Zoning Compliance - Site

Historic Mixed Use - Site Analysis

Parking Tabulation

Parking Required	*Parking Ratio*	*Area (SF)*
Shopping Center Parking	5 : 1000	101,800
Office Parking	2.5 : 1000	31,900
Total Spaces Required		**589**
Total Spaces Provided		**455**
Surface Parking Spaces		104
Public Parking Spaces		44
Garage Parking Spaces		307
Accessible Spaces		12 throughout site

Block Dimensions

	North (FT)	*South (FT)*	*East (FT)*	*West (FT)*	*Perimeter (FT)*
Allowable	300	300	300	300	1,000
Block 1	296	291	561	559	1,707
Block 2	227	227	563	563	1,579

Impervious Coverage

	Area (SF)	*Impervious Area (SF)*	*Impervious (%)*	
Block 1	146,200	114,000	78%	Compliant
Block 2	100,100	85,100	85%	Compliant

Street Frontage

Minimum Front Property Line Coverage 80%

	Street Name	*Frontage (FT)*	*Facade (FT)*	*Coverage (%)*	
Block 1	Bridge St	296 FT	271 FT	92%	Compliant
	Monterey Dr	501 FT	398 FT	79%	Non Compliant
	** 45 FT of frontage dedicated to public amenity*				
	SW Street	259 FT	207 FT	80%	Compliant
Block 2	Bridge St	227 FT	200 FT	88%	Compliant
	Monterey Dr	442 FT	340 FT	77%	Non Compliant
	** 27 FT of frontage dedicated to public amenity*				

Open Space Summary Table

Code Reference	*BSD §153.064(C)(2) – Commercial Open Space*
Project Use Type:	*Mixed Use (Retail + Office)*
Residential Uses	*None*
Applicable Standard:	*1 SF of publicly accessible open space per 50 SF of commercial floor area*
Commercial Floor Area (SF)	133,700
Open Space Required (SF)	**2,700**
Total Open Space Provided (SF)	**29,200**
Open	23,400
Retail Alleyway	5,800

Square Footages

Building	*Retail (SF)*	*Office (SF)*
Building A	8,500	8,400
Building B	5,500	5,300
Building C	11,800	10,300
Building D	11,500	
Building E1	11,100	
Building E2	15,000	
Building F	10,800	
Building G	12,300	7,900
Building H	5,500	
Building P	1,400	
Total	**101,800**	**31,900**

Waiver Request - Site

Historic Mixed Use - Site Analysis

Parking

Non Compliant

The total number of proposed parking spaces (455) is less than the 589 required (based on the square footage of the individual uses), but the project could potentially be eligible for up to reductions based on transit proximity, shared parking and other parking reductions as outlined in the code.

Frontage Coverage

Non Compliant

At select locations, the proposed development does not meet this requirement due to the intentional incorporation of publicly accessible open space amenities, including a plaza and courtyard, along the frontage. These spaces have been purposefully designed to enhance the pedestrian experience, provide gathering areas, and contribute to the overall placemaking goals of the development. While this results in a reduced building frontage percentage in these areas, the design continues to uphold the intent of the zoning code by activating the street edge through high-quality landscape design, pedestrian-oriented features, and visual engagement. As such, the proposed approach achieves the underlying objectives of the frontage requirement while offering additional community benefit.

Block Dimensions

Non Compliant

The overall site has been intentionally planned with multiple pedestrian routes, courtyards, and connections that exceed the intent of the zoning code's walkability goals. These paths link buildings to one another, to the public street, and to shared open spaces, creating a fine-grained pedestrian network across the development.
The need for this waiver is driven by the geometry of the site, its limited dimensions, and the required street and service access points. These constraints make it difficult to subdivide every building at exactly one hundred fifty feet without creating inefficient building layouts or disrupting the larger pedestrian framework.



01 **Site Plan - L1**
Scale: 1/64" : 1'



02 **Site Plan - L2**
Scale: 1/64" : 1'

Roof Materials



AS-1 *Asphalt shingles*
MFR: Certainteed
Style: Standard 3 tab
Color: Nickel Gray



AS-2 *Asphalt shingles*
MFR Certainteed
Style: Carriage House
Color: Stonegate Gray



SS-1a *Standing Seam Metal Roof Panels*
MFR: Buckeye Metal
Style: Flat Panel
1½" Seam, 15" Width
Color: Bronze/Burnished Slate



SS-1b *Standing Seam Metal Roof Panels*
MFR: Buckeye Metal
Style: Flat Panel,
1½" Seam, 15" Width
Color: Custom (Blue Green)



SS-1c *Standing Seam Metal Roof Panels*
Material: Patina Copper
Style: Flat Panel,
1½" Seam, 12" Width



SS-1d *Standing Seam Metal Roof Panels*
MFR: Buckeye Metal
Style: Flat Panel,
1½" Seam, 15" Width
Color: Custom (Dark Blue)



WS-1 *Wood Shake*
MFR: Turada Hardwood Shingles
Exposure: 7½"
Color: Warm brown @ install;
Weathers to a silver



CT-1 *Spanish Roof Tile*
MFR: Ludowichi
Style: Spanish 18.5
Color: Strata Gray Impressionist



CT-2 *Spanish Roof Tile*
MFR: Ludowichi
Style: Spanish 18.5
Color: Ebony Mist



MR-1 *Membrane Roof*
Material: TPO, EPDM, or similar
Colore: TBD

Wall Materials



BR-1 *Brick Masonry*
MFR: Glen Gery
Name: St Cloud
Size: Standard
Grout:



BR-2 *Brick Masonry*
MFR: Glen Gery
Name: Painted,
Keim Mineral Paint
Color: #71 (White)
Size: Standard
Grout: Extruded



BR-3 *Brick Masonry*
MFR: Glen Gery
Name: Sanford
Size: Standard
Grout:



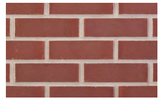
BR-4 *Brick Masonry*
MFR: Glen Gery
Name: St Cloud
Size: Monticello
Grout:



BR-5 *Brick Masonry*
MFR: Glen Gery
Name: Painted,
Keim Mineral Paint
Color: #71 (White)
Size: Standard
Grout: Standard



BR-6 *Brick Masonry*
MFR: Glen Gery
Name: Illini Commons
Size: Standard
Grout:



BR-7 *Brick Masonry*
MFR: Glen Gery
Name: Cranberry
Size: Standard
Grout:



BR-8 *Brick Masonry*
MFR: Glen Gery
Name: White Plains Velour
Size: Standard
Grout:



BR-9 *Brick Masonry*
MFR: Glen Gery
Name: Augusta
Size: Standard
Grout:



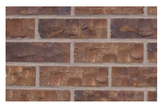
BR-10 *Brick Masonry*
MFR: Glen Gery
Name: Covington
Size: Standard
Grout:



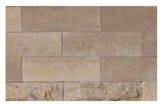
BR-11 *Brick Masonry*
MFR: Glen Gery
Name: Canton
Size: Standard
Grout:



BR-12 *Brick Masonry*
MFR: Glen Gery
Name: Painted,
Keim Mineral Paint
Color: #23085 (Off White)
Size: Standard



BR-13 *Brick Masonry*
MFR: Yankee Hill
Name: 212 Antique
Size: Standard
Grout:



ST-1 *Cast Stone*
MFR: Rockcast
Color: Old Ohio (blend)
Mortar: Spec Mix SM350 Suede



CB-1 *Concrete Block*
MFR: Spec-Brik
Name: Delaware Blend
Size: Standard
Grout:



CB-2 *Concrete Block*
MFR: Spec-Brik
Name: Flint Blend
Size: Standard
Grout:



TL-1 *Terracotta Tile*
MFR: x
Name: x
Size: x
Grout: x



CS-1a *Composite Siding*
MFR: TruExterior
Style: Lap Siding, 4" x ½"
Color: PT-1a



CS-1b *Composite Siding*
MFR: TruExterior
Style: Cove / Dutch Lap, 4" x ½"
Color: PT-1b



CS-1c *Composite Siding*
MFR: TruExterior
Style: Lap Siding, , 4" x ½"
Color: PT-1c



FC-2a *Fiber Cement Panel*
MFR: James Hardie
Texture: Fine Sand
Color: PT-2a



FC-2b *Fiber Cement Panel*
MFR: James Hardie
Texture: Fine Sand
Color: PT-2b



FC-2c *Fiber Cement Panel*
MFR: James Hardie
Texture: Fine Sand
Color: PT-2c



FC-2d *Fiber Cement Panel*
MFR: James Hardie
Texture: Fine Sand
Color: PT-2d



FC-2e *Fiber Cement Panel*
MFR: James Hardie
Texture: Fine Sand
Color: PT-2e

PL-1a *Stucco*
3 Part Stucco System
Texture: Smooth
Color: PT-1a

PL-1b *Stucco*
3 Part Stucco System
Texture: Smooth
Color: PT-1b

PT-1a *Paint*
MFR: Sherwin Williams
Color: Extra White
NO.: SW7006

PT-1b *Paint*
MFR: Sherwin Williams
Color: Cold Foam
NO.: SW9504

PT-1c *Paint*
MFR: Sherwin Williams
Color: Warm Winter
NO.: SW9506



PT-2a *Paint*
MFR: Sherwin Williams
Color: Iron Ore
NO.: SW7069



PT-2b *Paint*
MFR: Sherwin Williams
Color: Night Owl
NO.: SW7061



PT-2c *Paint*
MFR: Sherwin Williams
Color: Anchors Aweigh
NO.: SW9179



PT-2d *Paint*
MFR: Sherwin Williams
Color: Night Watch
NO.: SW9680



PT-2e *Paint*
MFR: Sherwin Williams
Color: WestHaven
NO.: SW9675

PT-12 *Paint*
MFR: Sherwin Williams
Color: Match BR-12 Gray
NO.: SWxxxx

PT-13 *Paint*
MFR: Sherwin Williams
Color: Match BR-13 White
NO.: SWxxxx

Misc Materials



AF-1 *Cast Stone Cornice*
MFR: See ST-1
Style: See elevations & sections
Color: Buffstone



AF-2 & TR *Composite Molding*
MFR: TruExterior or similar
Style: Smooth
Size: See elevations
Thickness: ¾" to 1"

AF-3 *Fabric Awning*
MFR: Sunbrella or similar
Fabric: Dyed Acrylic
Color: See renderings

AF-4 *Decorative Column*
MFR: Fypon or smilar
Style: Refer to elevations
Color: Match adjacent trim

AF-5a *Balcony Guardrail*
Material: Cast Aluminum or
Wrought Iron
Height: 42" AFF
Pattern: Refer to elevations
Color: Black or Dark Bronze

AF-5b *Patio Railing*
Material: Cast Aluminum or
Wrought Iron
Height: 36" AFF
Pattern: Refer to elevations
Color: Black or Dark Bronze

Storefront & Windows

The project includes punch windows and storefront. Basis of Design

Punch WIndows
MFR: Pella
Styles: Fixed, Casement, Double Hung
Line: Impervia - Fiberglass
Reserve - Aluminum Clad Wood
Lifestyle - Aluminum Clad Wood
Color: Bronze, Black, White, Off-White

Storefront
MFR: Pella
Styles: Fixed, Casement
Line: Vista
Color: Bronze, Black, White, Off-White, and as noted

ZONING COMPLIANCE- BUILDING 1

HISTORIC MIXED USE – PLAN ANALYSIS - 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	295' 8"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Upper Story	Office	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	271'-4"/40' = 7 (1 per 40' required)	
· Provided	7 Entrances	Compliant

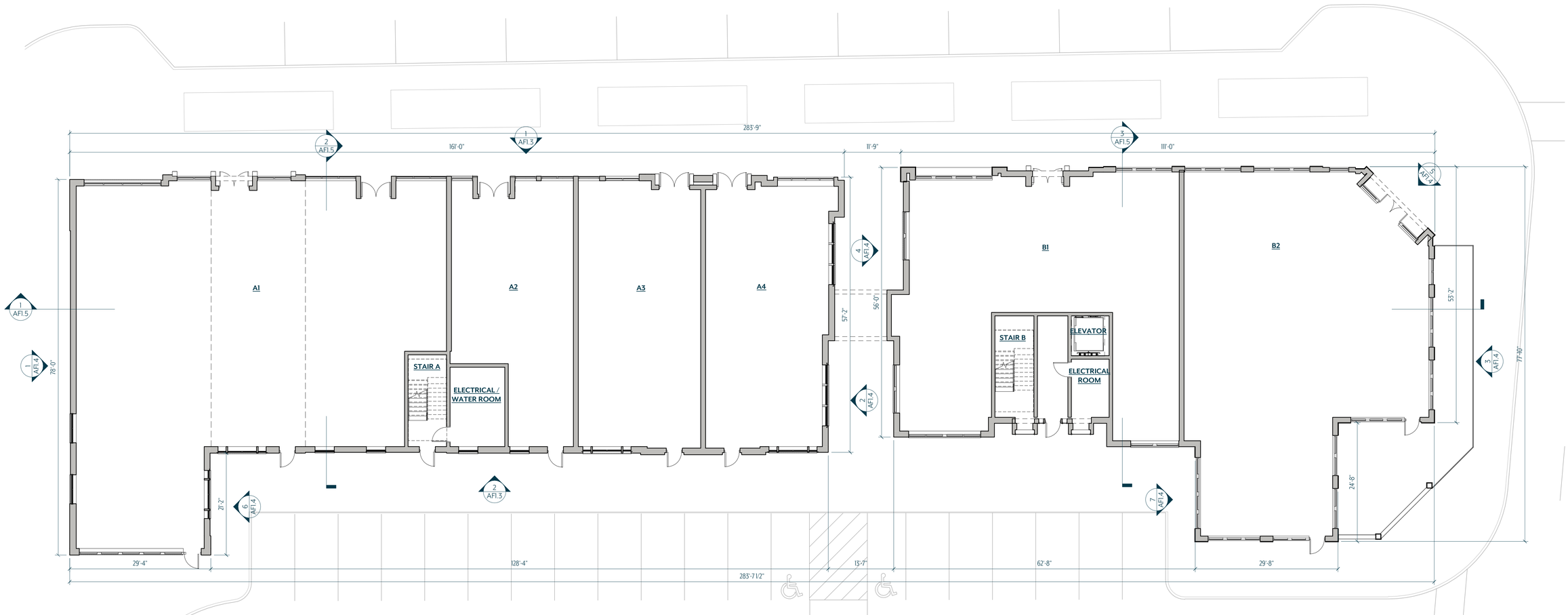
Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length 271'-4" (1 Required)		
· Pedestrian way	1 Provided	Compliant

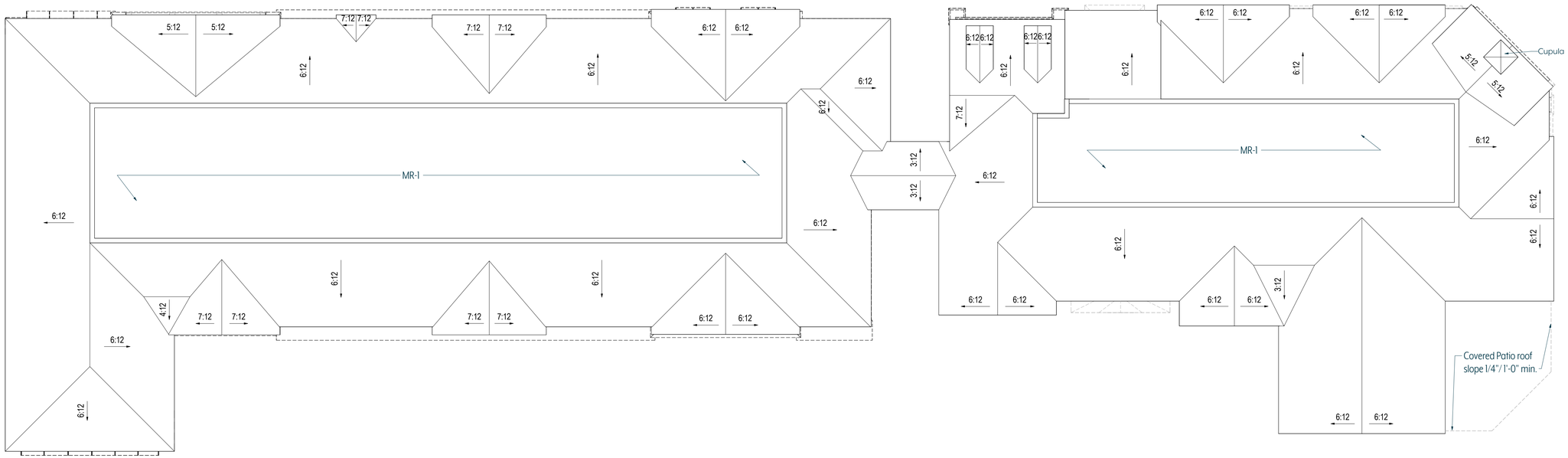
Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Area A - Pitch roof	Compliant
	Area B - Pitch roof	Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations

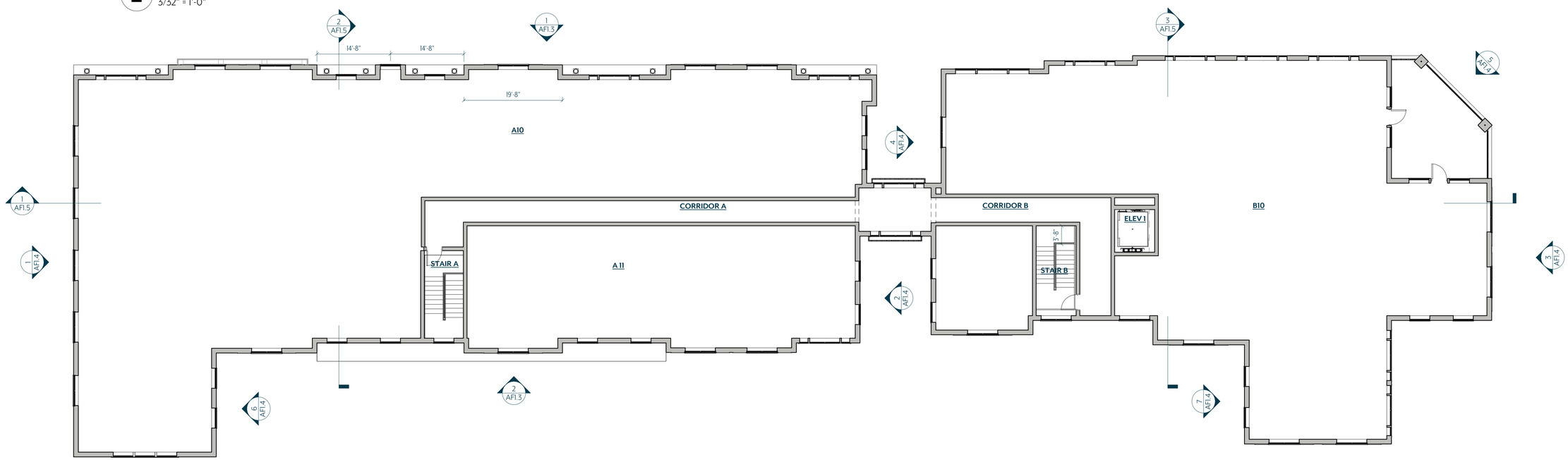


1 LEVEL 1 - OVERALL PLAN
3/32" = 1'-0"



2 ROOF PLAN

3/32" = 1'-0"



1 LEVEL 2 - OVERALL PLAN

3/32" = 1'-0"

ZONING COMPLIANCE - BUILDING 1

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Upper Story Max	12 ft	
• Upper Story Provided	10 ft	Compliant
• Maximum height	2.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Non Compliant
• West	Upper Story	Compliant
• East	Ground Story	Compliant
• East	Upper Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

• Primary facade materials provided per elevation

West	BR-1, CS-1, AF-1	100%	Compliant
East	CS-1, AF-1, AF-2	82%	Compliant
North	BR-1, BR-2, AF-2,CS-1	83%	Compliant
South	BR-1, BR-2, CS-1	94%	Compliant

• Secondary Materials Provided Per Elevation

West	None provided	0%	Compliant
East	FC-2	18%	Compliant
North	FC-2,AF-4	17%	Compliant
South	FC-2	6%	Compliant

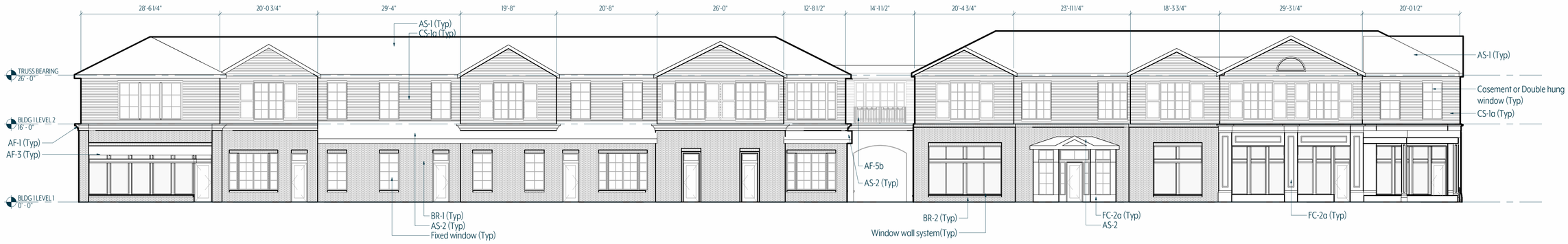
• Roof Materals Provided AS - 1, AS - 2 Compliant

• Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column
AF-5 Railing

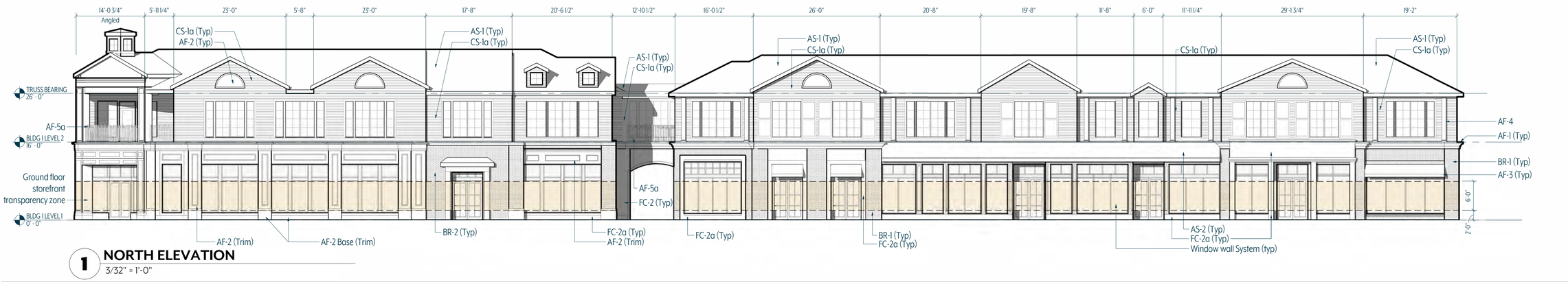
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	North	1071	1664	64%	40%	Compliant
Upper	North	1025	2676	38%	20%	Compliant
Overall	South	2,433	7,628	31.89%	15%*	Compliant
Ground	East	215	383	56%	40%	Compliant
Upper	East	350	779	45%	20%	Compliant
Overall	West	315	2,010	15.67%	15%*	Compliant

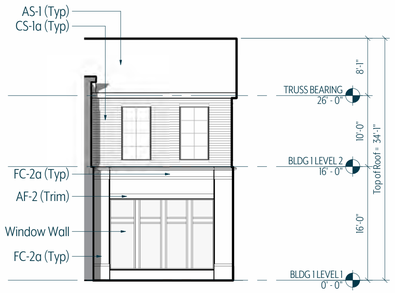
* Non Street Facade



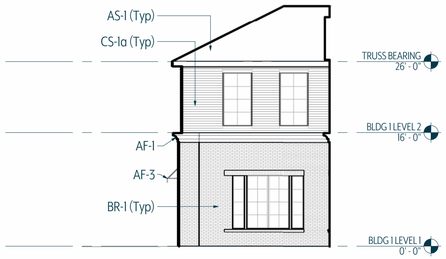
2 SOUTH ELEVATION
3/32" = 1'-0"



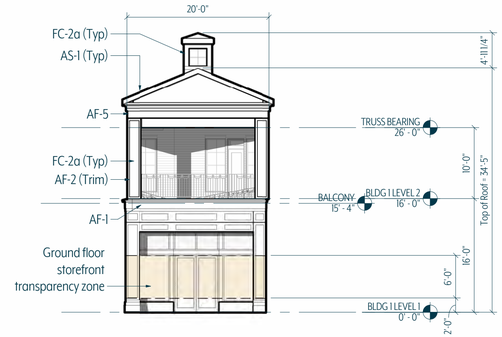
1 NORTH ELEVATION
3/32" = 1'-0"



7 WEST ELEVATION - AREA B
3/32" = 1'-0"



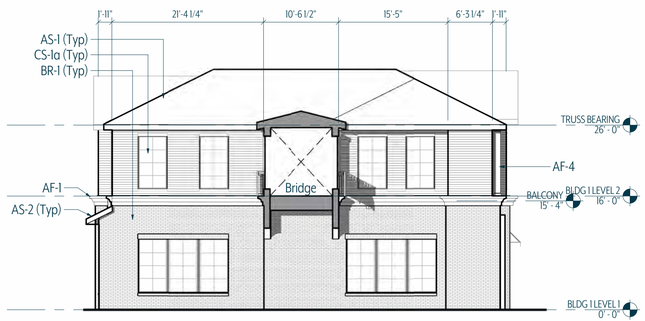
6 EAST ELEVATION - AREA A
3/32" = 1'-0"



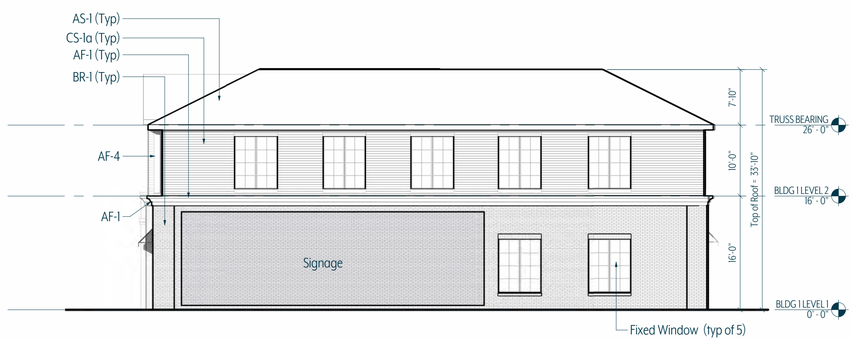
5 NORTH EAST ELEVATION - AREA B
3/32" = 1'-0"

4 WEST PASSAGE ELEVATION - AREA B
3/32" = 1'-0"

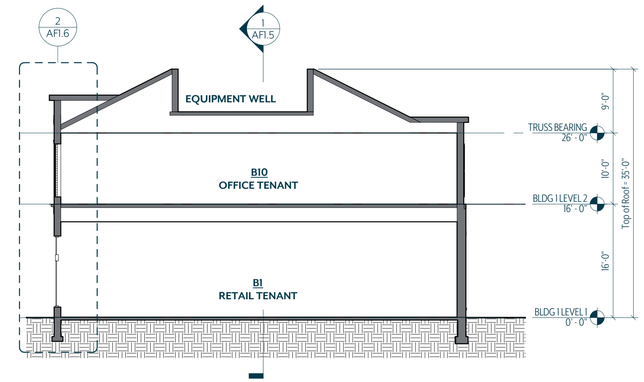
3 EAST ELEVATION
3/32" = 1'-0"



2 EAST PASSAGE ELEVATION - AREA A
3/32" = 1'-0"

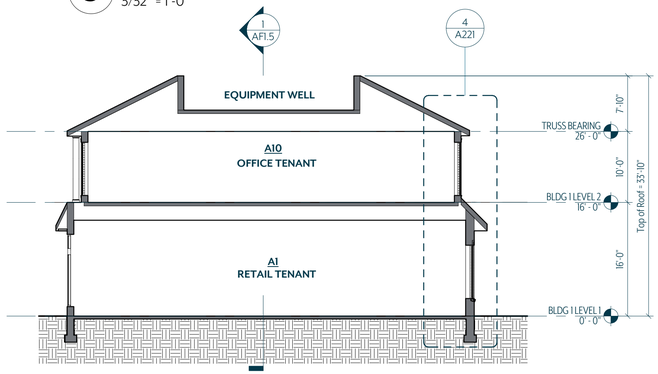


1 WEST ELEVATION
3/32" = 1'-0"



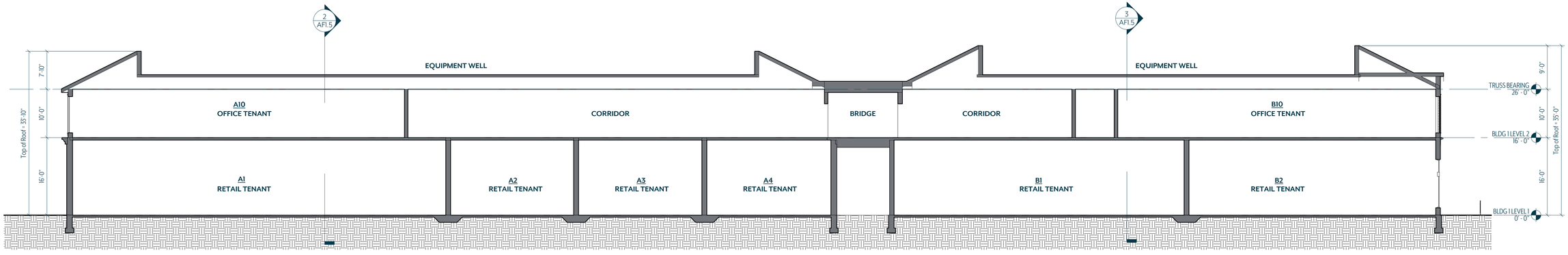
3 BUILDING SECTION B-B

3/32" = 1'-0"



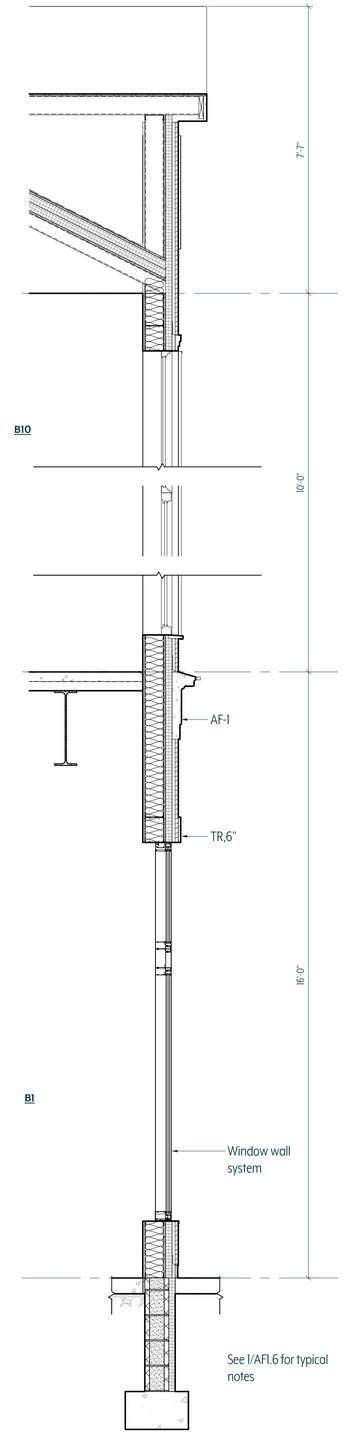
2 BUILDING SECTION A-A

3/32" = 1'-0"



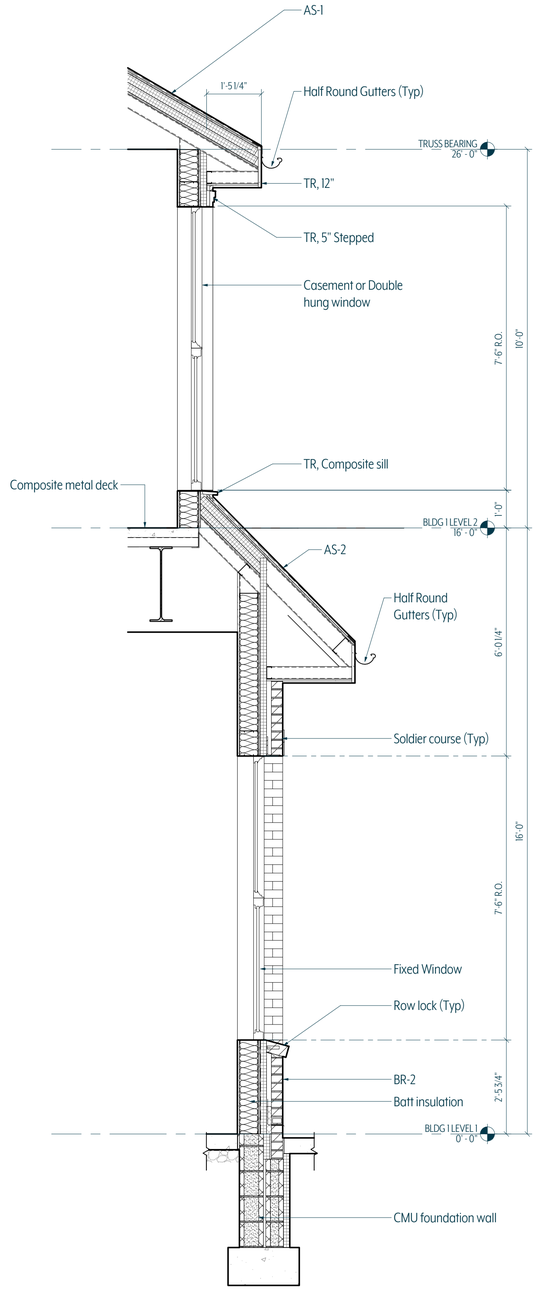
1 BUILDING SECTION EAST/WEST

3/32" = 1'-0"



2 WALL SECTION Copy 1

1/2" = 1'-0"



1 WALL SECTION

1/2" = 1'-0"

ZONING COMPLIANCE- BUILDING 1

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	295' 8"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Upper Story	Office	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	271'-4"/40' = 7 (1 per 40' required)	
· Provided	7 Entrances	Compliant

Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length 271'-4" (1 Required)		
· Pedestrian way	1 Provided	Compliant

Roof Types

Allowed — Pitched roof; (other types permitted with approval)

Provided	Area A - Pitch roof	Compliant
	Area B - Pitch roof	Compliant

Building Height

· Ground Story Max	12 ft	
· Ground Story Provided	16 ft	Non Compliant
· Upper Story Max	12 ft	
· Upper Story Provided	10 ft	Compliant
· Maximum height	2.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

· North	Ground Story	Compliant
· North	Upper Story	Compliant
· South	Ground Story	Compliant
· South	Upper Story	Compliant
· West	Ground Story	Non Compliant
· West	Upper Story	Compliant
· East	Ground Story	Compliant
· East	Upper Story	Compliant

Vertical Facade Divisions

· Required	Yes	
· Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

· Primary facade materials allowed	Stone, Brick, Wood Siding
· Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

· Primary facade materials provided per elevation

West	BR-1, CS-1, AF-1	100%	Compliant
East	CS-1, AF-1, AF-2	82%	Compliant
North	BR-1, BR-2, AF-2,CS-1	83%	Compliant
South	BR-1, BR-2, CS-1	94%	Compliant

· Secondary Materials Provided Per Elevation

West	None provided	0%	Compliant
East	FC-2	18%	Compliant
North	FC-2,AF-4	17%	Compliant
South	FC-2	6%	Compliant

· Roof Materals Provided — AS - 1, AS - 2 — Compliant

· Architectural Features

AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column
AF-5 Railing

Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	North	1071	1664	64%	40%	Compliant
Upper	North	1025	2676	38%	20%	Compliant
Overall	South	2,433	7,628	31.89%	15%*	Compliant
Ground	East	215	383	56%	40%	Compliant
Upper	East	350	779	45%	20%	Compliant
Overall	West	315	2,010	15.67%	15%*	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 1

BUILDING 1 – HISTORIC MIXED USE
GROUND FLOOR RETAIL / UPPER FLOOR OFFICE

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase is driven by the need to accommodate ground-floor commercial uses, including retail storefronts, which require greater floor-to-floor heights for functionality, visibility, and tenant flexibility.

Blank Wall Limitations

Non-Compliant

The west elevation ground story exceeds the maximum allowable 30% blank wall per story. This condition is intentional, as the façade is designed to accommodate a designated area for development signage that supports project identity and wayfinding. The continuous wall surface provides an appropriate backdrop for this purpose, while architectural detailing, including trim elements, material transitions, and upper-level fenestration, is incorporated to reduce perceived mass and maintain visual interest consistent with the intent of the code.

