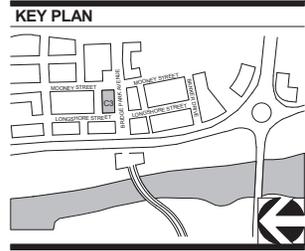


BUILDING C3

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

REVISED 04-23-2015 A000 - C3 - COVER

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

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.

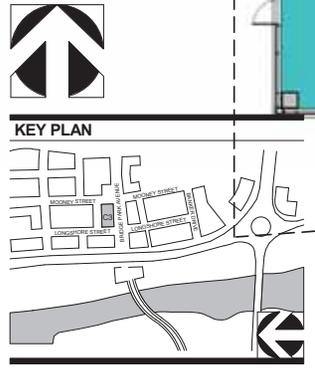
PRINCIPAL ENTRANCE LOCATION



LONGSHORE ST.

MOONEY STREET

BRIDGEPARK AVE.



CORRIDOR BUILDING TYPE

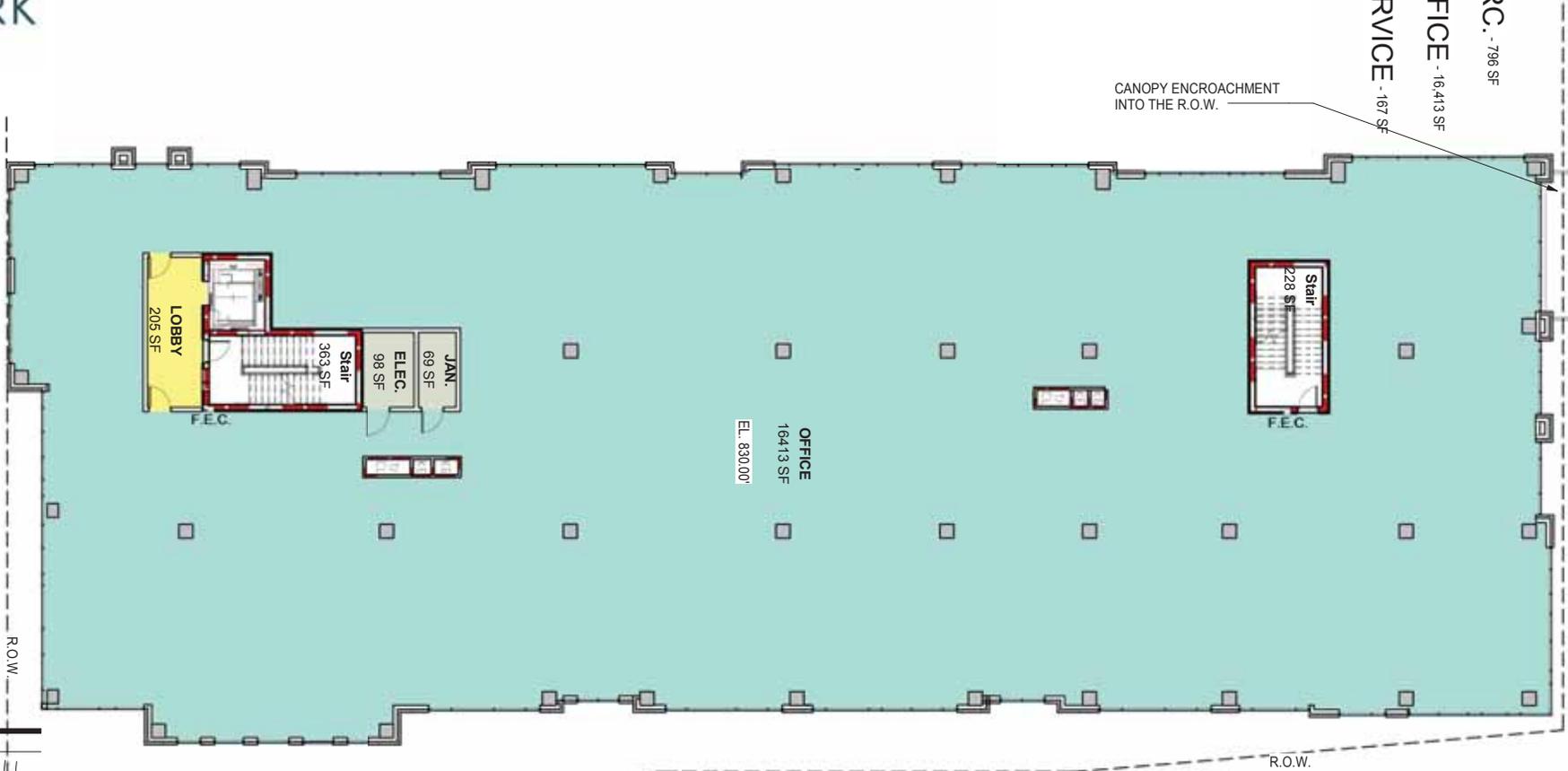
11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

04-23-2015 A101 - C3 - LEVEL 1

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

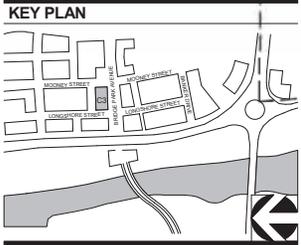
1
C3 - LEVEL 2 FLOOR PLAN
1/16" = 1'-0"
(EL. 830.00')

LONGSHORE ST.



MOONEY STREET

BRIDGEPARK AVE.



