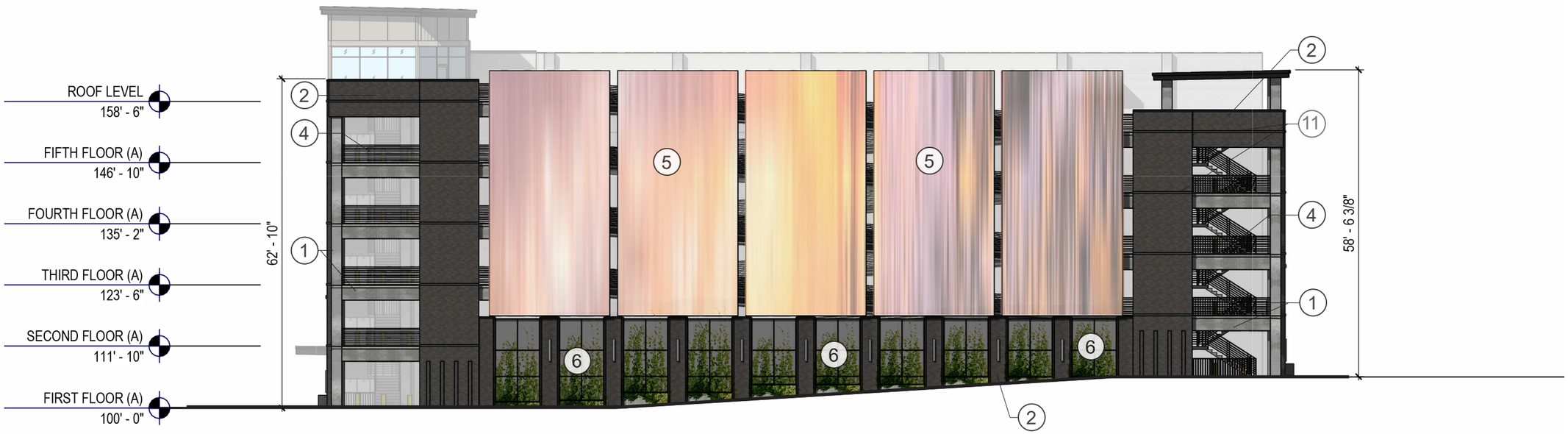
GARAGE - EAST ELEVATION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **036-A22**



1. Unfinished Concrete
2. Brick - Dark Gray (BR-1)
3. Brick - Medium Red (BR-2)
4. Post Tension Cable Barrier - Grey
5. Scrim Screen w/ Custom Art
6. Metal Trellis Side Panel w/ Vegetation
7. Lightweight Metal Panel - Silver
8. Storefront - Clear Glazing
9. Storefront - Frosted Glazing
10. Vegetation Planters - Dark Grey
11. Cast Stone Ledge - Dark Grey

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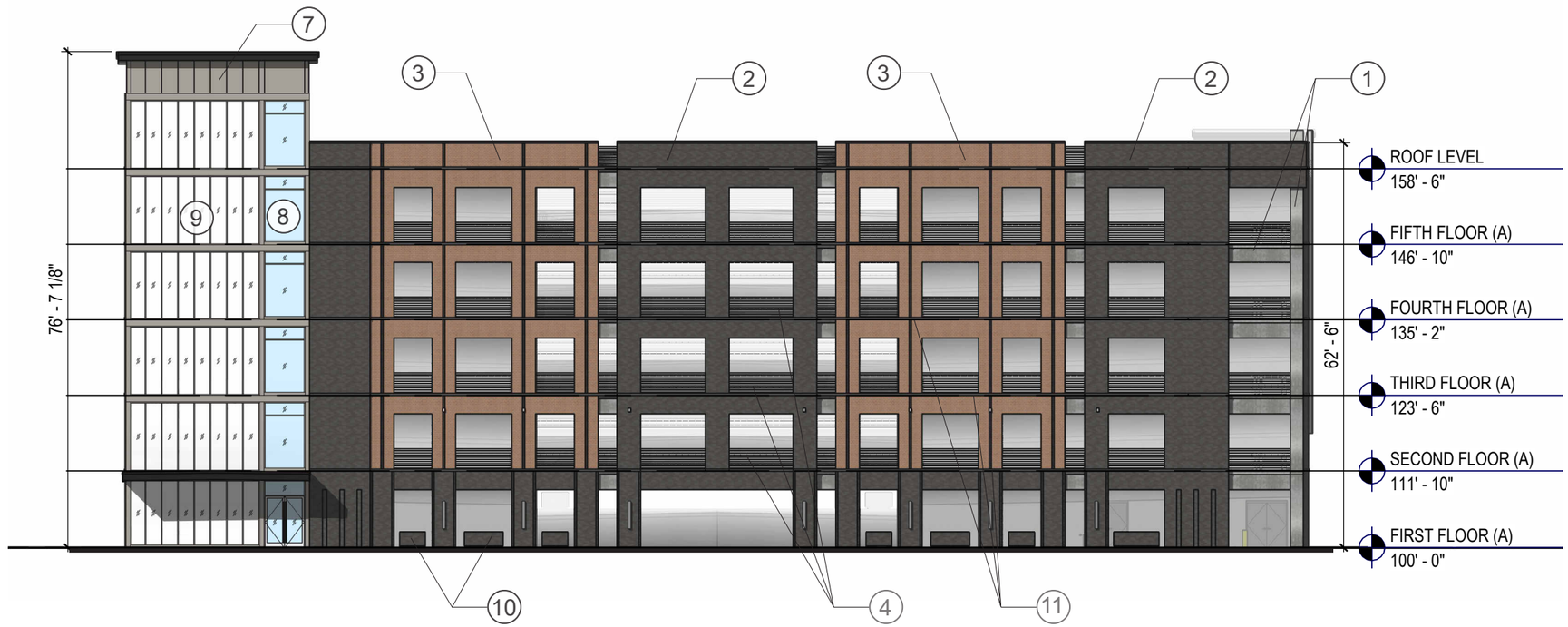
GARAGE - SOUTH ELEVATION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **037-A23**



1. Unfinished Concrete
2. Brick - Dark Gray (BR-1)
3. Brick - Medium Red (BR-2)
4. Post Tension Cable Barrier - Grey
5. Scrim Screen w/ Custom Art
6. Metal Trellis Side Panel w/ Vegetation
7. Lightweight Metal Panel - Silver
8. Storefront - Clear Glazing
9. Storefront - Frosted Glazing
10. Vegetation Planters - Dark Grey
11. Cast Stone Ledge - Dark Grey

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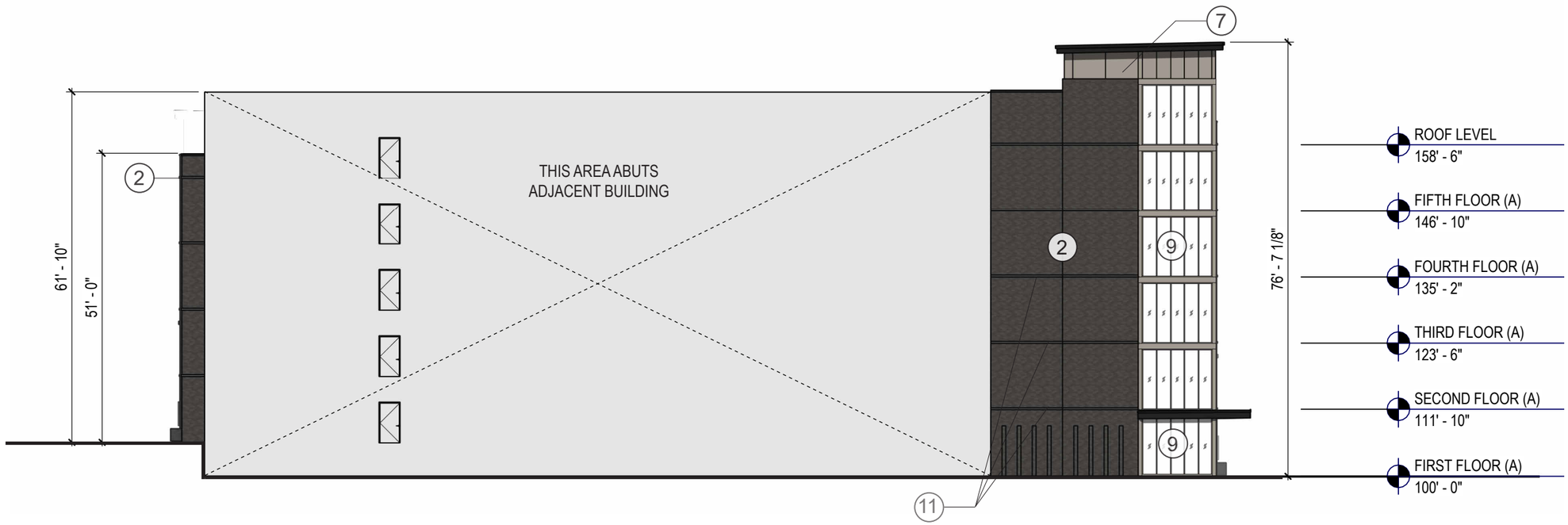
GARAGE - WEST ELEVATION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **038-A24**



1. Unfinished Concrete
2. Brick - Dark Gray (BR-1)
3. Brick - Medium Red (BR-2)
4. Post Tension Cable Barrier - Grey
5. Scrim Screen w/ Custom Art
6. Metal Trellis Side Panel w/ Vegetation
7. Lightweight Metal Panel - Silver
8. Storefront - Clear Glazing
9. Storefront - Frosted Glazing
10. Vegetation Planters - Dark Grey
11. Cast Stone Ledge - Dark Grey

