

Area:	Gross SF.
Level 1	17,698 SF (INCLUDES 693 SF PATIO)
Level 2	17,896 SF
Level 3	17,896 SF
Level 4	17,896 SF (INCLUDES 301 SF TERRACE)
Level 5	17,896 SF (INCLUDES 623 SF TERRACE)
Total	89,282 SF





Department Legend

- MECH
- TENANT
- TERRACE

Area:	Gross SF.
Level 1	17,698 SF (INCLUDES 693 SF PATIO)
Level 2	17,896 SF
Level 3	17,896 SF
Level 4	17,896 SF (INCLUDES 301 SF TERRACE)
Level 5	17,896 SF (INCLUDES 623 SF TERRACE)
Total	89,282 SF





Department Legend

- MECH
- TENANT

Area:	Gross SF.
Level 1	17,698 SF (INCLUDES 693 SF PATIO)
Level 2	17,896 SF
Level 3	17,896 SF
Level 4	17,896 SF (INCLUDES 301 SF TERRACE)
Level 5	17,896 SF (INCLUDES 623 SF TERRACE)
Total	89,282 SF





Department Legend

- MECH
- TENANT

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
Level 3 -Office	18,086 SF
Level 4 -Office	18,086 SF
Level 5 -Office	17,888 SF (EXCLUDES TERRACE)
Total	89,654 SF

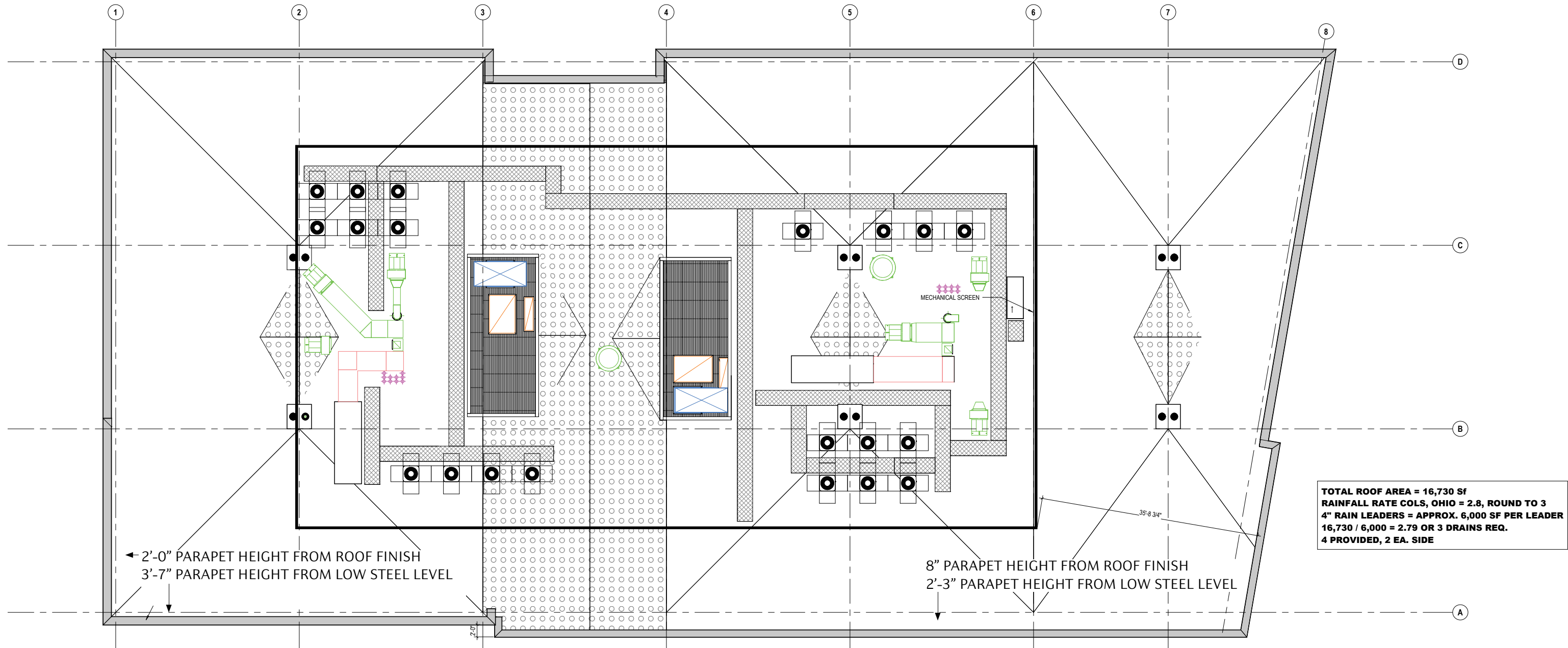


Department Legend

 MECH
 TENANT
 TERRACE

Area:	Gross SF.
Level 1	17,698 SF (INCLUDES 693 SF PATIO)
Level 2	17,896 SF
Level 3	17,896 SF
Level 4	17,896 SF (INCLUDES 301 SF TERRACE)
Level 5	17,896 SF (INCLUDES 623 SF TERRACE)
Total	89,282 SF

