

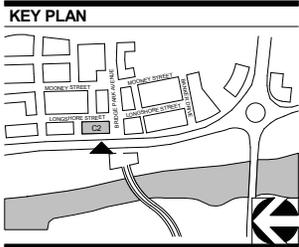


**BRIDGE PARK**  
DUBLIN, OH

# BUILDING C2

6640 RIVERSIDE DRIVE  
DUBLIN, OHIO 43017

USE	AREA
FOOD/ BEVERAGE	16,233 SF
OFFICE / PATIO	65,362 SF
CIRCULATION	6,588 SF
SERVICE	6,217 SF
TOTAL	94,440 SF



## CORRIDOR BUILDING TYPE

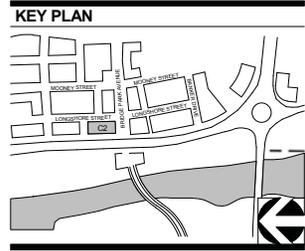
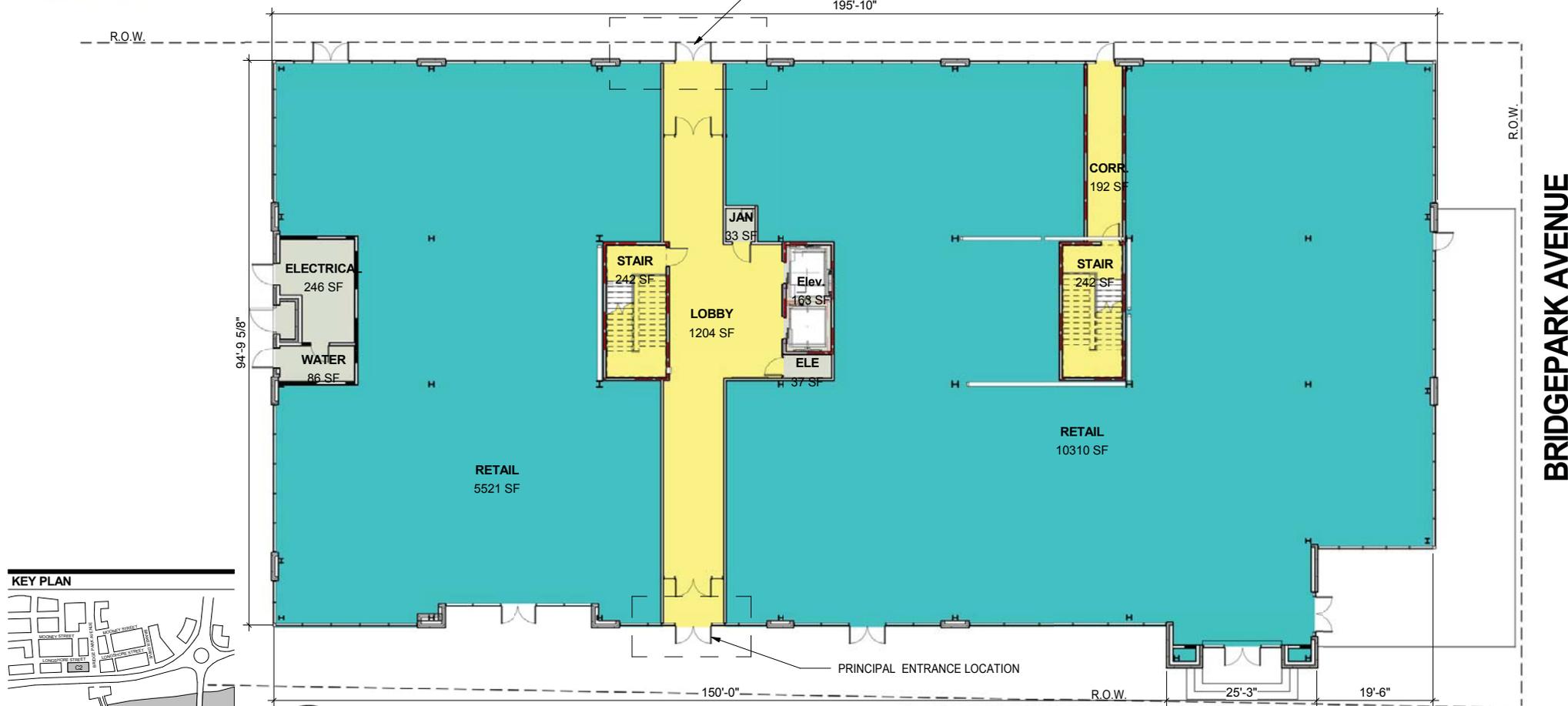
11' X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 A000 - C2 - COVER

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

STREET	FACADE LENGTH	# REQ'D	PROVIDED
LONGSHORE ST	196'	3	3
BRIDGEPARK AVENUE	195'	2	2
RIVERSIDE DR.	196'	3	4

- CIRCULATION -2,043 SF
- RETAIL -16,233 SF
- SERVICE -402 SF



**1 C2 - LEVEL 1 FLOOR PLAN (EL. 809.00')**  
1/16" = 1'-0"

CORRIDOR BUILDING TYPE

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

04-23-2015 A101 - C2 - LEVEL 1

- CIRCULATION -1,133 SF
- PATIO -370 SF
- OFFICE -16,004 SF
- SERVICE -1,368 SF

**LONGSHORE STREET**

R.O.W.

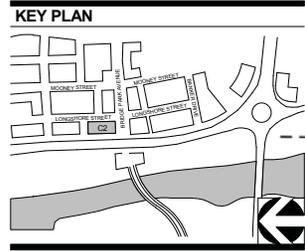
CANOPY ENCROACHMENT OVER R.O.W.



R.O.W.

**BRIDGEPARK AVENUE**

R.O.W.