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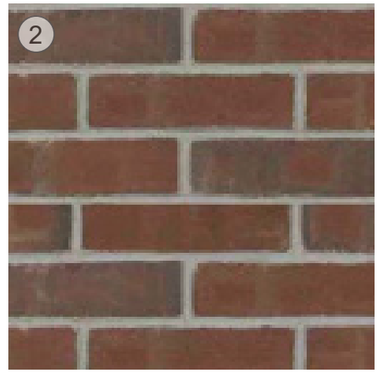
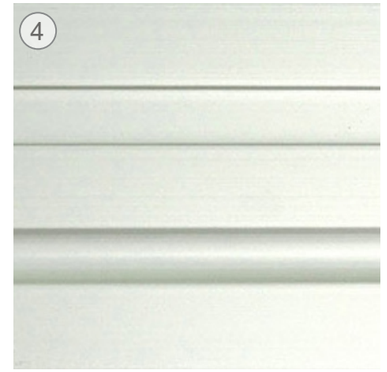
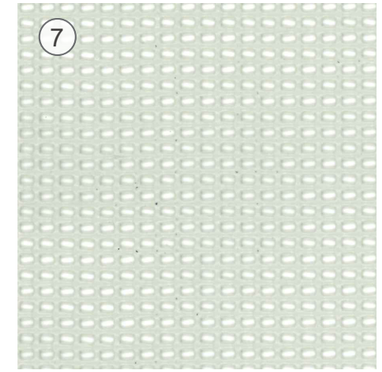
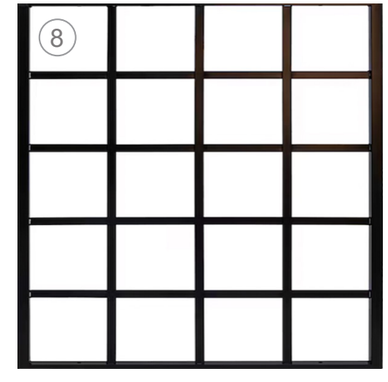
GARAGE - NORTH ELEVATION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **039-A25**









1. **Brick - Dark Grey (BR-1)**
2. **Brick - Medium Red (BR-2)**
3. **Cast Stone - Dark Grey (CS-1)**
4. **Storefront System Mullion - Clear Anodized**
5. **Miscellaneous Metals - Metal Panel - Grey**
6. **Miscellaneous Metal - Break Metal - Black**
7. **Scrim Cladding Screen w/ Custom Art Print - 34% Open**
8. **Metal Mesh w/ Vegetation - Black**

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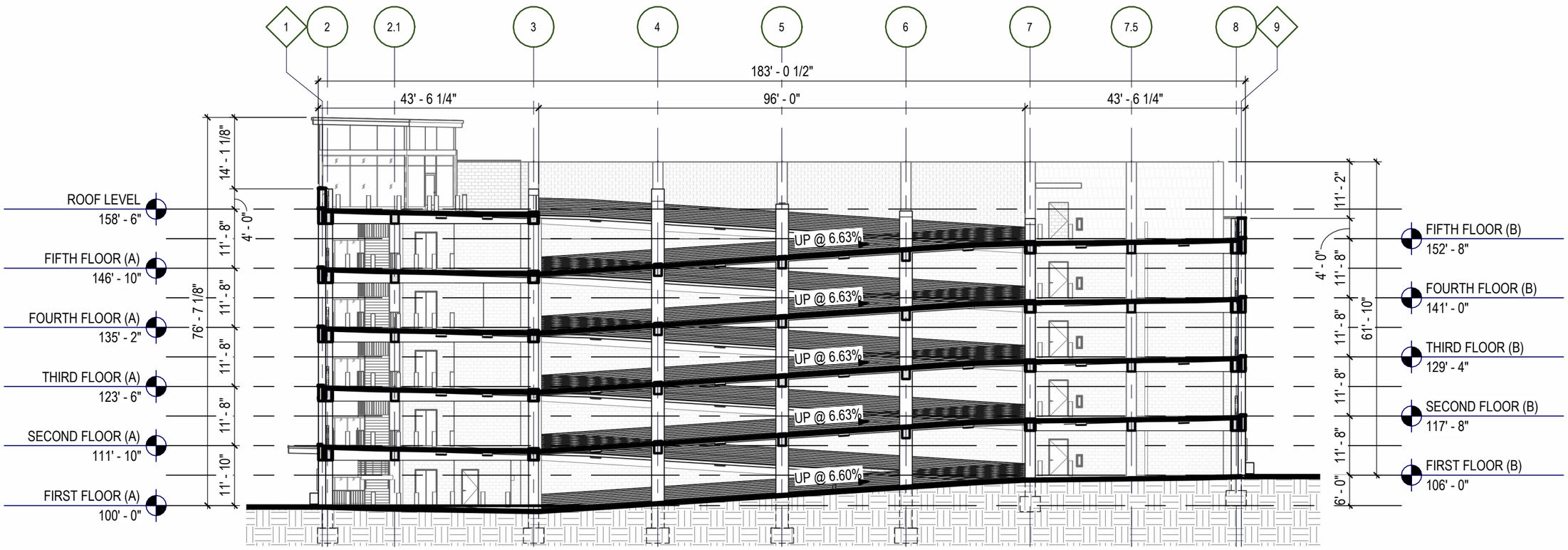

section through center ramp

3/64" = 1'-0"

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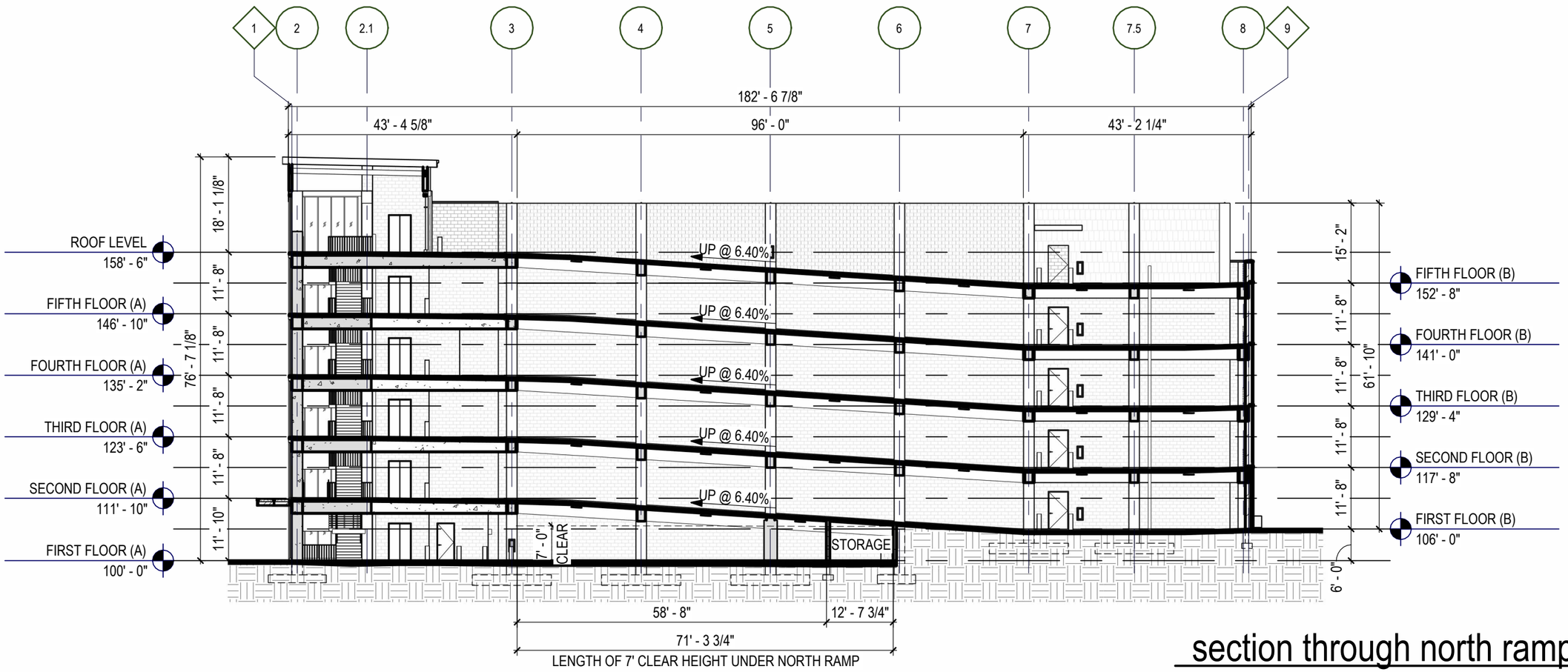
GARAGE - BUILDING SECTION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **041-A27**



section through north ramp

3/64" = 1'-0"

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GARAGE - BUILDING SECTION

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **042-A28**

MATERIAL TYPE **EAST - TOTAL FACADE AREA:** **5,430 SF**

PRIMARY	BRICK (AREA):	4,812 SF
PRIMARY	CONCRETE (AREA):	305 SF
PRIMARY	CAST STONE (AREA):	288 SF
SECONDARY	METAL PANEL (AREA):	25 SF

PRIMARY MATERIALS TOTAL AREA: 5,405 SF

REQUIRED: 80%
PROVIDED: 99.5% (5,405 / 5,430 = .995)

SECONDARY MATERIALS TOTAL AREA: 25 SF

REQUIRED: <20%
PROVIDED: 0.5% (25 / 5,430 = 0.0045)

FACADE REQUIREMENTS: EAST FACADE

STREET FACADE: YES
PRINCIPLE ENTRANCE: YES

NUMBER OF ENTRANCES

REQUIRED: 1 PER 75 FEET OF FACADE
FACADE LENGTH: 182'-2 1/2"
REQUIRED: 182.25 / 75 = 3 (2.4)
PROVIDED: 2

GROUND STORY

HEIGHT: 11'-8" ON EAST SIDE
GROUND STORY TOTAL AREA: 2,121 SF
TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 1,091 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY TRANSPARENCY AREA: 705 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 65% (705 / 1,091 = 0.646)
TRANSPARENCY REQUIRED: 65%