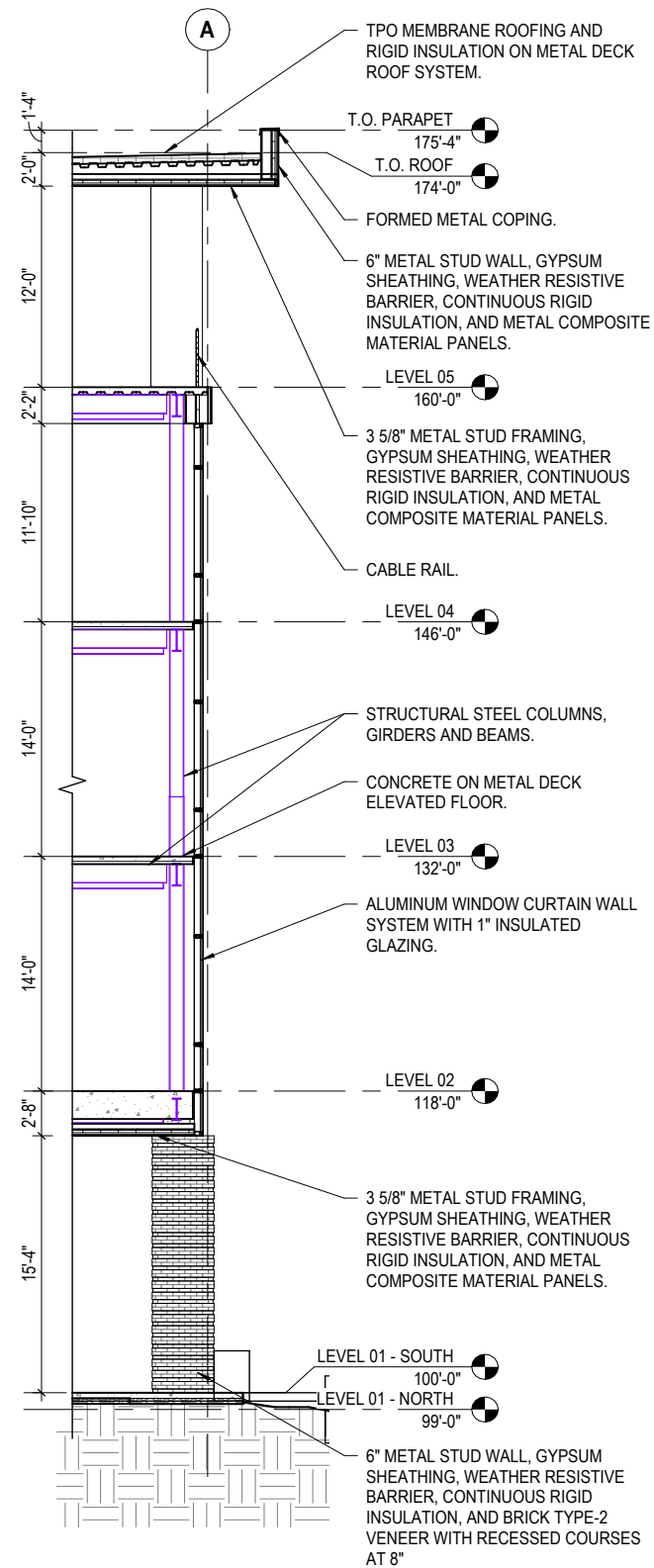




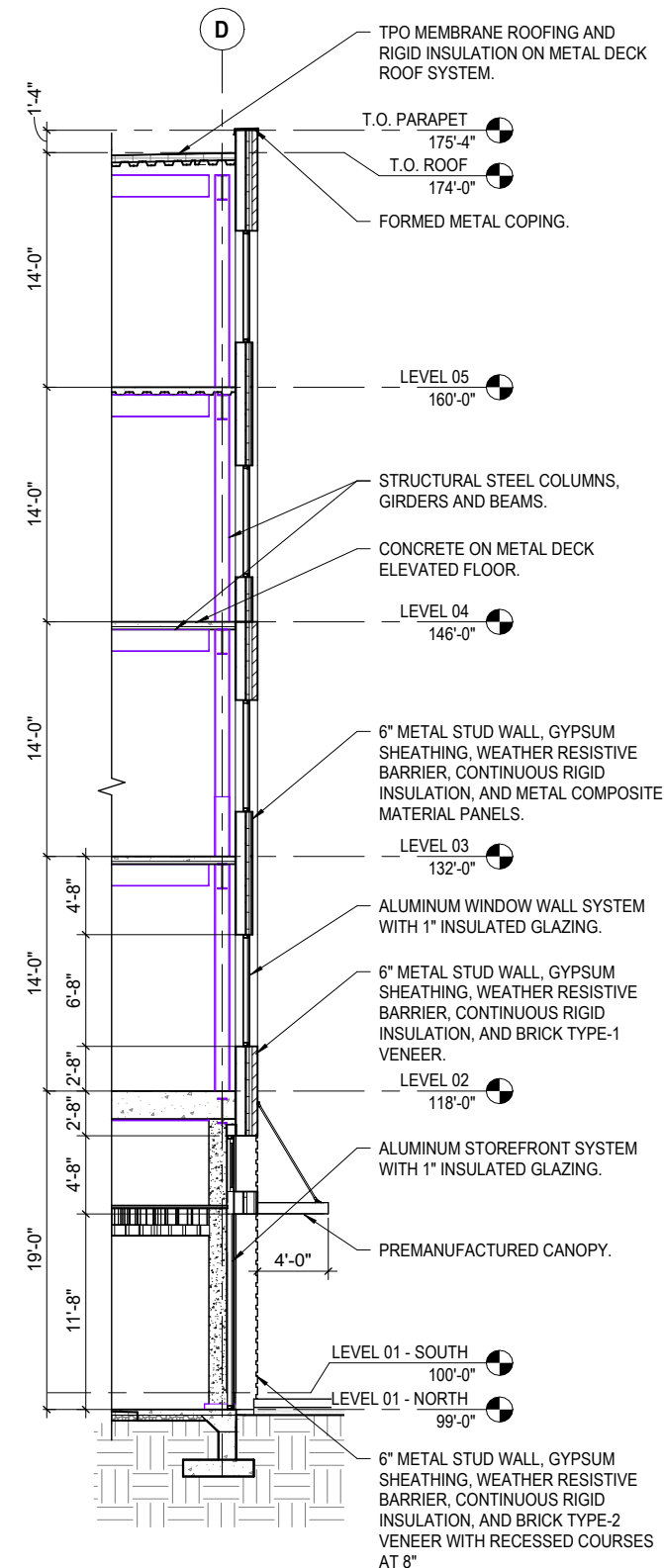
Area:	Gross SF.
Level 1	17,698 SF (INCLUDES 693 SF PATIO)
Level 2	17,896 SF
Level 3	17,896 SF
Level 4	17,896 SF (INCLUDES 301 SF TERRACE)
Level 5	17,896 SF (INCLUDES 623 SF TERRACE)
Total	89,282 SF



