

PROJECT DESCRIPTION

Tenant fit-out of a Landlord provided cold dark shell on the first floor of a 5 storey (1 podium with 4 above) mixed use building located in the new Bridge Park Development. The existing openings in the building envelope will be infilled to provide a weather tight shell. The space will consist of a full kitchen, bar, dining room and an exterior patio with roof.

APPLICABLE BUILDING CODES

Building:	2011 Ohio Building Code	Energy:	ASHRAE 90.1
Structural:	2011 Ohio Building Code	Gas:	2011 Ohio Fuel Gas Code
Mechanical:	2011 Ohio Mechanical Code	Accessibility:	2011 Ohio Building Code
Plumbing:	2011 Ohio Plumbing Code		2009 ICC/ ANSI A117.1
Electrical:	2014 National Electric Code		ADAAG

BUILDING INFORMATION

BUILDING:	<u>Bridge Park Building C2</u>
Parcel ID #:	273-012660-00
Zoning:	BSD - Scioto River Neighborhood
No. Storeys:	5 (1 podium with 4 floors above)
Use/Occupancy Classifications (Chapter 3):	Non-separated mixed use (B, A3, A2, M & S2)
Construction Types (Section 602):	IA podium with 4 floors of IIB above. (3hr separation above podium)
Fire Suppression:	Yes - Fully Sprinkled per NFPA 13
Fire Alarm:	Yes - Required
Gross Building Area:	95,360 sf (19,072 per floor)

TENANT SPACE:	<u>TE-100</u>
Use/Occupancy Classification (Chapter 3):	A2, Assembly
Intended Use:	Restaurant
Construction Type (Section 602):	IA
Max Travel Distance (Table 1016.1):	250' allowed 100' provided
Exit Separation (1/2 or 1/3 max diagonal):	1/3 max diagonal for sprinkled space.
Interior Gross Area:	6,834 sf

HEIGHTS AND AREAS

Allowable height (Table 503):	55 + 20' increase = 75' allowable
Proposed height:	Building = 71'-4"
	Scope of work = 16'

Allowable Area (Section 506/Table 503):	Unlimited podium level per IA construction.
Total Gross Area (Building):	95,360 sf (entire building - not all in scope)
Total Gross Interior Area (Tenant Space):	5,612 sf (within scope of work)
Total Patio Area (Tenant Space):	1,222 sf (within scope of work)
Total Gross Area (Tenant Space):	6,834 sf (scope of work)

Design
Collective



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The image is a detailed architectural rendering of a modern diner's exterior. The building features a multi-story design with a combination of dark grey brick and large glass windows. The upper floors have balconies with glass railings, some of which are illuminated from within. The ground floor is dominated by a large, wrap-around glass facade that reveals the interior of the diner, which is warmly lit with yellow lights and string lights. Above the glass section, the words "CAP CITY FINE DINER" are displayed in large, bold, red, three-dimensional block letters. The entrance area is sheltered by a white metal frame with a flat roof. In front of the building, there is an outdoor patio area with several tables and chairs. The patio is bordered by long, dark brown wooden planters filled with green shrubs and red flowers. A large, dark green tree stands to the left of the entrance. In the foreground, there is a concrete planter box with a black metal fence, containing more greenery and red flowers. The overall atmosphere is modern and inviting.

Screens Up

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CAP CITY FINE DINER

Screens Down

An architectural rendering of a modern building's exterior at night. The building features a mix of brick and large glass windows, some of which are illuminated from within. A prominent outdoor patio area is visible, enclosed by a dark, multi-tiered wooden planter box filled with greenery. The patio is supported by a series of white columns and has a dark roof structure. Warm interior lighting and string lights hanging from the roof create a cozy atmosphere. A large tree stands to the left of the patio, and a paved walkway runs along the building. In the bottom right corner, there is a small planter box with red flowers.