BLANK WALL LIMITATIONS

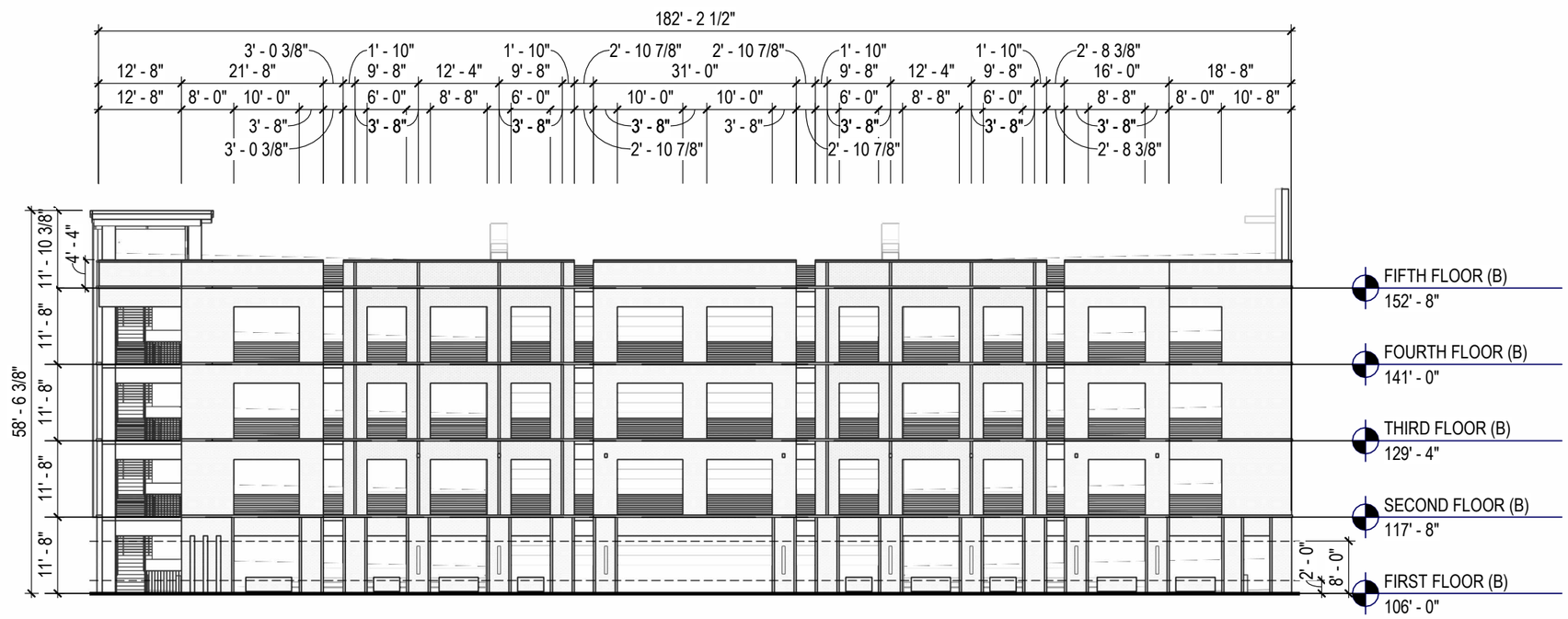
REQUIRED: YES (NO OPEN AREA GREATER THAN 30% OF A STORY'S FACADE, AS MEASURED FROM FLOOR TO FLOOR, SHALL BE WINDOWLESS ON THE GROUND STORY AND SOLID ON THE UPPER STORIES)
PROVIDED: YES

VERTICAL FACADE DIVISIONS

REQUIRED: YES (NO GREATER THAN 30 FT. INCREMENTS)
PROVIDED: NO

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" OF TOP OF GROUND STORY)
PROVIDED: YES



east elevation

3/64" = 1'-0"

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GARAGE EXTERIOR ELEVATION TRANSPARENCY STUDIES - EAST

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **043-A29**

MATERIAL TYPE	SOUTH -TOTAL FACADE AREA:	9,305 SF
PRIMARY	BRICK (AREA):	2,063 SF
PRIMARY	CONCRETE (AREA):	653 SF
PRIMARY	CAST STONE (AREA):	78 SF
SECONDARY	METAL PANEL (AREA):	35 SF
SECONDARY	SCRIM SCREEN (AREA):	5,348 SF
SECONDARY	OPEN METAL MESH (AREA):	1,128 SF

PRIMARY MATERIALS TOTAL AREA: 2,794 SF

REQUIRED: 80%
PROVIDED: 30.0% (2,794 / 9,305 = .300)

SECONDARY MATERIALS TOTAL AREA: 6,511 SF

REQUIRED: <20%
PROVIDED: 69.9% (6,511 / 9,305 = 0.699)

FACADE REQUIREMENTS: SOUTH FACADE

STREET FACADE: YES
PRINCIPLE ENTRANCE: NO

NUMBER OF ENTRANCES

REQUIRED: 1 PER 75 FEET OF FACADE
FACADE LENGTH: 182'-4 1/2"
REQUIRED: 182.375 / 75 = 3 (2.4)
PROVIDED: 2

GROUND STORY

HEIGHT (VARIES): 11'-10" ON WEST SIDE
11'-8" ON EAST SIDE
GROUND STORY TOTAL AREA: 2,121 SF
TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 1,089 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY TRANSPARENCY AREA: 694 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 63% (694 / 1,089 = 0.637)
TRANSPARENCY REQUIRED: 0%

BLANK WALL LIMITATIONS

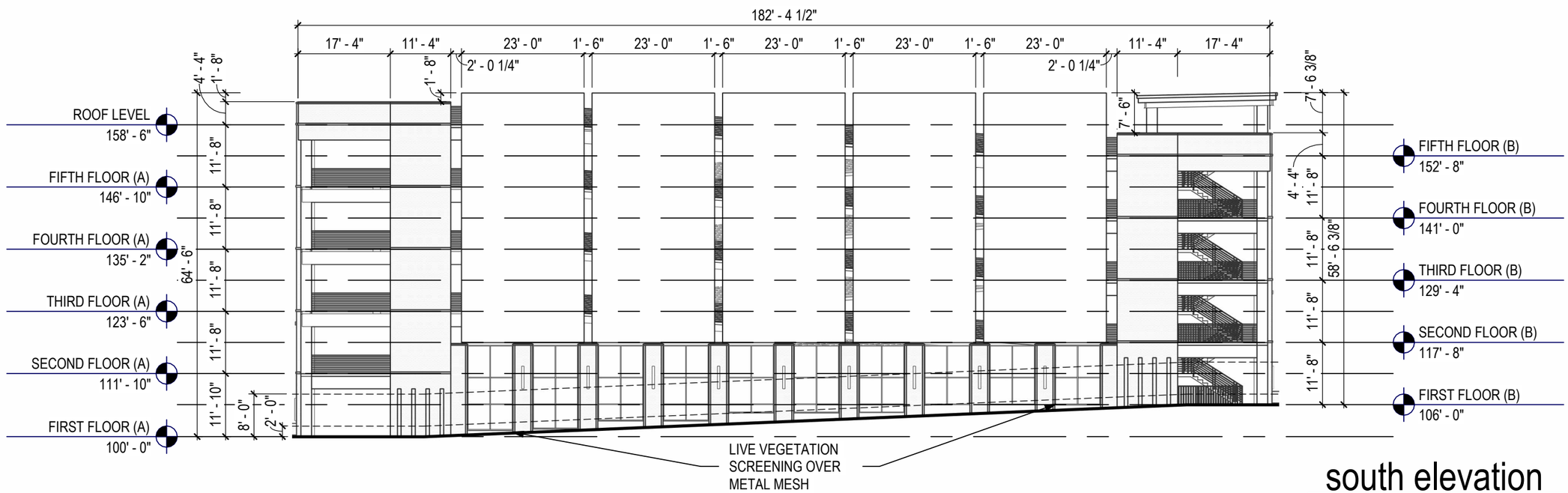
REQUIRED: YES (NO OPEN AREA GREATER THAN 30% OF A STORY'S FACADE, AS MEASURED FROM FLOOR TO FLOOR, SHALL BE WINDOWLESS ON THE GROUND STORY AND SOLID ON THE UPPER STORIES)
PROVIDED: YES

VERTICAL FACADE DIVISIONS

REQUIRED: YES (NO GREATER THAN 30 FT. INCREMENTS)
PROVIDED: YES

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" OF TOP OF GROUND STORY)
PROVIDED: YES



south elevation

3/64" = 1'-0"

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GARAGE EXTERIOR ELEVATION TRANSPARENCY STUDIES - SOUTH

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **044-A30**

MATERIAL TYPE	WEST - TOTAL FACADE AREA:	7,948 SF
PRIMARY	BRICK (AREA):	5,146 SF
PRIMARY	CONCRETE (AREA):	345 SF
PRIMARY	CAST STONE (AREA):	290 SF
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	1,943 SF
SECONDARY	METAL PANEL (AREA):	224 SF

PRIMARY MATERIALS TOTAL AREA: 7,724 SF

REQUIRED: 80%
PROVIDED: 97% (7,724 / 7,948 = 0.972)

SECONDARY MATERIALS TOTAL AREA: 224 SF

REQUIRED: <20%
PROVIDED: 3% (224 / 7,948 = 0.028)

FACADE REQUIREMENTS: WEST FACADE

STREET FACADE: YES
PRINCIPLE ENTRANCE: YES

NUMBER OF ENTRANCES

REQUIRED: 1 PER 75 FEET OF FACADE
FACADE LENGTH: 182'-4 7/8"
REQUIRED: 182.4 / 75 = 3 (2.4)
PROVIDED: 2

GROUND STORY

HEIGHT: 11'-10" ON WEST SIDE
GROUND STORY TOTAL AREA: 2,153 SF
TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 1,092 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY TRANSPARENCY AREA: 722 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 66.1% (722 / 1,092 = 0.661)
TRANSPARENCY REQUIRED: 65%

