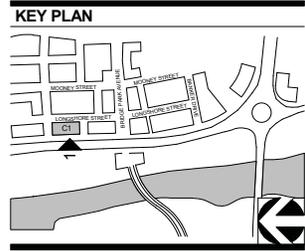


BUILDING C1

6680 RIVERSIDE DRIVE
DUBLIN, OHIO 43017

USE	AREA
FOOD / BEVERAGE	15,922 SF.
RESIDENTIAL	50,901SF.
PATIO	5,113 SF.
CIRCULATION	8,768 SF.
SERVICE	3,289 SF
TOTAL	83,993 SF.



MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A000 - COVER

STREET FACADE ENTRANCES REQUIRED
1 PER 75' OF FACADE (MIN.)

STREET	FACADE LENGTH	# REQ'D	PROVIDED
LONGSHORE ST	182'	3	4
TULLER RIDGE	100'	2	2
RIVERSIDE DR.	182'	3	3

- CIRCULATION - 662 SF
- RETAIL - 15,922 SF
- SERVICE - 1,151 SF



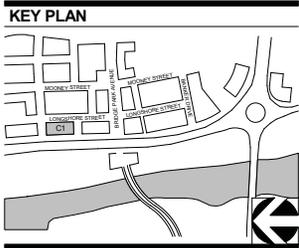
1 C1 - LEVEL 1 FLOOR PLAN (EL. 810.00')
1/16" = 1'-0"

RIVERSIDE DRIVE

MIXED USE BUILDING TYPE

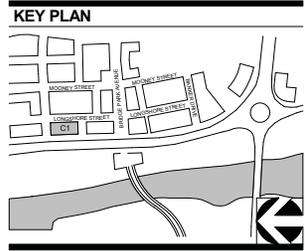
04-23-2015 C1 - A101 - LEVEL 1

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"



- AMENITY - 661 SF.
- RESIDENTIAL - 12,302 SF.
- CIRCULATION - 2,128 SF.
- SERVICE - 819 SF.
- PATIO - 3,013 SF.

UNIT QUANTITY 2FL	
Name	Quantity
1 BR (HC)	1
2 BR (HC)	1
3 BR (HC)	1
STUDIO (HC)	1
HC RM: 4	
1 BR	4
2 BR	2
3 BR	1
RM: 7	
Grand total: 11	



1 C1 - LEVEL 2 FLOOR PLAN (EL. 830.00')
1/16" = 1'-0"

MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

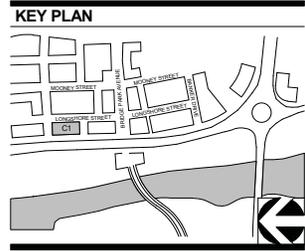
04-23-2015 C1 - A102 - LEVEL 2

CIRCULATION - 2,402 SF.
 RESIDENTIAL - 12,497 SF.

 PATIO - 700 SF.
 SERVICE - 1002 SF.

UNIT QUANTITY 3FL	
Name	Quantity

1 BR	6
2 BR	4
3 BR	1
CORRIDOR	1
Grand total: 12	



1 C1 - LEVEL 3 FLOOR PLAN (EL. 840.72')
 1/16" = 1'-0"

MIXED USE BUILDING TYPE

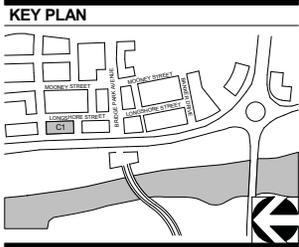
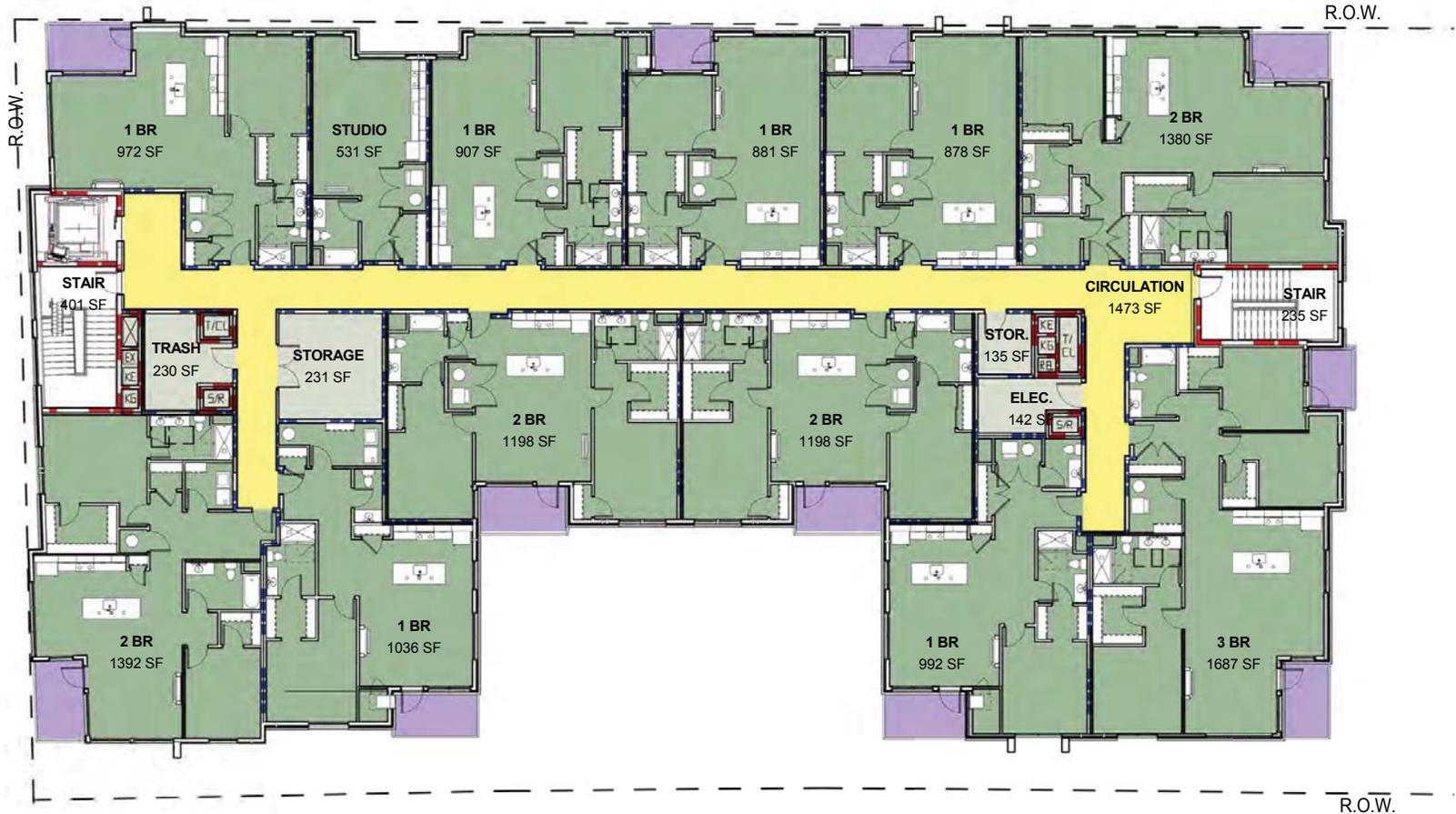
11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A103 - LEVEL 3

