

Bridge North Development

Dublin, Ohio

Preliminary Development Plan

August 7, 2025



Owner Representative

Matt Canterbury
Vice President, Development

The Daimler Group
1533 Lake Shore Drive
Columbus, Ohio 43204
o. 614.488.4424
e. mattc@daimlergroup.com

Project Representative

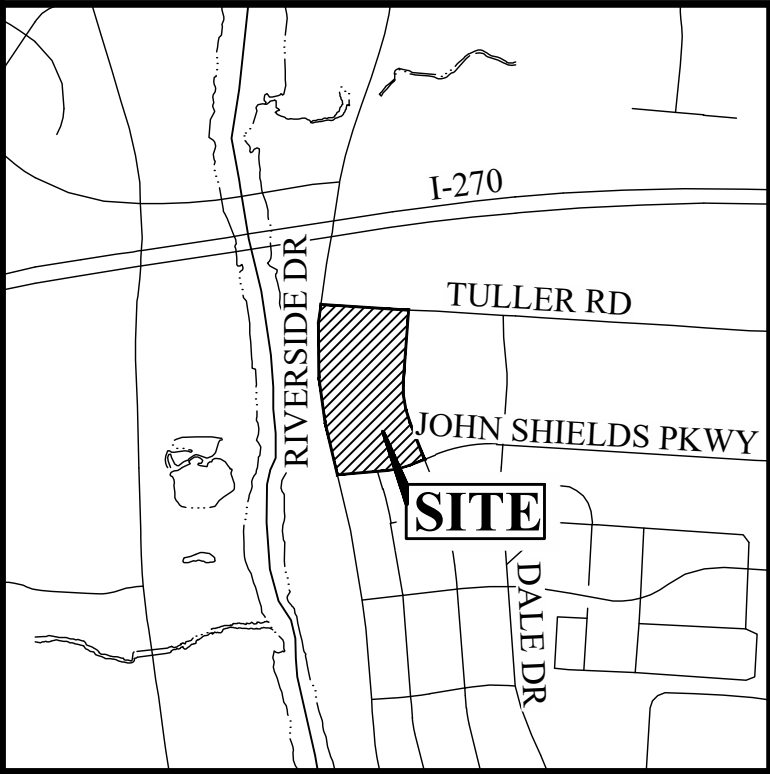
Craig Rutkowski
Principal

Moody Nolan
300 Spruce St, Ste 300
Columbus, Ohio 43215
o. 614.461.4664
e. CRutkowski@moodynolan.com

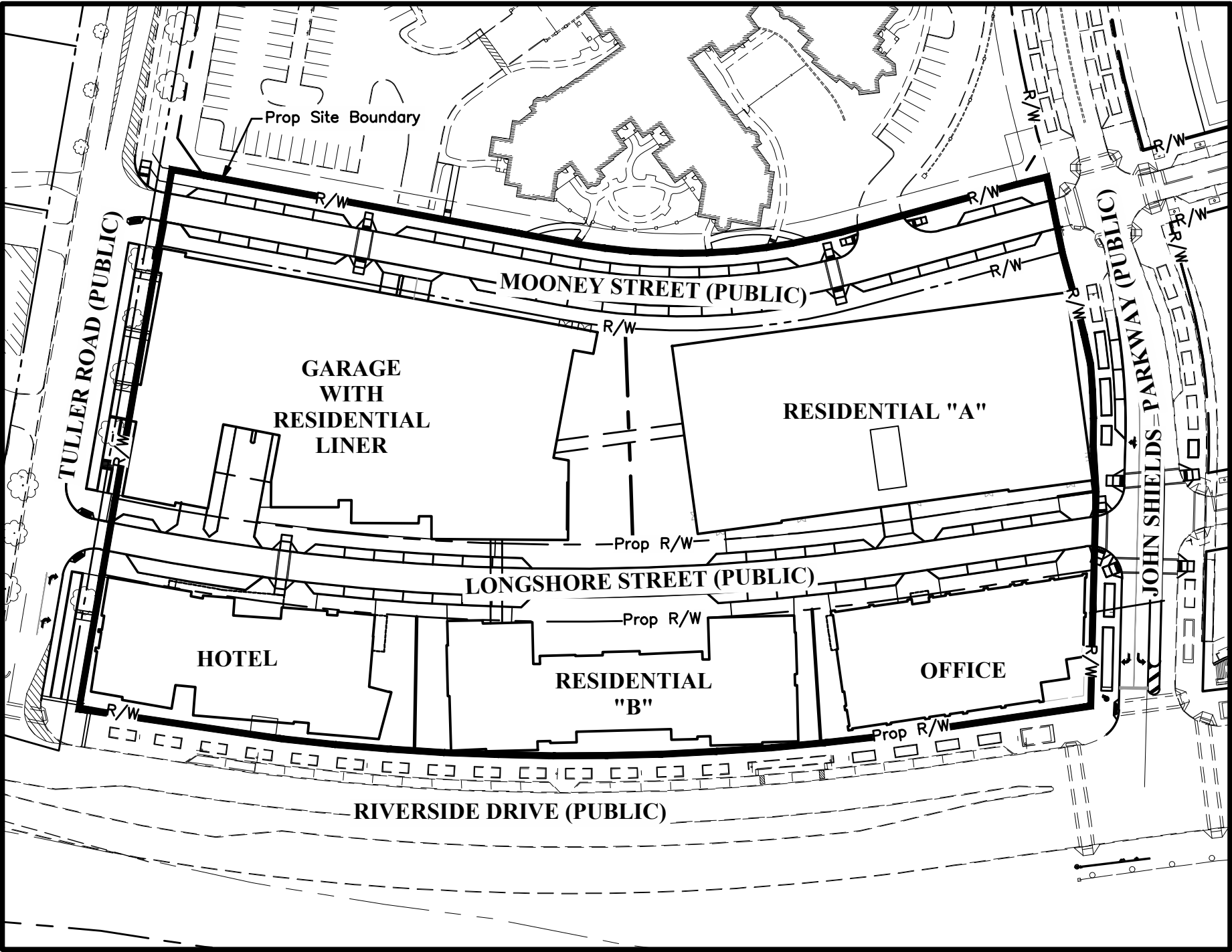
PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
2025

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
October 15, 2025



VICINITY MAP
Scale: 1" = 1000'



INDEX MAP
Scale: 1" = 100'

SHEET INDEX		
SHEET NUMBER		SHEET NAME
1	C001	Title Sheet
2	C002	Overall Site Plan & Parking Plan
3	C003	Existing Conditions & Demolition Plan
4	C004	Site Plan
5	C005	John Shields Parkway & Tuller Road Details
6	C006	Preliminary Utility Plan
7	C007	Preliminary Grading Plan
8	C008	Open Space Plan
9	C009	Fire Truck Turning Analysis

SITE DATA TABLE	
Total Site Area	7.01 Ac
Private Site Area	4.98 Ac
Proposed R/W Area	1.06 Ac
R/W or City Property To Be Vacated	0.70 Ac
Limits of Disturbance	7.77 Ac
Existing R/W Disturbance	1.70 Ac
Pre-Developed Impervious Area - On-Site	0 Ac
Pre-Developed Impervious Area - Within Right of Way	0.44 Ac
Post-Developed Impervious Area - On-Site	4.77 Ac
Post-Developed Impervious Area - Within Right of Way	2.28 Ac
Flood Insurance Rate Map Number	39049C0151K
Zone	Zone X
Effective Date	6/17/2008
Base Flood Elevation	N/A

DEVELOPER

The Daimler Group
1533 Lake Shore Dr.
Columbus, Ohio 43204
Tel: (614) 571-9766
Matt Canterbury

OWNER

Tuller Henderson LLC
10208 Wellington Blvd
Powell, OH 43065

HOTEL
DEVELOPER

Indus Hotels
1555 Lennox Town Lane
Columbus, Ohio 43212
Tel: (614) 824-2742
David Kozar

ENGINEER

EMH&T Inc.
5500 New Albany Road
Columbus, Ohio 43054
Tel: (614) 775-4500
Fax: (614) 775-4500
Brian Quackenbush

LANDSCAPE ARCHITECT

EDGE
330 W. Spring Street, Suite 350
Columbus, OH 43215
Tel: (614)-486-3343
Effy Yin

OFFICE
ARCHITECT

Moody Nolan
300 Spruce St. Suite 300
Columbus, OH 43215
Tel: (614)-461-4664
Craig Rutkowski

RESIDENTIAL "A","B" &
GARAGE ARCHITECT

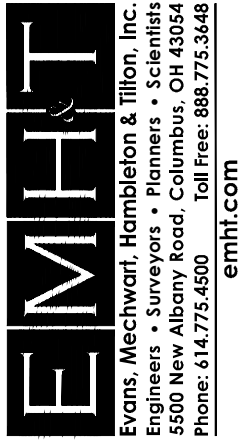
Archall
49 E 3rd Ave
Columbus, OH 43215
Tel: (614)-469-7500
Brad Parish

HOTEL
ARCHITECT

Meyers+Associates
232 N 3rd St. Suite 300
Columbus, OH 43215
Tel: (614)-221-9433
Tony Coalt

PROJECT DESCRIPTION

This project includes the development of a 7.01 acre site located North of John Shields Parkway, South of Tuller Road, East of Riverside Drive, West of Mooney Street, and includes a parking garage with hotel, office, and 2 residential buildings with first floor retail. This project will include the extension of Mooney Street and Longshore Street through the site.



PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET

October 15, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-026-COM

DRAWING NUMBER

C001

SHEET NUMBER

1 OF 9

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

OVERALL SITE PLAN & PARKING PLAN

October 15, 2025

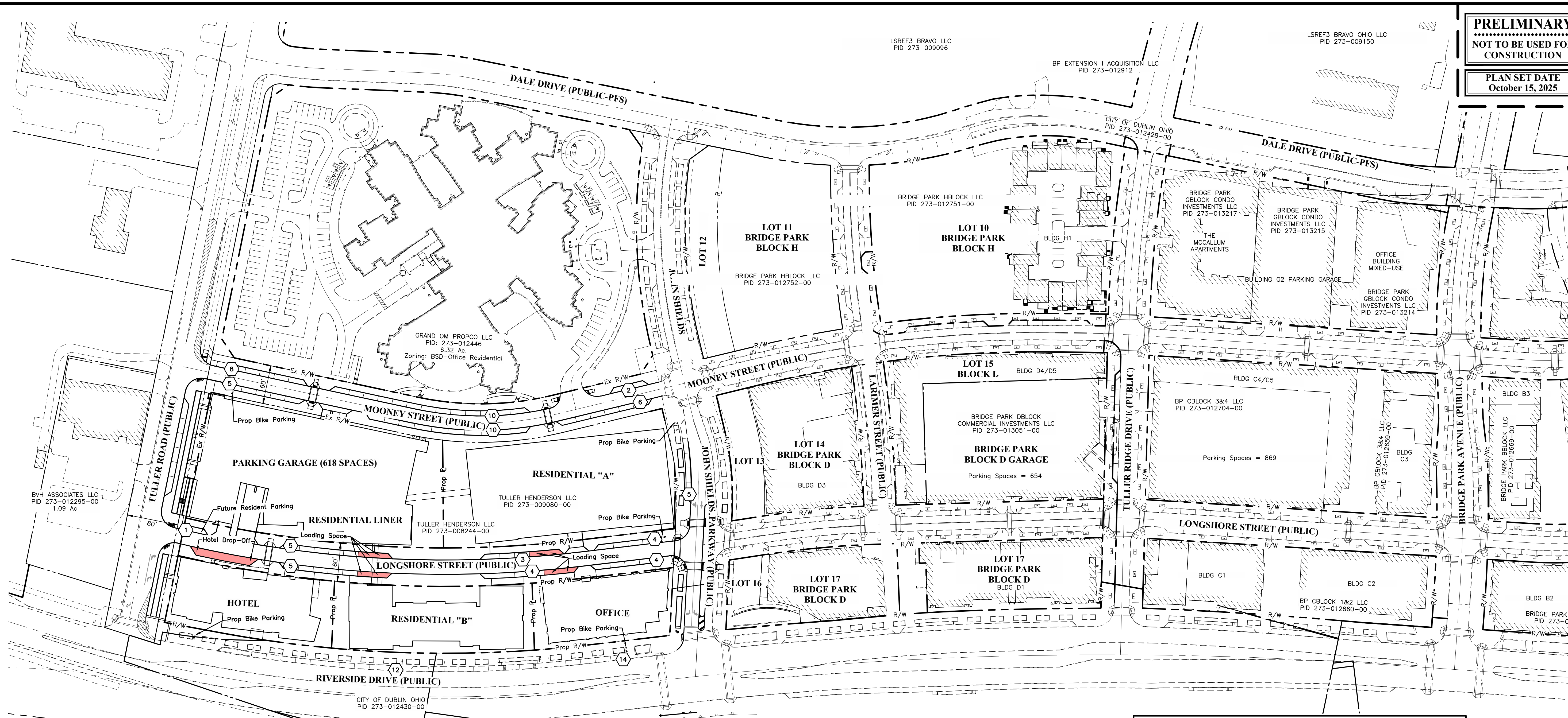
CITY OF DUBLIN
PROJECT NUMBER
25-026-COM

DRAWING NUMBER

C002

SHEET NUMBER

2 OF 9



PARKING CALCULATION		
USE	SQUARE FOOTAGE/UNITS	REQUIRED
Dwelling, Multiple-Family Studio / 1 Bedroom	175 units	1/unit=175
Dwelling, Multiple-Family 2 Bedroom	95 units	1.5/unit=143
Dwelling, Multiple-Family 3 Bedroom	24 units	2/unit=48
Retail, General	43,509 sf	$\frac{1000}{1000}$ sf = 131
Eating and Drinking	17,662 sf	$\frac{1000}{1000}$ sf = 177
Hotel	150 guest rooms	2 per 3 guest room = 100
Hotel Accessory	19,035 sf	$\frac{4}{1000}$ sf = 77
Office, General	60,787 sf	$\frac{3}{1000}$ sf = 183
Parking, Structure	N/A	N/A
Total Required		957
Provided Parking (On Street/In Garage)		719 Total (110/618)
Required ADA Parking (Van/Standard)		15 Total (3/12)
ADA Parking Provided (Van/Standard)		16 Total (6/10)
Provided Bicycle Parking		202 (In Garage)
Required Bicycle Parking		1 space/2 dwelling units (147) + 1 space/10 commercial parking spaces (55) 202

Note: A ULI shared parking analysis and parking plan will be completed during Final Development Plan.

Zoning: BSD Office Residential

GRAND OM PROPCO LLC
PID: 273-012446
6.32 Ac.
Zoning: BSD-Office Residential

Zoning: BSD—Office Residential

TULLER HENDERSON LLC
PID: 273-008244
3.82 Ac.
Zoning: BSD-Commercial

INVICTUS LAND HOLDING LLC
PID: 273-009101
0.717 Ac.
Zoning: BSD-Commercial

808

807

CITY OF DUBLIN OHIO
PID 273-012429
0.020 Ac.
BSD-Commercial

CITY OF DUBLIN OHIO
PID: 273-012427
11.880 Ac.
Zoning: BSD-Commercial

CITY OF DUBLIN OHIO
PID: 273-011236
1.64 Ac.
Zoning: BSD Public

ITY OF DUBLIN OHIO
PID: 273-012427
Zoning: BSD Public

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Engineers • Surveyors • Planners • Scientists
5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648
emht.com

PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO






















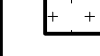







EXISTING CONDITIONS & DEMOLITION PLAN

**CITY OF DUBLIN
PROJECT NUMBER
25-026-COM**

DRAWING NUMBER

SHEET NUMBER

3 OF 9

	STM	Ex. Storm Sewer
	SAN	Ex. Sanitary Sewer
	SAS	Ex. Sanitary Sewer (TBR)
	SAS	Ex. Sanitary Service
	SAS	Ex. Sanitary Service (TBR)
	WM	Ex. Watermain
	E	Ex. UNGD Electric
	OHE	Ex. OVHD Electric
	GAS	Ex. Gas
	EDB	Ex. Electric Duct Bank
	DUBLink	Ex. Dublink
	C	Ex. Communication
	CATV	Ex. Cable TV
	820-819	Ex. Contours
	X 819.80	Ex. Spot Elevation
		Center Line Ditch
		Curb To Be Removed
		Brick Pavers To Be Removed
		Asphalt To Be Removed
		R/W or City Property To Be Vacated ±0.70 Acres Total
		Ex. Gravel Drive (TBR)
	(TBR)	To Be Removed
	(TBR)	To Be Removed and Replaced
	(TBR)	To Be Relocated
	(TRM)	To Remain
	(DND)	Do Not Disturb
	(PA)	Previously Abandoned
		Trees To Be Removed
		Limits of Disturbance

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

GRAPHIC SCALE

0 20 40 80

1 inch = 40 feet

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PIZZUTI TULLER ROAD LLC
PID: 273-008247
2.3683 Ac.
Zoning: BSD-Office Residential

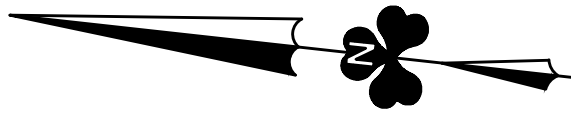
GRAND OM PROPCO LLC
PID: 273-012446
6.32 Ac.
Zoning: BSD-Office Residential

BVH ASSOCIATES LLC
PID: 273-012295
1.085 Ac.
Zoning: BSD-Office Residential

CITY OF DUBLIN OHIO
PID: 273-011236
1.64 Ac.
Zoning: BSD Public

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GRAPHIC SCALE
0 20 40 80
1 inch = 40 feet

LEGEND

- Concrete Sidewalk
- Proposed Asphalt Pavement
- Brick Paver Sidewalk
- Brick Vehicular Pavement
- Required Build Zone (RBZ)
- Building in RBZ Zone
- Principle Structure Length (See Table, This Sheet)

GENERAL NOTES

- See Landscape Plan for concrete pavement finishing details.

REVISION RECORD

REVISION DESCRIPTION

NO. DATE

EMHT
Engineers • Architects • Planners • Scientists
5800 New Albany Road, Columbus, OH 43254
Phone: 614.775.5500 • Toll Free: 888.775.3448
emht.com

PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE PLAN

October 15, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-026-COM

DRAWING NUMBER

C004

SHEET NUMBER

4 OF 9

North Bridge Individual Lot Coverage Calculations

	Parking Garage	Hotel	Office Building	Residential "A"	Residential "B"	Total
Site Area (acre)	1.68	0.61	0.52	1.42	0.75	4.98
Impervious Area (acre)	1.59	0.60	0.50	1.25	0.71	4.65
Impervious Area Lot Coverage (%)	95.0%	98.4%	96.2%	88.0%	94.7%	93.4%
Semi-impervious Area (acre)	0.00	0.00	0.00	0.12	0.00	0.12
Additional Semi-Pervious Coverage (%)	0.0%	0.0%	0.0%	8.5%	0.0%	2.4%
Building Height	73'	73'	74'	75'	72'	

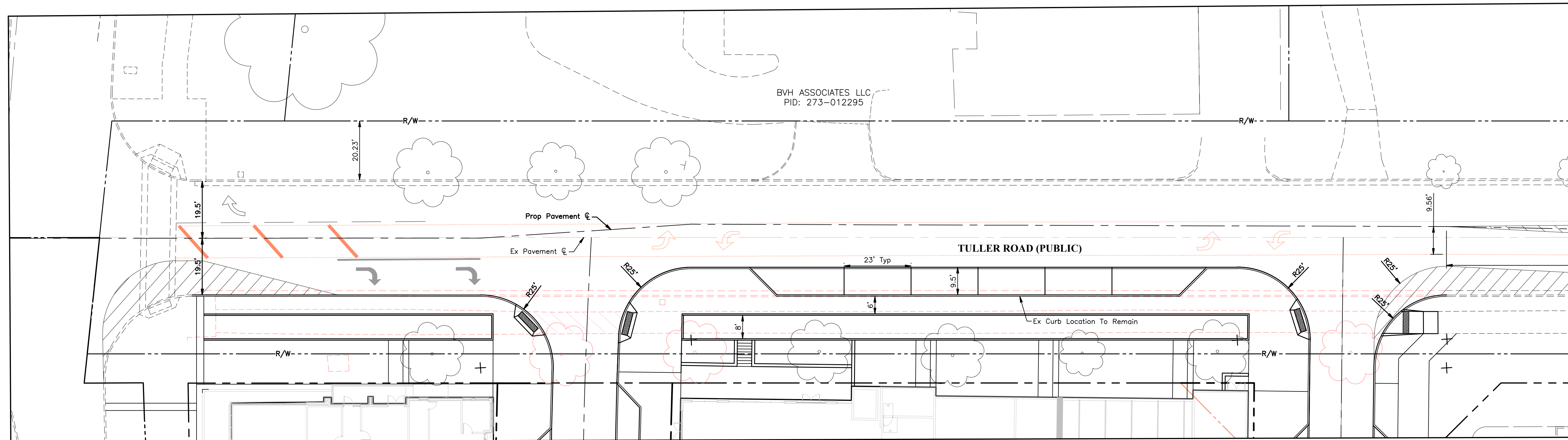
Front Line Property Line Calculations

Building	Total Length of Front Property Line (Ft)	Principal Structure Length in RBZ	Front Property Line Coverage
Parking Garage	496	460	93%
Residential Liner	477	296	62%
Hotel	615	538	87%
Residential "A"	900	654	73%
Residential "B"	625	331	53%
Office Building	539	417	77%

CITY OF DUBLIN ZONING CODE REQUIREMENTS

Bridge North Building	Parking Garage with Residential*		Hotel	Residential "A"	Residential "B"	Office Building
Building Type	Parking Structure §153.062(O)(12)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)
Front Required Build Zone (RBZ)	5-25 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft
Corner Required Build Zone (RBZ)	5-25 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft	0-15 ft
Front Property Line Coverage	Minimum 90%	Minimum 75%	Minimum 75%	Minimum 75%	Minimum 75%	Minimum 75%
Minimum Side Yard Setback	5 ft	5 ft	0 ft	5 ft	5 ft	5 ft
Minimum Rear Yard Setback	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft
Maximum Building Length	300 ft	N/A	N/A	N/A	N/A	N/A
Maximum Impervious Coverage	80%	80%	80%	80%	80%	80%
Additional Semi-Pervious Coverage	10%	10%	10%	10%	10%	10%
Maximum Height	5 stories	6 stories	6 stories	6 stories	6 stories	6 stories

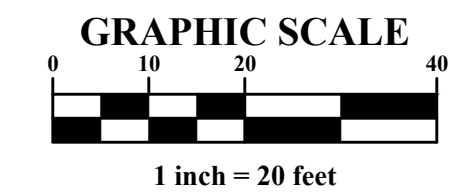
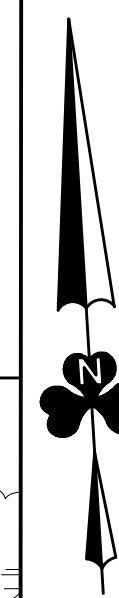
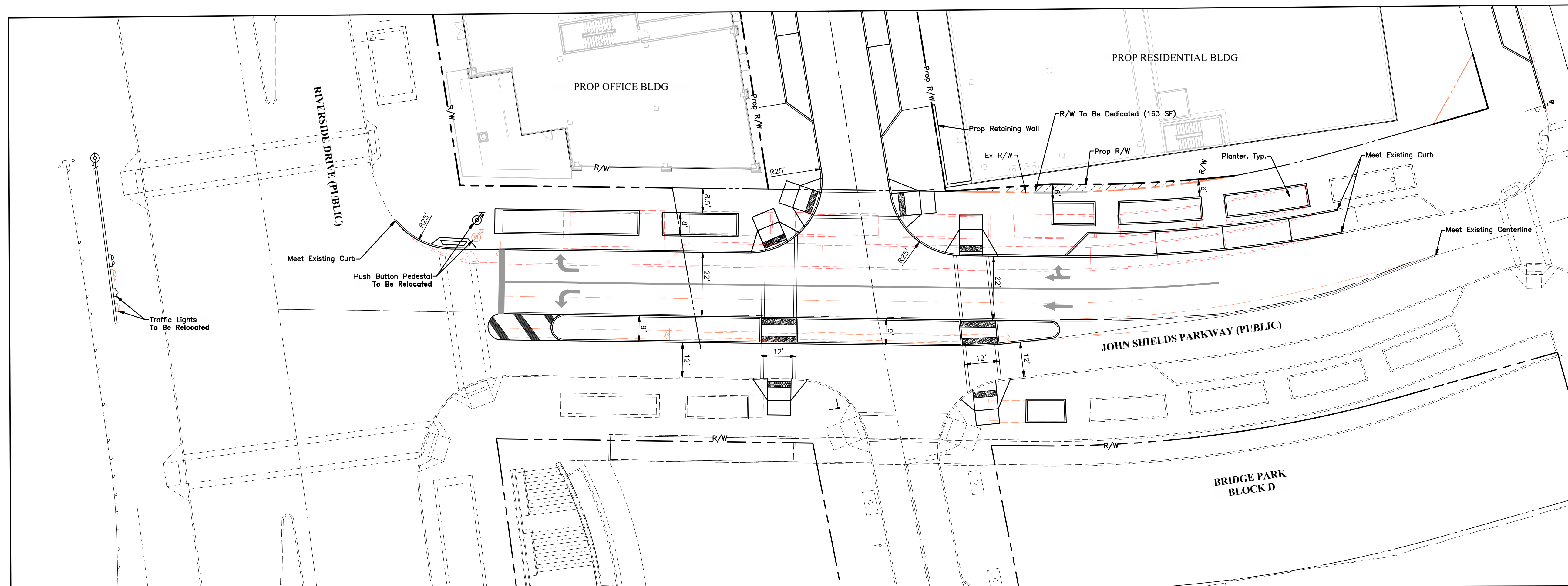
*The West Frontage is considered a Corridor Building and the North and East frontages are considered a Parking Structure





BVH ASSOCIATES LL
PID: 273-012295

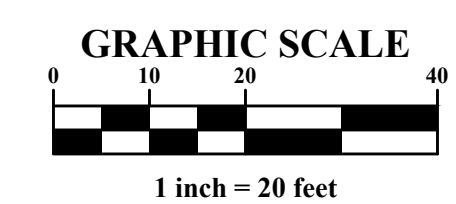
PRELIMINARY
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LEGEND

 Existing Curb To Be Removed
 Existing Curb To Remain
 R/W To Be Dedicated



PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**JOHN SHIELDS PARKWAY
& TULLER ROAD DETAILS**

October 15, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-026-COM

DRAWING NUMBER

C005


















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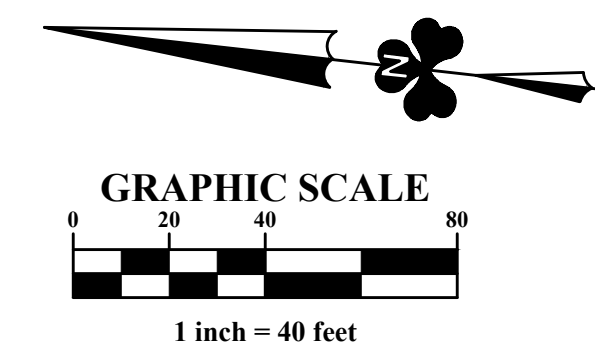
5 OF 9

JOHN SHIELDS PARKWAY DETAIL

PLAN SET DATE
October 15, 2025

LEGEND

- | | | |
|---|---------|---------------------------------|
|  | STM | Ex. Storm Sewer |
|  | SAN | Ex. Sanitary Sewer |
|  | WM | Ex. Watermain |
|  | E | Ex. UNGD Electric |
|  | OHE | Ex. OVHD Electric |
|  | GAS | Ex. Gas |
|  | EDB | Ex. Electric Duct Bank |
|  | DubLink | Ex. Dublink |
|  | C | Ex. Communication |
|  | CATV | Ex. Cable TV |
|  | STM | Prop. Storm Sewer |
|  | SAN | Prop. Sanitary Sewer |
|  | SAS | Prop. Sanitary Service |
|  | WM | Prop. Water Main |
|  | FWS | Prop Fire Water Service |
|  | DWS | Prop. Domestic Water Service |
|  | | Prop Fire Department Connection |

[illegible]

EMHT
Evans, Mechwart, Hambleton & Tillon, Inc.
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15000 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3648

PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
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PRELIMINARY UTILITY PLAN

October 15, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-026-COM

DRAWING NUMBER

C006

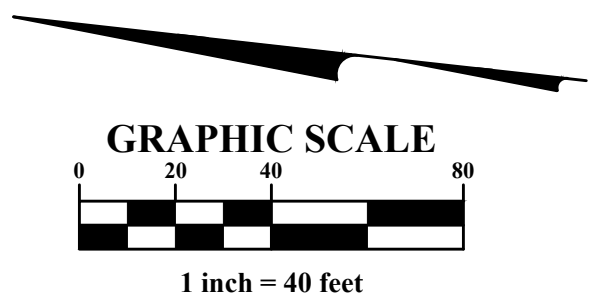
SHEET NUMBER

6 OF 9

PLAN SET DATE October 15, 2025

-----820-----819-----	Ex. Contours
× 819.80	Ex. Spot Elevation
➡	Major Flood Routing
ME	Meet Existing
HP	High Point
LP	Low Point
-----820-----819-----	Prop Contours

NOTE:
All spot elevations are edge of pavement unless
otherwise noted.



REVISION RECORD	REVISION DESCRIPTION

NO.	DATE
-----	------

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Evans, Mechwart, Hambleton & Tilton, Inc.
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5500 New Albany Road, Columbus, OH 43054
Phone: 614.775.4500 Toll Free: 888.775.3448

PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

PRELIMINARY GRADING PLAN

October 15, 2025

CITY OF DUBLIN
PROJECT NUMBER
25-026-COM

DRAWING NUMBER

C007

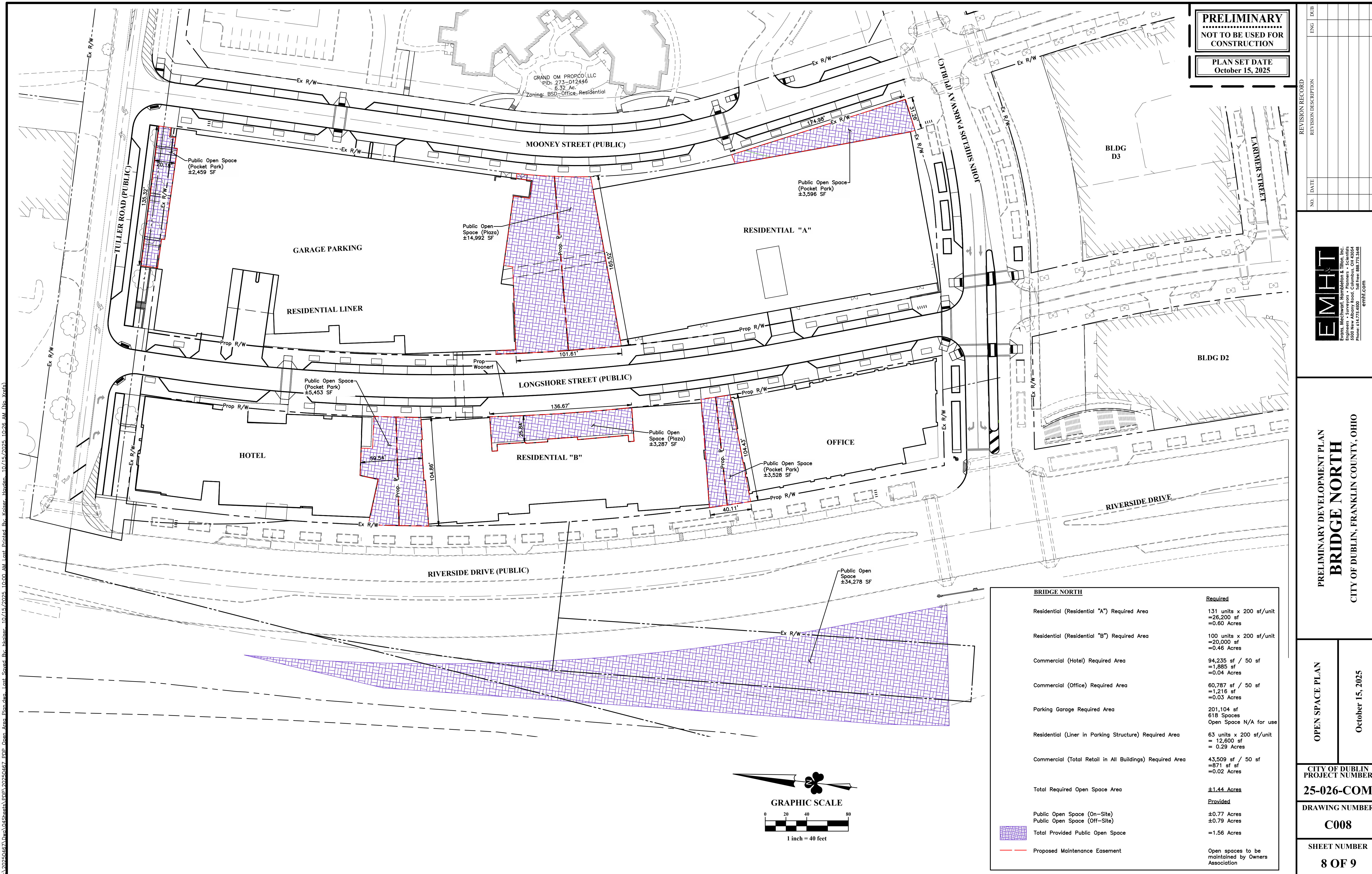
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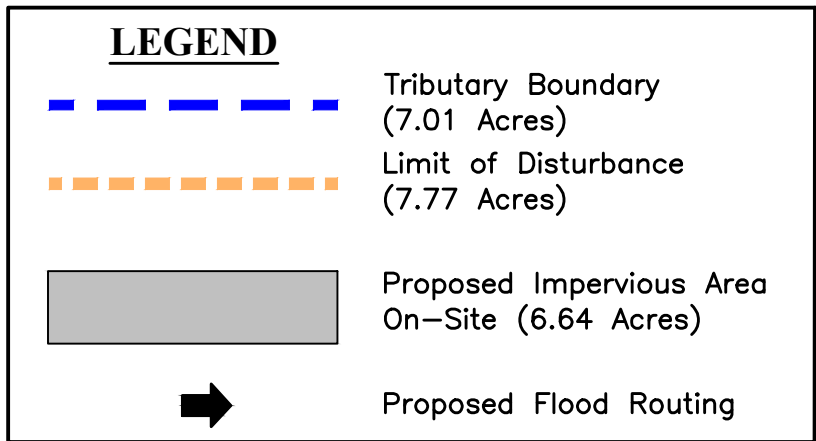
7 OF 9

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PRELIMINARY DEVELOPMENT PLAN
BRIDGE NORTH
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

OPEN SPACE PLAN	October 15, 2025
CITY OF DUBLIN PROJECT NUMBER 25-026-COM	
DRAWING NUMBER C008	
SHEET NUMBER 8 OF 9	



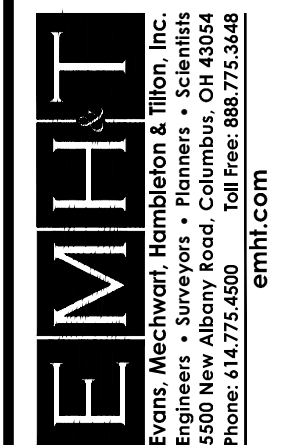


PLAN SET DATE October 15, 2025

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INDUS HOTELS
DAIMLER GROUP

CITY OF DUBLIN, FRANKLIN COUNTY, OHIO
STORM TRIBUTARY MAP
FOR
BRIDGE NORTH
POST-DEVELOPED CONDITION



DATE
October 15, 2025

SCALE

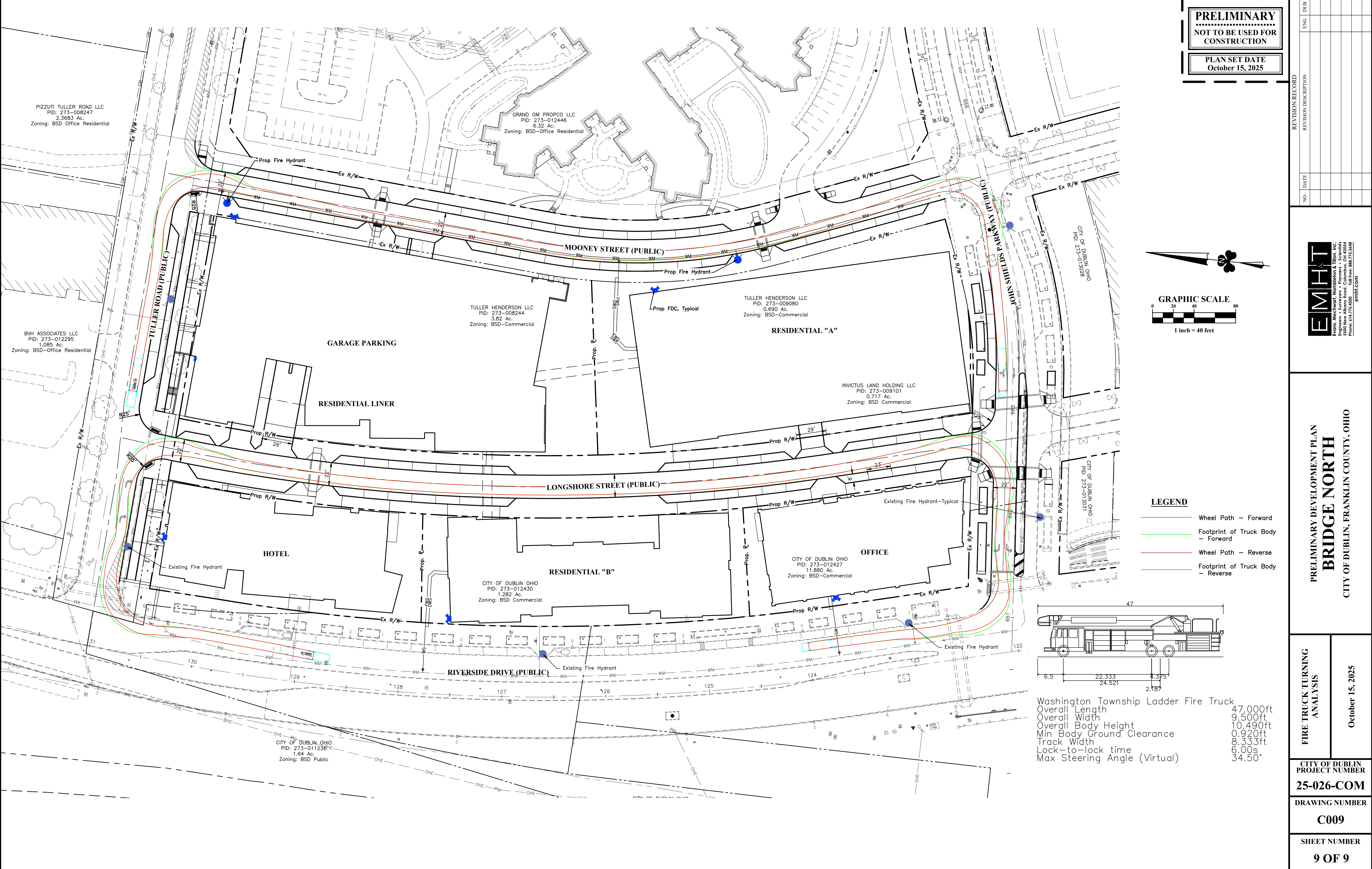
1" = 50'

JOB NO.
20250467

SHEET

1/1

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PRELIMINARY DEVELOPMENT PLAN
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FIRE TRUCK TURNING ANALYSIS	October 15, 2025
CITY OF DUBLIN PROJECT NUMBER 25-026-COM	
DRAWING NUMBER C009	
SHEET NUMBER 9 OF 9	