ZONING COMPLIANCE- BUILDING 2

HISTORIC MIXED USE – PLAN ANALYSIS - 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	227' 2"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Upper Story	Office	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	199'-8"/40' = 5 (1 per 40' required)	
· Provided	7 Entrances	Compliant

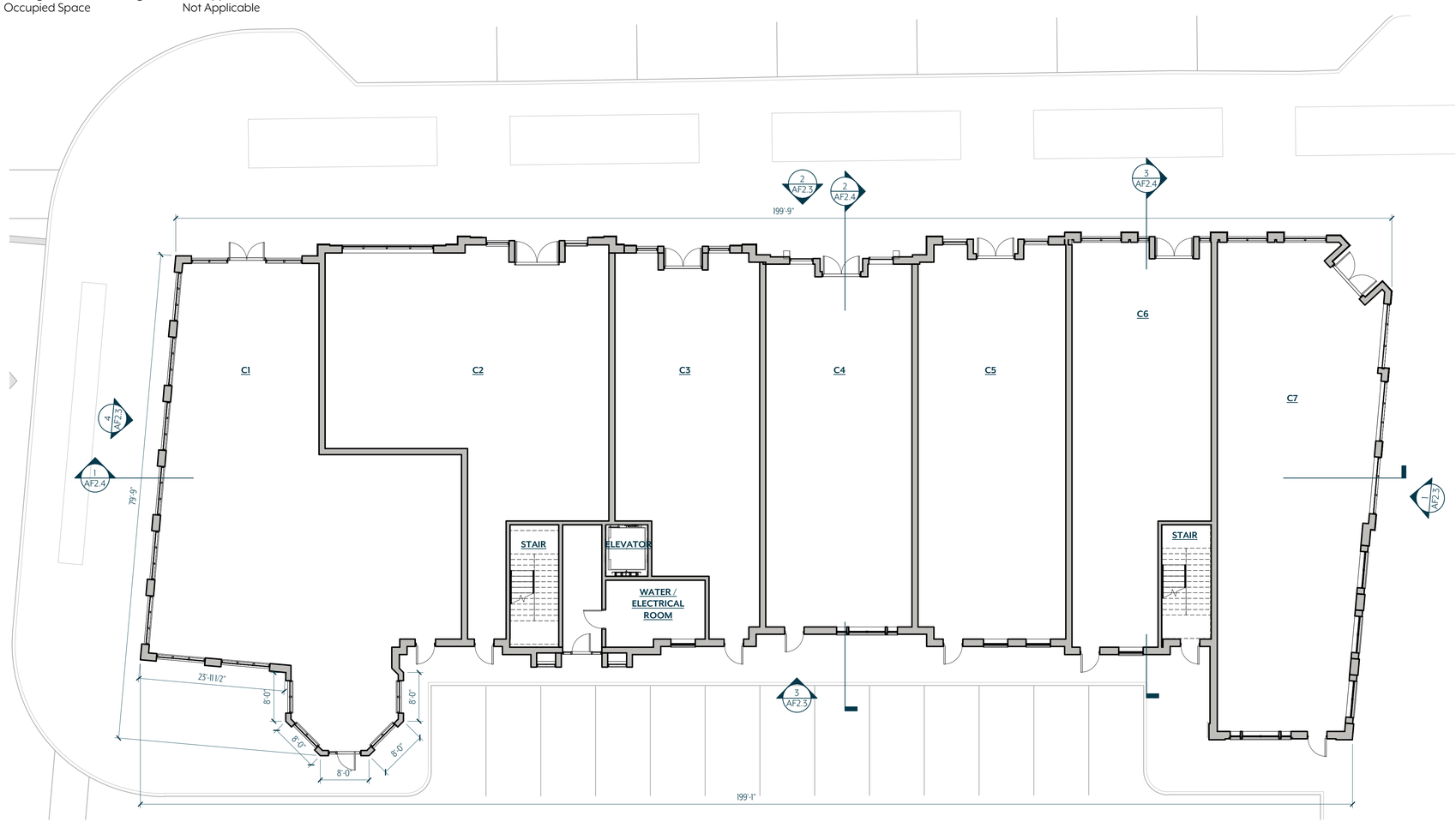
Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	199'-8" (1 Required)	
· Pedestrian way	0 Provided	Non Compliant

Roof Types

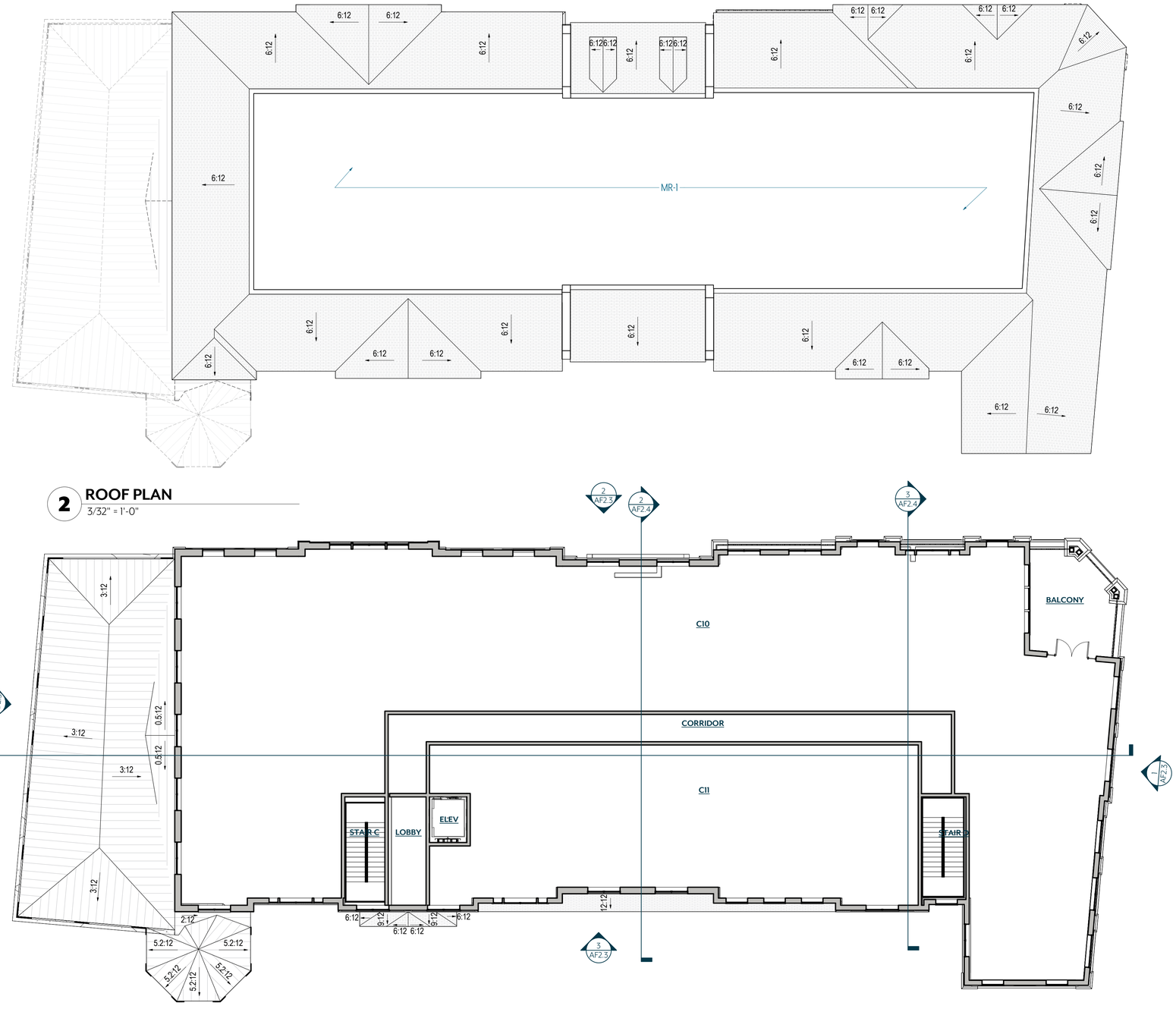
Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 LEVEL 1 - OVERALL PLAN

3/32" = 1'-0"



2 **ROOF PLAN**
3/32" = 1'-0"

1 **LEVEL 2 - OVERALL PLAN**
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 2

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Upper Story Max	12 ft	
• Upper Story Provided	10 ft	Compliant
• Maximum height	2.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Compliant
• West	Upper Story	Compliant
• East	Ground Story	Compliant
• East	Upper Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

• Primary facade materials provided per elevation

West	BR-1, ST-1	100%	Compliant
East	BR-1, CS- 1,AF-2	93%	Compliant
North	BR-1, BR-2, ST-1, CS-1,AF-2	85%	Compliant
South	BR-1, BR-2, ST-1, CS-1	92%	Compliant

• Secondary Materials Provided Per Elevation

West	None privided	0%	Compliant
East	FC-2	72%	Compliant
North	FC-2	15%	Compliant
South	FC-2	8%	Compliant

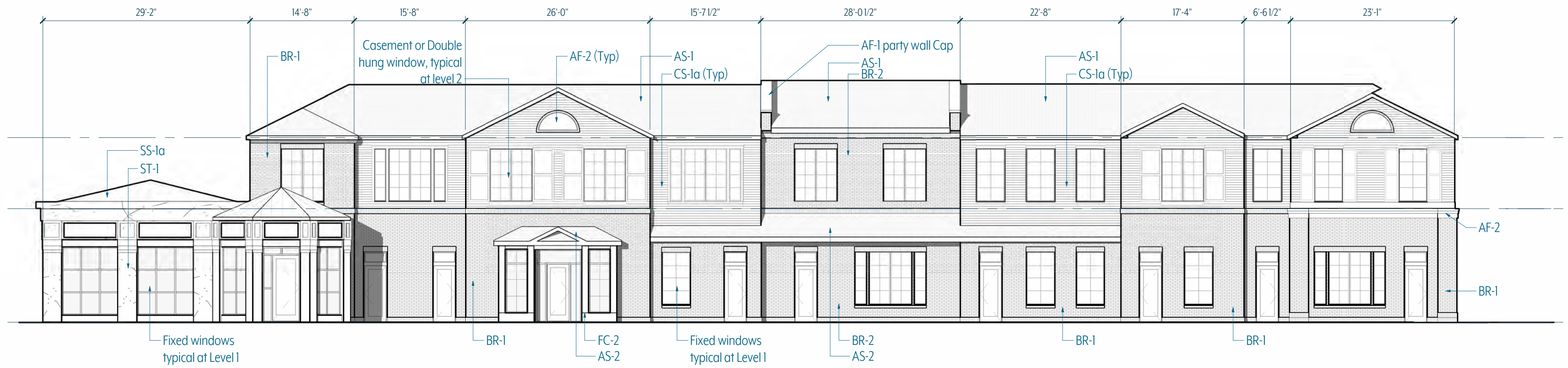
• Roof Materals Provided AS - 1, AS - 2 Compliant

• Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column

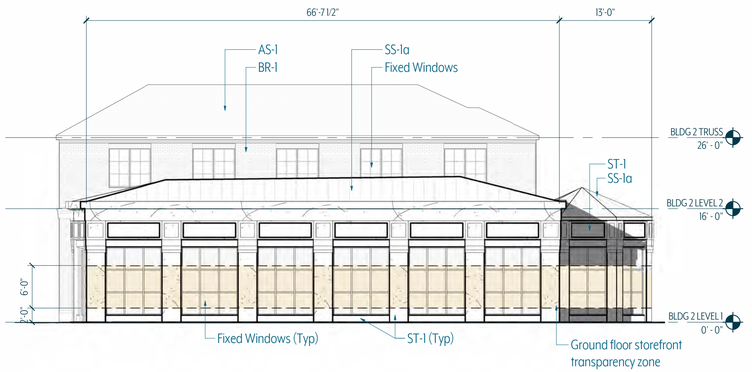
Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	South	1,530	5,070	30%	15%*	Compliant
Overall	East	751	2,084	36%	15%*	Compliant
Ground	North	795	1,199	66%	40%	Compliant
Upper	North	657	1,805	36%	20%	Compliant
Ground	West	317	478	66%	40%	Compliant

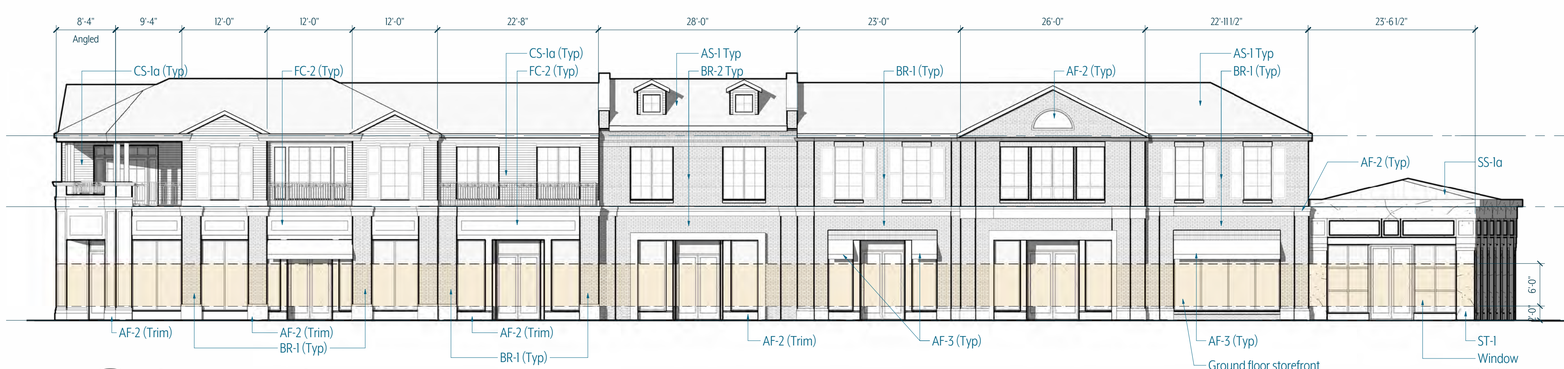
* Non Street Facade



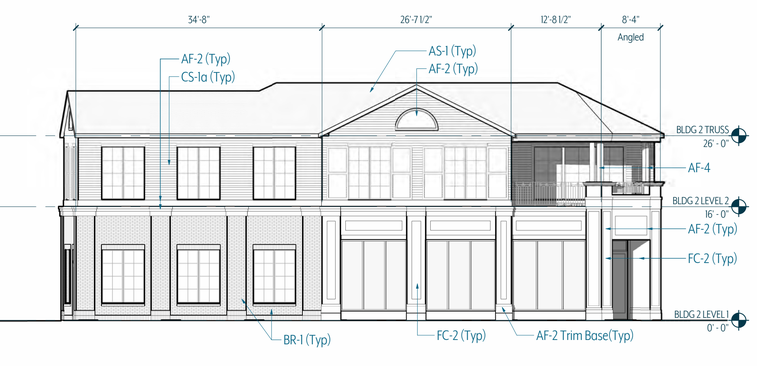
3 SOUTH ELEVATION
3/32" = 1'-0"



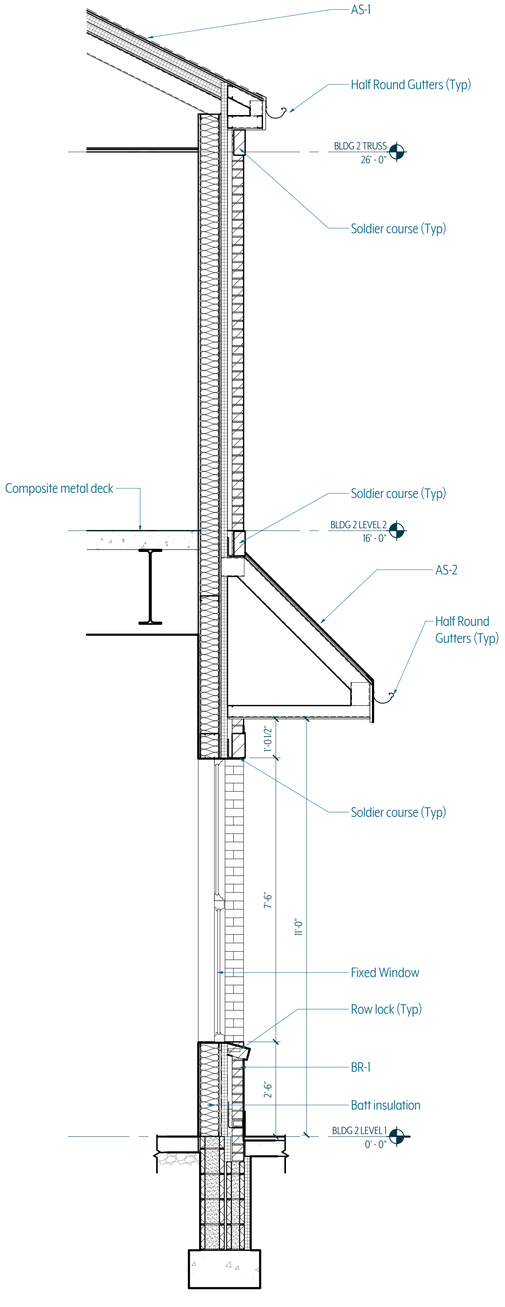
4 WEST ELEVATION
3/32" = 1'-0"



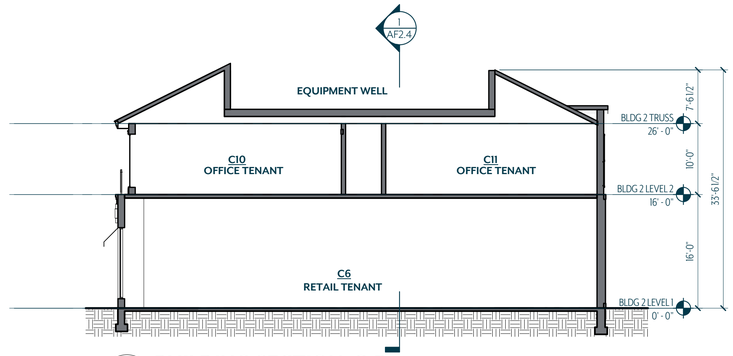
2 NORTH ELEVATION
3/32" = 1'-0"



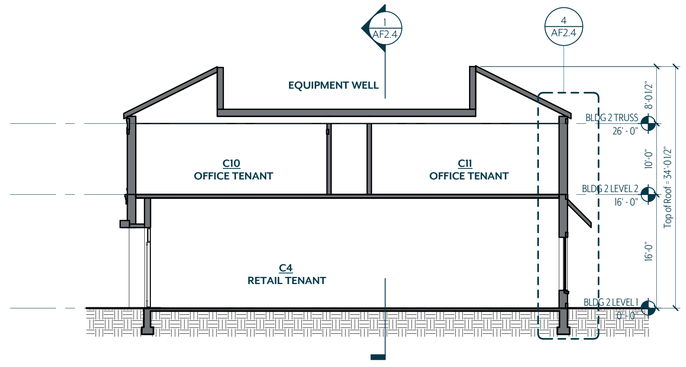
1 EAST ELEVATION
3/32" = 1'-0"



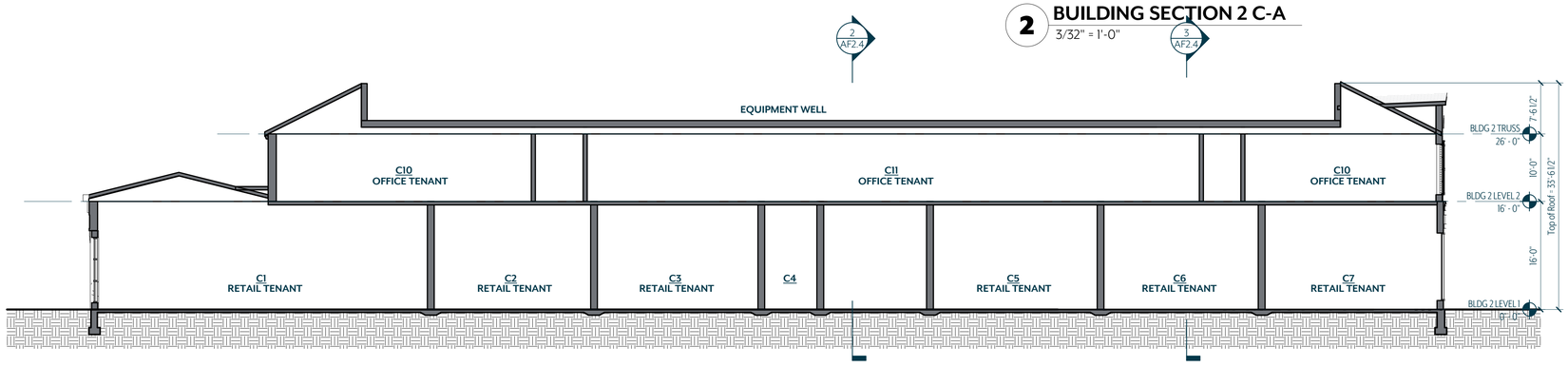
4 WALL SECTION
1/2" = 1'-0"



3 BUILDING SECTION C-B
3/32" = 1'-0"



2 BUILDING SECTION 2 C-A
3/32" = 1'-0"



1 BUILDING 2 SECTION EAST/WEST
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 2

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	227' 2"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Upper Story	Office	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	199'-8"/40' = 5 (1 per 40' required)	
· Provided	7 Entrances	Compliant

Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	199'-8" (1 Required)	
· Pedestrian way	0 Provided	Non Compliant

Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant

Building Height

· Ground Story Max	12 ft	
· Ground Story Provided	16 ft	Non Compliant
· Upper Story Max	12 ft	
· Upper Story Provided	10 ft	Compliant
· Maximum height	2.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

· North	Ground Story	Compliant
· North	Upper Story	Compliant
· South	Ground Story	Compliant
· South	Upper Story	Compliant
· West	Ground Story	Compliant
· West	Upper Story	Compliant
· East	Ground Story	Compliant
· East	Upper Story	Compliant

Vertical Facade Divisions

· Required	Yes	
· Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

· Primary facade materials allowed	Stone, Brick, Wood Siding
· Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

· Primary facade materials provided per elevation

West	BR-1, ST-1	100%	Compliant
East	BR-1, CS- 1,AF-2	93%	Compliant
North	BR-1, BR-2, ST-1, CS-1,AF-2	85%	Compliant
South	BR-1, BR-2, ST-1, CS-1	92%	Compliant

· Secondary Materials Provided Per Elevation

West	None privided	0%	Compliant
East	FC-2	72%	Compliant
North	FC-2	15%	Compliant
South	FC-2	8%	Compliant

· Roof Materals Provided AS - 1, AS - 2 Compliant

· Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column

Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	South	1,530	5,070	30%	15%*	Compliant
Overall	East	751	2,084	36%	15%*	Compliant
Ground	North	795	1,199	66%	40%	Compliant
Upper	North	657	1,805	36%	20%	Compliant
Ground	West	317	478	66%	40%	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 2

BUILDING 2 – HISTORIC MIXED USE
GROUND FLOOR RETAIL / UPPER FLOOR OFFICE

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase is driven by the need to accommodate ground-floor commercial uses, including retail storefronts, which require greater floor-to-floor heights for functionality, visibility, and tenant flexibility.

Mid-building Pedestrian-way

Non-Compliant

The site design incorporates alternative pedestrian circulation paths, including sidewalks along primary frontages and internal connections that provide adequate accessibility. The omission of a mid-block pedestrian way allows for improved building efficiency and tenant layout while maintaining overall site connectivity.

ZONING COMPLIANCE - BUILDING 3

HISTORIC MIXED USE – PLAN ANALYSIS
1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	227' 2"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Upper Story	Office	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	111'-1"/40' = 3 (1 per 40' required)	
· Provided	1 Entrance	Non Compliant

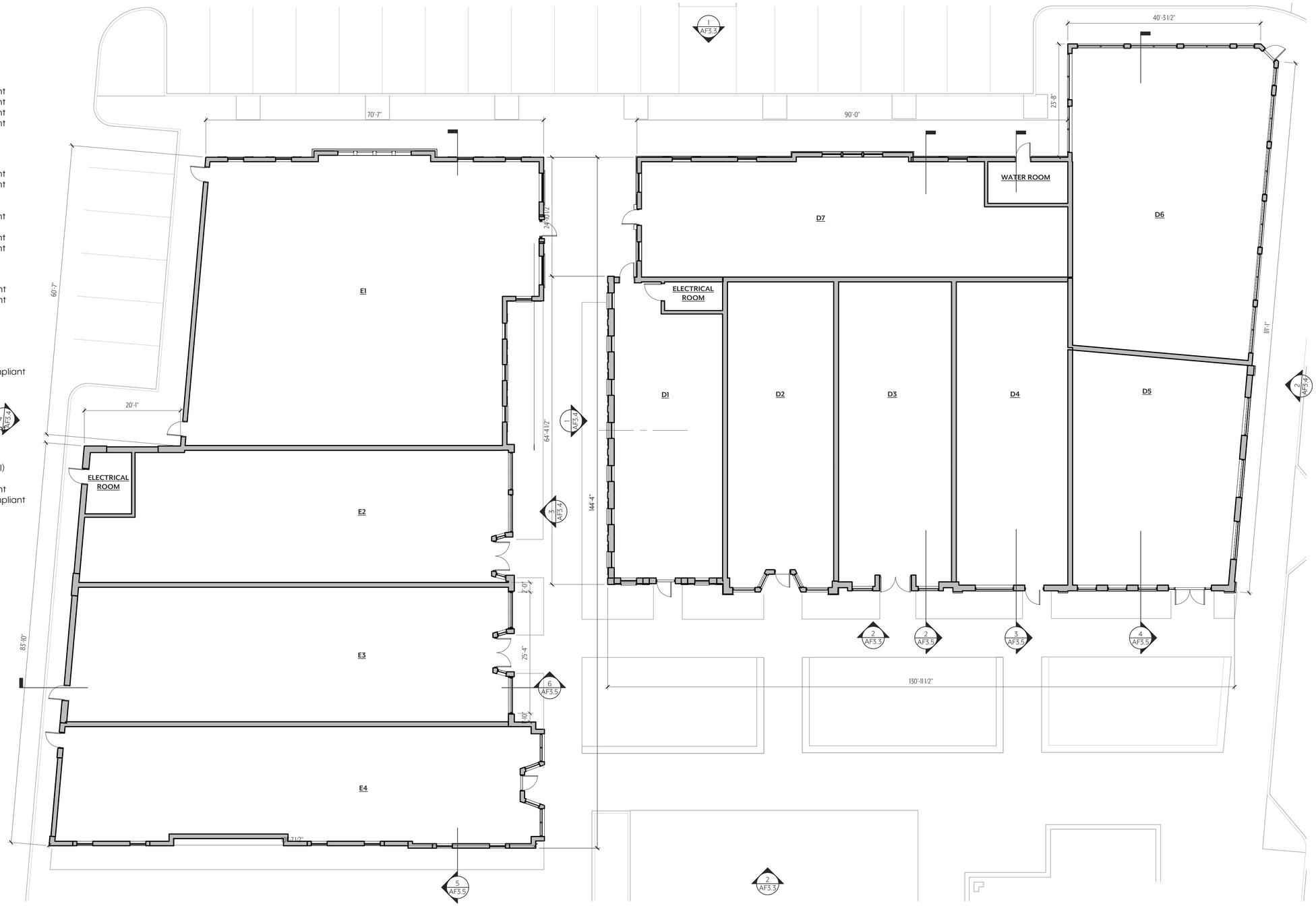
Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	111'-1" (0 Required)	
· Pedestrian way	0 Provided	Compliant

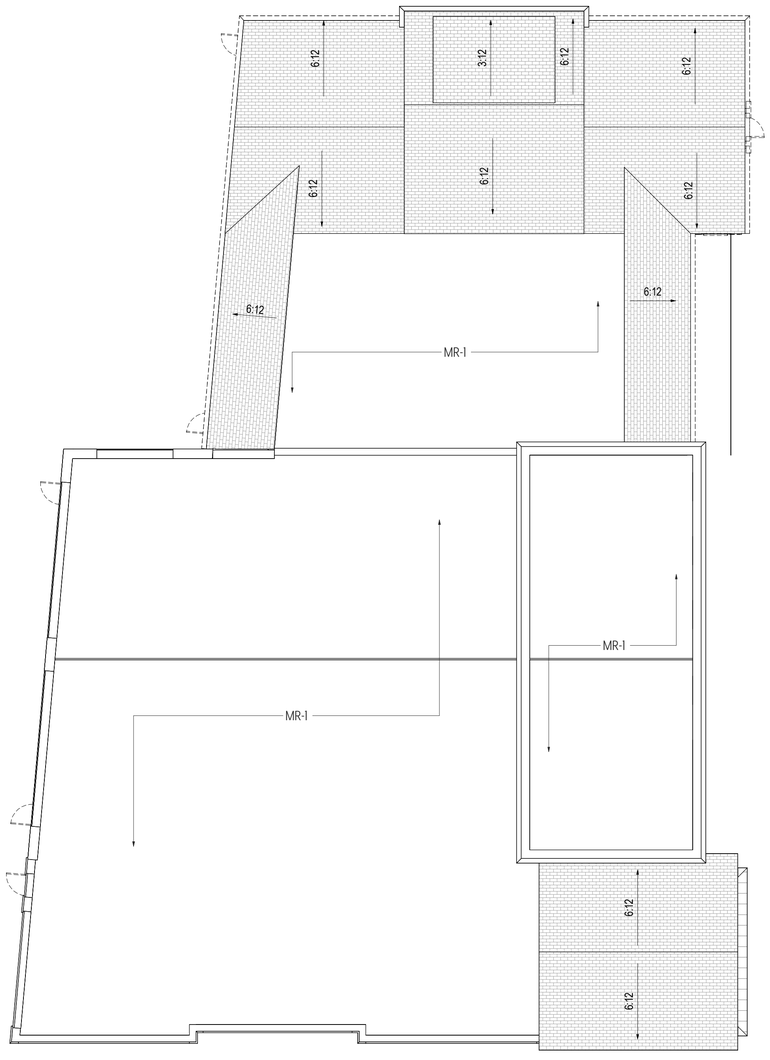
Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Pitch roof	Compliant
	Parapet Roof	Non Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



1 BUILDING 3 - LEVEL 1 - AREA D
3/32" = 1'-0"



1 **ROOF PLAN**
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 3

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimun height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• D-West	Ground Story		Compliant
• E1-West	Ground Story		Non Compliant
• D-East	Ground Story		Compliant
• E-East	Ground Story		Compliant
• North	Ground Story		Compliant
• South	Ground Story		Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

• Primary facade materials provided per elevation

D- West	BR-2, CS-1, ST-1	93%	Compliant
E1-West	CB-1, CB-2, CS-1, AF-2	100%	Compliant
D-East	BR-7, ST-1	53%	Non Compliant
E1-East	BR-11, CS-1, CS-2, AF-1,2	80%	Compliant
North	ST-1, CS-1, CS-2, CB-2	80%	Compliant
South	BR-2, BR-6, ST-1, BR-7, CS-2	88%	Compliant

• Secondary Materials Provided Per Elevation

D-West	FC-2	7%	Compliant
E1-West	None Provided	0%	Compliant
D-East	PL-1, TL-1	47%	Non Compliant
E1-East	FC-2	20%	Compliant
North	FC-2, PL-1, TL-1	20%	Compliant
South	CS-1, FC-2, AF	12%	Compliant

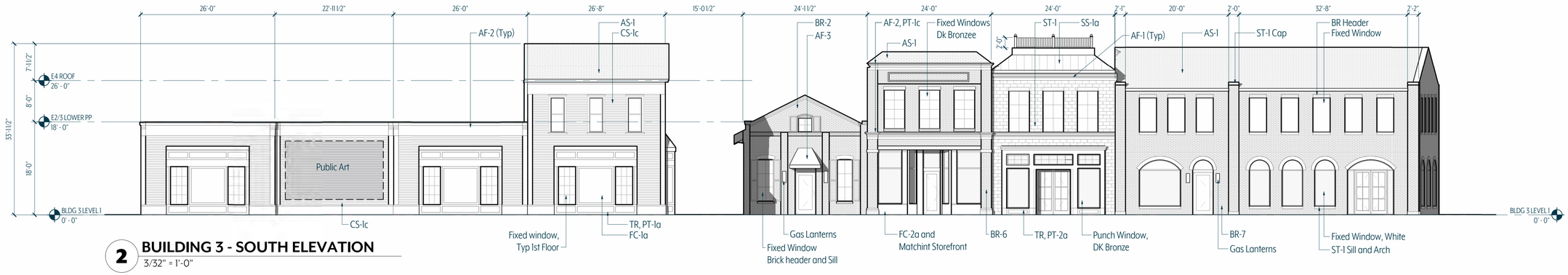
• Roof Materals Provided	AS-1, AS - 2, WS-1	Compliant

• Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning

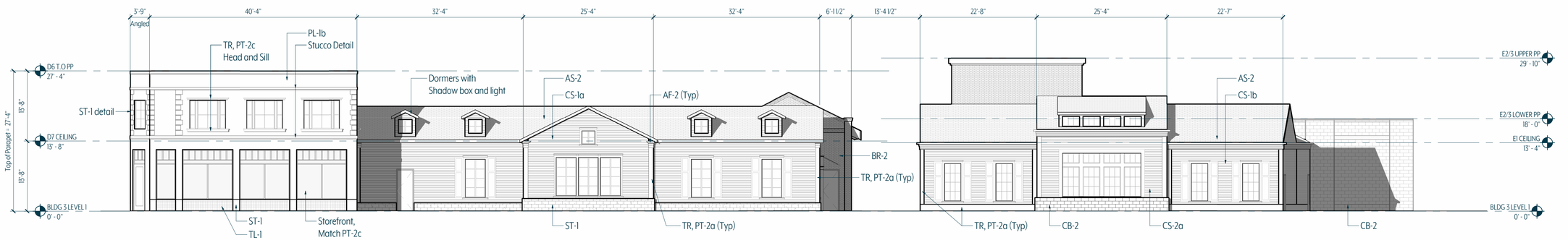
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	D-East	442	667	66%	40%	Compliant
Overall	D-West	248	1338	19%	15%*	Compliant
Overall	E1-East	1028	3429	30%	15%*	Compliant
Overall	E1-West	126	2453	5%	15%*	Non Compliant
Overall	North	897	3324	27%	15%*	Compliant
Overall	South	1261	5324	24%	15%*	Compliant

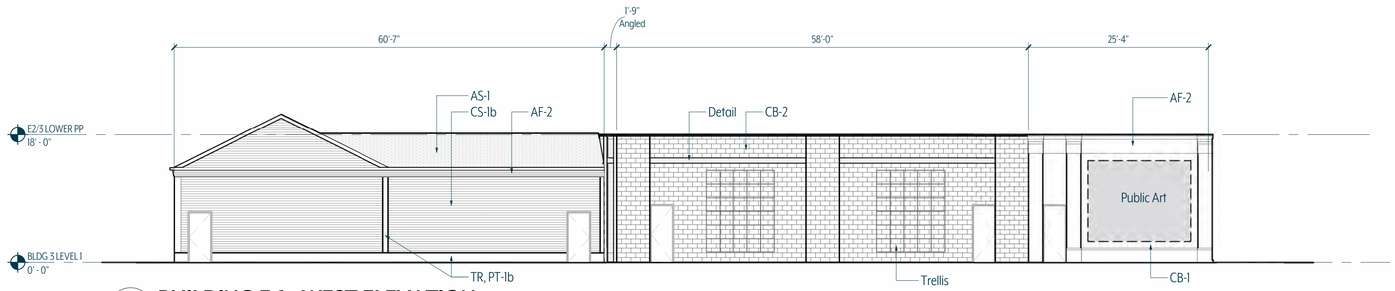
* Non Street Facade



2 BUILDING 3 - SOUTH ELEVATION
3/32" = 1'-0"



1 BUILDING 3 - NORTH ELEVATION
3/32" = 1'-0"



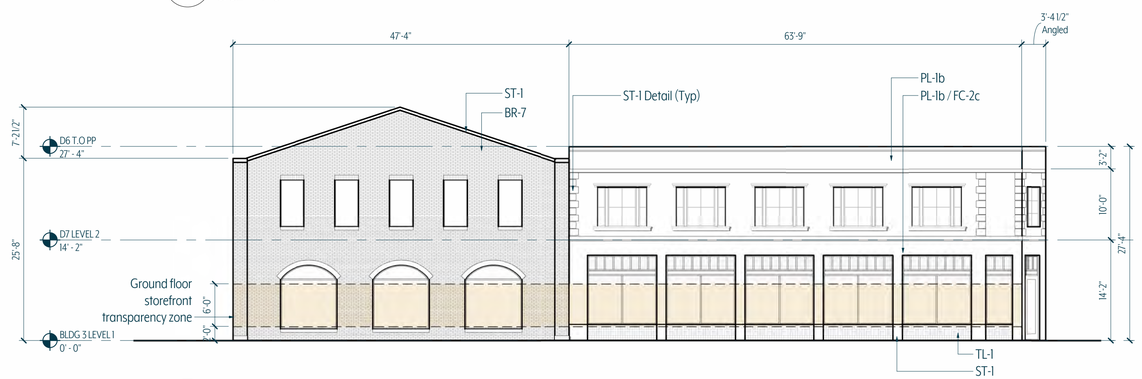
4 BUILDING E-1 - WEST ELEVATION

3/32" = 1'-0"



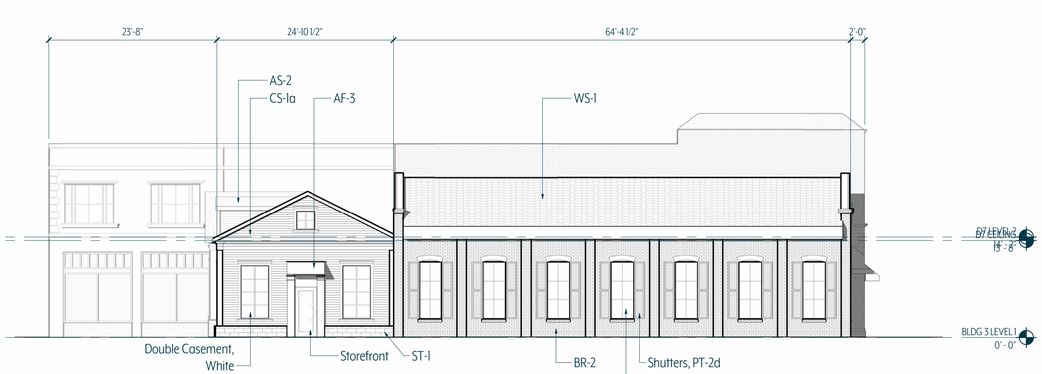
3 BUILDING E-1 - EAST ELEVATION

3/32" = 1'-0"



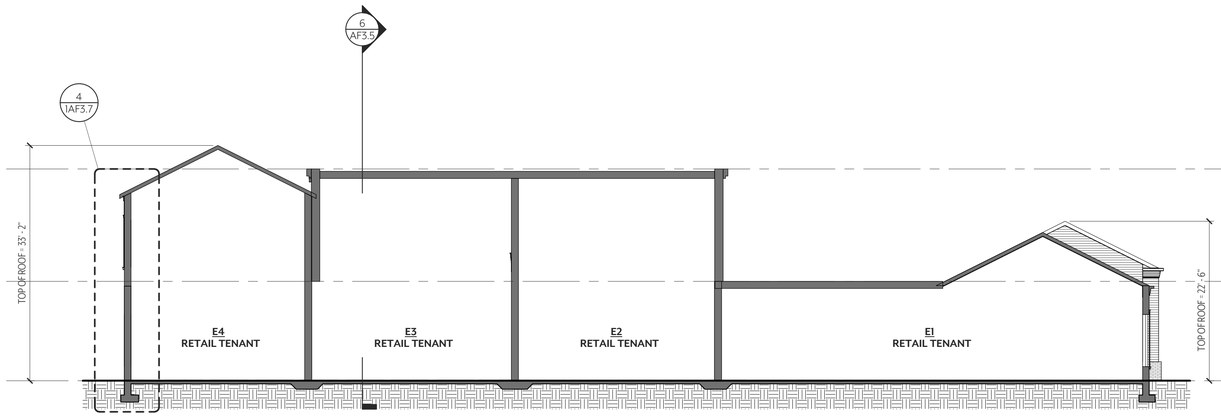
2 BUILDING D - EAST ELEVATION

3/32" = 1'-0"



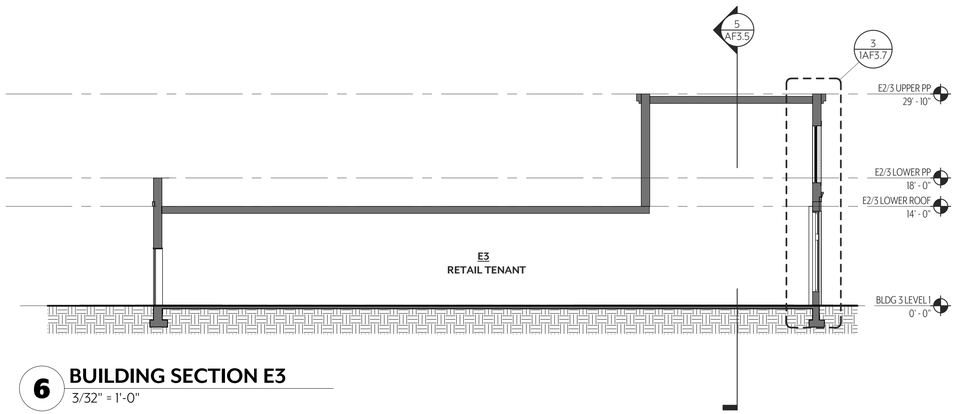
1 BUILDING D - WEST ELEVATION

3/32" = 1'-0"



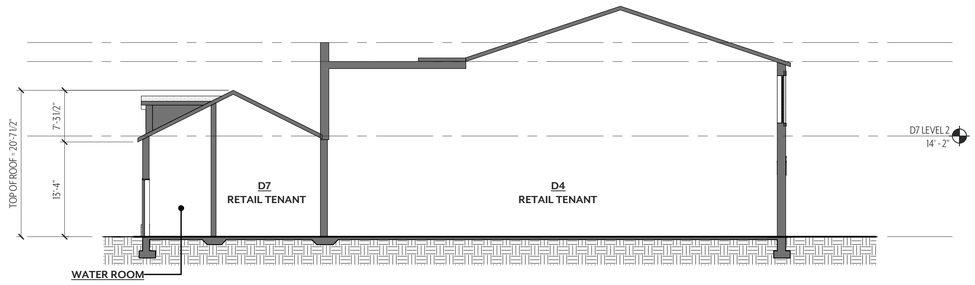
5 BUILDING SECTION E1-E4

3/32" = 1'-0"



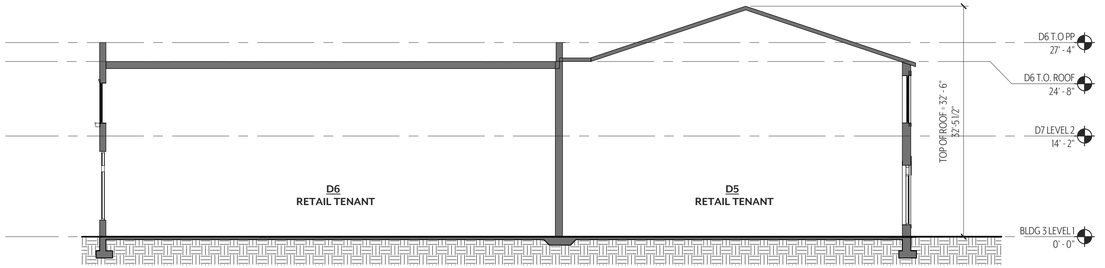
6 BUILDING SECTION E3

3/32" = 1'-0"