**1 C2 - LEVEL 2 FLOOR PLAN (EL. 825.00')**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

**RIVERSIDE DRIVE**

04-23-2015 A102 - C2 - LEVEL 2

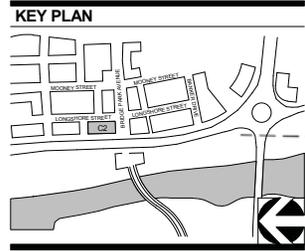
11' X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

- CIRCULATION -1134 SF
- OFFICE -15,825 SF
- PATIO -370 SF
- SERVICE -1,472 SF

## LONGSHORE STREET



BRIDGEPARK AVENUE



**1 C2 - LEVEL 3 FLOOR PLAN (EL. 838.33')**  
 1/16" = 1'-0"

CORRIDOR BUILDING TYPE

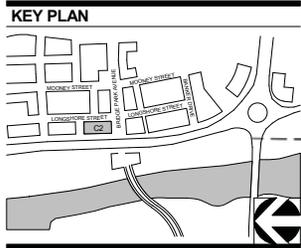
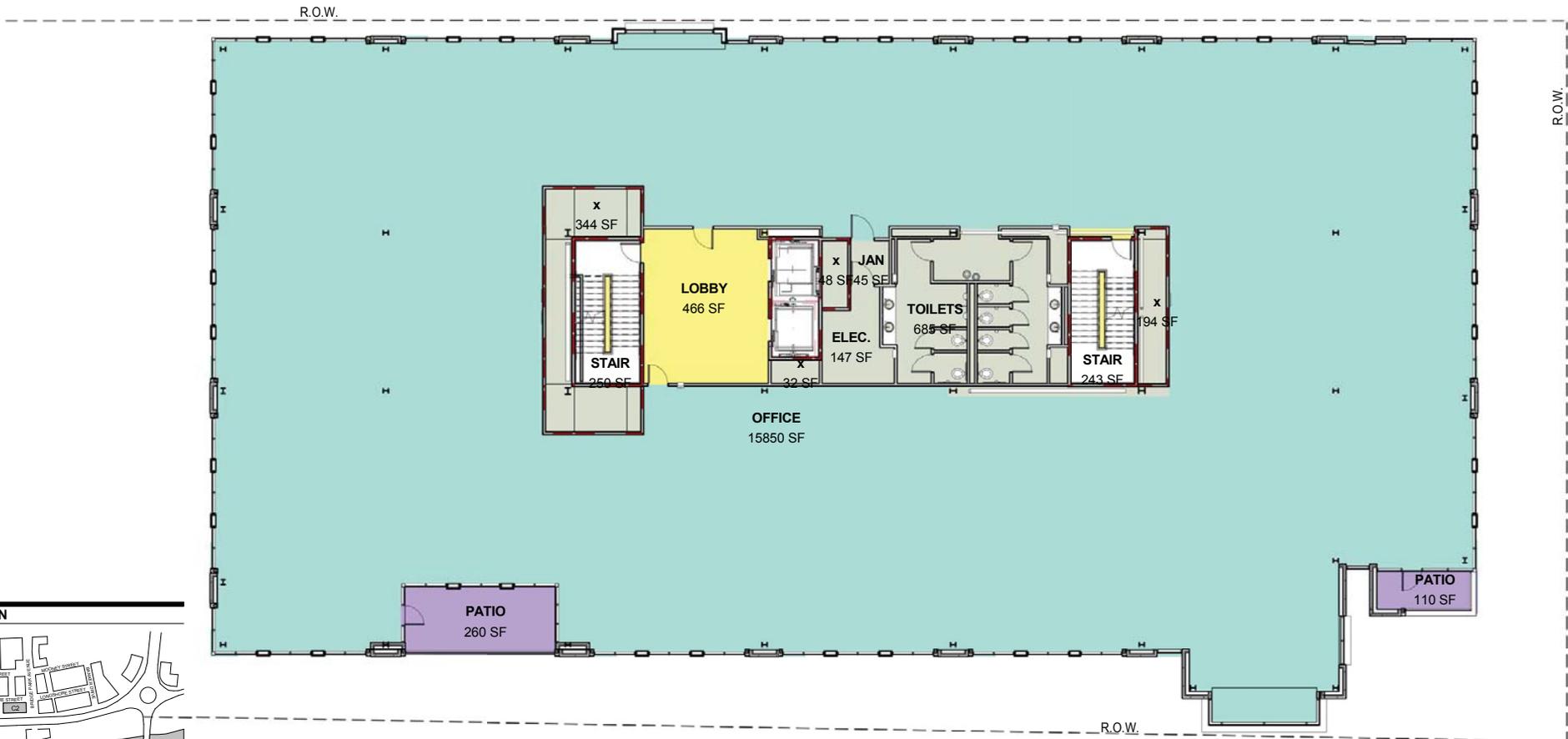
RIVERSIDE DRIVE