CIRCULATION - 2,119 SF.
 RESIDENTIAL - 13,051 SF.

PATIO - 700 SF.
 SERVICE - 734 SF.

UNIT QUANTITY 5FL	
Name	Quantity
1 BR	6
2 BR	4
3 BR	1
STUDIO	1
Grand total: 12	



1 C1 - LEVEL 5 FLOOR PLAN (EL. 862.03')
1/16" = 1'-0"

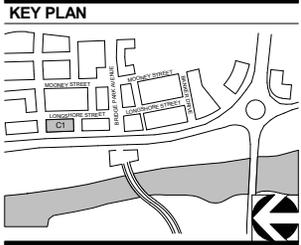
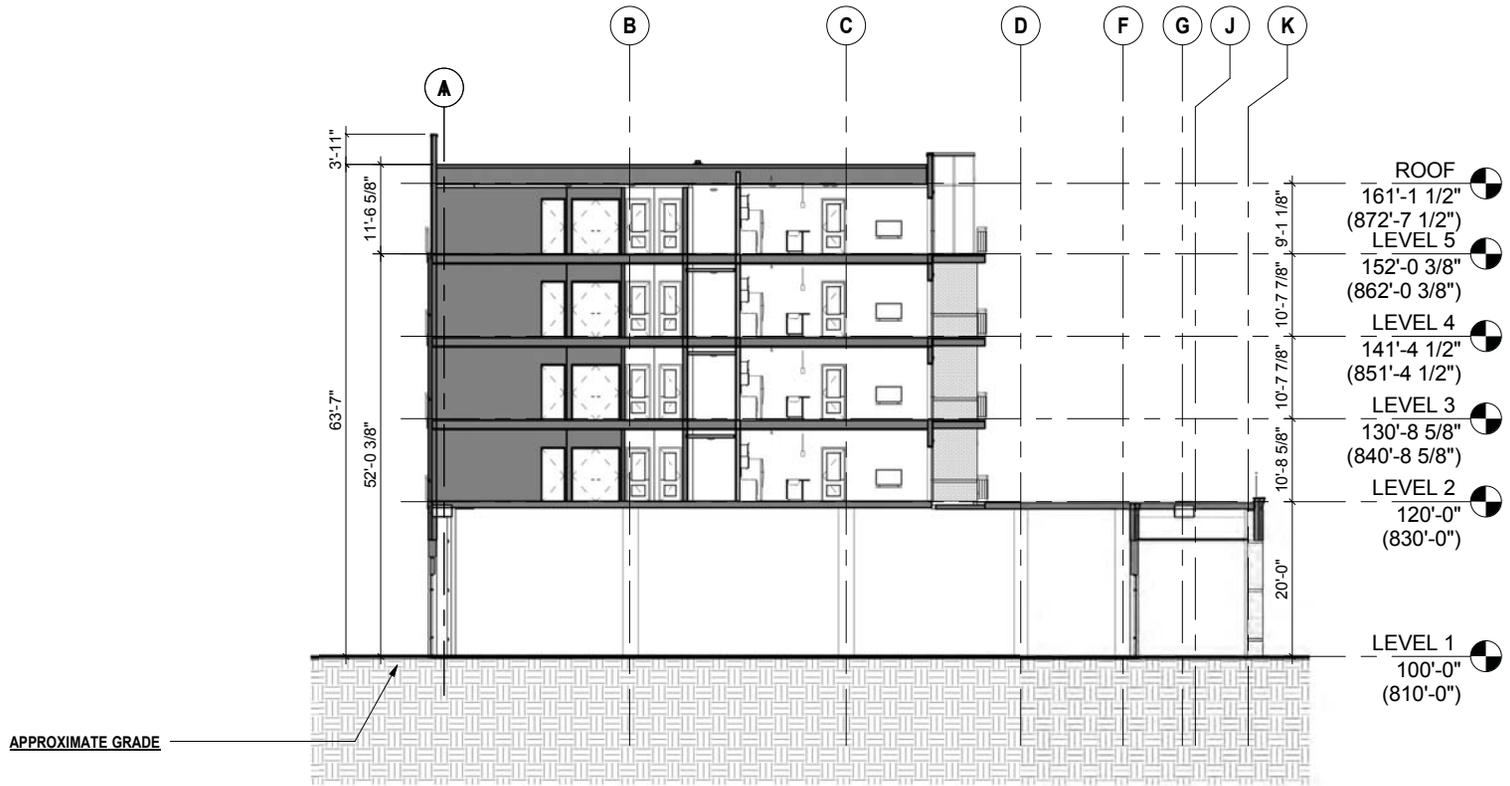
MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A105 - LEVEL 5



