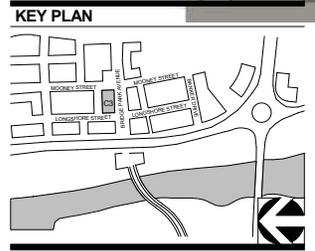


BUILDING C3

4550 BRIDGEPARK AVENUE
DUBLIN, OHIO 43017

USE	AREA
FOOD/ BEVERAGE	15,300 SF
OFFICE	16,413 SF
RESIDENTIAL	43,311 SF
ROOF TERRACE	1,918SF
CIRCULATION	8,236 SF
SERVICE	1,739 SF
TOTAL	86,917 SF



CORRIDOR BUILDING TYPE

04-23-2015 A000 - C3 - COVER

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



BRIDGE PARK
DUBLIN, OH

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

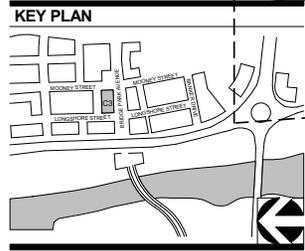
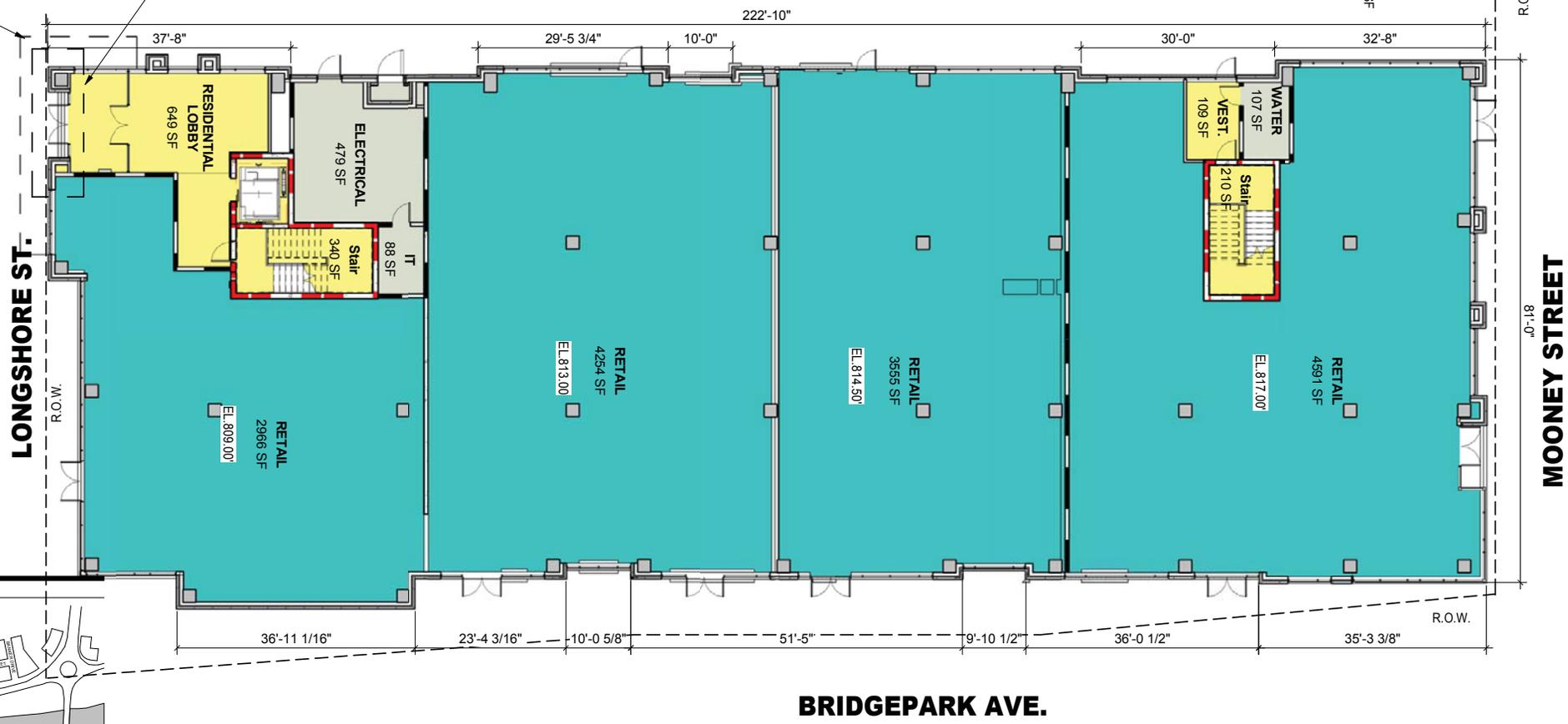
STREET	FACADE LENGTH	#REQ'D	#PROVIDED
BRIDGEPARK AVE.	223'	3	4
LONGSHORE ST.	81'	2	2
MOONEY ST.	81'	2	2

REFER TO ELEVATION FOR ALL LOCATIONS

- CIRC. - 1,370 SF
- RETAIL - 15,300 SF
- SERVICE - 679 SF

CANOPY ENCROACHMENT INTO R.O.W.

PRINCIPAL ENTRANCE LOCATION



BRIDGEPARK AVE.