CORRIDOR BUILDING TYPE

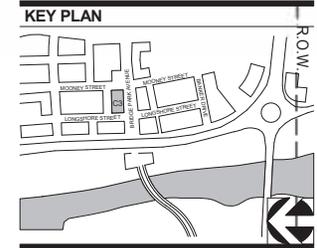
04-23-2015 A102 - C3 - LEVEL 2

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

1

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

(EL. 843.33')



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

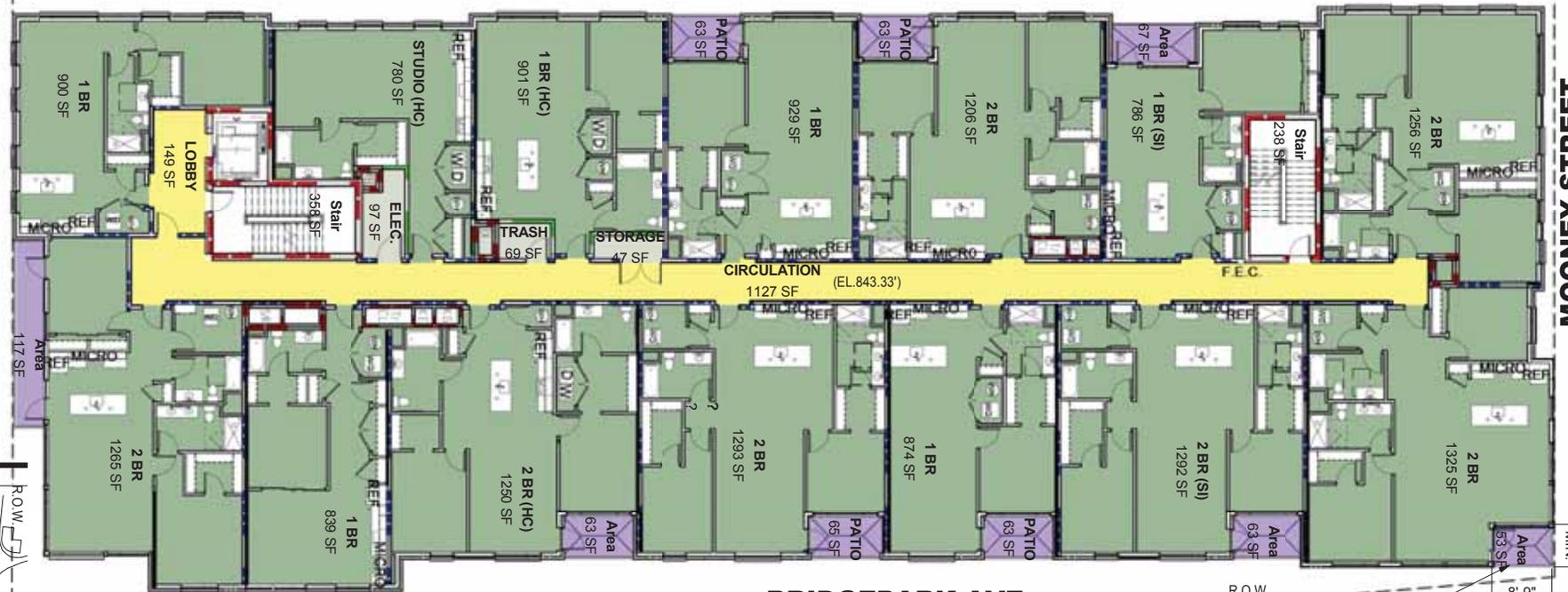
HC SI RM: 2

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

ST. SHORE



BRIDGEPARK AVE.

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

ROW.
MOONEY STREET
MIN. 6'-2 5/16"
MIN. 8'-9"
MIN.