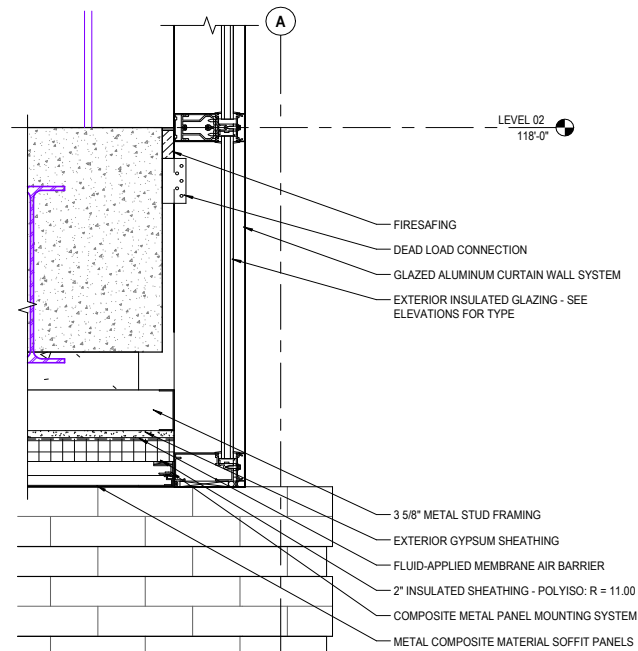




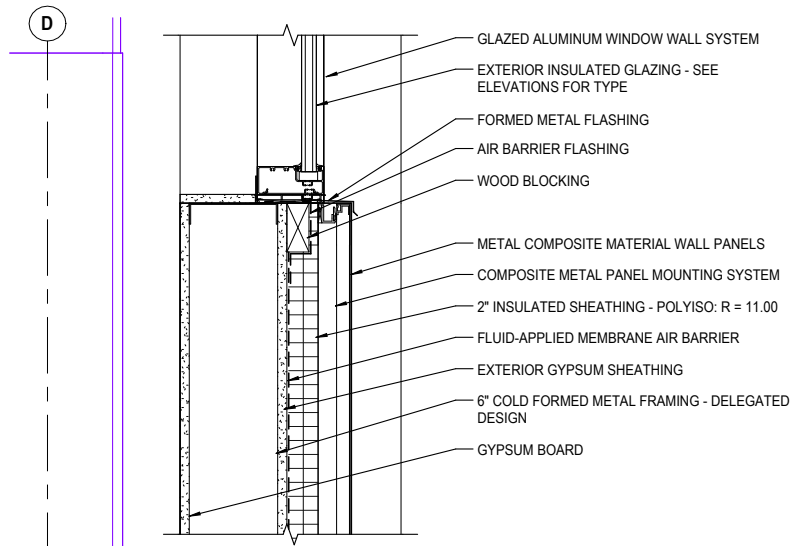
2 CURTAIN WALL
1/8" = 1'-0"



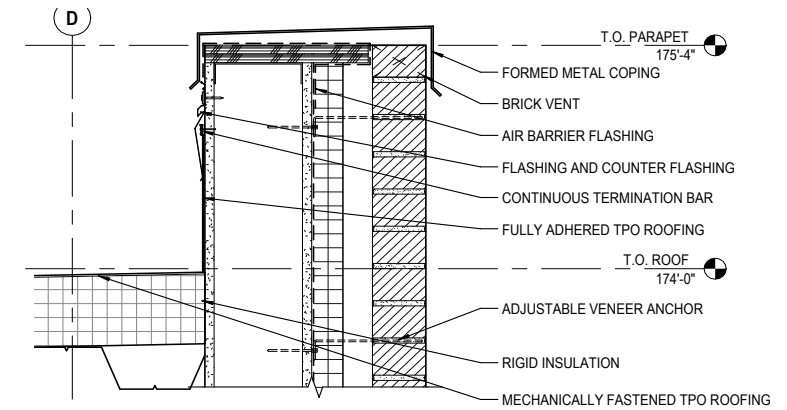
1 TYPICAL
1/8" = 1'-0"



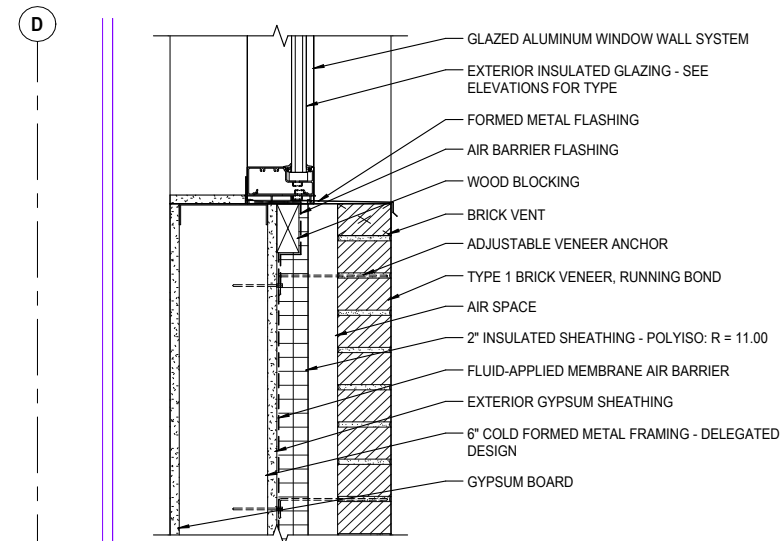
8 CURTAIN WALL AT 2ND FLOOR
1 1/2" = 1'-0"



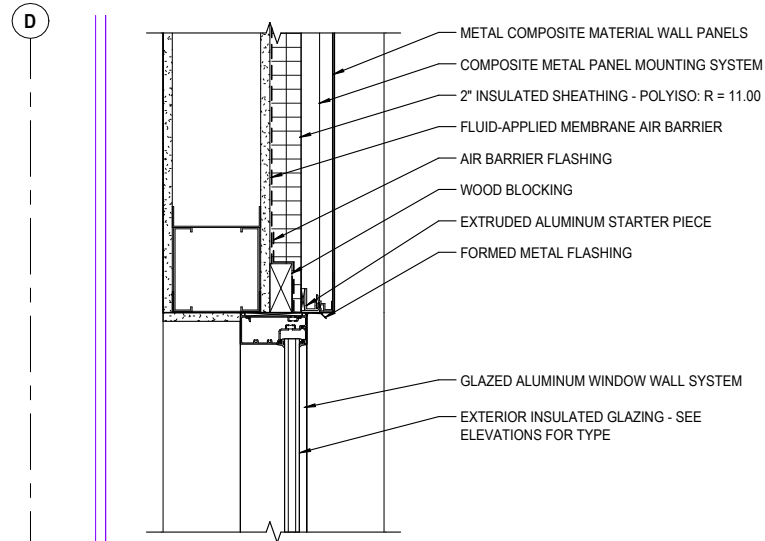
5 SILL AT MCM PANELS
1 1/2" = 1'-0"



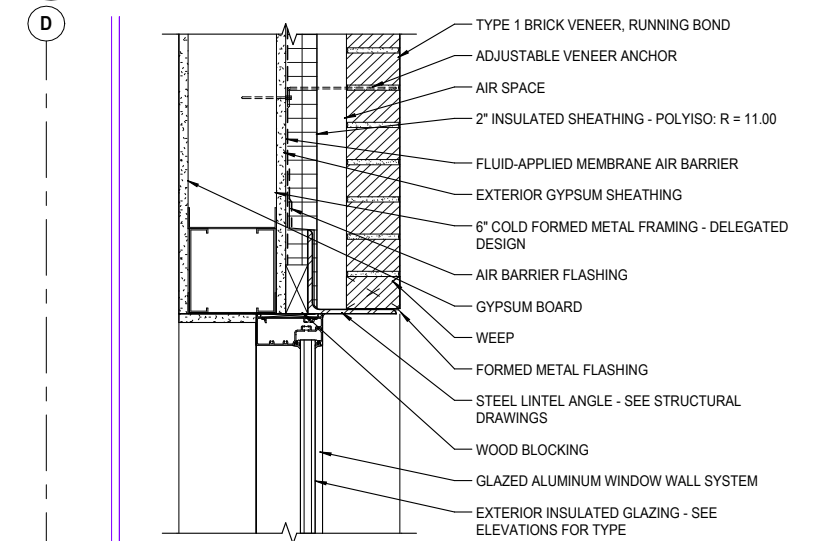
7 PARAPET
1 1/2" = 1'-0"



