

# Y Block Development

Dublin, Ohio

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## Final Development Plan



### Owner/Project Representative

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Principal Architect

### Moody Nolan

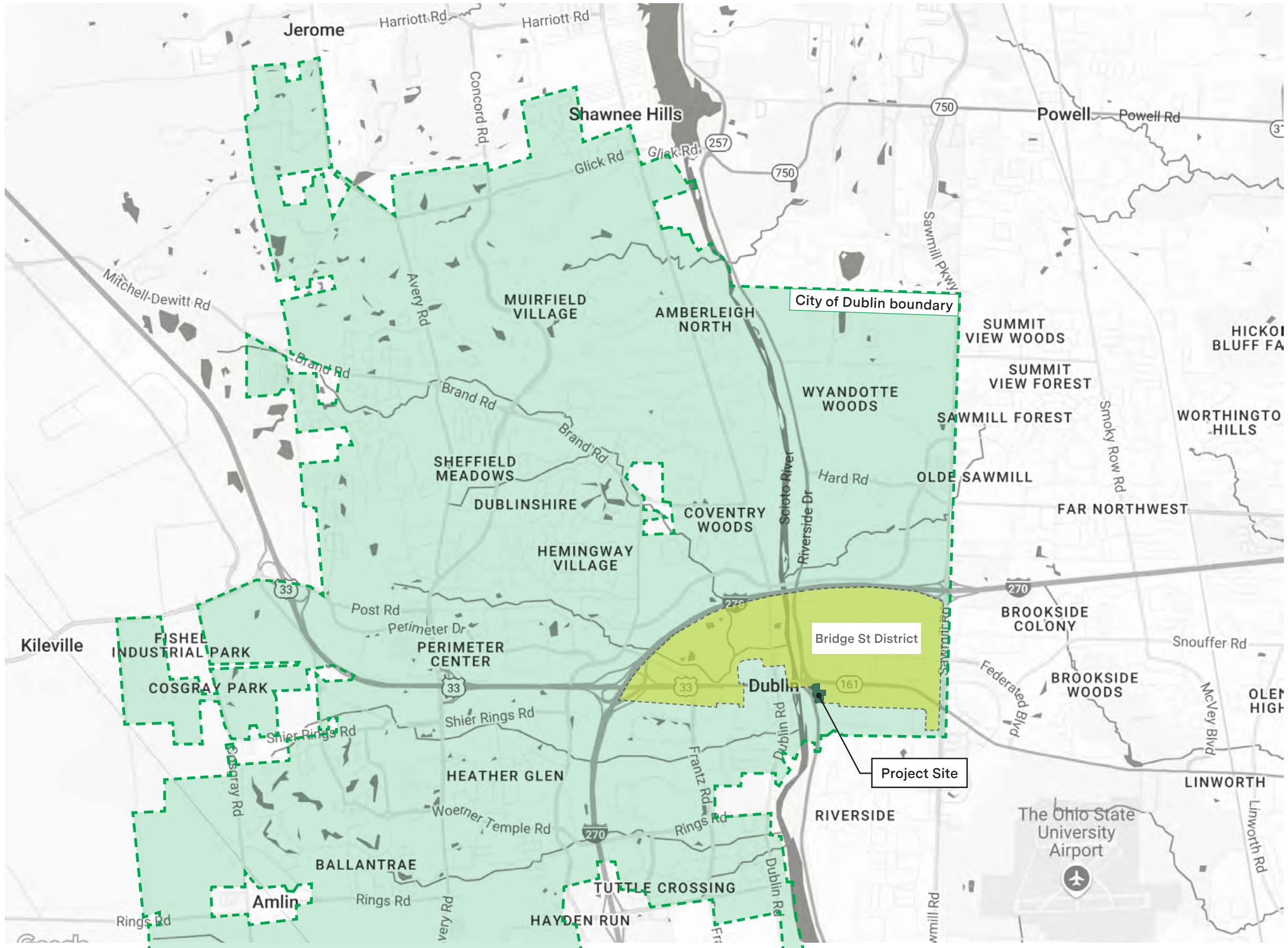
Brian Sell, AIA  
Principal, Design Leader

# CONTENTS

03	Vicinity & Context
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55	Architecture - Mixed-Use Building
108	Architecture - Office Building

Y Block Development

# Vicinity and Context







### Existing Site Conditions

- 1 aerial view of site looking south from Vaso atop the AC Hotel
- 2 view southeast from northwest corner of site
- 3 view north from site interior
- 4 view south from north edge of site



## Bridge Street District Plan - Shoppes at River Ridge

Redevelopment of the site is expected, with an extension of Bridge Park at the southeast corner of West Dublin-Granville Road and Riverside Drive. Similar to the AC Hotel, this development should **frame the roundabout** and create a **distinctive character as a landmark** of the district. The desired character is for buildings ranging between **three to eight stories at the intersection with contemporary architecture**. The remainder of the site should **begin a transition** from the intensity of the district to the existing small-scale office and residential to the south. The desired character is for buildings ranging from **two to five stories**, with smaller buildings along the southern boundary. Additional street connections should be accommodated for Dale Drive and Stoneridge Lane.

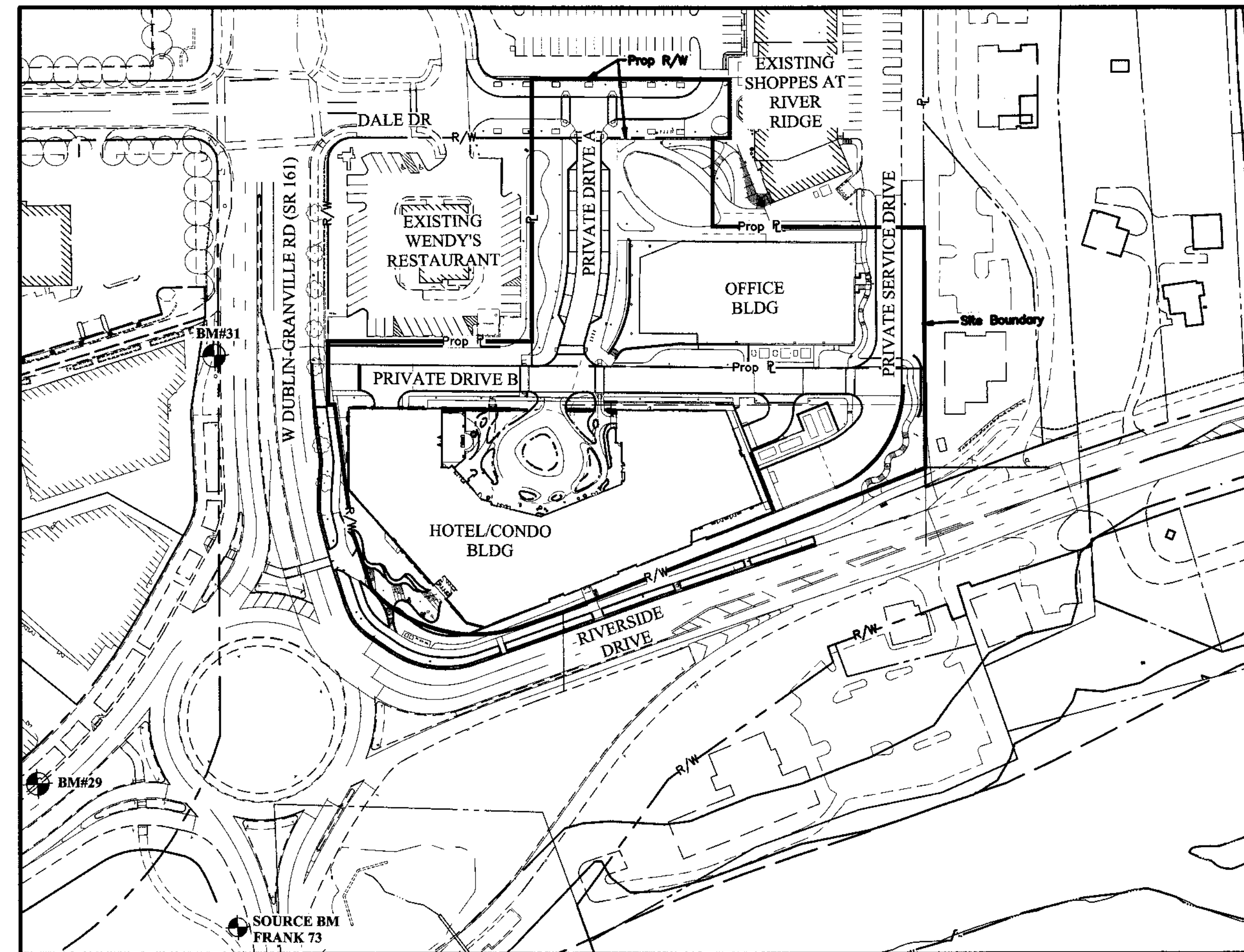
*- Envision Dublin Community Plan, 2024*

Y Block Development

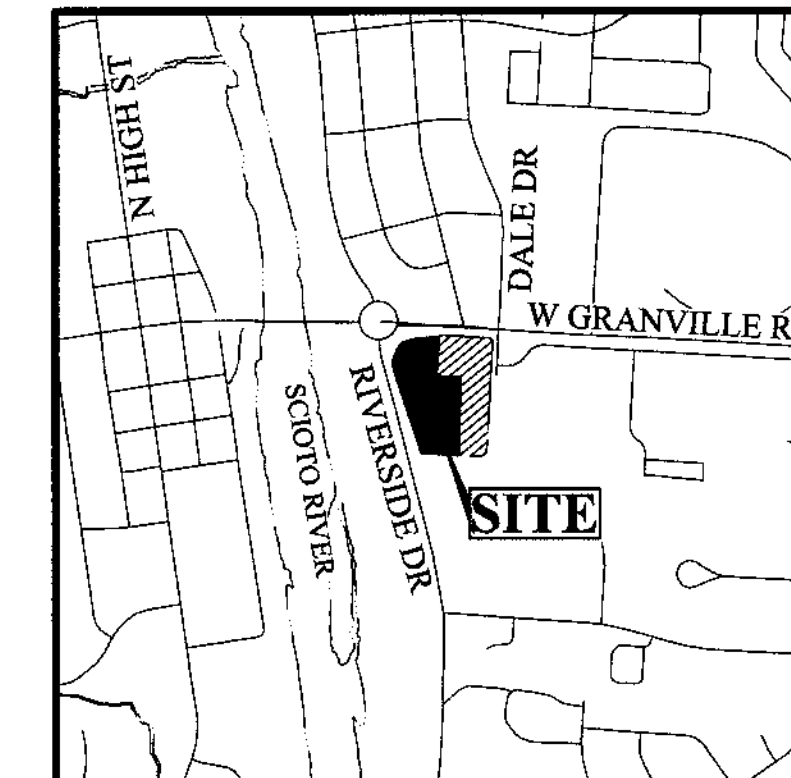
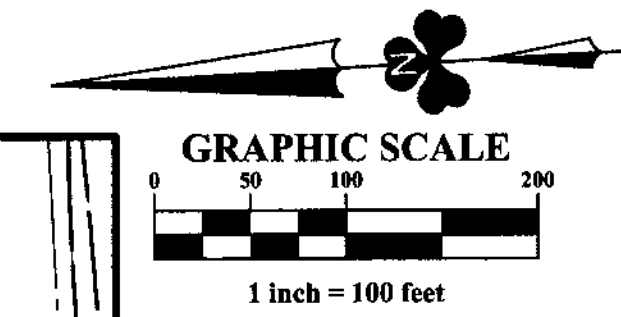
# Civil Engineering

# FINAL DEVELOPMENT PLAN BRIDGE PARK Y BLOCK CITY OF DUBLIN, FRANKLIN COUNTY, OHIO 2026

SITE DATA TABLE	
Proposed Site Area	4.98 Ac
Private Site Area	4.69 Ac
R/W To Be Dedicated	0.29 Ac
R/W To Be Vacated	0.00 Ac
Limits of Disturbance	5.45 Ac
Disturbed Area Within R/W	0.60 Ac
Pre-Developed Impervious Area	1.81 Ac
Post-Developed Impervious Area	3.50 Ac
Flood Insurance Rate Map Number	39049C0151K
Zone	Zone X
Effective Date	6/17/2008
Base Flood Elevation	N/A



**INDEX MAP**  
Scale: 1" = 100'



**VICINITY MAP**  
Scale: 1" = 1000'

SHEET INDEX	
SHEET NUMBER	SHEET NAME
1	C001 Title Sheet
2	C002 Typical Sections & Details
4	C101 Existing Conditions Plan
6	C103 Demolition Plan
7	C104 Site Plan
8	C105 Utility Plan
9	C106 Grading Plan
10-13	C201-C204 Storm Sewer Profiles
14-17	C301-C304 Stormwater Detention Plan & Detail
18	C401 Hydrodynamic Separator Detail
19	C501 Fire Truck Turning Analysis
20	C601 Open Space Plan
21	C602 Parking & Site Circulation Plan
22	C701 Tree Survey Plan
23	C702 Tree Survey

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Krystin Schmid

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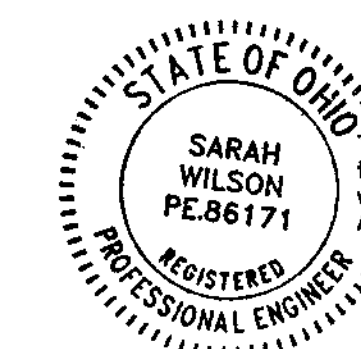
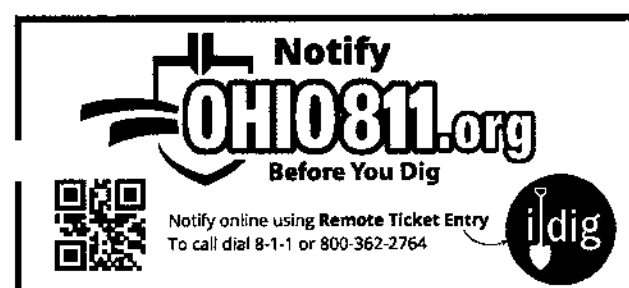
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Tony Roell

**HOTEL/CONDOMINIUM ARCHITECT**  
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Brian Peterson

**OFFICE ARCHITECT**  
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Tel: (614)-461-4664  
Arienne Overking

**PROJECT DESCRIPTION**

The project includes the development of a 4.98 acre site located South of W Granville Rd, East of Riverside Dr, West of Dale Dr, and includes an Office Building, Condominium, Event Center, Hotel, and Parking Garage. The project will include a new right-in right-out access from W Granville Rd.



This is to certify that good engineering practices have been utilized in the design of this project and that all of the minimum standards as set forth by the City of Dublin, including those standards greater than minimum where, in my opinion, they are needed to protect the safety of the public.  
Applicable for sheets 1 - 23

*Sarah L Wilson*  
Professional Engineer  
No. PE80171 Date 4/2/26

NO.	DATE	REVISION DESCRIPTION	ENG	DUB



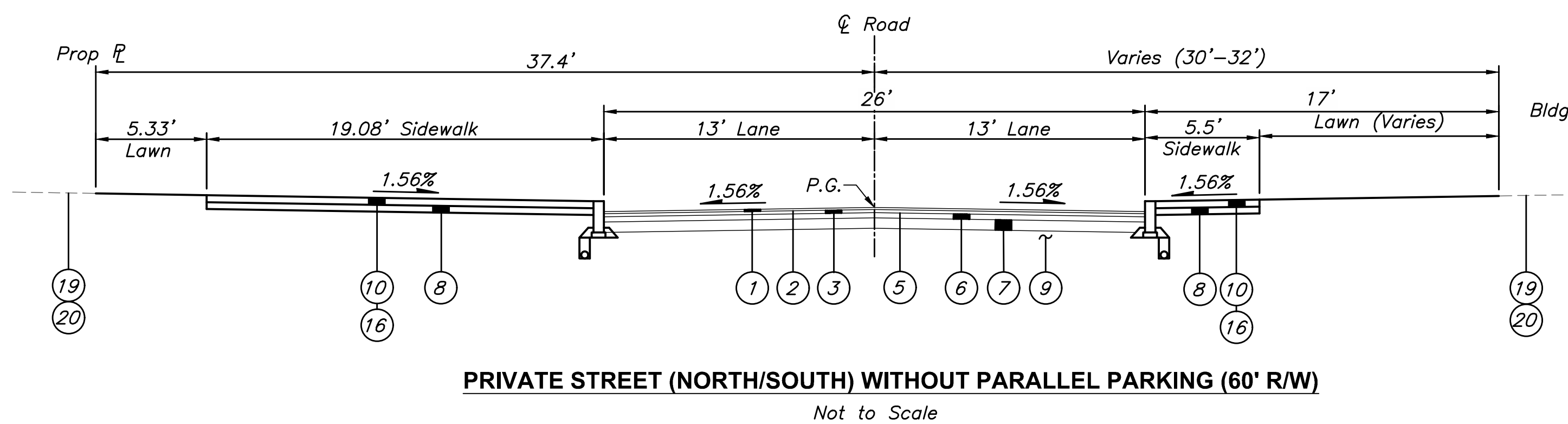
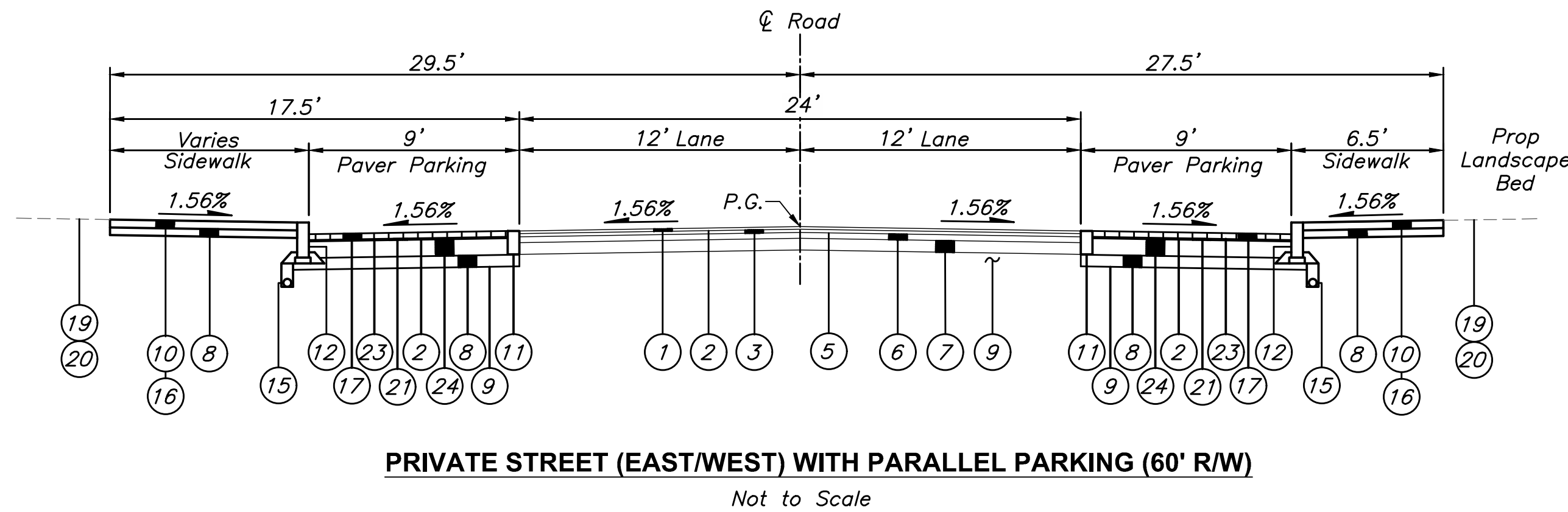
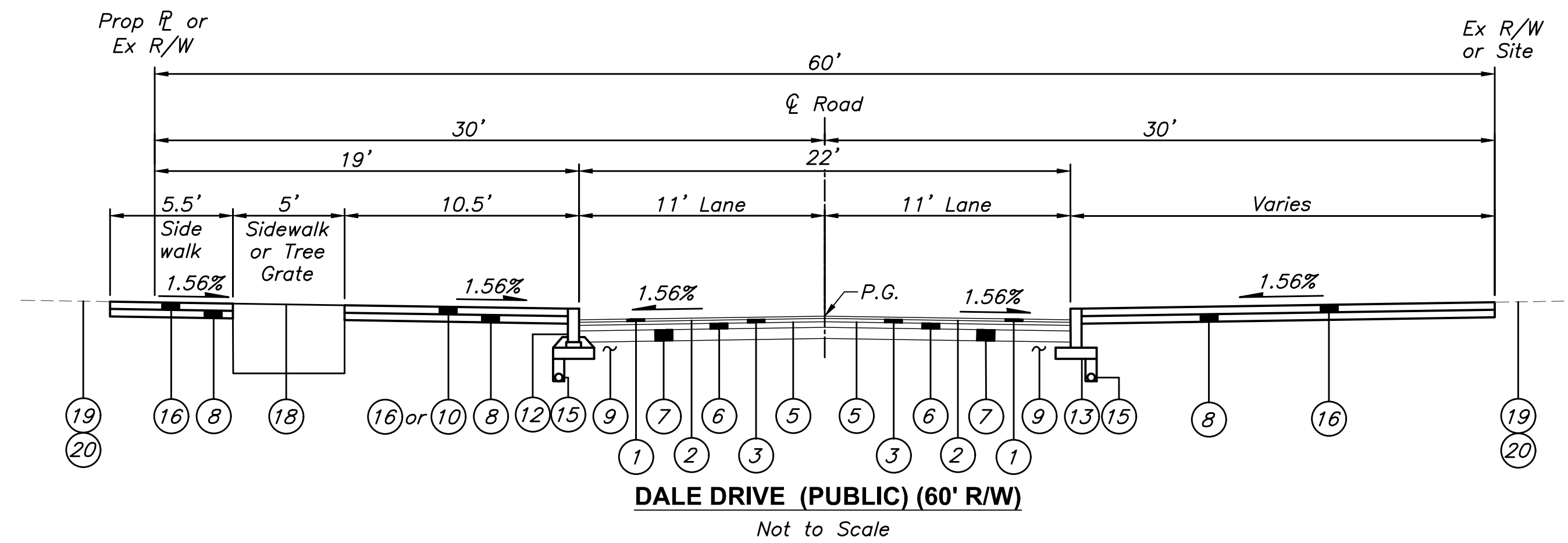
FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TITLE SHEET  
April 2, 2026

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DRAWING NUMBER <b>C001</b>
SHEET NUMBER <b>1 OF 23</b>

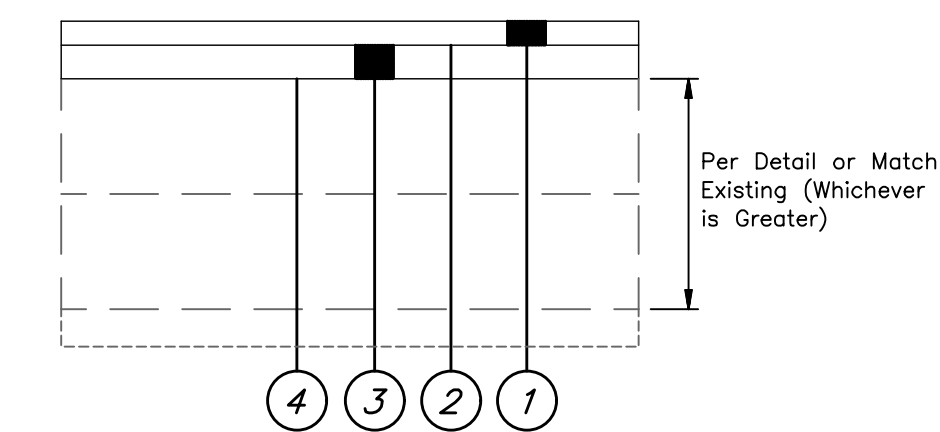
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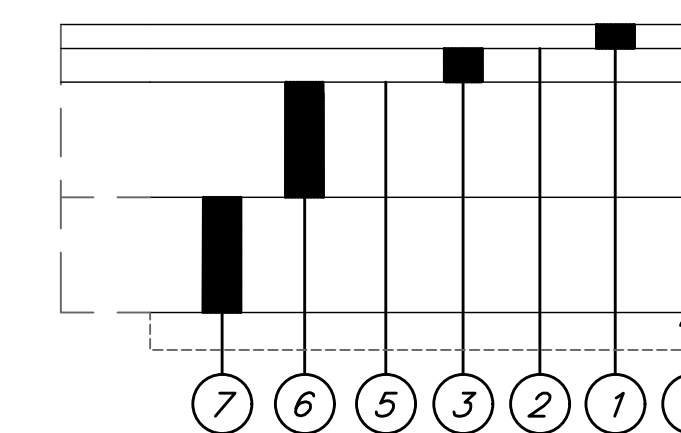


**LEGEND**

- 1 Item 441 - 1.25" Asphalt Concrete Surface Course (Medium Traffic), PG64-22
- 2 Item 407 - NTSS-1HM Trackless Tack Coat for Intermediate Course (0.06 Gal./Sq. Yd.)
- 3 Item 441 - 1.75" Asphalt Concrete Intermediate Course (Medium Traffic), PG64-22
- 4 Item 202 - Existing Pavement Planing (T=3")
- 5 Item 407 - NTSS-1HM Trackless Tack Coat (0.08 Gal./Sq. Yd.)
- 6 Item 301 - 6" Asphalt Concrete Base, PG64-22
- 7 Item 304 - 6" Aggregate Base
- 8 Item 304 - 4" Aggregate Base
- 9 Item 204 - Subgrade Compaction and Proof Rolling
- 10 Item SPEC - Brick Paver Walk (See Landscape Plan for Details)
- 11 Item 609 - Concrete Band (12" x 6") (See Sheet 3 for Details)
- 12 Item 609 - Granite Curb (18" x 6") (See Sheet 3 for Details)
- 13 Item 609 - Straight 18" Curb (See SD RD-11)
- 14 Item 609 - Standard Concrete Curb & Gutter (See SD RD-02)
- 15 Item 605 - 4" Pipe Underdrain
- 16 Item 608 - 4" Concrete Walk (See SD RD-05)
- 17 Item 602 - Brick Pavers (T=2 5/8")
- 18 Item SPEC - Tree Grate (See Landscape Plan for Details)
- 19 Item 659 - Topsoil (T=6")
- 20 Item 659 - Seeding & Mulching, As Per Plan
- 21 Item 405 - Bituminous Setting Bed (T=3/4")
- 22 Item 305 - Concrete Base (T=8.5" Typ.)
- 23 Item SPEC - Neoprene Modified Adhesive
- 24 Item 305 - Concrete Base (T=8.5" Typ.)



**MILL AND FILL PAVEMENT DETAIL**  
Not to Scale



**TRENCH REPAIR / FULL DEPTH PAVEMENT DETAIL**  
Not to Scale

**NOTES**

For pavement repair, Contractor shall use the detail above or match the existing pavement section, whichever has the greater pavement depth.  
P.G. = Top of Pavement at centerline

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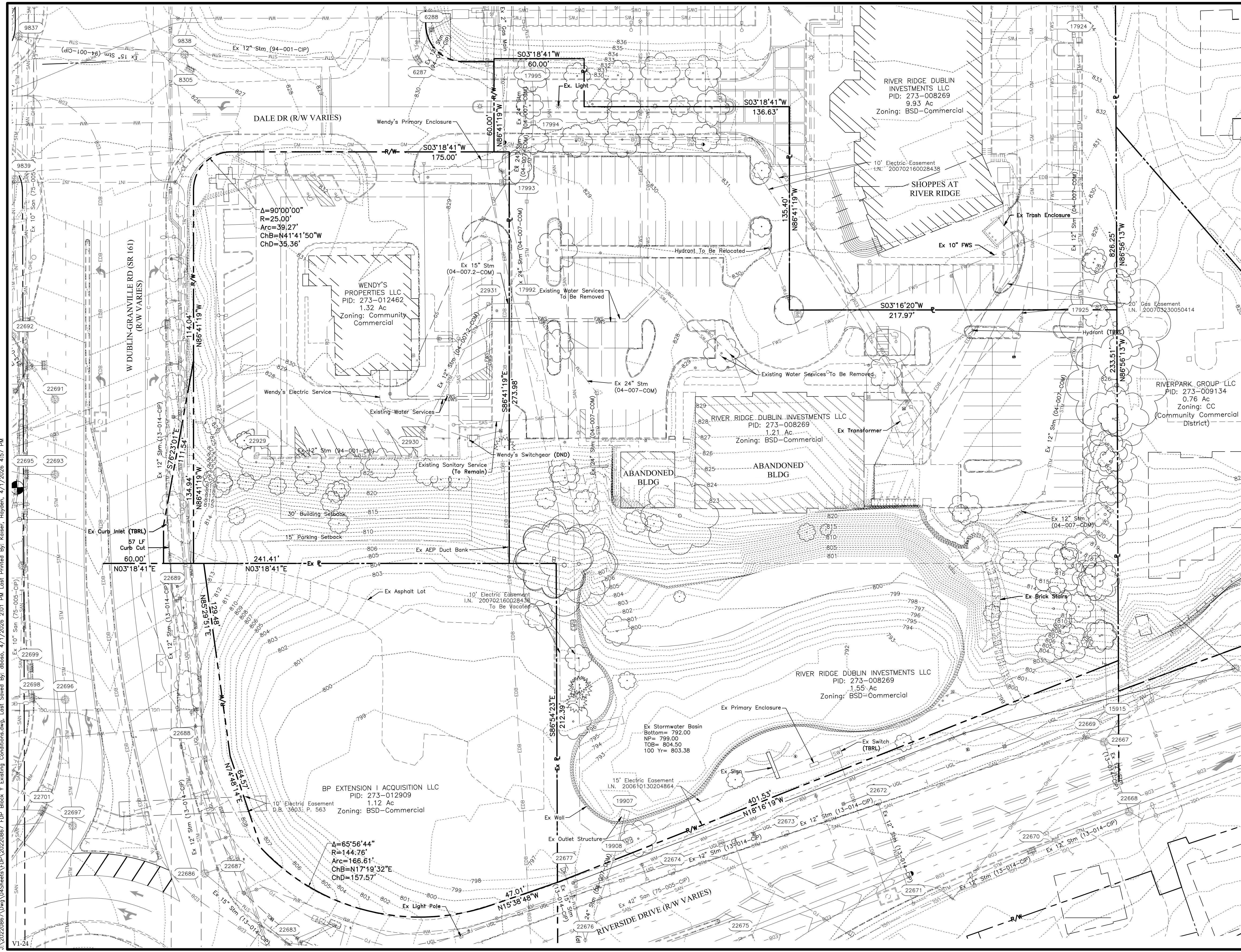
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FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TYPICAL SECTIONS & DETAILS  
 April 2, 2026

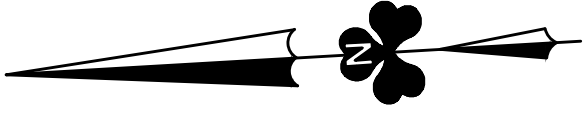
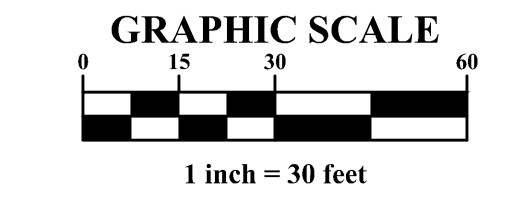
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 SHEET NUMBER  
**2 OF 23**





**LEGEND**

851-850	Contours
x Ex8XX.XX	Spot Elevation
—	Center Line Ditch
WM	Water Main
WS	Water Service
DWS	Domestic Water Service
FWS	Fire Water Service
SAN	Sanitary Sewer Main
SAS	Sanitary Sewer Service
STM	Storm Sewer
E	Underground Electric Service
EDB	Electric Duct Bank
OHE	Overhead Electric
UGL	Underground Street Lighting
CATV	Communications/Cable TV
CDB	Communications Duct Bank
GM	Natural Gas Main
GS	Natural Gas Service
⊙	Benchmark



REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

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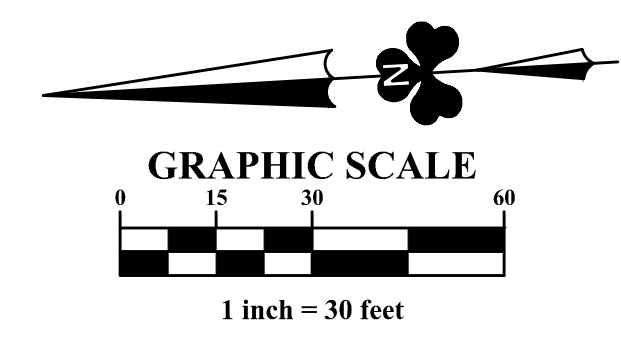
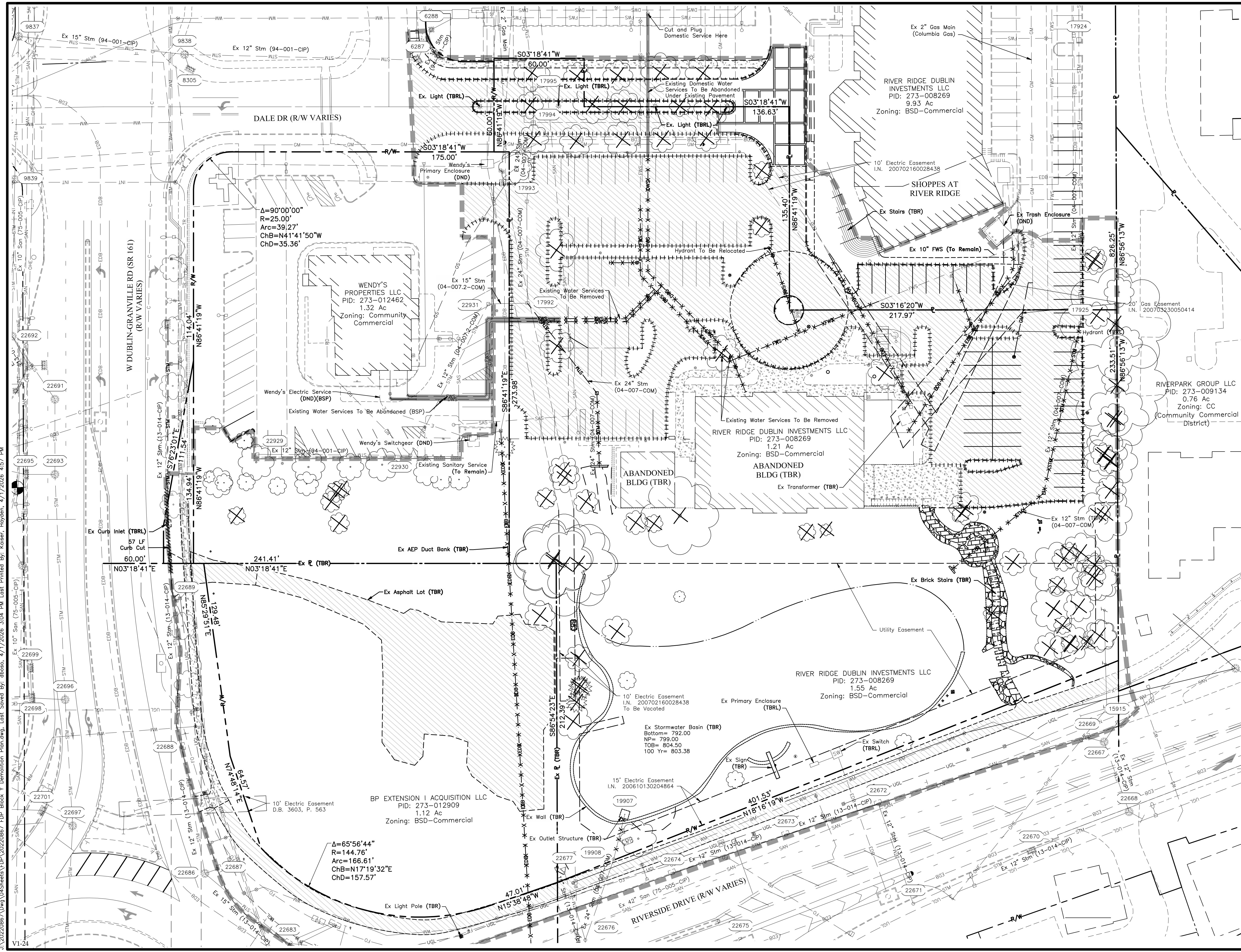
FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

EXISTING CONDITIONS  
 PLAN  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
 DRAWING NUMBER  
**C101**  
 SHEET NUMBER  
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**LEGEND**

--- 851 --- 850 ---	Contours
x Ex8XX.XX	Spot Elevation
- - - - -	Center Line Ditch
WM	Water Main
WS	Water Service
DWS	Domestic Water Service
FWS	Fire Water Service
SAN	Sanitary Sewer Main
SAS	Sanitary Sewer Service
STM	Storm Sewer
E	Underground Electric Service
EDB	Electric Duct Bank
OHE	Overhead Electric
UGL	Underground Street Lighting
CATV	Communications/Cable TV
CDB	Communications Duct Bank
GM	Natural Gas Main
GS	Natural Gas Service
TBR	To Be Removed
TBRL	To Be Relocated
[Hatched Pattern]	Asphalt To Be Removed
[Dotted Pattern]	Concrete To Be Removed
[Cross-hatched Pattern]	Brick To Be Removed
[Stippled Pattern]	Stone To Be Removed
[Dashed Line]	Curb To Be Removed
[Dotted Line]	Curb To Be Cut
[X-X-X-X-X-X]	Utility Removal
[Thick Dashed Line]	Utility To Be Abandoned
[Thin Dashed Line]	Trees To Be Removed
[Thick Solid Line]	Limit of Disturbance
[Circle with Cross]	Benchmark
[Circle with 'BSP']	By Separate Plan

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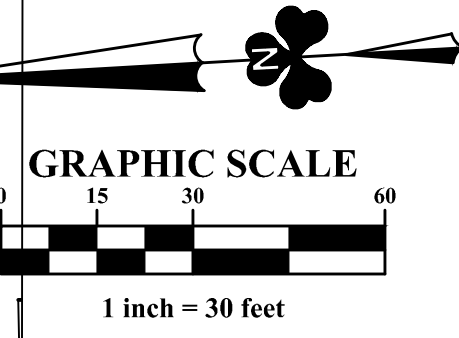
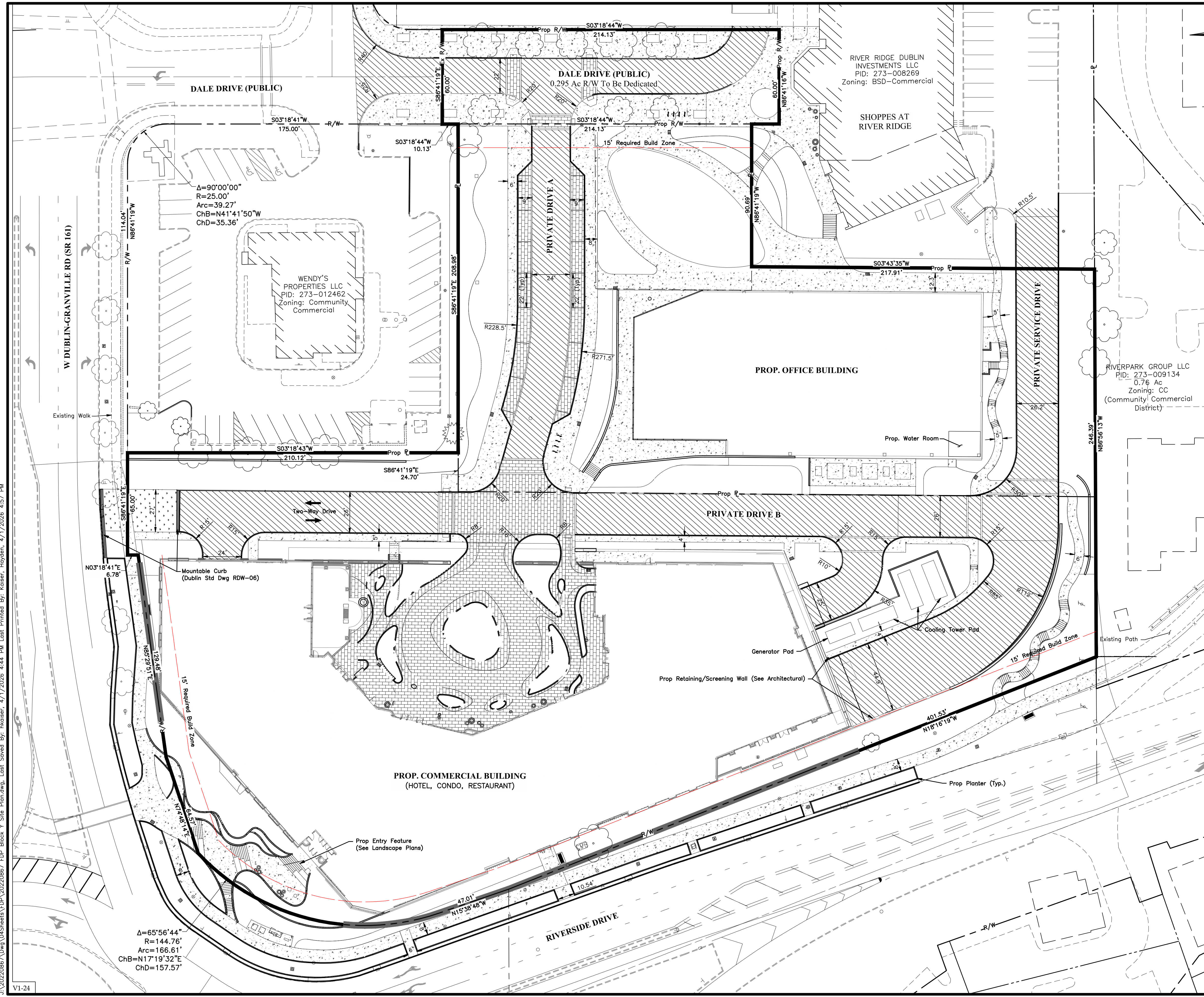
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**FINAL DEVELOPMENT PLAN**  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**DEMOLITION PLAN**  
 April 2, 2026

**CITY OF DUBLIN**  
**PROJECT NUMBER**  
**25-005-COM**  
**DRAWING NUMBER**  
**C103**  
**SHEET NUMBER**  
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- LEGEND**
- Concrete Sidewalk
  - Proposed Asphalt Pavement
  - Brick Paver Pavement
  - Grass Pavers
  - Required Build-Zone
  - Principle Structure Length (See Table, This Sheet)

**NOTES**

This plan shows on-site materials for reference only. Reference Landscape Plan for material finishes.

**Bridge Park Block Y City of Dublin Zoning Code Requirements**

Block Y Building	Hotel Building	Condo Building	Office/Retail Building
Building Type	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)	Corridor Building §153.062(O)(5)
Front Required Build Zone (RBZ)	0-15 ft	0-15 ft	0-15 ft
Corner Required Build Zone (RBZ)	0-15 ft	0-15 ft	0-15 ft
Front Property Line Coverage	Minimum 75%	Minimum 75%	Minimum 75%
Minimum Side Yard Setback	5 ft	5 ft	5 ft
Minimum Rear Yard Setback	5 ft	5 ft	5 ft
Maximum Impervious Coverage	80%	80%	80%
Additional Semi-Pervious Coverage	10%	10%	10%
Maximum Height	6 stories	6 stories	6 stories

**Bridge Park Block Y RBZ Coverage Calculations**

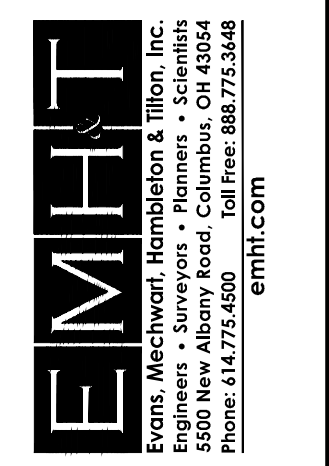
	Total Length of R/W	Principal Structure Length in RBZ	RBZ Coverage
Mixed Use Building	809 LF	451 LF	56%
Office Building	186 LF	0 LF	0%

**Bridge Park Block Y Total Lot Coverage Calculations**

Site Area (acre)	5.00
Impervious Area (acre)	3.46
Impervious Area Lot Coverage (%)	69.2%
Semi-Impervious Area (acre)	0.00
Additional Semi-Pervious Coverage (%)	0.0%

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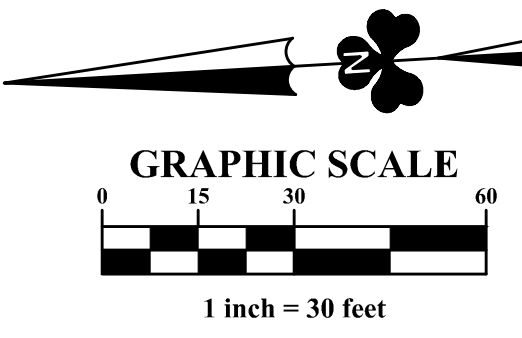
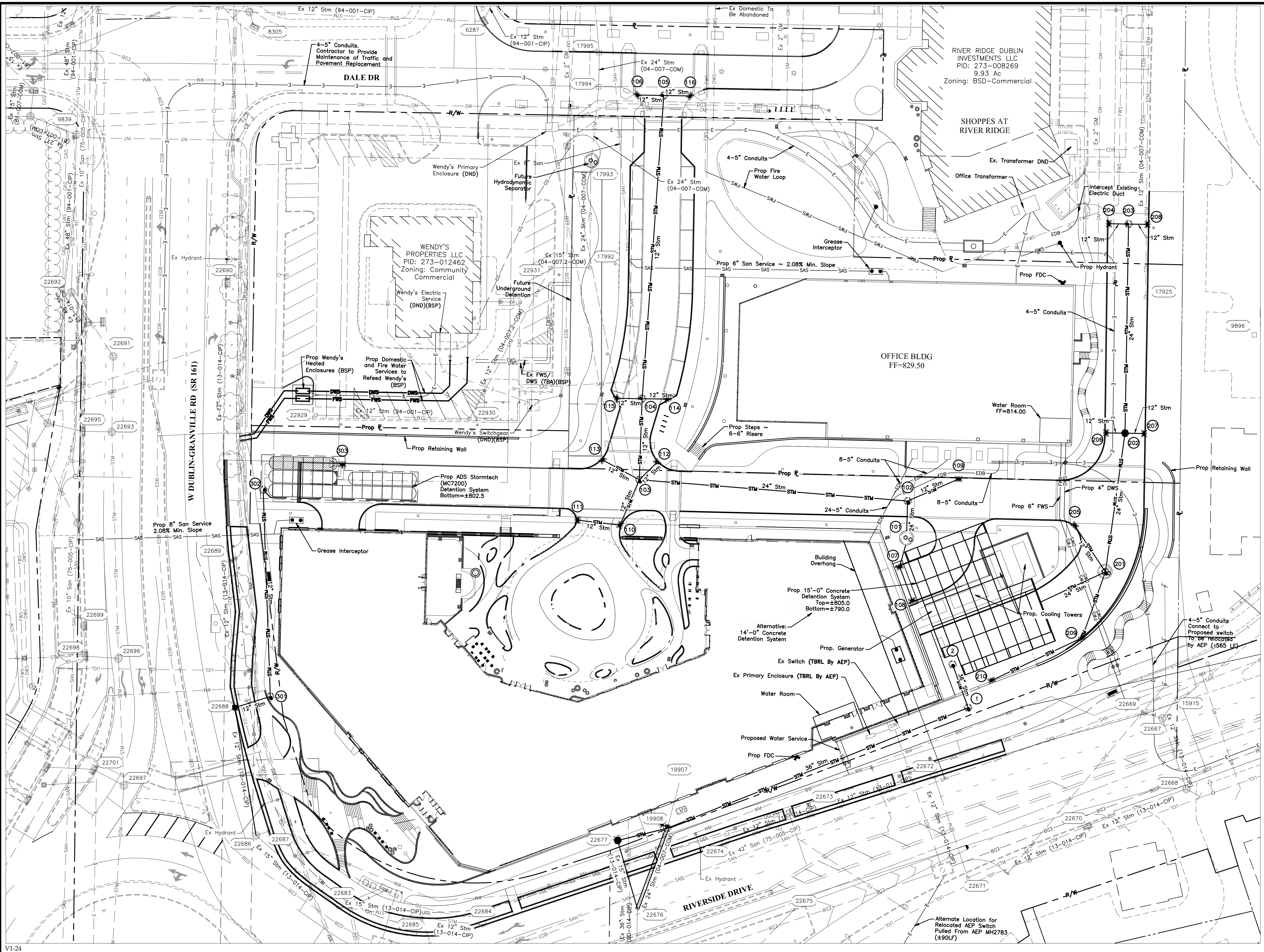
FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

SITE PLAN  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
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**C104**  
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**7 OF 11**

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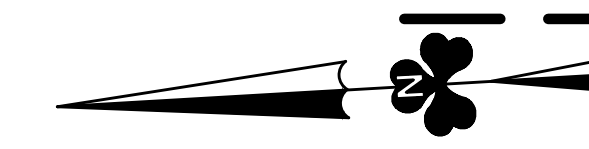
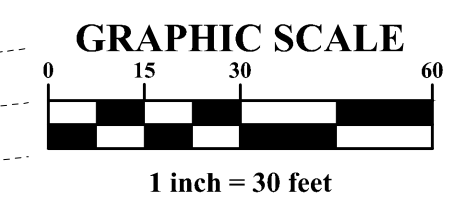
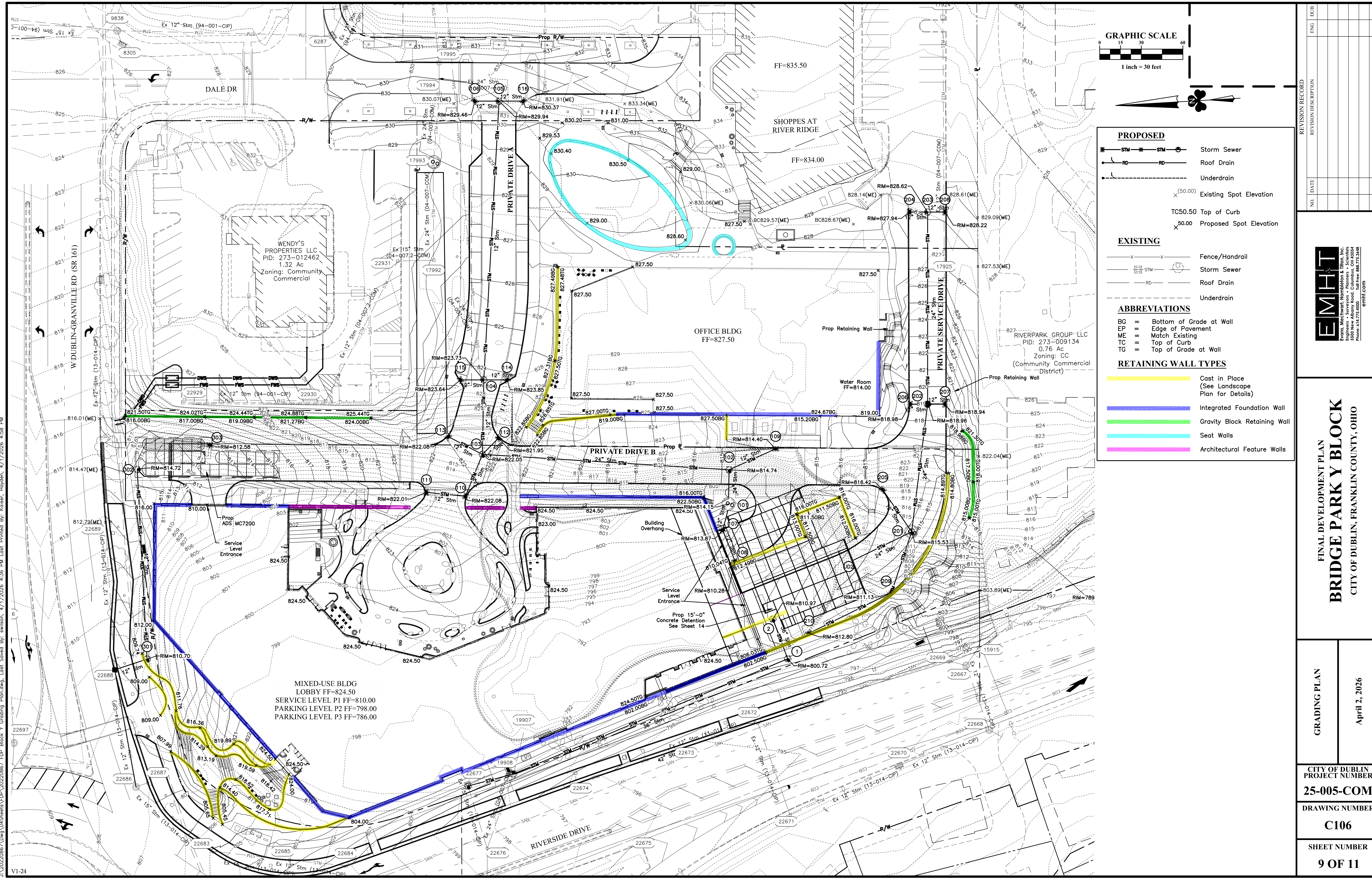
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**FINAL DEVELOPMENT PLAN**  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

UTILITY PLAN  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
 DRAWING NUMBER  
**C105**  
 SHEET NUMBER  
**8 OF 11**



- PROPOSED**
- STM — STM — Storm Sewer
  - RD — RD — Roof Drain
  - Underdrain
  - x (50.00) Existing Spot Elevation
  - TC50.50 Top of Curb
  - x 50.00 Proposed Spot Elevation
- EXISTING**
- x x Fence/Handrail
  - STM — Storm Sewer
  - RD — Roof Drain
  - Underdrain
- ABBREVIATIONS**
- BG = Bottom of Grade at Wall
  - EP = Edge of Pavement
  - ME = Match Existing
  - TC = Top of Curb
  - TG = Top of Grade at Wall
- RETAINING WALL TYPES**
- Cast in Place (See Landscape Plan for Details)
  - Integrated Foundation Wall
  - Gravity Block Retaining Wall
  - Seat Walls
  - Architectural Feature Walls

NO.	DATE	REVISION DESCRIPTION

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**FINAL DEVELOPMENT PLAN**  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**GRADING PLAN**  
 April 2, 2026

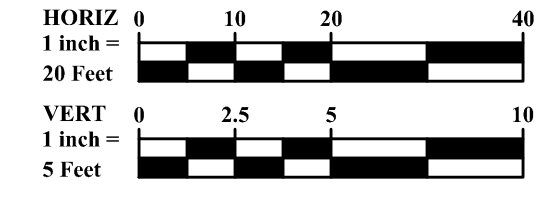
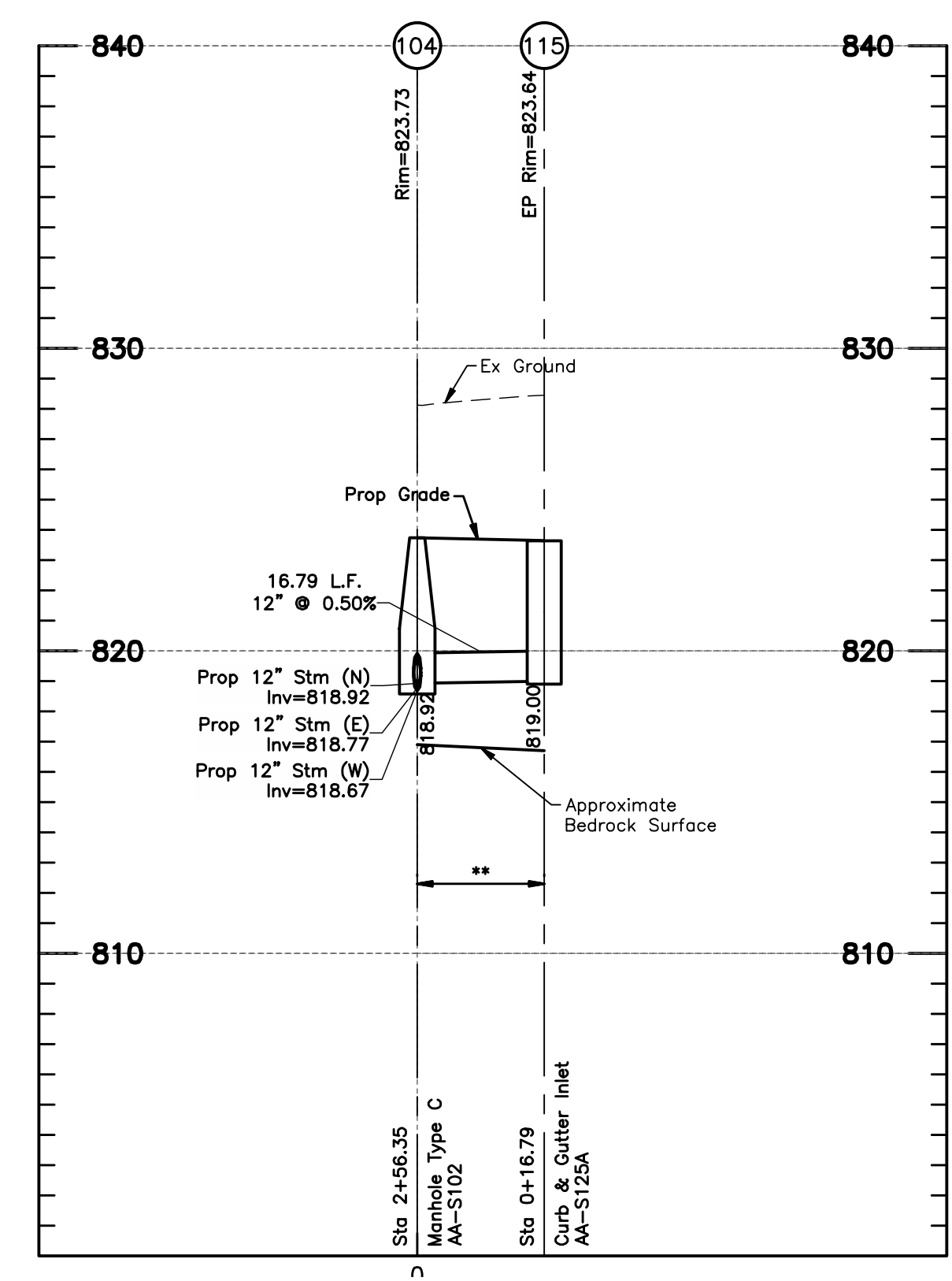
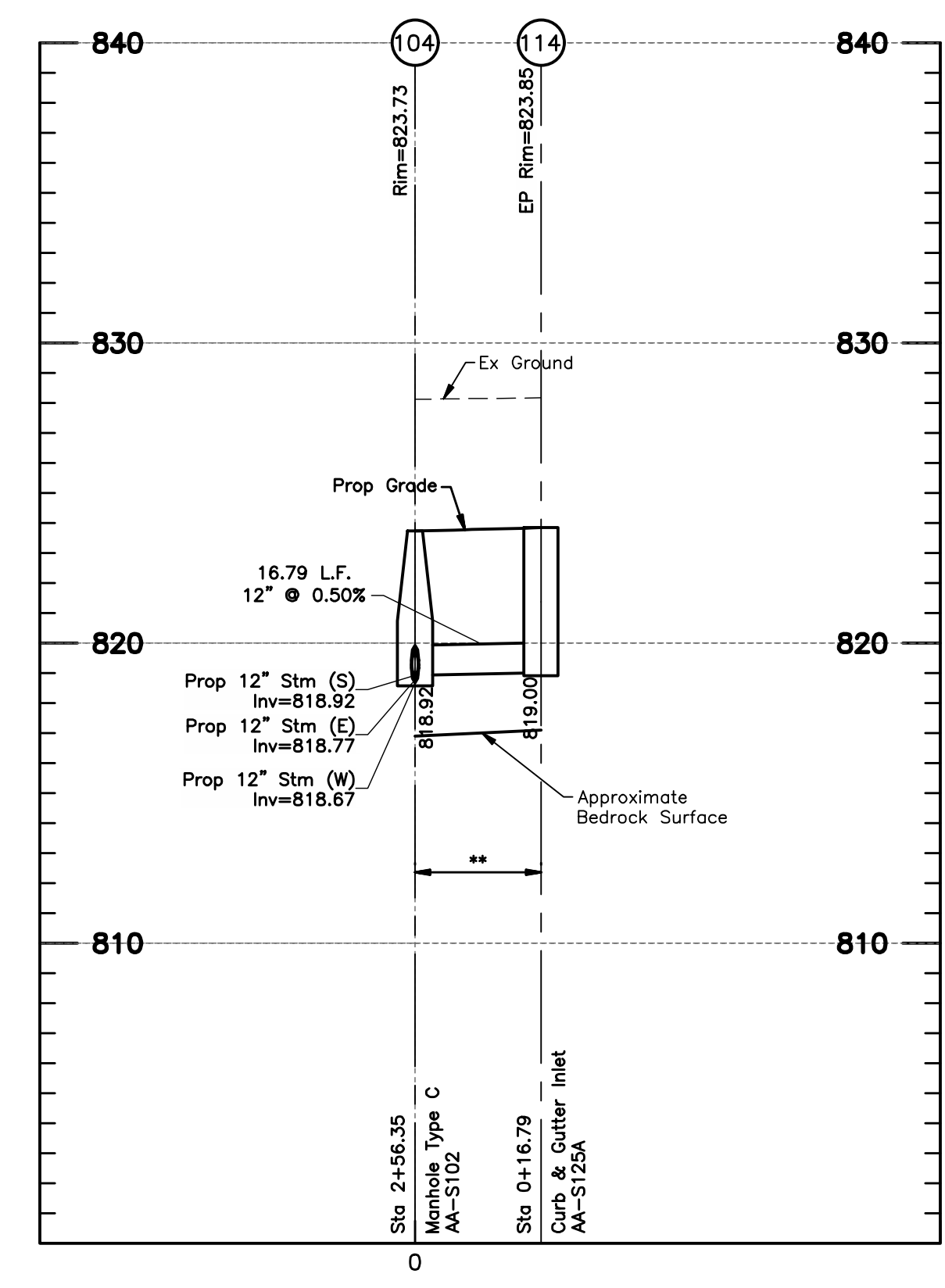
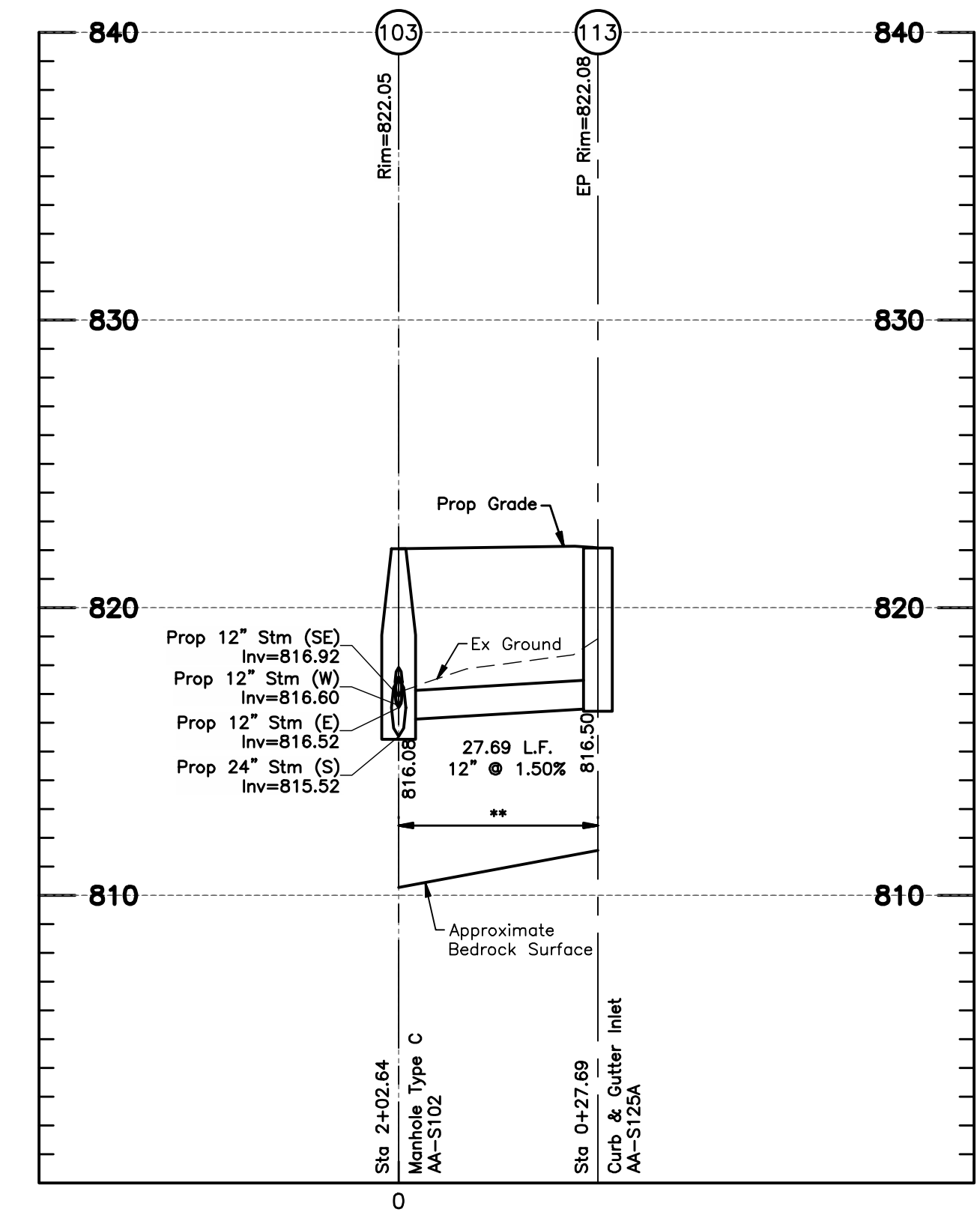
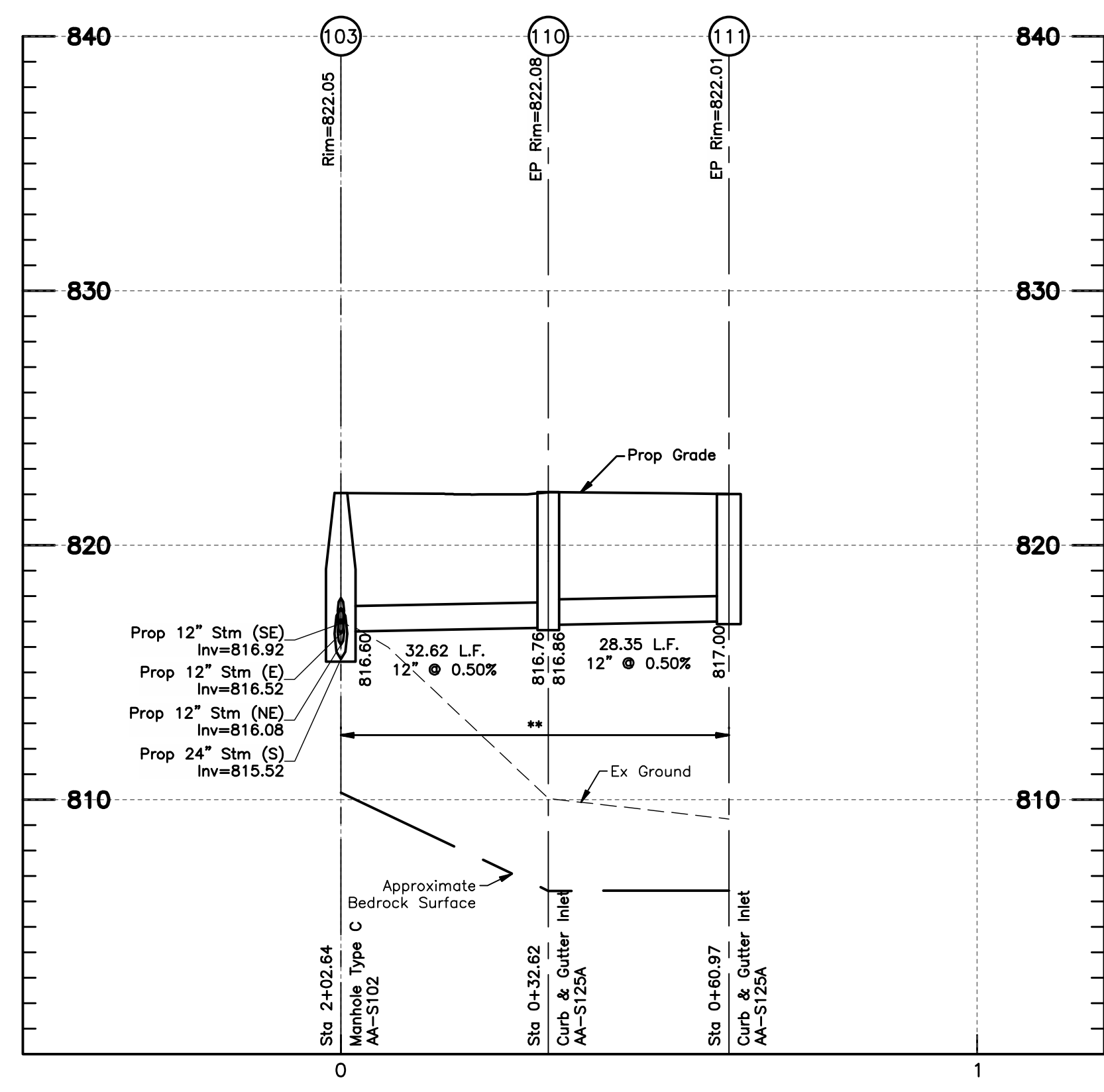
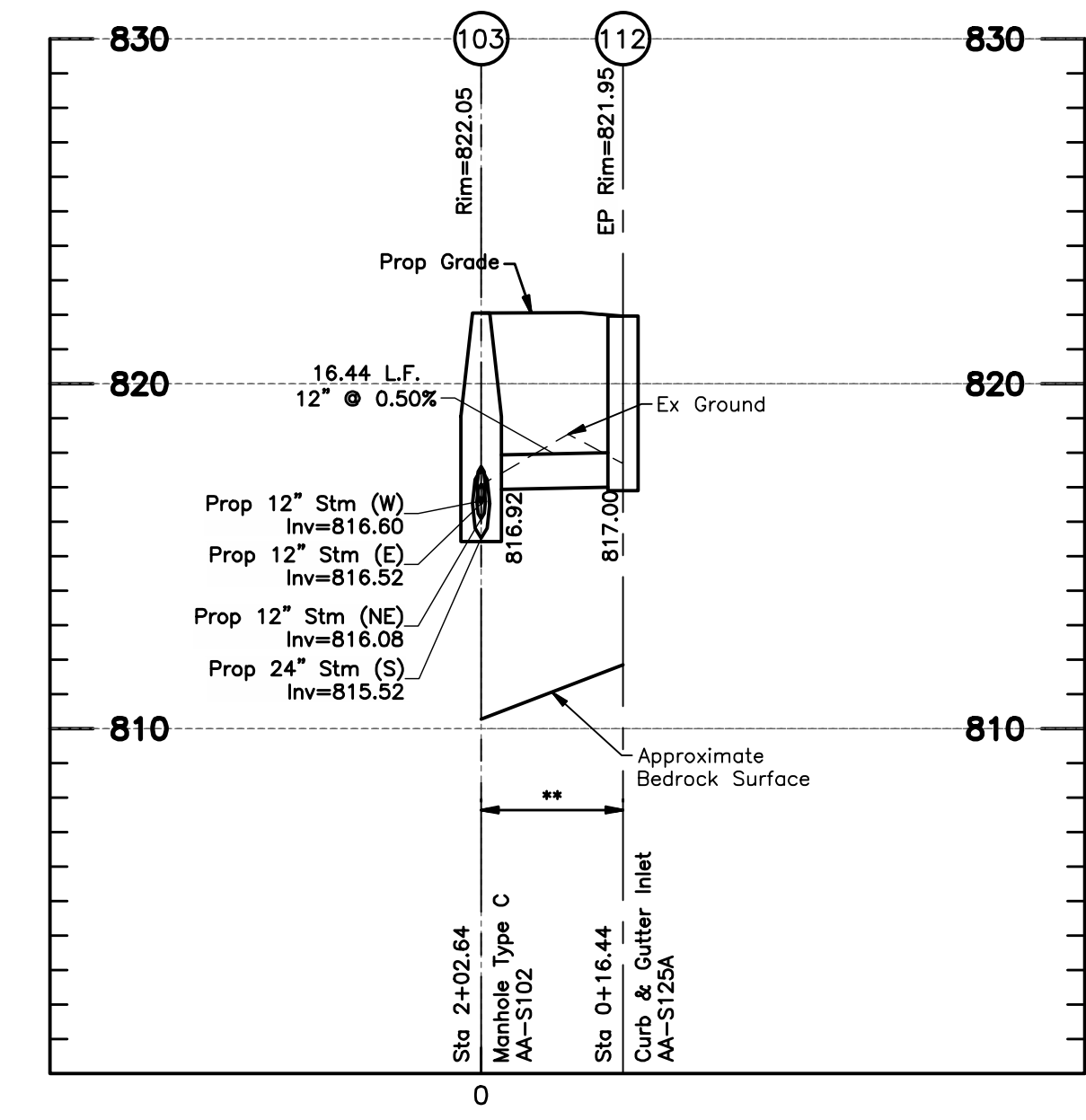
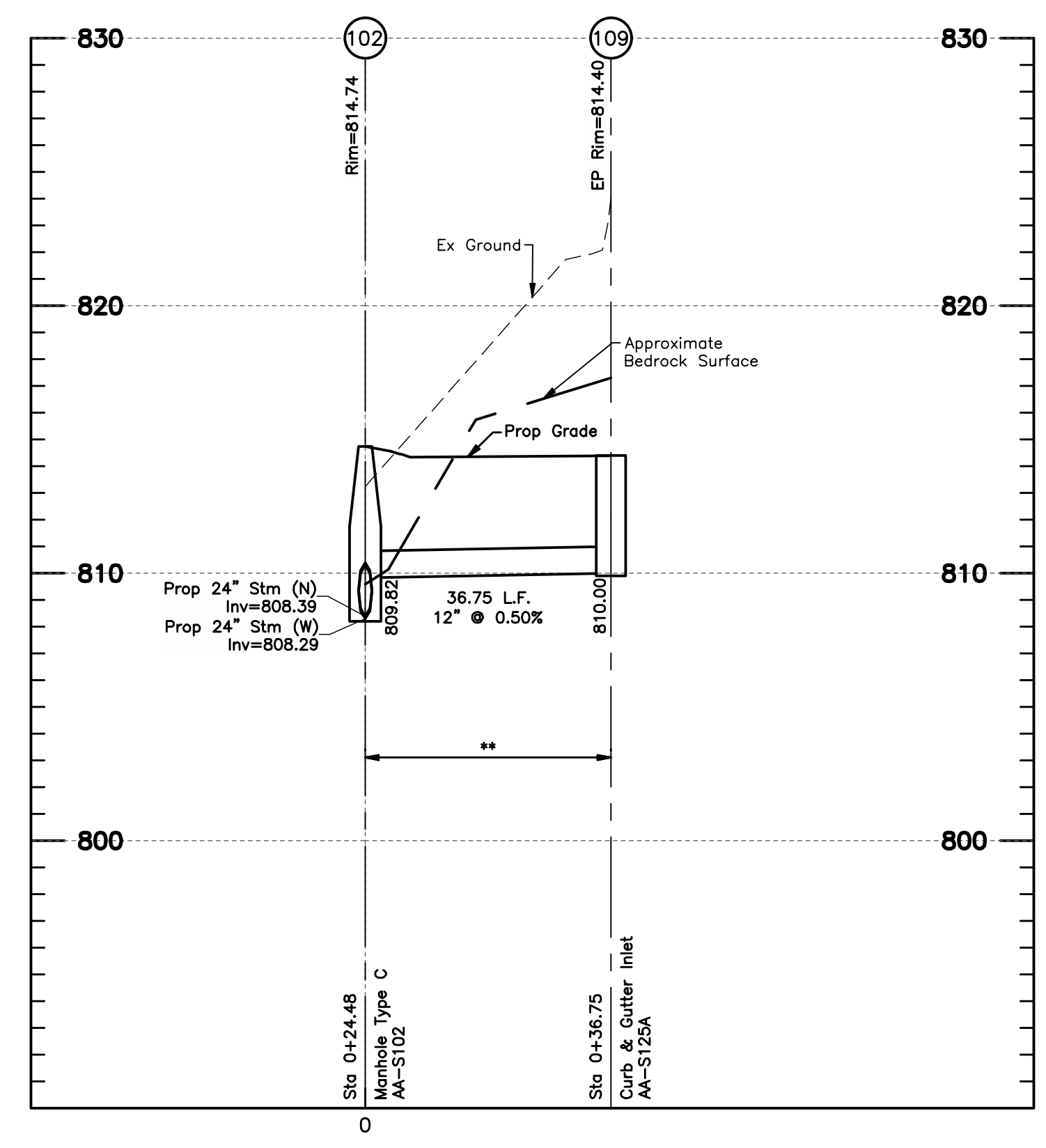
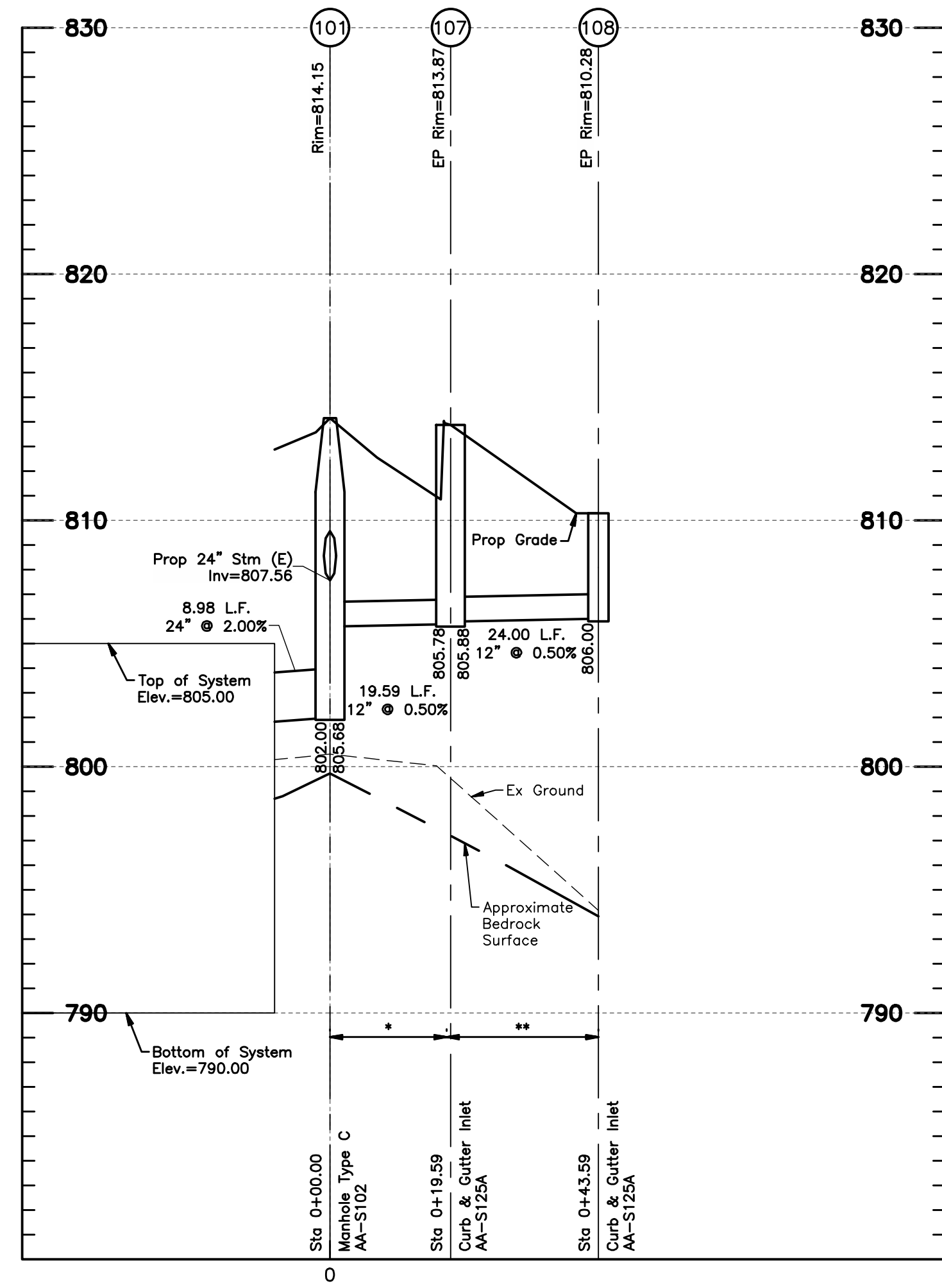
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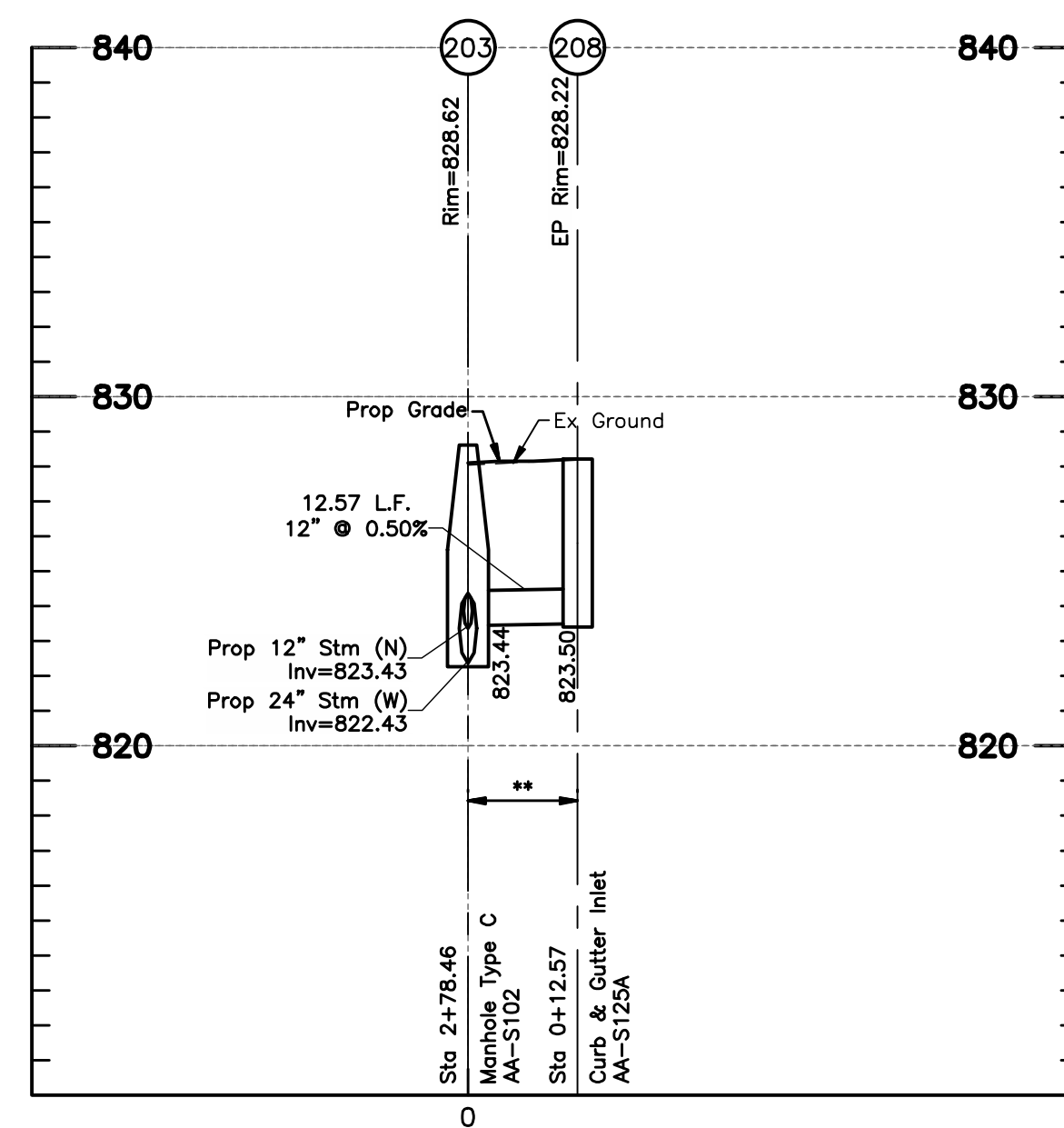
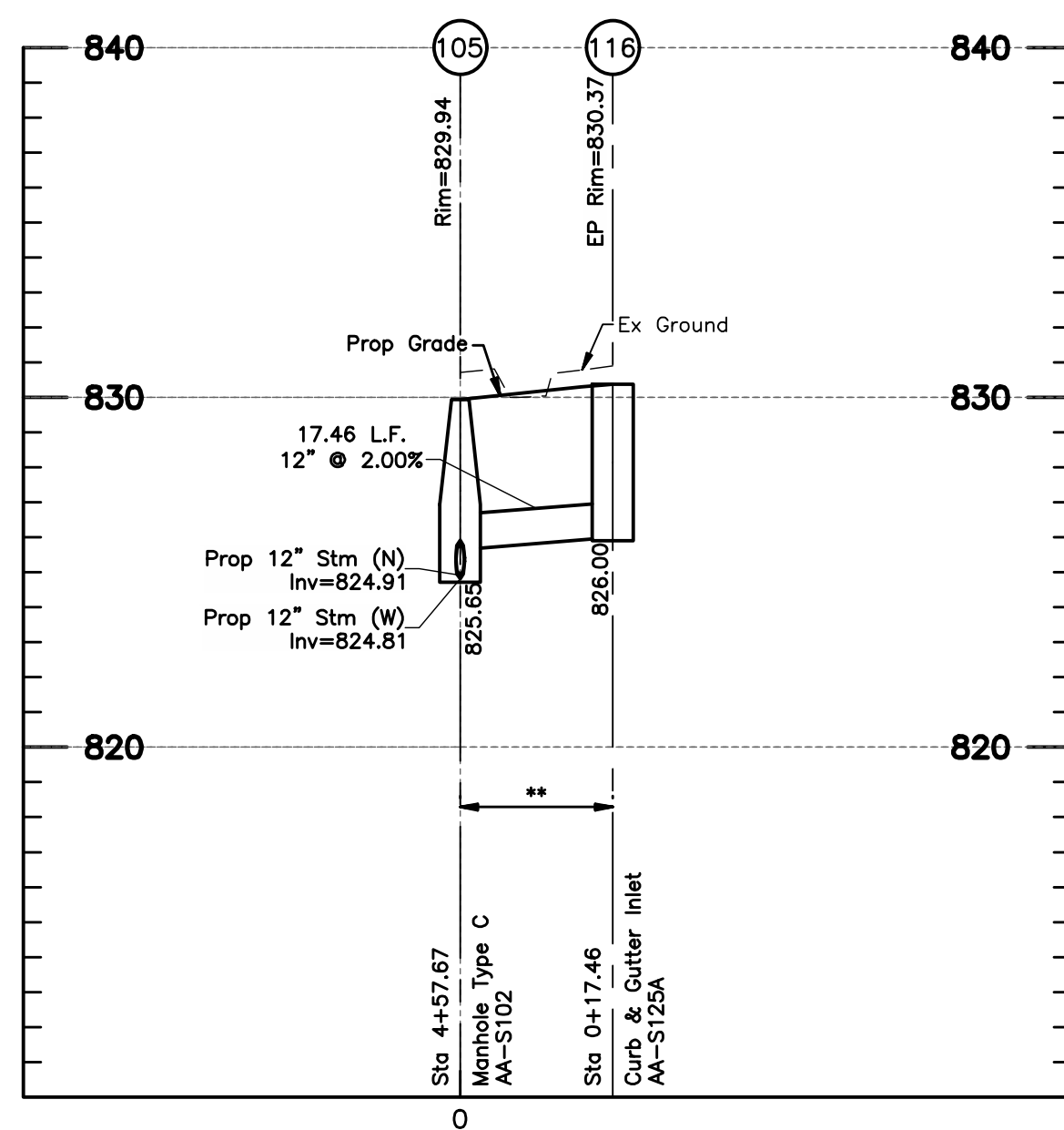
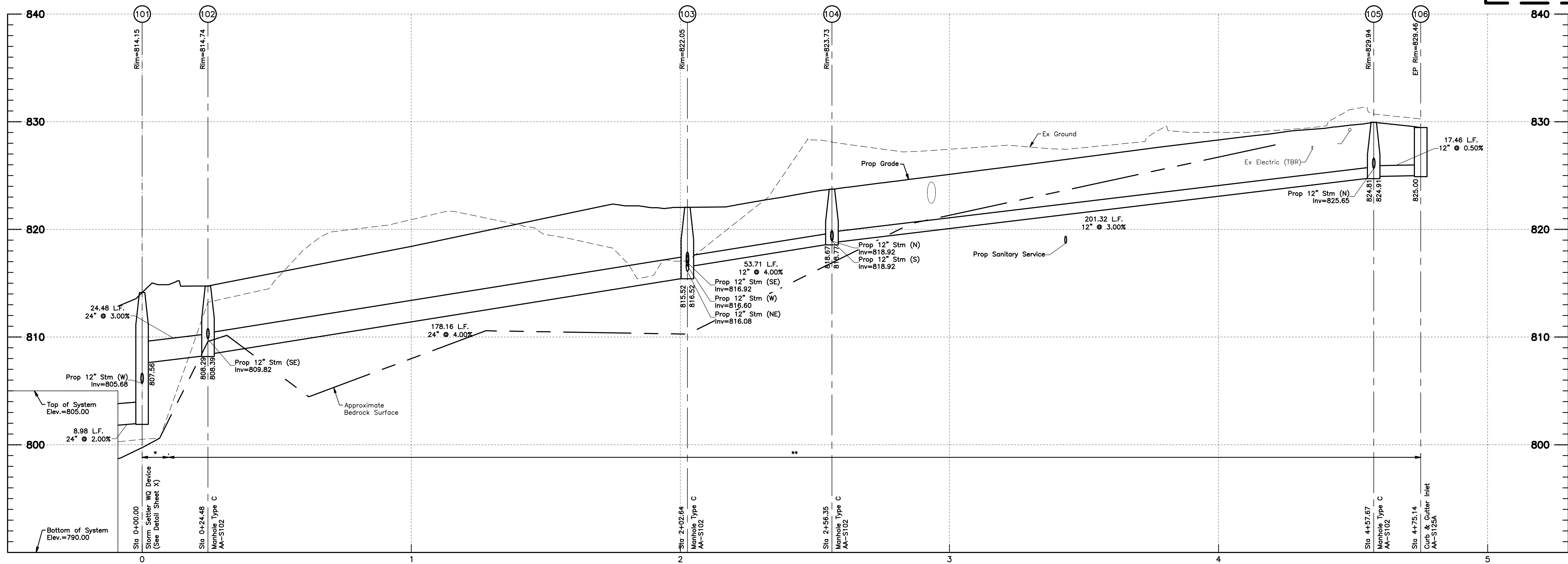
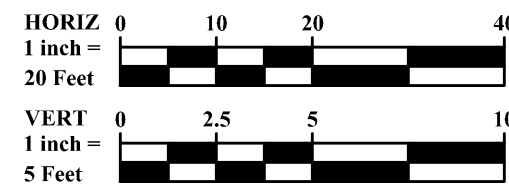
NO.	DATE	REVISION DESCRIPTION	ENG	DUB



FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 [PROJECT ADDRESS]  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

STORM SEWER PROFILES  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
 DRAWING NUMBER  
**C202**  
 SHEET NUMBER  
**11 OF 23**



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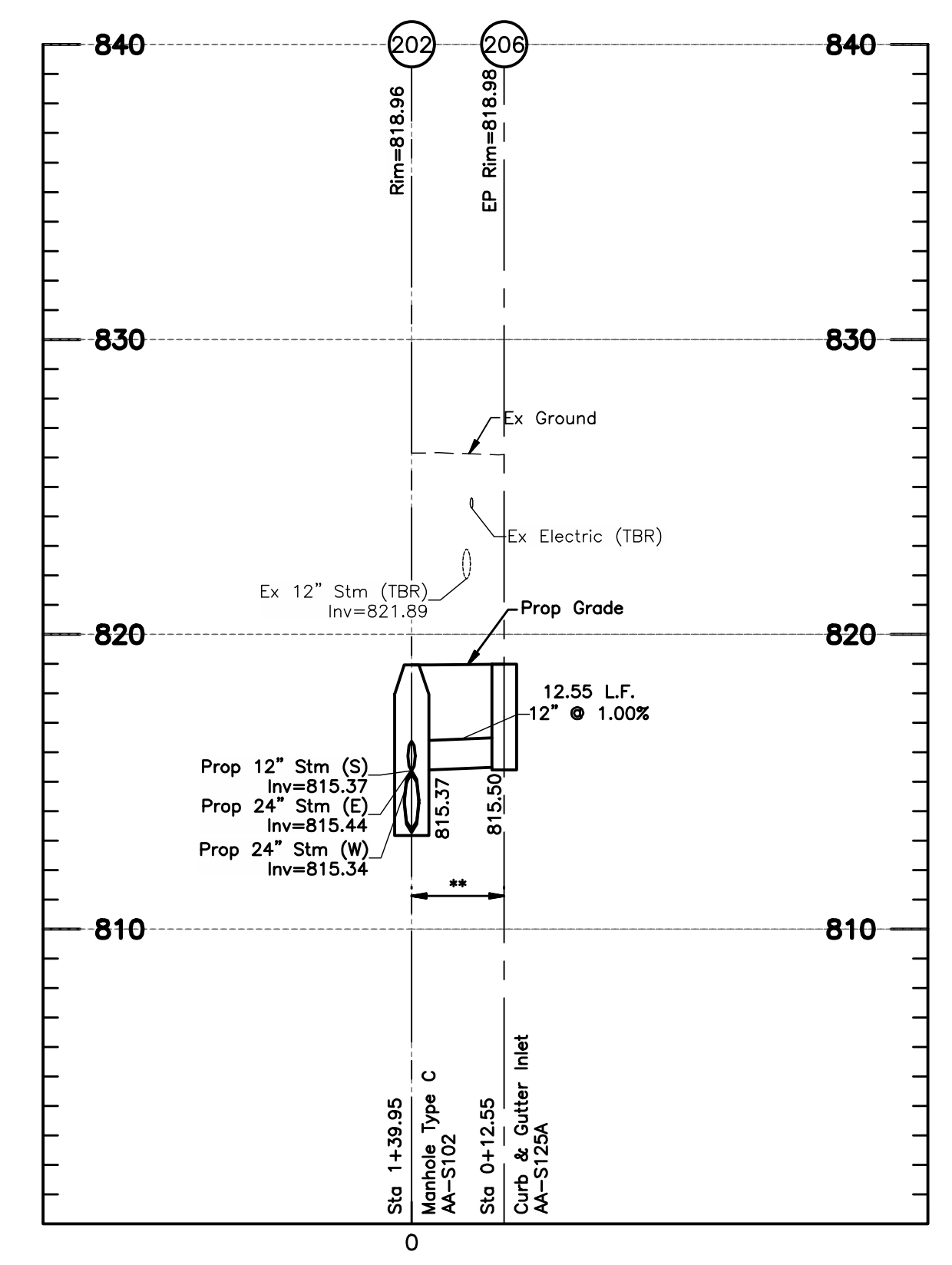
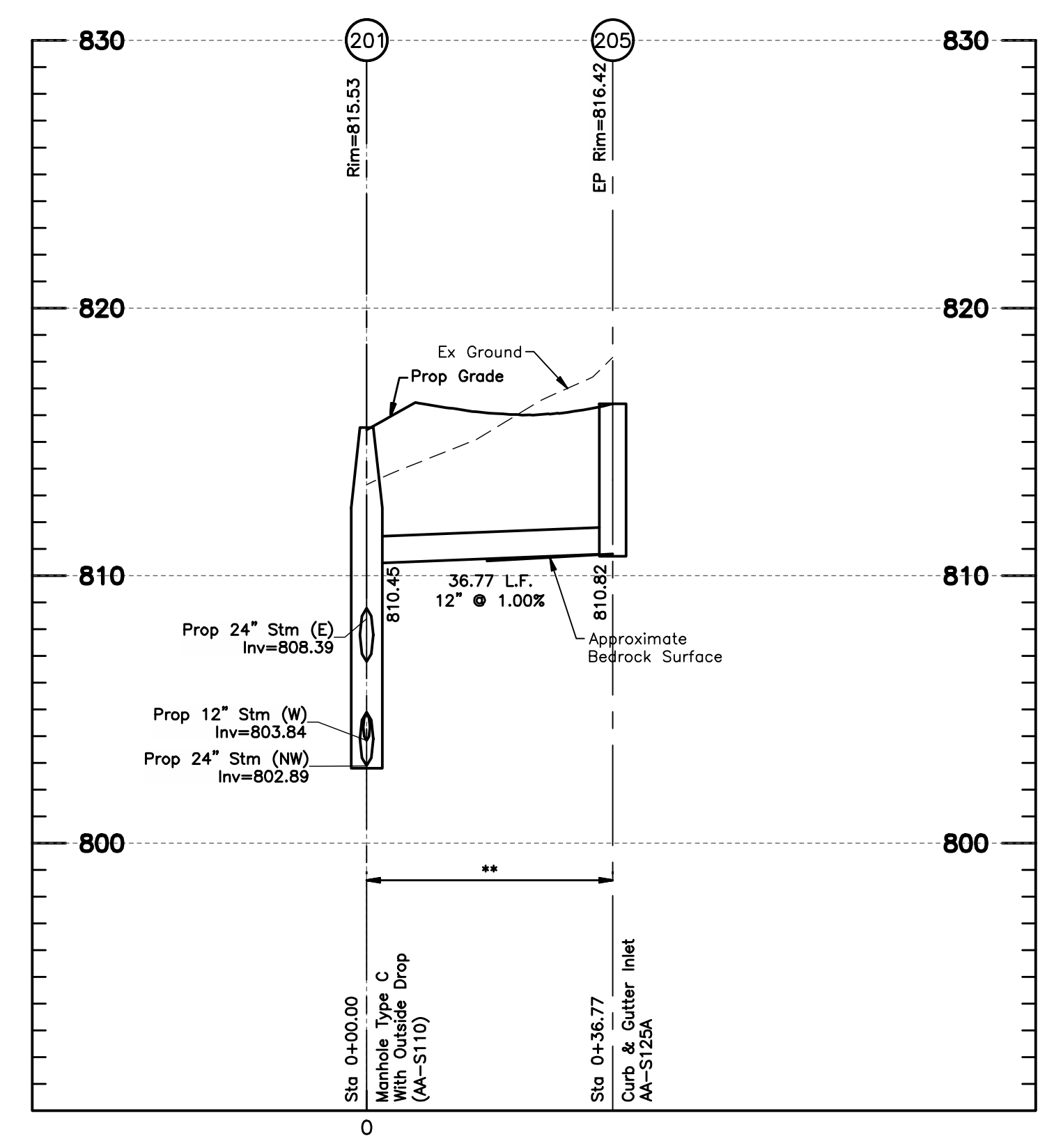
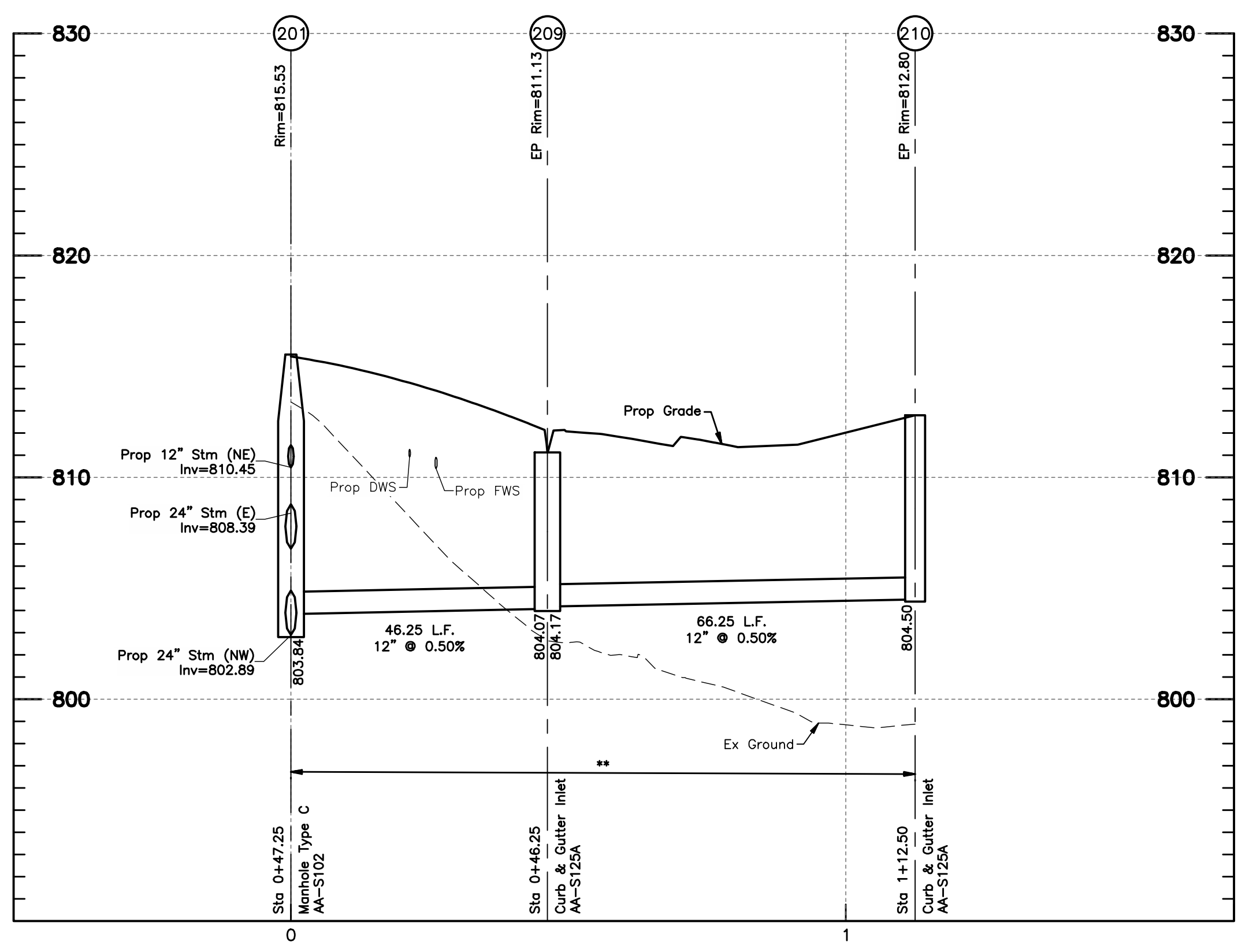
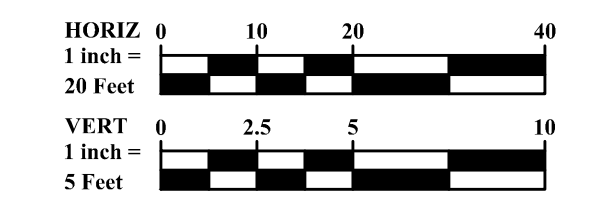
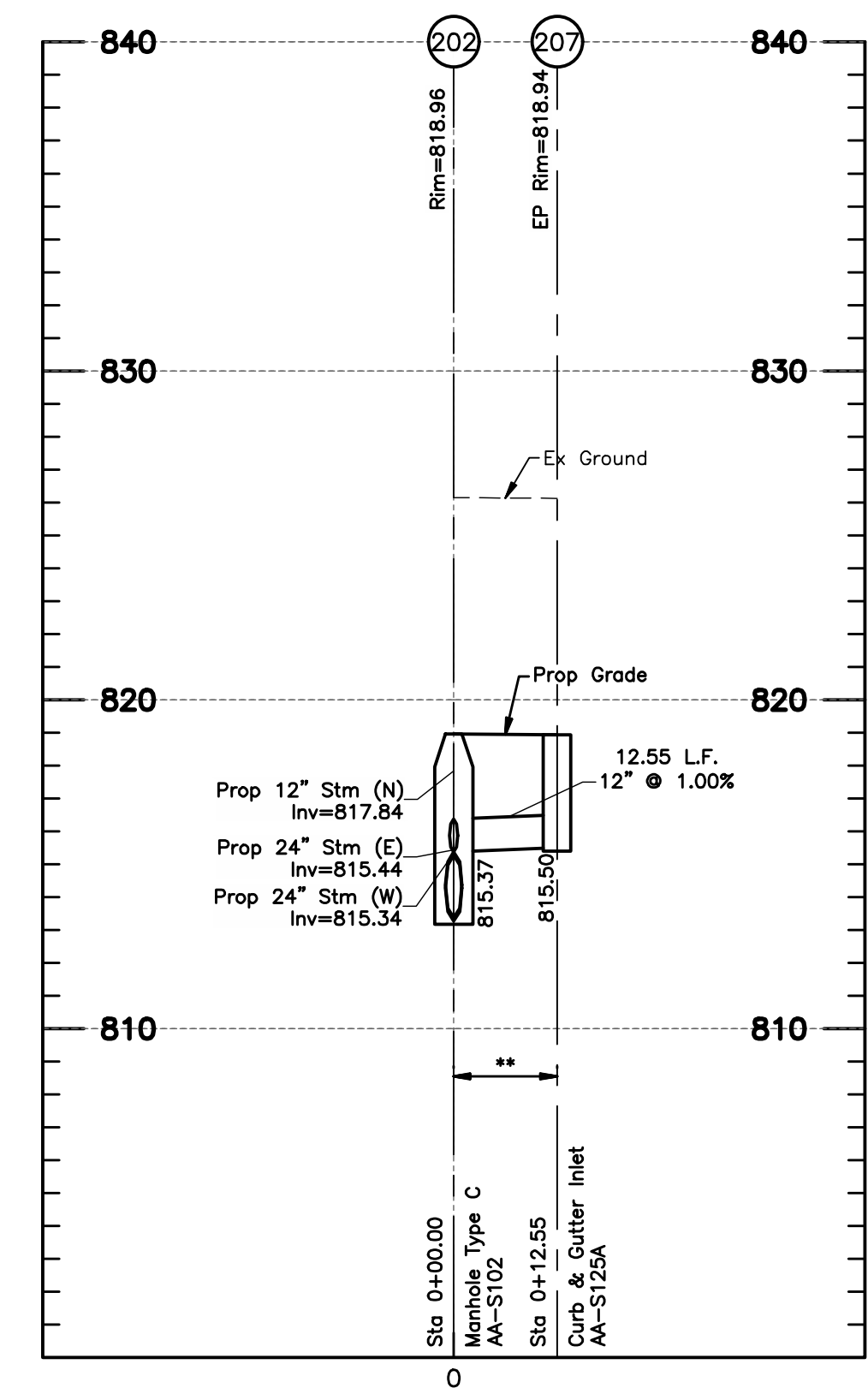
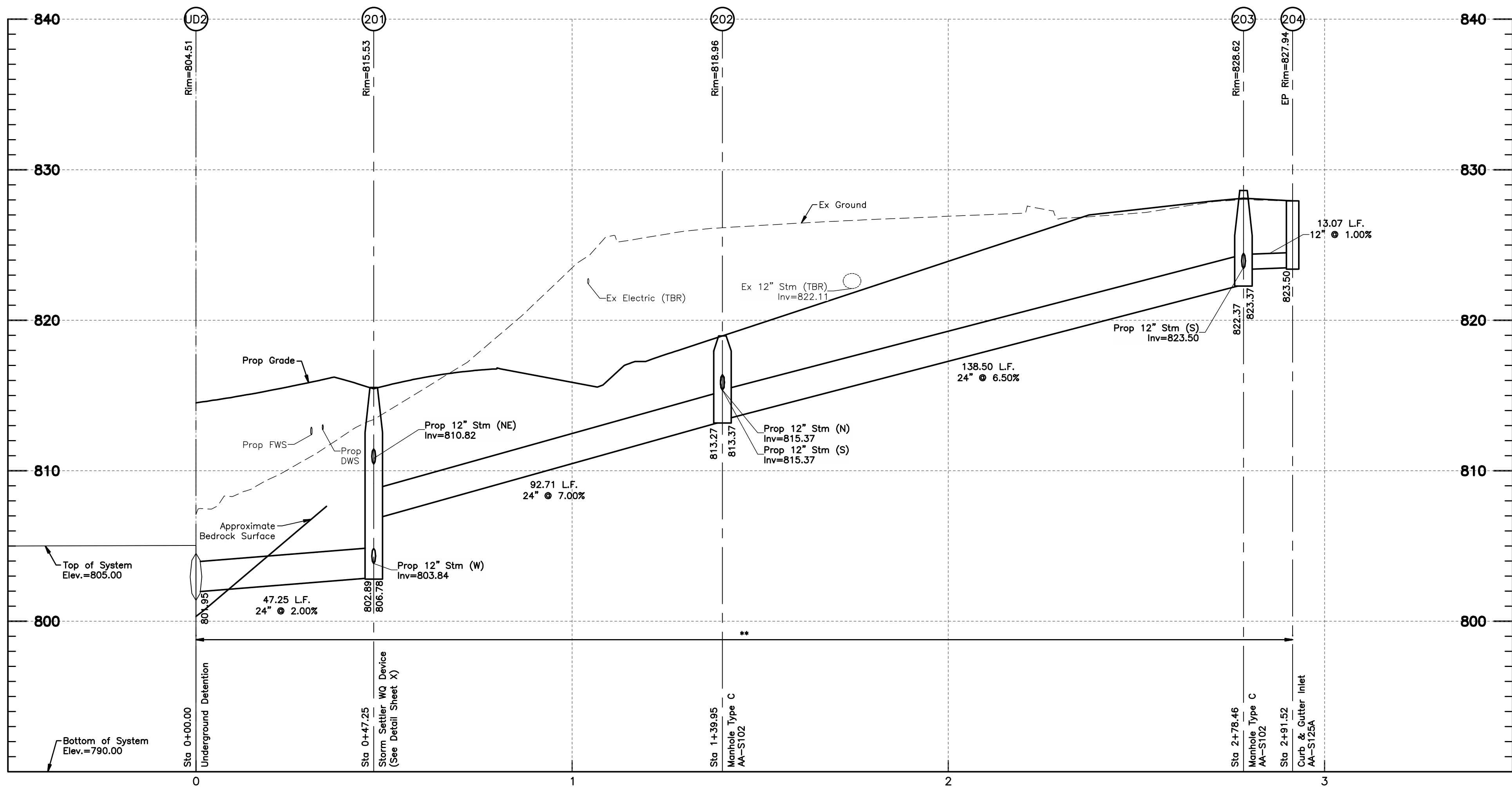
FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 [PROJECT ADDRESS]  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

STORM SEWER PROFILES  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
 DRAWING NUMBER  
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**12 OF 23**

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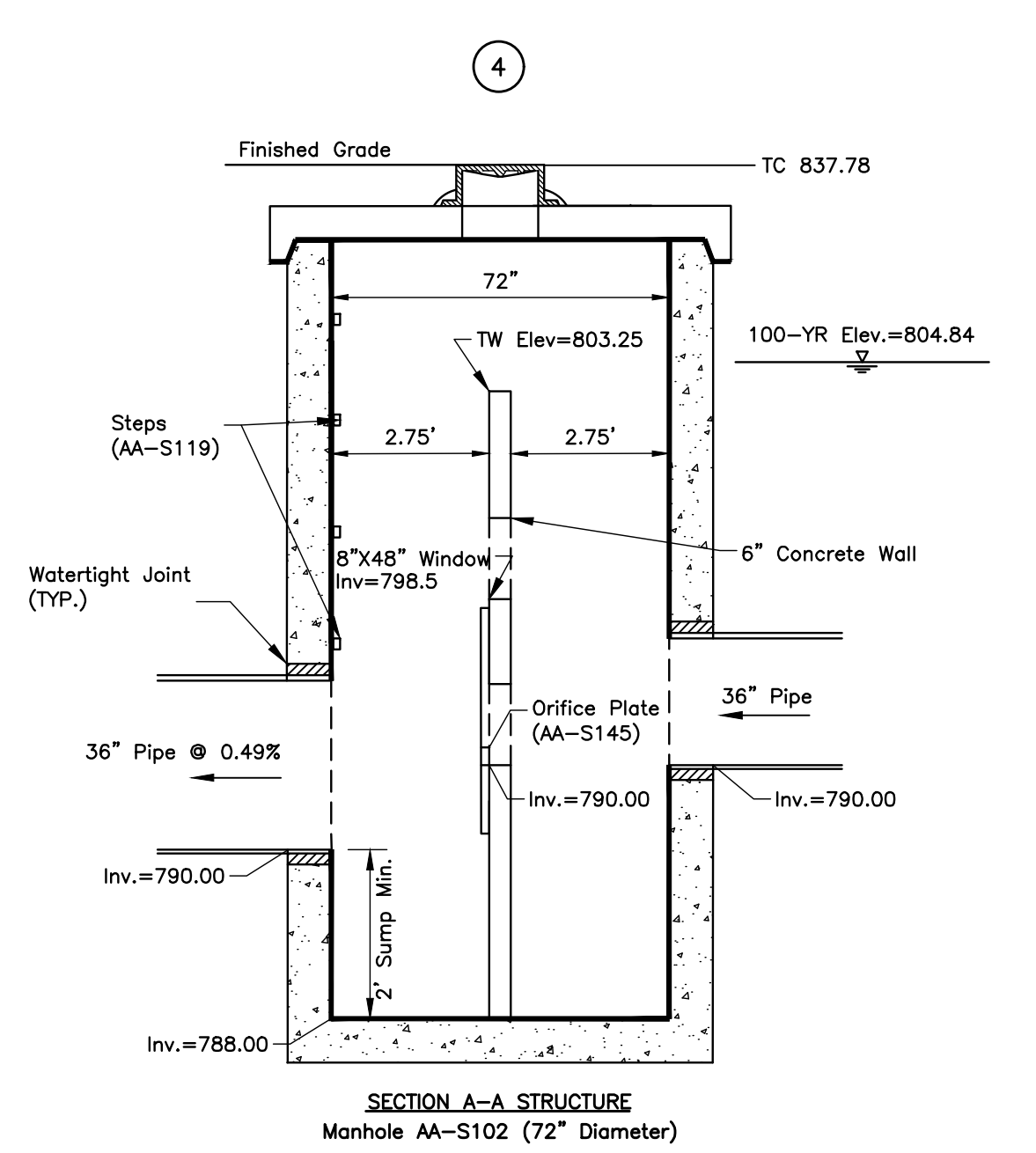
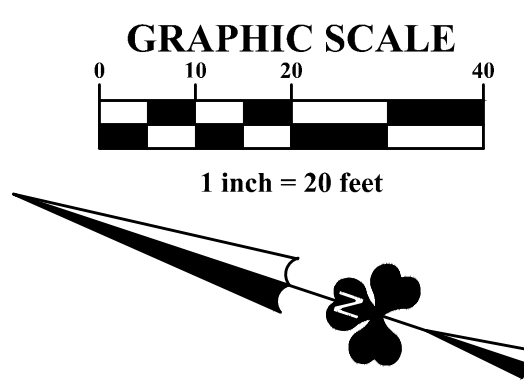
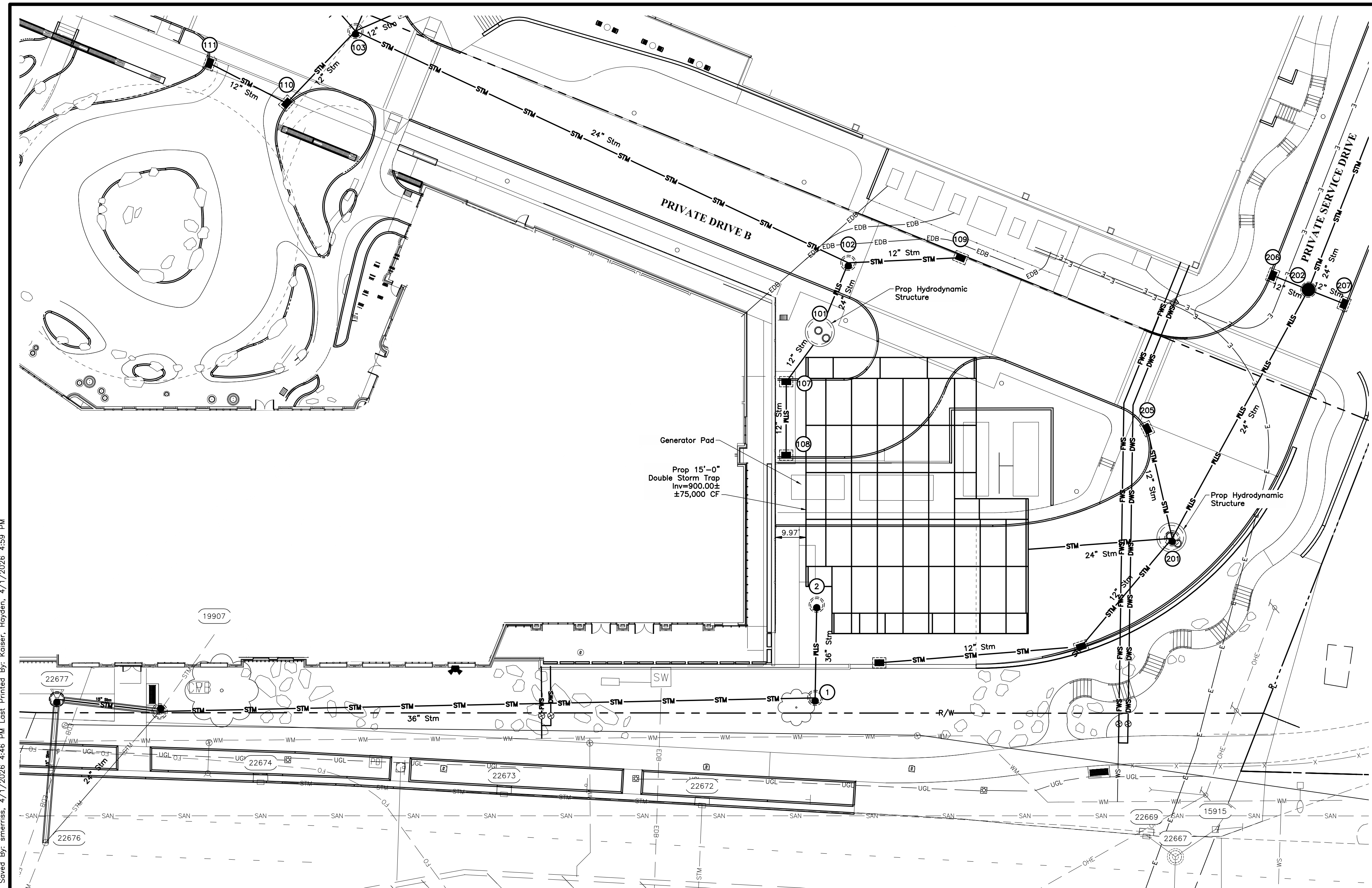
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FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 [PROJECT ADDRESS]  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

STORM SEWER PROFILES  
 April 2, 2026

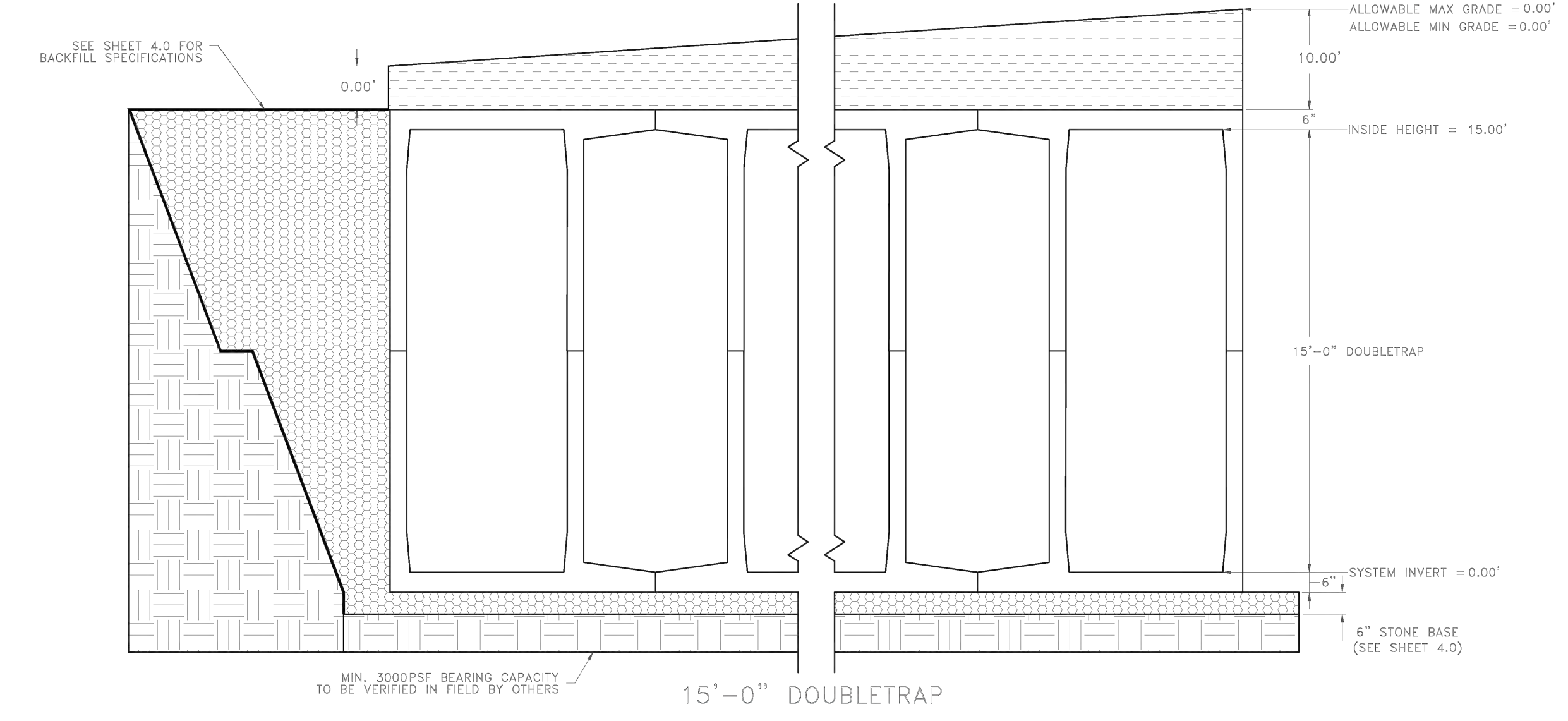
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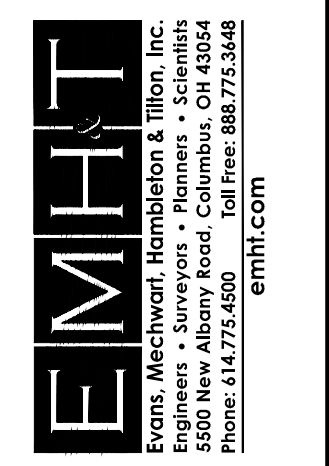
UNDERGROUND DETENTION PERMANENT OUTLET STRUCTURE DETAIL  
Not to Scale

GENERAL NOTES:

- STRUCTURE PROXIMITY LOADING DISCLAIMER:  
STORMTRAP MODULES AND FOUNDATION ARE NOT DESIGNED TO ACCEPT ANY ADDITIONAL LOADING FROM ANY NEARBY STRUCTURES NEXT TO OR OVER THE TOP OF STORMTRAP. EXAMPLES OF NEARBY STRUCTURES MAY INCLUDE BUT ARE NOT LIMITED TO BUILDINGS, FOUNDATION ELEMENTS, RETAINING WALLS, LIGHT POLES, BOLLARDS, SIGNPOSTS, FENCES. ADDITIONALLY, STORMTRAP IS NOT RESPONSIBLE FOR INSTALLATION CONFLICTS ARISING FROM ANY OF THESE NEARBY STRUCTURES. IF ADDITIONAL LOADING CONSIDERATIONS ARE REQUIRED FOR STRUCTURAL DESIGN OF STORMTRAP, PLEASE CONTACT STORMTRAP IMMEDIATELY. FOR LIGHT POLES SHOWN OVER THE TOP OF THE SYSTEM, STORMTRAP WILL PROVIDE A 5'-0" LATERAL DISTANCE CAVITY AROUND THE LIGHT POLE TO ACCOMMODATE IT. THE EOR TO TAKE RESPONSIBILITY FOR ENSURING THE LIGHT POLE IS NOT INFLECTING ANY LOADING ON THE STORMTRAP MODULES AND FOUNDATION.
- TREE LOADING DISCLAIMER:  
THE NUMBER OF TREES OR WEIGHT OF TOTAL PLANT MATERIAL PRESENT ON TOP OF A SINGLE STORMTRAP MODULE SHALL NOT EXCEED 16,000 LBS. THE REQUIREMENTS LISTED HERE APPLY AT BOTH THE TIME OF INSTALLATION AND FOR THE LIFE OF THE TREES AND PLANTS IN QUESTION. THE EOR AND LANDSCAPE ARCHITECT ARE RESPONSIBLE FOR ENSURING THAT TREE AND OTHER PLANT ROOTS DO NOT INTERFERE WITH OR COMPROMISE THE FUNCTIONAL AND STRUCTURAL INTEGRITY OF STORMTRAP'S UNDERGROUND MODULES. APPROPRIATE MEASURES SHOULD BE TAKEN TO PREVENT ROOT GROWTH INTO THE STORMTRAP SYSTEM FROM ADJACENT OR OVERHEAD TREES. FURTHERMORE, THE ROOTS OF THE TREES MUST BE CONTAINED TO PREVENT FUTURE DAMAGE TO THE STORMTRAP SYSTEM. STORMTRAP ACCEPTS NO LIABILITY FOR DAMAGES CAUSED BY TREES OR OTHER VEGETATION PLACED AROUND OR ON TOP OF THE SYSTEM.
- PRE-TREATMENT/SEDIMENT/FILTER CHAMBER DISCLAIMER:  
FOR SYSTEMS CONTAINING PRE-TREATMENT, SEDIMENTATION AND/OR FILTER CHAMBERS; IF REQUIRED TO BE SEALED TO PREVENT SAND AND/OR PRE-TREATED WATER FROM MIGRATING INTO ADJOINING MODULES, IT IS THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO ENSURE THAT THOSE MODULES ARE SEALED.
- OUTLET CONTROL STRUCTURE DISCLAIMER (IF SHOWN ON THESE PLANS):  
IF A WATERTIGHT SOLUTION IS REQUIRED FOR AN OUTLET CONTROL STRUCTURE, ALL EXTERIOR JOINTS, INCLUDING JOINT BETWEEN TOP AND BASE MODULES, BETWEEN TOP AND BASE OF ADJOINING SYMONS WALLS, AND JOINTS BETWEEN MODULE AND ADJACENT END PANELS WILL BE THE SOLE RESPONSIBILITY OF THE INSTALLING CONTRACTOR TO PROVIDE AND INSTALL THE WATERTIGHT APPLICATION PER THE EOR'S SPECIFICATION.



NO.	DATE	REVISION DESCRIPTION



FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
[PROJECT ADDRESS]  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

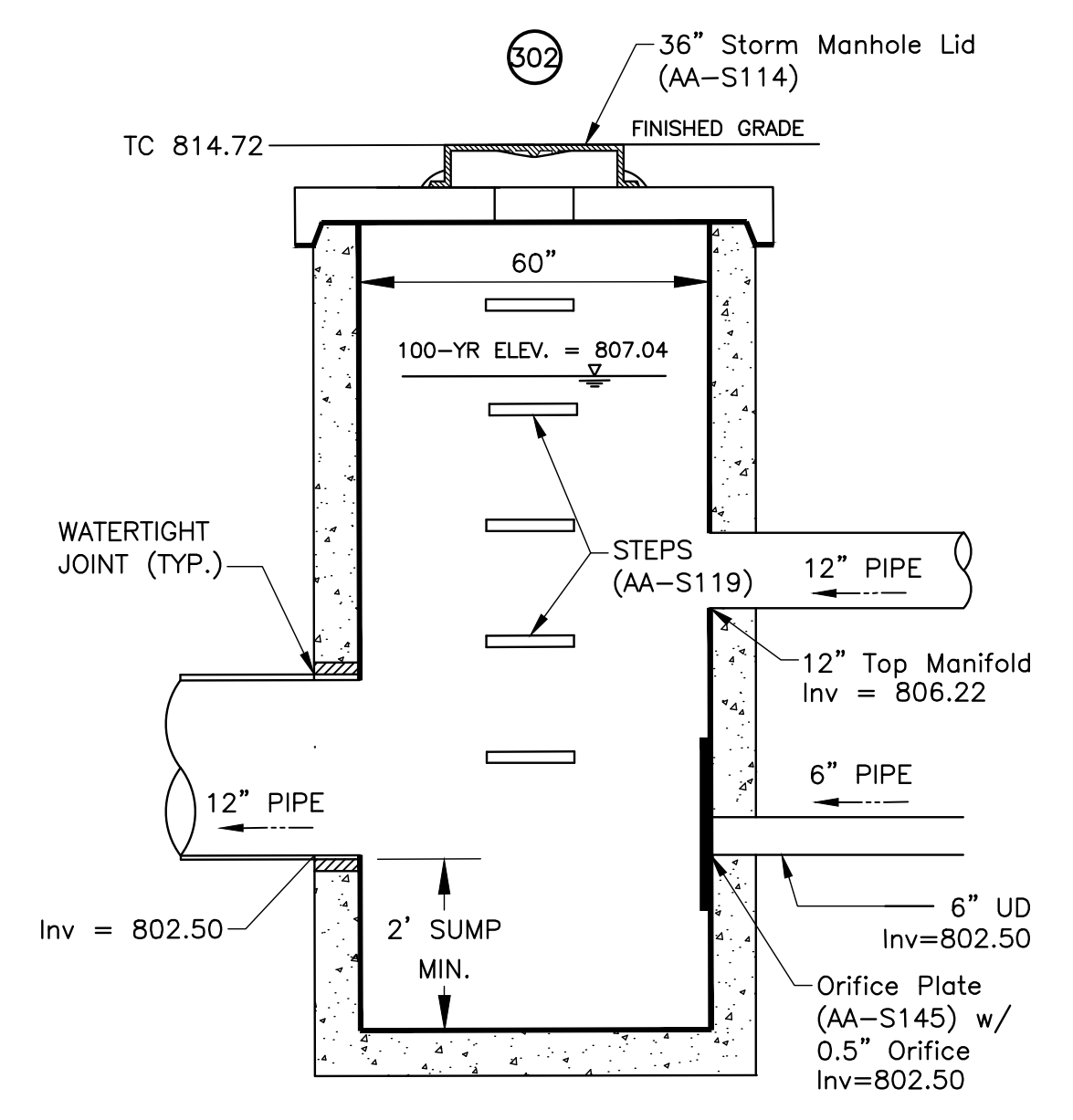
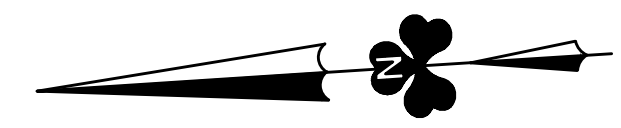
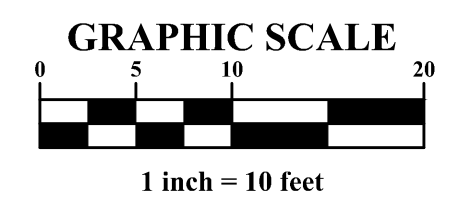
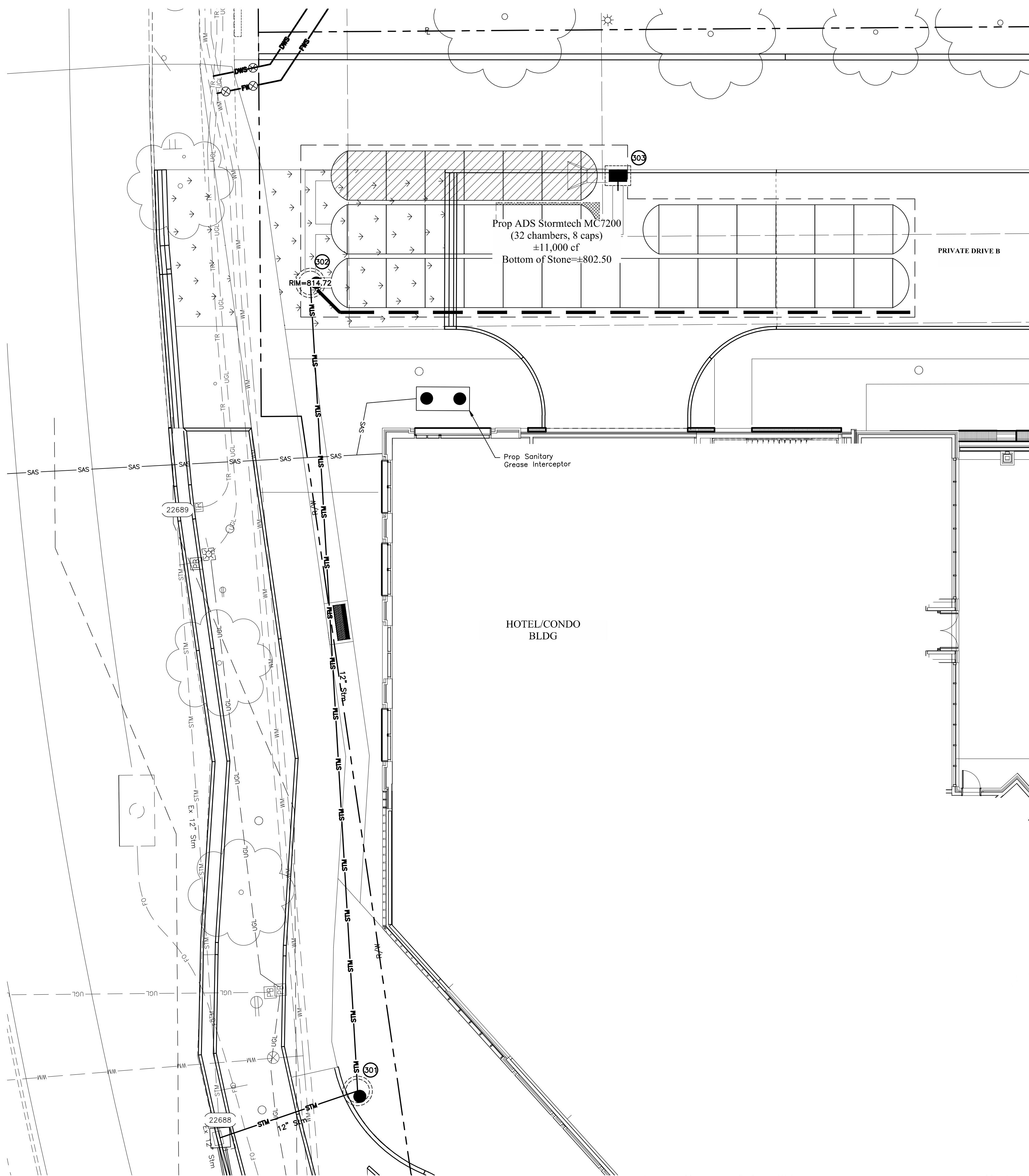
STORMWATER  
DETENTION PLAN &  
DETAIL  
April 2, 2026

CITY OF DUBLIN  
PROJECT NUMBER  
**25-005-COM**  
DRAWING NUMBER  
**C301**  
SHEET NUMBER  
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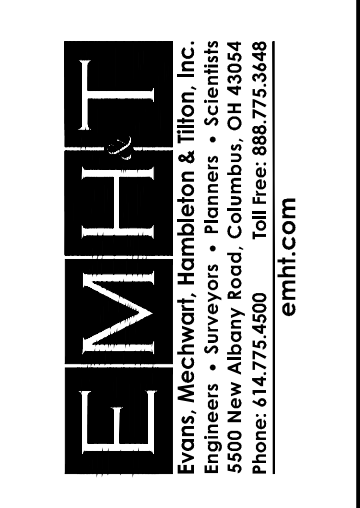


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**Manhole AA-S102 (60" Diameter)**  
**STORMTECH PERMANENT OUTLET STRUCTURE 303 DETAIL**  
 Not to Scale

NO.	DATE	REVISION DESCRIPTION	ENG	DLIB



FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 [PROJECT ADDRESS]  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

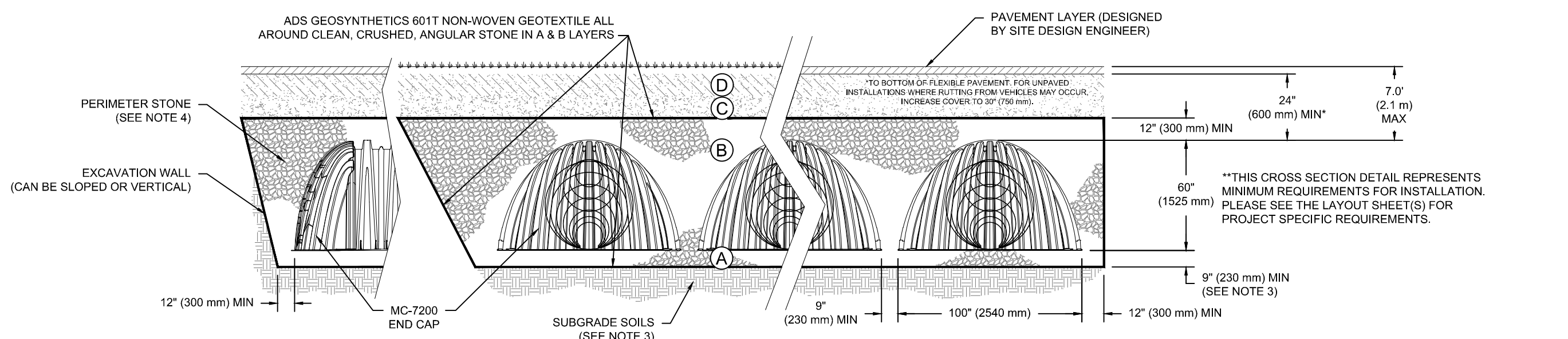
STORMWATER  
 DETENTION PLAN &  
 DETAIL  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
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**C303**  
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**ACCEPTABLE FILL MATERIALS: STORMTECH MC-7200 CHAMBER SYSTEMS**

MATERIAL LOCATION	DESCRIPTION	AASHTO MATERIAL CLASSIFICATIONS	COMPACTION / DENSITY REQUIREMENT
D	<b>FINAL FILL:</b> FILL MATERIAL FOR LAYER 'D' STARTS FROM THE TOP OF THE 'C' LAYER TO THE BOTTOM OF FLEXIBLE PAVEMENT OR UNPAVED FINISHED GRADE ABOVE. NOTE THAT PAVEMENT SUBBASE MAY BE PART OF THE 'D' LAYER.	N/A	PREPARE PER SITE DESIGN ENGINEER'S PLANS. PAVED INSTALLATIONS MAY HAVE STRINGENT MATERIAL AND PREPARATION REQUIREMENTS.
C	<b>INITIAL FILL:</b> FILL MATERIAL FOR LAYER 'C' STARTS FROM THE TOP OF THE EMBEDMENT STONE ('B' LAYER) TO 24" (600 mm) ABOVE THE TOP OF THE CHAMBER. NOTE THAT PAVEMENT SUBBASE MAY BE A PART OF THE 'C' LAYER.	AASHTO M45* A-1, A-2.4, A-3 OR AASHTO M43* 3, 357, 4, 467, 5, 56, 57, 6, 67, 68, 7, 78, 8, 89, 9, 10	BEGIN COMPACTIONS AFTER 24" (600 mm) OF MATERIAL OVER THE CHAMBERS IS REACHED. COMPACT ADDITIONAL LAYERS IN 12" (300 mm) MAX LIFTS TO A MIN. 95% PROCTOR DENSITY FOR WELL GRADED MATERIAL AND 95% RELATIVE DENSITY FOR PROCESSED AGGREGATE MATERIALS.
B	<b>EMBEDMENT STONE:</b> FILL SURROUNDING THE CHAMBERS FROM THE FOUNDATION STONE ('A' LAYER) TO THE 'C' LAYER ABOVE.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	NO COMPACTION REQUIRED.
A	<b>FOUNDATION STONE:</b> FILL BELOW CHAMBERS FROM THE SUBGRADE UP TO THE FOOT (BOTTOM) OF THE CHAMBER.	AASHTO M43* 3, 357, 4, 467, 5, 56, 57	PLATE COMPACT OR ROLL TO ACHIEVE A FLAT SURFACE. <sup>2,3</sup>

PLEASE NOTE:  
 1. THE LISTED AASHTO DESIGNATIONS ARE FOR GRADATIONS ONLY. THE STONE MUST ALSO BE CLEAN, CRUSHED, ANGULAR. FOR EXAMPLE, A SPECIFICATION FOR #4 STONE WOULD STATE: "CLEAN, CRUSHED, ANGULAR NO. 4 (AASHTO M43) STONE".  
 2. STORMTECH COMPACTION REQUIREMENTS ARE MET FOR 'A' LOCATION MATERIALS WHEN PLACED AND COMPACTED IN 9" (230 mm) (MAX) LIFTS USING TWO FULL COVERAGES WITH A VIBRATORY COMPACTOR.  
 3. WHERE INFILTRATION SURFACES MAY BE COMPROMISED BY COMPACTION, FOR STANDARD DESIGN LOAD CONDITIONS, A FLAT SURFACE MAY BE ACHIEVED BY RAKING OR DRAGGING WITHOUT COMPACTION EQUIPMENT. FOR SPECIAL LOAD DESIGNS, CONTACT STORMTECH FOR COMPACTION REQUIREMENTS.  
 4. ONCE LAYER 'C' IS PLACED, ANY SOIL MATERIAL CAN BE PLACED IN LAYER 'D' UP TO THE FINISHED GRADE. MOST PAVEMENT SUBBASE SOILS CAN BE USED TO REPLACE THE MATERIAL REQUIREMENTS OF LAYER 'C' OR 'D' AT THE SITE DESIGN ENGINEER'S DISCRETION.  
 5. WHERE RECYCLED CONCRETE AGGREGATE IS USED IN LAYERS 'A' OR 'B' THE MATERIAL SHOULD ALSO MEET THE ACCEPTABILITY CRITERIA OUTLINED IN TECHNICAL NOTE 6.20 "RECYCLED CONCRETE STRUCTURAL BACKFILL".

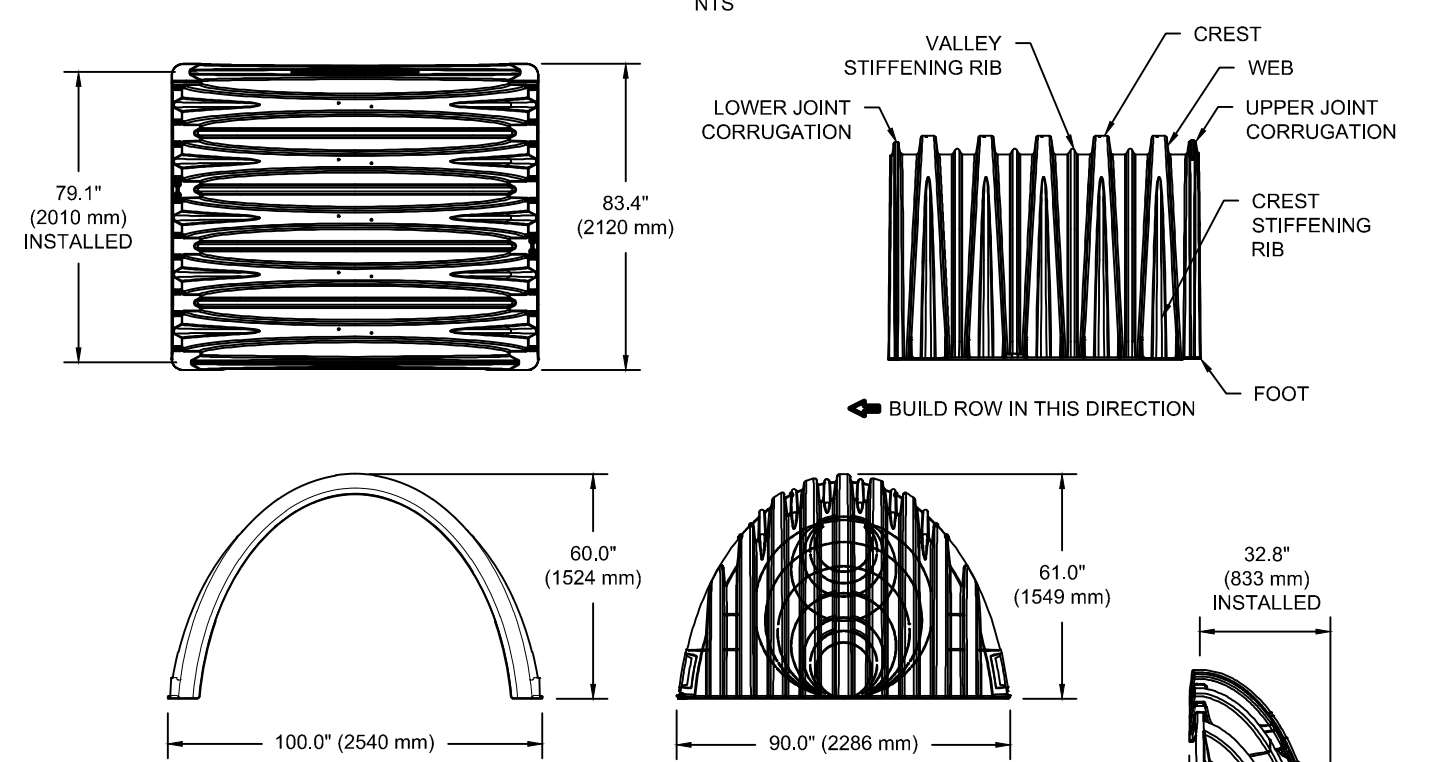


**NOTES:**

- CHAMBERS SHALL MEET THE REQUIREMENTS OF ASTM F2418, "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS" CHAMBER CLASSIFICATION 60x101
- MC-7200 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS. REFERENCE STORMTECH DESIGN MANUAL FOR BEARING CAPACITY GUIDANCE.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- REQUIREMENTS FOR HANDLING AND INSTALLATION:
  - TO MAINTAIN THE WIDTH OF CHAMBERS DURING SHIPPING AND HANDLING, CHAMBERS SHALL HAVE INTEGRAL INTERLOCKING STACKING LUGS.
  - TO ENSURE A SECURE JOINT DURING INSTALLATION AND BACKFILL, THE HEIGHT OF THE CHAMBER JOINT SHALL NOT BE LESS THAN 3".
  - TO ENSURE THE INTEGRITY OF THE ARCH SHAPE DURING INSTALLATION, THE ARCH STIFFNESS CONSTANT SHALL BE GREATER THAN OR EQUAL TO 500 LBS/FT<sup>2</sup>. THE ASC IS DEFINED IN SECTION 6.2.8 OF ASTM F2418. AND b) TO RESIST CHAMBER DEFORMATION DURING INSTALLATION AT ELEVATED TEMPERATURES (ABOVE 73° F / 23° C), CHAMBERS SHALL BE PRODUCED FROM REFLECTIVE GOLD OR YELLOW COLORS.

