

BRIDGE PARK BUILDING B4

TENANT IMPROVEMENTS

TENANT SPACE 4

6558 LONGSHORE STREET

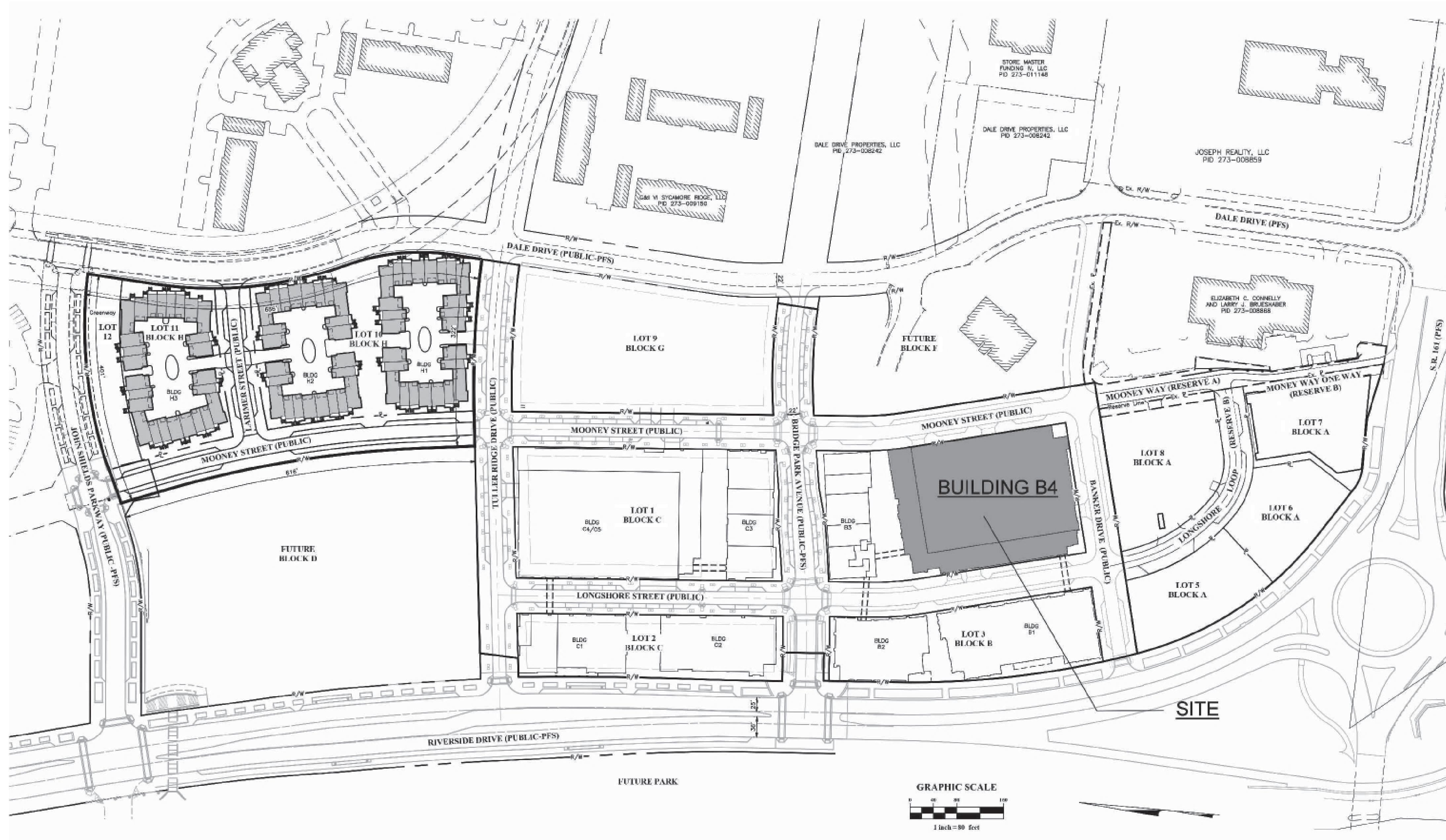
DUBLIN, OHIO



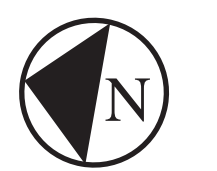
2 August 2019

