

December 18, 2018

Building F1 (Corridor Type Building) – Bridge Park
Bridge Park Ave.
Dublin, Ohio

Potential Requests for Administrative Departure and/or Waiver Requests:

- **153.062 (E) (1) Materials**

- (a) A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials. Other facades shall use a combination of permitted primary and secondary materials, as determined by the required reviewing body. Use of a secondary material for an entire façade is not permitted.

Waiver Request: Request waiver from primary material requirements based on provided elevations and material calculations.

Combined Primary Material Calculations by Façade

North Façade: 42.1% Primary Materials
South Façade: 29.7% Primary Materials
East Façade: 66.8% Primary Materials
West Façade: 21.9% Primary Materials

- (b) For individual façades over 1,000 square feet, exclusive of windows and doors, a combination of permitted primary materials shall be used to meet the 80% requirement, unless otherwise approved by the required reviewing body.

Waiver Request: Request waiver from primary material requirements based on provided elevations and material calculations.

Combined Primary Material Calculations by Façade

North Façade: 42.1% Primary Materials
South Façade: 29.7% Primary Materials
East Façade: 66.8% Primary Materials
West Façade: 21.9% Primary Materials

- (d) Permitted secondary materials are limited to details and accents and include glass fiber reinforced gypsum, wood siding, fiber cement siding, metal, and exterior architectural metal panels and cladding.

Waiver Request: Request for metal panel and cement board to be used in quantities shown on provided elevations and material calculations.

Secondary Material Use per Façade

North Façade:

Cement Board: 12.7%

Metal Panel: 21.2%

South Façade:

Cement Board: 51.5%

Metal Panel: 16.6%

East Façade:

Cement Board: 13.5%

Metal Panel: 15.1%

West Façade:

Cement Board: 42.7%

Metal Panel: 19.7%

Note: (h) Other high quality synthetic materials may be approved as permitted primary or secondary materials by the required reviewing body with examples of successful, high quality installations in comparable climates.

Material Approval Request: Request for Versatex (a cellular, non-pervious PVC based sheet material cladding with reveal system) to be considered for use on project in lieu of James Hardie cement board cladding with reveal system.

Examples of successful, high quality installations in comparable climates: Material is currently being installed on a 4-story hotel project in Columbus Ohio (3688 Brinell Street, Columbus, Ohio 43214). It is being utilized on all facades and covers an area of approximately 115,000 s.f. total. It is being installed with a similar method utilizing a reveal system similar to the intent for Building F1.

Further product documentation, system mock-up and project photos are attached for review and consideration.

- (H) WINDOWS, SHUTTERS, AWNINGS AND CANOPIES

- (g) Windows within siding clad walls shall have a projecting sill to serve as a base for either a minimum one by four (nominal) trim or brick mould casing.

Waiver Request: Cement board siding-clad walls are detailed using a 1" x 1" reveal system with windows being recessed into this system. A metal flashing sill will be provided for proper drainage. A projecting sill would minimize the contemporary look of the wall system.

- **1053.062 (N) Individual Building Type Requirements**

- o (4) Façade Requirements
- o (a) (Transparency)
- o (3) Blank, windowless walls are prohibited. No more than 30% of each building façade per story, as measured from floor to floor, and no horizontal distance greater than 15 feet per story shall be blank or windowless.
- o (5) Vents, air conditioners and other utility elements shall not be part of any street-facing building façade, unless otherwise permitted for individual building types. Where these elements are part of other facades, particular care must be taken to render these elements less visible to public view through architectural integration or other means of screening as approved by the required reviewing body. These elements shall not be used to meet blank wall requirements.

Waiver Request: Allowance of guestroom PTAC grills. Guestroom PTAC grilles are integral to the guestroom window system and will be finished alike for a seamless transition. There will be no separation from the window frame (window unit) and required PTAC grill. Allowance of architectural louvers above lease space window system/canopy on North façade to allow for future tenant to install mechanical systems as required as an effort to control the location and style of louvers, as opposed to inserting louvers where needed future tenant. Allow intake louver for main hotel laundry system at rear façade behind porte cochere column.

- **1053.062 (O) Building Types**

- o (5) Corridor Building Type
 - (b) Height
 - Minimum Height – 3 Stories

Waiver Request: Single story sections of building along access road include Fitness area, Office area, and Entry.

- Maximum Height – 6 Stories

- **Waiver Request: Allowance of intermediate story of Lease Space 2 to incorporate an upper level within, given the additional ceiling height above. Overall building height will not be affected and will fall within the guidelines of maximum height per zoning and building codes.**

- Ground Stories: Maximum Height 16 ft.

Waiver Request: Ground story is 21'-10" at lease space 1 and lease space 2 due to slope of existing site. Ground story for Hotel is 16'-0". We request approval of 22'-0" Ground Story to Second Floor at Lease Space 1 and 2.

