THE Columbus
ARCHITECTURAL STUDIO

Monterey Village

September 17, 2026
AFDP

Wood Companies
614-298-9663
939 N High Street Suite 206, Columbus, OH 43201

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MONTEREY
VILLAGE


MONTEREY
VILLAGE
RETAL







PLACE HOLDER FOR PARKING GARAGE
EAST ELEVATION

AERIAL VIEW LOOKING WEST @ THE PLAZA



AERIAL VIEW LOOKING EAST @ THE PLAZA



VIEW FROM NORTHEAST CORNER OF PLAZA



VIEW FROM NORTHWEST CORNER OF PLAZA



VIEW FROM SOUTHWEST CORNER OF PLAZA



VIEW FROM SOUTHEAST CORNER OF PLAZA



VIEW LOOKING WEST INTO BUILDING 7 PASSAGEWAY TO PARKING DECK



VIEW LOOKING SOUTH INTO BUILDING 3 & 4 PASSAGEWAY TO PLAZA



VIEW LOOKING WEST INTO BUILDING 4 & 5 PASSAGEWAY TO PARKING



VIEW LOOKING NORTH INTO BUILDING 5 & 6 PASSAGEWAY TO PLAZA



VIEW LOOKING NORTH ALONG MONTEREY DRIVE



Zoning Compliance - Site

Historic Mixed Use - Site Analysis

Parking Tabulation

Parking Required	*Parking Ratio*	*Area (SF)*
Retail	3 : 1000	72,564
Eating / Drinking	10 : 1000	34,490
Office Parking	2.5 : 1000	39,973
Commercial Center (Quilt)	3: 1000	5,000
Total Spaces Required		**675**
Total Spaces Provided		**476**
Surface Parking Spaces		80
Public Parking Spaces		44
Garage Parking Spaces		295
Surface Parking (Quilt)		57(max)
Accessible Spaces		12 throughout site
Bike Spaces		48 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

Maximum Impervious Coverage 85%

	Area (acres)	*Impervious Area (SF)*	*Impervious (%)*	
Block 1	3.511	3.153	90%	Non Compliant
Block 2	2.297	2.069	90%	Non Compliant

Street Frontage

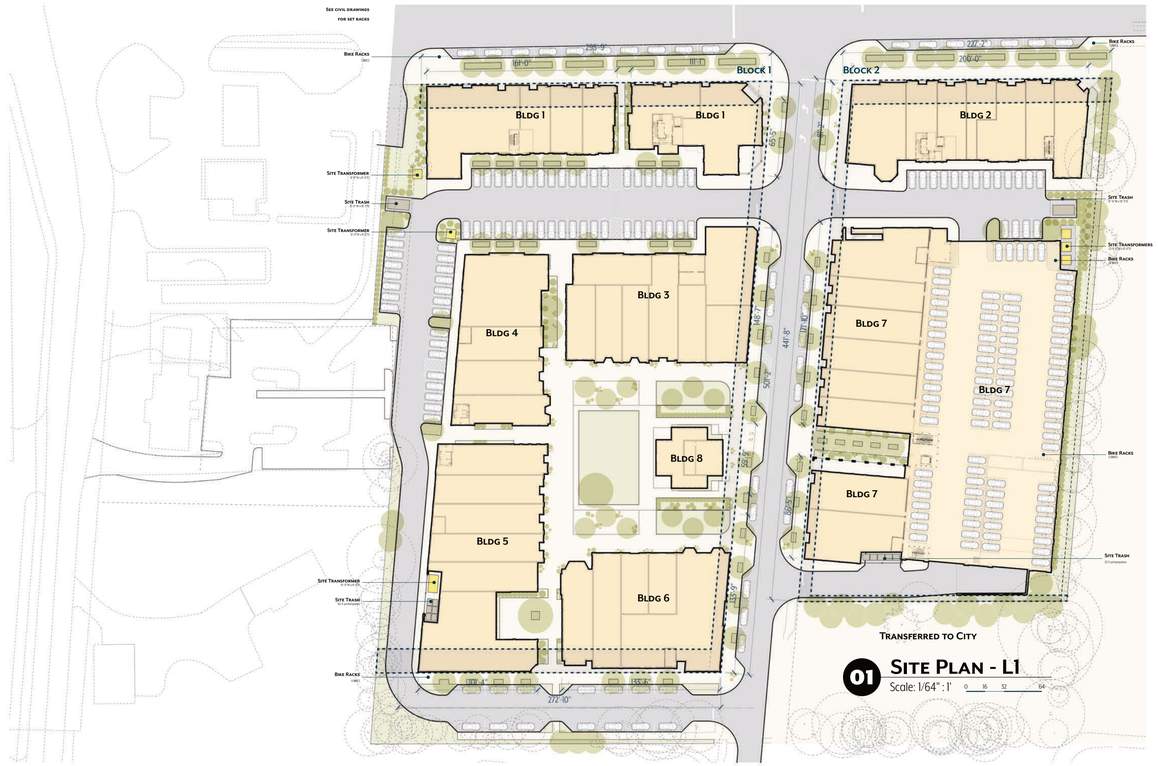
Minimum Front Property Line Coverage	*Frontage Street Name*	*Frontage (FT)*	*80% Front Facade (FT)*	*Coverage (%)*	
Block 1	Bridge St	296 FT	271 FT	92%	Compliant
	Monterey Dr	501 FT	408 FT	81%	Compliant
	** 45 FT of frontage dedicated to public amenity*				
	SW Street	259 FT	207 FT	80%	Compliant
Block 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 (IGSF)	145,527
Open Space Required (SF)	**2,911**
Total Open Space Provided (SF)	**31,950**
Open	26,570
Retail Alleyway	5,380