BRIDGE PARK
DUBLIN, OH



1 C1 - BUILDING SECTION
1/16" = 1'-0"

MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A107 - BLDG SECTION



BRIDGE PARK

DUBLIN, OH

GROUND STORY STREET FACADE TRANSPARENCY: 69%
UPPER STORY STREET FACADE TRANSPARENCY: 31%

STREET FACADE TRANSPARENCY

5th Story
 Story Area: 2,322 sf
 Transparency: 880 sf
 Required: 30%
 Provided: 38%

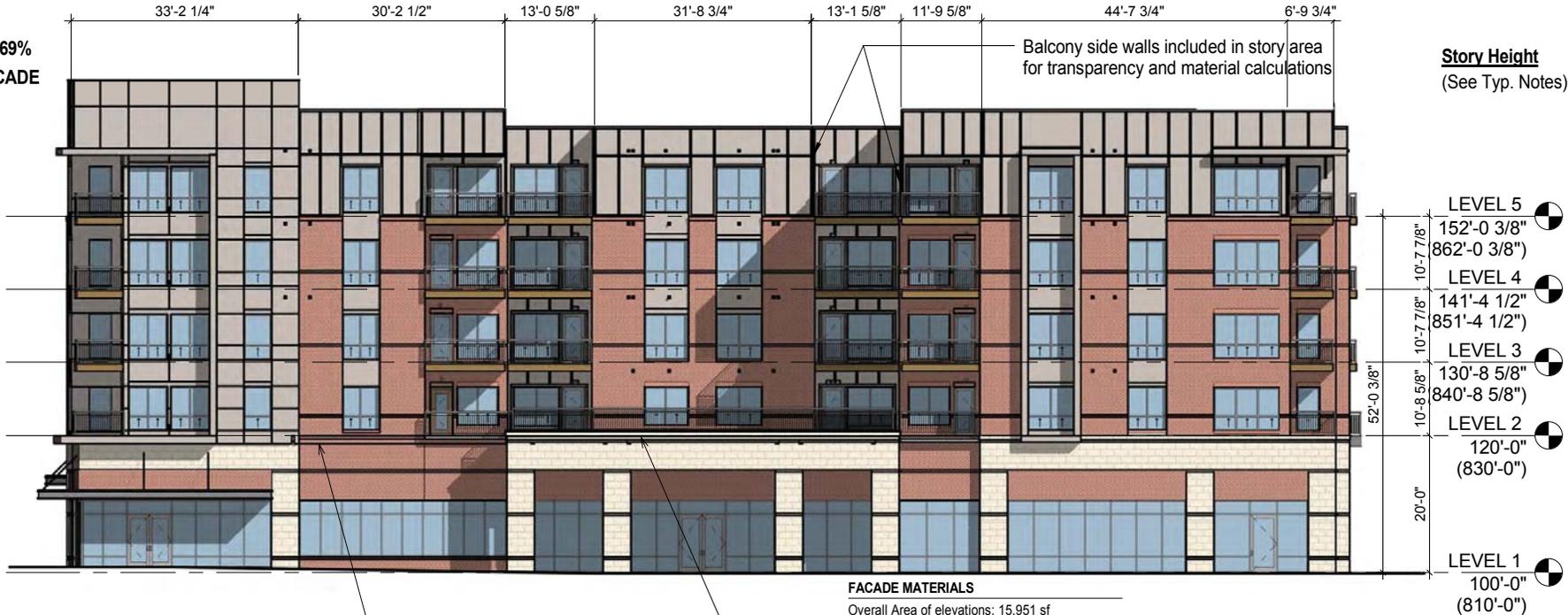
4th Story
 Story Area: 2,752 sf
 Transparency: 882 sf
 Required: 30%
 Provided: 32%

3rd Story
 Story Area: 2,752 sf
 Transparency: 882 sf
 Required: 30%
 Provided: 32%

2nd Story
 Story Area: 2,781 sf
 Transparency: 830 sf
 Required: 30%
 Provided: 30%

1st Story
 Story Area: 1,190 sf
 Transparency: 910 sf
 Required: 65%
 Provided: 76%

VERTICAL FACADE DIVISIONS (45° OR LESS REQUIRED)



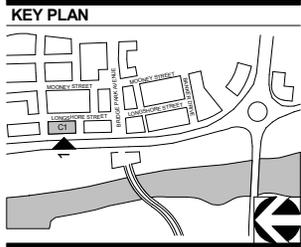
HORIZONTAL FACADE DIVISIONS
 (Required within 3' of top of ground story on buildings 3 stories and taller)

FACADE MATERIALS

Overall Area of elevations: 15,951 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	4,874 sf	31%		
Calcium Silicate Masonry Unit (CSMU)	Primary	1,220 sf	8%		
Glass	Primary	4,598 sf	29%		
		10,692 sf	68%	80%	N
Composite Metal Panel (CMP)	Trim	463 sf	4%		
Fiber Cement	Secondary	4,645 sf	27%		
Misc. Elements		151 sf	1%		
		5,259 sf	32%	<20%	N

WAIVER NEEDED: SECONDARY MATERIALS = 32%



1 C1- WEST ELEVATION

1/16" = 1'-0"

MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A108 - WEST ELEVATION



BRIDGE PARK

DUBLIN, OH

STREET FACADE TRANSPARENCY

5th Story
 Story Area: 972 sf
 Transparency: 363 sf
 Required: 30%
 Provided: 37%