SITE CONTEXT



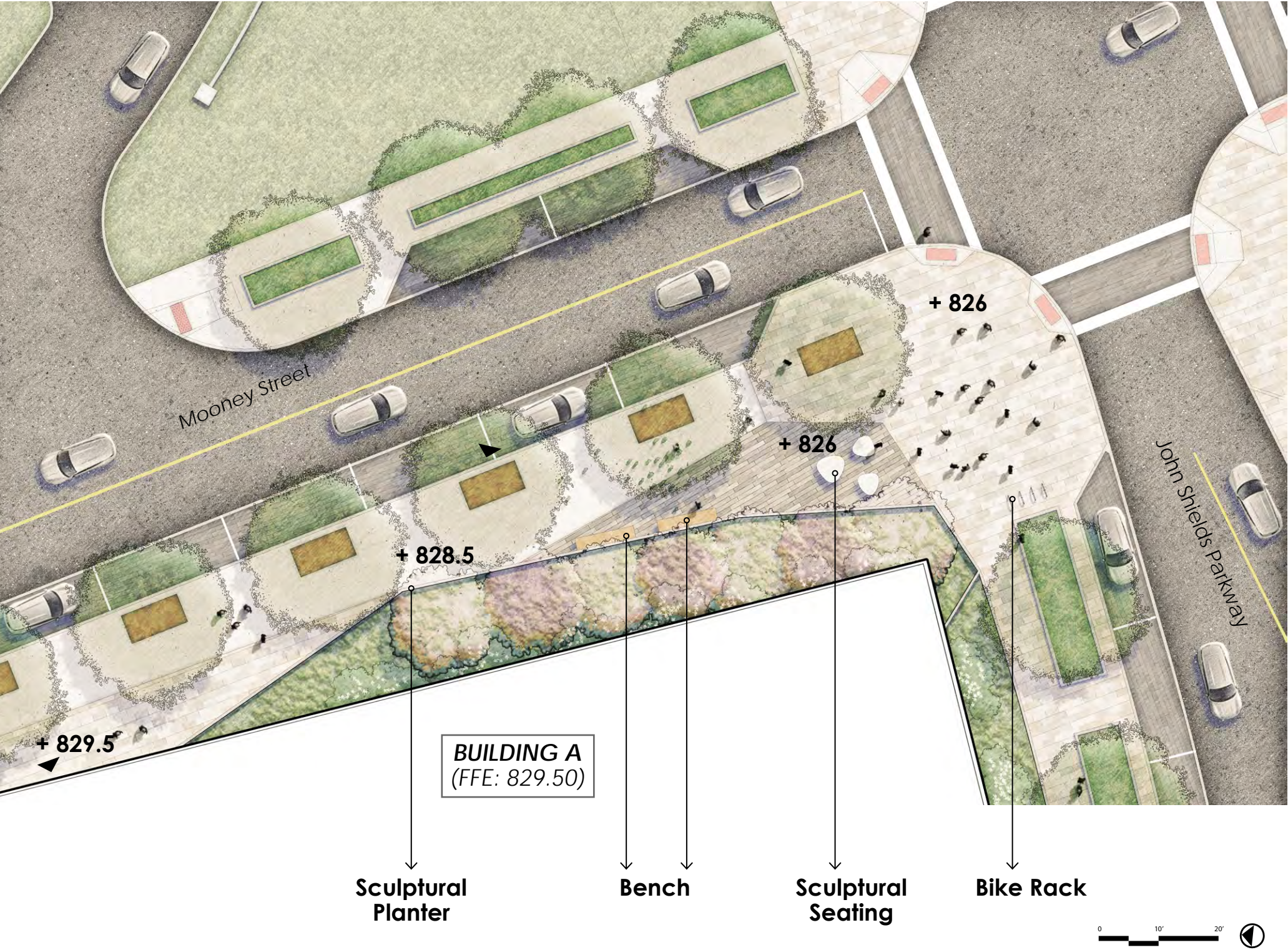
SITE PLAN

LEGEND

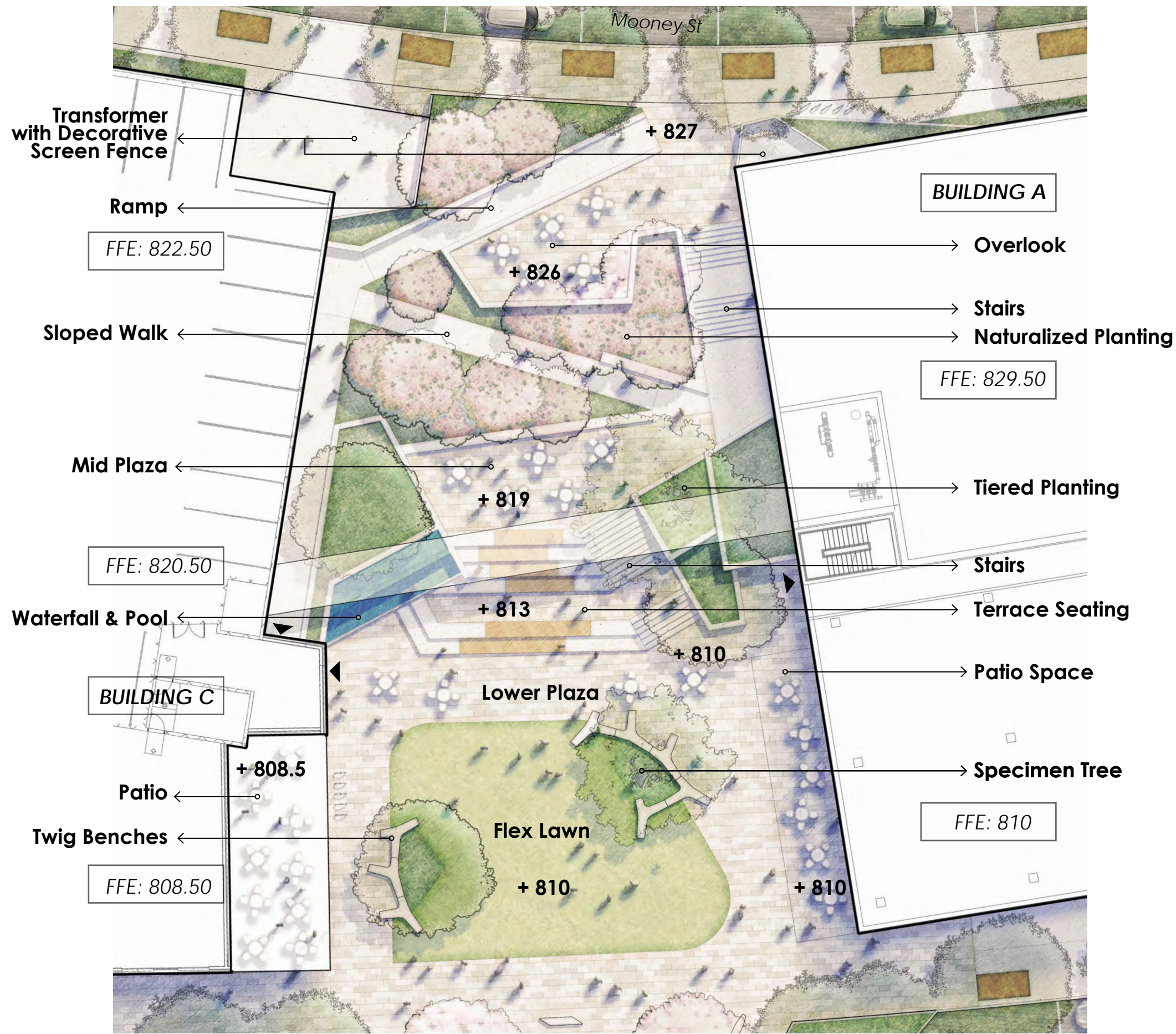
- 1 Gateway
- 2 Enhanced Median
- 3 Vehicular Brick Paving
- 4 Pedestrian Brick Paving
- 5 Decorative Concrete Paving
- 6 Shade Tree in Tree Grate
- 7 Shade Tree in Tree Planter
- 8 Mid-Block Crossing
- 9 Patio
- 10 Flex Lawn
- 11 Terrace Seating
- 12 Overlook
- 13 Water Feature
- 14 Sculptural Planter
- 15 Bench
- 16 Table and Chairs
- 17 Utility Enclosure
- 18 Pocket Park
- 19 Understory Plantings
- 20 Multi-Use Trail with Rest Area
- 21 Woonerf Plaza
- 22 Bridge Connection
- 23 Existing Trees



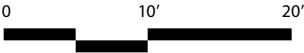
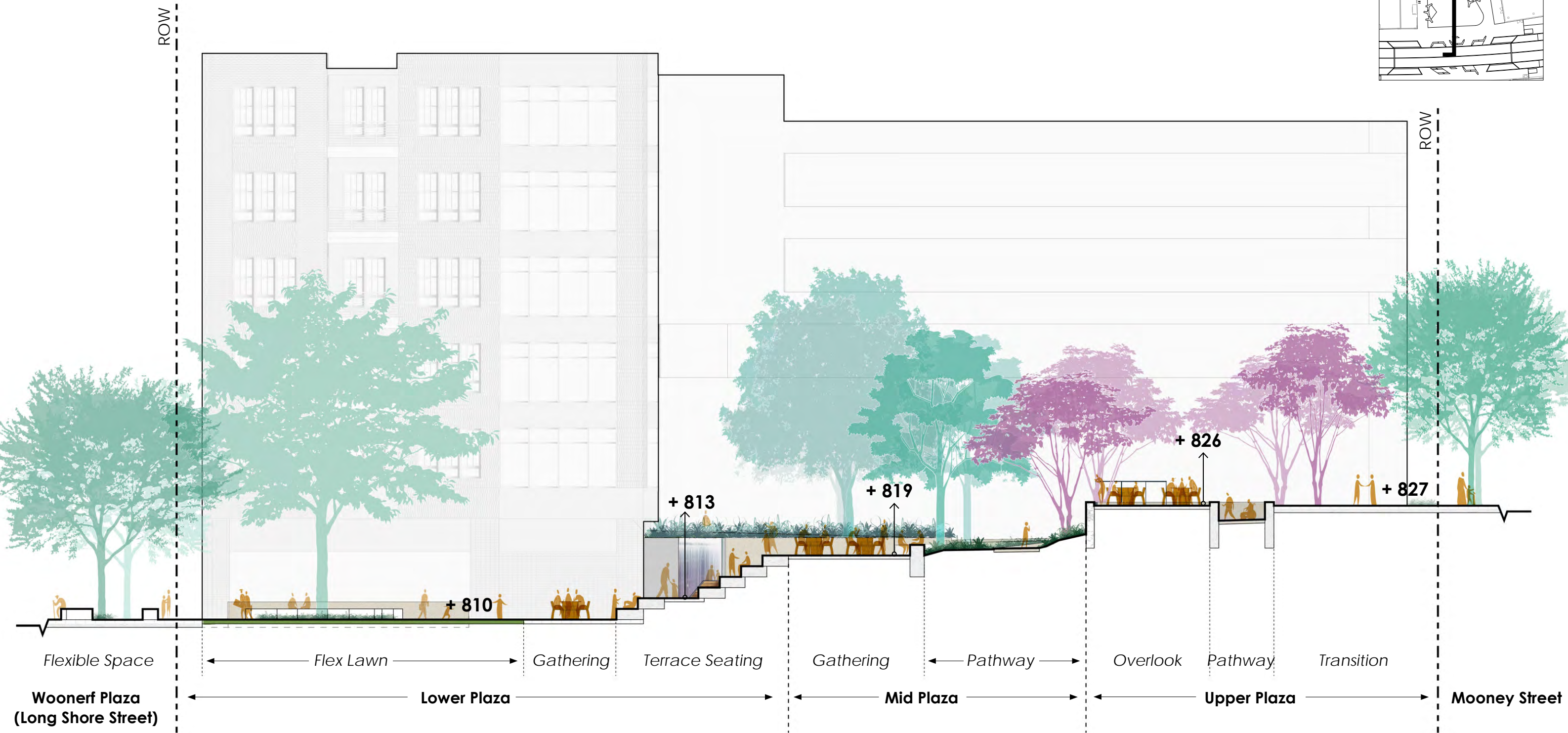
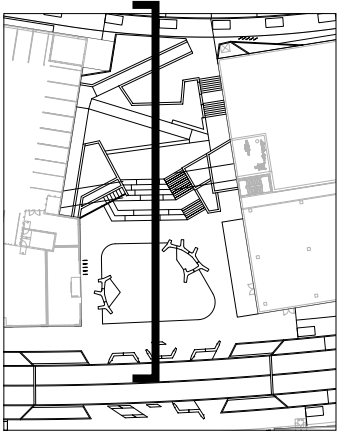
MOONEY PLAZA ENLARGEMENT



CENTRAL PLAZA ENLARGEMENT



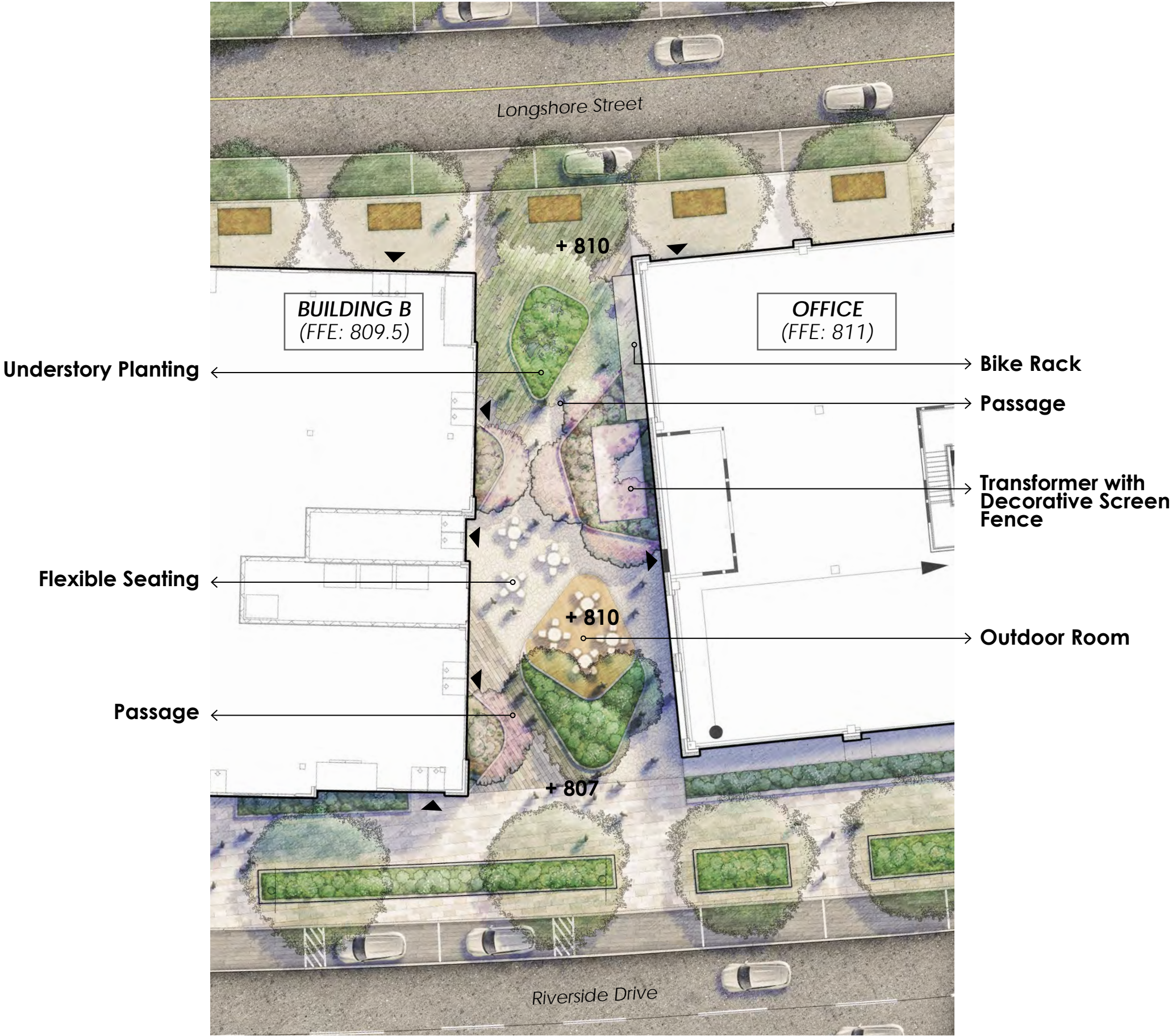
CENTRAL PLAZA SECTION



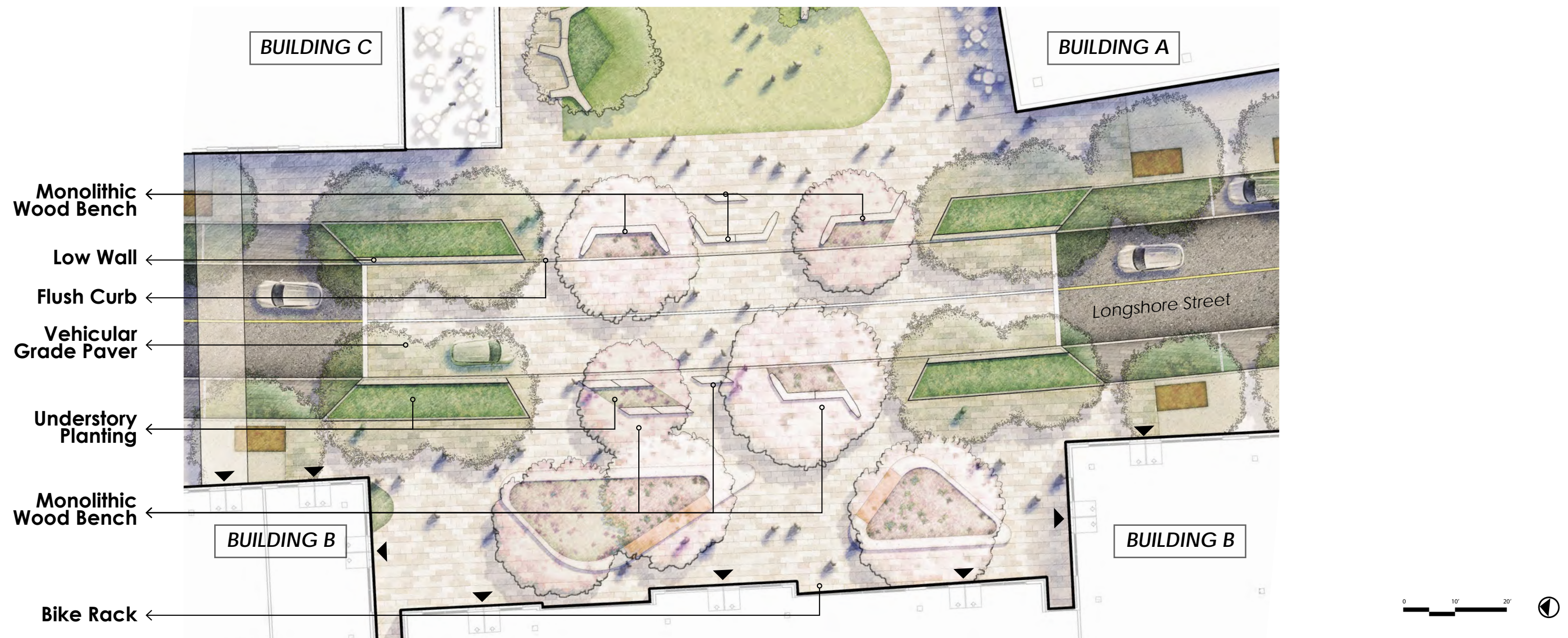
POCKET PARK NORTH ENLARGEMENT



POCKET PARK SOUTH ENLARGEMENT



WOONERF PLAZA ENLARGEMENT



SITE MATERIALS



Vehicular Brick Paving



Pedestrian Brick Paving



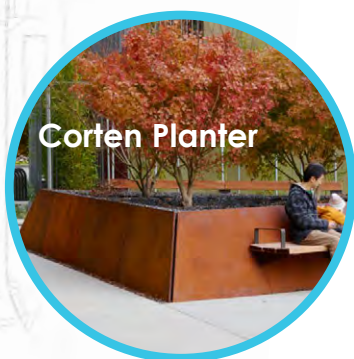
Accent Paving



Terrace Seating



Water Feature



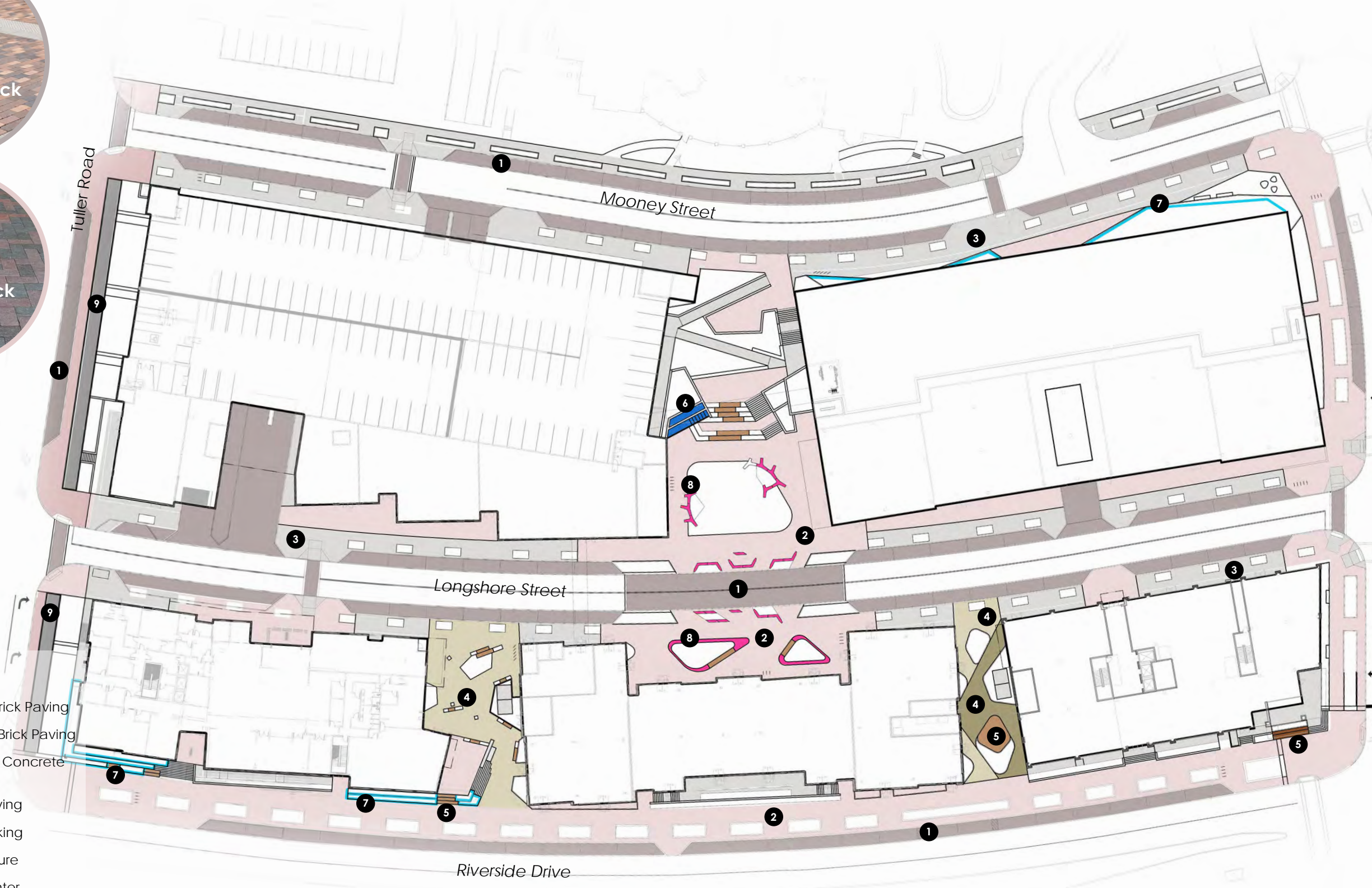
Corten Planter



Sculptural Planter

LEGEND

- 1 Vehicular Brick Paving
- 2 Pedestrian Brick Paving
- 3 Decorative Concrete Paving
- 4 Accent Paving
- 5 Wood Decking
- 6 Water Feature
- 7 Corten Planter
- 8 Sculptural Planter
- 9 Asphalt Path

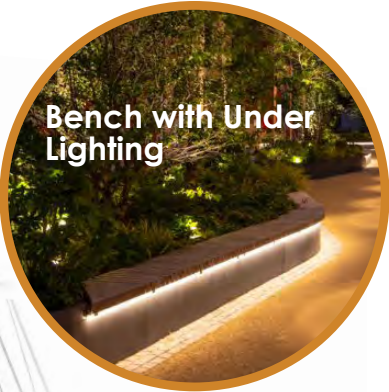


SITE PLANTING



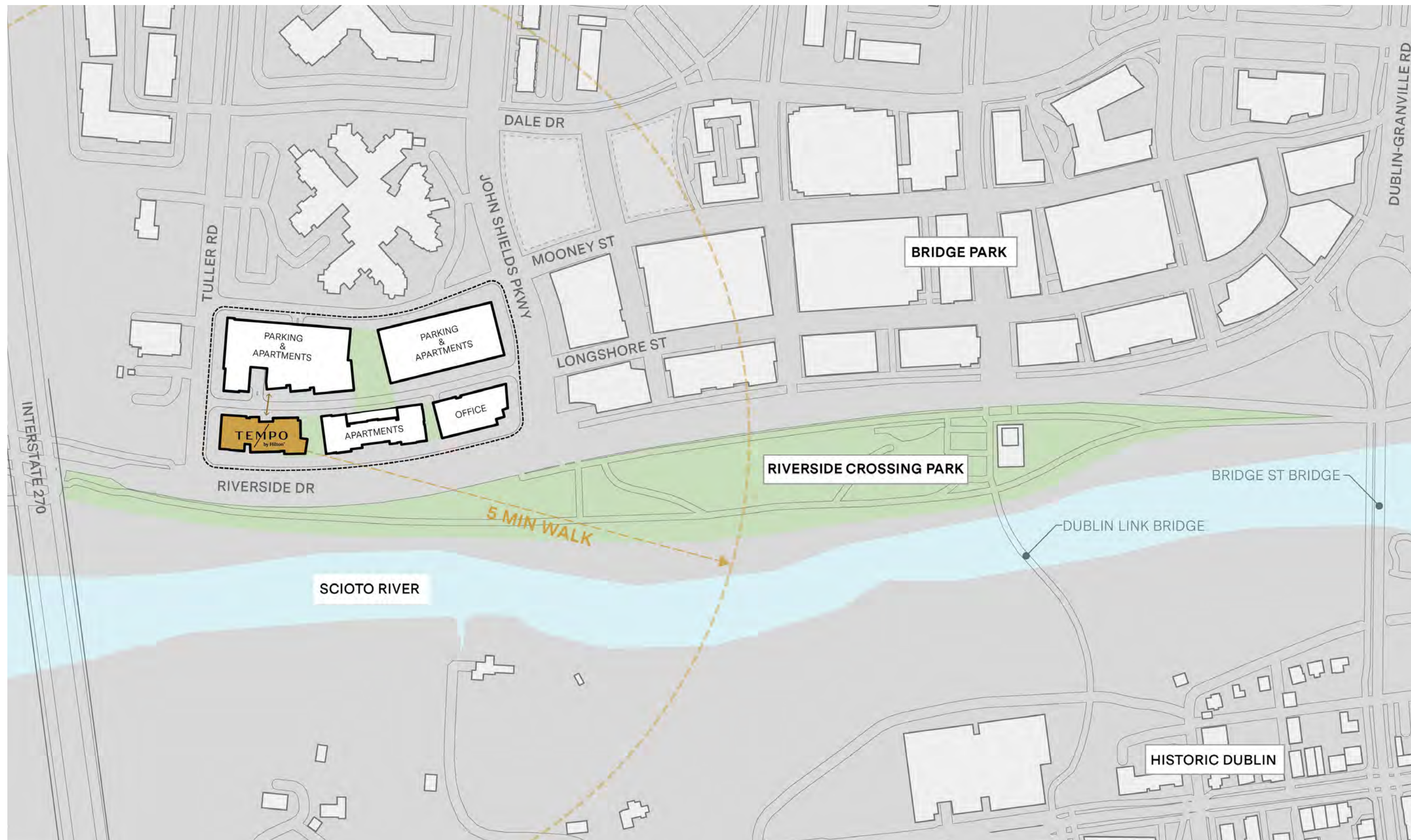
- LEGEND
- 1 Lawn
 - 2 Street Trees
 - 3 Naturalized Plantings
 - 4 Ornamental Plantings
 - 5 Border Garden
 - 6 Planter Garden

SITE LIGHTING

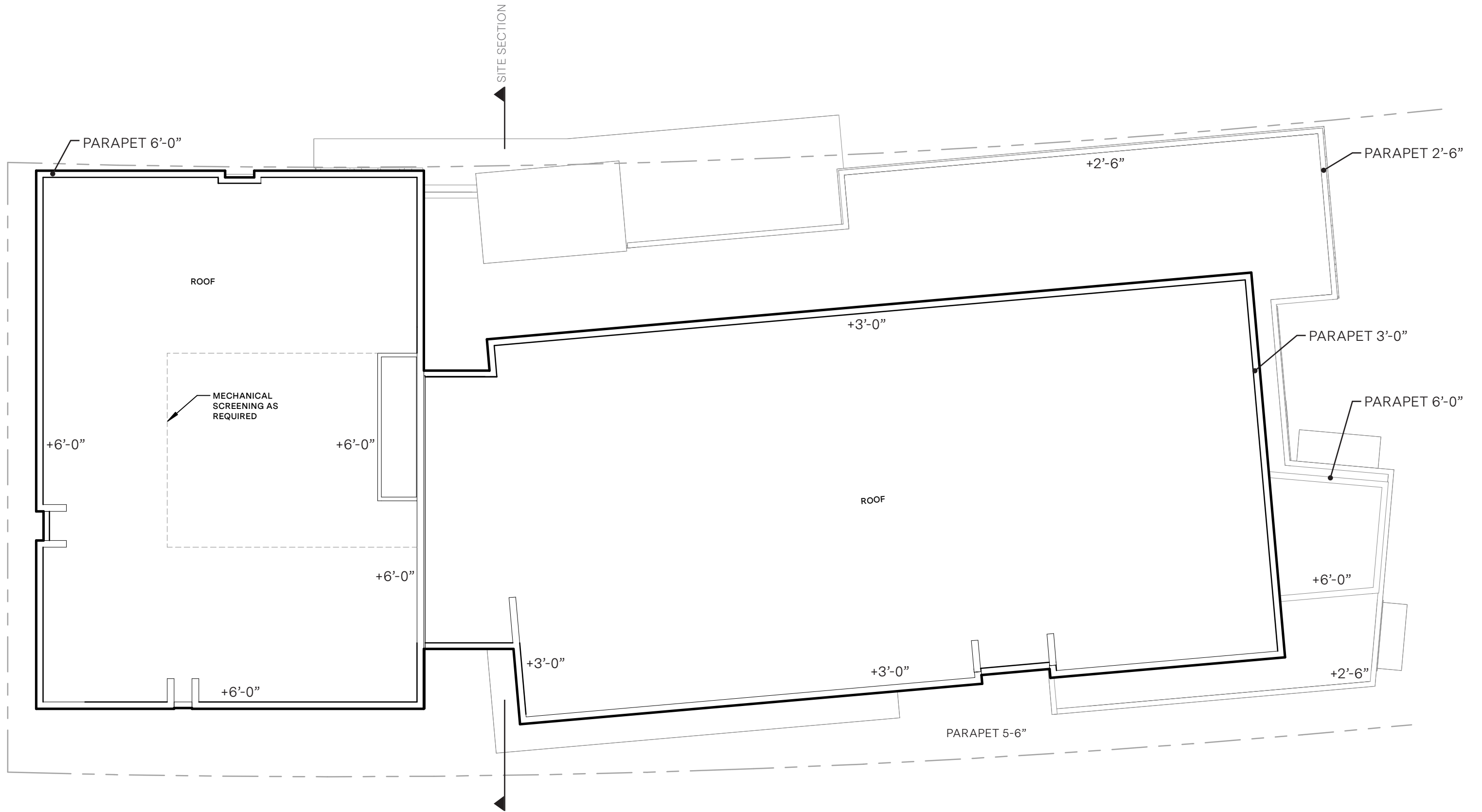


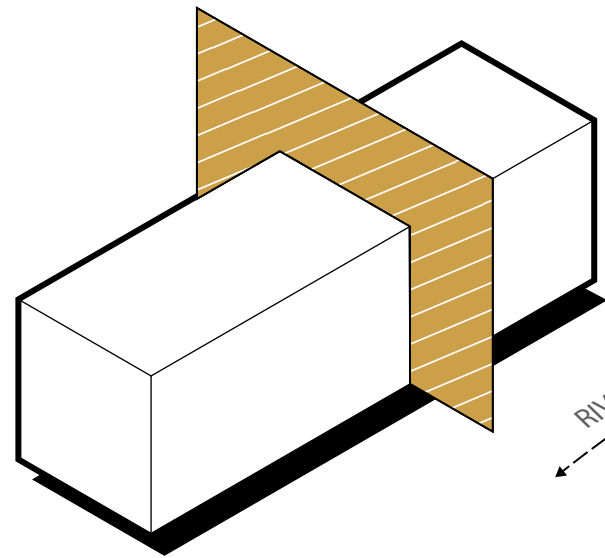
- LEGEND
- 1 Pedestrian Street Pole
 - 2 Vehicular Pole
 - 3 Bollard Light
 - 4 Bench with Under Lighting
 - 5 Tree Uplight
 - 6 Rail Lighting
 - 7 Catenary Lighting





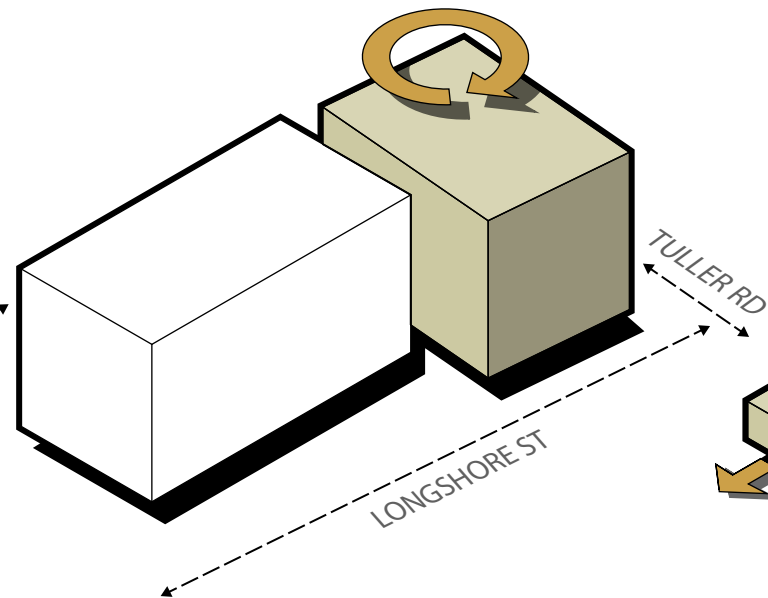






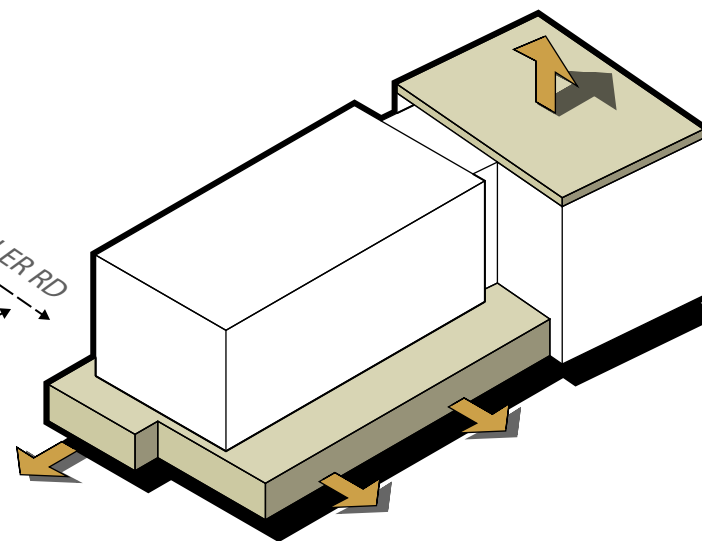
1. Split

A defining split in the building refines the entry experience, core location, and creates visual connection from Longshore to Riverside.



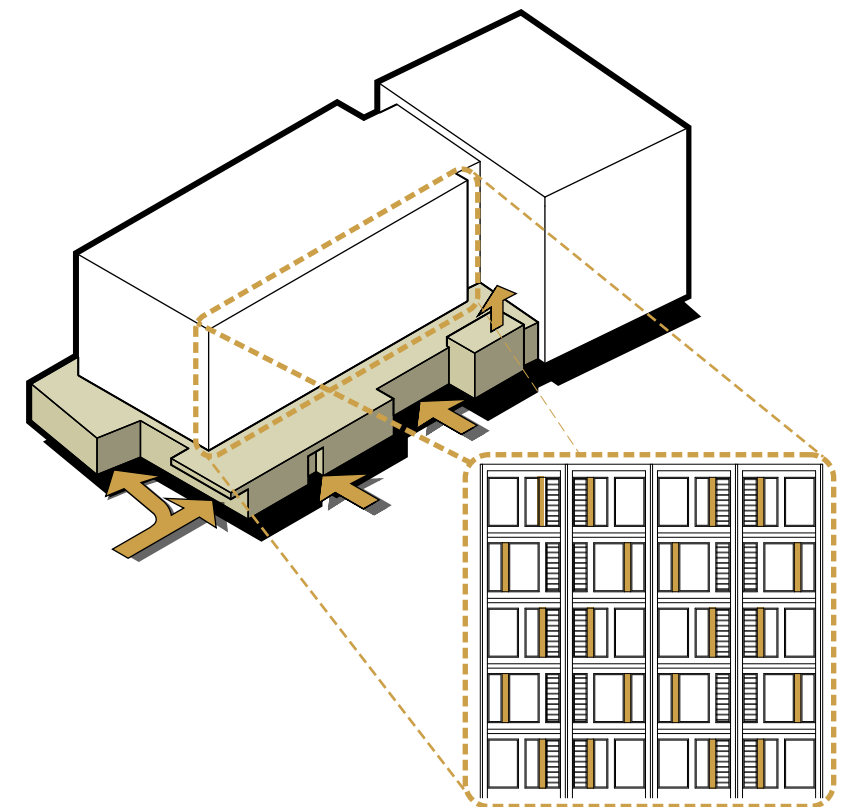
1. Rotate

Northwest corner of the building turns toward Tuller activating the prominent corner.



1. Pull

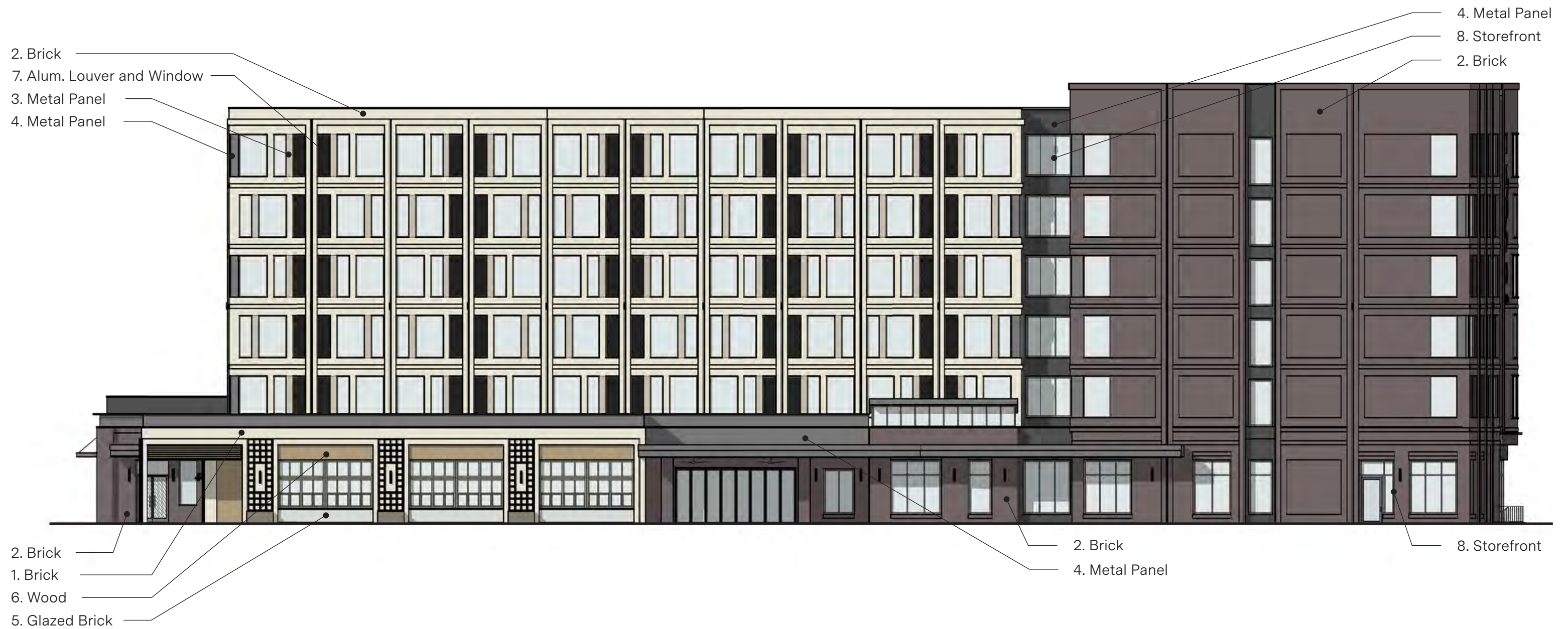
The north end pushes skyward for additional prominence and conceals rooftop equipment. The entry and restaurant spaces scale down toward the street and park.