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LOCATION MAP

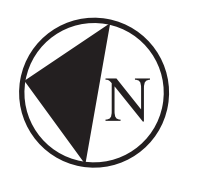


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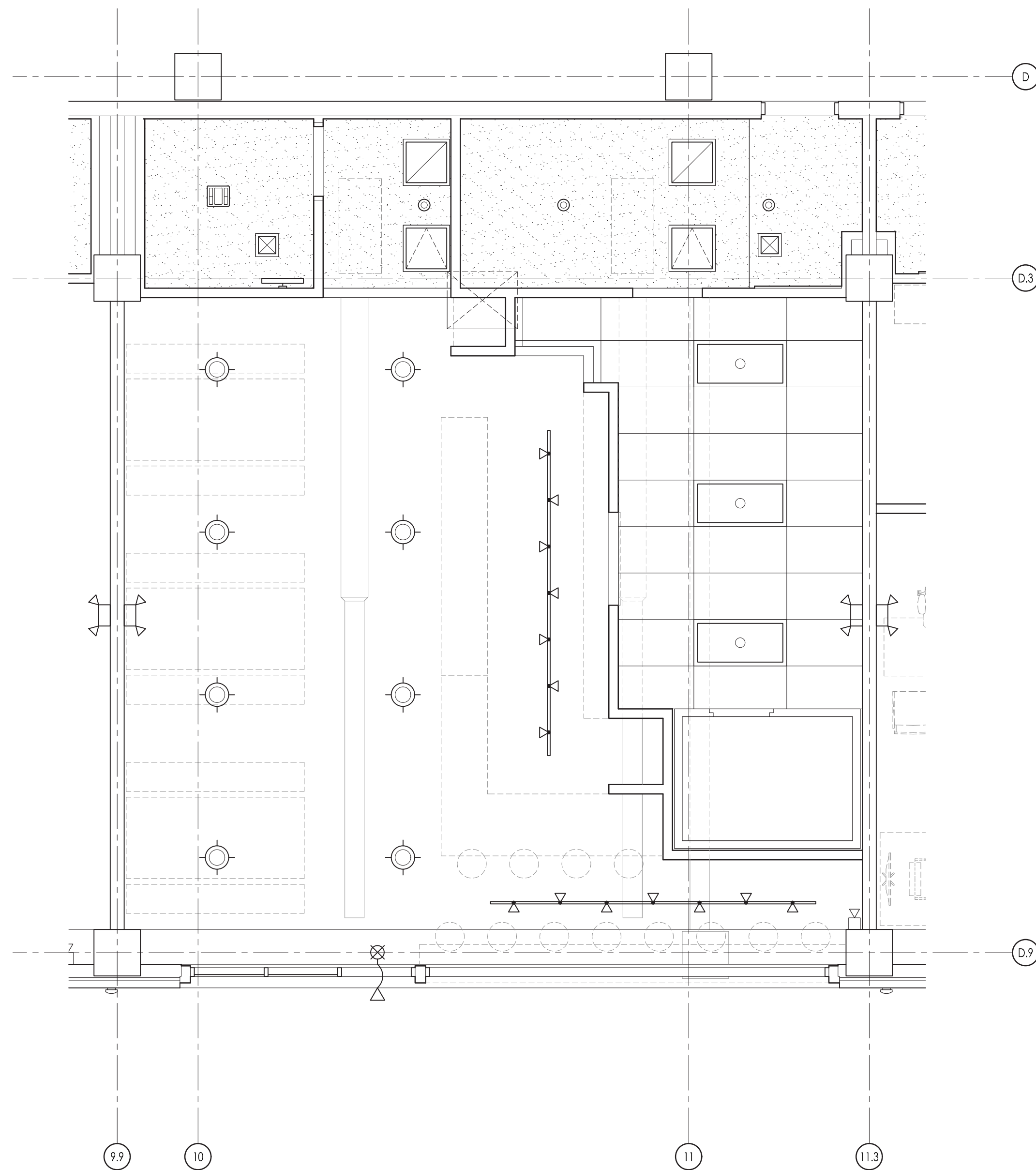