04-23-2015 A103 - C2 - LEVEL 3

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

- CIRCULATION -1134 SF
- OFFICE -15,850 SF
- PATIO -370 SF
- SERVICE -1,496 SF

**LONGSHORE STREET**



**1 C2 - LEVEL 4 FLOOR PLAN (EL. 851.67')**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

**RIVERSIDE DRIVE**

04-23-2015 A104 - C2 - LEVEL 4

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

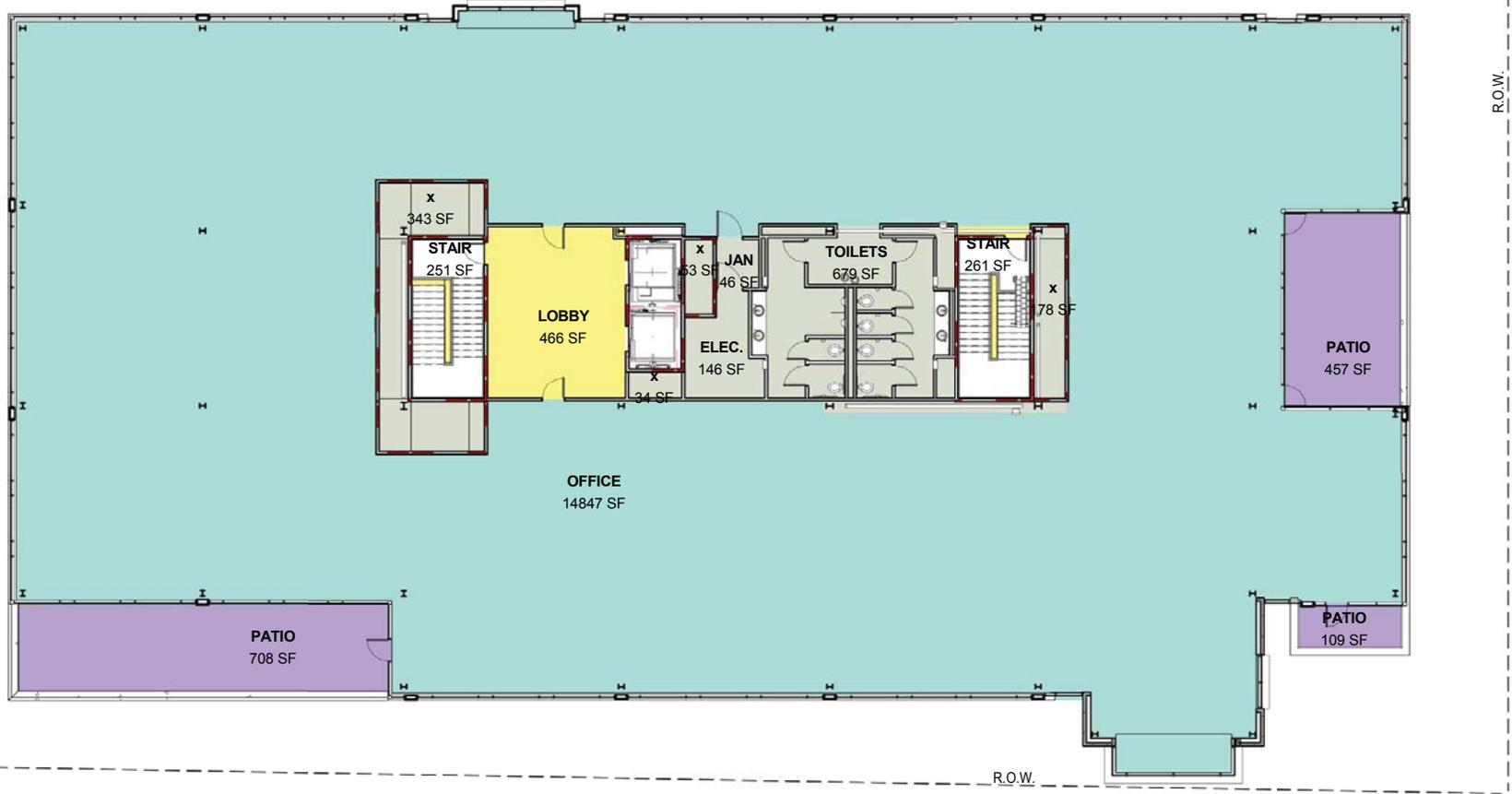


**BRIDGE PARK**  
DUBLIN, OH

- CIRCULATION -1,141 SF
- PATIO -1,726SF
- OFFICE -14,847 SF
- SERVICE -1,479F

**LONGSHORE STREET**

R.O.W.

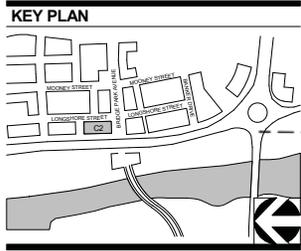


R.O.W.

**BRIDGEPARK AVENUE**

R.O.W.

**RIVERSIDE DRIVE**



**1 C2 - LEVEL 5 FLOOR PLAN (EL. 866.33')**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

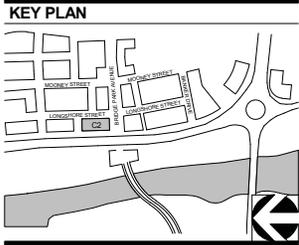
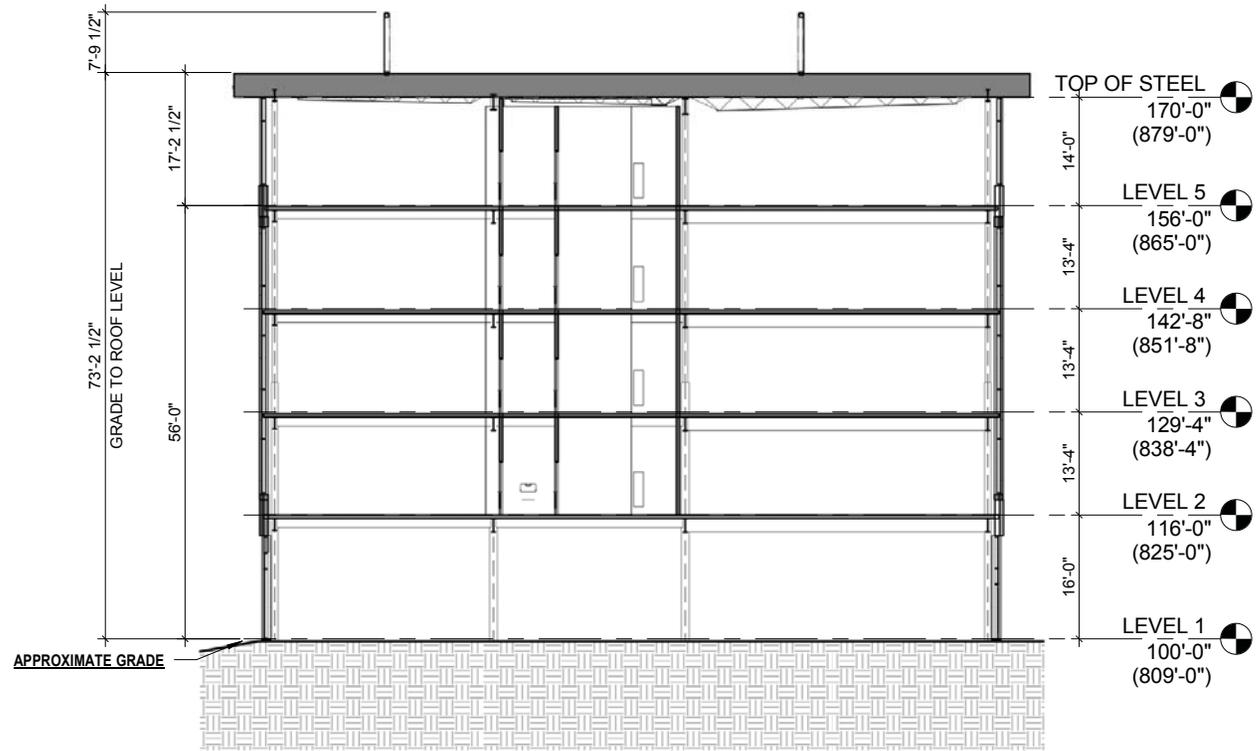
11' X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 A105 - C2 - LEVEL 5