**MC-7200 CROSS SECTION DETAIL**

**MC-7200 TECHNICAL SPECIFICATION**



**NOMINAL CHAMBER SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	100.0" X 60.0" X 79.1" (2540 mm X 1524 mm X 2010 mm)
CHAMBER STORAGE	175.9 CUBIC FEET (4.98 m <sup>3</sup> )
MINIMUM INSTALLED STORAGE*	297.3 CUBIC FEET (8.38 m <sup>3</sup> )
WEIGHT (NOMINAL)	205 lbs. (92.9 kg)

**NOMINAL END CAP SPECIFICATIONS**

SIZE (W X H X INSTALLED LENGTH)	90.0" X 61.0" X 32.8" (2286 mm X 1549 mm X 833 mm)
END CAP STORAGE	39.5 CUBIC FEET (1.12 m <sup>3</sup> )
MINIMUM INSTALLED STORAGE*	115.3 CUBIC FEET (3.28 m <sup>3</sup> )
WEIGHT (NOMINAL)	90 lbs. (40.8 kg)

\*ASSUMES 12" (305 mm) STONE ABOVE, 9" (229 mm) STONE FOUNDATION AND BETWEEN CHAMBERS, 12" (305 mm) STONE PERIMETER IN FRONT OF END CAPS AND 40% STONE POROSITY.

PARTIAL CUT HOLES AT BOTTOM OF END CAP FOR PART NUMBERS ENDING WITH "B"  
 PARTIAL CUT HOLES AT TOP OF END CAP FOR PART NUMBERS ENDING WITH "T"  
 END CAPS WITH A PREFABRICATED WELDED STUB END WITH "W"

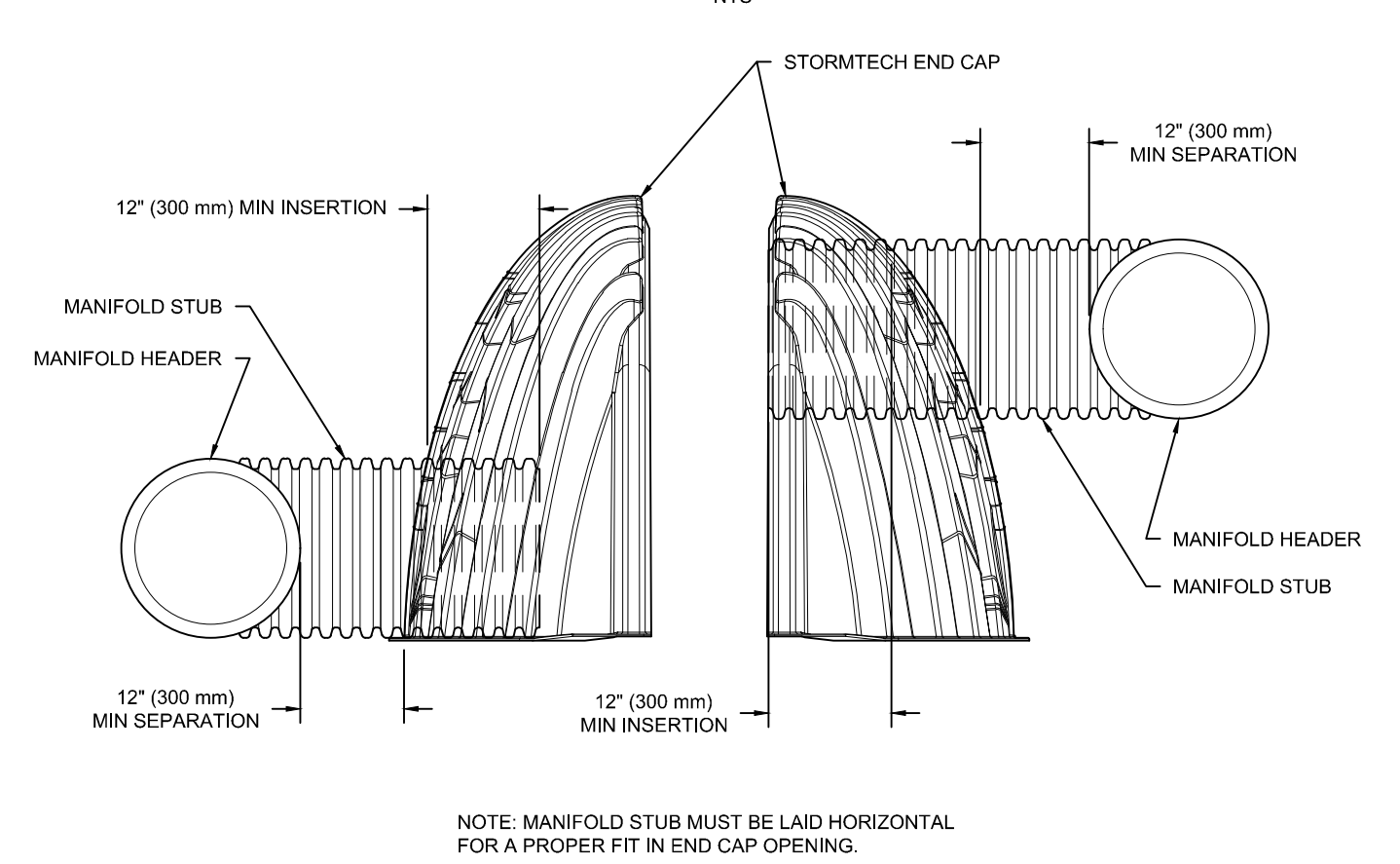
PART #	STUB	B	C
MC4500EPP06T	6" (150 mm)	42.54" (1081 mm)	---
MC4500EPP06B	---	---	0.86" (22 mm)
MC4500EPP08T	8" (200 mm)	40.50" (1029 mm)	---
MC4500EPP08B	---	---	1.01" (26 mm)
MC4500EPP10T	10" (250 mm)	38.37" (975 mm)	---
MC4500EPP10B	---	---	1.33" (34 mm)
MC4500EPP12T	12" (300 mm)	35.69" (907 mm)	---
MC4500EPP12B	---	---	1.55" (39 mm)
MC4500EPP15T	15" (375 mm)	32.72" (831 mm)	---
MC4500EPP15B	---	---	1.70" (43 mm)
MC4500EPP18T	---	29.36" (746 mm)	---
MC4500EPP18B	---	---	1.97" (50 mm)
MC4500EPP18TW	---	---	---
MC4500EPP24TW	24" (600 mm)	23.05" (585 mm)	---
MC4500EPP24B	---	---	2.28" (57 mm)
MC4500EPP30BW	30" (750 mm)	---	2.95" (75 mm)
MC4500EPP38BW	38" (900 mm)	---	3.25" (83 mm)
MC4500EPP42BW	42" (1050 mm)	---	3.55" (90 mm)

NOTE: ALL DIMENSIONS ARE NOMINAL

CUSTOM PREFABRICATED INVERTS ARE AVAILABLE UPON REQUEST  
 INVENTORIED MANIFOLDS INCLUDE 12-24" (300-600 mm) SIZE ON SIZE AND 15-48" (375-1200 mm) ECCENTRIC MANIFOLDS. CUSTOM INVERT LOCATIONS ON THE MC-7200 END CAP CUT IN THE FIELD ARE NOT RECOMMENDED FOR PIPE SIZES GREATER THAN 10" (250 mm). THE INVERT LOCATION IN COLUMN 'B' ARE THE HIGHEST POSSIBLE FOR THE PIPE SIZE.

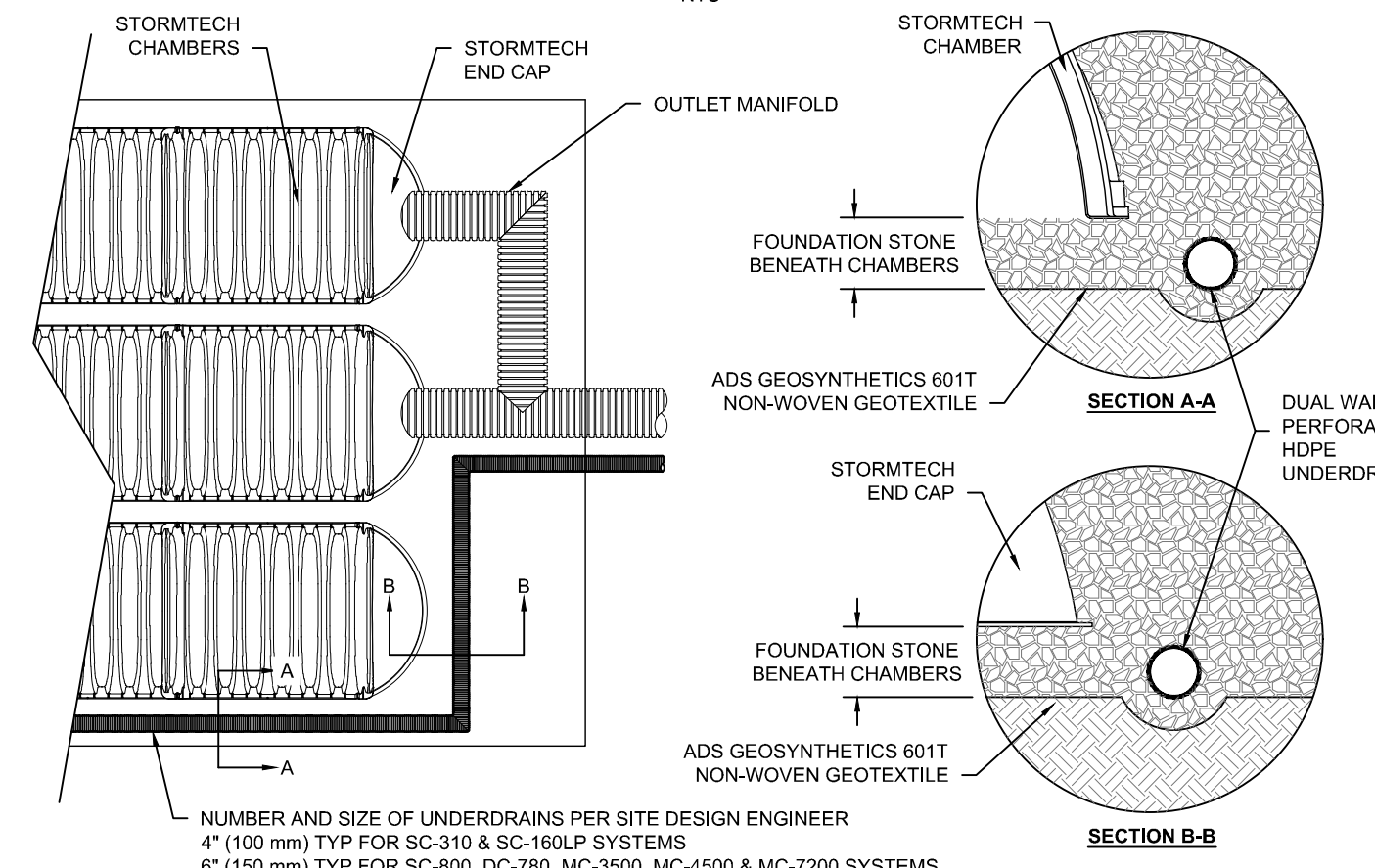
**MC-7200 TECHNICAL SPECIFICATION**

**MC-SERIES END CAP INSERTION DETAIL**

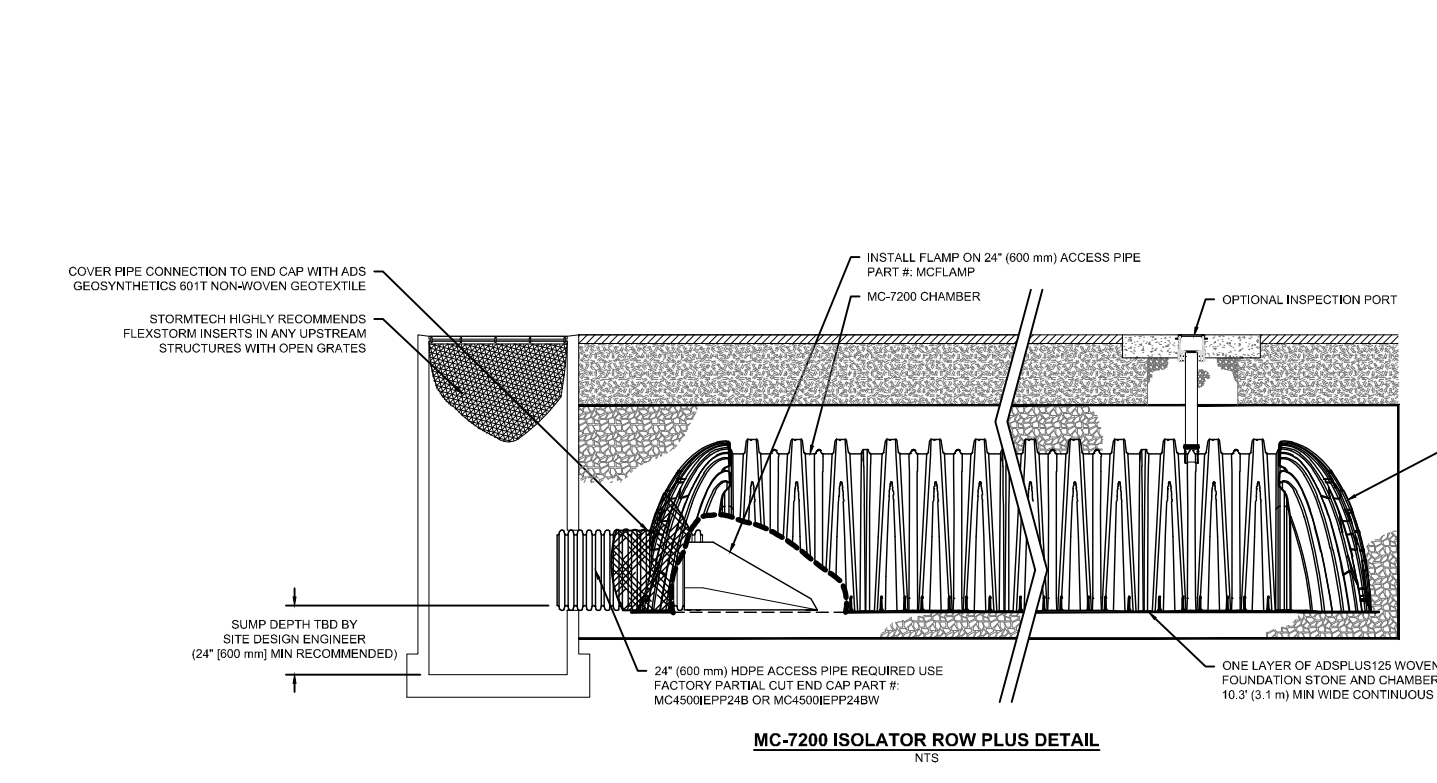


**MC-SERIES END CAP INSERTION DETAIL**

**UNDERDRAIN DETAIL**



**UNDERDRAIN DETAIL**



**MC-7200 ISOLATOR ROW PLUS DETAIL**

**INSPECTION & MAINTENANCE**

- STEP 1) INSPECT ISOLATOR ROW PLUS FOR SEDIMENT
- INSPECTION PORTS (IF PRESENT)
    - REMOVE/OPEN LID ON NYLOPLAST INLINE DRAIN
    - REMOVE AND CLEAN FLEXFORM FILTER IF INSTALLED
    - USING A FLASHLIGHT AND STADIA ROD, MEASURE DEPTH OF SEDIMENT AND RECORD ON MAINTENANCE LOG
    - LOWER A CAMERA INTO ISOLATOR ROW PLUS FOR VISUAL INSPECTION OF SEDIMENT LEVELS (OPTIONAL)
    - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
  - ALL ISOLATOR PLUS ROWS
    - REMOVE COVER FROM STRUCTURE AT UPSTREAM END OF ISOLATOR ROW PLUS USING A FLASHLIGHT. INSPECT DOWN THE ISOLATOR ROW PLUS THROUGH OUTLET PIPE
    - MIRRORS ON POLES OR CAMERAS MAY BE USED TO AVOID A CONFINED SPACE ENTRY
    - FOLLOW OSHA REGULATIONS FOR CONFINED SPACE ENTRY IF ENTERING MANHOLE
    - IF SEDIMENT IS AT, OR ABOVE, 3" (80 mm) PROCEED TO STEP 2. IF NOT, PROCEED TO STEP 3.
- STEP 2) CLEAN OUT ISOLATOR ROW PLUS USING THE JETVAC PROCESS
- A FIXED CULVERT CLEANING NOZZLE WITH REAR FACING SPREAD OF 45° (1.1 m) OR MORE IS PREFERRED
  - APPLY MULTIPLE PASSES OF JETVAC UNTIL BACKLUSH WATER IS CLEAN
  - VACUUM STRUCTURE SUMP AS REQUIRED
- STEP 3) REPLACE ALL COVERS, GRATES, FILTERS, AND LIDS; RECORD OBSERVATIONS AND ACTIONS.
- STEP 4) INSPECT AND CLEAN BASINS AND MANHOLES UPSTREAM OF THE STORMTECH SYSTEM.
- NOTES**
- INSPECT EVERY 6 MONTHS DURING THE FIRST YEAR OF OPERATION. ADJUST THE INSPECTION INTERVAL BASED ON PREVIOUS OBSERVATIONS OF SEDIMENT ACCUMULATION AND HIGH WATER ELEVATIONS.
  - CONDUCT JETTING AND VACTORING ANNUALLY OR WHEN INSPECTION SHOWS THAT MAINTENANCE IS NECESSARY.

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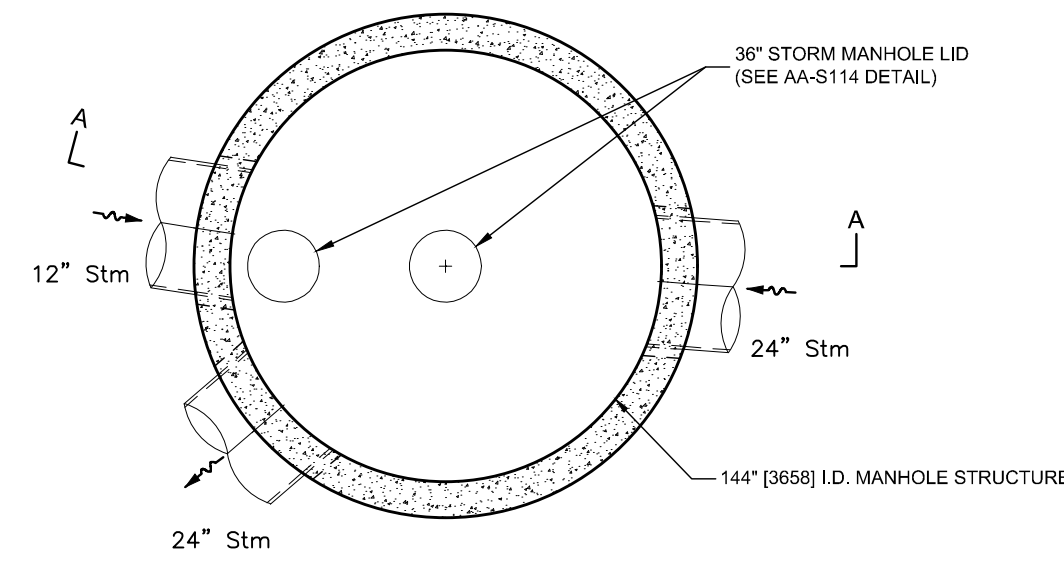
FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 [PROJECT ADDRESS]  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

STORMWATER  
 DETENTION PLAN &  
 DETAIL

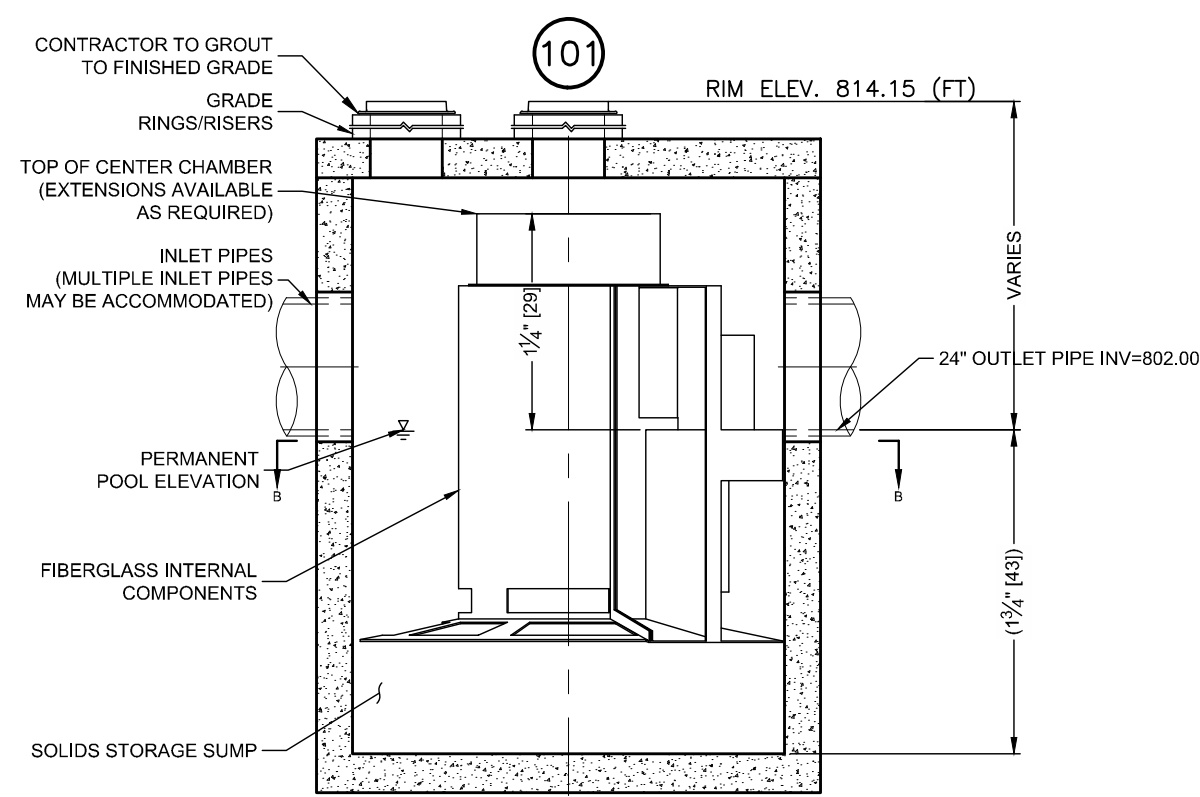
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April 2, 2026



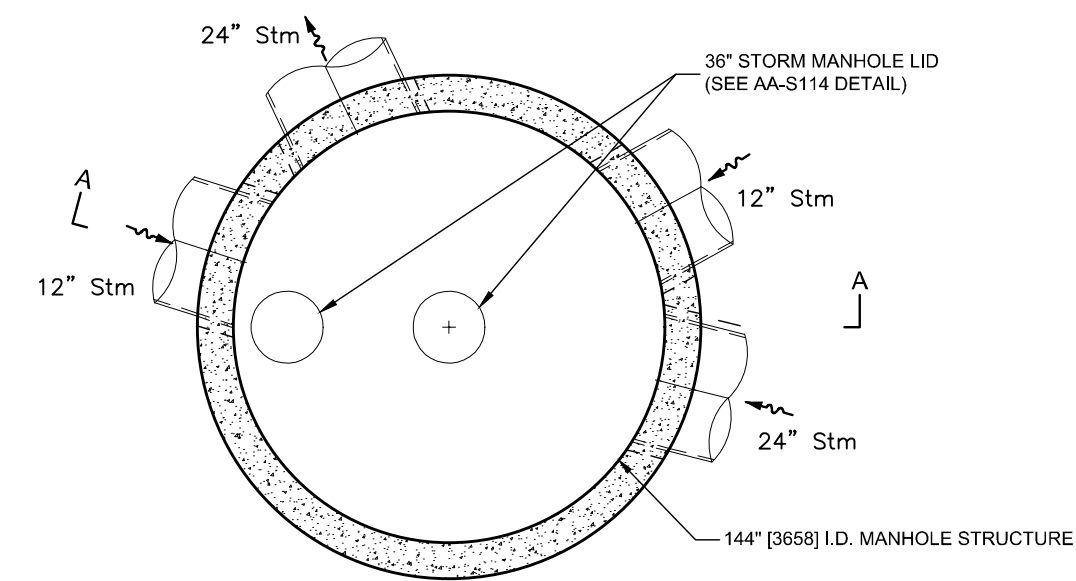


**PLAN VIEW B-B**  
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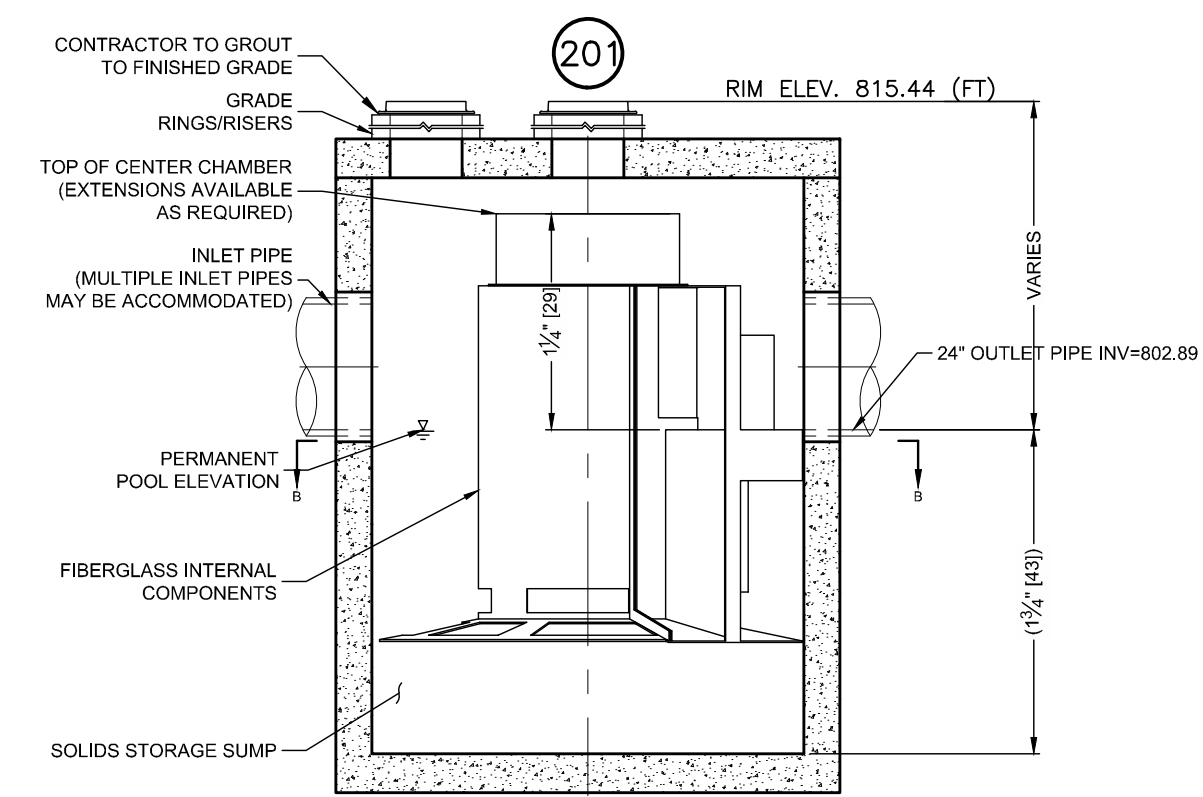


**ELEVATION A-A**  
NOT TO SCALE

**STORMTRAP STORMSETTLER DETAIL**



**PLAN VIEW B-B**  
NOT TO SCALE



**ELEVATION A-A**  
NOT TO SCALE

**STORMTRAP STORMSETTLER DETAIL**

**GENERAL NOTES**

1. Contech to provide all materials unless noted otherwise.
2. For fabrication drawings with detailed structure dimensions and weights, please contact your Contech representative. [www.conteches.com](http://www.conteches.com)
3. Cascade separator water quality structure shall be in accordance with all design data and information contained in this drawing. Contractor to confirm structure meets requirements of project.
4. Structure shall meet AASHTO HS-20 load rating, assuming earth cover of 0' - 2', and groundwater elevation at, or below, the outlet pipe invert elevation. Engineer of record to confirm actual groundwater elevation. Castings shall meet AASHTO M306 and be cast with the Contech logo.
5. Cascade separator structure shall be precast concrete conforming to ASTM C-478 and AASHTO load factor design method.
6. All precast concrete manufactured parts shall conform to ASTM C-478, with minimum concrete strength of 4000 psi at 28 days
7. Joint sealant shall conform to ASTM C-990 or ASTM C-443

**INSTALLATION NOTES**

1. Any sub-base, backfill depth, and/or anti-flotation provisions are site-specific design considerations and shall be specified by engineer of record.
2. Contractor to provide equipment with sufficient lifting and reach capacity to lift and set the cascade separator manhole structure.
3. Contractor to add joint sealant between all structure sections, and assemble structure.
4. Contractor to provide, install, and grout pipes. Match pipe inverts with elevations shown. All pipe centerlines to match pipe opening centerlines.
5. Contractor to take appropriate measures to assure unit is water tight, holding water to flowline invert minimum. It is suggested that all joints below pipe inverts are grouted.

NO.	DATE	REVISION DESCRIPTION	ENG	DLIB



**FINAL DEVELOPMENT PLAN**  
**BRIDGE PARK Y BLOCK**  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**HYDRODYNAMIC SEPARATOR DETAIL**

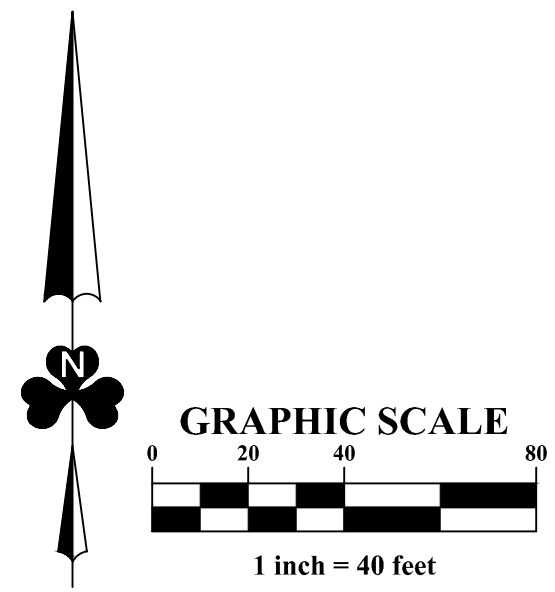
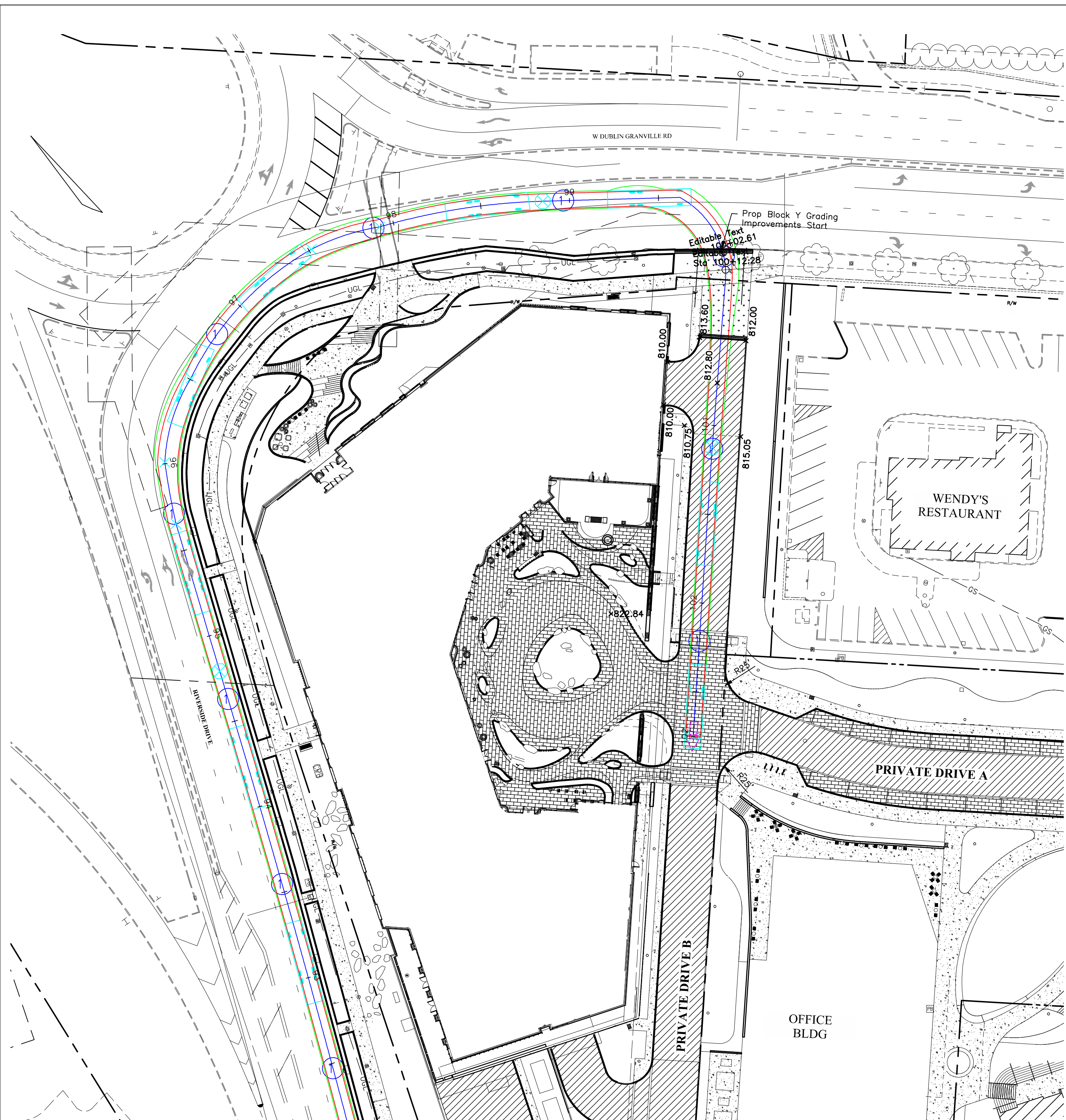
April 2, 2026

**CITY OF DUBLIN PROJECT NUMBER**  
**25-005-COM**

**DRAWING NUMBER**  
**C401**

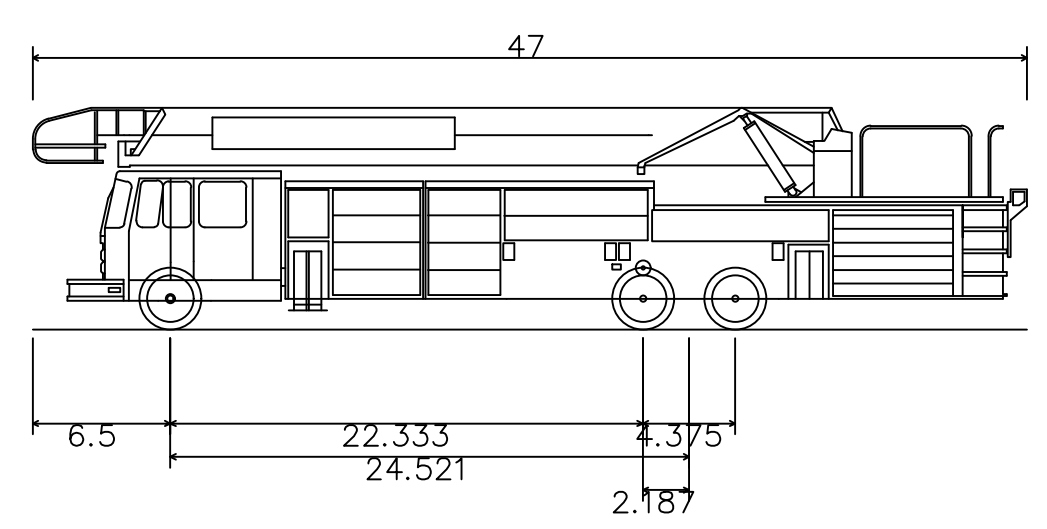
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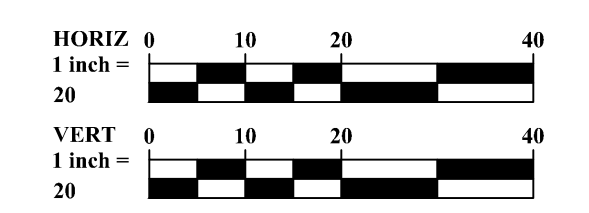
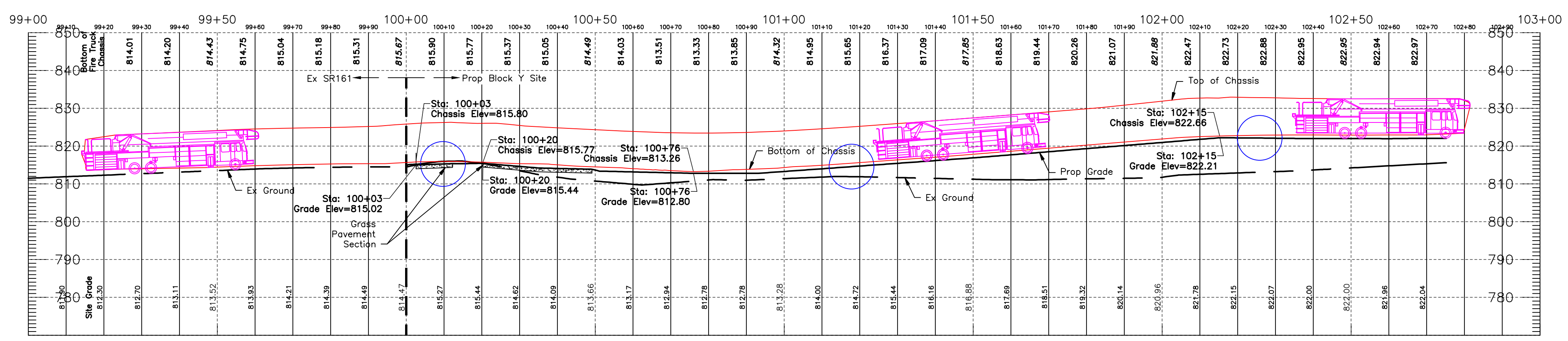


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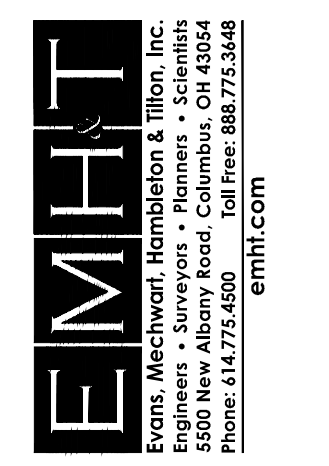
- Wheel Path - Forward
- Footprint of Truck Body - Forward
- Wheel Path - Reverse
- Footprint of Truck Body - Reverse



Washington Township Ladder Fire Truck  
 Overall Length 47.000ft  
 Overall Width 9.500ft  
 Overall Body Height 10.490ft  
 Min Body Ground Clearance 0.920ft  
 Track Width 8.333ft  
 Lock-to-lock time 6.00s  
 Max Steering Angle (Virtual) 34.50°



NO.	DATE	REVISION DESCRIPTION	ENG	DUB



**FINAL DEVELOPMENT PLAN**  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

**FIRE TRUCK TURNING ANALYSIS**

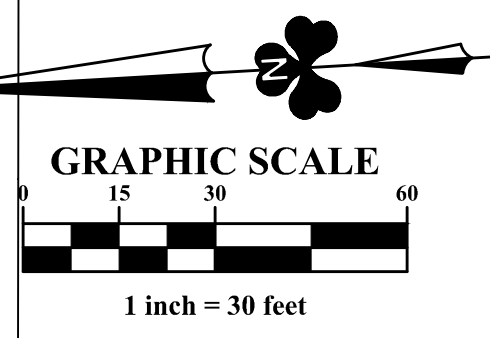
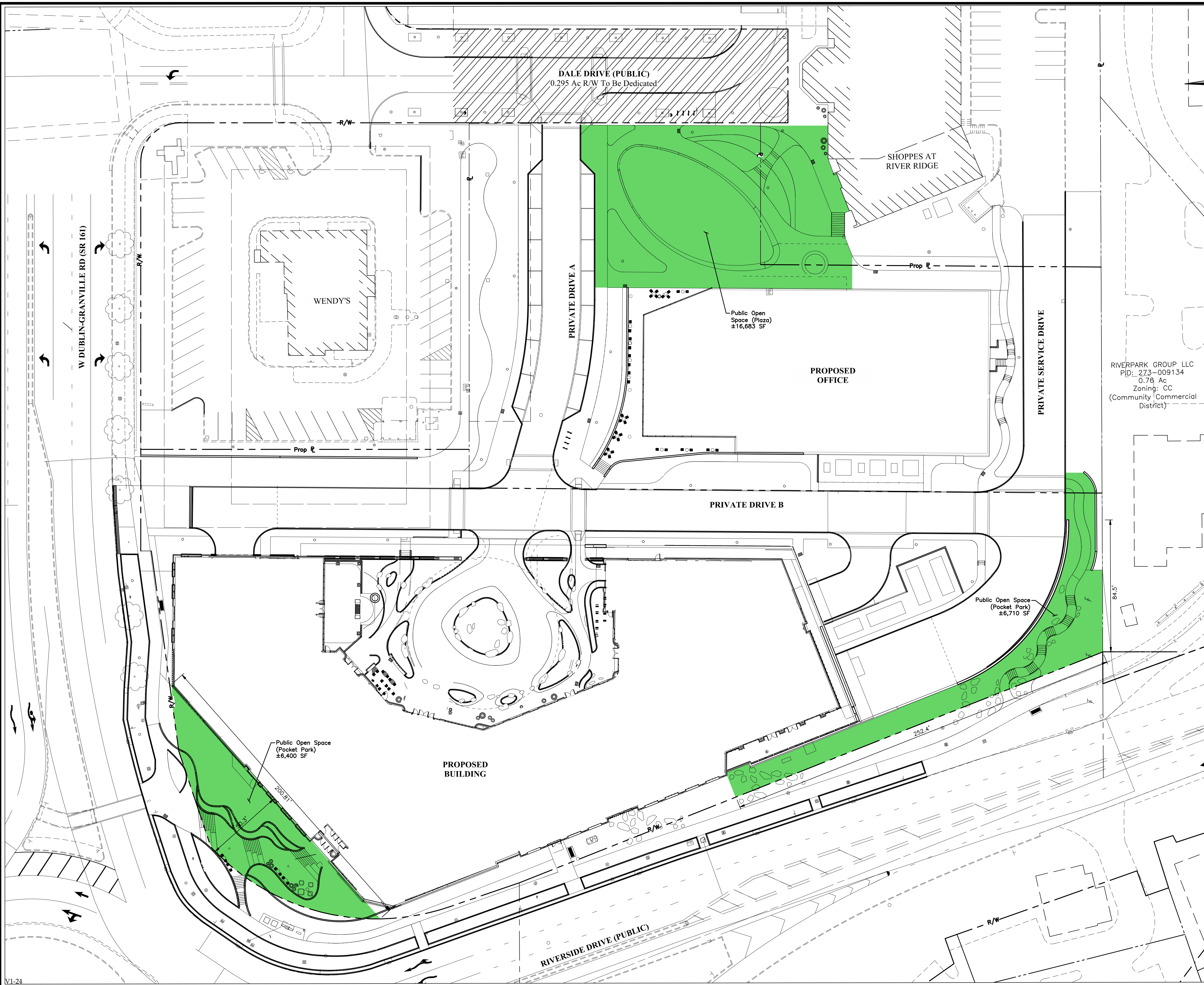
April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**

DRAWING NUMBER  
**C501**

SHEET NUMBER  
**19 OF 23**

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**LEGEND**

<span style="display:inline-block; width:20px; height:10px; background-color:lightgreen;"></span>	Proposed Open Space
<span style="display:inline-block; width:20px; height:10px; border:1px solid black; background: repeating-linear-gradient(45deg, transparent, transparent 2px, black 2px, black 4px);"></span>	Dale Drive R/W Dedication

**BLOCK Y OPEN SPACE SUMMARY**

Office Building (Commercial)	95,241 sf / 50 sf =1,905 sf =0.044 Acres
Mixed-Use (Commercial)	160,221 sf/50 sf =3,205 sf =0.074 Acres
Mixed-Use (Residential)	24 units x 200 sf =4,800 sf =0.110 Acres
Total Required Open Space Area	±0.228 Acres
Total Provided Public Open Space (On-Site):	±0.684 Acres
Total Excess Public Open Space to be Used for Future Block Y Development Projects:	±0.456 Acres

RIVERPARK GROUP LLC  
 PID: 273-009134  
 0.78 Ac  
 Zoning: CC  
 (Community Commercial District)

REVISION RECORD

NO.	DATE	REVISION DESCRIPTION	ENG	DUB

**EMHT**  
 ENGINEERS, ARCHITECTS, PLANNERS & SURVEYORS, INC.  
 5800 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.5500 Fax: 614.775.3368  
 emht.com

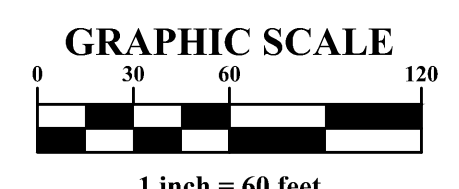
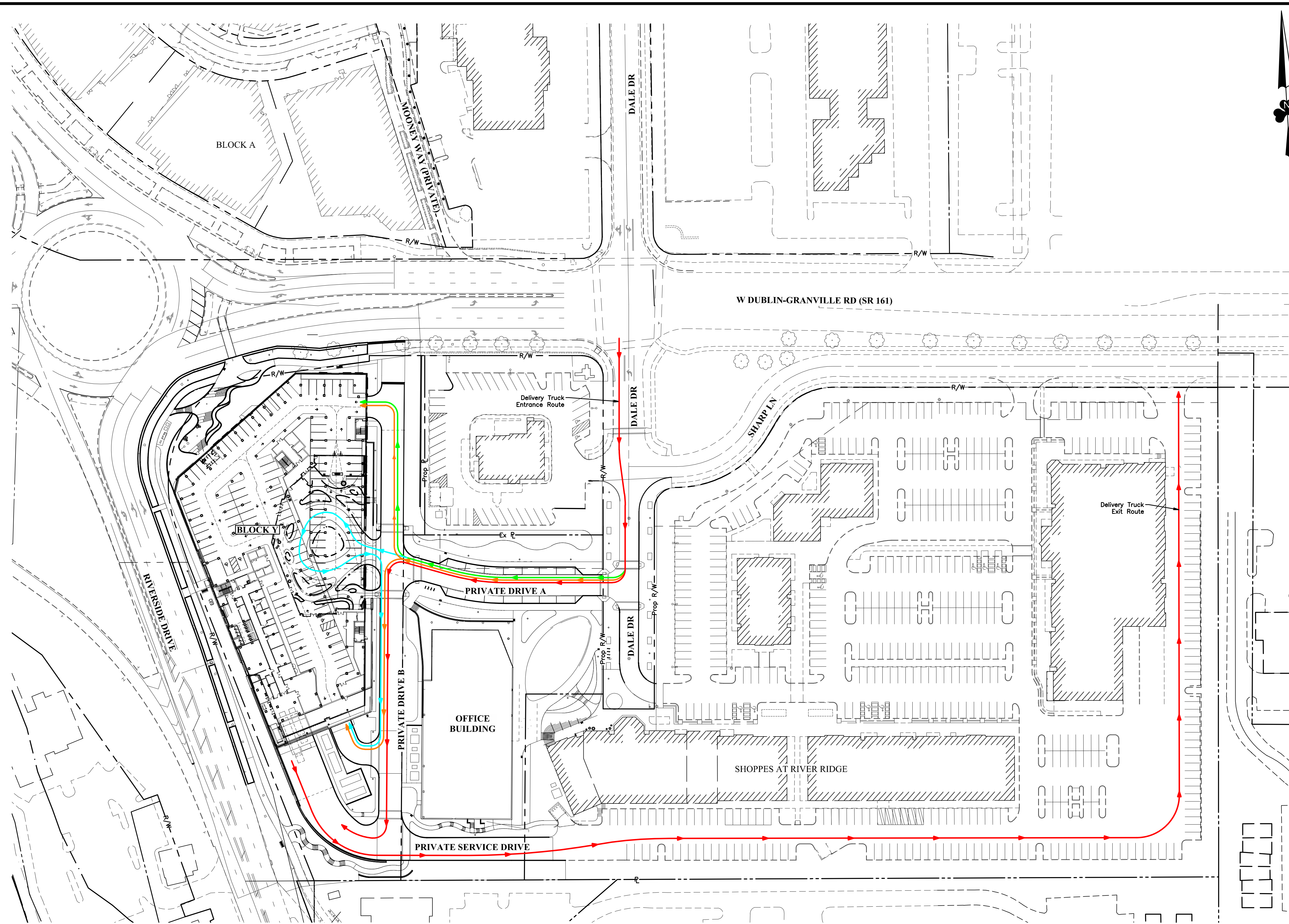
FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

OPEN SPACE PLAN  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
 DRAWING NUMBER  
**C601**

SHEET NUMBER  
**20 OF 23**

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**SHOPPES AT RIVER RIDGE PARKING TABLE**

Existing Total Floor Area:	±86,745 SF
Total Eating & Drinking Floor Area:	±6,780 SF
Total Eating & Drinking Parking Required:	68 Spaces (10 Spaces/1000 SF)
Total Exercise & Fitness Floor Area:	±3,500 SF
Total Exercise & Fitness Parking Required:	7 Spaces (2 Spaces/500 SF)
Total Office Floor Area:	±42,685 SF
Total Office Parking Required:	107 Spaces (2.5 Spaces/1000 SF)
Total Retail Floor Area:	±33,780 SF
Total Retail Parking Required:	102 Spaces (3 Spaces/1000 SF)
Total Parking Required:	284 Spaces
Existing Parking Provided:	481 Spaces
ADA Parking Required:	9 Spaces
Existing ADA Parking Provided:	10 Spaces
Available Parking (Based on Zoning)	197 Spaces

**SHOPPES AT RIVER RIDGE PARKING STUDY**

Time	9:00 AM	3:00 PM
Tuesday 10/7	58 spaces occupied	74 spaces occupied
Thursday 10/9	71 spaces occupied	59 spaces occupied
Saturday 10/11	65 spaces occupied	86 spaces occupied

**SHOPPES AT RIVER RIDGE AVAILABLE PARKING SPACES**

Crawford-Hoying property management staff completed parking counts during the AM and PM hours during three representative days to determine the number of available parking spaces within the Shoppes at River Ridge that can practically be utilized by the Y Block users. The counts are provided below for reference and there was an average of 69 spaces being used during the day, which equates to an average of 412 spaces that can practically be utilized by Y Block.

**SITE CIRCULATION LEGEND**

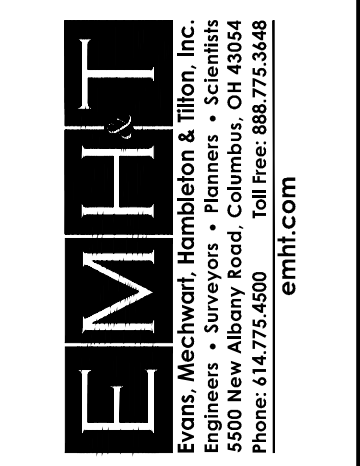
- Delivery Truck Route
- Office/Employee and Restaurant/Spa Self Park Route
- Valet Route
- Resident Route

**PARKING NOTE**  
There are 197 additional parking spaces available within the Shoppes at River Ridge that will overflow parking for the Y Block Development. See sheet 7 for details.

**PARKING CALCULATION**

USE	SQUARE FOOTAGE/UNITS	REQUIRED
3+ Bedroom Dwelling	8 units	2/unit=16
2 Bedroom Dwelling	15 units	1.5/unit=23
1 Bedroom Dwelling	1 unit	1/unit=1
Conference Center	589 occupants	1/2 occupants= 99
Eating and Drinking	7913 sf	1000 sf = 80
Hotel	130 guestrooms + 26,578 sf Accessory	2 per 3 guestrooms + 1000 sf Accessory= 193
Spa	15,769 sf	1000 sf = 48
Retail, General	6,800 sf	1000 sf = 21
Office, General	71,300 sf	1000 sf = 214
Total Required		695
Provided Parking (On Street/In Garage)		433 Total (18/415)
Extra Parking on Shoppes at River Ridge Site (See Sheet 7)		197
Required ADA Parking (Van/Standard)		9 Total (2/7)
ADA Parking Provided (Van/Standard)		9 Total (2/7)

NO.	DATE	REVISION DESCRIPTION



**FINAL DEVELOPMENT PLAN**  
**BRIDGE PARK Y BLOCK**  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

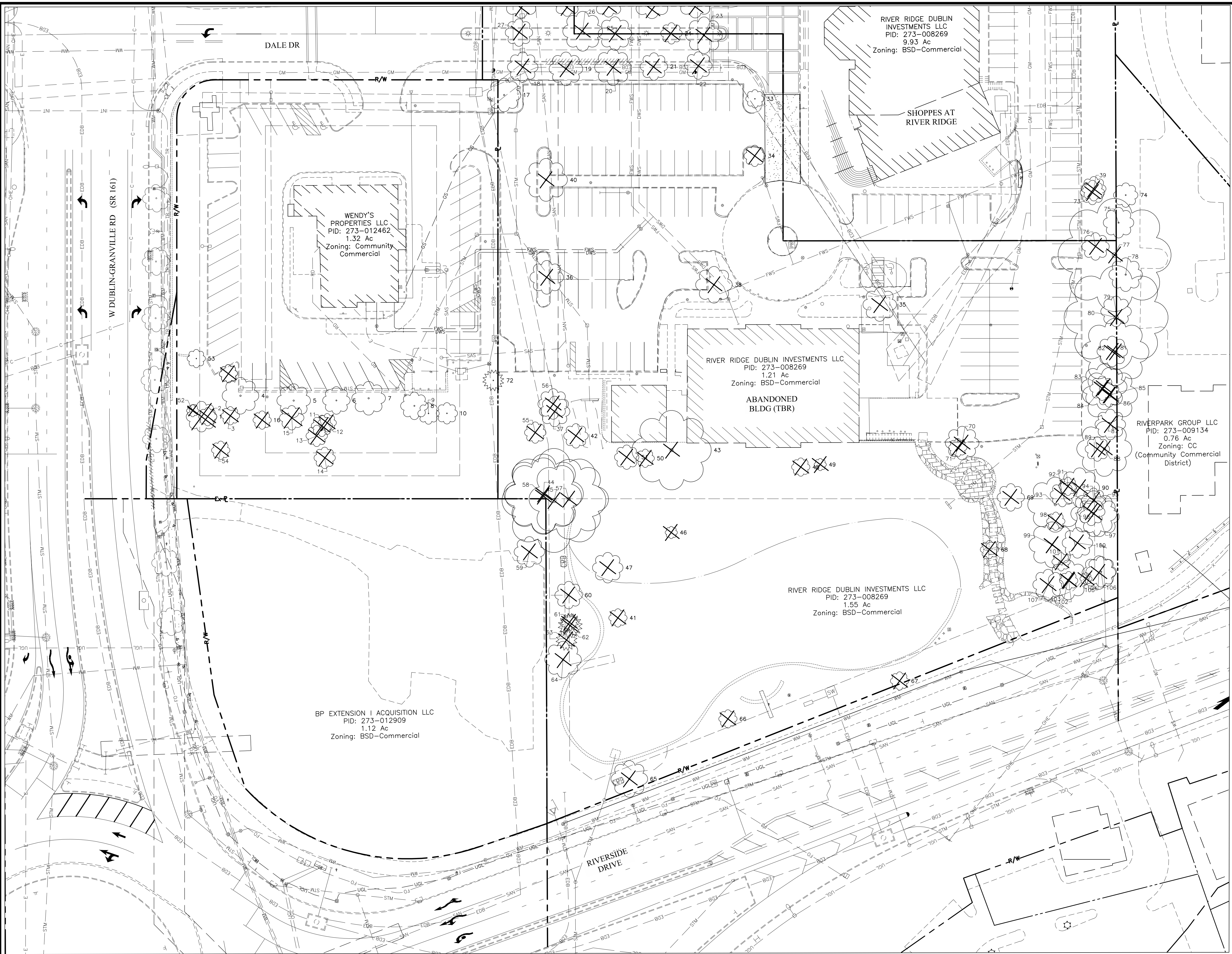
**PARKING & SITE CIRCULATION PLAN**  
April 2, 2026

**CITY OF DUBLIN PROJECT NUMBER**  
**25-005-COM**

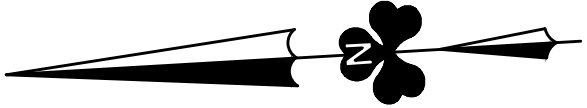
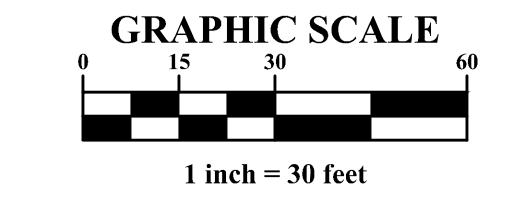
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**21 OF 23**

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**LEGEND**  
 X Trees To Be Removed



NO.	DATE	REVISION DESCRIPTION

**EMHT**  
 ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS  
 5600 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.5500 • Fax: 614.775.3366  
 emht.com

FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
 4305-4335 W DUBLIN GRANVILLE ROAD  
 CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

TREE SURVEY PLAN  
 April 2, 2026

CITY OF DUBLIN  
 PROJECT NUMBER  
**25-005-COM**  
 DRAWING NUMBER  
**C701**  
 SHEET NUMBER  
**22 OF 23**

ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
1	Sweet Crabapple	Malus coronaria	10	1	Good
2	Bradford Pear	Pyrus calleryana	6	1	Good
3	Bradford Pear	Pyrus calleryana	6	1	Good
4	Pin Cherry	Prunus pensylvanica	12	1	Good
5	Honey Locust	Gleditsia triacanthos	11	1	Good
6	Honey Locust	Gleditsia triacanthos	9	1	Good
7	Pin Cherry	Prunus pensylvanica	11	1	Good
8	American Elm	Ulmus americana	9	1	Fair
9	American Elm	Ulmus americana	7,2	2	Fair
10	American Elm	Ulmus americana	7,4	2	Fair
11	Bradford Pear	Pyrus calleryana	7	1	Fair
12	Bradford Pear	Pyrus calleryana	6	1	Good
13	Bradford Pear	Pyrus calleryana	7,4	2	Good
14	Bradford Pear	Pyrus calleryana	7	1	Good
15	Bradford Pear	Pyrus calleryana	8	1	Good
16	American Elm	Ulmus americana	6	1	Fair
17	Red Maple	Acer rubrum	11	1	Good
18	Bradford Pear	Pyrus calleryana	10,5	2	Good
19	Bradford Pear	Pyrus calleryana	11,6,6,5,5,5	6	Good
20	Bradford Pear	Pyrus calleryana	12,6,6,4,2	5	Good
21	Bradford Pear	Pyrus calleryana	9,8,6,4,4	5	Good
22	Bradford Pear	Pyrus calleryana	9,9,8,6,6,2	6	Good
23	Bradford Pear	Pyrus calleryana	12,6,2,2	4	Good
24	Bradford Pear	Pyrus calleryana	7,5,4,4	5	Good
25	Bradford Pear	Pyrus calleryana	11,6,4,3,3	5	Good
26	Bradford Pear	Pyrus calleryana	13,4,4,2	4	Good
27	Bradford Pear	Pyrus calleryana	9,4,3,2	4	Good
28	Bradford Pear	Pyrus calleryana	12,5,4,2,2	5	Good
29	Bradford Pear	Pyrus calleryana	9	1	Good
30	Bradford Pear	Pyrus calleryana	10	1	Good
31	Bradford Pear	Pyrus calleryana	13	1	Good
32	Bradford Pear	Pyrus calleryana	12	1	Good
33	Red Maple	Acer rubrum	6	1	Good
34	Red Maple	Acer rubrum	7	1	Good
35	American Elm	Ulmus americana	11	1	Good
36	Sawtooth Oak	Quercus acutissima	11	1	Good
37	American Elm	Ulmus americana	10	1	Good
38	American Elm	Ulmus americana	12	1	Good
39	White Cedar	Thuja occidentalis	8	1	Good
40	Pin Cherry	Prunus pensylvanica	14	1	Good
41	American Sycamore	Platanus occidentalis	6	1	Good
42	Sweet Crabapple	Malus coronaria	8	1	Good
43	Lacebark Elm	Ulmus parvifolia	26	1	Good
44	Pin Oak	Quercus palustris	26	1	Good
45	Swamp White Oak	Quercus bicolor	34	1	Good
46	Tree of Heaven	Ailanthus altissima	4,3	2	Good
47	American Elm	Ulmus americana	10,8,6	3	Good
48	Tree of Heaven	Ailanthus altissima	6,5,4	3	Good
49	Tree of Heaven	Ailanthus altissima	4,3,3,2	4	Good
50	Lacebark Elm	Ulmus parvifolia	6,5,3,3,2	5	Good
51	Lacebark Elm	Ulmus parvifolia	8,5,4,3,3,2	6	Good
52	Red Mulberry	Morus rubra	4,4,4,4	4	Good
53	Ginko	Ginko biloba	6	1	Good
54	Sweet Crabapple	Malus coronaria	6	1	Good

ID	Common Name	Scientific Name	DBH (inches)	No. of Trunks	Condition
55	Sweet Crabapple	Malus coronaria	7	1	Good
56	Sweet Crabapple	Malus coronaria	10	1	Good
57	Swamp White Oak	Quercus bicolor	26	1	Good
58	Pin Oak	Quercus palustris	25	1	Good
59	Callery Pear	Acer negundo	10	1	Fair
60	Sugar Maple	Acer saccharum	9	1	Good
61	Blue Spruce	Picea pungens	6	1	Good
62	Blue Spruce	Picea pungens	8	1	Good
63	Blue Spruce	Picea pungens	7	1	Good
64	Red Maple	Acer rubrum	12	1	Good
65	Silver Maple	Acer saccharinum	12	1	Good
66	Fantleaf Hawthorn	Crataegus flabellata	6	1	Good
67	Fantleaf Hawthorn	Crataegus flabellata	6	1	Good
68	Tree of Heaven	Ailanthus altissima	6,6,5	3	Good
69	Sweet Crabapple	Malus coronaria	9	1	Good
70	Pin Oak	Quercus palustris	11	1	Good
71	Sweet Crabapple	Malus coronaria	6,3	2	Good
72	Blue Spruce	Picea pungens	7	1	Good
73	Sugar Maple	Acer saccharum	8	1	Good
74	Black Locust	Robinia pseudoacacia	8	1	Good
75	Red Mulberry	Morus rubra	10	1	Good
76	Sugar Maple	Acer saccharum	9	1	Good
77	Black Locust	Robinia pseudoacacia	37	1	Poor
78	Black Cherry	Prunus serotina	11	1	Poor
79	Hackberry	Celtis occidentalis	10,10	2	Good
80	Black Locust	Robinia pseudoacacia	34	1	Poor
81	Black Locust	Robinia pseudoacacia	22	1	Poor
82	Black Locust	Robinia pseudoacacia	10	1	Poor
83	Black Locust	Robinia pseudoacacia	15	1	Fair
84	Black Locust	Robinia pseudoacacia	8	1	Fair
85	Black Locust	Robinia pseudoacacia	18	1	Poor
86	Hackberry	Celtis occidentalis	8	1	Good
87	Box Elder	Acer negundo	10	1	Good
88	Hackberry	Celtis occidentalis	18	1	Good
89	Black Locust	Robinia pseudoacacia	8	1	Poor
90	American Elm	Ulmus americana	13	1	Good
91	Black Locust	Robinia pseudoacacia	6	1	Poor
92	Black Walnut	Juglans nigra	8,6	2	Good
93	Black Locust	Robinia pseudoacacia	18	1	Fair
94	Black Locust	Robinia pseudoacacia	8	1	Poor
95	Black Locust	Robinia pseudoacacia	15	1	Fair
96	Black Locust	Robinia pseudoacacia	9	1	Poor
97	Hackberry	Celtis occidentalis	13	1	Good
98	Black Locust	Robinia pseudoacacia	6	1	Good
99	Black Locust	Robinia pseudoacacia	15	1	Fair
100	Tree of Heaven	Ailanthus altissima	10	1	Good
101	Tree of Heaven	Ailanthus altissima	6	1	Good
102	Tree of Heaven	Ailanthus altissima	6,6	2	Good
103	Black Locust	Robinia pseudoacacia	13	1	Good
104	Tree of Heaven	Ailanthus altissima	4,4,3,3,3	5	Good
105	Hackberry	Celtis occidentalis	11	1	Good
106	American Sycamore	Platanus occidentalis	10,10	2	Good
107	Tree of Heaven	Ailanthus altissima	10	1	Good

NO.	DATE	REVISION DESCRIPTION



FINAL DEVELOPMENT PLAN  
**BRIDGE PARK Y BLOCK**  
CITY OF DUBLIN, FRANKLIN COUNTY, OHIO

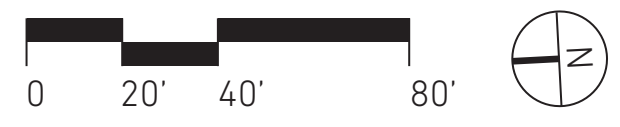
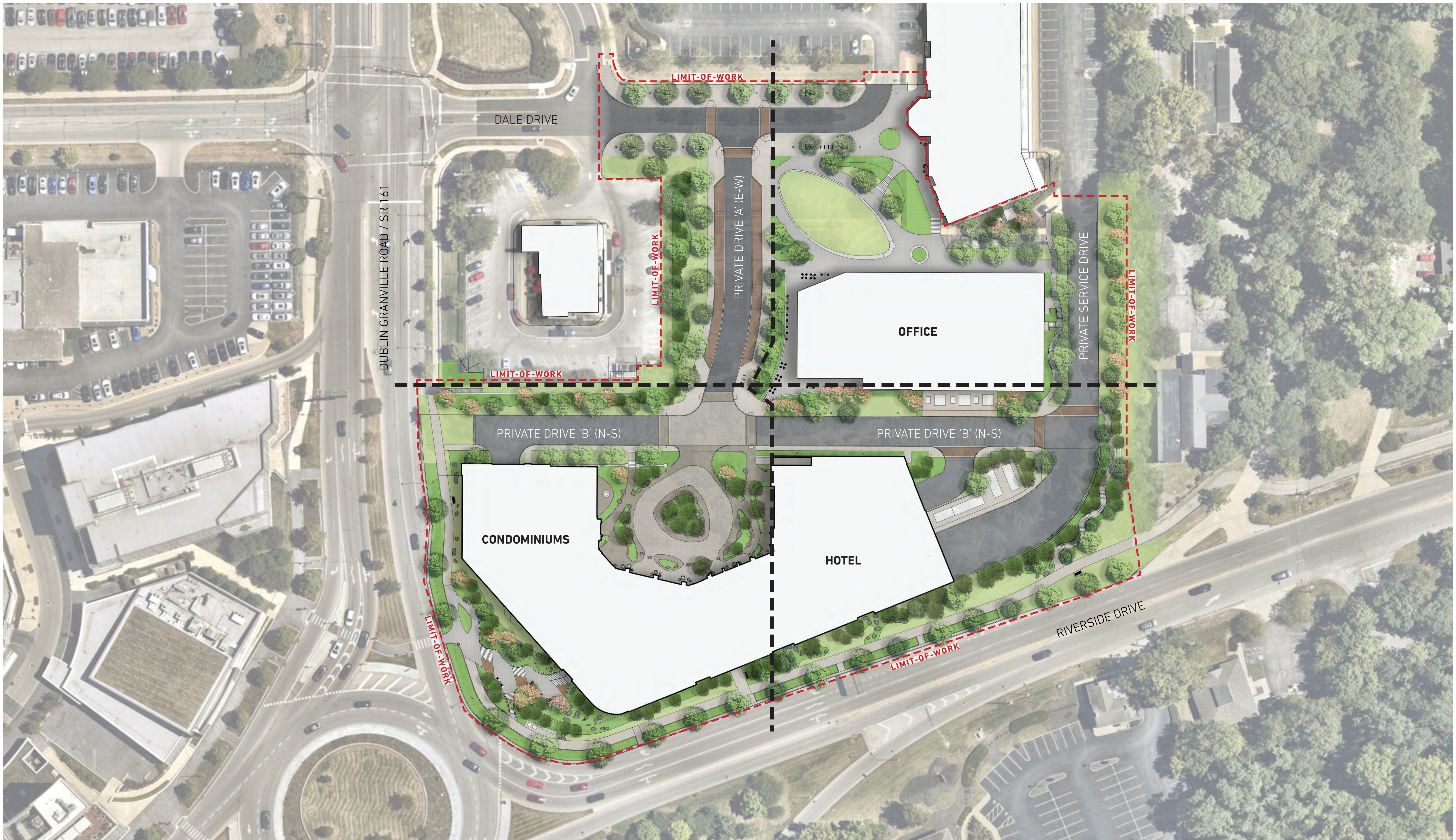
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April 2, 2026

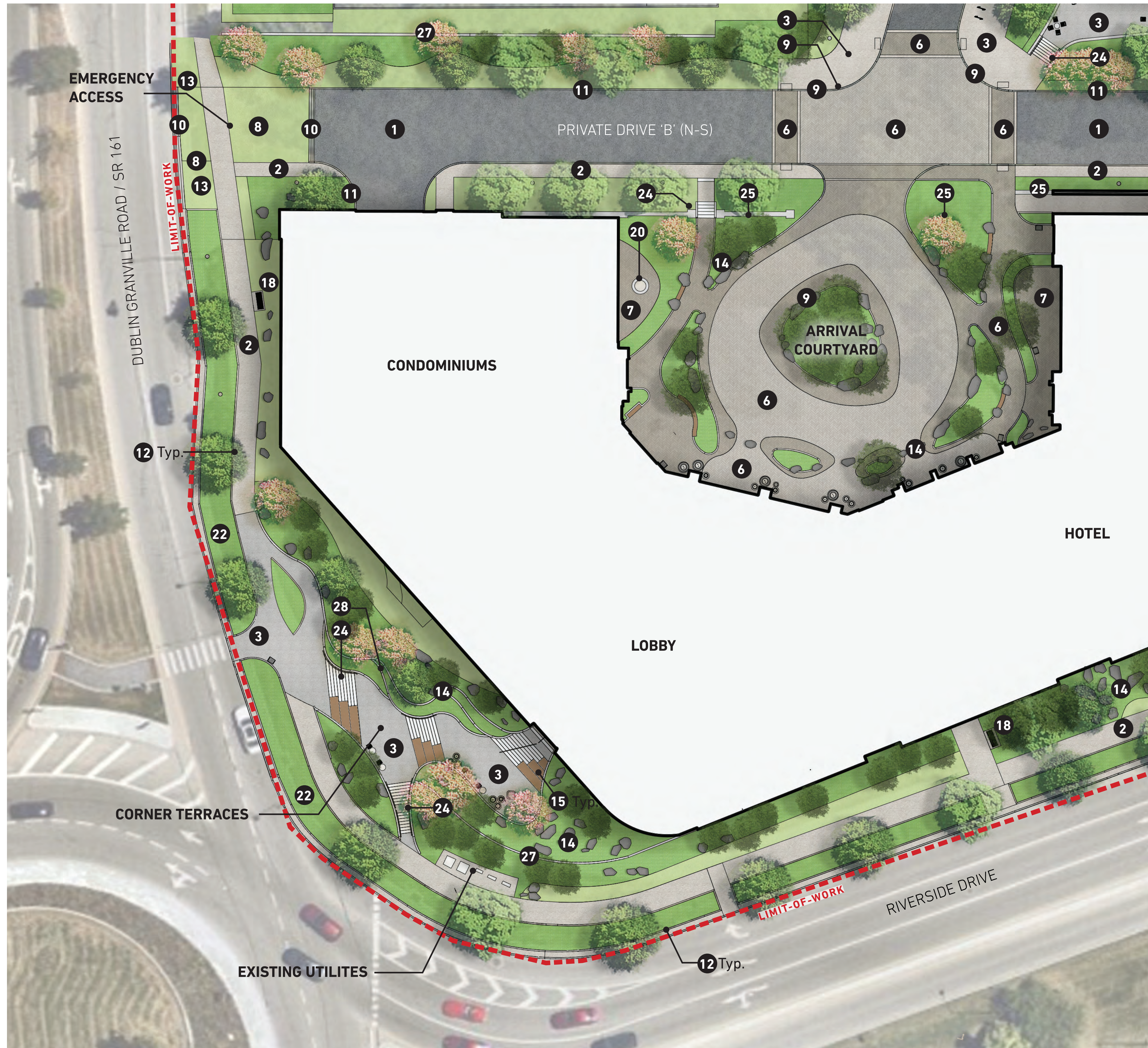
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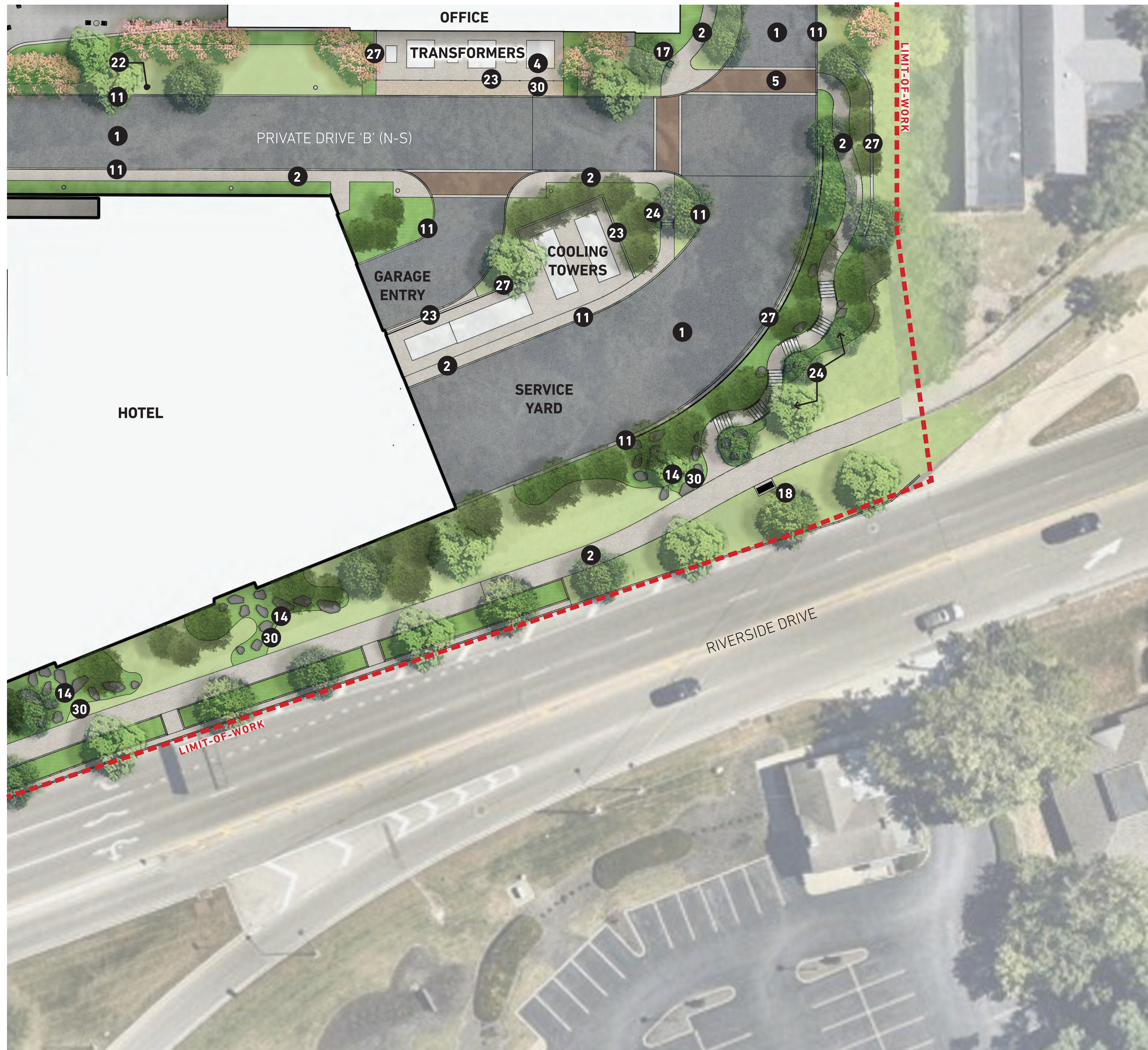
Y Block Development