CORRIDOR BUILDING TYPE

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

04-23-2015 A101 - C3 - LEVEL 1

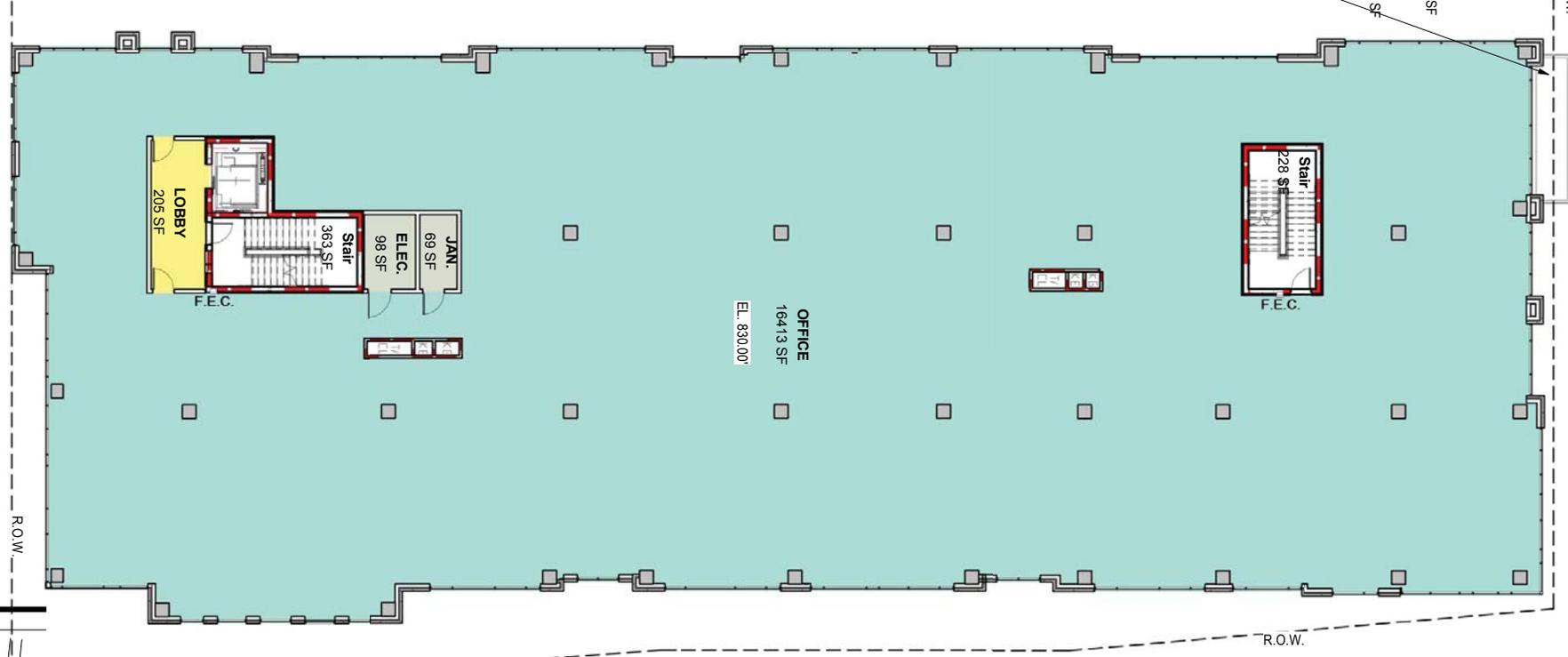


BRIDGE PARK
DUBLIN, OH

- CIRC. - 796 SF
- OFFICE - 16,413 SF
- SERVICE - 1,677 SF

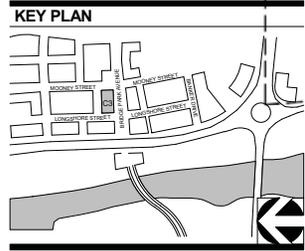
1
1/16" = 1'-0"
C3 - LEVEL 2 FLOOR PLAN
(EL. 830.00')

LONGSHORE ST.



MOONEY STREET

BRIDGEPARK AVE.



CORRIDOR BUILDING TYPE

04-23-2015 A102 - C3 - LEVEL 2

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

UNIT QUANTITY 3FL	
Name	Quantity

1 BR (HC)	1
2 BR (HC)	1
STUDIO (HC)	1
HC RM: 3	
1 BR (SI)	1
2 BR (SI)	1
HC SI RM: 2	
1 BR	4
2 BR	5
RM: 9	

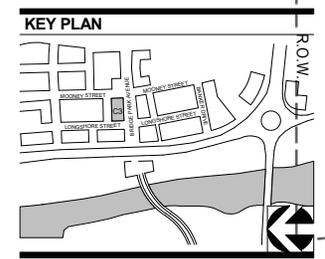
Grand total: 14

- CIRCULATION - 1,872 SF
- PATIO - 558 SF
- RESIDENTIAL - 14,896 SF
- SERVICE - 213 SF

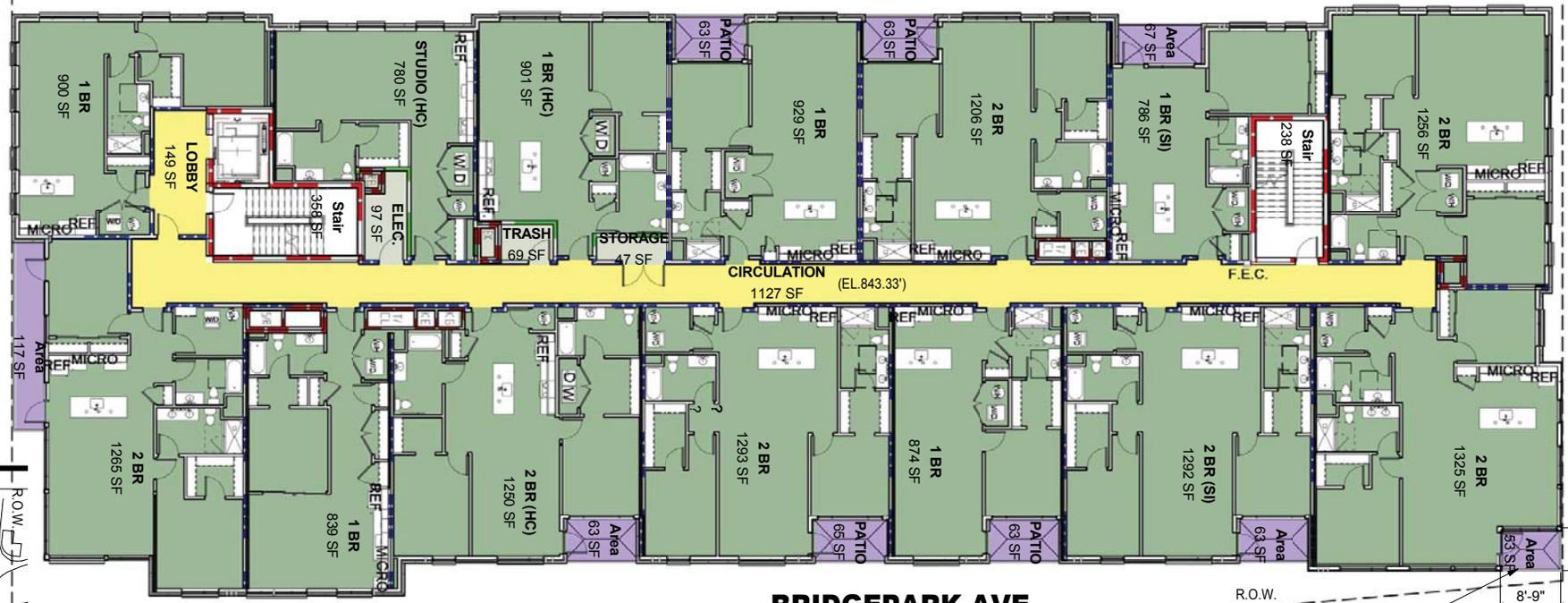
1

1/16" = 1'-0"
C3 - LEVEL 3 FLOOR PLAN

(EL. 843.33')



LONGSHORE ST.



BRIDGEPARK AVE.