0 16 32 ft

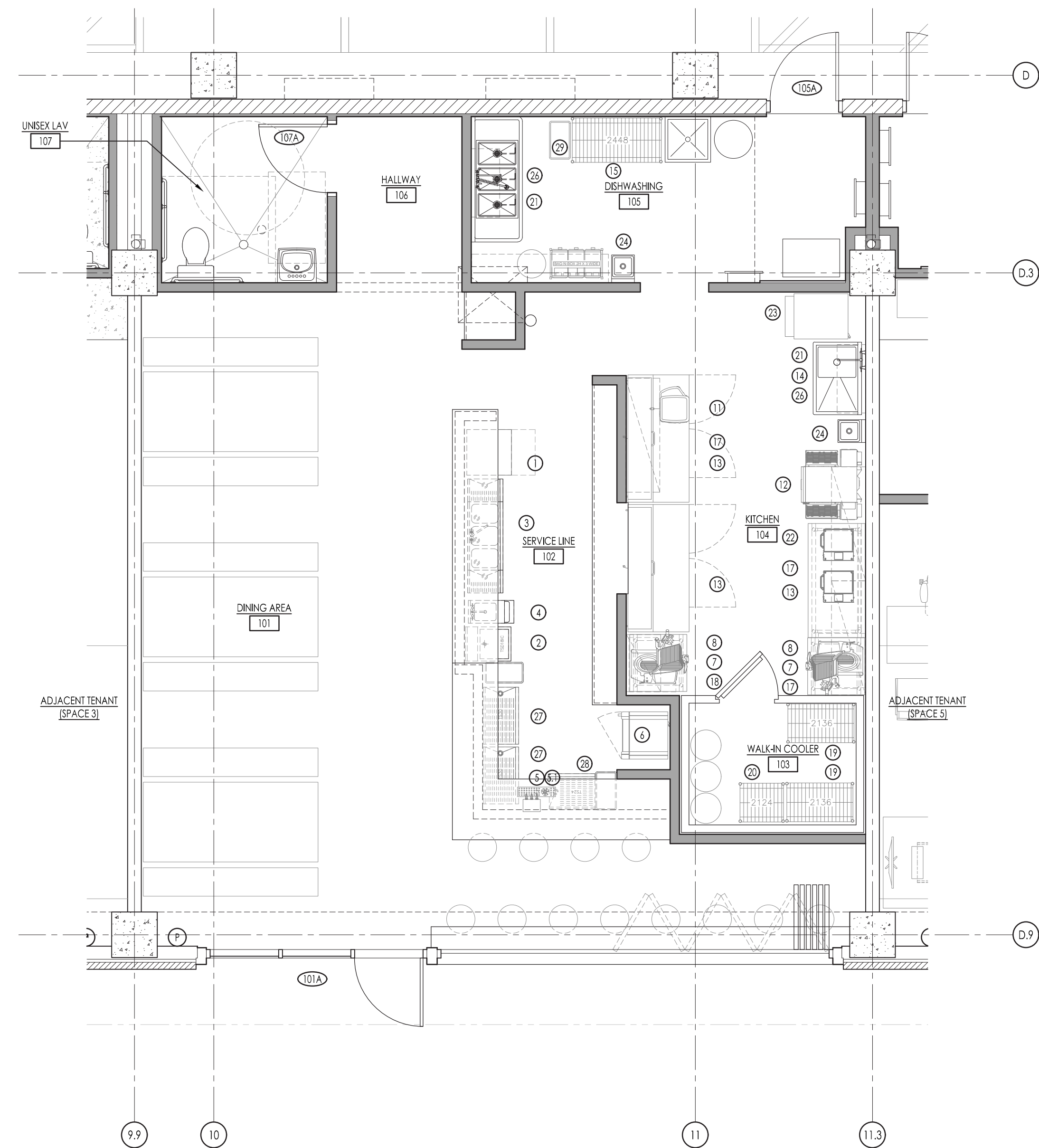
BUILDING KEY PLAN



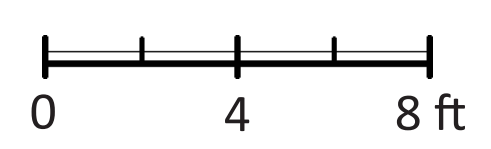
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B REFLECTED CEILING PLAN
1/4" = 1'-0"



A FLOOR PLAN
1/4" = 1'-0"