Site Design  
& Landscape  
Architecture

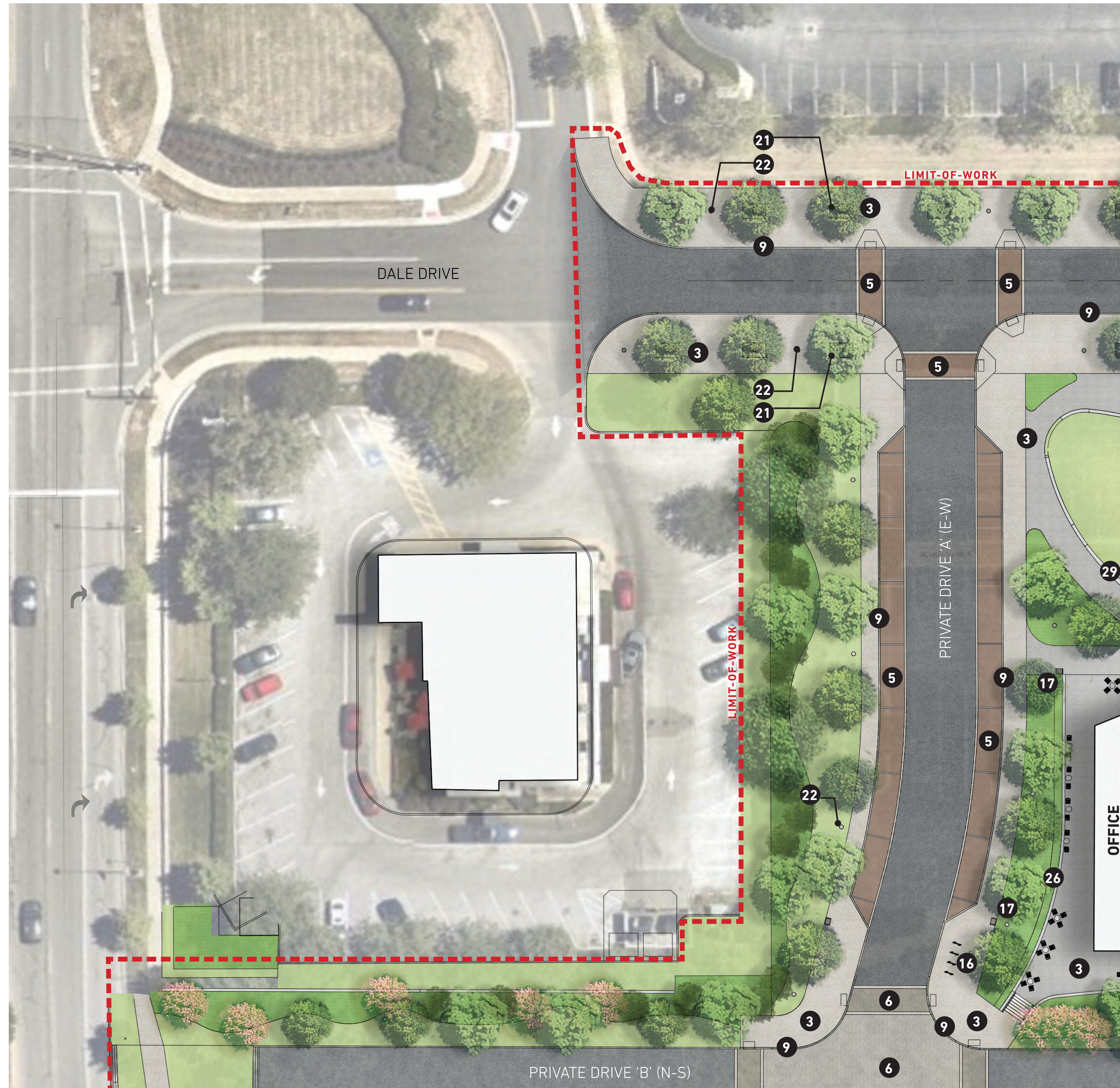




- KEY**
- 1 Asphalt Paving
  - 2 Concrete Paving - Broom Finish
  - 3 Concrete Paving - Buff Wash Finish
  - 4 Concrete Paving - Heavy Duty
  - 5 Brick Pavers - Bridge Park Standard
  - 6 Brick Pavers - Arrival Courtyard
  - 7 Terrace Patio Paving (finish to match interiors)
  - 8 Reinforced Turf Pavers
  - 9 Granite Curb
  - 10 Mountable Curb
  - 11 Cast-in-Place Curb
  - 12 Granite Planter Curb
  - 13 Emergency Access Bollard
  - 14 Site Boulders
  - 15 Custom Wood Top Seating
  - 16 Bike Rack
  - 17 Litter Receptacle
  - 18 Metal Bench
  - 19 Custom Arrival Courtyard Seating
  - 20 Fire Pit
  - 21 Standard Bridge Park Standard Tree Grate
  - 22 Bridge Park Standard Street Light
  - 23 Utility Yard Screen
  - 24 Cast-in-Place Concrete Steps with Handrails
  - 25 Arrival Courtyard Structural Wall (see architecture drawings)
  - 26 Office Patio Terrace Wall with Brick Veneer
  - 27 Concrete Site Retaining Wall
  - 28 Custom Formliner Finish Retaining Wall
  - 29 Custom Cast-in-Place Seat Wall (with skate deterrent)
  - 30 Aggregate Mulch



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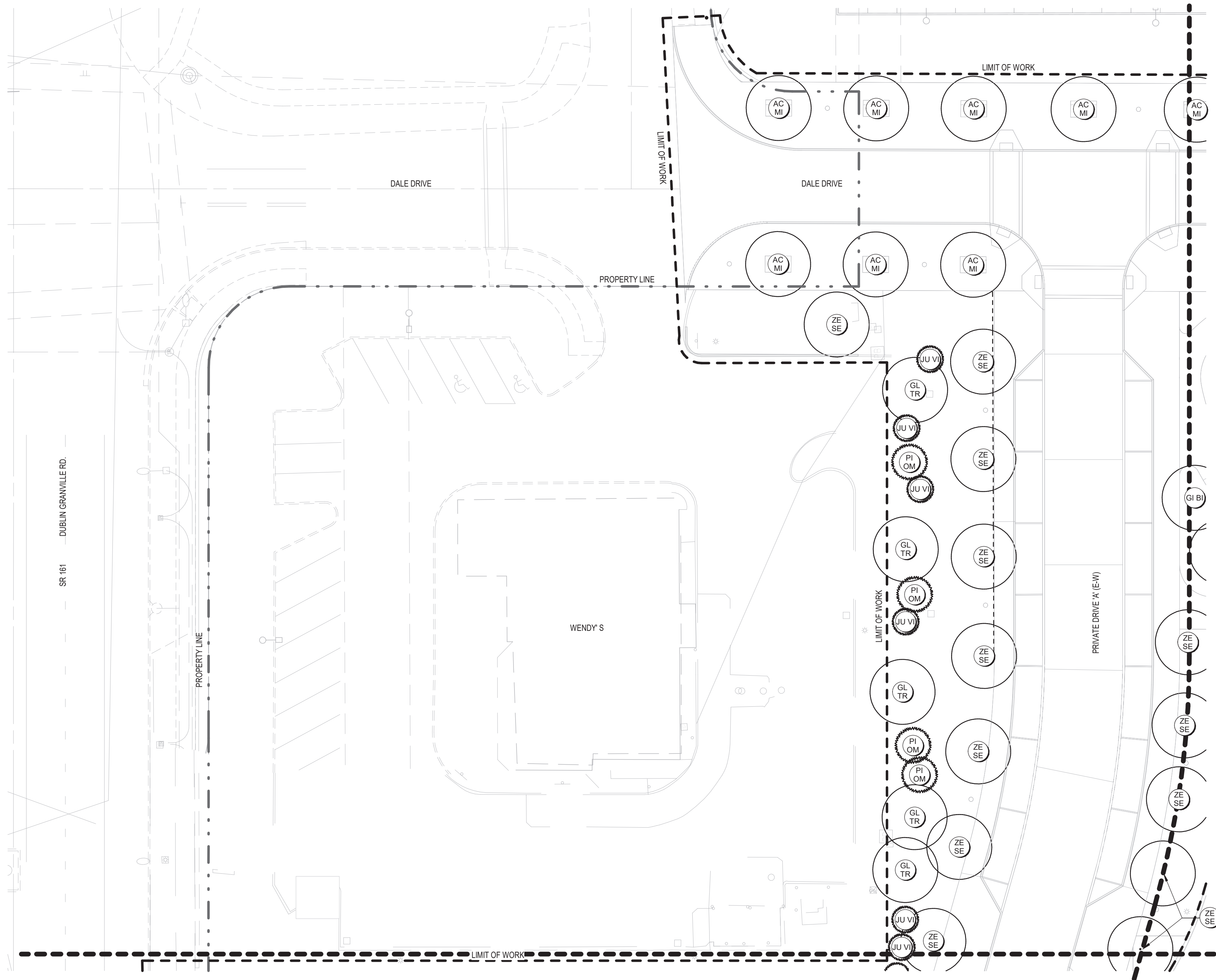


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  - 29 Custom Cast-in-Place Seat Wall (with skate deterrent)
  - 30 Aggregate Mulch





PLANT LEGEND - FDP OVERSTORY		
KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS TREES</b>		
AC MI	ACER MIYABEI 'MORTON'	STATE STREET MAPLE
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE
AC TA	ACER TATARICUM 'JFS-KW2'	TATARIAN MAPLE
BE NI	BETULA NIGRA 'HERITAGE'	RIVER BIRCH MULTI-STEM
CE CA	CERCIS CANADENSIS	EASTERN REDBUD
CR CL	CORYLUS COLURNA	TURKISH FILBERT
CR PU	CRATAEGUS PUNCTATA 'OHIO PIONEER'	OHIO PIONEER HAWTHORN
GI BI	GINKGO BILOBA	GINKGO
GL TR	GLEDTISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST
MA LU	MALUS 'SPRING SNOW'	SPRING SNOW CRAB
PL AC	PLATANUS ACERIFOLIA	LONDON PLANETREE
QU CO	QUERCUS COCCINEA	SCARLET OAK
TA DI	TAXODIUM DISTICHUM	COMMON BALD CYPRESS
ZE SE	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'
<b>EVERGREEN TREES</b>		
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
ME GL	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD
PI OM	PICEA OMORIKA	SERBIAN SPRUCE
PI NI	PINUS NIGRA	AUSTRIAN PINE
TS CA	TSUGA CANADENSIS	CANADIAN HEMLOCK
<b>ORNAMENTAL TREES</b>		
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
LI TU	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP TREE

1 PLANTING PLAN OVERSTORY - AREA 1  
SCALE: 1" = 20'-0"

**CONSTRUCTION NOTES**

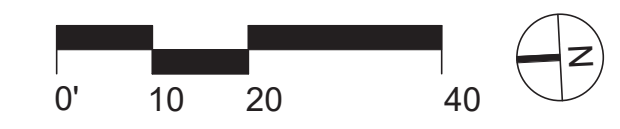
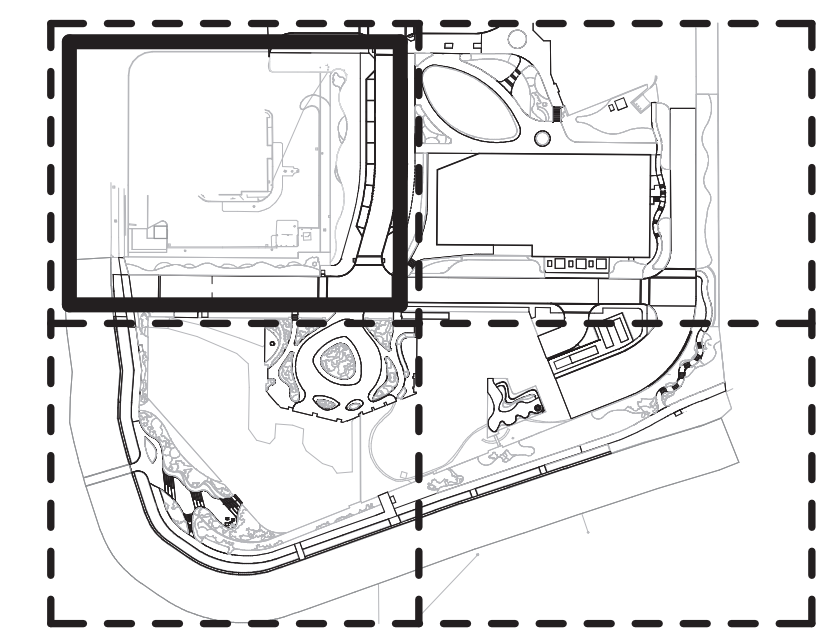
**DECIDUOUS TREES**

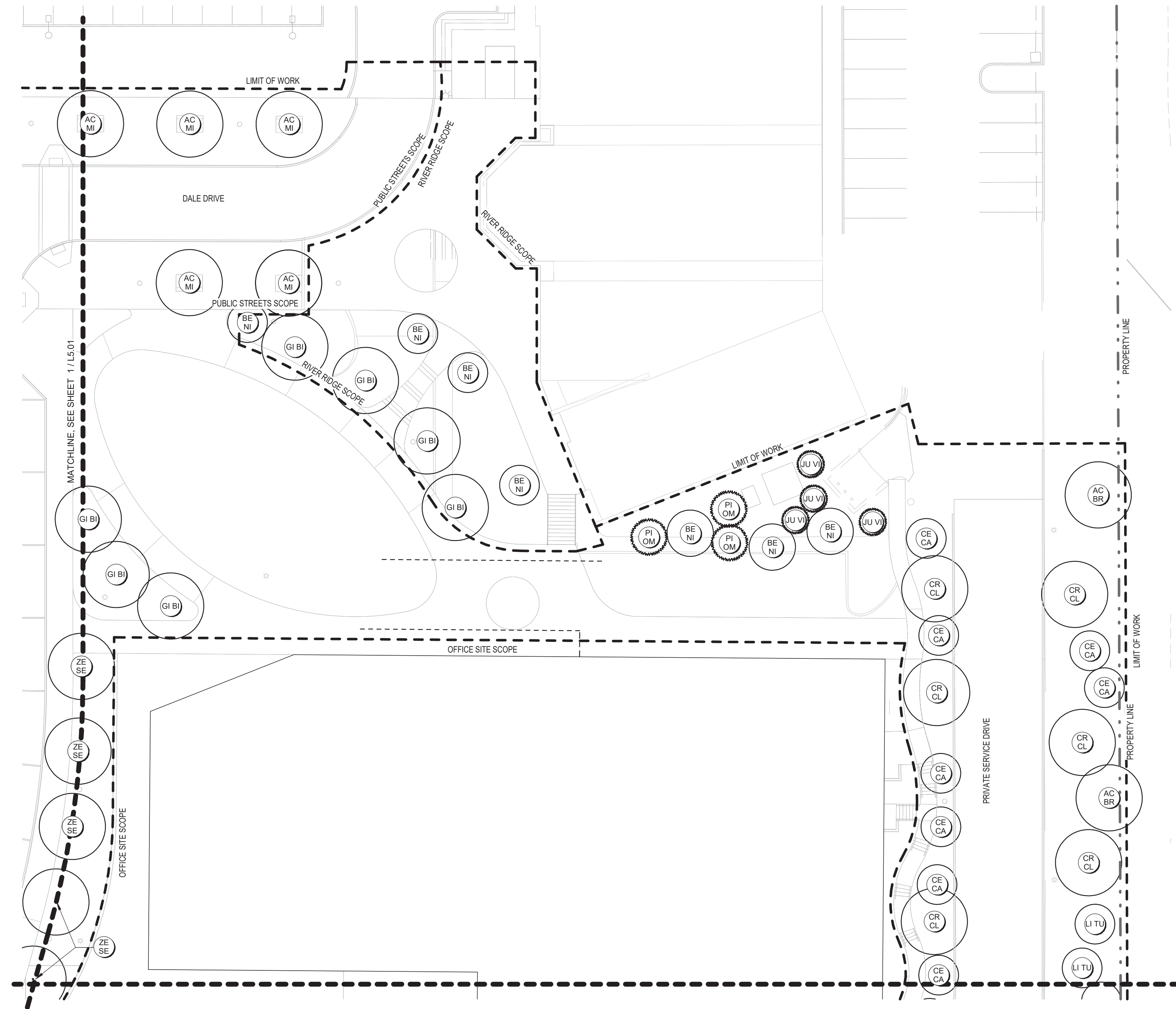
1. PROVIDE 24" SOIL DEPTH AT EACH TREE
2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA

**IRRIGATION**

1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA

**MATCHLINE KEY**





1 PLANTING PLAN OVERSTORY - AREA 2  
SCALE: 1" = 20'-0"

PLANT LEGEND - FDP OVERSTORY		
KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS TREES</b>		
AC MI	ACER MIYABEI 'MORTON'	STATE STREET MAPLE
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE
AC TA	ACER TATARICUM 'JFS-KW2'	TATARIAN MAPLE
BE NI	BETULA NIGRA 'HERITAGE'	RIVER BIRCH MULTI-STEM
CE CA	CERCIS CANADENSIS	EASTERN REDBUD
CR CL	CORYLUS COLURNA	TURKISH FILBERT
CR PU	CRATAEGUS PUNCTATA 'OHIO PIONEER'	OHIO PIONEER HAWTHORN
GI BI	GINKGO BILOBA	GINKGO
GL TR	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST
MA LU	MALUS 'SPRING SNOW'	SPRING SNOW CRAB
PL AC	PLATANUS ACERIFOLIA	LONDON PLANETREE
QU CO	QUERCUS COCCINEA	SCARLET OAK
TA DI	TAXODIUM DISTICHUM	COMMON BALD CYPRESS
ZE SE	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'
<b>EVERGREEN TREES</b>		
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
ME GL	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD
PI OM	PICEA OMORIKA	SERBIAN SPRUCE
PI NI	PINUS NIGRA	AUSTRIAN PINE
TS CA	TSUGA CANADENSIS	CANADIAN HEMLOCK
<b>ORNAMENTAL TREES</b>		
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
LI TU	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP TREE

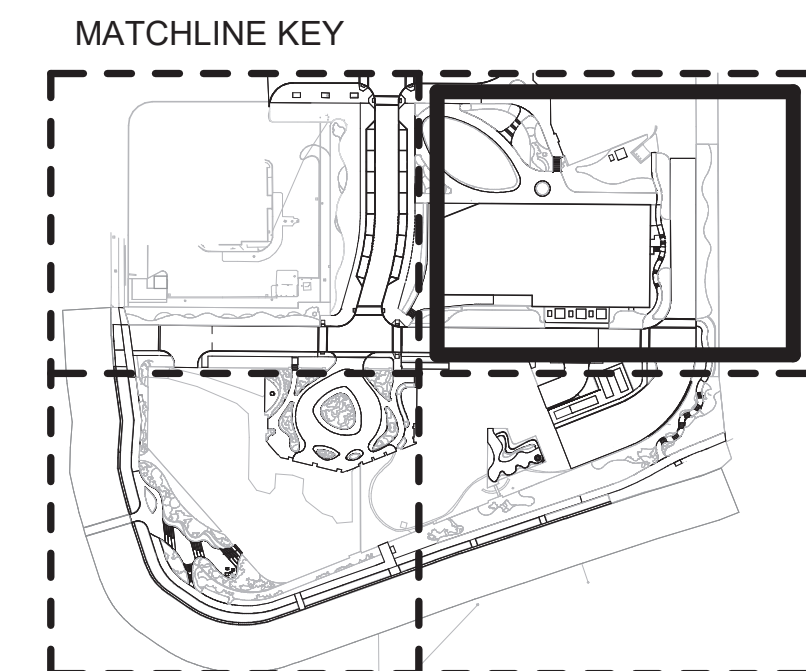
**CONSTRUCTION NOTES**

**DECIDUOUS TREES**

1. PROVIDE 24" SOIL DEPTH AT EACH TREE
2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA

**IRRIGATION**

1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA





PLANT LEGEND - FDP OVERSTORY		
KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS TREES</b>		
AC MI	ACER MIYABEI 'MORTON'	STATE STREET MAPLE
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE
AC TA	ACER TATARICUM 'JFS-KW2'	TATARIAN MAPLE
BE NI	BETULA NIGRA 'HERITAGE'	RIVER BIRCH MULTI-STEM
CE CA	CERCIS CANADENSIS	EASTERN REDBUD
CR CL	CORYLUS COLURNA	TURKISH FILBERT
CR PU	CRATAEGUS PUNCTATA 'OHIO PIONEER'	OHIO PIONEER HAWTHORN
GI BI	GINKGO BILOBA	GINKGO
GL TR	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST
MA LU	MALUS 'SPRING SNOW'	SPRING SNOW CRAB
PL AC	PLATANUS ACERIFOLIA	LONDON PLANETREE
QU CO	QUERCUS COCCINEA	SCARLET OAK
TA DI	TAXODIUM DISTICHUM	COMMON BALD CYPRESS
ZE SE	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'
<b>EVERGREEN TREES</b>		
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
ME GL	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD
PI OM	PICEA OMORIKA	SERBIAN SPRUCE
PI NI	PINUS NIGRA	AUSTRIAN PINE
TS CA	TSUGA CANADENSIS	CANADIAN HEMLOCK
<b>ORNAMENTAL TREES</b>		
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
LI TU	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP TREE

**CONSTRUCTION NOTES**

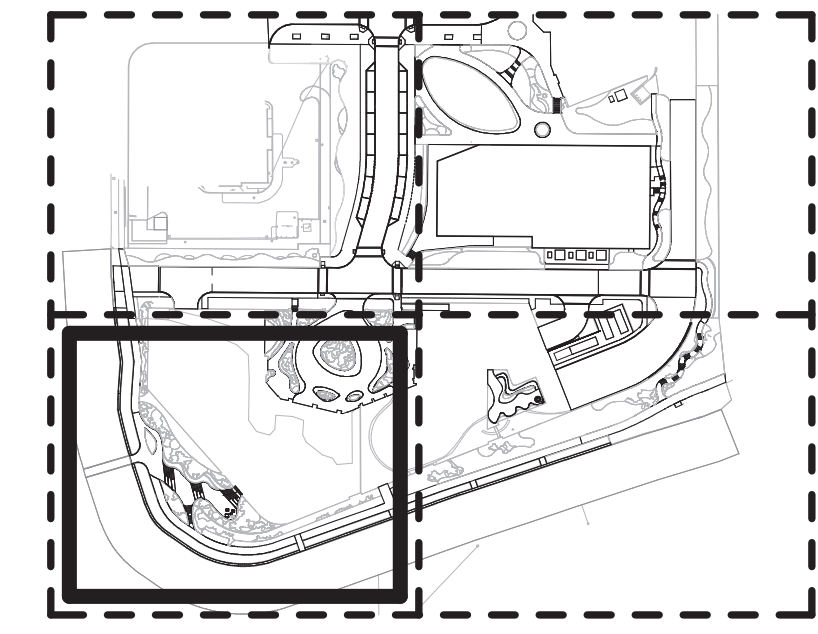
**DECIDUOUS TREES**

1. PROVIDE 24" SOIL DEPTH AT EACH TREE
2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA

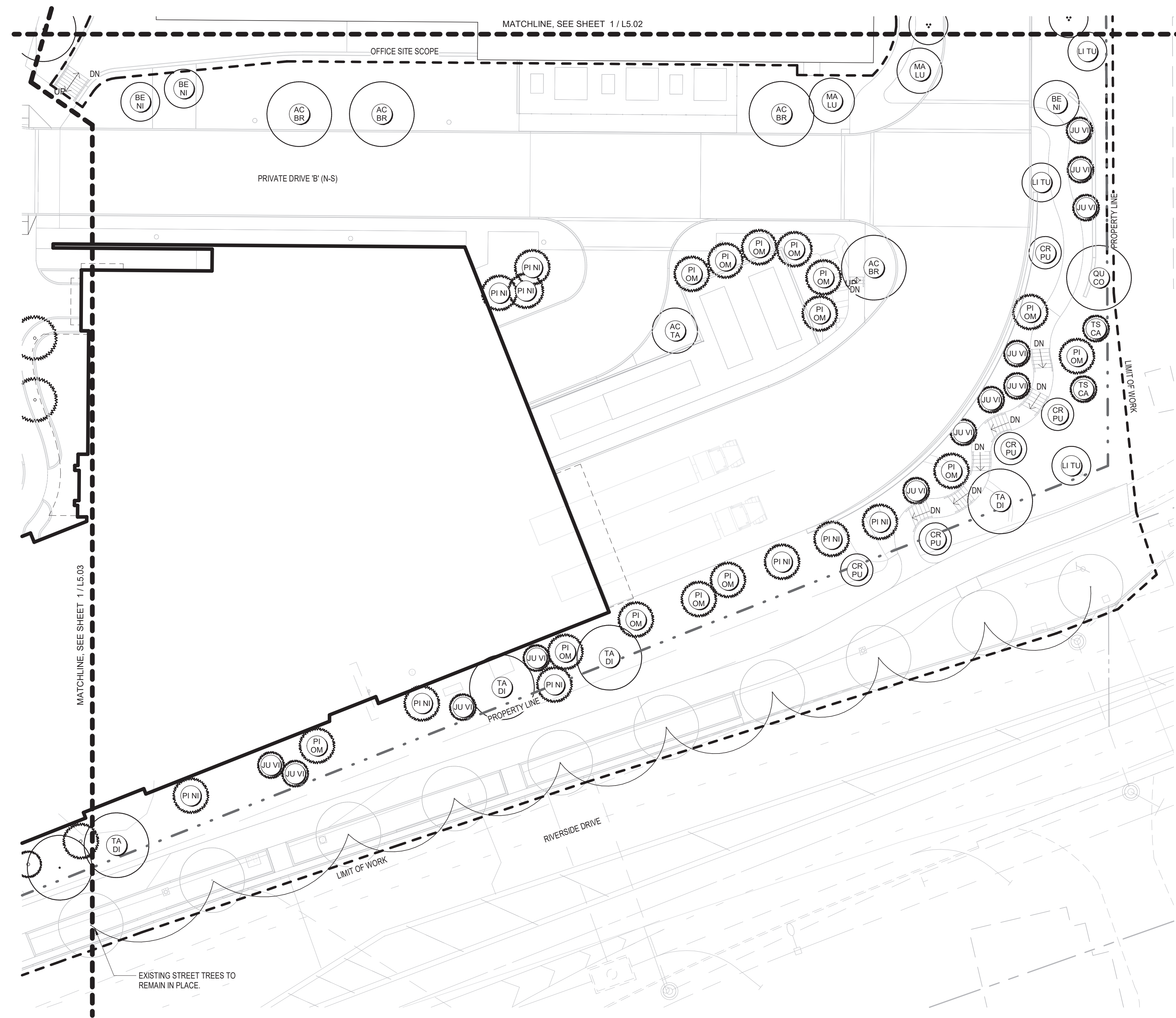
**IRRIGATION**

1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA

**MATCHLINE KEY**



1 PLANTING PLAN OVERSTORY - AREA 3  
SCALE: 1" = 20'-0"



PLANT LEGEND - FDP OVERSTORY		
KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS TREES</b>		
AC MI	ACER MIYABEI 'MORTON'	STATE STREET MAPLE
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE
AC TA	ACER TATARICUM 'JFS-KW2'	TATARIAN MAPLE
BE NI	BETULA NIGRA 'HERITAGE'	RIVER BIRCH MULTI-STEM
CE CA	CERCIS CANADENSIS	EASTERN REDBUD
CR CL	CORYLUS COLURNA	TURKISH FILBERT
CR PU	CRATAEGUS PUNCTATA 'OHIO PIONEER'	OHIO PIONEER HAWTHORN
GI BI	GINKGO BILOBA	GINKGO
GL TR	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST
MA LU	MALUS 'SPRING SNOW'	SPRING SNOW CRAB
PL AC	PLATANUS ACERIFOLIA	LONDON PLANETREE
QU CO	QUERCUS COCCINEA	SCARLET OAK
TA DI	TAXODIUM DISTICHUM	COMMON BALD CYPRESS
ZE SE	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'
<b>EVERGREEN TREES</b>		
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR
ME GL	METASEQUOIA GLYPTOSTROBOIDES	DAWN REDWOOD
PI OM	PICEA OMORIKA	SERBIAN SPRUCE
PI NI	PINUS NIGRA	AUSTRIAN PINE
TS CA	TSUGA CANADENSIS	CANADIAN HEMLOCK
<b>ORNAMENTAL TREES</b>		
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH
LI TU	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP TREE

1 PLANTING PLAN OVERSTORY - AREA 4  
SCALE: 1" = 20'-0"

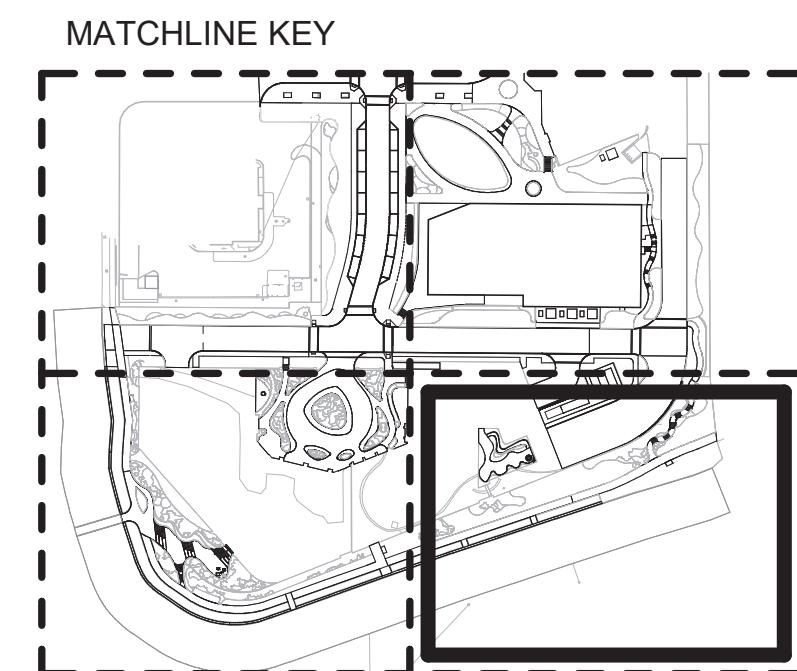
**CONSTRUCTION NOTES**

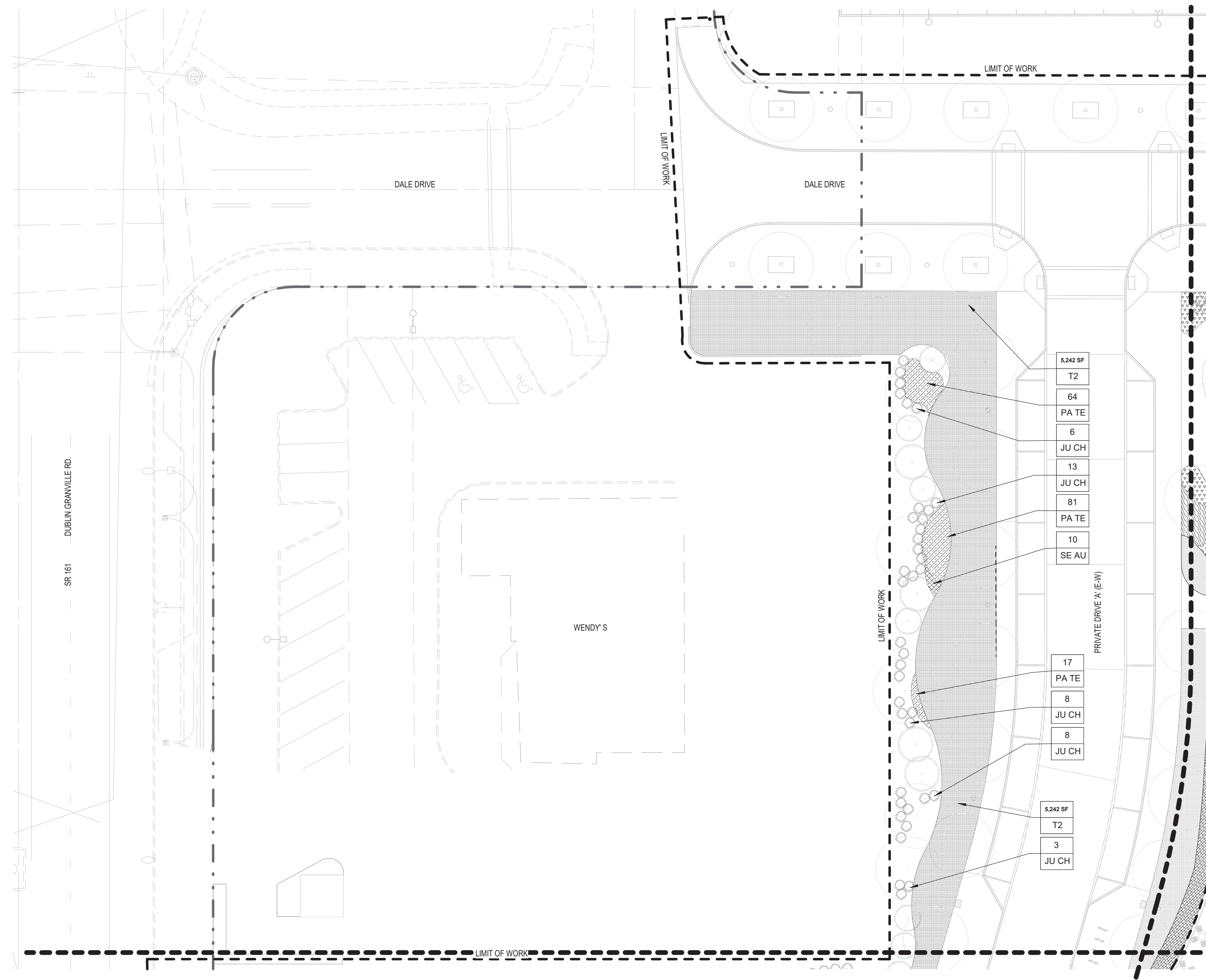
**DECIDUOUS TREES**

1. PROVIDE 24" SOIL DEPTH AT EACH TREE
2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA

**IRRIGATION**

1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA





1 PLANTING PLAN UNDERSTORY - AREA 1  
SCALE: 1" = 20'-0"

**PLANT LEGEND - FDP UNDERSTORY**

KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS SHRUBS</b>		
AR DW	FORSYTHIA 'ARNOLD DWARF'	ARNOLD'S DWARF FORSYTHIA
RH AR	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC
VI AC	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM
<b>EVERGREEN SHRUBS</b>		
CE HA	CEPHALOTAXUS HARRINGTON 'FASTIGIATA'	JAPANESE PLUM YEWE
HY AN	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA
JU CH	JUNIPERUS CHINENSIS VAR. SARGENTII	GREEN SARGENT JUNIPER
JU VI	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
MI DE	MICROBIOTA DECUSSATA	SERBIAN SPRUCE
PA TR	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM 'THE BLUES'
TA ME	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEWE
TA ME	TAXUS X MEDIA 'HICKSII'	HICKS YEWE
<b>GROUNDCOVERS</b>		
CA MO	CARX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
PA TE	PACHYSANDRA TERMINALIS	PACHYSANDRA
<b>ORNAMENTAL GRASS</b>		
AJ RE	AJUGA REPTANS 'TEXAS TOUGH'	AJUGA TEXAS TOUGH
BO GR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS
CA AC	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER
CA EL	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE
SC SC	SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE'	TWILIGHT ZONE LITTLE BLUESTEM GRASS
SE AU	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
<b>PERENNIAL</b>		
DR ER	DRYOPTERIS ERYTHROSORA	AUTUMN FERN
NA KA	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL
PO AC	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
PO PB	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN
<b>SHRUBS</b>		
CO ST	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD
<b>TURF &amp; GRASSES</b>		
LI SP	LIRIOPE SPICATA	CREEPING LIRIOPE
T2	SOD	TURF GRASS
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED

**CONSTRUCTION NOTES**

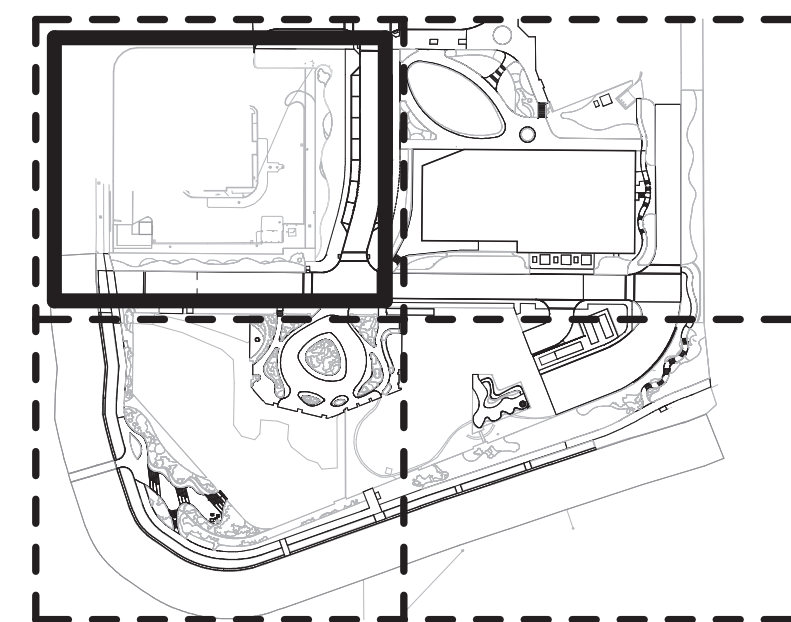
**DECIDUOUS TREES**

1. PROVIDE 24" SOIL DEPTH AT EACH TREE
2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA

**IRRIGATION**

1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA

**MATCHLINE KEY**

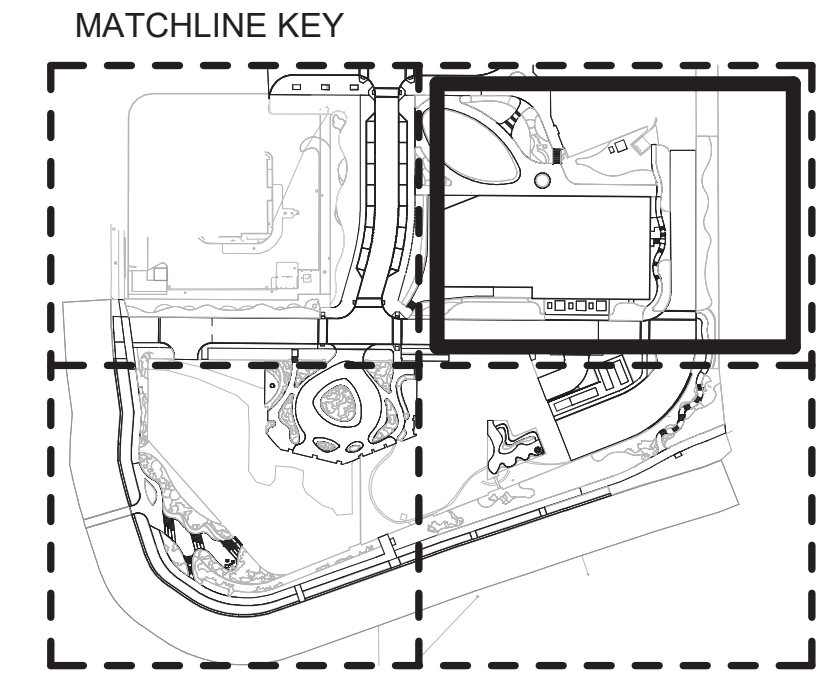




PLANT LEGEND - FDP UNDERSTORY		
KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS SHRUBS</b>		
AR DW	FORSYTHIA 'ARNOLD DWARF'	ARNOLD'S DWARF FORSYTHIA
RH AR	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC
VI AC	VIBURNUM ACERIFOLIUM	MAPLEAF VIBURNUM
<b>EVERGREEN SHRUBS</b>		
CE HA	CEPHALOTAXUS HARRINGTON 'FASTIGIATA'	JAPANESE PLUM YEW
HY AN	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA
JU CH	JUNIPERUS CHINENSIS VAR. SARGENTII	GREEN SARGENT JUNIPER
JU VI	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
MI DE	MICROBIOTA DECUSSATA	SERBIAN SPRUCE
PA TR	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM 'THE BLUES'
TA ME	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEWE
TA ME	TAXUS X MEDIA 'HICKSII'	HICKS YEWE
<b>GROUNDCOVERS</b>		
CA MO	CARX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
PA TE	PACHYSANDRA TERMINALIS	PACHYSANDRA
<b>ORNAMENTAL GRASS</b>		
AJ RE	AJUGA REPTANS 'TEXAS TOUGH'	AJUGA TEXAS TOUGH
BO GR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS
CA AC	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER
CA EL	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE
SC SC	SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE'	TWILIGHT ZONE LITTLE BLUESTEM GRASS
SE AU	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
<b>PERENNIAL</b>		
DR ER	DRYOPTERIS ERYTHROSORA	AUTUMN FERN
NA KA	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL
PO AC	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
PO PB	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN
<b>SHRUBS</b>		
CO ST	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD
<b>TURF &amp; GRASSES</b>		
LI SP	LIRIOPE SPICATA	CREEPING LIRIOPE
T2	SOD	TURF GRASS
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED

**CONSTRUCTION NOTES**

- DECIDUOUS TREES**
1. PROVIDE 24" SOIL DEPTH AT EACH TREE
  2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
  3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA
- IRRIGATION**
1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
  2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA



**1 PLANTING PLAN UNDERSTORY - AREA 2**  
SCALE: 1" = 20'-0"





**PLANT LEGEND - FDP UNDERSTORY**

KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS SHRUBS</b>		
AR DW	FORSYTHIA 'ARNOLD DWARF'	ARNOLD'S DWARF FORSYTHIA
RH AR	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC
VI AC	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM
<b>EVERGREEN SHRUBS</b>		
CE HA	CEPHALOTAXUS HARRINGTON 'FASTIGIATA'	JAPANESE PLUM YEW
HY AN	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA
JU CH	JUNIPERUS CHINENSIS VAR. SARGENTII	GREEN SARGENT JUNIPER
JU VI	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
MI DE	MICROBIOTA DECUSSATA	SERBIAN SPRUCE
PA TR	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM 'THE BLUES'
TA ME	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW
TA ME	TAXUS X MEDIA 'HICKSII'	HICKS YEW
<b>GROUNDCOVERS</b>		
CA MO	CARX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
PA TE	PACHYSANDRA TERMINALIS	PACHYSANDRA
<b>ORNAMENTAL GRASS</b>		
AJ RE	AJUGA REPTANS 'TEXAS TOUGH'	AJUGA TEXAS TOUGH
BO GR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS
CA AC	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER
CA EL	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE
SC SC	SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE'	TWILIGHT ZONE LITTLE BLUESTEM GRASS
SE AU	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
<b>PERENNIAL</b>		
DR ER	DRYOPTERIS ERYTHROSORA	AUTUMN FERN
NA KA	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL
PO AC	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
PO PB	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN
<b>SHRUBS</b>		
CO ST	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD
<b>TURF &amp; GRASSES</b>		
LI SP	LIRIOPE SPICATA	CREEPING LIRIOPE
T2	SOD	TURF GRASS
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED

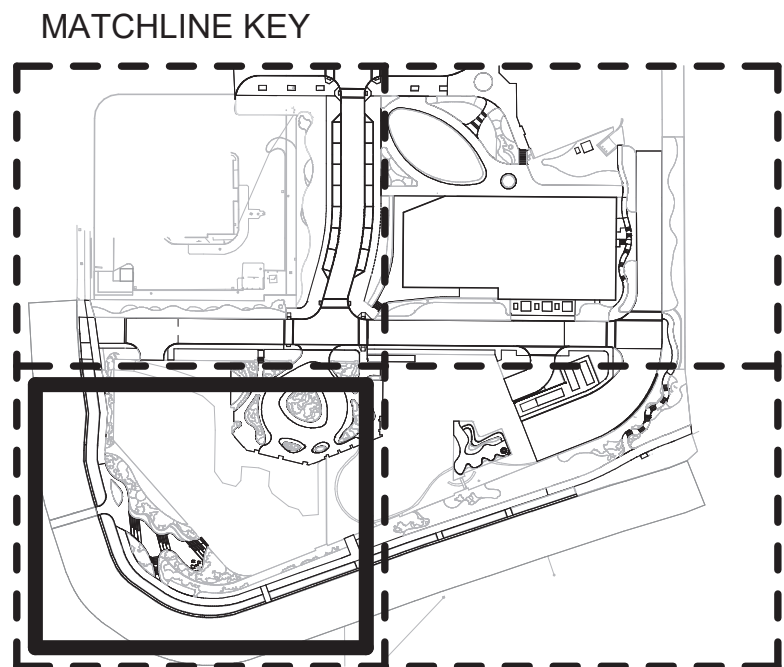
**CONSTRUCTION NOTES**

**DECIDUOUS TREES**

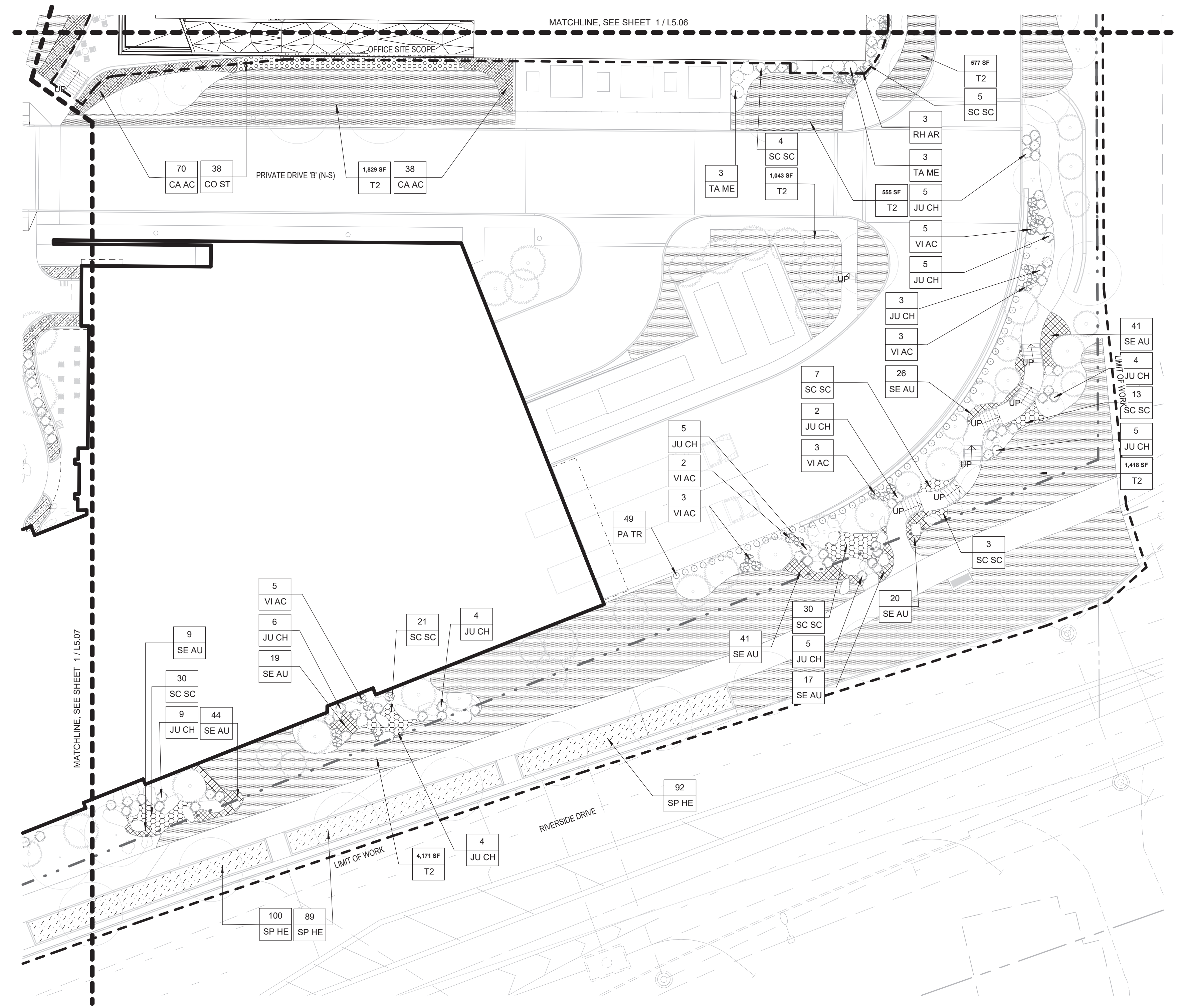
1. PROVIDE 24" SOIL DEPTH AT EACH TREE
2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA

**IRRIGATION**

1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA



① **PLANTING PLAN UNDERSTORY - AREA 3**  
SCALE: 1" = 20'-0"

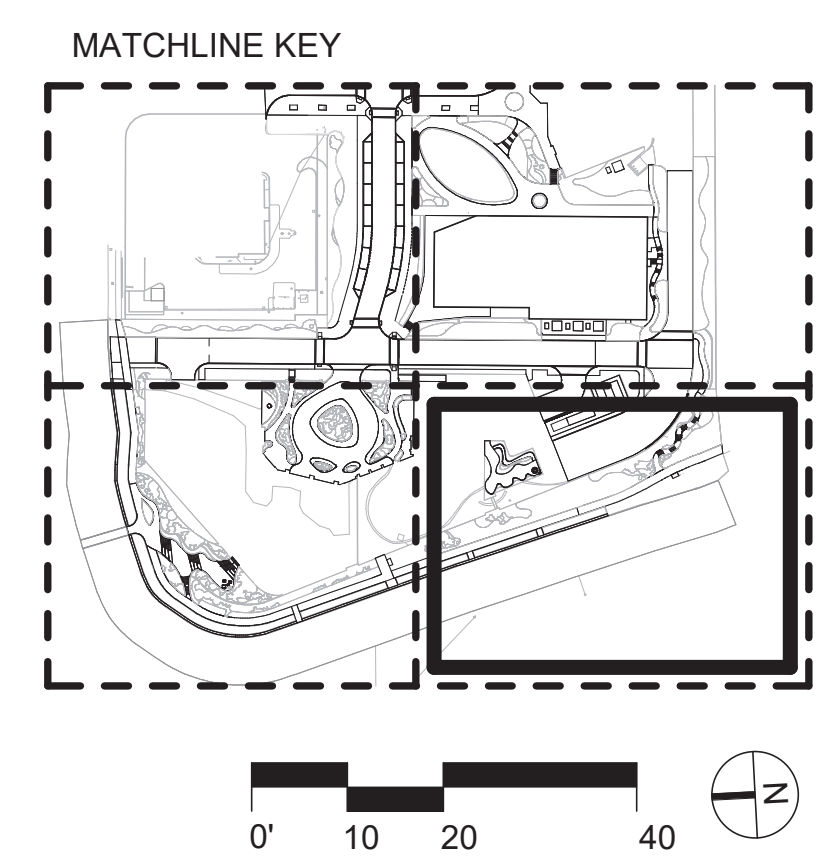


**PLANT LEGEND - FDP UNDERSTORY**

KEY	SCIENTIFIC NAME	COMMON NAME
<b>DECIDUOUS SHRUBS</b>		
AR DW	FORSYTHIA 'ARNOLD DWARF'	ARNOLD'S DWARF FORSYTHIA
RH AR	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC
VI AC	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM
<b>EVERGREEN SHRUBS</b>		
CE HA	CEPHALOTAXUS HARRINGTON 'FASTIGIATA'	JAPANESE PLUM YEW
HY AN	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA
JU CH	JUNIPERUS CHINENSIS VAR. SARGENTII	GREEN SARGENT JUNIPER
JU VI	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER
MI DE	MICROBIOTA DECUSSATA	SERBIAN SPRUCE
PA TR	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM 'THE BLUES'
TA ME	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEWE
TA ME	TAXUS X MEDIA 'HICKSII'	HICKS YEWE
<b>GROUNDCOVERS</b>		
CA MO	CARX MORROWII 'ICE DANCE'	ICE DANCE SEDGE
PA TE	PACHYSANDRA TERMINALIS	PACHYSANDRA
<b>ORNAMENTAL GRASS</b>		
AJ RE	AJUGA REPTANS 'TEXAS TOUGH'	AJUGA TEXAS TOUGH
BO GR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS
CA AC	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER
CA EL	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE
SC SC	SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE'	TWILIGHT ZONE LITTLE BLUESTEM GRASS
SE AU	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS
<b>PERENNIAL</b>		
DR ER	DRYOPTERIS ERYTHROSORA	AUTUMN FERN
NA KA	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL
PO AC	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN
PO PB	POLYSTICHUM POLYBLEPHARUM	TASSEL FERN
<b>SHRUBS</b>		
CO ST	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD
<b>TURF &amp; GRASSES</b>		
LI SP	LIRIOPE SPICATA	CREEPING LIRIOPE
T2	SOD	TURF GRASS
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED

**CONSTRUCTION NOTES**

- DECIDUOUS TREES**
1. PROVIDE 24" SOIL DEPTH AT EACH TREE
  2. PROVIDE 18" SOIL DEPTH IN PLANTING AREAS
  3. PROVIDE 6" SOIL DEPTH AT SEEDED/SODDED TURF AREA
- IRRIGATION**
1. PROVIDE DRIP IRRIGATION IN PLANTING AREAS
  2. PROVIDE SPRAY IRRIGATION AT SEEDED/SODDED TURF AREA



**1 PLANTING PLAN UNDERSTORY - AREA 4**  
SCALE: 1" = 20'-0"

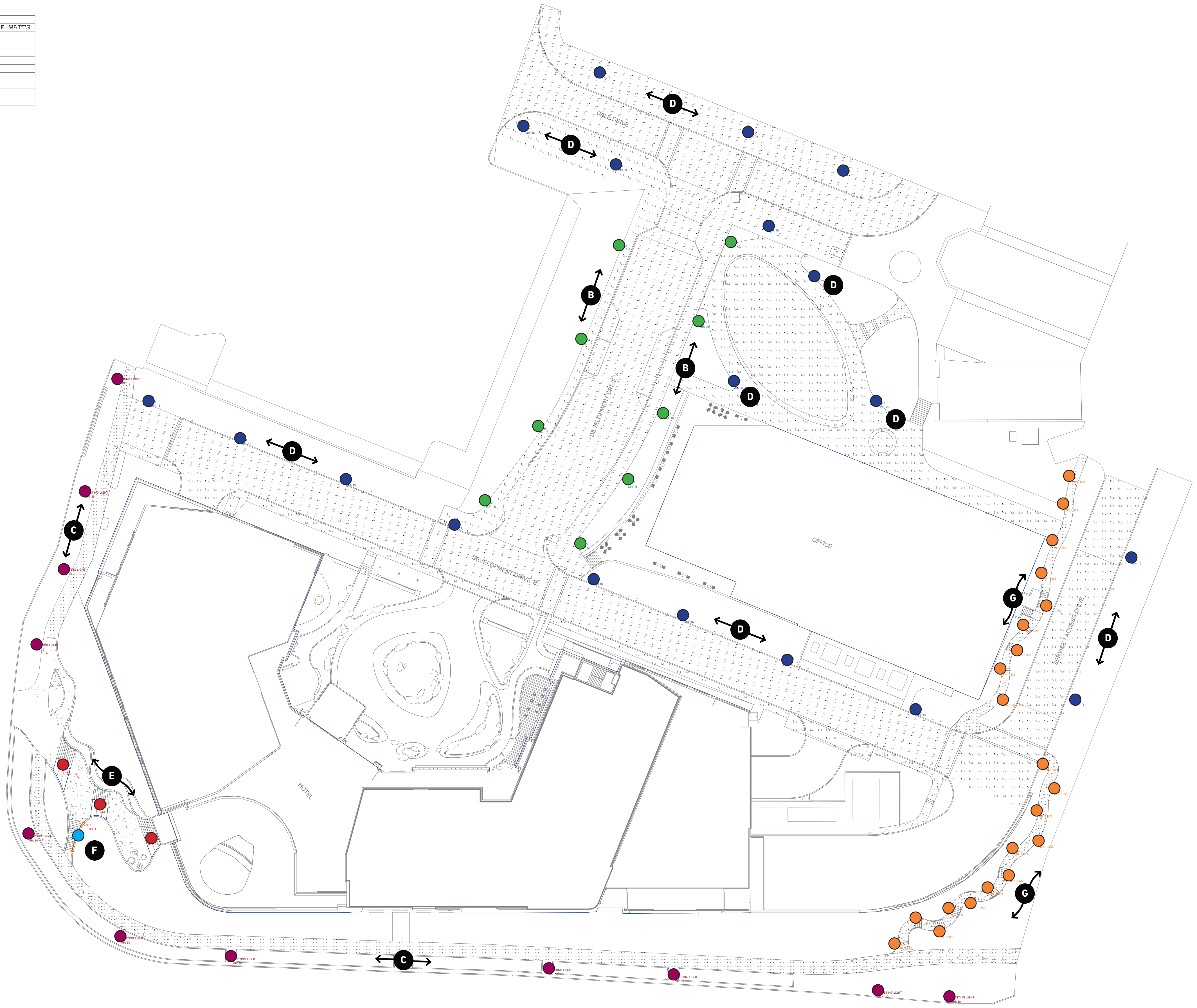
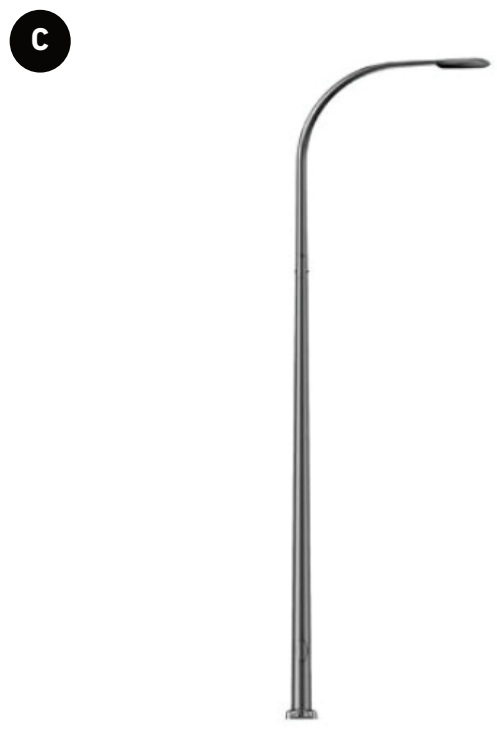
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PLANT SCHEDULE - FDP OVERSTORY						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	CONDITION	NOTES
DECIDUOUS TREES						
AC MI	ACER MIYABEI 'MORTON'	STATE STREET MAPLE	3" CAL.	PER PLAN	B&B	
AC BR	ACER RUBRUM 'BRANDYWINE'	BRANDYWINE RED MAPLE	3" CAL.	PER PLAN	B&B	
AC TA	ACER TATARICUM 'JFS-KW2'	TATARIAN MAPLE	3" CAL.	PER PLAN	B&B	
BE NI	BETULA NIGRA 'HERITAGE'	RIVER BIRCH MULTI-STEM	#5	PER PLAN	B&B	
CE CA	CERCIS CANADENSIS	EASTERN REDBUD	2" CAL.	PER PLAN	B&B	
CR CL	CORYLUS COLURNA	TURKISH FILBERT	3" CAL.	PER PLAN	B&B	
CR PU	CRATAEGUS PUNCTATA 'OHIO PIONEER'	OHIO PIONEER HAWTHORN	2" CAL.	PER PLAN	B&B	
GI BI	GINKGO BILOBA	GINKGO	3" CAL.	PER PLAN	B&B	
GL TR	GLEDISIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.	PER PLAN	B&B	
MA LU	MALUS 'SPRING SNOW'	SPRING SNOW CRAB	3" CAL.	PER PLAN	B&B	
PL AC	PLATANUS ACERIFOLIA	LONDON PLANETREE	3" CAL.	PER PLAN	B&B	
QU CO	QUERCUS COCCINEA	SCARLET OAK	3" CAL.	PER PLAN	B&B	
TA DI	TAXODIUM DISTICHUM	COMMON BALD CYPRESS	4" CAL.	PER PLAN	B&B	
ZE SE	ZELKOVA SERRATA 'GREEN VASE'	ZELKOVA 'GREEN VASE'	3" CAL.	PER PLAN	B&B	
EVERGREEN TREES						
JU VI	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HEIGHT	PER PLAN	B&B/CONT.	
ME GL	METASEQUOIA GLYPTOSTROBODES	DAWN REDWOOD	5" CAL.		B&B	
PI OM	PICEA OMORIKA	SERBIAN SPRUCE	6' HEIGHT	PER PLAN	B&B/CONT.	
PI NI	PINUS NIGRA	AUSTRIAN PINE	6' HEIGHT	SEE PLAN	B&B/CONT.	
TS CA	TSUGA CANADENSIS	CANADIAN HEMLOCK	8' HEIGHT	SEE PLAN	B&B	
ORNAMENTAL TREES						
BE NI	BETULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	3" CAL.	PER PLAN	B&B/CONT.	
LI TU	LIRIODENDRON TULIPIFERA 'ARNOLD'	ARNOLD TULIP TREE	3" CAL.	PER PLAN	B&B/CONT.	

PLANT SCHEDULE - FDP UNDERSTORY						
KEY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	CONDITION	NOTES
DECIDUOUS SHRUBS						
AR DW	FORSYTHIA 'ARNOLD DWARF'	ARNOLD'S DWARF FORSYTHIA	#3		CONT.	
RH AR	RHUS AROMATICA 'GRO-LOW'	FRAGRANT SUMAC	#3	42" O.C.	CONT.	
VI AC	VIBURNUM ACERIFOLIUM	MAPLELEAF VIBURNUM	#3	PER PLAN	CONT.	
EVERGREEN SHRUBS						
CE HA	CEPHALOTAXUS HARRINGTON 'FASTIGIATA'	JAPANESE PLUM YEW	#3	PER PLAN	CONT.	
HY AN	HYDRANGEA ANOMALA SUBSP. PETIOLARIS	CLIMBING HYDRANGEA	#1	PER PLAN	CONT.	
JU CH	JUNIPERUS CHINENSIS VAR. SARGENTII	GREEN SARGENT JUNIPER	#5	PER PLAN	CONT.	
JU VI	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL JUNIPER	#3	PER PLAN	CONT.	
MI DE	MICROBIOTA DECUSSATA	SERBIAN SPRUCE	#3	PER PLAN	CONT.	
PA TR	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	#1	PER PLAN	CONT.	
SC SC	SCHIZACHYRIUM SCOPARIUM 'THE BLUES'	LITTLE BLUESTEM 'THE BLUES'	#2		CONT.	
TA ME	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW	#5	SEE PLAN	CONT.	
TA ME	TAXUS X MEDIA 'HICKSII'	HICKS YEW	#5	SEE PLAN	CONT.	
GROUNDCOVERS						
CA MO	CARX MORROWII 'ICE DANCE'	ICE DANCE SEDGE	#1		CONT.	
PA TE	PACHYSANDRA TERMINALIS	PACHYSANDRA	4" POT		CONT.	
ORNAMENTAL GRASS						
AJ RE	AJUGA REPTANS 'TEXAS TOUGH'	AJUGA TEXAS TOUGH	4" POT	2.00	CONT.	
BO GR	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	#2	2.00	CONT.	
CA AC	CALAMAGROSTIS ACUTIFLORA	KARL FOERSTER	#2	2.00	CONT.	
CA EL	CAREX ELATA 'AUREA'	BOWLES GOLDEN SEDGE	#2	PER PLAN	CONT.	
SC SC	SCHIZACHYRIUM SCOPARIUM 'TWILIGHT ZONE'	TWILIGHT ZONE LITTLE BLUESTEM GRASS	#2	2.00	CONT.	
SE AU	SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	#1	1.50	CONT.	
PERENNIAL						
DR ER	DRYOPTERIS ERYTHROSORA	AUTUMN FERN	#1		CONT.	
NA KA	NARCISSUS 'KING ALFRED'	KING ALFRED DAFFODIL	20 CM.		BULB	
PO AC	POLYSTICHUM ACROSTICHOIDES	CHRISTMAS FERN	#1		CONT.	