4th Story
 Story Area: 1,139 sf
 Transparency: 363 sf
 Required: 30%
 Provided: 32%

3rd Story
 Story Area: 1,139 sf
 Transparency: 363 sf
 Required: 30%
 Provided: 32%

2nd Story
 Story Area: 1,145 sf
 Transparency: 363 sf
 Required: 30%
 Provided: 32%

1st Story
 Story Area: 608 sf
 Transparency: 398 sf
 Required: 65%
 Provided: 66%

VERTICAL FACADE DIVISIONS (45' OR LESS REQUIRED)

OVER RUN OF ELEVATOR 23'-7 7/8"

51'-3"
 Waiver Needed For Parapet Above Level 5 Windows

11'-9 3/4" 16'-0" 23'-5 1/4"

27'-9 7/8"

Story Height (See Typ. Notes)

TRUSS BRG 161'-1 1/2"
 (872'-7 1/2")

LEVEL 5 152'-0 3/8"
 (862'-0 3/8")

LEVEL 4 141'-4 1/2"
 (851'-4 1/2")

LEVEL 3 130'-8 5/8"
 (840'-8 5/8")

LEVEL 2 120'-0"
 (830'-0")

LEVEL 1 100'-0"
 (810'-0")

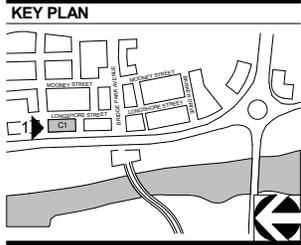
EAST LOBBY 102'-0"
 (812'-0")

HORIZONTAL FACADE DIVISIONS (Required within 3' of top of ground story on buildings 3 stories and taller)

FACADE MATERIALS

Overall Area of elevation: 7,480 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	1,338 sf	18%		
Calcium Silicate Masonry Unit (CSMU)	Primary	860 sf	11%		
Glass	Primary	1,897 sf	25%		
		4,095 sf	54%	80%	N
Composite Metal Panel (CMP)	Trim	283 sf	4%		
Fiber Cement	Secondary	3,022 sf	41%		
Misc. Elements		80 sf	1%		
		3,385 sf	46%	<20%	N



1 C1 - NORTH ELEVATION

1/16" = 1'-0"

MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015

C1 - A109 - NORTH ELEVATION



BRIDGE PARK

DUBLIN, OH

VERTICAL FACADE DIVISIONS (45' OR LESS REQUIRED)

Balcony side walls included in story area for transparency and material calculations



STREET FACADE TRANSPARENCY

5th Story	Story Area: 1,989 sf	Transparency: 709 sf	Required: 30%	Provided: 36%
4th Story	Story Area: 2,283 sf	Transparency: 694 sf	Required: 30%	Provided: 30%
3rd Story	Story Area: 2,283 sf	Transparency: 677 sf	Required: 30%	Provided: 30%
2nd Story	Story Area: 2,294 sf	Transparency: 703 sf	Required: 30%	Provided: 31%
1st Story	Story Area: 1,168 sf	Transparency: 770 sf	Required: 65%	Provided: 66%

Story Height (See Typ. Notes)

TRUSS BRG	161'-1 1/2"	(872'-7 1/2")
LEVEL 5	152'-0 3/8"	(862'-0 3/8")
LEVEL 4	141'-4 1/2"	(851'-4 1/2")
LEVEL 3	130'-8 5/8"	(840'-8 5/8")
LEVEL 2	120'-0"	(830'-0")
EAST LOBBY	102'-0"	(812'-0")
LEVEL 1	100'-0"	(810'-0")

FACADE MATERIALS

Overall Area of elevation: 13,831 sf

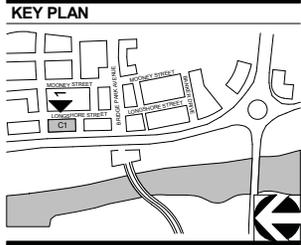
Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	4,029 sf	29%		
Calcium Silicate Masonry Unit (CSMU)	Primary	1,584 sf	11%		
Glass	Primary	3,719 sf	27%		
		13,831 sf	67%	80%	N
Composite Metal Panel (CMP)	Trim	229 sf	2%		
Fiber Cement	Secondary	3,759 sf	27%		
Misc. Elements		511 sf	4%		
		4,499 sf	33%	<20%	N

HORIZONTAL FACADE DIVISIONS

(Required within 3' of top of ground story on buildings 3 stories and taller)

PRINCIPAL ENTRANCE LOCATION

(As applicable along any principal frontage street facade of building)



1 C1 - EAST ELEVATION

1/16" = 1'-0"

MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A110 - EAST ELEVATION



BRIDGE PARK

DUBLIN, OH

VERTICAL FACADE DIVISIONS (45° OR LESS REQUIRED)

33'-3 7/8" 13'-1 1/2" 8'-9 1/4" 17'-2 3/4" 28'-0 1/8"

Story Height (See Typ. Notes)

- TRUSS BRG
161'-1 1/2"
(872'-7 1/2")
- LEVEL 5
152'-0 3/8"
(862'-0 3/8")
- LEVEL 4
141'-4 1/2"
(851'-4 1/2")
- LEVEL 3
130'-8 5/8"
(840'-8 5/8")
- LEVEL 2
120'-0"
(830'-0")
- LEVEL 1
100'-0"
(810'-0")



Balcony side walls included in story area for transparency and material calculations

NON-STREET FACADE TRANSPARENCY

Story	Story Area	Transparency	Required	Provided
5th Story	1,081 sf	320 sf	15%	30%
4th Story	1,244 sf	352 sf	15%	28%
3rd Story	1,244 sf	352 sf	15%	28%
2nd Story	1,251 sf	336 sf	15%	27%
1st Story	631 sf	316 sf	15%	50%