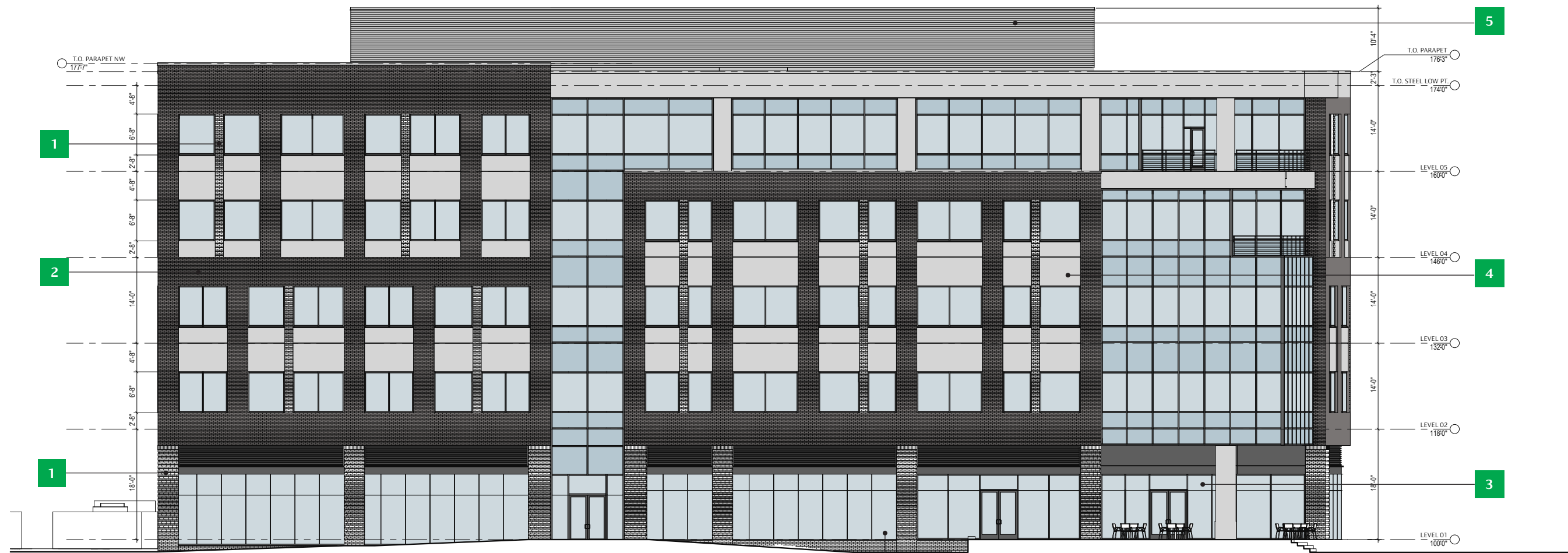
3 SILL AT BRICK
1 1/2" = 1'-0"



4 HEAD AT MCM PANELS
1 1/2" = 1'-0"



6 HEAD AT BRICK
1 1/2" = 1'-0"



SCHEMATIC - WEST
1/8" = 1'-0"

Infill panel to match adjacent color before retail tenant move in



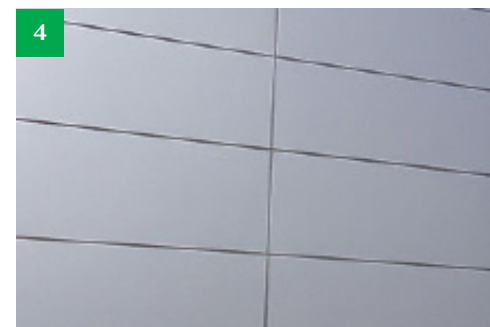
1. Glen Gery Aspen White Wirecut or similar



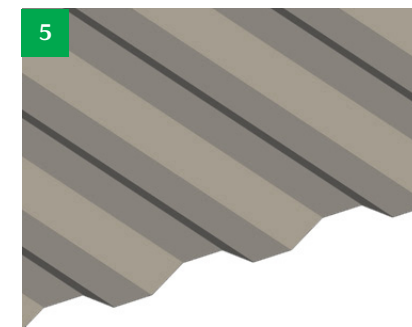
2. Glen Gery Iberia Black or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Alucbond Pluc ACM silver or similar



5. ATAS panel Belvedere 7.2" Rib Ash Grey or similar





1. Glen Gery Aspen White Wirecut or similar



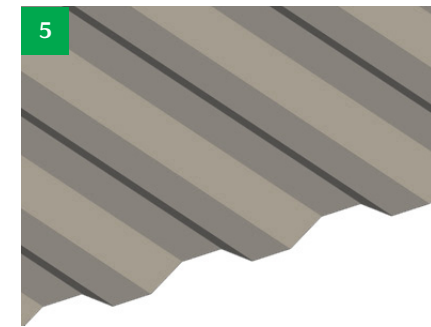
2. Glen Gery Iberia Black or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Alucbond Pluc ACM silver or similar



5. ATAS panel Belvedere 7.2" Rib Ash Grey or similar



SCHEMATIC - EAST
1/8" = 1'-0"

Infill panel to match adjacent color before retail tenant move in



1. Glen Gery Aspen White Wirecut or similar



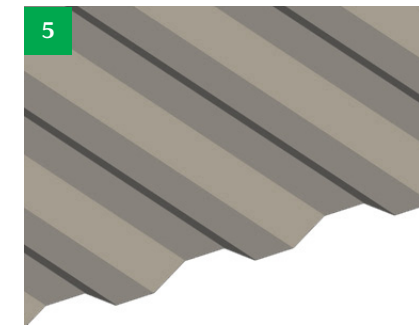
2. Glen Gery Iberia Black or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Alucbond Pluc ACM silver or similar



5. ATAS panel Belvedere 7.2" Rib Ash Grey or similar



6. Eldorado Stone Birch Ledgecut 33



SCHEMATIC - NORTH

1/8" = 1'-0"



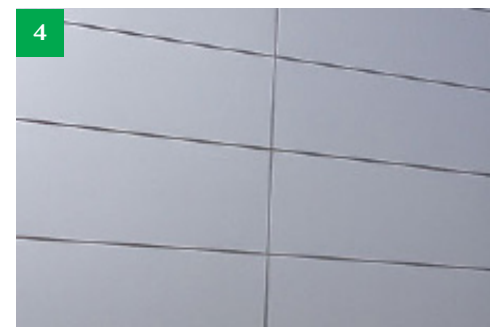
1. Glen Gery Aspen White Wirecut or similar



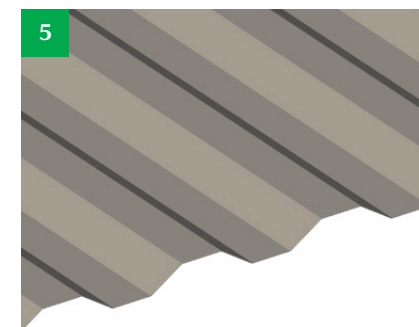
2. Glen Gery Iberia Black or similar



3. Tubelite Storefront Black Anodized finish or similar



4. Centria Formawall Chromium Grey or similar



5. ATAS panel Belvedere 7.2" Rib Ash Grey or similar





1. Trellis



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 street scape within the Bridge North development.