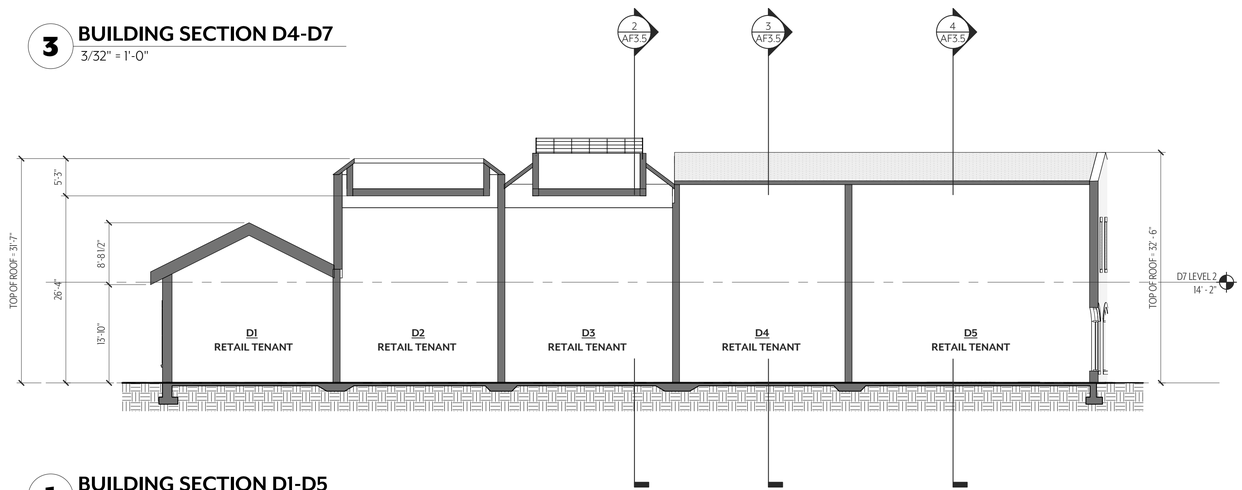
3 BUILDING SECTION D4-D7

3/32" = 1'-0"



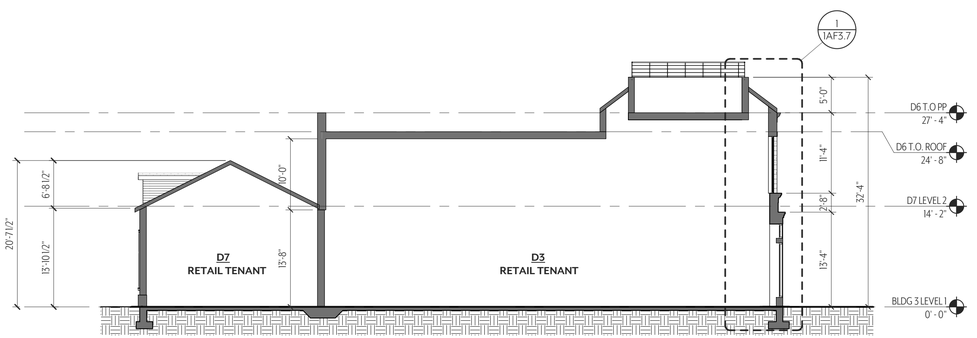
4 BUILDING SECTION D5-D6

3/32" = 1'-0"



1 BUILDING SECTION D1-D5

3/32" = 1'-0"



2 BUILDING SECTION D3-D7

3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 3

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL

Street Frontage

*Refer to Site Plan

·	Front Property Line Coverage	80%	Compliant
·	Occupation of Corner	Required	Compliant
·	Front RBZ	20ft	Compliant
·	Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

·	Minimum Side yard Setback	0ft	Compliant
·	Minimum rear yard setback	0ft	Compliant
·	Minimum Lot Width	30ft	
·	Provided	227' 2"	Compliant
·	Maximum Impervious Coverage	85%	Compliant
·	Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

·	Ground Story	Retail	Compliant
·	Upper Story	Office	Compliant
·	Parking Within the Building	Not Applicable	
·	Occupied Space	Not Applicable	

Number of Entrances

·	Facade length	111'-1"/40' = 3 (1 per 40' required)	
·	Provided	1 Entrance	Non Compliant

Mid-building Pedestrian-way

·	Required	If Building > 150ft	
·	Provided Building length	111'-1" (0 Required)	
·	Pedestrian way	0 Provided	Compliant

Roof Types

Allowed		Pitched roof; (other types permitted with approval)	
Provided		Pitch roof Parapet Roof	Compliant Non Compliant

Building Height

·	Ground Story Max	12 ft	
·	Ground Story Provided	16 ft	Non Compliant
·	Maximum height	2.5 Stories	Compliant
·	Minimun height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

·	D-West	Ground Story	Compliant
·	E1-West	Ground Story	Non Compliant
·	D-East	Ground Story	Compliant
·	E-East	Ground Story	Compliant
·	North	Ground Story	Compliant
·	South	Ground Story	Compliant

Vertical Facade Divisions

·	Required	Yes	
·	Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

·	Primary facade materials allowed	Stone, Brick, Wood Siding
·	Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

· Primary facade materials provided per elevation

D- West	BR-2, CS-1, ST-1	93%	Compliant
E1-West	CB-1, CB-2, CS-1, AF-2	100%	Compliant
D-East	BR-7, ST-1	53%	Non Compliant
E1-East	BR-11, CS-1, CS-2, AF-1,2	80%	Compliant
North	ST-1, CS-1, CS-2, CB-2	80%	Compliant
South	BR-2, BR-6, ST-1, BR-7, CS-2	88%	Compliant

· Secondary Materials Provided Per Elevation

D-West	FC-2	7%	Compliant
E1-West	None Provided	0%	Compliant
D-East	PL-1, TL-1	47%	Non Compliant
E1-East	FC-2	20%	Compliant
North	FC-2, PL-1, TL-1	20%	Compliant
South	CS-1, FC-2, AF	12%	Compliant

·	Roof Materals Provided	AS-1, AS - 2, WS-1	Compliant

· Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning

Facade Areas

	Total Facade area	Total Facade area excluding fenestration	Fenestration Area
D-West	1338 SF	1090 SF	248 SF
E1-West	2453 SF	2327 SF	126 SF
D-East	2,084 SF	1,333 SF	751 SF
E1-East	3429 SF	2478 SF	951 SF
North	3,324 SF	2,427 SF	897 SF
South	5,324 SF	4,063 SF	1,261 SF

Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	D-East	442	667	66%	40%	Compliant
Overall	D-West	248	1338	19%	15%*	Compliant
Overall	E1-East	1028	3429	30%	15%*	Compliant
Overall	E1-West	126	2453	5%	15%*	Non Compliant
Overall	North	897	3324	27%	15%*	Compliant
Overall	South	1261	5324	24%	15%*	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 3

BUILDING 3 – HISTORIC MIXED USE
GROUND FLOOR RETAIL

Number of Entrances

Non-Compliant

The provided number of entrances at street frontage facade does not meet the required frequency based on façade length. The design consolidates entrances to align with tenant layouts and operational efficiency while maintaining functional access points along the façade.

Roof Types

Non-Compliant

While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility. Select areas are expressed as double-height volumes to simulate a second-story condition, reinforcing a traditional mixed-use architectural rhythm.

Blank Wall Limitations

Non-Compliant

This condition is intentional, as the façade functions as a back-of-house condition with limited pedestrian engagement. The design incorporates a more controlled level of articulation to support operational needs and security considerations, resulting in increased solid wall area. The continuous wall surface also provides opportunities for public art installations, contributing visual interest and enhancing the character of the development.the overall façade composition remains appropriate to its function

Façade Materials

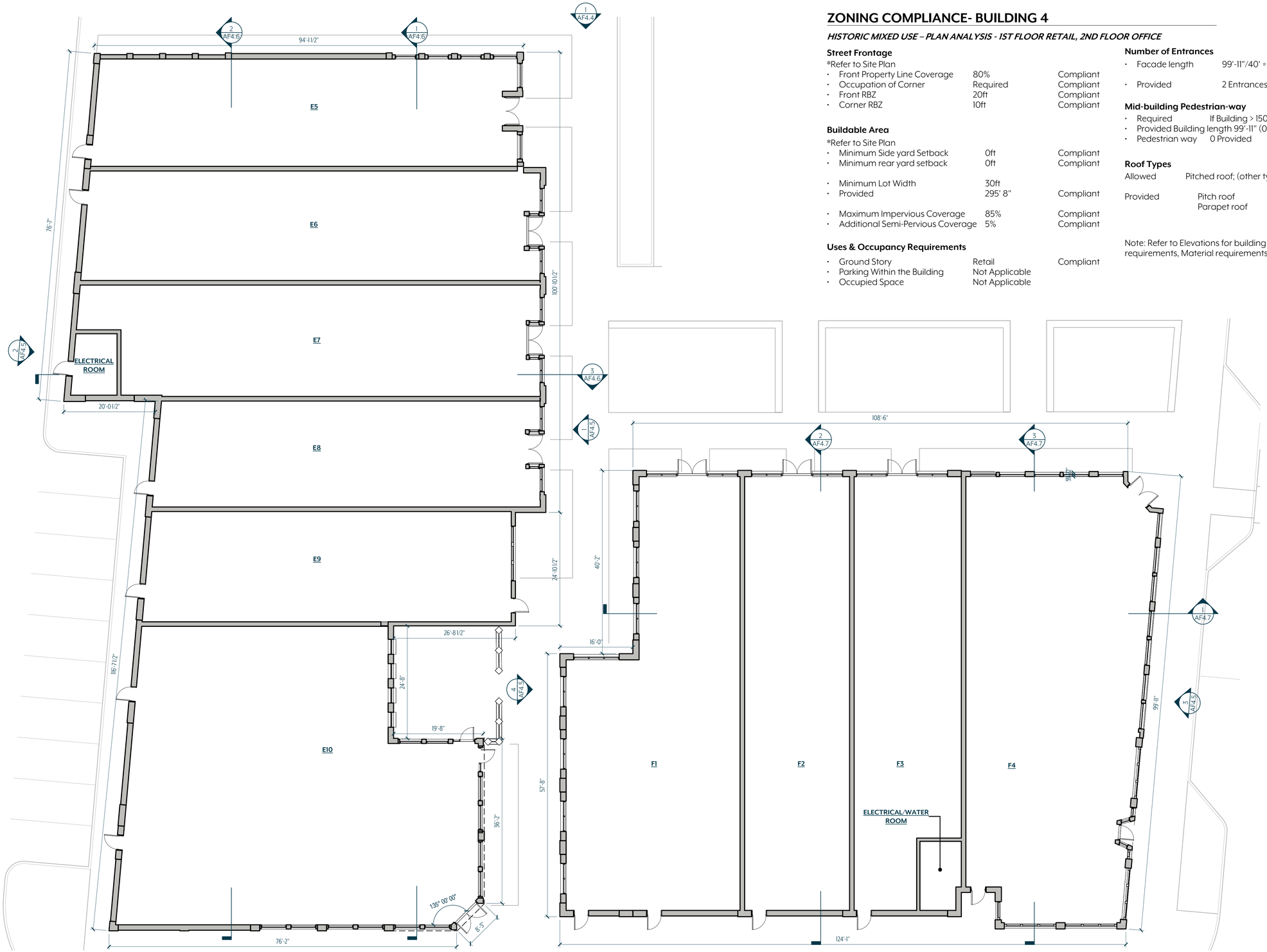
Non-Compliant

The D-East elevation does not meet the required minimum percentage of primary façade materials. The material composition is intentionally designed to reflect a historic mixed-use character, with a transition from a fully masonry expression to a lighter façade treatment. The brick portion establishes a strong traditional base, while the adjacent stucco façade with a cast stone base introduces variation in scale, texture, and architectural expression. This change in material reinforces the appearance of multiple building forms and contributes to a more articulated, residential-scaled streetscape.

Transparency (Non-Street Façade – E1-West Elevation)

Non-Compliant

The E1 West elevation does not meet the minimum 15% transparency requirement for non-street façades. This condition is driven by its adjacency to internal site functions and limited pedestrian engagement. The façade is designed with simplified openings and articulation appropriate for a secondary elevation.



ZONING COMPLIANCE- BUILDING 4

HISTORIC MIXED USE – PLAN ANALYSIS - 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	295' 8"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	99'-11"/40' = 3 (1 per 40' required)	
· Provided	2 Entrances	Non Compliant

Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	99'-11" (0 Required)	
· Pedestrian way	0 Provided	Compliant

Roof Types

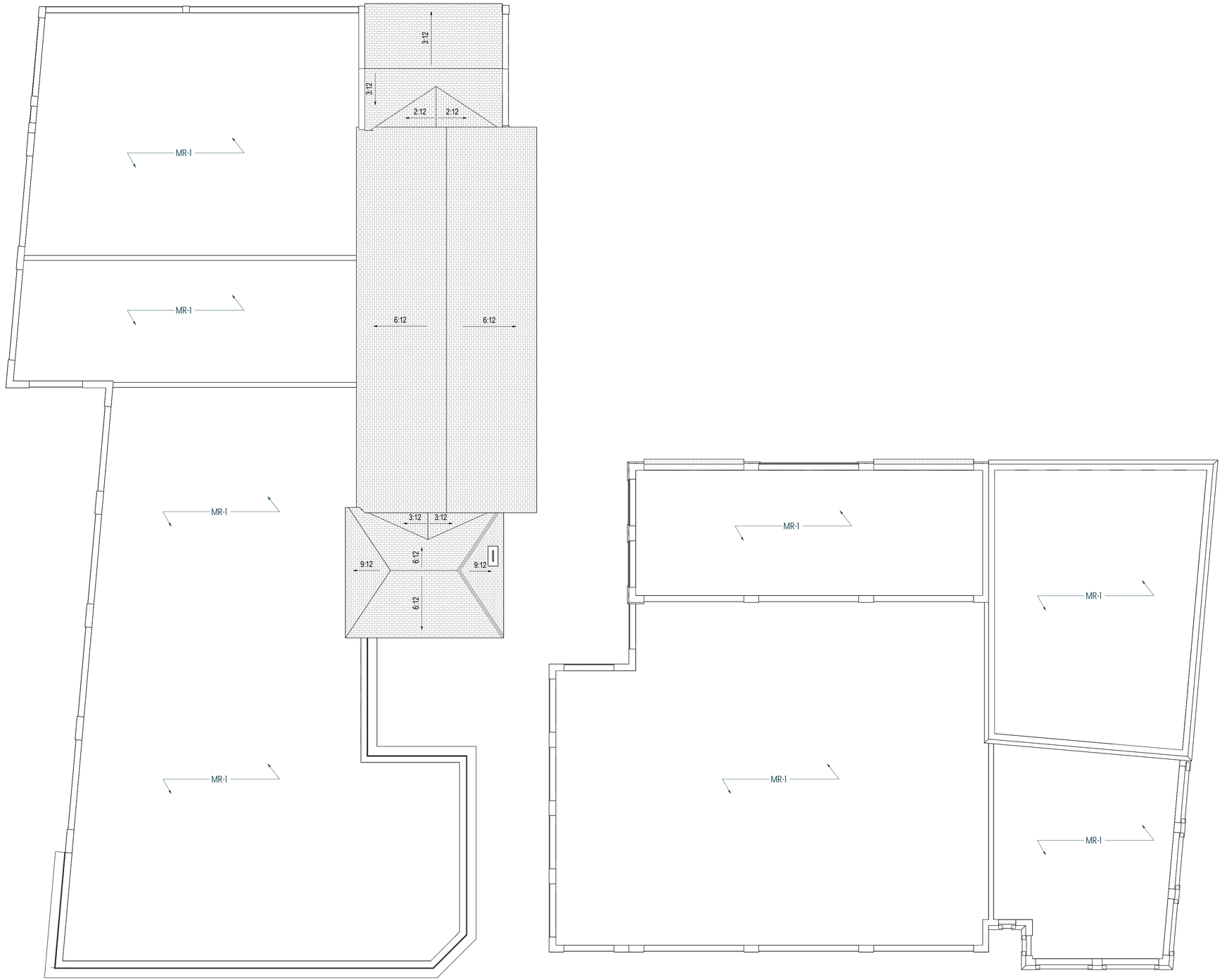
Allowed — Pitched roof; (other types permitted with approval)

Provided	Pitch roof	Compliant
	Parapet roof	Non Compliant

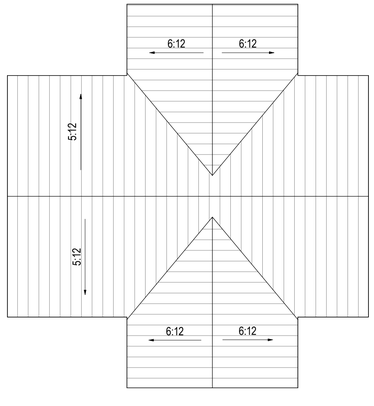
Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations

1 BUILDING 4 - LEVEL 1 - AREA E-2

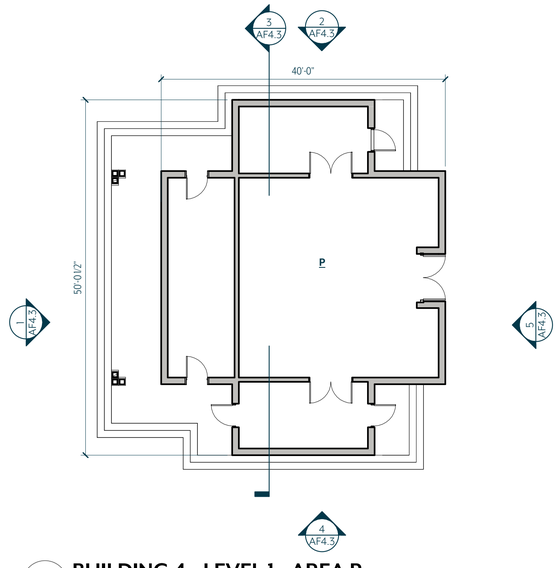
3/32" = 1'-0"



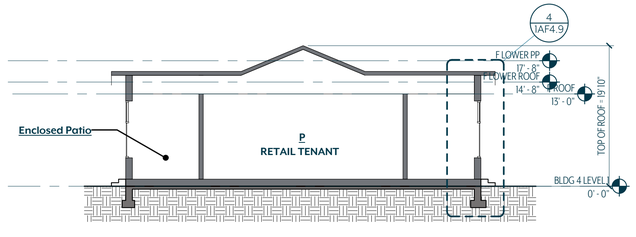
1 **ROOF PLAN - AREAS E-2 & F**
3/32" = 1'-0"



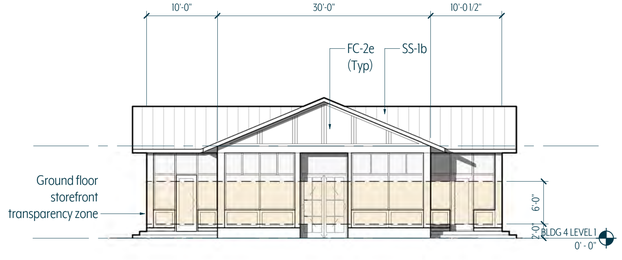
7 ROOF PLAN - AREA P
3/32" = 1'-0"



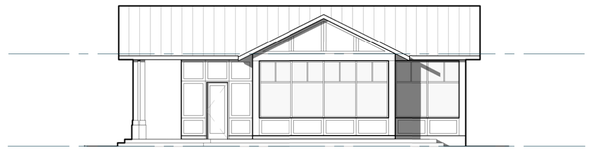
6 BUILDING 4 - LEVEL 1 - AREA P
3/32" = 1'-0"



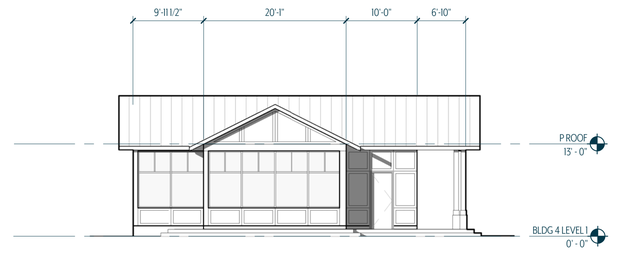
3 BUILDING SECTION
3/32" = 1'-0"



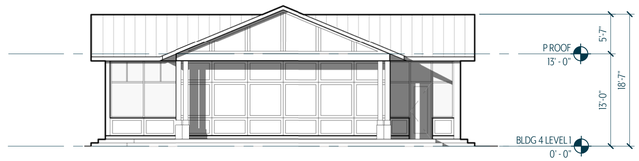
5 EAST ELEVATION - AREA P
3/32" = 1'-0"



4 SOUTH ELEVATION - AREA P
3/32" = 1'-0"



2 NORTH ELEVATION - AREA P
3/32" = 1'-0"



1 WEST ELEVATION - AREA P
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 4

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Maximum height	2.5 Stories	Compliant
• Minimun height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• North	Ground Story	Compliant
• South	Ground Story	Non Compliant
• E2-West	Ground Story	Non Compliant
• F-West	Ground Story	Compliant
• E2-East	Ground Story	Compliant
• F-East	Ground Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

• Primary facade materials provided per elevation

F- West	BR-1,AF-1	100%	Compliant
E2-West	BR-8,BR-12,CB-2	100%	Compliant
F-East	BR-9, BR-13,AF-1	70%	Non Compliant
E2-East	BR-8,BR-10,BR-12,BR-4,AF-2,CS-1	80%	Compliant
North	BR-2, BR-13, BR-12, AF-1	84%	Compliant
South	BR-2, BR-8, BR-9, AF-1	91%	Compliant

• Secondary Materials Provided Per Elevation

F-West	None Provided	0%	Compliant
E2-West	None Provided	0%	Compliant
F-East	FC-2	30%	Non compliant
E2-East	FC-2,PL-1	20%	Compliant
North	FC-2,	16%	Compliant
South	FC-2	9%	Compliant

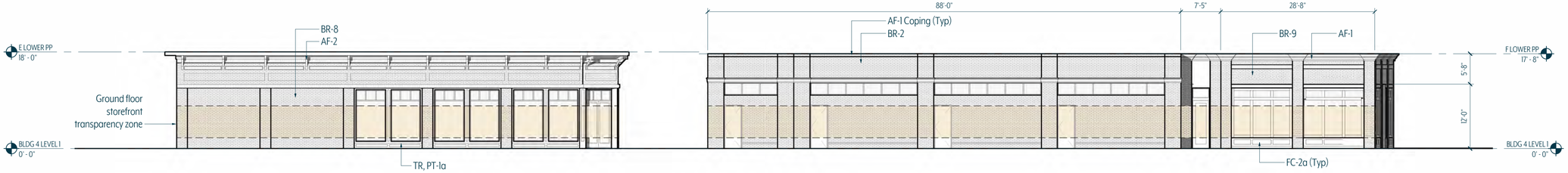
• Roof Materals Provided AS-1,CT-1 Compliant

• Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning

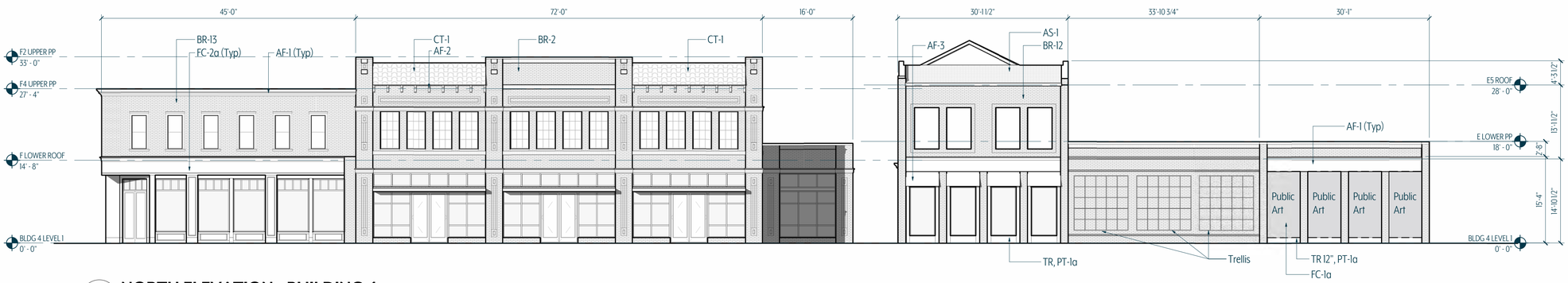
Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	South	363	1234	30%	40%	Non Compliant
Ground	F- East	441	555	80%	40%	Compliant
Overall	E2-East	793	2348	34%	15%*	Compliant
Overall	F-West	529	2137	25%	15%*	Compliant
Overall	E2-West	164	3444	5%	15%*	Non Compliant
Overall	North	1738	5834	30%	15%*	Compliant

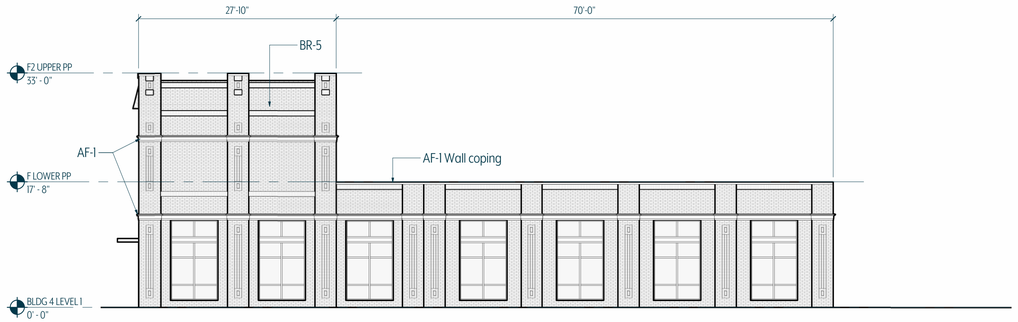
* Non Street Facade



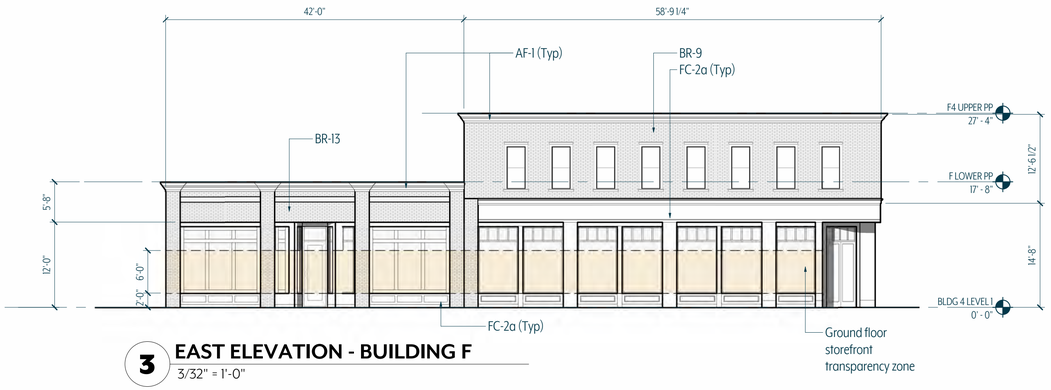
2 **SOUTH ELEVATION - BUILDING 4**
3/32" = 1'-0"



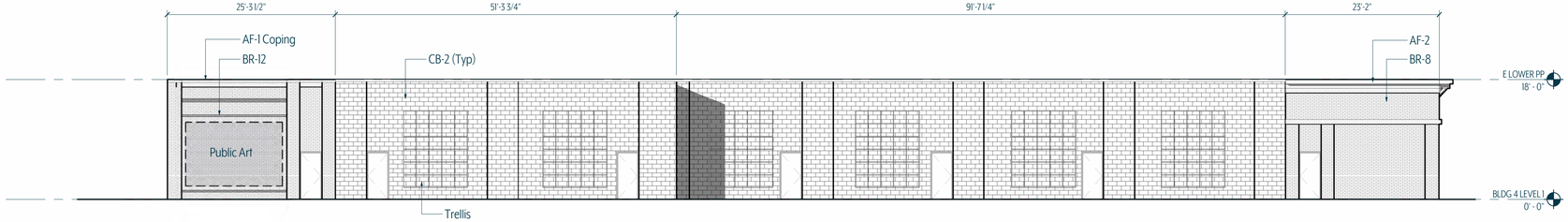
1 **NORTH ELEVATION - BUILDING 4**
3/32" = 1'-0"



4 **WEST ELEVATION - BUILDING F**
3/32" = 1'-0"



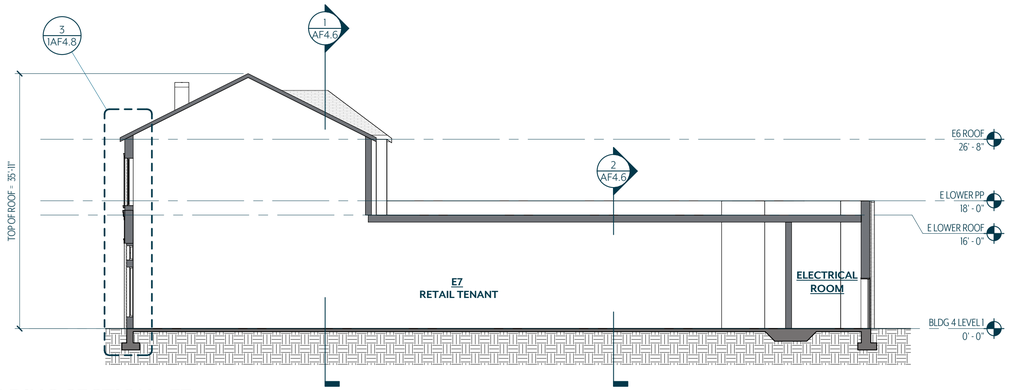
3 **EAST ELEVATION - BUILDING F**
3/32" = 1'-0"



2 **WEST ELEVATION - BUILDING E-2**
3/32" = 1'-0"

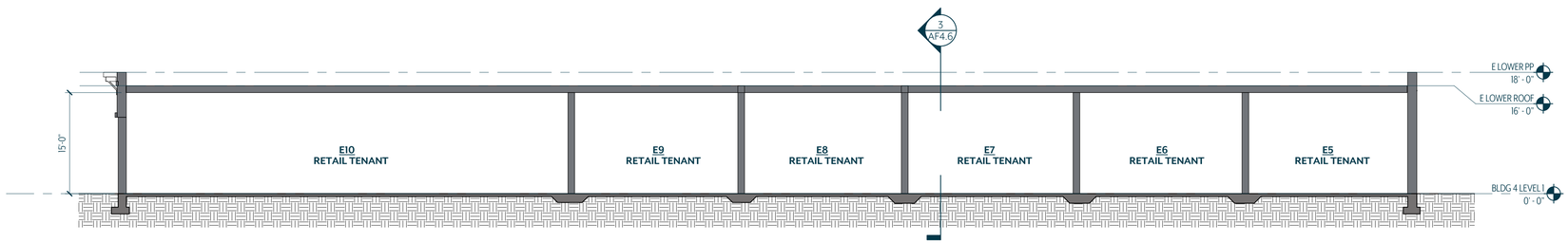


1 **EAST ELEVATION - BUILDING E-2**
3/32" = 1'-0"



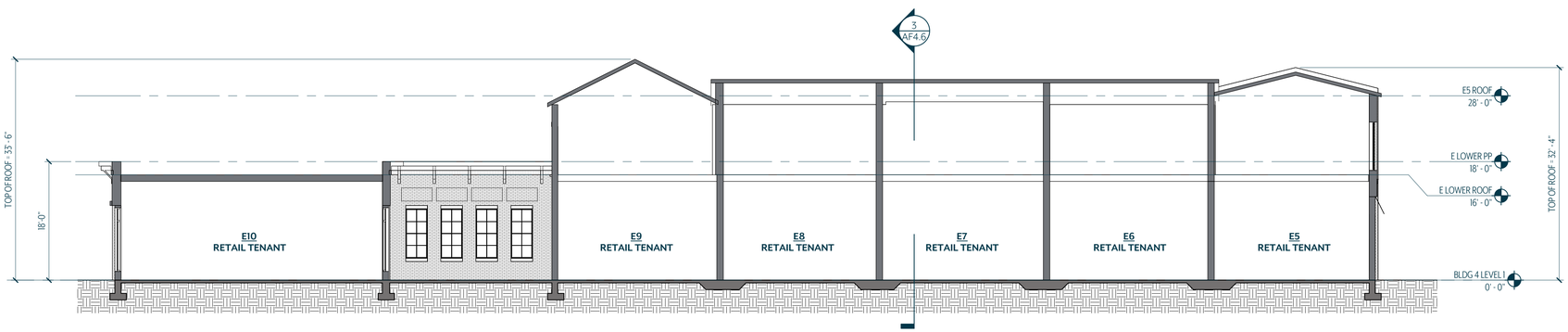
3 BUILDING SECTION - E7

3/32" = 1'-0"



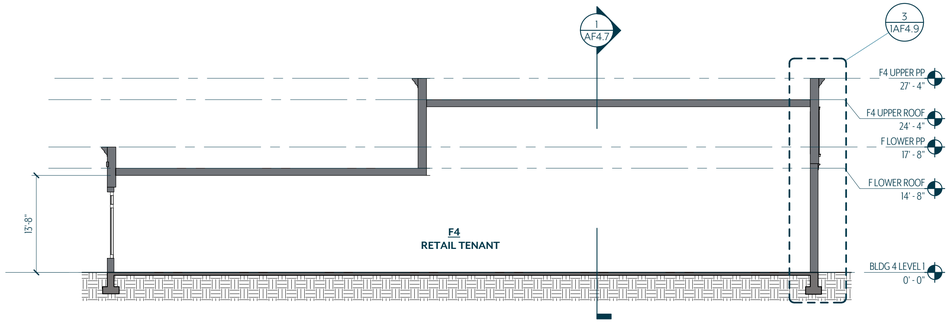
2 BUILDING SECTION E - B

3/32" = 1'-0"



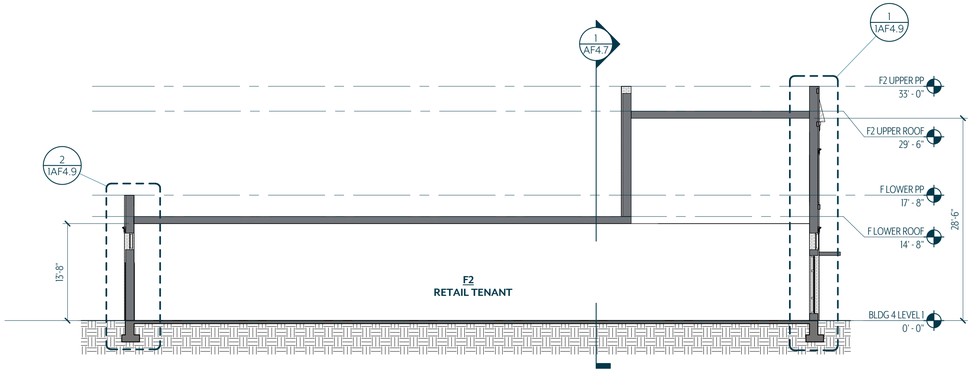
1 BUILDING SECTION E - A

3/32" = 1'-0"



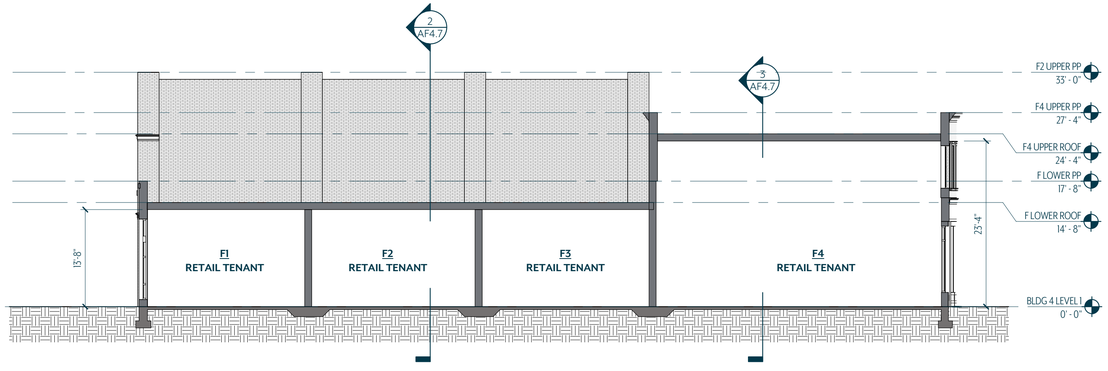
3 BUILDING SECTION - F4

3/32" = 1'-0"



2 BUILDING SECTION - F2

3/32" = 1'-0"



1 BUILDING SECTION - F

3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 4

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	295' 8"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	99'-11"/40' = 3 (1 per 40' required)	
· Provided	2 Entrances	Non Compliant

Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length 99'-11" (0 Required)		
· Pedestrian way	0 Provided	Compliant

Roof Types

Allowed Pitched roof; (other types permitted with approval)

Provided	Pitch roof	Compliant
	Parapet roof	Non Compliant

Building Height

· Ground Story Max	12 ft	
· Ground Story Provided	16 ft	Non Compliant
· Maximum height	2.5 Stories	Compliant
· Minimun height	1.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

· North	Ground Story	Compliant
· South	Ground Story	Non Compliant
· E2-West	Ground Story	Non Compliant
· F-West	Ground Story	Compliant
· E2-East	Ground Story	Compliant
· F-East	Ground Story	Compliant

Vertical Facade Divisions

· Required	Yes	
· Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

· Primary facade materials allowed	Stone, Brick, Wood Siding
· Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

· Primary facade materials provided per elevation

F- West	BR-1,AF-1	100%	Compliant
E2-West	BR-8,BR-12,CB-2	100%	Compliant
F-East	BR-9, BR-13,AF-1	70%	Non Compliant
E2-East	BR-8,BR-10,BR-12,BR-4,AF-2,CS-1	80%	Compliant
North	BR-2, BR-13, BR-12, AF-1	84%	Compliant
South	BR-2, BR-8, BR-9, AF-1	91%	Compliant

· Secondary Materials Provided Per Elevation

F-West	None Provided	0%	Compliant
E2-West	None Provided	0%	Compliant
F-East	FC-2	30%	Non compliant
E2-East	FC-2,PL-1	20%	Compliant
North	FC-2,	16%	Compliant
South	FC-2	9%	Compliant

· Roof Materals Provided AS-1,CT-1 Compliant

· Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning

Facade Areas

	Total Facade area	Total Facade area excluding fenestration	Fenestration Area
F-West	2137 SF	1608 SF	529 SF
E2-West	3444 SF	3280 SF	164 SF
F-East	2348 SF	1,555 SF	793 SF
E2-East	4650 SF	3070 SF	1580 SF
North	5834 SF	4096 SF	1738 SF
South	3673 SF	2839 SF	834 SF

Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	South	363	1234	30%	40%	Non Compliant
Ground	F- East	441	555	80%	40%	Compliant
Overall	E2-East	793	2348	34%	15%*	Compliant
Overall	F-West	529	2137	25%	15%*	Compliant
Overall	E2-West	164	3444	5%	15%*	Non Compliant
Overall	North	1738	5834	30%	15%*	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 4

BUILDING 4 – HISTORIC MIXED USE
GROUND FLOOR RETAIL

Number of Entrances

Non-Compliant

The provided number of entrances does not meet the required frequency based on façade length. The design consolidates entrances to align with tenant layouts and operational efficiency while maintaining functional access points along the façade.

Roof Types

Non-Compliant

While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility. Select areas are expressed as double-height volumes to simulate a second-story condition, reinforcing a traditional mixed-use architectural rhythm.

Blank Wall Limitations

Non-Compliant

The south and E2-West elevations exceed the maximum allowable 30% blank wall per story. These conditions are intentional and influenced by building program and layout; however, the façade design incorporates architectural articulation, including changes in plane and detailing, to break down the perceived mass. In addition, these elevations are designed to accommodate public art installations and trellis systems for vegetation, which will introduce visual interest, texture, and seasonal variation.

Façade Materials

Non-Compliant

The F-East elevation does not meet the required minimum percentage of primary façade materials. The material composition is intentionally designed to reflect a historic mixed-use character, incorporating a masonry upper façade with brick, while utilizing secondary materials at the ground level to articulate the storefront system and provide variation in scale and texture. The use of secondary materials at the base is consistent with traditional storefront construction and helps define the pedestrian zone, while the brick above establishes a strong, continuous primary material presence. This layered composition reinforces a clear architectural hierarchy and enhances the overall façade articulation.