**BRIDGE PARK**  
DUBLIN, OH



**1 C2 - BUILDING SECTION**  
1/16" = 1'-0"

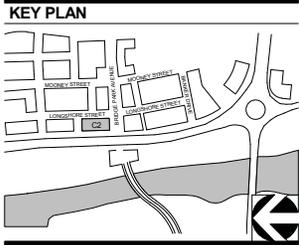
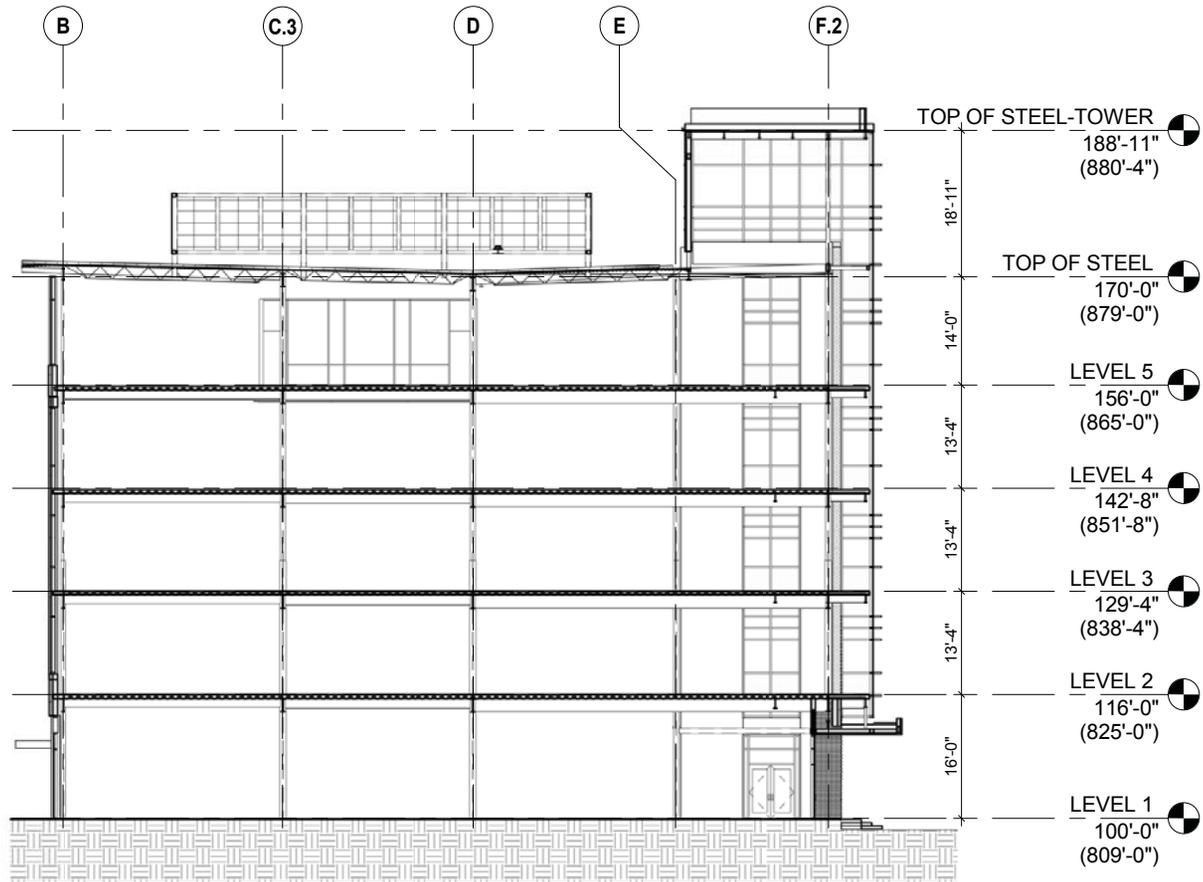
**CORRIDOR BUILDING TYPE**