BLANK WALL LIMITATIONS

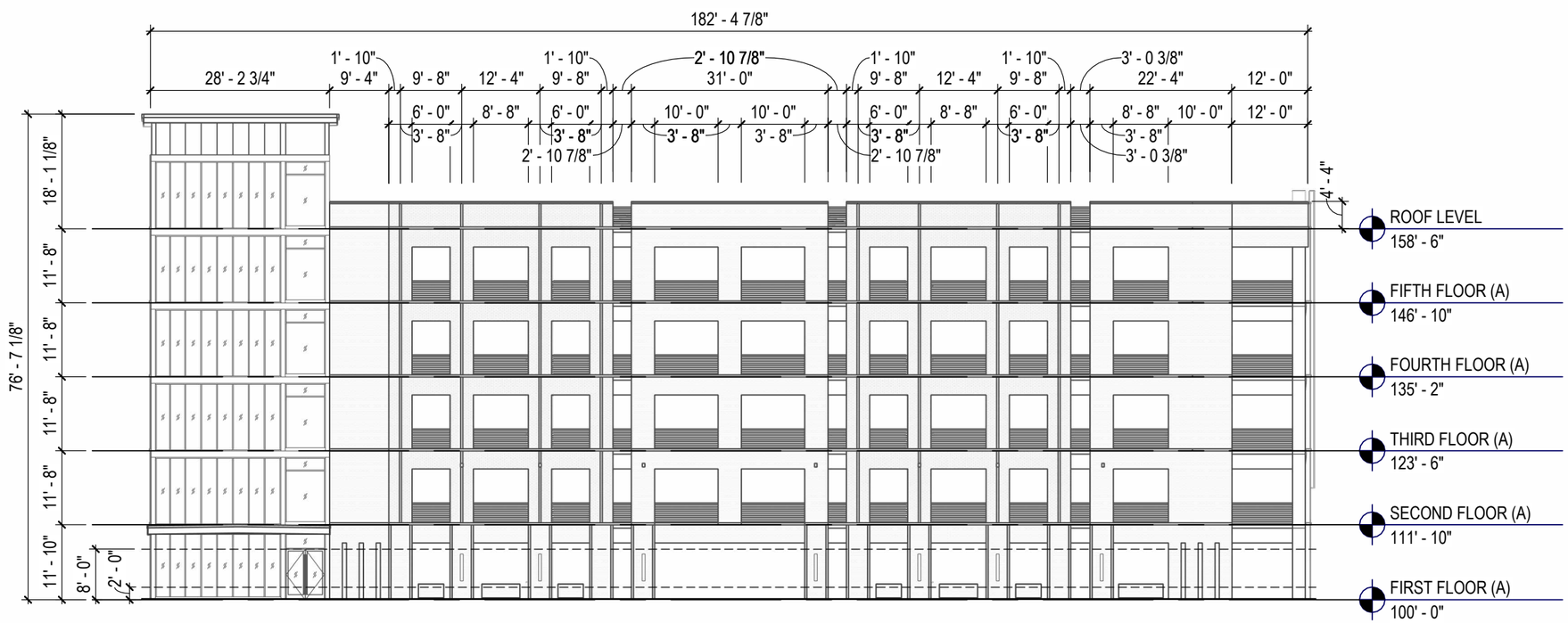
REQUIRED: YES (NO OPEN AREA GREATER THAN 30% OF A STORY'S FACADE, AS MEASURED FROM FLOOR TO FLOOR, SHALL BE WINDOWLESS ON THE GROUND STORY AND SOLID ON THE UPPER STORIES)
PROVIDED: YES

VERTICAL FACADE DIVISIONS

REQUIRED: YES (NO GREATER THAN 30 FT. INCREMENTS)
PROVIDED: NO

HORIZONTAL FACADE DIVISIONS

REQUIRED: YES (WITHIN 3'-0" OF TOP OF GROUND STORY)
PROVIDED: YES



west elevation

3/64" = 1'-0"

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GARAGE EXTERIOR ELEVATION TRANSPARENCY STUDIES - WEST

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **045-A31**

MATERIAL TYPE **NORTH -TOTAL FACADE AREA:** **3,125 SF**

PRIMARY	BRICK (AREA):	1,978 SF
PRIMARY	GLAZING (WINDOWS AND DOORS) (AREA):	950 SF
SECONDARY	METAL PANEL (AREA):	197 SF

PRIMARY MATERIALS TOTAL AREA: 2,928 SF

REQUIRED: 80%
PROVIDED: 93.7% (2,928 / 3,125 = 0.937)

SECONDARY MATERIALS TOTAL AREA: 197 SF

REQUIRED: <20%
PROVIDED: 6.3% (197 / 3,125 = 0.063)

FACADE REQUIREMENTS: NORTH FACADE

STREET FACADE: NO
PRINCIPLE ENTRANCE: NO

NUMBER OF ENTRANCES

REQUIRED: 0

GROUND STORY

HEIGHT (VARIES): 11'-10" ON WEST SIDE
11'-8" ON EAST SIDE
GROUND STORY TOTAL AREA: 527 SF
TRANSPARENCY:
GROUND STORY TRANSPARENCY ZONE AREA: 263 SF
(2'-0" TO 8'-0" ABOVE GRADE)
GROUND STORY TRANSPARENCY AREA: 83 SF
(2'-0" TO 8'-0" ABOVE GRADE)
TRANSPARENCY PROVIDED: 31% (83 / 263 = 0.315)
TRANSPARENCY REQUIRED: 0%

BLANK WALL LIMITATIONS

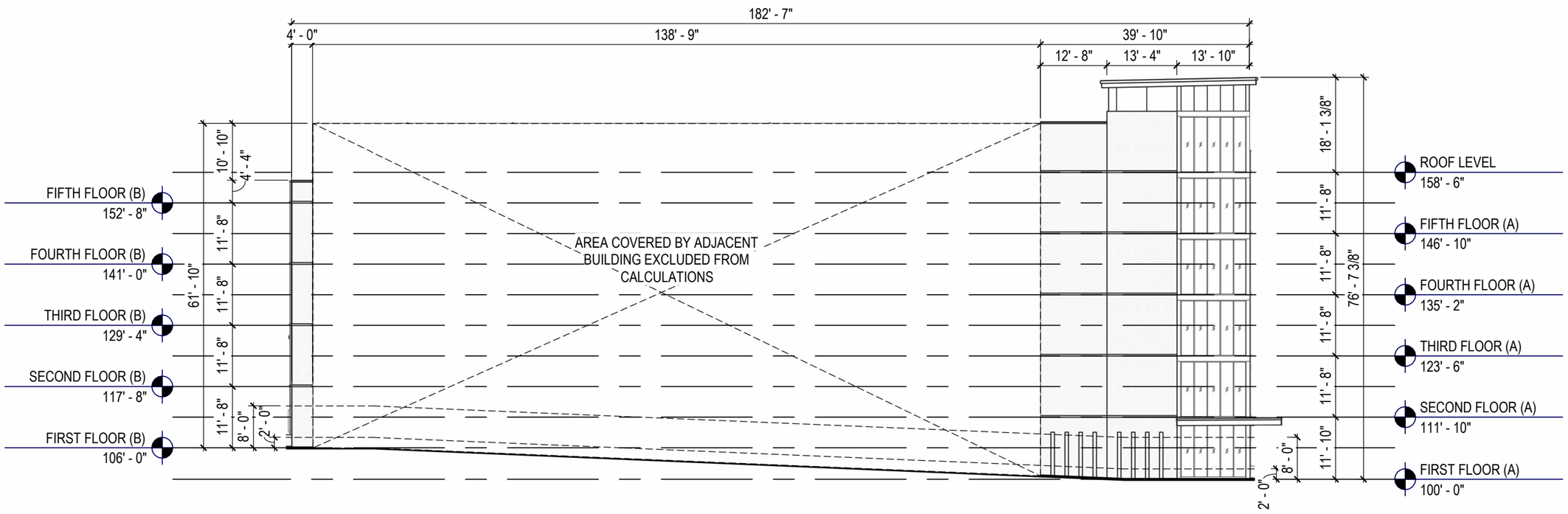
REQUIRED: YES (NO RECTANGULAR AREA GREATER THAN 30% OF A STORY'S FACADE, AS MEASURED FROM FLOOR TO FLOOR, SHALL BE SOLID)
PROVIDED: YES

VERTICAL FACADE DIVISIONS

REQUIRED: NO
PROVIDED: YES (NO GREATER THAN 30 FT. INCREMENTS)

HORIZONTAL FACADE DIVISIONS

REQUIRED: NO (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED: YES



north elevation

3/64" = 1'-0"

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GARAGE EXTERIOR ELEVATION TRANSPARENCY STUDIES - NORTH

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **046-A32**

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GARAGE - NW PERSPECTIVE

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **047-A33**

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GARAGE - SW PERSPECTIVE

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **048-A34**

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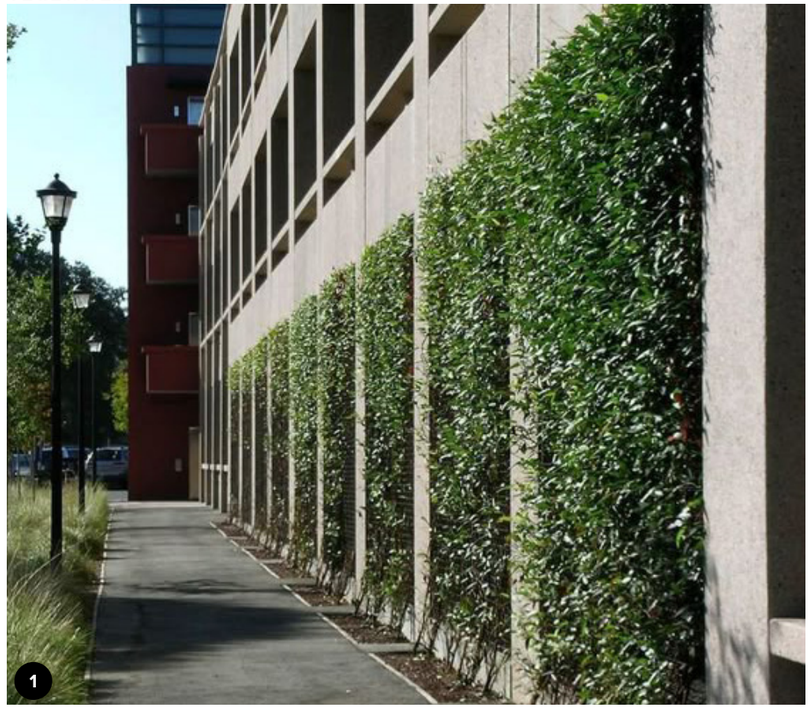
GARAGE - SE PERSPECTIVE