LUMINAIRE SCHEDULE							
SYMBOL	QTY	ARRANGEMENT	DESCRIPTION	TAG	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS
	7	Single	22794 BEGA	L1	0.900	44	2.7
	3	Single	LIN-M2150-UNV-L30-4-C(X)-STD	SL3	1.880	4081	40.3
	21	Single	88261 BEGAIES	L6	0.086	1578	25
	9	Single	B24063K27	L2	0.900	277	6.8
	11	Single	ARE-EDG-2M-06-E-UL-525-40K	EXISTING LIGHT	0.650	10053	100.99
	16	Single	ARE-EDG-2MB-06-E-UL-525-40K_	SL1	0.750	7783	102.45
	9	Single	PL10023-003B	EXISTING LIGHT	0.650	9148	102.55
	9	Single	ARE-EDG-2MP-06-E-UL-525-40K_	SL1A	0.650	9148	102.55
	9	Single	PL10097-001B	EXISTING LIGHT	0.650	9148	102.55

CALCULATION SUMMARY							
LABEL	CALC TYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN
DALE DRIVE	illumiance	Fc	2.18	4.5	0.0	N.A.	N.A.
DALE DRIVE SIDEWALK	illumiance	Fc	2.01	4.4	0.0	N.A.	N.A.
DEVELOPMENT DRIVE A	illumiance	Fc	2.01	4.2	0.4	5.03	10.50
DEVELOPMENT DRIVE B	illumiance	Fc	2.36	5.6	0.1	23.60	56.00
LAWN	illumiance	Fc	1.61	2.9	1.0	1.61	2.90
OFFICE PARK SIDEWALK	illumiance	Fc	1.36	4.7	0.0	N.A.	N.A.
OFFICE PARK STAIRS	illumiance	Fc	0.51	1.1	0.1	5.10	11.00
SERVICE ACCESS DRIVE	illumiance	Fc	1.29	4.0	0.1	12.90	40.00
SIDEWALK DEVELOPMENT DRIVE A_1	illumiance	Fc	2.66	6.3	0.1	26.60	63.00
SIDEWALK DEVELOPMENT DRIVE A_2	illumiance	Fc	3.42	6.3	0.8	4.28	7.88
SIDEWALK DEVELOPMENT DRIVE B	illumiance	Fc	0.37	1.4	0.1	3.70	14.00
SIDEWALK ROUTE 161	illumiance	Fc	1.70	5.0	0.6	2.83	8.33
SIDEWALK ROUTE 33	illumiance	Fc	0.65	1.1	0.1	6.50	11.00
STAIRS A	illumiance	Fc	3.42	6.6	0.7	4.89	9.43
STAIRS B	illumiance	Fc	3.55	6.7	0.1	35.50	67.00
STAIRS C	illumiance	Fc	2.94	6.1	0.1	29.40	61.00
STAIRS D	illumiance	Fc	2.23	14.0	0.6	3.72	23.33
WALKWAYS 01	illumiance	Fc	0.55	5.0	0.0	N.A.	N.A.
WALKWAYS 2	illumiance	Fc	0.77	5.5	0.1	7.70	55.00



Y Block Development

# Architecture

Mixed-Use Building

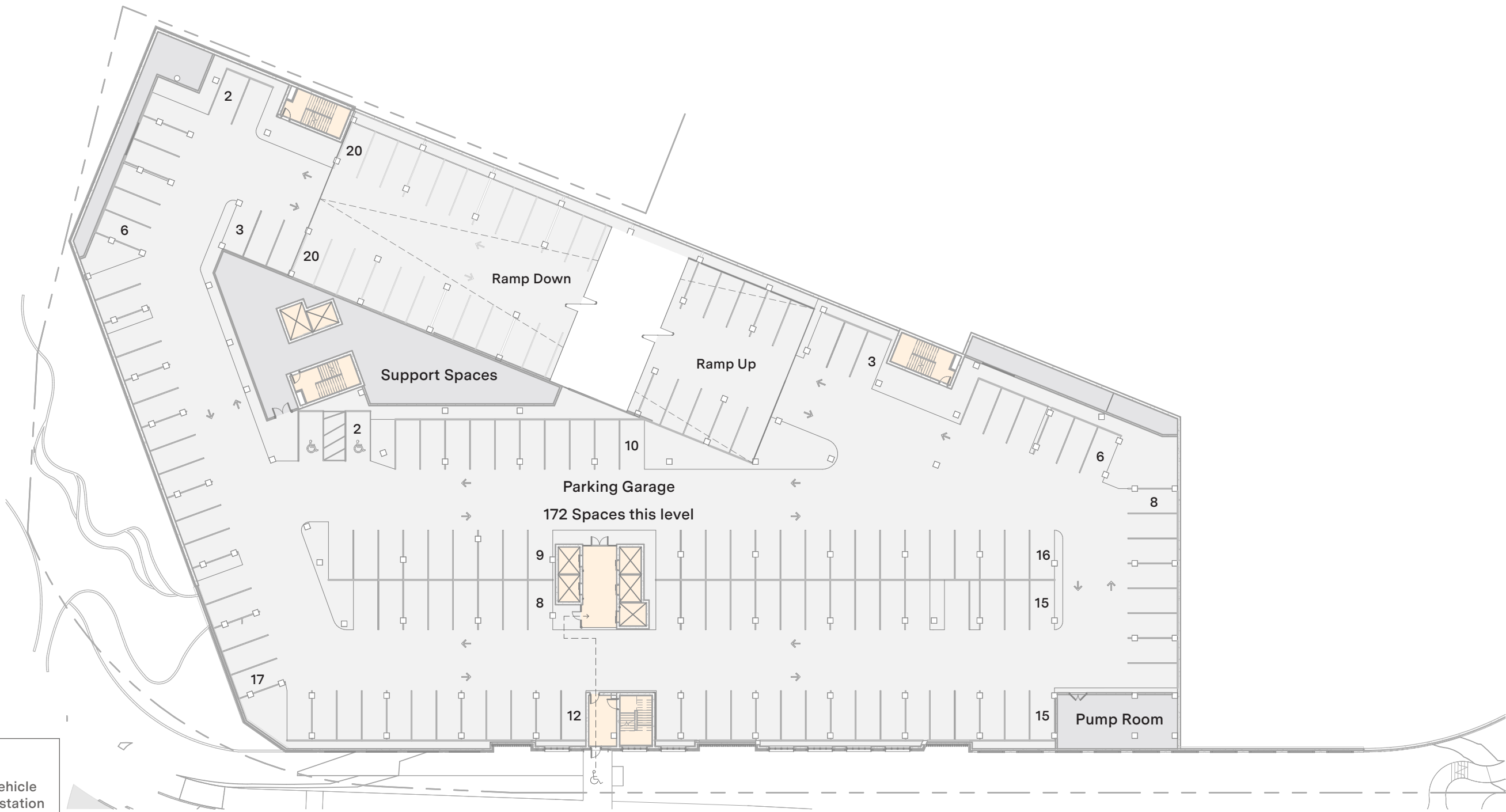


All resident parking spaces to be constructed as EV-ready with supporting infrastructure

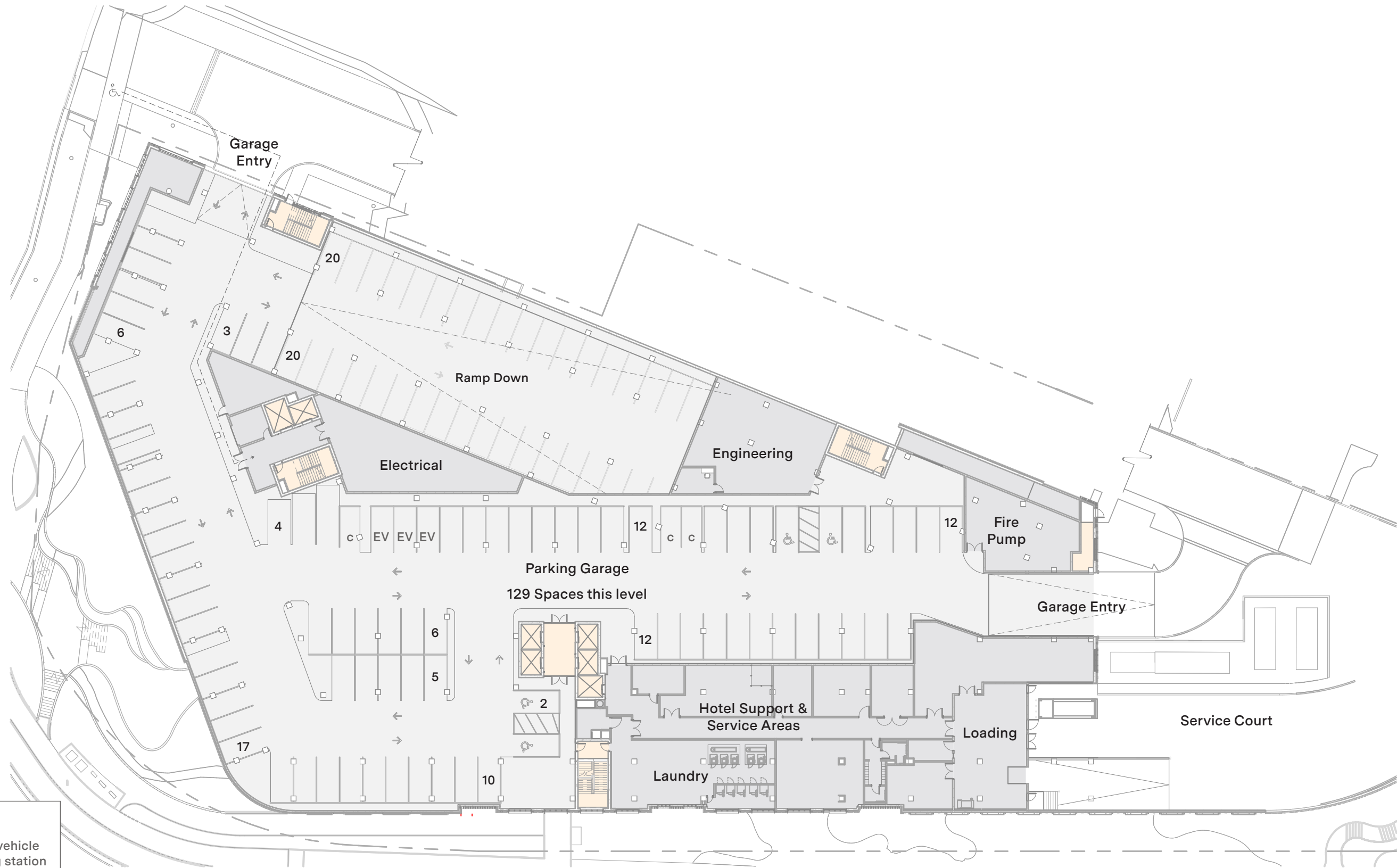
Enclosed private garages denoted in green

**Legend**

EV electric vehicle charging station

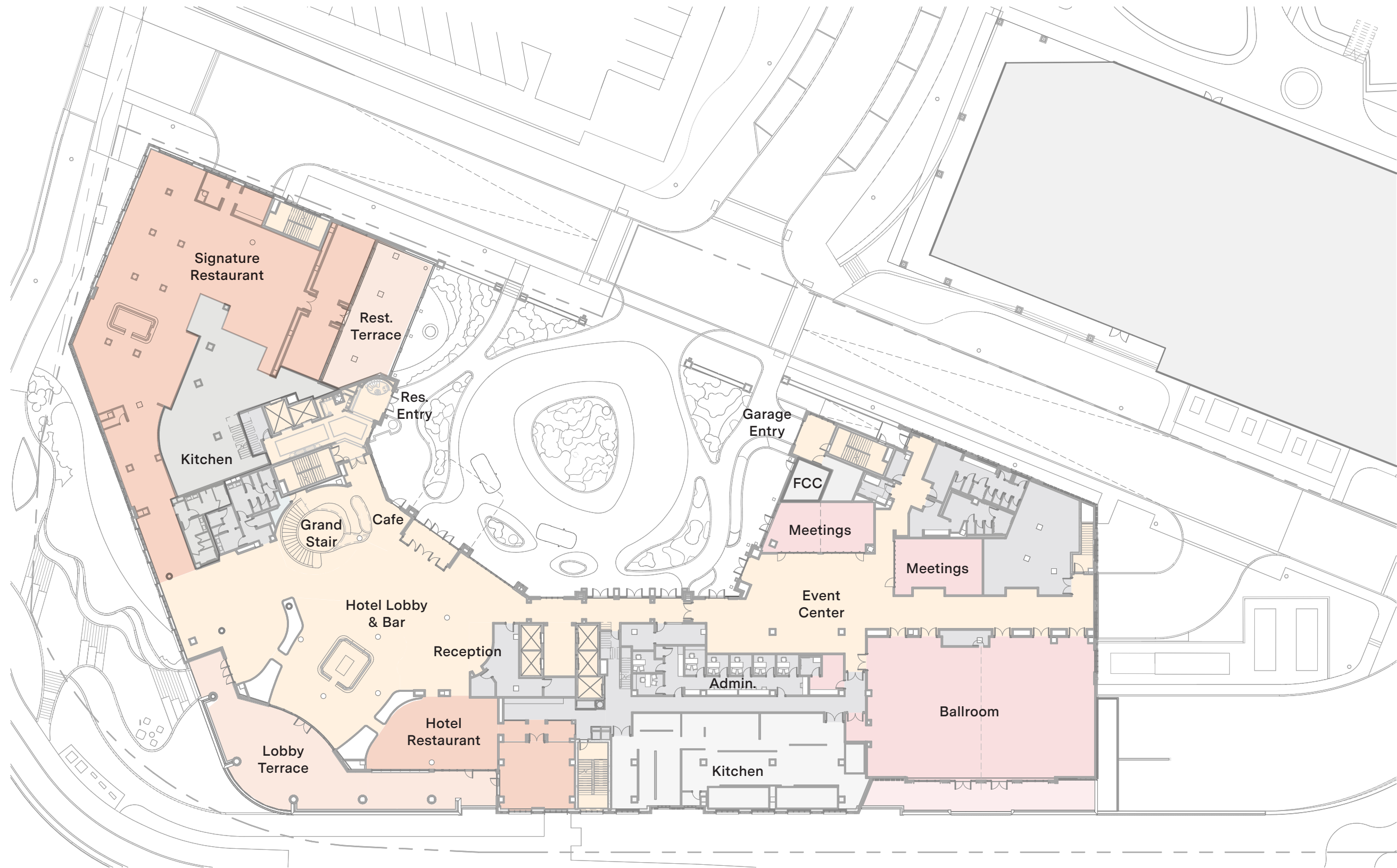


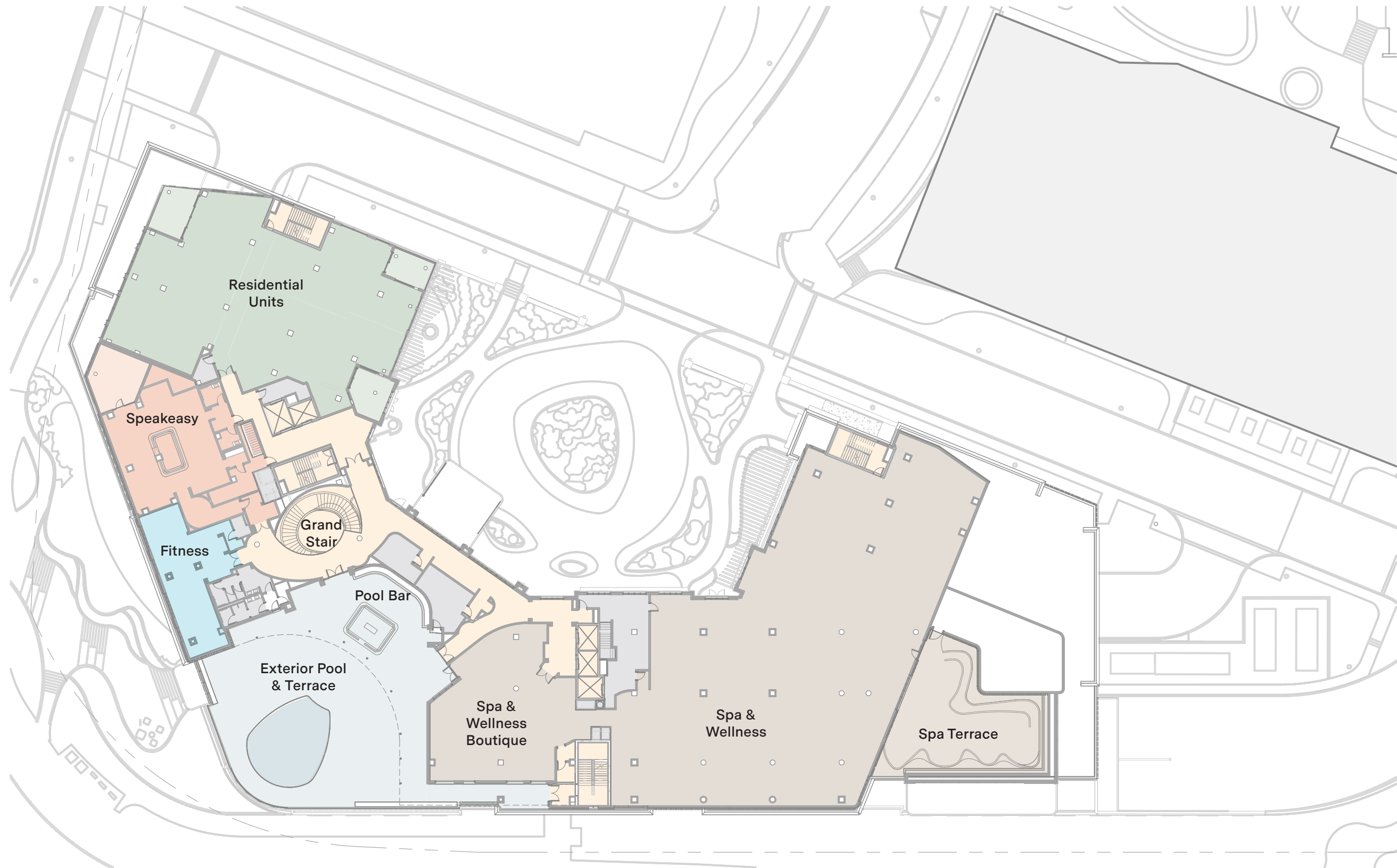
**Legend**  
 EV electric vehicle charging station

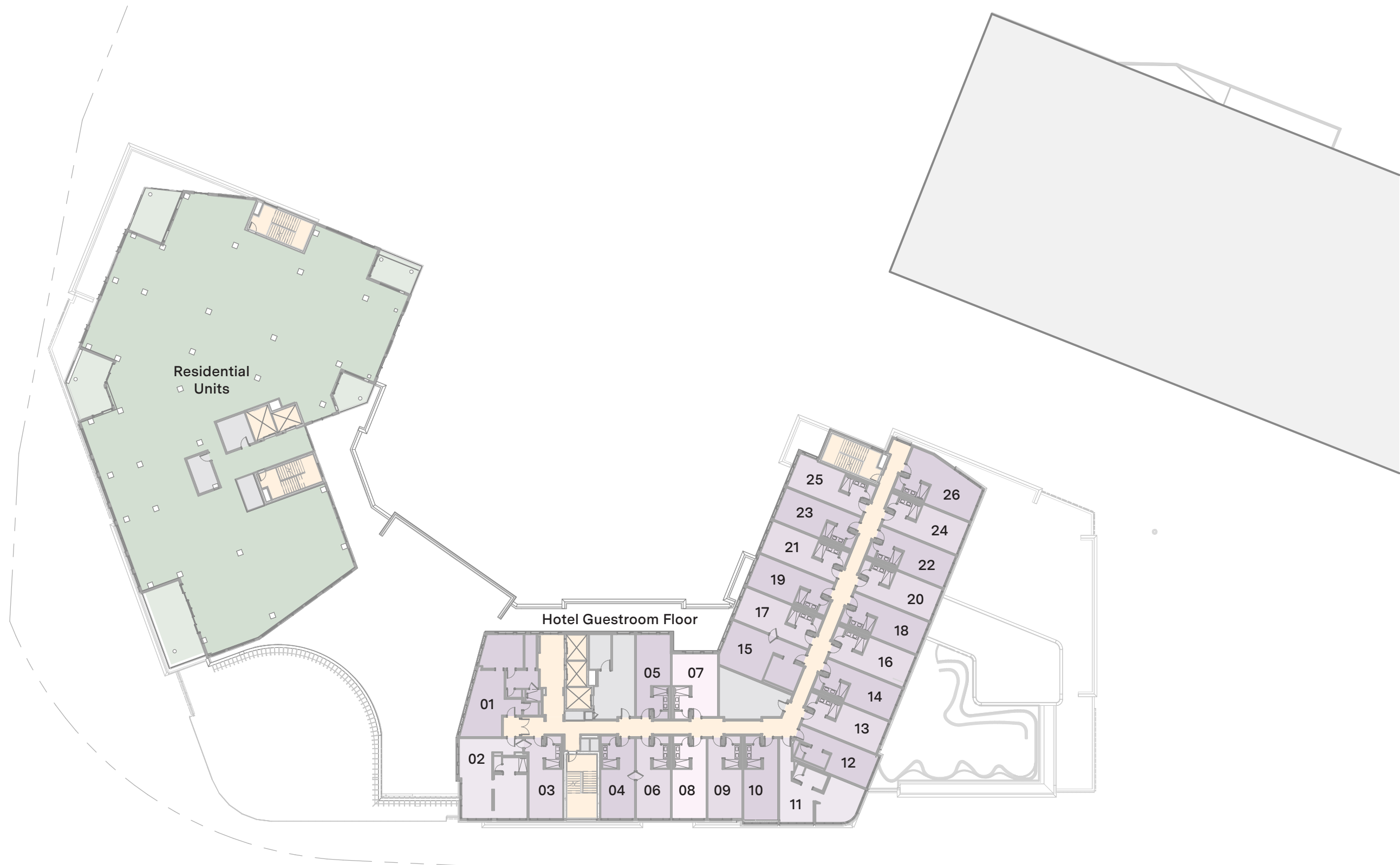


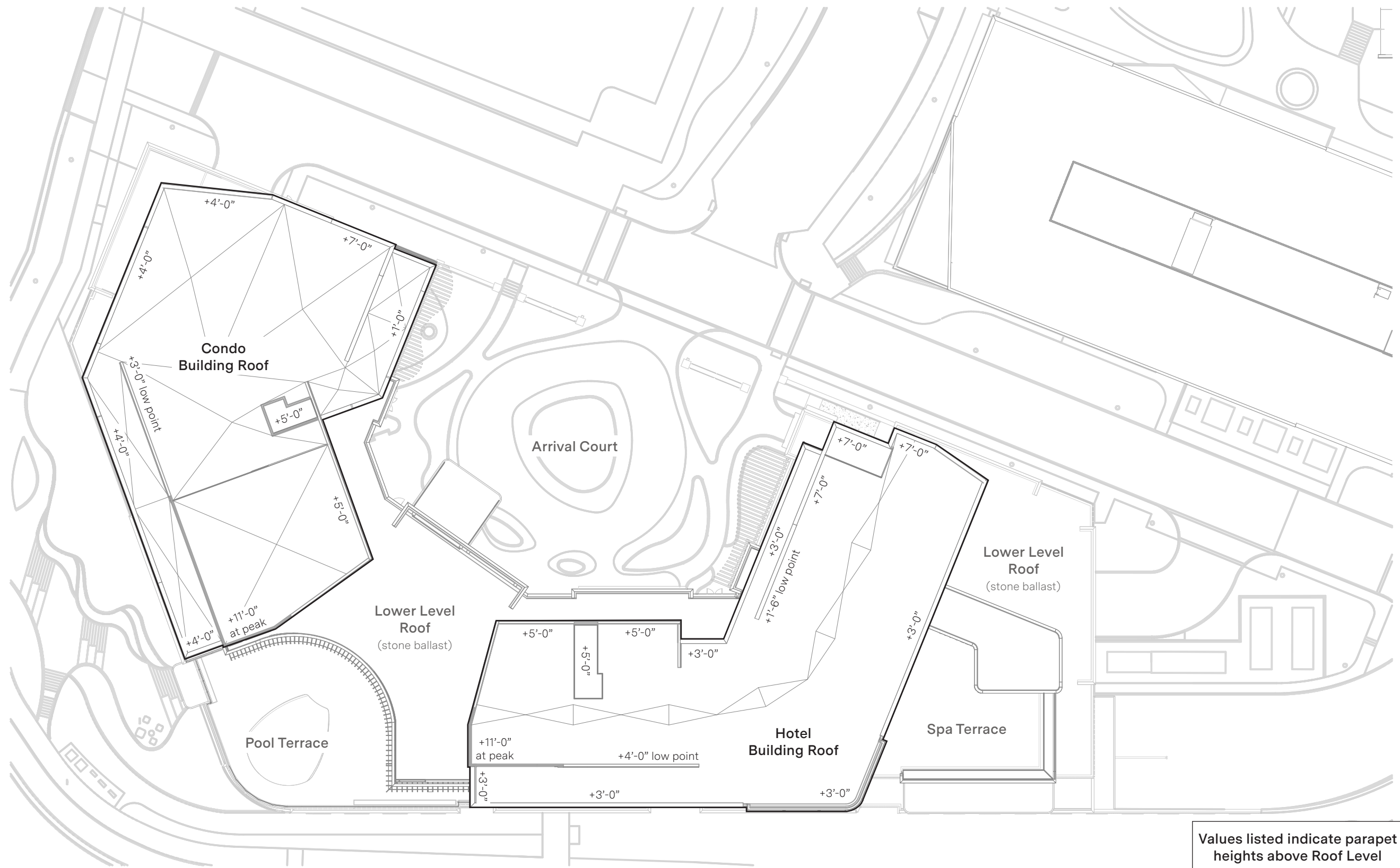
**Legend**  
 EV electric vehicle charging station

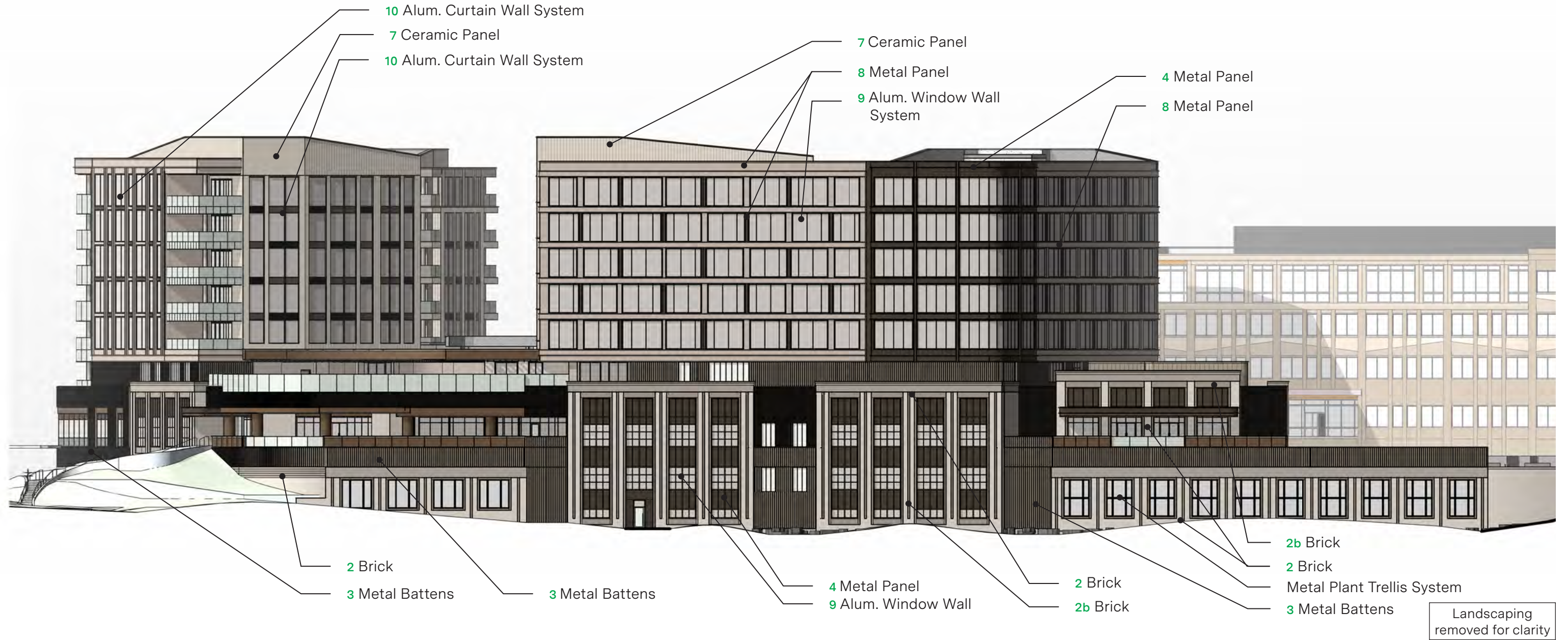






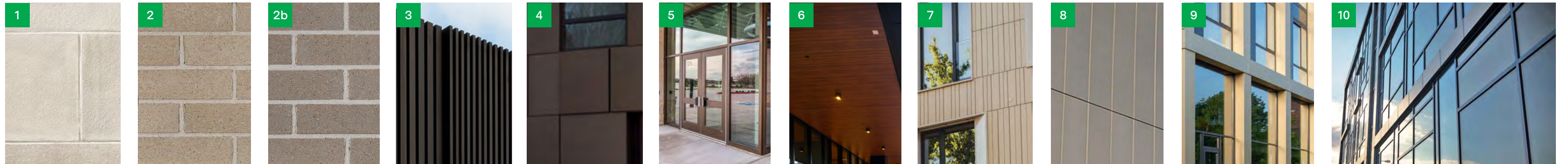




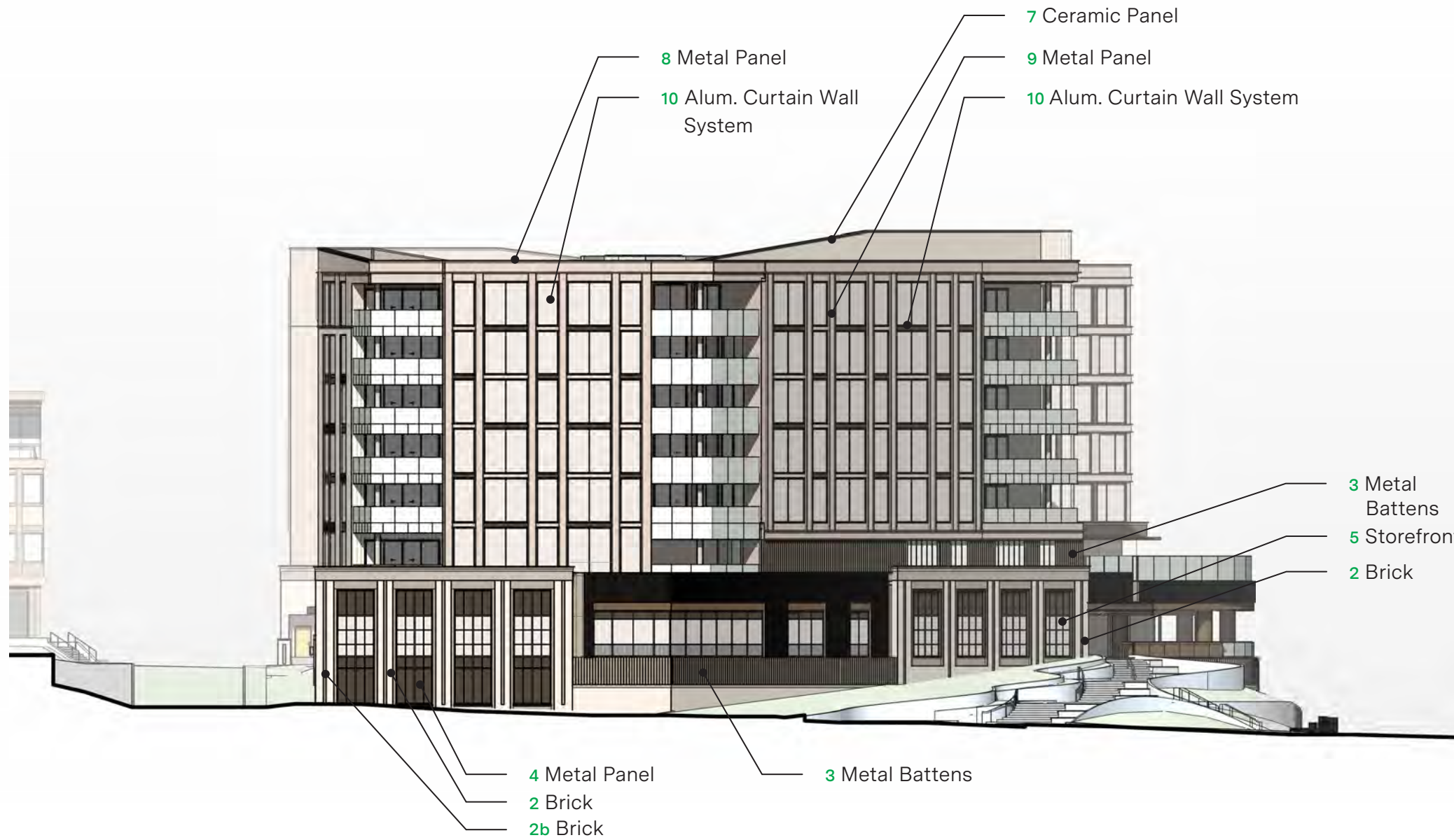


Base & Midlevels

Towers



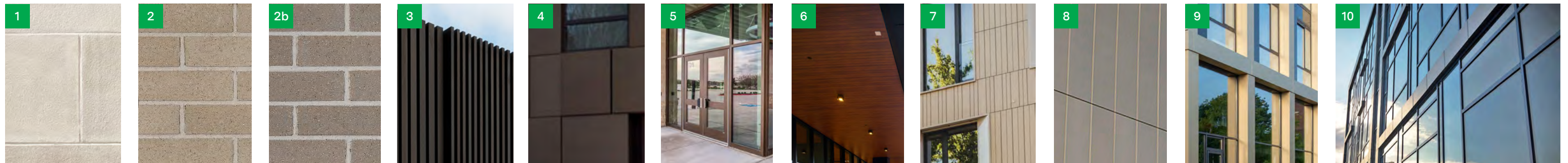
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<b>Stone</b>	<b>Brick</b>		<b>Metal Battens</b>	<b>Metal Panel</b>	<b>Storefront</b>	<b>Wood-Look Panel</b>	<b>Ceramic Panel</b>	<b>Metal Panel</b>	<b>Alum. Window Wall</b>	<b>Alum. Curtain Wall System</b>
Limestone - Honed	Light & Medium Gray - Velour		Medium Bronze Range	Dark Bronze Range	Dark Bronze Range	Light Cherry	Light Cream	Warm Gray	Dark Bronze Range	Dark Bronze Range



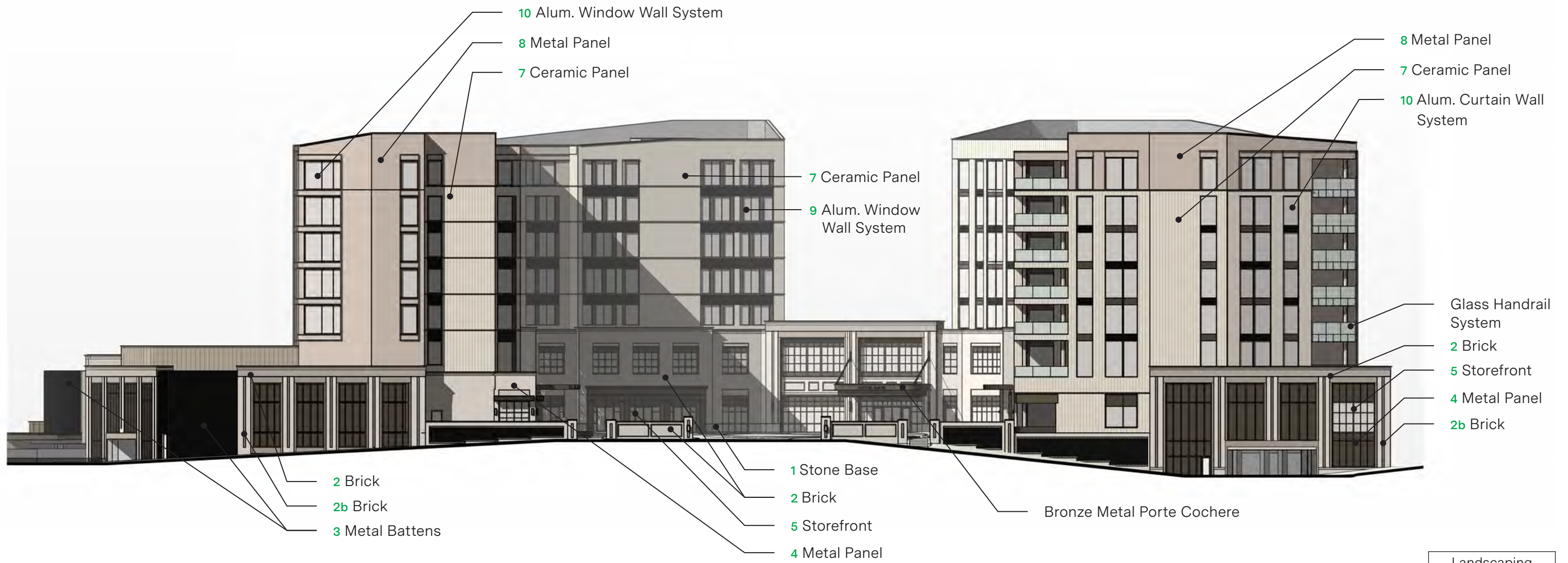
Landscaping removed for clarity

Base & Midlevels

Towers



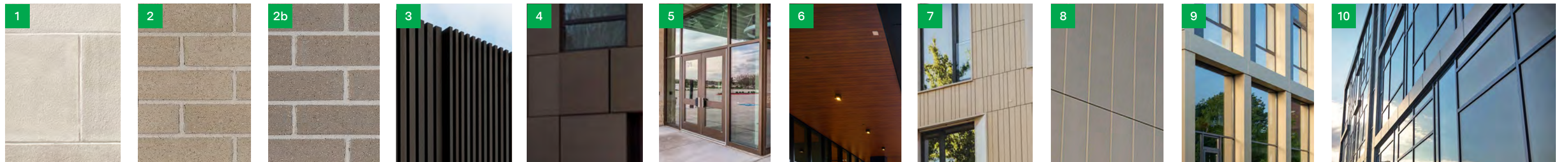
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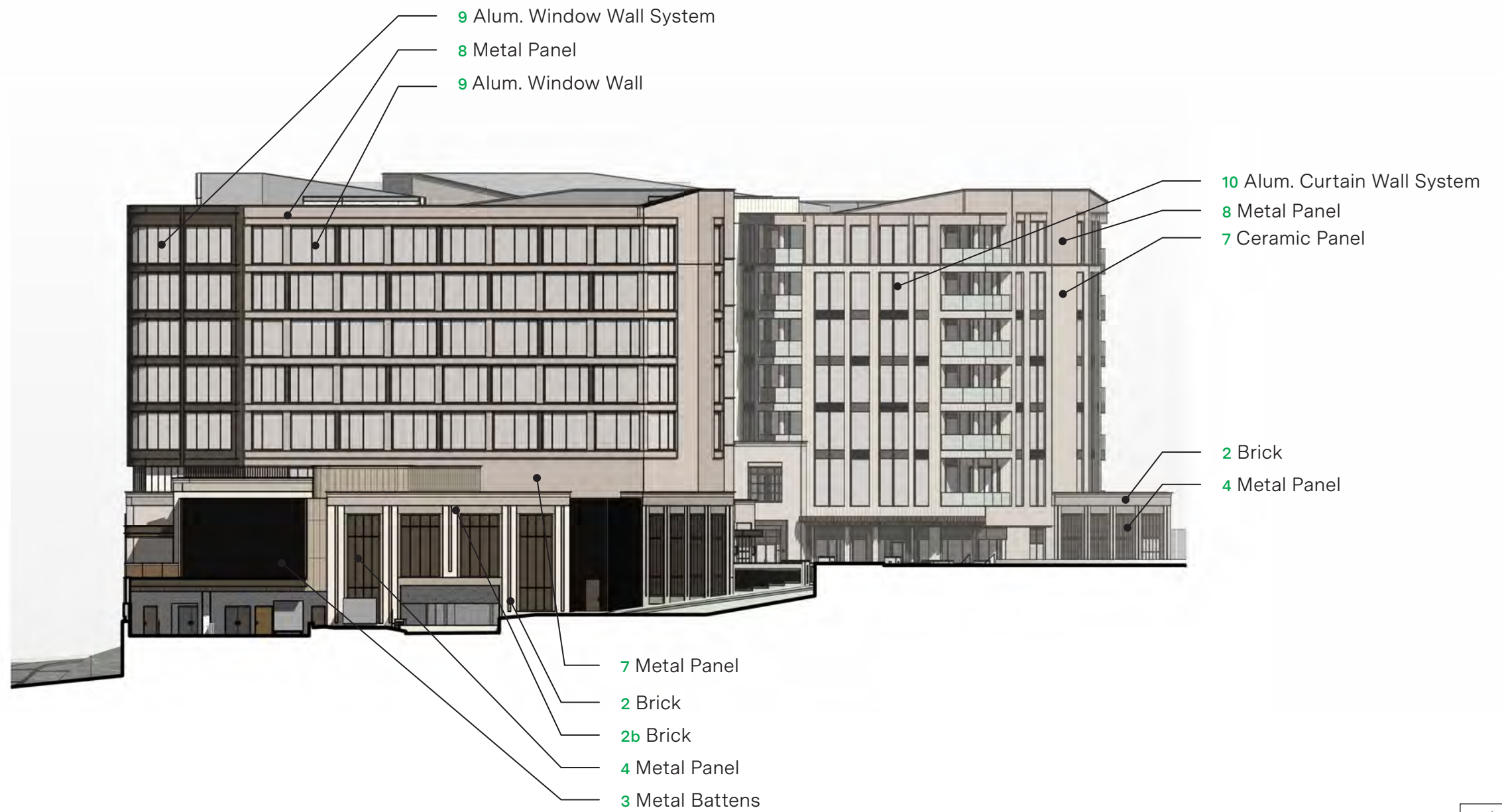
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Base & Midlevels

Towers



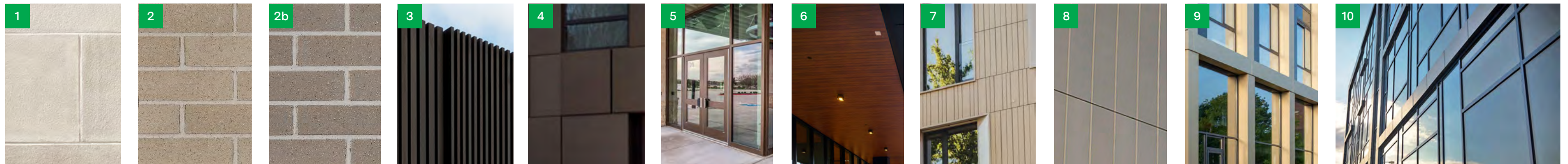
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<b>Stone</b>	<b>Brick</b>		<b>Metal Battens</b>	<b>Metal Panel</b>	<b>Storefront</b>	<b>Wood-Look Panel</b>	<b>Ceramic Panel</b>	<b>Metal Panel</b>	<b>Alum. Window Wall</b>	<b>Alum. Curtain Wall System</b>
Limestone - Honed	Light & Medium Gray - Velour		Medium Bronze Range	Dark Bronze Range	Dark Bronze Range	Light Cherry	Light Cream	Warm Gray	Dark Bronze Range	Dark Bronze Range



Landscaping removed for clarity

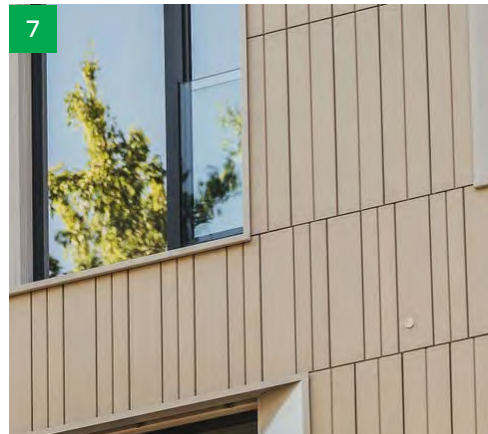
Base & Midlevels

Towers



<b>1</b>	<b>2</b>	<b>2b</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>9</b>	<b>10</b>
<b>Stone</b>	<b>Brick</b>		<b>Metal Battens</b>	<b>Metal Panel</b>	<b>Storefront</b>	<b>Wood-Look Panel</b>	<b>Ceramic Panel</b>	<b>Metal Panel</b>	<b>Alum. Window Wall</b>	<b>Alum. Curtain Wall System</b>
Limestone - Honed	Light & Medium Gray - Velour		Medium Bronze Range	Dark Bronze Range	Dark Bronze Range	Light Cherry	Light Cream	Warm Gray	Dark Bronze Range	Dark Bronze Range

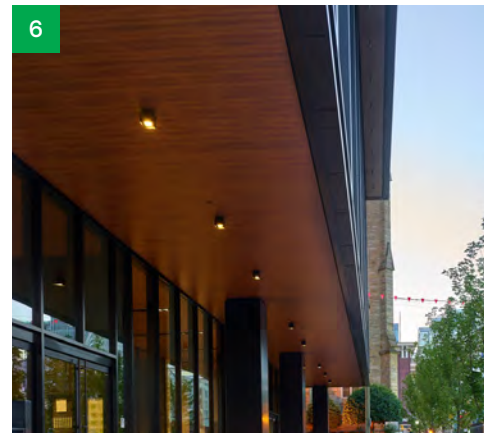
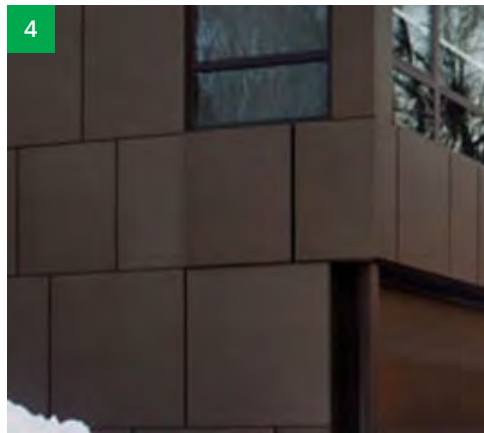
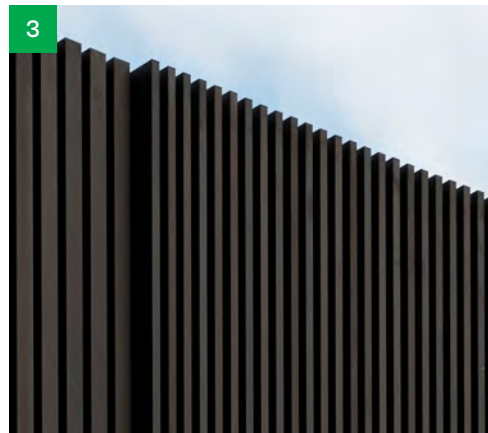
Towers



Tower Materials

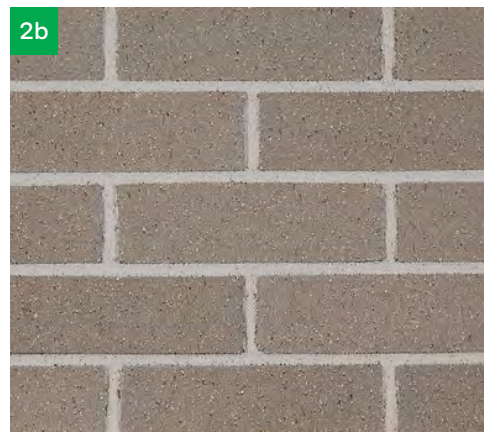
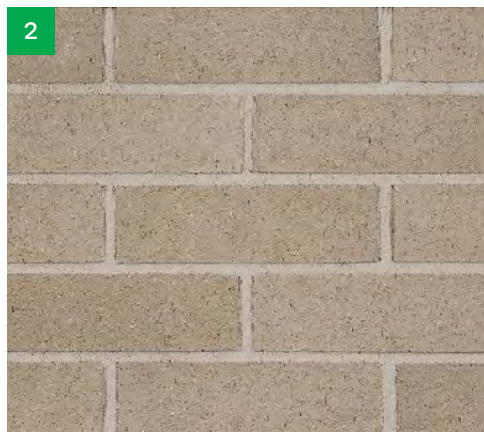
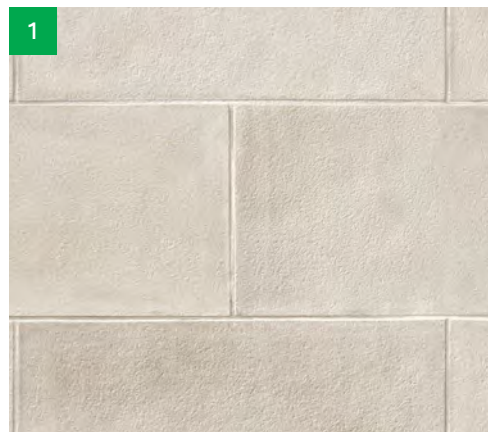
- 7 **Ceramic Facade Panel**  
Tonality G1-1 (smooth) & Stripes 7 (ribbed)  
Cream Light - Satin Matte
- 8 **Metal Panel**  
Alucobond Dry Reveal  
Warm Gray Range
- 9 **Aluminum Window Wall System**  
OBE ICR-225  
Dark Bronze Range
- 10 **Aluminum Curtainwall System**  
OBE Reliance TC-IG  
Dark Bronze Range

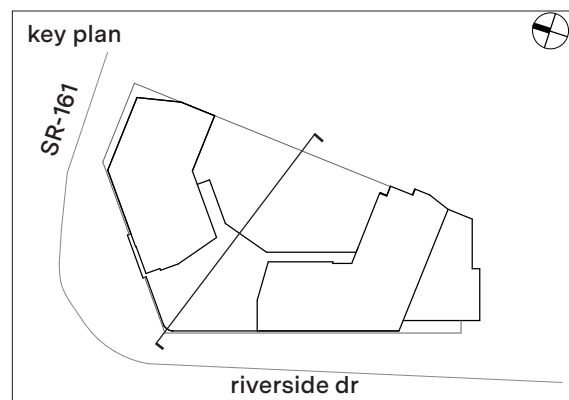
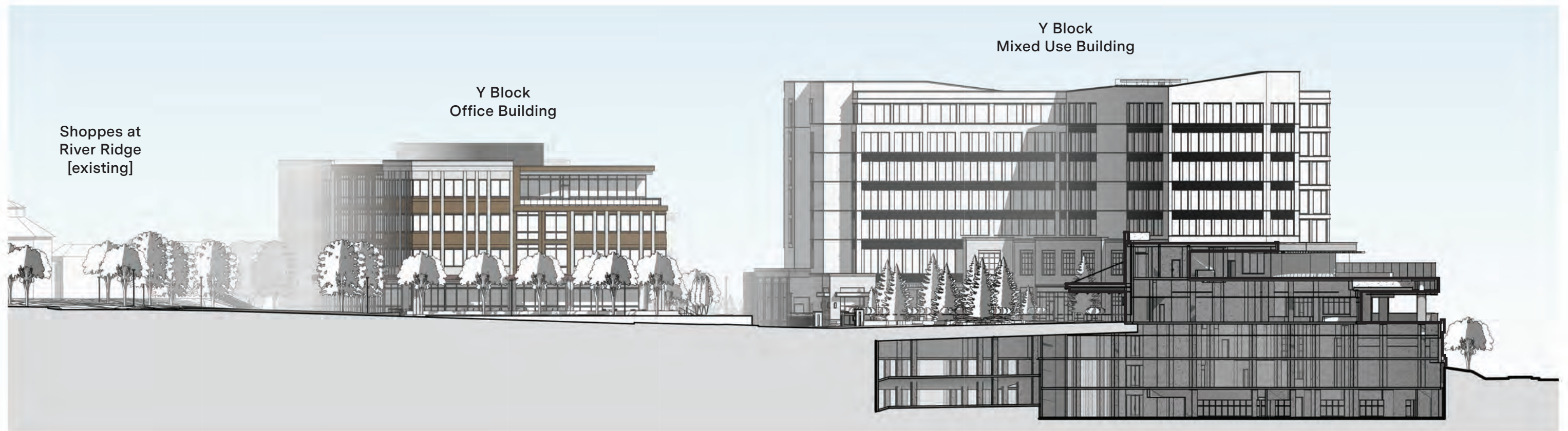
Base & Midlevels

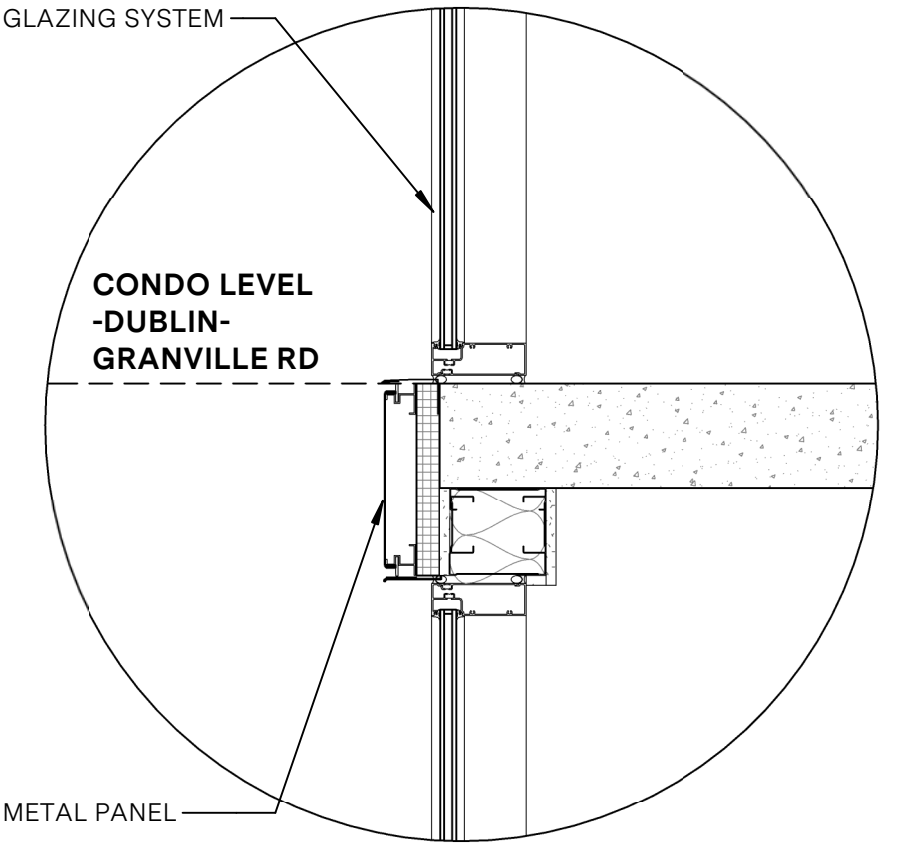
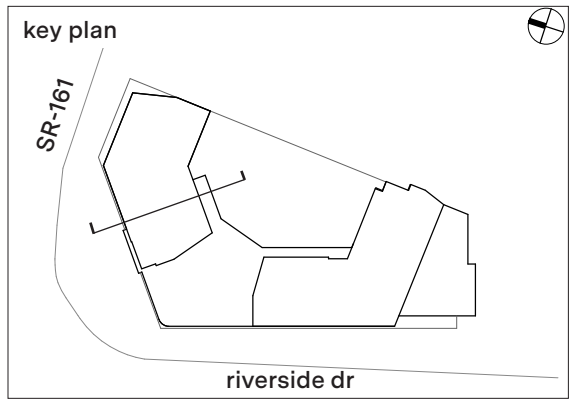


Base & Midlevel Materials

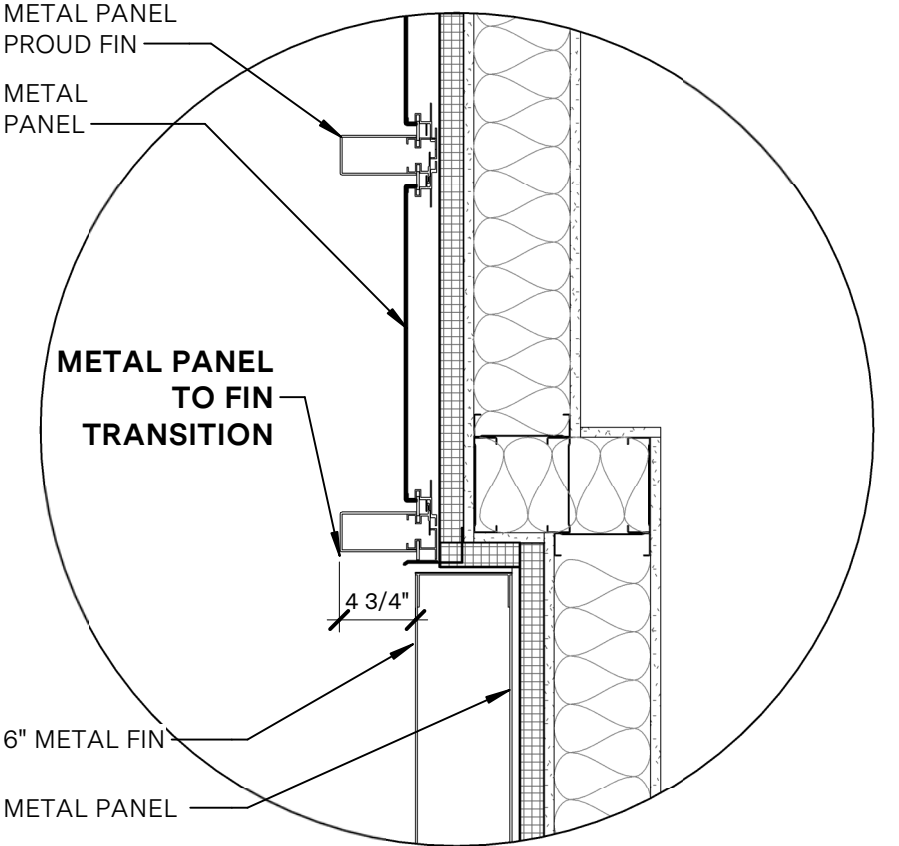
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US Stone  
Bottom Ledge Cottonwood Honed
- 2 **Modular Face Brick Veneer**  
Belden 8531 Velour
- 2b **Modular Face Brick Veneer**  
Belden 8533 Velour
- 3 **Aluminum Batten System**  
Longboard Link & Lock  
Medium Bronze Satin Anodized
- 4 **Metal Panel**  
Alucobond Dry Reveal  
Dark Bronze Anodized
- 5 **Aluminum Storefront**  
Tubelite T14000 Series  
Dark Bronze Anodized
- 6 **Wood-Look Metal Panel**  
Longboard Tongue and Groove  
Light Cherry



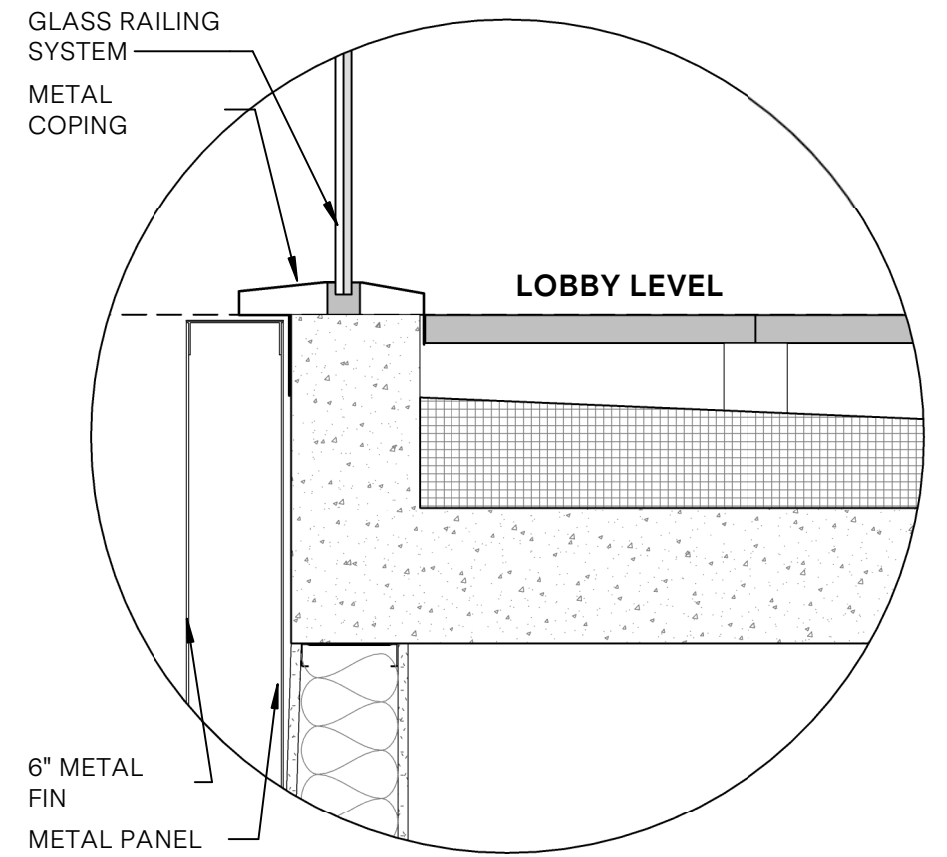
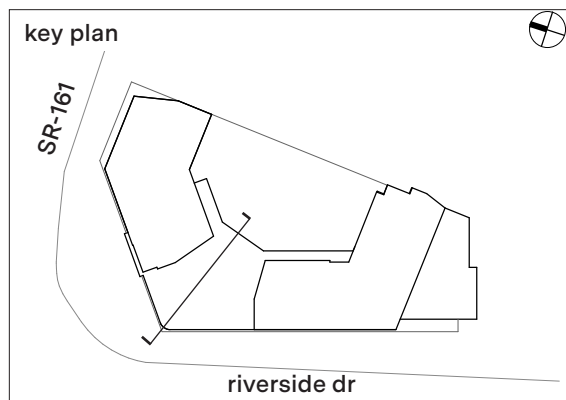
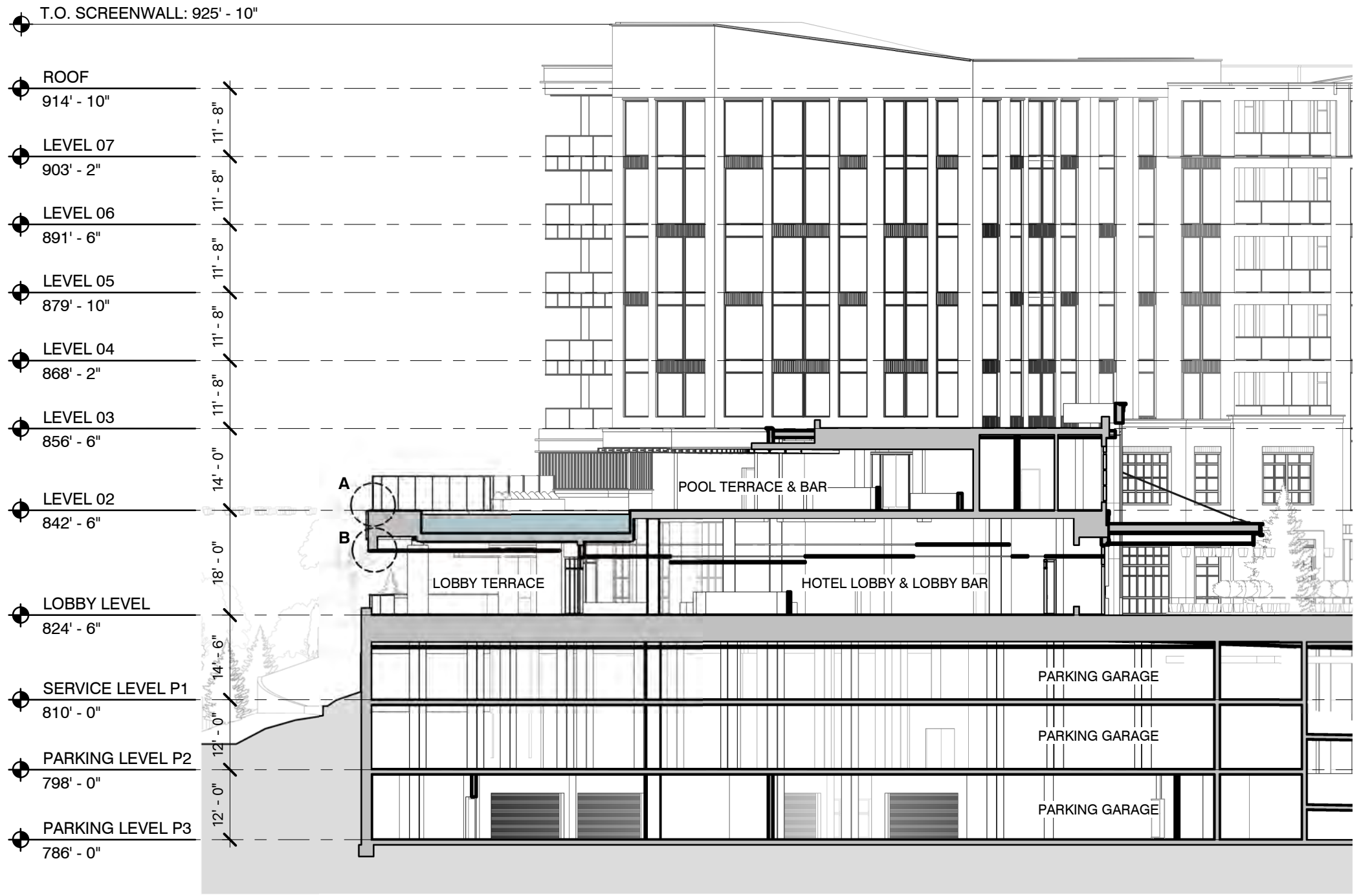




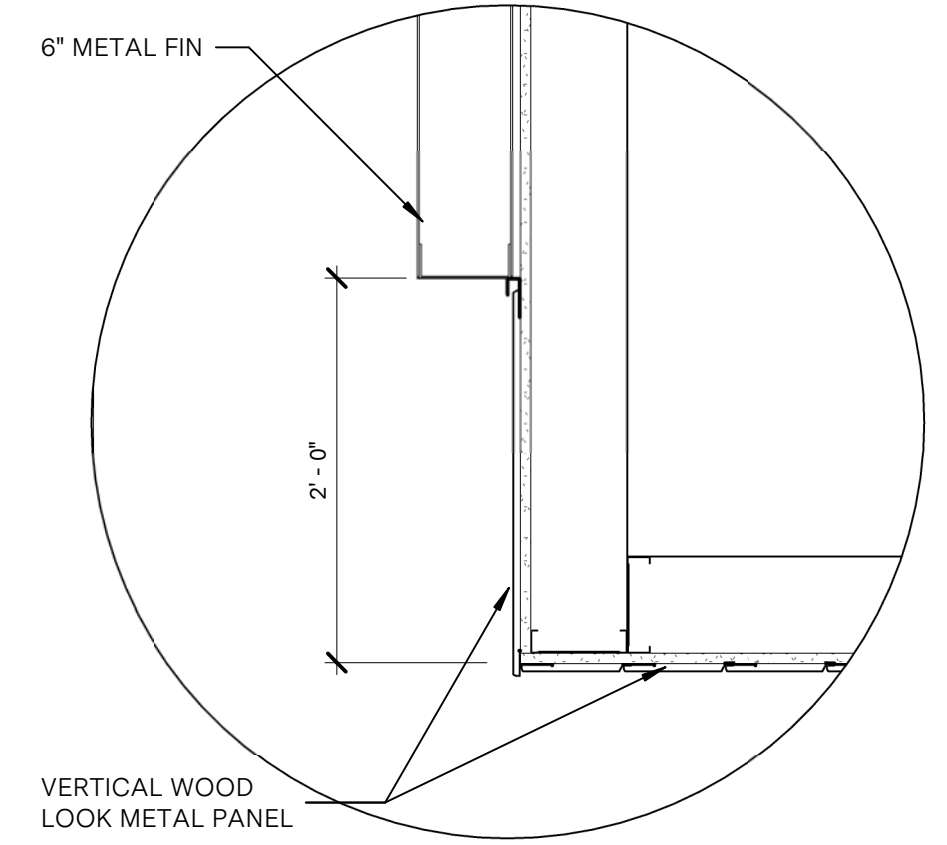
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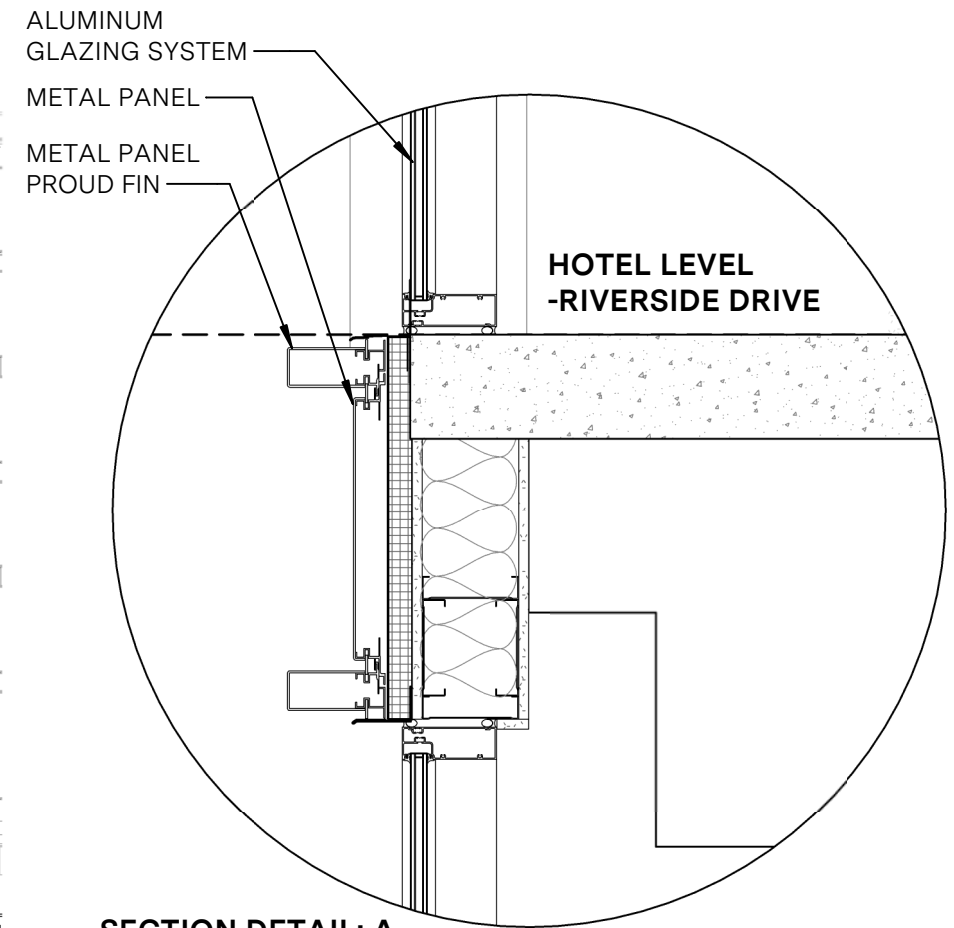
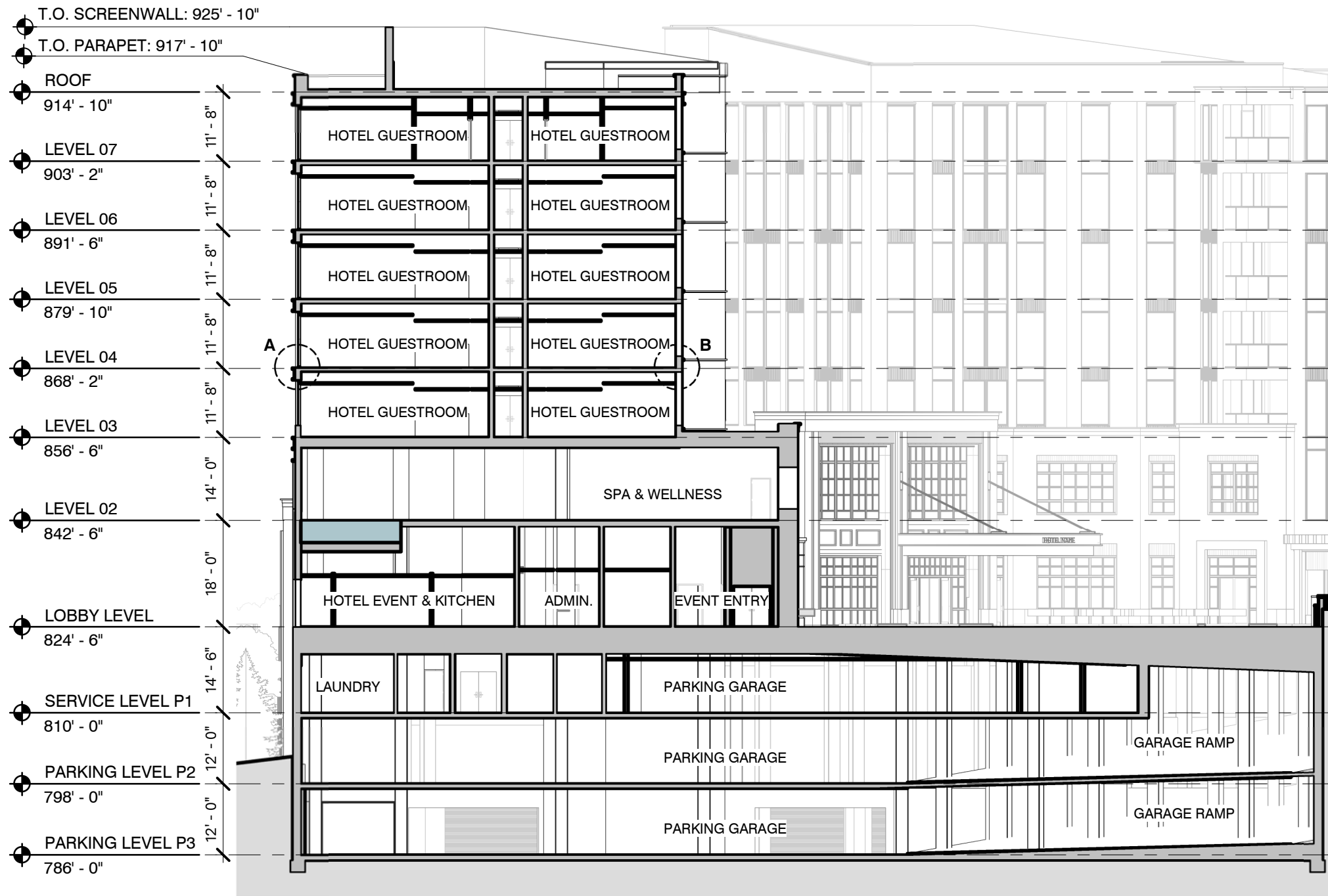
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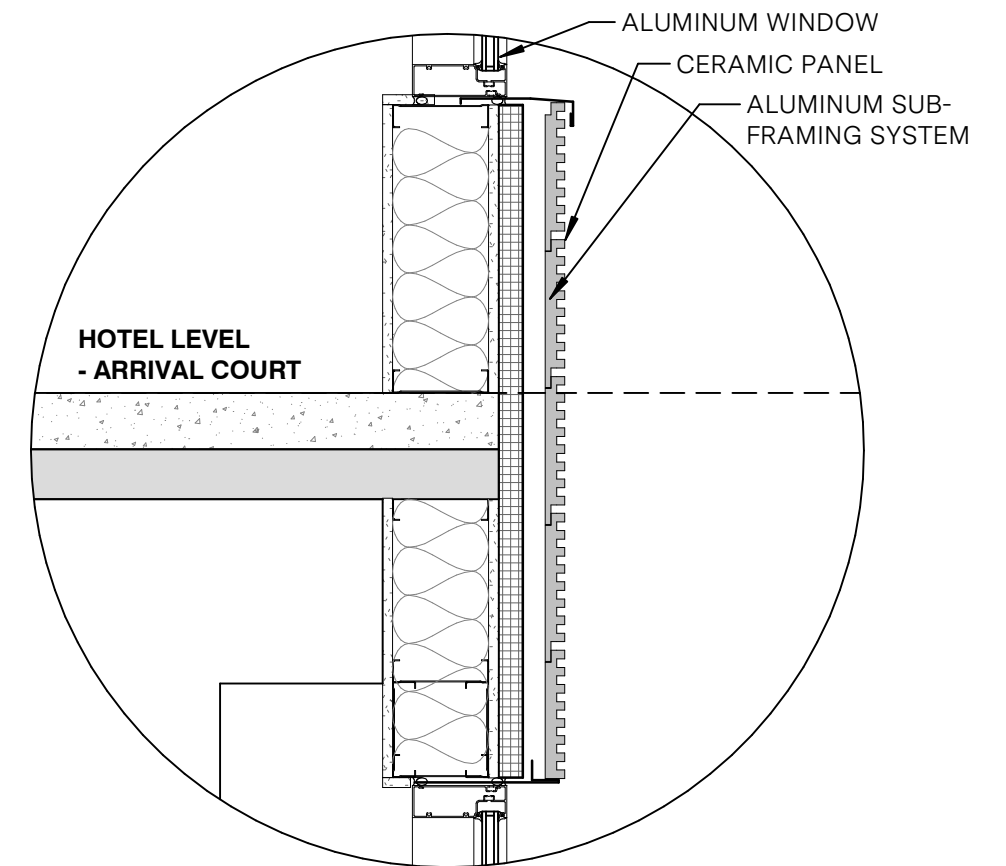
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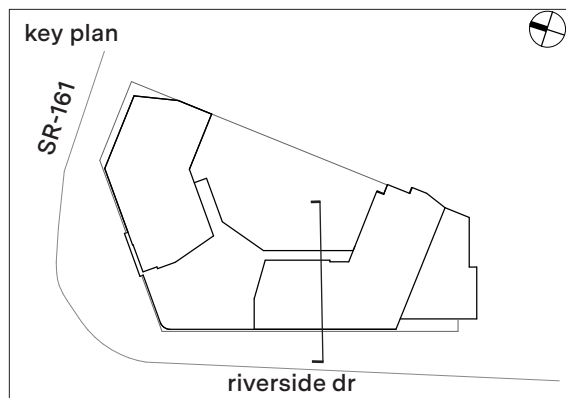
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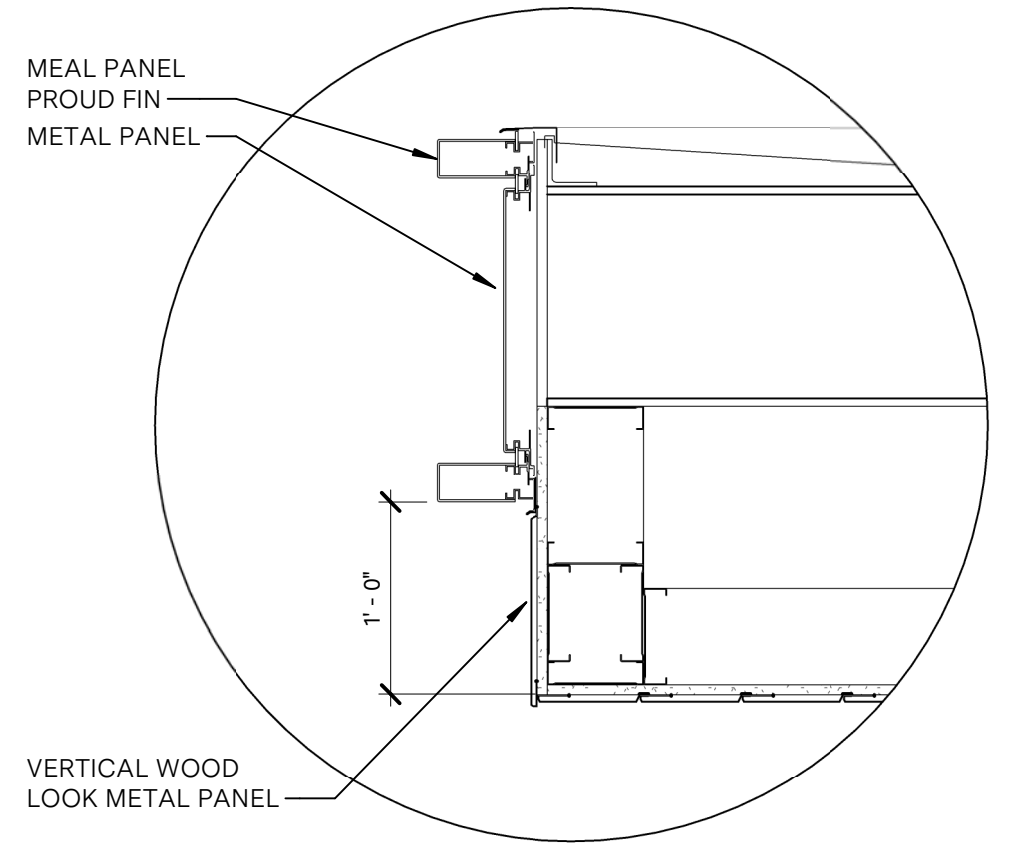
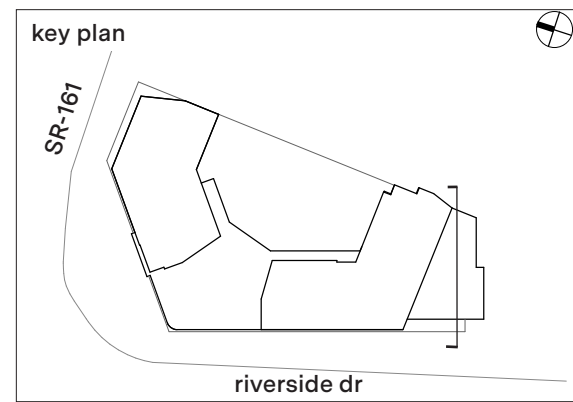
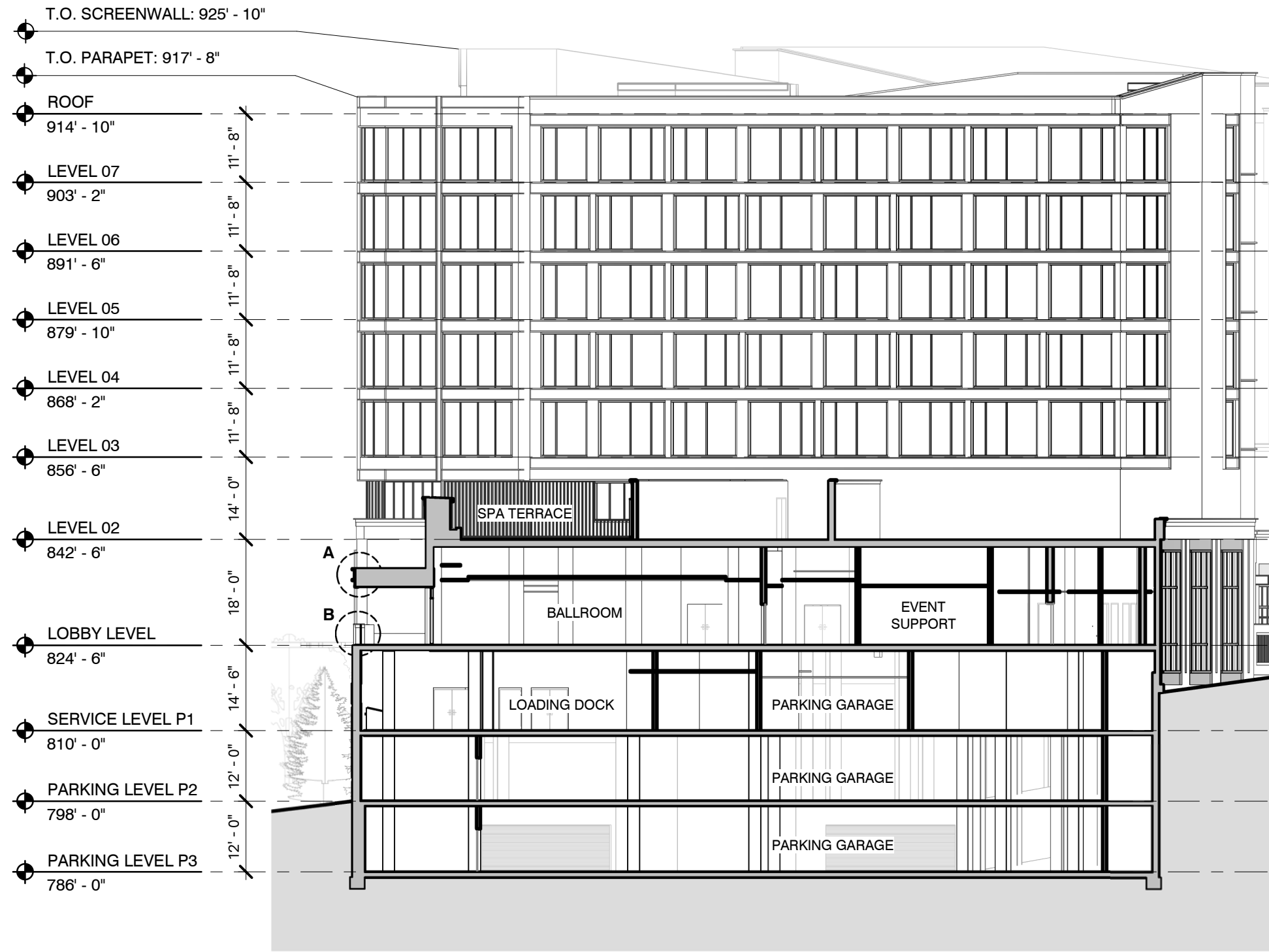