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

04-23-2015 A107 - C2 - BLDG SECTION



**BRIDGE PARK**  
DUBLIN, OH



**1 SECTION THRU TOWER**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

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

04-23-2015 A107A - C2 - BLDG SECTION



# BRIDGE PARK

DUBLIN, OH

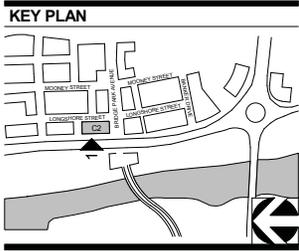
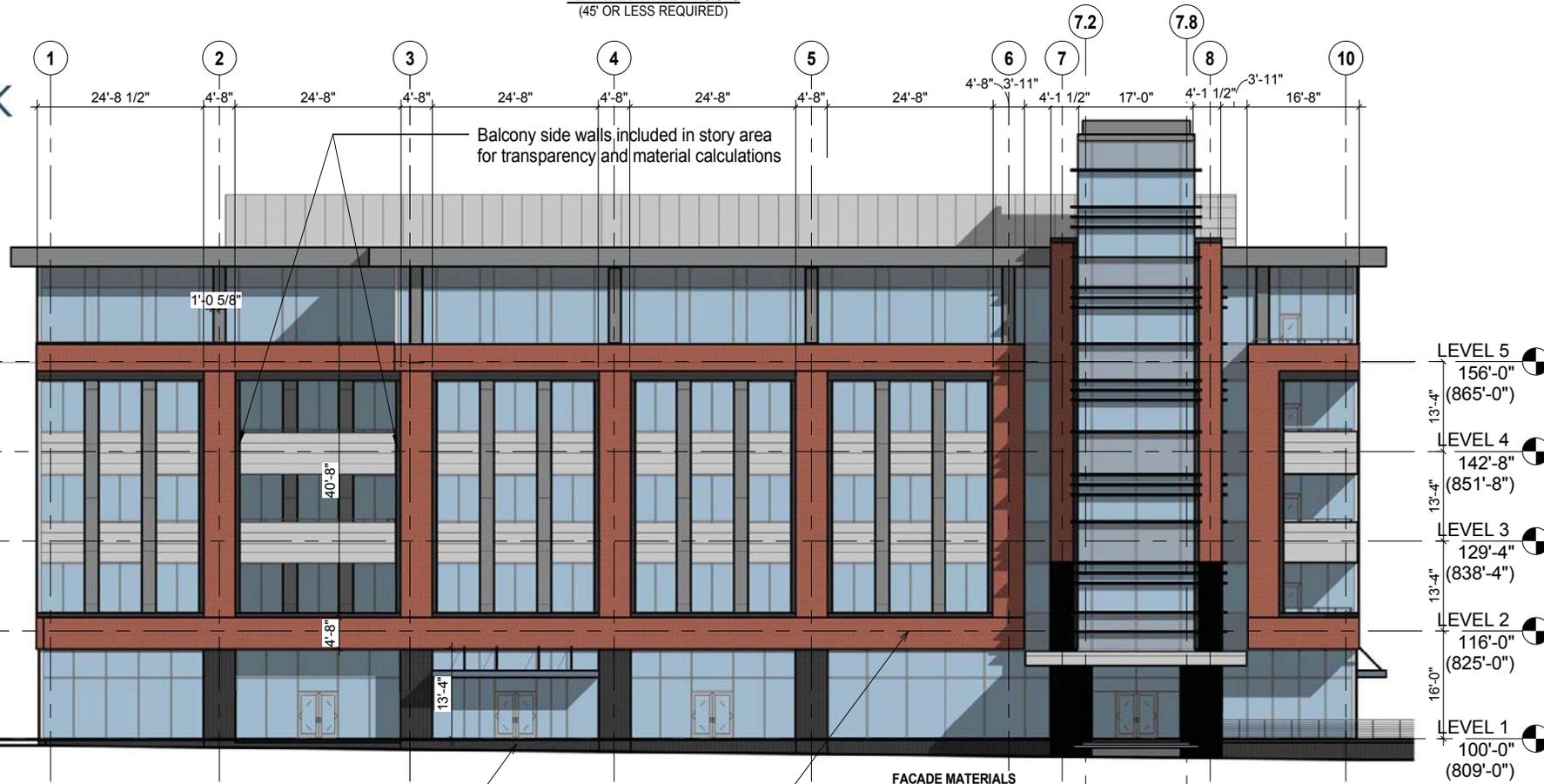
**VERTICAL FACADE DIVISIONS**  
(45' OR LESS REQUIRED)

**GROUND STORY STREET FACADE TRANSPARENCY: 83%**

**UPPER STORY STREET FACADE TRANSPARENCY: 52%**

**STREET FACADE TRANSPARENCY**

- 5th Story**  
Story Area: 2,711 sf  
Transparency: 2,117 sf  
Required: 30%  
Provided: 78%
- 4th Story**  
Story Area: 2,711 sf  
Transparency: 1,298 sf  
Required: 30%  
Provided: 48%
- 3rd Story**  
Story Area: 2,711 sf  
Transparency: 1,298 sf  
Required: 30%  
Provided: 48%
- 2nd Story**  
Story Area: 2,711 sf  
Transparency: 1,298 sf  
Required: 30%  
Provided: 48%
- 1st Story**  
Story Area: 1,175 sf  
Transparency: 981 sf  
Required: 60%  
Provided: 83%



**PRINCIPAL ENTRANCE LOCATION**  
(As applicable along any principal frontage street facade of building)

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

**1 C2 - WEST ELEVATION**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

**FACADE MATERIALS**

Overall Area of elevation: 17,596 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	4,171 sf	24%		
Glass	Primary	9,334 sf	53%		
		<b>13,505 sf</b>	<b>77%</b>	<b>80%</b>	<b>N</b>
Composite Metal Panel (CMP)	Secondary	1,576 sf	9%		
Fiber Cement	Secondary	2,417 sf	13%		
Misc. Elements		98 sf	1%		
		<b>4,091 sf</b>	<b>23%</b>	<b>&lt;20%</b>	<b>N</b>