CORRIDOR BUILDING TYPE

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

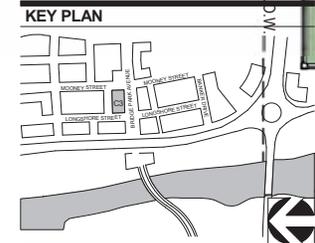
04-23-2015 A103 - C3 - LEVEL 3

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

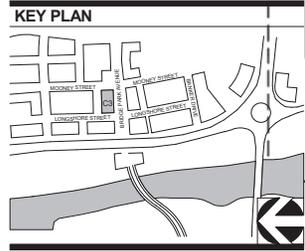
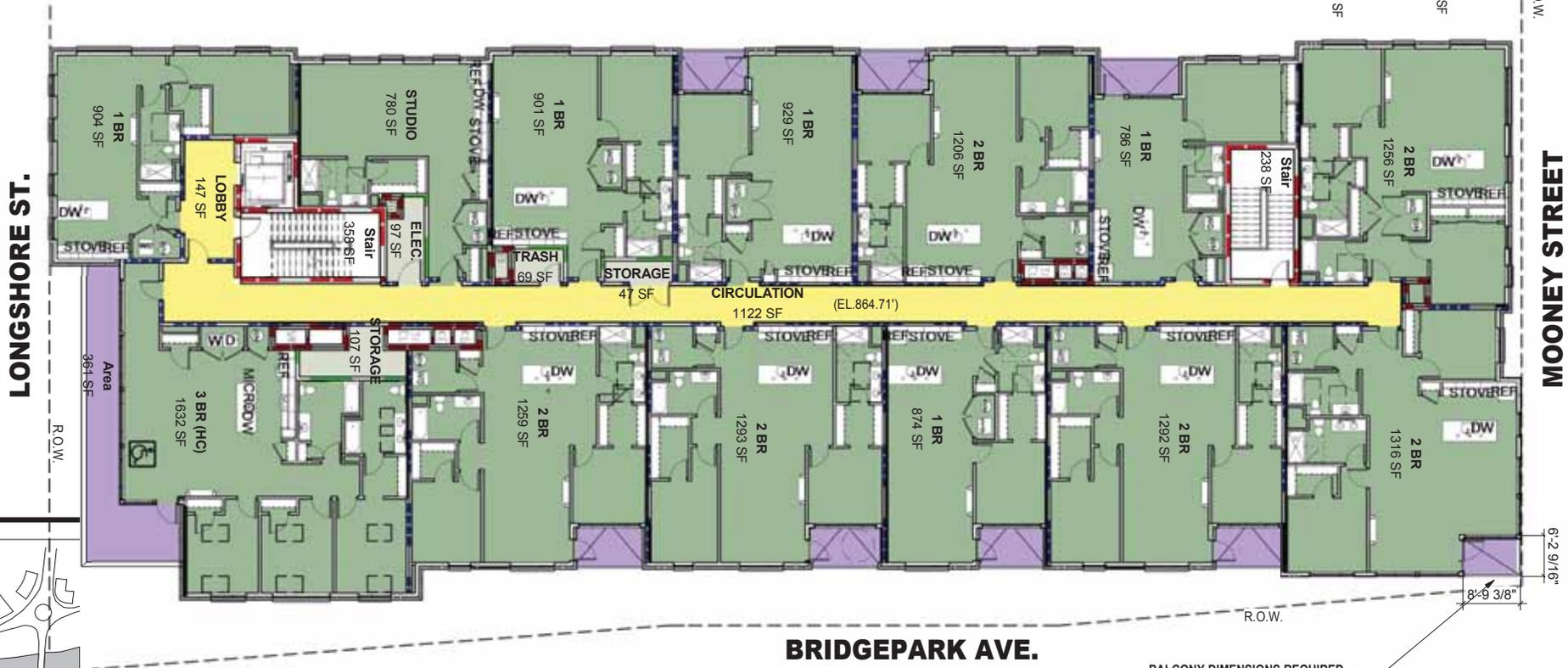
11" X 17" = 1/16" = 1'-0", 22" X 34" = 1/8" = 1'-0"

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"