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025 **049-A35**

VEGETATED SCREENING

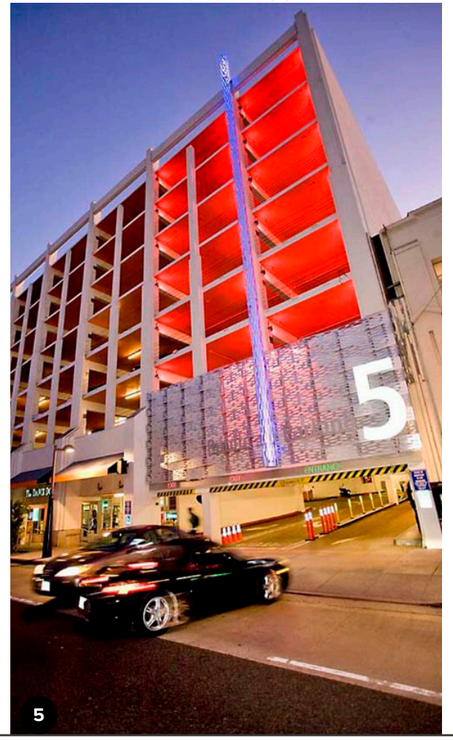


DECORATIVE ART SCRIM

CONCRETE STAIR

FROSTED GLAZING

ACCENT LIGHTING



ACCENT COLOR

ACCENT LIGHTING

DECORATIVE ART SCRIM

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GARAGE - INSPIRATION IMAGES

BRIDGE PARK BLOCK J • 2024.100 • 03.21.2025

BRIDGE PARK
DUBLIN, OH

Front RBZ: 5 - 20 ft.
Requirement Met

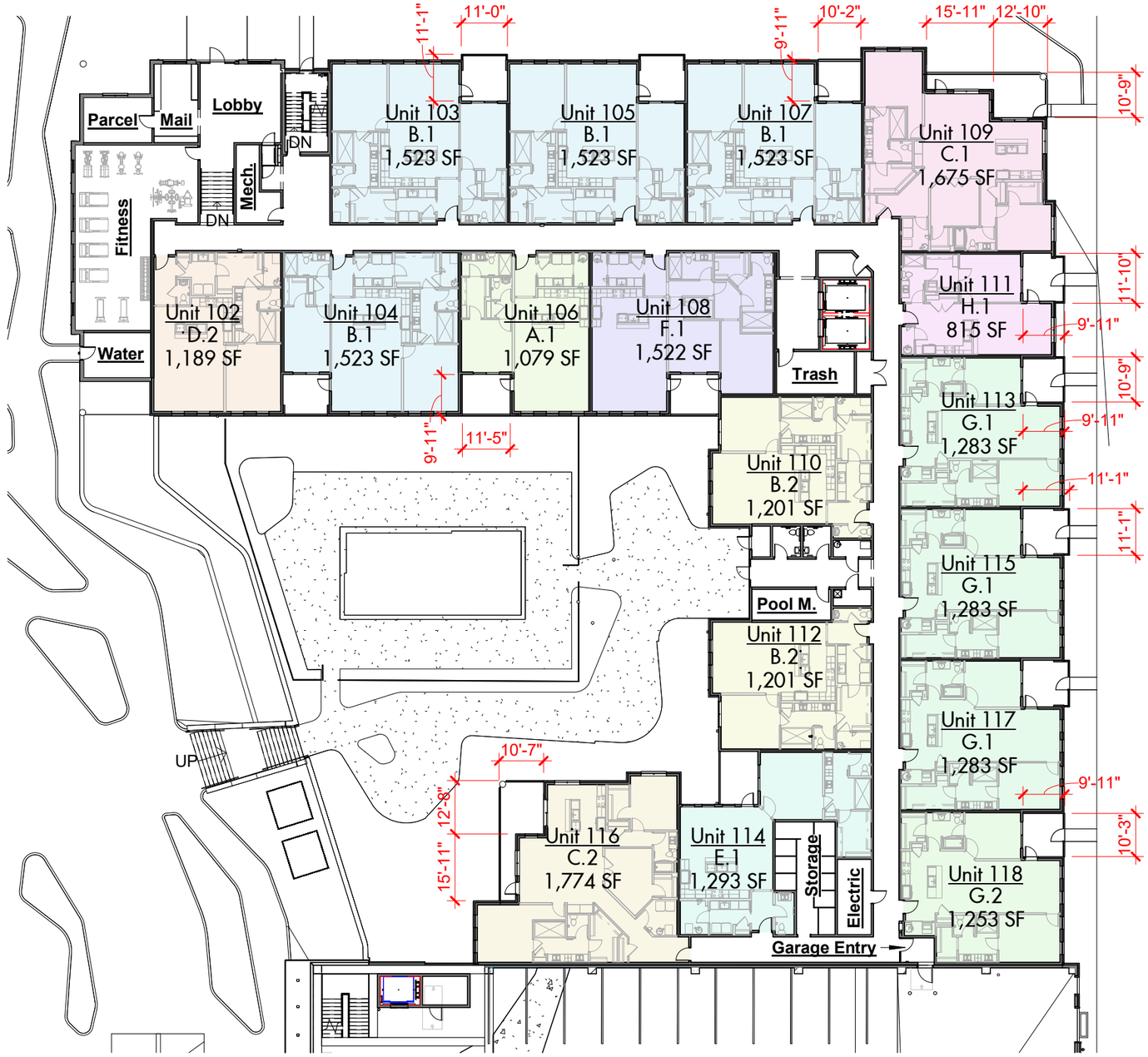
Corner Side RBZ: 5 - 20 ft.
Requirement Met

Building Area Schedule

Level	Area (Gross)
Floor 1	31,769 SF
Floor 2	32,246 SF
Floor 3	32,223 SF
Floor 4	32,246 SF
Floor 5	31,706 SF
	160,191 SF

Unit Area Schedule

Unit Type	Unit Description	Area (Gross)	Count
A.1	1 Bedroom, 1 1/2 Bath	1,079 SF	5
B.1	2 Bedroom, 2 Bath	1,523 SF	20
B.2	1 Bedroom, 1 1/2 Bath	1,201 SF	2
B.3	2 Bedroom, 2 Bath	1,497 SF	8
C.1	3 Bedroom, 2 Bath	1,675 SF	5
C.2	3 Bedroom, 2 Bath	1,774 SF	5
D.1	3 Bedroom 2 1/2 Bath	1,806 SF	8
D.2	1 Bedroom, 1 1/2 Bath	1,189 SF	1
E.1	1 Bedroom, 1 1/2 Bath	1,293 SF	5
F.1	2 Bedroom, 2 Bath	1,522 SF	5
G.1	2 Bedroom, 2 Bath	1,283 SF	15
G.2	2 Bedroom, 2 Bath	1,253 SF	5
H.1	1 Bedroom, 1 Bath	815 SF	5
Grand total		126,784 SF	89



Condominium Floor 1 Plan

1" = 30'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

03-19-2025

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z1
Condominium
Floor 1 Plan

BRIDGE PARK
DUBLIN, OH

Condominium Floor 2 Plan

1" = 30'-0"

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z2
Condominium
Floor 2 Plan

BRIDGE PARK
DUBLIN, OH

Condominium Floor 3 Plan

1" = 30'-0"

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

03-19-2025

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z3
Condominium
Floor 3 Plan

BRIDGE PARK
DUBLIN, OH

Condominium Floor 4 Plan

1" = 30'-0"

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z4
Condominium
Floor 4 Plan

BRIDGE PARK
DUBLIN, OH

Condominium Floor 5 Plan

1" = 30'-0"

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z5
Condominium
Floor 5 Plan

BRIDGE PARK
DUBLIN, OH

MATERIALS KEY:

1. THIN BRICK VENEER WITH MATCHING MORTAR; RUNNING BOND COURSING
2. THIN BRICK ROWLOCK SILL
3. THIN BRICK SOLDIER HEADER
4. CORBELED THIN BRICK STRETCHER COURSE
5. CORBELED THIN BRICK DOUBLE SOLDIER COURSE
6. CAST STONE WATERTABLE WITH MATCHING MORTAR
7. CAST STONE SILL WITH MATCHING MORTAR
8. CAST STONE MASONRY VENEER WITH MATCHING MORTAR
9. FLAT SHINGLE STYLE INTERLOCKING METAL WALL PANEL SIDING
10. ALUMINUM COMPOSITE MATERIAL PANEL SIDING
11. INTAKE / EXHAUST VENT; COLOR TO MATCH ADJACENT MATERIAL
12. PREFINISHED ALUMINUM STOREFRONT ENTRY, BLACK, WITH PREFINISHED METAL CANOPY WITH HANGER RODS, BLACK
13. COMPOSITE FIXED OR SINGLE HUNG WINDOW WITH TRANSOM, BLACK
14. INSULATED METAL, FULL GLASS BALCONY DOOR, PAINT - BLACK
15. PREFINISHED ALUMINUM GUARD RAIL WITH STAINLESS STEEL CABLE RAILS
16. PREFINISHED METAL COPING, BLACK
17. WALL WASH LED LIGHT FIXTURE, BLACK
18. LINEAR LED LIGHT FIXTURE, BLACK
19. PREFINISHED ALUMINUM SCUPPER, LEADER BOX & DOWNSPOUT, BLACK
20. PREFINISHED ALUMINUM SCUPPER OVERFLOW
21. CAST STONE CORBELLED VENEER

Condominium East Elevation

1" = 20'-0"

Condominium North Elevation

1" = 20'-0"

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z6 Condominium Exterior Elevations

BRIDGE PARK
DUBLIN, OH

MATERIALS KEY:

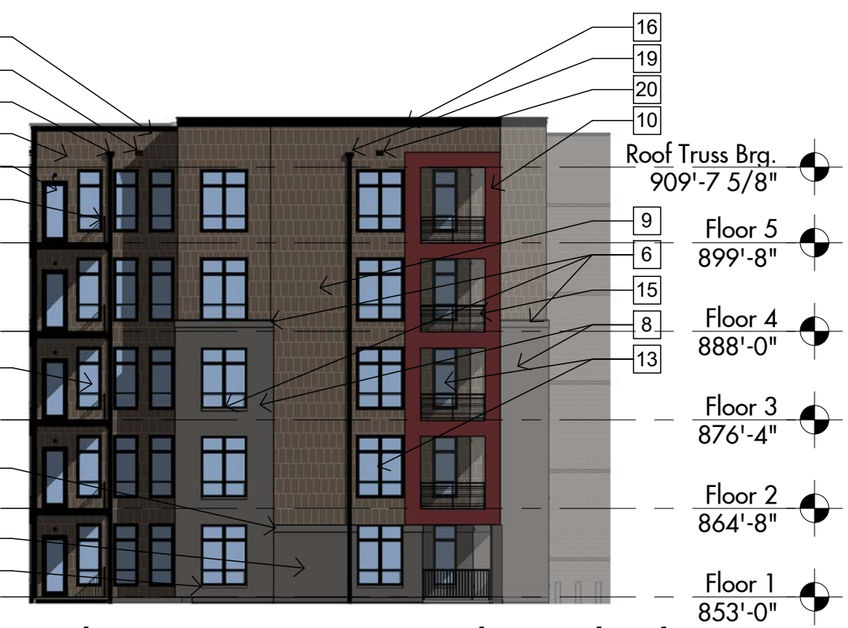
1. THIN BRICK VENEER WITH MATCHING MORTAR; RUNNING BOND COURSING
2. THIN BRICK ROWLOCK SILL
3. THIN BRICK SOLDIER HEADER
4. CORBELED THIN BRICK STRETCHER COURSE
5. CORBELED THIN BRICK DOUBLE SOLDIER COURSE
6. CAST STONE WATERTABLE WITH MATCHING MORTAR
7. CAST STONE SILL WITH MATCHING MORTAR
8. CAST STONE MASONRY VENEER WITH MATCHING MORTAR
9. FLAT SHINGLE STYLE INTERLOCKING METAL WALL PANEL SIDING
10. ALUMINUM COMPOSITE MATERIAL PANEL SIDING
11. INTAKE / EXHAUST VENT; COLOR TO MATCH ADJACENT MATERIAL
12. PREFINISHED ALUMINUM STOREFRONT ENTRY, BLACK, WITH PREFINISHED METAL CANOPY WITH HANGER RODS, BLACK
13. COMPOSITE FIXED OR SINGLE HUNG WINDOW WITH TRANSOM, BLACK
14. INSULATED METAL, FULL GLASS BALCONY DOOR, PAINT - BLACK
15. PREFINISHED ALUMINUM GUARD RAIL WITH STAINLESS STEEL CABLE RAILS
16. PREFINISHED METAL COPING, BLACK
17. WALL WASH LED LIGHT FIXTURE, BLACK
18. LINEAR LED LIGHT FIXTURE, BLACK
19. PREFINISHED ALUMINUM SCUPPER, LEADER BOX & DOWNSPOUT, BLACK
20. PREFINISHED ALUMINUM SCUPPER OVERFLOW
21. CAST STONE CORBELLED VENEER

Condominium West Elevation

1" = 20'-0"

Condominium South Elevation

1" = 20'-0"



Condominium Courtyard North Elevation

1" = 20'-0"

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z7 Condominium Exterior Elevations

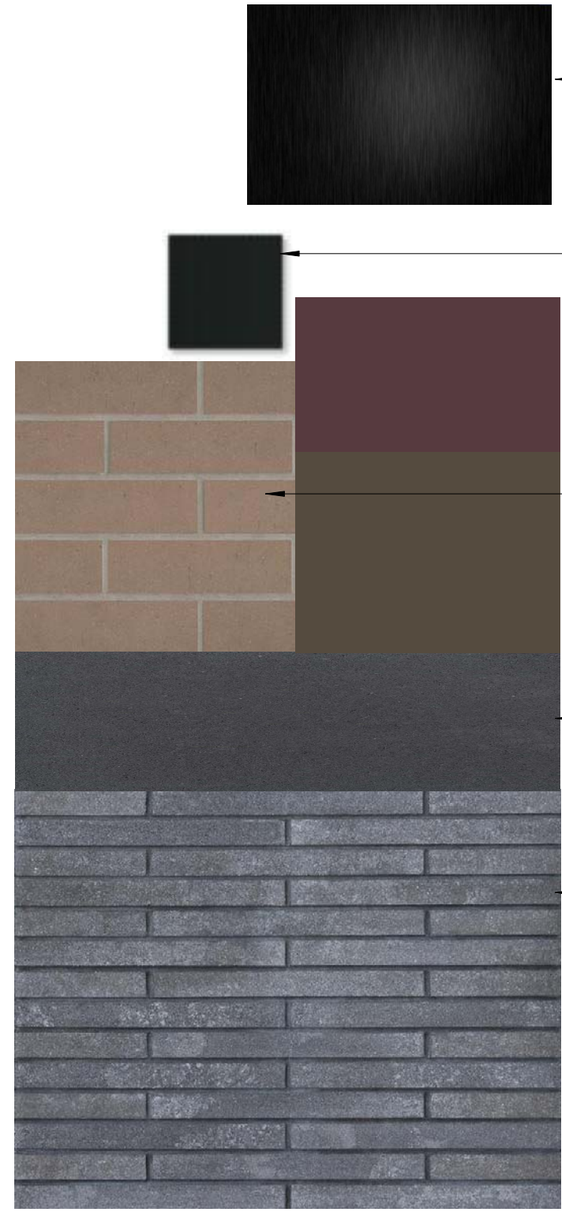
BRIDGE PARK
DUBLIN, OH

WALL WASH LED LIGHT FIXTURE - 5 INCH

UNIT BALCONY LED LIGHT FIXTURE - 6 INCH

LINEAR LED LIGHT FIXTURE - 72 INCH

COURTYARD ENTRY LED LIGHT FIXTURE - 18 INCH



PREFINISHED ALUMINUM STOREFRONT;
PREFINISHED ALUMINUM BALCONY GUARD RAIL;
PREFINISHED METAL PARAPET COPING

COMPOSITE WINDOW; BALCONY DOOR

ALUMINUM COMPOSITE MATERIAL WALL PANEL SIDING

THIN BRICK VENEER WITH MATCHING MORTAR

FLAT SHINGLE STYLE METAL WALL PANEL SIDING

CAST STONE WATERTABLE WITH MATCHING MORTAR;
CAST STONE WINDOWSILL WITH MATCHING MORTAR

CAST STONE MASONRY VENEER WITH MATCHING MORTAR

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z8
Condominium
Materials Palette

BRIDGE PARK
DUBLIN, OH

Condominium North Elevation Calculations

1" = 20'-0"

Total Facade Area* = 10,756 SF Waiver Requested
*Windows/Doors not included in Facade Area

Material	Primary / Secondary	Area (SF)	Percentage	Required	Met?
Brick Base	Primary	3,266	30.36%		
Thin Brick	Primary	3,900	36.26%		
		7,166	**66.62%**	**80%**	**N**
Metal Siding (including vents)	Secondary	**3,590**	**33.38%**	**<20%**	**N**

BLOCK J - Condominium Building

BSD Building Type: Apartment Building

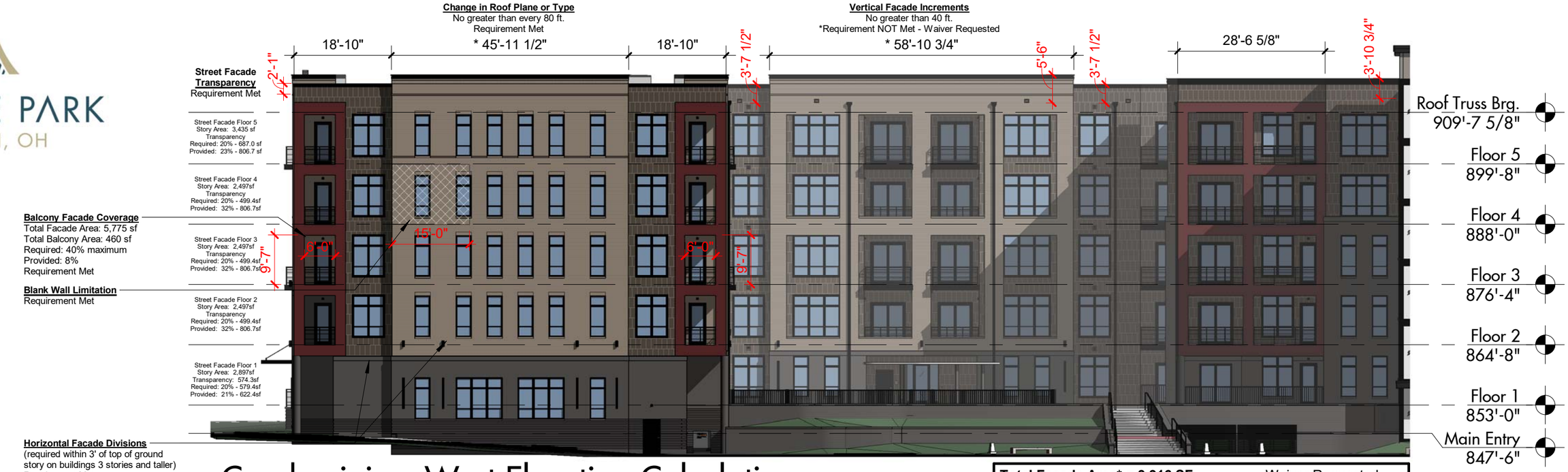
03-19-2025

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z9
Facade Materials, Transparency & Calculations

BRIDGE PARK
DUBLIN, OH



Condominium West Elevation Calculations

1" = 20'-0"

Total Facade Area* = 9,916 SF Waiver Requested
*Windows/Doors not included in Facade Area

Material	Primary / Secondary	Area (SF)	Percentage	Required	Met?
Brick Base	Primary	1,955	19.72%		
Thin Brick	Primary	3,365	33.93%		
		5,320	**53.65%**	**80%**	**N**
Metal Siding (including vents)	Secondary	**4,596**	**46.35%**	**<20%**	**N**

Total Facade Area* = 6,527 SF Waiver Requested
*Windows/Doors not included in Facade Area

Material	Primary / Secondary	Area (SF)	Percentage	Required	Met?
Brick Base	Primary	1,053	16.13%		
Thin Brick	Primary	2,733	41.87%		
		3,786	**58.00%**	**80%**	**N**
Metal Siding (including vents)	Secondary	**2,741**	**42.00%**	**<20%**	**N**

Condominium South Elevation Calculations

1" = 20'-0"

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z10
Facade Materials, Transparency & Calculations

BRIDGE PARK
DUBLIN, OH

Change in Roof Plane or Type
No greater than every 80 ft.
^Requirement NOT Met - Waiver Requested

Vertical Facade Increments
No greater than 40 ft.
*Requirement NOT Met - Waiver Requested

Blank Wall Limitation
Requirement Met

Street Facade Transparency
Requirement Met

Street Facade Floor 5
Story area: 3,666 sf
Transparency
Required: 20% - 733.2 sf
Provided 23% - 858.0 sf

Street Facade Floor 4
Story area: 2,540 sf
Transparency
Required: 20% - 508.0 sf
Provided 31% - 783.0 sf

Street Facade Floor 3
Story area: 2,540 sf
Transparency
Required: 20% - 508.0 sf
Provided 31% - 793.0 sf

Street Facade Floor 2
Story area: 2,540 sf
Transparency
Required: 20% - 508.0 sf
Provided 31% - 783.0 sf

