

**THE**  
*Columbus*  
ARCHITECTURAL STUDIO

**MONTEREY DRIVE MIXED-  
USE DEVELOPMENT**

**NOVEMBER 7,  
2025 REVISION**

*Wood Companies  
614-298-9663  
939 N High Street Suite 206, Columbus, OH 43201  
November 7, 2025*

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VIEW FROM MONTEREY DR - WEST



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# MONTEREY STREET



**03** MONTEREY STREET WEST ELEVATION  
Scale: NTS

# MONTEREY STREET



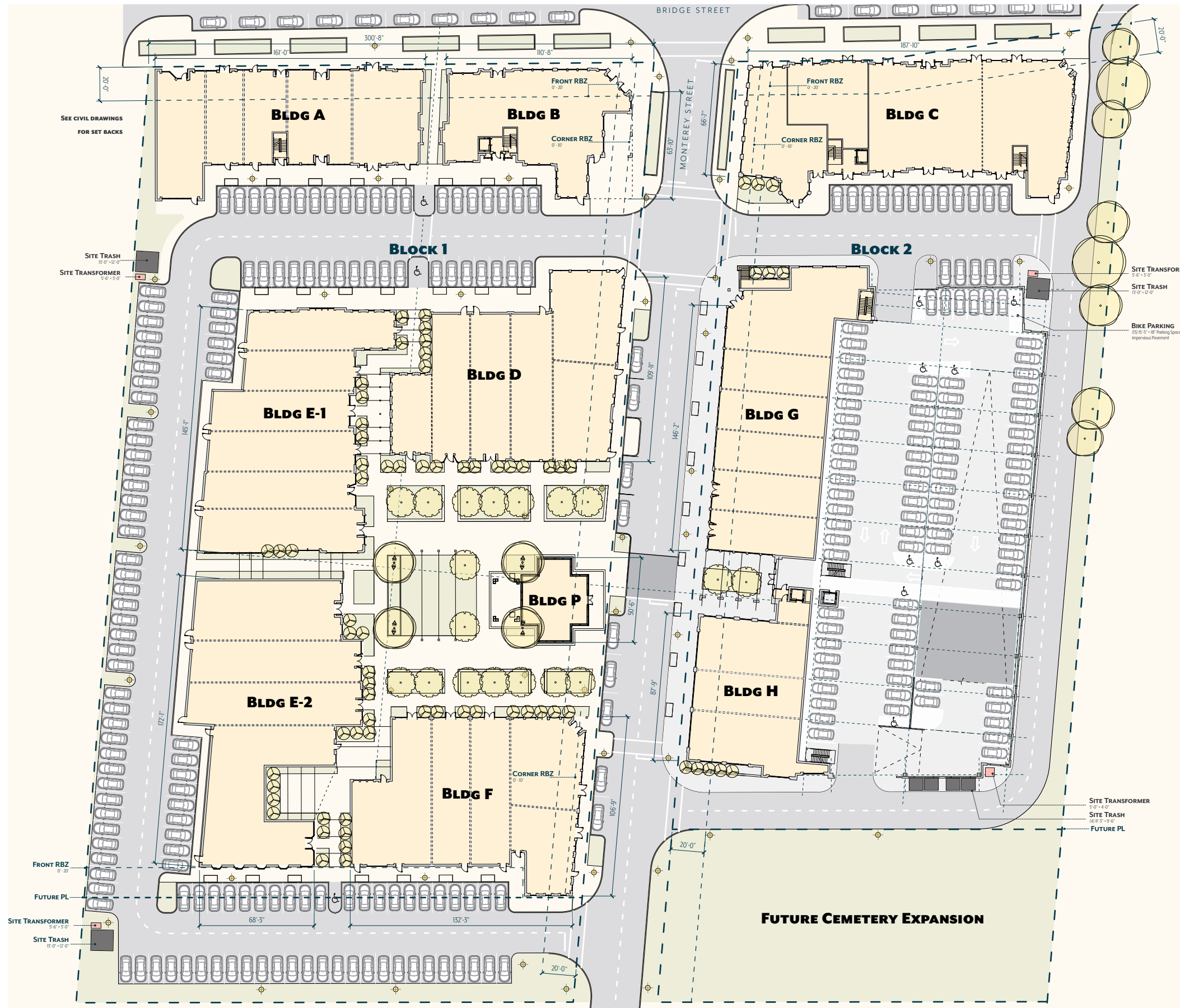
**02** MONTEREY STREET EAST ELEVATION  
Scale: NTS

# BRIDGE STREET



**01** BRIDGE STREET NORTH ELEVATION  
Scale: NTS





**PARKING CALCULATIONS** all parking spaces are 9'x18'

Parking Required	Parking Ratio	Square Footage	Required Spaces	Provided Spaces
Retail Parking	5:	1000	94,700 SF	474
Office Parking	2.5:	1000	37,800 SF	95
<b>Total Spaces</b>			<b>568</b>	<b>509</b>