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

153.062(H)(f)

Windows in masonry walls shall have appropriate lintels and projecting sills.

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

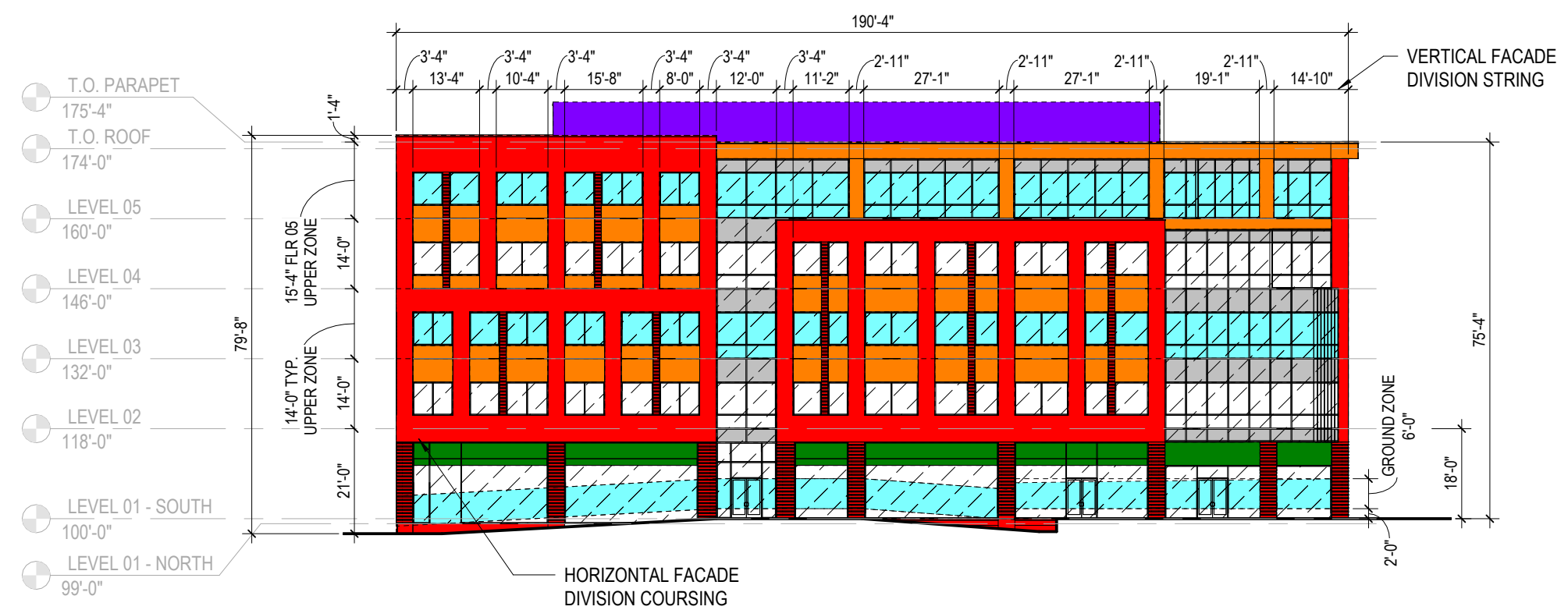
	Allowable:	Actual:
Permitted Types:	Parapet, Pitched roof, flat roof, other types may be permitted with approval	Complies
Tower:	Permitted on facades only at terminal vistas, corners at two principal frontage streets	Complies

Waiver Request



MATERIAL TYPE: WEST FACADE TOTAL AREA 15,603 SF PRIMARY GLAZING (WINDOWS & DOORS) 6,397 SF PRIMARY BRICK 4,392 SF PRIMARY GLAZING (SPANDREL) 998 SF SECONDARY METAL 2,200 SF SECONDARY METAL ROOF SCREEN WALL 927 SF SECONDARY LOUVERS/GLAZING/METAL 689 SF (TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS) PRIMARY MATERIAL TOTAL: 11,787 SF REQUIRED: 80% PROVIDED: 76% (11,787 / 15,603 = .755) SECONDARY MATERIAL TOTAL: 3,816 SF REQUIRED: <20% PROVIDED: 24% (3,816 / 15,603 = .244)		FACADE REQUIREMENTS: STREET FACADE: YES PRINCIPAL ENTRANCE: NO NUMBER OF ENTRANCES: REQUIRED: 1 PER 75'-0" OF FACADE TOTAL FACADE LENGTH: 190' - 4" REQUIRED: 190' - 4" / 75 = 3 (2.53 ROUNDED UP) PROVIDED: 3 GROUND STORY: HEIGHT (VARIES): 18'-0" (SOUTH) 18'-0" (CENTER) 21'-0" (NORTH) GROUND STORY TOTAL AREA: 3,480 SF GROUND STORY TRANSPARENCY: GROUND STORY TRANSPARENCY ZONE: 1,143 SF (2'-0" TO 8'-0" ABOVE GRADE) GROUND STORY GLAZING AREA: 934 SF (2'-0" TO 8'-0" ABOVE GRADE) TRANSPARENCY REQUIRED: 60% TRANSPARENCY PROVIDED: 82%		UPPER STORY: HEIGHT: 14'-0" 15'-4" UPPER STORY TOTAL AREA: 2,664 SF (EA. FLOOR 02-04) 3,010 SF (FLOOR 05) UPPER STORY TRANSPARENCY: UPPER STORY TRANSPARENCY ZONE: 2,664 SF (FLOOR TO FLOOR 02-04) 3,010 SF (FLOOR 05) UPPER STORY GLAZING AREA: 1,086 SF (FLOOR TO FLOOR 02-04) 1,337 SF (FLOOR 05) TRANSPARENCY REQUIRED: 30% 30% TRANSPARENCY PROVIDED: 41% 44% BLANK WALL LIMITATIONS: REQUIRED: YES PROVIDED: YES VERTICAL FACADE DIVISIONS: REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS) PROVIDED: YES 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
- SPANDREL GLAZING