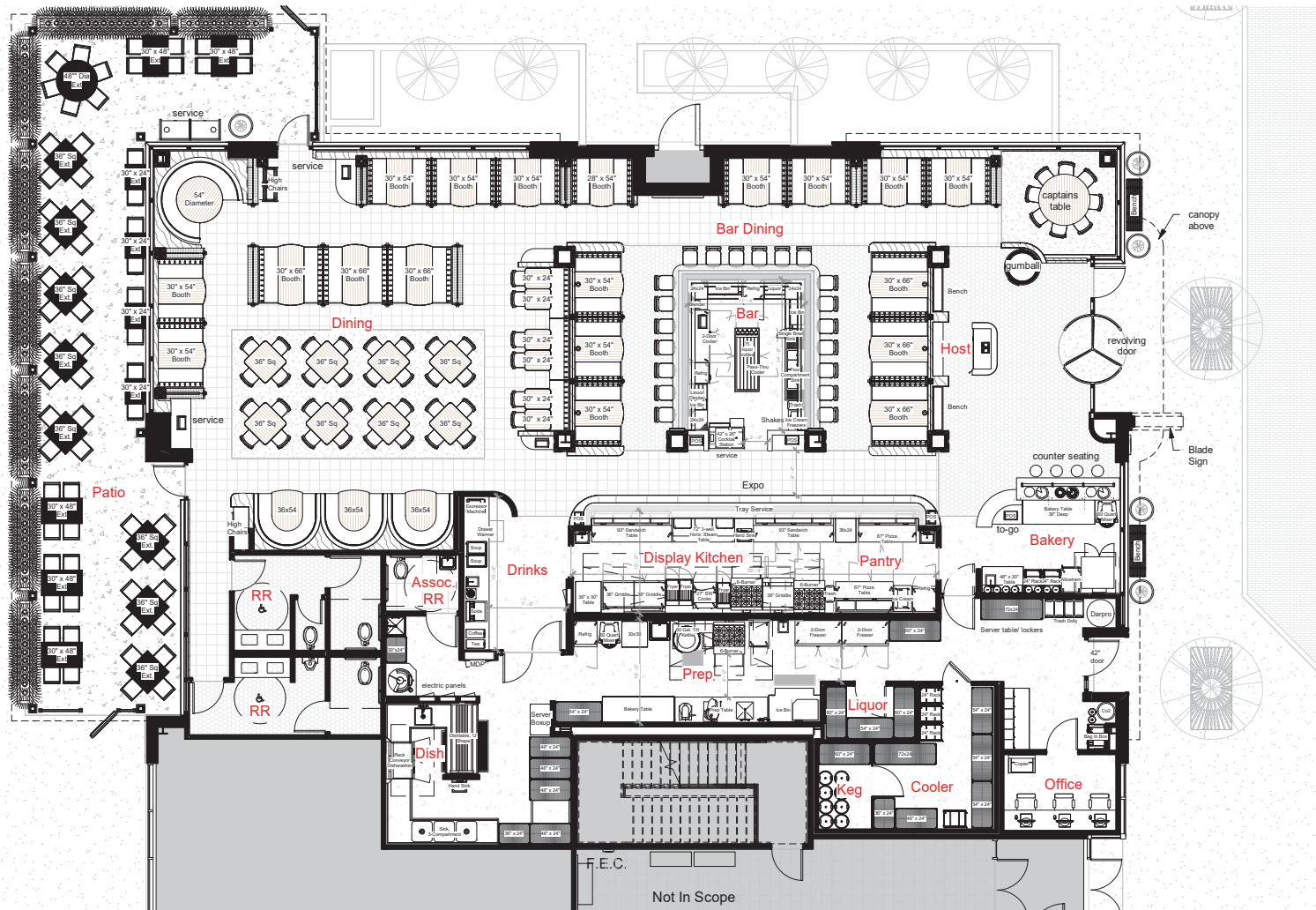
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Screens Up

An architectural rendering of a modern building at dusk. The ground floor features a large patio area with dark wood planters and glass walls. The upper floors have large windows and balconies. A tree is in the foreground on the left, and a red sign is visible on the right side of the building.