1. Detail

The window units create a rhythm to camouflage the stacked louvers.

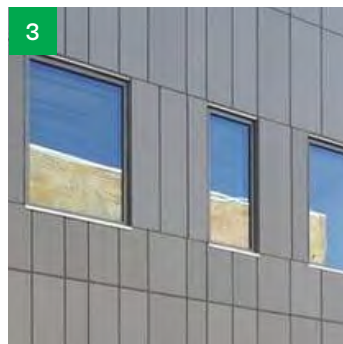




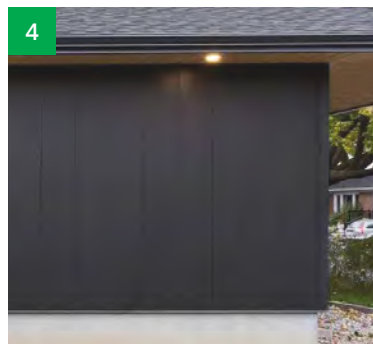
1. Brick
- Buff Range



2. Brick
- Dark Brown to Black Range



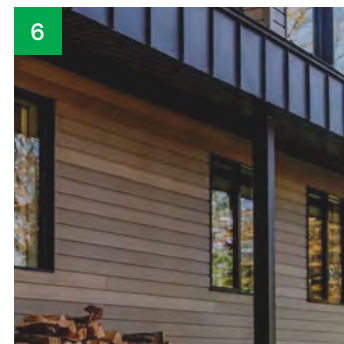
3. Metal Panel
- Sandstone



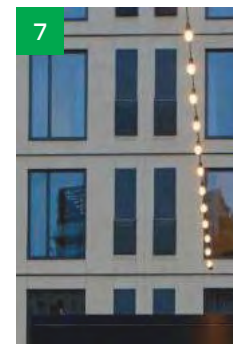
4. Metal Panel
- Midnight Bronze



5. Glazed Brick
- Olive Green



6. Wood-Look Metal
- Walnut



7. Alum. Louver & Windows
- Black



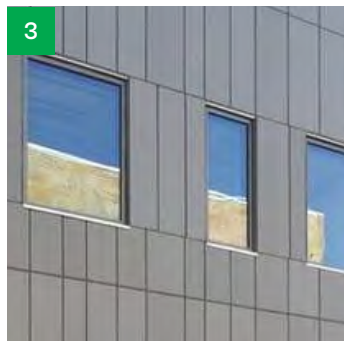
8. Storefront
- Black



1. Brick
- Buff Range



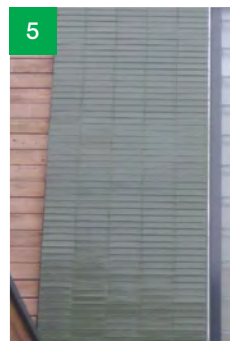
2. Brick
- Dark Brown to Black Range



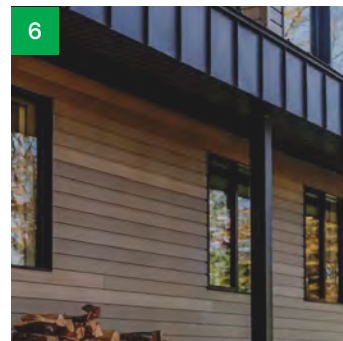
3. Metal Panel
-Sandstone



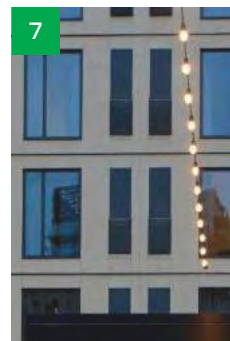
4. Metal Panel
- Midnight Bronze



5. Glazed Brick
- Olive Green



6. Wood-Look Metal
- Walnut



7. Alum. Louver & Windows
- Black



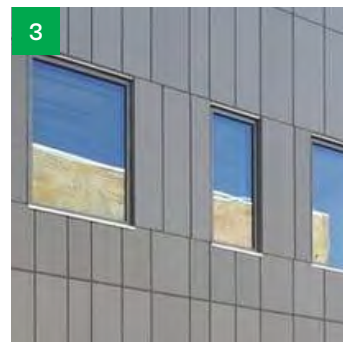
8. Storefront
-Black



1. Brick
- Buff Range



2. Brick
- Dark Brown to Black Range



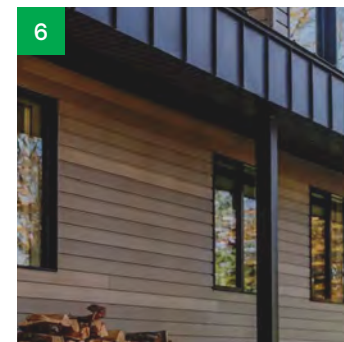
3. Metal Panel
- Sandstone



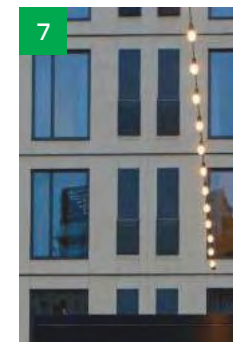
4. Metal Panel
- Midnight Bronze



5. Glazed Brick
- Olive Green



6. Wood-Look Metal
- Walnut



7. Alum. Louver & Windows
- Black



8. Storefront
- Black



Hotel Celare, Marriott Tribute Portfolio - Cincinnati, Ohio



Graduate By Hilton Hotel - Columbus, Ohio

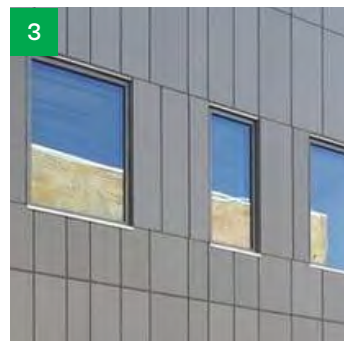




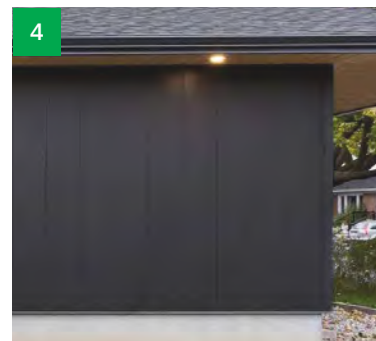
1. Brick
- Buff Range



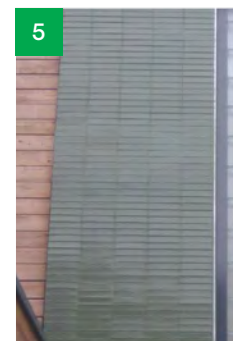
2. Brick
- Dark Brown to Black Range



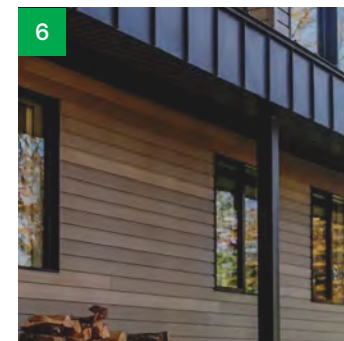
3. Metal Panel
-Sandstone



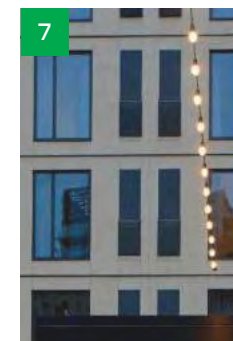
4. Metal Panel
- Midnight Bronze



5. Glazed Brick
- Olive Green



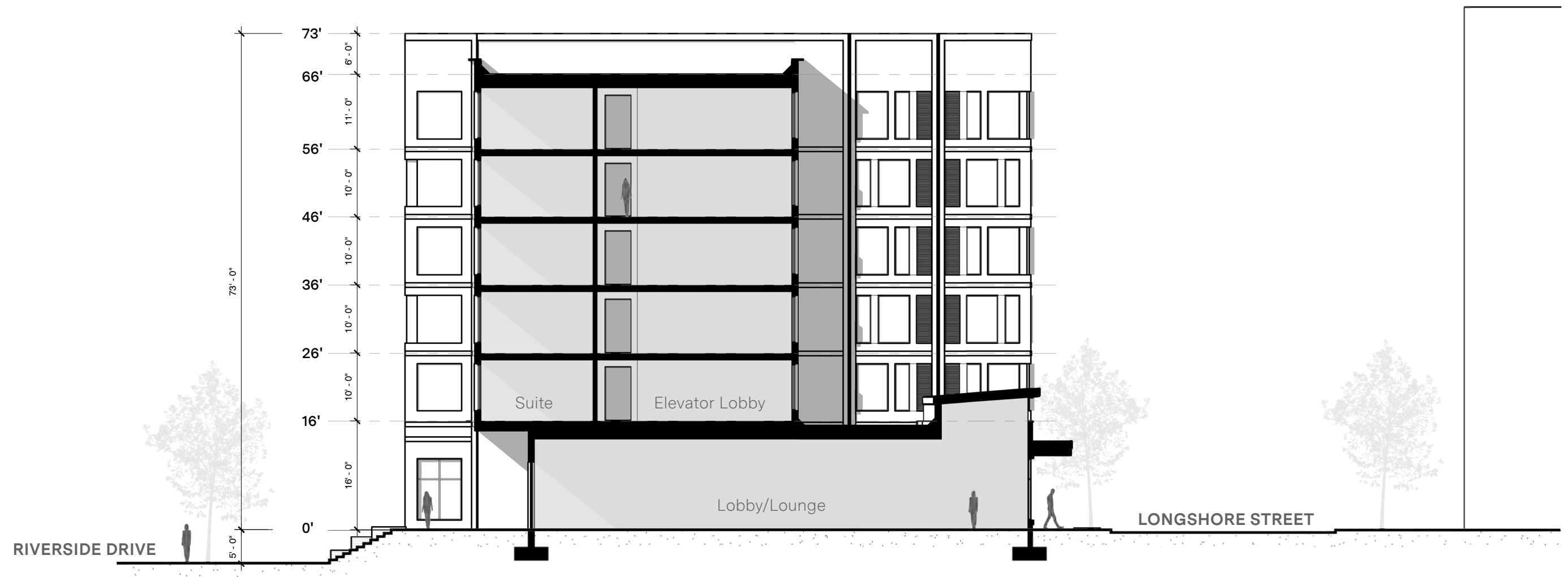
6. Wood-Look Metal
- Walnut



7. Alum. Louver & Windows
- Black



8. Storefront
-Black



WAIVER SUMMARY

– Waiver Requests highlighted in green.

1) 153.062 (N (4)5.) General Design Requirements:

Vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types.

Conforming to hotel standards, louvers for VTAC air conditioning units are installed on the exterior façade. The design of the façade compliments the use of these louvers, intended to be similar in size and material to window units.

2) A2. Buildable Area:

Maximum Impervious Coverage allowable is 80%.

The actual impervious coverage is 87% not including adjacent pocket park.

3) D1. Street Façade Transparency

3a) Blank Wall limitations:

The south elevation (non street facing façade) exceeds the blank wall requirements because of hotel room brand standards for room layout and window placement. This only occurs at upper levels, which are set back from the ground floor.

3b) Transparency:

The north and west elevations are short of the 60% requirement for ground level transparency. Calculation requirements require transparency 2’-8’ above the sidewalk, but the first story on these two facades is 5’ above the sidewalk due to the sites grading conditions.

The south elevation (non street facing façade) is just short of the 15% requirement for transparency at upper levels only. The ground floor exceeds this requirement.

4) D5. Façade Materials

On the east and west elevations, or street facing facades, primary materials (full depth brick and glass) are under the permitted 80%. However, with the use of thin brick, the total square footage is above the 80% threshold. Details around openings are intended to match that of a full depth brick.

A1. Street Frontage

Multiple Principal Buildings:	<u>Allowable:</u> Permitted	<u>Actual:</u> Complies
Front Property Line Coverage:	75% minimum	Complies; 85%
Occupation of Corner:	Required	Complies
Front RBZ:	0ft - 15ft	Complies
Corner Side RBZ:	0ft - 15ft	Complies
RBZ Treatment:	Landscape, Patio, or Streetscape; along West Dublin-Granville Road, Streetscape required	Complies
Right-of-Way Encroachment:	0ft - 15ft	Complies

A2. Buildable Area

	<u>Allowable:</u>	<u>Actual:</u>
Minimum Side Yard Setback:	5ft	Complies; 30'-0"
Minimum Rear Yard Setback:	5ft	N/A
Minimum Lot Width:	50ft	Complies; 253'-0"
Maximum Lot Width:	None	N/A
Maximum Impervious Coverage:	80%	87%
Additional Semi-Pervious Coverage:	10%	N/A

A3. Parking Location & Loading

Parking Location:	<u>Allowable:</u> Rear yard; within building	<u>Actual:</u> Within Building
Loading Facility Location:	Rear & side Facade	Side Facade
Entry for Parking within Building:	Rear & side facade; corner side facade on non-principal frontage streets	Rear & side facades
Access:	Refer to 153.062(N)(1)(c)	Complies

Potential Waiver Request

B. Height

Minimum Height:	<u>Allowable:</u> 3 stories	<u>Actual:</u> Complies
Maximum Height:	6 stories	6 Total Stories
Ground Stories - Minimum Height:	12ft	Complies; 16ft
Ground Stories - Maximum Height:	16ft	16ft
Stories - Minimum Height:	10ft	Complies; 10ft
Stories - Maximum Height:	14ft	Complies; 10ft

C. Uses & Occupancy Requirements

Ground Story:	<u>Allowable:</u> Residential and general office uses are prohibited in shopping corridors; Podium parking structures are conditional uses in accordance with 153.059(C)(3)(g)	<u>Actual:</u> N/A
Upper Story:	No additional requirements	Complies
Parking within Building:	Permitted in the rear of the first 3 floors and fully in any basement(s)	N/A
Occupied Space:	Minimum 30ft depth facing street(s)	Complies See plan for hotel BOH spaces.

D1. Street Facade Transparency

Ground Story Street Facing Transparency:	<u>Allowable:</u> Minimum 60% required	<u>Actual:</u> Ref. Elevations
Transparency:	Minimum 30%	Ref. Elevations
Blank Wall Limitations	Required	Ref. Elevations

D2. Non-Street Facade Transparency

Transparency:	<u>Allowable:</u> Minimum 15%	<u>Actual:</u> Ref. Elevations
Blank Wall Limitations:	Required	Ref. Elevations

153.062 (D-N) General Design Requirements

Actual: (4)5. Vents located at the exterior facade for hotel room mechanical systems.

D3. Building Entrance

Principal Entrance Location:	<u>Allowable:</u> Primary street facade of building	<u>Actual:</u> Complies
Street Facades - Number of Entrances:	1 per 75ft of facade minimum	Ref. Elevations
Parking Lot Facades - Number of Entrances	1 per 100ft of facade minimum	N/A
Mid-Building Pedestrianway:	In shopping corridors, required for buildings greater than 250ft in length	N/A

D4. Facade Divisions

Vertical Increments:	<u>Allowable:</u> No greater than 45ft	<u>Actual:</u> Ref. Elevations
Horizontal Facade Divisions:	On buildings 3 stories or taller, required within 3ft of the top of the ground story. Required at any building step-back	Complies - Ref. Elevations
Required Change in Roof Plane or Type:	None	N/A

D5. Facade Materials

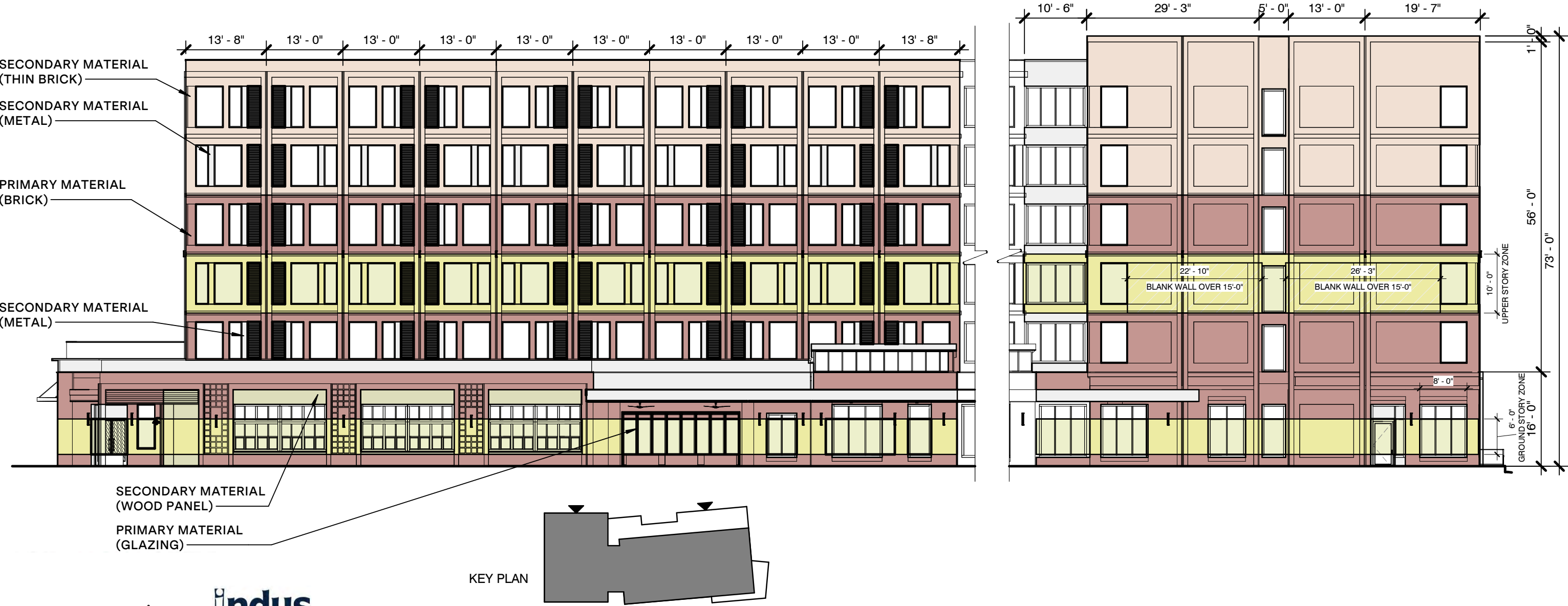
	<u>Allowable:</u>	<u>Actual:</u>
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

D6. Roof Types

Permitted Types:	<u>Allowable:</u> Parapet, pitched roof, flat roof;; other types may be permitted with approval	<u>Actual:</u> Ref. Elevations
Tower:	Permitted of facades only at terminal vistas, corners at two principal frontage streets, and/or adjacent to an open space type.	Ref. Elevations

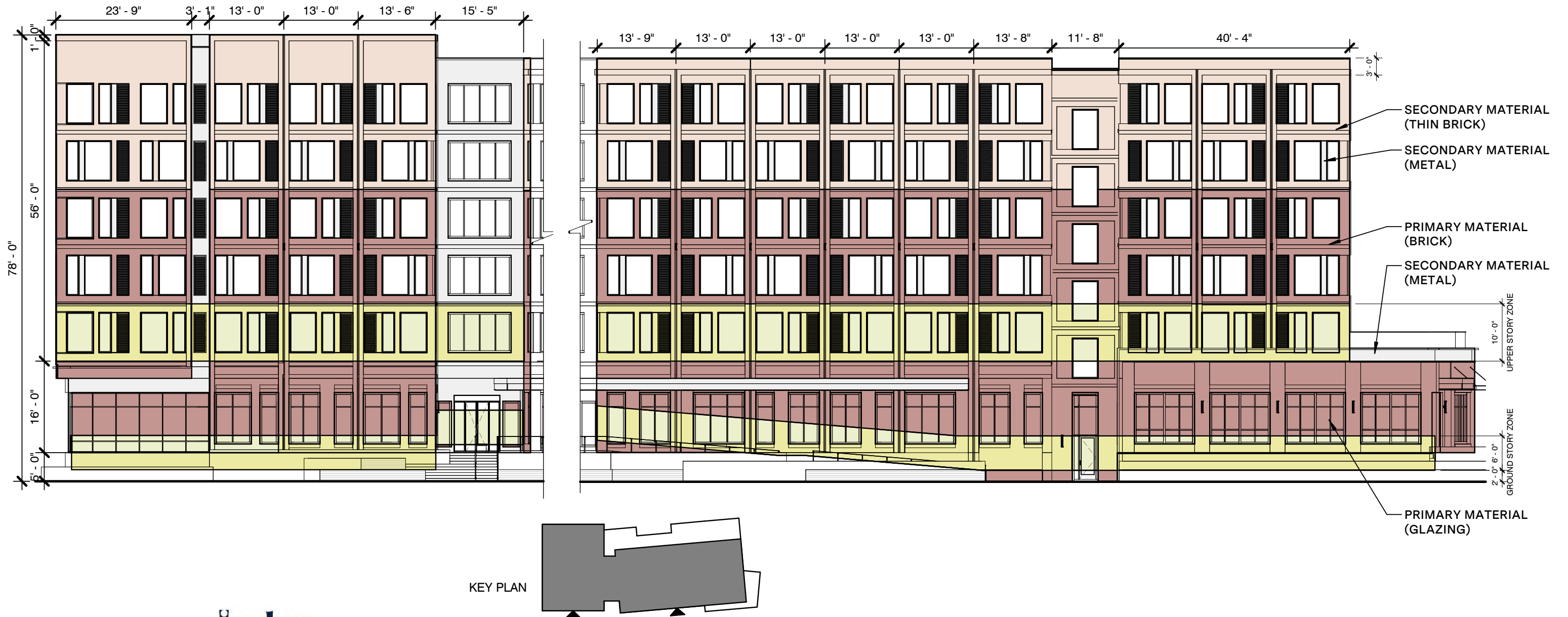
EAST ELEVATION FACADE REQUIREMENTS

<div><div><div>TRANSPARENCY</div></div><div><div>GROUND LEVEL:</div><div>HEIGHT: BETEEN 2'-8' ABOVE SIDEWALK</div><div>ZONE AREA: 1365 SF</div><div>GLAZING AREA: 832 SF</div><div>REQUIRED: 60% min</div><div>PROVIDED: 61%</div></div></div> <div><div><div>BLANK WALL LIMITATION</div></div><div><div>REQUIRED: YES</div><div>PROVIDED: - 20% (NO MORE THAN 30% OF BUILDING FACADE GREATER THAN 15'-0")</div></div></div>	<div><div><div>NUMBER OF ENTRANCES</div></div><div><div>FACADE LENGTH: 217'-0" / 75 = 3</div><div>REQUIRED: 3 (1 PER 75')</div><div>PROVIDED: 3</div></div></div> <div><div><div>VERTICAL FACADE DIVISIONS</div></div><div><div>REQUIRED: YES (NO GREATER THAN 45')</div><div>PROVIDED: YES (PILASTER DETAILING)</div></div></div> <div><div><div>HORIZONTAL FACADE DIVISIONS</div></div><div><div>REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)</div><div>PROVIDED: YES (WITH MATERIAL CHANGE AND HORIZONTAL ORNAMENTATION.)</div></div></div>	<div><div><div>FACADE MATERIALS AND AREAS</div></div><div><div>TOTAL FACADE AREA MINUS WINDOWS AND DOORS: 10,917 SF</div><div>PRIMARY: FULL DEPTH BRICK 5,375 SF</div><div>PRIMARY: GLAZING (STOREFRONT) 183 SF</div><div>SECONDARY: THIN BRICK 3,228 SF</div><div>SECONDARY: LOUVERS 785 SF</div><div>SECONDARY: METAL PANEL 1071 SF</div><div>SECONDARY: WOOD PANEL 275 SF</div><div>PRIMARY MATERIALS</div><div>REQUIRED: 80%</div><div>PROVIDED: 50% (81% WITH HALF BRICK VENEER)</div><div>SECONDARY MATERIALS</div><div>REQUIRED: <20%</div><div>PROVIDED: 50% (19% WITHOUT HALF BRICK VENEER)</div><div>STREET FACADE: YES</div><div>PRINCIPLE ENTRANCE: YES</div></div><div><div>Potential Waiver Request</div></div></div>
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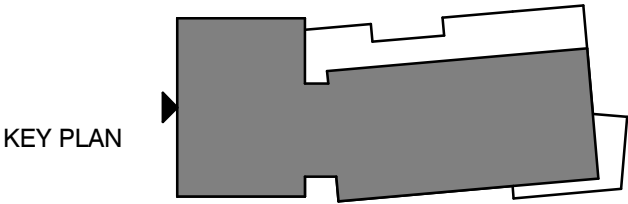
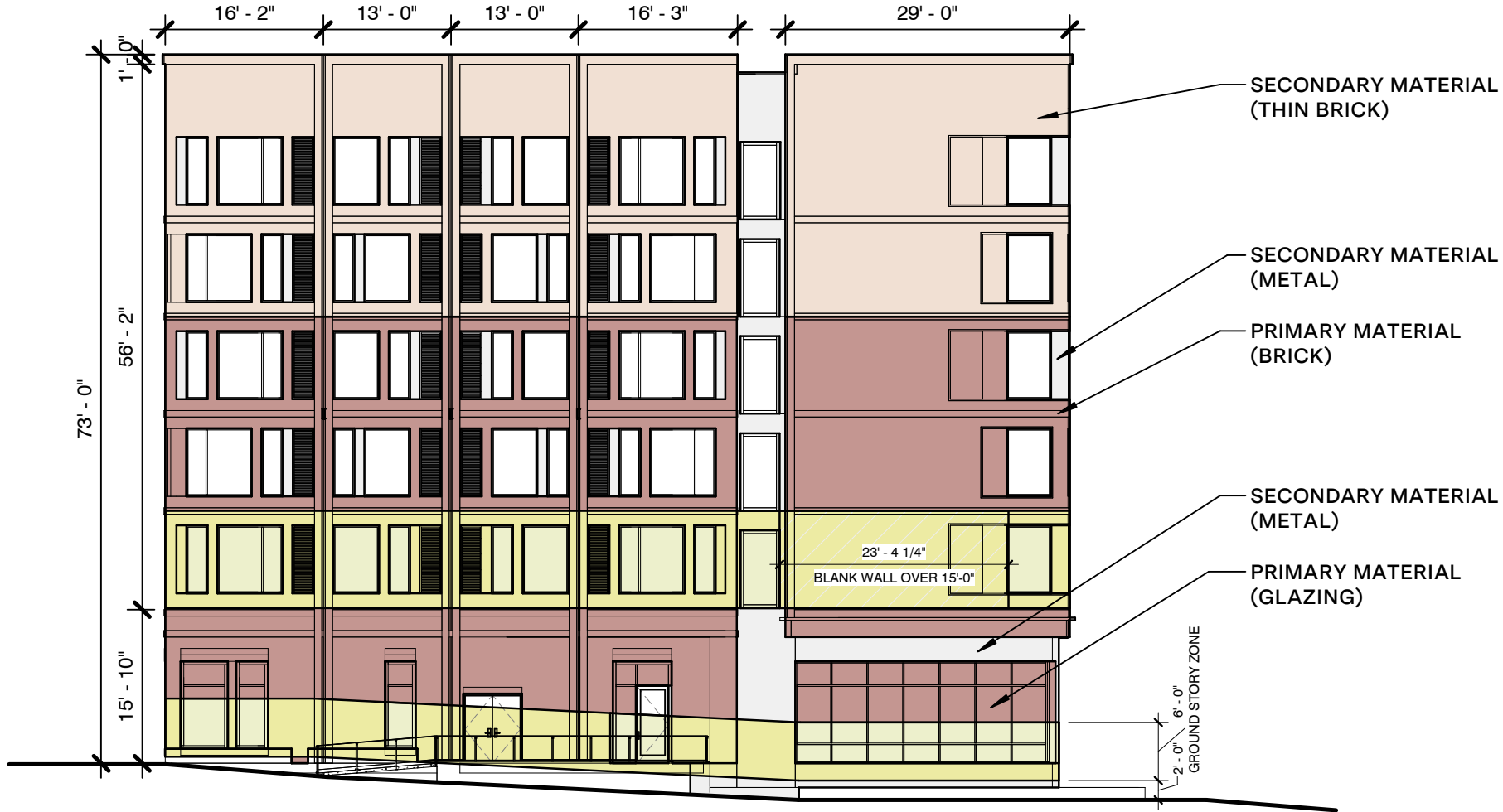
WEST ELEVATION FACADE REQUIREMENTS

TRANSPARENCY GROUND LEVEL: HEIGHT: BETWEEN 2'-8" ABOVE SIDEWALK ZONE AREA: 1,340 SF GLAZING AREA: 491 SF REQUIRED: 60% min PROVIDED: 37% UPPER LEVEL: HEIGHT: 10'-0" ZONE AREA: 2,131 SF GLAZING AREA: 787 SF REQUIRED: 30% min PROVIDED: 36% BLANK WALL LIMITATION REQUIRED: YES PROVIDED: N/A (NO MORE THAN 30% OF BUILDING FACADE GREATER THAN 15'-0")	NUMBER OF ENTRANCES FACADE LENGTH: 225'-0" / 75 = 3 REQUIRED: 3 (1 PER 75') PROVIDED: 3 VERTICAL FACADE DIVISIONS REQUIRED: YES (NO GREATER THAN 45') PROVIDED: YES (WITH RECESSED AREAS AND PILASTER DETAILING) HORIZONTAL FACADE DIVISIONS REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES (WITH MATERIAL CHANGE AND HORIZONTAL ORNAMENTATION.)	FACADE MATERIALS AND AREAS TOTAL FACADE AREA MINUS WINDOWS AND DOORS: 11,513 SF PRIMARY: FULL DEPTH BRICK 5,058 SF PRIMARY: GLAZING (STOREFRONT) 1,466 SF SECONDARY: THIN BRICK 2,823 SF SECONDARY: LOUVERS 1061 SF SECONDARY: METAL PANEL 1,105 SF PRIMARY MATERIALS REQUIRED: 80% PROVIDED: 57% (81% WITH HALF BRICK VENEER) SECONDARY MATERIALS REQUIRED: <20% PROVIDED: 43% (19% WITH HALF BRICK VENEER) STREET FACADE: YES PRINCIPLE ENTRANCE: YES <div>Potential Waiver Request</div>
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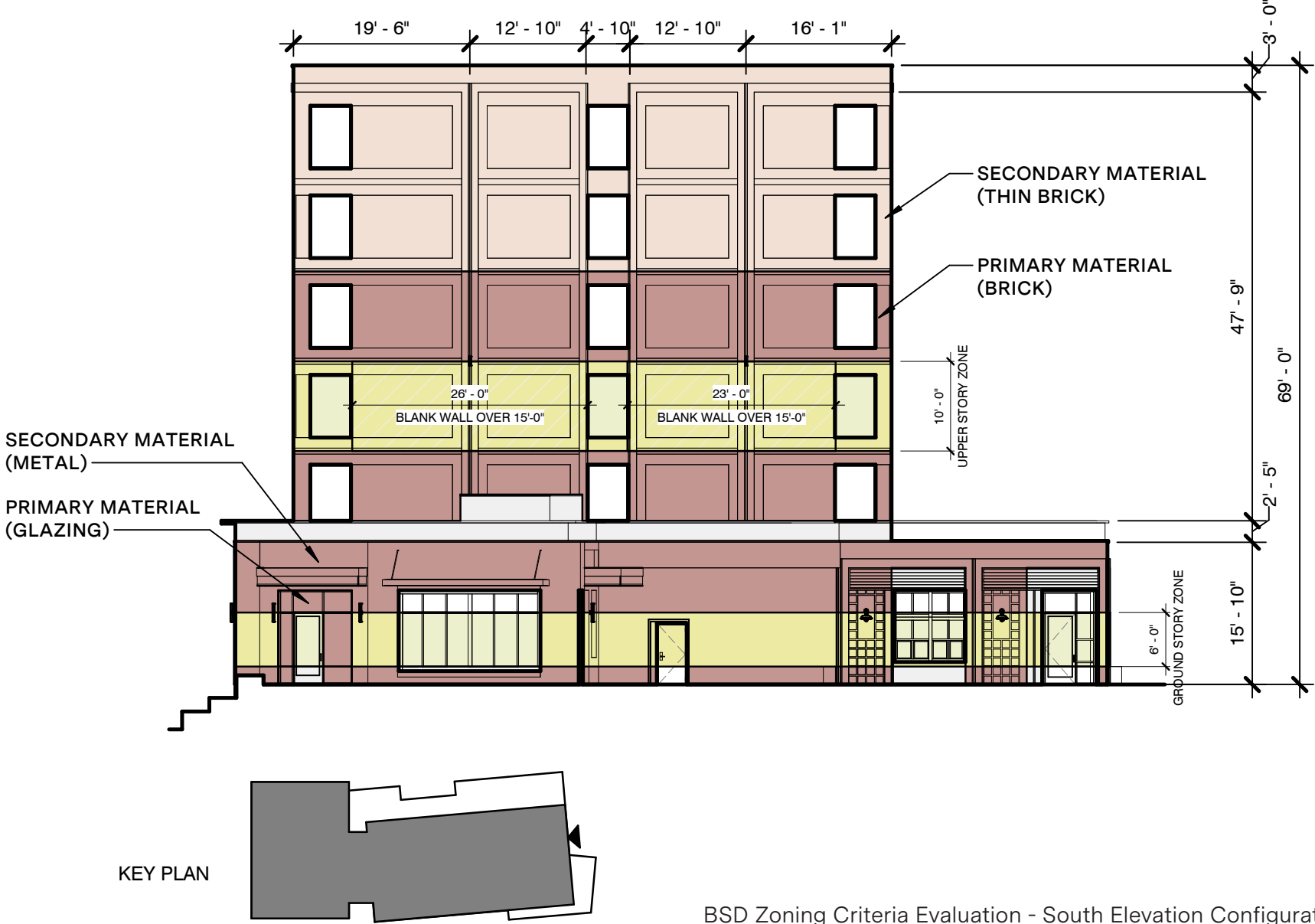
NORTH ELEVATION FACADE REQUIREMENTS

TRANSPARENCY	NUMBER OF ENTRANCES	FACADE MATERIALS AND AREAS
GROUND LEVEL: HEIGHT: BETEEN 2'-8' ABOVE SIDEWALK ZONE AREA: 547 SF GLAZING AREA: 200 SF REQUIRED: 60% min PROVIDED: 37%	FACADE LENGTH: 90'-0" / 75 = 2 REQUIRED: 2 (1 PER 75') PROVIDED: 2	TOTAL FACADE AREA MINUS WINDOWS AND DOORS: 5,524 SF PRIMARY: FULL DEPTH BRICK 2,348 SF PRIMARY: GLAZING (STOREFRONT) 414 SF SECONDARY: THIN BRICK 1,669 SF SECONDARY: LOUVERS 303 SF SECONDARY: METAL PANEL 790 SF PRIMARY MATERIALS REQUIRED: 80% PROVIDED: 50% (81% WITH HALF BRICK VENEER) SECONDARY MATERIALS REQUIRED: <20% PROVIDED: 50% (19% WITHOUT HALF BRICK VENEER) STREET FACADE: YES PRINCIPLE ENTRANCE: NO
BLANK WALL LIMITATION REQUIRED: YES PROVIDED: 25% (NO MORE THAN 30% OF BUILDING FACADE GREATER THAN 15'-0")	VERTICAL FACADE DIVISIONS REQUIRED: YES (NO GREATER THAN 45') PROVIDED: YES (PILASTER DETAILING) HORIZONTAL FACADE DIVISIONS REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES (WITH MATERIAL CHANGE AND HORIZONTAL ORNAMENTATION).	<div>Potential Waiver Request</div>



SOUTH ELEVATION FACADE REQUIREMENTS

TRANSPARENCY	NUMBER OF ENTRANCES	FACADE MATERIALS AND AREAS
GROUND LEVEL: HEIGHT: BETEEN 2'-8" ABOVE SIDEWALK ZONE AREA: 580 SF GLAZING AREA: 222 SF REQUIRED: 15% min PROVIDED: 38%	FACADE LENGTH: 96'-0" / 75 = 2 REQUIRED: 2 (1 PER 75') PROVIDED: 3	TOTAL FACADE AREA MINUS WINDOWS AND DOORS: 4,280 SF PRIMARY: FULL DEPTH BRICK 2,632 SF PRIMARY: GLAZING (STOREFRONT) 60 SF
UPPER LEVEL: HEIGHT: 10'-0" ZONE AREA: 661 SF GLAZING AREA: 95 SF REQUIRED: 15% min PROVIDED: 14%	VERTICAL FACADE DIVISIONS REQUIRED: YES (NO GREATER THAN 45') PROVIDED: YES (PILASTER DETAILING) HORIZONTAL FACADE DIVISIONS REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY) PROVIDED: YES (WITH MATERIAL CHANGE AND HORIZONTAL ORNAMENTATION.	SECONDARY: THIN BRICK 1,331 SF SECONDARY: LOUVERS 0 SF SECONDARY: METAL PANEL 257 SF PRIMARY MATERIALS REQUIRED: 80% PROVIDED: 64% (94% WITH HALF BRICK VENEER) SECONDARY MATERIALS REQUIRED: <20% PROVIDED: 36% (6% WITHOUT HALF BRICK VENEER)
BLANK WALL LIMITATION REQUIRED: YES PROVIDED: (74%) (NO MORE THAN 30% OF BUILDING FACADE GREATER THAN 15'-0")		STREET FACADE: NO PRINCIPLE ENTRANCE: NO <div>Potential Waiver Request</div>



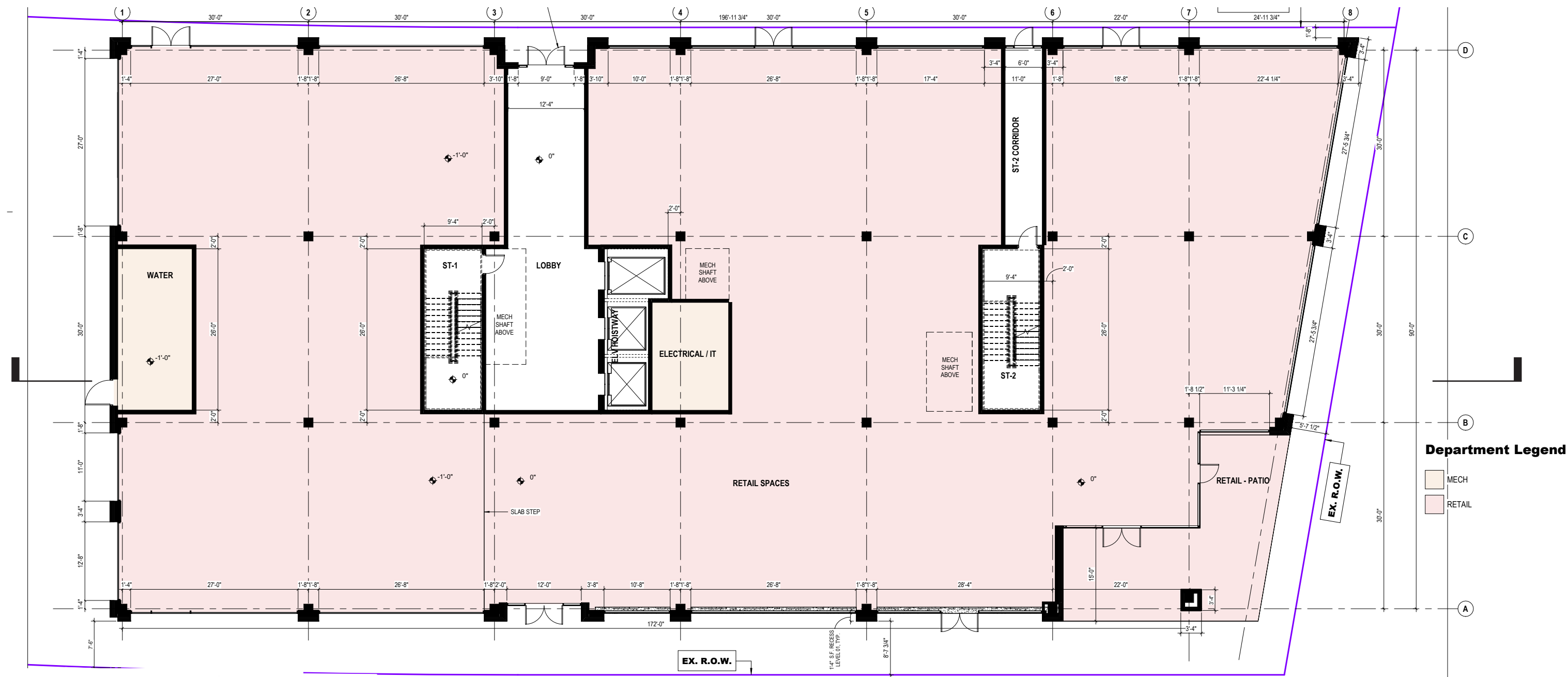






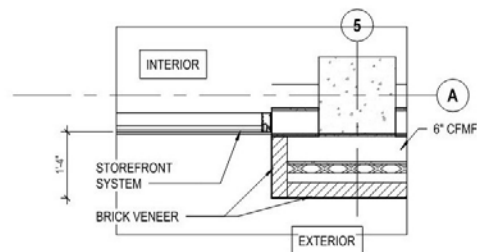




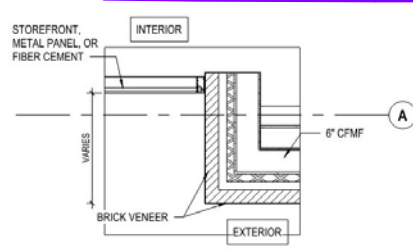


Department Legend

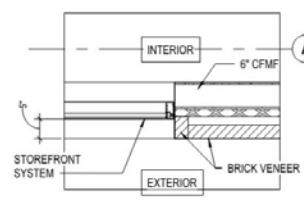
- MECH
- RETAIL



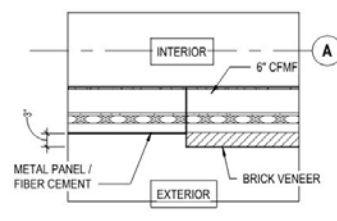
PLAN VERT. TRANS. - GROUND LEVEL STOREFRONT,
1/2" = 1'-0"



PLAN VERT. TRANS. - BUILDING SETBACKS, TYP.
1/2" = 1'-0"



PLAN VERT. TRANS. - UPPER LEVEL STI
1/2" = 1'-0"



PLAN VERT. TRANS. - BRICK TO MP/FC, TYP.
1/2" = 1'-0"

Area:

- Level 1 -Gross
- Retail
- Common
- Level 2 -Office
- Level 3 -Office
- Level 4 -Office
- Level 5 -Office
- Total**

Gross SF.