**PARKING TABULATION**

Parking Level	Spaces
First Level	87
Level 1.5	16
Level 2	114
Level 3	110
<b>Garage Total</b>	<b>327</b>
<b>Street Parking</b>	<b>182</b>
<b>Site Total:</b>	<b>509</b>
<b>Accessible Spaces</b>	<b>12</b>

**BLOCK DIMENSIONS**

Block ID	North	South	East	West	Perimeter
Allowable	300 ft	300 ft	300 ft	300 ft	1000 ft
Block 1	301 ft	296 ft	562 ft	559 ft	1718 ft
Block 2	235 ft	232 ft	562 ft	585 ft	1614 ft

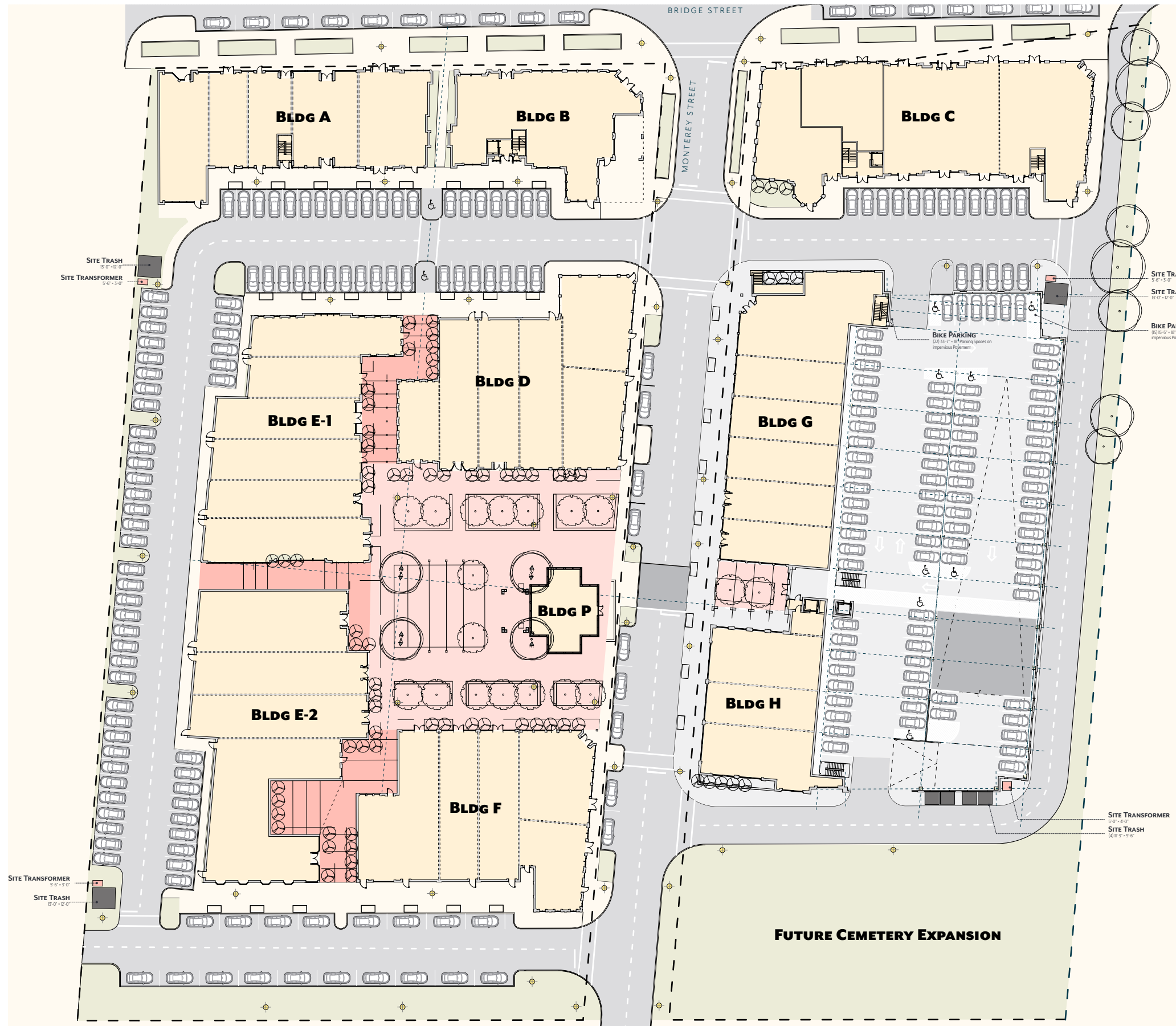
**FRONTAGE COVERAGE**

Block ID	Frontage St	Total Front Property Line	Facade within RBZ	% Coverage
Block 1	Bridge St	300.6 ft	271.7 ft	90%
	Monterey Dr	478.2 ft	332.8 ft	69%
Block 2	Bridge St	235 ft	188 ft	80%
	Monterey Dr	481.8 ft	363.5 ft	75%

**Minimum coverage to comply = 80%**

**PRELIMINARY LOT COVERAGE**

Block ID	Total Area	Impervious Area	% Impervious	Conforms
Block 1	166,498 SF	126,799 SF	76.2%	Yes
Block 2	131,616 SF	94,639 SF	71.9%	Yes