HORIZONTAL FACADE DIVISIONS

(Required within 3' of top of ground story on buildings 3 stories and taller)

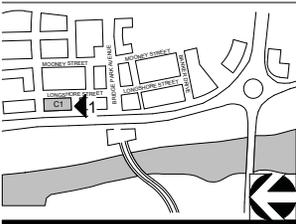
- METAL GRILL GATE @ GAS METER ALCOVE
- HOLLOW METAL DOOR @ ELECTRIC ROOM
- STAIR EGRESS DOOR

FACADE MATERIALS

Overall Area of elevations: 7,476 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	3,082 sf	42%		
	Primary	919 sf	12%		
	Primary	1,625 sf	22%		
		5,626 sf	76%	80%	N
Composite Metal Panel (CMP)	Trim	304 sf	4%		
	Secondary	1,457 sf	19%		
	Misc. Elements	89 sf	1%		
		1,761 sf	24%	<20%	N

KEY PLAN



1 C1 - SOUTH ELEVATION

1/16" = 1'-0"

MIXED USE BUILDING TYPE

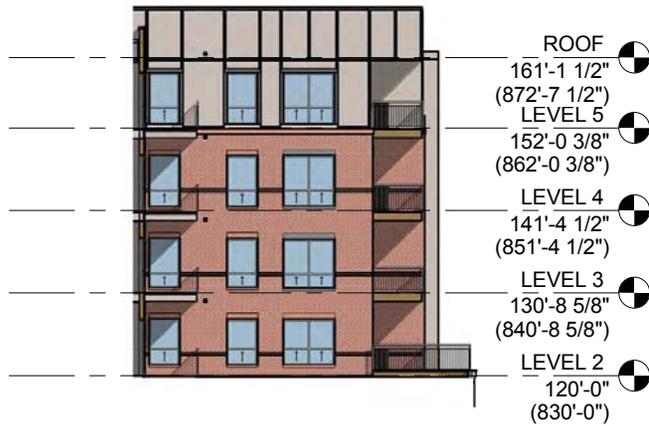
11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A111 - SOUTH ELEVATION



BRIDGE PARK

DUBLIN, OH



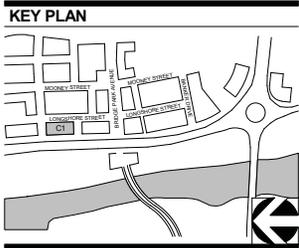
1 NORTH @ ROOF GARDEN
1/16" = 1'-0" NON-STREET ELEVATION



2 SOUTH @ ROOF GARDEN
1/16" = 1'-0" NON-STREET ELEVATION



3 WEST @ ROOF GARDEN
1/16" = 1'-0" FACADE CALCULATION ON INCLUDED ON THE WEST ELEVATIONS



MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A112 - GARDEN ELEVATIONS

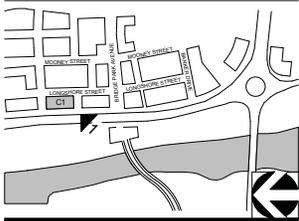


BRIDGE PARK
DUBLIN, OH



MASSING - VIEW FROM SOUTHWEST CORNER

KEY PLAN



MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A113 - 3D VIEW



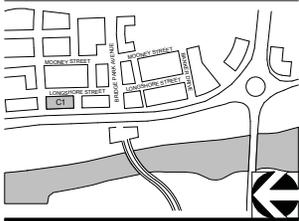
BRIDGE PARK

DUBLIN, OH



MASSING - VIEW FROM NORTH EAST CORNER

KEY PLAN



MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

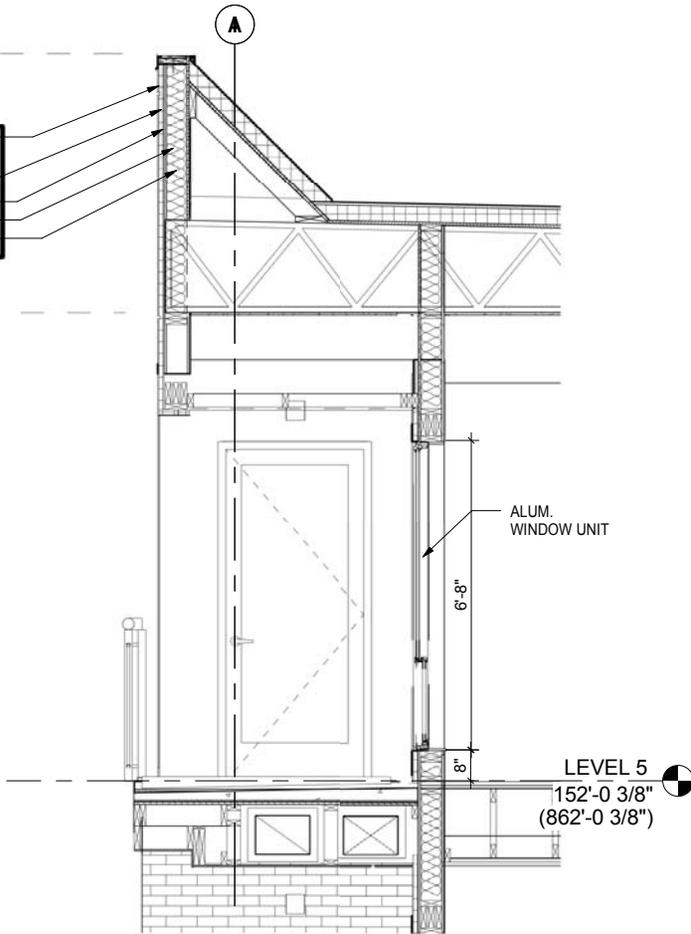
04-23-2015 C1 - A114 - 3D VIEW



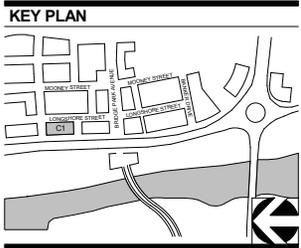
BRIDGE PARK
DUBLIN, OH

- FIBER CEMENT BOARD
- CONTINUOUS AIR BARRIER SHOWN DASHED - SEE GENERAL NOTES
- 5/8" EXTERIOR GRADE WALL BOARD.
- BATT INSULATION
- 2x5 1/2 WOOD STUDS