- 17,508 SF (EXCLUDES PATIO)
- 14,954 SF
- 2,554 SF
- 18,086 SF (EXCLUDES TERRACE)
- 18,086 SF (EXCLUDES TERRACE)
- 18,086 SF (EXCLUDES TERRACE)
- 17,888 SF (EXCLUDES TERRACE)
- 89,654 SF**



Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists



DAIMLER

1/16"=1'0"



Office - Level 01 Floor Plan | Bridge North Development



Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists

DAIMLER

1/16"=1'0"



Office - Level 02-04 Floor Plan | Bridge North Development



Area:	Gross SF.
Level 1 -Gross	17,508 SF (EXCLUDES PATIO)
-Retail	14,954 SF
-Common	2,554 SF
Level 2 -Office	18,086 SF (EXCLUDES TERRACE)
Level 3 -Office	18,086 SF (EXCLUDES TERRACE)
Level 4 -Office	18,086 SF (EXCLUDES TERRACE)
Level 5 -Office	17,888 SF (EXCLUDES TERRACE)
Total	89,654 SF



Moody Nolan

archall

EDGE

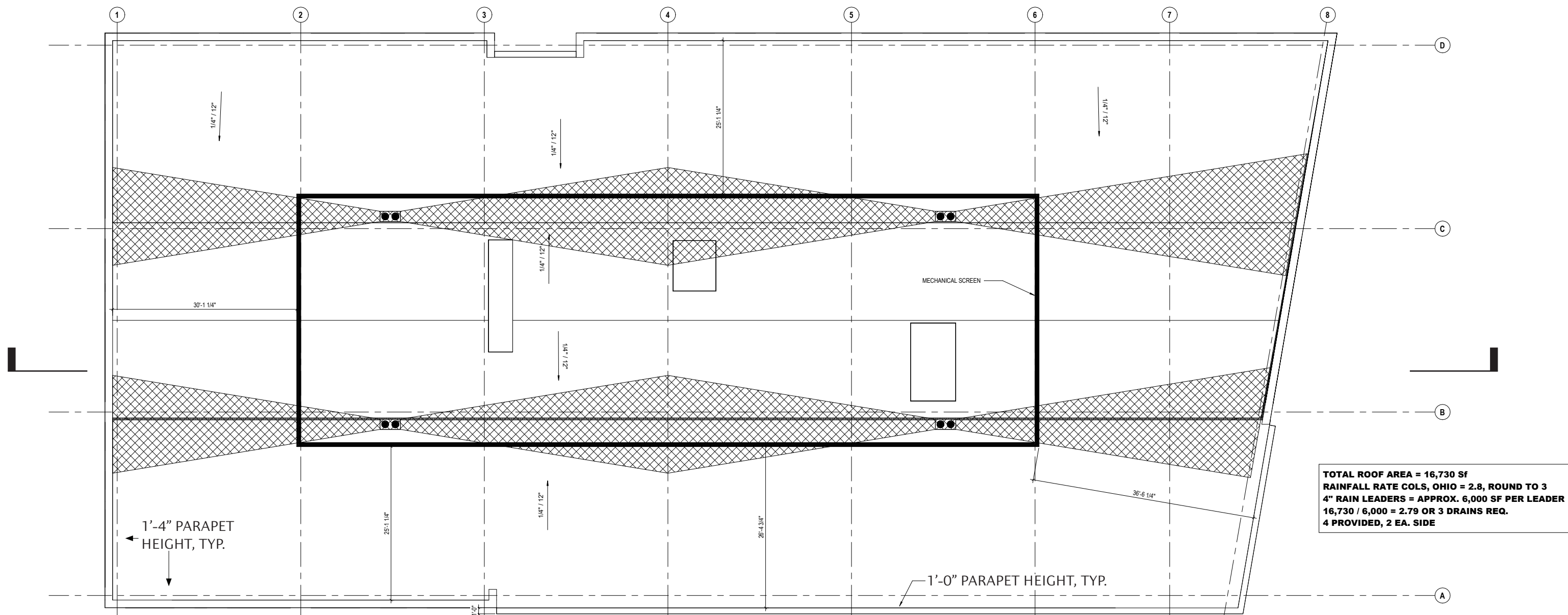
EMHT
Engineers, Surveyors, Planners, Scientists

DAIMLER

1/16"=1'0"

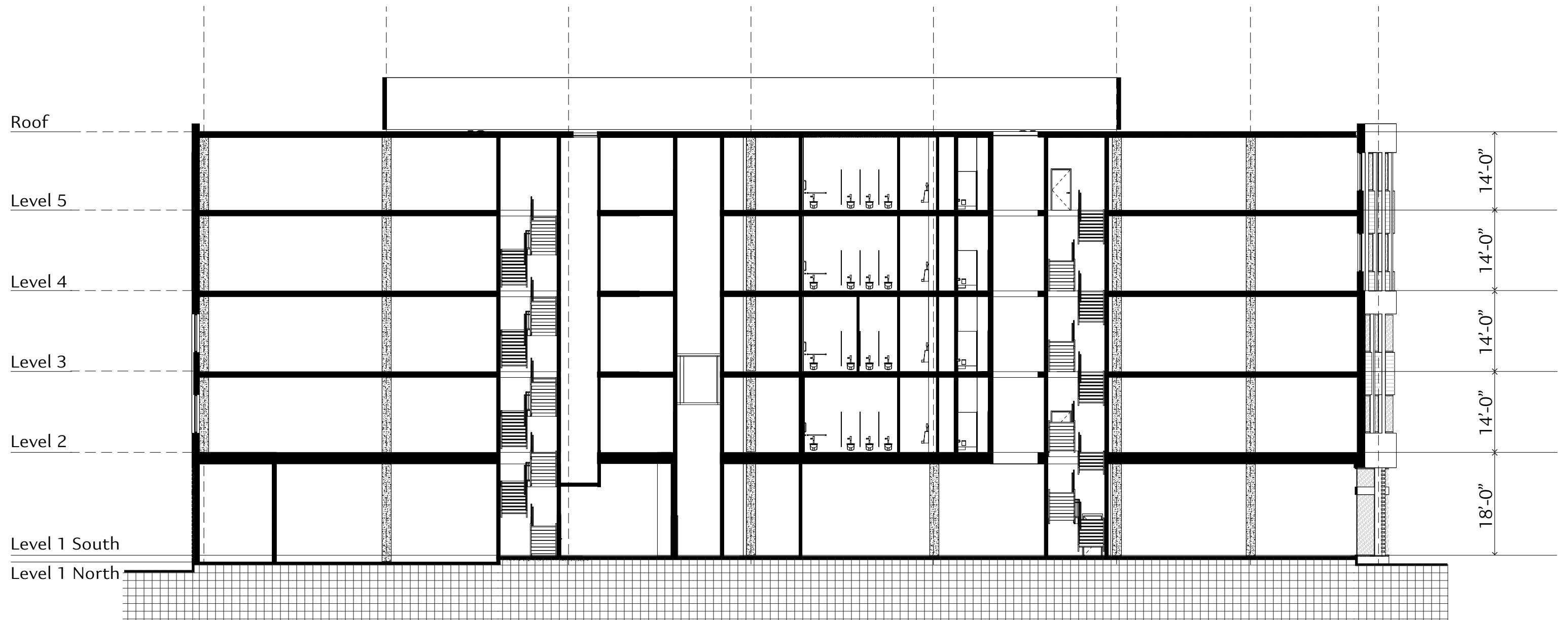


Office - Level 05 Floor Plan | Bridge North Development



Area:	Gross SF.
Level 1 -Gross	17,508 SF (EXCLUDES PATIO)
-Retail	14,954 SF
-Common	2,554 SF
Level 2 -Office	18,086 SF (EXCLUDES TERRACE)
Level 3 -Office	18,086 SF (EXCLUDES TERRACE)
Level 4 -Office	18,086 SF (EXCLUDES TERRACE)
Level 5 -Office	17,888 SF (EXCLUDES TERRACE)
Total	89,654 SF







Infill panel to match adjacent color before retail tenant move in



1. Glen Gery Light Buff Matt or similar



2. US Brick Black Satin or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Centria Formawall Chromium Grey or similar



5. Enviro Roof Screen or similar



Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists



DAIMLER



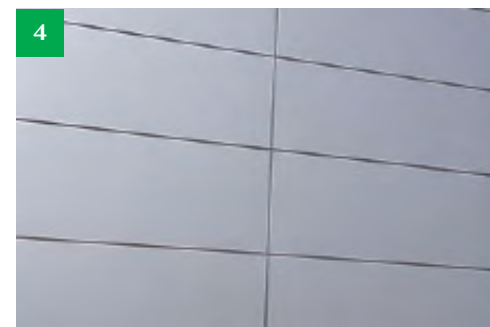
1. Glen Gery Light Buff Matt or similar



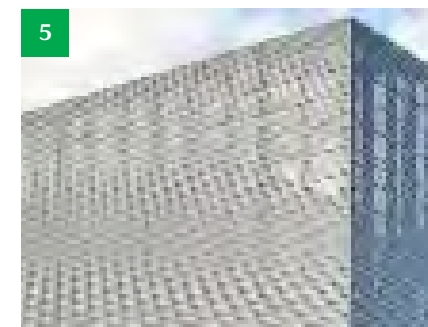
2. US Brick Black Satin or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Centria Formawall Chromium Grey or similar



5. Envisor Roof Screen or similar



1. Glen Gery Light Buff Matt or similar



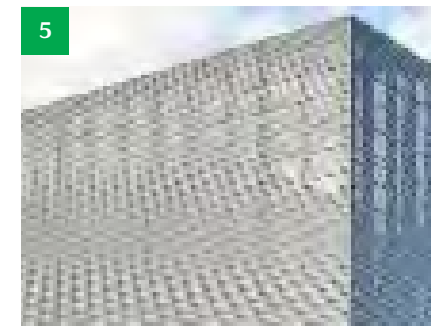
2. US Brick Black Satin or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Centria Formawall Chromium Grey or similar



5. Envisor Roof Screen or similar



Infill panel to match adjacent color before retail tenant move in



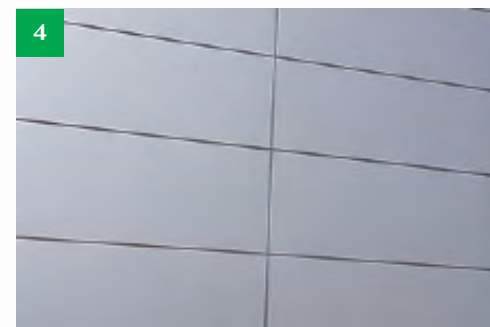
1. Glen Gery Light Buff Matt or similar



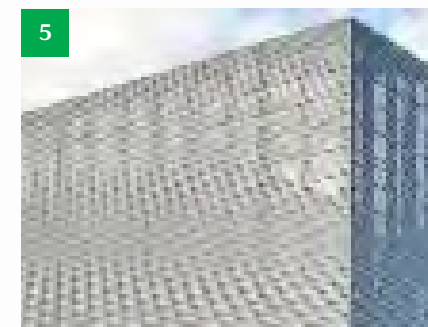
2. US Brick Black Satin or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Centria Formawall Chromium Grey or similar



5. Envisor Roof Screen or similar



1. Tellis



2. Canopy



3. no canopy

Retailers may choose from one of the approved storefront options for installation, in order to maintain visual variety across the overall streetscape within the Bridge North development.



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WAIVER SUMMARY - Office Building (Corridor Building Type)

- Waiver Requests highlighted in green.

1) A2. Buildable Area:

Maximum Impervious Coverage allowable is 80%.

- The actual impervious coverage is 96.2% not including adjacent pocket park.

2) B. Height

- Ground story height is 18', which is taller than the maximum 16'.
Very between 18' - 21.6' (north end of west elevation)

3) D1. Street Facade Transparency

Blank wall of 15'-0" limitations is required.

- Blank Wall Limitations exceed the requirements on Level 01 of the North façade. This area is a courtyard between two buildings on site, and the internal part of the building is the water room location, with a screened transformer located on the exterior.

4) D5. Facade Materials

- Secondary materials exceed requirements on all facades. Composite metal panels and fiber cement are used along with brick, stone, and glass, to add visual interest and material contrast and rhythm to the building. They are also used to incorporate a visually open corner to the building on the Southwest corner to create a gateway experience.

5) D1. Building Types (Bridge North - Corridor Office)

- Waiver Requested, designed parapet height at 1'-4" and part of contemporary design intent, separate mechanical roof screen provided per 153.065 (E)(3).

6) A1. Street Frontage - Front Property Line Coverage

- Waiver request for John Shields Parkway

7) A1. Street Frontage - Occupation of Corner Required = Yes

- Waiver request for Riverside Drive & John Shields Pkwy
- Corner will be activated and is part of the Gateway Experience, public landscaping and seating area at ground level, terraces on upper floors over building step back and extended roof line.

8) D3. Building Entrances

- Waiver request for Riverside Drive
- Principal entrance is on Longshore, which is the primary publicly activated street on the block

9) D3. Building Entrances

- Waiver request for John Shields Parkway
- Due to overall site grading, there are no entrances along this elevation.

A1. Street Frontage

	Allowable:	Actual:
Multiple Principal Buildings:	Permitted	Complies
Front Property Line Coverage:	Minimum 75%	Complies; 77%
Occupation of Corner:	Required	Complies
Front RBZ:	0-15 ft.	Complies;
Corner Side RBZ:	0-15 ft.	Complies
RBZ Treatment:	Landscape, Patio, or street-scape; along West Dublin-Granville Road, Street-scape Required	Complies
Right-of-Way Encroachment:	Awnings, Canopies, eaves, patios & signs	Complies

A2. Buildable Area

	Allowable:	Actual:
Minimum Side Yard Setback:	5 ft.	Complies; 5'8"
Minimum Rear Yard Setback:	5 ft.	N/A
Minimum Lot Width:	50 ft.	Complies; 105 ft.
Max. Impervious Coverage:	80%	96.2%
Additional Semi-Impervious: Coverage	10%	N/A

A3. Parking Location & Loading

	Allowable:	Actual:
Parking Location:	Rear yard; within building	N/A
Loading Facility Location:	Rear & side Facade	N/A
Entry for Parking within Building:	Rear & side Facade Corner side Facade	N/A
Access:	Refer to 153.062	Complies

B. Height

	Allowable:	Actual:
Minimum Height:	3 stories	5 stories
Maximum Height:	6 stories	5 stories
Ground story:	12 ft.-16 ft.	18'
Stories:	10-14 ft.	Complies; 14'

C. Uses & Occupancy Requirements

	Allowable:	Actual:
Ground Story:	Residential and general office uses are prohibited	Complies
Upper Story:	No requirements	Complies
Parking within Building:	Permitted	N/A
Occupied Space:	Min. 30 ft. facing Street	Complies

D1. Street Facade Transparency

	Allowable:	Actual:
Ground Story Street Facing Transparency:	Min. 60% required	Complies
Transparency:	Min. 30%	Complies
Blank Wall Limitation:	Required	Complies

D2. Non-Street Facade Transparency

	Allowable:	Actual:
Transparency:	Min. 15%	Complies
Blank Wall Limitation:	Required	Ref. Elevations

D3. Building Entrance

	Allowable:	Actual:
Principal Entrance Location:	Primary Street	Complies
Street Facades: Number of Entrances:	1 per 75'	Complies
Parking Lot Facades:	1 per 100'	N/A
Mid-Building Pedestrianway:	In shopping corridors; Required for building greater than 250' in length	N/A

D4. Facade Divisions

	Allowable:	Actual:
Vertical Increments:	No greater than 45'	Complies
Horizontal Facade Division:	On building 3 stories or taller, required with 3' of top of the ground story Required at any building step-back.	Complies
Required Change in Roof: Plane or Type	None;	N/A

D5. Facade Materials

	Allowable:	Actual:
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

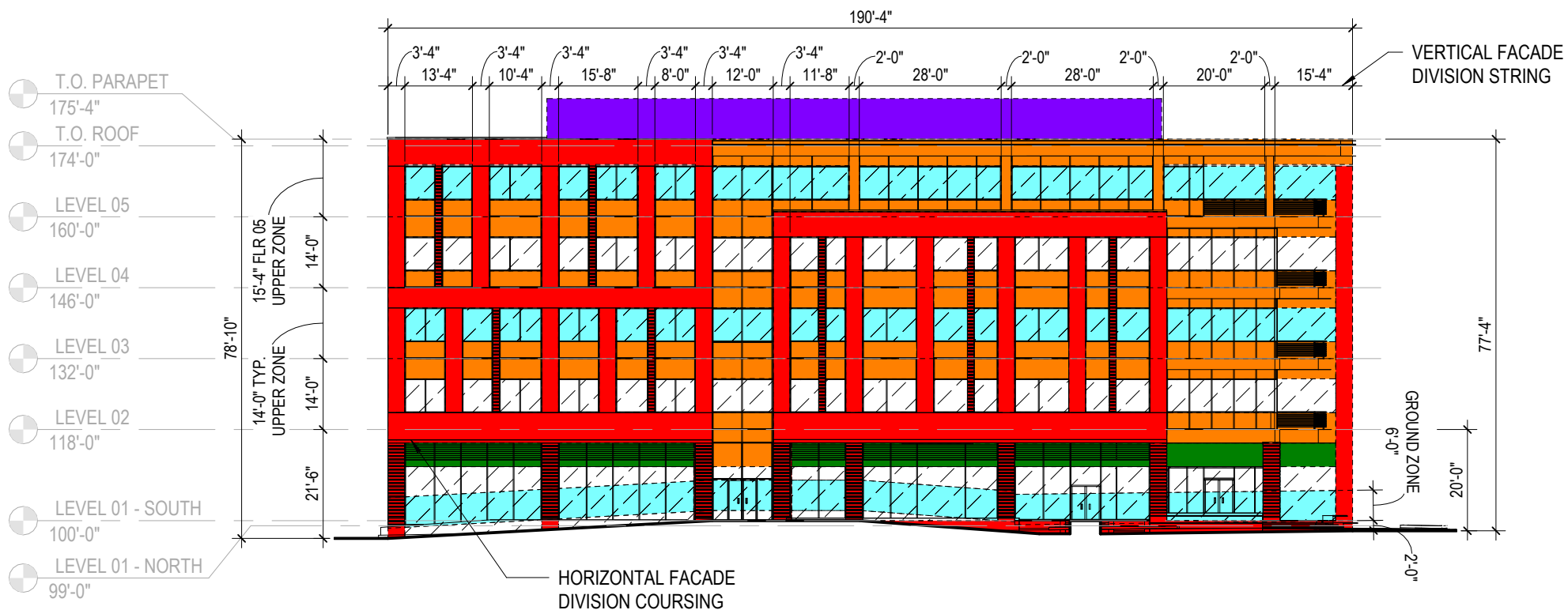
D6. Roof Types

	Allowable:	Actual:
Permitted Types:	Parapet, Pitched roof, flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

Potential Waiver Request

MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
WEST FACADE TOTAL AREA		STREET FACADE: YES		HEIGHT: 14'-0"	
PRIMARY GLAZING (WINDOWS & DOORS)		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 2,664 SF (EA. FLOOR 02-04)	
PRIMARY BRICK		NUMBER OF ENTRANCES:		15'-4"	
SECONDARY METAL		REQUIRED: 1 PER 75'-0" OF FACADE		2,918 SF (FLOOR 05)	
SECONDARY METAL ROOF SCREEN WALL		TOTAL FACADE LENGTH: 190' - 4"		UPPER STORY TRANSPARENCY:	
SECONDARY LOUVERS/GLAZING/METAL		REQUIRED: 190' - 4" / 75 = 3 (2.53 ROUNDED UP)		UPPER STORY TRANSPARENCY ZONE: 2,664 SF (FLOOR TO FLOOR 02-04)	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		PROVIDED: 3		UPPER STORY GLAZING AREA: 958 SF (FLOOR TO FLOOR 02-04)	
PRIMARY MATERIAL TOTAL: 10,120 SF		GROUND STORY:		TRANSPARENCY REQUIRED: 30%	
REQUIRED: 80%		HEIGHT (VARIES):		TRANSPARENCY PROVIDED: 36%	
PROVIDED: 65% (10,120 / 15,557 = .650)		20'-0" (SOUTH)		BLANK WALL LIMITATIONS:	
SECONDARY MATERIAL TOTAL: 5,437 SF		18'-0" (CENTER)		REQUIRED: YES	
REQUIRED: <20%		21'-6" (NORTH)		PROVIDED: YES	
PROVIDED: 35% (5,437 / 15,557 = .349)		GROUND STORY TOTAL AREA: 3,480 SF		VERTICAL FACADE DIVISIONS:	
		GROUND STORY TRANSPARENCY:		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
		GROUND STORY TRANSPARENCY ZONE: 1,143 SF		PROVIDED: YES	
		GROUND STORY GLAZING AREA: 934 SF		HORIZONTAL FACADE DIVISIONS:	
		TRANSPARENCY REQUIRED: 60%		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		TRANSPARENCY PROVIDED: 82%		PROVIDED: YES, BRICK TYPE CHANGE	

 Potential Waiver Request



MATERIALS LEGEND

PRIMARY MATERIALS

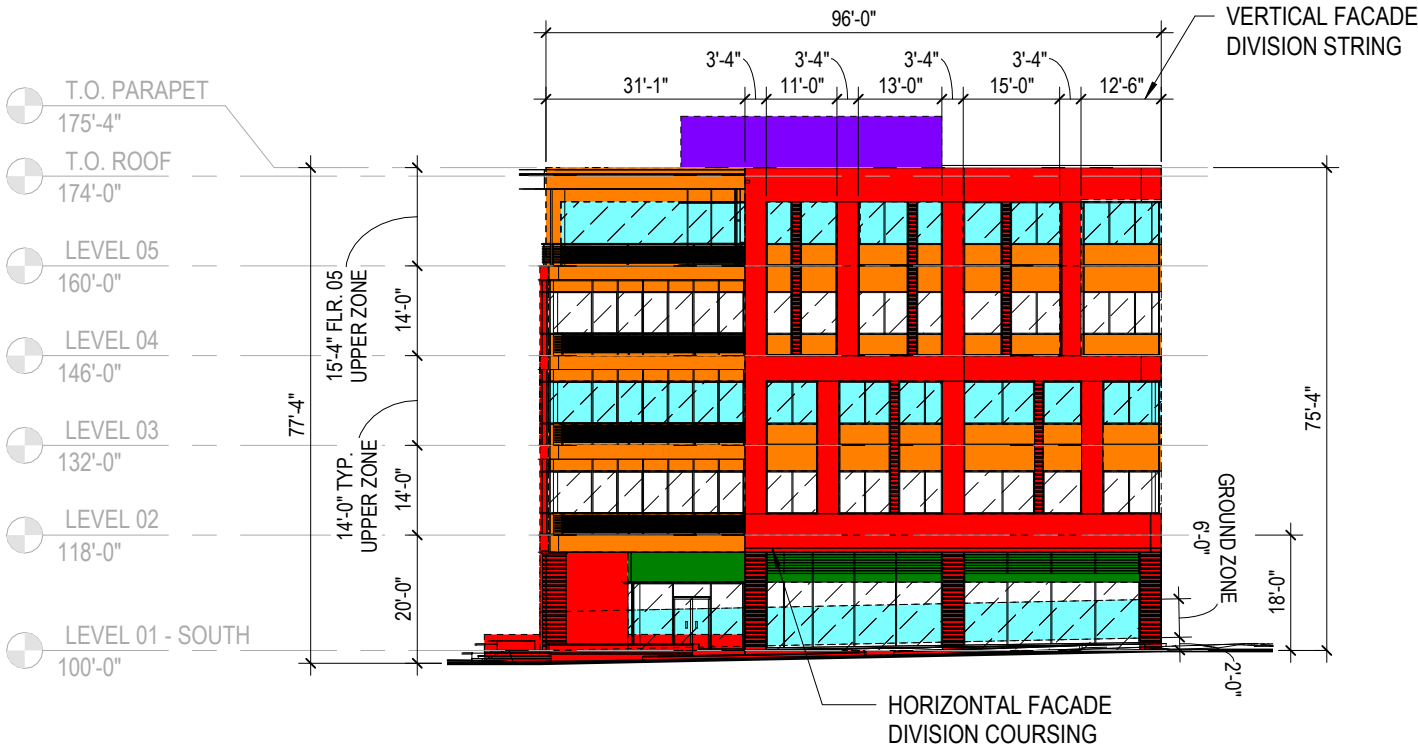
- BRICK
- GLAZING
- TRANSPARENCY ZONE GLAZING

SECONDARY MATERIALS

- METAL / FIBER CEMENT
- FUTURE LOUVERS / METAL
- MECH. ROOF SCREEN



MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
SOUTH FACADE TOTAL AREA		STREET FACADE: YES		HEIGHT: 14'-0" 15'-4"	
PRIMARY GLAZING (WINDOWS & DOORS) 2,872 SF		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 1,357 SF (EA. FLOOR 02-04) 1,472 SF (FLOOR 05)	
PRIMARY BRICK 2,344 SF		NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
SECONDARY METAL 1,898 SF		REQUIRED: NO - NOT PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY ZONE: 1,357 SF (FLOOR TO FLOOR 02-04) 1,472 SF (FLOOR 05)	
SECONDARY METAL ROOF SCREEN WALL 325 SF		TOTAL FACADE LENGTH: 96' - 11"		UPPER STORY GLAZING AREA: 517 SF (FLOOR TO FLOOR 02-04) 510 SF (FLOOR 05)	
SECONDARY LOUVERS/GLAZING/METAL 333 SF		REQUIRED: 0		TRANSPARENCY REQUIRED: 30% 30%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		PROVIDED: 0		TRANSPARENCY PROVIDED: 38% 35%	
PRIMARY MATERIAL TOTAL: 5,216 SF		GROUND STORY:		BLANK WALL LIMITATIONS:	
REQUIRED: 80%		HEIGHT (VARIES): 18'-0" (EAST) 20'-0" (WEST)		REQUIRED: YES	
PROVIDED: 67% (5,216 / 7,772 = .671)		GROUND STORY TOTAL AREA: 3,290 SF		PROVIDED: YES	
SECONDARY MATERIAL TOTAL: 2,556 SF		GROUND STORY TRANSPARENCY:		VERTICAL FACADE DIVISIONS:	
REQUIRED: <20%		GROUND STORY TRANSPARENCY ZONE: 582 SF		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
PROVIDED: 33% (2,556 / 7,772 = .328)		(2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES	
		GROUND STORY GLAZING AREA: 416 SF		HORIZONTAL FACADE DIVISIONS:	
		(2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		TRANSPARENCY REQUIRED: 60%		PROVIDED: YES, BRICK TYPE CHANGE	
		TRANSPARENCY PROVIDED: 71%		<div></div> Potential Waiver Request	



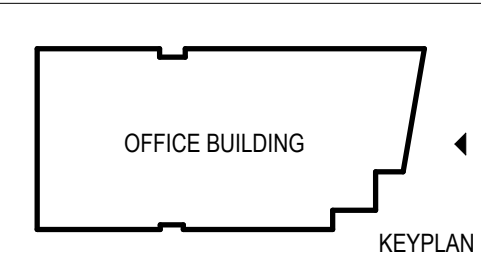
MATERIALS LEGEND

PRIMARY MATERIALS

- BRICK
- GLAZING
- TRANSPARENCY ZONE GLAZING

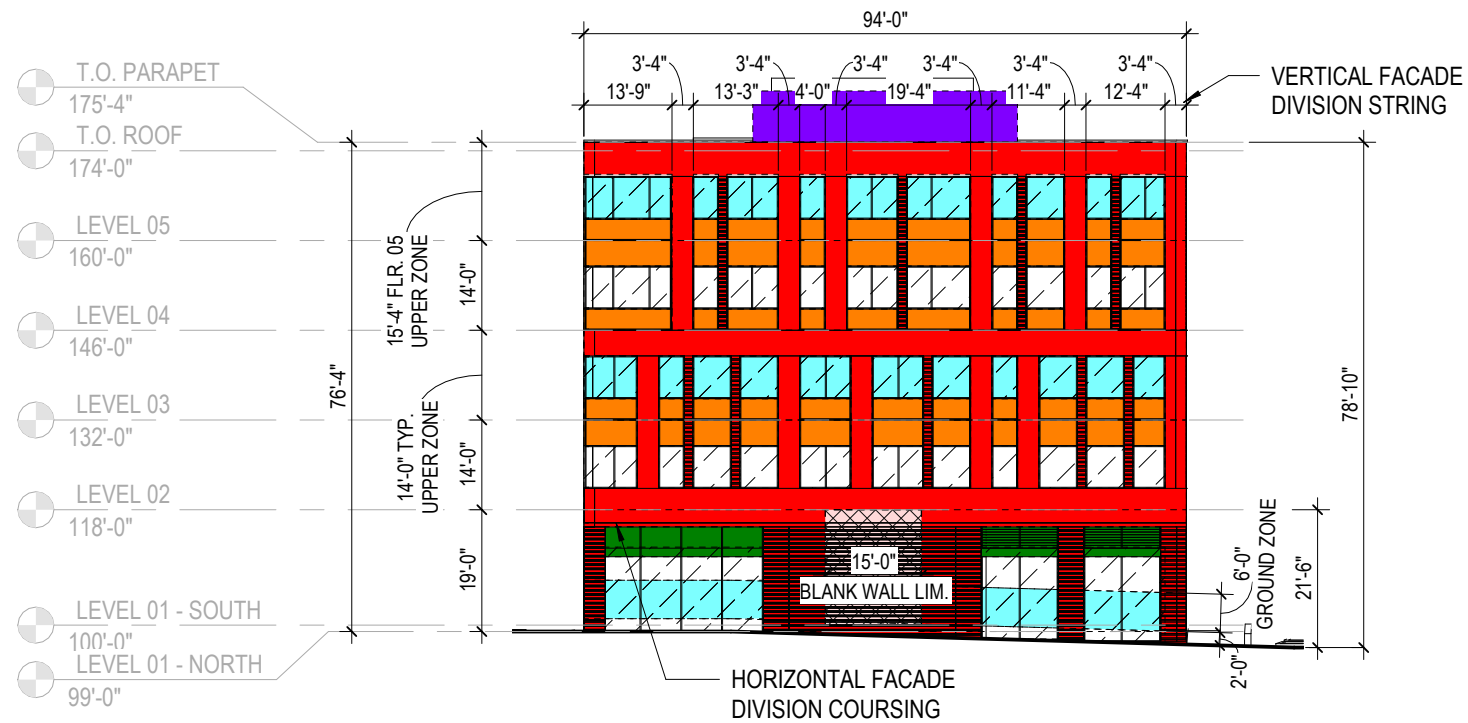
SECONDARY MATERIALS

- METAL / FIBER CEMENT
- FUTURE LOUVERS / METAL
- MECH. ROOF SCREEN






MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
NORTH FACADE TOTAL AREA		STREET FACADE: NO		HEIGHT: 14'-0" 15'-4"	
PRIMARY GLAZING (WINDOWS & DOORS) 2,515 SF		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 1,316 SF (EA. FLOOR 02-04) 1,440 SF (FLOOR 05)	
PRIMARY BRICK 3,328 SF		NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
SECONDARY METAL 1,226 SF		REQUIRED: NO - NOT PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY ZONE: 1,316 SF (FLOOR TO FLOOR 02-04) 1,440 SF (FLOOR 05)	
SECONDARY METAL ROOF SCREEN WALL 330 SF		TOTAL FACADE LENGTH: 94'-0"		UPPER STORY GLAZING AREA: 449 SF 458 SF	
SECONDARY LOUVERS/GLAZING/METAL 237 SF		REQUIRED: 0		TRANSPARENCY REQUIRED: 15% 15%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		PROVIDED: 0		TRANSPARENCY PROVIDED: 34% 32%	
PRIMARY MATERIAL TOTAL: 5,843 SF		GROUND STORY:		BLANK WALL LIMITATIONS:	
REQUIRED: 80%		HEIGHT (VARIES): 19'-0" (EAST) 21'-6" (WEST)		REQUIRED: YES	
PROVIDED: 77% (5,843 / 7,636 = .765)		GROUND STORY TOTAL AREA: 1,786 SF		PROVIDED: YES, UPPER STORIES	
SECONDARY MATERIAL TOTAL: 1,793 SF		GROUND STORY TRANSPARENCY:		NO, GROUND LEVEL, OVER 15'-0" WIDE	
REQUIRED: <20%		GROUND STORY TRANSPARENCY ZONE: 564 SF		VERTICAL FACADE DIVISIONS:	
PROVIDED: 23% (1,793 / 7,636 = .234)		GROUND STORY GLAZING AREA: 292 SF		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
		TRANSPARENCY REQUIRED: 15%		PROVIDED: YES	
		TRANSPARENCY PROVIDED: 52%		HORIZONTAL FACADE DIVISIONS:	
				REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
				PROVIDED: YES, BRICK TYPE CHANGE	

 Potential Waiver Request






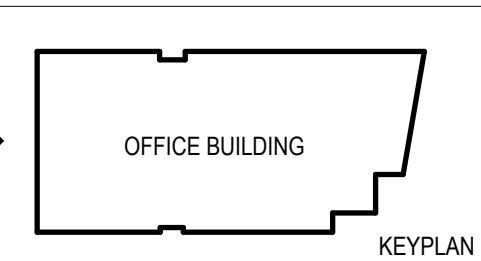
MATERIALS LEGEND

PRIMARY MATERIALS

-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING

SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MECH. ROOF SCREEN





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Office - Gateway View | Bridge North Development



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Office - Southwest Corner from Riverside | Bridge North Development



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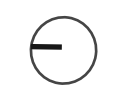
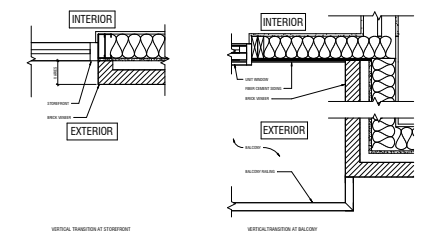
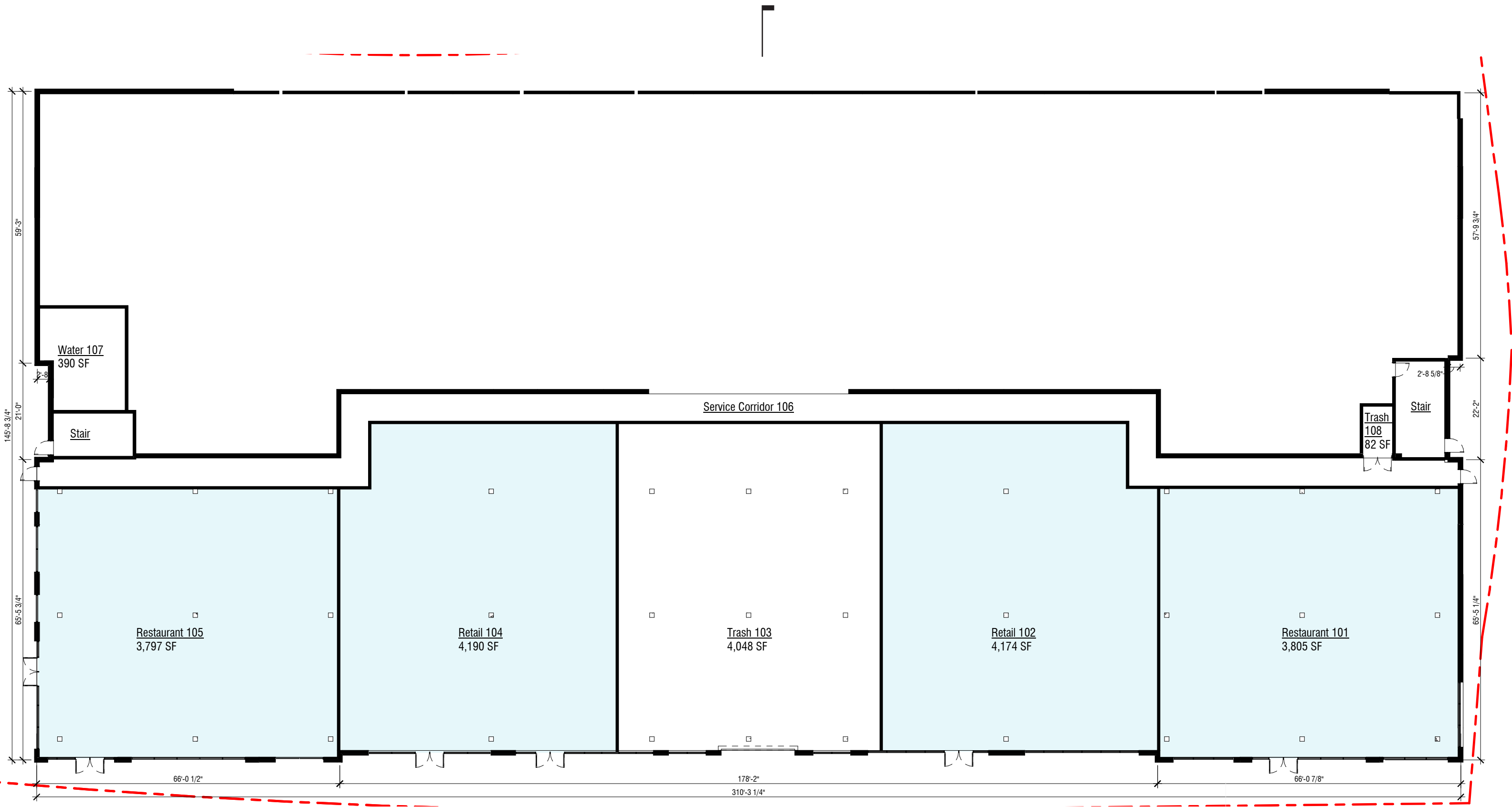
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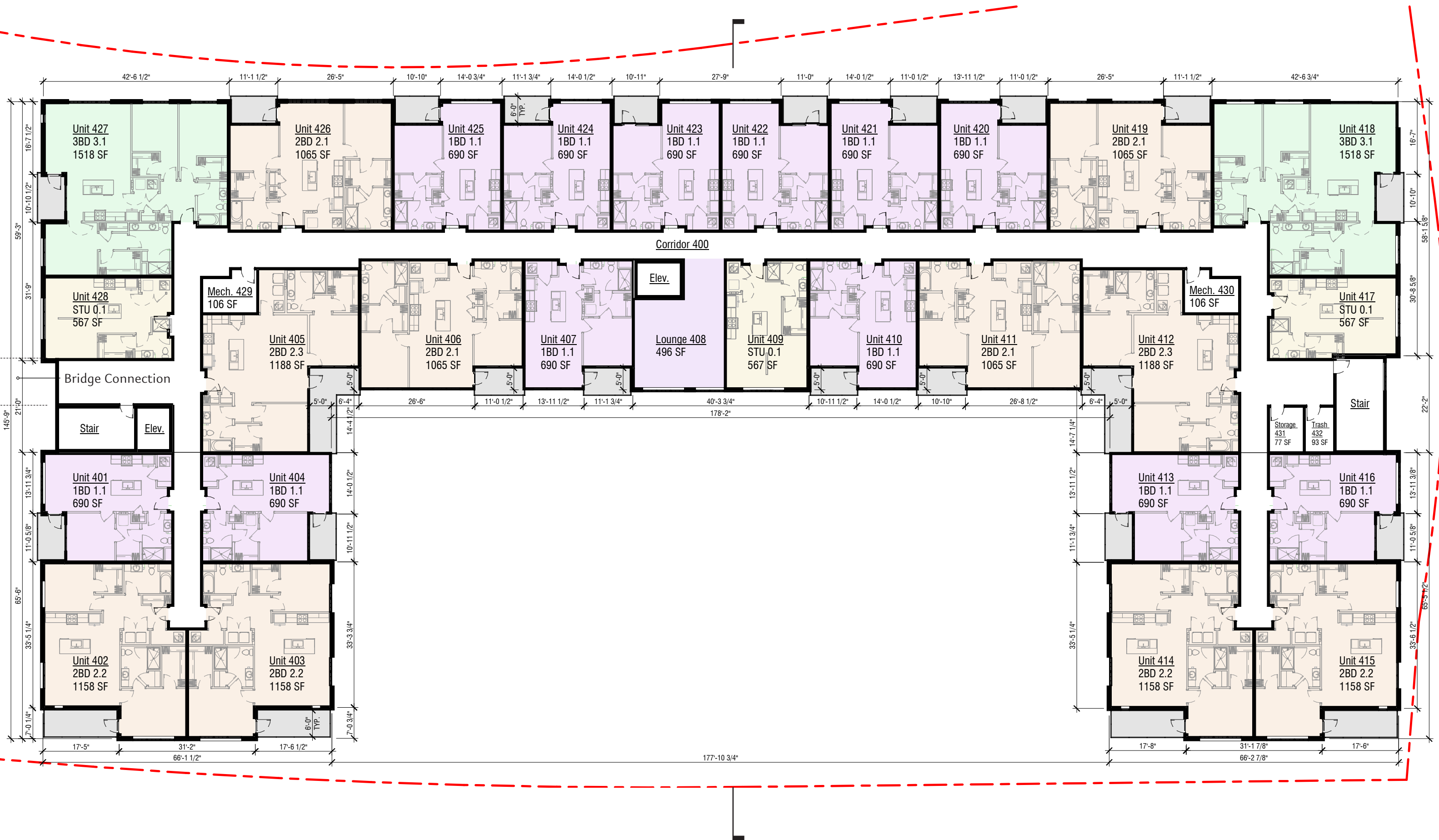
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Office - Elevation from Longshore | Bridge North Development