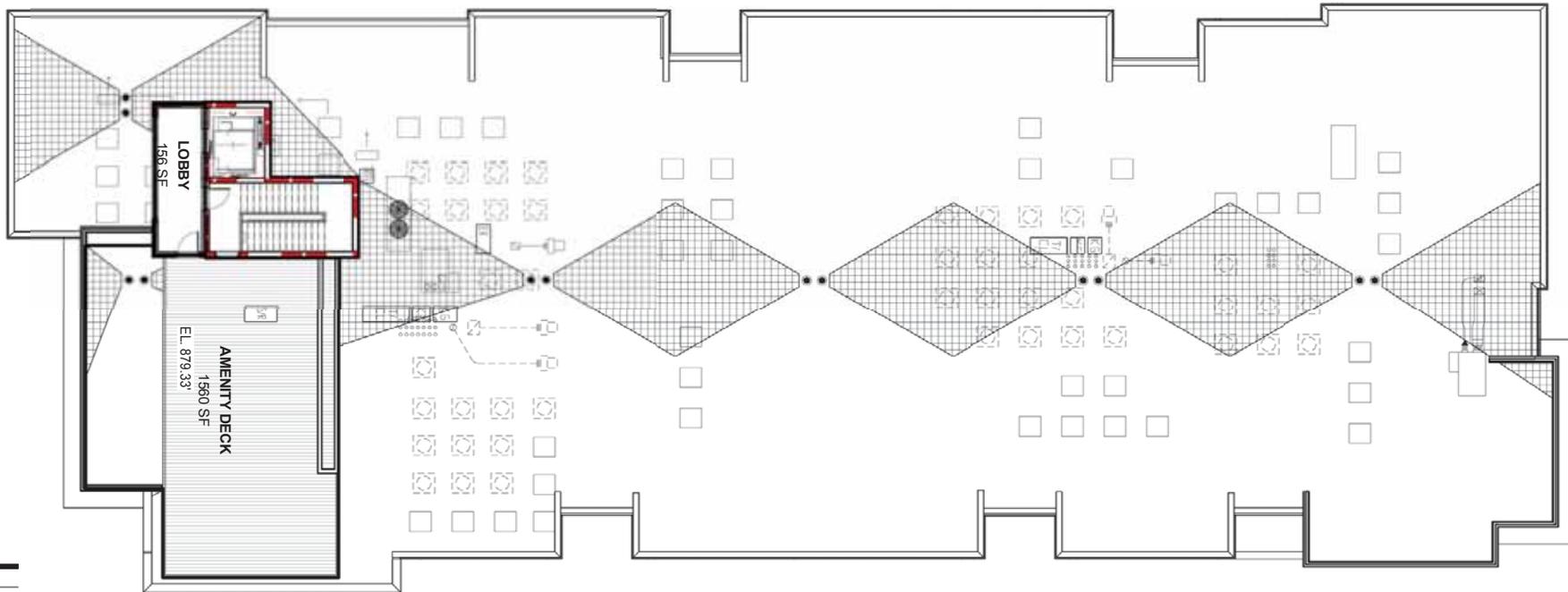
04-23-2015 A105 - C3 - LEVEL 5



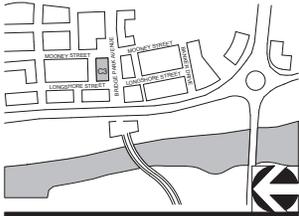
BRIDGE PARK
DUBLIN, OH

2

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



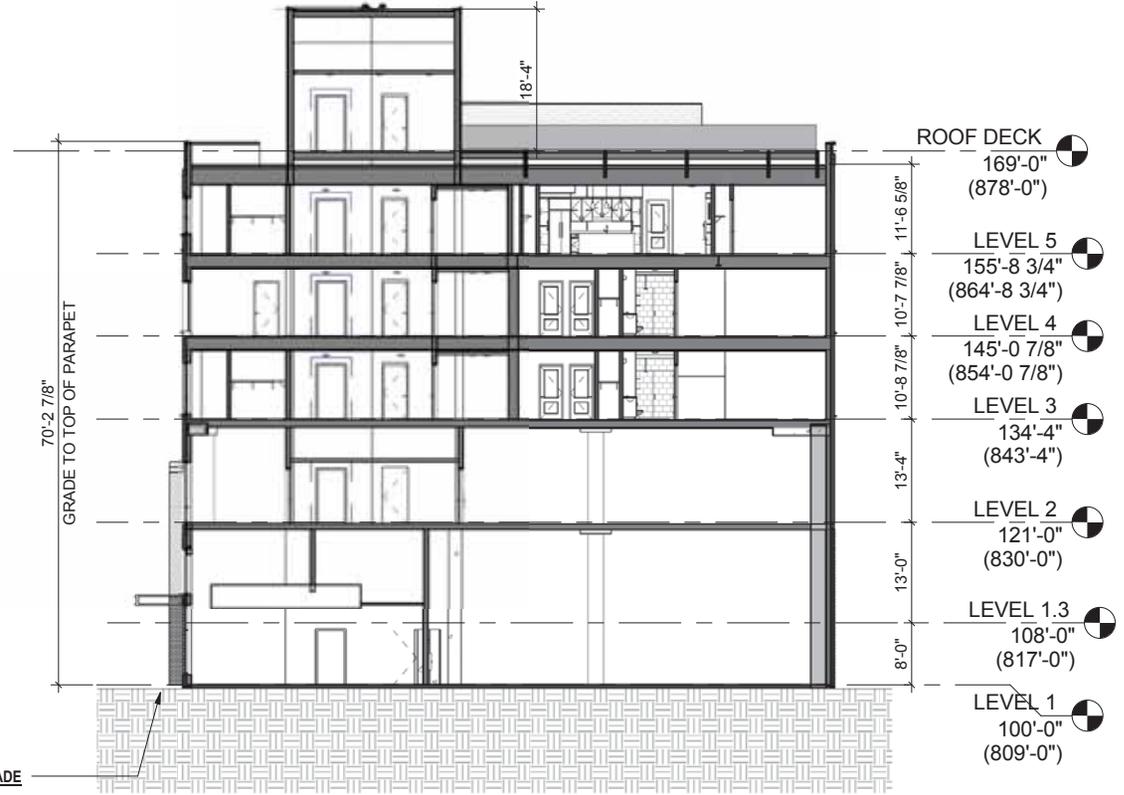
KEY PLAN



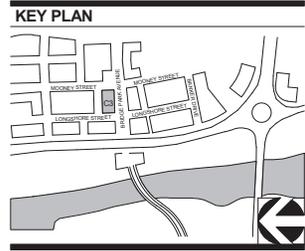
CORRIDOR BUILDING TYPE

04-23-2015 A106 - C3 - ROOF PLAN

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



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



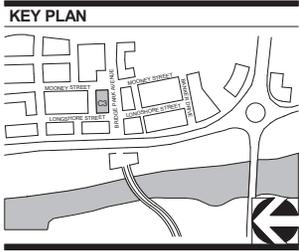
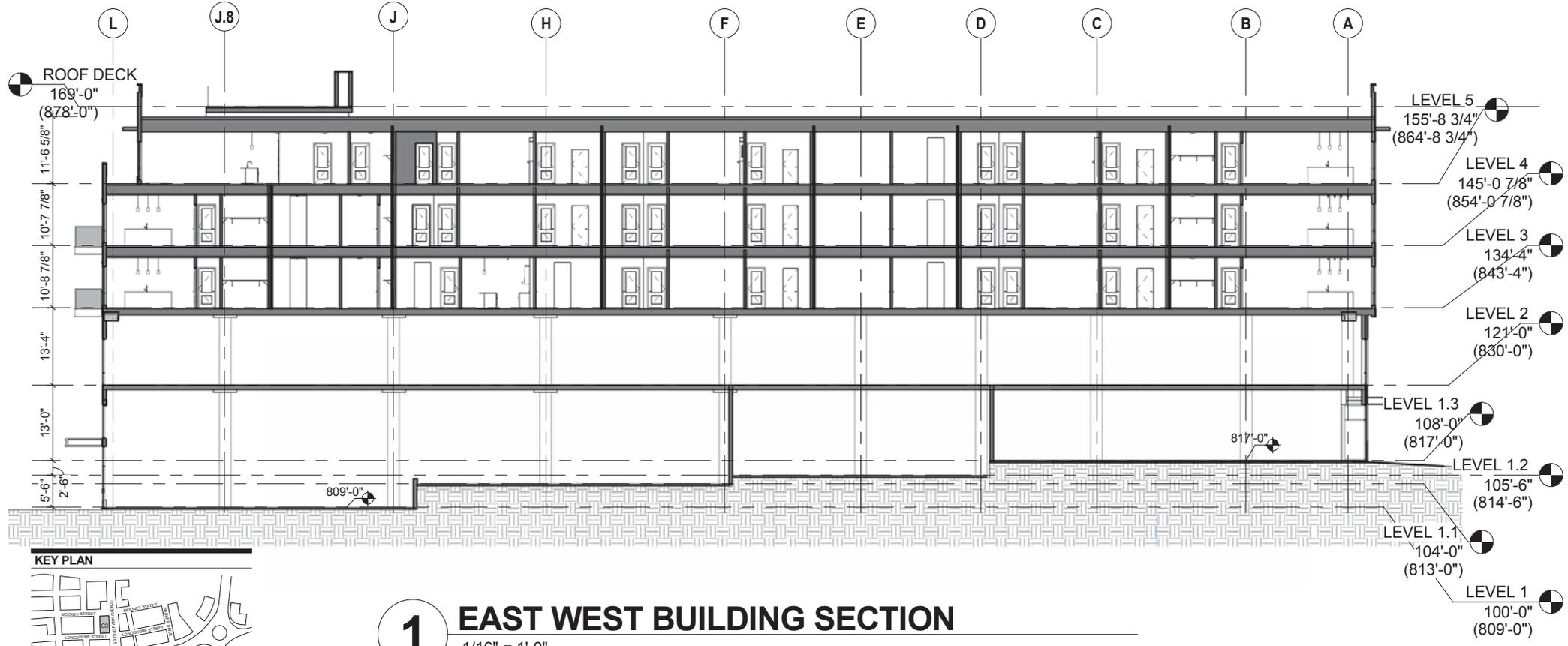
CORRIDOR BUILDING TYPE