TENANT FLOOR PLANS



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**STREET FACADE
TRANSPARENCY - CORRIDOR BUILDING**

1st Story	2nd Story	3rd Story
Story Area: 1,476 sf	Story Area: 3,229 sf	Story Area: 3,352 sf
Transparency: 1,020 sf	Transparency: 1,017 sf	Transparency: 1,110 sf
Required: 60%	Required: 30%	Required: 30%
Provided: 69%	Provided: 31%	Provided: 33%
4th Story	5th Story	6th Story
Story Area: 3,352 sf	Story Area: 3,352 sf	Story Area: 327 sf
Transparency: 1,064 sf	Transparency: 1,075 sf	Transparency: 170 sf
Required: 30%	Required: 30%	Required: 30%
Provided: 32%	Provided: 32%	Provided: 52%

**STREET FACADE
TRANSPARENCY - PARKING STRUCTURE**

1st Story	2nd Story	3rd Story
Story Area: 504 sf	Story Area: 506 sf	Story Area: 506 sf
Transparency: 196 sf	Transparency: 333 sf	Transparency: 333 sf
Required: 65%	Required: N/A	Required: N/A
Provided: 39%	Provided: 66%	Provided: 66%
4th Story	5th Story	6th Story
Story Area: 506 sf	Story Area: 506 sf	Story Area: 570 sf
Transparency: 333 sf	Transparency: 333 sf	Transparency: 316 sf
Required: N/A	Required: N/A	Required: N/A
Provided: 66%	Provided: 65%	Provided: 55%

**VERTICAL FACADE DIVISIONS
(45' OR LESS REQUIRED)**



**Story Height
(See Typ. Notes)**

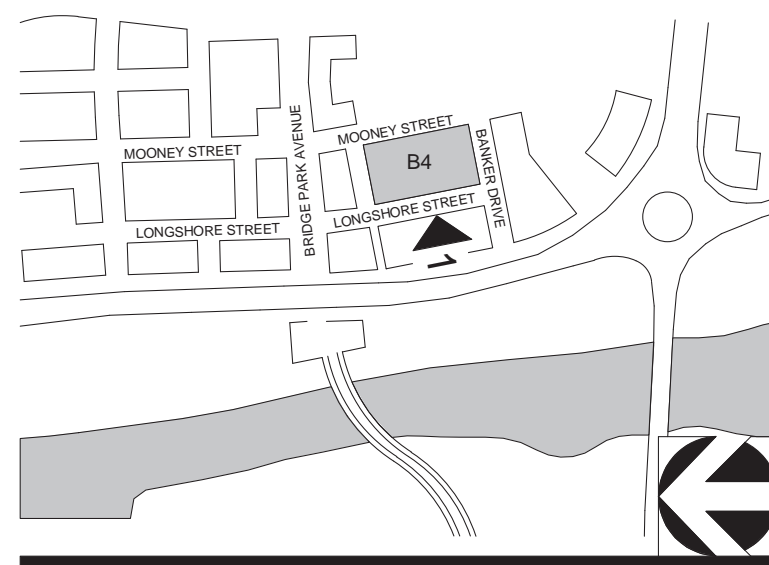
ROOF DECK	156'-5 5/8"
	(863'-11 5/8")
LEVEL 6	154'-7 5/8"
	(862'-5 5/8")
LEVEL 5	143'-11 5/8"
	(852'-5 5/8")
LEVEL 4	841'-9 3/4"
LEVEL 3	831'-1 7/8"
LEVEL 2	820'-6"
RETAIL LEVEL	99'-6"
	(808'-0")

PRINCIPAL ENTRANCE LOCATION
(Corridor Building - As applicable along any primary street frontage facade / Parking Structure - all street facades of building)

PRINCIPAL ENTRANCE LOCATION
(Corridor Building - As applicable along any primary street frontage facade / Parking Structure - all street facades of building)

11-04-2016

KEY PLAN



1

WEST ELEVATION

3/64" = 1'-0"

FACADE MATERIALS - CORRIDOR BUILDING

Overall Area of elevations: 17,249 sf
Area of Windows/Doors: - 3,106 sf
Net Area of Elevation: 14,143 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	7,673 sf	54%		
Glass	Primary	2,012 sf	14%		
Composite Metal Panel	Primary	809 sf	6%		
Fiber Cement	Secondary	10,494 sf	74%	80%	
Misc. Elements	Permitted As Trim	3,487 sf	25%		
		162 sf	1%		
		3,649 sf	26%	<20%	