**WAIVER NEEDED: SECONDARY MATERIALS = 23%**

04-23-2015 A108 - C2 - WEST ELEVATION

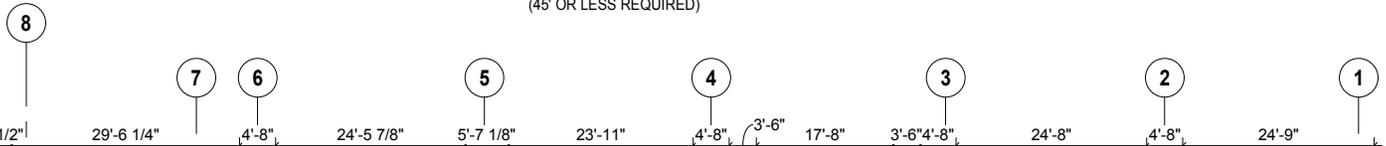
11' X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"



# BRIDGE PARK

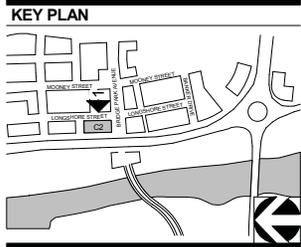
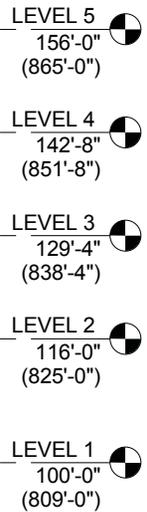
DUBLIN, OH

**VERTICAL FACADE DIVISIONS**  
(45' OR LESS REQUIRED)



**STREET FACADE TRANSPARENCY**

Story	Story Area	Transparency	Required	Provided
5th Story	2,649 sf	1,661 sf	30%	63%
4th Story	2,619 sf	986 sf	30%	37%
3rd Story	2,619 sf	986 sf	30%	37%
2nd Story	2,619 sf	986 sf	30%	37%
1st Story	1,175 sf	1,000 sf	60%	85%



**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)

**FACADE MATERIALS**

Overall Area of elevation: 16,065 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	3,968 sf	25%		
Glass	Primary	7,609 sf	47%		
		<b>11,577 sf</b>	<b>72%</b>	<b>80%</b>	<b>N</b>
Composite Metal Panel (CMP)	Secondary	1,662 sf	10%		
Fiber Cement	Secondary	2,527 sf	16%		
Misc. Elements		299 sf	2%		
		<b>4,488 sf</b>	<b>28%</b>	<b>&lt;20%</b>	<b>N</b>

**1 C2 - EAST ELEVATION**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

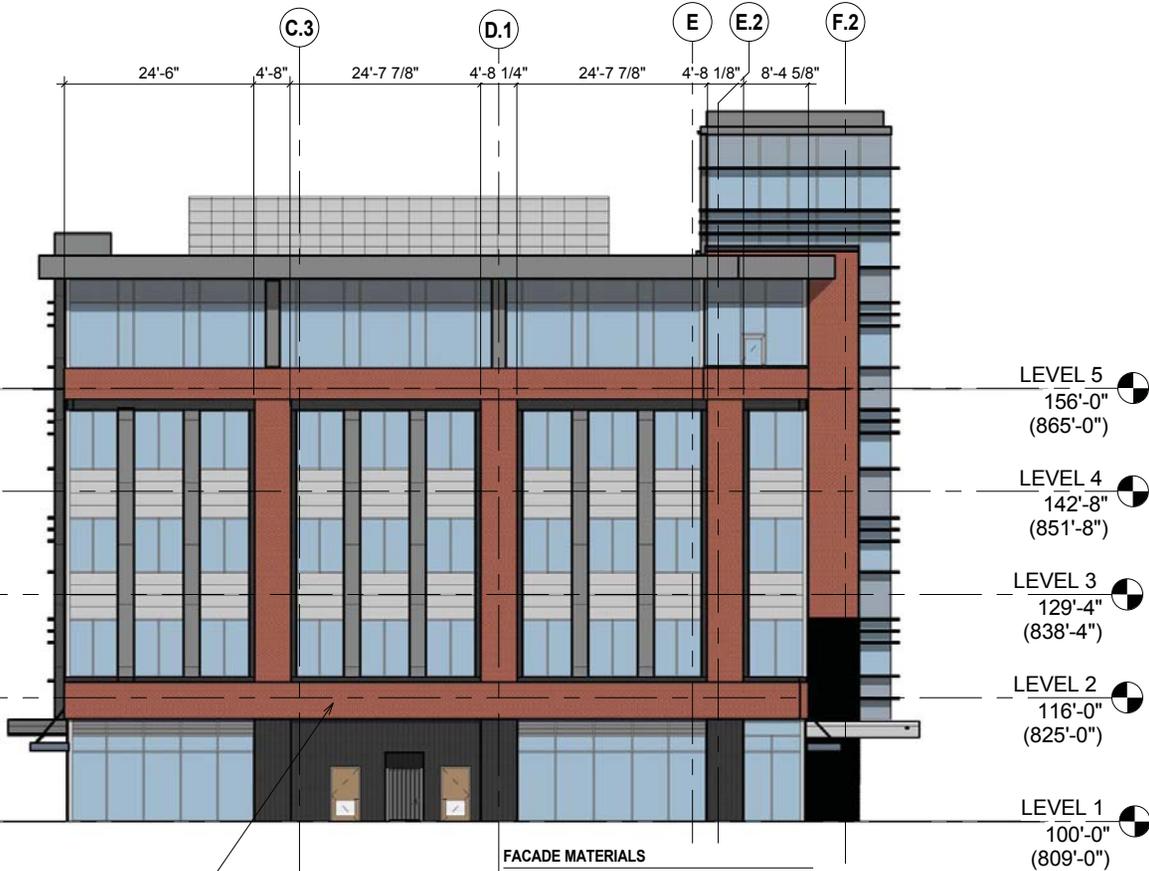
11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 A109 - C2 - EAST ELEVATION