**PARKING CALCULATIONS** all parking spaces are 9'x18'

Parking Required	Parking Ratio	Square Footage	Required Spaces	Provided Spaces
Retail Parking	5: 1000	94,700 SF	474	396
Office Parking	2.5: 1000	37,800 SF	95	80
<b>Total Spaces</b>			<b>568</b>	<b>476</b>

**PARKING TABULATION**

Parking Level	Spaces
First Level	87
Level 1.5	16
Level 2	114
Level 3	110

**Garage Total** 327

**Street Parking** 149

**Site Total** 476

**Accessible Spaces** 11

**SQUARE FOOTAGES**

Building	Retail
Building A	8,900
Building B	6,300
Building C	12,800
Building D	11,500
Building E1	12,200
Building E2	12,900
Building F	11,300
Building G	11,200
Building H	6,200
Building P	1,400
<b>Total</b>	<b>94,700 SF</b>

**BRIDGE STREET DISTRICT – OPEN SPACE SUMMARY TABLE**

Code Reference BSD §153.064(C)(2) – Commercial Open Space

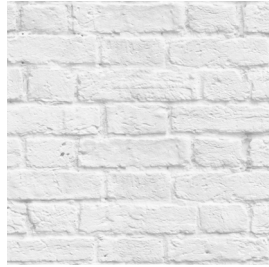
Project Use Type: Mixed Use (Retail + Office)

Residential Uses None

Applicable Standard: 1 SF of publicly accessible open space per 50 SF of commercial floor area

Open	23,289
Retail Alleyway	8,091
<b>Total</b>	<b>31,380</b>

**BR-1**  
Brick  
White Painted



**ST-1**  
Limestone



**FC-1**  
Fiber Cement Siding  
White



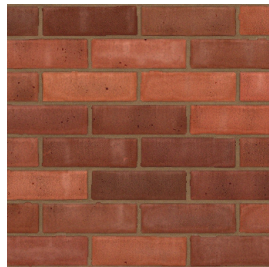
**R-1**  
Asphalt Shingle  
Roof  
Charcoal



**PT-1**  
Charcoal



**BR-2**  
Brick  
Red



**ST-2**  
Stone Veneer



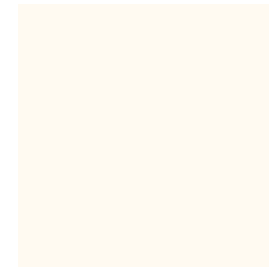
**FC-2**  
Fiber Cement Panel  
Color varies  
Refer to PT colors



**R-2**  
Standing Seam  
Metal Roof  
Charcoal



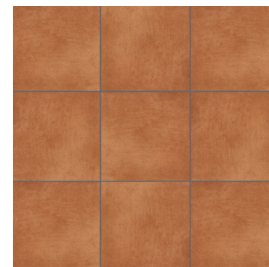
**PT-2**  
White



**BR-3**  
Brick  
Cream



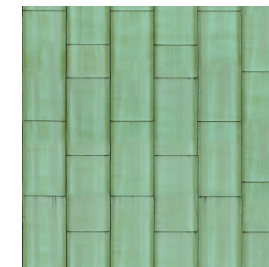
**TL-1**  
Tile  
Terracotta



**FC-3**  
Miscellaneous Fiber  
Cement Elements  
Color varies  
Refer to PT colors



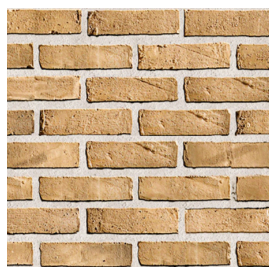
**R-3**  
Copper Roof



**PT-3**  
Light Gray



**BR-4**  
Brick  
Buff



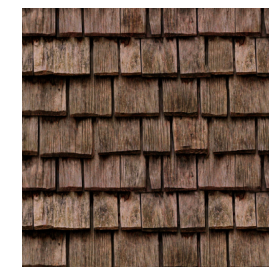
**PL-1**  
Stucco  
White



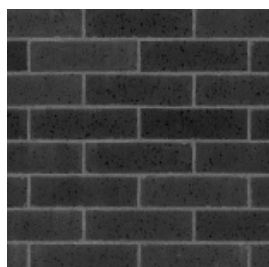
**WW-1**  
Aluminum Window  
Wall System  
Finish varies  
Refer to PT colors



**R-4**  
Wood Shingle Roof



**BR-5**  
Brick  
Dark Gray



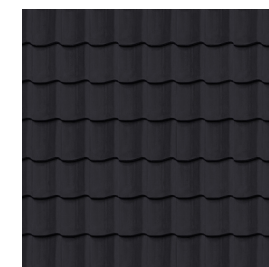
**PL-2**  
Stucco  
Cream



**W-1**  
Composite Window  
Color varies;  
Refer to PT colors



**R-5**  
Clay Tile Roof  
Charcoal



**BR-6**  
Tan Brick