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%

VERTICAL FACADE DIVISIONS
(45' OR LESS REQUIRED)

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

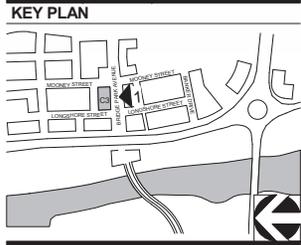


HORIZONTAL FACADE DIVISIONS
(Required within 3' of top of ground story on buildings 3 stories and taller)

FACADE MATERIALS

Overall Area of elevation: 17,196 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	8,375 sf	49%	80%	Y
Glass	Primary	5,421 sf	32%		
Composite Metal Panel (CMP)	Trim Secondary	489 sf	4%	<20%	Y
Fiber Cement		2,776 sf	14%		
Misc. Elements		135 sf	1%		
		3,400 sf	19%		



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

CORRIDOR BUILDING TYPE

REVISED 04-23-2015 A108 - C3 - SOUTH ELEVATION

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



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)



Story Height (See Typ. Notes)

ROOF DECK	875'-8 1/2"
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	100'-0" (809'-0")

FACADE MATERIALS

Overall Area of elevation: 6,835 sf

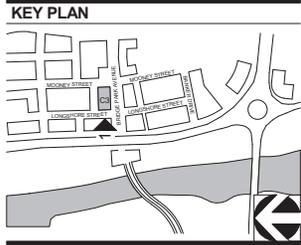
Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	2,348 sf	34%		
Glass	Primary	2,344 sf	34%		
		4,692 sf	68%	80%	N
Composite Metal Panel (CMP)	Trim	247 sf	3%		
Fiber Cement	Secondary	1,819 sf	27%		
Misc. Elements		77 sf	1%		
		2,143 sf	31%	<20%	N

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"

REVISED 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"

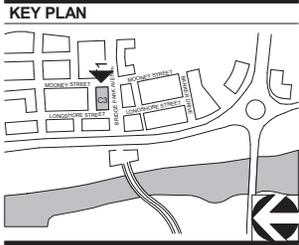
FACADE MATERIALS

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%		
		4,429 sf	81%	80%	Y
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

HORIZONTAL FACADE DIVISIONS

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



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")

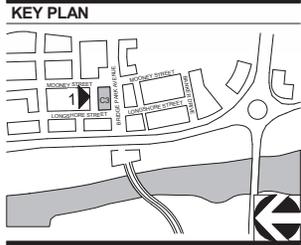
LEVEL 1.3
108'-0"
(817'-0")

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

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



1 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 A111 - C3 - NORTH ELEVATION