Square Footages

Building	*Retail (SF)*	*Food/ Drink (SF)*	*Office (SF)*
Building 1	8,642	5,500	13,503
Building 2	6,609	5,783	9,574
Building 3	11,250	2,761	
Building 4	7,998	1,641	
Building 5	10,645	4,609	
Building 6	9,675	3,788	
Building 7	16,405	7,444	11,567
Building 8		2,440	
Existing Quilt	5,000		
Restrooms	328	146	
Misc	1,012	378	4,329
Total	**77,564**	**34,490**	**38,973**



Waiver Request - Site

Historic Mixed Use - Site Analysis

Parking

Non Compliant

The total number of proposed parking spaces (476) is less than the 694 required (based on the square footage of the individual uses). Please see refer to Parking Plan.

Frontage Coverage

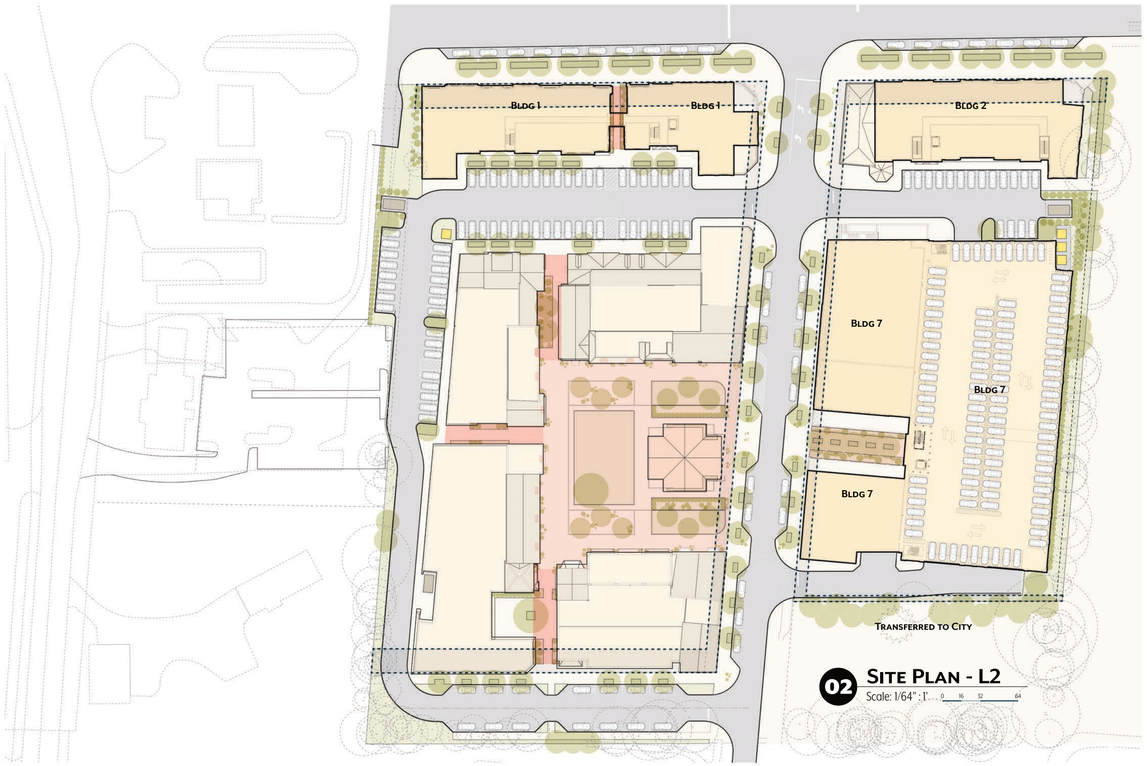
Non Compliant

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.