TRUSS BEARING
162'-1 1/2"

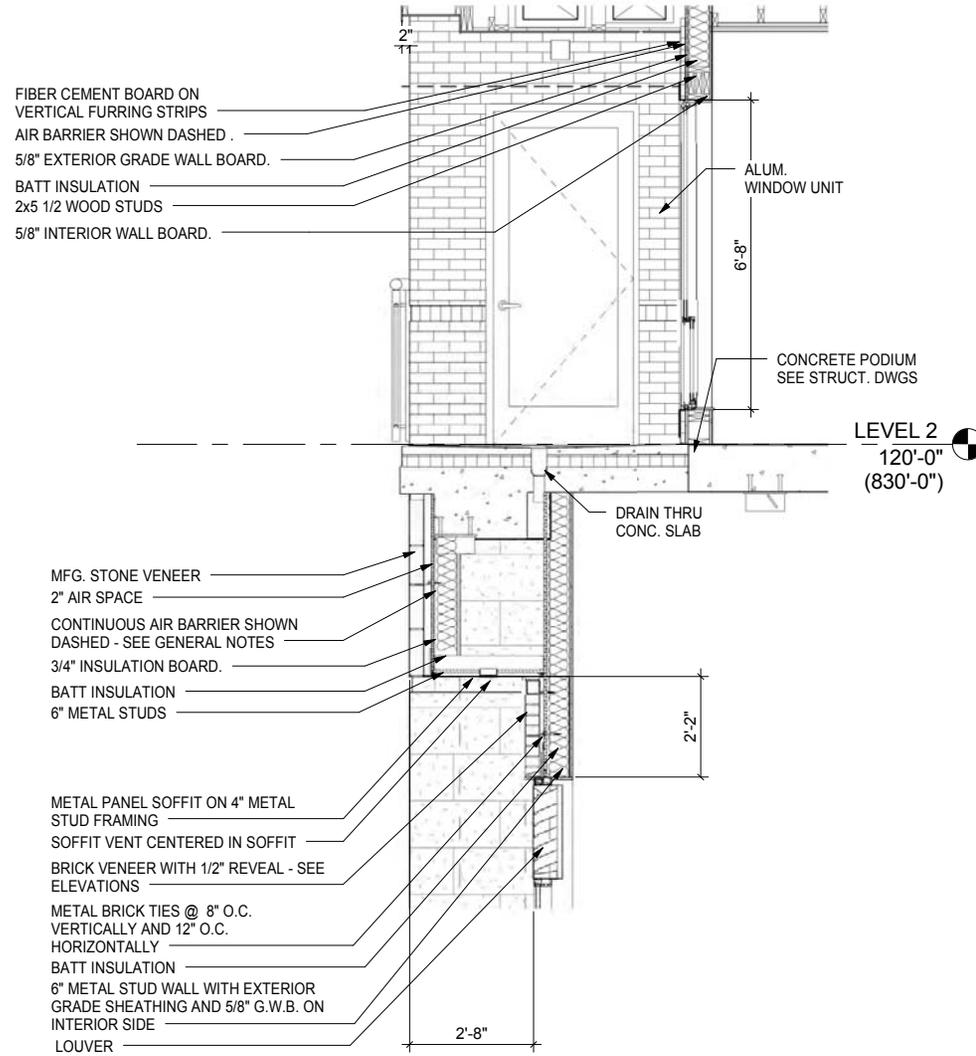


1 TOP @ EAST BALCONY
3/8" = 1'-0"



- FIBER CEMENT BOARD ON VERTICAL FURRING STRIPS
- AIR BARRIER SHOWN DASHED
- 5/8" EXTERIOR GRADE WALL BOARD.
- BATT INSULATION
- 2x5 1/2 WOOD STUDS
- 5/8" INTERIOR WALL BOARD.

- MFG. STONE VENEER
- 2" AIR SPACE
- CONTINUOUS AIR BARRIER SHOWN DASHED - SEE GENERAL NOTES
- 3/4" INSULATION BOARD.
- BATT INSULATION
- 6" METAL STUDS
- METAL PANEL SOFFIT ON 4" METAL STUD FRAMING
- SOFFIT VENT CENTERED IN SOFFIT
- BRICK VENEER WITH 1/2" REVEAL - SEE ELEVATIONS
- METAL BRICK TIES @ 8" O.C. VERTICALLY AND 12" O.C. HORIZONTALLY
- BATT INSULATION
- 6" METAL STUD WALL WITH EXTERIOR GRADE SHEATHING AND 5/8" G.W.B. ON INTERIOR SIDE
- LOUVER



2 LEVEL 2 @ EAST BALCONY
3/8" = 1'-0"

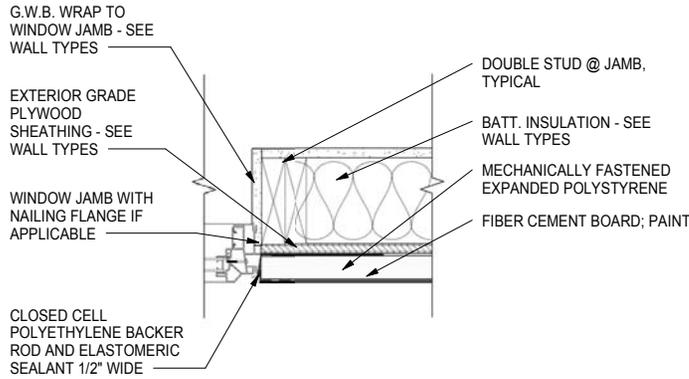
MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A115 - BALCONY DETAILS