Transparency (Non-Street Façade – East Elevation)

Non-Compliant

The south elevation does not meet the required ground-floor transparency percentage, and the E2-West elevation does not meet the minimum 15% transparency requirement for non-street façades.

The E2-West elevation functions as a back-of-house condition and is currently oriented toward an internal drive aisle with limited pedestrian activity. As such, the façade is designed with reduced transparency to accommodate service and operational needs.

While this frontage is anticipated to transition to a more public condition in the future, the current design prioritizes functional requirements. The façade composition includes articulation and material variation to maintain visual interest, and future modifications to increase transparency can be accommodated as site conditions evolve.

ZONING COMPLIANCE- BUILDING 5

HISTORIC MIXED USE – PLAN ANALYSIS - 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	295' 8"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Upper Story	Office	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	270'-5"/40' = 7 (1 per 40' required)	
· Provided	8 Entrances	Compliant

Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length 270'-5" (1 Required)		
· Pedestrian way	1 Provided	Compliant

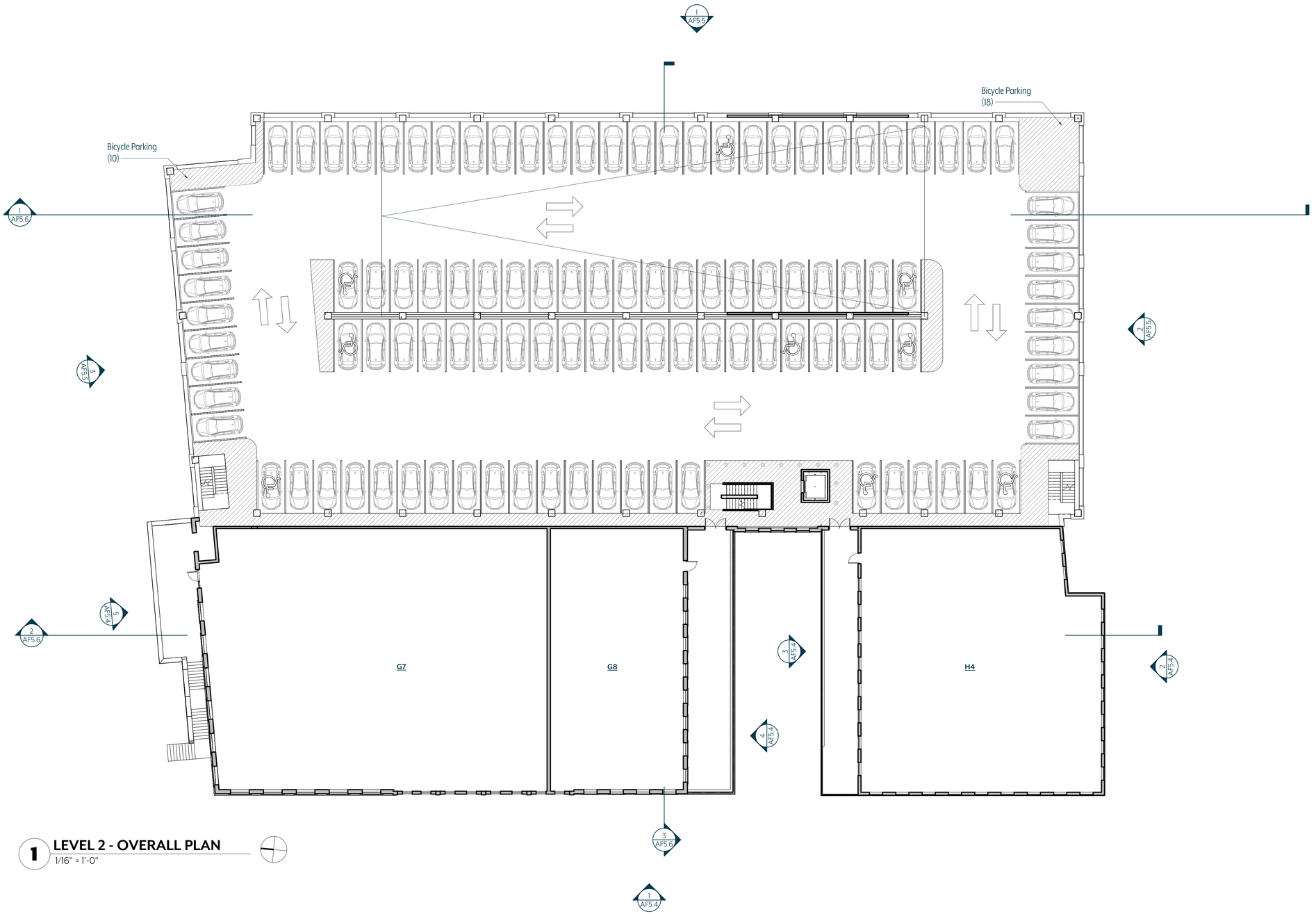
Roof Types

Allowed	Pitched roof; (other types permitted with approval)	
Provided	Area G - Parapet	Non- Compliant
	Area H - Pitch	Compliant

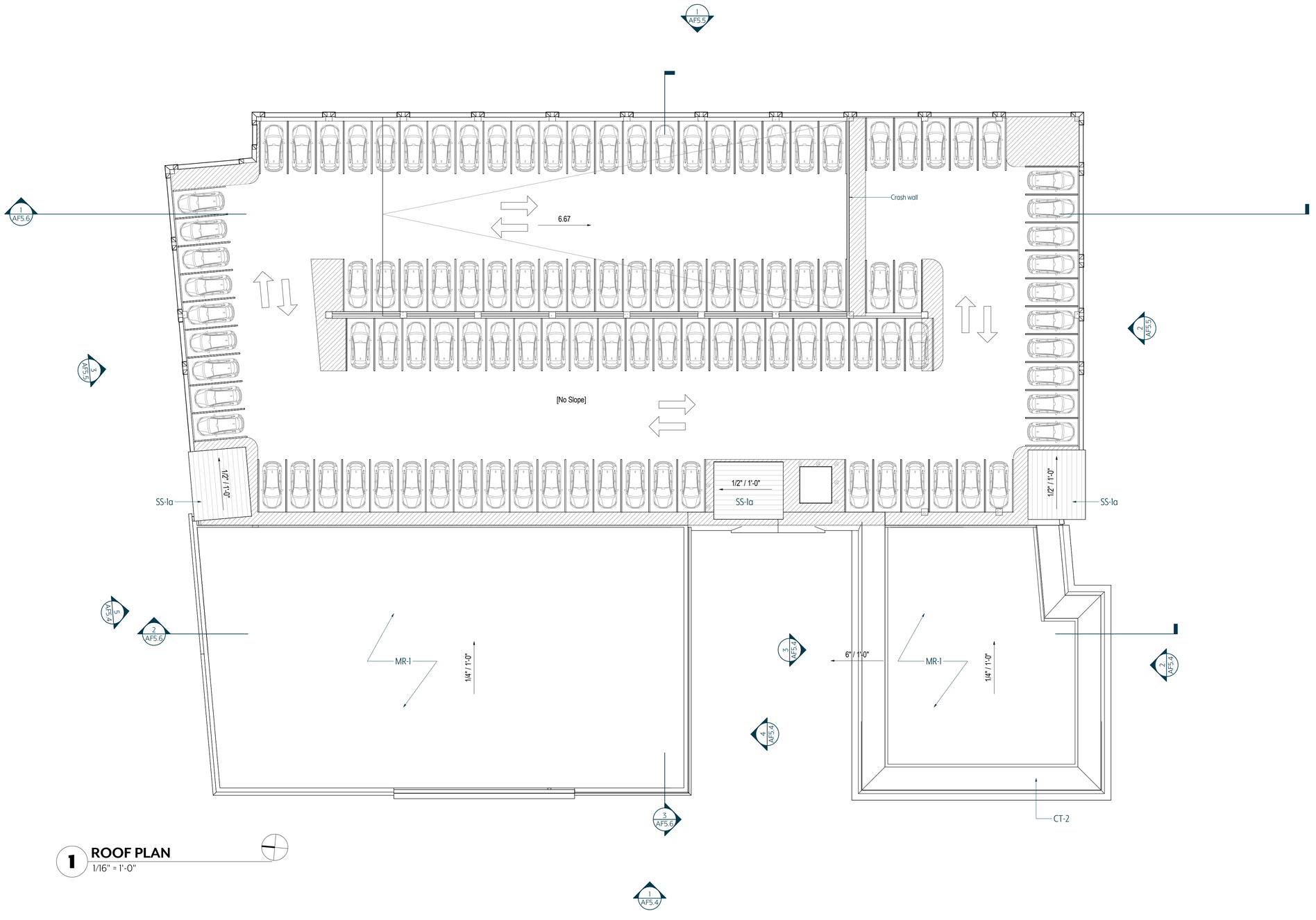
Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



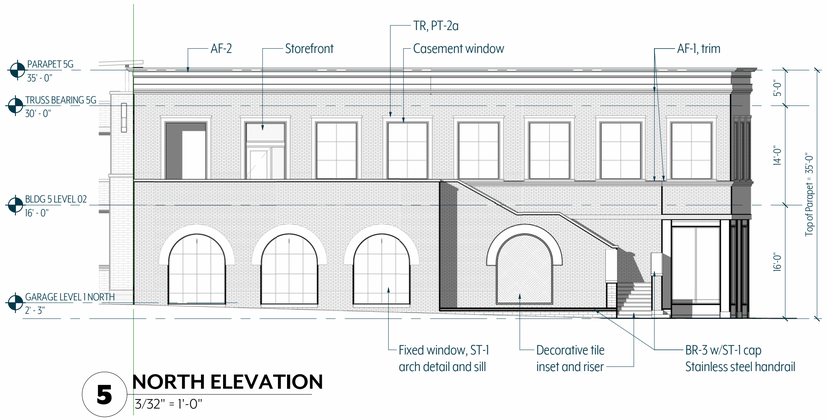
1 LEVEL 1 - OVERALL PLAN
1/16" = 1'-0"



1 **LEVEL 2 - OVERALL PLAN**
1/16" = 1'-0"



1 ROOF PLAN
1/16" = 1'-0"



5 NORTH ELEVATION
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 5

HISTORIC MIXED USE – ELEVATION ANALYSIS

Building Height

• Ground Story Max	12 ft	
• Ground Story Provided	16 ft	Non Compliant
• Upper Story Max	12 ft	
• Upper Story Provided	G- 14ft H-12ft	Non Compliant Compliant
• Maximum height	2.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

• North	Ground Story	Compliant
• North	Upper Story	Compliant
• South	Ground Story	Compliant
• South	Upper Story	Compliant
• West	Ground Story	Compliant
• West	Upper Story	Compliant
• CY North	Ground Story	Compliant
• CY North	Upper Story	Compliant
• CY South	Ground Story	Compliant
• CY South	Upper Story	Compliant

Vertical Facade Divisions

• Required	Yes	
• Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

• Primary facade materials allowed	Stone, Brick, Wood Siding
• Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

• Primary facade materials provided per elevation

North	BR-3,ST-1,AF-1	95%	Compliant
West	BR-3, BR-4, AF-1	53%	Non Compliant
South	None Provided	0%	Non Compliant
CY North	None provided	0%	Non Compliant
CY South	BR-4, AF-1,	90%	Compliant

• Secondary Materials Provided Per Elevation

North	TL-1	5%	Compliant
West	PL-1, FC-2	47%	Non compliant
South	PL-1	100%	Non Compliant
CY North	PL-1	100%	Non Compliant
CY South	FC-2	10%	Compliant

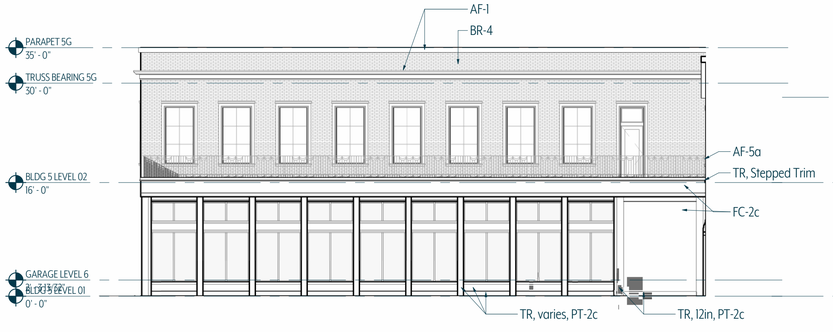
• Roof Materals Provided CT-2 Compliant

• Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column
AF-5a Balcony Guardrail

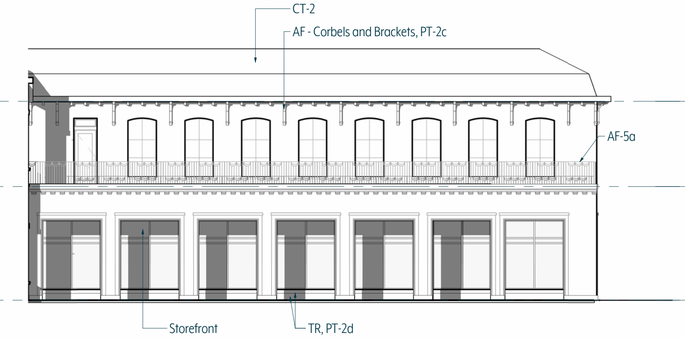
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	West	989	1619	61%	40%	Compliant
Upper	West	749	2699	28%	20%	Compliant
Overall	North	705	2876	24%	15%*	Compliant
Overall	South	762	2293	33%	15%*	Compliant
Overall	CY North	863	2247	38%	15%*	Compliant
Overall	CY South	976	2782	35%	15%*	Compliant

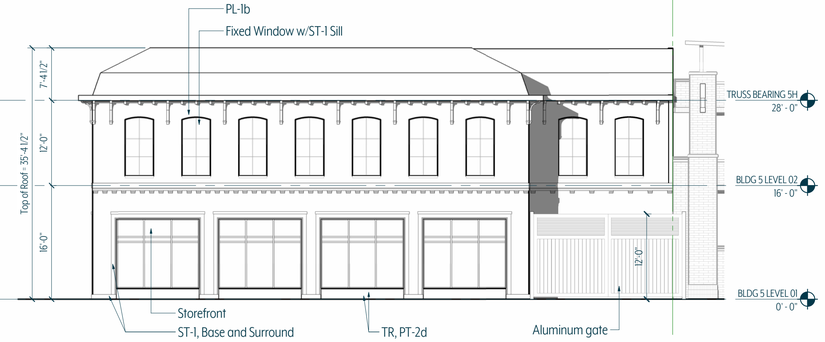
* Non Street Facade



4 COURTYARD SOUTH ELEVATION
3/32" = 1'-0"



3 COURTYARD NORTH ELEVATION
3/32" = 1'-0"



2 BUILDING 5 - SOUTH ELEVATION
3/32" = 1'-0"



1 WEST ELEVATION
3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 5

BUILDING 5 PARKING STRUCTURE

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	5ft	Compliant
· Minimum rear yard setback	5ft	Non Compliant
· Minimum Lot Width	80ft	
· Provided	295' 8"	Compliant
· Max building Length	300ft	Compliant

Parking Location & Loading

*Refer to Site Plan

· Parking Location	Within building only	Compliant
· Entry for Parking within Building Rear, side, corner side façades on non-principal frontage streets		Compliant

Number of Entrances

*Refer to Site Plan

Parking Structure not fronting Street — Not applicable

Roof Types

Allowed — Parapet, pitched roof, flat roof; (other types permitted with approval)

Provided — None provided

Parking on roof level — Compliant

Tower — Permitted on façades only at terminal vistas

Provided — 1(See Bldg.5 West elevation) — Compliant

Building Height

· Ground Story Max	18 ft	
· Ground Story Provided	16 ft	Compliant
· Upper Story Max	12 ft	
· Upper Story Provided	11 ft	Compliant
· Maximum height	5 Stories	Compliant
· Minimun height	2 Stories	Compliant

*Height may not exceed overall height any adjacent building

Blank Wall Limitations

Required : Yes (No rectangular area greater than 30% of a story's façade, as measured from floor to floor shall be solid.)

Elevation — Compliant

Vertical Facade Divisions

· This section applies only to parking structures fronting streets.

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

· Primary facade materials allowed — Brick, Stone, Glass

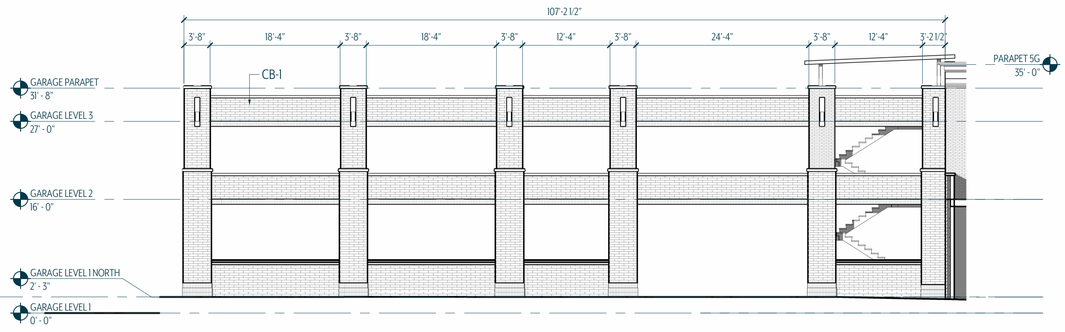
· Primary facade materials provided ar all elevations

CB-1 — 100% — Compliant

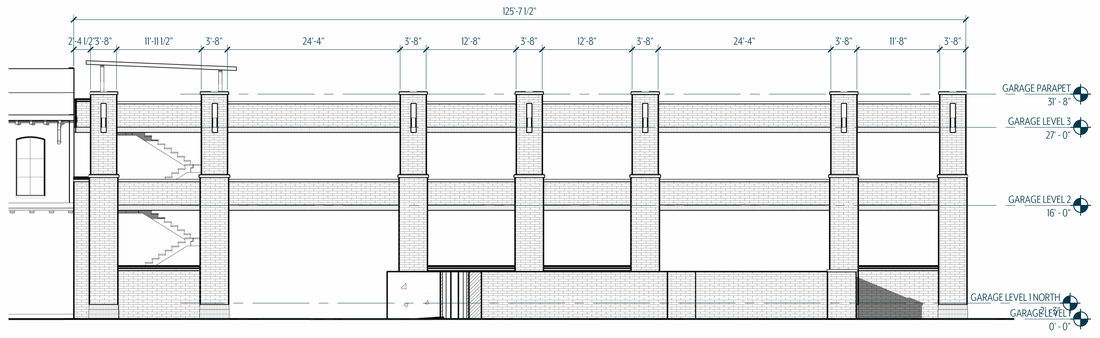
· Architectural Features

·

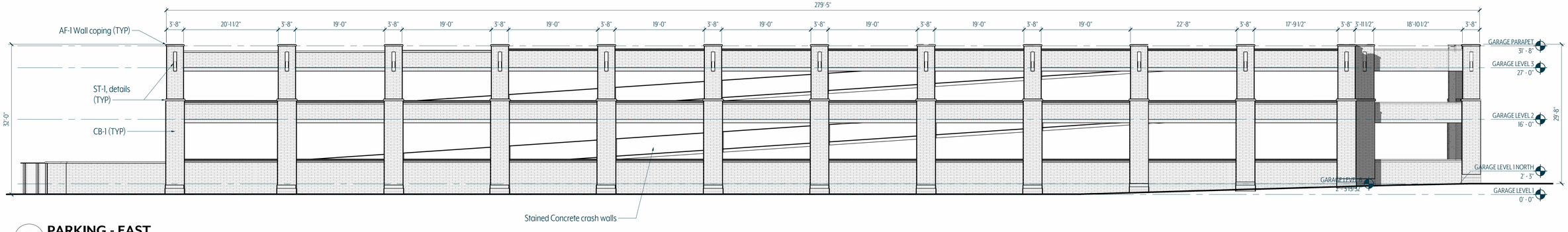
AF-1 Cast Stone Cornice



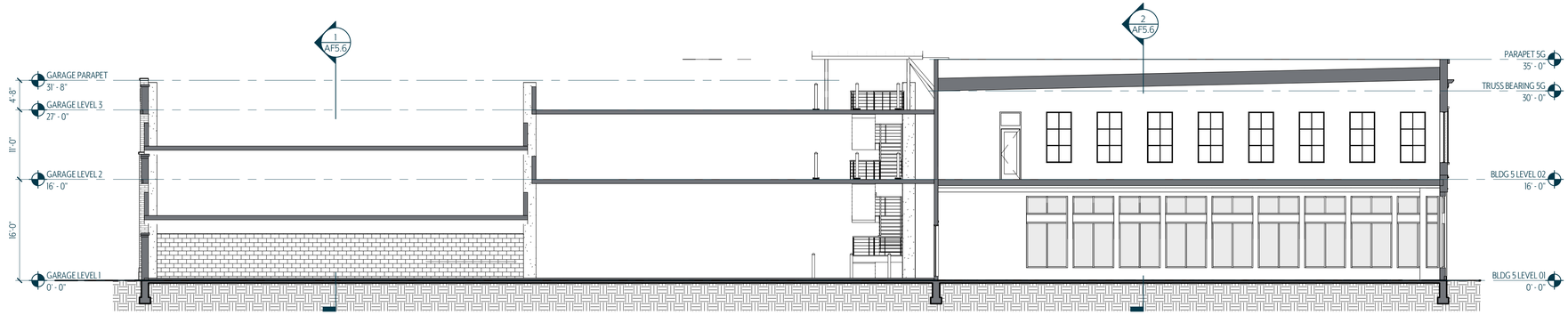
3 PARKING - NORTH
3/32" = 1'-0"



2 PARKING SOUTH
3/32" = 1'-0"

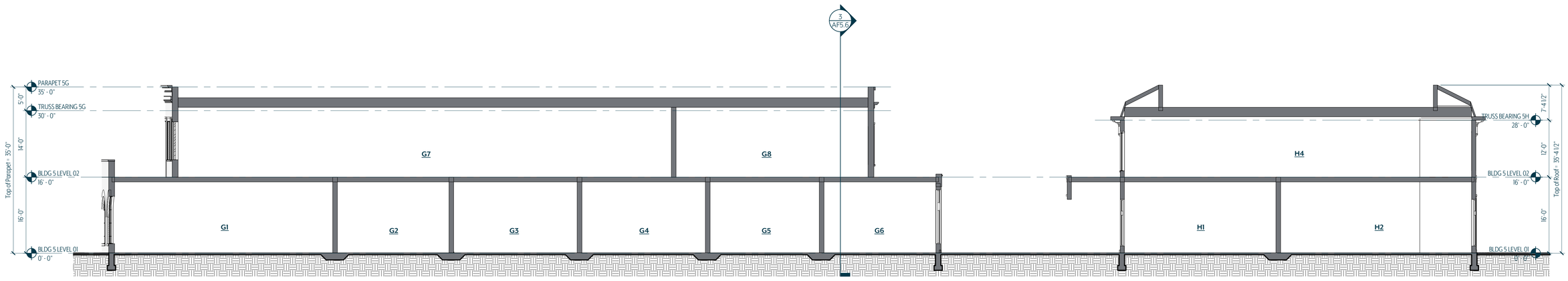


1 PARKING - EAST
3/32" = 1'-0"



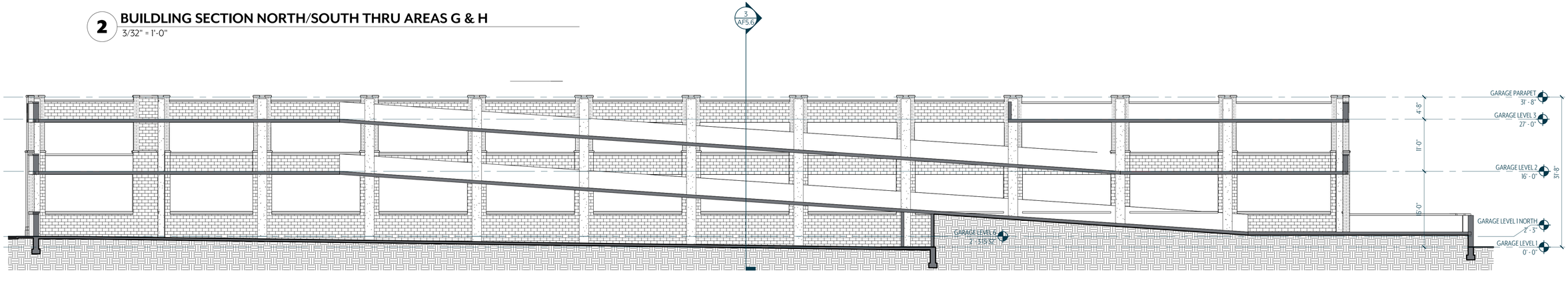
3 BUILDING SECTION EAST/WEST

3/32" = 1'-0"



2 BUILDLING SECTION NORTH/SOUTH THRU AREAS G & H

3/32" = 1'-0"



1 BUILDLING SECTION NORTH/SOUTH THRU PARKING STRUCTURE

3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 5

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Compliant
· Occupation of Corner	Required	Compliant
· Front RBZ	20ft	Compliant
· Corner RBZ	10ft	Compliant

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	0ft	Compliant
· Minimum rear yard setback	0ft	Compliant
· Minimum Lot Width	30ft	
· Provided	295' 8"	Compliant
· Maximum Impervious Coverage	85%	Compliant
· Additional Semi-Pervious Coverage	5%	Compliant

Uses & Occupancy Requirements

· Ground Story	Retail	Compliant
· Upper Story	Office	Compliant
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length 270'-5"/40' = 7 (1 per 40' required)

· Provided 8 Entrances Compliant

Mid-building Pedestrian-way

· Required If Building > 150ft
· Provided Building length 270'-5" (1 Required)
· Pedestrian way 1 Provided Compliant

Roof Types

Allowed Pitched roof; (other types permitted with approval)

Provided	Area G - Parapet	Non- Compliant
	Area H - Pitch	Compliant

Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations

Building Height

· Ground Story Max	12 ft	
· Ground Story Provided	16 ft	Non Compliant
· Upper Story Max	12 ft	
· Upper Story Provided	G- 14ft	Non Compliant
	H-12ft	Compliant
· Maximum height	2.5 Stories	Compliant

Blank Wall Limitations

Required : Yes (Per story, no horizontal distance greater than 15 feet shall be blank or windowless, no more than 30% of each building façade, measured floor to floor, shall be blank or windowless.)

Elevation Provided

· North	Ground Story	Compliant
· North	Upper Story	Compliant
· South	Ground Story	Compliant
· South	Upper Story	Compliant
· West	Ground Story	Compliant
· West	Upper Story	Compliant
· CY North	Ground Story	Compliant
· CY North	Upper Story	Compliant
· CY South	Ground Story	Compliant
· CY South	Upper Story	Compliant

Vertical Facade Divisions

· Required	Yes	
· Provided	Yes Recessed planes, pilasterdetailing, and storefront bay rhythm; no individual segment exceeds 40 ft	Compliant

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

· Primary facade materials allowed	Stone, Brick, Wood Siding
· Roof materials allowed	Asphalt composite shingles, wood shingles, shakes, standing seam, slate, ceramic tile

· Primary facade materials provided per elevation

North	BR-3,ST-1,AF-1	95%	Compliant
West	BR-3, BR-4, AF-1	53%	Non Compliant
South	None Provided	0%	Non Compliant
CY North	None provided	0%	Non Compliant
CY South	BR-4, AF-1,	90%	Compliant

· Secondary Materials Provided Per Elevation

North	TL-1	5%	Compliant
West	PL-1, FC-2	47%	Non compliant
South	PL-1	100%	Non Compliant
CY North	PL-1	100%	Non Compliant
CY South	FC-2	10%	Compliant

· Roof Materals Provided CT-2 Compliant

· Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column
AF-5a Balcony Guardrail

Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	West	989	1619	61%	40%	Compliant
Upper	West	749	2699	28%	20%	Compliant
Overall	North	705	2876	24%	15%*	Compliant
Overall	South	762	2293	33%	15%*	Compliant
Overall	CY North	863	2247	38%	15%*	Compliant
Overall	CY South	976	2782	35%	15%*	Compliant

* Non Street Facade

ZONING COMPLIANCE- BUILDING 5

BUILDING 5 PARKING STRUCTURE

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	5ft	Compliant
· Minimum rear yard setback	5ft	Non Compliant
· Minimum Lot Width	80ft	
· Provided	295' 8"	Compliant
· Max building Length	300ft	Compliant

Parking Location & Loading

*Refer to Site Plan

· Parking Location	Within building only	Compliant
· Entry for Parking within Building Rear, side, corner side façades on non-principal frontage streets		Compliant

Number of Entrances

*Refer to Site Plan

Parking Structure not fronting Street Not applicable

Roof Types

Allowed approval) Parapet, pitched roof, flat roof; (other types permitted with

Provided None provided
Parking on roof level Compliant

Tower Permitted on façades only at terminal vistas

Provided 1(See Bldg.5 West elevation) Compliant

Building Height

· Ground Story Max	18 ft	
· Ground Story Provided	16 ft	Compliant
· Upper Story Max	12 ft	
· Upper Story Provided	11 ft	Compliant
· Maximum height	5 Stories	Compliant
· Minimun height	2 Stories	Compliant

*Height may not exceed overall height any adjacent building

Blank Wall Limitations

Required : Yes (No rectangular area greater than 30% of a story's façade, as measured from floor to floor shall be solid.)

Elevation Compliant

Vertical Facade Divisions

· This section applies only to parking structures fronting streets.

Facade Materials

A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

· Primary facade materials allowed Brick, Stone, Glass

· Primary facade materials provided ar all elevations

CB-1 100% Non Compliant

· Architectural Features
·
AF-1 Cast Stone Cornice

WAIVER REQUEST - BUILDING 5

HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL, 2ND FLOOR OFFICE

Roof Types

Non-Compliant

While a pitched roof is provided for the primary building forms, portions of the building incorporate parapet conditions to achieve varied architectural expressions. This combination supports a historic mixed-use character, where differing roof forms contribute to façade articulation and visual diversity.

Building Height – Ground Story

Non-Compliant

The ground story exceeds the maximum permitted height of 12 ft, with a provided height of 16 ft. This increase accommodates retail tenant needs, including storefront visibility, daylighting, and flexibility in tenant fit-out.

Building Height – Upper Story (Building G Portion)

Non-Compliant

The upper story non-compliance is limited to Building G, where the provided height exceeds the maximum permitted height. This condition is driven by architectural expression and alignment with adjacent building elements, allowing for a cohesive composition across the development while maintaining appropriate proportions and scale.

Façade Materials

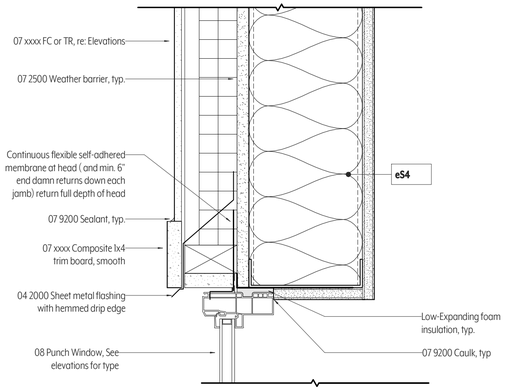
Non-Compliant

The South and CY North elevations do not meet the required minimum percentage of primary façade materials due to the use of stucco as the predominant finish. This material selection is intentional to create variation within the overall façade composition and to reinforce a historic mixed-use character, where changes in material help express multiple building forms. The stucco is used in combination with adjacent brick façades to break down the overall massing and introduce a more residential-scaled expression, particularly in courtyard-facing conditions. Along the west elevation, the façade incorporates a balanced combination of brick and stucco, establishing a clear material hierarchy and rhythm across the frontage. While the percentage of primary materials is below the prescriptive requirement in certain areas, the overall composition maintains visual interest, articulation, and architectural character

Buildable Area

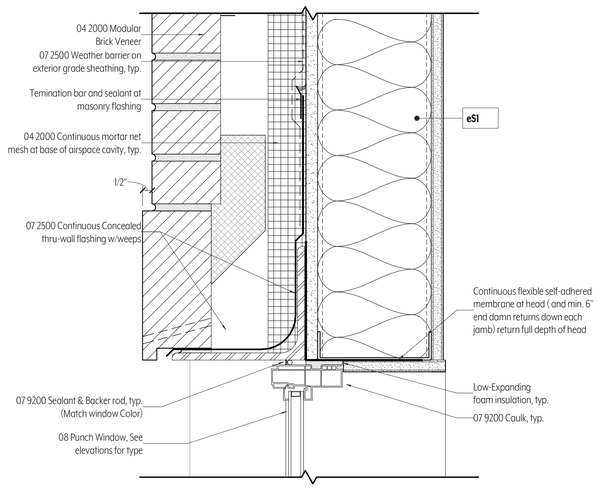
Non-Compliant

The parking structure does not meet the minimum required rear yard setback on south side due to a low-speed access ramp and associated landscape wall encroaching within the 5-foot setback. This condition is limited in scope and is necessary to accommodate functional circulation within the parking structure. The ramp is designed for low-speed vehicular movement and is integrated with a continuous landscaped edge, including a planting buffer and trees, which softens the visual impact and maintains a screened transition at the property line.



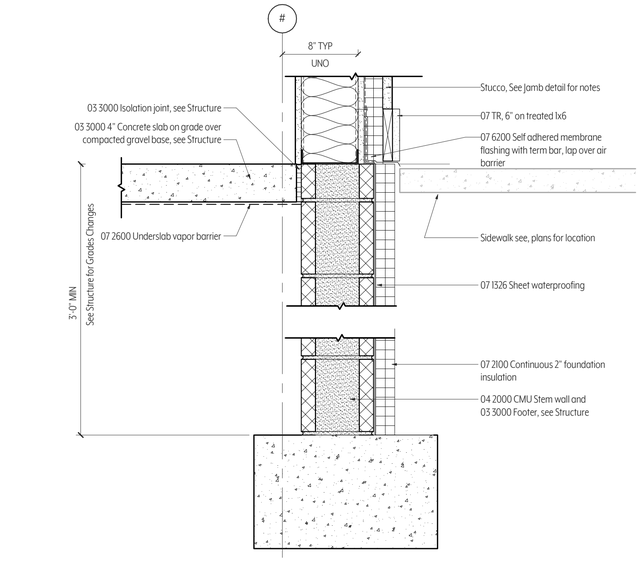
7 WINDOW HEAD AT COMPOSITE PANEL

3" = 1'-0"



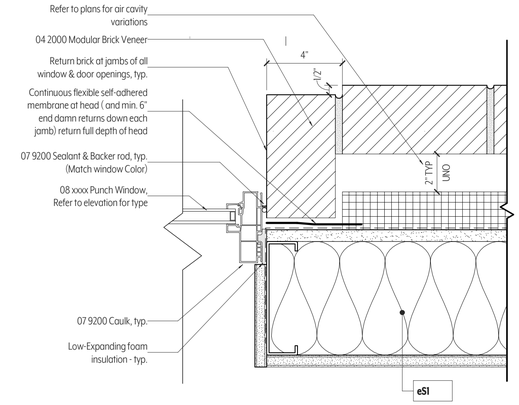
5 WINDOW HEAD AT BRICK

3" = 1'-0"



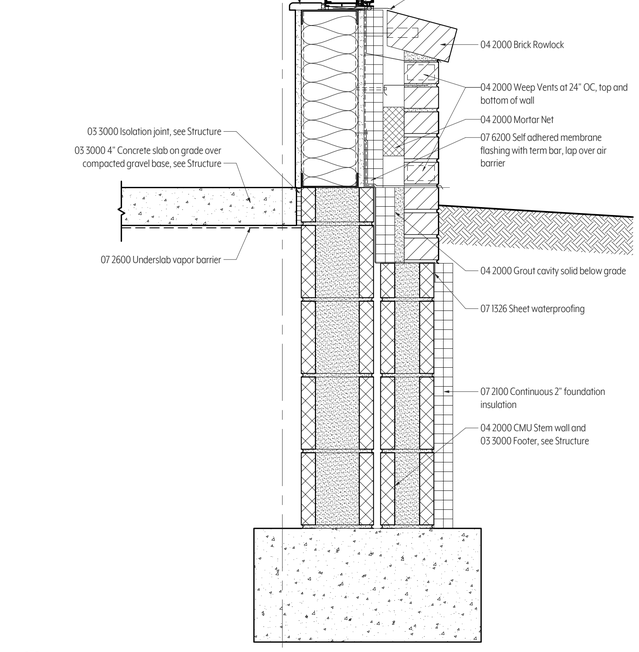
2 TYPICAL FOUNDATION DETAIL @ STUCCO

1 1/2" = 1'-0"



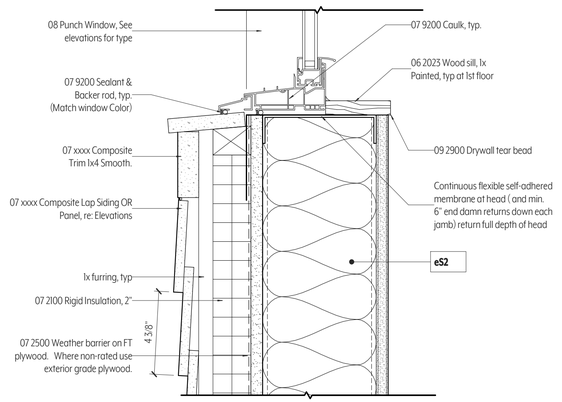
4 WINDOW JAMB AT BRICK

3" = 1'-0"



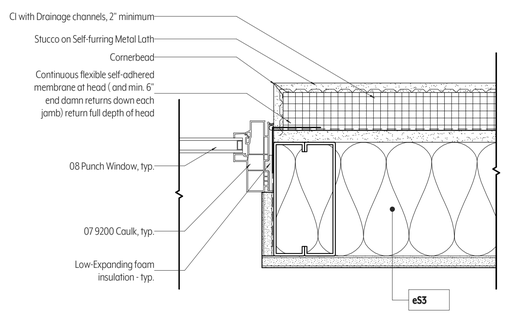
1 TYPICAL FOUNDATION DETAIL

1 1/2" = 1'-0"



6 WINDOW SILL AT COMPOSITE LAP SIDING

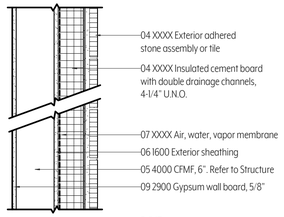
3" = 1'-0"



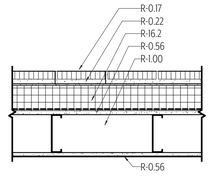
3 WINDOW JAMB AT STUCCO

3" = 1'-0"

SECTION



PLAN

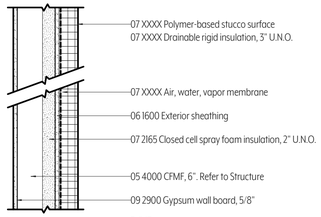


eS5

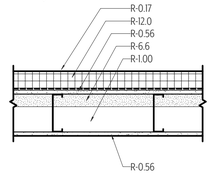
RATED / NON-RATED, NON-BEARING, STEEL STUD WALL

Fire Rating: 1HR Vapor Control, Ext: Class I
Rating Standard: UL V454 Vapor Control, Int: Class III

SECTION



PLAN

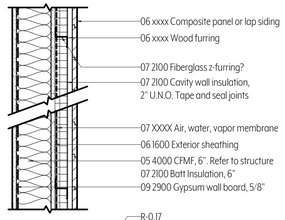


eS3

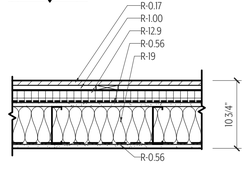
RATED / NON-RATED, NON-BEARING, STEEL STUD WALL

Fire Rating: 1HR Vapor Control, Ext: Class I
Rating Standard: UL V454 Vapor Control, Int: Class III

SECTION



PLAN

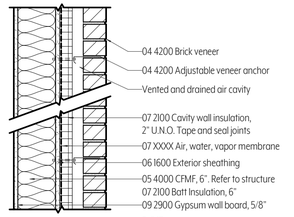


eS2

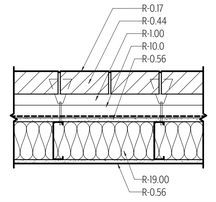
RATED / NON-RATED, NON-BEARING, WOOD STUD WALL

Fire Rating: 1HR, 2HR Vapor Control, Ext: Class I
Rating Standard: UL Uxxx Vapor Control, Int: Class II

SECTION



PLAN



eS1

RATED / NON-RATED, NON-BEARING, STEEL STUD WALL

Fire Rating: 1HR Vapor Control, Ext: Class I
Rating Standard: UL V454 Vapor Control, Int: Class III

OWNER/DEVELOPER INFORMATION:

THE WOOD COMPANIES
939 N HIGH ST, SUITE 206
COLUMBUS, OHIO 43201
CONTACT: DEREK BONAR
PH: (614) 298-9663
EMAIL: dbonar@woodcompanies.com

ARCHITECT INFORMATION:

THE COLUMBUS ARCHITECTURAL STUDIO
405 N FRONT ST
COLUMBUS, OHIO 43215
CONTACT: ABBIE STIERS
PH: (614) 620-1776
EMAIL: abbie.stiers@cBusArch.com

CIVIL ENGINEER INFORMATION:

E.P. FERRIS & ASSOCIATES, INC.
2130 QUARRY TRAILS DR., 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: CHRISTOPHER L. POST, P.E.
PH: (614) 299-2999
EMAIL: cpost@epferris.com

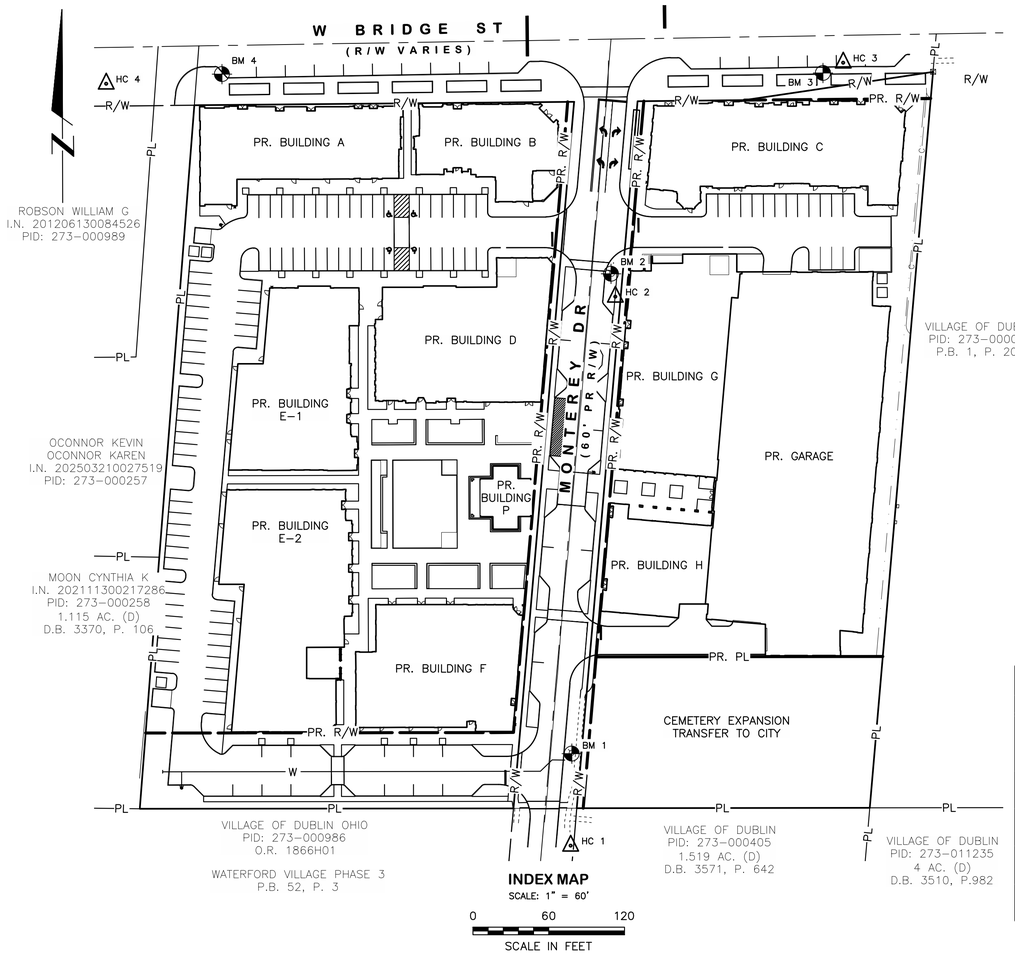
FINAL DEVELOPMEMT PLAN

MONTEREY VILLAGE

MONTEREY DRIVE

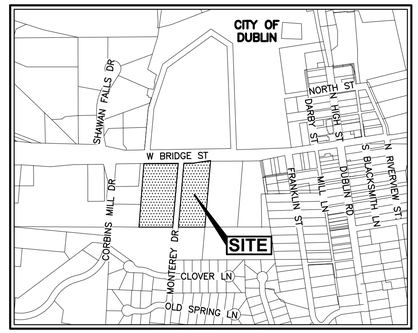
CITY OF DUBLIN, OHIO

2026



INDEX MAP
SCALE: 1" = 60'

0 60 120
SCALE IN FEET



LOCATION MAP
NOT TO SCALE

SITE DATA TABLE

DESCRIPTION	AREA	UNIT
TOTAL SITE AREA (PRIVATE)	6.85	AC.
IMPERVIOUS DISTURBED AREA	0.66	AC.
TOTAL DISTURBED AREA (ON-SITE)	6.85	AC.
TOTAL DISTURBED AREA	6.85	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.66	AC.
POST-DEVELOPED IMPERVIOUS AREA	5.70	AC.