BALCONY DIMENSIONS REQUIRED
5' MIN. WIDTH X 6' MIN DEPTH

CORRIDOR BUILDING TYPE

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

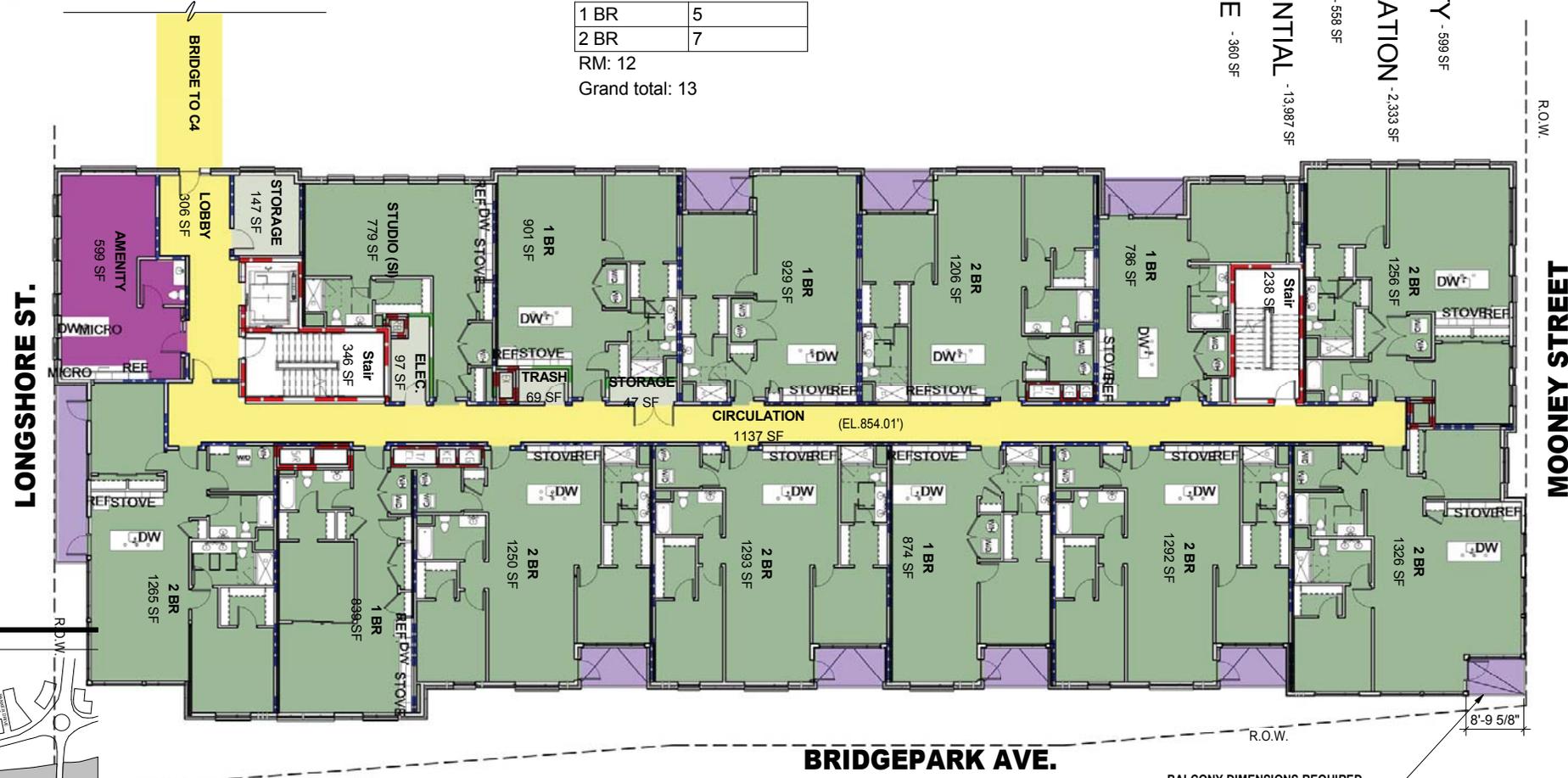
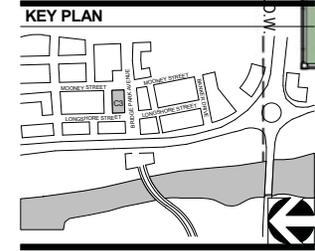
04-23-2015 A103 - C3 - LEVEL 3

UNIT QUANTITY 4FL	
Name	Quantity

STUDIO (SI)	1
HC SI RM:	1
1 BR	5
2 BR	7
RM:	12
Grand total:	13

	AMENITY - 599 SF
	CIRCULATION - 2,333 SF
	PATIO - 558 SF
	RESIDENTIAL - 13,987 SF
	SERVICE - 360 SF

1
1/16" = 1'-0"
C3 - LEVEL 4 FLOOR PLAN
(EL. 854.01')



BALCONY DIMENSIONS REQUIRED
5' MIN. WIDTH X 6' MIN DEPTH

CORRIDOR BUILDING TYPE

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

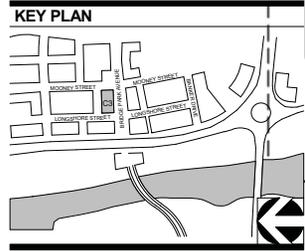
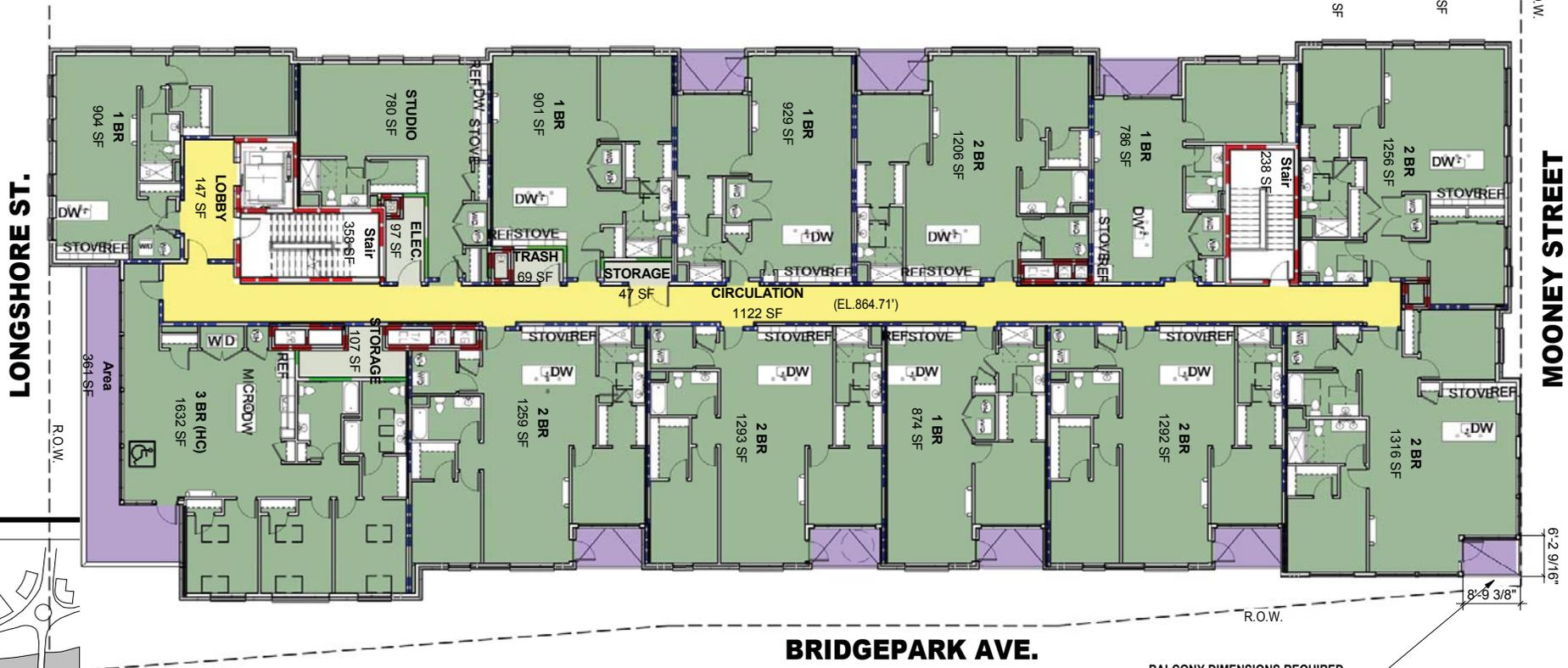
04-23-2015 A104 - C3 - LEVEL 4

UNIT QUANTITY 5FL	
Name	Quantity

3 BR (HC)	1
HC RM:	1
1 BR	4
2 BR	6
STUDIO	1
RM:	11
Grand total:	12

- CIRCULATION - 1,865 SF
- PATIO - 802 SF
- RESIDENTIAL - 14,428 SF
- SERVICE - 320 SF

1
1/16" = 1'-0"
C3 - LEVEL 5 FLOOR PLAN
(EL. 864.71')



BRIDGEPARK AVE.