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1"=20'0"



Residential "A" - Level 04 Floor Plan | Bridge North Development



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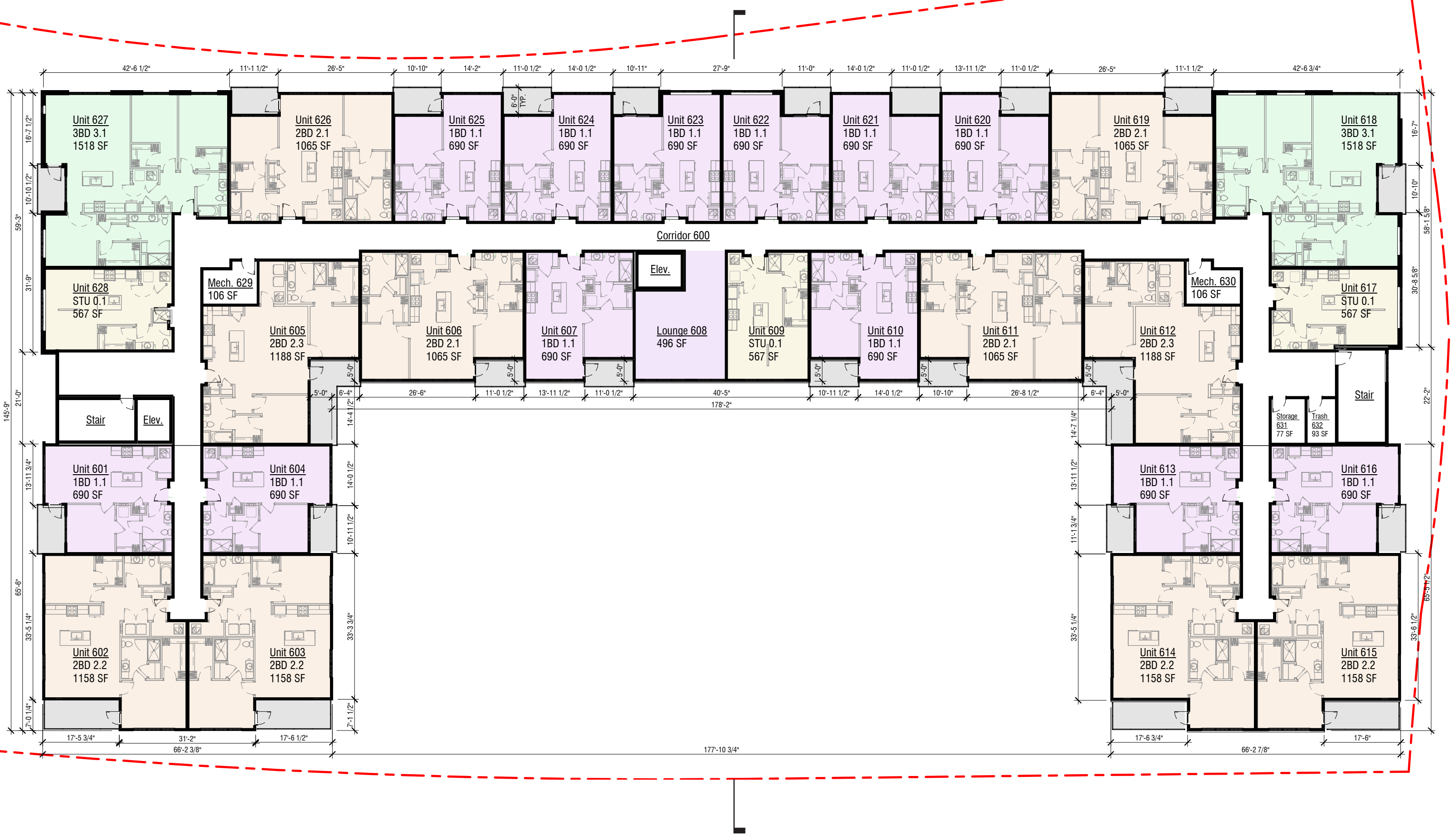
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1"=20'0"



Residential "A" - Level 05 Floor Plan | Bridge North Development



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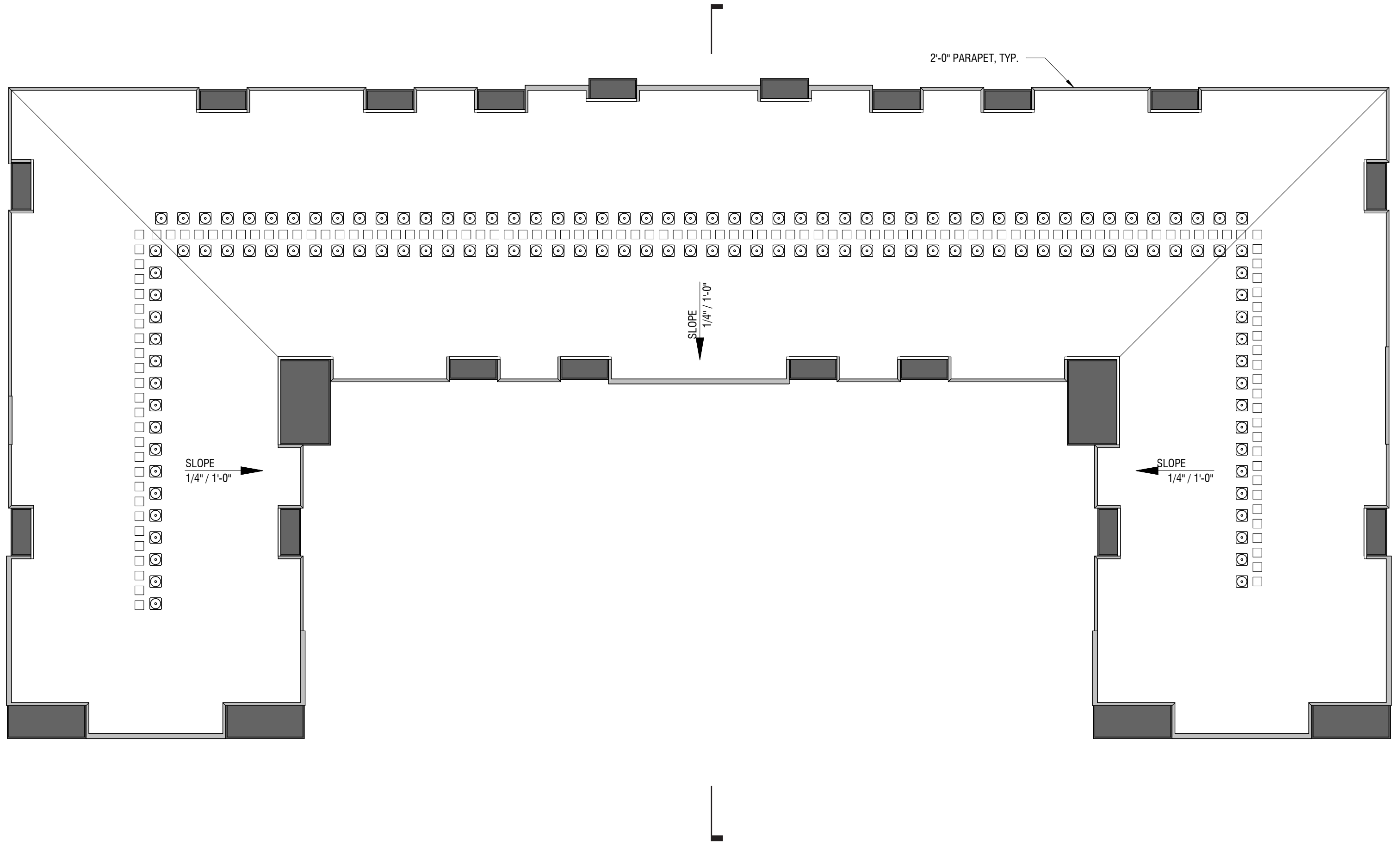
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DAIMLER

1"=20'0"



Residential "A" - Level 06 Floor Plan | Bridge North Development



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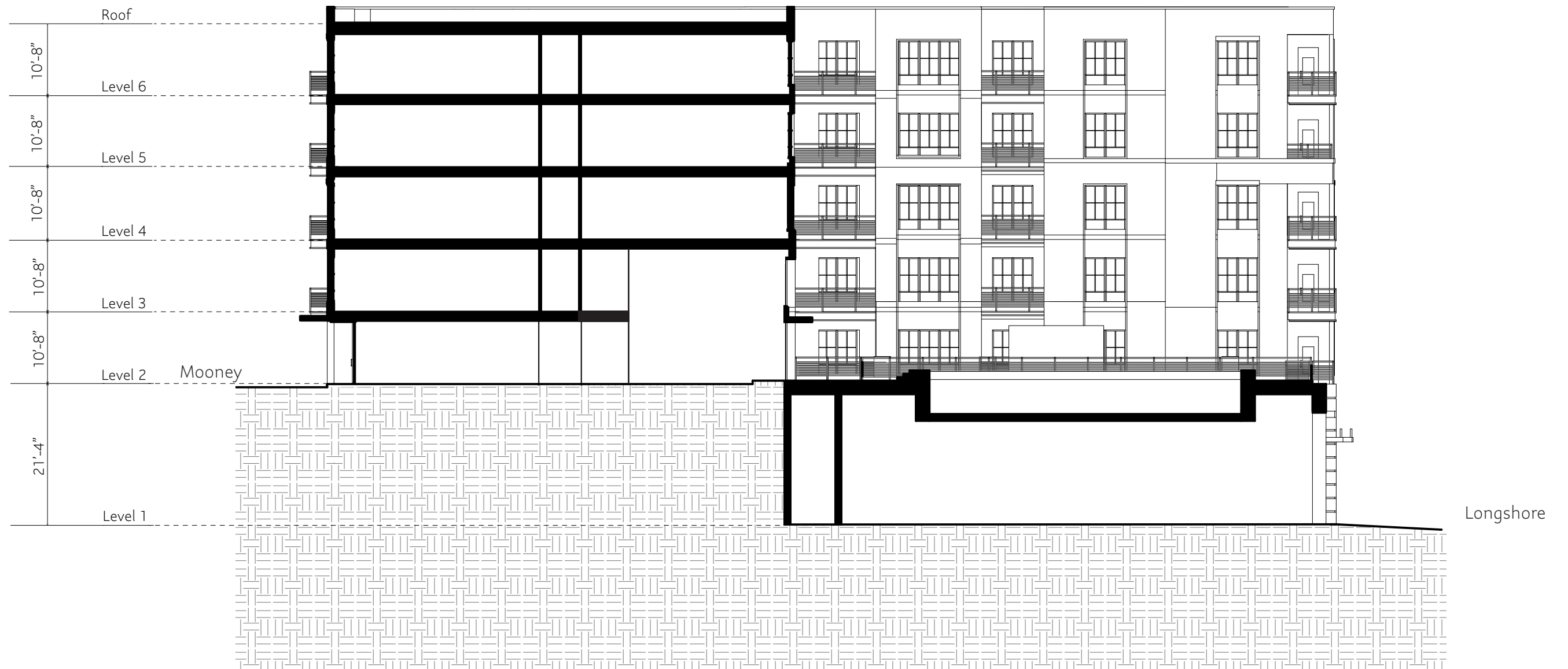
EMHT
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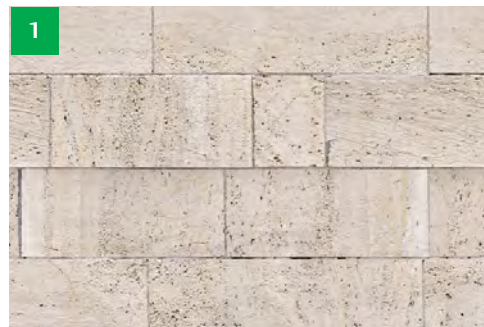
DAIMLER

1"=20'0"



Residential "A" - Roof Plan | Bridge North Development

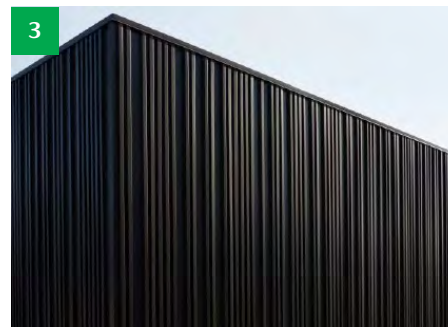




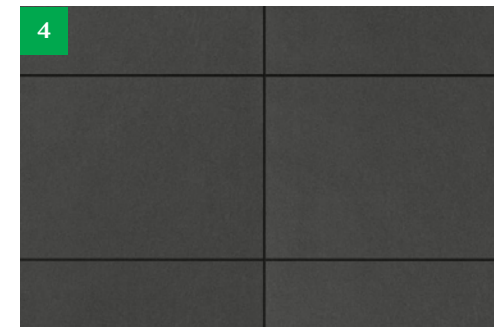
1. Arriscraft cast stone
Renaissance Suede or
similar



2. Glen Gery Autumn Harvest or
similar



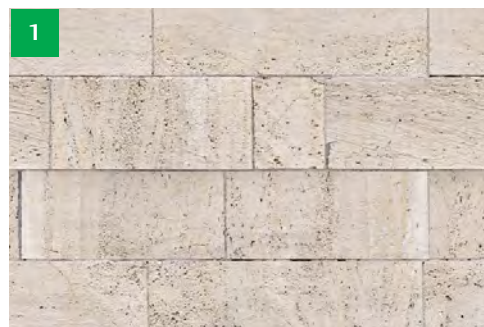
3. PadClad Corrugated metal
highline B1 Graphite color or
similar



4. Equitone Natura Pro fiber
cement or similar



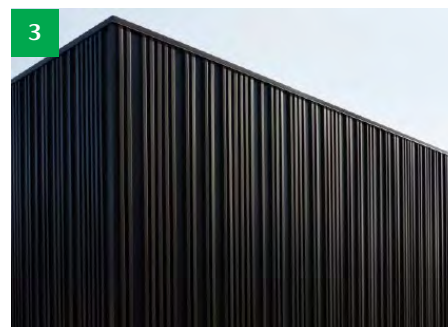
5. Longboard wood looks metal
panel Table Walnut or similar



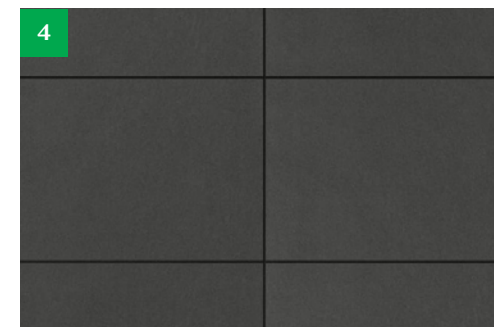
1. Arriscraft cast stone Renaissance Suede or similar



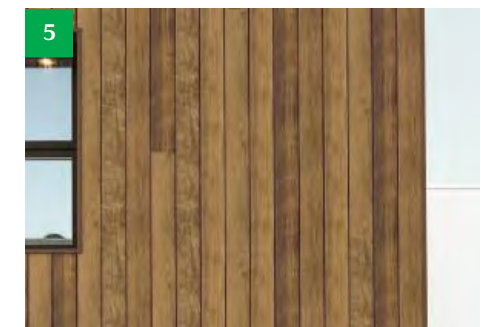
2. Glen Gery Autumn Harvest or similar



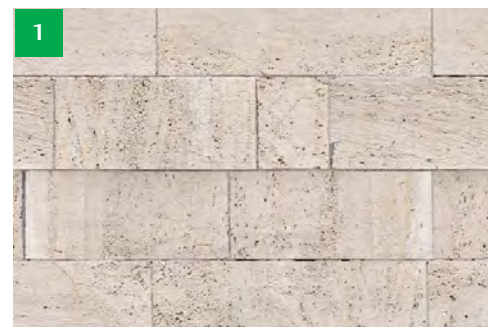
3. PadClad Corrugated metal highline B1 Graphite color or similar



4. Equitone Natura Pro fiber cement or similar



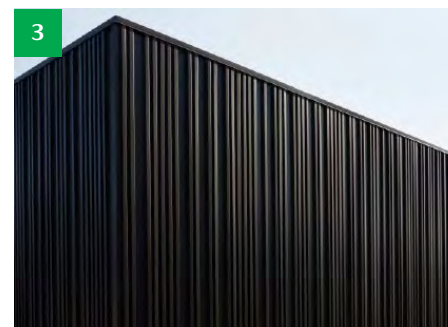
5. Longboard wood looks metal panel Table Walnut or similar



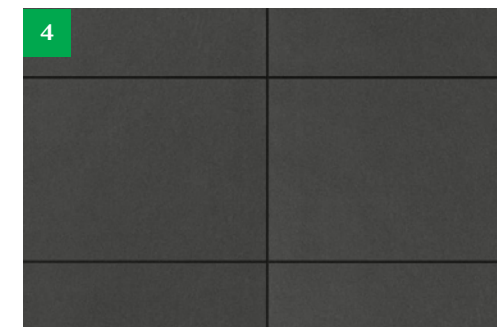
1. Arriscraft cast stone
Renaissance Suede or
similar



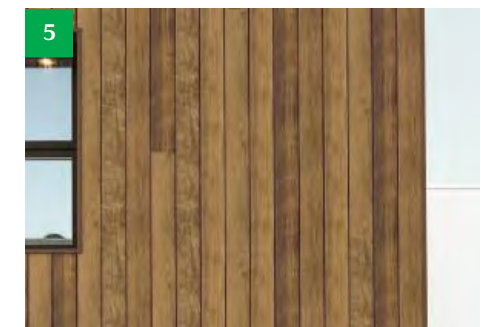
2. Glen Gery Autumn Harvest or
similar



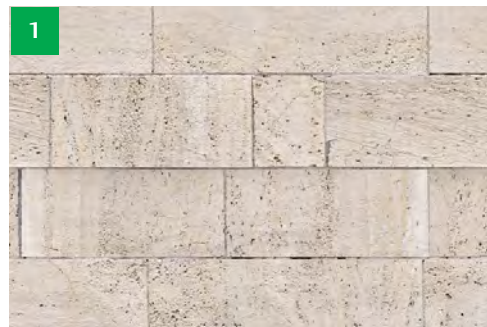
3. PadClad Corrugated metal
highline B1 Graphite color or
similar



4. Equitone Natura Pro fiber
cement or similar



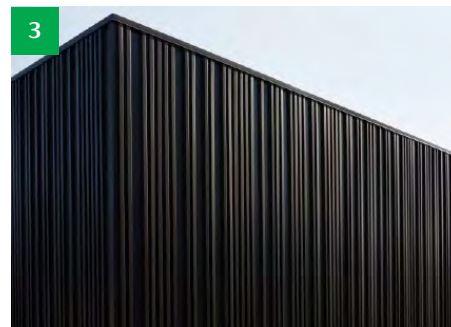
5. Longboard wood looks metal
panel Table Walnut or similar



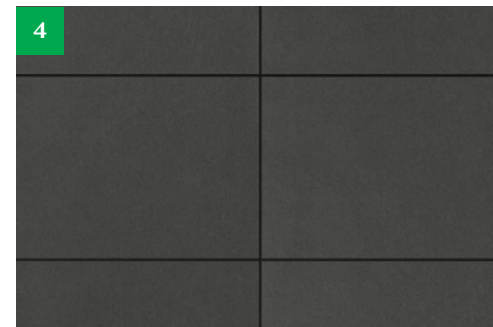
1. Arriscraft cast stone Renaissance Suede or similar



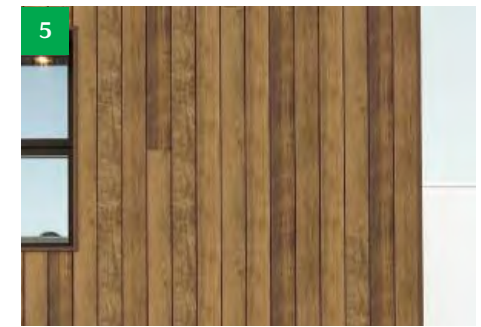
2. Glen Gery Autumn Harvest or similar



3. PadClad Corrugated metal highline B1 Graphite color or similar



4. Equitone Natura Pro fiber cement or similar



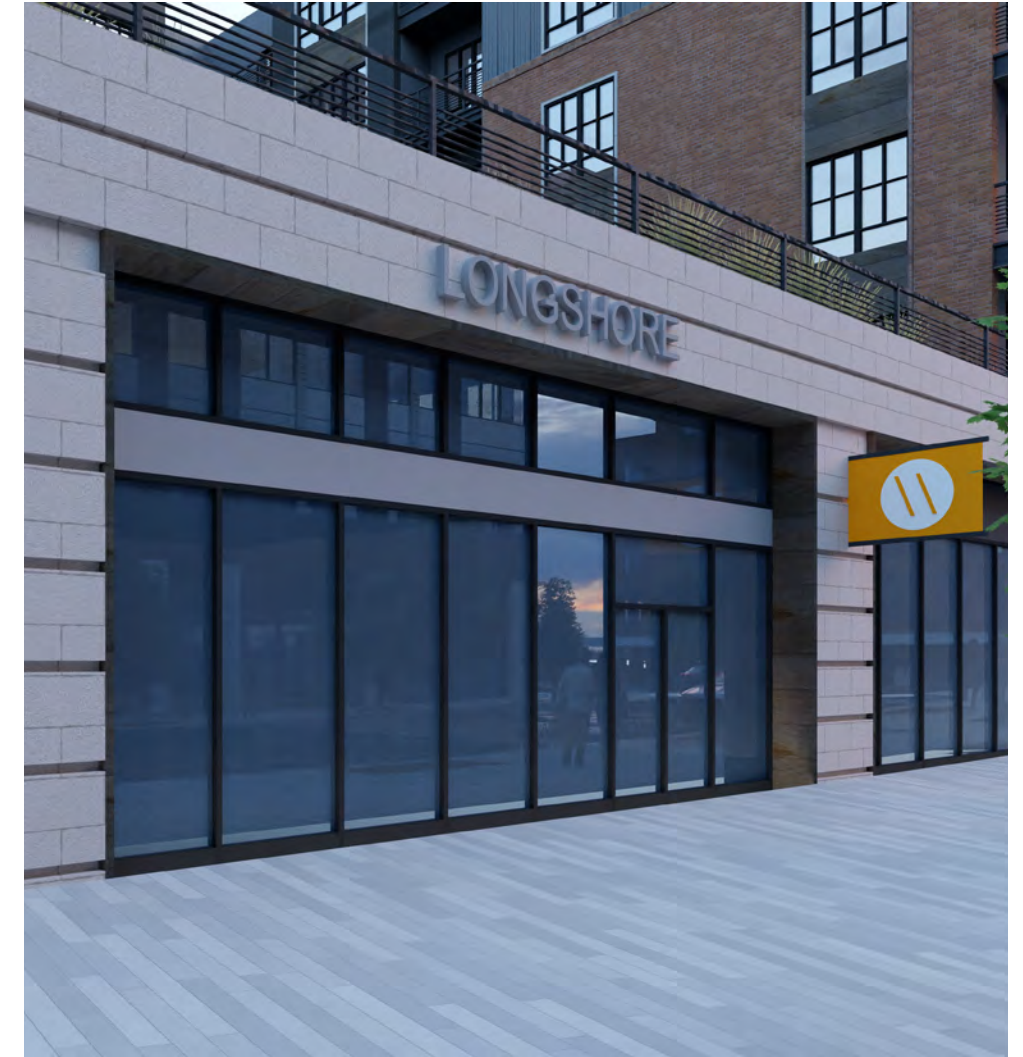
5. Longboard wood looks metal panel Table Walnut or similar



1. Tellis



2. Canopy



3. no canopy

Retailers may choose from one of the approved storefront options for installation, in order to maintain visual variety across the overall streetscape within the Bridge North development.

WAIVER SUMMARY - Residential “A” Building (Corridor Building Type)

- Waiver Requests highlighted in green.

1) A1. Building Siting:

Minimum Front Property Line Coverage is 75%.

- The actual Front Property Line Coverage is 73%.

2) A2. Buildable Area:

Maximum Impervious Coverage allowable is 80%.

- The actual impervious coverage is 96.5%.

3) A3. Loading Facility Location

- The loading area to trash room is located at Longshore Street, which considered Front Facade of the Residential “A” building. This is due to extreme elevation difference in grade at the side facade (south) and no street access at the rear facade (north).

4) B. Height

- The ground story height varies and is 19’6” at it’s highest point, which is taller than the required maximum 16’.

5) D1. Street Facade Transparency

- The requirement of 60% transparency is not met on the East façade ground story, with a transparency of 53% provided. This is due to the extreme elevation difference in grade between East and West on this site. This building consists of Residential Units from Level 01-Level 05, which results in the entire East façade comprising of Residential Units with a centralized lobby entrance.
- The requirement of 60% transparency is not met on the South façade ground story, with a transparency of 15% provided. This is due to the extreme elevation difference in grade between East and West on this site.
- The requirement of 30% transparency is not met on the South façade upper stories, with a transparency of 26% provided.

6) D3. Building Entrance - Principal Entrance Location

- Waiver Requested
- The principal entrance for the residential building is on the East elevation along Mooney Street due to overall site grading and severe sloping on John Shields Parkway.
- The number of entrance on the East side is short. This side considered as the second principal entrance, located along Mooney Street, and consists of residential units with a centralized lobby entrance. In consideration of security and to ensure controlled access to the residential units, only one entrance has been provided on this façade, which is less than the requirements.

7) D5. Facade Materials

- Secondary materials exceed requirements on all facades. Composite metal panels and fiber cement are used along with brick, stone, and glass, to add visual interest and material contrast and rhythm to the building. They are also used to incorporate a visually lighter ‘top’ to the building along the West façade and distinguish the private residential courtyard from the level 01 podium with cast stone and storefront glazing below.

8) C. Uses & Occupancy Requirements - Occupied Space Required

- Waiver requested for middle of West elevation
- Trash room is full depth of the ground story in the middle of the West elevation

A1. Street Frontage

	Allowable:	Actual:
Multiple Principal Buildings:	Permitted	Complies
Front Property Line Coverage:	Minimum 75%	73%
Occupation of Corner:	Required	Complies
Front RBZ:	0-15 ft.	Complies
Corner Side RBZ:	0-15 ft.	Complies
RBZ Treatment:	Landscape, Patio, or street-scape; along West Dublin-Granville Road, Street-scape Required	Complies
Right-of-Way Encroachment:	Awnings, Canopies, eaves, patios & signs	Complies

A2. Buildable Area

	Allowable:	Actual:
Minimum Side Yard Setback:	5 ft.	Complies
Minimum Rear Yard Setback:	5 ft.	Complies
Minimum Lot Width:	50 ft.	Complies; 168 ft.
Max. Impervious Coverage:	80%	96.5%
Additional Semi-Impervious Coverage	10%	N/A

A3. Parking Location & Loading

	Allowable:	Actual:
Parking Location:	Rear yard; within building	N/A
Loading Facility Location:	Rear & side Facade	Front Facade (Longshore St.)
Entry for Parking within Building:	Rear & side Facade Corner side Facade	N/A
Access:	Refer to 153.062	Complies

B. Height

	Allowable:	Actual:
Minimum Height:	3 stories	6 stories
Maximum Height:	6 stories	6 stories
Ground story:	12 ft.-16 ft.	21'-4"
Stories:	10-14 ft.	Complies; 10'-8"

C. Uses & Occupancy Requirements

	Allowable:	Actual:
Ground Story:	Residential and general office uses are prohibited	Complies
Upper Story:	No requirements	Complies
Parking within Building:	Permitted	N/A
Occupied Space:	Min. 30 ft. facing Street	Complies

D1. Street Facade Transparency

	Allowable:	Actual:
Ground Story Street Facing Transparency:	Min. 60% required	Ref. Elevations
Transparency:	Min. 30%	Ref. Elevations
Blank Wall Limitation:	Required	Complies

D2. Non-Street Facade Transparency

	Allowable:	Actual:
Transparency:	Min. 15%	Complies
Blank Wall Limitation:	Required	Complies

D3. Building Entrance

	Allowable:	Actual:
Principal Entrance Location:	Primary Street	Complies
Street Facades: Number of Entrances:	1 per 75'	Ref. Elevations
Parking Lot Facades:	1 per 100'	N/A
Mid-Building Pedestrianway:	In shopping corridors; Required for building greater than 250' in length	N/A

D4. Facade Divisions

	Allowable:	Actual:
Vertical Increments:	No greater than 45'	Complies
Horizontal Facade Division:	On building 3 stories or taller, required with 3' of top of the ground story Required at any building step-back.	Complies
Required Change in Roof: Plane or Type	None;	N/A

D5. Facade Materials

	Allowable:	Actual:
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

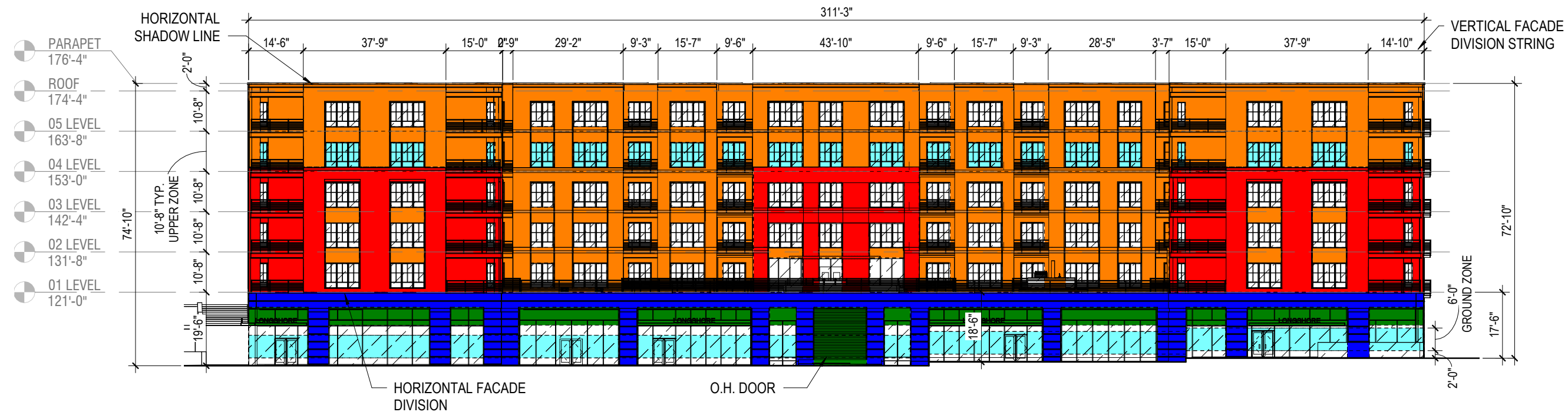
D6. Roof Types

	Allowable:	Actual:
Permitted Types:	Parapet, Pitched roof, flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

Potential Waiver Request

MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
WEST FACADE TOTAL AREA		STREET FACADE: YES		HEIGHT: 10'-8"	
		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 3,320 SF (EA. FLOOR 01-05)	
PRIMARY	GLAZING (WINDOWS & DOORS)	NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
PRIMARY	BRICK	REQUIRED: 1 PER 75'-0" OF FACADE		UPPER STORY TRANSPARENCY ZONE: 3,320 SF (FLOOR TO FLOOR 01-05)	
PRIMARY	CAST STONE	TOTAL FACADE LENGTH: 311' - 3"		UPPER STORY GLAZING AREA: 1,069 SF (FLOOR TO FLOOR 01-05)	
SECONDARY	METAL/FIBER CEMENT	REQUIRED: 311' - 3" / 75 = 5 (4.15 ROUNDED UP)		TRANSPARENCY REQUIRED: 30%	
SECONDARY	LOUVERS/GLAZING/METAL	PROVIDED: 5		TRANSPARENCY PROVIDED: 32%	
		GROUND STORY:		BLANK WALL LIMITATIONS:	
		HEIGHT (VARIES):		REQUIRED: YES	
				PROVIDED: YES	
		GROUND STORY TOTAL AREA: 5,938 SF		VERTICAL FACADE DIVISIONS:	
PRIMARY MATERIAL TOTAL:		GROUND STORY TRANSPARENCY:		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
REQUIRED: 80%		GROUND STORY TRANSPARENCY ZONE: 1,868 SF		PROVIDED: YES	
PROVIDED: 58% (13,345 / 23,079 = .578)		GROUND STORY GLAZING AREA: 1,374 SF		HORIZONTAL FACADE DIVISIONS:	
				REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
SECONDARY MATERIAL TOTAL:		TRANSPARENCY REQUIRED: 60%		PROVIDED: YES, MATERIAL TYPE CHANGE	
REQUIRED: <20%		TRANSPARENCY PROVIDED: 74%			
PROVIDED: 42% (9,734 / 23,079 = .421)					

Potential Waiver Request



MATERIALS LEGEND

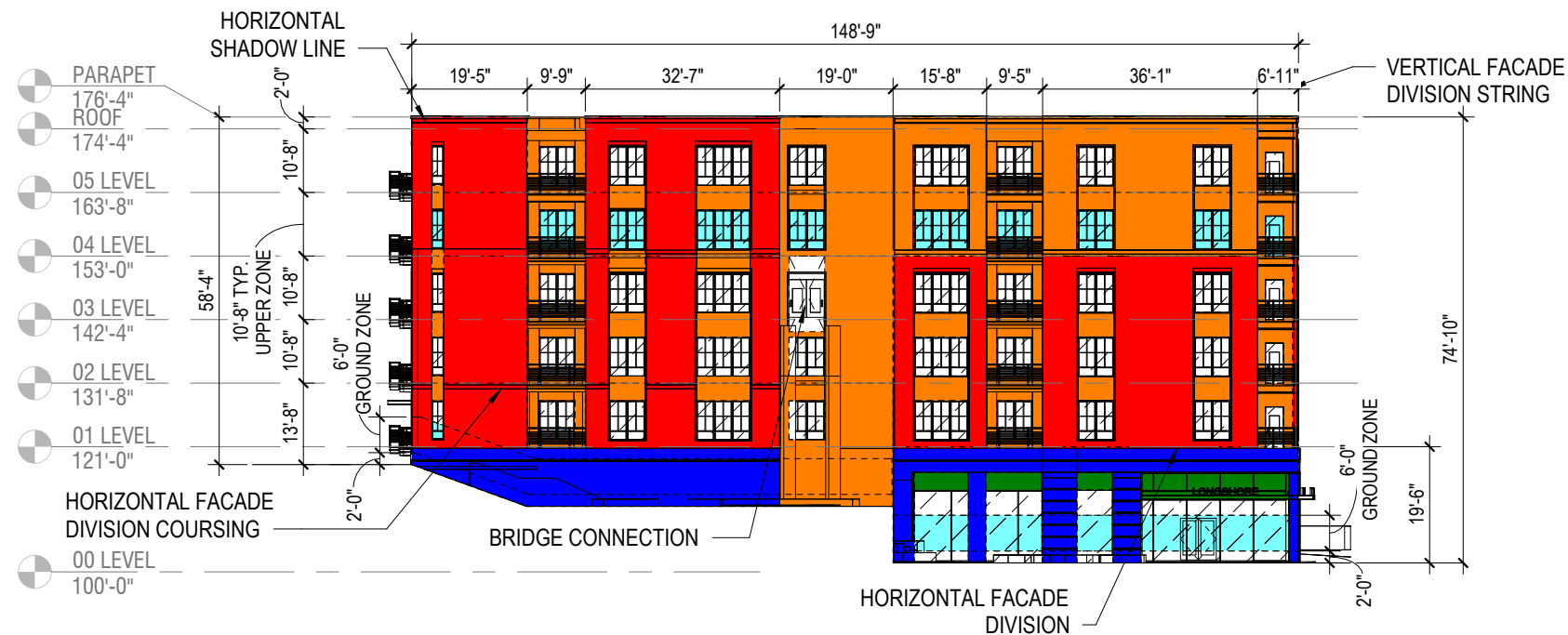
PRIMARY MATERIALS

- BRICK
- CAST STONE
- GLAZING
- TRANSPARENCY ZONE GLAZING

SECONDARY MATERIALS

- METAL / FIBER CEMENT
- FUTURE LOUVERS / METAL

MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
NORTH FACADE TOTAL AREA		STREET FACADE: NO		HEIGHT: 10'-8"	
PRIMARY GLAZING (WINDOWS & DOORS) 2,408 SF		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 1,587 SF (EA. FLOOR 01-05)	
PRIMARY BRICK 3,349 SF		NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
PRIMARY CAST STONE 1,088 SF		REQUIRED: NO - NOT A PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY ZONE: 1,587 SF (FLOOR TO FLOOR 01-05)	
SECONDARY METAL/FIBER CEMENT 3,324 SF		TOTAL FACADE LENGTH: 148'-9"		UPPER STORY GLAZING AREA: 384 SF (FLOOR TO FLOOR 01-05)	
SECONDARY LOUVERS/GLAZING/METAL 224 SF		REQUIRED: 0		TRANSPARENCY REQUIRED: 15%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		PROVIDED: 0		TRANSPARENCY PROVIDED: 24%	
PRIMARY MATERIAL TOTAL: 6,845 SF		GROUND STORY:		BLANK WALL LIMITATIONS:	
REQUIRED: 80%		HEIGHT (VARIES): 19'-6" (EAST) 13'-8" (WEST)		REQUIRED: YES	
PROVIDED: 66% (6,845 / 10,393 = .658)		GROUND STORY TOTAL AREA: 2,430 SF		PROVIDED: YES	
SECONDARY MATERIAL TOTAL: 3,548 SF		GROUND STORY TRANSPARENCY:		VERTICAL FACADE DIVISIONS:	
REQUIRED: <20%		GROUND STORY TRANSPARENCY ZONE: 890 SF		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
PROVIDED: 34% (3,548 / 10,393 = .341)		(2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES	
		GROUND STORY GLAZING AREA: 301 SF		HORIZONTAL FACADE DIVISIONS:	
		(2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		TRANSPARENCY REQUIRED: 15%		PROVIDED: YES, TENANT BALCONY, MATERIAL CHANGE, AND SOLDIER COURSE	
		TRANSPARENCY PROVIDED: 34%		Potential Waiver Request	