SECONDARY MATERIALS

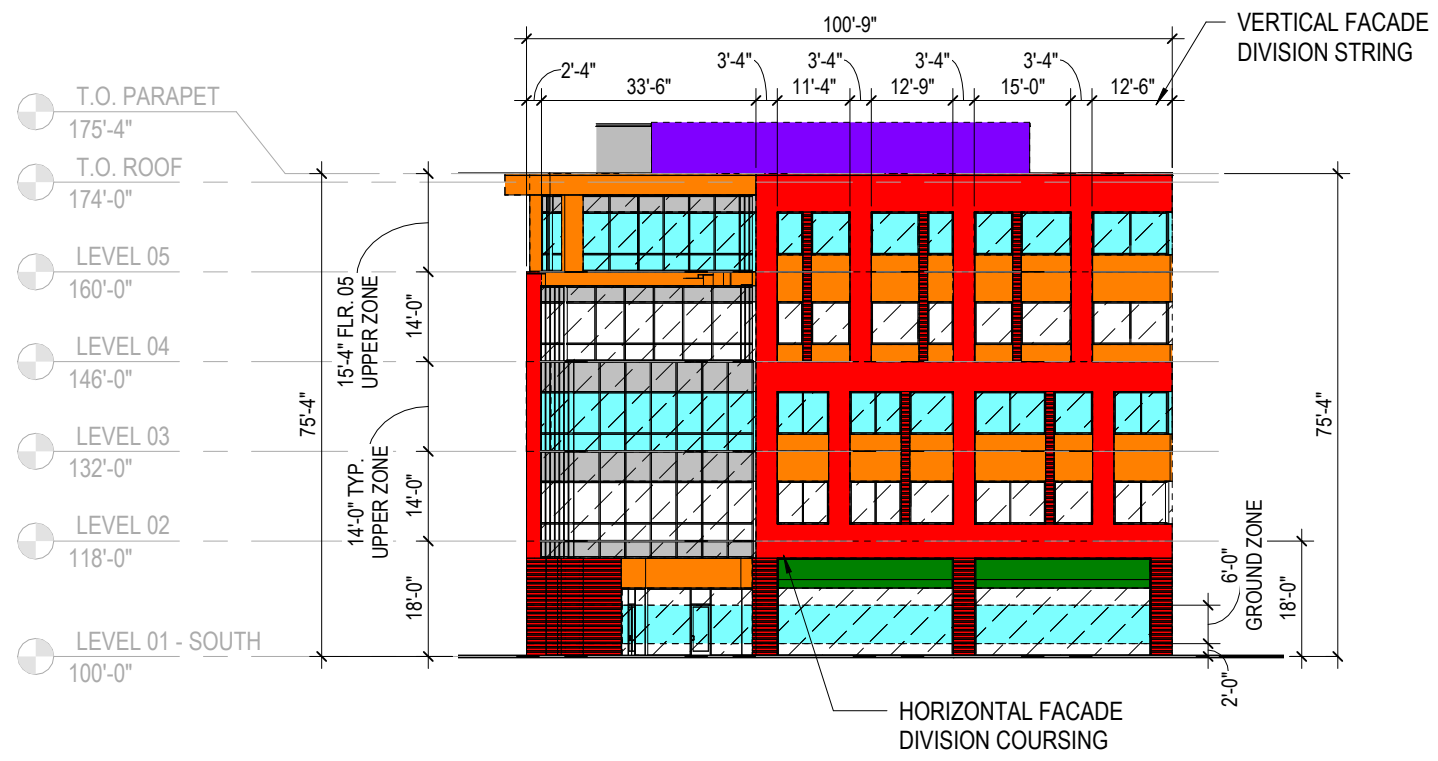
- METAL / FIBER CEMENT
- FUTURE LOUVERS / METAL
- MECH. ROOF SCREEN

KEYPLAN

OFFICE BUILDING

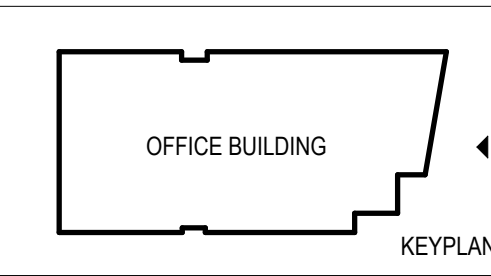
MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
SOUTH FACADE TOTAL AREA 8,088 SF		STREET FACADE: YES		HEIGHT: 14'-0" 15'-4"	
PRIMARY GLAZING (WINDOWS & DOORS) 3,310 SF		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 1,357 SF (EA. FLOOR 02-04) 1,472 SF (FLOOR 05)	
PRIMARY BRICK 2,308 SF		NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
PRIMARY GLAZING (SPANDREL) 563 SF		REQUIRED: NO - NOT PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY ZONE: 1,411 SF (FLOOR TO FLOOR 02-04) 1,537 SF (FLOOR 05)	
SECONDARY METAL 1,198 SF		TOTAL FACADE LENGTH: 100'-9"		UPPER STORY GLAZING AREA: 635 SF (FLOOR TO FLOOR 02-04) 596 SF (FLOOR 05)	
SECONDARY METAL ROOF SCREEN WALL 472 SF		REQUIRED: 0		TRANSPARENCY REQUIRED: 30% 30%	
SECONDARY LOUVERS/GLAZING/METAL 257 SF		PROVIDED: 0		TRANSPARENCY PROVIDED: 45% 39%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		GROUND STORY:		BLANK WALL LIMITATIONS:	
PRIMARY MATERIAL TOTAL: 6,181 SF		HEIGHT (VARIES): 18'-0" (EAST) 18'-0" (WEST)		REQUIRED: YES	
REQUIRED: 80%		GROUND STORY TOTAL AREA: 1,813 SF		PROVIDED: YES	
PROVIDED: 76% (6,181 / 8,088 = .764)		GROUND STORY TRANSPARENCY:		VERTICAL FACADE DIVISIONS:	
SECONDARY MATERIAL TOTAL: 1,907 SF		GROUND STORY TRANSPARENCY ZONE: 604 SF		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
REQUIRED: <20%		(2'-0" TO 8'-0" ABOVE GRADE)		PROVIDED: YES	
PROVIDED: 24% (1,907 / 8,088 = .236)		GROUND STORY GLAZING AREA: 451 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: 75%			