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Screens Down



AREA ANALYSIS:

Gross Interior:	5,838 sf
Kitchen:	1,937 sf (33% of total)
Patio:	1,222 sf

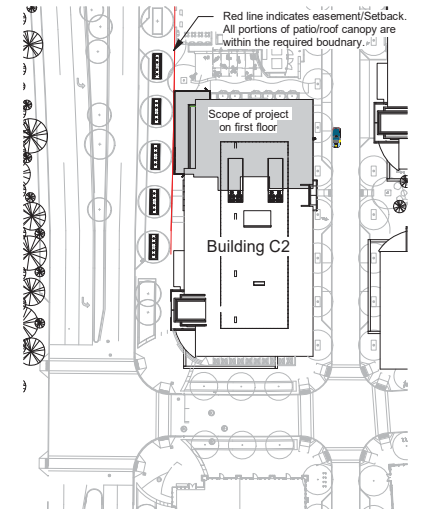
SEATING ANALYSIS:

Bar:	20
Bar Dining:	62
Captains Table:	8
Dining:	88
Total Interior Seating:	178

Covered Patio:	66
Total Seating Capacity:	66

Total Seating Capacity: 244

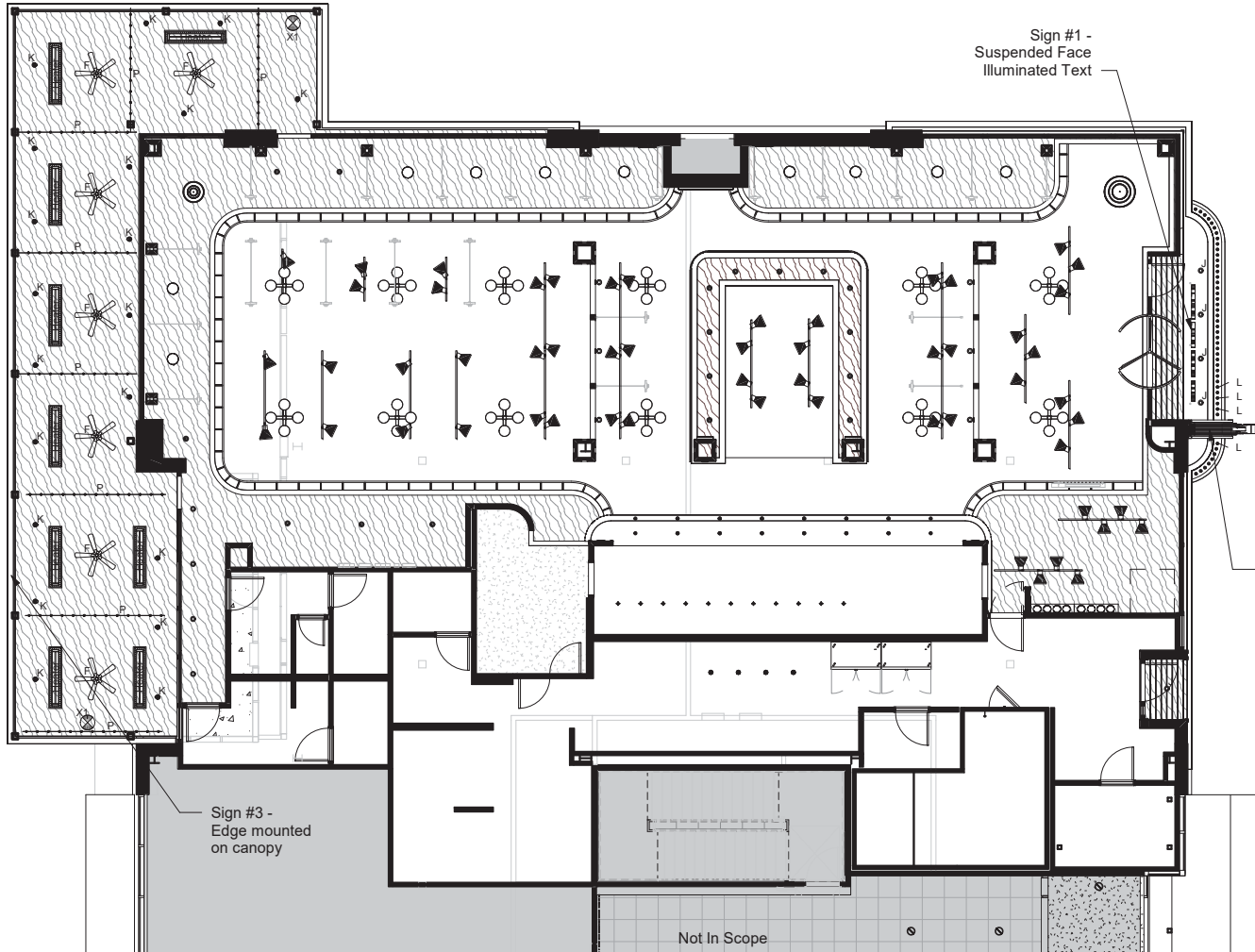
-51'-6" of metro shelving



Floor Plan
Scale: 3/32" = 1'-0"



Site Plan
Scale: 1" = 100'-0"



Type	Description	Manufacturer	Model	Mounting Height
F	Ceiling Fan	Regency	MR2-MB 'Black'	10'-6" AFF (CM at patio)
H	Infrared Radiant Heater	Infratech	WD6024	Recessed