BALCONY DIMENSIONS REQUIRED
5' MIN. WIDTH X 6' MIN DEPTH

CORRIDOR BUILDING TYPE

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

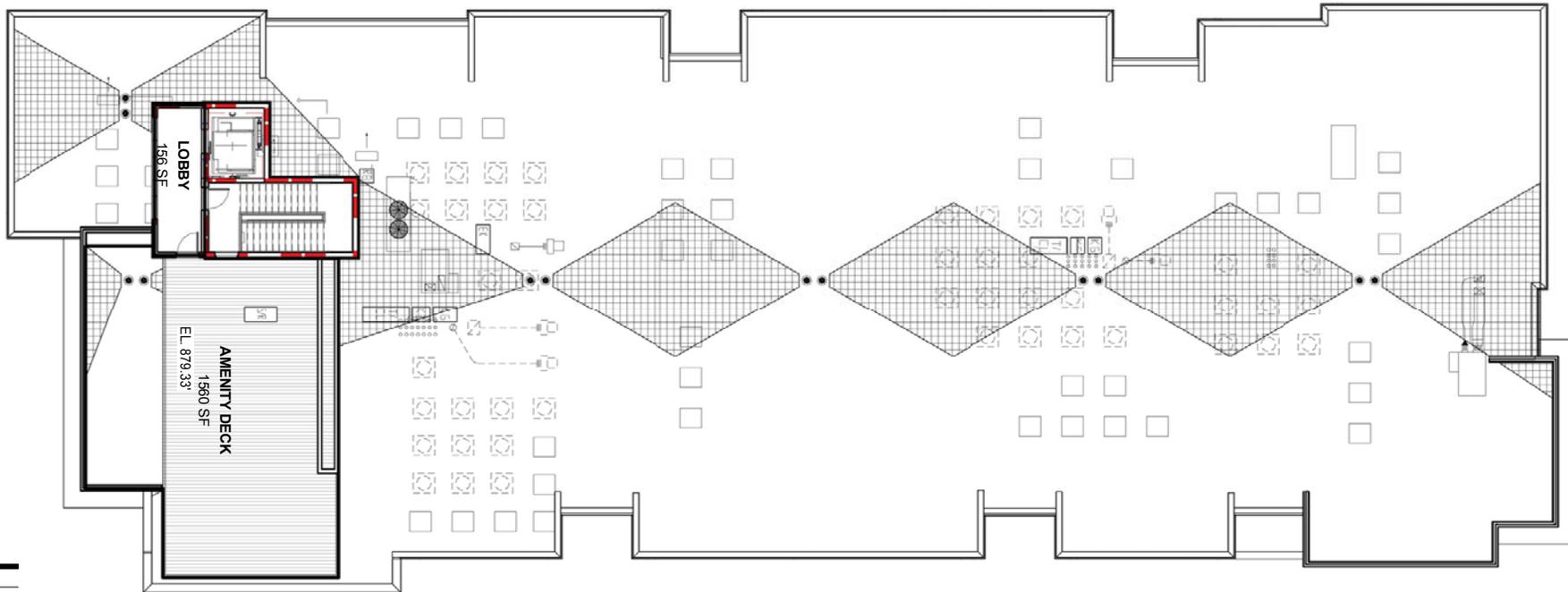
04-23-2015 A105 - C3 - LEVEL 5



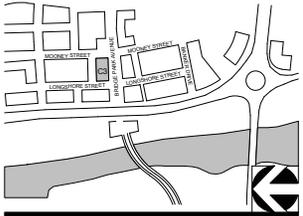
BRIDGE PARK
DUBLIN, OH

2

LEVEL 6 ROOF PLAN
1/16" = 1'-0"
(EL. 876.30')



KEY PLAN



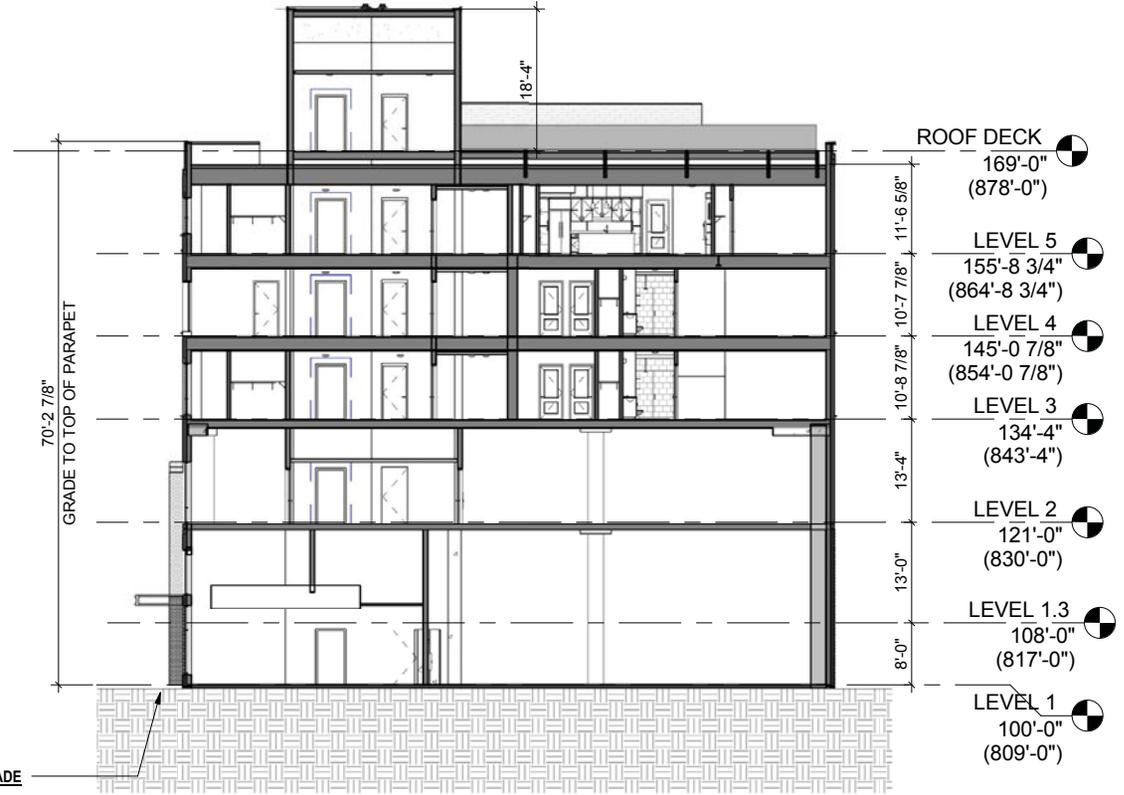
CORRIDOR BUILDING TYPE

04-23-2015 A106 - C3 - ROOF PLAN

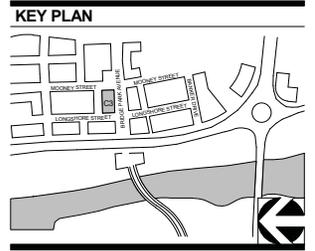
11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"