Potential Waiver Request



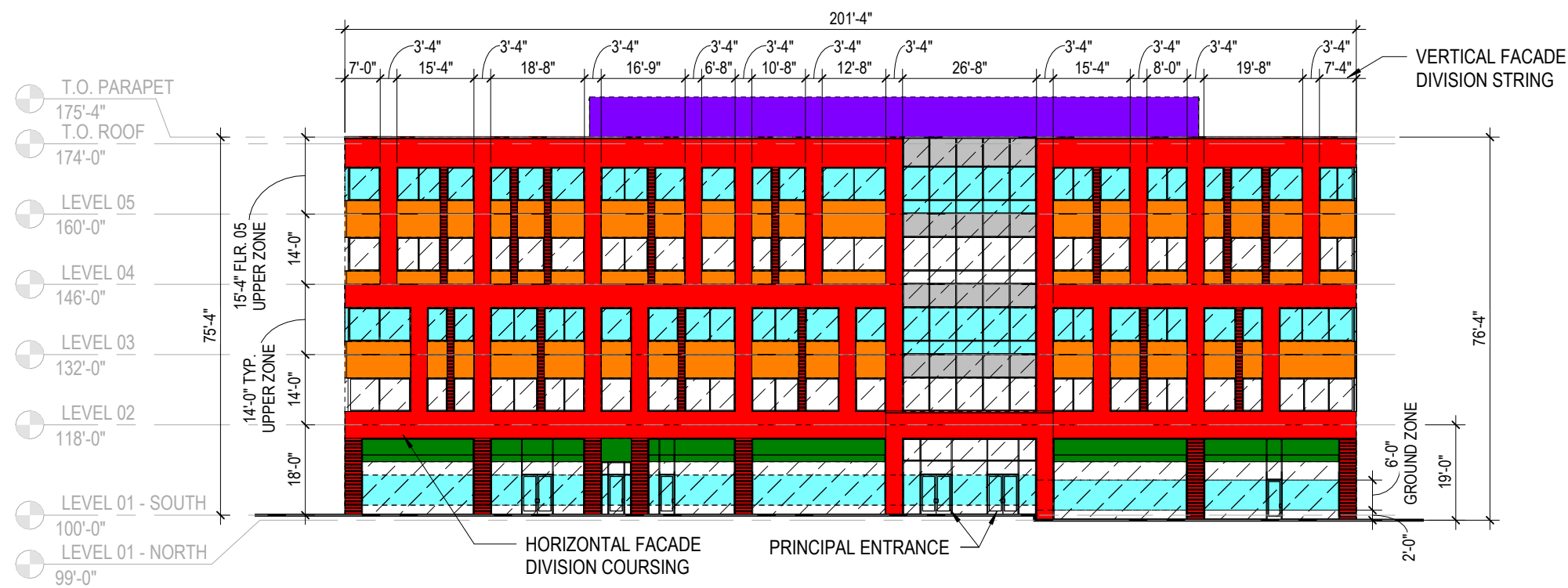
MATERIALS LEGEND

PRIMARY MATERIALS	
	BRICK
	GLAZING
	TRANSPARENCY ZONE GLAZING
	SPANDREL GLAZING
SECONDARY MATERIALS	
	METAL / FIBER CEMENT
	FUTURE LOUVERS / METAL
	MECH. ROOF SCREEN



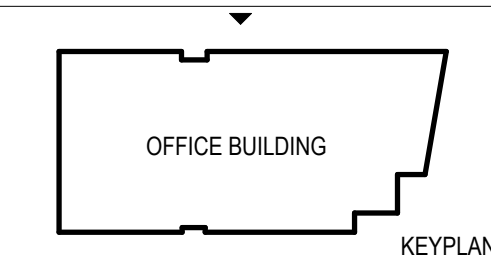
MATERIAL TYPE:		FAÇADE REQUIREMENTS:		UPPER STORY:	
EAST FAÇADE TOTAL AREA 16,250 SF		STREET FAÇADE: YES		HEIGHT: 14'-0" 15'-4"	
PRIMARY GLAZING (WINDOWS & DOORS) 6,368 SF		PRINCIPAL ENTRANCE: YES		UPPER STORY TOTAL AREA: 2,819 SF (EA. FLOOR 02-04) 3,088 SF (FLOOR 05)	
PRIMARY BRICK 5,433 SF		NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
PRIMARY GLAZING (SPANDREL) 532 SF		REQUIRED: 1 PER 75'-0" OF FAÇADE		UPPER STORY TRANSPARENCY ZONE: 2,819 SF (FLOOR TO FLOOR 02-04) 3,088 SF (FLOOR 05)	
SECONDARY METAL 2,227 SF		TOTAL FAÇADE LENGTH: 201' - 4"		UPPER STORY GLAZING AREA: 1,117 SF (FLOOR TO FLOOR 02-04) 1,099 SF (FLOOR 05)	
SECONDARY METAL ROOF SCREEN WALL 970 SF		REQUIRED: 201' - 4" / 75 = 3 (2.68 ROUNDED UP)		(FLOOR TO FLOOR)	
SECONDARY LOUVERS/GLAZING/METAL 675 SF		PROVIDED: 6		TRANSPARENCY REQUIRED: 30% 30%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		GROUND STORY:		TRANSPARENCY PROVIDED: 39% 36%	
PRIMARY MATERIAL TOTAL: 12,333 SF		HEIGHT (VARIES): 18'-0" (SOUTH) 19'-0" (NORTH)		BLANK WALL LIMITATIONS:	
REQUIRED: 80%		GROUND STORY TOTAL AREA: 3,688 SF		REQUIRED: YES	
PROVIDED: 76% (12,333 / 16,250 = .759)		GROUND STORY TRANSPARENCY:		PROVIDED: YES	
SECONDARY MATERIAL TOTAL: 3,872 SF		GROUND STORY TRANSPARENCY ZONE: 1,208 SF		VERTICAL FAÇADE DIVISIONS:	
REQUIRED: <20%		(2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
PROVIDED: 24% (3,872 / 16,250 = .238)		GROUND STORY GLAZING AREA: 1,028 SF		PROVIDED: YES	
		(2'-0" TO 8'-0" ABOVE GRADE)		HORIZONTAL FAÇADE DIVISIONS:	
		TRANSPARENCY REQUIRED: 60%		REQUIRED: YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
		TRANSPARENCY PROVIDED: 85%		PROVIDED: YES, BRICK TYPE CHANGE	