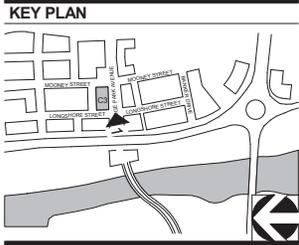


BRIDGE PARK

DUBLIN, OH



MASSING VIEW FROM SOUTHWEST CORNER



CORRIDOR BUILDING TYPE

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

REVISED 04-23-2015 A112 - C3 - 3D

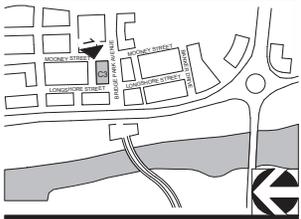


BRIDGE PARK
DUBLIN, OH



MASSING VIEW FROM SOUTHWEST CORNER

KEY PLAN



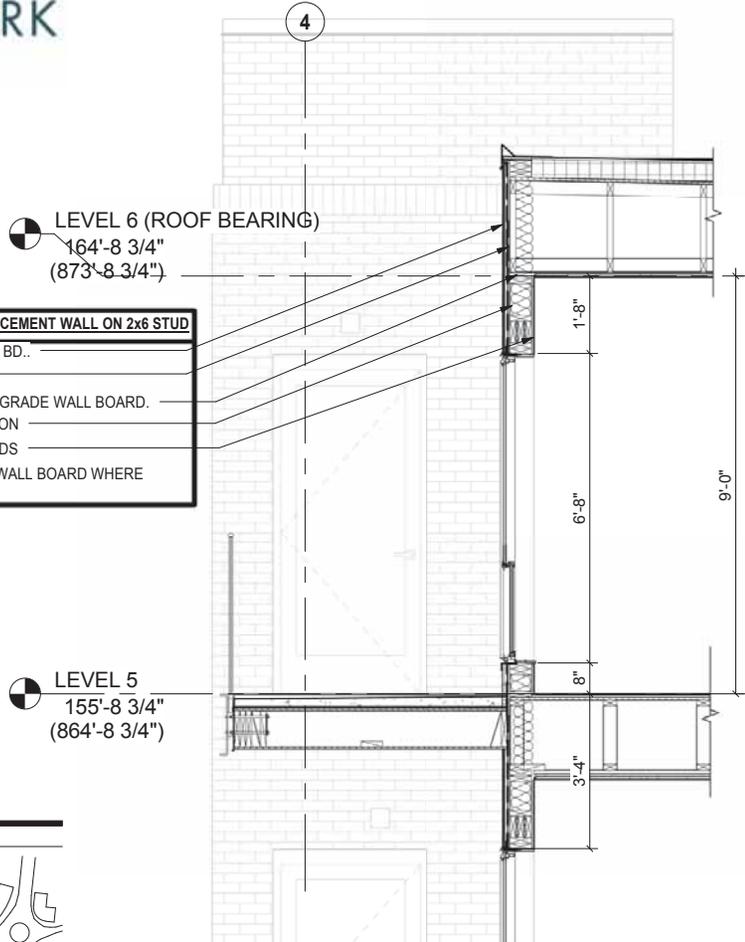
CORRIDOR BUILDING TYPE

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

REVISED 04-23-2015 A113 - C3 - 3D



BRIDGE PARK
DUBLIN, OH

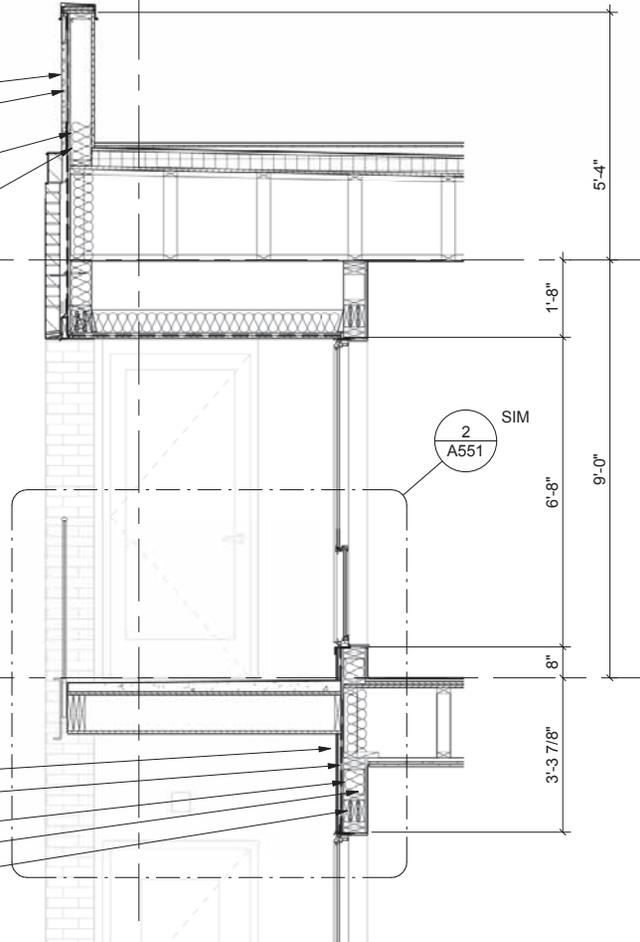


TYPICAL FIBER CEMENT WALL ON 2x6 STUD

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

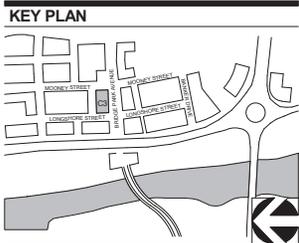
TYPICAL BRICK VENEER WALL ON 2x6 STUD

- 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.



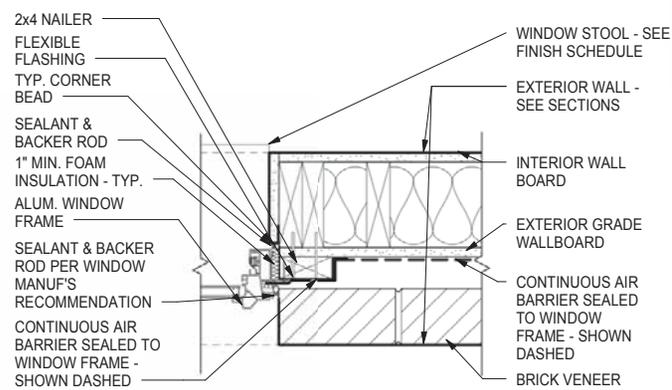
2 SECTION BALCONY W/ OPEN TOP.
3/8" = 1'-0"