BRIDGE PARK
DUBLIN, OH



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



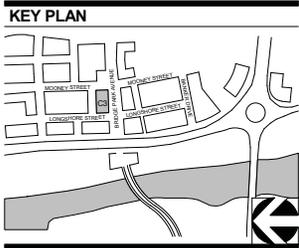
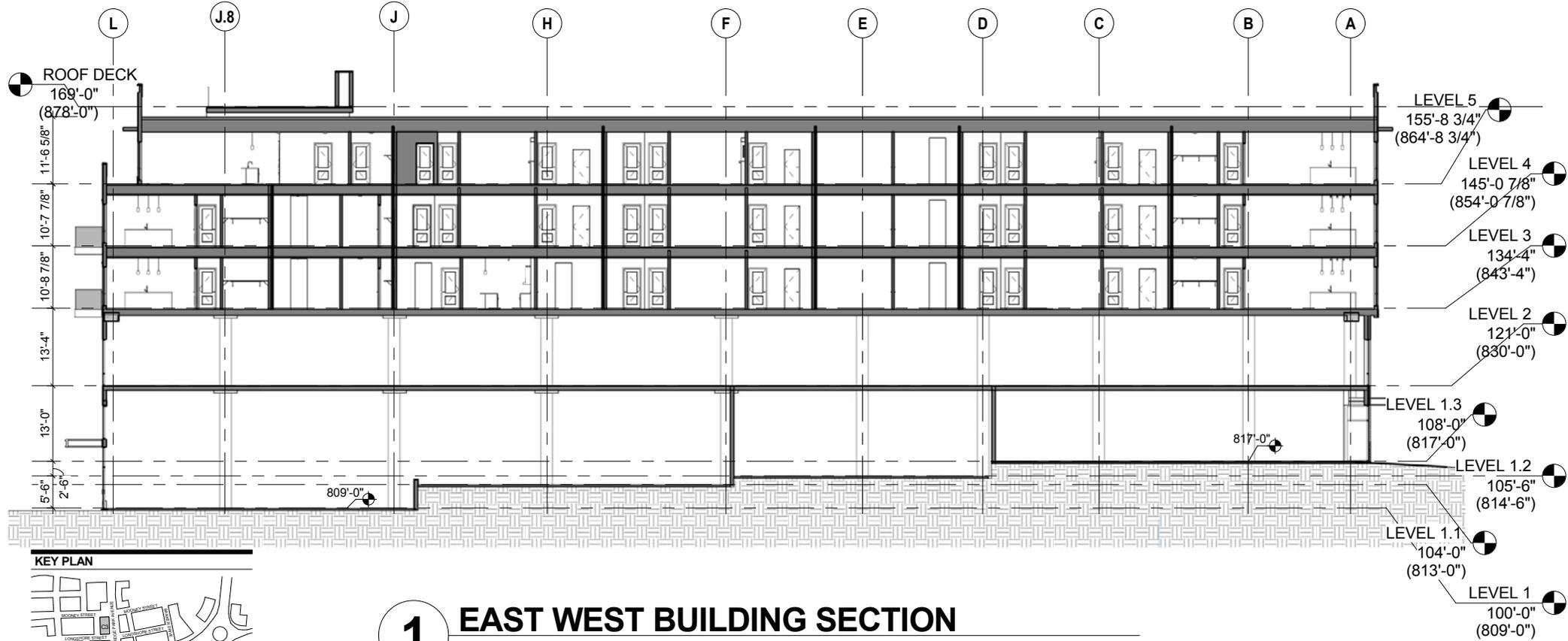
CORRIDOR BUILDING TYPE

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

04-23-2015 A107 - C3 - BLDG SECTION



BRIDGE PARK
DUBLIN, OH



CORRIDOR BUILDING TYPE

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

04-23-2015 A107A - C3 - BLDG SECTION



BRIDGE PARK

DUBLIN, OH

STREET FACADE TRANSPARENCY

1st Story	2nd Story	3rd Story	4th Story	5th Story
Story Area: 1,446 sf	Story Area: 3,191 sf	Story Area: 2,869 sf	Story Area: 2,869 sf	Story Area: 2,869 sf
Transparency: 942 sf	Transparency: 1,222 sf	Transparency: 995 sf	Transparency: 995 sf	Transparency: 918 sf
Required: 60%	Required: 30%	Required: 30%	Required: 30%	Required: 30%
Provided: 65%	Provided: 38%	Provided: 35%	Provided: 35%	Provided: 32%

GROUND STORY STREET FACADE TRANSPARENCY: 68%
UPPER STORY STREET FACADE TRANSPARENCY: 33%

VERTICAL FACADE DIVISIONS (45° OR LESS REQUIRED)

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



Story Height
(See Typ. Notes)

- ROOF DECK
169'-0"
(878'-0")
- LEVEL 5
155'-8 3/4"
(864'-8 3/4")
- LEVEL 4
145'-0 7/8"
(854'-0 7/8")
- LEVEL 3
134'-4"
(843'-4")
- LEVEL 2
121'-0"
(830'-0")
- LEVEL 1.3
108'-0"
(817'-0")
- LEVEL 1.2
105'-6"
(814'-6")
- LEVEL 1.1
104'-0"
(813'-0")

FACADE MATERIALS

Overall Area of elevation: 17,196 sf

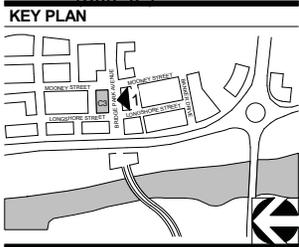
Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	8,375 sf	49%		
Calcium Silicate Masonry Unit (CSMU)	Primary	0 sf	0%		
Glass	Primary	5,421 sf	32%		
		13,796 sf	81%	80%	Y
Composite Metal Panel (CMP)	Trim	797 sf	4%		
Fiber Cement	Secondary	2,253 sf	13%		
Misc. Elements		350 sf	2%		
		3,400 sf	19%	<20%	Y