J	Downlight (Specular, Black)	ConTech Lighting	LVR16-TH with CTR1602-P-CLR Trim	Recessed
K	Downlight - Patio (Adjustable)	Focus Industries	DL-20-NL-BLT	Ceiling mounted Refer to RCP
L	Edison Bulb (Exterior)	Trivoli Lighting	AC-MB-06-BK-WS1	Recessed
P	String Lights (Patio)	Tokistar	'Exhibiter Series' mount to 1/8" black wire rope 12" O.C. Lights; #EX-BK-12-VI-G19-C Wire Rope Adapters; #EX-MDA-BK	Mount ends at underside of structure. Drape center point of string at 8'-0" AFF
X1	Exit Sign (LED Edge lit)	Dual Lite	LES Series - Black w/ Red	See Elevations; ceiling mount

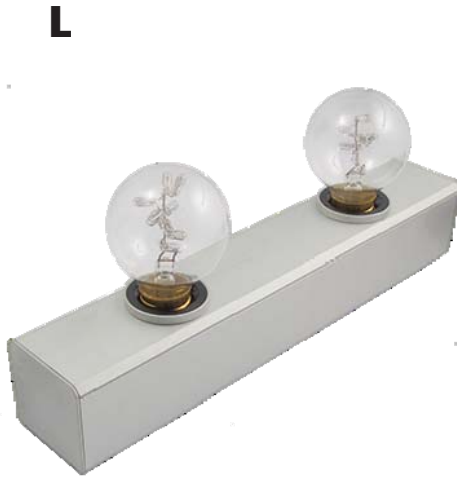
Refer to light fixture images on next page.

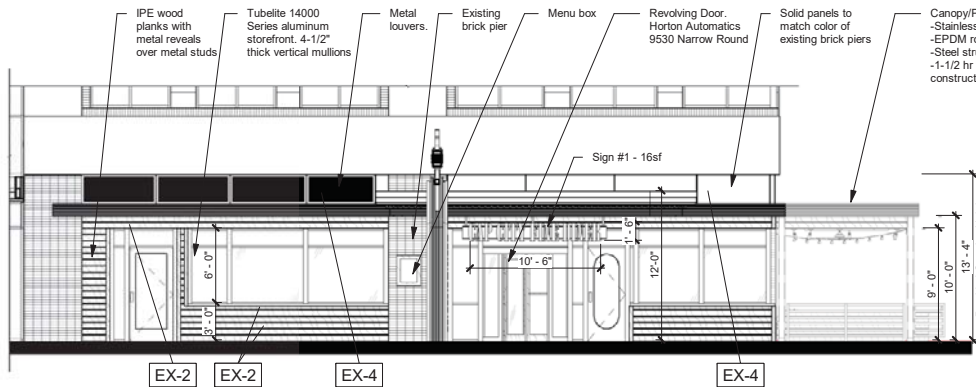


Reflected Ceiling Plan

Scale: 3/32" = 1'-0"