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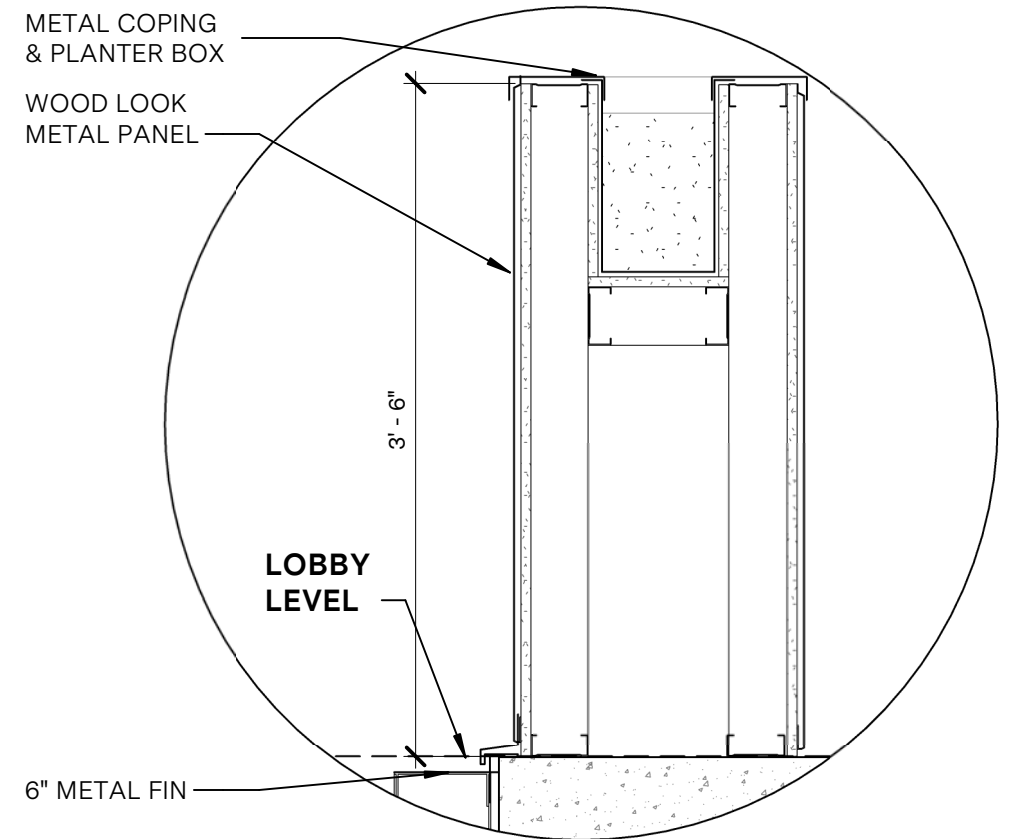


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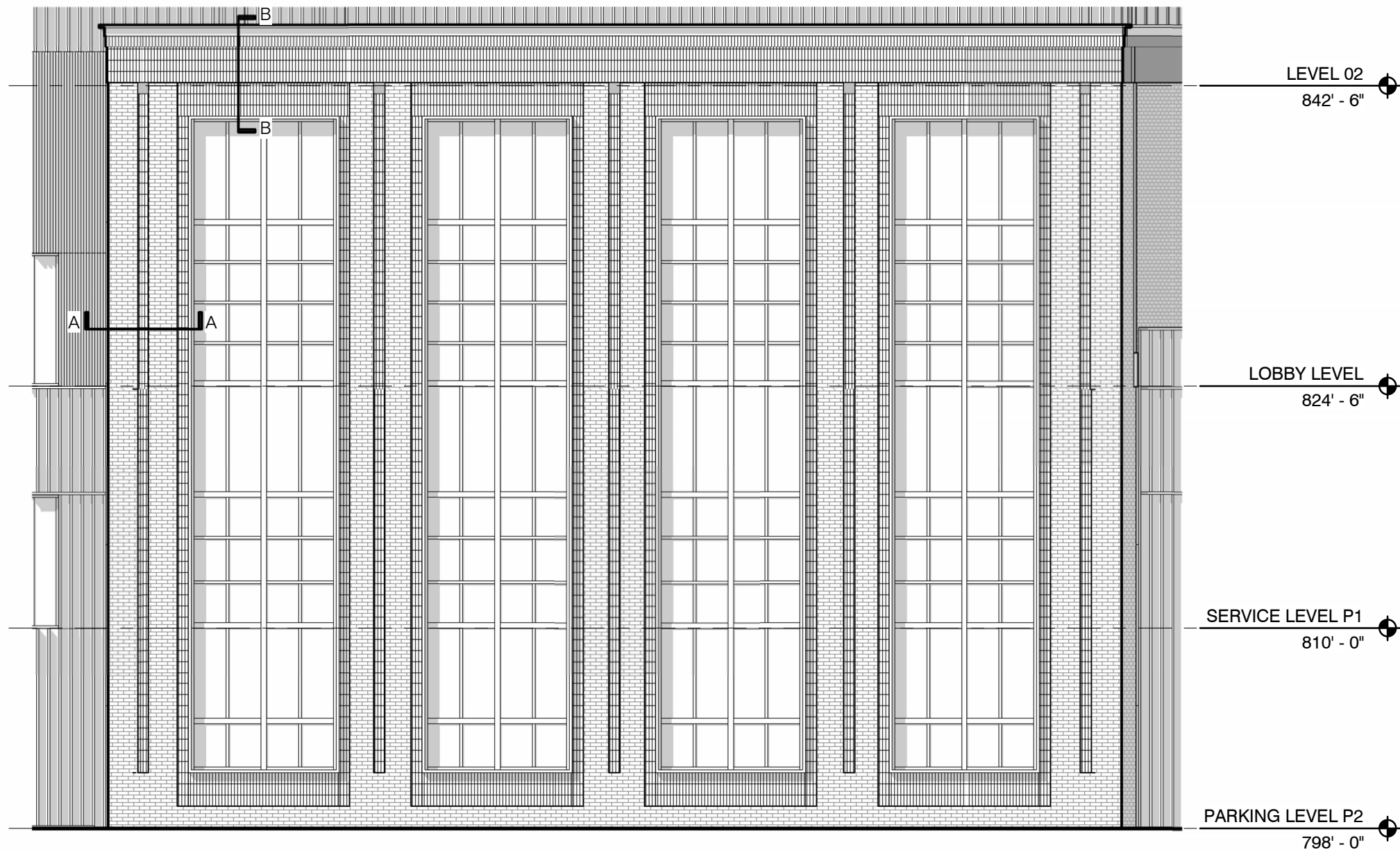




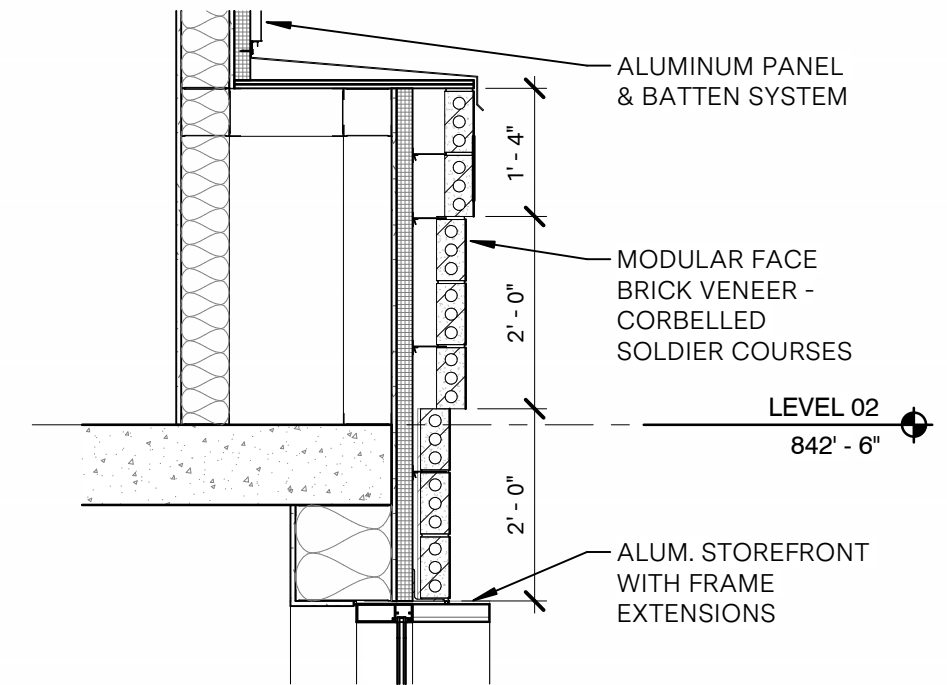
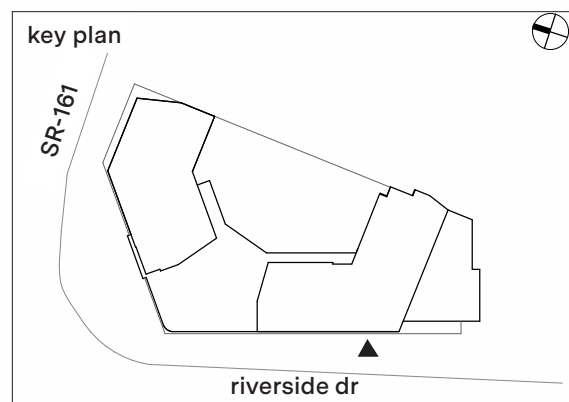
**SECTION DETAIL: A**



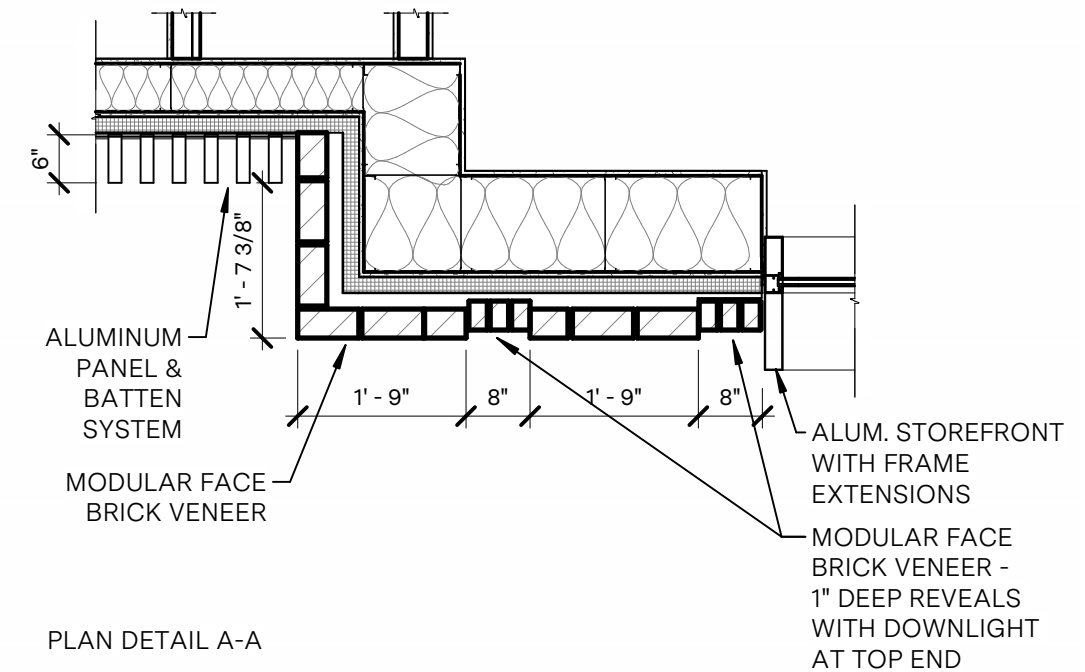
**SECTION DETAIL: B**



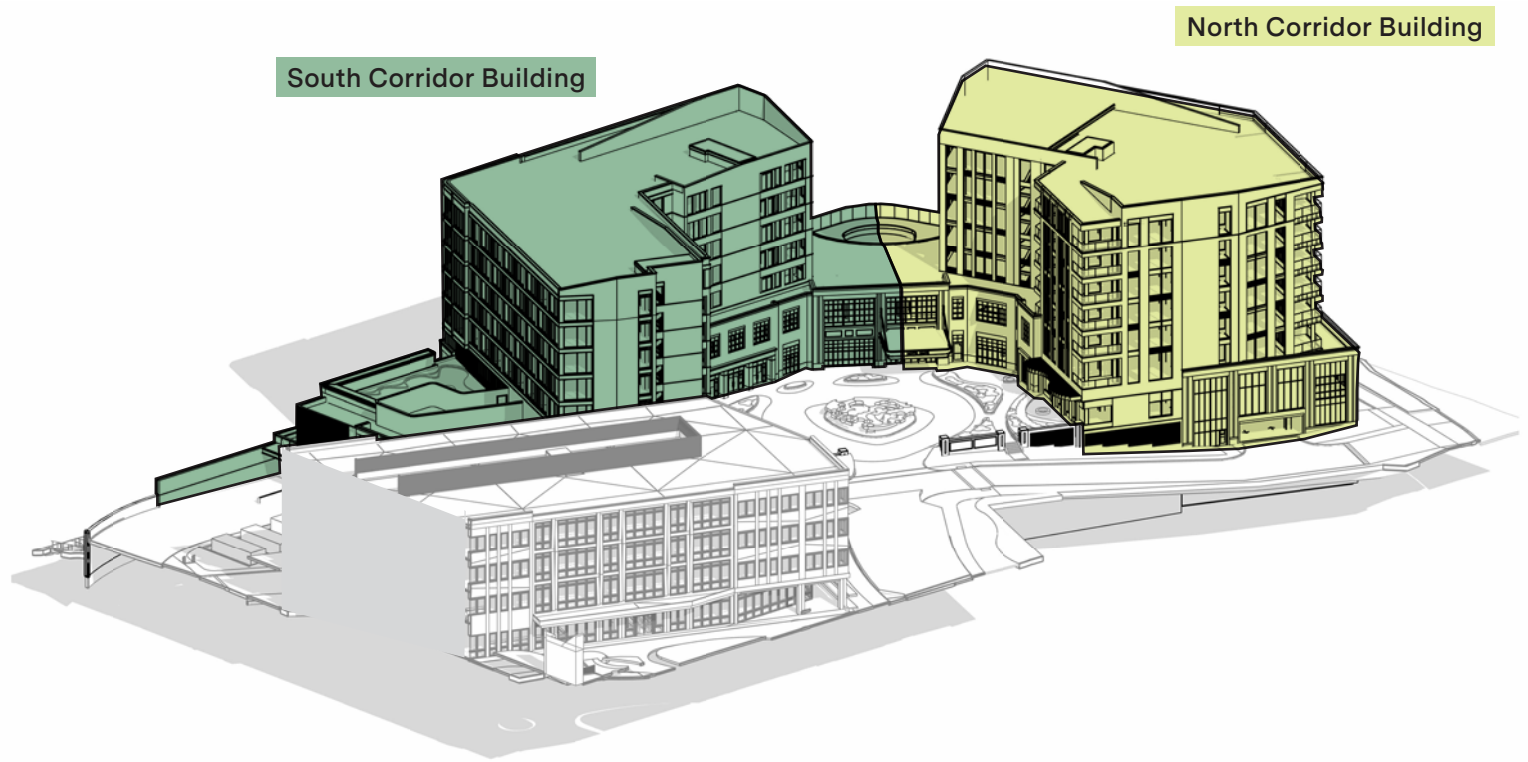
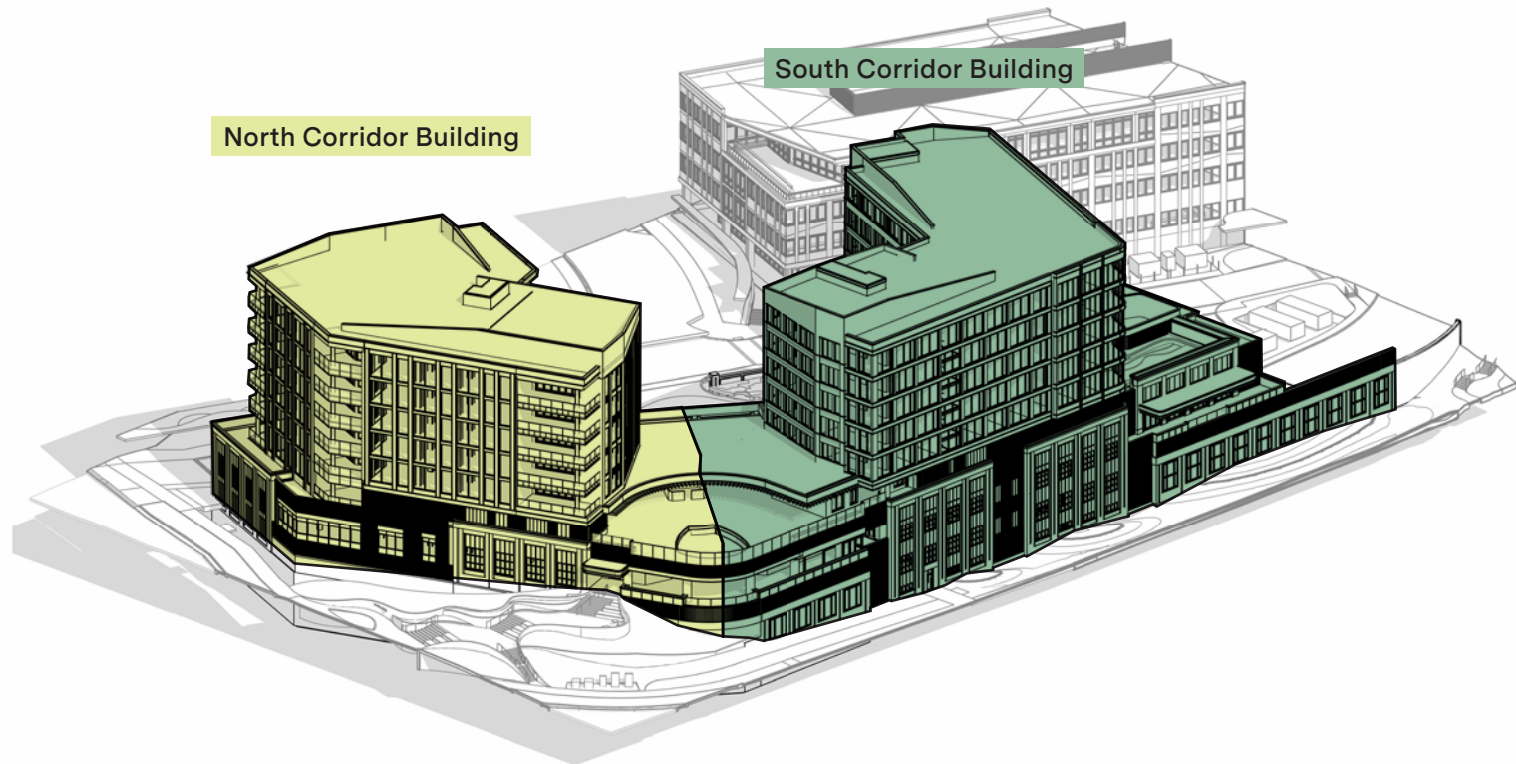
ENLARGED WEST ELEVATION



SECTION DETAIL B-B



PLAN DETAIL A-A



## A1. Street Frontage

	<u>Allowable:</u>	<u>Actual:</u>
Multiple Principal Buildings:	Permitted	Complies
Front Property Line Coverage:	75% minimum	Complies; 80%
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; 41'-0"
Minimum Rear Yard Setback:	5ft	N/A
Minimum Lot Width:	50ft	Complies; 444'-0"
Maximum Lot Width:	None	N/A
Maximum Impervious Coverage:	80%	81.2%
Additional Semi-Pervious Coverage:	10%	N/A

## A3. Parking Location & Loading

	<u>Allowable:</u>	<u>Actual:</u>
Parking Location:	Rear yard; within building	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

## B. Height

REFERENCE FOLLOWING PAGES
---------------------------

## C. Uses & Occupancy Requirements

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

## D1. Street Facade Transparency

REFERENCE FOLLOWING PAGES
---------------------------

## D2. Non-Street Facade Transparency

REFERENCE FOLLOWING PAGES
---------------------------

## D3. Building Entrance

REFERENCE FOLLOWING PAGES
---------------------------

## D4. Facade Divisions

REFERENCE FOLLOWING PAGES
---------------------------

## D5. Facade Materials

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

## D6. Roof Types

	<u>Allowable:</u>	<u>Actual:</u>
Permitted Types:	Parapet, pitched roof, flat roof;; other types may be permitted with approval	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

## NORTH BUILDING

### B. Height

Minimum Height:	<u>Allowable:</u> 3 stories	<u>Actual:</u> Complies
Maximum Height:	6 stories	10 Total Stories 7 Above Ground Level
Ground Stories - Minimum Height:	12ft	Complies; 18ft
Ground Stories - Maximum Height	16ft	18ft
Stories - Minimum Height	10ft	Complies; 11ft 8in
Stories - Maximum Height	14ft	Complies; 14ft

### 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

### 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 min	Ref. Elevations
Parking Lot Facades - Number of Entrances	1 per 100ft of facade min	Ref. Elevations
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

## SOUTH BUILDING

### B. Height

Minimum Height:	<u>Allowable:</u> 3 stories	<u>Actual:</u> Complies
Maximum Height:	6 stories	10 Total Stories 7 Above Ground Level
Ground Stories - Minimum Height:	12ft	Complies; 18ft
Ground Stories - Maximum Height	16ft	18ft
Stories - Minimum Height	10ft	Complies; 11ft 8in
Stories - Maximum Height	14ft	Complies; 14ft

### 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

### 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 min	Ref. Elevations
Parking Lot Facades - Number of Entrances	1 per 100ft of facade min	Ref. Elevations
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

# NORTH BUILDING: EAST ELEVATION FACADE NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES, 16.6%

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 9,365 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 23.8%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 2,122 SF  
 GLAZING (WINDOWS AND DOORS): 2,226 SF  
 CERAMIC PANEL: 2,984 SF  
 TOTAL: 7,332 SF / 78.3%

### SECONDARY MATERIAL TYPES:

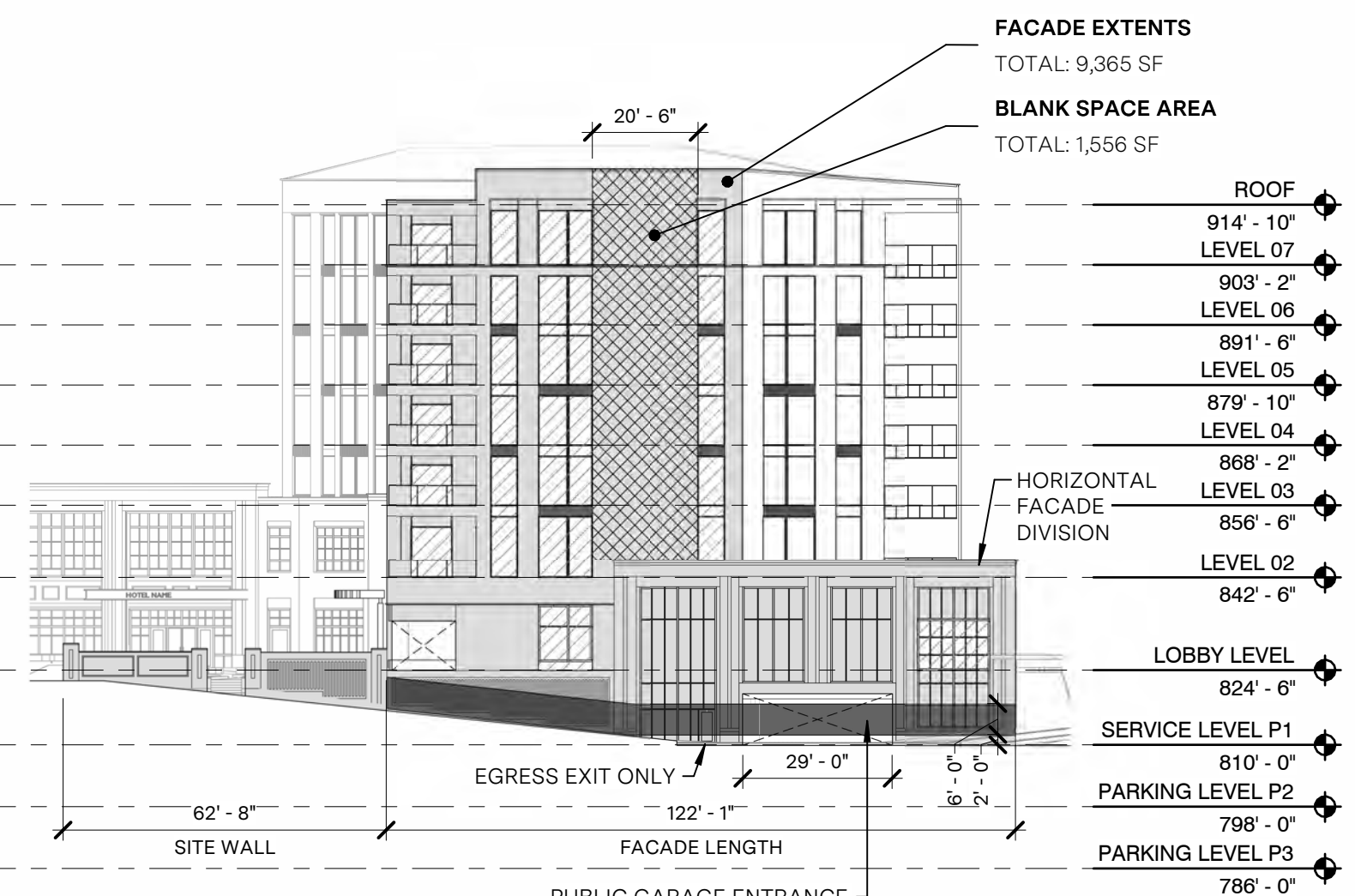
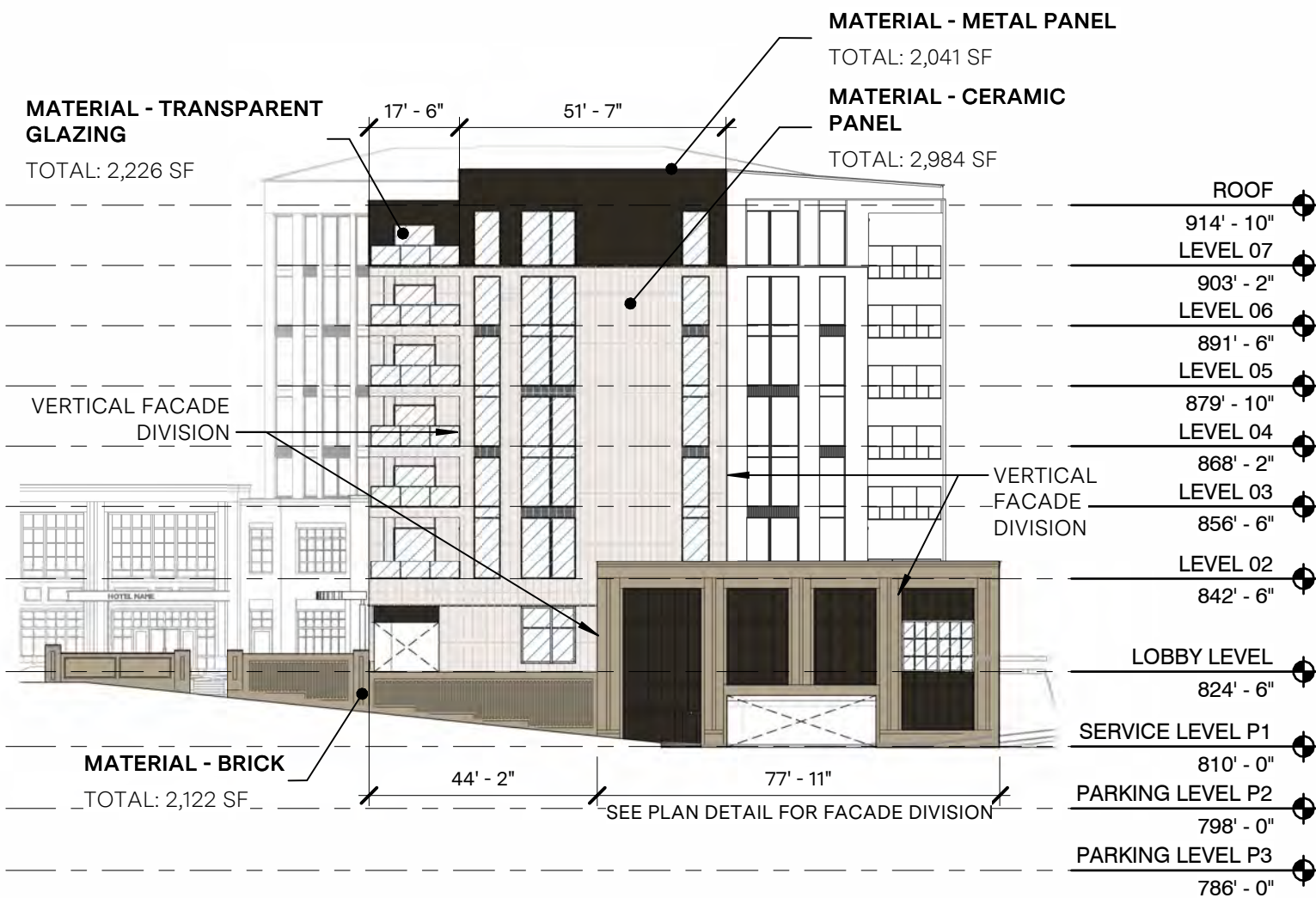
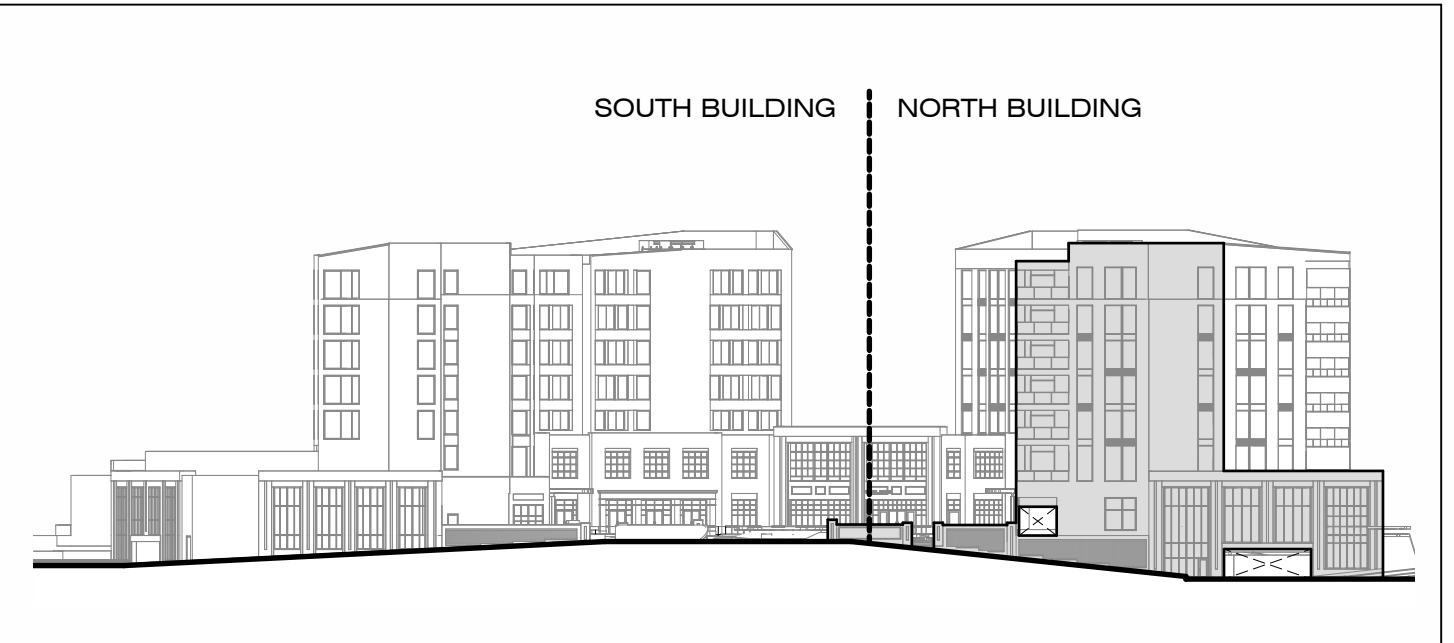
METAL PANEL: 2,041 SF

## VERTICAL FACADE INCREMENTS

REQUIRED: YES (NO GREATER THAN 45'-0")  
 COMPLIANCE: NO

## HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: YES



East Elevation  
 scale 1/32" = 1'-0"

East Elevation  
 scale 1/32" = 1'-0"

# NORTH BUILDING - NORTH ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: YES  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 1  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## STREET FACADE TRANSPARENCY

### GROUND LEVEL

HEIGHT: 14'-6"  
 TRANSPARENCY:  
 ZONE AREA: 507 SF  
 GLAZING AREA: 0 SF  
 REQUIRED: 60% min  
 PROVIDED: 0%

### OVERALL

TOTAL AREA: 8,807 SF  
 TRANSPARENCY:  
 REQUIRED: 30% min  
 PROVIDED: 55.1%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 1,208 SF  
 GLAZING (WINDOWS AND DOORS): 4,856 SF  
 CERAMIC PANEL: 1,698 SF  
 TOTAL: 7,762 SF / 88.1%

### SECONDARY MATERIAL TYPES:

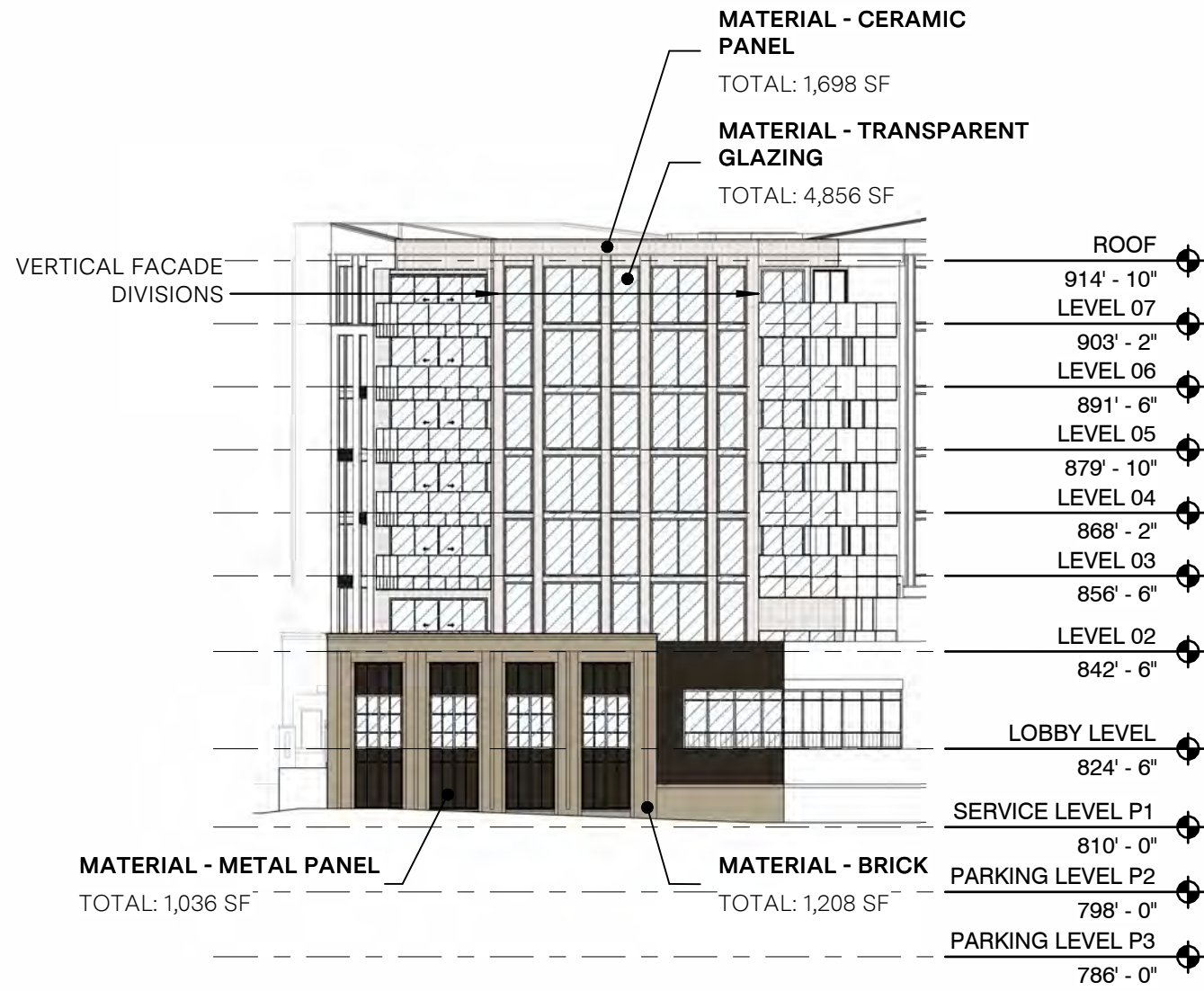
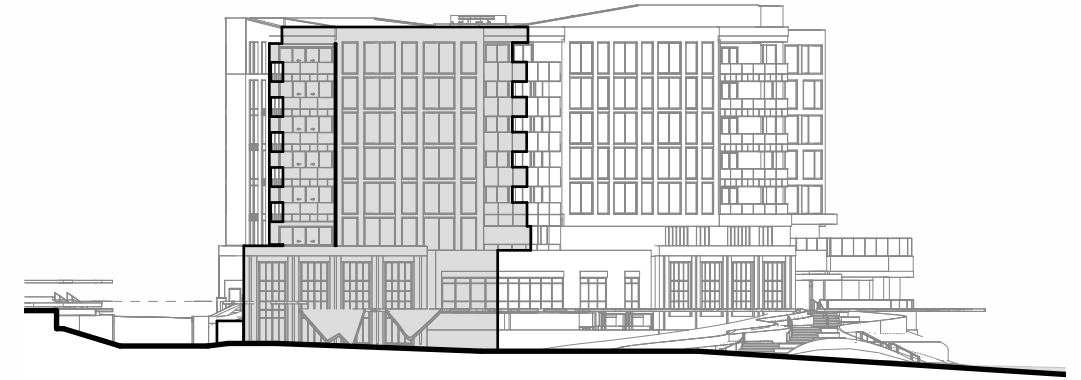
METAL PANEL: 1,036 SF

### VERTICAL FACADE INCREMENTS

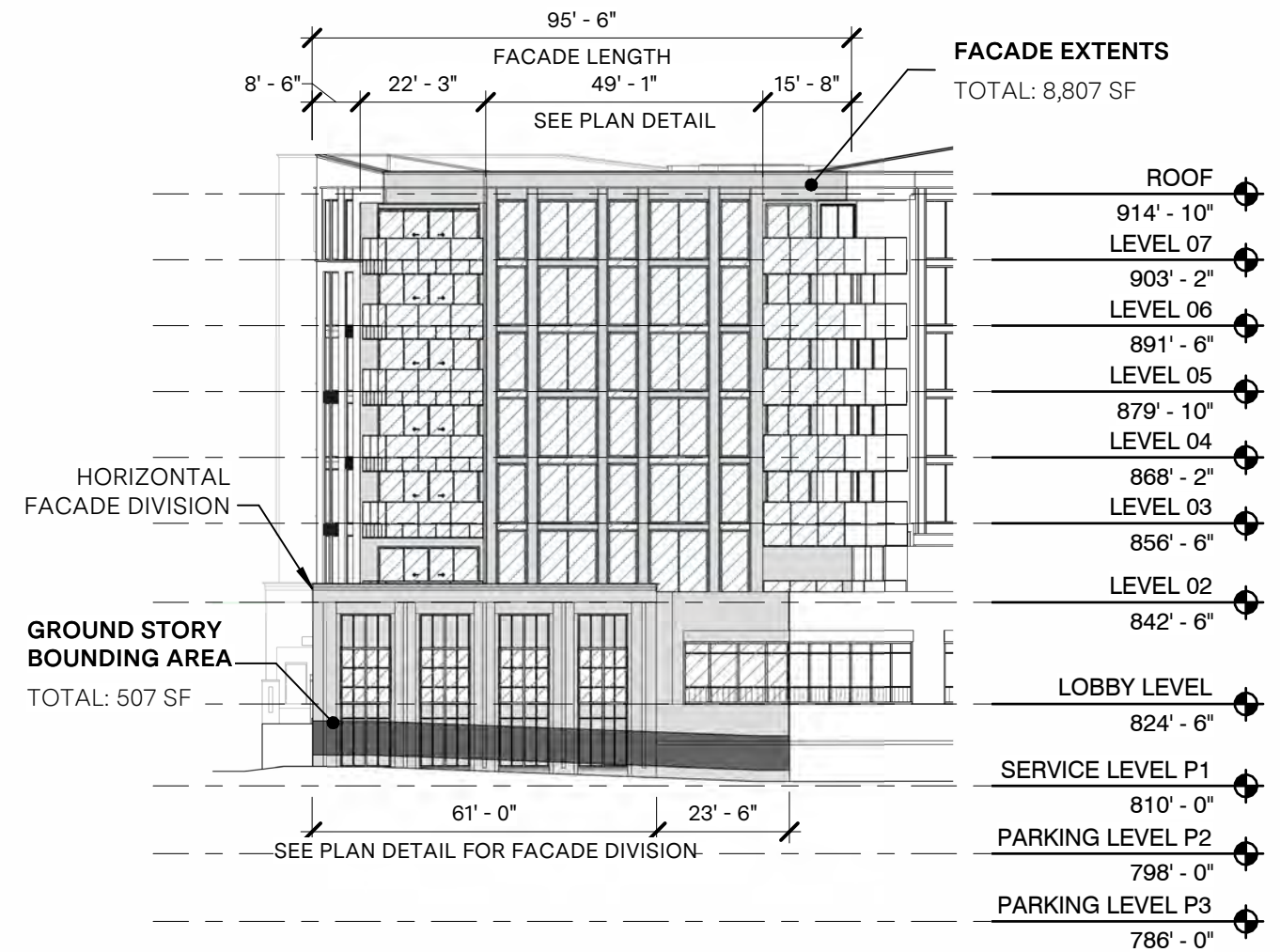
REQUIRED: YES  
 COMPLIANCE: YES

### HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: YES



North Elevation  
 scale 1/32" = 1'-0"



North Elevation  
 scale 1/32" = 1'-0"

# NORTH BUILDING: NORTH EAST ELEVATION FACADE NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 2,698 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 53.6%

## MATERIALS

### PRIMARY MATERIAL TYPES

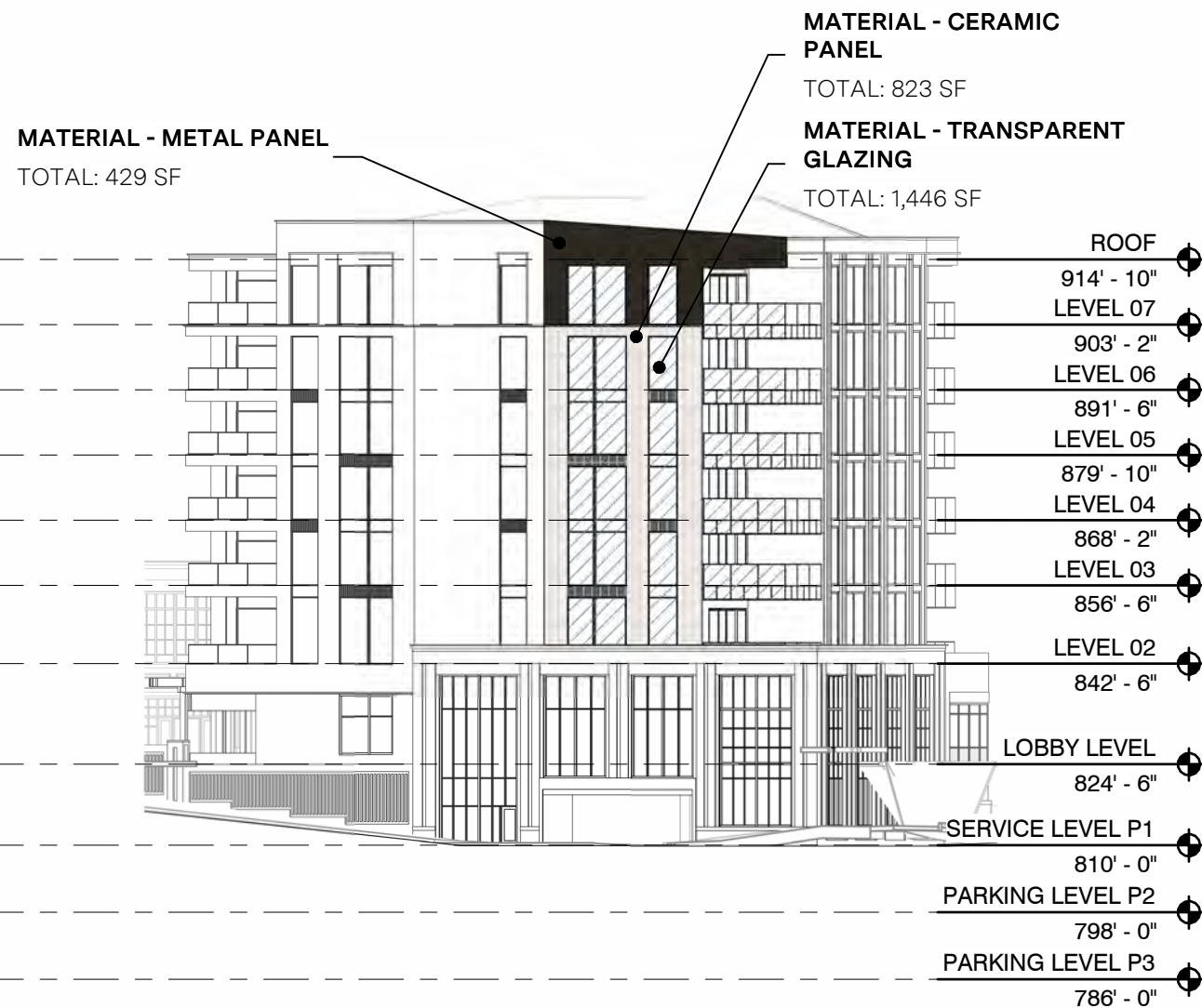
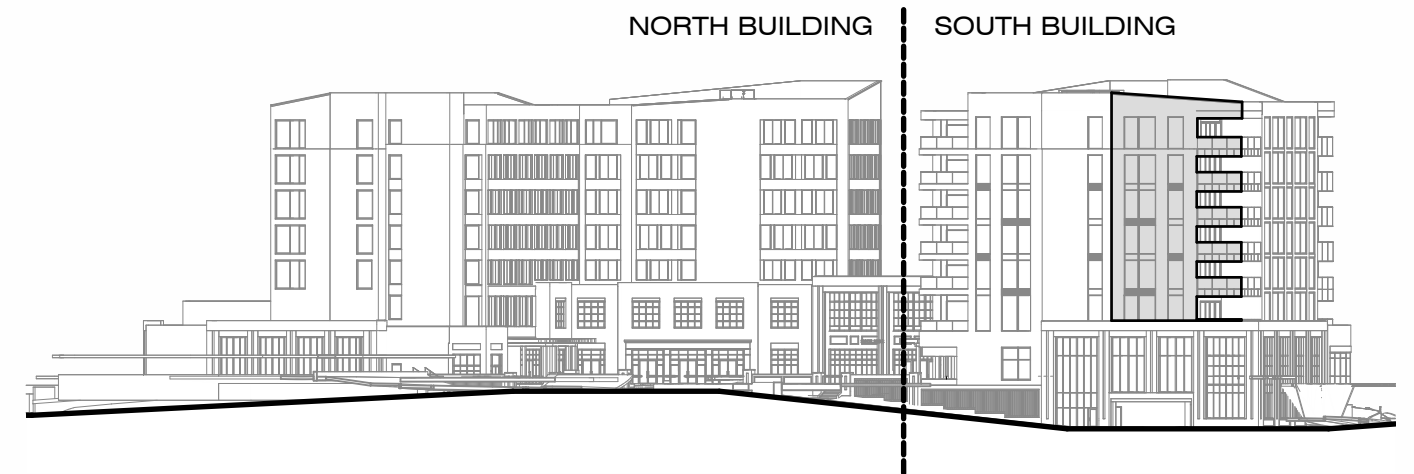
GLAZING (WINDOWS AND DOORS): 1,446 SF  
 CERAMIC PANEL: 823 SF  
 TOTAL: 2,269 SF 84%

### SECONDARY MATERIAL TYPES:

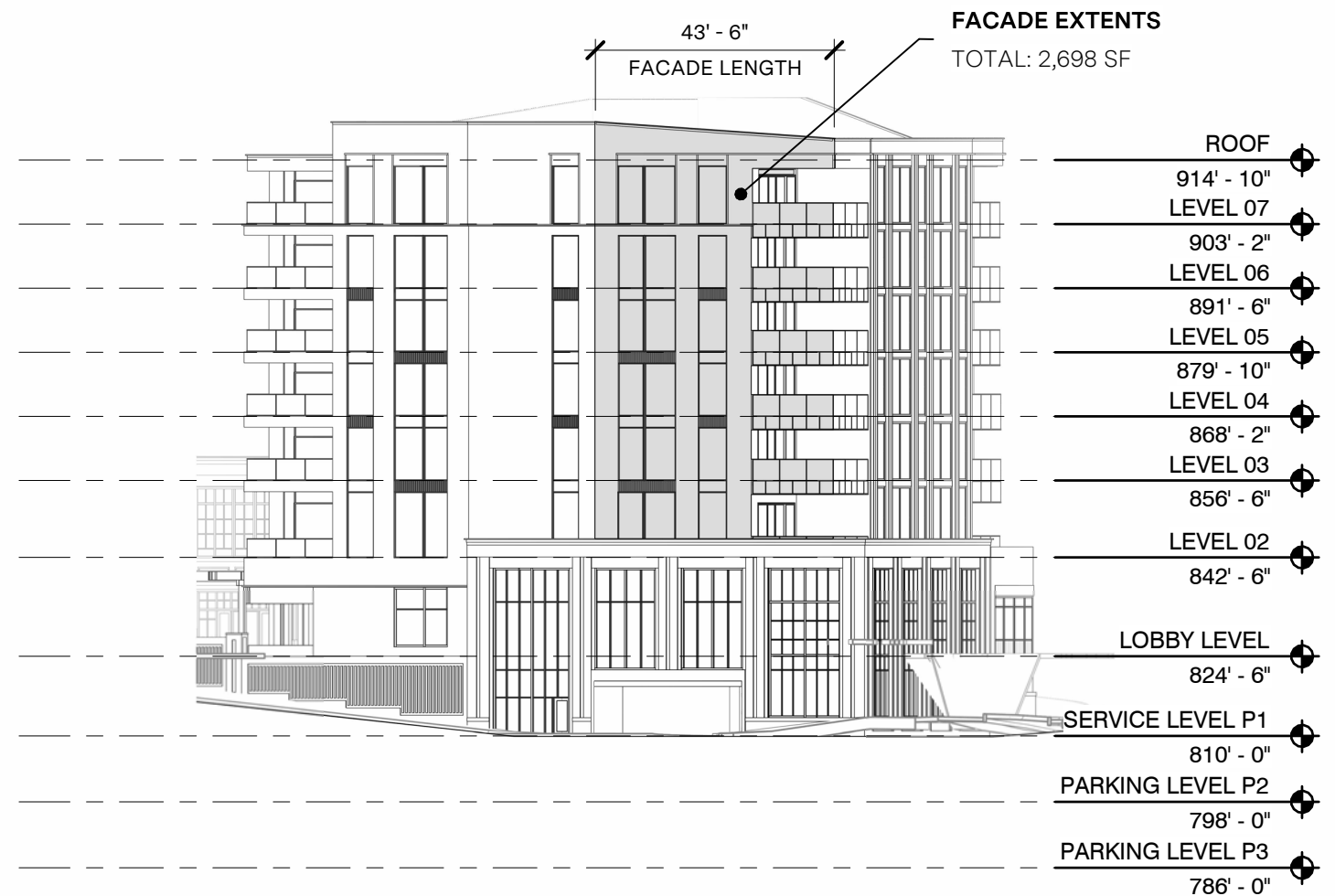
METAL PANEL: 429 SF

## VERTICAL FACADE INCREMENTS

REQUIRED: YES (NO GREATER THAN 45'-0")  
 COMPLIANCE: YES



NORTH BUILDING - NORTH EAST ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"



NORTH BUILDING - NORTH EAST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# NORTH BUILDING - NORTH WEST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: YES  
 PRINCIPLE ENTRANCE: YES

## NUMBER OF ENTRANCES

REQUIRED: 1  
 PROVIDED: 3

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## STREET FACADE TRANSPARENCY

### GROUND LEVEL

HEIGHT: VARIES; REF. LEVELS

TRANSPARENCY:

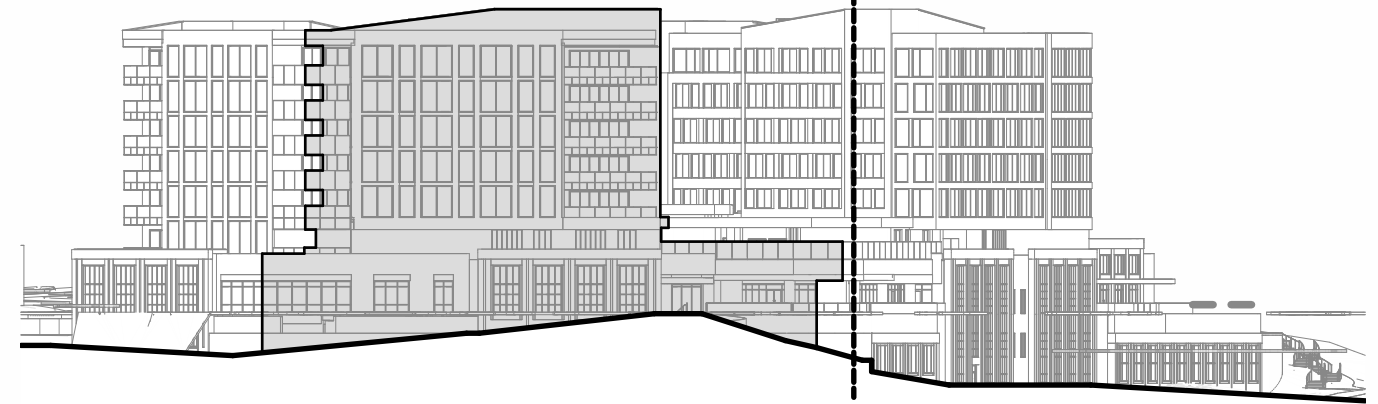
ZONE AREA: 1,121 SF  
 GLAZING AREA: 242 SF  
 REQUIRED: 60% min  
 COMPLIANCE: 21.6%

### OVERALL

TOTAL AREA: 14,315 SF  
 TRANSPARENCY:  
 REQUIRED: 30% min  
 COMPLIANCE: 46.3%

NORTH BUILDING

SOUTH BUILDING

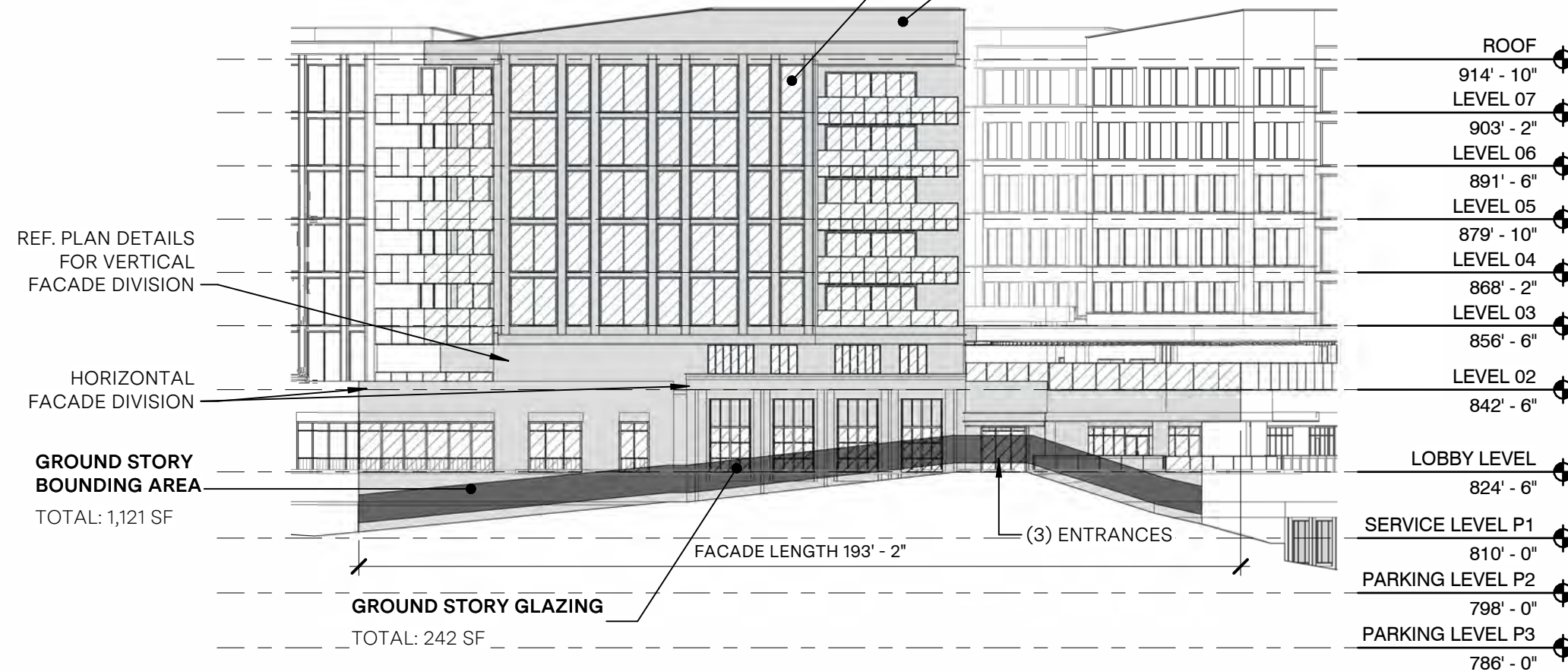


## MATERIAL - TRANSPARENT GLAZING

TOTAL: 6,634 SF

## FACADE EXTENTS

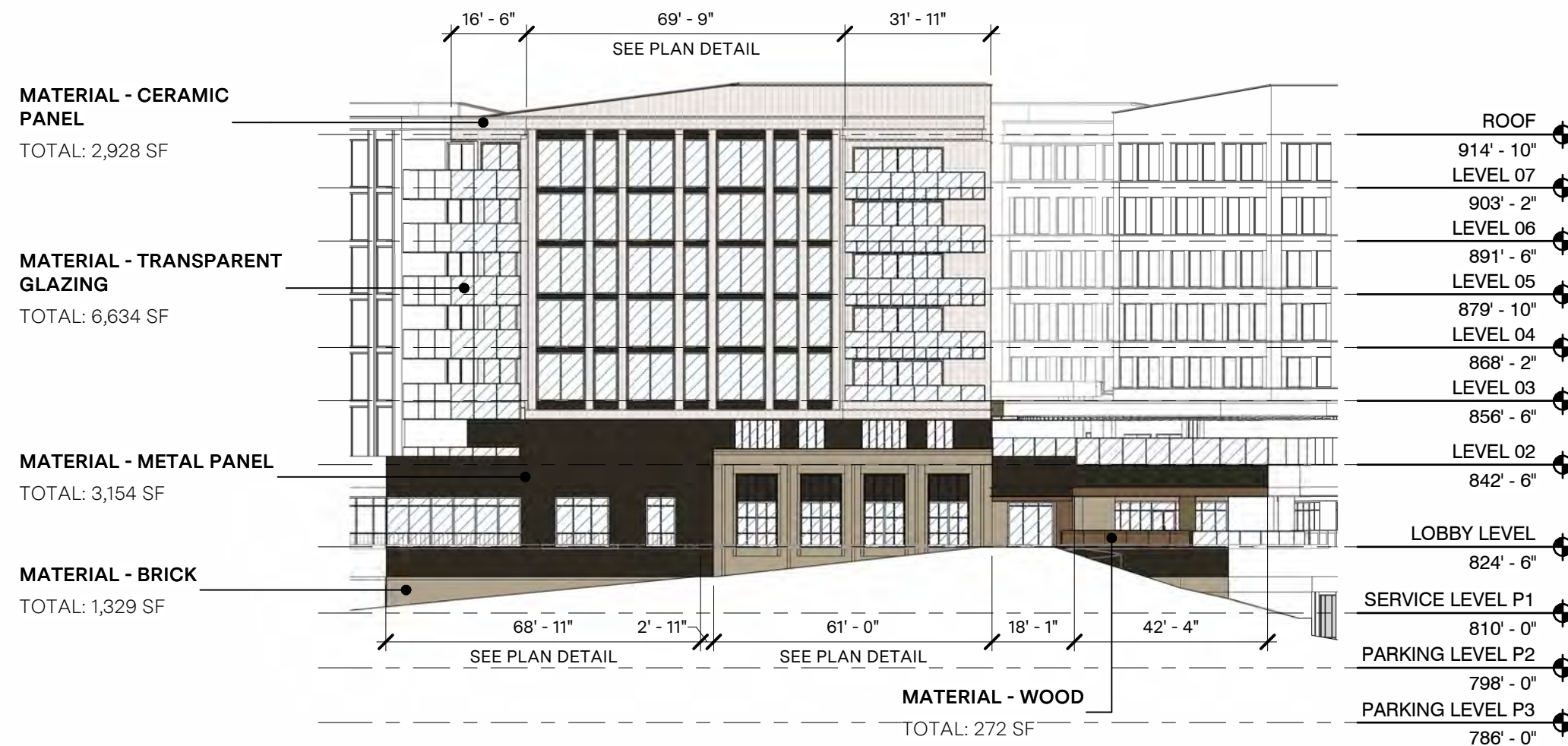
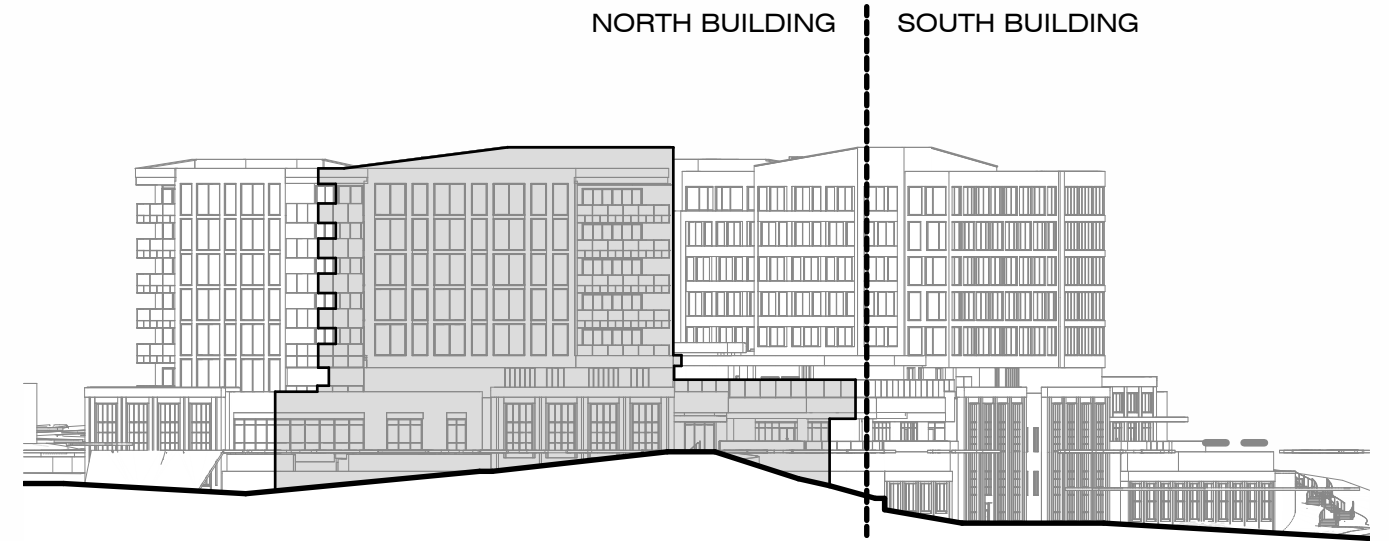
TOTAL: 14,315 SF



NORTH BUILDING - NORTH WEST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# NORTH BUILDING - NORTH WEST ELEVATION GENERAL NOTES:

TOTAL FACADE AREA:	14,315 SF	<u>VERTICAL FACADE INCREMENTS</u>
		REQUIRED: YES
		COMPLIANCE: YES
<b>MATERIALS</b>		<u>HORIZONTAL FACADE DIVISIONS</u>
PRIMARY MATERIAL TYPES		REQUIRED: YES
BRICK:	1,329 SF	COMPLIANCE: YES
GLAZING (WINDOWS AND DOORS):	6,634 SF	
CERAMIC PANEL:	2,928 SF	
TOTAL:	10,891 SF / 76.1%	
SECONDARY MATERIAL TYPES:		
METAL PANEL:	3,154 SF	



NORTH BUILDING - NORTH WEST ELEVATION - MATERIALS  
scale 1/32" = 1'-0"

# NORTH BUILDING - SOUTH ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 5,751 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 50.0%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 539 SF  
 STONE: 31 SF  
 GLAZING (WINDOWS AND DOORS): 2,877 SF  
 CERAMIC PANEL: 1,370 SF  
 TOTAL: 4,807 SF / 83.5%