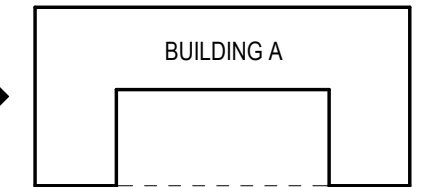
MATERIALS LEGEND

PRIMARY MATERIALS

- BRICK
- CAST STONE
- GLAZING
- TRANSPARENCY ZONE GLAZING

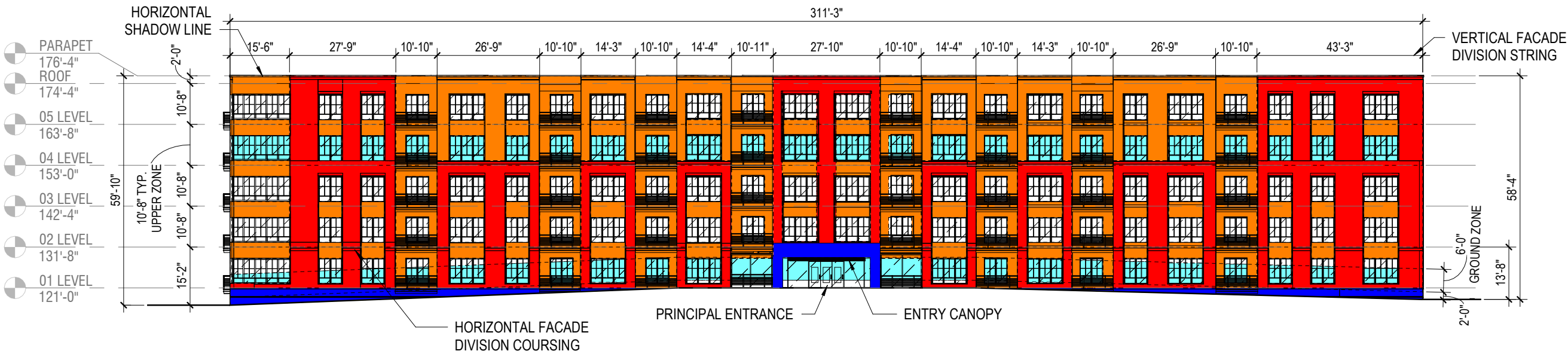
SECONDARY MATERIALS

- METAL / FIBER CEMENT
- FUTURE LOUVERS / METAL







MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
EAST FACADE TOTAL AREA		STREET FACADE: YES		HEIGHT: 10'-8"	
17,667 SF		PRINCIPAL ENTRANCE: YES		UPPER STORY TOTAL AREA: 3,320 SF (EA. FLOOR 02-05)	
PRIMARY	GLAZING (WINDOWS & DOORS)	NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
PRIMARY	BRICK	REQUIRED: 1 PER 75'-0" OF FACADE		UPPER STORY TRANSPARENCY ZONE: 3,320 SF (FLOOR TO FLOOR 02-05)	
PRIMARY	CAST STONE	TOTAL FACADE LENGTH: 311' - 3"		UPPER STORY GLAZING AREA: 1,171 SF (FLOOR TO FLOOR 02-05)	
SECONDARY	MTL PANEL/FIBER CEMENT	REQUIRED: 311' - 3" / 75 = 5 (4.15 ROUNDED UP)		TRANSPARENCY REQUIRED: 30%	
		PROVIDED: 1		TRANSPARENCY PROVIDED: 35%	
PRIMARY MATERIAL TOTAL:		GROUND STORY:		BLANK WALL LIMITATIONS:	
11,419 SF		HEIGHT (VARIES): 15'-2" SOUTH		REQUIRED: YES	
REQUIRED: 80%		13'-8" NORTH		PROVIDED: YES	
PROVIDED: 65% (11,419 / 17,667 = .646)		GROUND STORY TOTAL AREA: 3,757 SF		VERTICAL FACADE DIVISIONS:	
SECONDARY MATERIAL TOTAL:		GROUND STORY TRANSPARENCY:		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
6,248 SF		GROUND STORY TRANSPARENCY ZONE: 1,868 SF		PROVIDED: YES	
REQUIRED: <20%		(2'-0" TO 8'-0" ABOVE GRADE)		HORIZONTAL FACADE DIVISIONS:	
PROVIDED: 35% (6,248 / 17,667 = .353)		GROUND STORY GLAZING AREA: 996 SF		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		(2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES, TENANT BALCONY AND SOLDIER COURSE	
		TRANSPARENCY REQUIRED: 60%			
		TRANSPARENCY PROVIDED: 53%			

 Potential Waiver Request





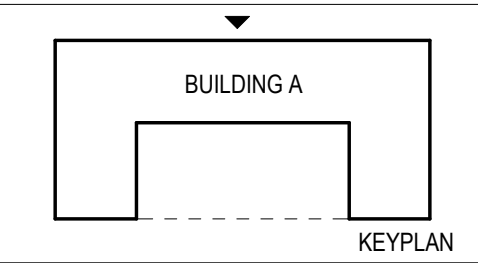
MATERIALS LEGEND

PRIMARY MATERIALS

-  BRICK
-  CAST STONE
-  GLAZING
-  TRANSPARENCY ZONE GLAZING

SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL





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Residential "A" - Longshore Corner | Bridge North Development



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Residential "A" - Mooney Corner | Bridge North Development



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Residential "A" - Longshore Elevation | Bridge North Development



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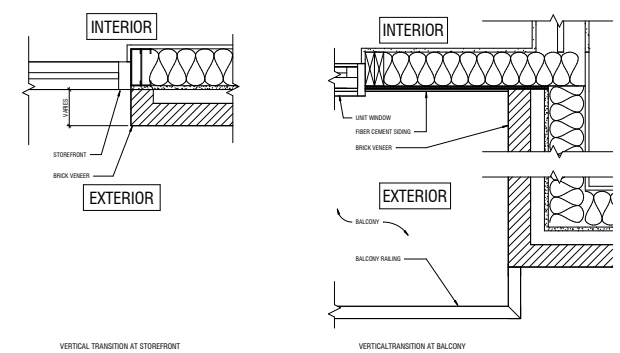
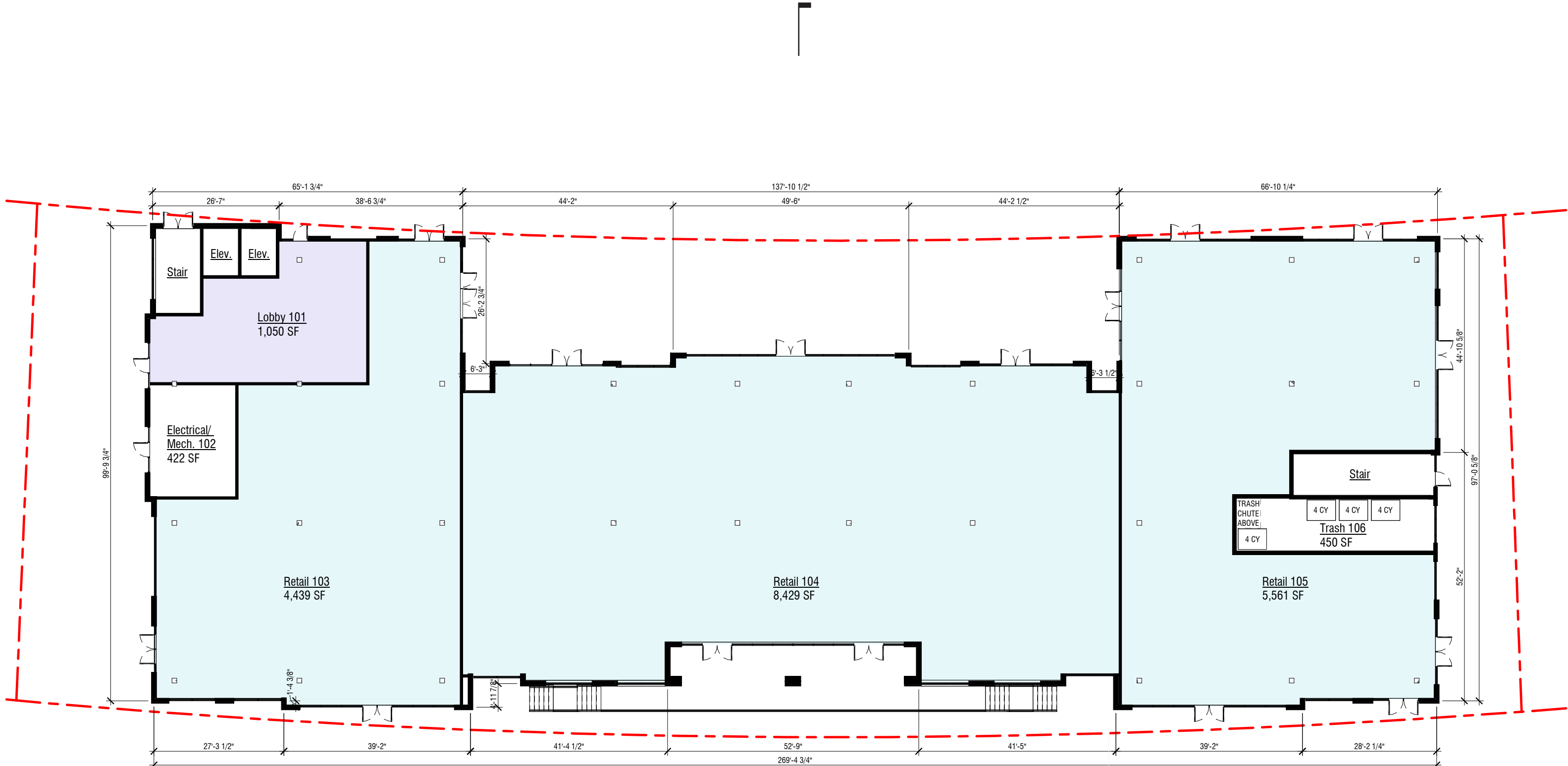
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Residential "A" - Longshore Elevation | Bridge North Development



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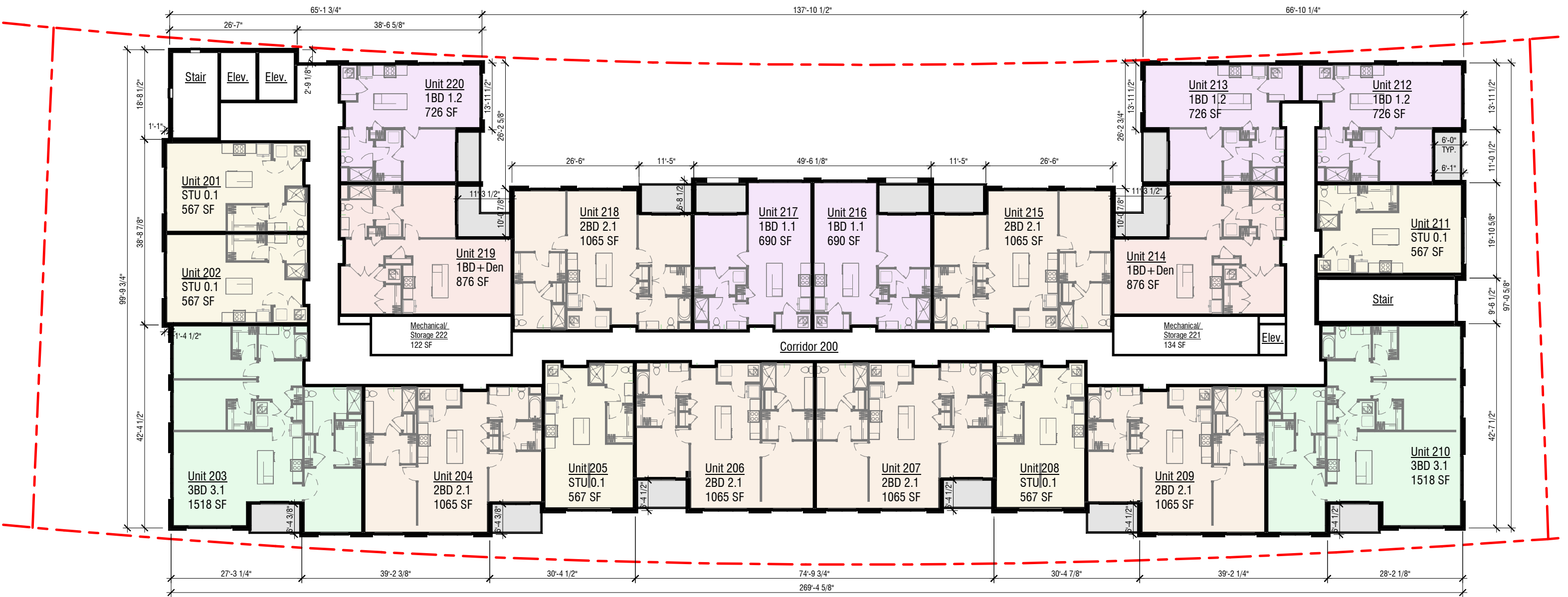
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1"=20'0"



Residential "B" - Level 01 Floor Plan | Bridge North Development



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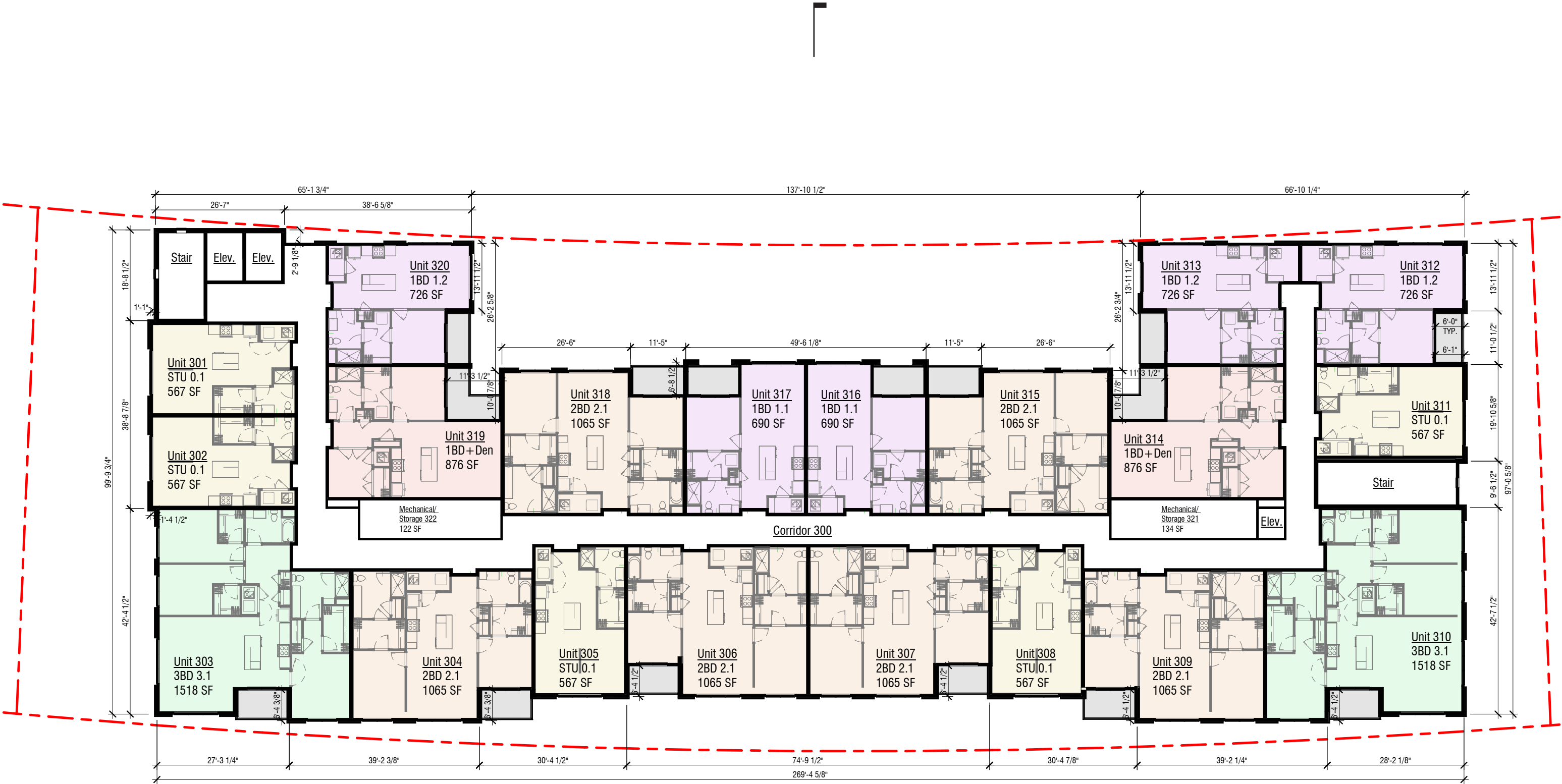
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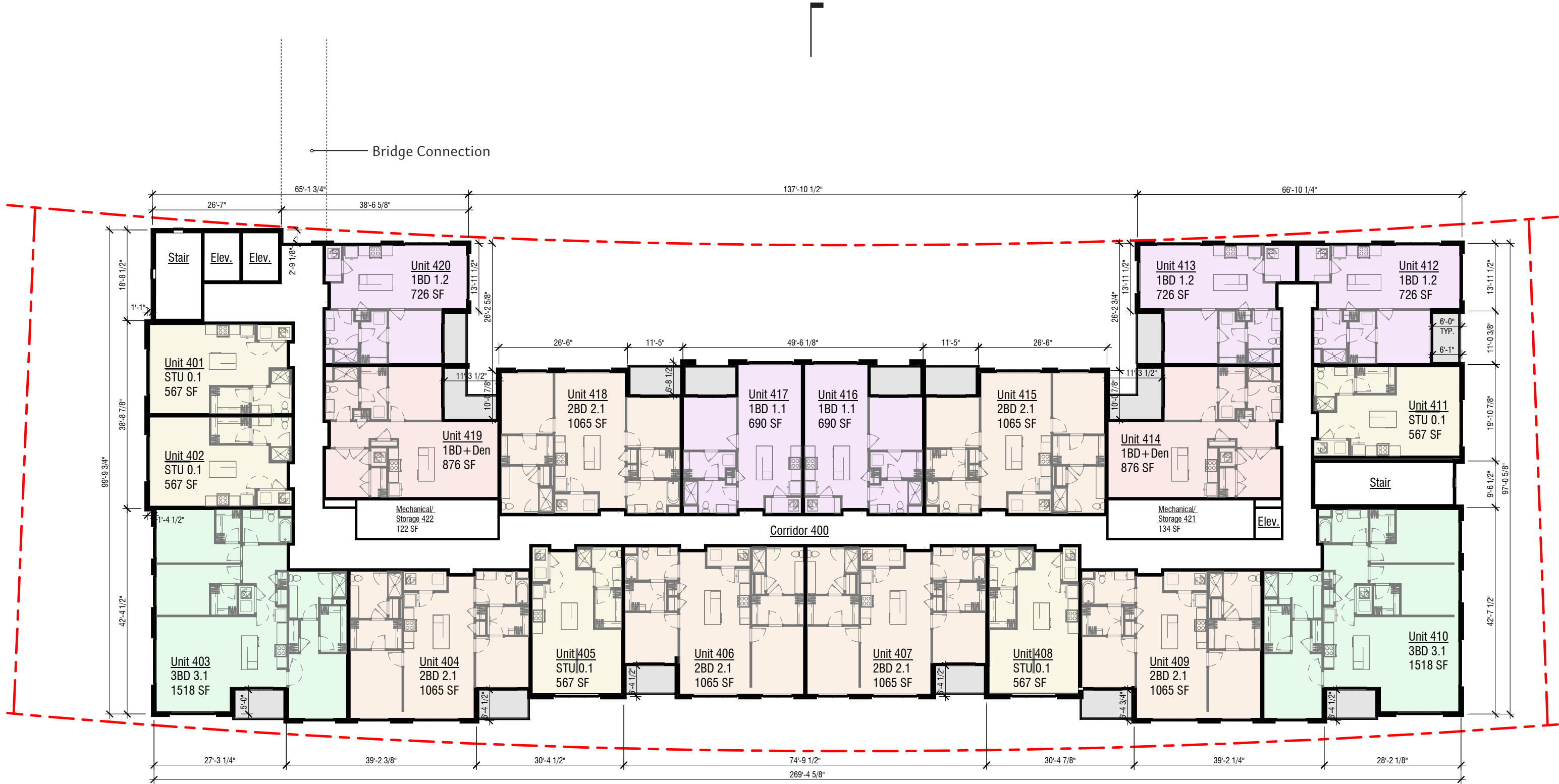
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Residential "B" - Level 02 Floor Plan | Bridge North Development





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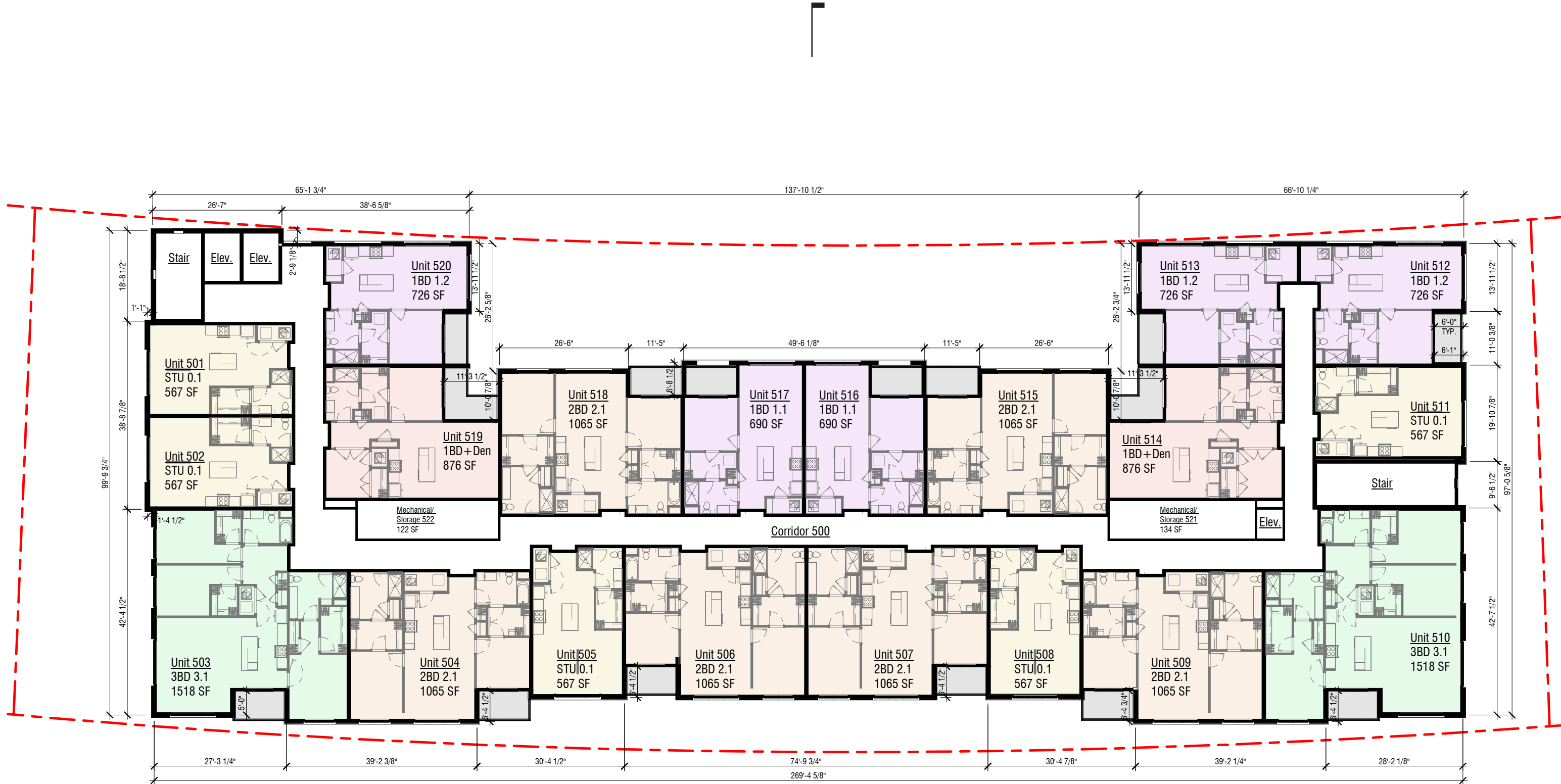
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1"=20'0"



Residential "B" - Level 04 Floor Plan | Bridge North Development



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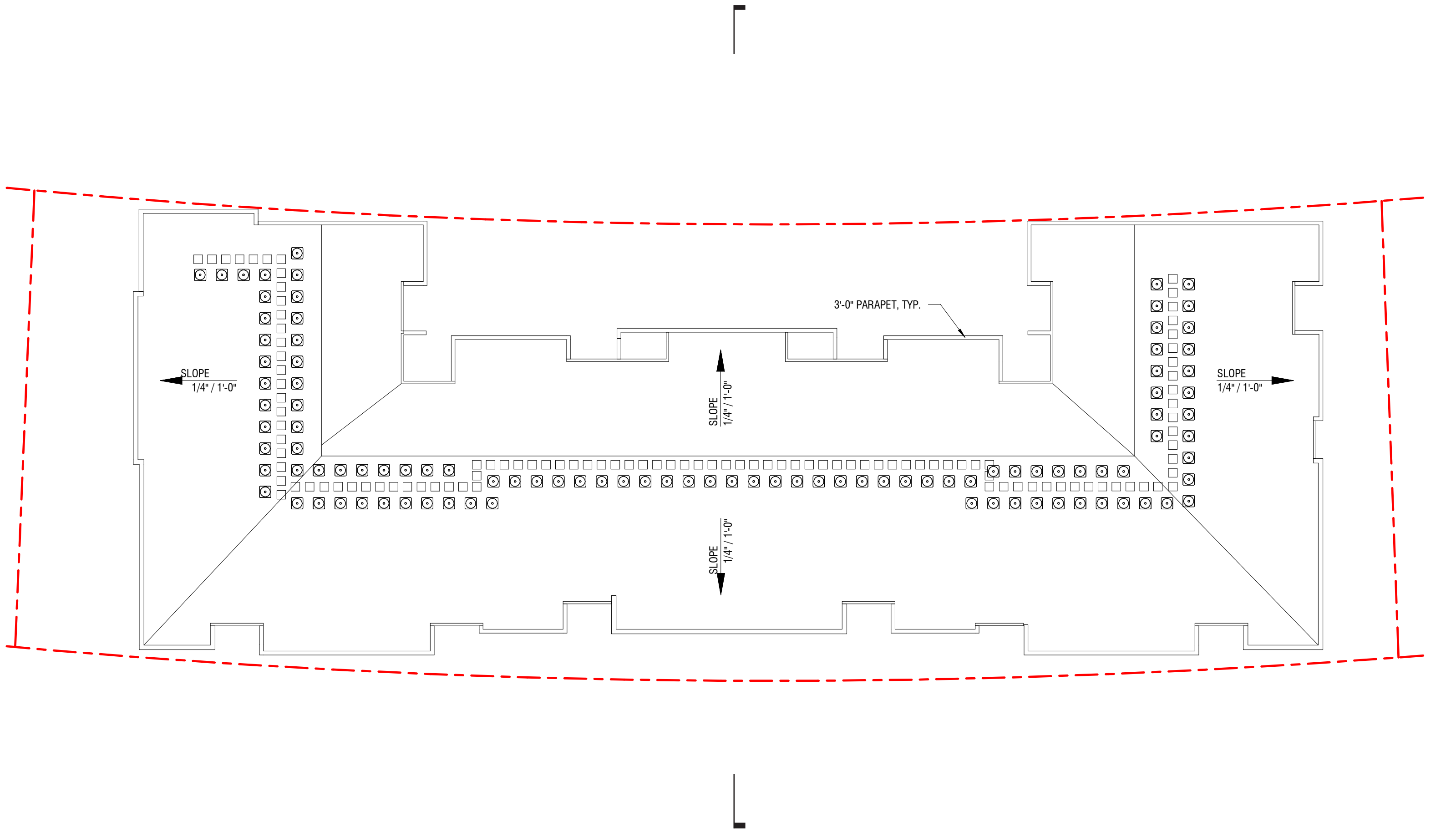
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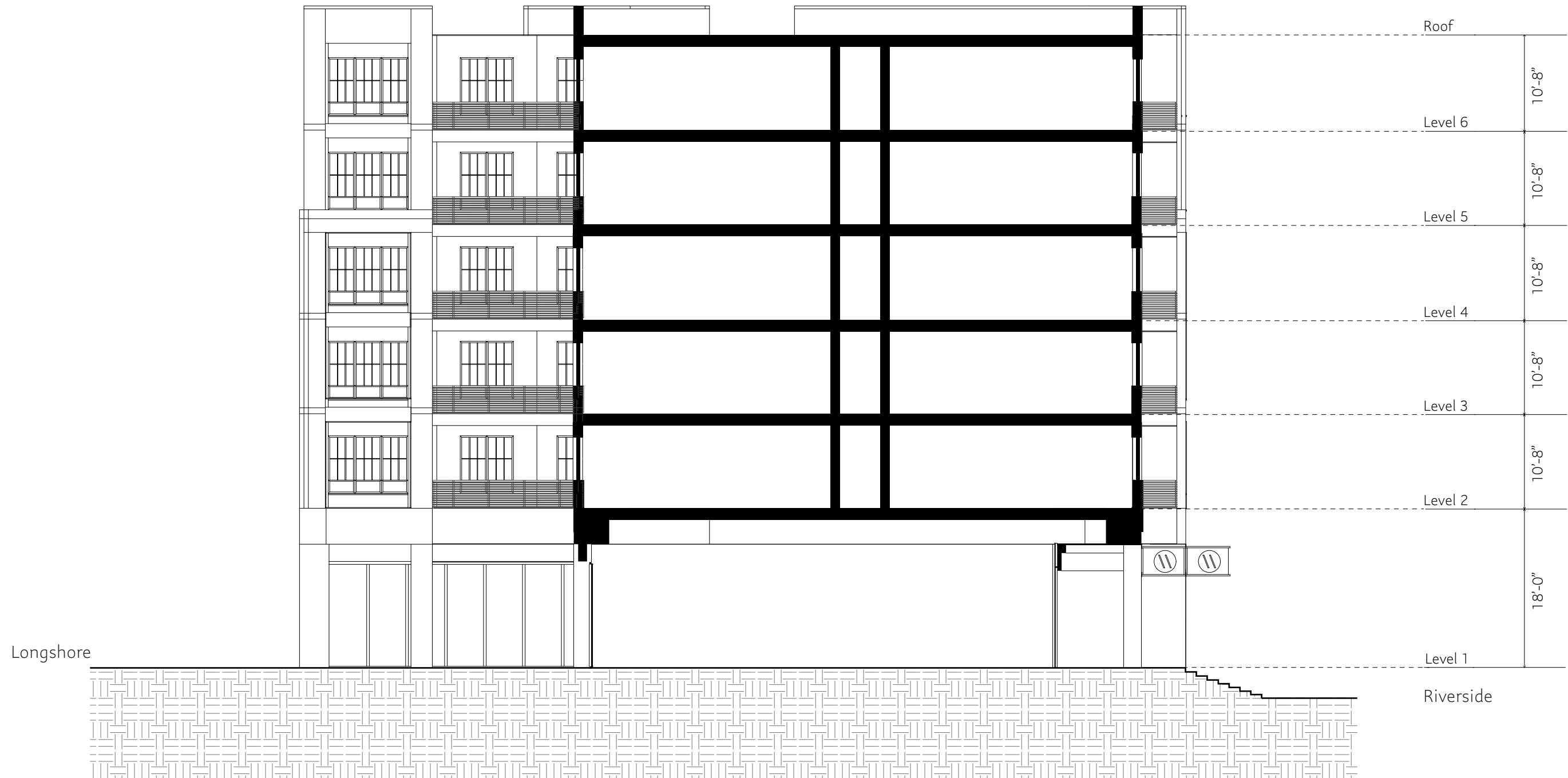
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Residential "B" - Level 05 Floor Plan | Bridge North Development







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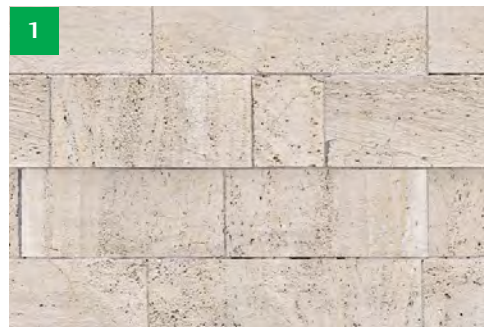
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Residential "B" - Section | Bridge North Development



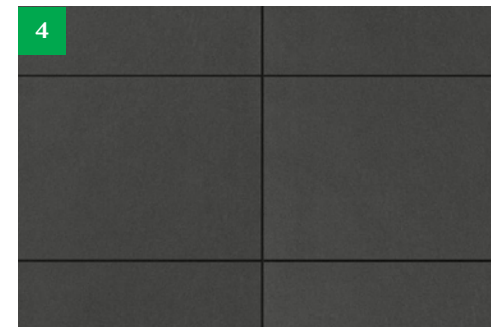
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2. Glen Gery Light Buff Matt or similar



3. Glen Gery Canyon Blend or similar



4. Equitone Natura Pro fiber cement or similar



5. Millennium Tile Cupped Tile Bronze Gold Mill Finish or similar



6. Centria Formawall Dark Bronze



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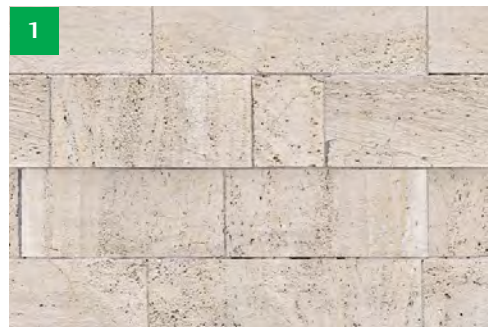
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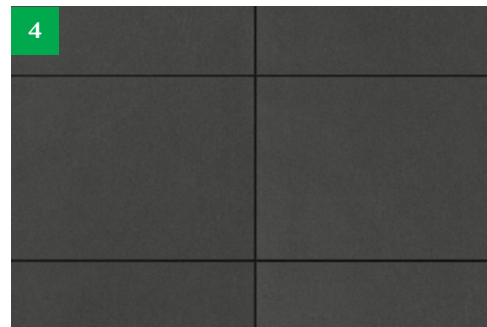
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2. Glen Gery Light Buff Matt or similar



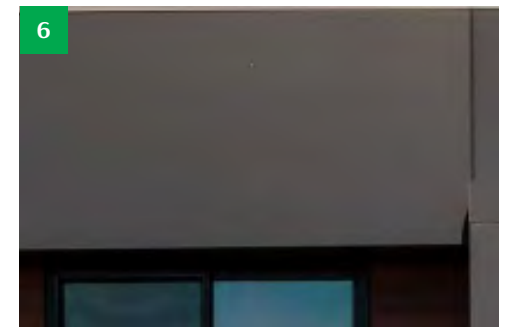
3. Glen Gery Canyon Blend or similar



4. Equitone Natura Pro fiber cement or similar



5. Millennium Tile Cupped Tile Bronze Gold Mill Finish or similar



6. Centria Formawall Dark Bronze



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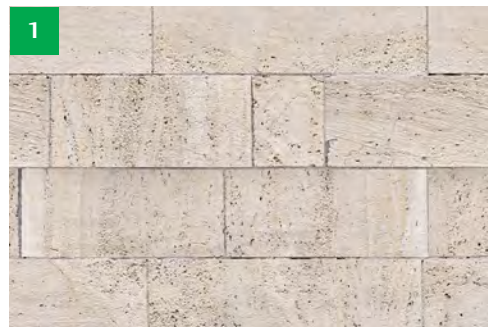
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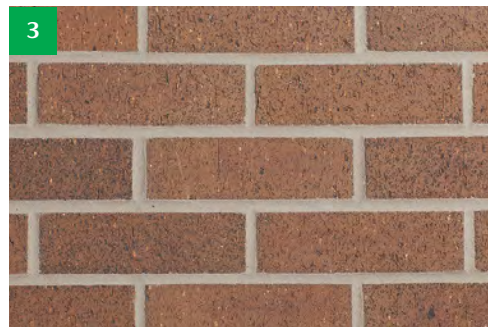
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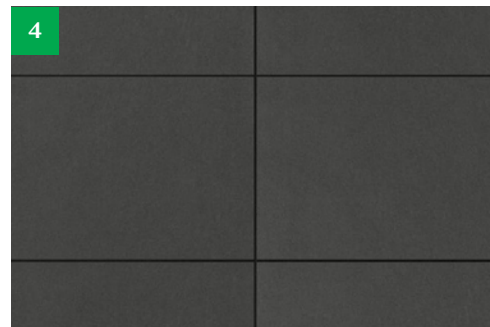
1. CAST STONE



2. LIGHT BRICK



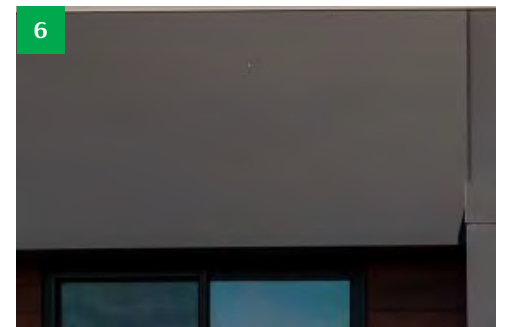
3. BROWN BRICK BLEND



4. FIBER CEMENT



5. MILLENNIUM TILE



6. METAL PANEL



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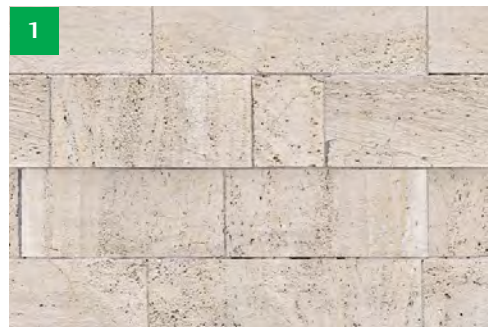
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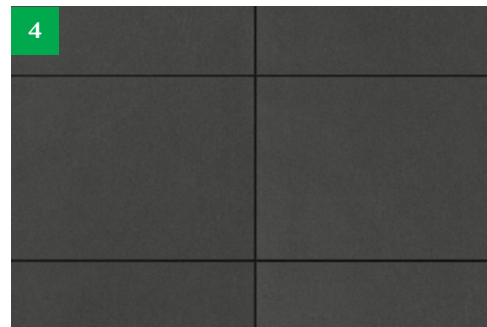
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2. Glen Gery Light Buff Matt or similar



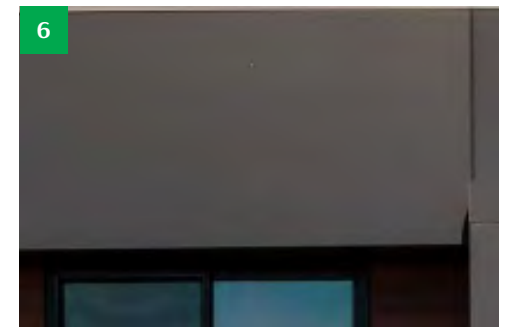
3. Glen Gery Canyon Blend or similar



4. Equitone Natura Pro fiber cement or similar



5. Millennium Tile Cupped Tile Bronze Gold Mill Finish or similar



6. Centria Formawall Dark Bronze



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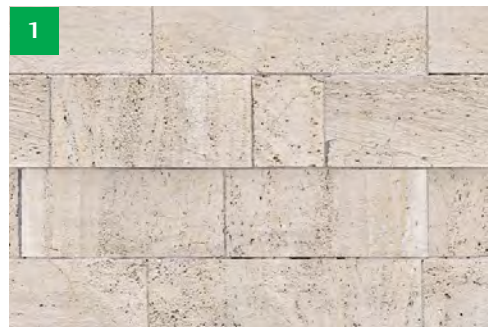
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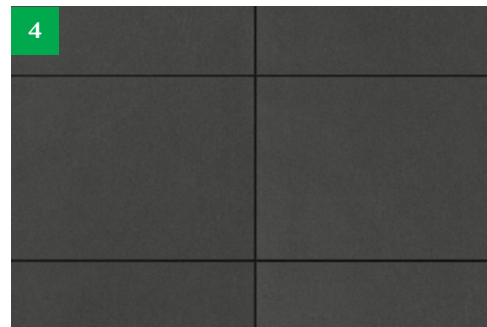
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2. Glen Gery Light Buff Matt or similar



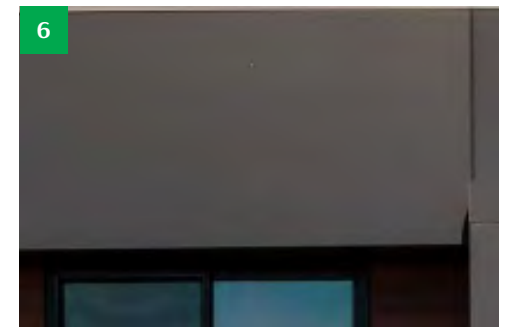
3. Glen Gery Canyon Blend or similar



4. Equitone Natura Pro fiber cement or similar



5. Millennium Tile Cupped Tile Bronze Gold Mill Finish or similar



6. Centria Formawall Dark Bronze



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WAIVER SUMMARY - Residential “B” Building (Corridor Building Type)

- Waiver Requests highlighted in green.