Roof Materials



AS-1a *Asphalt shingles*
MFR: GAF
Style: Slateline, Dimensional
Color: Antique Slate



AS-1b *Asphalt shingles*
MFR GAF
Style: Slateline, Dimensional
Color: Weathered Slate (brown



AS-1c *Asphalt shingles*
MFR: GAF
Style: Slateline, Dimensional
Color: English Gray



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



AS-2b *Asphalt shingles*
MFR Certainteed
Style: Carriage House
Color: Sherrwood Forest



SS-1a *Standing Seam Metal Roof Panels*
MFR: DMI
Style: Flat Panel
1 ½" Seam, 15" Width
Color: Classic Bronze



SS-1b *Standing Seam Metal Roof Panels*
MFR: DMI
Style: Flat Panel, 1 ½" Seam, 15" Width
Color: Hardford Green



SS-1c *Standing Seam Metal Roof Panels*
Material: Copper
Style: Flat Panel, 1 ½" Seam, 12" Width



SS-1d *Standing Seam Metal Roof Panels*
MFR: DMI
Style: Flat Panel, 1 ½" Seam, 15" Width
Color: Charcoal Gray



SS-1e *Standing Seam Metal Roof Panels*
Material: DMI
Style: Flat Panel, 1 ½" Seam, 12" Width
Color: Aged Copper or Patina Copper



SS-1f *Standing Seam Metal Roof Panels*
Material: DMI
Style: Flat Panel, 1 ½" Seam, 12" Width
Color: Hemlock Green



WS-1 *Wood Shake*
MFR: Turada Hardwood Shingles
Exposure: 7 ½"
Color: Warm brown @ install;
Weathers to a silver



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



MR-1 *Membrane Roof*
Material: TPO, EPDM, or similar
MR-2 Color: MR-1 Light gray / white, typ, MR-2 Black

Wall Materials



BR-1 *Brick Masonry*
Same as BR-5



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



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



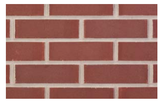
BR-4 *Brick Masonry*
MFR: Glen Gery
Name: St Cloud
Size: Monticello
Grout:



BR-5 *Brick Masonry*
MFR: Glen Gery
Name: Painted, *2
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:



SS-z Metal Trim
MFR: DMI
Style: Trim
Color: Terra Cotta



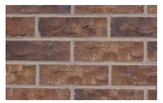
BR-10 *Brick Masonry*
MFR: Glen Gery
Name: Covington
Size: Standard
Grout:



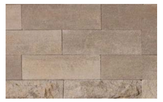
BR-11 *Brick Masonry*
MFR: Glen Gery
Name: Canton
Size: Standard
Grout:



BR-12 *Brick Masonry*
MFR: Glen Gery
Name: Painted, *2
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



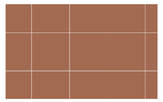
ST-2 *Cast Stone*
MFR: Rockcast
Color: Bur Ridge (Blend)
Mortar: Spec Mix SM350 Suede



CB-1* *Concrete Block*
MFR: Spec-Brik
Name: Delaware Blend, *2
Size: Standard
Grout:



CB-2* *Concrete Block*
MFR: Spec-Brik
Name: Flint Blend, *2
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



CS-1d* *Composite Siding*
MFR: Portsmouth Shake & Shingles
Style: Scalloped
Color: PT-1d

FC-1a *Fiber Cement Panel*
MFR: James Hardie
Texture: Fine Sand
Color: PT-1a



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-1d *Paint*
MFR: Sherwin Williams
Color: Useful Gray
NO.: SW7050