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

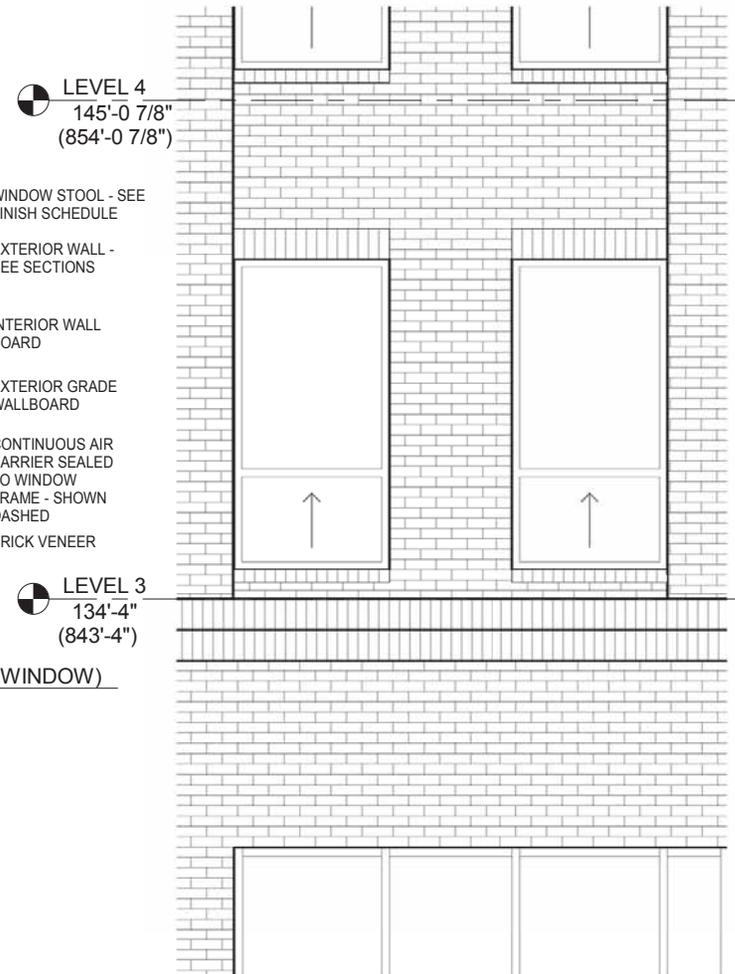
CORRIDOR BUILDING TYPE

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

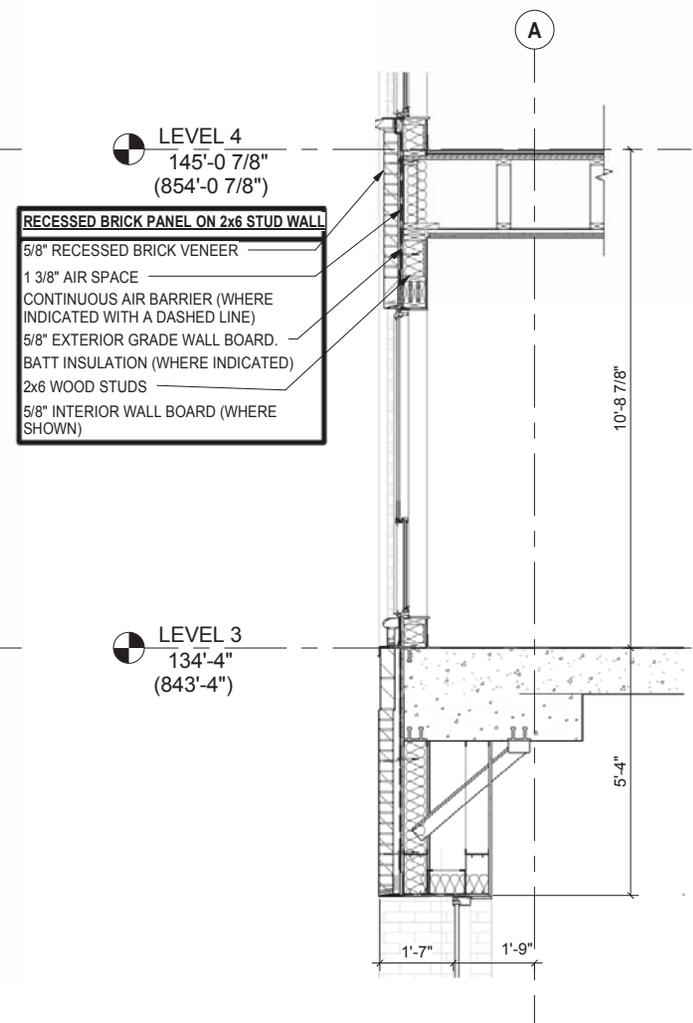
04-23-2015 A114 - C3 - DETAILS



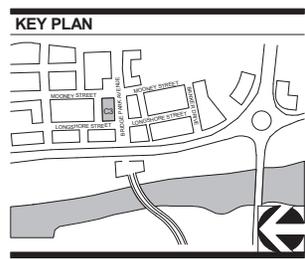
3 **DETAIL** JAMB @ BRICK (ALUM. WINDOW)
1 1/2" = 1'-0"