**VERTICAL FACADE DIVISIONS**  
(45' OR LESS REQUIRED)

**NON-STREET FACADE TRANSPARENCY**

<b>5th Story</b>
Story Area: 1,441 sf
Transparency: 1,025 sf
Required: 15%
Provided: 71%
<b>4th Story</b>
Story Area: 1,441 sf
Transparency: 516 sf
Required: 15%
Provided: 36%
<b>3rd Story</b>
Story Area: 1,441 sf
Transparency: 516 sf
Required: 15%
Provided: 36%
<b>2nd Story</b>
Story Area: 1,441 sf
Transparency: 516 sf
Required: 15%
Provided: 36%
<b>1st Story</b>
Story Area: 577 sf
Transparency: 397 sf
Required: 15%
Provided: 69%



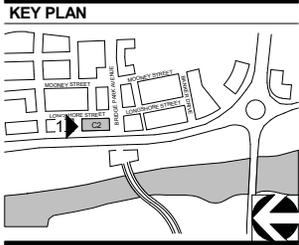
**HORIZONTAL FACADE DIVISIONS**

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

**FACADE MATERIALS**

Overall Area of elevation: 8,781 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,502 sf	28%		
Glass	Primary	3,865 sf	44%		
Composite Metal Panel (CMP)	Secondary	823 sf	9%		
Fiber Cement	Secondary	1,337 sf	15%		
Misc. Elements	Secondary	254 sf	4%		
		<b>2,414 sf</b>	<b>28%</b>	<b>&lt;20%</b>	<b>N</b>



**1 C2 - NORTH ELEVATION**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

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

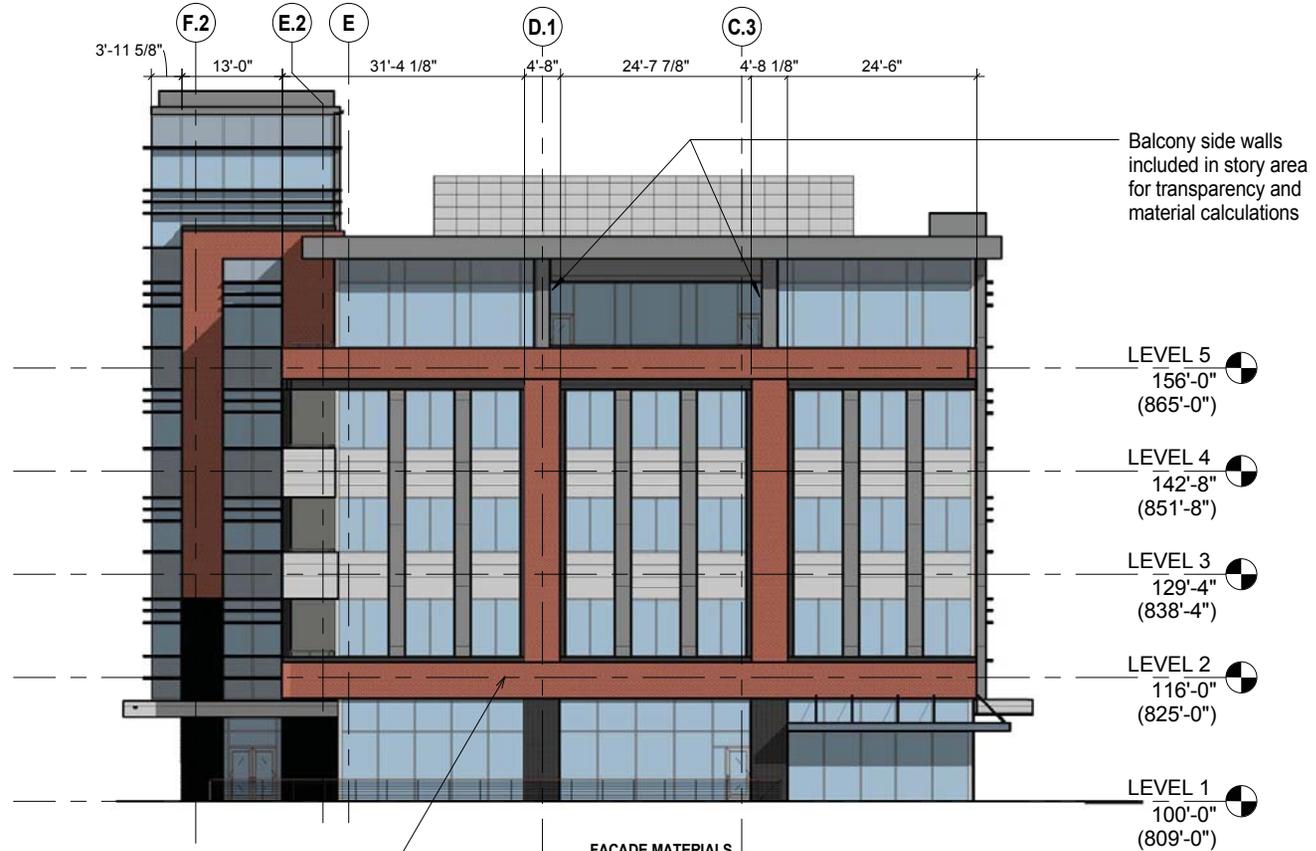
04-23-2015 A110 - C2 - NORTH ELEVATION



# BRIDGE PARK

DUBLIN, OH

### VERTICAL FACADE DIVISIONS (45' OR LESS REQUIRED)



### STREET FACADE TRANSPARENCY

Story	Story Area	Transparency	Required	Provided
5th Story	1,900 sf	1,452 sf	30%	76%
4th Story	1,440 sf	550 sf	30%	38%
3rd Story	1,440 sf	550 sf	30%	38%
2nd Story	1,440 sf	550 sf	30%	38%
1st Story	614 sf	476 sf	60%	74%