FACADE MATERIALS - PARKING STRUCTURE

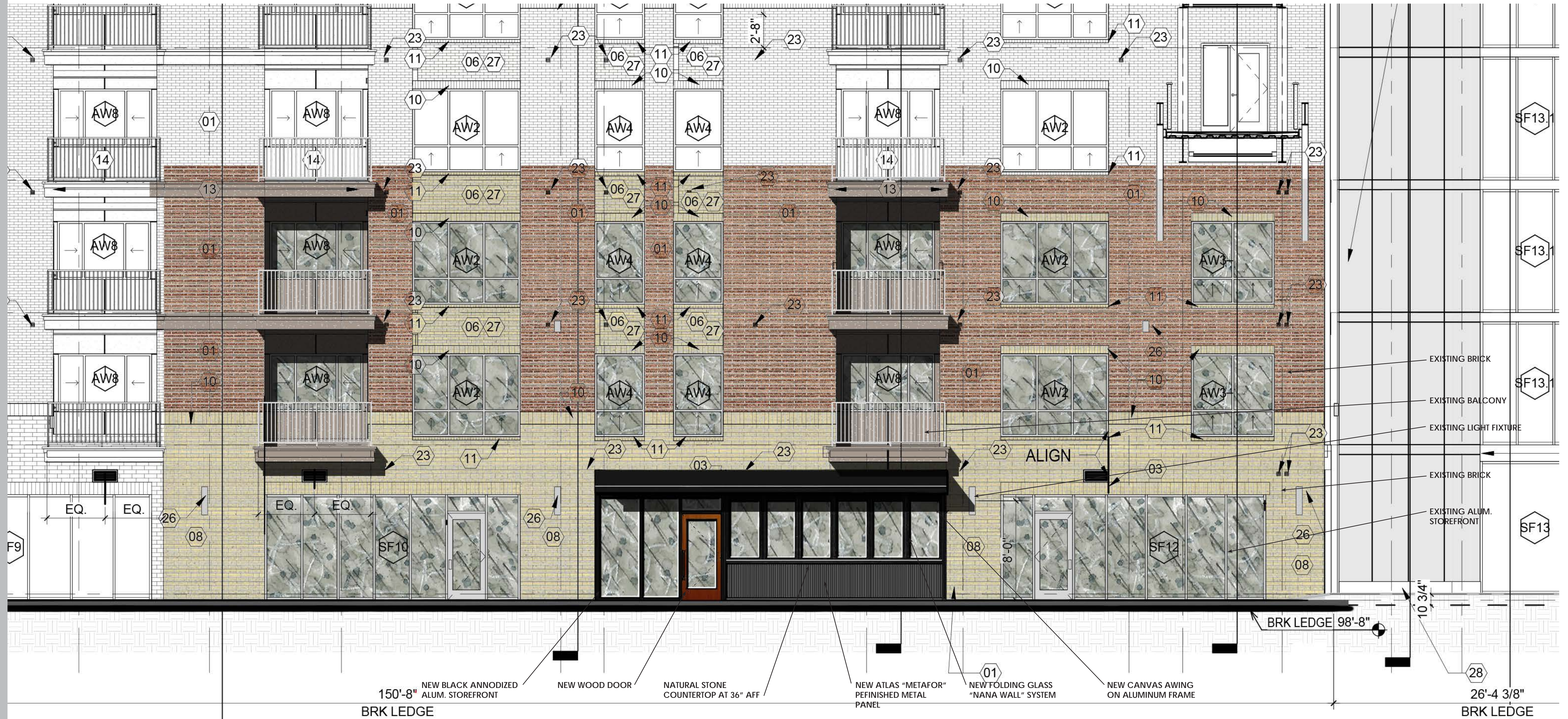
Overall Area of elevations: 2,997 sf

Material	Primary/Secondary	Area (SF)	Percentage	Required	Met?
Brick	Primary	747 sf	25%		
Glass	Primary	1,746 sf	58%		
Composite Metal Panel	Primary	378 sf	13%		
		2,493 sf	96%	80%	
Misc. Elements	Permitted As Trim	126 sf	4%		
		126 sf	4%	<20%	