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



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

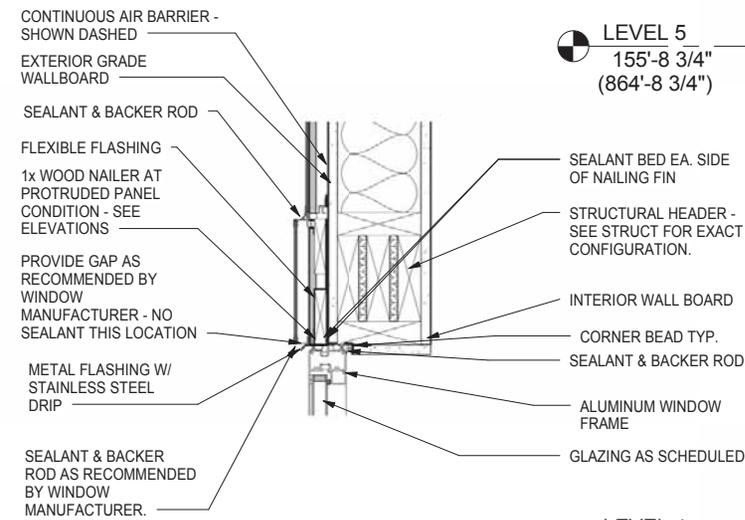


CORRIDOR BUILDING TYPE

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

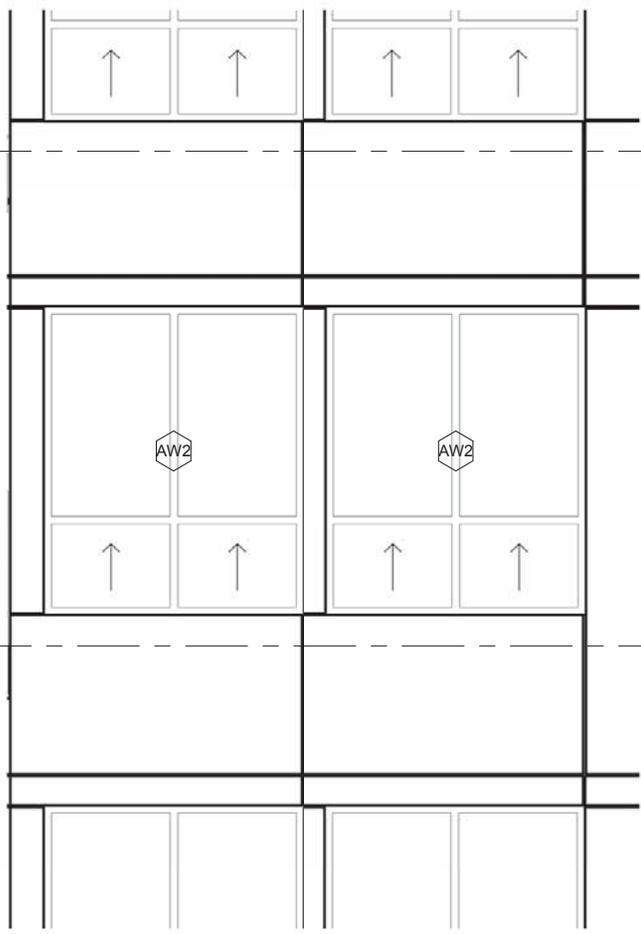


BRIDGE PARK
DUBLIN, OH

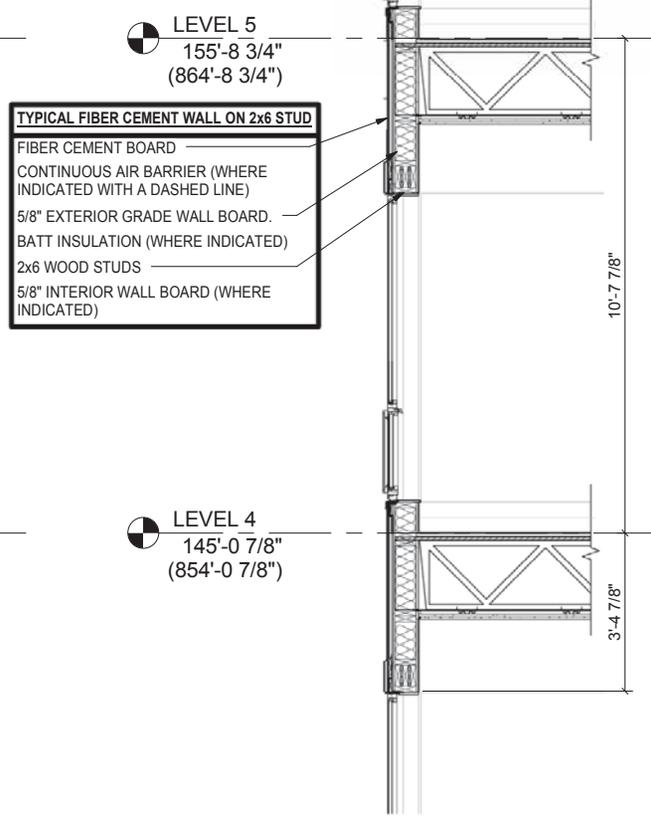


LEVEL 5
155'-8 3/4"
(864'-8 3/4")

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



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

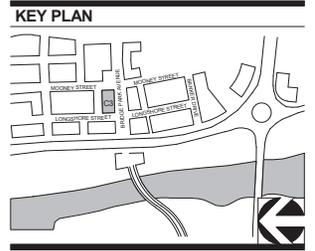


LEVEL 5
155'-8 3/4"
(864'-8 3/4")

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

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

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



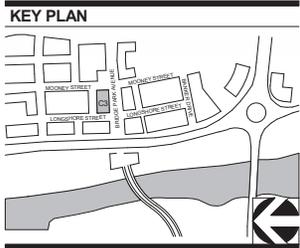
CORRIDOR BUILDING TYPE

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

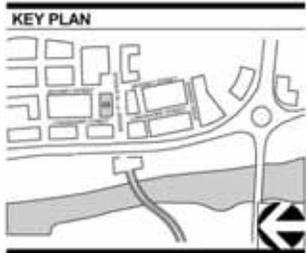
DUBLIN, OH



UP-DOWN WALL SCONCE



LINEAR WALL SCONCE
Dimensions- 6-1/8" x 37"



1 C3 - LIGHT FIXTURE DETAILS

MIXED USE BUILDING TYPE

NO SCALE