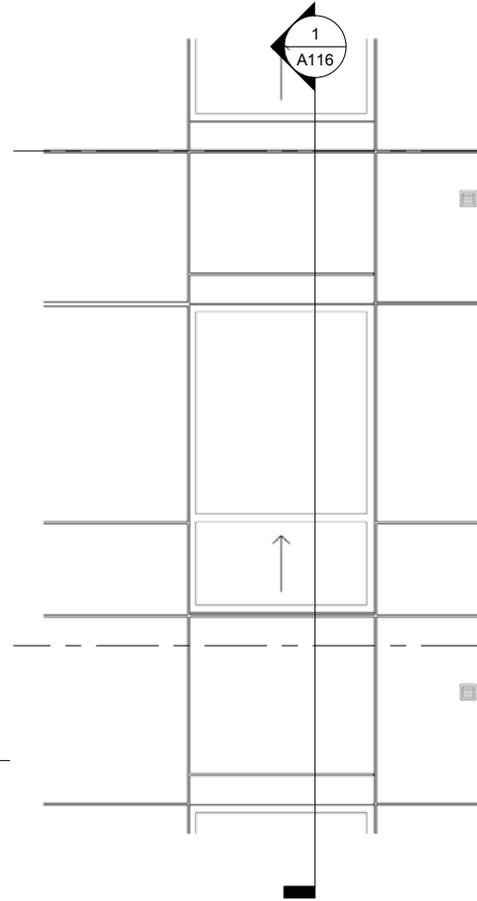
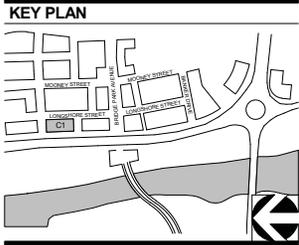


BRIDGE PARK
DUBLIN, OH



METAL PANEL SIMILAR

3 WINDOW DTL AW JAMB / HEAD SIM
1 1/2" = 1'-0"

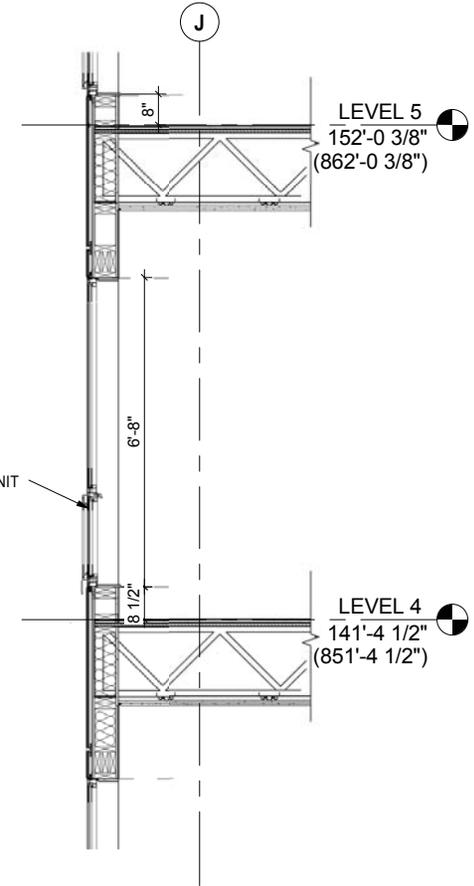


2 AW1 - ALUM WINDOW
3/8" = 1'-0"

LEVEL 5
152'-0 3/8"
(862'-0 3/8")

ALUMINUM WINDOW UNIT

LEVEL 4
141'-4 1/2"
(851'-4 1/2")



1 WEST WINDOW WALL
3/8" = 1'-0"

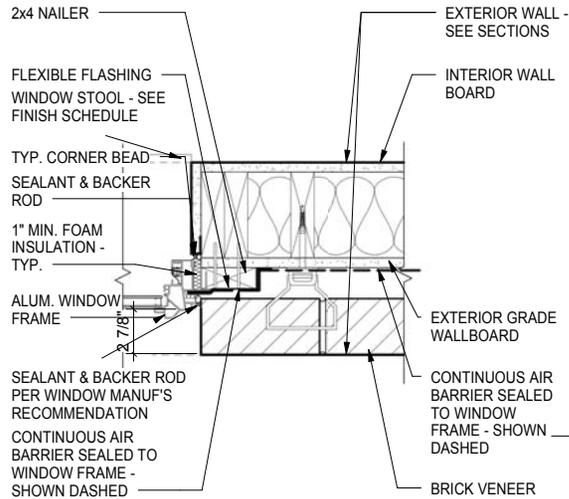
MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