HORIZONTAL CONTROL

ID	NORTHING	EASTING	DESCRIPTION
HC #1	764,537.002	1,795,366.060	Mag Nail set in the back of a concrete walk being on the east side of Moterey Drive and ±19.9 feet south of the northernmost concrete walk of the graveyard.
HC #2	764,971.751	1,795,401.540	Mag Nail set in the west side of a concrete walk the east side of Moterey Drive across the street from the south curb of the south entrance to 201 W Bridge Street.
HC #3	765,157.062	1,795,581.939	Mag Nail set in the north side of a concrete walk being located south of W Bridge Street and ±64.9 feet west of a telephone located manhole in W Bridge Street.
HC #4	765,140.419	1,794,998.218	Mag Nail set in the south side of a concrete walk being located south of W Bridge Street and ±17.7 feet west of the east entrance to 215 W Bridge Street.
HORIZONTAL CONTROL IS ESTABLISHED UTILIZING REAL TIME KINEMATIC MEASUREMENTS, BASED ON OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011 ADJUSTMENT, Epoch 2010.00).			

BENCHMARKS

ID.	ELEVATION	DESCRIPTION	NORTHING	EASTING
Source BM	850.41	FCGS A5: Aluminum disk in the top of a concrete monument on the south side of West Bridge Street (U.S. 33/S.R. 161) in the City of Dublin, 15 feet east of the entrance drive to the Dublin Cemetery, 2 feet north of a stone fence, 2 feet west of a witness post, 1 foot south of a decorative ground plaque, 2 inches below the mulch. Disk is a USC & GS & SS monument.		
BM #1	853.43	Chiseled "X" on the arrow bolt of the top flange of a fire hydrant being located on the east side of Moterey Drive in front of 84 Moterey Drive.	764,610	1,795,367
BM #2	852.48	Chiseled "X" on the arrow bolt of the top flange of a fire hydrant being located on the east side of Moterey Drive across the street from the south entrance to 201 W Bridge Street.	764,990	1,795,398
BM #3	852.79	Chiseled "X" on the north side of the rim of a storm manhole being located ±14.9 feet south of the south edge of pavement of W Bridge Street and ±147.0 feet east of the east edge of pavement of Moterey Drive.	765,149	1,795,566
BM #4	855.11	Chiseled square on the southeast corner of a concrete signal pole pad being located ±27.7 feet east of the east entrance drive to 215 W Bridge Street.	765,148	1,795,090

NOTE: ALL BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM (NAVD88) UNLESS OTHERWISE NOTED. BENCHMARK ELEVATIONS WERE ESTABLISHED BY DIFFERENTIAL LEVELING.

THE CONTRACTOR SHALL CAREFULLY PRESERVE BENCHMARKS, PROPERTY CORNERS, REFERENCE POINTS, AND STAKES. ANY BENCHMARK, PROPERTY CORNER, OR SURVEY MARKER DAMAGED OR DISTURBED BY THE CONTRACTOR SHALL BE RESET BY AN OHIO REGISTERED SURVEYOR AT THE CONTRACTOR'S EXPENSE.

SHEET INDEX

TITLE SHEET 1
EXISTING CONDITIONS PLAN 2
DETAILED EXISTING CONDITIONS PLAN 3
SITE STAKING PLAN 4
OVERALL SITE UTILITY PLAN 5
DETAILED SITE UTILITY PLAN 6-7
OVERALL GRADING PLAN 8
DETAILED GRADING PLAN 9-10
MISCELLANEOUS DETAILS 11
FIRE APPARATUS MANEUVERABILITY PLAN 12
STORM SEWER PROFILES 13-14

REVISIONS

NO.	DATE	DESCRIPTION	APPROVAL

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

PRELIMINARY
NOT FOR
CONSTRUCTION

BY _____
REGISTERED ENGINEER DATE

OHIO Utilities Protection SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org

SHEET NO.	OF
1	14

PROJECT# 1315.001

4/9/2026

M:\1315001_MontereyWixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Title.dwg -Title PLOTTED BY:SHREMSHOCK ON 04/9/2026 11:17



REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/1/2026

EXISTING CONDITIONS PLAN

SCALE: 1" = 200'

SHEET NO. 2 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Existing Conditions Plan.dwg -Existing Conditions Plan PLOTTED BY:SHREMSHOCK ON 04/9/2026 11:17



LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. FIRE HYDRANT
- EX. WATER SERVICE VALVE
- PB — EX. PULL BOX
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- T — EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. MAILBOX
- EX. SIGN
- X — EX. FENCE
- W — EX. WATER LINE
- WS — EX. WATER SERVICE
- WS (PLAN) — EX. WATER SERVICE (LOCATION PER RECORD PLAN)
- UGT — EX. UNDERGROUND TELEPHONE
- G — EX. GAS
- ST — EX. STORM
- SA — EX SANITARY
- CMS — EX COMBINED SEWER
- UGE — EX. UNDERGROUND ELECTRIC
- OHE — EX. OVERHEAD ELECTRIC
- OHL — EX. OVERHEAD STREET LIGHTING
- EX. UNDERGROUND STREET LIGHTING
- FO — EX. FIBER OPTIC (DUBLINK)
- X0001 — EX. STRUCTURE NUMBER (PER ATLAS)
- 996 — EX. MINOR CONTOUR ELEVATION
- 995 — EX. MAJOR CONTOUR ELEVATION
- TBR — TO BE REMOVED
- TBA — TO BE ABANDONED
- TBRL — TO BE RELOCATED

CODED NOTES

(1) EX. UNDERGROUND ELECTRIC/COMMUNICATION LINE (TBR)

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

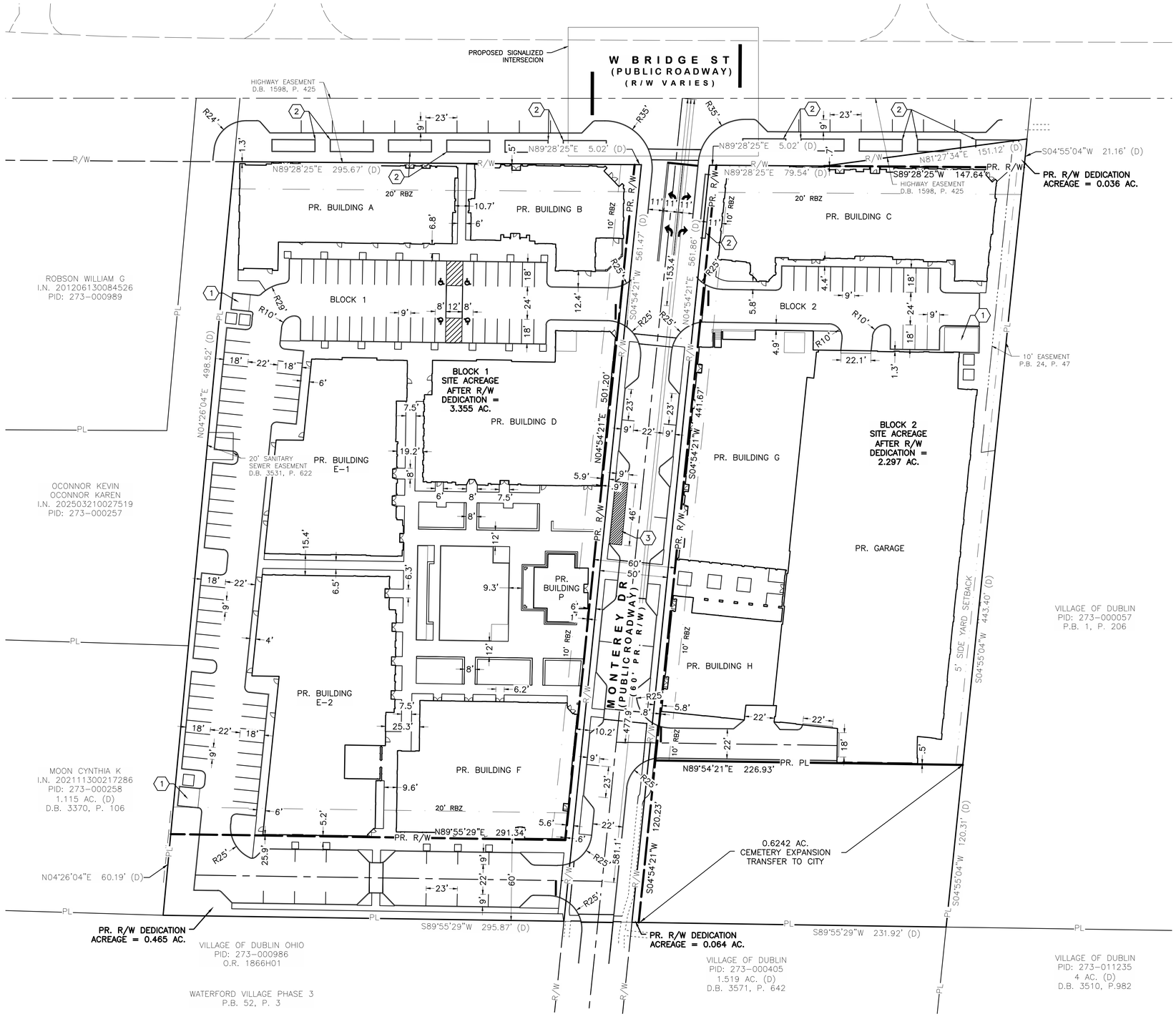
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/7/2026

DETAILED EXISTING CONDITIONS PLAN

SCALE: 1" = 40'

SHEET NO. 3 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Existing Conditions.dwg -Existing Conditions PLOTTED BY:DSHREMSHOCK ON 04/9/2026 11:17



LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. MAILBOX
- EX. SIGN
- X — EX. FENCE

CODED NOTES

1. PR. DUMPSTER
2. PR. PLANTER BOX (TYP.)
3. PR. LOADING ZONE

NOTES:
ALL RADII ARE 4' UNLESS OTHERWISE NOTED. ALL RADIUS DIMENSIONS GIVEN ARE MEASURED ALONG FACE OF CURB.

BLOCK 1 LOT COVERAGE: 49%
BLOCK 2 LOT COVERAGE: 70%

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

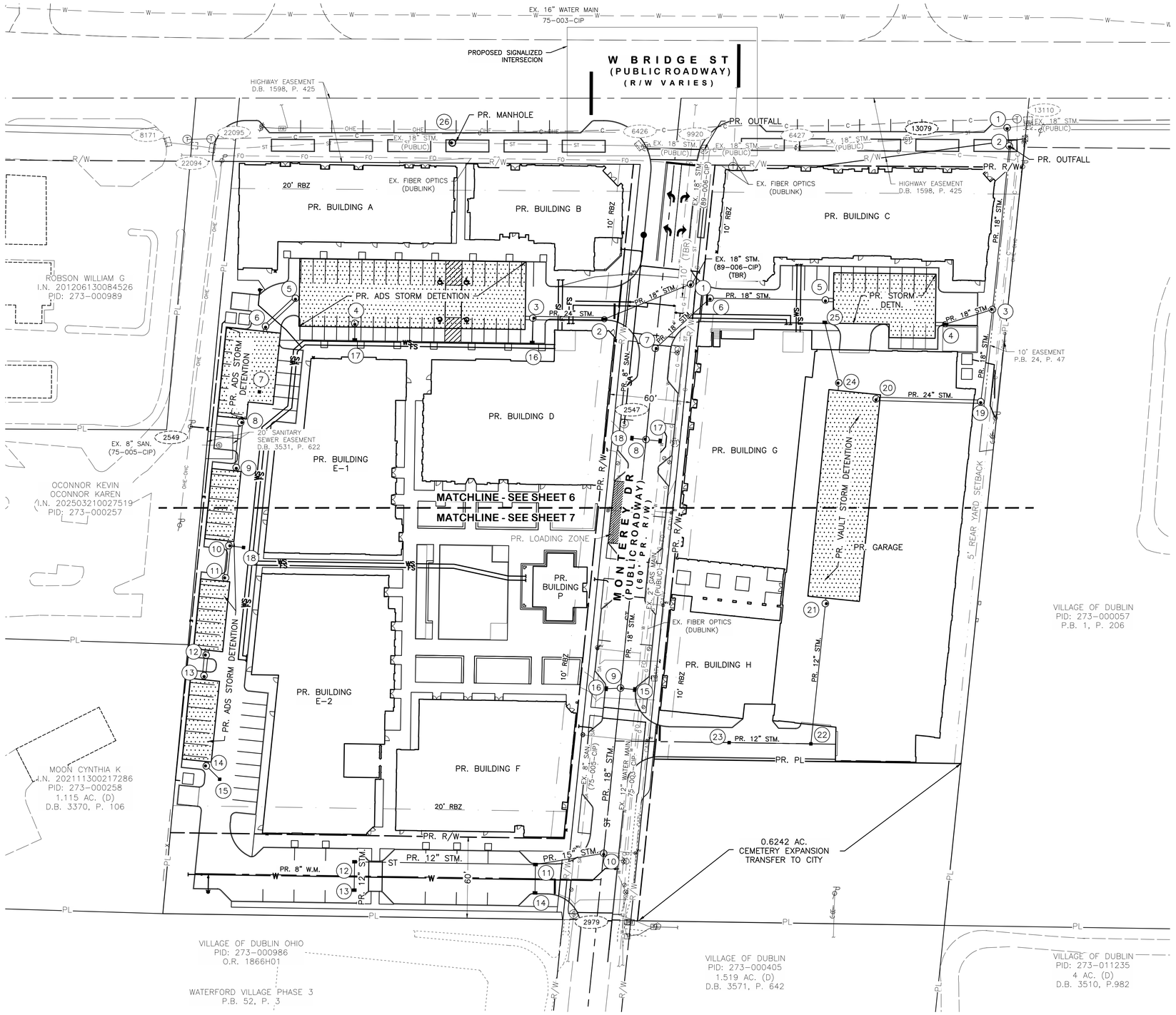
JOB NO.:	1315.001
DESIGNED BY:	DAS
DRAWN BY:	SKD
CHECKED BY:	CLP
APPROVED BY:	DAS
DATE:	4/9/2026

SITE STAKING PLAN

SCALE: 1" = 40'

SHEET NO. 4 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Staking.dwg - Site Staking Plan PLOTTED BY:SHERMSHOCK ON 04/9/2026 11:17



LEGEND

PL	PROPERTY LINE
R/W	EX. RIGHT-OF-WAY
	ROADWAY CENTERLINE
	EDGE OF PAVEMENT/BACK OF CURB
	EDGE OF DRIVEWAYS
	MISC. EASEMENTS
	EX. FIRE HYDRANT
	EX. WATER SERVICE VALVE
PB	EX. PULL BOX
	EX. TREE
	EX. TREE
	EX. BUSH
S	EX. SANITARY MANHOLE
	EX. CATCH BASIN
ST	EX. STORM MANHOLE
	EX. STORM CURB INLET
	EX. UTILITY POLE
	EX. LIGHT POLE
T	EX. UNDERGROUND TELEPHONE PEDESTAL
	EX. MAILBOX
	EX. SIGN
X	EX. FENCE
W	EX. WATER LINE
WS	EX. WATER SERVICE
WS (PLAN)	EX. WATER SERVICE (LOCATION PER RECORD PLAN)
UGT	EX. UNDERGROUND TELEPHONE
G	EX. GAS
ST	EX. STORM
SA	EX SANITARY
CMS	EX COMBINED SEWER
UGE	EX. UNDERGROUND ELECTRIC
OHE	EX. OVERHEAD ELECTRIC
OHL	EX. OVERHEAD STREET LIGHTING
	EX. UNDERGROUND STREET LIGHTING
FO	EX. FIBER OPTIC
X0001	EX. STRUCTURE NUMBER (PER ATLAS)
TBR	TO BE REMOVED
TBA	TO BE ABANDONED
TBRL	TO BE RELOCATED
	PR. WATER VALVE
	PR. CATCH BASIN
ST	PR. STORM MANHOLE
	PR. STORM CURB INLET
	PR. STORM DETENTION
	PR. SANITARY MANHOLE
W	PR. WATER
WS	PR. WATER SERVICE
FS	PR. FIRE SERVICE
ST	PR. STORM SEWER
SA	PR. SANITARY
SS	PR. SANITARY SERVICE
E	PR. UNDERGROUND ELECTRIC

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

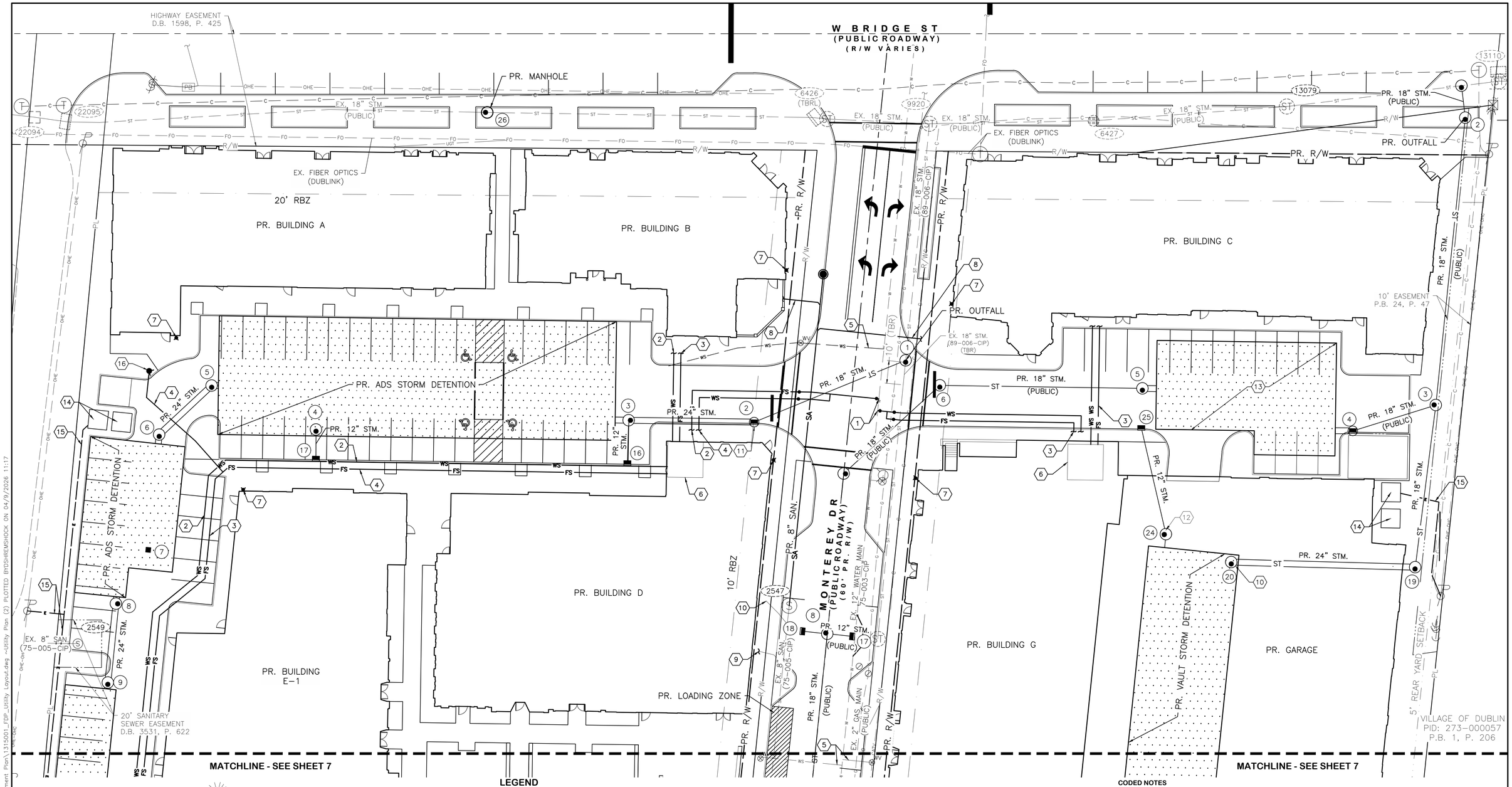
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/9/2026

OVERALL SITE UTILITY PLAN

SCALE: 1" = 40'

SHEET NO. 5 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Utility Layout.dwg -Utility Plan PLOTTED BY:SHREMSHOCK ON 04/9/2026 11:17



LEGEND

PL	PROPERTY LINE	EX. TREE	EX. UNDERGROUND TELEPHONE PEDESTAL	SA	EX SANITARY	PR. WATER VALVE	PR. SANITARY
R/W	EX. RIGHT-OF-WAY	EX. BUSH	EX. MAILBOX	CMS	EX COMBINED SEWER	PR. CATCH BASIN	PR. SANITARY SERVICE
	ROADWAY CENTERLINE	EX. SANITARY MANHOLE	EX. SIGN	UGE	EX. UNDERGROUND ELECTRIC	PR. STORM MANHOLE	PR. UNDERGROUND ELECTRIC
	EDGE OF PAVEMENT/BACK OF CURB	EX. CATCH BASIN	EX. FENCE	OHE	EX. OVERHEAD ELECTRIC	PR. STORM CURB INLET	
	EDGE OF DRIVEWAYS	EX. STORM MANHOLE	EX. WATER LINE	OHL	EX. OVERHEAD STREET LIGHTING	PR. STORM DETENTION	
	MISC. EASEMENTS	EX. STORM CURB INLET	EX. WATER SERVICE		EX. UNDERGROUND STREET LIGHTING	PR. SANITARY MANHOLE	
	EX. FIRE HYDRANT	EX. UTILITY POLE	EX. WATER SERVICE (LOCATION PER RECORD PLAN)	FO	EX. FIBER OPTIC	PR. WATER	
	EX. WATER SERVICE VALVE	EX. LIGHT POLE	EX. UNDERGROUND TELEPHONE	X0001	EX. STRUCTURE NUMBER (PER ATLAS)	PR. WATER SERVICE	
	EX. PULL BOX		EX. GAS	TBR	TO BE REMOVED	PR. FIRE SERVICE	
	EX. TREE		EX. STORM	TBA	TO BE ABANDONED	PR. STORM SEWER	
				TBRL	TO BE RELOCATED		

CODED NOTES

1. PR. WATER TAP
2. PR. 4" DOMESTIC WATER SERVICE
3. PR. 4" FIRE SERVICE
4. PR. 6" FIRE SERVICE
5. EX. WATER SERVICE (TO BE ABANDONED)
6. PR. WATER METER ROOM
7. PR. FDC
8. PR. 6" SANITARY LATERAL AT 2.08% MINIMUM SLOPE
9. EX. SANITARY LATERAL (TO REMAIN)
10. EX. SANITARY LATERAL (TO BE ABANDONED)
11. PR. OUTLET CONTROL STRUCTURE
12. PR. PRETREATMENT DEVICE
13. PR. UNDERGROUND DETENTION FOR PUBLIC RIGHT-OF-WAY IMPROVEMENTS
14. PR. TRANSFORMER
15. PR. UNDERGROUND ELECTRICAL LINE
16. PR. PRIVATE HYDRANT

N

0 20 40
SCALE IN FEET

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/9/2026

DETAILED SITE UTILITY PLAN

SCALE: 1" = 20'

SHEET NO. 6 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Utility Layout.dwg -Utility Plan (2) PLOTTED BY:DSHREMSHOCK ON 04/9/2026 11:17

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 6

PR. BUILDING E-1

PR. BUILDING E-2

PR. BUILDING F

PR. BUILDING G

PR. BUILDING H

PR. BUILDING P

PR. LOADING ZONE

PR. ADS STORM DETENTION

PR. VAULT STORM DETENTION

PR. GARAGE

MONTEREY DR (PUBLIC ROADWAY) (60' PR. R/W)

PR. 24" STM.

PR. 12" STM.

PR. 18" STM. (PUBLIC)

PR. 12" STM. (PUBLIC)

PR. 15" STM. (PUBLIC)

PR. 8" W.M.

EX. 2" GAS MAIN (PUBLIC)

EX. 8" SAN (75-005-CIP)

EX. 12" WATER MAIN (75-005-CIP)

PR. R/W

PR. PL

PL

ST

0.6242 AC.
CEMETERY EXPANSION
TRANSFER TO CITY

5' REAR YARD SETBACK

WATERFORD VILLAGE
PHASE 3
P.B. 52, P. 3

VILLAGE OF DUBLIN OHIO
PID: 273-000986
O.R. 1866H01

VILLAGE OF DUBLIN
PID: 273-000405
1.519 AC. (D)
D.B. 3571, P. 642

VILLAGE OF DUBLIN
PID: 273-000057
P.B. 1, P. 206

LEGEND

- PL — PROPERTY LINE
- R/W — EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. FIRE HYDRANT
- EX. WATER SERVICE VALVE
- EX. PULL BOX
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. MAILBOX
- EX. SIGN
- EX. FENCE
- EX. WATER LINE
- EX. WATER SERVICE
- EX. WATER SERVICE (LOCATION PER RECORD PLAN)
- EX. UNDERGROUND TELEPHONE
- EX. GAS
- EX. STORM
- EX SANITARY
- EX COMBINED SEWER
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD STREET LIGHTING
- EX. UNDERGROUND STREET LIGHTING
- EX. FIBER OPTIC
- X0001 — EX. STRUCTURE NUMBER (PER ATLAS)
- TBR — TO BE REMOVED
- TBA — TO BE ABANDONED
- TBRL — TO BE RELOCATED
- PR. WATER VALVE
- PR. CATCH BASIN
- PR. STORM MANHOLE
- PR. STORM CURB INLET
- PR. STORM DETENTION
- PR. SANITARY MANHOLE
- PR. WATER
- PR. WATER SERVICE
- PR. FIRE SERVICE
- PR. STORM SEWER
- PR. SANITARY
- PR. SANITARY SERVICE
- PR. UNDERGROUND ELECTRIC

CODED NOTES

1. PR. 4" DOMESTIC WATER SERVICE
2. PR. 4" FIRE SERVICE
3. EX. WATER SERVICE (TO BE ABANDONED)
4. PR. FIRE DEPARTMENT CONNECTION
5. PR. PUBLIC HYDRANT
6. PR. 6" SANITARY LATERAL AT 2.08% MINIMUM SLOPE
7. EX. SANITARY LATERAL (TO REMAIN)
8. EX. SANITARY LATERAL (TO BE ABANDONED)
9. PR. PRETREATMENT DEVICE
10. PR. TRANSFORMER
11. PR. UNDERGROUND ELECTRICAL LINE
12. PR. PUBLIC FIRE HYDRANT
13. PR. 8" PLUG & THRUST BLOCK

N

0 20 40
SCALE IN FEET

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

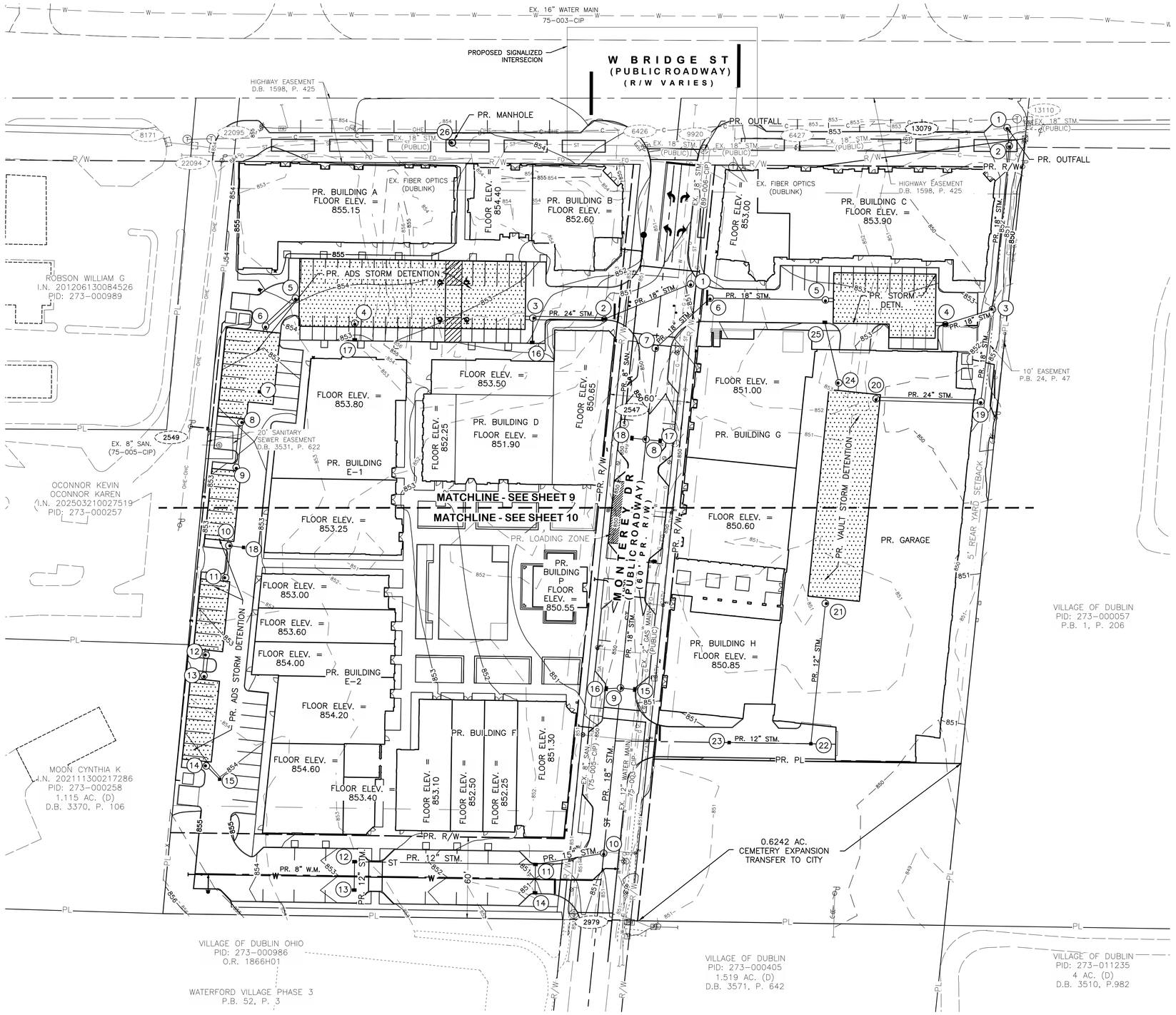
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/9/2026

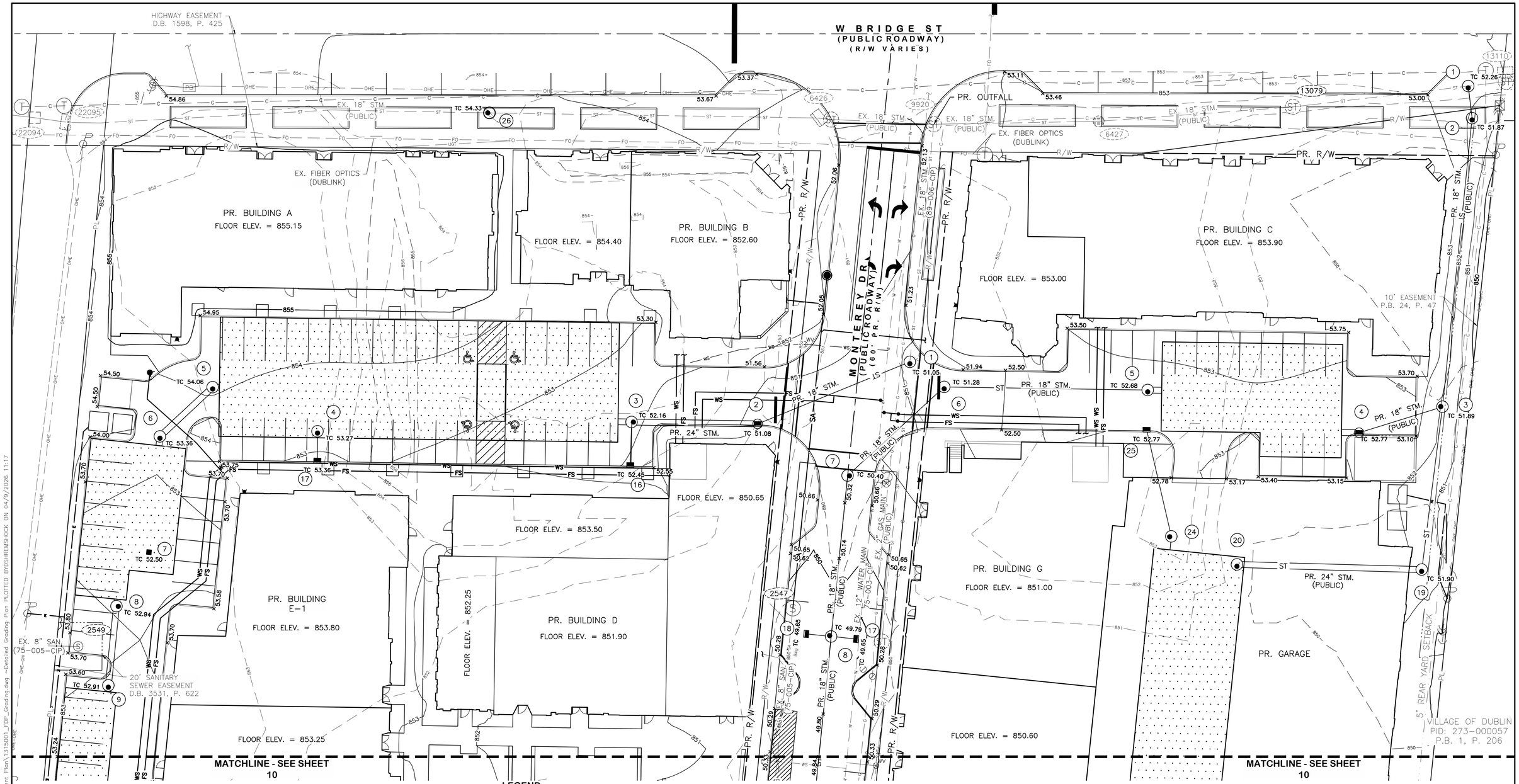
DETAILED SITE UTILITY PLAN

SCALE: 1" = 20'

SHEET NO. 7 OF 14

M:\1315001_MontereyMixedUse\CIVIL\Production Drawings\Final Development Plan\1315001_FDP_Utility Layout.dwg -Utility Plan (3) PLOTTED BY:DSHREMSHOCK ON 04/9/2026 11:17