1) A1. Building Siting:

Minimum Front Property Line Coverage is 75%.

- The actual Front Property Line Coverage is 53%.

2) A2. Buildable Area:

Maximum Impervious Coverage allowable is 80%.

- The actual impervious coverage is 94.7%.

3) B. Height

- Ground story height is 18’-24.6’ (west elevation), which is taller than the maximum 16’.

4) D1. Street Facade Transparency

- The requirement of 60% transparency is not met on the West façade ground story, with a transparency of 50% provided. This is due to the elevation difference in grade between East and West on this site and the building’s finish floor needing to be higher to match the East site grading.

5) D4. Facade Divisions

- Requirement exceeded above the corner balcony at East façade, and central area from East and West facades. The reason for this departure is the vertical façade division at the central area is driven by unit width, and aesthetically to create a more balanced and symmetrical façade.

6) D5. Facade Materials

- Secondary materials exceed requirements on all facades. Composite metal panels and fiber cement are used along with brick, stone, and glass, to add visual interest and material contrast and rhythm to the building. They are also used to incorporate a visually lighter ‘top’ to the building along the East and West façade.

7) D1b.

- The height drops in the parapet are part of the design intent to help create variation and articulation along the building facade. Waiver requested.

8) D3. Building Entrances - Principal Entrance Location

- Waiver requested for Riverside Drive
- The principal entrance is on Longshore, which is the primary publicly activated street on the block.

A1. Street Frontage

	Allowable:	Actual:
Multiple Principal Buildings:	Permitted	Complies
Front Property Line Coverage:	Minimum 75%	53%
Occupation of Corner:	Required	Complies
Front RBZ:	0-15 ft.	Complies
Corner Side RBZ:	0-15 ft.	Complies
RBZ Treatment:	Landscape, Patio, or street-scape; along West Dublin-Granville Road, Street-scape Required	Complies
Right-of-Way Encroachment:	Awnings, Canopies, eaves, patios & signs	Complies

A2. Buildable Area

	Allowable:	Actual:
Minimum Side Yard Setback:	5 ft.	Complies
Minimum Rear Yard Setback:	5 ft.	Complies
Minimum Lot Width:	50 ft.	Complies; 115 ft.
Max. Impervious Coverage:	80%	94.7%
Additional Semi-Impervious: Coverage	10%	N/A

A3. Parking Location & Loading

	Allowable:	Actual:
Parking Location:	Rear yard; within building	N/A
Loading Facility Location:	Rear & side Facade	N/A
Entry for Parking within Building:	Rear & side Facade Corner side Facade	N/A
Access:	Refer to 153.062	Complies

B. Height

	Allowable:	Actual:
Minimum Height:	3 stories	6 stories
Maximum Height:	6 stories	6 stories
Ground story:	12 ft.-16 ft.	18'
Stories:	10-14 ft.	Complies; 10'-8"

C. Uses & Occupancy Requirements

	Allowable:	Actual:
Ground Story:	Residential and general office uses are prohibited	Complies
Upper Story:	No requirements	Complies
Parking within Building:	Permitted	N/A
Occupied Space:	Min. 30 ft. facing Street	Complies

D1. Street Facade Transparency

	Allowable:	Actual:
Ground Story Street Facing Transparency:	Min. 60% required	Ref. Elevations
Transparency:	Min. 30%	Complies
Blank Wall Limitation:	Required	Complies

D2. Non-Street Facade Transparency

	Allowable:	Actual:
Transparency:	Min. 15%	Complies
Blank Wall Limitation:	Required	Complies

D3. Building Entrance

	Allowable:	Actual:
Principal Entrance Location:	Primary Street	Complies
Street Facades: Number of Entrances:	1 per 75'	Complies
Parking Lot Facades:	1 per 100'	N/A
Mid-Building Pedestrianway:	In shopping corridors; Required for building greater than 250' in length	N/A

D4. Facade Divisions

	Allowable:	Actual:
Vertical Increments:	No greater than 45'	Ref. Elevations
Horizontal Facade Division:	On building 3 stories or taller, required with 3' of top of the ground story Required at any building step-back.	Complies
Required Change in Roof: Plane or Type	None;	N/A

D5. Facade Materials

	Allowable:	Actual:
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

D6. Roof Types

	Allowable:	Actual:
Permitted Types:	Parapet, Pitched roof, flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

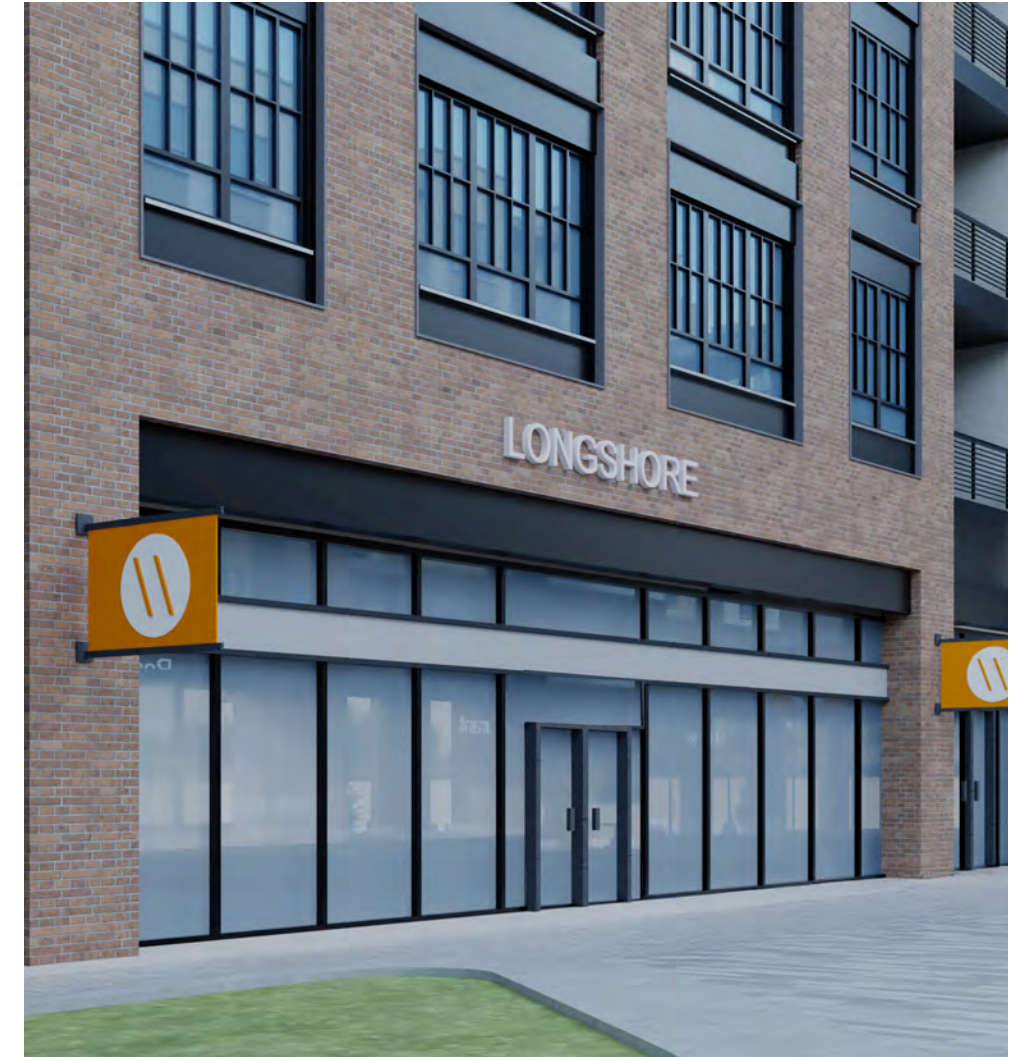
Potential Waiver Request



1. Tellis



2. Canopy

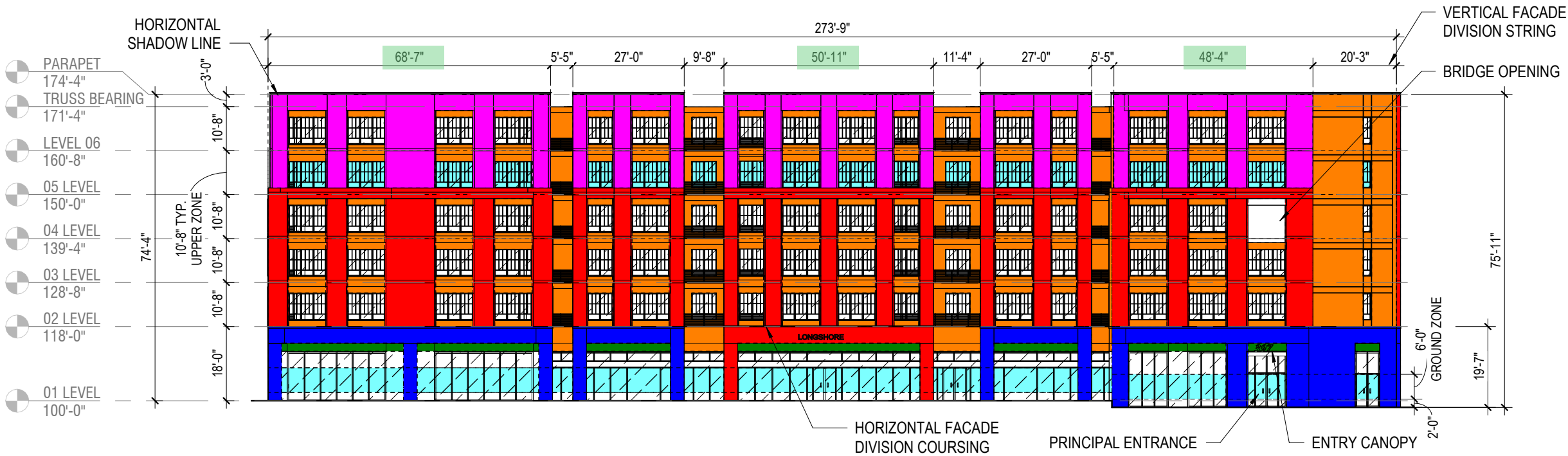


3. no canopy

Retailers may choose from one of the approved storefront options for installation, in order to maintain visual variety across the overall streetscape within the Bridge North development.





MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
EAST FACADE TOTAL AREA		STREET FACADE: YES		HEIGHT: 10'-8"	
		PRINCIPAL ENTRANCE: YES		UPPER STORY TOTAL AREA: 2,920 SF (EA. FLOOR 02-06)	
PRIMARY	GLAZING (WINDOWS & DOORS)	7,018 SF			
PRIMARY	BRICK	4,015 SF			
PRIMARY	CAST STONE	1,583 SF			
SECONDARY	MILLENNIUM TILE	2,725 SF			
SECONDARY	METAL/FIBER CEMENT	4,617 SF			
SECONDARY	LOUVERS/GLAZING/METAL	367 SF			
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)					
PRIMARY MATERIAL TOTAL:		GROUND STORY:		UPPER STORY TRANSPARENCY:	
		HEIGHT: (VARIES)		UPPER STORY TRANSPARENCY ZONE: 2,920 SF (FLOOR TO FLOOR 02-06)	
REQUIRED: 80%		18'-0" (SOUTH & CENTER)		UPPER STORY GLAZING AREA: 891 SF (FLOOR TO FLOOR 02-06)	
PROVIDED: 62% (12,616 / 20,325 = .621)		19'-7" (NORTH)		TRANSPARENCY REQUIRED: 30%	
		GROUND STORY TOTAL AREA: 5,039 SF		TRANSPARENCY PROVIDED: 31%	
SECONDARY MATERIAL TOTAL:		GROUND STORY TRANSPARENCY:		BLANK WALL LIMITATIONS:	
		GROUND STORY TRANSPARENCY ZONE: 1,642 SF		REQUIRED: YES	
REQUIRED: <20%		(2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES	
PROVIDED: 38% (7,709 / 20,325 = .379)		GROUND STORY GLAZING AREA: 1,282 SF		VERTICAL FACADE DIVISIONS:	
		(2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
		TRANSPARENCY REQUIRED: 60%		PROVIDED: YES - SOME GREATER THAN 45'-0"	
		TRANSPARENCY PROVIDED: 78%		HORIZONTAL FACADE DIVISIONS:	
				REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
				PROVIDED: YES, MATERIAL TYPE CHANGE, BRICK COURSING	

 Potential Waiver Request






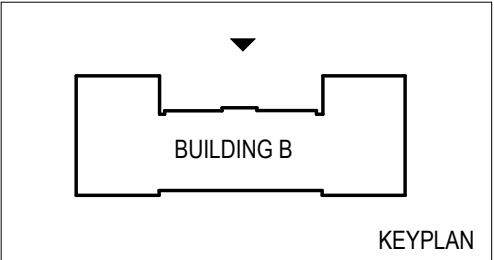
MATERIALS LEGEND

PRIMARY MATERIALS

-  BRICK
-  CAST STONE
-  GLAZING
-  TRANSPARENCY ZONE GLAZING

SECONDARY MATERIALS








-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MILLENNIUM TILE

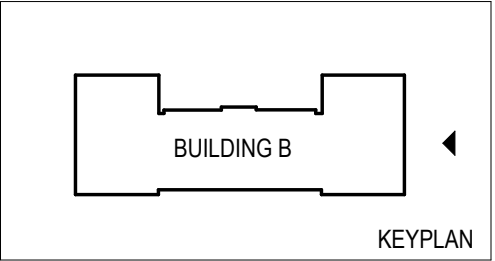
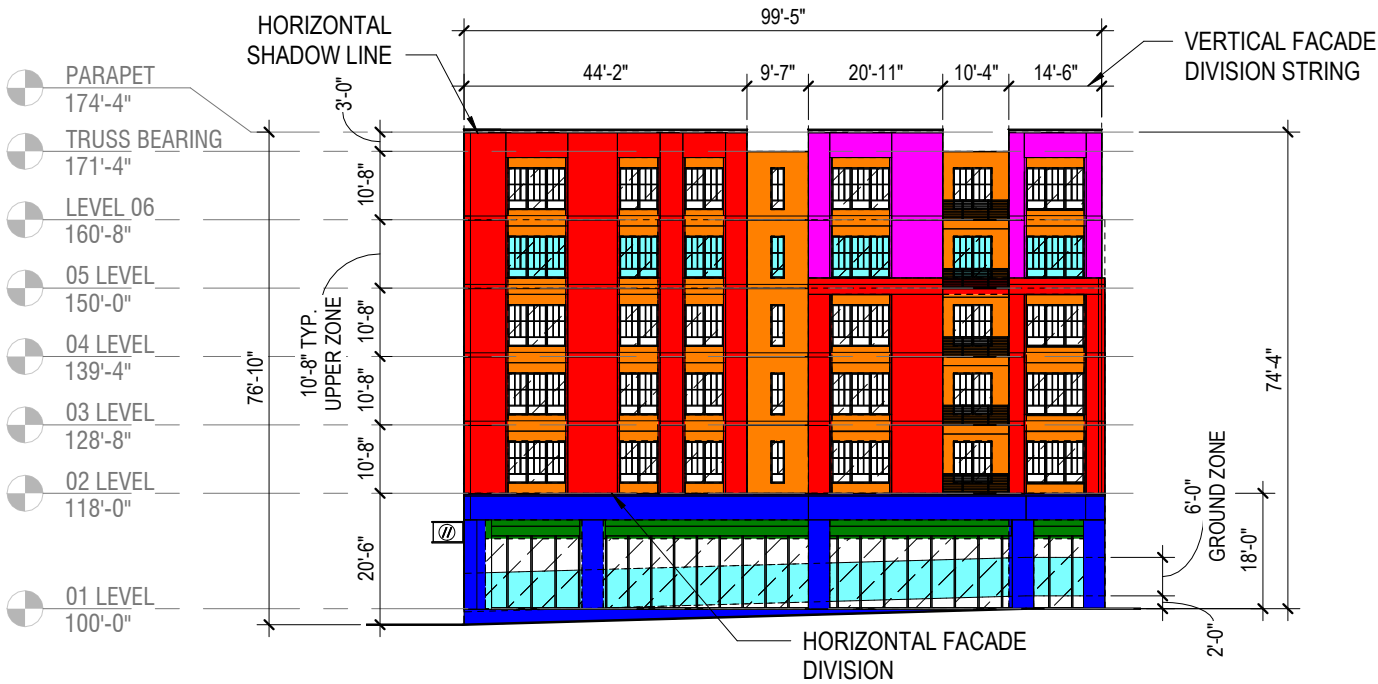


MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
SOUTH FACADE TOTAL AREA		STREET FACADE: NO		HEIGHT: 10'-8"	
PRIMARY GLAZING (WINDOWS & DOORS)		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 1,066 SF (EA. FLOOR 02-06)	
PRIMARY	BRICK	2,064 SF		UPPER STORY TRANSPARENCY:	
PRIMARY	CAST STONE	755 SF		UPPER STORY TRANSPARENCY ZONE: 1,066 SF (FLOOR TO FLOOR 02-06)	
SECONDARY	MILLENNIUM TILE	468 SF		UPPER STORY GLAZING AREA: 306 SF (FLOOR TO FLOOR 02-06)	
SECONDARY	METAL/FIBER CEMENT	1,500 SF		TRANSPARENCY REQUIRED: 15%	
SECONDARY	LOUVERS/GLAZING/METAL	243 SF		TRANSPARENCY PROVIDED: 29%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		NUMBER OF ENTRANCES:		BLANK WALL LIMITATIONS:	
		REQUIRED: NO - NOT A PRIMARY STREET FACADE		REQUIRED: YES	
		TOTAL FACADE LENGTH: 99'-5"		PROVIDED: YES	
		REQUIRED: 0		VERTICAL FACADE DIVISIONS:	
		PROVIDED: 0		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
				PROVIDED: YES	
GROUND STORY:				HORIZONTAL FACADE DIVISIONS:	
HEIGHT (VARIES):		18'-0" (EAST)		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		20'-6" (WEST)		PROVIDED: YES, MATERIAL TYPE CHANGE	
GROUND STORY TOTAL AREA: 1,908 SF					
GROUND STORY TRANSPARENCY:					
GROUND STORY TRANSPARENCY ZONE: 600 SF					
(2'-0" TO 8'-0" ABOVE GRADE)					
GROUND STORY GLAZING AREA: 494 SF					
(2'-0" TO 8'-0" ABOVE GRADE)					
TRANSPARENCY REQUIRED: 15%					
TRANSPARENCY PROVIDED: 82%					
PRIMARY MATERIAL TOTAL:					
REQUIRED: 80%					
PROVIDED: 70% (5,251 / 7,462 = .704)					
SECONDARY MATERIAL TOTAL:					
REQUIRED: <20%					
PROVIDED: 30% (2,211 / 7,462 = .296)					

 Potential Waiver Request

MATERIALS LEGEND

PRIMARY MATERIALS	
	BRICK
	CAST STONE
	GLAZING
	TRANSPARENCY ZONE GLAZING
SECONDARY MATERIALS	
	METAL / FIBER CEMENT
	FUTURE LOUVERS / METAL
	MILLENNIUM TILE





Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists



DAIMLER

Residential "B" - Riverside Elevation | Bridge North Development



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Residential "B" - Riverside Elevation | Bridge North Development



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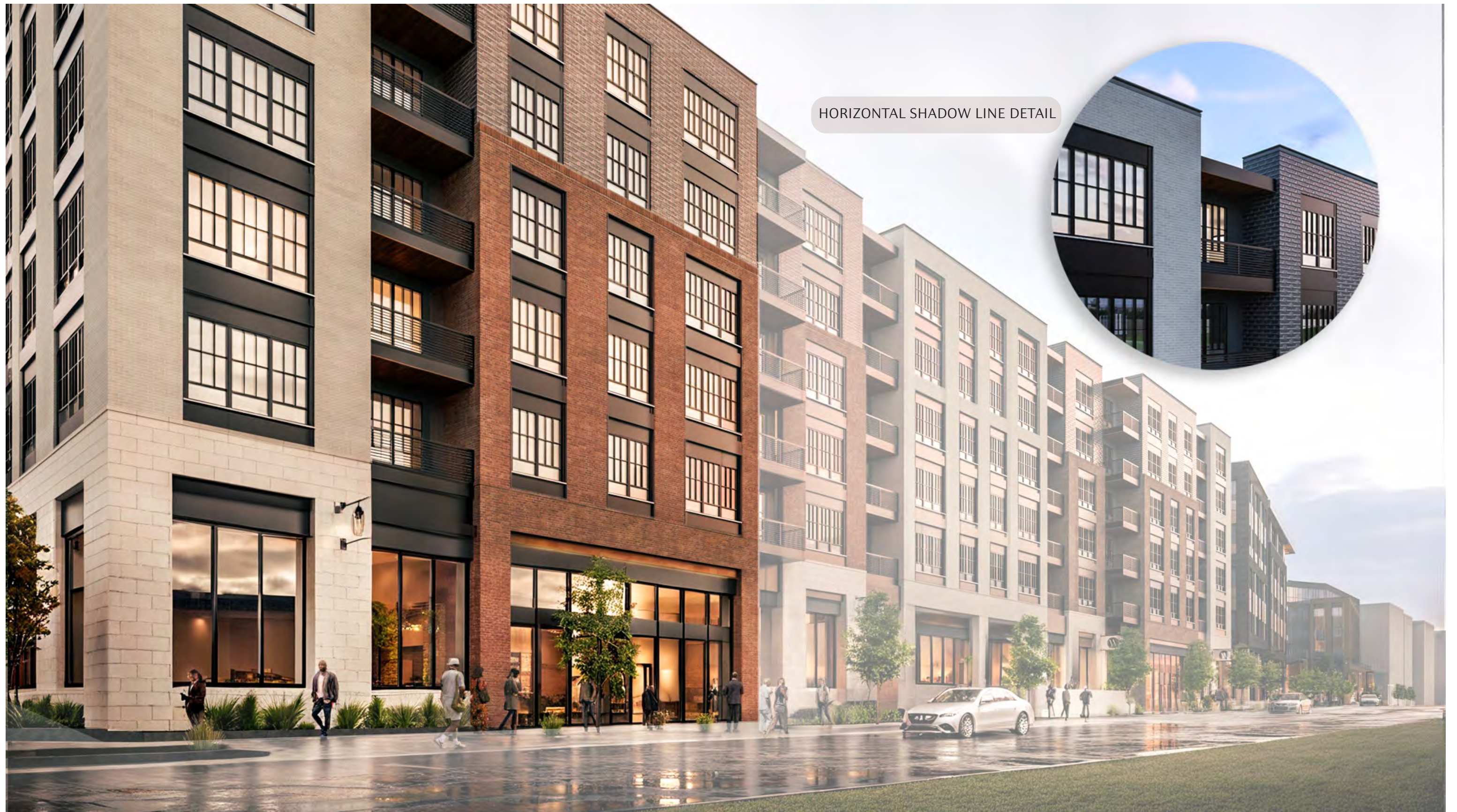
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Residential "B" - From Central Plaza | Bridge North Development



HORIZONTAL SHADOW LINE DETAIL



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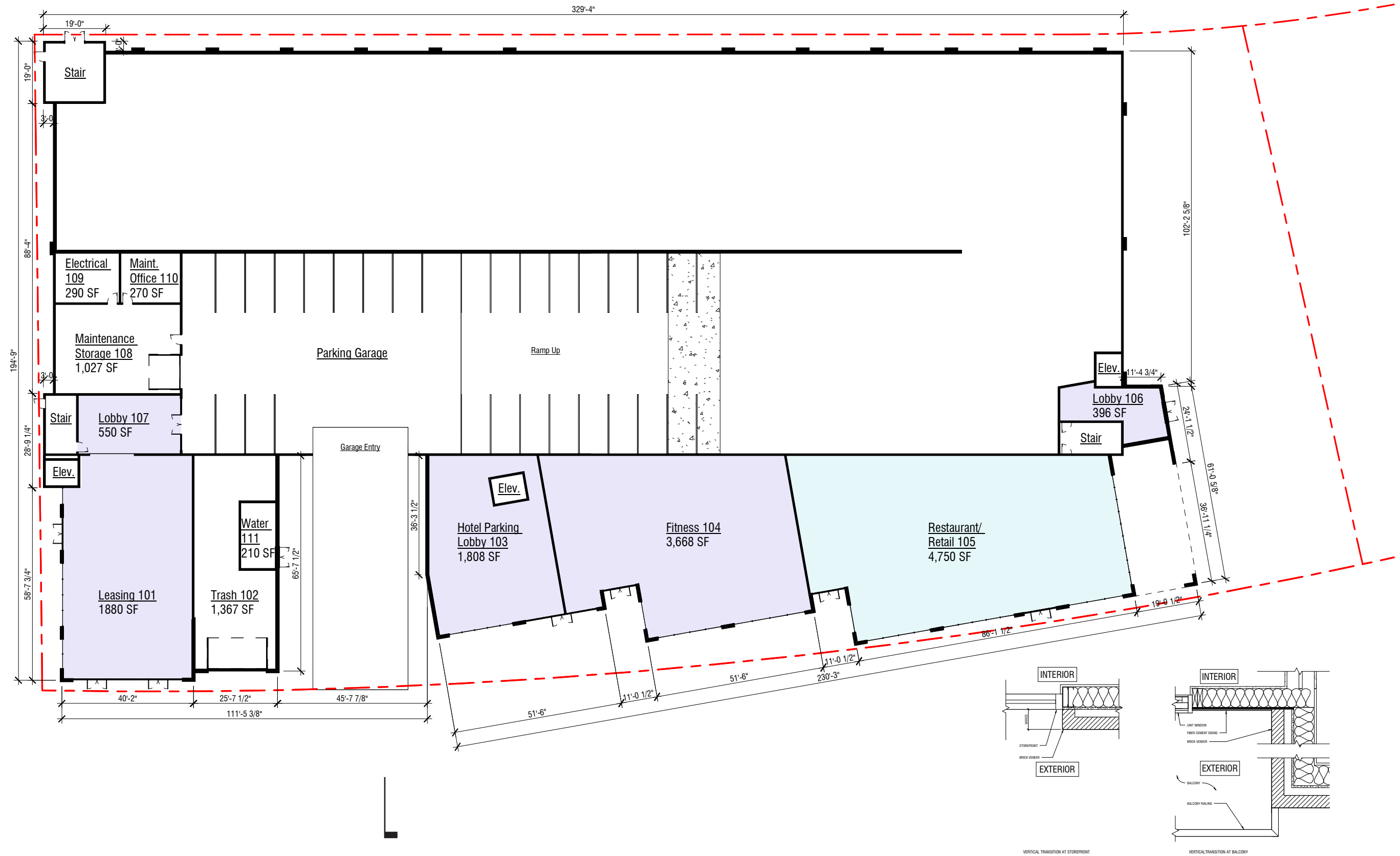
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Residential "B" - From Central Plaza | Bridge North Development



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DAIMLER

1"=20'0"



Residential Liner+Garage - Level 01 Floor Plan | Bridge North Development



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DAIMLER

1"=20'0"



Residential Liner+Garage - Level 02 Floor Plan | Bridge North Development



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DAIMLER

1"=20'0"

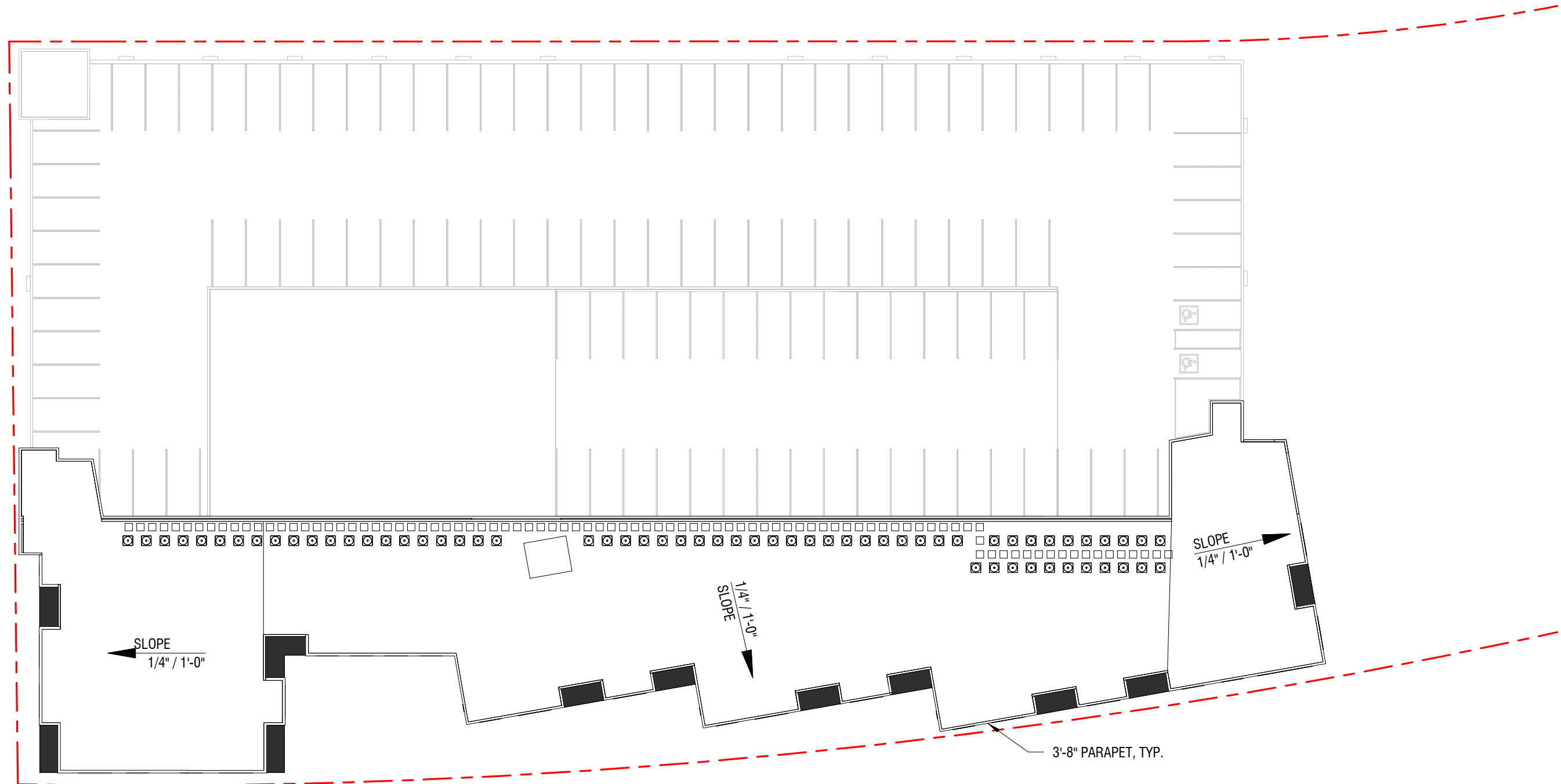


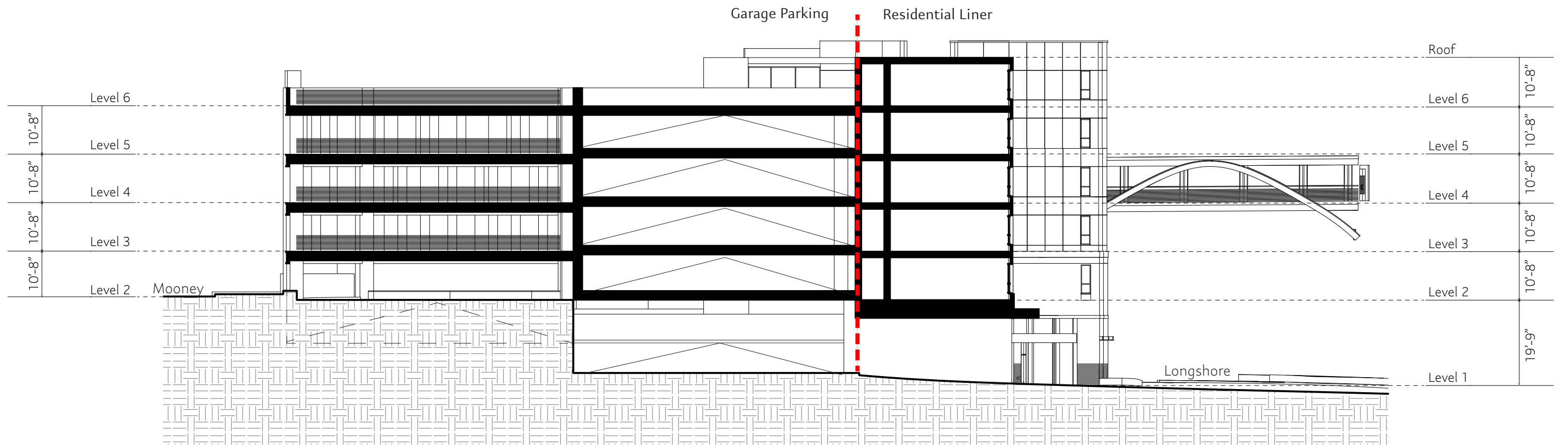
Residential Liner+Garage - Level 03 Floor Plan | Bridge North Development











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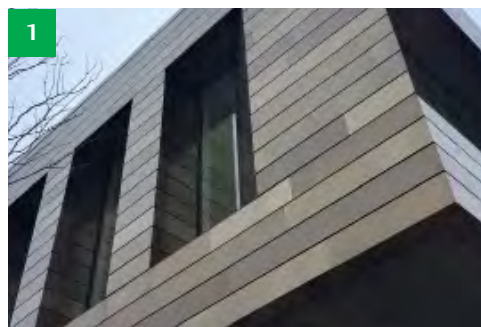


DAIMLER

1/16"=1'0"



Residential Liner+Garage - Section | Bridge North Development



1. Millennium Tile Bronze Mill Flush Reveal Panel or similar



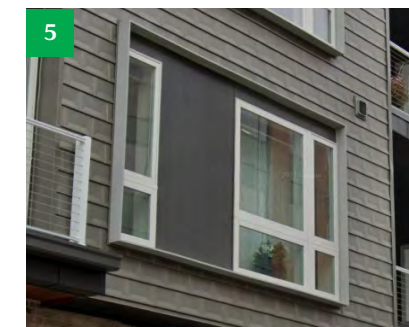
2. Glen Gery Iberia Black or similar



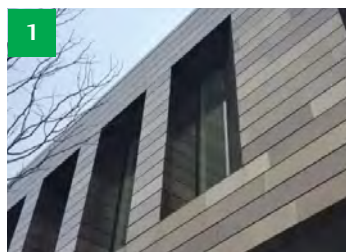
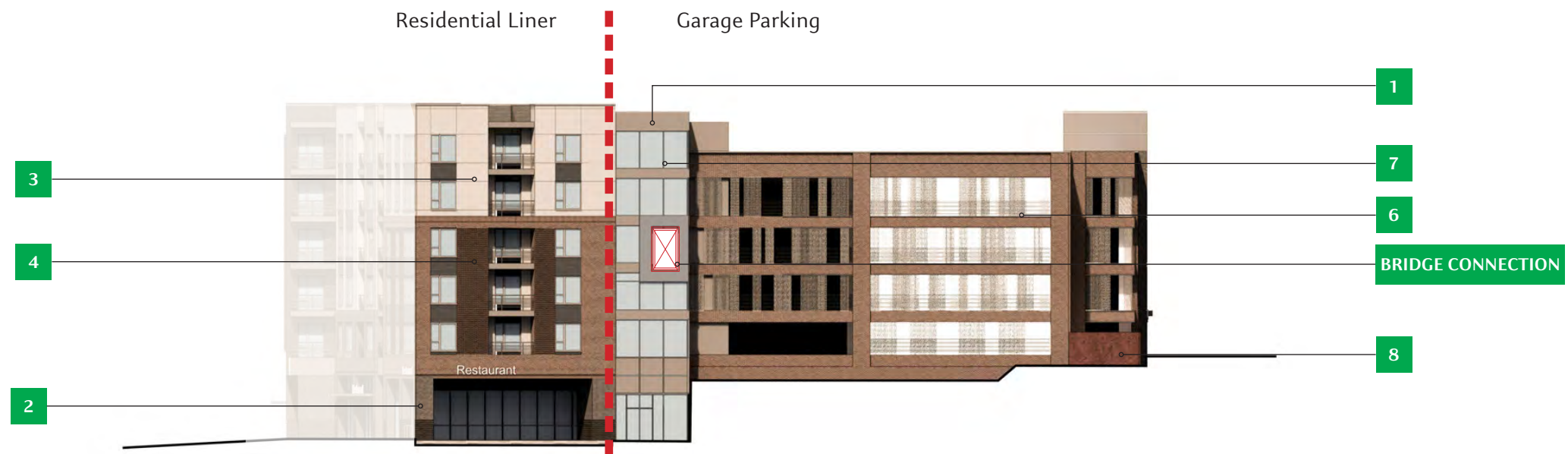
3. Equitone Natura Pro fiber cement or similar



4. US Brick chestnut velour or similar



5. Custom Tubelite Aluminum Extrusion or similar



1. Millennium Tile Bronze Mill Flush Reveal Panel or similar



2. Glen Gery Iberia Black or similar



3. Equitone Natura Pro fiber cement or similar



4. US Brick chestnut velour or similar



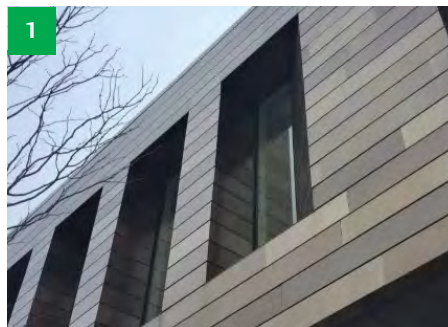
6. FlexFacades Tensile architecture mesh TeleGrey/Copper/Anthracite or similar



7. Tubelite Storefront clear Anodize or similar



8. Corten Steel



1. Millennium Tile Bronze Mill Flush Reveal Panel or similar



4. US Brick chestnut velour or similar



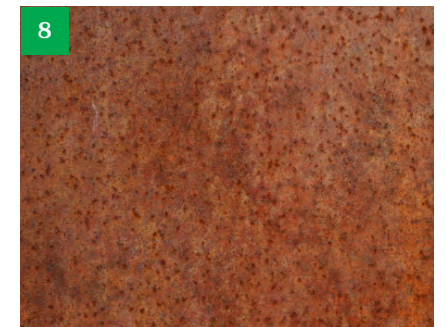
5. Custom Tubelite Aluminum Extrusion or similar



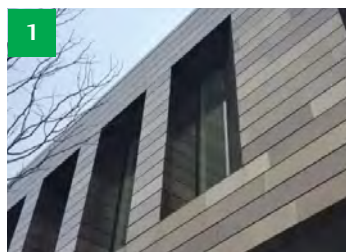
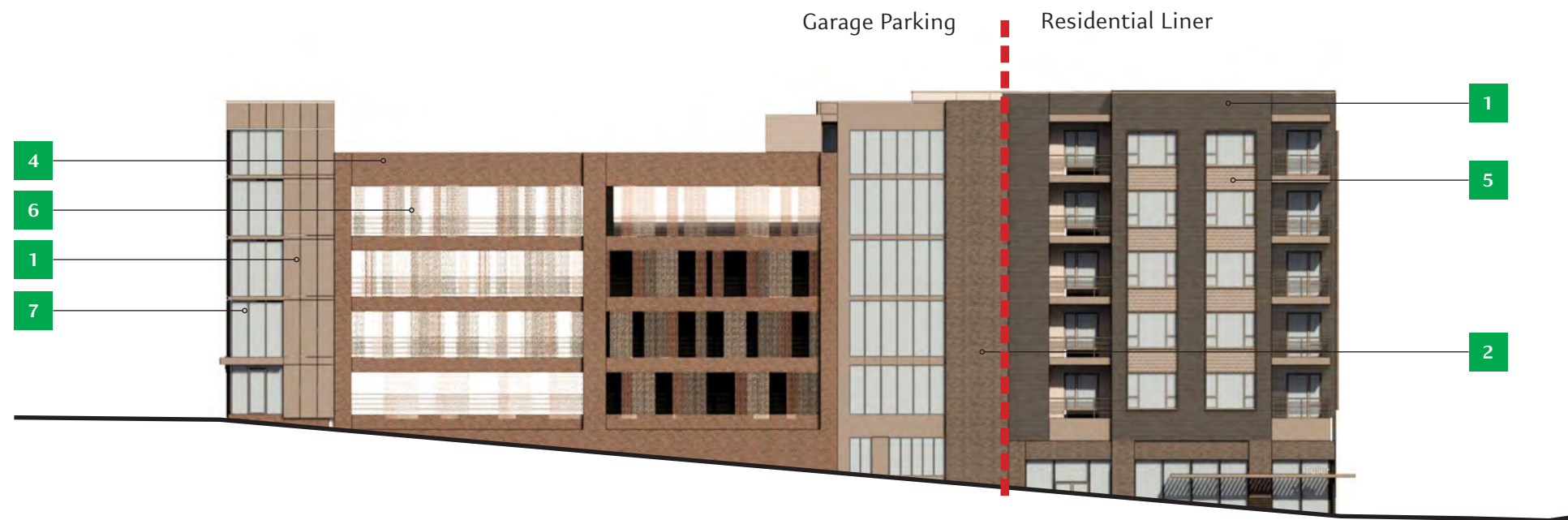
6. FlexFacades Tensile architecture mesh TeleGrey/Copper/Anthracite or similar



7. Tubelite Storefront clear Anodize or similar



8. Corten Steel



1. Millennium Tile Bronze Mill Flush Reveal Panel or similar



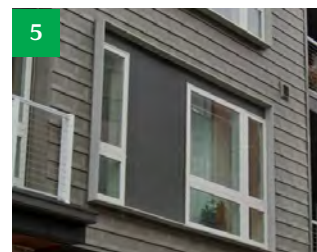
2. Glen Gery Iberia Black or similar



3. Equitone Natura Pro fiber cement or similar



4. US Brick chestnut velour or similar



5. Custom Tubelite Aluminum Extrusion or similar



6. FlexFacades Tensile architecture mesh TeleGrey/Copper/Anthracite or similar



7. Tubelite Storefront clear Anodize or similar

WAIVER SUMMARY - Residential Liner (Corridor Building Type)

- Waiver Requests highlighted in green.