EXISTING BUILDING ELEVATION

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STREET FACADE TRANSPARENCY - CORRIDOR BUILDING:
1ST STORY
EXISTING:
 STORY AREA: 1,476SF.
 TRANSPARENCY: 1,020SF.
 REQUIRED: 60%
 PROVIDED: 69%
PROPOSED:
 STORY AREA: 1476SF.
 TRANSPARENCY: 969SF.
 REQUIRED: 60%
 PROVIDED: 66%



PROPOSED STOREFRONT ELEVATION

0 4 8 ft

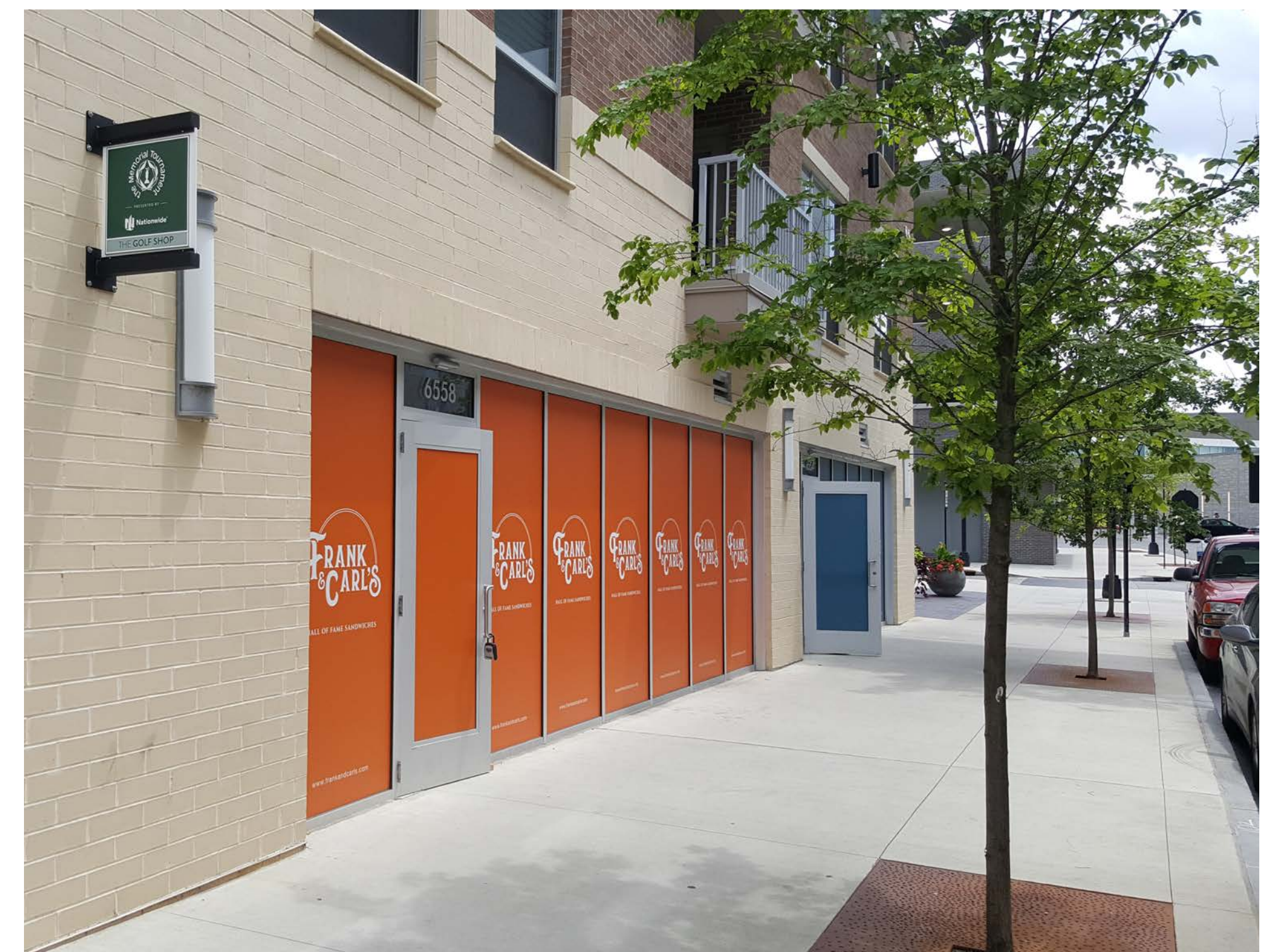
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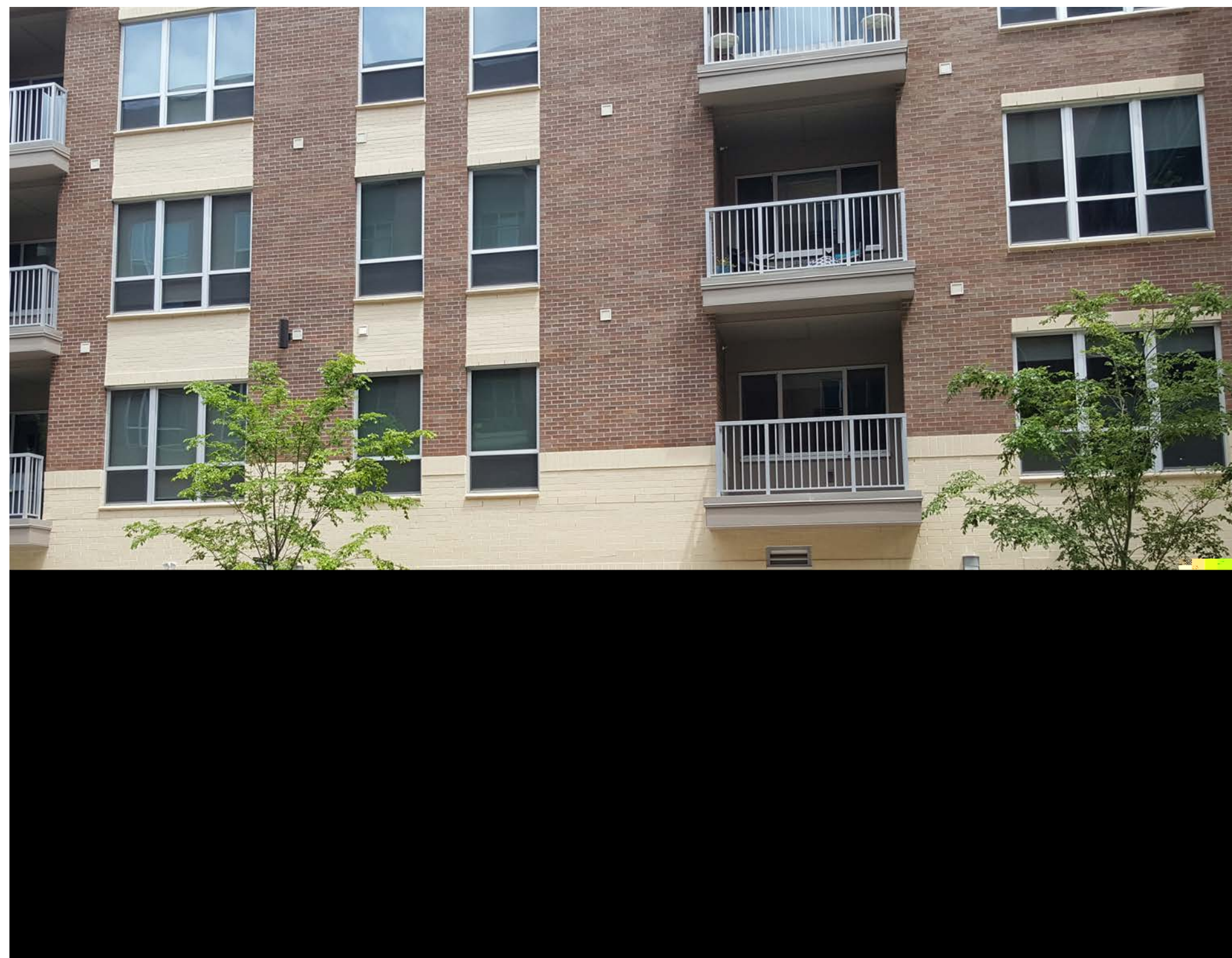
STOREFRONT LOOKING NORTH EAST



STOREFRONT LOOKING EAST



STOREFRONT LOOKING SOUTH



STOREFRONT LOOKING EAST



INTERIOR LOOKING WEST



BRIDGE LOOKING SOUTH

EXISTING CONDITIONS PHOTOS

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