EX. 16" WATER MAIN
75-003-CIP
PROPOSED SIGNALIZED INTERSECION
W BRIDGE ST
(PUBLIC ROADWAY)
(R/W VARIES)
HIGHWAY EASEMENT
D.B. 1598, P. 425
PR. MANHOLE
PR. OUTFALL
EX. 18" STM. (PUBLIC)
PR. BUILDING A
FLOOR ELEV. = 855.15
PR. BUILDING B
FLOOR ELEV. = 852.60
PR. BUILDING C
FLOOR ELEV. = 853.90
EX. FIBER OPTICS (DUBLINK)
PR. ADS STORM DETENTION
PR. STORM DETN.
PR. 18" STM.
PR. 24" STM.
PR. 8" SAN.
PR. 12" STM.
PR. 15" STM.
FLOOR ELEV. = 854.40
FLOOR ELEV. = 853.00
FLOOR ELEV. = 853.50
FLOOR ELEV. = 853.80
FLOOR ELEV. = 851.00
FLOOR ELEV. = 851.90
FLOOR ELEV. = 852.25
FLOOR ELEV. = 850.65
PR. BUILDING D
PR. BUILDING E-1
PR. BUILDING G
PR. VAULT
PR. GARAGE
PR. LOADING ZONE
PR. BUILDING P
FLOOR ELEV. = 850.55
FLOOR ELEV. = 850.60
PR, BUILDING H
FLOOR ELEV. = 850.85
PR. BUILDING E-2
FLOOR ELEV. = 853.25
FLOOR ELEV. = 853.60
FLOOR ELEV. = 854.00
FLOOR ELEV. = 854.20
FLOOR ELEV. = 854.60
FLOOR ELEV. = 853.40
PR. BUILDING F
FLOOR ELEV. = 853.10
FLOOR ELEV. = 852.50
FLOOR ELEV. = 852.25
FLOOR ELEV. = 851.30
MONTEREY DR
(PUBLIC ROADWAY)
(60' PR. R/W)
MATCHLINE - SEE SHEET 9
MATCHLINE - SEE SHEET 10
0.6242 AC.
CEMETERY EXPANSION
TRANSFER TO CITY
20' SANITARY SEWER EASEMENT
D.B. 3531, P. 622
10' EASEMENT
P.B. 24, P. 47
5' REAR YARD SETBACK
ROBSON WILLIAM G
I.N. 201206130084526
PID: 273-000989
OCONNOR KEVIN
OCONNOR KAREN
I.N. 202503210025719
PID: 273-000257
MOON CYNTHIA K
I.N. 202111300217286
PID: 273-000258
1.115 AC. (D)
D.B. 3370, P. 106
VILLAGE OF DUBLIN OHIO
PID: 273-000986
O.R. 1866H01
WATERFORD VILLAGE PHASE 3
P.B. 52, P. 3
VILLAGE OF DUBLIN
PID: 273-000405
1.519 AC. (D)
D.B. 3571, P. 642
VILLAGE OF DUBLIN
PID: 273-000057
P.B. 1, P. 206
VILLAGE OF DUBLIN
PID: 273-011235
4 AC. (D)
D.B. 3510, P.982
EX. 8" SAN. (75-005-CIP)
EX. 12" WATER MAIN (75-005-CIP)
EX. 8" W.M.
EX. 18" W.M. (PUBLIC)
EX. 15" STM. (PUBLIC)
EX. 12" STM. (PUBLIC)
EX. 8" STM. (PUBLIC)
EX. 24" STM. (75-005-CIP)
EX. 18" STM. (75-005-CIP)
EX. 12" STM. (75-005-CIP)
EX. 8" STM. (75-005-CIP)
EX. 8" SAN. (75-005-CIP)
EX. 12" WATER MAIN (75-005-CIP)
EX. 18" W.M. (PUBLIC)
EX. 8" W.M. (PUBLIC)
EX. 6" GAS MAIN (PUBLIC)
EX. 8" GAS MAIN (PUBLIC)
EX. 12" GAS MAIN (PUBLIC)
EX. 4" GAS MAIN (PUBLIC)
EX. 8" SAN. (75-005-CIP)
EX. 12" WATER MAIN (75-005-CIP



LEGEND

- PROPERTY LINE
- EX. RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EDGE OF PAVEMENT/BACK OF CURB
- EDGE OF DRIVEWAYS
- MISC. EASEMENTS
- EX. FIRE HYDRANT
- EX. WATER SERVICE VALVE
- EX. PULL BOX
- EX. TREE
- EX. TREE
- EX. BUSH
- EX. SANITARY MANHOLE
- EX. CATCH BASIN
- EX. STORM MANHOLE
- EX. STORM CURB INLET
- EX. UTILITY POLE
- EX. LIGHT POLE
- EX. UNDERGROUND TELEPHONE PEDESTAL
- EX. MAILBOX
- EX. SIGN
- EX. FENCE
- EX. WATER LINE
- EX. WATER SERVICE
- EX. WATER SERVICE (LOCATION PER RECORD PLAN)
- EX. UNDERGROUND TELEPHONE
- EX. GAS
- EX. STORM
- EX SANITARY
- EX COMBINED SEWER
- EX. UNDERGROUND ELECTRIC
- EX. OVERHEAD ELECTRIC
- EX. OVERHEAD STREET LIGHTING
- EX. UNDERGROUND STREET LIGHTING
- EX. FIBER OPTIC
- X0001 EX. STRUCTURE NUMBER (PER ATLAS)
- TBR TO BE REMOVED
- TBA TO BE ABANDONED
- TBRL TO BE RELOCATED
- PR. WATER VALVE
- PR. CATCH BASIN
- PR. STORM MANHOLE
- PR. STORM CURB INLET
- PR. STORM DETENTION
- PR. SANITARY MANHOLE
- PR. WATER
- PR. WATER SERVICE
- PR. FIRE SERVICE
- PR. STORM SEWER
- PR. SANITARY
- PR. SANITARY SERVICE
- PR. UNDERGROUND ELECTRIC
- FG FINISHED GROUND
- FF FINISHED FLOOR
- HP HIGH POINT
- TC TOP OF CASTING
- EP PAVEMENT ELEVATION
- TW TOP OF WALL
- BW BOTTOM OF WALL
- 90.00 SPOT ELEVATION
- 90.00* 0" CURB ELEVATION
- PROPOSED FLOOD ROUTE

NOTES

1. ALL SPOT ELEVATIONS AT CURB ARE TOP OF CURB UNLESS OTHERWISE NOTED. SUBTRACT 0.5' FOR PAVEMENT ELEVATIONS.

N

0 20 40

SCALE IN FEET

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/9/2026

DETAILED GRADING PLAN

SCALE: 1" = 20'

SHEET NO. 9 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Grading.dwg -Detailed Grading Plan PLOTTED BY:DSHREWSHOCK ON 04/9/2026 11:17

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 9

PR. BUILDING E-1
FLOOR ELEV. = 853.25

FLOOR ELEV. = 853.00

FLOOR ELEV. = 853.60

FLOOR ELEV. = 854.00

PR. BUILDING E-2
FLOOR ELEV. = 854.20

FLOOR ELEV. = 854.60

FLOOR ELEV. = 853.40

PR. BUILDING F

FLOOR ELEV. = 853.10

FLOOR ELEV. = 852.50

FLOOR ELEV. = 852.25

FLOOR ELEV. = 851.30

PR. BUILDING P
FLOOR ELEV. = 850.55

PR. BUILDING G
FLOOR ELEV. = 850.60

PR. BUILDING H
FLOOR ELEV. = 850.85

PR. GARAGE

PR. R/W

PR. 18" STM. (PUBLIC)

PR. 12" STM. (PUBLIC)

PR. 15" STM. (PUBLIC)

EX. 2" GAS MAIN (PUBLIC)

EX. 8" SAN. (75-005-DIP)

EX. 12" WATER MAIN (75-603-DIP)

PR. PL

5' REAR YARD SETBACK

0.6242 AC.
CEMETERY EXPANSION
TRANSFER TO CITY

WATERFORD VILLAGE
PHASE 3
P.B. 52, P. 3

VILLAGE OF DUBLIN OHIO
PID: 273-000986
O.R. 1866H01

VILLAGE OF DUBLIN
PID: 273-000405
1.519 AC. (D)
D.B. 3571, P. 642

VILLAGE OF DUBLIN
PID: 273-000057
P.B. 1, P. 206

LEGEND

PL	PROPERTY LINE	EX. TREE	EX. UNDERGROUND TELEPHONE PEDESTAL	SA	EX SANITARY	PR. WATER VALVE	SA PR. SANITARY
R/W	EX. RIGHT-OF-WAY	EX. BUSH	EX. MAILBOX	CMS	EX COMBINED SEWER	PR. CATCH BASIN	SS PR. SANITARY SERVICE
	ROADWAY CENTERLINE	EX. SANITARY MANHOLE	EX. SIGN	UGE	EX. UNDERGROUND ELECTRIC	PR. STORM MANHOLE	E PR. UNDERGROUND ELECTRIC
	EDGE OF PAVEMENT/BACK OF CURB	EX. CATCH BASIN	EX. FENCE	OHE	EX. OVERHEAD ELECTRIC	PR. STORM CURB INLET	FG FINISHED GROUND
	EDGE OF DRIVEWAYS	EX. STORM MANHOLE	EX. WATER LINE	OHL	EX. OVERHEAD STREET LIGHTING	PR. STORM DETENTION	FF FINISHED FLOOR
	MISC. EASEMENTS	EX. STORM CURB INLET	EX. WATER SERVICE		EX. UNDERGROUND STREET LIGHTING	PR. SANITARY MANHOLE	HP HIGH POINT
	EX. FIRE HYDRANT	EX. UTILITY POLE	EX. WATER SERVICE (LOCATION PER RECORD PLAN)	FO	EX. FIBER OPTIC	PR. WATER	TC TOP OF CASTING
	EX. WATER SERVICE VALVE	EX. LIGHT POLE	EX. UNDERGROUND TELEPHONE	X0001	EX. STRUCTURE NUMBER (PER ATLAS)	PR. WATER SERVICE	EP PAVEMENT ELEVATION
	EX. PULL BOX		EX. GAS	TBR	TO BE REMOVED	PR. FIRE SERVICE	TW TOP OF WALL
	EX. TREE		EX. STORM	TBA	TO BE ABANDONED	PR. STORM SEWER	BW BOTTOM OF WALL
				TBRL	TO BE RELOCATED	90.00	90.00 SPOT ELEVATION

90.00* 0" CURB ELEVATION

PROPOSED FLOOD ROUTE

NOTES

1. ALL SPOT ELEVATIONS AT CURB ARE TOP OF CURB UNLESS OTHERWISE NOTED. SUBTRACT 0.5' FOR PAVEMENT ELEVATIONS.

N

0 20 40
SCALE IN FEET

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

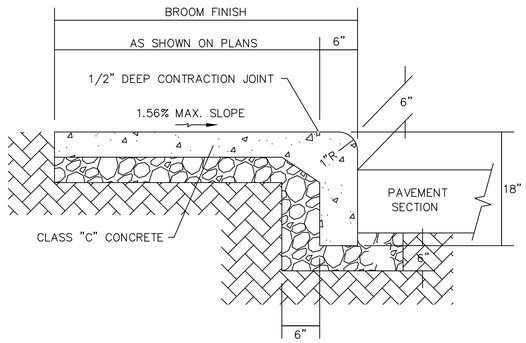
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/9/2026

DETAILED GRADING PLAN

SCALE: 1" = 20'

SHEET NO. 10 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Grading.dwg -Detailed Grading Plan (2) PLOTTED BY:SHREMSHOCK ON 04/9/2026 11:17



STANDARD COMBINED CURB AND WALK

N.T.S.

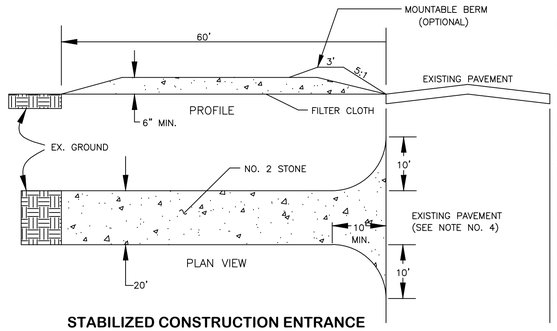
STANDARD DUTY ASPHALT PAVEMENT BUILD–UP:
1.25" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64–22
TACK COAT @ 0.08 GAL/SY – ITEM 407
1.75" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)
8" ITEM 304 AGGREGATE BASE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

HEAVY DUTY ASPHALT PAVEMENT BUILD–UP:
1.50" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64–22
TACK COAT @ 0.08 GAL/SY – ITEM 407
2.50" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)
10" ITEM 304 AGGREGATE BASE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

CONCRETE LOADING/DUMPSTER PAVEMENT BUILD–UP:
8" ITEM 452 NON–REINFORCED PORTLAND CEMENT CONCRETE
(INCLUDE POLY FIBER IN MIX DESIGN PER ASTM C–1116 AT 1.5LB/CY)
4" ITEM 304 AGGREGATE BASE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

CONCRETE WALK:
4" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE

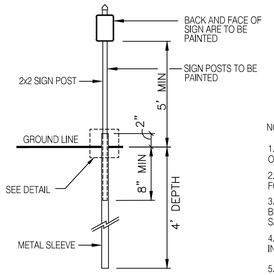
CONCRETE DRIVE:
8" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE

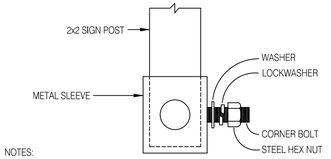


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

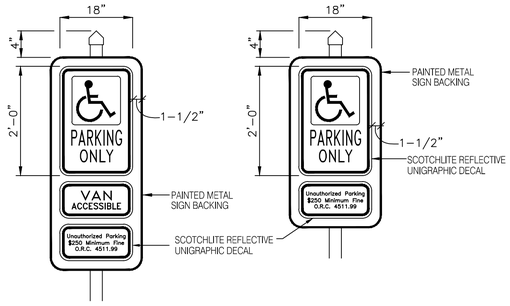
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE AREA PRIOR TO PLACING OF STONE.
6. SURFACE WATER – ALL SURFACE WATER FLOWING OR DIVERTED TOWARD CONSTRUCTION ENTRANCES SHALL BE PIPED ACROSS THE ENTRANCE. IF PIPING IS IMPRACTICAL, A MOUNTABLE BERM WITH 5:1 SLOPES WILL BE PERMITTED.
7. MAINTENANCE – THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION WHICH WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT–OF–WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS–OF–WAY MUST BE REMOVED IMMEDIATELY.
8. WASHING – WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT–OF–WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH STONE AND WHICH DRAINS INTO AN APPROVED SEDIMENT TRAPPING DEVICE.
9. PERIODIC INSPECTION AND NEEDED MAINTENANCE SHALL BE PROVIDED AFTER EACH RAIN.





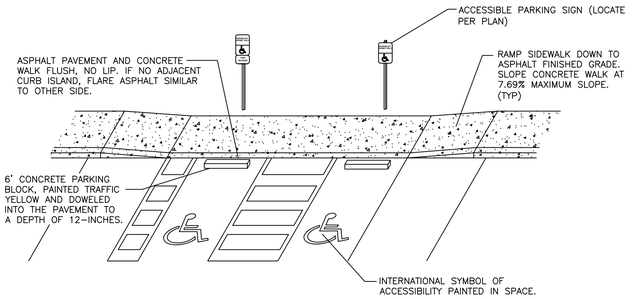
NOTES:

1. SIGNAGE SHALL BE IN ACCORDANCE WITH ODOT SPECIFICATIONS.
2. PROVIDE SHOP DRAWINGS TO ARCHITECT FOR APPROVAL OF ALL SIGNAGE.
3. METAL SIGN BACK & POST TO BE PAINTED BLACK. CONTRACTOR TO PROVIDE COLOR SAMPLES FOR APPROVAL.
4. CONTRACTOR IS TO INSTALL SIGNS AS SHOWN IN PLAN.
5. ALL TRAFFIC CONTROL SIGNAGE SHALL HAVE A FINIAL CAP, AS APPROVED BY THE LANDSCAPE ARCHITECT.



ACCESSIBLE PARKING SIGNAGE DETAIL

N.T.S

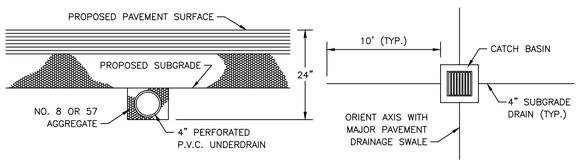


NOTES

A. ACCESSIBLE SPACE / LOADING AREA: MAXIMUM 1.56% (1:64) SLOPE IN ANY DIRECTION.
B. ASPHALT TO CONCRETE BLENDED TRANSITION TO BE COMPLETELY FLUSH, NO LIP. CURBS/WALKS SHALL BE FLUSH WITH LOADING AREA.
C. PLACEMENT AND STRIPING SHOWN IN DETAIL IS SCHEMATIC, SEE SITE PLAN FOR CONFIGURATION.
D. PASSENGER LOADING AREAS SHALL BE PAINT STRIPED PER THE CITY OF COLUMBUS STANDARDS OR FEDERAL ADAAG REQUIREMENTS, WHICHEVER IS MOST STRINGENT.

ADA PARKING SPACE DETAIL

N.T.S.

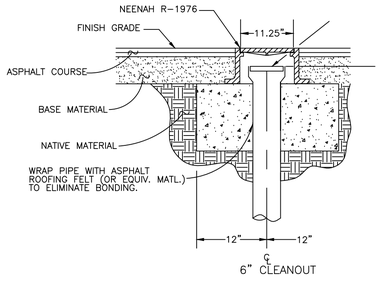


TRENCH DETAIL
INSTALL SPECIFIED LENGTHS OF 4" PERFORATED P.V.C. UNDERDRAIN AT ALL STRUCTURES WITHIN PAVEMENT AREAS PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A 1.00% GRADE TOWARD THE STRUCTURE, WITH THE UPSTREAM END PLUGGED. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC AFTER INSTALLATION

LAYOUT DETAIL
SUBGRADE DRAINS ARE TO BE INSTALLED AT ALL CATCH BASINS OR INLETS LOCATED IN PAVEMENT. THE EXACT CONFIGURATION CAN BE MODIFIED TO FIT WIDTH.

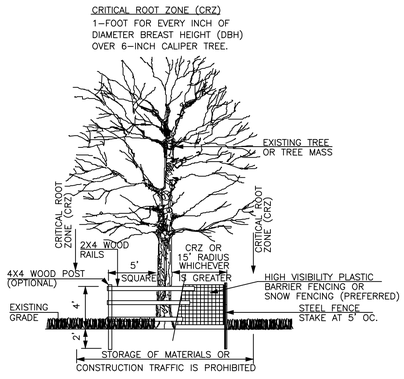
SUBGRADE DRAIN DETAIL

N.T.S.



CLEANOUT CASTING DETAIL ~ IN PAVEMENT

N.T.S.



NOTES:
1. INSPECTION OF INSTALLATION IS REQUIRED. CALL (614) 410–4701.
2. THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED OR PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.

TREE PROTECTION DETAIL

N.T.S.

	REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299–2999
(614) 299–2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO
MONTEREY VILLAGE
MONTEREY DRIVE

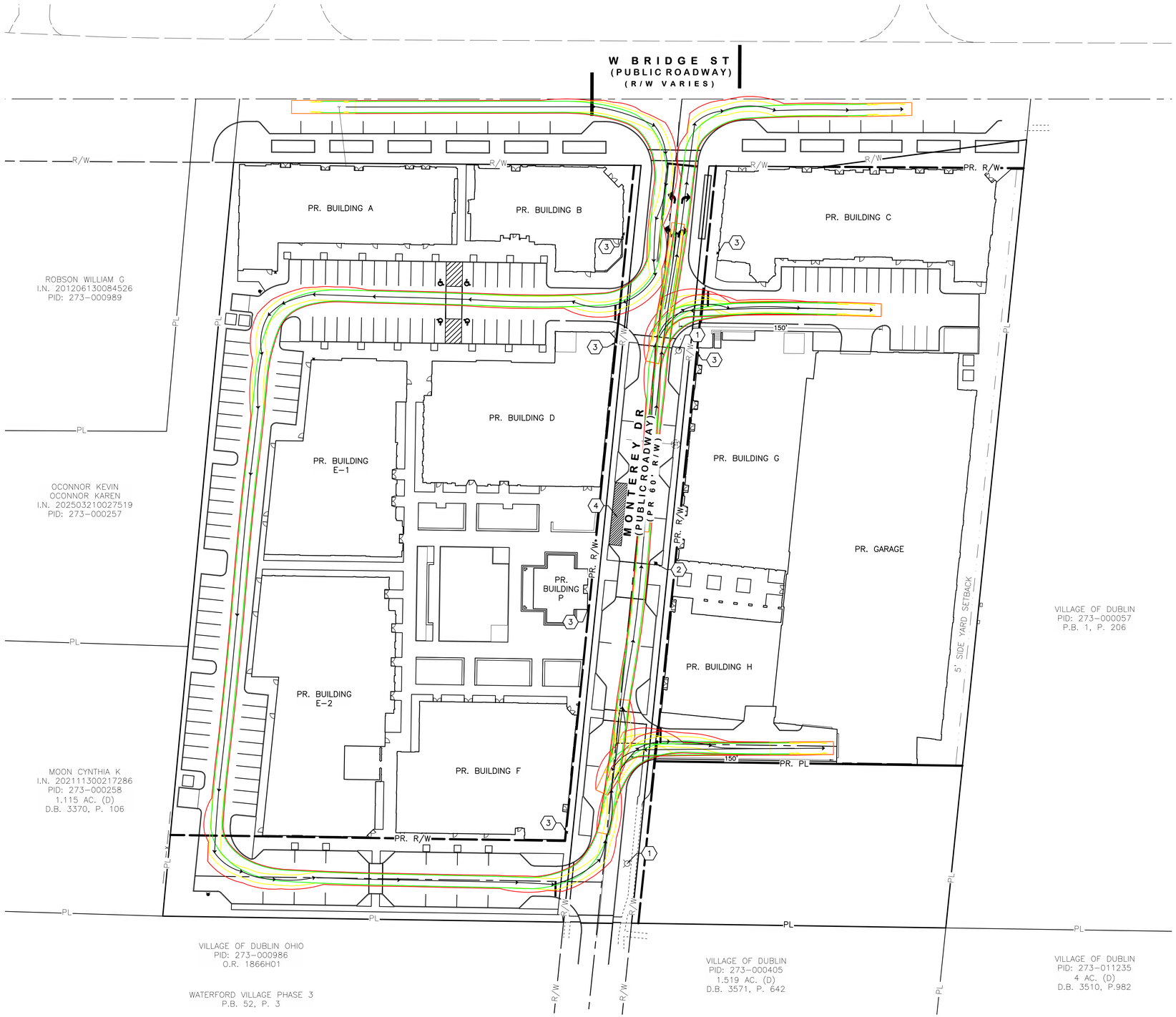
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/1/2026

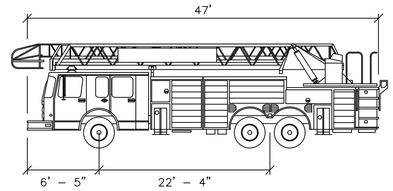
MISCELLANEOUS DETAILS

SCALE: N/A

SHEET NO. 11 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Misc.Details.dwg –Miscellaneous Details PLOTTED BY:DSHREWSHOCK ON 04/9/2026 11:18



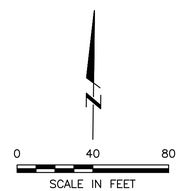


WASHINGTON TOWNSHIP FIRE DEPARTMENT LADDER 91

	FEET
WIDTH	9.50
TRACK	8.25
LOCK TO LOCK TIME	6.0
STEERING ANGLE	40.0

CODED NOTES

1. EX. FIRE HYDRANT
2. PR. FIRE HYDRANT
3. PR. FDC
4. PR. LOADING ZONE



REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

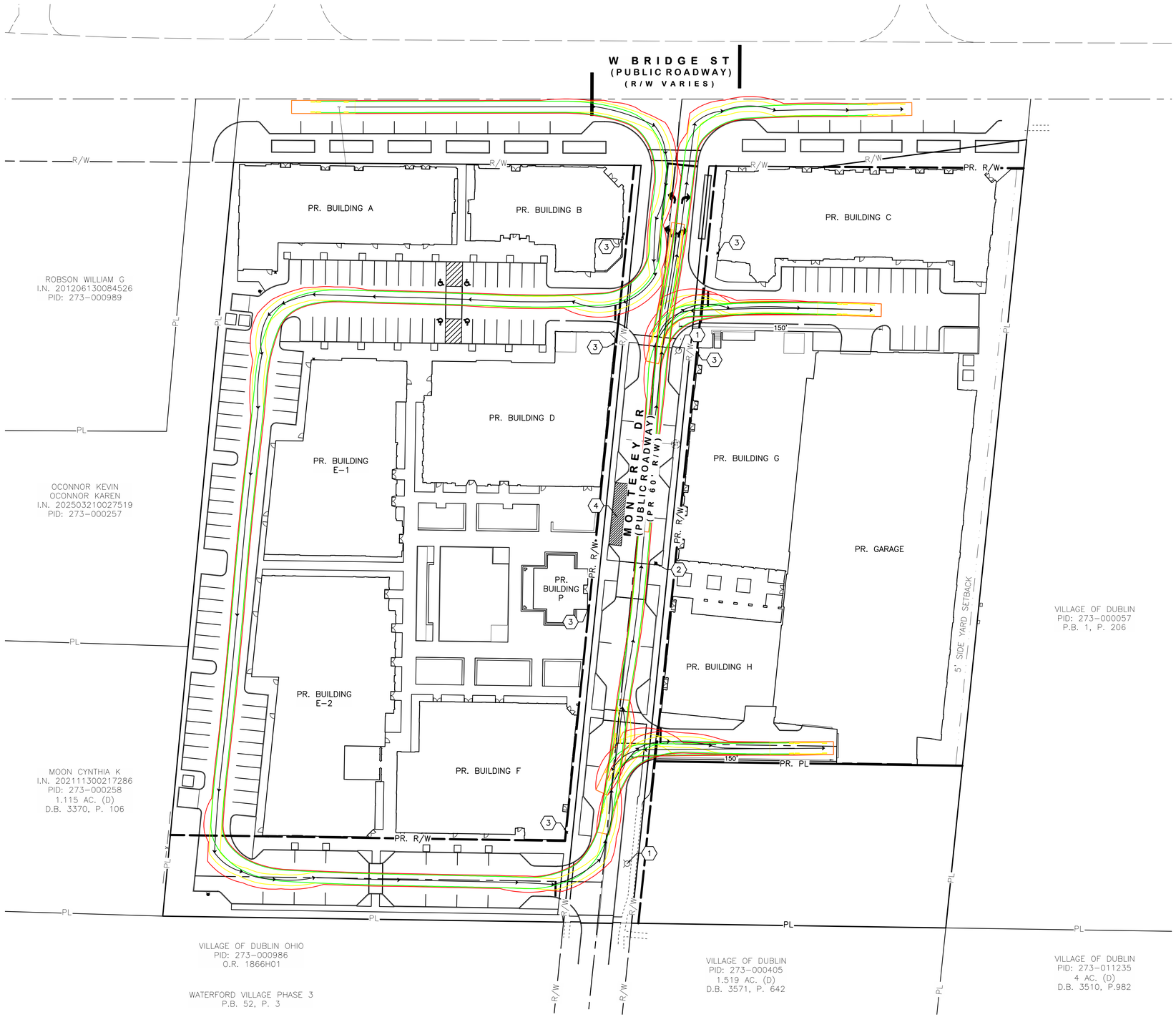
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/9/2026

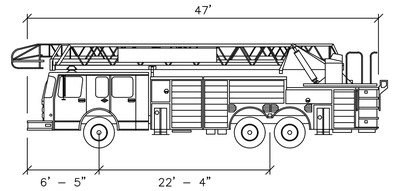
FIRE APPARATUS MANEUVERABILITY PLAN

SCALE: 1" = 40'

SHEET NO. 12 OF 14

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Fire Turning.dwg -Fire Apparatus Maneuverability Plan PLOTTED BY:SHREWSHOCK ON 04/9/2026 11:18



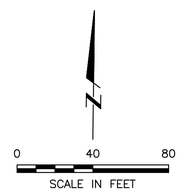


WASHINGTON TOWNSHIP FIRE DEPARTMENT LADDER 91

	FEET
WIDTH	9.50
TRACK	8.25
LOCK TO LOCK TIME	6.0
STEERING ANGLE	40.0

CODED NOTES

1. EX. FIRE HYDRANT
2. PR. FIRE HYDRANT
3. PR. FDC
4. PR. LOADING ZONE



REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

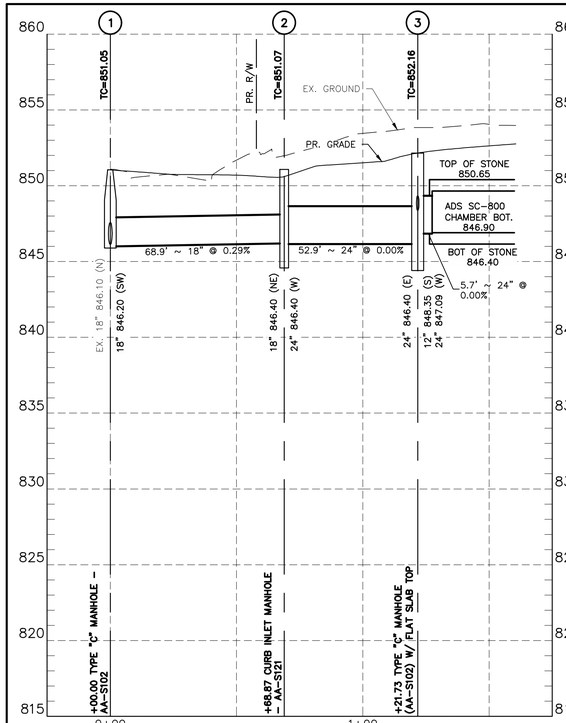
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	4/9/2026

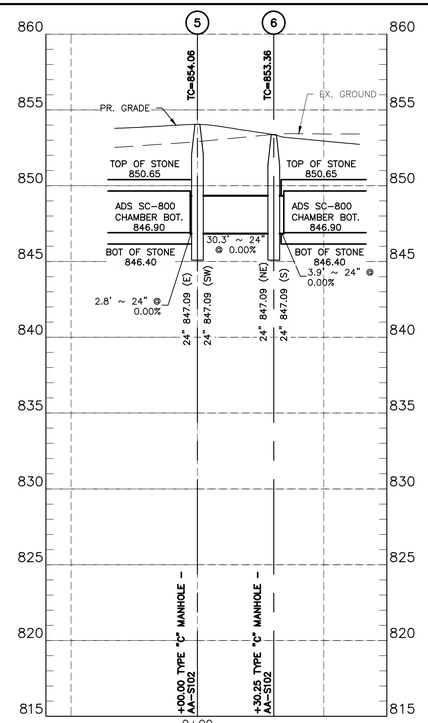
FIRE APPARATUS MANEUVERABILITY PLAN

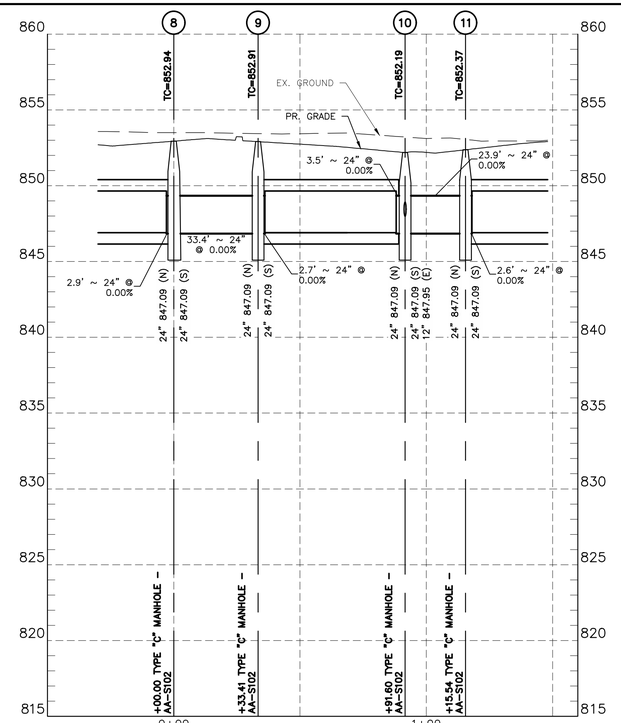
SCALE: 1" = 40'

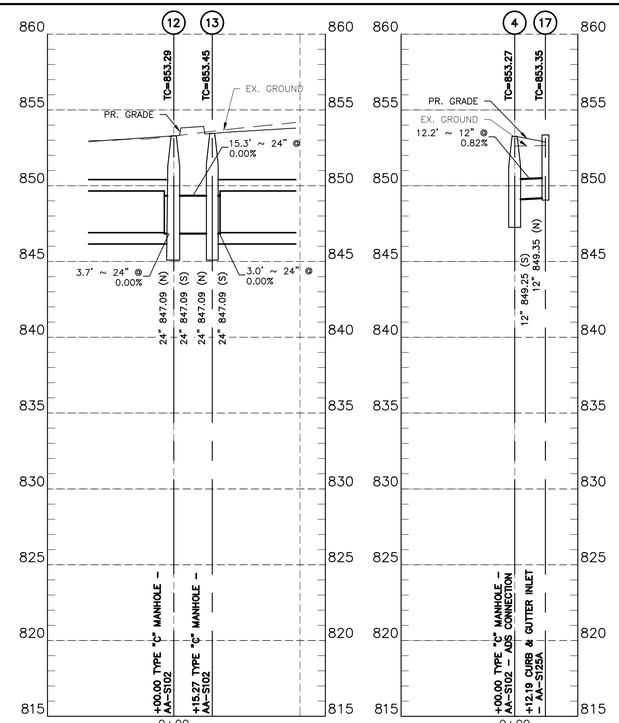
SHEET NO. 12 OF 14

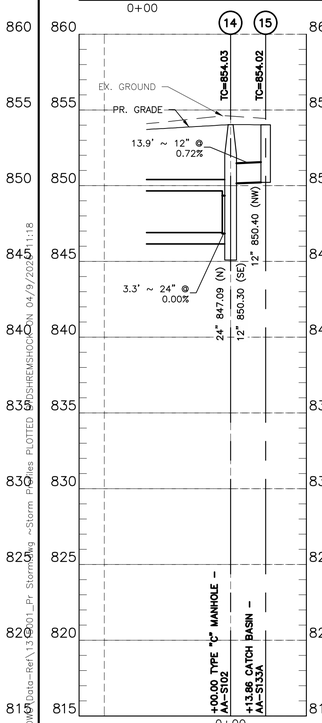
M:\1315001_MontereyMixedUse\DWG\Production Drawings\Final Development Plan\1315001_FDP_Fire Turning.dwg -Fire Apparatus Maneuverability Plan PLOTTED BY:SHREWSHOCK ON 04/9/2026 11:18

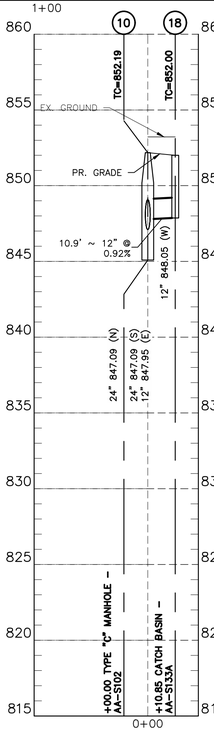


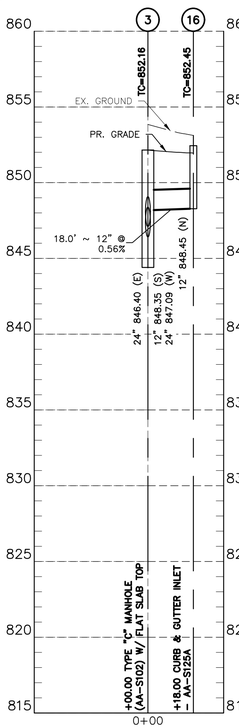


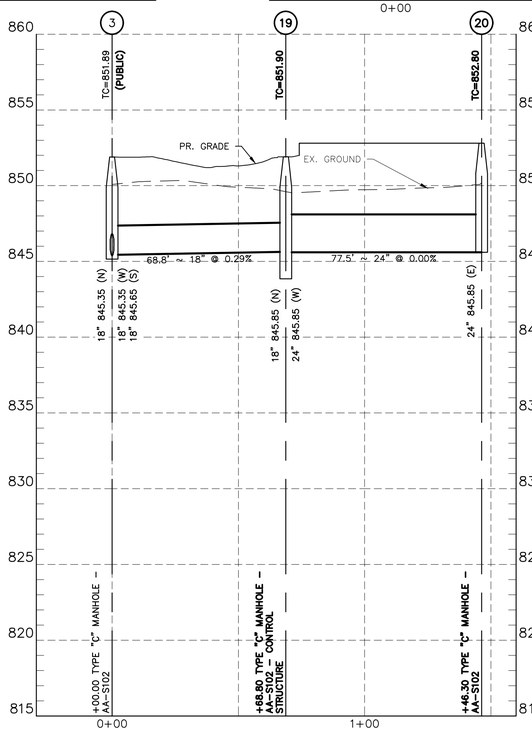


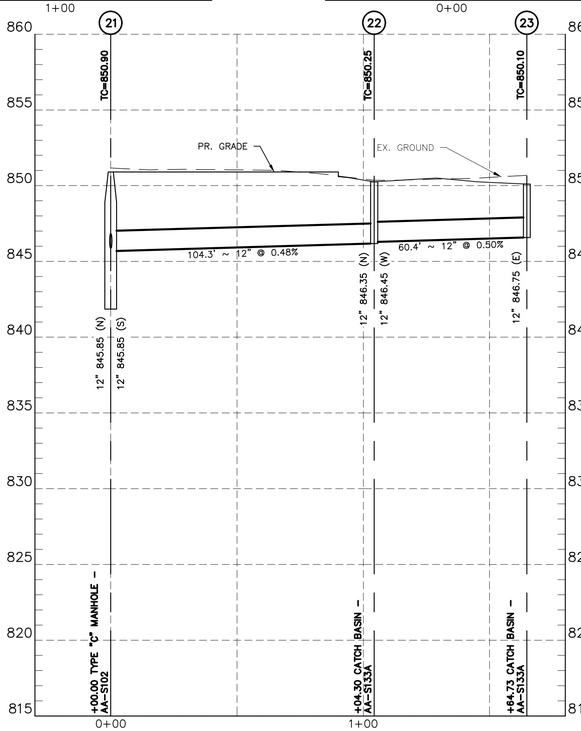












0 30 60
HORIZONTAL SCALE
0 5 10
VERTICAL SCALE

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors
2130 QUARRY TRAILS DR, 2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

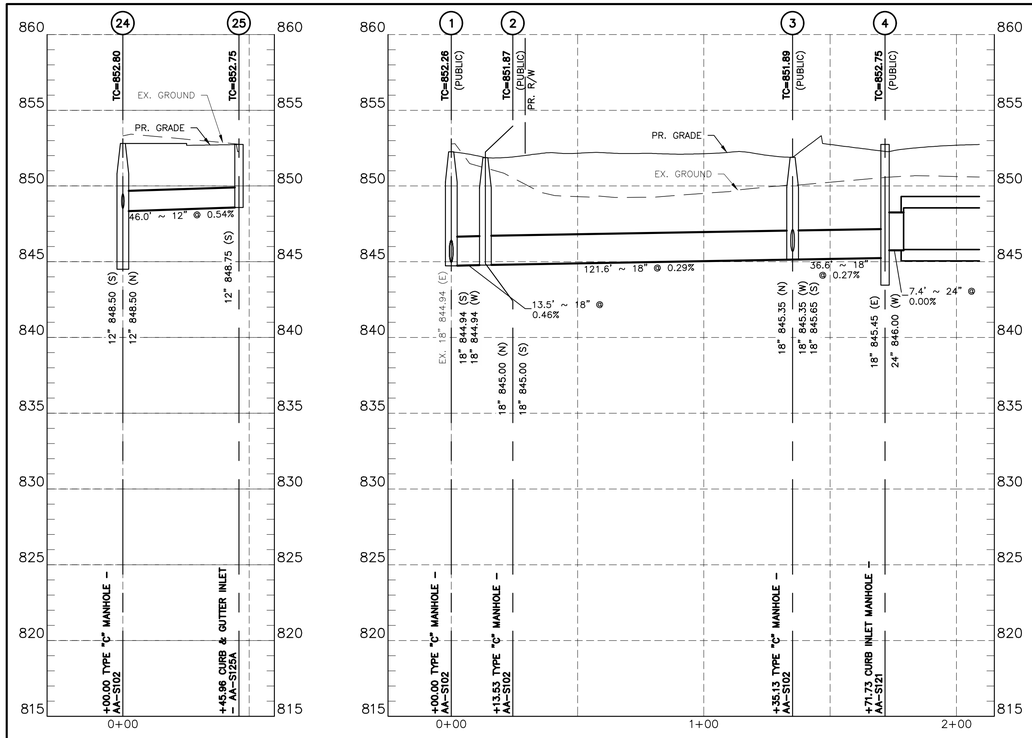
JOB NO.:	1315.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLP
APPROVED BY:	---
DATE:	04/09/26