SECONDARY MATERIALS = 19%

HORIZONTAL FACADE DIVISIONS

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

WAIVER NEEDED



1 C3 - 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 A108 - C3 - SOUTH ELEVATION



BRIDGE PARK

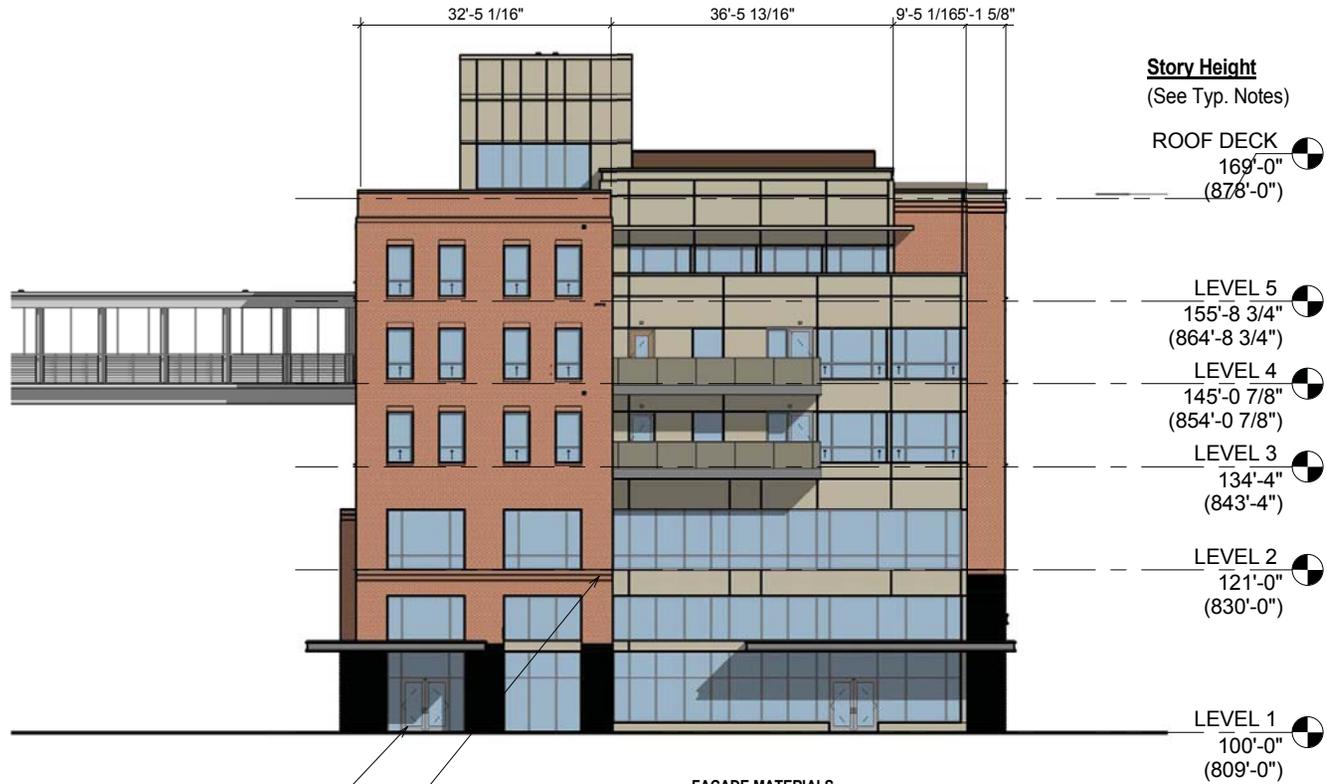
DUBLIN, OH

STREET FACADE TRANSPARENCY

5th Story	Story Area: 1,224 sf	Transparency: 205 sf	Required: 30%	Provided: 17%
4th Story	Story Area: 954 sf	Transparency: 304 sf	Required: 30%	Provided: 32%
3rd Story	Story Area: 954 sf	Transparency: 304 sf	Required: 30%	Provided: 32%
2nd Story	Story Area: 1,211 sf	Transparency: 521 sf	Required: 30%	Provided: 43%
1st Story	Story Area: 569 sf	Transparency: 390 sf	Required: 60%	Provided: 66%

VERTICAL FACADE DIVISIONS

(45' OR LESS REQUIRED)



FACADE MATERIALS

Overall Area of elevations: 6,835 sf

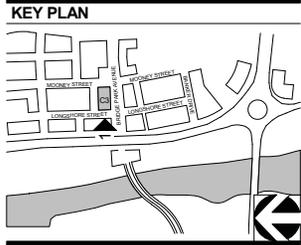
Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,348 sf	34%		
Calcium Silicate Masonry Unit (CSMU)	Primary	0 sf	0%		
Glass	Primary	2,344 sf	34%		
		4,692 sf	68%	80%	N
Composite Metal Panel (CMP)	Trim	268 sf	5%		
Fiber Cement	Secondary	1,728 sf	25%		
Misc. Elements		147 sf	2%		
		2,143 sf	32%	<20%	N

PRINCIPAL ENTRANCE LOCATION

(As applicable along primary street facade of building)

HORIZONTAL FACADE DIVISIONS

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



1 C3 - WEST 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 - C3 - WEST ELEVATION



BRIDGE PARK
DUBLIN, OH

VERTICAL FACADE DIVISIONS
(45° OR LESS REQUIRED)

STREET FACADE TRANSPARENCY

5th Story
Story Area: 761 sf
Transparency: 280 sf
Required: 30%
Provided: 37%
4th Story
Story Area: 904 sf
Transparency: 280 sf
Required: 30%
Provided: 33%
3rd Story
Story Area: 904 sf
Transparency: 294 sf
Required: 30%
Provided: 33%
2nd Story
Story Area: 1,100 sf
Transparency: 509 sf
Required: 30%
Provided: 46%
1st Story
Story Area: 795 sf
Transparency: 360 sf
Required: 60%
Provided: 72%



Story Height
(See Typ. Notes)

LEVEL 6 (ROOF BEARING)	164'-8 3/4"
LEVEL 5	155'-8 3/4"
LEVEL 4	145'-0 7/8"
LEVEL 3	134'-4"
LEVEL 2	121'-0"
LEVEL 1.3	108'-0"

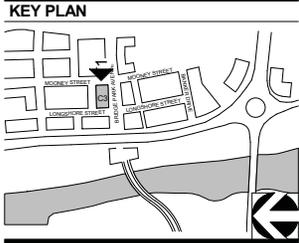
HORIZONTAL FACADE DIVISIONS

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

FACADE MATERIALS

Overall Area of elevation: 5,451 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,474 sf	45%		
Glass	Primary	1,955 sf	36%		
Composite Metal Panel (CMP)	Trim	116 sf	3%		
Fiber Cement	Secondary	836 sf	15%		
Misc. Elements		70 sf	1%		
		1,022 sf	19%	<20%	Y



1 C3 - 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 A110 - C3 - EAST ELEVATION



BRIDGE PARK
DUBLIN, OH

**NON-STREET FACADE
TRANSPARENCY**

1st Story	2nd Story	3rd Story	4th Story	5th Story
Story Area: 1,402 sf	Story Area: 3,208 sf	Story Area: 2,790 sf	Story Area: 2,790 sf	Story Area: 2,790 sf
Transparency: 848 sf	Transparency: 1,291 sf	Transparency: 893 sf	Transparency: 893 sf	Transparency: 875 sf
Required: 30%	Required: 15%	Required: 15%	Required: 15%	Required: 15%
Provided: 60%	Provided: 40%	Provided: 32%	Provided: 32%	Provided: 32%

GROUND STORY NON-STREET FACADE TRANSPARENCY: 60%
UPPER STORY NON-STREET FACADE TRANSPARENCY: 31%

VERTICAL FACADE DIVISIONS
(45' OR LESS REQUIRED)

32'-1 9/16" 18'-6 1/2" 12'-6 1/2" 53'-5 9/16" 10'-6 1/2" 28'-5 1/16" 29'-6 1/2" 37'-1 9/16"

WAIVER NEEDED FOR PARAPET ABOVE LEVEL 5 WINDOWS

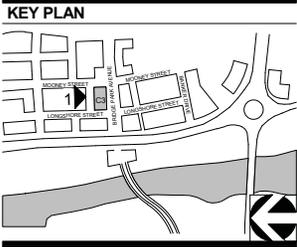
26'-1 9/16"

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

Story Height
(See Typ. Notes)

- ROOF DECK
169'-0"
(878'-0")
- LEVEL 5
155'-8 3/4"
(864'-8 3/4")
- LEVEL 4
145'-0 7/8"
(854'-0 7/8")
- LEVEL 3
134'-4"
(843'-4")
- LEVEL 2
121'-0"
(830'-0")
- LEVEL 1.2
105'-6"
(814'-6")
- LEVEL 1.1
104'-0"
(813'-0")
- LEVEL 1
100'-0"
(809'-0")

LEVEL 1.3
108'-0"
(817'-0")



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

1 C3 - NORTH ELEVATION
1/16" = 1'-0"

FACADE MATERIALS

Overall Area of elevation: 16,303 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	9,671 sf	59%		
	Primary	5,345 sf	33%		
Glass		15,016 sf	92%	80%	Y
	Trim	250 sf	2%		
	Secondary	774 sf	3%		
Composite Metal Panel (CMP)		263 sf	3%		
Fiber Cement					
Misc. Elements					
		1,287 sf	8%	<20%	Y

CORRIDOR BUILDING TYPE

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

04-23-2015 A111 - C3 - NORTH ELEVATION

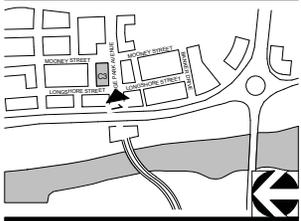


BRIDGE PARK
DUBLIN, OH



MASSING VIEW FROM SOUTHWEST CORNER

KEY PLAN



CORRIDOR BUILDING TYPE

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

04-23-2015 A112 - C3 - 3D

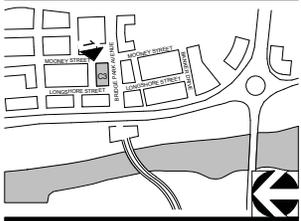


BRIDGE PARK
DUBLIN, OH



MASSING VIEW FROM SOUTHWEST CORNER

KEY PLAN



CORRIDOR BUILDING TYPE

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

04-23-2015 A113 - C3 - 3D



BRIDGE PARK
DUBLIN, OH

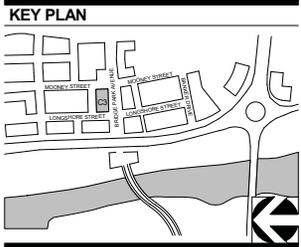
LEVEL 6 (ROOF BEARING)
164'-8 3/4"
(873'-8 3/4")

TYPICAL FIBER CEMENT WALL ON 2x6 STUD	
FIBER CEMENT BD.	
AIR BARRIER	
5/8" EXTERIOR GRADE WALL BOARD.	
BATT INSULATION	
2x6 WOOD STUDS	
5/8" INTERIOR WALL BOARD WHERE SHOWN.	