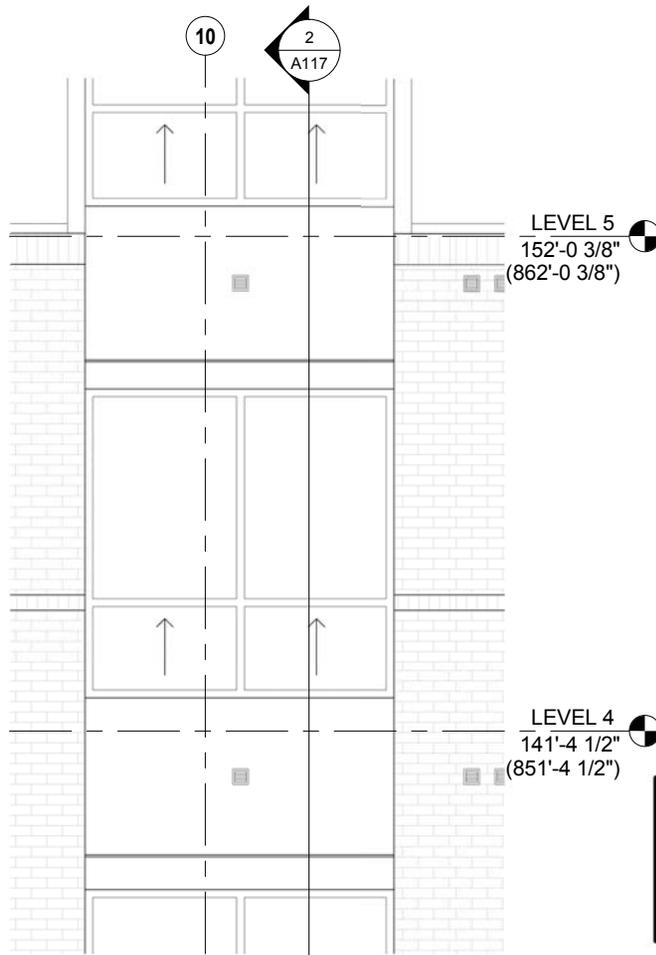
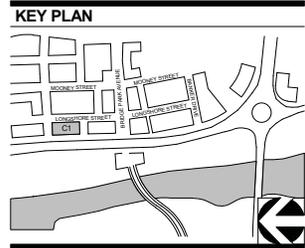
04-23-2015 C1 - A116 - WINDOW DETAILS



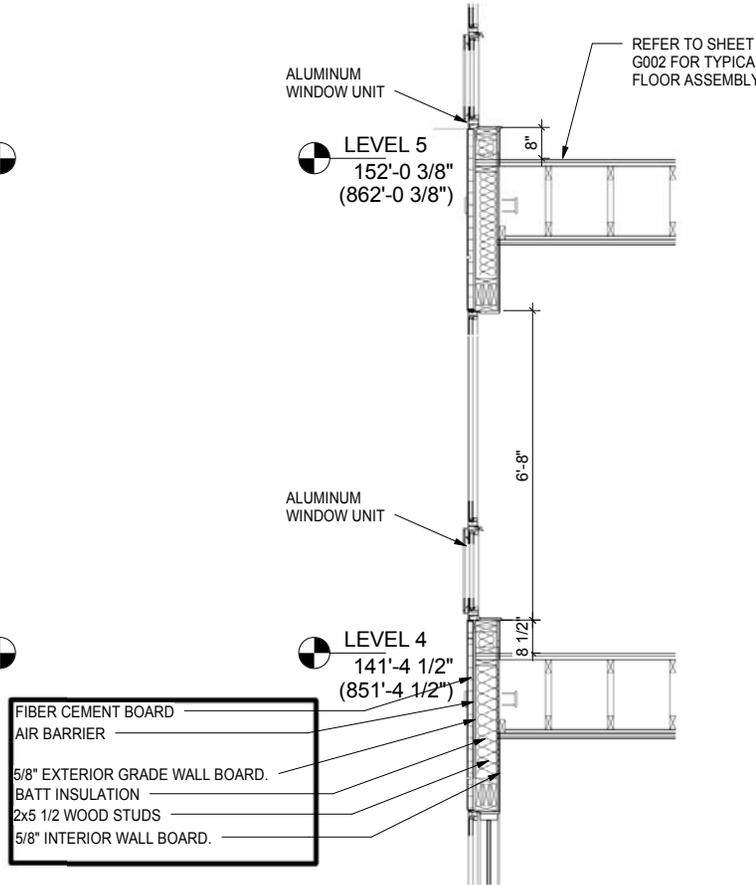
BRIDGE PARK
DUBLIN, OH



3 **DETAIL** AW JAMB @ BRICK
1 1/2" = 1'-0"



1 **ELEVATION** BRICK & FIBER CEMENT WINDOW
3/8" = 1'-0"



2 **SECTION** BRICK & FIBER CEMENT WINDOWS
3/8" = 1'-0"

- FIBER CEMENT BOARD
- AIR BARRIER
- 5/8" EXTERIOR GRADE WALL BOARD.
- BATT INSULATION
- 2x5 1/2 WOOD STUDS
- 5/8" INTERIOR WALL BOARD.

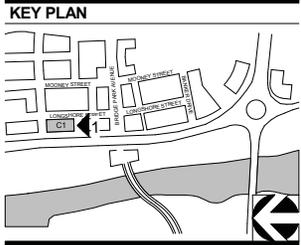
MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A117 - WINDOW DETAILS



BRIDGE PARK
DUBLIN, OH



1 LANDSCAPE COORDINATION SOUTH ELEVATION
1/16" = 1'-0"

MIXED USE BUILDING TYPE

11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 C1 - A118 - LANDSCAPE ELEVATION

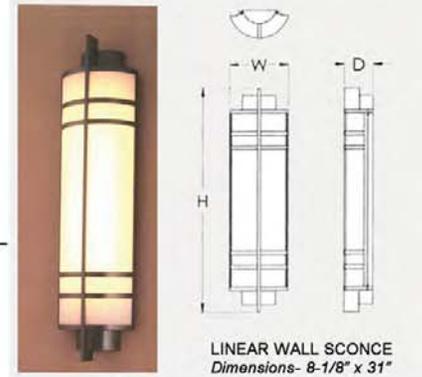


BRIDGE PARK

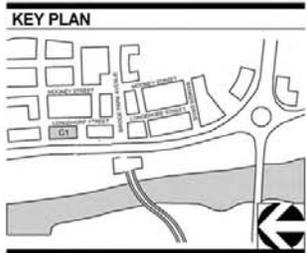
DUBLIN, OH



UP-DOWN WALL SCONCE



LINEAR WALL SCONCE
Dimensions - 8-1/8" x 31"



1 C1 - LIGHT FIXTURE DETAILS

MIXED USE BUILDING TYPE

NO SCALE