STORM SEWER PROFILES

SCALE: H: 1" = 30' V: 1"=5'

SHEET NO. 13 OF 14

M:\1315001_MontereyMixedUse\DWGdata-Ref\1315001_Pr Storm Dwg -Storm Profiles PLOTTED: 04/9/2026 11:18



0 40 80

SCALE IN FEET

	REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
Consulting Civil Engineers and Surveyors

2130 QUARRY TRAILS DR,
2ND FLOOR
COLUMBUS, OHIO 43228
(614) 299-2999
(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

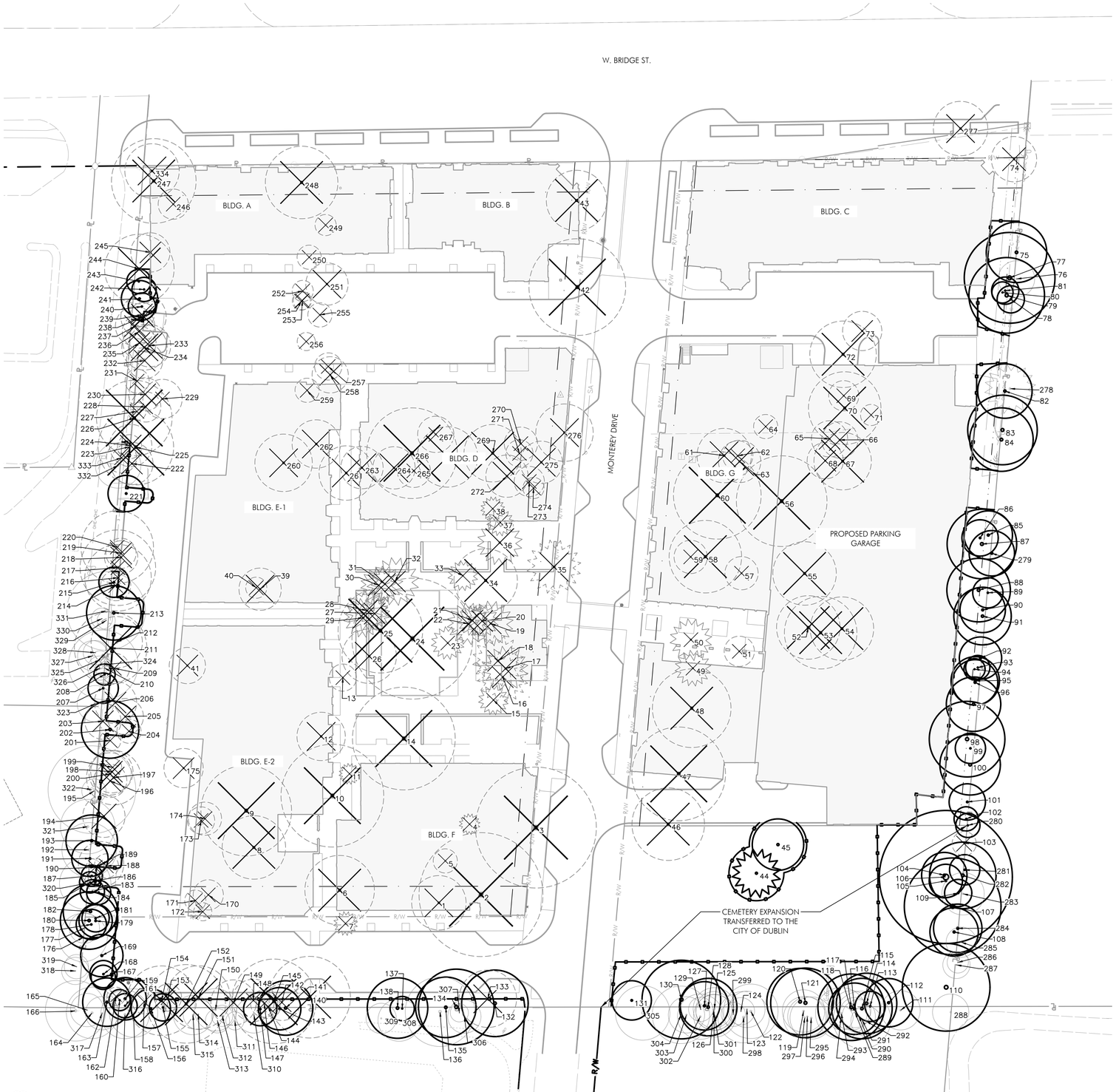
JOB NO.:	1315.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLP
APPROVED BY:	---
DATE:	01/15/26

STORM SEWER PROFILES

SCALE: 1" = 30'

SHEET NO. 14 OF 14

M:\1315001_MontereyMixedUse\CWO\Data-Ref\1315001_Pr Storm.dwg -Storm Profiles (2) PLOTTED BY:DSHREVSHOCK ON 04/9/2026 11:18



1 Tree Preservation Plan
SCALE: 1" = 30'-0"

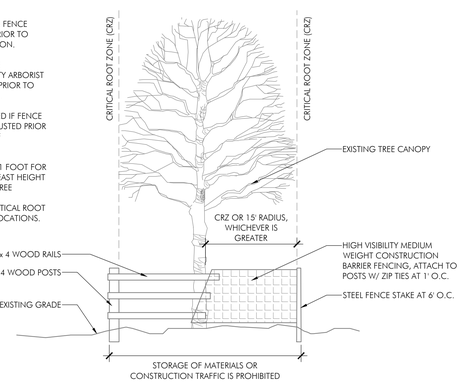
LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- TREE PROTECTION FENCING, SEE DETAIL THIS SHEET
- EXISTING TREE TO REMAIN - ON SITE
- EXISTING TREE TO REMAIN - OFFSITE
- EXISTING TREE & STUMP TO BE REMOVED

TREE PRESERVATION NOTES

1. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED.
2. FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGE IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING, REFER TO TREE PRESERVATION DETAIL.
3. OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
4. ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION AREAS SHALL BE REPLACED PER CODE.
5. ALL EXISTING TREES NOTED AS FAIR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.

NOTES:
1. INSPECTION OF PROTECTION FENCE INSTALLATION IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION.
2. COORDINATE LIMITS OF TREE PROTECTION FENCE WITH CITY ARBORIST AND LANDSCAPE ARCHITECT PRIOR TO COMMENCEMENT OF WORK.
3. THE CITY IS TO BE CONTACTED IF FENCE LOCATION NEEDS TO BE ADJUSTED PRIOR TO ANY ENCROACHMENT OF PRESERVATION AREA.
4. CRITICAL ROOT ZONE (CRZ): 1 FOOT FOR EVERY INCH OF DIAMETER BREAST HEIGHT (DBH) OVER 6 INCH CALIPER TREE
5. REFER TO THIS SHEET FOR CRITICAL ROOT ZONE PROTECTION FENCE LOCATIONS.



2 Tree Preservation
N.T.S.

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
939 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
250 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

KEY PLAN SECTION

ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008
SHEET NAME: **TREE PRESERVATION PLAN**

SHEET NUMBER: **LF1.0**

©2026 The Columbus Architectural Studio

EXISTING TREE LIST

EXEMPT TREES: TREES LISTED BELOW THAT ARE IN POOR CONDITION, OUTSIDE THE PROJECT BOUNDARY (OFFSITE), OR WITHIN AN AREA TO BE OCCUPIED BY A STRUCTURE PURSUANT TO BSD CODE 153.062 ARE NOT CONSIDERED PROTECTED TREES AND ARE THEREFORE EXEMPT FROM TREE REPLACEMENT REQUIREMENTS. A "+" SYMBOL IN THE EXEMPT COLUMN INDICATES TREES THAT ARE NOT INCLUDED IN THE TREE REPLACEMENT CALCULATIONS.

EXEMPT	NO.	COMMON NAME	DBH	CONDITION	STATUS
+	1	BLACK CHERRY	18	FAIR	REMOVE
+	2	AMERICAN SYCAMORE	41	FAIR	REMOVE
+	3	SILVER MAPLE	40	GOOD	REMOVE
+	4	ARBORVITAE	13	GOOD	REMOVE
+	5	RED MULBERRY	21	GOOD	REMOVE
+	6	THORNLESS HONEY LOCUST	59	GOOD	REMOVE
+	7	ARBORVITAE	15	GOOD	REMOVE
+	8	RED MAPLE	21	GOOD	REMOVE
+	9	RED MAPLE	30	POOR	REMOVE
+	10	RED MAPLE	34	GOOD	REMOVE
+	11	ARBORVITAE	7	GOOD	REMOVE
+	12	HACKBERRY	26	GOOD	REMOVE
+	13	RED MAPLE	9	POOR	REMOVE
+	14	THORNLESS HONEY LOCUST	34	GOOD	REMOVE
+	15	ARBORVITAE	17	FAIR	REMOVE
+	16	EASTERN WHITE PINE	17	GOOD	REMOVE
+	17	EASTERN WHITE PINE	15	GOOD	REMOVE
+	18	EASTERN WHITE PINE	17	GOOD	REMOVE
+	19	EASTERN WHITE PINE	15	GOOD	REMOVE
+	20	EASTERN WHITE PINE	11	GOOD	REMOVE
+	21	EASTERN WHITE PINE	10	GOOD	REMOVE
+	22	EASTERN WHITE PINE	14	GOOD	REMOVE
+	23	EASTERN WHITE PINE	11	GOOD	REMOVE
+	24	SILVER MAPLE	40	GOOD	REMOVE
+	25	RED MAPLE	28	FAIR	REMOVE
+	26	RED MAPLE	51	GOOD	REMOVE
+	27	EASTERN WHITE PINE	10	GOOD	REMOVE
+	28	EASTERN WHITE PINE	14	GOOD	REMOVE
+	29	EASTERN WHITE PINE	13	GOOD	REMOVE
+	30	EASTERN WHITE PINE	12	GOOD	REMOVE
+	31	EASTERN WHITE PINE	12	GOOD	REMOVE
+	32	EASTERN WHITE PINE	16	GOOD	REMOVE
+	33	EASTERN WHITE PINE	10	GOOD	REMOVE
+	34	GREEN ASH	21	POOR	REMOVE
+	35	EASTERN WHITE PINE	18	GOOD	REMOVE
+	36	EASTERN WHITE PINE	15	GOOD	REMOVE
+	37	EASTERN WHITE PINE	9	POOR	REMOVE
+	38	ARBORVITAE	38	GOOD	REMOVE
+	39	HACKBERRY	51	GOOD	REMOVE
+	40	BLACK CHERRY	7	GOOD	REMOVE
+	41	HACKBERRY	12	GOOD	REMOVE
+	42	CHINESE ELM	32	GOOD	REMOVE
+	43	CHINESE ELM	49	GOOD	REMOVE
	44	NORWAY SPRUCE	16	GOOD	PRESERVE
	45	BLACK WALNUT	17	GOOD	PRESERVE
	46	BLACK WALNUT	24	GOOD	REMOVE
+	47	AMERICAN SYCAMORE	31	GOOD	REMOVE
+	48	BLACK WALNUT	41	GOOD	REMOVE
+	49	EASTERN WHITE PINE	12	GOOD	REMOVE
+	50	EASTERN WHITE PINE	14	GOOD	REMOVE
+	51	JAPANESE YEW	48	GOOD	REMOVE
+	52	HACKBERRY	21	GOOD	REMOVE
+	53	BLACK CHERRY	24	GOOD	REMOVE
+	54	HACKBERRY	21	GOOD	REMOVE
+	55	RED MULBERRY	41	FAIR	REMOVE
+	56	BLACK WALNUT	48	GOOD	REMOVE
+	57	BLACK CHERRY	11	GOOD	REMOVE
+	58	HACKBERRY	24	GOOD	REMOVE
+	59	HACKBERRY	11	GOOD	REMOVE
+	60	AMERICAN SYCAMORE	29	GOOD	REMOVE
+	61	BLACK WALNUT	18	GOOD	REMOVE
+	62	BLACK WALNUT	10	GOOD	REMOVE
+	63	RED MULBERRY	14	POOR	REMOVE
+	64	BOX ELDER	8	GOOD	REMOVE
+	65	BLACK CHERRY	12	GOOD	REMOVE
+	66	RED MULBERRY	12	POOR	REMOVE
+	67	HACKBERRY	19	FAIR	REMOVE
+	68	HACKBERRY	12	GOOD	REMOVE
+	69	HACKBERRY	10	GOOD	REMOVE
+	70	EASTERN COTTONWOOD	47	POOR	REMOVE
+	71	BLACK WALNUT	7	FAIR	REMOVE
+	72	RED MULBERRY	41	FAIR	REMOVE
	73	BLACK WALNUT	13	GOOD	REMOVE
+	74	BOX ELDER	48	FAIR	REMOVE
	75	HACKBERRY	20	GOOD	PRESERVE
OFFSITE	76	HACKBERRY	12	GOOD	PRESERVE
	77	HACKBERRY	30	GOOD	PRESERVE
	78	HACKBERRY	9	GOOD	PRESERVE
	79	SLIPPERY ELM	25	GOOD	PRESERVE
	80	SLIPPERY ELM	7	GOOD	PRESERVE
	81	SLIPPERY ELM	9	GOOD	PRESERVE
+	82	BLACK CHERRY	18	GOOD	PRESERVE
	83	HACKBERRY	23	GOOD	PRESERVE
	84	HACKBERRY	21	GOOD	PRESERVE
	85	SUGAR MAPLE	16	GOOD	PRESERVE
	86	HACKBERRY	12	GOOD	PRESERVE
	87	HACKBERRY	33	GOOD	PRESERVE
	88	SUGAR MAPLE	21	GOOD	PRESERVE
	89	SUGAR MAPLE	10	GOOD	PRESERVE
	90	HACKBERRY	15	GOOD	PRESERVE
	91	HACKBERRY	19	GOOD	PRESERVE
	92	HACKBERRY	14	GOOD	PRESERVE
	93	SUGAR MAPLE	8	GOOD	PRESERVE
	94	SUGAR MAPLE	7	GOOD	PRESERVE
	95	SUGAR MAPLE	16	GOOD	PRESERVE
	96	SUGAR MAPLE	15	GOOD	PRESERVE
	97	BLACK WALNUT	18	GOOD	PRESERVE
	98	BLACK WALNUT	25	GOOD	PRESERVE
	99	HACKBERRY	10	GOOD	PRESERVE
	100	HACKBERRY	20	GOOD	PRESERVE
	101	HACKBERRY	12	GOOD	PRESERVE
	102	BLACK WALNUT	8	GOOD	PRESERVE
+	103	GREEN ASH	8	POOR	REMOVE
	104	HACKBERRY	15	GOOD	PRESERVE
	105	HACKBERRY	11	GOOD	PRESERVE
	106	BLACK WALNUT	44	FAIR	PRESERVE
	107	BLACK WALNUT	32	GOOD	PRESERVE
	108	BLACK WALNUT	29	GOOD	PRESERVE
	109	HACKBERRY	9	GOOD	PRESERVE
	110	BLACK WALNUT	29	GOOD	PRESERVE
OFFSITE	111	HACKBERRY	13	GOOD	PRESERVE
	112	HACKBERRY	16	GOOD	PRESERVE
	113	HACKBERRY	10	GOOD	PRESERVE
	114	HACKBERRY	36	GOOD	PRESERVE
	115	HACKBERRY	20	GOOD	PRESERVE
OFFSITE	116	HACKBERRY	17	GOOD	PRESERVE
	117	HACKBERRY	22	GOOD	PRESERVE
OFFSITE	118	HACKBERRY	13	GOOD	PRESERVE
OFFSITE	119	HACKBERRY	14	GOOD	PRESERVE
	120	HACKBERRY	22	GOOD	PRESERVE
	121	HACKBERRY	23	GOOD	PRESERVE
OFFSITE	122	HACKBERRY	32	GOOD	PRESERVE
OFFSITE	123	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	124	HACKBERRY	9	GOOD	PRESERVE
OFFSITE	125	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	126	HACKBERRY	12	GOOD	PRESERVE
	127	HACKBERRY	16	GOOD	PRESERVE
	128	HACKBERRY	19	GOOD	PRESERVE
OFFSITE	129	HACKBERRY	8	GOOD	PRESERVE
	130	HACKBERRY	26	GOOD	PRESERVE
	131	HACKBERRY	13	GOOD	PRESERVE
+	132	HACKBERRY	22	GOOD	PRESERVE
+	133	HACKBERRY	19	GOOD	REMOVE
	134	HACKBERRY	25	GOOD	PRESERVE
	135	HACKBERRY	20	GOOD	PRESERVE
OFFSITE	136	HACKBERRY	23	GOOD	PRESERVE
	137	HACKBERRY	8	GOOD	PRESERVE
	138	HACKBERRY	20	FAIR	PRESERVE
	139	*NOT USED*			
+	140	BLACK WALNUT	27	GOOD	REMOVE
	141	THORNLESS HONEY LOCUST	18	GOOD	PRESERVE
+	142	HACKBERRY	12	GOOD	REMOVE
	143	HACKBERRY	14	GOOD	PRESERVE
+	144	HACKBERRY	8	GOOD	REMOVE
+	145	THORNLESS HONEY LOCUST	66	GOOD	REMOVE
+	146	HACKBERRY	9	GOOD	REMOVE
	147	HACKBERRY	20	GOOD	PRESERVE
+	148	HACKBERRY	14	GOOD	REMOVE
+	149	HACKBERRY	15	GOOD	REMOVE
OFFSITE	150	HACKBERRY	14	GOOD	PRESERVE
+	151	HACKBERRY	21	GOOD	REMOVE
+	152	BLACK CHERRY	26	FAIR	REMOVE
+	153	GREEN ASH	9	POOR	REMOVE
+	154	GREEN ASH	23	POOR	REMOVE
+	155	HACKBERRY	9	GOOD	PRESERVE
	156	HACKBERRY	13	GOOD	PRESERVE
+	157	GREEN ASH	8	POOR	REMOVE
OFFSITE	158	HACKBERRY	31	GOOD	PRESERVE
+	159	HACKBERRY	14	GOOD	PRESERVE
+	160	HACKBERRY	7	GOOD	PRESERVE
+	161	CHINKAPIN OAK	8	GOOD	PRESERVE
+	162	GREEN ASH	6	POOR	REMOVE
+	163	HACKBERRY	16	GOOD	PRESERVE
OFFSITE	164	HACKBERRY	23	GOOD	PRESERVE
OFFSITE	165	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	166	HACKBERRY	20	GOOD	PRESERVE
+	167	HACKBERRY	8	GOOD	PRESERVE
+	168	HACKBERRY	9	GOOD	PRESERVE
+	169	HACKBERRY	14	GOOD	PRESERVE
+	170	BLACK WALNUT	10	GOOD	REMOVE
+	171	BLACK WALNUT	7	GOOD	REMOVE
+	172	RED MULBERRY	6	GOOD	REMOVE
+	173	RED MULBERRY	17	FAIR	REMOVE
+	174	RED MULBERRY	11	FAIR	REMOVE
+	175	HACKBERRY	62	GOOD	REMOVE
OFFSITE	176	HACKBERRY	16	GOOD	PRESERVE
OFFSITE	177	HACKBERRY	10	GOOD	PRESERVE
+	178	HACKBERRY	10	GOOD	PRESERVE
+	179	HACKBERRY	19	GOOD	PRESERVE
+	180	HACKBERRY	28	GOOD	PRESERVE
+	181	HACKBERRY	9	GOOD	PRESERVE
+	182	HACKBERRY	18	GOOD	PRESERVE
+	183	HACKBERRY	8	GOOD	PRESERVE
+	184	HACKBERRY	8	GOOD	PRESERVE
	185	HACKBERRY	7	GOOD	PRESERVE
	186	HACKBERRY	6	FAIR	REMOVE
	187	HACKBERRY	7	GOOD	PRESERVE
	188	HACKBERRY	8	GOOD	REMOVE
	189	HACKBERRY	15	GOOD	REMOVE
	190	HACKBERRY	6	GOOD	REMOVE
	191	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	192	HACKBERRY	18	GOOD	PRESERVE
	193	HACKBERRY	57	GOOD	PRESERVE
	194	SUGAR MAPLE	14	GOOD	REMOVE
OFFSITE	195	HACKBERRY	8	GOOD	PRESERVE
+	196	HACKBERRY	11	POOR	REMOVE
	197	HACKBERRY	18	FAIR	REMOVE
	198	HACKBERRY	14	FAIR	REMOVE
	199	HACKBERRY	6	FAIR	REMOVE
	200	HACKBERRY	14	FAIR	REMOVE
	201	HACKBERRY	7	GOOD	REMOVE
	202	HACKBERRY	33	GOOD	PRESERVE
	203	HACKBERRY	22	GOOD	REMOVE
+	204	RED MULBERRY	8	POOR	REMOVE
	205	BLACK WALNUT	12	GOOD	REMOVE
	206	HACKBERRY	14	GOOD	REMOVE
	207	HACKBERRY	18	GOOD	PRESERVE
	208	HACKBERRY	14	GOOD	PRESERVE
	209	HACKBERRY	10	GOOD	REMOVE
OFFSITE	210	HACKBERRY	6	GOOD	PRESERVE
	211	HACKBERRY	24	GOOD	REMOVE
	212	HACKBERRY	17	GOOD	REMOVE
	213	HACKBERRY	18	GOOD	PRESERVE
	214	HACKBERRY	10	GOOD	REMOVE
	215	HACKBERRY	10	GOOD	PRESERVE
	216	HACKBERRY	22	GOOD	REMOVE
	217	HACKBERRY	25	GOOD	REMOVE
	218	HACKBERRY	11	GOOD	REMOVE
	219	HACKBERRY	10	GOOD	REMOVE
	220	HACKBERRY	24	GOOD	REMOVE
	221	THORNLESS HONEY LOCUST	12	GOOD	PRESERVE
	222	HACKBERRY	14	GOOD	REMOVE
	223	HACKBERRY	8	FAIR	REMOVE
	224	HACKBERRY	14	GOOD	REMOVE
	225	HACKBERRY	25	GOOD	REMOVE
	226	HACKBERRY	25	GOOD	REMOVE
	227	HACKBERRY	6	GOOD	REMOVE
	228	HACKBERRY	10	GOOD	REMOVE
+	229	RED MULBERRY	13	GOOD	REMOVE
	230	HACKBERRY	11	GOOD	REMOVE
	231	HACKBERRY	8	FAIR	REMOVE
	232	HACKBERRY	12	GOOD	REMOVE
	233	HACKBERRY	14	GOOD	REMOVE
	234	HACKBERRY	15	GOOD	REMOVE
	235	HACKBERRY	11	FAIR	REMOVE
	236	HACKBERRY	11	GOOD	REMOVE
	237	HACKBERRY	25	GOOD	REMOVE
	238	HACKBERRY	15	GOOD	REMOVE
	239	HACKBERRY	8	GOOD	REMOVE
	240	HACKBERRY	9	GOOD	PRESERVE
+	241	HACKBERRY	12	FAIR	PRESERVE
+	242	HACKBERRY	8	GOOD	PRESERVE
	243	HACKBERRY	8	GOOD	PRESERVE
+	244	HACKBERRY	23	GOOD	REMOVE
+	245	HACKBERRY	13	GOOD	REMOVE
+	246	RED MULBERRY	10	GOOD	REMOVE
+	247	HACKBERRY	28	GOOD	REMOVE
+	248	GREEN ASH	24	GOOD	REMOVE
+	249	WILD CRABAPPLE	19	GOOD	REMOVE
+	250	RED MULBERRY	15	FAIR	REMOVE
	251	HACKBERRY	14	GOOD	REMOVE
	252	BLACK WALNUT	7	GOOD	REMOVE
	253	BLACK WALNUT	6	GOOD	REMOVE
	254	AMERICAN ELM	6	GOOD	REMOVE
+	255	RED MULBERRY	43	GOOD	REMOVE
+	256	RED MULBERRY	12	GOOD	REMOVE
+	257	RED MULBERRY	15	GOOD	REMOVE
+	258	WILD CRABAPPLE	12	GOOD	REMOVE
+	259	BLACK WALNUT	8	GOOD	REMOVE
+	260	RED MULBERRY	116	POOR	REMOVE
+	261	HACKBERRY	36	GOOD	REMOVE
+	262	BLACK WALNUT	16	GOOD	REMOVE
+	263	HACKBERRY	14	FAIR	REMOVE
+	264	BLACK CHERRY	26	FAIR	REMOVE
+	265	HACKBERRY	11	GOOD	REMOVE
+	266	RED MULBERRY	30	FAIR	REMOVE
+	267	HACKBERRY	12	GOOD	REMOVE
+	268	SUGAR MAPLE	20	FAIR	REMOVE
+	269	BLACK WALNUT	37	GOOD	REMOVE
+	270	BLACK WALNUT	11	GOOD	REMOVE
+	271	HACKBERRY	9	FAIR	REMOVE
+	272	HACKBERRY	14	GOOD	REMOVE
+	273	HACKBERRY	10	GOOD	REMOVE
+	274	HACKBERRY	7	GOOD	REMOVE
+	275	RED MULBERRY	14	POOR	REMOVE
+	276	CHINESE ELM	45	GOOD	REMOVE
	277	HACKBERRY	87	GOOD	REMOVE
OFFSITE	278	EASTERN RED CEDAR	17	GOOD	PRESERVE
	279	SUGAR MAPLE	15	GOOD	PRESERVE
	280	HACKBERRY	8	GOOD	PRESERVE
	281	HACKBERRY	10	GOOD	PRESERVE
	282	HACKBERRY	22	GOOD	PRESERVE
OFFSITE	283	HACKBERRY	14	GOOD	PRESERVE
	284	HACKBERRY	16	GOOD	PRESERVE
OFFSITE	285	HACKBERRY	10	GOOD	PRESERVE
OFFSITE	286	HACKBERRY	7	GOOD	PRESERVE
OFFSITE	287	HACKBERRY	9	FAIR	PRESERVE
OFFSITE	288	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	289	HACKBERRY	10	GOOD	PRESERVE
OFFSITE	290	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	291	HACKBERRY	28	GOOD	PRESERVE
OFFSITE	292	HACKBERRY	10	POOR	PRESERVE
OFFSITE	293	HACKBERRY	17	GOOD	PRESERVE
OFFSITE	294	AMERICAN ELM	8	GOOD	PRESERVE
OFFSITE	295	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	296	HACKBERRY	13	GOOD	PRESERVE
OFFSITE	297	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	298	HACKBERRY	17	GOOD	PRESERVE
OFFSITE	299	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	300	HACKBERRY	21	GOOD	PRESERVE
OFFSITE	301	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	302	HACKBERRY	15	GOOD	PRESERVE
OFFSITE	303	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	304	HACKBERRY	19	GOOD	PRESERVE
OFFSITE	305	HACKBERRY	35	GOOD	PRESERVE
OFFSITE	306	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	307	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	308	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	309	RED MULBERRY	10	GOOD	PRESERVE
OFFSITE	310	HACKBERRY	12	GOOD	PRESERVE
OFFSITE	311	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	312	BLACK CHERRY	7	GOOD	PRESERVE
OFFSITE	313	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	314	HACKBERRY	10	FAIR	PRESERVE
OFFSITE	315	HACKBERRY	13	FAIR	PRESERVE
OFFSITE	316	HACKBERRY	22	GOOD	PRESERVE
OFFSITE	317	HACKBERRY	11	GOOD	PRESERVE
OFFSITE	318	HACKBERRY	9	GOOD	PRESERVE
OFFSITE	319	HACKBERRY	8	POOR	PRESERVE
OFFSITE	320	HACKBERRY	17	GOOD	PRESERVE
OFFSITE	321	HACKBERRY	18	FAIR	PRESERVE
OFFSITE	322	HACKBERRY	48	GOOD	PRESERVE
OFFSITE	323	BLACK CHERRY	12	GOOD	PRESERVE
OFFSITE	324	HACKBERRY	23	GOOD	PRESERVE
OFFSITE	325	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	326	HACKBERRY	8	GOOD	PRESERVE
OFFSITE	327	HACKBERRY	10	GOOD	PRESERVE
OFFSITE	328	HACKBERRY	14	GOOD	PRESERVE
OFFSITE	329	HACKBERRY	6	GOOD	PRESERVE
OFFSITE	330	HACKBERRY	7	GOOD	PRESERVE
OFFSITE	331	HACKBERRY	37	GOOD	PRESERVE
OFFSITE	332	HACKBERRY	15	POOR	PRESERVE
+	333	HACKBERRY	10	POOR	REMOVE
+	334	HACKBERRY	18	GOOD	REMOVE

TREE REPLACEMENT CALCULATIONS

DUBLIN CODE OF ORDINANACES: CHAPTER 153.146 TREE REPLACEMENTS

TOTAL INCHES REMOVED (W/O EXEMPT): 623"

TREE REPLACEMENT REQUIRED:
TOTAL INCHES TO BE REPLACED: 623"

TREE REPLACEMENT PROVIDED:
TOTAL INCHES TO BE PROVIDED: 338"
REFER TO SHEETS L3.0-L3.2 FOR PROPOSED TREE PLANTING

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

OWNER:
WOOD COMPANIES
939 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
2150 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

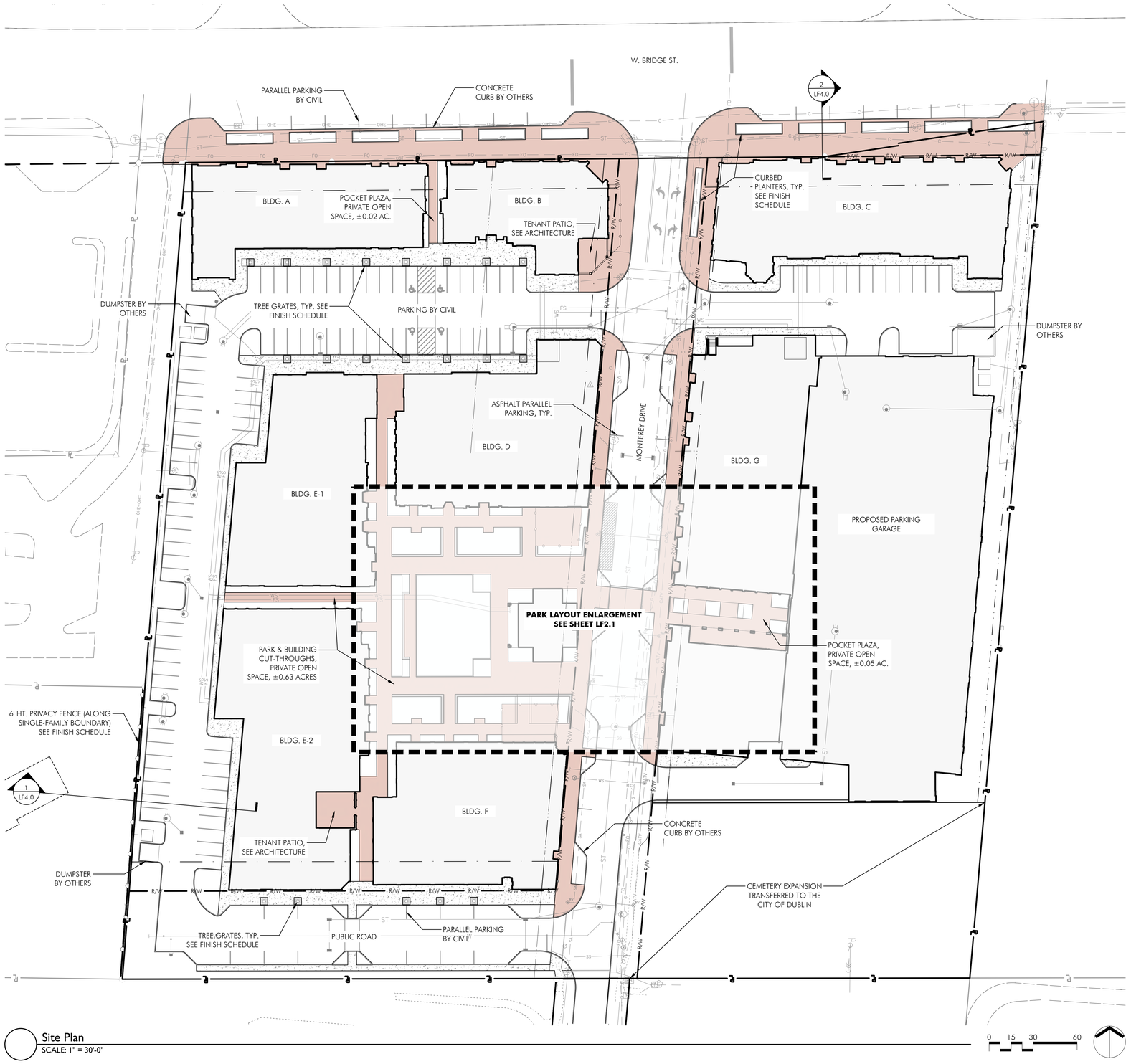
KEY PLAN/SECTION

ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008

SHEET NAME
TREE TABLE

SHEET NUMBER
LF1.1

©2026 The Columbus Architectural Studio



Site Plan
SCALE: 1" = 30'-0"

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CONCRETE PAVEMENT, SEE FINISH SCHEDULE
- CLAY PAVERS, SEE FINISH SCHEDULE

GENERAL NOTES

1. NOTIFY OWNER IMMEDIATELY WHEN DISCREPANCIES EXIST BETWEEN SITE CONDITIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION PROCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL ADHERE TO CHAPTER 6D OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION
4. REFER TO CIVIL ENGINEER'S PLANS FOR ALL SITE PARKING, CURBING, AND GRADING.
5. REFER TO M.E.P. PLANS FOR ALL ELECTRICAL CONNECTIONS.

LAYOUT NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON SITE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.
3. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.
4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.
5. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.
6. MAXIMUM SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE INDICATED ON THE PLANS. MAINTAIN POSITIVE DRAINAGE IN ALL AREAS. MAINTAIN 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE FOR ALL PAVEMENT.
7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.
8. ALL LAYOUT IS TO BE STAKED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO. FOR ELECTRONIC FILES, CONTACT OWNER.NOTIFY OWNER TO REVIEW LAYOUT STAKING AND APPROVE FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
939 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
2150 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

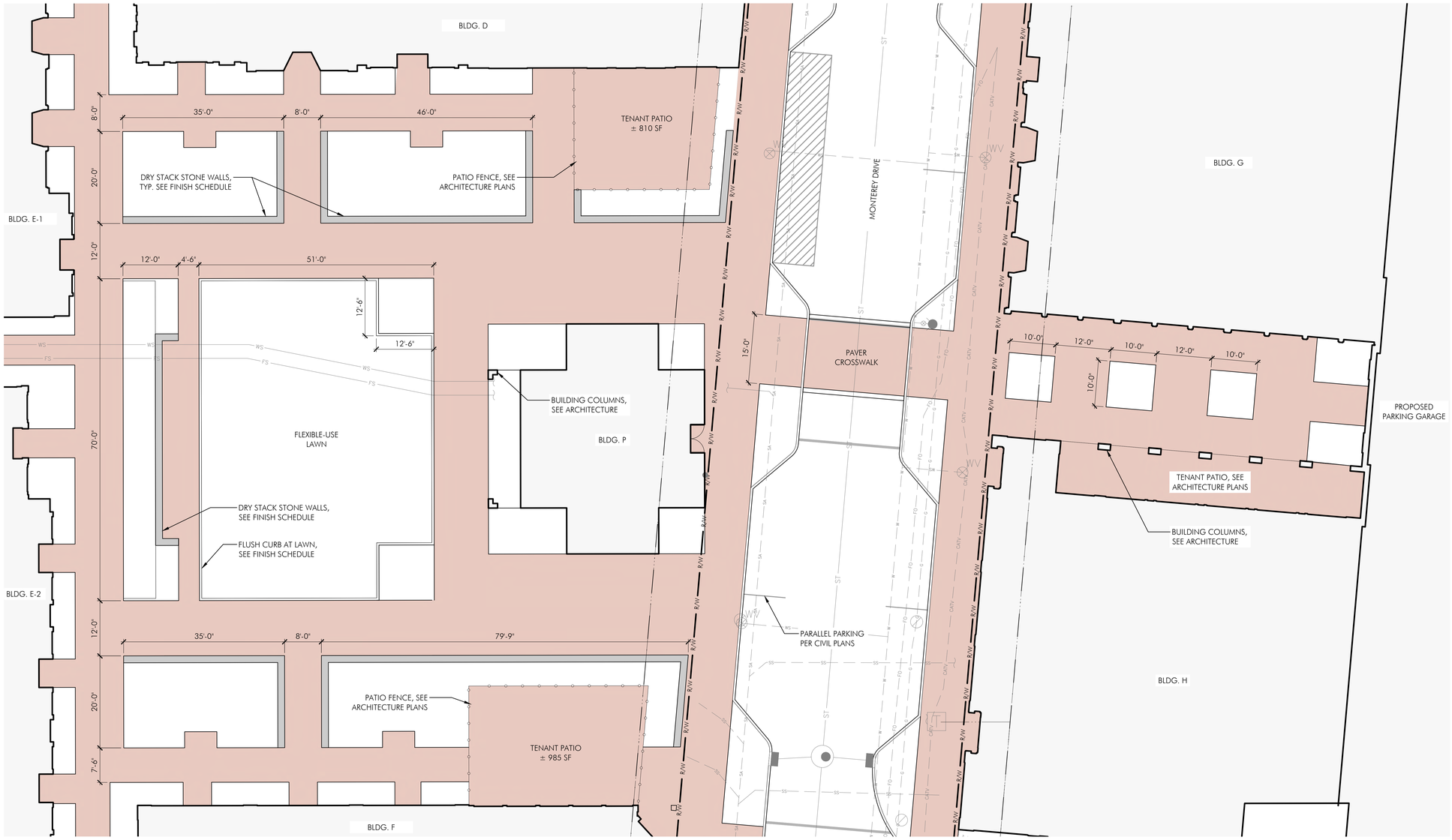
REV	DATE	DESCRIPTION

KEY PLAN SECTION

ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008
SHEET NAME: **SITE PLAN**

SHEET NUMBER: **LF2.0**

©2026 The Columbus Architectural Studio



LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- CLAY PAVERS, SEE FINISH SCHEDULE

Park Layout Enlargement
SCALE: 1" = 10'-0"

0 05 10 20

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus ARCHITECTURAL STUDIO

OWNER:
WOOD COMPANIES
919 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
250 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

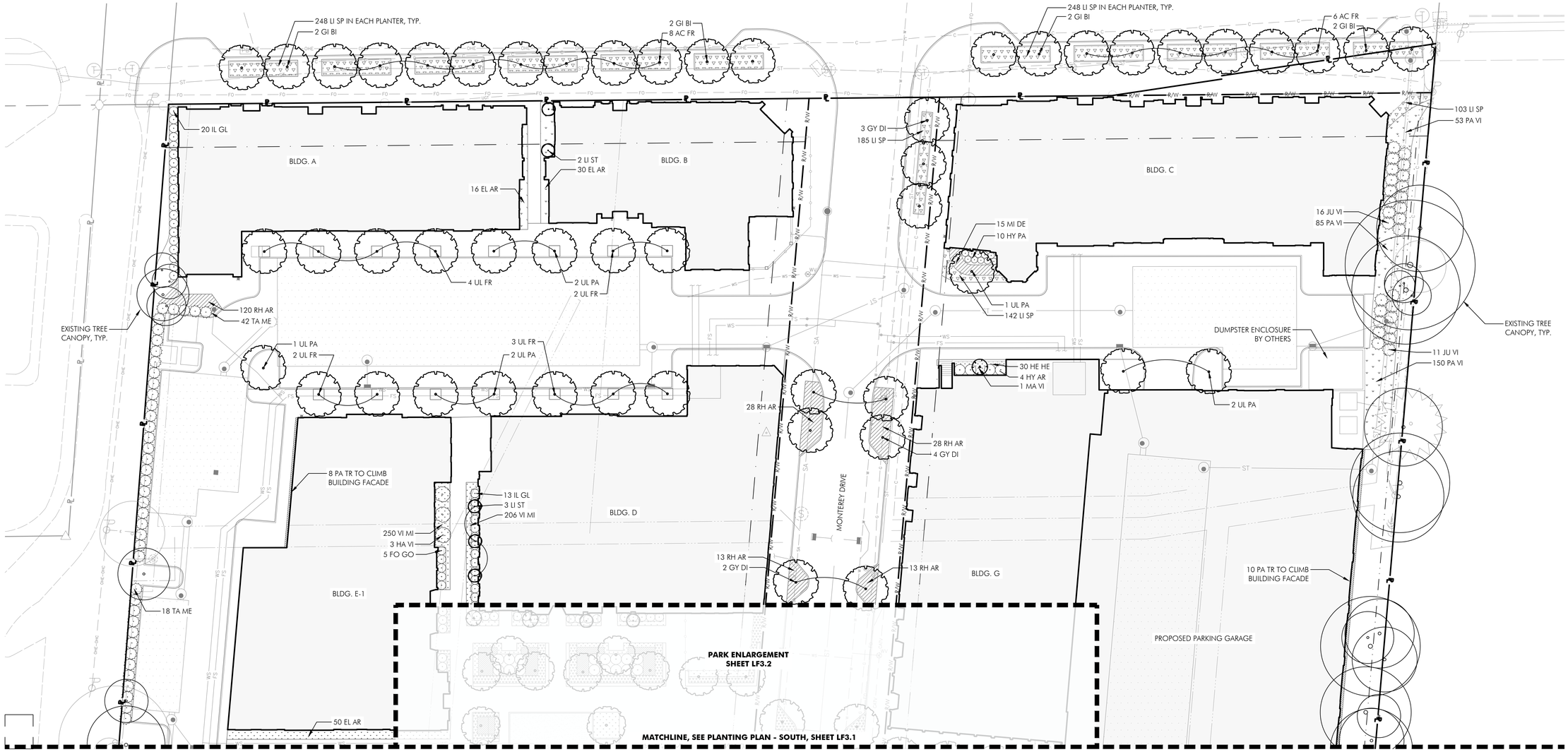
KEY PLAN/SECTION

ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008

SHEET NAME
PARK LAYOUT ENLARGEMENT

SHEET NUMBER
LF2.1

©2026 The Columbus Architectural Studio



Planting Plan - North
SCALE: 1" = 20'-0"

0 10 20 40

LANDSCAPE REQUIREMENTS & BSD ZONING DATA:

(153.065(D)(7)) FOUNDATION PLANTING

REQUIRED: BUILDING FOUNDATION LANDSCAPING IS REQUIRED ALONG ALL SIDES OF A BUILDING NOT OTHERWISE OCCUPIED BY BUILDING ENTRANCES, SIDEWALK, PARKING, OR LOADING AREAS, OR OTHER SIMILAR AREAS. BUILDING FOUNDATION LANDSCAPING IS NOT REQUIRED FOR PORTIONS OF THE FRONT OR CORNER SIDE BUILDING FAÇADES LOCATED WITHIN 10 FEET OF THE FRONT PROPERTY LINE AND WHERE A STREETSCAPE OR PATIO RBZ TREATMENT IS PROVIDED.