LEVEL 5
155'-8 3/4"
(864'-8 3/4")

TYPICAL BRICK VENEER WALL ON 2x6 STUD	
BRICK VENEER	
2" AIR SPACE	
CONTINUOUS AIR BARRIER (WHERE INDICATED WITH A DASHED LINE)	
5/8" EXTERIOR GRADE WALL BOARD.	
BATT INSULATION (WHERE INDICATED)	
2x6 WOOD STUDS	
5/8" INTERIOR WALL BOARD (WHERE SHOWN)	

TYPICAL FIBER CEMENT WALL ON 2x6 STUD	
FIBER CEMENT BD.	
AIR BARRIER	
5/8" EXTERIOR GRADE WALL BOARD.	
BATT INSULATION	
2x6 WOOD STUDS	
5/8" INTERIOR WALL BOARD WHERE SHOWN.	



2 SECTION BALCONY W/ OPEN TOP.
3/8" = 1'-0"

1 SECTION BALCONY W/ CLOSED TOP.
3/8" = 1'-0"

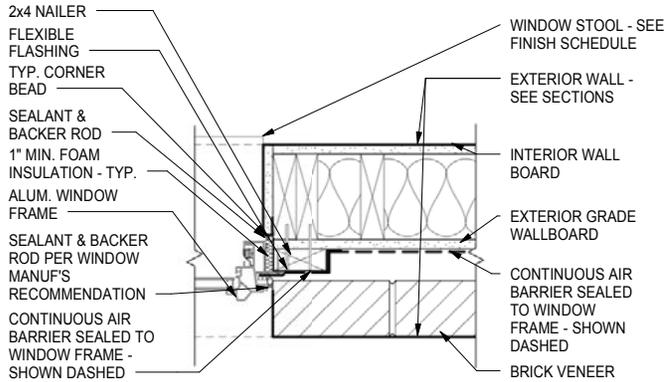
CORRIDOR BUILDING TYPE

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

04-23-2015 A114 - C3 - DETAILS

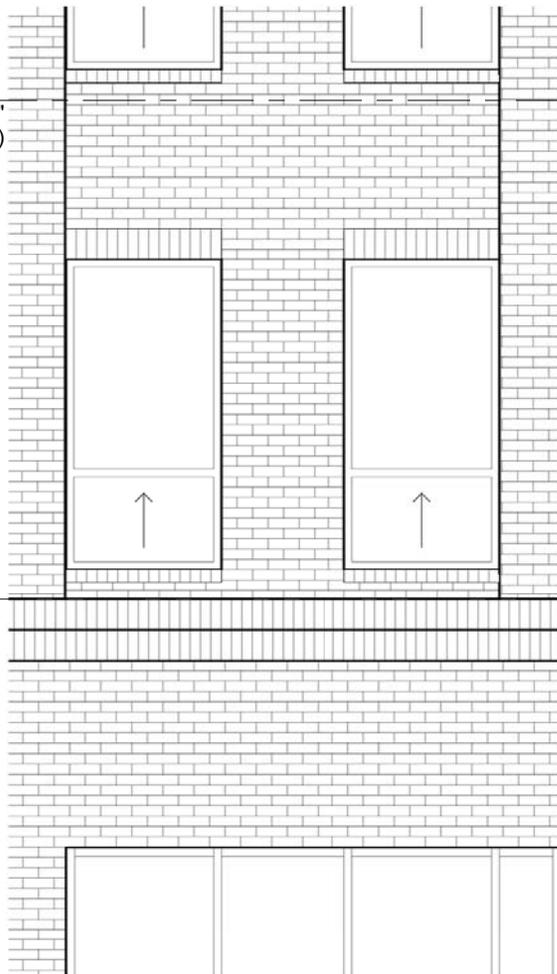


BRIDGE PARK
DUBLIN, OH

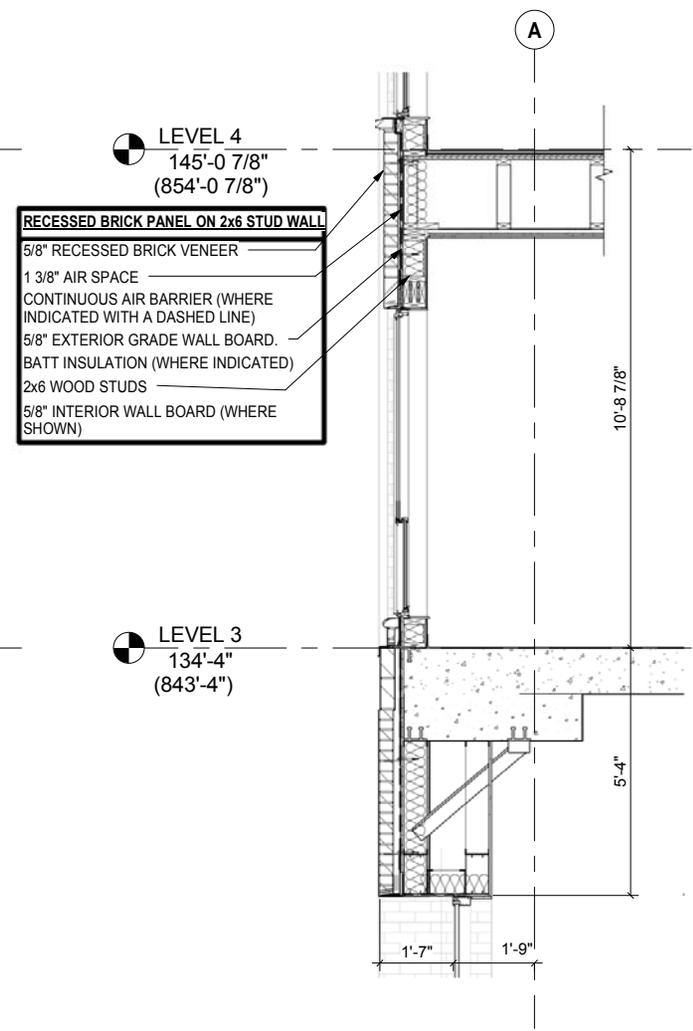


LEVEL 4
145'-0 7/8"
(854'-0 7/8")

LEVEL 3
134'-4"
(843'-4")