Street Facade Floor 1
Story area: 2,779 sf
Transparency
Required: 20% - 555.8 sf
Provided 28% - 783.0 sf

Balcony Facade Coverage
Total Facade area: 13,763 sf
Total Balcony area: 3,475 sf
Required: 40% maximum
Provided: 25%
Requirement Met

Horizontal Facade Divisions
(required within 3' of top of ground story on buildings 3 stories and taller)
Requirement Met

Condominium East Elevation Calculations

1" = 20'-0"

Total Facade Area* = 9,730 SF				Waiver Requested	
*Windows/Doors not included in Facade Area					
Material	**Primary / Secondary**	**Area (SF)**	**Percentage**	**Required**	**Met?**
Brick Base	Primary	2,058	21.15%		
Thin Brick	Primary	3,663	37.65%		
		5,721	**58.80%**	**80%**	**N**
Metal Siding (including vents)	Secondary	**4,009**	**41.20%**	**<20%**	**N**

Non-Street Facade Transparency
Requirement Met

Non-Street Facade Floor 5
Story Area: 1,043 sf
Transparency
Required: 15% - 156.5 sf
Provided: 21% - 216.0 sf

Non-Street Facade Floor 3
Story Area: 787 sf
Transparency
Required: 15% - 118.0 sf
Provided: 27% - 216.0 sf

Non-Street Facade Floor 3
Story Area: 787 sf
Transparency
Required: 15% - 118.0 sf
Provided: 27% - 216.0 sf

Non-Street Facade Floor 2
Story Area: 787 sf
Transparency
Required: 15% - 118.0 sf
Provided: 27% - 216.0 sf

Non-Street Facade Floor 2
Story Area: 832 sf
Transparency
Required: 15% - 124.8 sf
Provided: 26% - 216.0 sf

Blank Wall Limitation
Requirement Met

Horizontal Facade Divisions
(required within 3' of top of ground story on buildings 3 stories and taller)
Requirement Met

Total Facade Area* = 3,154 SF				Waiver Requested	
*Windows/Doors not included in Facade Area					
Material	**Primary / Secondary**	**Area (SF)**	**Percentage**	**Required**	**Met?**
Brick Base	Primary	814	25.81%		
Thin Brick	Primary	0	0.00%		
		814	**25.81%**	**80%**	**N**
Metal Siding (including vents)	Secondary	**2,340**	**74.19%**	**<20%**	**N**

Courtyard North Elevation Calculations

1" = 20'-0"

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z11
Facade Materials, Transparency & Calculations

BRIDGE PARK
DUBLIN, OH

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z12
Main Entry
Perspective

BRIDGE PARK
DUBLIN, OH

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z13
North Facade
Perspective

BRIDGE PARK
DUBLIN, OH

BLOCK J - Condominium Building

03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z14
East Facade
Perspective

BRIDGE PARK
DUBLIN, OH

BLOCK J - Condominium Building

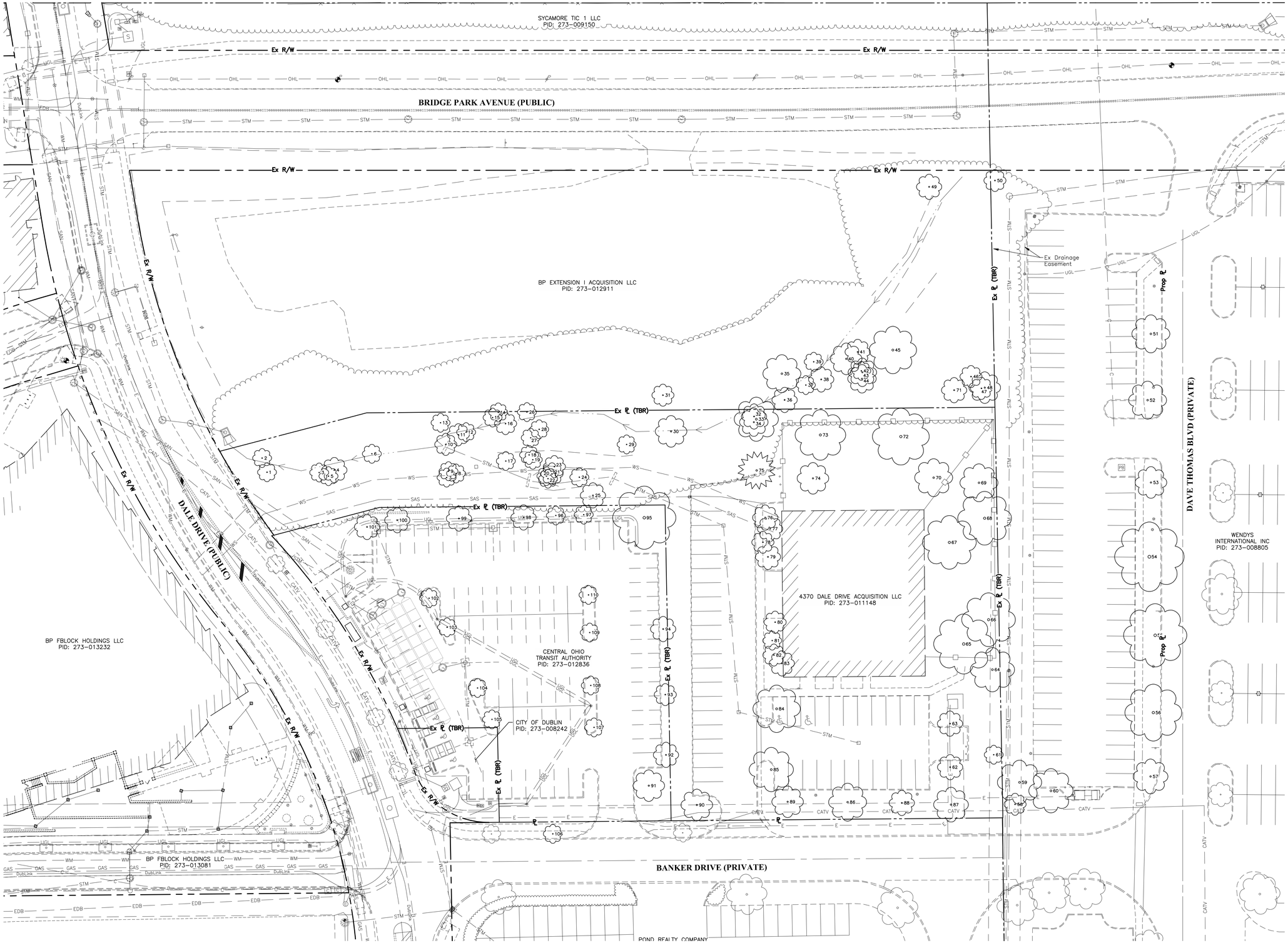
03-19-2025

BSD Building Type: Apartment Building

CRAWFORD HOYING development

SULLIVAN BRUCK ARCHITECTS

Z15
Courtyard
Perspective



GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
April 17, 2025

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
TREE SURVEY

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 17, 2025

SCALE
1" = 30'

JOB NO.
2024-0817

SHEET
7/9

ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
1	Eastern Cottonwood	Populus deltoides	6	1	Good
2	Eastern Cottonwood	Populus deltoides	6	1	Good
3	Eastern Cottonwood	Populus deltoides	6	1	Good
4	Eastern Cottonwood	Populus deltoides	8	1	Good
5	Eastern Cottonwood	Populus deltoides	6,6 (12)	2	Good
6	Eastern Cottonwood	Populus deltoides	6	1	Good
7	Eastern Cottonwood	Populus deltoides	6	1	Good
8	Eastern Cottonwood	Populus deltoides	6	1	Good
9	Eastern Cottonwood	Populus deltoides	6	1	Good
10	Eastern Cottonwood	Populus deltoides	7	1	Good
11	Eastern Cottonwood	Populus deltoides	7,7 (14)	2	Good
12	Eastern Cottonwood	Populus deltoides	6	1	Good
13	Staghorn Sumac	Rhus typhina	6	1	Good
14	Eastern Cottonwood	Populus deltoides	6	1	Good
15	Eastern Cottonwood	Populus deltoides	6	1	Good
16	Eastern Cottonwood	Populus deltoides	7	1	Good
17	Eastern Cottonwood	Populus deltoides	6	1	Good
18	Eastern Cottonwood	Populus deltoides	6	1	Good
19	Eastern Cottonwood	Populus deltoides	6	1	Good
20	Eastern Cottonwood	Populus deltoides	6	1	Good
21	Eastern Cottonwood	Populus deltoides	7	1	Good
22	Eastern Cottonwood	Populus deltoides	6	1	Good
23	Eastern Cottonwood	Populus deltoides	7	1	Good
24	Eastern Cottonwood	Populus deltoides	6	1	Good
25	Eastern Cottonwood	Populus deltoides	8	1	Good
26	Eastern Cottonwood	Populus deltoides	6	1	Good
27	Eastern Cottonwood	Populus deltoides	6	1	Good
28	Eastern Cottonwood	Populus deltoides	6	1	Good
29	Box Elder	Acer negundo	6,6 (12)	2	Good
30	Eastern Cottonwood	Populus deltoides	10	1	Good
31	Staghorn Sumac	Rhus typhina	7	1	Good
~~32~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~8~~	~~1~~	~~Poor~~
33	Box Elder	Acer negundo	14	1	Good
34	Box Elder	Acer negundo	9	1	Good
~~35~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~12~~	~~1~~	~~Poor~~
~~36~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~8~~	~~1~~	~~Poor~~
~~37~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~6~~	~~1~~	~~Fair~~
~~38~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~8~~	~~1~~	~~Fair~~
39	Callery Pear	Pyrus callergana	6	1	Good
40	Callery Pear	Pyrus callergana	10	1	Good
41	Callery Pear	Pyrus callergana	8	1	Good
42	Box Elder	Acer negundo	6	1	Good
~~43~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~9~~	~~1~~	~~Fair~~
~~44~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~9~~	~~1~~	~~Fair~~
45	Hackberry	Celtis occidentalis	15	1	Good
46	Callery Pear	Pyrus callergana	7	1	Good
47	Callery Pear	Pyrus callergana	7	1	Good
48	Callery Pear	Pyrus callergana	10	1	Good
49	Black Locust	Robinia pseudoacacia	8,7 (15)	2	Good
50	Black Walnut	Juglans nigra	7,6,6 (19)	3	Good
51	Red Maple	Acer rubrum	12	1	Good
52	Red Maple	Acer rubrum	12	1	Good
53	Japanese Zelkova	Zelkova serrata	10	1	Good
54	Small-Leaved Linden	Tilia cordata	22	1	Fair
55	Small-Leaved Linden	Tilia cordata	20	1	Fair
56	Small-Leaved Linden	Tilia cordata	18	1	Good
57	Red Maple	Acer rubrum	11,8 (19)	2	Good
58	Small-Leaved Linden	Tilia cordata	7	1	Good
59	Red Maple	Acer rubrum	14	1	Good
60	Red Maple	Acer rubrum	14	1	Good
61	Hedge Maple	Acer campestre	6,6 (12)	2	Good
62	Japanese Zelkova	Zelkova serrata	8	1	Good
63	Japanese Zelkova	Zelkova serrata	8	1	Good
64	Thornless Honey Locust	Gleditsia triacanthos var. inermis	14	1	Good
65	Thornless Honey Locust	Gleditsia triacanthos var. inermis	19	1	Good
66	Thornless Honey Locust	Gleditsia triacanthos var. inermis	17	1	Good
67	Tulip Poplar	Liriodendron tulipifera	17	1	Good
68	Tulip Poplar	Liriodendron tulipifera	17	1	Good
69	Hedge Maple	Acer campestre	12	1	Good
70	Silver Maple	Acer saccharinum	12	1	Good

ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
71	Black Cherry	Prunus serotina	8	1	Good
72	Tulip Poplar	Liriodendron tulipifera	18	1	Good
73	Tulip Poplar	Liriodendron tulipifera	16	1	Good
74	Silver Maple	Acer saccharinum	10	1	Good
75	Norway Spruce	Picea abies	12	1	Good
76	Crabapple sp.	Malus sp.	8	1	Fair
77	Crabapple sp.	Malus sp.	8	1	Fair
78	Crabapple sp.	Malus sp.	7	1	Fair
79	Crabapple sp.	Malus sp.	8	1	Fair
80	Crabapple sp.	Malus sp.	7,6 (13)	2	Fair
81	Crabapple sp.	Malus sp.	6	1	Fair
82	Crabapple sp.	Malus sp.	7	1	Fair
83	Crabapple sp.	Malus sp.	8,6 (15)	2	Fair
84	Silver Maple	Acer saccharinum	15	1	Good
85	Silver Maple	Acer saccharinum	14	1	Poor
~~86~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~12~~	~~1~~	~~Poor~~
~~87~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~11~~	~~1~~	~~Poor~~
88	Small-Leaved Linden	Tilia cordata	8	1	Good
~~89~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~10~~	~~1~~	~~Poor~~
~~90~~	~~Green Ash~~	~~Fraxinus pennsylvanica~~	~~10~~	~~1~~	~~Poor~~
91	Hackberry	Celtis occidentalis	10	1	Good
92	London Plane Tree	Platanus x hispanica	8	1	Good
93	London Plane Tree	Platanus x hispanica	7	1	Good
94	London Plane Tree	Platanus x hispanica	8	1	Good
95	Hackberry	Celtis occidentalis	20	1	Good
96	London Plane Tree	Platanus x hispanica	6	1	Good
97	London Plane Tree	Platanus x hispanica	6	1	Good
98	London Plane Tree	Platanus x hispanica	8	1	Good
99	London Plane Tree	Platanus x hispanica	8	1	Good
100	London Plane Tree	Platanus x hispanica	8	1	Good
101	London Plane Tree	Platanus x hispanica	8	1	Good
102	Small-Leaved Linden	Tilia cordata	6	1	Good
103	Small-Leaved Linden	Tilia cordata	6	1	Good
104	Small-Leaved Linden	Tilia cordata	6	1	Good
105	Small-Leaved Linden	Tilia cordata	6	1	Good
106	Sugar Maple	Acer saccharum	6	1	Good
107	Small-Leaved Linden	Tilia cordata	6	1	Good
108	Small-Leaved Linden	Tilia cordata	6	1	Good
109	Small-Leaved Linden	Tilia cordata	6	1	Good
110	Small-Leaved Linden	Tilia cordata	6	1	Good
111	Silver Maple	Acer saccharinum	*6	1	Good
112	Japanese Zelkova	Zelkova serrata	*8	1	Good
113	Sugar Maple	Acer saccharum	*20	1	Good
114	Japanese Zelkova	Zelkova serrata	*4	1	Good
115	Sugar Maple	Acer saccharum	*12	1	Good
116	Sugar Maple	Acer saccharum	*10	1	Good
117	Sugar Maple	Acer saccharum	*8	1	Good
118	Sugar Maple	Acer saccharum	*8	1	Good
119	Sugar Maple	Acer saccharum	*6	1	Good
120	Sugar Maple	Acer saccharum	*6	1	Good
Inside Building Footprint Totals					
Poor Condition Ash Tree Caliper			71		
Fair to Good Condition Ash Tree Caliper			458		
Outside Building Footprint Totals					
Poor Condition Ash Tree Caliper			42		
Fair to Good Condition Ash Tree Caliper			590		
Trees To Be Transplanted Totals					
Other Tree Caliper Total (inches)			44		

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
April 17, 2025

REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
TREE SURVEY TABLE

EMHT
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columns, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

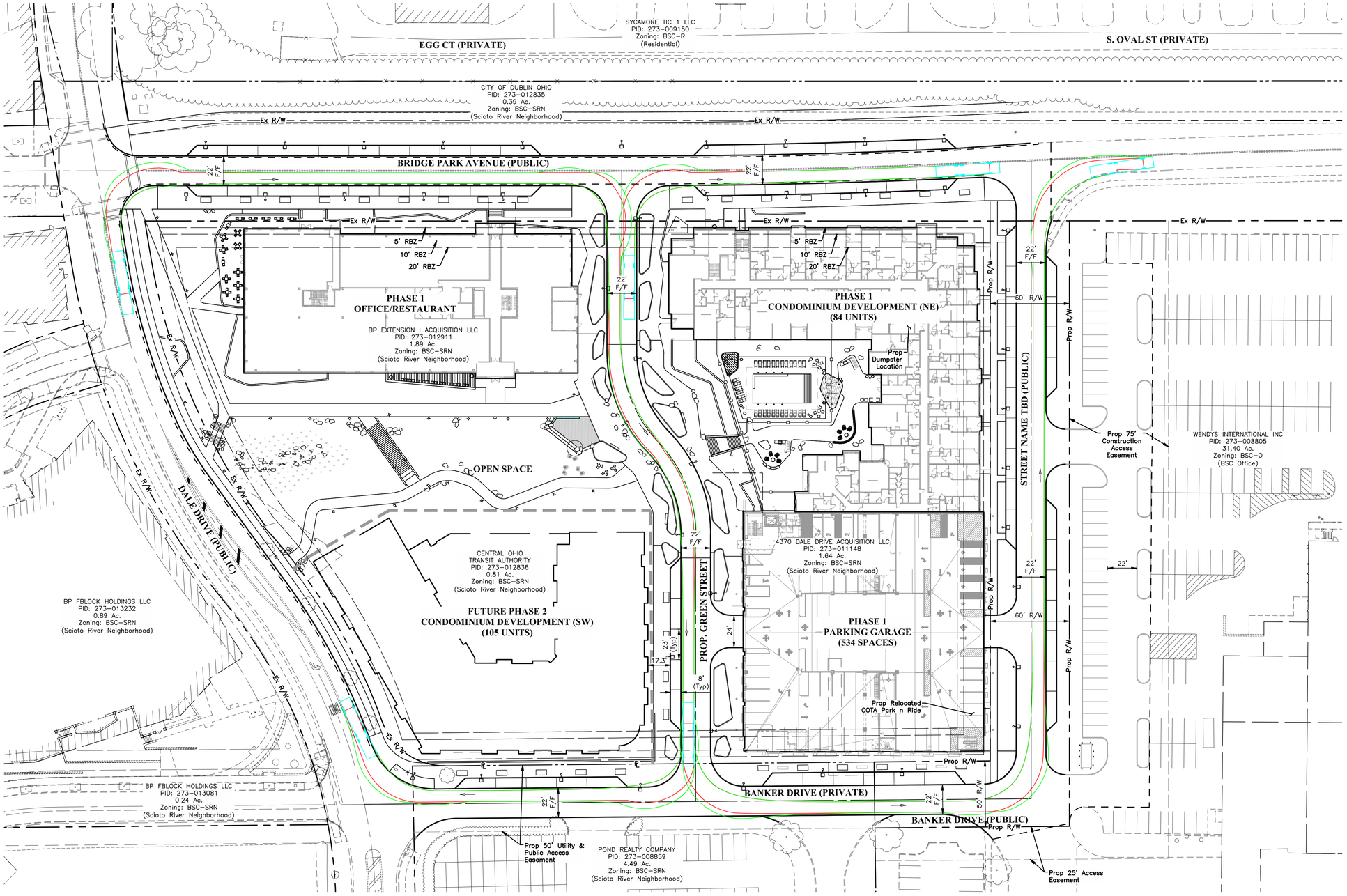
DATE
April 17, 2025

SCALE
NONE

JOB NO.
2024-0817

SHEET
8/9

\\2024\0817\Dwg\04Sheets\Exhibits\20240817 Tree Survey Exhibit — PTB.dwg Last Saved By: ejohnson 4/24/2025 11:09 AM Last Printed By: ejohnson 4/24/2025 11:11 AM (No Xrefs)



REVISIONS

MARK	DATE	DESCRIPTION

CRAWFORD HOYING

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
4350 & 4370 DALE DRIVE
PRELIMINARY DEVELOPMENT PLAN
FOR
BRIDGE PARK - BLOCK J
FIRE TRUCK TURNING ANALYSIS

EMH&T
Evans, Mechwart, Hambleton & Tilton, Inc.
Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

DATE
April 17, 2025

SCALE
1" = 40'

JOB NO.
2024-0817

SHEET
9/9

PRELIMINARY
NOT TO BE USED FOR CONSTRUCTION

PLAN SET DATE
April 17, 2025

N:\2024\0817\Data\Graphics\DWG\2024\0817 DWG Vehicle Tracking Exhibit.dwg, ext Scale By: andleon 4/24/2025 10:09 AM, ext Plotted By: Wilson, Scott 4/24/2025 11:10 AM (No Xref)