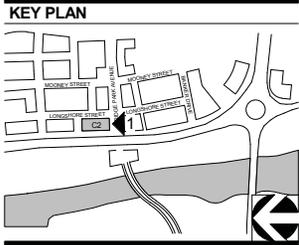
### FACADE MATERIALS

Overall Area of elevation: 9,231 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,097 sf	23%		
Glass	Primary	4,659 sf	50%		
		<b>6,756 sf</b>	<b>73%</b>	<b>80%</b>	<b>N</b>
Composite Metal Panel (CMP)	Secondary	784 sf	8%		
Fiber Cement	Secondary	1,437 sf	16%		
Misc. Elements		254 sf	3%		
		<b>2,475 sf</b>	<b>27%</b>	<b>&lt;20%</b>	<b>N</b>

### HORIZONTAL FACADE DIVISIONS

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



# 1 C2 - SOUTH ELEVATION

1/16" = 1'-0"

## CORRIDOR BUILDING TYPE

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

04-23-2015 A111 - C2 - SOUTH ELEVATION

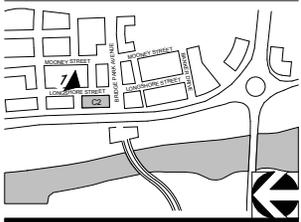


BRIDGE PARK  
DUBLIN, OH



MASSING VIEW FROM NORTHEAST CORNER

KEY PLAN



**CORRIDOR BUILDING TYPE**

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

04-23-2015 A112 - C2 - 3D VIEW

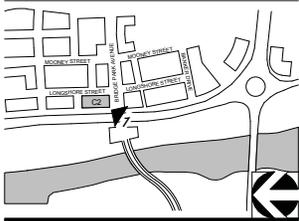


BRIDGE PARK  
DUBLIN, OH



MASSING VIEW FROM NORTHEAST CORNER

KEY PLAN



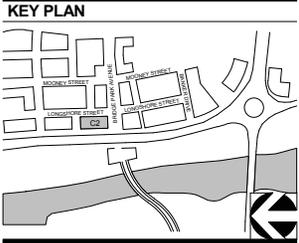
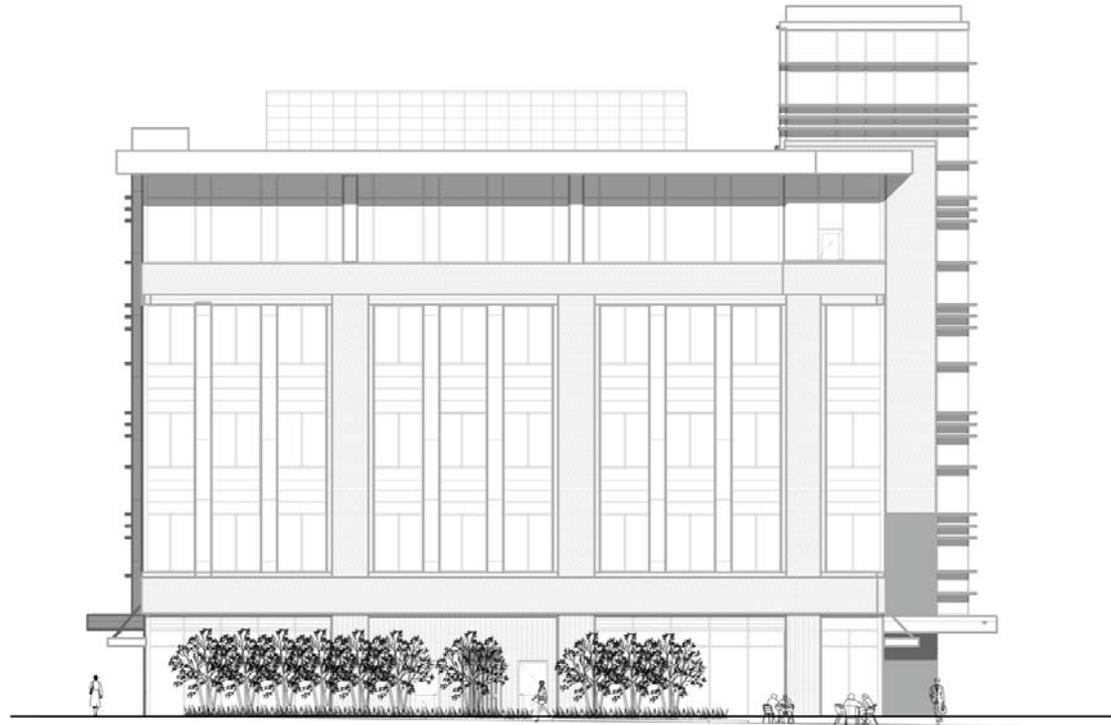
**CORRIDOR BUILDING TYPE**

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

04-23-2015 A113 - C2 - 3D VIEW



**BRIDGE PARK**  
DUBLIN, OH



**1 LANDSCAPE COORDINATION - NORTH ELEVATION**  
1/16" = 1'-0"

**CORRIDOR BUILDING TYPE**

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

04-23-2015 A114 - C2 - LANDSCAPE ELEVATION



# BRIDGE PARK

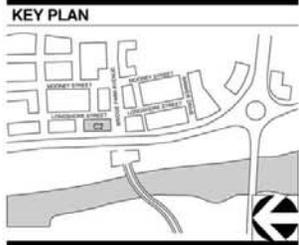
DUBLIN, OH



UP-DOWN WALL SCONCE



LINEAR WALL SCONCE  
Dimensions - 8-1/2" x 20"



## 1 C2 - LIGHT FIXTURE DETAILS

CORRIDOR BUILDING TYPE

NO SCALE