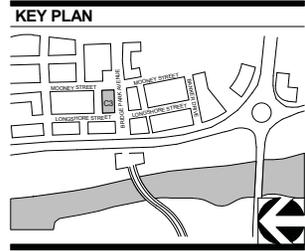


2 ELEVATION RECESSED BRICK PANEL ELEVATION
3/8" = 1'-0"



1 SECTION RECESSED BRICK PANEL
3/8" = 1'-0"

3 DETAIL JAMB @ BRICK (ALUM. WINDOW)
1 1/2" = 1'-0"



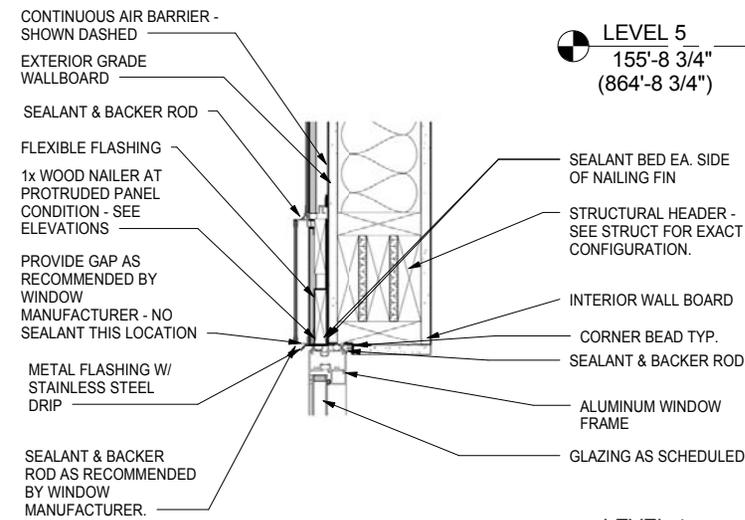
CORRIDOR BUILDING TYPE

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

04-23-2015 A115 - C3 - DETAILS

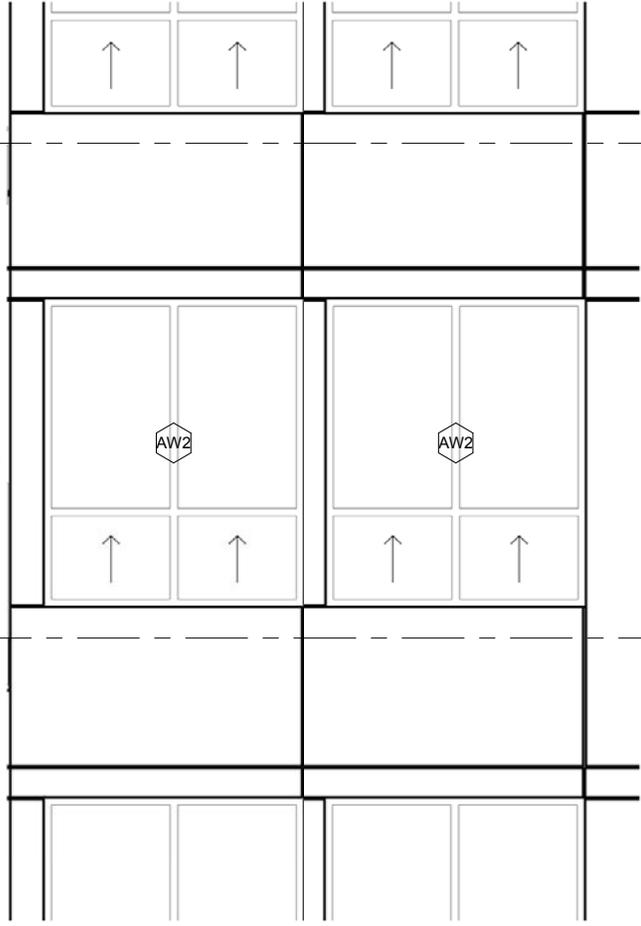


BRIDGE PARK
DUBLIN, OH

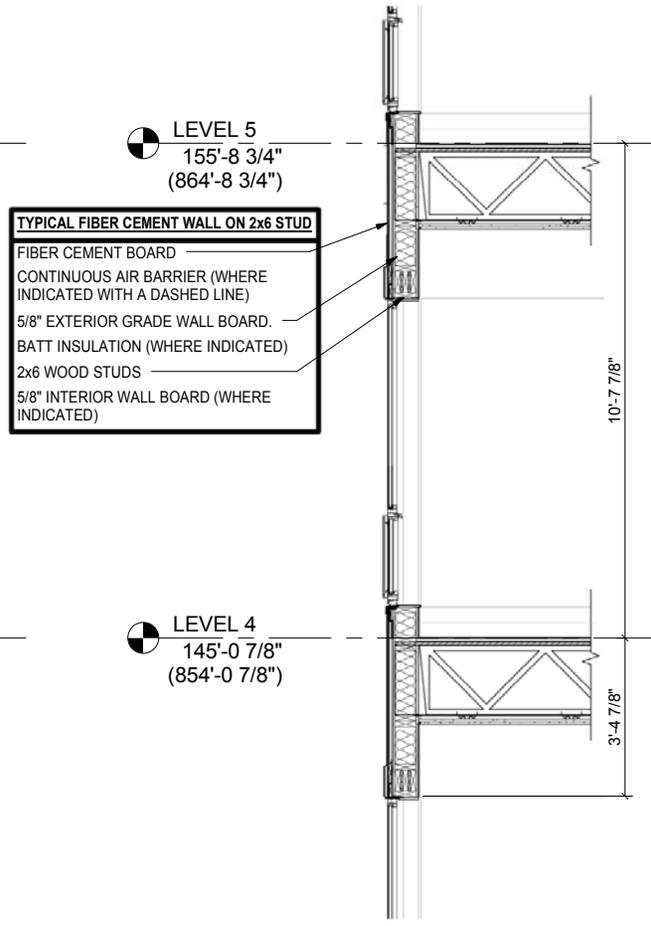


LEVEL 5
155'-8 3/4"
(864'-8 3/4")

LEVEL 4
145'-0 7/8"
(854'-0 7/8")



2 ELEVATION WINDOW AT FIBER CEMENT
3/8" = 1'-0"

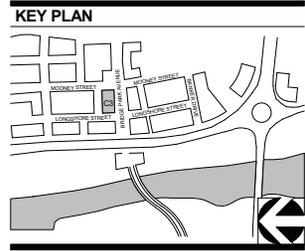


TYPICAL FIBER CEMENT WALL ON 2x6 STUD

FIBER CEMENT BOARD
CONTINUOUS AIR BARRIER (WHERE INDICATED WITH A DASHED LINE)
5/8" EXTERIOR GRADE WALL BOARD.
BATT INSULATION (WHERE INDICATED)
2x6 WOOD STUDS
5/8" INTERIOR WALL BOARD (WHERE INDICATED)

1 SECTION WINDOW @ FIBER CEMENT
3/8" = 1'-0"

3 DETAIL HEAD @ FIBER CEMENT (ALUM. WINDOW)
1 1/2" = 1'-0"



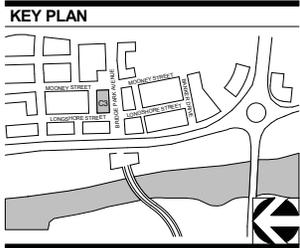
CORRIDOR BUILDING TYPE

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

04-23-2015 A116 - C3 - DETAILS



BRIDGE PARK
DUBLIN, OH



1 LANDSCAPE COORDINATION C3 - 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 A117 - C3 - LANDSCAPE ELEVATION



BRIDGE PARK

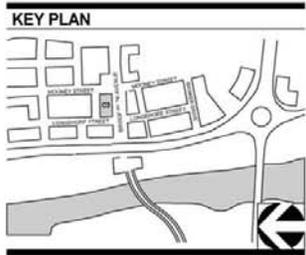
DUBLIN, OH



UP-DOWN WALL SCONCE



LINEAR WALL SCONCE
Dimensions - 8-1/8" x 37"



1 C3 - LIGHT FIXTURE DETAILS

MIXED USE BUILDING TYPE

NO SCALE