Potential Waiver Request



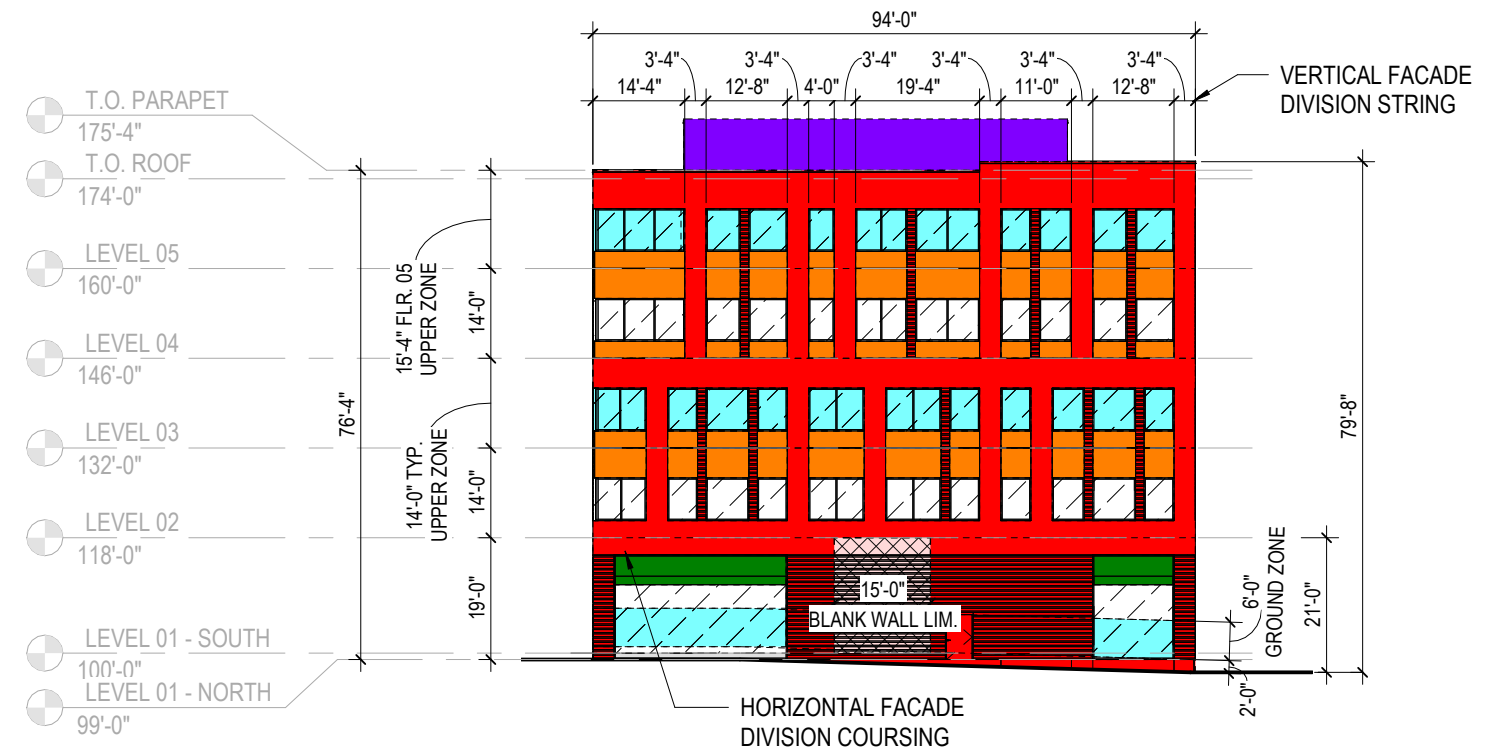
MATERIALS LEGEND

PRIMARY MATERIALS	
	BRICK
	GLAZING
	TRANSPARENCY ZONE GLAZING
	SPANDREL GLAZING
SECONDARY MATERIALS	
	METAL / FIBER CEMENT
	FUTURE LOUVERS / METAL
	MECH. ROOF SCREEN



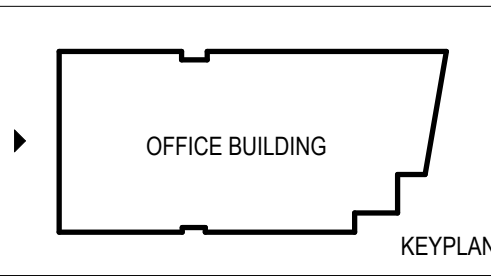
MATERIAL TYPE:		FACADE REQUIREMENTS:		UPPER STORY:	
NORTH FACADE TOTAL AREA		STREET FACADE: NO		HEIGHT: 14'-0" (EA. FLOOR 02-04) 15'-4" (FLOOR 05)	
PRIMARY GLAZING (WINDOWS & DOORS) 2,245 SF		PRINCIPAL ENTRANCE: NO		UPPER STORY TOTAL AREA: 1,316 SF (EA. FLOOR 02-04) 1,486 SF (FLOOR 05)	
PRIMARY BRICK 3,652 SF		NUMBER OF ENTRANCES:		UPPER STORY TRANSPARENCY:	
PRIMARY GLAZING (SPANDREL) 0 SF		REQUIRED: NO - NOT PRIMARY STREET FACADE		UPPER STORY TRANSPARENCY ZONE: 1,316 SF (FLOOR TO FLOOR 02-04) 1,486 SF (FLOOR 05)	
SECONDARY METAL 1,180 SF		TOTAL FACADE LENGTH: 94'-0"		UPPER STORY GLAZING AREA: 449 SF 458 SF	
SECONDARY METAL ROOF SCREEN WALL 460 SF		REQUIRED: 0		TRANSPARENCY REQUIRED: 15% 15%	
SECONDARY LOUVERS/GLAZING/METAL 184 SF		PROVIDED: 0		TRANSPARENCY PROVIDED: 34% 31%	
(TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)		GROUND STORY:		BLANK WALL LIMITATIONS:	
PRIMARY MATERIAL TOTAL: 5,897 SF		HEIGHT (VARIES): 19'-0" (EAST) 21'-0" (WEST)		REQUIRED: YES	
REQUIRED: 80%		GROUND STORY TOTAL AREA: 1,786 SF		PROVIDED: YES, UPPER STORIES	
PROVIDED: 76% (5,897 / 7,721 = .763)		GROUND STORY TRANSPARENCY:		NO, GROUND LEVEL, OVER 15'-0" WIDE	
SECONDARY MATERIAL TOTAL: 1,824 SF		GROUND STORY TRANSPARENCY ZONE: 564 SF		VERTICAL FACADE DIVISIONS:	
REQUIRED: <20%		GROUND STORY TRANSPARENCY ZONE: (2'-0" TO 8'-0" ABOVE GRADE)		REQUIRED: YES (NO GREATER THAN 45'-0" INCREMENTS)	
PROVIDED: 24% (1,824 / 7,721 = .236)		GROUND STORY GLAZING AREA: 236 SF		PROVIDED: YES	
		TRANSPARENCY REQUIRED: 15%		HORIZONTAL FACADE DIVISIONS:	
		TRANSPARENCY PROVIDED: 42%		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
	SPANDREL GLAZING
SECONDARY MATERIALS	
	METAL / FIBER CEMENT
	FUTURE LOUVERS / METAL
	MECH. ROOF SCREEN



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 8" as 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.

10) 153.062(H)(f)

Windows in masonry walls shall have architecturally appropriate lintels and projecting sills.

- All windows in office masonry walls are designed without visible lintels and projecting sills in order to maintain a clean, contemporary façade and eliminate extraneous detailing.





Moody Nolan



DAIMLER



Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists



DAIMLER



Moody Nolan

archall

EDGE

EMHT
Engineers, Surveyors, Planners, Scientists



DAIMLER