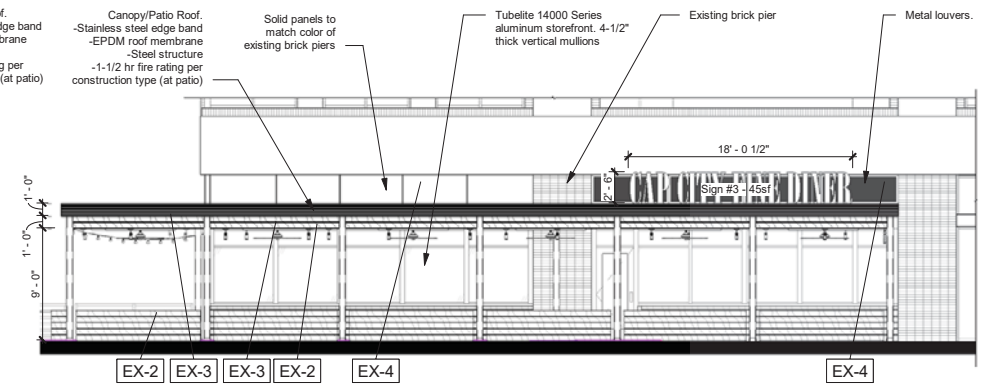
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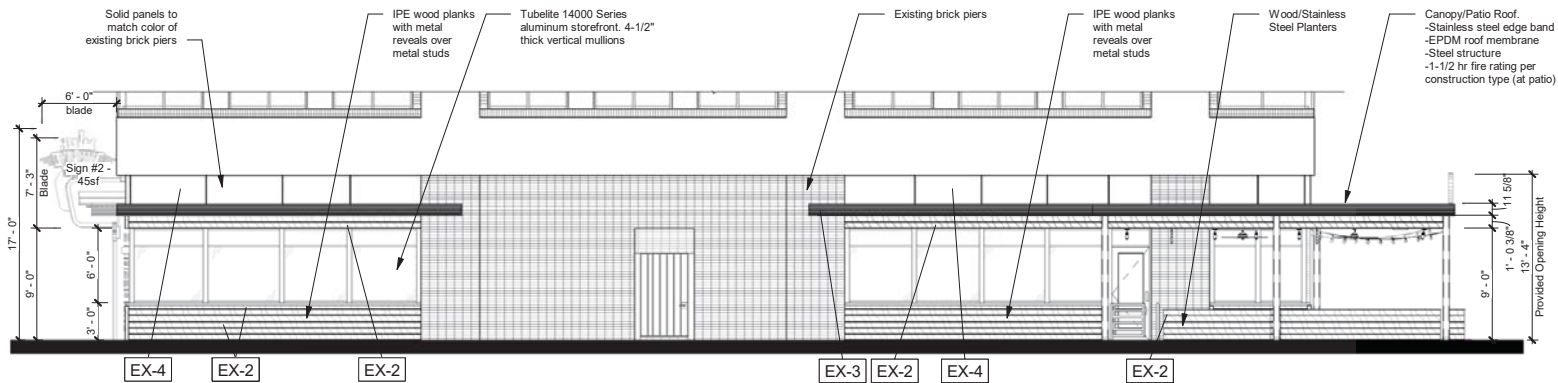
East Elevation

Scale: 1" = 10'-0"



West Elevation

Scale: 1" = 10'-0"



North Elevation

Scale: 1" = 10'-0"

-(3) signs allowable per end cap frontage

Type	Description	Manufacturer	Model	Comments
EX-1	Paint (Black)	Sherwin Williams	ProCryl Universal Primer Pro Industrial Water Based Catalyzed Epoxy B73-300 Color: #SW6258 'Tricorn Black'	One coat primer. Two coats finish
EX-2	Exterior Wood (IPE)	Advantage Lumber or Equal	IPE wood planks with stainless steel screws Refer to details.	submit sample to architect for approval
EX-3	Stainless Steel (Exterior)	By Contractor	Stainless Steel Panels	Aluminum trims to match adjacent storefront. Refer to details
EX-4	Paint (Black)	Sherwin Williams	ProCryl Universal Primer Pro Industrial Water Based Catalyzed Epoxy B73-300 Color: Match color of existing shell building grey brick.	One coat primer. Two coats finish

Tricorn Black' Paint



IPE Wood Planks



Stainless Steel/Aluminum



Match grey brick color