PROPOSED: SEE PLAN FOR FOUNDATION PLANTING

(153.065(D)(5)(c)) INTERIOR LANDSCAPING

REQUIRED: MINIMUM OF 5% OF INTERIOR PARKING SHALL BE LANDSCAPED

38,064 SF OF INTERIOR PARKING X .05 = 1903 SF LANDSCAPED AREA

PROPOSED: 4215 SF OF LANDSCAPE ISLANDS (11%)

(153.065(D)(3)) STREET TREES

BRIDGE STREET:

REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE

535 LINEAR FT OF STREET FRONTAGE/40 = 13 TREES

PROPOSED: 22 TREES

MONTEREY DRIVE:

REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE

846 LINEAR FT OF STREET FRONTAGE/40 = 21 TREES

PROPOSED: 18 TREES

(APPENDIX A) PROPERTY PERIMETER REQUIREMENTS

REQUIRED: 10' MIN. LANDSCAPE BUFFER, 1 TREE/40 FT OF LINEAR BOUNDARY PLUS 6' HT PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND WHEN ANY RESIDENTIAL ZONE ADJOINS ANY BUSINESS ZONE

(153.065(D)(4)) WEST SINGLE-FAMILY PERIMETER LANDSCAPE BUFFERING

REQUIRED: 10' MIN. LANDSCAPE BUFFER, 1 TREE/40 FT OF LINEAR BOUNDARY PLUS 6' HT PLANTING, HEDGE, FENCE, WALL OR EARTH MOUND WHEN ANY RESIDENTIAL ZONE ADJOINS ANY BUSINESS ZONE

PROPOSED: 6' HT. FENCE, 35 TREE CREDITS

9 TREES >12" TO REMAIN (27 TREE CREDITS)

5 TREES 8"-11.9" TO REMAIN (10 TREE CREDITS)

EAST NON-BSD PERIMETER LANDSCAPE BUFFERING

REQUIRED: 15' MIN. BUFFER

PROPOSED: +/- 18' BUFFER, 108 TREE CREDITS

26 TREES >12" TO REMAIN (78 TREE CREDITS)

7 TREES 8"-11.9" TO REMAIN (14 TREE CREDITS)

2 TREES 6"-7.9" TO REMAIN (2 TREE CREDITS)

(153.065(D)(8) TREE PRESERVATION CREDITS

DBH OF PRESERVED TREE (INCHES)	NUMBERS OF TREES CREDITED
OVER 12"	3
8"-11.9"	2
6"-7.9"	1

PLANT LIST

QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES					
	AC FR	*Acer x freemanii* Freeman Maple	3" CAL.	B&B	
	GI BI	*Ginkgo biloba* 'Princeton Gold' Princeton Gold Ginkgo	3" CAL.	B&B	
	GY DI	*Gymnocladus dioica 'McKBranched'* Decaf Kentucky Coffeetree	3" CAL.	B&B	
	UL FR	*Ulmus 'Frontier'* Frontier Elm	3" CAL.	B&B	
	UL PA	*Ulmus parvifolia* Chinese Elm	3" CAL.	B&B	
ORNAMENTAL TREES					
	LI ST	*Liquidambar styraciflua* 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B&B	
	MA VI	*Magnolia virginiana* Sweetbay Magnolia	2" CAL.	B&B	MULTI-STEM
SHRUBS					
	FO GA	*Fothergilla gardenii* Dwarf Fothergilla	#5	CONT.	AS SHOWN
	HA VI	*Hamamelis virginiana* Witch Hazel	6' HT.	CONT.	AS SHOWN
	HY AR	*Hydrangea arborescens* Incrediball Smooth Hydrangea	#5	CONT.	AS SHOWN
	HY PA	*Hydrangea paniculata* Bobo Panicle Hydrangea	#5	CONT.	AS SHOWN
	IL GL	*Ilex glabra* 'Shamrock' Shamrock Inkberry	#5	CONT.	AS SHOWN
	JU VI	*Juniperus virginiana* 'Grey Owl' Grey Owl Juniper	#5	CONT.	AS SHOWN
	MI DE	*Microbiota decussata* Russian arborvitae	#5	CONT.	36" O.C.
	RH AR	*Rhus aromatica* 'Gro-low' Gro-low Fragrant Sumac	#3	CONT.	36" O.C.
	TA ME	*Taxus x media* 'Densiformis' Dense Yew	#5	CONT.	AS SHOWN

PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
	EL AR	*Elymus arenarius* 'Blue Dune' Blue Lyme Dune Grass	#1	CONT.	36" O.C.
	HE HE	*Hedera helix* English Ivy	#1	CONT.	18" O.C.
	LI SP	*Liriope spicata* Creeping Lilyturf	PLUG	CONT.	12" O.C.
	PA TR	*Parthenocissus tricuspidate* Boston Ivy	#1	CONT.	AS SHOWN
	PA VI	*Panicum virgatum* 'Shenandoah' Shenandoah Switchgrass	#1	CONT.	24" O.C.
	VI MI	*Vinca minor* Common Periwinkle	PLUG	CONT.	12" O.C.

*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING TREE (ON SITE)
- EXISTING TREE (OFF SITE)

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
919 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
2150 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

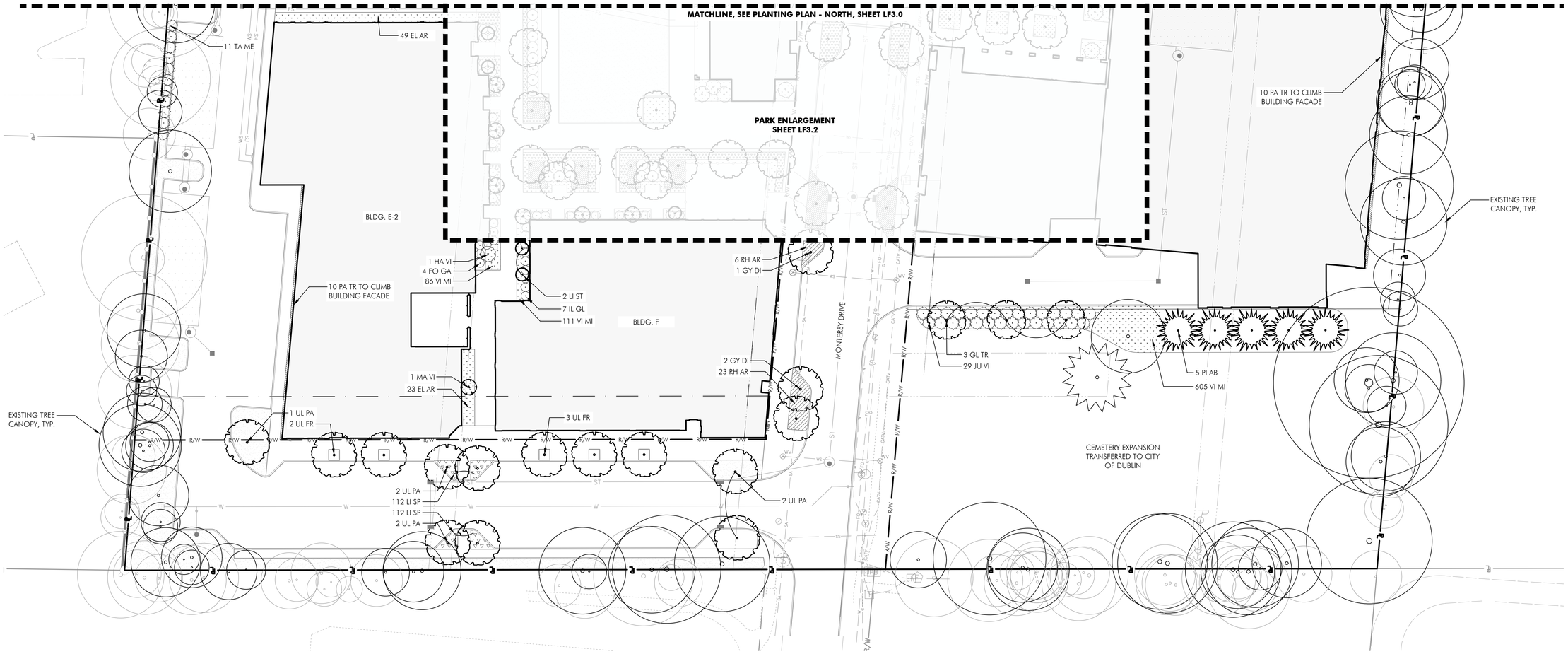
REV DATE DESCRIPTION

KEY PLAN SECTION

ISSUED DATE 2026-04-09
PROJECT PHASE
ISSUED FOR --
PROJECT NUMBER 25-008
SHEET NAME
PLANTING PLAN - NORTH

SHEET NUMBER
LF3.0

©2026 The Columbus Architectural Studio



Planting Plan - South
SCALE: 1" = 20'-0"

0 10 20 40

PLANT LIST					
QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES					
	GL TR	*Gleditsia triacanthos f. inermis* Thornless Honey Locust	3" CAL.	B&B	
	GY DI	*Gymnocladus dioica 'McKBranched'* Decaf Kentucky Coffeetree	3" CAL.	B&B	
	UL FR	*Ulmus 'Frontier'* Frontier Elm	3" CAL.	B&B	
	UL PA	*Ulmus parvifolia* Chinese Elm	3" CAL.	B&B	
EVERGREEN TREES					
	PI AB	*Picea abies* Norway Spruce	3" CAL.	B&B	
ORNAMENTAL TREES					
	LI ST	*Liquidambar styraciflua* 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B&B	
	MA VI	*Magnolia virginiana* Sweetbay Magnolia	2" CAL.	B&B	MULTI-STEM
SHRUBS					
	FO GA	*Fothergilla gardenii* Dwarf Fothergilla	#5	CONT.	AS SHOWN
	HA VI	*Hamamelis virginiana* Witch Hazel	6' HT.	CONT.	AS SHOWN
	IL GL	*Ilex glabra* 'Shamrock' Shamrock Inkberry	#5	CONT.	AS SHOWN
	JU VI	*Juniperus virginiana* 'Grey Owl' Grey Owl Juniper	#5	CONT.	AS SHOWN
	RH AR	*Rhus aromatica* 'Gro-low' Gro-low Fragrant Sumac	#3	CONT.	36" O.C.
	TA ME	*Taxus x media* 'Densiformis' Dense Yew	#5	CONT.	AS SHOWN
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
	EL AR	*Elymus arenarius* 'Blue Dune' Blue Lyme Dune Grass	#1	CONT.	36" O.C.
	LI SP	*Liriope spicata* Creeping Lilyturf	PLUG	CONT.	12" O.C.
	PA TR	*Parthenocissus tricuspidate* Boston Ivy	#1	CONT.	AS SHOWN
	VI MI	*Vinca minor* Common Periwinkle	PLUG	CONT.	12" O.C.

*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- EXISTING TREE (ON SITE)
- EXISTING TREE (OFF SITE)
- LAWN

NOTE

*SEE L3.0 FOR LANDSCAPE REQUIREMENTS & BSD ZONING DATA

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
919 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
250 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

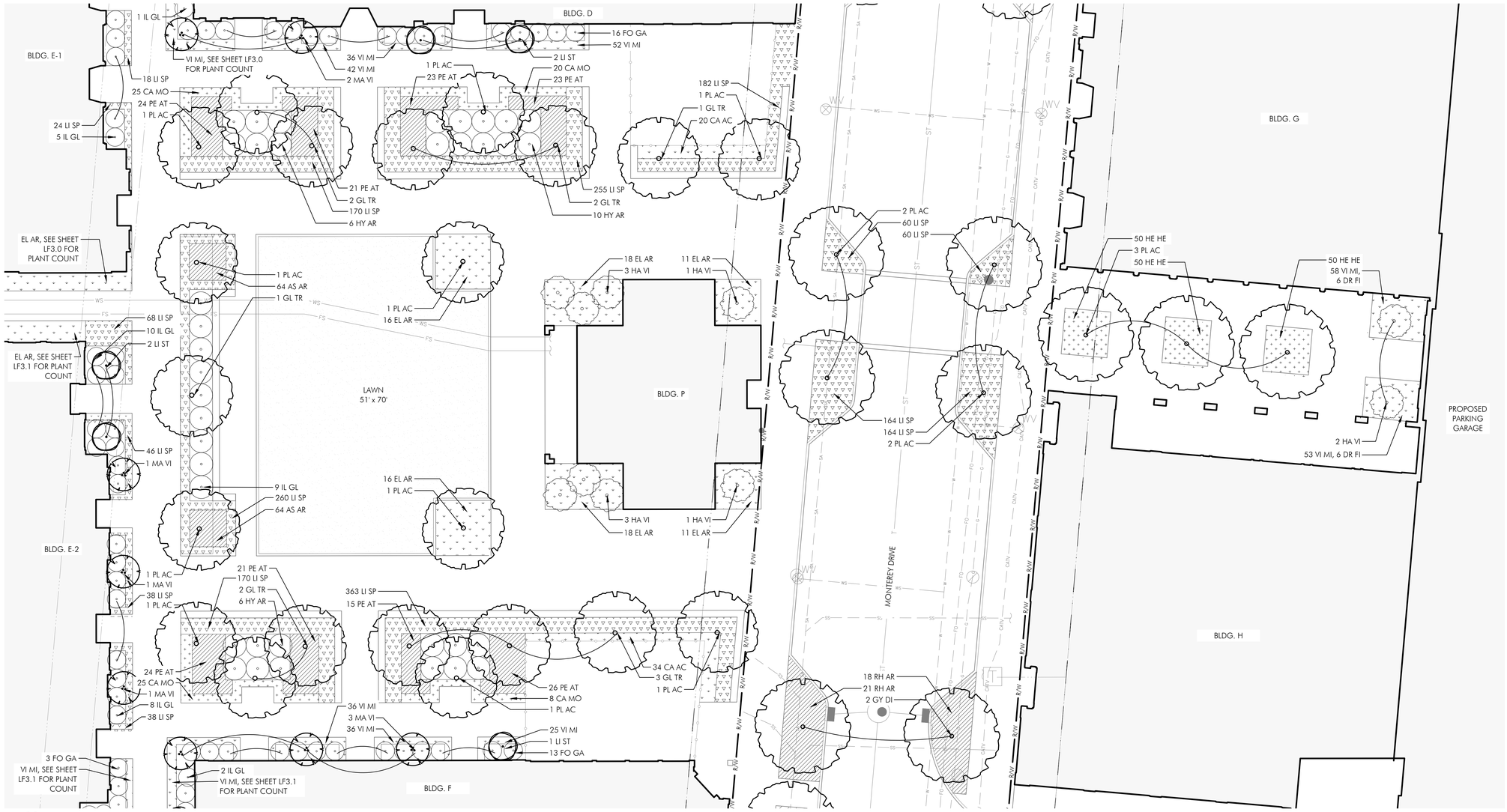
KEY PLAN SECTION

ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008

SHEET NAME
PLANTING PLAN - SOUTH

SHEET NUMBER
LF3.1

©2026 The Columbus Architectural Studio



Park Planting Enlargement

SCALE: 1" = 10'-0"

0 05 10 20

PLANT LIST

QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES					
	GL TR	*Gleditsia triacanthos f. inermis* Thornless Honey Locust	3" CAL.	B&B	
	GY DI	*Gymnocladus dioica 'McKBranched'* Decaf Kentucky Coffeetree	3" CAL.	B&B	
	PL AC	*Plantanus x acerfolia* 'Bloodgood' Bloodgood London Planetree	3" CAL.	B&B	
ORNAMENTAL TREES					
	LI ST	*Liquidambar styraciflua* 'Slender Silhouette' Slender Silhouette Sweetgum	2" CAL.	B&B	
	MA VI	*Magnolia virginiana* Sweetbay Magnolia	2" CAL.	B&B	MULTI-STEM
SHRUBS					
	FO GA	*Fothergilla gardenii* Dwarf Fothergilla	#5	CONT.	AS SHOWN
	HA VI	*Hamamelis virginiana* Witch Hazel	6' HT.	CONT.	AS SHOWN
	HY AR	*Hydrangea arborescens* Incrediball Smooth Hydrangea	#5	CONT.	AS SHOWN
	IL GL	*Ilex glabra* 'Shamrock' Shamrock Inkberry	#5	CONT.	AS SHOWN
	RH AR	Rhus aromatica 'Gro-low' Gro-low Fragrant Sumac	#3	CONT.	36" O.C.

PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
	AS AR	*Astilbe x arendsii* 'Fanal' Astilbe 'Fanal'	#1	CONT.	12" O.C.
	CA AC	*Calamagrostis x acutiflora* 'Karl Foerster' Feather Reed Grass	#1	CONT.	24" O.C.
	CA MO	*Carex morrowii* 'Ice Dance' Ice Dance Sedge	#1	CONT.	24" O.C.
	DR FI	*Dryopteris filix-mas* Male Fern	#1	CONT.	36" O.C.
	EL AR	*Elymus arenarius* 'Blue Dune' Blue Lyme Dune Grass	#1	CONT.	36" O.C.
	HE HE	*Hedera helix* English Ivy	#1	CONT.	18" O.C.
	LI SP	*Lirope spicata* Creeping Lilyturf	PLUGS	CONT.	12" O.C.
	PE AT	*Perovskia atriplicifolia* 'Little Spire' Little Spire Russian Sage	#1	CONT.	24" O.C.
	VI MI	*Vinca minor* Common Periwinkle	PLUGS	CONT.	12" O.C.

*PLANT SUBSTITUTIONS MAY BE REQUIRED DEPENDING ON PLANT AVAILABILITY. ANY SUBSTITUTIONS MUST BE APPROVED BY LANDSCAPE ARCHITECT AND SHALL MEET MINIMUM CODE REQUIREMENTS AT TIME OF INSTALLATION.

LEGEND

R/W — RIGHT-OF-WAY

LAWN

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
919 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
2150 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV: DATE: DESCRIPTION:

KEY PLAN/SECTION

ISSUED DATE: **2026-04-09**

PROJECT PHASE

ISSUED FOR: **--**

PROJECT NUMBER: **25-008**

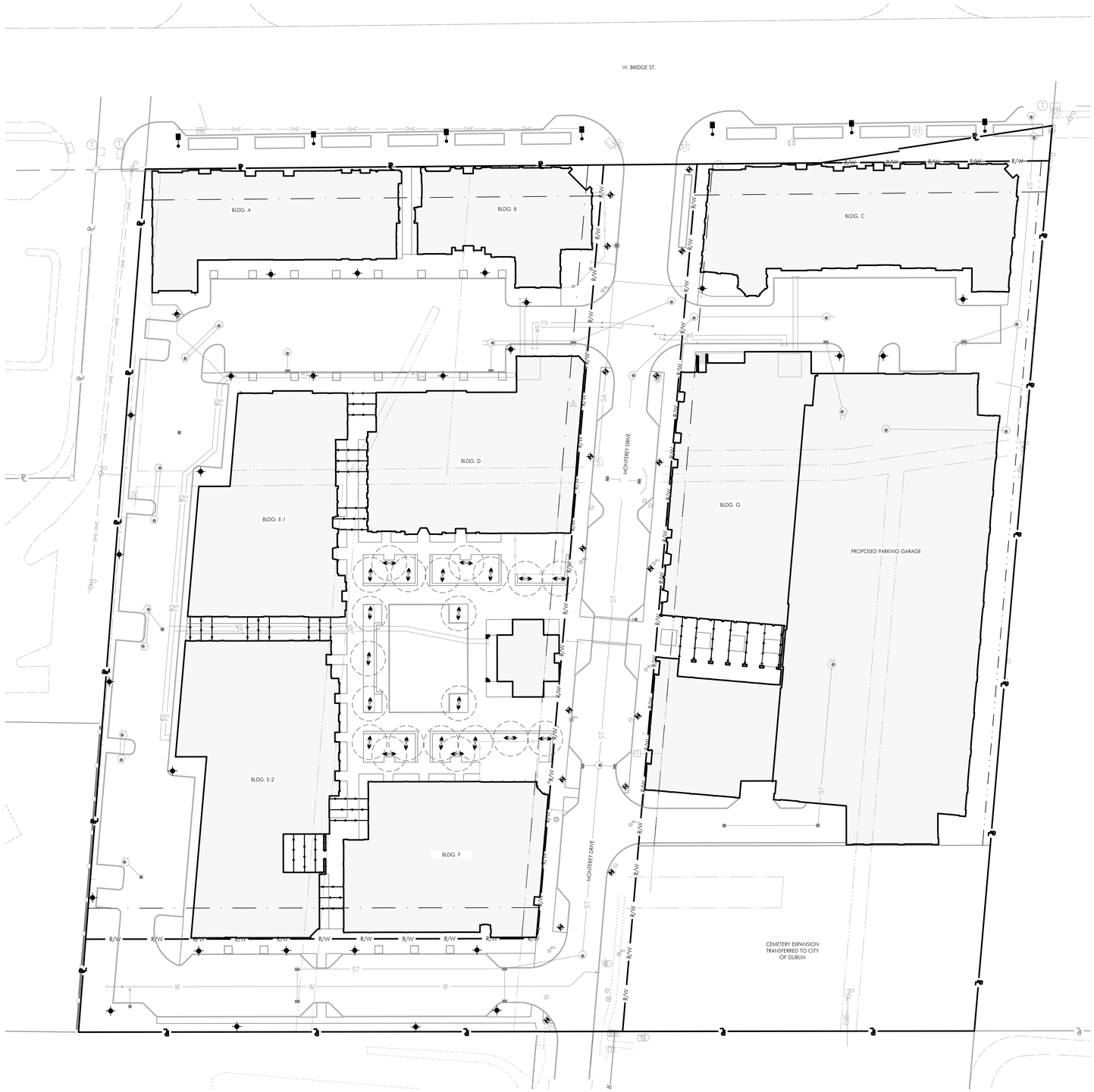
SHEET NAME

PARK PLANTING ENLARGEMENT

SHEET NUMBER

LF3.2

©2026 The Columbus Architectural Studio



LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY
- CATENARY STRING LIGHTS, SEE FINISH PLAN
- BSD STANDARD MULTI-LANE LIGHT POLE, SEE FINISH PLAN
- BSD STANDARD TWO-LANE LIGHT POLE, SEE FINISH PLAN
- SECONDARY LIGHT POLE, SEE FINISH PLAN
- PROPOSED TREE, REFER TO PLANTING PLAN
- TREE UPLIGHTS, SEE FINISH PLAN

NOTE

SEE MEP PLANS FOR PHOTOMETRICS

Lighting Plan
SCALE: 1" = 30'-0"

0 15 30 60

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
939 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
2150 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

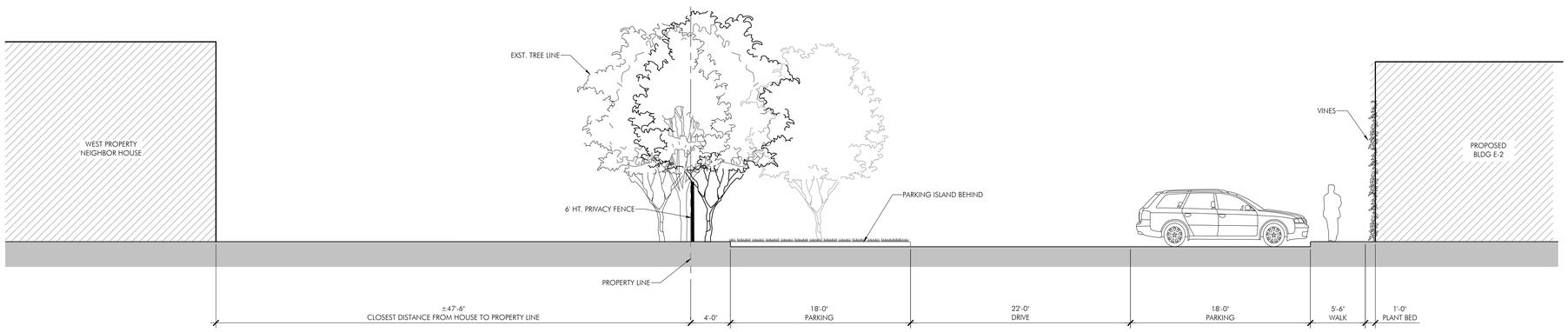
REV	DATE	DESCRIPTION

KEY PLAN/SECTION

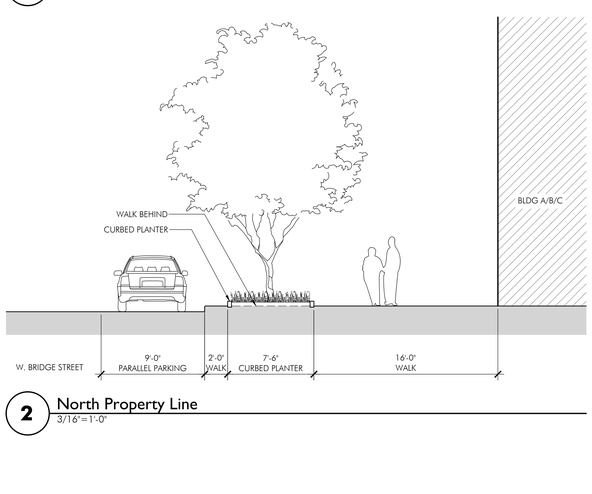
ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008
SHEET NAME: **LIGHTING PLAN**

SHEET NUMBER
LF3.3

©2026 The Columbus Architectural Studio



1 West Property Line
3/16"=1'-0"



2 North Property Line
3/16"=1'-0"

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
919 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
2150 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

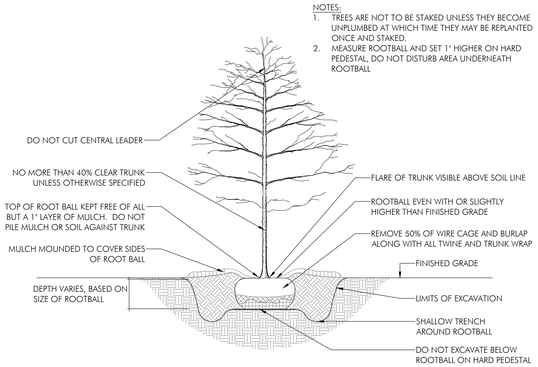
REV	DATE	DESCRIPTION

KEY PLAN/SECTION

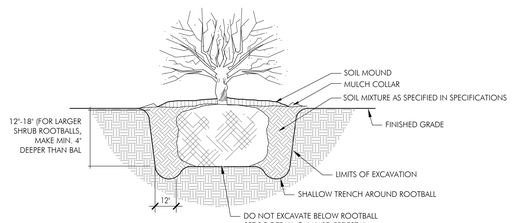
ISSUED DATE: 2026-04-09
PROJECT PHASE
ISSUED FOR: --
PROJECT NUMBER: 25-008
SHEET NAME
SITE SECTIONS

SHEET NUMBER
LF4.0

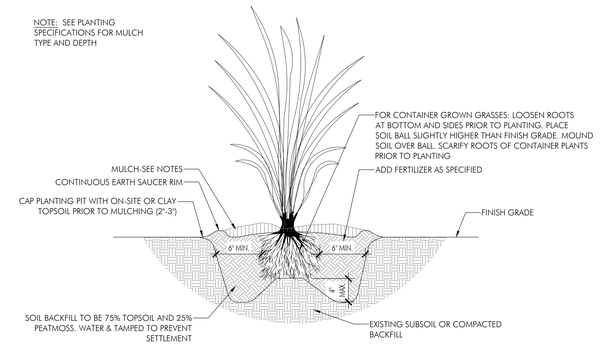
©2026 The Columbus Architectural Studio



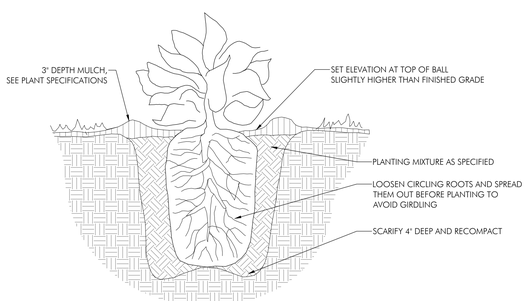
1 Tree Planting
N.T.S.



2 Shrub Planting
N.T.S.



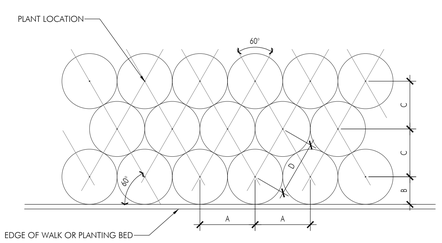
3 Grass Planting
1½" = 1'-0"



4 Perennial Planting
1½" = 1'-0"

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15"	18"
24"	24"	10"	20"	24"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A= SPACING
B= SP/2
C= SP/1.2
D= SPACING



5 Perennial Spacing
N.T.S.

PLANT INSTALLATION NOTES

1. CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL 811 PRIOR TO BEGINNING WORK. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.

3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.

4. CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING. PLANT LOCATIONS AND PLANT BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.

5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED/SOD AND PLANTING BED, INCLUDING THE REMOVAL OF LARGE ROCKS AND OTHER DEBRIS.

6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
   'COM-TIL' ORGANIC COMPOST (OR APPROVED EQUAL)
   7000 STATE ROUTE 104 SOUTH
   LOCKBOURNE, OHIO 43137
   (614) 645-3152

   PERENNIAL BED AREAS:
   SPREAD 3" OF SOIL AMENDMENT OVER NEW PLANT BED AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

   TREES AND SHRUBS:
   MIX 30% SOIL AMENDMENT TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.

   TURF AREA PREPARATION:
   A. LOOSEN THE SUB-GRADE SOIL TO A MINIMUM DEPTH OF 4 INCHES USING CHISEL PLOWS SET ON 12 INCH MINIMUM SPACING AND PULLED IN TWO DIRECTIONS PERPENDICULAR TO EACH OTHER
   B. AFTER LOOSENING THE SUB-GRADE, REMOVE STONES, STICKS, ROOTS, OR OTHER NATURAL DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION. REMOVE ALL MAN-MADE RUBBISH OR OTHER DELETERIOUS MATERIAL FROM THE SURFACE. LEGALLY DISPOSE OF STONES AND ALL OTHER RUBBISH, DEBRIS, OR DELETERIOUS MATERIALS AWAY FROM THE OWNER'S PROPERTY.
   C. SPREAD STOCKPILED TOPSOIL EVENLY ACROSS AREAS TO RECEIVE TURF.
   D. APPLY STARTER FERTILIZER PER MANUFACTURER RECOMMENDATIONS PRIOR TO OR IMMEDIATELY FOLLOWING SEEDING.
   E. SEED WITH THE SPECIFIED SEEDING MIX USING THE SPECIFIED SEEDING PROCEDURE LISTED IN THE PLANTING INSTALLATION NOTES.

7. ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN

8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.

9. ALL PLANT SUBSTITUTIONS AND CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN.

10. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.

11. WATER ALL PLANT MATERIAL IMMEDIATELY AFTER PLANTING PER ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) STANDARD AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY THE OWNER. ALL TREES SHALL RECEIVE A SLOW RELEASE WATER DEVICE (i.e. GATOR BAG) TO BE MAINTAINED BY CONTRACTOR UNTIL FINAL ACCEPTANCE BY THE OWNER.

12. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.

14. ALL DISTURBED AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS IDENTIFIED ON PLANS OR AS DIRECTED BY OWNER. SEED INSTALLATION SHALL OCCUR IN SPRING (APRIL 15 - JUNE 15) OR FALL (SEPTEMBER 15-OCTOBER 15).

15. TURF SEED & SOD MIX (UNLESS OTHERWISE NOTED ON PLANS): TALL FESCUE 80% (A MIXTURE OF NO LESS THAN THREE CULTIVARS) BY WEIGHT. PERENNIAL RYEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. BLUEGRASS 10% (A MIXTURE OF NO LESS THAN TWO CULTIVARS) BY WEIGHT. A PURITY OF 98%. MINIMUM GERMINATION OF 85%.

16. FINISHED GRADE TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER IN FIELD AS REQUIRED.

17. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, GROUND COVERS, AND TURF FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.

18. PERFORM DAILY CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.

19. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
   A. MOWING - MINIMUM ONCE PER WEEK.
   B. TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
   C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.
   D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
939 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
2150 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

KEY PLAN/SECTION

ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008
SHEET NAME: **PLANTING DETAILS**
SHEET NUMBER: **LF4.1**

©2026 The Columbus Architectural Studio

HARDSCAPE



BUFFWASH CONCRETE
FINISH: BUFFWASH
COLOR: NATURAL CONCRETE



CLAY PAVERS
MANUFACTURER: BELDEN
MODEL: BELCREST 530 PAVERS
COLOR: RED
SIZE: 3 $\frac{5}{8}$" X 2 $\frac{1}{4}$"

TOTAL: ± 42,870 SF

AVAILABLE FROM:
THE BELDEN BRICK COMPANY
(330) 456-0031
WWW.BELDENBRICK.COM



CURBED PLANTERS
MATERIAL: CONCRETE
FINISH: BUFFWASH



FLUSH CURB AT LAWN
MATERIAL: CONCRETE

TOTAL: ± 240 LF



TREE GRATES
MANUFACTURER: URBAN ACCESSORIES
MODEL: CHINOOK GRATE
SIZE: 60" SQUARE
MATERIAL: DUCTILE IRON
FINISH:RAW (STANDARD)
GRATE FRAME: INVERTED R

TOTAL: 20

CONTACT:
SPRUCE & GANDER (DISTRIBUTOR)
MARK ANDERSON
(760)510-1758
WWW.SPRUCEANDGANDER.COM



PRIVACY FENCE
CUSTOM WOOD FENCE
MATERIAL: CEDAR
HEIGHT: 6FT

TOTAL: ± 200 LF



DRY STACK STONE WALL
SUPPLIER: LANG STONE
PRODUCT SHORELINE BLUE VEIN
THIN LANDSCAPE STONE

TOTAL: ± 367 LF

AVAILABLE FROM:
LANG STONE
(614)228-5489
WWW.LANGSTONE.COM

LIGHTING



SECONDARY LIGHT POLE
MANUFACTURER: STERNBERG
LUMINAIRE: CARSON CITY MODEL, LED
POLE: ROUND, TAPERED ALUMINUM WITH PEDESTAL BASE
COLOR: BLACK
FINISH: POWDER-COATED
HEIGHT: 12'

TOTAL: 27

HTTPS://WWW.STERNBERGLIGHTING.COM/
CONTACT: ANDRE DYER
(432) 341-9476



BSD STANDARD MULTI-LANE LIGHT POLE
LUMINAIRE MANUFACTURER: CREE
POLE MANUFACTURER: VALMONT
LUMINAIRE: ARE-EDG MODEL, LED, EDGE AREA SQUARE
POLE: DAVITS MODEL, ROUND, TAPERED ALUMINUM POLE
COLOR: BLACK
FINISH: POWDER-COATED
HEIGHT: 30'
TOTAL: 7

HTTPS://WWW.CREELIGHTING.COM/
HTTPS://WWW.VALMONTSTRUCTURES.COM/



BSD STANDARD TWO-LANE LIGHT POLE
LUMINAIRE MANUFACTURER: CREE
POLE MANUFACTURER: VALMONT
LUMINAIRE: ARE-EDG POST TOP MODEL, LED, EDGE AREA ROUND
POLE: ROUND, TAPERED ALUMINUM POLE
COLOR: BLACK
FINISH: POWDER-COATED
HEIGHT: 16'

TOTAL: 17

HTTPS://WWW.CREELIGHTING.COM/
HTTPS://WWW.VALMONTSTRUCTURES.COM/



CATENARY STRING LIGHTS
MANUFACTURER: TIVOLI LIGHTING
PRODUCT: LITESPHERE
COLOR TEMP: 3000K
BULB COLOR: CLEAR
BULB SPACING: 24" O.C.
MOUNTING TYPE: CATENARY, HANG FROM AIRLINE CABLE

TOTAL: ± 710 LF

AVAILABLE FROM:
TIVOLI LIGHTING
HTTPS://TIVOLILIGHTING.COM/



TREE UPLIGHT
MANUFACTURER: KICHLER LIGHTING
PRODUCT: LANDSCAPE LED ACCENT LIGHT (16152BKT30)
SPECS: 12V, 2.5W, 60° FLOOD
COLOR TEMP: 3,000K
FIXTURE COLOR: TEXTURED BLACK
MOUNTING: STAKE

TOTAL: 42

AVAILABLE FROM:
KICHLER LIGHTING
(866)558-5706
HTTPS://WWW.KICHLER.COM/

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus Architectural Studio

OWNER:
WOOD COMPANIES
919 North High Street, Suite 206
Columbus, OH 43201

ARCHITECT:
THE COLUMBUS ARCHITECTURAL STUDIO
405 North Front Street
Columbus, OH 43215

CIVIL ENGINEER:
EP FERRIS AND ASSOCIATES
250 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
POD DESIGN
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235

STRUCTURAL ENGINEER:
JEZERINAC GEERS & ASSOCIATES
5640 Frantz Road
Dublin, OH 43017

MEP ENGINEER:
PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

KEY PLAN/SECTION

ISSUED DATE: 2026-04-09
PROJECT PHASE:
ISSUED FOR: --
PROJECT NUMBER: 25-008
SHEET NAME: **FINISH SCHEDULE**

SHEET NUMBER: **LF4.2**

©2026 The Columbus Architectural Studio