1) A1. Building Siting:

Minimum Front Property Line Coverage is 75%.

- The actual Front Property Line Coverage is 55%.

A1. Street Frontage - Front RBZ

- Eng. and Row Encroachment Agreement requested along Tuller Road for retaining wall and landscape plaza area encroachment into Row to help activate this corner.

A1. Street Frontage - ROW Encroachments

- Eng. and Row Encroachment Agreement requested along Tuller Road for retaining wall and landscape plaza area encroachment into Row to help activate this corner.

2) A2. Buildable Area:

Maximum Impervious Coverage allowable is 80%.

- The actual impervious coverage is 95% on this parcel when combining with the garage.

3) A3. Loading Facility Location

- The loading area to trash room is located at Longshore Street, which considered Front Facade of the Residential Liner building. This is due to extreme elevation difference in grade at the side facade (north) and no street access at the rear facade (south and west).

4) B. Height

- The ground story height is 19’ on North, varies from 19’ to 18’-6” on west, and 18’-6” on south, to make up the difference in grade, which is taller than the required maximum 16’.

5) D4. Facade Divisions

- Requirement exceeded at the NW corner as the division is greater than 45’-0” at this specific location on the West and North facades. The reason for this departure is to create a distinctive corner element above the leasing lobby.

6) D5. Facade Materials

- Secondary materials exceed requirements on all facades. Millennium Tile, Composite metal panels and fiber cement are used, along with brick and glass, to add visual interest, material contrast and rhythm to the building. They are also used to incorporate a visually lighter ‘top’ to the building along the West façade.

7) D1b. Building Types

- The height drops in the parapet are part of the design intent to help create variation and articulation along the building facade. Waiver requested.

Residential Liner - Corridor Building

A1. Street Frontage

	Allowable:	Actual:
Multiple Principal Buildings:	Permitted	Complies
Front Property Line Coverage:	Minimum 75%	55%
Occupation of Corner:	Required	Complies
Front RBZ:	0-15 ft.	Complies
Corner Side RBZ:	0-15 ft.	Complies
RBZ Treatment:	Landscape, Patio, or street-scape; along West Dublin-Granville Road, Street-scape Required	Complies
Right-of-Way Encroachment:	Awnings, Canopies, eaves, patios & signs	Complies

A2. Buildable Area

	Allowable:	Actual:
Minimum Side Yard Setback:	5 ft.	Complies
Minimum Rear Yard Setback:	5 ft.	Complies
Minimum Lot Width:	50 ft.	Complies; 115 ft.
Max. Impervious Coverage:	80%	95%
Additional Semi-Impervious Coverage:	10%	N/A

A3. Parking Location & Loading

	Allowable:	Actual:
Parking Location:	Rear yard; within building	N/A
Loading Facility Location:	Rear & side Facade	Front Facade (Longshore St.)
Entry for Parking within Building:	Rear & side Facade Corner side Facade	N/A
Access:	Refer to 153.062	Complies

B. Height

	Allowable:	Actual:
Minimum Height:	3 stories	6 stories
Maximum Height:	6 stories	6 stories
Ground story:	12 ft.-16 ft.	21' at the highest
Stories:	10-14 ft.	Complies; 10'-8"

C. Uses & Occupancy Requirements

	Allowable:	Actual:
Ground Story:	Residential and general office uses are prohibited	Complies
Upper Story:	No requirements	Complies
Parking within Building:	Permitted	N/A
Occupied Space:	Min. 30 ft. facing Street	Complies

D1. Street Facade Transparency

	Allowable:	Actual:
Ground Story Street Facing Transparency:	Min. 60% required	Ref. Elevations
Transparency:	Min. 30%	Complies
Blank Wall Limitation:	Required	Complies

D2. Non-Street Facade Transparency

	Allowable:	Actual:
Transparency:	Min. 15%	Complies
Blank Wall Limitation:	Required	Complies

D3. Building Entrance

	Allowable:	Actual:
Principal Entrance Location:	Primary Street	Complies
Street Facades: Number of Entrances:	1 per 75'	Complies
Parking Lot Facades:	1 per 100'	N/A
Mid-Building Pedestrianway:	In shopping corridors; Required for building greater than 250' in length	N/A

D4. Facade Divisions

	Allowable:	Actual:
Vertical Increments:	No greater than 45'	Ref. Elevations
Horizontal Facade Division:	On building 3 stories or taller, required with 3' of top of the ground story Required at any building step-back.	Complies
Required Change in Roof: Plane or Type	None;	N/A

D5. Facade Materials

	Allowable:	Actual:
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

D6. Roof Types

	Allowable:	Actual:
Permitted Types:	Parapet, Pitched roof, flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

Potential Waiver Request



1. Tellis



2. Canopy



3. no canopy

Retailers may choose from one of the approved storefront options for installation, in order to maintain visual variety across the overall streetscape within the Bridge North development.

MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
WEST FACADE TOTAL AREA		STREET FACADE: YES		HEIGHT: 10'-8"	
PRIMARY GLAZING (WINDOWS & DOORS)		PRINCIPAL ENTRANCE: YES		UPPER STORY TOTAL AREA: 3702 SF (EA. FLOOR 02-06)	
PRIMARY	BRICK	NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
SECONDARY	MILLENNIUM TILE	REQUIRED: 1 PER 75'-0" OF FACADE		UPPER STORY TRANSPARENCY ZONE: 3,702 SF (FLOOR TO FLOOR 02-06)	
SECONDARY	METAL/FIBER CEMENT	TOTAL FACADE LENGTH: 343'-6"		UPPER STORY GLAZING AREA: 1,229 SF (FLOOR TO FLOOR 02-06)	
SECONDARY	LOUVERS/GLAZING/METAL	REQUIRED: 343'-6" / 75 = 5 (4.57 ROUNDED UP)		TRANSPARENCY REQUIRED: 30%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		PROVIDED: 6		TRANSPARENCY PROVIDED: 33%	
PRIMARY MATERIAL TOTAL: 12,255 SF		GROUND STORY:		BLANK WALL LIMITATIONS:	
REQUIRED: 80%		HEIGHT: (VARIES)		REQUIRED: YES	
PROVIDED: 48% (12,255 / 25,350 = .483)		19'-0" (NORTH)		PROVIDED: YES	
SECONDARY MATERIAL TOTAL: 13,192 SF		GROUND STORY TOTAL AREA: 5747 SF - EXCLUDES GARAGE OPENINGS		VERTICAL FACADE DIVISIONS:	
REQUIRED: <20%		GROUND STORY TRANSPARENCY:		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
PROVIDED: 52% (13,095 / 25,350 = .516)		GROUND STORY TRANSPARENCY ZONE: 1,806 SF		PROVIDED: YES, ONE GREATER THAN 45'-0"	
		(2'-0" TO 8'-0" ABOVE GRADE)		HORIZONTAL FACADE DIVISIONS:	
		GROUND STORY GLAZING AREA: 1,222 SF		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		(2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES, MATERIAL TYPE CHANGE	
		TRANSPARENCY REQUIRED: 60%			
		TRANSPARENCY PROVIDED: 68%			

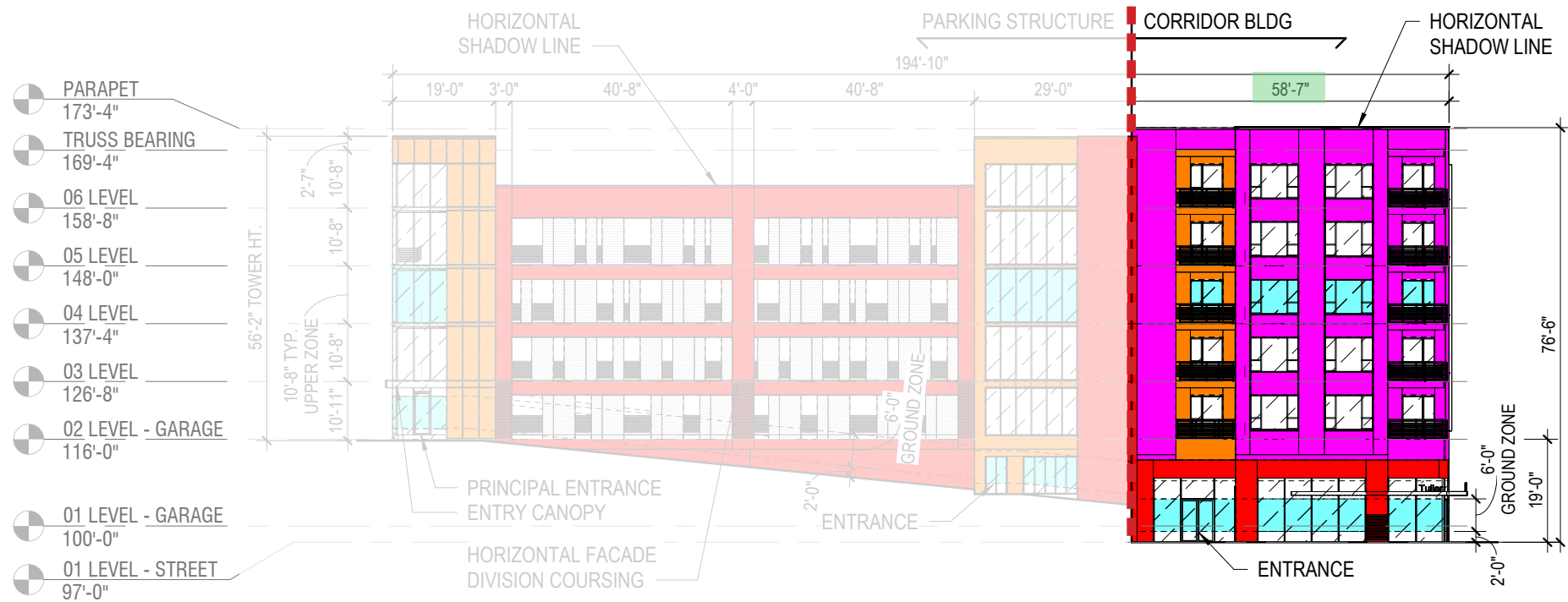
Potential Waiver Request



<u>MATERIAL TYPE:</u>			<u>FACADE REQUIREMENTS:</u>			<u>UPPER STORY:</u>		
NORTH FACADE TOTAL AREA 11,001 SF -(INCLUDES BOTH CORRIDOR AND PARKING GARAGE)			STREET FACADE: YES PRINCIPAL ENTRANCE: YES - PARKING STRUCTURE; NO - LINER			HEIGHT: 10'-8" UPPER STORY TOTAL AREA: 2,078 SF (EA. FLOOR 02-06)		
PRIMARY	GLAZING (WINDOWS & DOORS)	2,910 SF	<u>NUMBER OF ENTRANCES:</u> REQUIRED: YES TOTAL FACADE LENGTH: 194'-10" REQUIRED: 194'-10" / 75'-0" = 3 (2.5 ROUNDED UP) PROVIDED: 3			<u>UPPER STORY TRANSPARENCY:</u>		
PRIMARY	BRICK	3,067 SF				UPPER STORY TRANSPARENCY ZONE: 625 SF CORRIDOR (FLOOR TO FLOOR 02-06)		
SECONDARY	MESH SCREENS	1,560 SF				UPPER STORY GLAZING AREA: 195 SF CORRIDOR (FLOOR TO FLOOR 02-06)		
SECONDARY	MILLENNIUM TILE	2,121 SF				TRANSPARENCY REQUIRED: 30% CORRIDOR; PARKING=CAR SCREENING		
SECONDARY	METAL/FIBER CEMENT	1,343 SF				TRANSPARENCY PROVIDED: 31% CORRIDOR; PARKING=PERFORATED MESH PANELS		
SECONDARY	LOUVERS/GLAZING/METAL	0 SF	<u>GROUND STORY:</u> HEIGHT: (VARIES) GROUND STORY TOTAL AREA: 3,312 SF			<u>BLANK WALL LIMITATIONS:</u>		
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)						REQUIRED: YES PROVIDED: NO		
<u>PRIMARY MATERIAL TOTAL:</u> 5,977 SF						<u>VERTICAL FACADE DIVISIONS:</u>		
REQUIRED: 80%						REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)		
PROVIDED: 54% (5,977 / 11,001 = .543)						PROVIDED: YES, ONE GREATER THAN 45'-0"		
<u>SECONDARY MATERIAL TOTAL:</u> 5,024 SF			<u>GROUND STORY TRANSPARENCY:</u> GROUND STORY TRANSPARENCY ZONE: 353 SF CORRIDOR; 824 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 272 SF CORRIDOR; 134 SF PARKING (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 60% CORRIDOR; 65% PARKING TRANSPARENCY PROVIDED: 77% CORRIDOR; 16% PARKING			<u>HORIZONTAL FACADE DIVISIONS:</u>		
REQUIRED: <20%						REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)		
PROVIDED: 46% (5,024 / 11,001 = .456)						PROVIDED: YES, MATERIAL TYPE CHANGE		

Potential Waiver Request

Potential Waiver Request



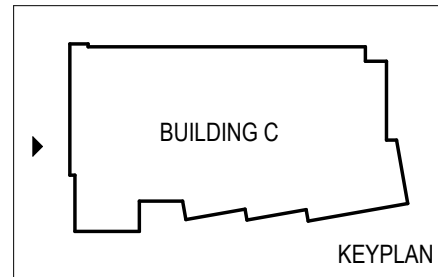
MATERIALS LEGEND

PRIMARY MATERIALS

- BRICK
- GLAZING
- TRANSPARENCY ZONE GLAZING
- OPEN - GARAGE

SECONDARY MATERIALS

- METAL / FIBER CEMENT
- FUTURE LOUVERS / METAL
- MILLENNIUM TILE
- MESH PANELS



WAIVER SUMMARY - Garage (Parking Structure Type)

- Waiver Requests highlighted in green.

1) A2. Buildable Area:

1. Maximum Building Length is 300 ft.

- The actual Building Length is 330’-2”

2. Maximum Impervious Coverage allowable is 80%.

- The actual impervious coverage is 95% on this parcel when combining with the Liner.

2) D1. Street Facade Transparency

- The requirement of 65% transparency (Parking) is not met on the North façade ground story, with a transparency of 16% provided. This is due to the extreme elevation difference in grade between East and West on this site.

3) D3. Building Entrance

- The number of entrances provided is less than the requirements on East façade. The East façade consists of the parking garage with a centralized vehicle entry/exit with (2) pedestrian entrances and a principal entrance to the vertical circulation tower on the North corner.

4) D4. Facade Divisions

- Requirement exceeded at the South and North elevations as the division is greater than 30’-0” at some specific structure bays are larger.

5) D5. Facade Materials

- Secondary materials exceed requirements on all facades. Composite metal panels, Garage wire mesh screen and fiber cement are used, along with brick and glass, to add visual interest, material contrast and rhythm to the building. They are also used to incorporate a visually cue to the stair tower at the NE corner.

6) 5A. Parking Structure Design - Entrance/Exit Lanes

- An extra exit lane will be provided on Mooney St., but the design team feels 2 entrances lanes and 3 exit lanes provided are sufficient for traffic flow.

7) C. Uses & Occupancy Requirements - Ground Story Use Req.

- Conditional use approval requested for Tuller Road
- Due to overall site grading, it is not practical to provide commercial use fronting this street.

8) C. Uses & Occupancy Requirements - Parking within Building

- Conditional use approval requested
- Parking is proposed in portions fronting Tuller Road.

9) C. Uses & Occupancy Requirements - Occupied Space Req.

- Conditional use approval requested
- Parking is proposed in portions fronting Tuller Road.

10) D. Roof Types - Tower

- Waiver requested for tower on NE corner not considered terminal vista.

11.) 5C. Parking Structure Design - Interior Circulation

- Proposed ground story height is under 12’.

12.) A1. Street Frontage - Front RBZ

- Waiver requested for tower on NE corner.

13.) A1. Street Frontage - Corner Side Required Building Zone

- Waiver requested for tower on NE corner.

14.) A1. Street Frontage - Required Building Zone Treatment

- Eng and ROW encroachment agreement requested along Tuller Road for retaining wall and landscape plaza area encroachment into ROW to help activate this corner

15.) A1. Street Frontage - ROW Encroachment

- Waiver requested for 2 tower entry doors that will encroach into the ROW on Tuller and Mooney.

Garage - Parking Structure

A1. Street Frontage

	Allowable:	Actual:
Multiple Principal Buildings:	Not Permitted	Complies
Front Property Line Coverage:	Minimum 90%	93%
Occupation of Corner:	Required	Complies
Front RBZ:	5-25 ft.	Complies
Corner Side RBZ:	5-25 ft.	Complies
RBZ Treatment:	Landscape, Patio, or street-scape;	Complies
Right-of-Way Encroachment:	None	Complies

A2. Buildable Area

	Allowable:	Actual:
Minimum Side Yard Setback:	5 ft.	Complies
Minimum Rear Yard Setback:	5 ft.	Complies
Minimum Lot Width:	80 ft.	Complies
Maximum Building Length	300 ft.	330'-2"
Max. Impervious Coverage:	80%	95%
Additional Semi-Impervious: Coverage	10%	N/A

A3. Parking Location & Loading

	Allowable:	Actual:
Parking Location:	within building only	within building
Entry for Parking: within building:	Rear, side, corner side facades on non-principal frontage streets	Front Facade (Longshore St. &Mooney St.)
Entry for Parking within Building:	Rear & side Facade Corner side Facade	N/A
Access:	Refer to 153.062	Complies

B. Height

	Allowable:	Actual:
Minimum Height:	2 stories	5 stories above grade
Maximum Height:	5 stories	5 stories above grade
Ground story:	8 ft./12 ft.-18 ft.	Complies; 10'-8"
Stories:	8.5 ft.-12 ft.	Complies; 10'-8"

C. Uses & Occupancy Requirements

	Allowable:	Actual:
Ground Story:	Commercial use are Required only when fronting Principal street	Longshore Retails
Upper Story:	No requirements	Complies
Parking within Building:	all floors above grade	Complies
Occupied Space:	Min. 20 ft.	Complies

D1. Street Facade Transparency

	Allowable:	Actual:
Ground Story Street Facing Transparency:	Min. 65% required	Ref. Elevations
Garage Openings:	car screened	Complies
Blank Wall Limitation:	Required	Ref. Elevations

D2. Non-Street Facade Transparency

	Allowable:	Actual:
Blank Wall Limitation:	Required	Complies

D3. Building Entrance

	Allowable:	Actual:
Principal Entrance Location:	All Street facades	Complies
Street Facades: Number of Entrances:	1 per 75'	Ref. Elevations
Parking Lot Facades:	N/A	N/A
Mid-Building Pedestrianway:	Not required;	N/A

D4. Facade Divisions

	Allowable:	Actual:
Vertical Increments:	No greater than 30'	Ref. Elevations
Horizontal Facade Division:	required within 3' of top of the ground story	Complies
Required Change in Roof: Plane or Type	None;	N/A
Garage floors:	Garage floors shall be horizontal along all street facades	Complies

D5. Facade Materials

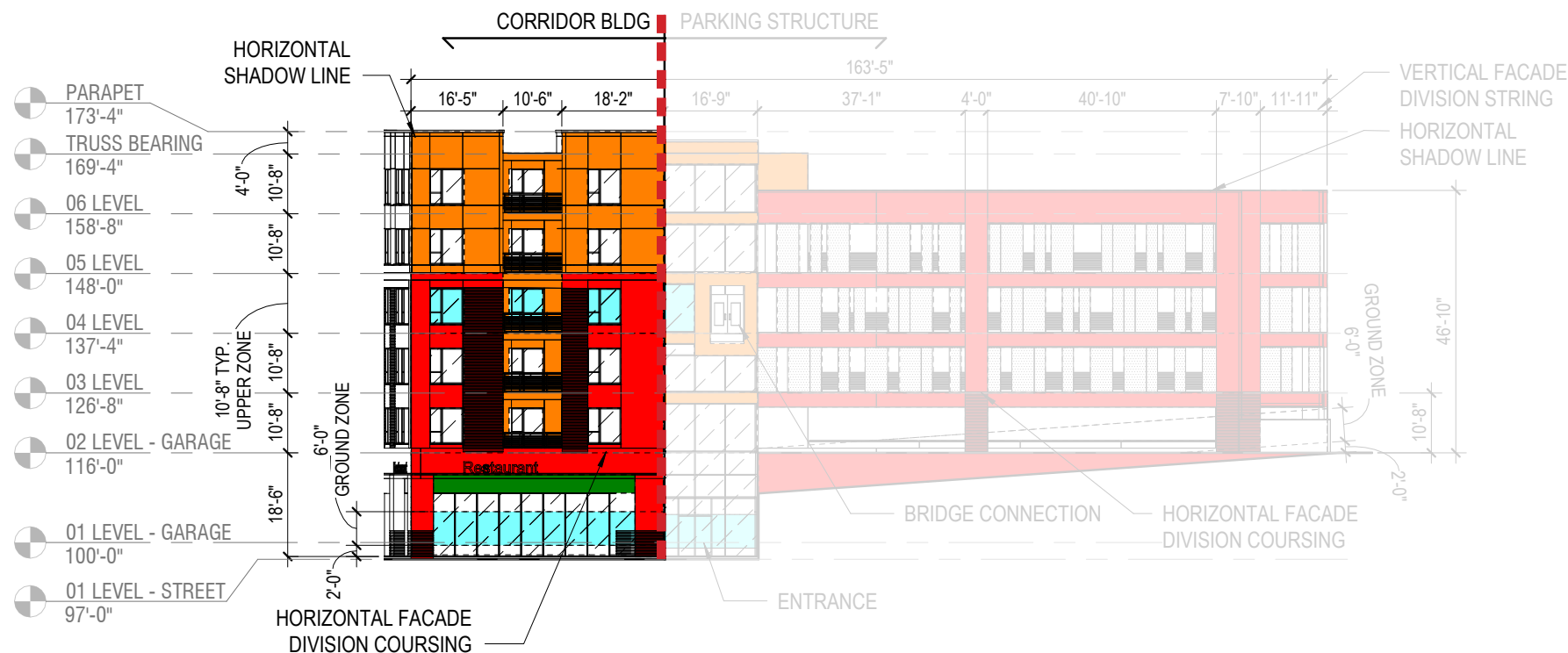
	Allowable:	Actual:
Permitted Primary Materials:	Stone, Brick, Glass	Ref. Elevations

D6. Roof Types

	Allowable:	Actual:
Permitted Types:	Parapet, Pitched roof, flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

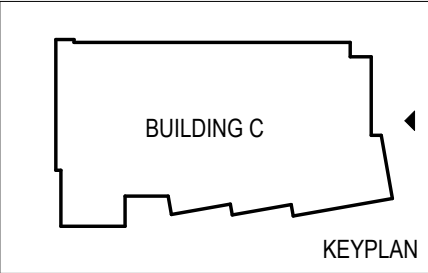
Potential Waiver Request

MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
SOUTH FACADE TOTAL AREA 8,170 SF (INCLUDES BOTH CORRIDOR AND PARKING GARAGE)		STREET FACADE: NO PRINCIPAL ENTRANCE: NO		HEIGHT: 10'-8"	
PRIMARY GLAZING (WINDOWS & DOORS) 1,922 SF		NUMBER OF ENTRANCES:		UPPER STORY TOTAL AREA: 1,743 SF (EA. FLOOR 02-06)	
PRIMARY BRICK 3,373 SF		REQUIRED: NO - NOT A PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY:	
SECONDARY MESH SCREENS 1,371 SF		TOTAL FACADE LENGTH: 163'-5"		UPPER STORY TRANSPARENCY ZONE: 480 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY METAL/FIBER CEMENT 1,386 SF		REQUIRED: 0		UPPER STORY GLAZING AREA: 117 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY LOUVERS/GLAZING/METAL 118 SF		PROVIDED: 1		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=CAR SCREENING	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		GROUND STORY:		TRANSPARENCY PROVIDED: 25% CORRIDOR; PARKING=PERFORATED MESH PANELS	
		HEIGHT: (VARIES) 18'-6" (WEST) 10'-8" (EAST)		BLANK WALL LIMITATIONS:	
PRIMARY MATERIAL TOTAL: 5,295 SF		GROUND STORY TOTAL AREA: 2605 SF		REQUIRED: YES	
REQUIRED: 80%		GROUND STORY TRANSPARENCY:		PROVIDED: YES	
PROVIDED: 65% (5,295 / 8,170 = .648)		GROUND STORY TRANSPARENCY ZONE: 272 SF CORRIDOR; 712 SF PARKING		VERTICAL FACADE DIVISIONS:	
SECONDARY MATERIAL TOTAL: 2,875 SF		(2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
REQUIRED: <20%		GROUND STORY GLAZING AREA: 216 SF CORRIDOR; 249 SF PARKING		PROVIDED: YES	
PROVIDED: 35% (2,875 / 8,170 = .351)		(2'-0" TO 8'-0" ABOVE GRADE)		HORIZONTAL FACADE DIVISIONS:	
		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=BLANK WALL LIM.		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		TRANSPARENCY PROVIDED: 79% CORRIDOR; 35% PARKING		PROVIDED: YES, MATERIAL TYPE CHANGE	
				Potential Waiver Request	



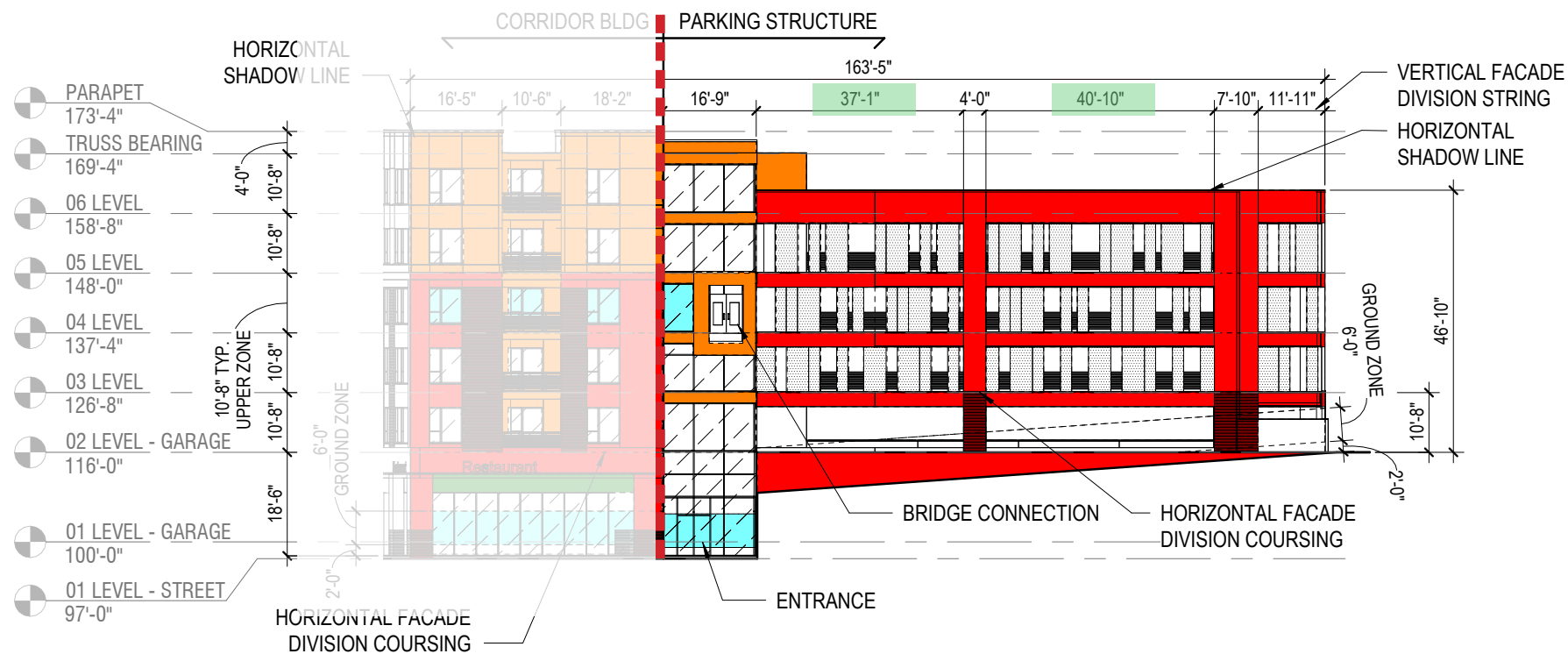
MATERIALS LEGEND

PRIMARY MATERIALS	
	BRICK
	GLAZING
	TRANSPARENCY ZONE GLAZING
	OPEN - GARAGE
SECONDARY MATERIALS	
	METAL / FIBER CEMENT
	FUTURE LOUVERS / METAL
	MILLENNIUM TILE
	MESH PANELS







MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
SOUTH FACADE TOTAL AREA (INCLUDES BOTH CORRIDOR AND PARKING GARAGE)		STREET FACADE: NO PRINCIPAL ENTRANCE: NO		HEIGHT: 10'-8"	
PRIMARY GLAZING (WINDOWS & DOORS) 1,922 SF		NUMBER OF ENTRANCES:		UPPER STORY TOTAL AREA: 1,743 SF (EA. FLOOR 02-06)	
PRIMARY BRICK 3,373 SF		REQUIRED: NO - NOT A PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY:	
SECONDARY MESH SCREENS 1,371 SF		TOTAL FACADE LENGTH: 163'-5"		UPPER STORY TRANSPARENCY ZONE: 480 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY METAL/FIBER CEMENT 1,386 SF		REQUIRED: 0		UPPER STORY GLAZING AREA: 117 SF CORRIDOR (FLOOR TO FLOOR 02-06)	
SECONDARY LOUVERS/GLAZING/METAL 118 SF		PROVIDED: 1		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=CAR SCREENING	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		GROUND STORY:		TRANSPARENCY PROVIDED: 25% CORRIDOR; PARKING=PERFORATED MESH PANELS	
		HEIGHT: (VARIES) 18'-6" (WEST) 10'-8" (EAST)		BLANK WALL LIMITATIONS:	
		GROUND STORY TOTAL AREA: 2605 SF		REQUIRED: YES	
				PROVIDED: YES	
PRIMARY MATERIAL TOTAL: 5,295 SF		GROUND STORY TRANSPARENCY:		VERTICAL FACADE DIVISIONS:	
REQUIRED: 80%		GROUND STORY TRANSPARENCY ZONE: 272 SF CORRIDOR; 712 SF PARKING		REQUIRED: YES (NO GREATER THAN 30'-0" INCREMENTS)	
PROVIDED: 65% (5,295 / 8,170 = .648)		(2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES, TWO GREATER THAN 30'	
SECONDARY MATERIAL TOTAL: 2,875 SF		GROUND STORY GLAZING AREA: 216 SF CORRIDOR; 249 SF PARKING		HORIZONTAL FACADE DIVISIONS:	
REQUIRED: <20%		(2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
PROVIDED: 35% (2,875 / 8,170 = .351)		TRANSPARENCY REQUIRED: 15% CORRIDOR; PARKING=BLANK WALL LIM.		PROVIDED: YES, MATERIAL TYPE CHANGE	
		TRANSPARENCY PROVIDED: 79% CORRIDOR; 35% PARKING			

 Potential Waiver Request







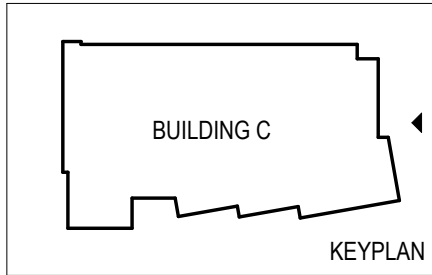
MATERIALS LEGEND

PRIMARY MATERIALS

-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING
-  OPEN - GARAGE

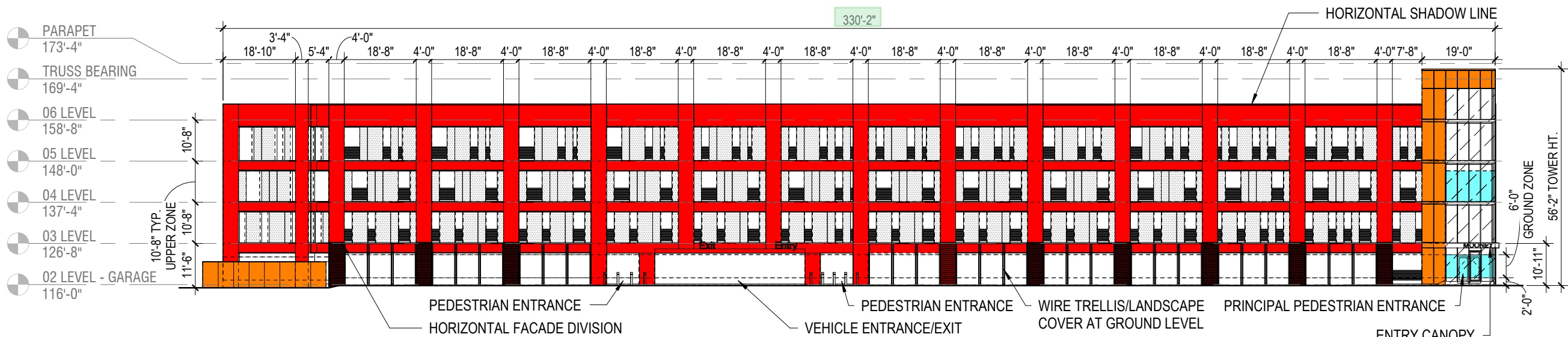
SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MILLENNIUM TILE
-  MESH PANELS







<u>MATERIAL TYPE:</u>			<u>FACADE REQUIREMENTS:</u>			<u>UPPER STORY:</u>		
EAST FACADE TOTAL AREA 11,337 SF			STREET FACADE: YES			HEIGHT: 10'-8"		
			PRINCIPAL ENTRANCE: YES			UPPER STORY TOTAL AREA: 3,521 SF (EA. FLOOR 03-05)		
PRIMARY	GLAZING (WINDOWS & DOORS)	656 SF	<u>NUMBER OF ENTRANCES:</u>			<u>UPPER STORY TRANSPARENCY:</u>		
PRIMARY	BRICK	6,224 SF	REQUIRED: 1 PER 75'-0" OF FACADE			UPPER STORY TRANSPARENCY ZONE: 3,521 SF (FLOOR TO FLOOR 03-05)		
SECONDARY	MESH SCREENS	3,834 SF	TOTAL FACADE LENGTH: 330'-2"			UPPER STORY OPEN AREA: 891 SF + PERF. PANEL OPENNESS % (FLOOR TO FLOOR 03-05)		
SECONDARY	METAL/FIBER CEMENT	623 SF	REQUIRED: 330'-2" / 75 = 5 (4.4 ROUNDED UP)			TRANSPARENCY REQUIRED: CAR SCREENING		
SECONDARY	LOUVERS/GLAZING/METAL	0 SF	PROVIDED: 3			TRANSPARENCY PROVIDED: PERFORATED MESH PANELS		
			<u>GROUND STORY:</u>			<u>BLANK WALL LIMITATIONS:</u>		
			HEIGHT: (VARIES) 10'-11" NORTH, 11"-6" SOUTH			REQUIRED: YES		
			GROUND STORY TOTAL AREA: 3,620 SF			PROVIDED: YES		
			<u>GROUND STORY TRANSPARENCY:</u>			<u>VERTICAL FACADE DIVISIONS:</u>		
PRIMARY MATERIAL TOTAL: 6,880 SF			GROUND STORY TRANSPARENCY ZONE: 1,980 SF			REQUIRED: YES (NO GREATER THAN 30'-0" INCREMENTS)		
REQUIRED: 80%			(2'-0" TO 8'-0" ABOVE GRADE)			PROVIDED: YES - BRICK PIERS		
PROVIDED: 61% (6,880 / 11,337 = .606)			GROUND STORY GLAZING AREA: 1,494 SF					
			(2'-0" TO 8'-0" ABOVE GRADE)					
SECONDARY MATERIAL TOTAL: 4,457 SF			TRANSPARENCY REQUIRED: 65%			<u>HORIZONTAL FACADE DIVISIONS:</u>		
REQUIRED: <20%			TRANSPARENCY PROVIDED: 75%			REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)		
PROVIDED: 39% (4,457 / 11,337 = .393)						PROVIDED: YES		

 Potential Waiver Request







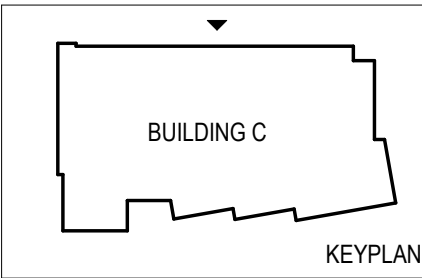
MATERIALS LEGEND

PRIMARY MATERIALS

-  BRICK
-  GLAZING
-  TRANSPARENCY ZONE GLAZING
-  OPEN - GARAGE

SECONDARY MATERIALS

-  METAL / FIBER CEMENT
-  FUTURE LOUVERS / METAL
-  MILLENNIUM TILE
-  MESH PANELS





Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists



DAIMLER

Residential Liner+Garage - Mooney Southeast View | Bridge North Development



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Residential Liner+Garage - Tuller Northwest View | Bridge North Development



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HORIZONTAL SHADOW LINE DETAIL

HORIZONTAL SHADOW LINE DETAIL



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