### SECONDARY MATERIAL TYPES:

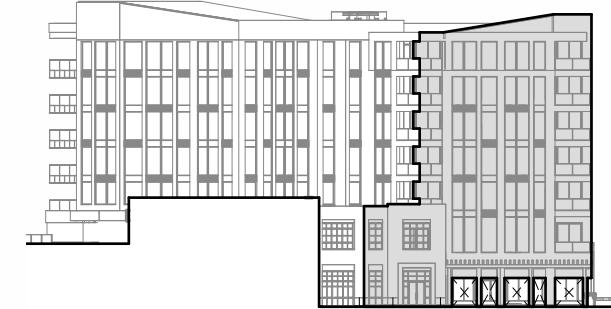
METAL PANEL: 927 SF

### VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES

### HORIZONTAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES



### MATERIAL - METAL PANEL

TOTAL: 927 SF

### MATERIAL - TRANSPARENT GLAZING

TOTAL: 2,877 SF

### MATERIAL - CERAMIC PANEL

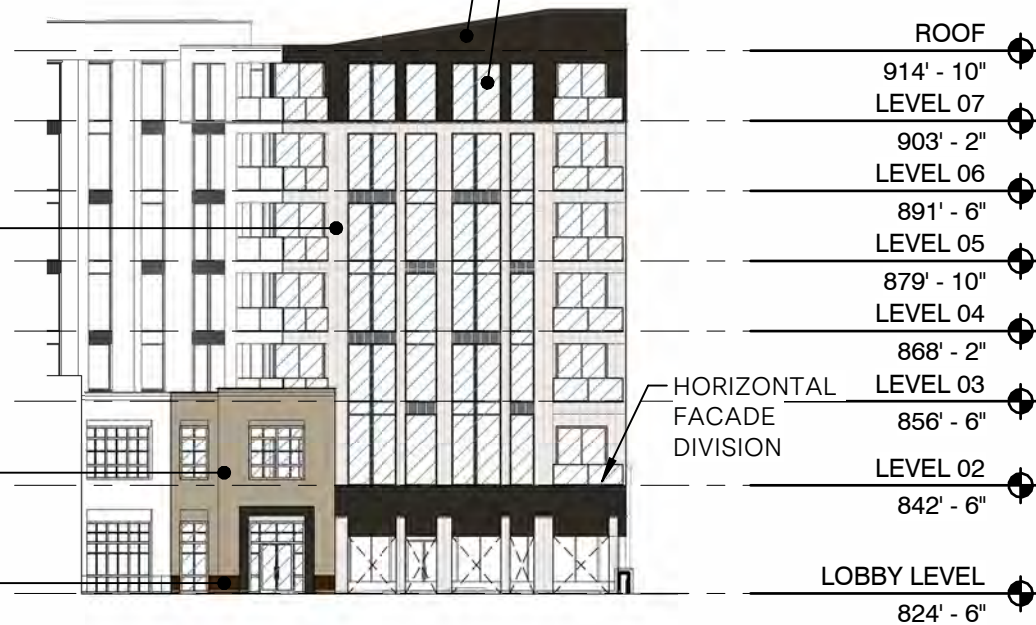
TOTAL: 1,370 SF

### MATERIAL - BRICK

TOTAL: 539 SF

### MATERIAL - STONE

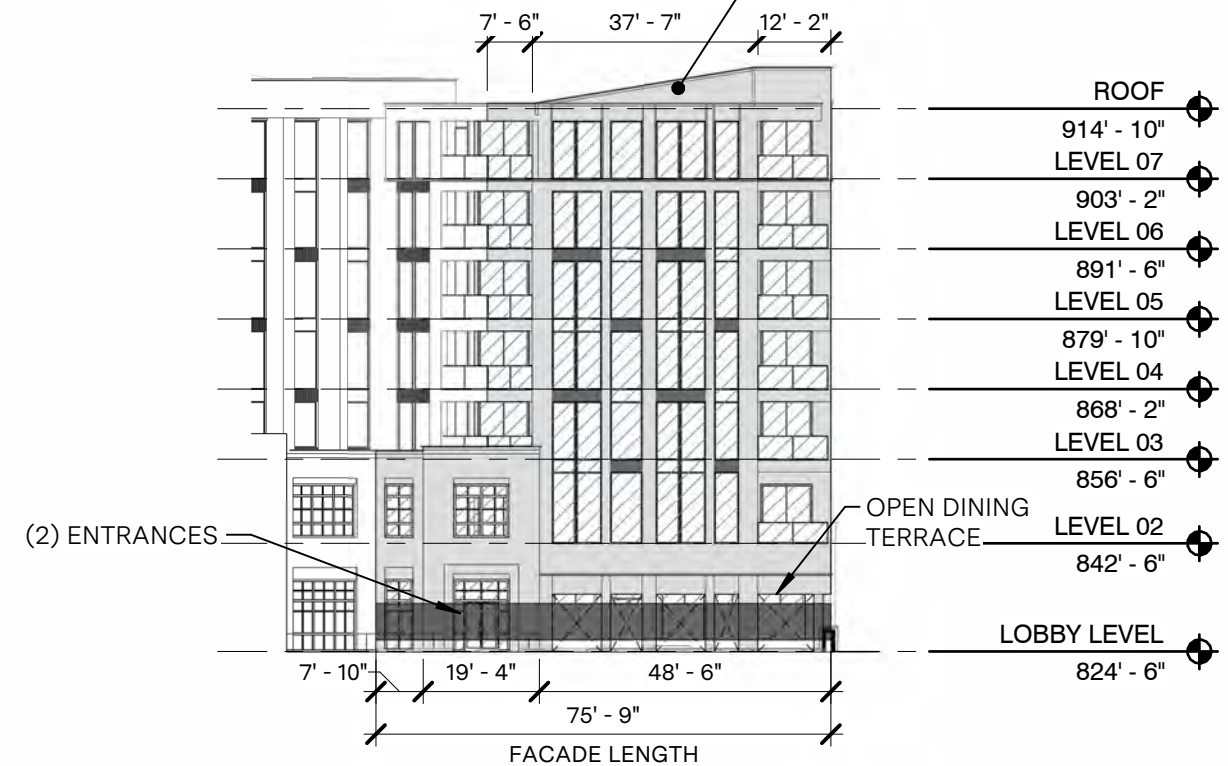
TOTAL: 31 SF



NORTH BUILDING - SOUTH ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"

### FACADE EXTENTS

TOTAL: 5,751 SF



NORTH BUILDING - SOUTH ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# NORTH BUILDING - SOUTHEAST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 4,379 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 44.6%

## MATERIALS

### PRIMARY MATERIAL TYPES

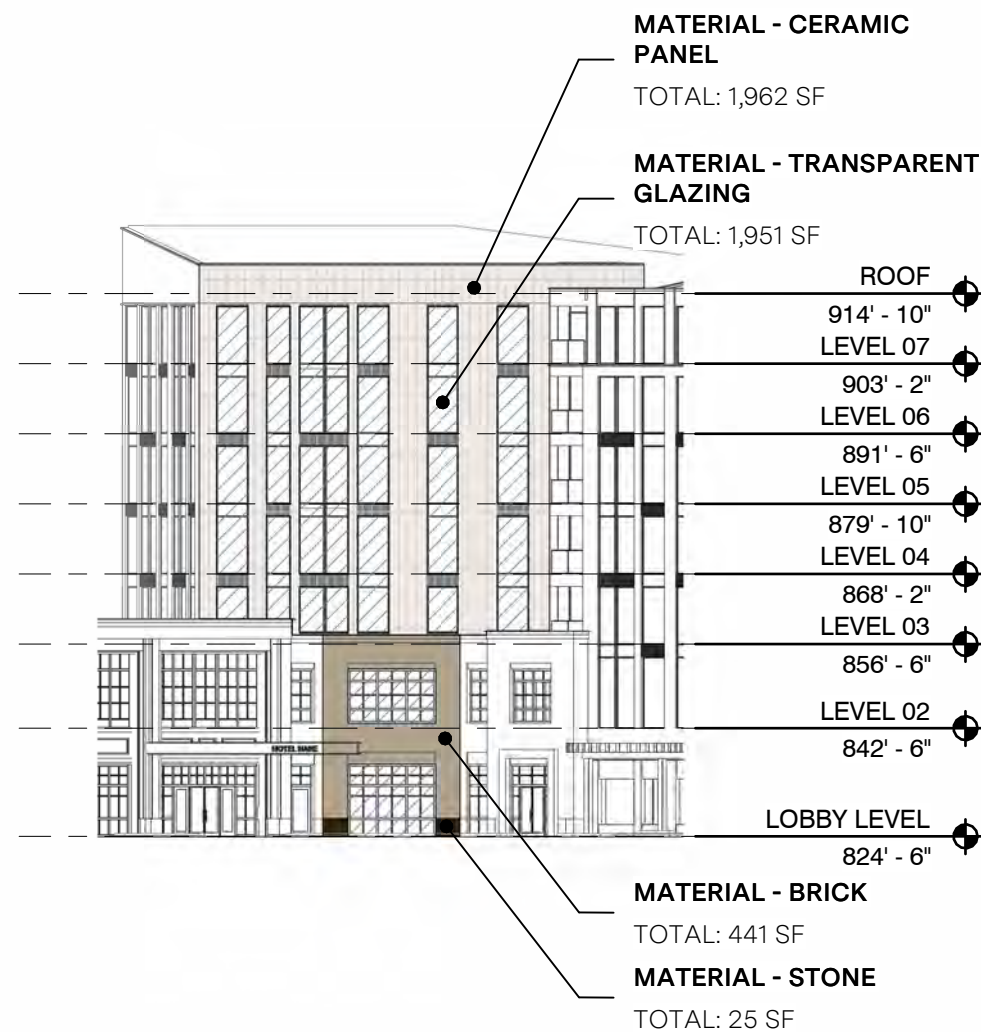
BRICK: 441 SF  
 STONE: 25 SF  
 GLAZING (WINDOWS AND DOORS): 1,951 SF  
 CERAMIC PANEL: 1,962 SF  
 TOTAL: 4,379 SF / 100%

## VERTICAL FACADE INCREMENTS

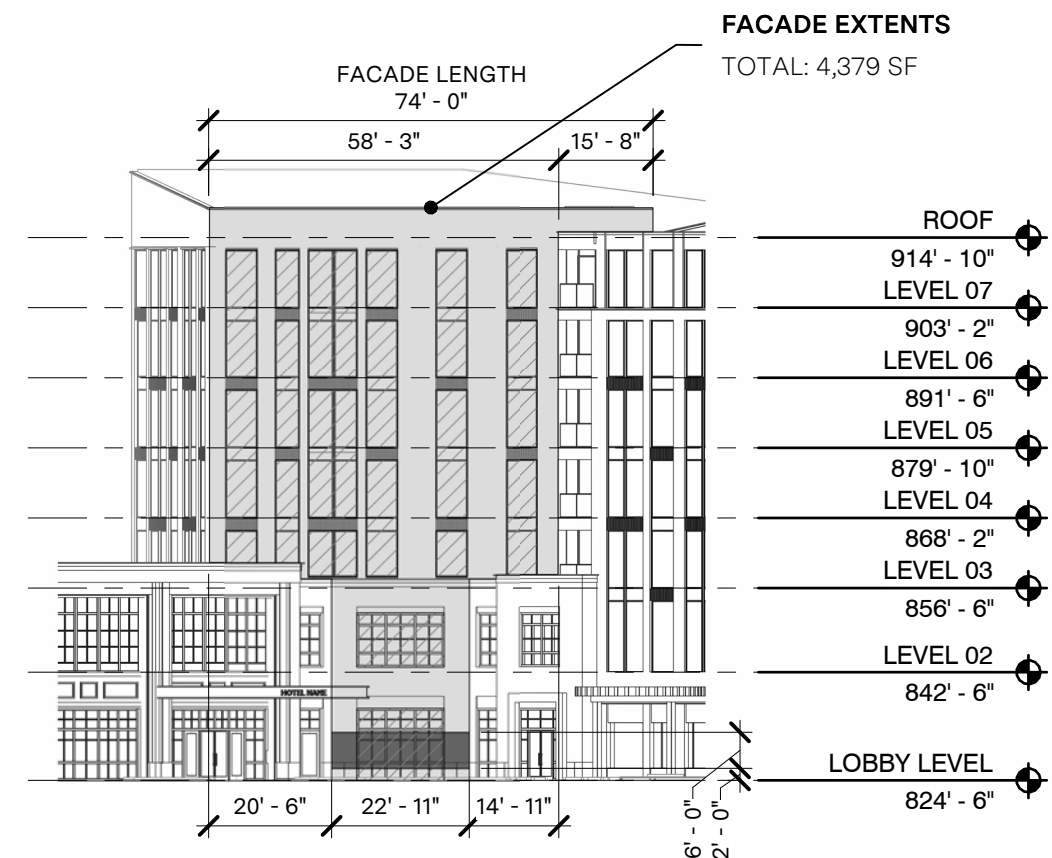
REQUIRED: YES  
 COMPLIANCE: YES

## HORIZONTAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: NO



NORTH BUILDING - SOUTH EAST ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"



NORTH BUILDING - SOUTH EAST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# NORTH BUILDING: SOUTHEAST ENTRY ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: YES

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 5

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 1,302 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 48.5%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 586 SF  
 STONE: 31 SF  
 GLAZING (WINDOWS AND DOORS): 631 SF  
 TOTAL: 1,248 SF / 95.9%

### SECONDARY MATERIAL TYPES:

METAL PANEL: 53 SF

## VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES

## HORIZONTAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES

SOUTH BUILDING | NORTH BUILDING



OBSCURED FOR CLARITY

### MATERIAL - TRANSPARENT GLAZING

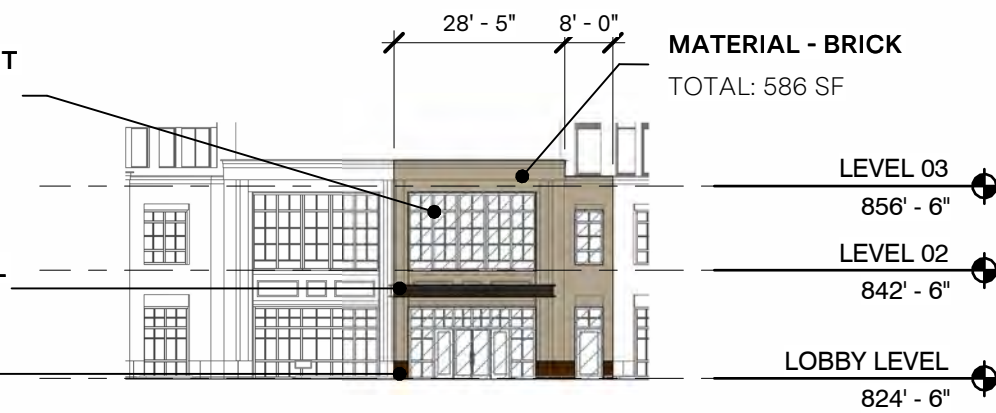
TOTAL: 631 SF

### MATERIAL - METAL PANEL

TOTAL: 53 SF

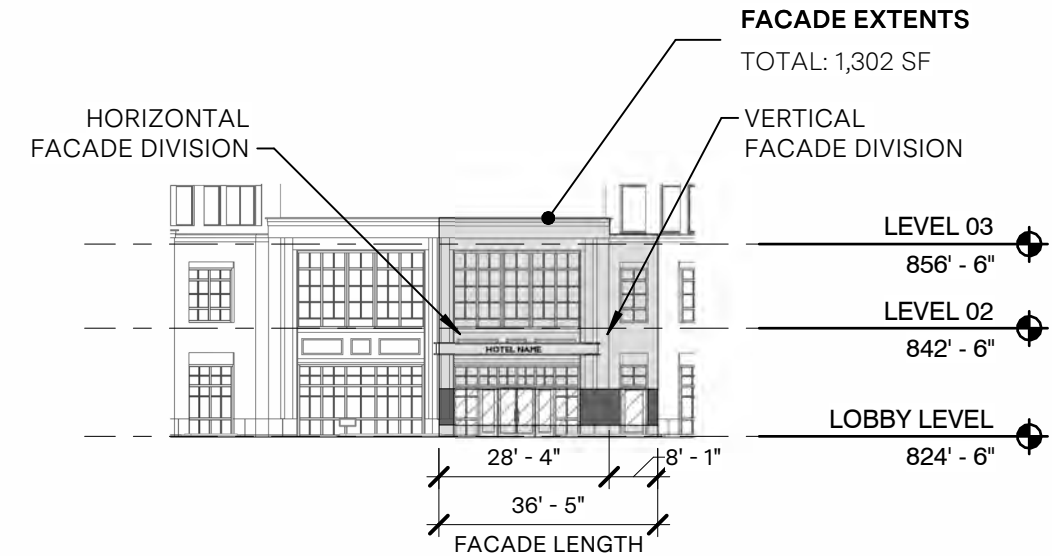
### MATERIAL - STONE

TOTAL: 31 SF



### MATERIAL - BRICK

TOTAL: 586 SF



### FACADE EXTENTS

TOTAL: 1,302 SF

NORTH BUILDING - SOUTH EAST ENTRY ELEVATION -

### MATERIALS

scale 1/32" = 1'-0"

:

NORTH BUILDING - SOUTH EAST ENTRY ELEVATION -

### GENERAL

scale 1/32" = 1'-0"

:

# NORTH BUILDING - SOUTH WEST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 3,099 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 56.9%

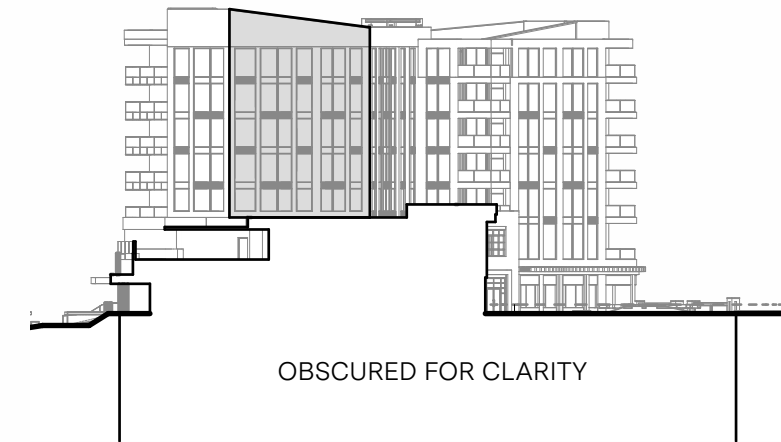
## MATERIALS

### PRIMARY MATERIAL TYPES

GLAZING (WINDOWS AND DOORS): 1,762 SF  
 CERAMIC PANEL: 1,337 SF  
 TOTAL: 3,099 SF / 100%

### VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES



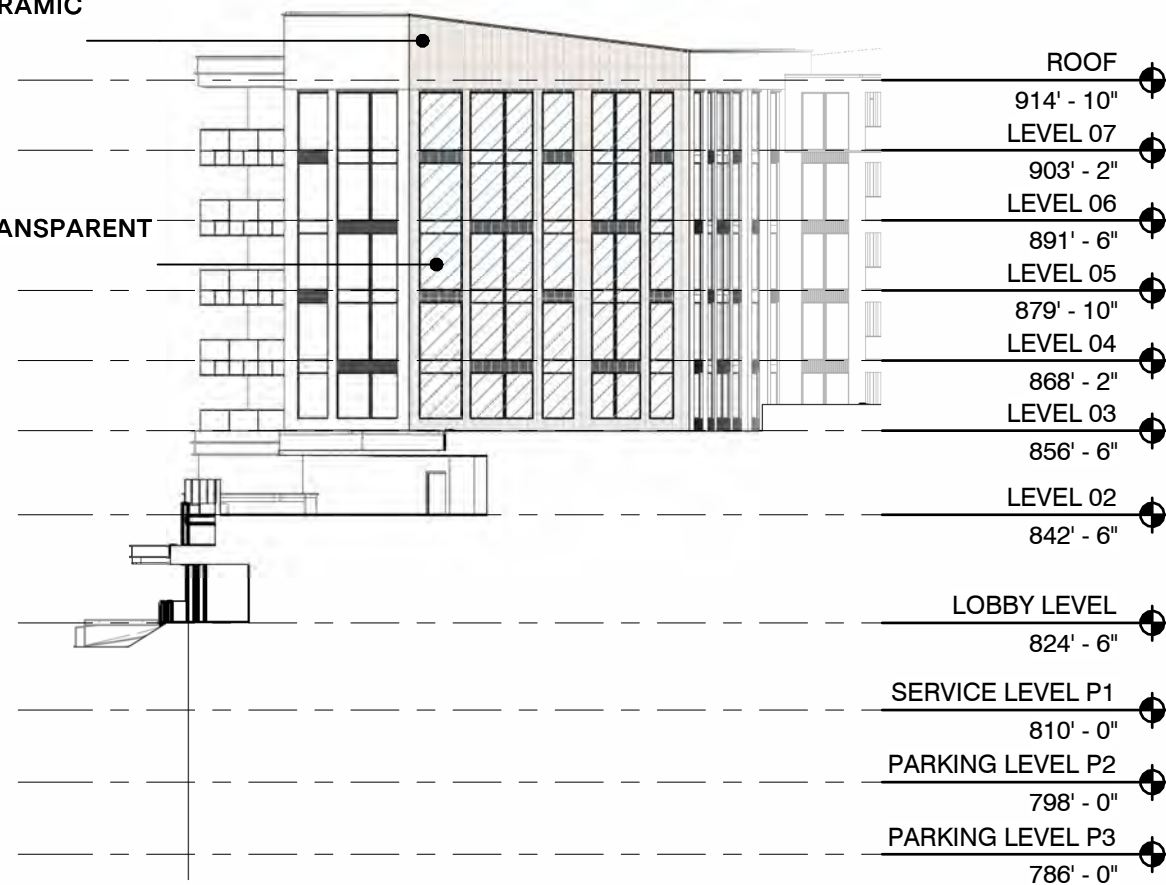
OBSCURED FOR CLARITY

## MATERIAL - CERAMIC PANEL

TOTAL: 1,337 SF

## MATERIAL - TRANSPARENT GLAZING

TOTAL: 1,762 SF



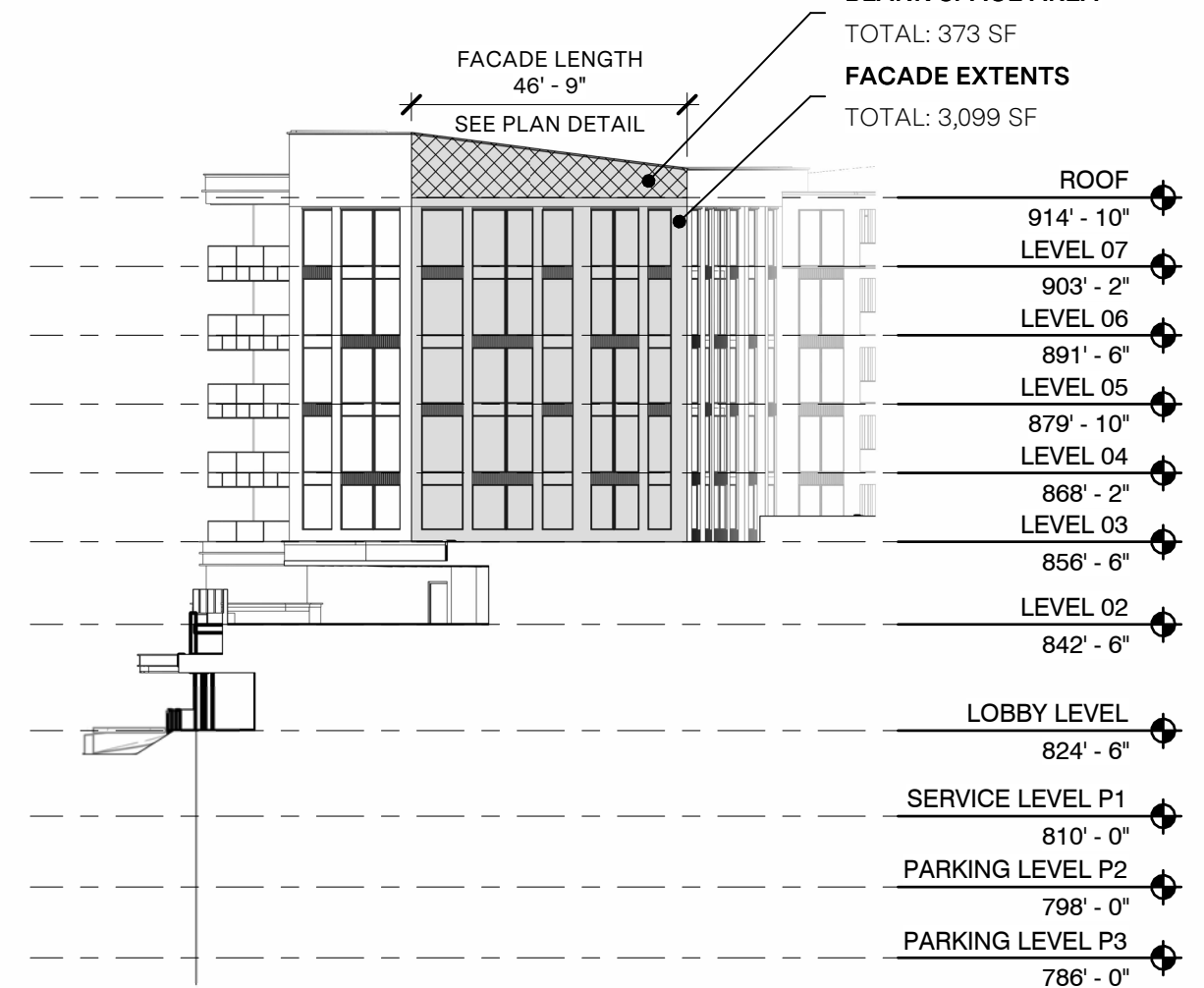
NORTH BUILDING - SOUTH WEST ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"

## BLANK SPACE AREA

TOTAL: 373 SF

## FACADE EXTENTS

TOTAL: 3,099 SF



NORTH BUILDING - SOUTH WEST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# NORTH BUILDING - WEST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES; 17.9%

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 3,225 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 37.2%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 503 SF  
 GLAZING (WINDOWS AND DOORS): 1,200 SF  
 CERAMIC PANEL: 702 SF  
 TOTAL: 2,405 SF 74.5%

### SECONDARY MATERIAL TYPES:

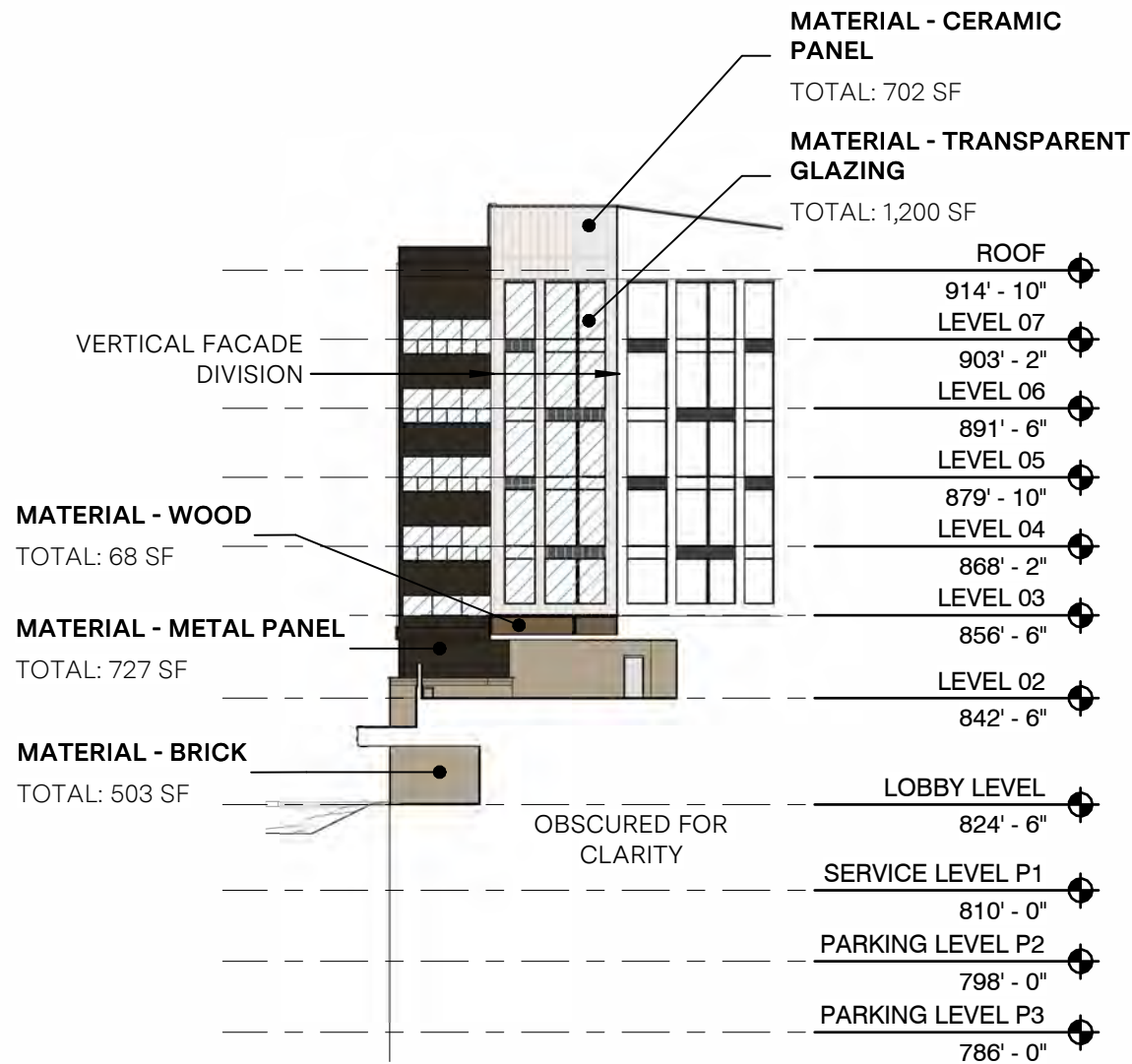
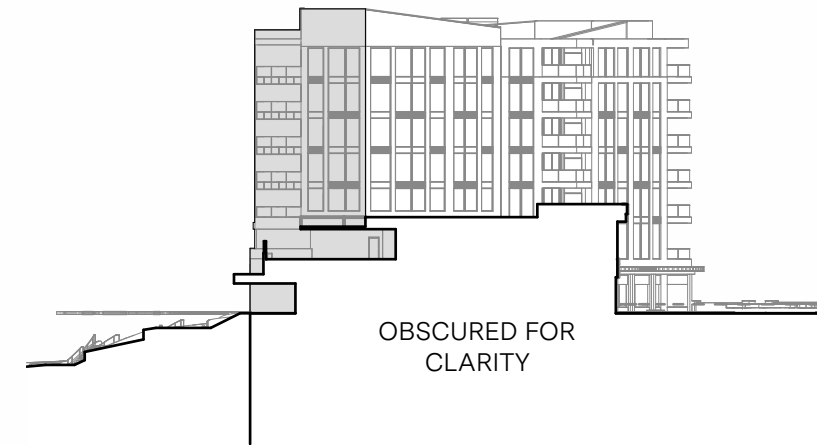
METAL PANEL: 727 SF  
 WOOD: 68 SF

### VERTICAL FACADE INCREMENTS

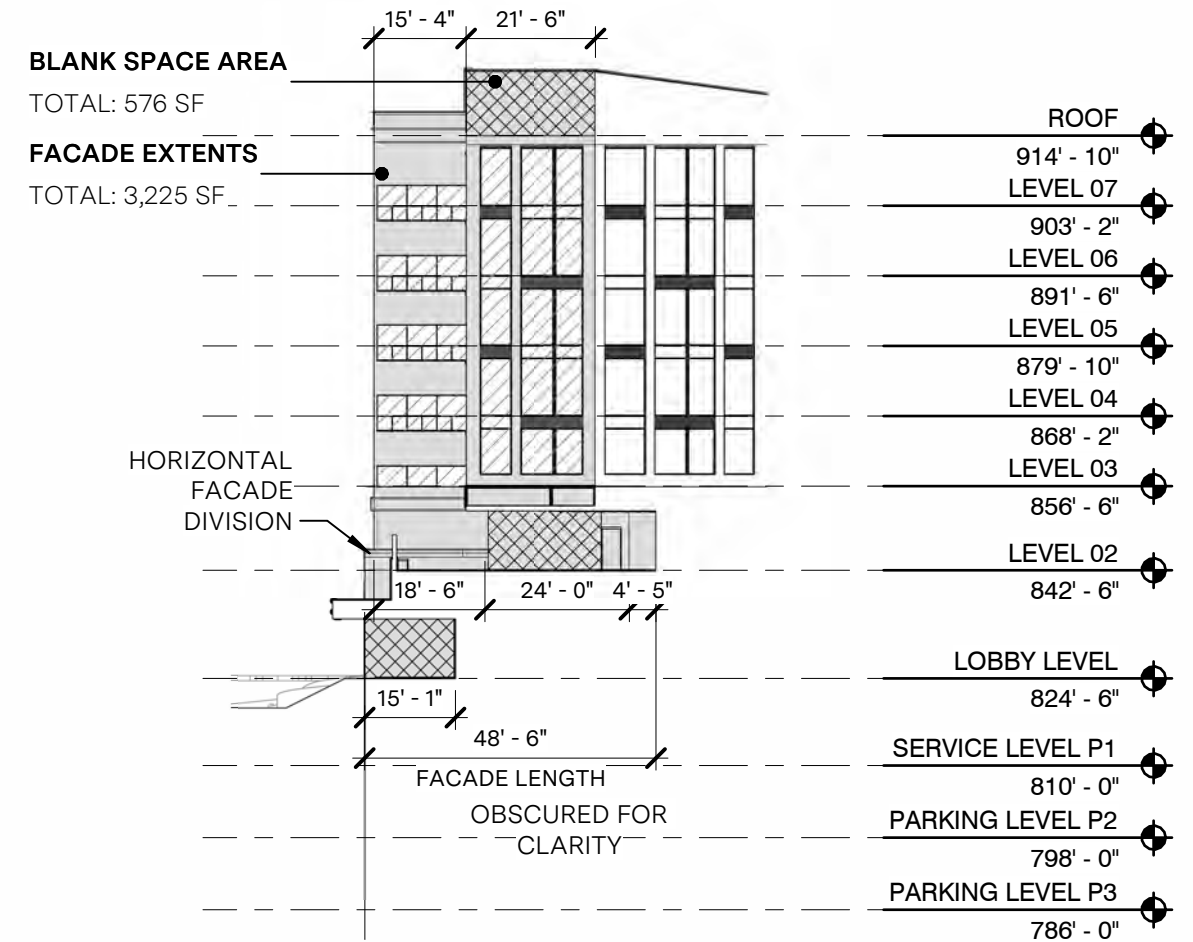
REQUIRED: YES  
 COMPLIANCE: YES

### HORIZONTAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES



NORTH BUILDING - WEST ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"



NORTH BUILDING - WEST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# SOUTH BUILDING: EAST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES, 22.6%

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 7,113 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 16.6%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 1,955 SF  
 GLAZING (WINDOWS AND DOORS): 1,179 SF  
 TOTAL: 3,174 SF / 44.6%

### SECONDARY MATERIAL TYPES:

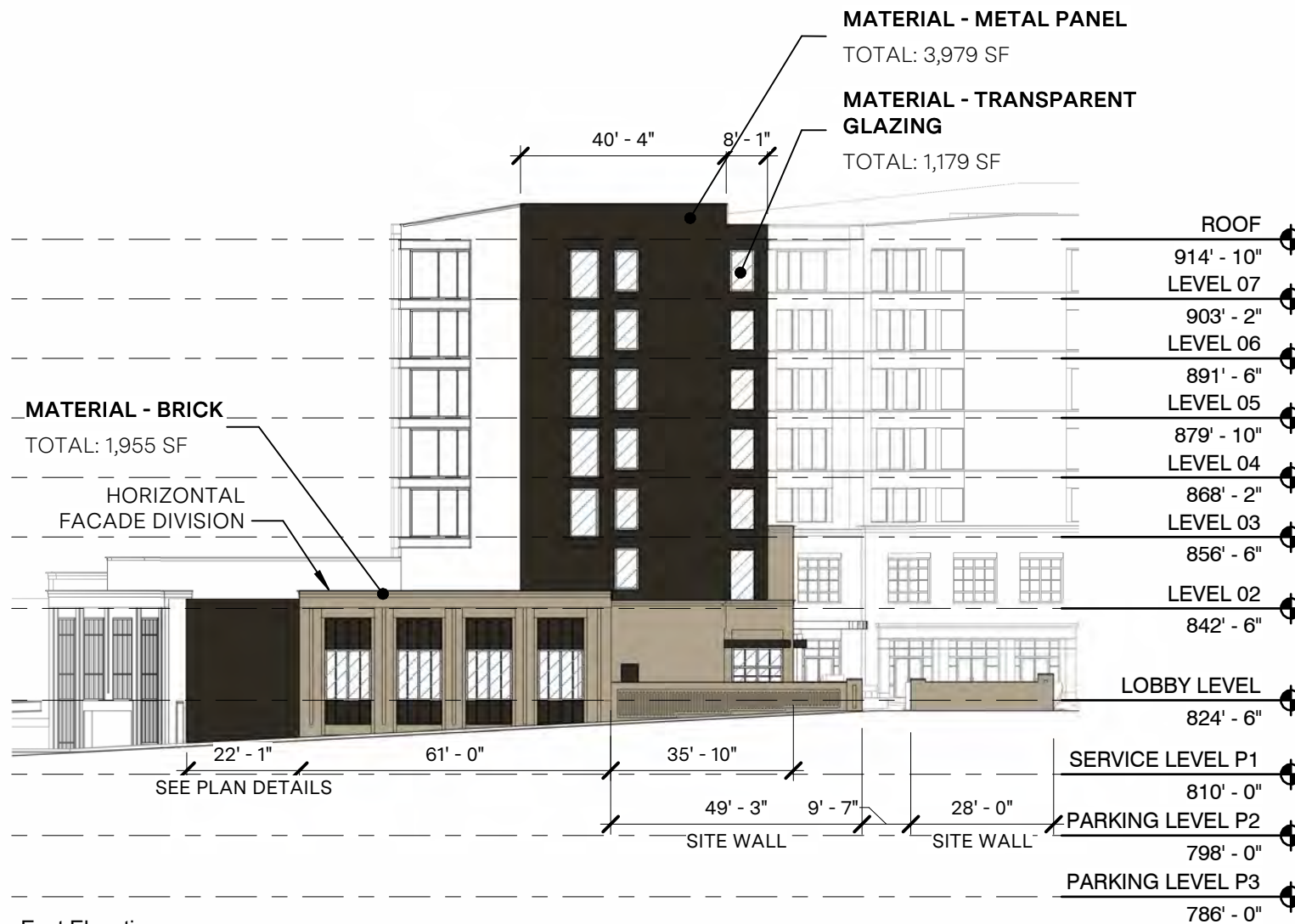
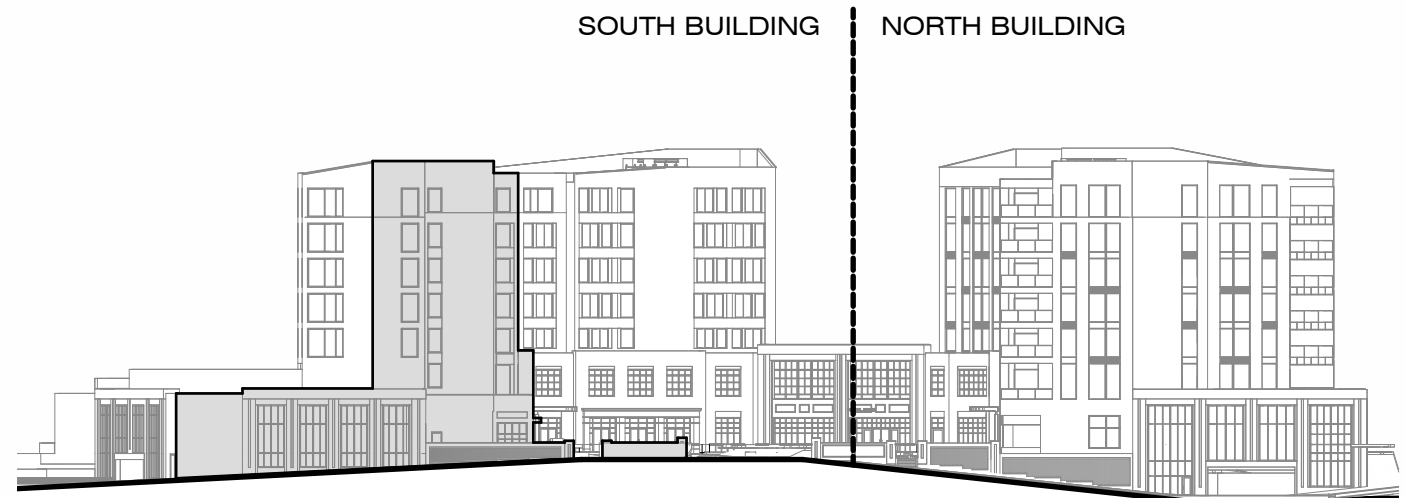
METAL PANEL: 3,979 SF

## VERTICAL FACADE INCREMENTS

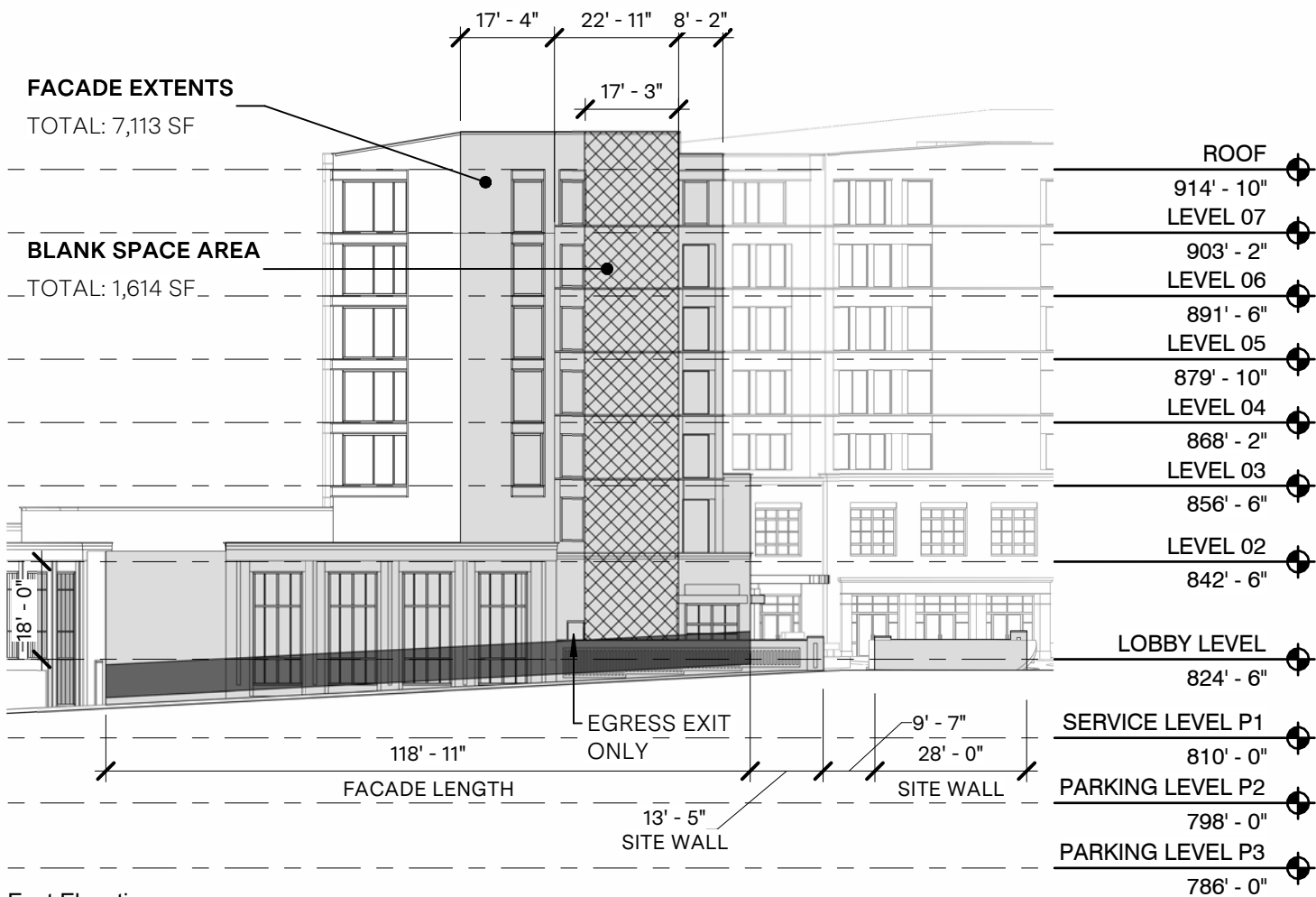
REQUIRED: YES  
 COMPLIANCE: YES

## HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: YES



East Elevation  
 scale 1/32" = 1'-0"



East Elevation  
 scale 1/32" = 1'-0"

# SOUTH BUILDING - INNER NORTH ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 4 (+1 FIRE COMMAND)

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 9,249 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 35.6%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 1,103 SF  
 STONE: 65 SF  
 GLAZING (WINDOWS AND DOORS): 3,278 SF  
 CERAMIC PANEL: 2,773 SF  
 TOTAL: 7,219 SF / 78.1%

### SECONDARY MATERIAL TYPES:

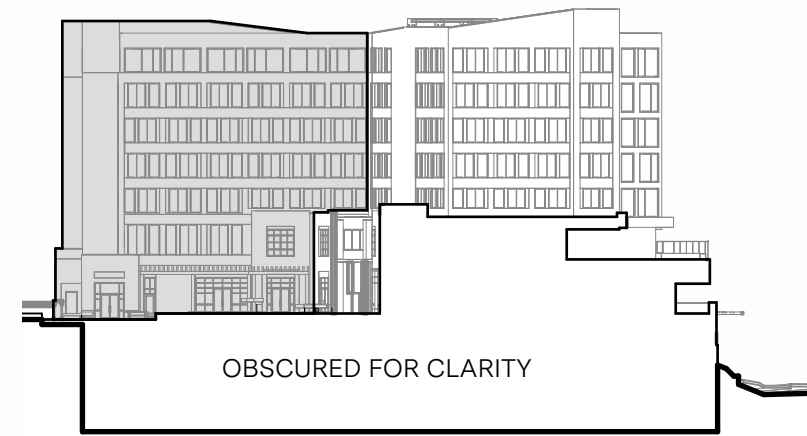
METAL PANEL: 2,031 SF

### VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: NO

### HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: YES



### MATERIAL - METAL PANEL

TOTAL: 2,031 SF

### MATERIAL - CERAMIC PANEL

TOTAL: 2,773 SF

### MATERIAL - TRANSPARENT GLAZING

TOTAL: 3,278 SF

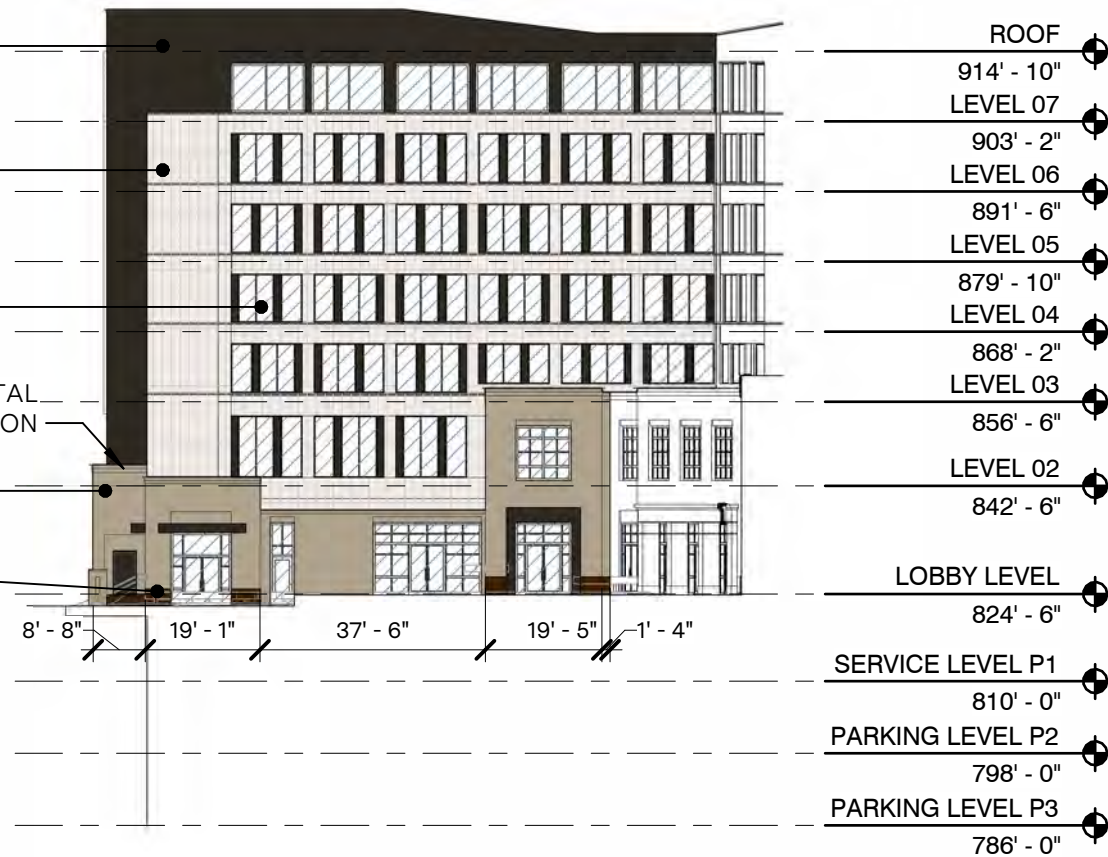
HORIZONTAL FACADE DIVISION

### MATERIAL - BRICK

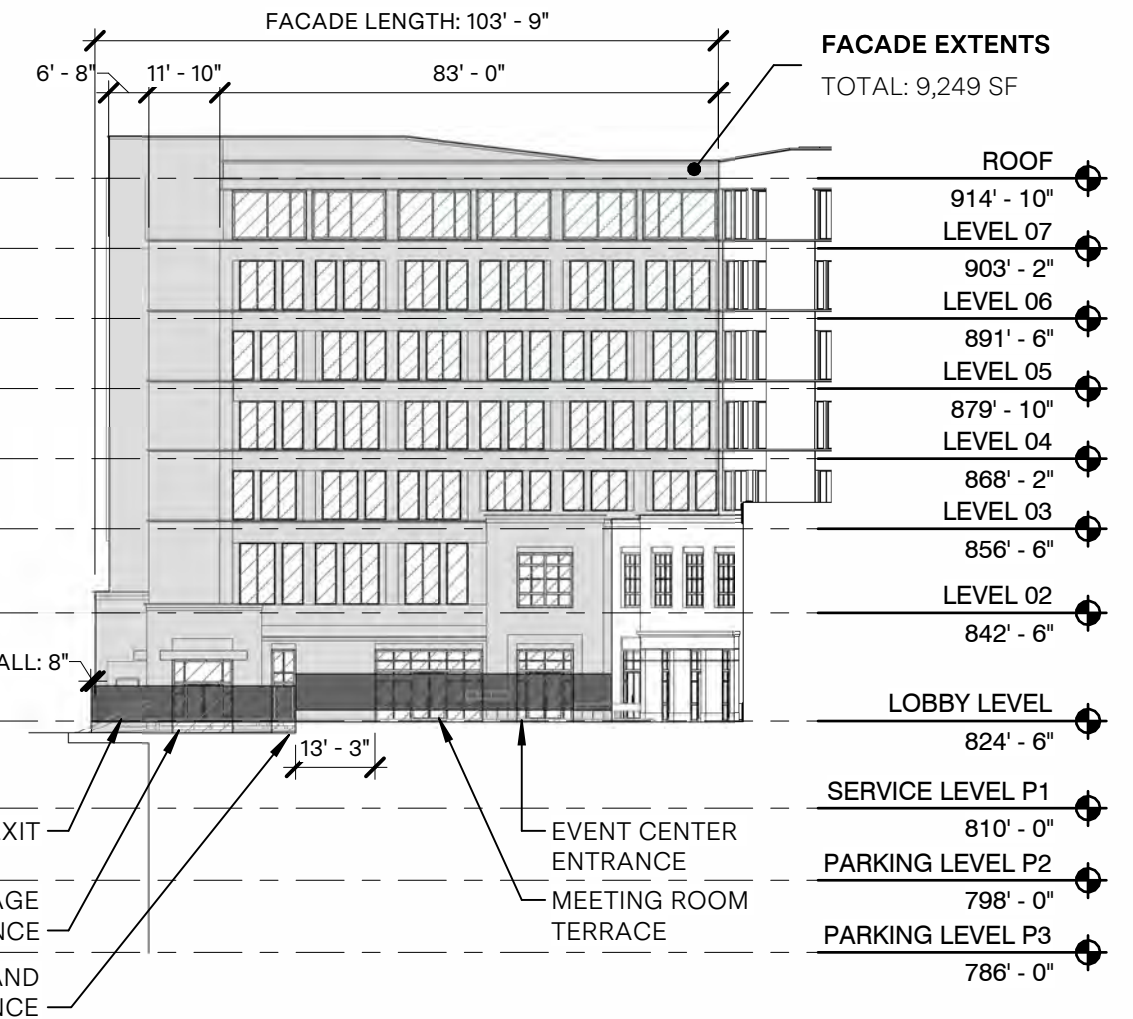
TOTAL: 1,103 SF

### MATERIAL - STONE

TOTAL: 65 SF



SOUTH BUILDING - INNER NORTH ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"



SOUTH BUILDING - INNER NORTH ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# SOUTH BUILDING - NORTH ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES; 8.3%

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 2,132 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 44.8%

## MATERIALS

### PRIMARY MATERIAL TYPES

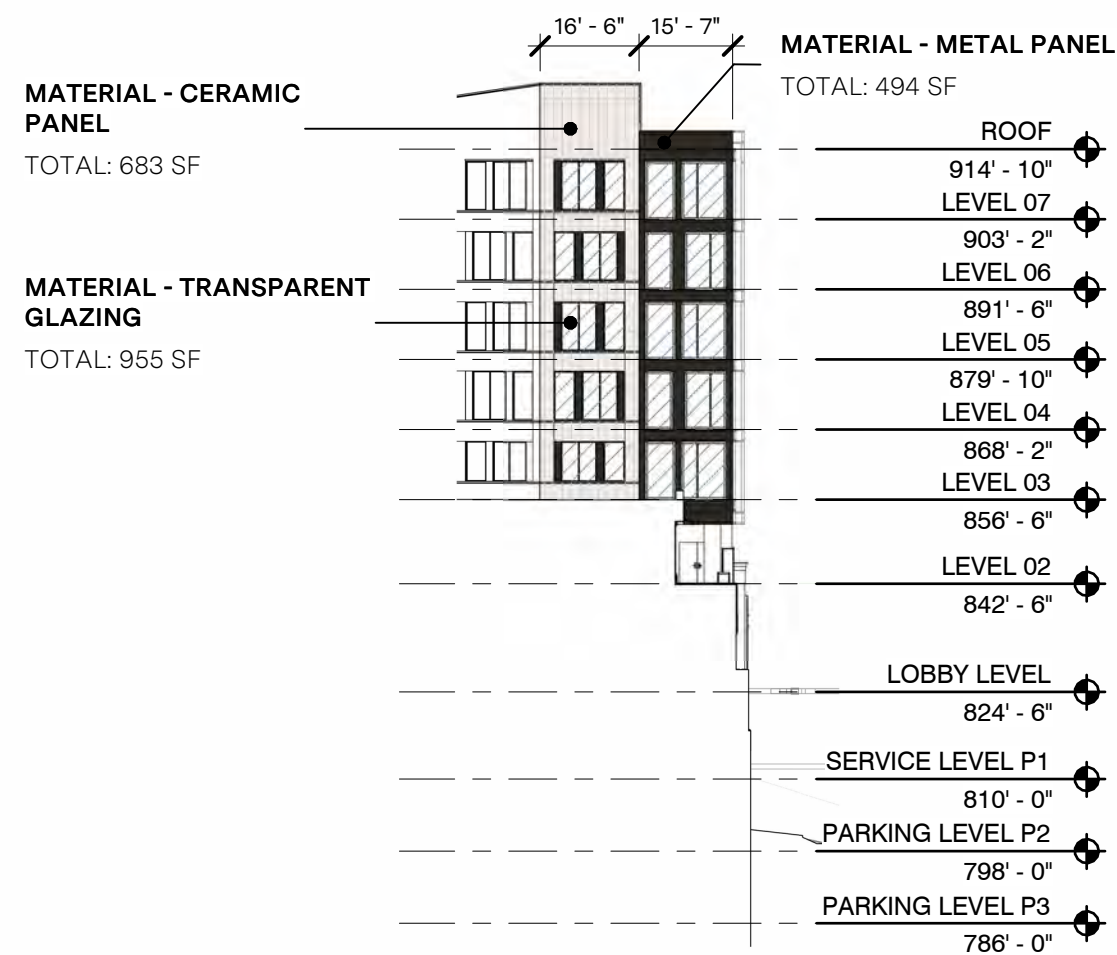
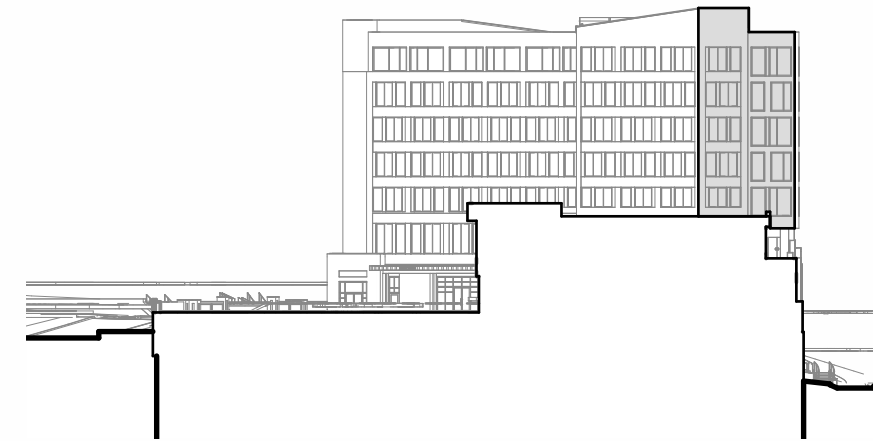
GLAZING (WINDOWS AND DOORS): 955 SF  
 CERAMIC PANEL: 683 SF  
 TOTAL: 1,638 SF / 76.8%

### SECONDARY MATERIAL TYPES:

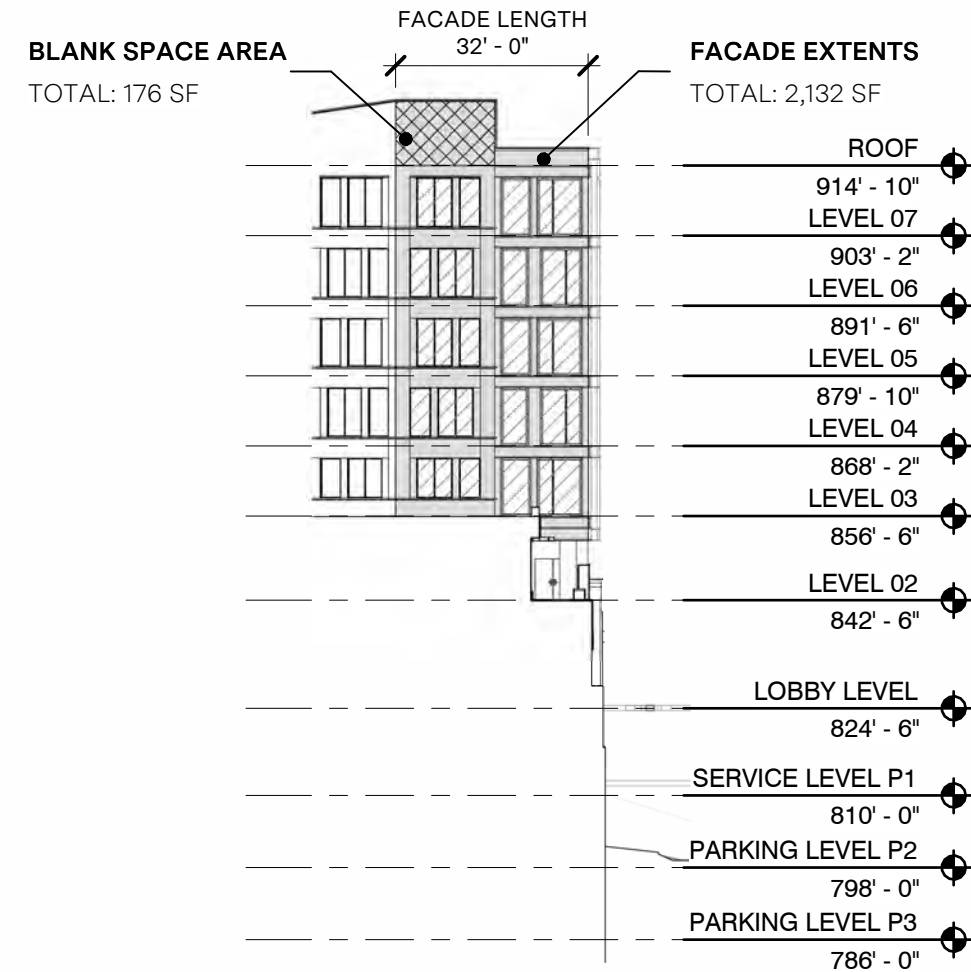
METAL PANEL: 494 SF

### VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES



SOUTH BUILDING - NORTH ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"



SOUTH BUILDING - NORTH ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# SOUTH BUILDING - NORTHEAST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 8

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES, 18.9%

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 8,100 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 33.4%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 1,406 SF  
 STONE: 60 SF  
 GLAZING (WINDOWS AND DOORS): 2,704 SF  
 CERAMIC PANEL: 3,711 SF  
 TOTAL: 7,881 SF / 97.3%

### SECONDARY MATERIAL TYPES:

METAL PANEL: 220 SF

## VERTICAL FACADE INCREMENTS

REQUIRED: YES (NO GREATER THAN 45'-0")  
 COMPLIANCE: NO

## HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: NO



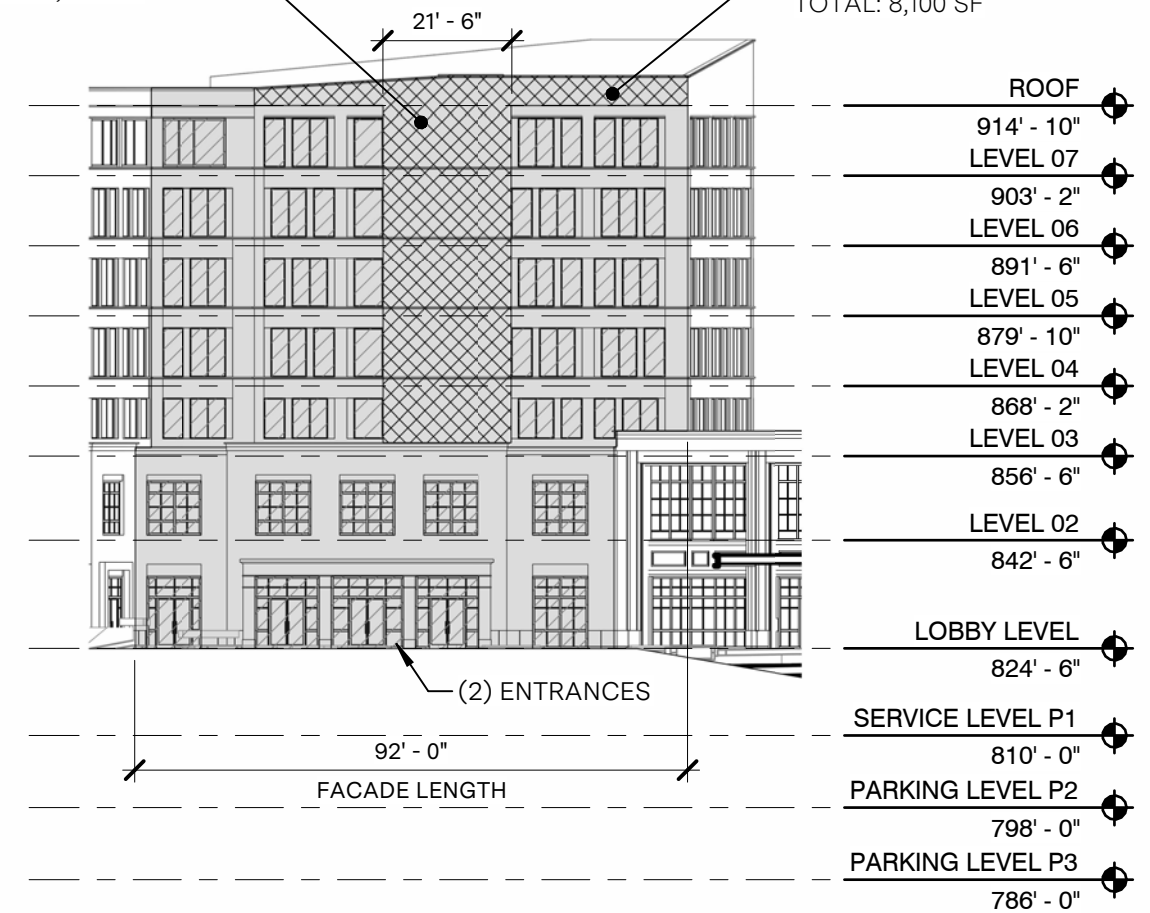
SOUTH BUILDING - NORTH EAST ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"

## BLANK SPACE AREA

TOTAL: 1,529 SF

## FACADE EXTENTS

TOTAL: 8,100 SF



SOUTH BUILDING - NORTH EAST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# SOUTH BUILDING - NORTH ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES; 8.3%

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 2,132 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 44.8%

## MATERIALS

### PRIMARY MATERIAL TYPES

GLAZING (WINDOWS AND DOORS): 955 SF  
 CERAMIC PANEL: 683 SF  
 TOTAL: 1,638 SF / 76.8%

### SECONDARY MATERIAL TYPES:

METAL PANEL: 494 SF

## VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES

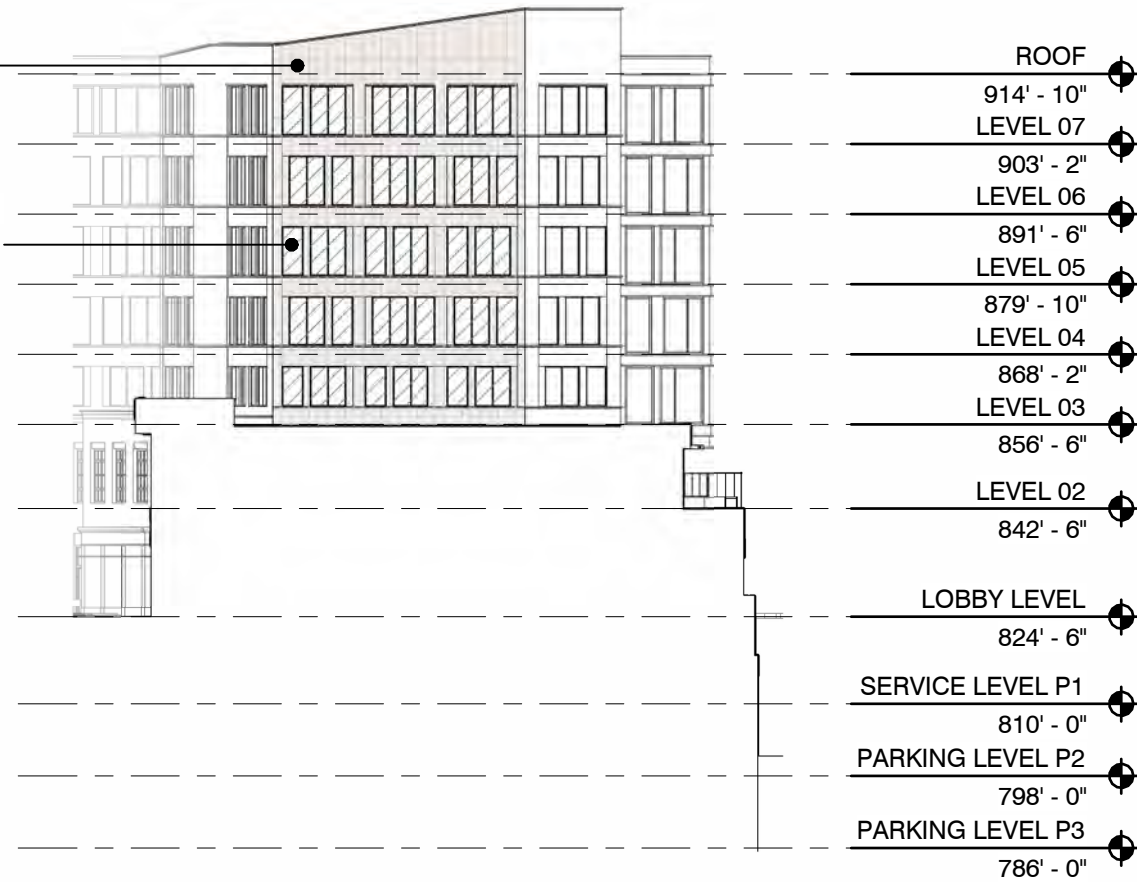


## MATERIAL - CERAMIC PANEL

TOTAL: 1,689 SF

## MATERIAL - TRANSPARENT GLAZING

TOTAL: 1,110 SF



SOUTH BUILDING - NORTH NORTH EAST ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"

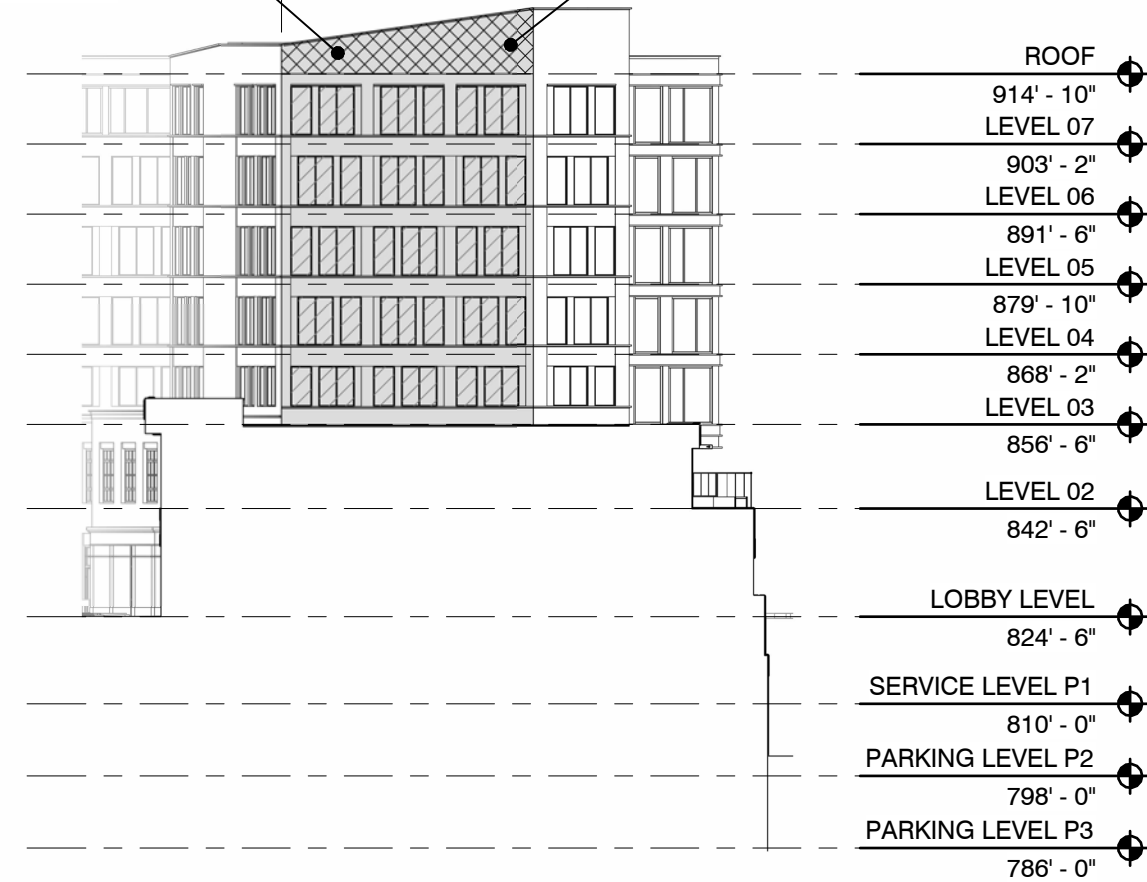
## BLANK SPACE AREA

TOTAL: 335 SF

FACADE LENGTH  
 42' - 0"

## FACADE EXTENTS

TOTAL: 2,799 SF



SOUTH BUILDING - NORTH NORTH EAST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# SOUTH BUILDING - SOUTH ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES (PARKING LOT FACADE)

REQUIRED: 2  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 3,562 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 0%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 1,281 SF  
 WOOD: 51 SF  
 TOTAL: 1,332 SF / 37.4%

### SECONDARY MATERIAL TYPES:

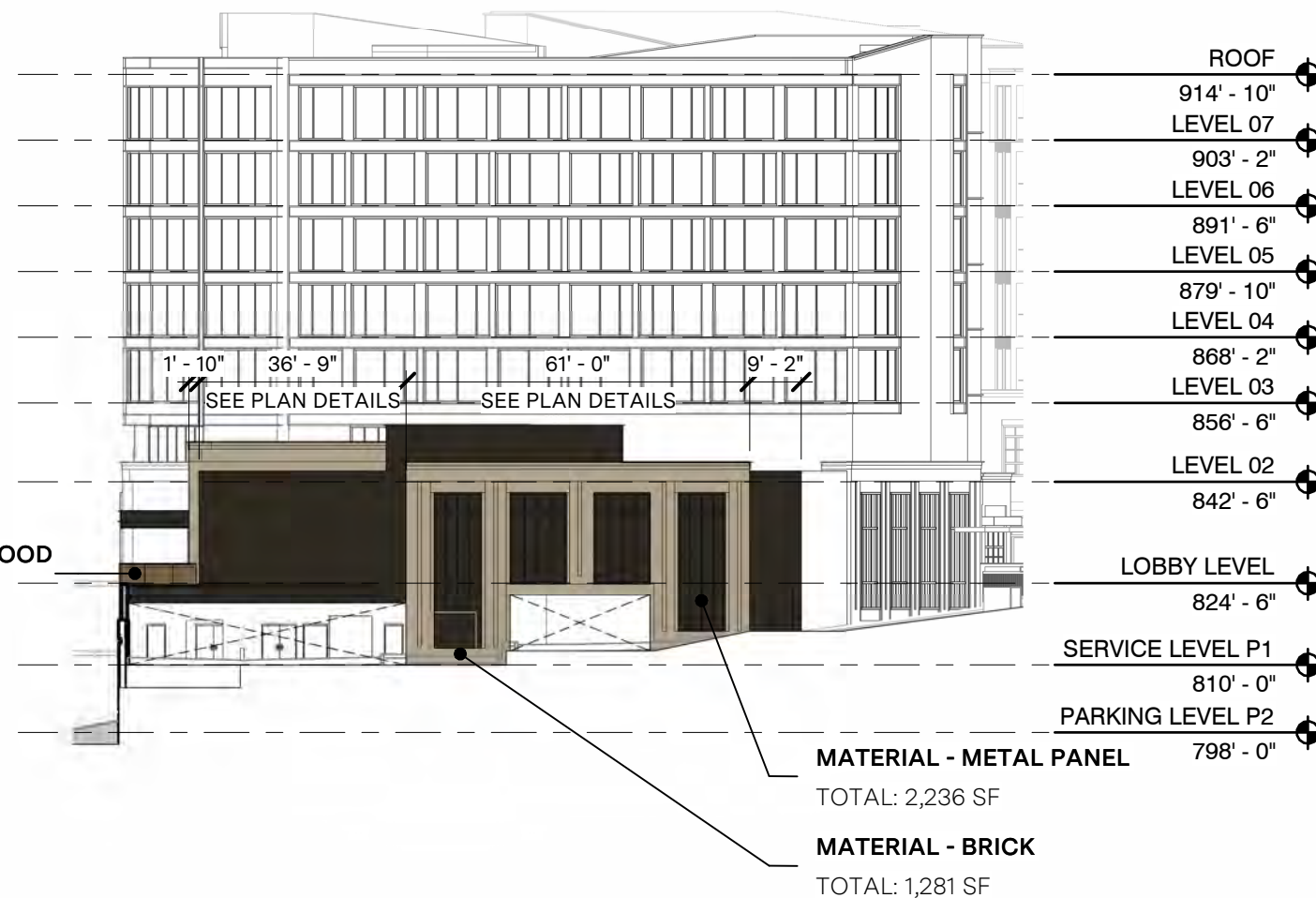
METAL PANEL: 2,236 SF

## VERTICAL FACADE INCREMENTS

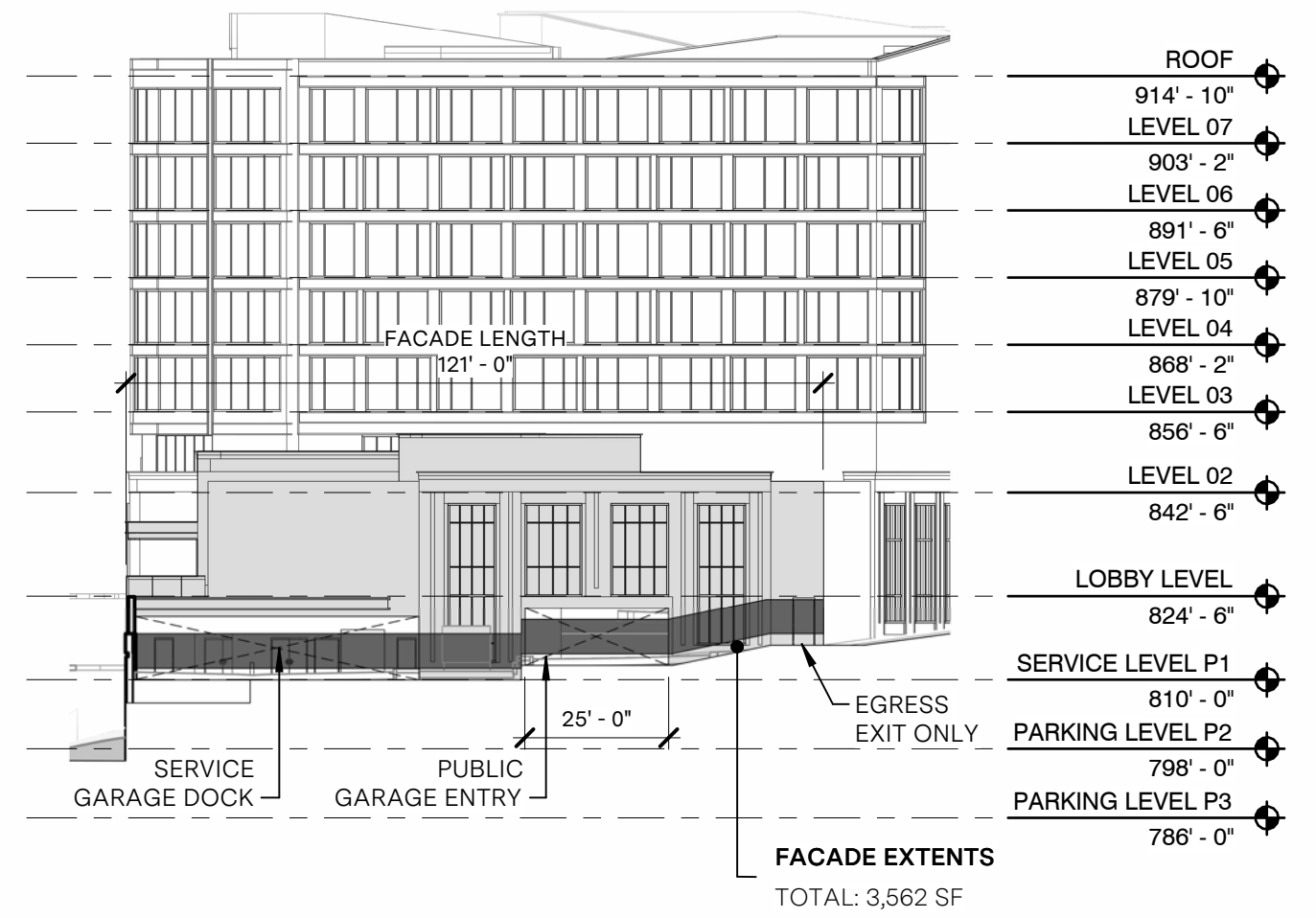
REQUIRED: YES  
 COMPLIANCE: YES

## HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: NO



South Elevation  
 scale 1/32" = 1'-0"



South Elevation  
 scale 1/32" = 1'-0"

# SOUTH BUILDING: SOUTH EAST ELEVATION FACADE NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 1,776 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 33.3%

## MATERIALS

### PRIMARY MATERIAL TYPES

GLAZING (WINDOWS AND DOORS): 592 SF  
 TOTAL: 592 SF / 33.3%

### SECONDARY MATERIAL TYPES:

METAL PANEL: 1,184 SF

## VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES



## MATERIAL - METAL PANEL

TOTAL: 1,184 SF

## MATERIAL - TRANSPARENT GLAZING

TOTAL: 592 SF



SOUTH BUILDING - SOUTH EAST ELEVATION - MATERIALS

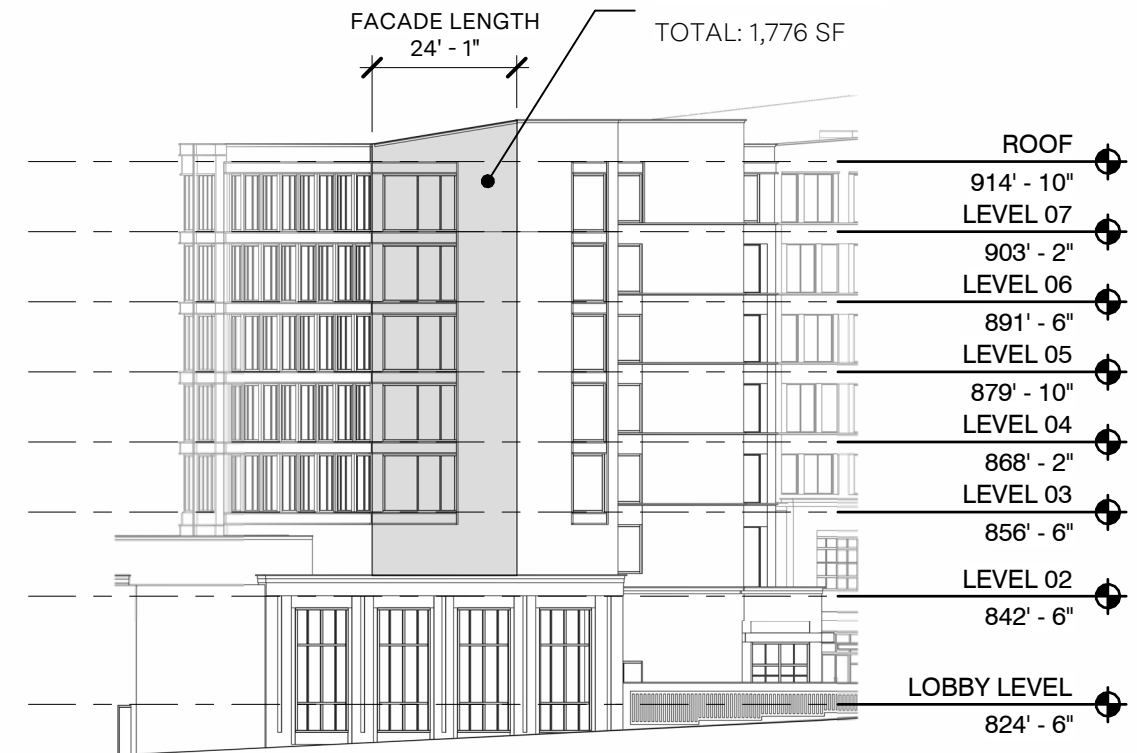
scale 1/32" = 1'-0"

:

## FACADE EXTENTS

TOTAL: 1,776 SF

FACADE LENGTH  
24' - 1"



SOUTH BUILDING - SOUTH EAST ELEVATION - GENERAL

scale 1/32" = 1'-0"

:

# SOUTH BUILDING: SOUTHEAST ENTRY ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 1,103 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 47.9%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 544 SF  
 STONE: 29 SF  
 GLAZING (WINDOWS AND DOORS): 529 SF  
 TOTAL: 1,102 SF / 99.9%

### SECONDARY MATERIAL TYPES:

METAL PANEL: 1 SF

### VERTICAL FACADE INCREMENTS

REQUIRED: YES  
 COMPLIANCE: YES

### HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: YES

SOUTH BUILDING | NORTH BUILDING



OBSCURED FOR CLARITY

### MATERIAL - TRANSPARENT GLAZING

TOTAL: 529 SF

### MATERIAL - BRICK

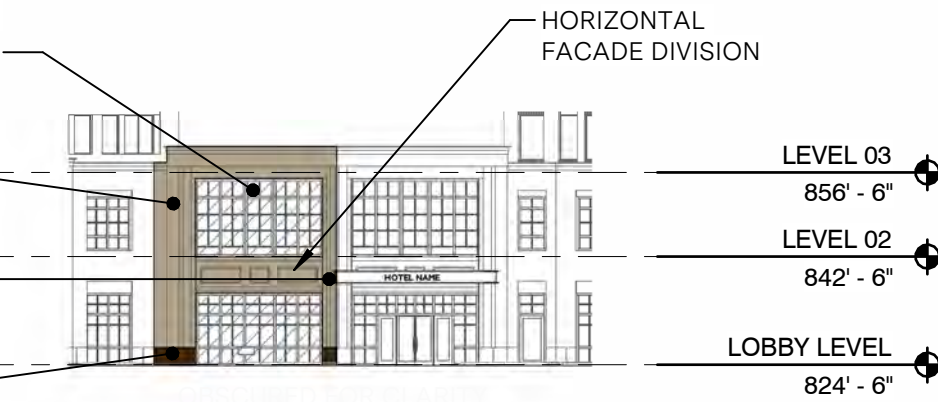
TOTAL: 544 SF

### MATERIAL - METAL PANEL

TOTAL: 1 SF

### MATERIAL - STONE

TOTAL: 29 SF

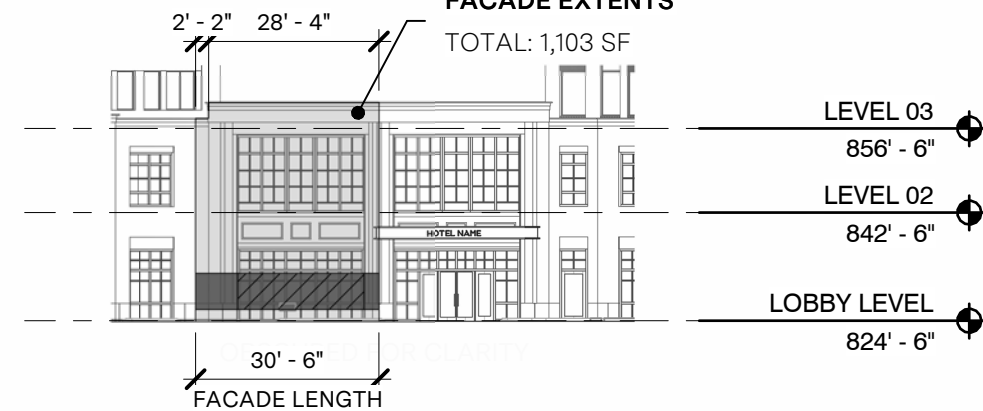


SOUTH BUILDING - SOUTH EAST ENTRY ELEVATION - MATERIALS

scale 1/32" = 1'-0"  
 :

### FACADE EXTENTS

TOTAL: 1,103 SF



SOUTH BUILDING - SOUTH EAST ENTRY ELEVATION - GENERAL

scale 1/32" = 1'-0"  
 :

# SOUTH BUILDING - SOUTHWEST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: NO  
 PRINCIPLE ENTRANCE: NO

## NUMBER OF ENTRANCES

REQUIRED: 0  
 PROVIDED: 0

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES, 5.1%

## NON-STREET FACADE TRANSPARENCY

TOTAL AREA: 10,388 SF  
 TRANSPARENCY:  
 REQUIRED: 15% min  
 COMPLIANCE: 58.1%

## MATERIALS

### PRIMARY MATERIAL TYPES

BRICK: 321 SF  
 GLAZING (WINDOWS AND DOORS): 6,040 SF  
 TOTAL: 6,361 SF / 61.2%

### SECONDARY MATERIAL TYPES:

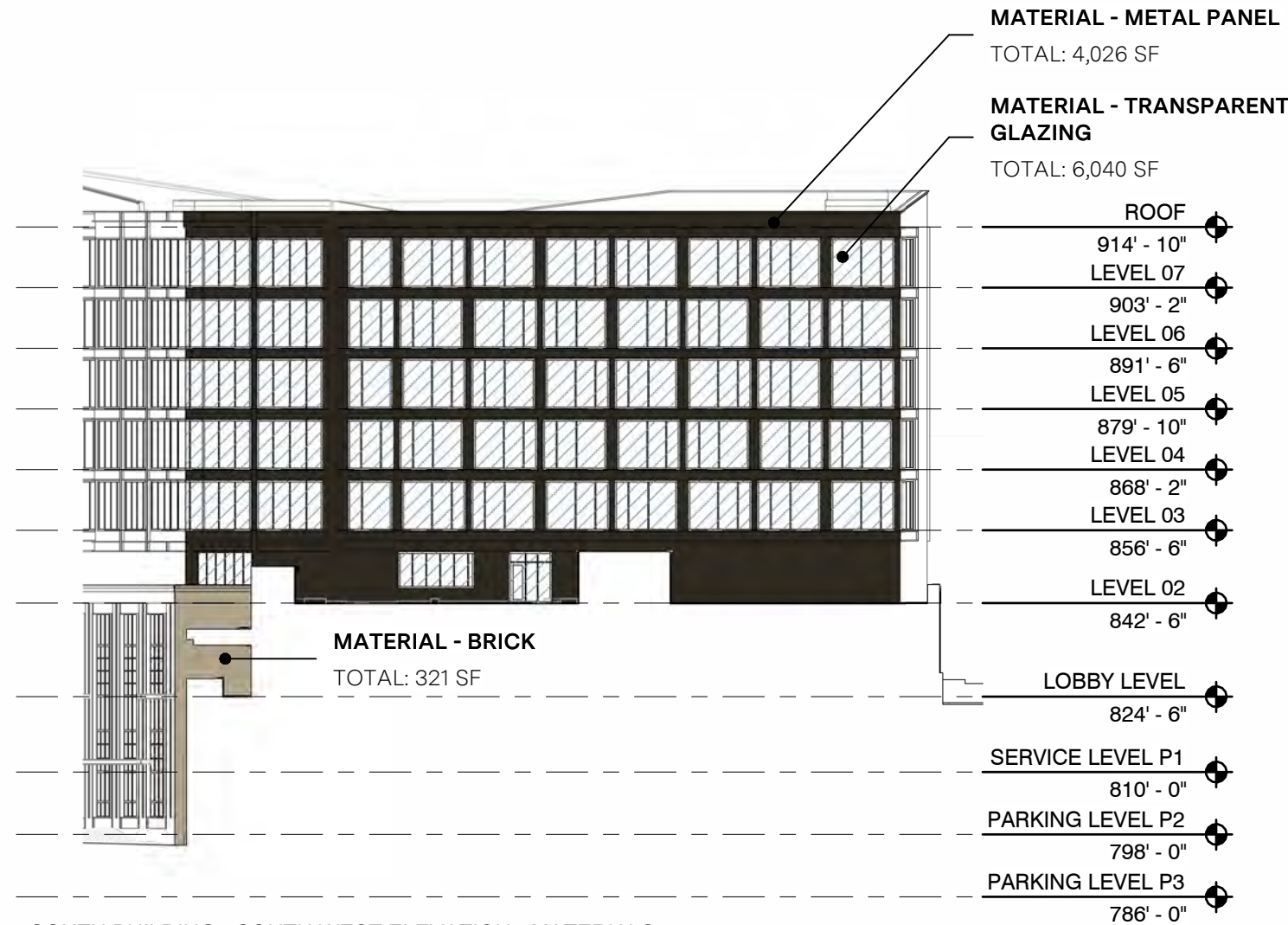
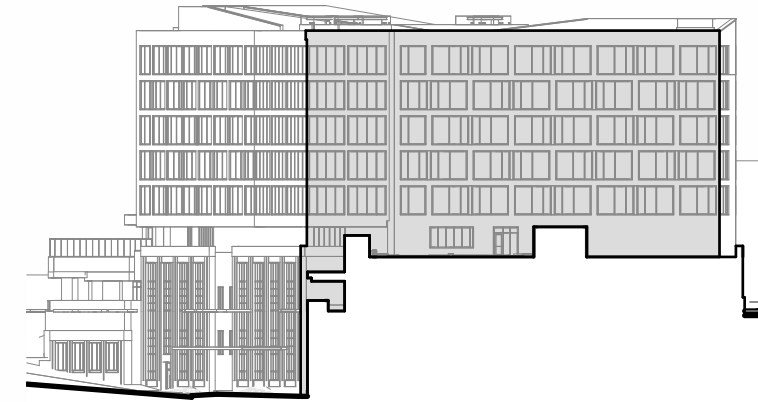
METAL PANEL: 4,026 SF

## VERTICAL FACADE INCREMENTS

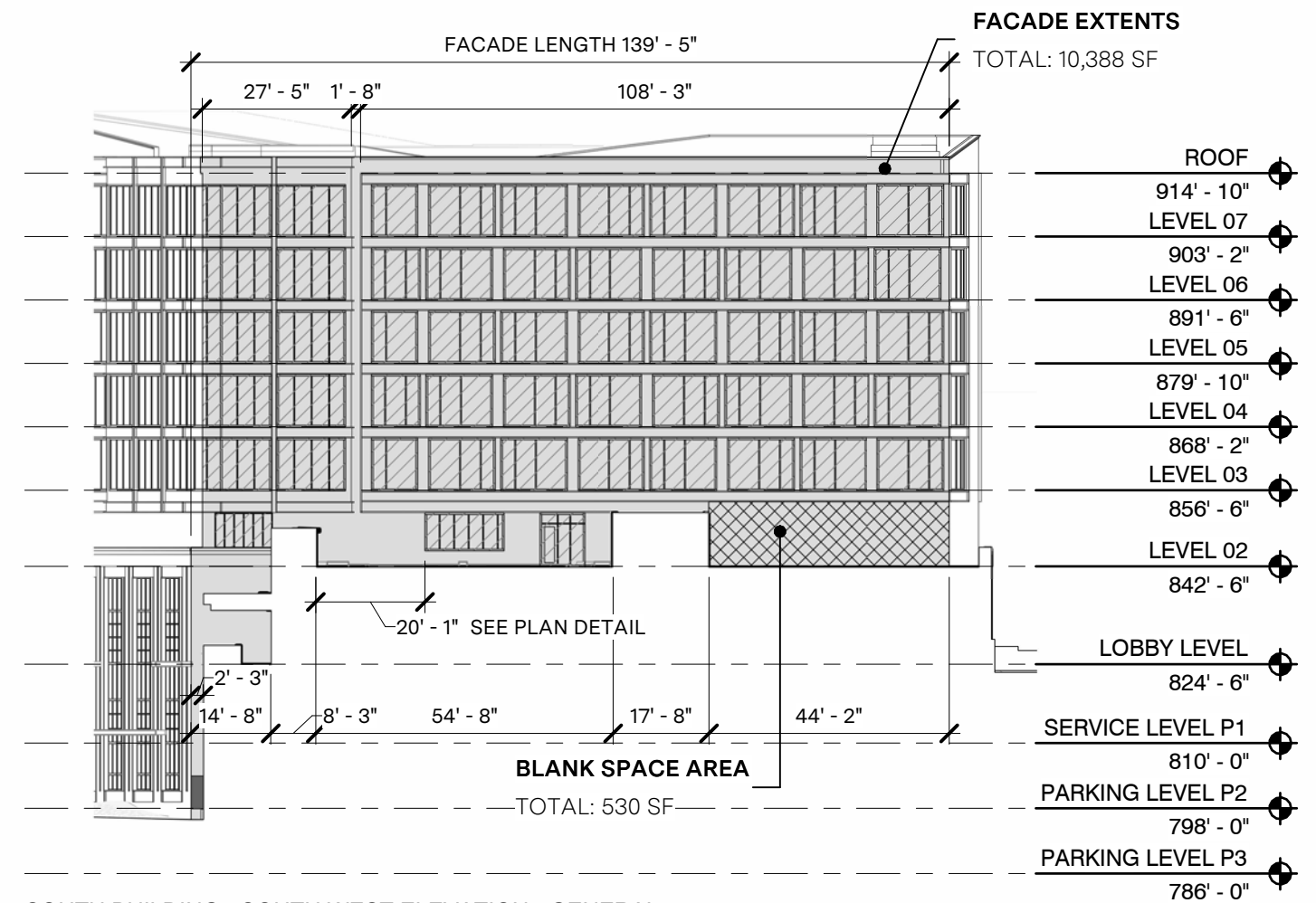
REQUIRED: YES  
 COMPLIANCE: NO

## HORIZONTAL FACADE DIVISIONS

REQUIRED: YES  
 COMPLIANCE: NO



SOUTH BUILDING - SOUTH WEST ELEVATION - MATERIALS  
 scale 1/32" = 1'-0"



SOUTH BUILDING - SOUTH WEST ELEVATION - GENERAL  
 scale 1/32" = 1'-0"

# SOUTH BUILDING - WEST ELEVATION GENERAL NOTES:

## FACADE REQUIREMENTS:

STREET FACADE: YES  
 PRINCIPLE ENTRANCE: YES

## NUMBER OF ENTRANCES

REQUIRED: 6  
 PROVIDED: 1

## BLANK WALL LIMITATION

REQUIRED: YES  
 COMPLIANCE: YES

## STREET FACADE TRANSPARENCY

### GROUND LEVEL

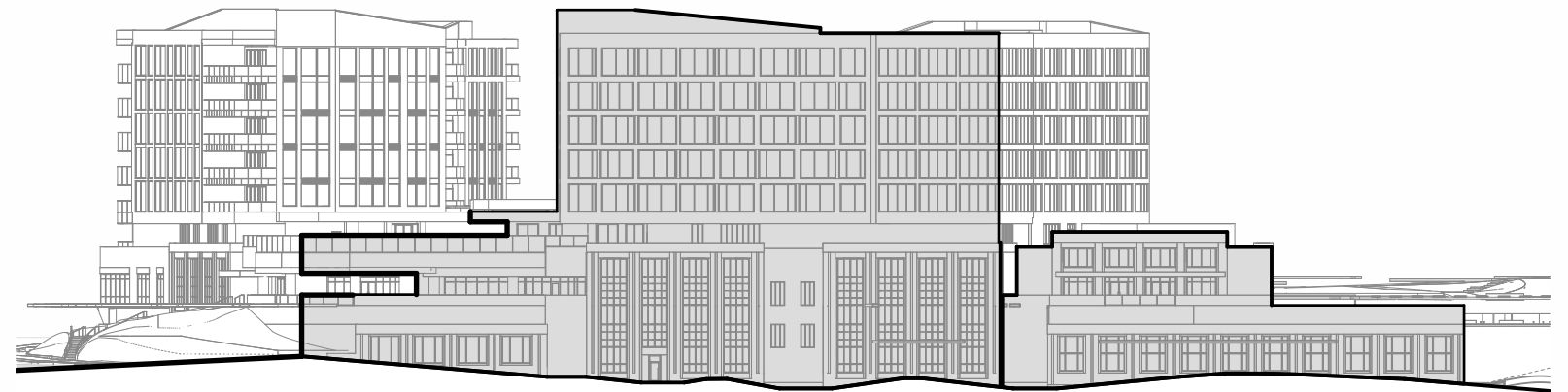
HEIGHT: VARIES; REF. LEVELS

### TRANSPARENCY:

ZONE AREA: 2,399 SF  
 GLAZING AREA: 24 SF  
 REQUIRED: 60% min  
 COMPLIANCE: 1%

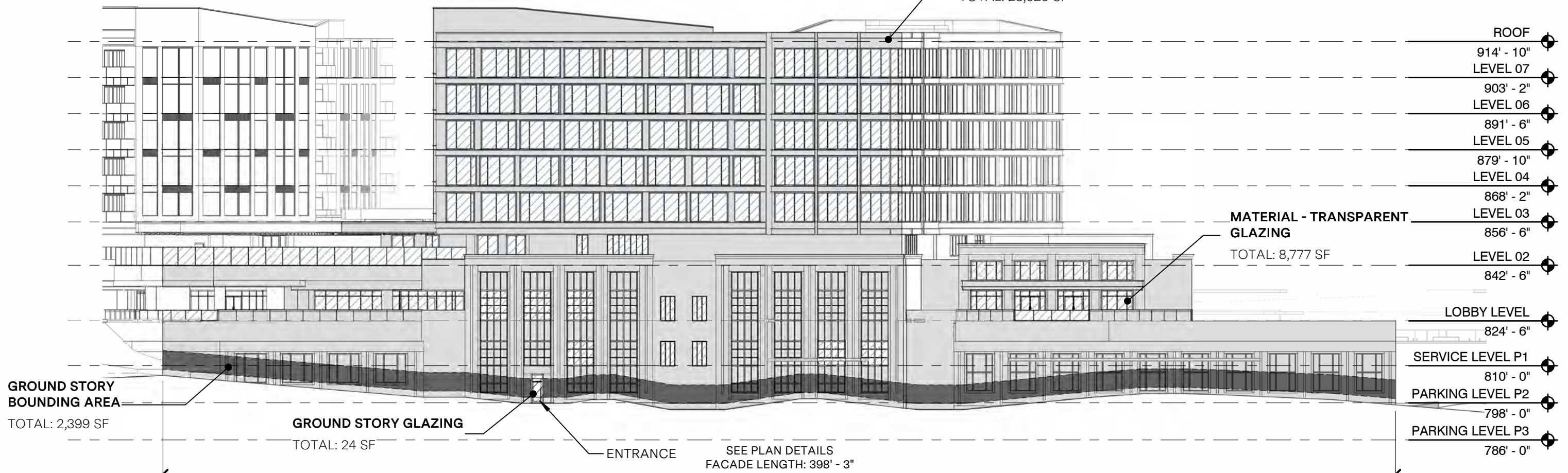
### OVERALL

TOTAL AREA: 28,629 SF  
 TRANSPARENCY:  
 REQUIRED: 30% min  
 COMPLIANCE: 30.6%



## FACADE EXTENTS

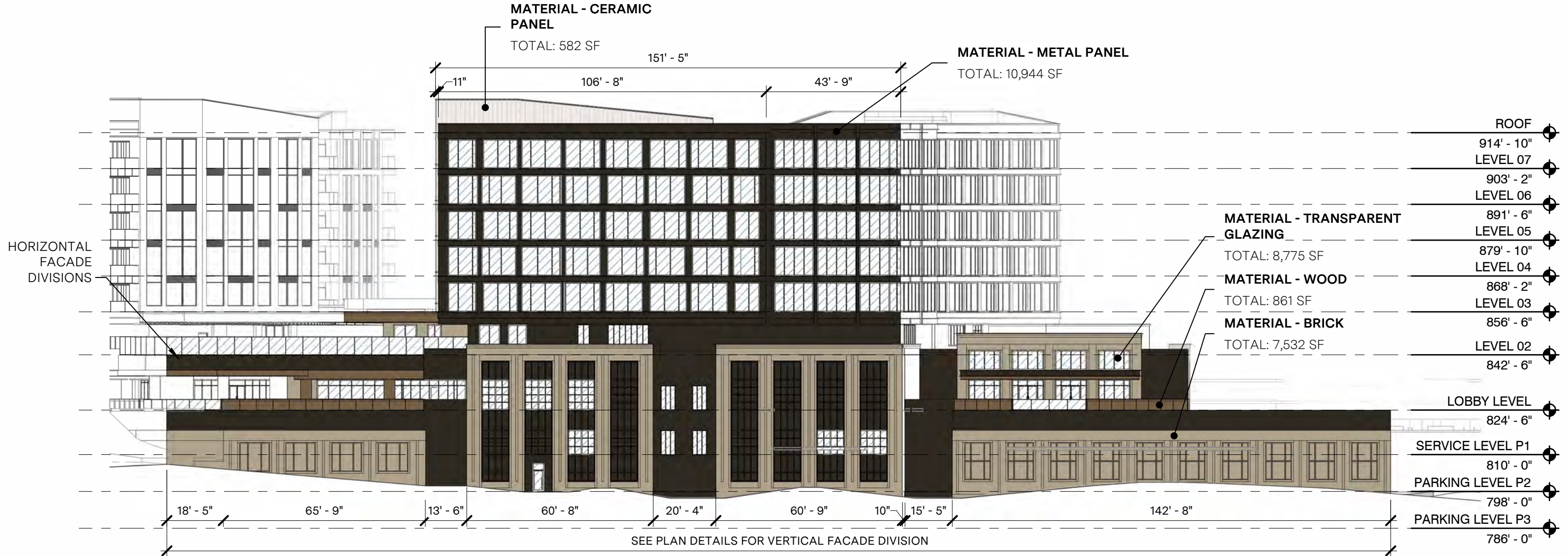
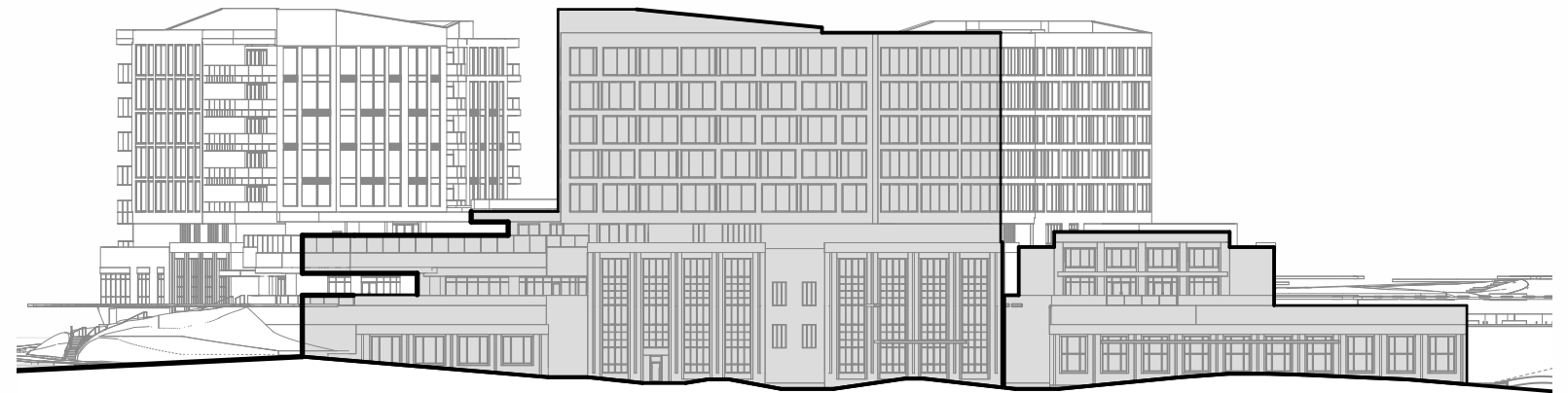
TOTAL: 28,629 SF



West Elevation  
 scale 1/32" = 1'-0"

# SOUTH BUILDING - WEST ELEVATION GENERAL NOTES:

TOTAL FACADE AREA:	28,653 SF	<u>VERTICAL FACADE INCREMENTS</u>
		REQUIRED: YES
<u>MATERIALS</u>		COMPLIANCE: NO
<u>PRIMARY MATERIAL TYPES</u>		<u>HORIZONTAL FACADE DIVISIONS</u>
BRICK:	7,532 SF	REQUIRED: YES
GLAZING (WINDOWS AND DOORS):	8,759 SF	COMPLIANCE: NO
CERAMIC PANEL:	582 SF	
TOTAL:	16873, SF / 76.1%	
<u>SECONDARY MATERIAL TYPES:</u>		
METAL PANEL:	10,945 SF	
WOOD:	860 SF	

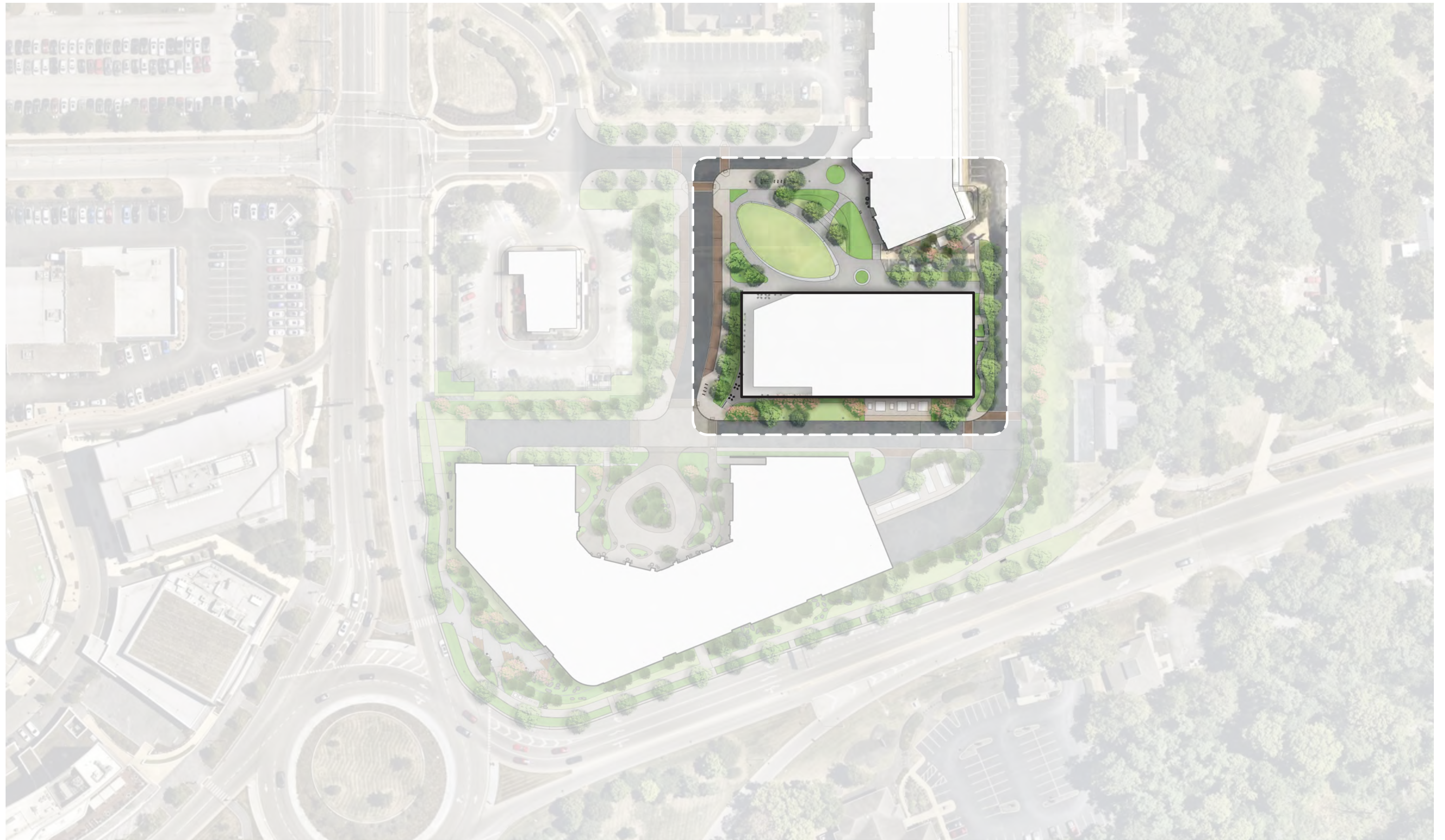


West Elevation  
scale 1/32" = 1'-0"

Y Block Development

Architecture

Office Building



Moody Nolan

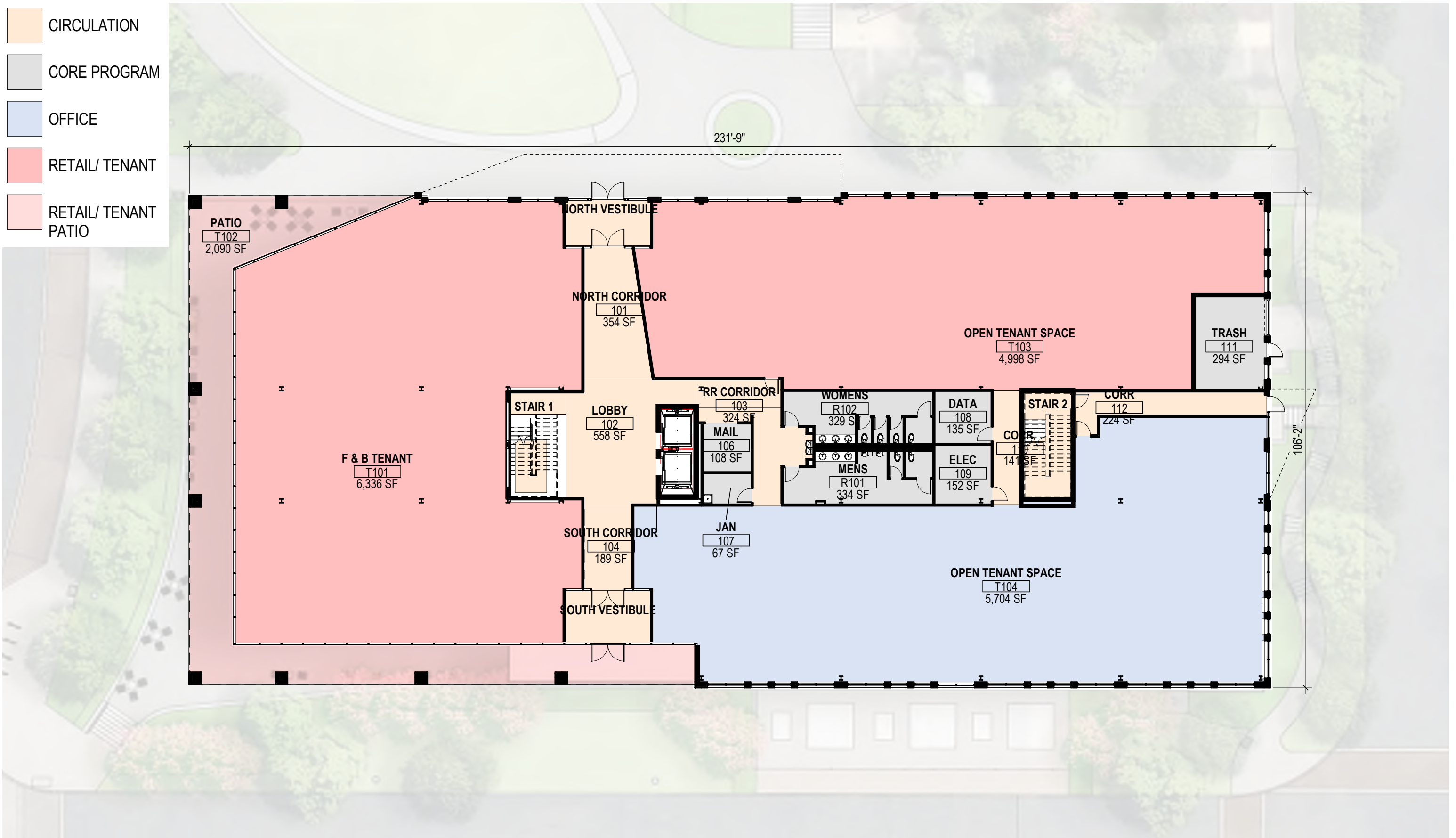


CRAWFORD HOYING

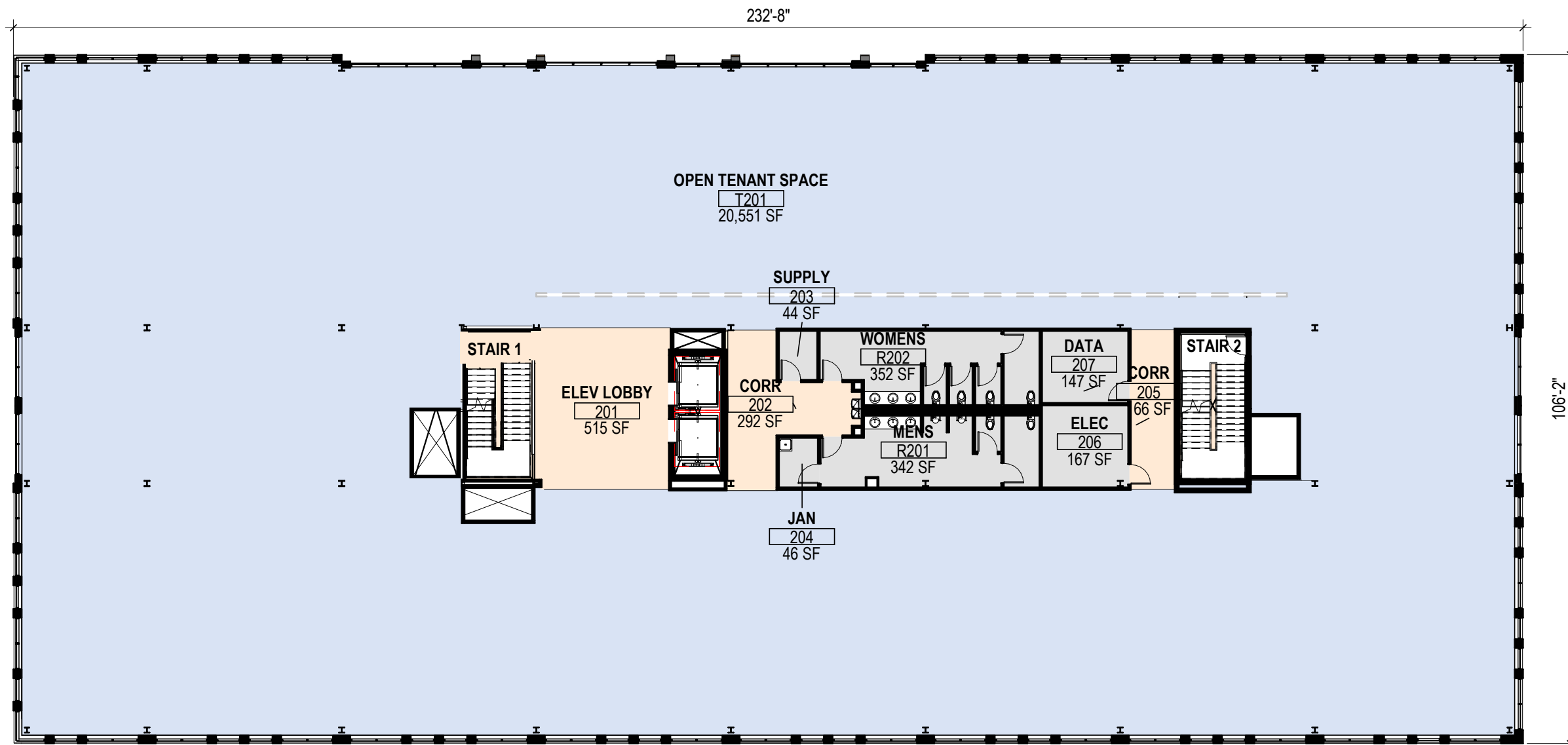
CAMERON MITCHELL  
▪ RESTAURANTS ▪

OFFICE - SITE LOCATION PLAN | Y Block Development

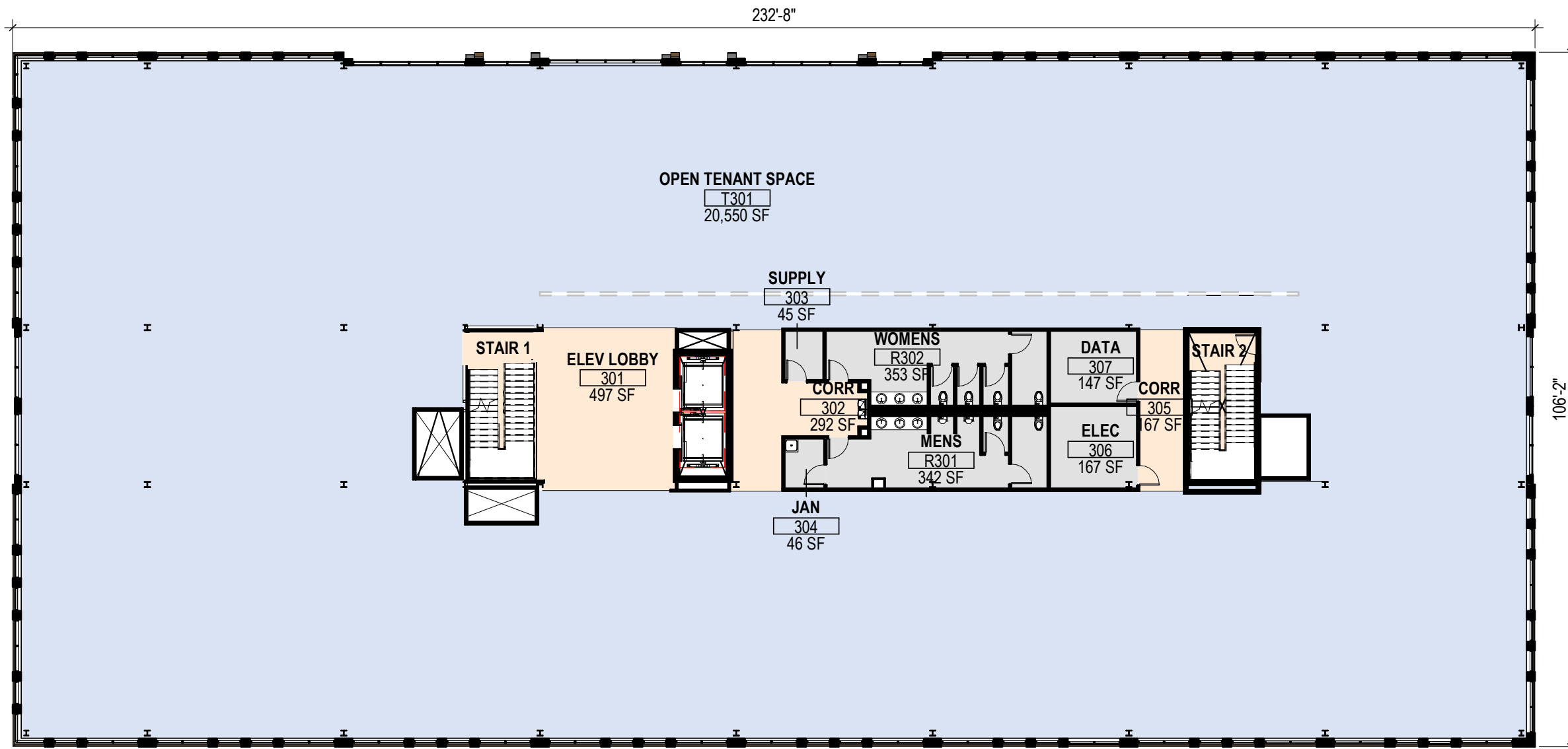
- CIRCULATION
- CORE PROGRAM
- OFFICE
- RETAIL/ TENANT
- RETAIL/ TENANT PATIO



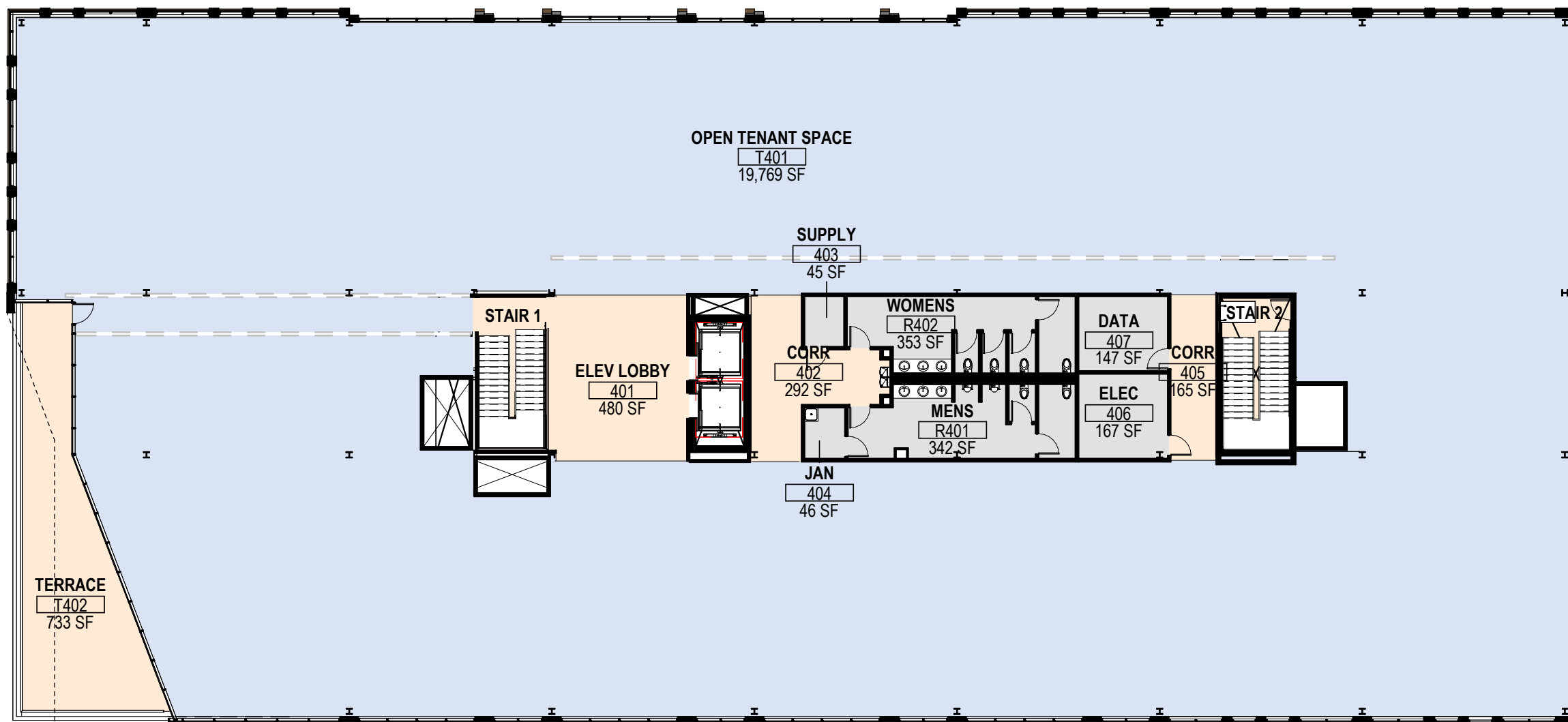
- CIRCULATION
- CORE PROGRAM
- OFFICE



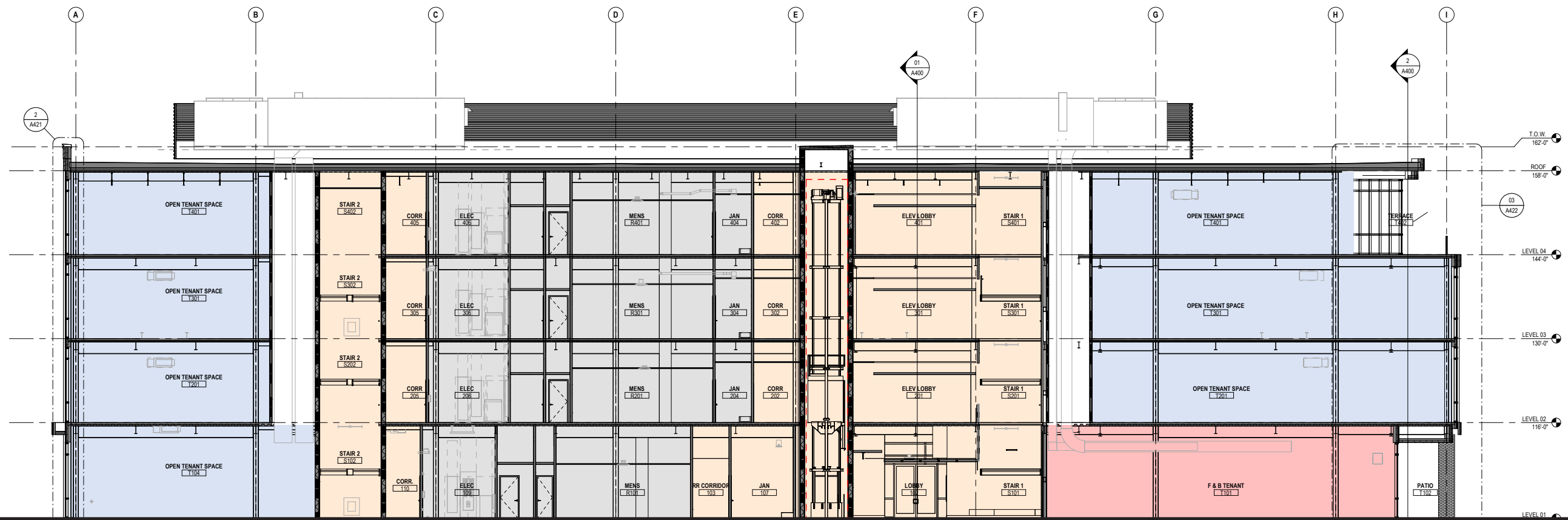
- CIRCULATION
- CORE PROGRAM
- OFFICE



- CIRCULATION
- CORE PROGRAM
- OFFICE



- CIRCULATION
- CORE PROGRAM
- OFFICE
- RETAIL/ TENANT



Moody Nolan



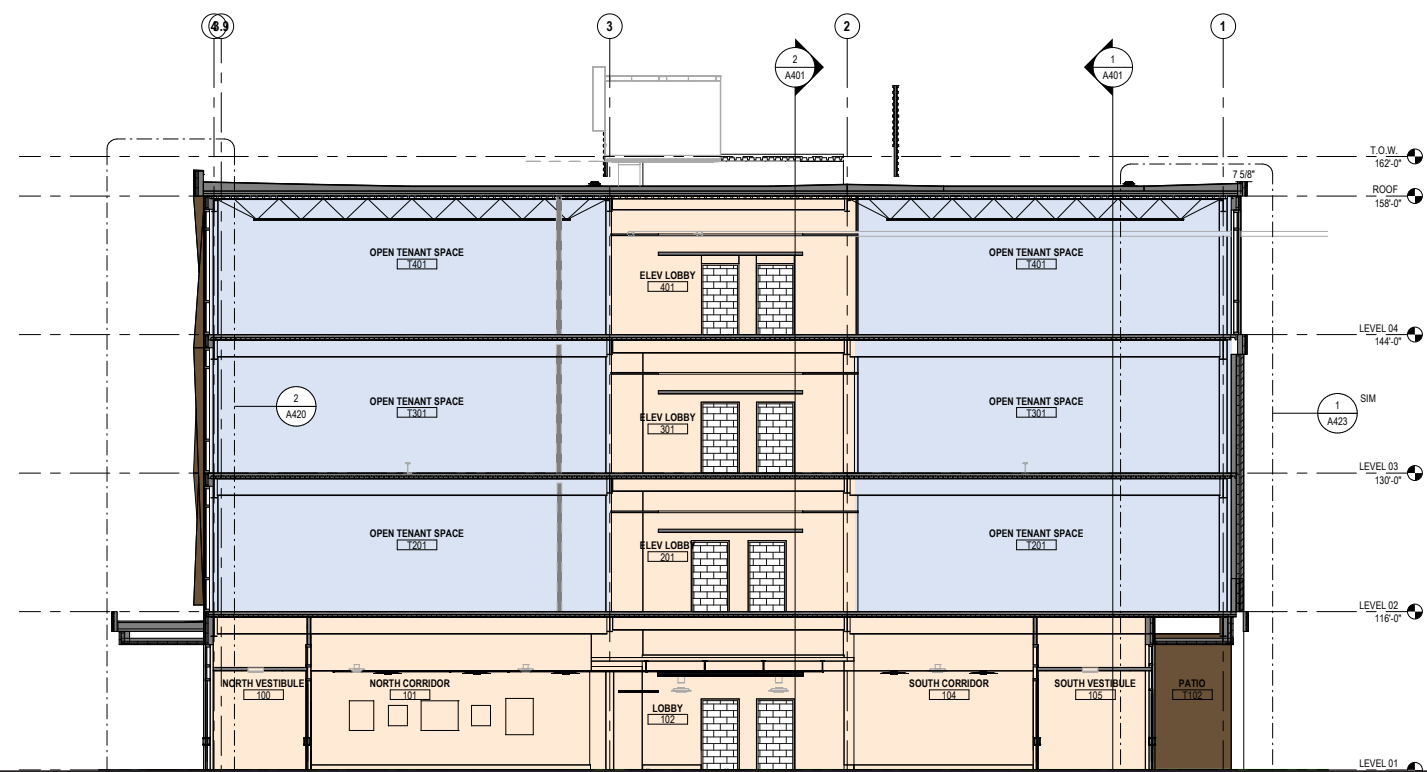
CRAWFORD HOYING

CAMERON MITCHELL  
RESTAURANTS

Scale: 1" = 20'

OFFICE - BUILDING LONGITUDINAL SECTION | Y Block Development

- CIRCULATION
- CORE PROGRAM
- OFFICE
- RETAIL/ TENANT



Moody Nolan



CRAWFORD HOYING

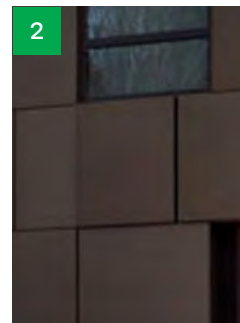
CAMERON MITCHELL  
RESTAURANTS

Scale: 1" = 20'

OFFICE - BUILDING CROSS SECTION | Y Block Development



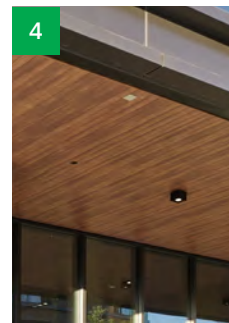
**1. Brick**  
- Warm Gray mixed tone - Velour



**2. Metal Panel**  
- Bronze Range



**3. Storefront**  
- Dark Bronze



**4. Soffit Panel**  
- Walnut Tone

**ACTUAL BUILDING DATA - EAST FACADE**

<b>MATERIAL TYPE:</b>		
EAST FACADE TOTAL AREA		13,488 SF
PRIMARY	GLAZING	6,749 SF
PRIMARY	BRICK	3,606 SF
SECONDARY	METAL	3,133 SF
SECONDARY	METAL ROOF SCREEN WALL	1,212 SF
SECONDARY	LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)	0 SF
<b>PRIMARY MATERIAL TOTAL:</b>		2,944 SF
REQUIRED:	80%	
PROVIDED:	48% (2,944 / 6,122 = .480)	
<b>SECONDARY MATERIAL TOTAL:</b>		2,174 SF
REQUIRED:	<20%	
PROVIDED:	35% (2,174 / 6,122 = .355)	
<b>FACADE REQUIREMENTS:</b>		
STREET FACADE:		YES
PRINCIPAL ENTRANCE:		YES
<b>NUMBER OF ENTRANCES:</b>		
REQUIRED:	1 PER 75'-0" OF FACADE	
TOTAL FACADE LENGTH:	105'-5"	
REQUIRED:	105'-5" / 75 = 2 (1.41 ROUNDED UP)	
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES	

<b>GROUND STORY:</b>	
HEIGHT (VARIES):	16'-0" (SOUTH)
GROUND STORY TOTAL AREA:	3,701 SF
<b>GROUND STORY TRANSPARENCY:</b>	
GROUND STORY TRANSPARENCY ZONE: (2'-0" TO 8'-0" ABOVE GRADE)	1,385 SF
GROUND STORY GLAZING AREA: (2'-0" TO 8'-0" ABOVE GRADE)	1,041 SF
TRANSPARENCY REQUIRED:	60%
TRANSPARENCY PROVIDED:	75.16%
<b>UPPER STORY:</b>	
HEIGHT:	14'-0"
UPPER STORY TOTAL AREA:	3,265 SF (FLOOR TO FLOOR 02-04)
<b>UPPER STORY TRANSPARENCY:</b>	
UPPER STORY TRANSPARENCY ZONE:	3,265 SF (FLOOR TO FLOOR 02-04)
UPPER STORY GLAZING AREA:	1,219 SF (FLOOR TO FLOOR 02-04)
TRANSPARENCY REQUIRED:	30%
TRANSPARENCY PROVIDED:	37.33%
<b>BLANK WALL LIMITATIONS:</b>	
REQUIRED:	YES
PROVIDED:	YES
<b>VERTICAL FACADE DIVISIONS:</b>	
REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	YES (LESS THAN 45'-0")
<b>HORIZONTAL FACADE DIVISIONS:</b>	
REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02



Moody Nolan



CRAWFORD HOYING

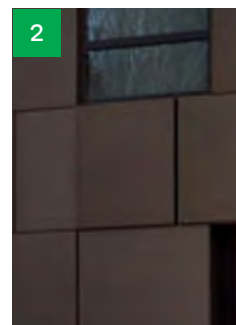
CAMERON MITCHELL  
RESTAURANTS

Scale: 1" = 20'

OFFICE - EAST ELEVATION | Y Block Development



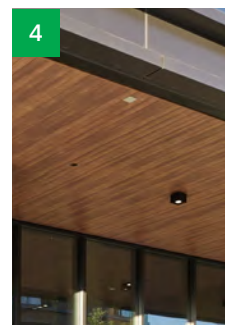
**1. Brick**  
- Warm Gray mixed tone - Coarse



**2. Metal Panel**  
- Bronze Range



**3. Storefront**  
- Dark Bronze



**4. Soffit Panel**  
- Walnut Tone

**ACTUAL BUILDING DATA - WEST FACADE**

<b>MATERIAL TYPE:</b>		
WEST FACADE TOTAL AREA		17,352 SF
PRIMARY	GLAZING	6,342 SF
PRIMARY	BRICK	6,198 SF
SECONDARY	METAL	2,709 SF
SECONDARY	METAL ROOF SCREEN WALL	1,423 SF
SECONDARY	ALUMINUM WOOD LOOK PANEL	133 SF
<b>PRIMARY MATERIAL TOTAL:</b>		12,540 SF
REQUIRED:	80%	
PROVIDED:	72% (12,540 / 17,352) = .722	
<b>SECONDARY MATERIAL TOTAL:</b>		4,265 SF
REQUIRED:	<20%	
PROVIDED:	25% (4,265 / 17,352 = .245)	
<b>FACADE REQUIREMENTS:</b>		
STREET FACADE:		YES
PRINCIPAL ENTRANCE:		YES
<b>NUMBER OF ENTRANCES:</b>		
REQUIRED:	1 PER 75'-0" OF FACADE	
TOTAL FACADE LENGTH:	105'-5"	
REQUIRED:	105'-5" / 75 = 2 (1.41 ROUNDED UP)	
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES	

<b>GROUND STORY:</b>	
HEIGHT (VARIES):	16'-0" (SOUTH)
GROUND STORY TOTAL AREA:	3,701 SF
<b>GROUND STORY TRANSPARENCY:</b>	
GROUND STORY TRANSPARENCY ZONE:	1,385 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
GROUND STORY GLAZING AREA:	1,041 SF
(2'-0" TO 8'-0" ABOVE GRADE)	
TRANSPARENCY REQUIRED:	60%
TRANSPARENCY PROVIDED:	75.16%
<b>UPPER STORY:</b>	
HEIGHT:	14'-0"
UPPER STORY TOTAL AREA:	3,265 SF (FLOOR TO FLOOR 02-04)
<b>UPPER STORY TRANSPARENCY:</b>	
UPPER STORY TRANSPARENCY ZONE:	3,265 SF (FLOOR TO FLOOR 02-04)
UPPER STORY GLAZING AREA:	1,219 SF (FLOOR TO FLOOR 02-04)
TRANSPARENCY REQUIRED:	30%
TRANSPARENCY PROVIDED:	37.33%
<b>BLANK WALL LIMITATIONS:</b>	
REQUIRED:	YES
PROVIDED:	YES
<b>VERTICAL FACADE DIVISIONS:</b>	
REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	YES (LESS THAN 45'-0")
<b>HORIZONTAL FACADE DIVISIONS:</b>	
REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02



Moody Nolan

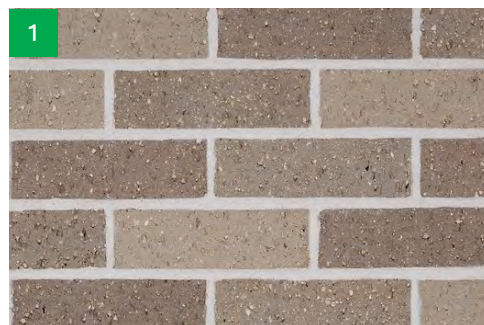


CRAWFORD HOYING

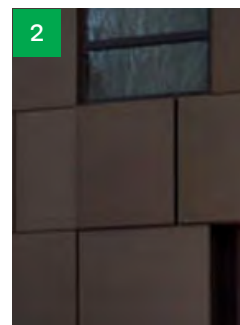
CAMERON MITCHELL  
RESTAURANTS

Scale: 1" = 20'

OFFICE - WEST ELEVATION | Y Block Development



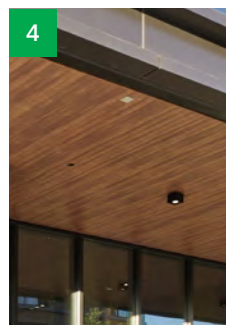
**1. Brick**  
- Warm Gray mixed tone - Coarse



**2. Metal Panel**  
- Bronze Range



**3. Storefront**  
- Dark Bronze



**4. Soffit Panel**  
- Walnut Tone

**ACTUAL BUILDING DATA - NORTH FACADE**

MATERIAL TYPE:		
NORTH FACADE TOTAL AREA		6,651 SF
PRIMARY	GLAZING	3,443 SF
PRIMARY	BRICK	1,411 SF
SECONDARY	METAL	1,274 SF
SECONDARY	METAL ROOF SCREEN WALL	260 SF
SECONDARY	ALUMINUM WOOD LOOK PANEL	125 SF

PRIMARY MATERIAL TOTAL:		4,854 SF
REQUIRED:	80%	
PROVIDED:	73% (4,854 / 6,651 = .729)	

SECONDARY MATERIAL TOTAL:		1,659 SF
REQUIRED:	<20%	
PROVIDED:	25% (1,659 / 6,651 = .249)	

FACADE REQUIREMENTS:		
STREET FACADE:		YES
PRINCIPAL ENTRANCE:		NO

NUMBER OF ENTRANCES:		
REQUIRED:	1 PER 75'-0" OF FACADE	
TOTAL FACADE LENGTH:	105'-5"	
REQUIRED:	105'-5" / 75' = 2 (1.41 ROUNDED UP)	
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES	

<u>GROUND STORY:</u>		
HEIGHT (VARIES):		16'-0"
GROUND STORY TOTAL AREA:		1,683 SF
<u>GROUND STORY TRANSPARENCY:</u>		
GROUND STORY TRANSPARENCY ZONE:	631 SF	
(2'-0" TO 8'-0" ABOVE GRADE)		
GROUND STORY GLAZING AREA:	527 SF	
(2'-0" TO 8'-0" ABOVE GRADE)		
TRANSPARENCY REQUIRED:	60%	
TRANSPARENCY PROVIDED:	83.52%	
<u>UPPER STORY:</u>		
HEIGHT:	14'-0"	
UPPER STORY TOTAL AREA:	1472 SF (FLOOR TO FLOOR 02-04)	
<u>UPPER STORY TRANSPARENCY:</u>		
UPPER STORY TRANSPARENCY ZONE:	1472 SF (FLOOR TO FLOOR 02-04)	
UPPER STORY GLAZING AREA:	596 SF (FLOOR TO FLOOR 02-04)	
TRANSPARENCY REQUIRED:	30%	
TRANSPARENCY PROVIDED:	40.49%	
<u>BLANK WALL LIMITATIONS:</u>		
REQUIRED:	YES	
PROVIDED:	YES	
<u>VERTICAL FACADE DIVISIONS:</u>		
REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)	
PROVIDED:	YES (GREATER THAN 45'-0")	
<u>HORIZONTAL FACADE DIVISIONS:</u>		
REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)	
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02	



Moody Nolan

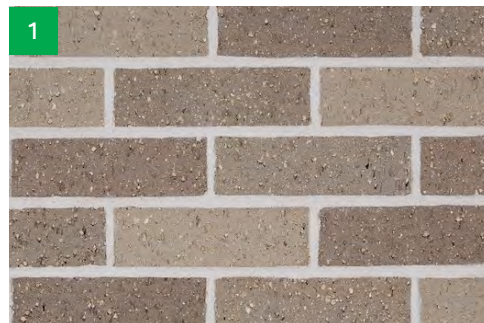


CRAWFORD HOYING

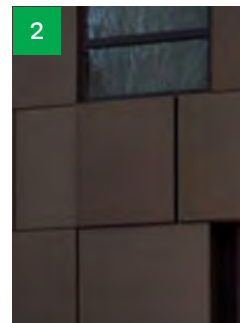
CAMERON MITCHELL  
RESTAURANTS

Scale: 1" = 20'

OFFICE - NORTH ELEVATION | Y Block Development



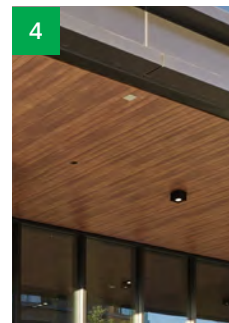
**1. Brick**  
- Warm Gray mixed tone - Coarse



**2. Metal Panel**  
- Bronze Range



**3. Storefront**  
- Dark Bronze



**4. Soffit Panel**  
- Walnut Tone

**ACTUAL BUILDING DATA - SOUTH FACADE**

<b>MATERIAL TYPE:</b>	
SOUTH FACADE TOTAL AREA	7,078 SF
PRIMARY GLAZING	2,481 SF
PRIMARY BRICK	3,323 SF
SECONDARY METAL	1,274 SF
SECONDARY METAL ROOF SCREEN WALL	260 SF
SECONDARY LOUVERS/GLAZING/METAL (TBD PER TENANT REQ. -UPPER PORTION OF GROUND FLOOR STOREFRONTS)	0 SF
<b>PRIMARY MATERIAL TOTAL:</b>	2,944 SF
REQUIRED: 80%	
PROVIDED: 48% (2,944 / 6,122 = .480)	
<b>SECONDARY MATERIAL TOTAL:</b>	2,174 SF
REQUIRED: <20%	
PROVIDED: 35% (2,174 / 6,122 = .355)	
<b>FACADE REQUIREMENTS:</b>	
STREET FACADE:	NO
PRINCIPAL ENTRANCE:	NO
<b>NUMBER OF ENTRANCES:</b>	
REQUIRED:	1 PER 75'-0" OF FACADE
TOTAL FACADE LENGTH:	105'-5"
REQUIRED:	105'-5" / 75 = 2 (1.41 ROUNDED UP)
PROVIDED:	1 BASE + 3 ANTICIPATED FUTURE TENANT ENTRANCES

<b>GROUND STORY:</b>	
HEIGHT (VARIES):	16'-0"
GROUND STORY TOTAL AREA:	1,683 SF
<b>GROUND STORY TRANSPARENCY:</b>	
GROUND STORY TRANSPARENCY ZONE: (2'-0" TO 8'-0" ABOVE GRADE)	631 SF
GROUND STORY GLAZING AREA: (2'-0" TO 8'-0" ABOVE GRADE)	379 SF
TRANSPARENCY REQUIRED:	60%
TRANSPARENCY PROVIDED:	60.6%
<b>UPPER STORY:</b>	
HEIGHT:	14'-0"
UPPER STORY TOTAL AREA:	1472 SF (FLOOR TO FLOOR 02-04)
<b>UPPER STORY TRANSPARENCY:</b>	
UPPER STORY TRANSPARENCY ZONE:	1472 SF (FLOOR TO FLOOR 02-04)
UPPER STORY GLAZING AREA:	596 SF (FLOOR TO FLOOR 02-04)
TRANSPARENCY REQUIRED:	30%
TRANSPARENCY PROVIDED:	40.49%
<b>BLANK WALL LIMITATIONS:</b>	
REQUIRED:	YES
PROVIDED:	YES
<b>VERTICAL FACADE DIVISIONS:</b>	
REQUIRED:	YES (NO GREATER THAN 45'-0" INCREMENTS)
PROVIDED:	YES (GREATER THAN 45'-0")
<b>HORIZONTAL FACADE DIVISIONS:</b>	
REQUIRED:	YES (WITHIN 3'-0" TO TOP OF GROUND STORY)
PROVIDED:	YES, BRICK TYPE CHANGE AT 2'-8" BELOW LEVEL 02