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

PT-14 *Paint*
MFR: Sherwin Williams
Color: Rhythmic Blue
NO.: SW6806

PT-15 *Paint*
MFR: Sherwin Williams
Color: Tidewater
NO.: SW6477

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

AF-6 *Shutters*
Mfr: Westlake Royal, Atlantic Premium
Style: Pro Series, Panel and Louver style
with Hardware
Height, Pattern and Color per building. RE
Elevations

Storefront & Punch 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

General Notes

* - Materials with requested waiver and are noted in elevation as an acceptable primary material.
*2 - Additional information provided as literature or project examples

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

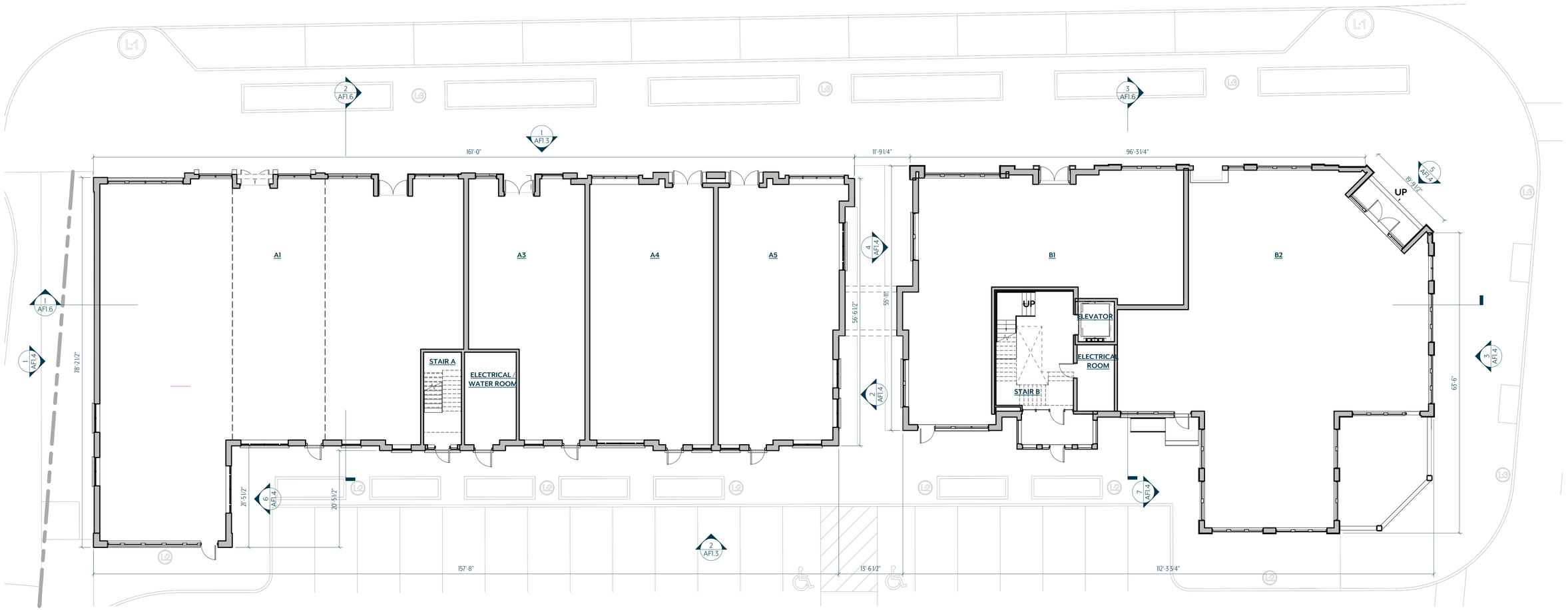
Mid-building Pedestrian-way

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

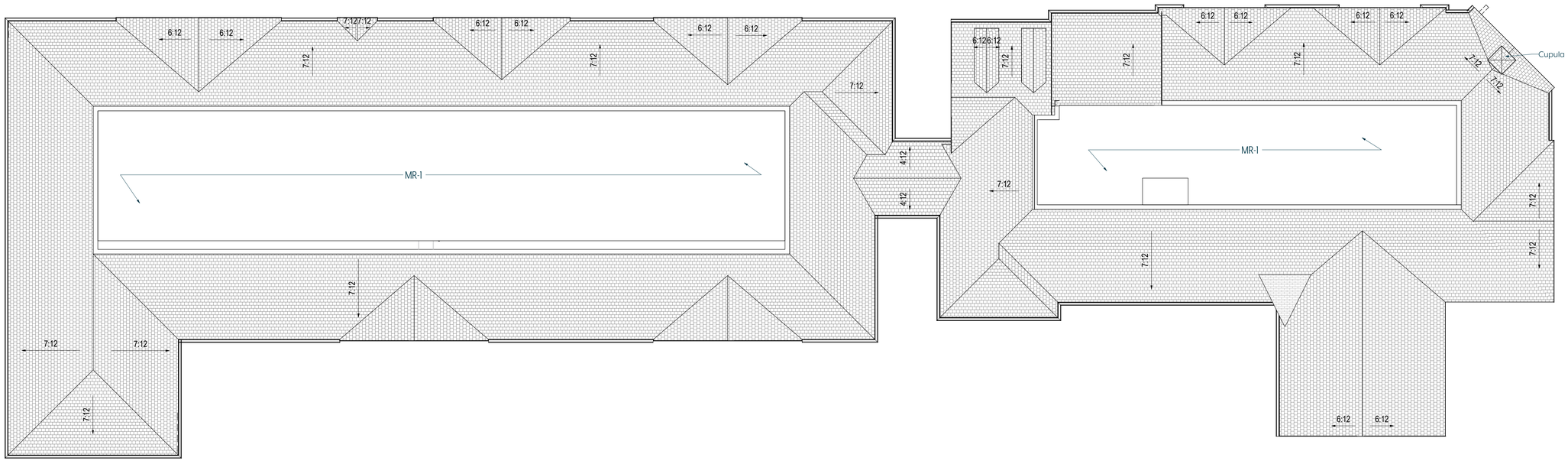
Roof Types

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

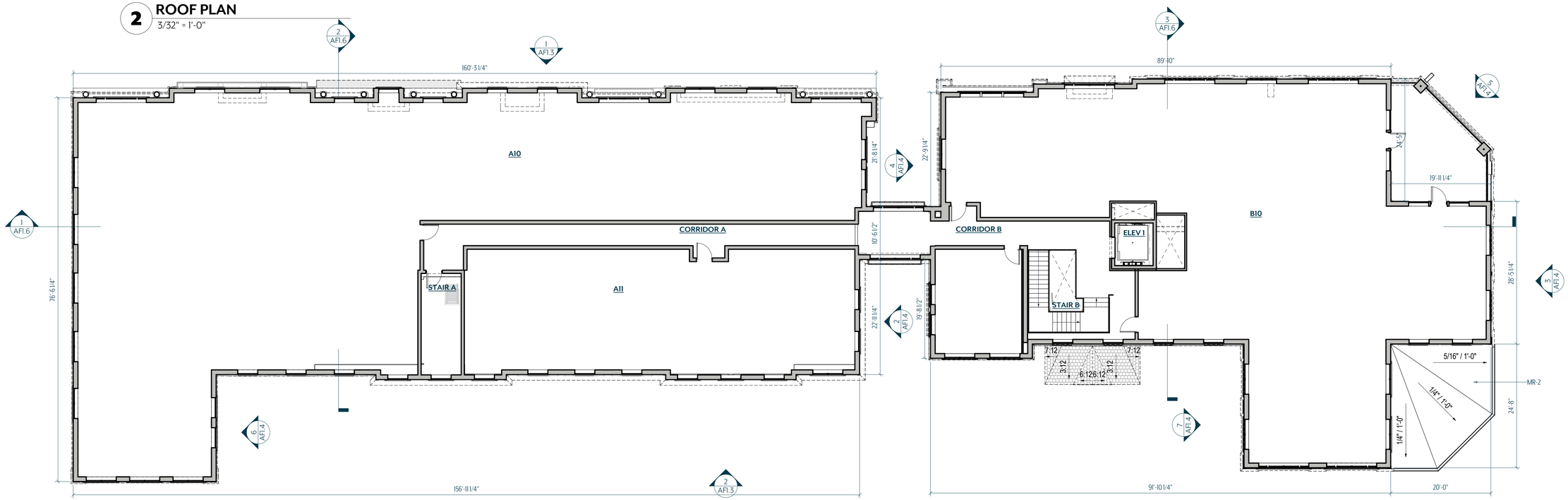
Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



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	11 ft 6 Inch	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	97%	Compliant
East	CS-1*, AF-2*	81%	Compliant
North	BR-1, BR-2, CS-1* ,AF-2*	81%	Compliant
South	BR-1, BR-2, CS-1*	83%	Compliant

• Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

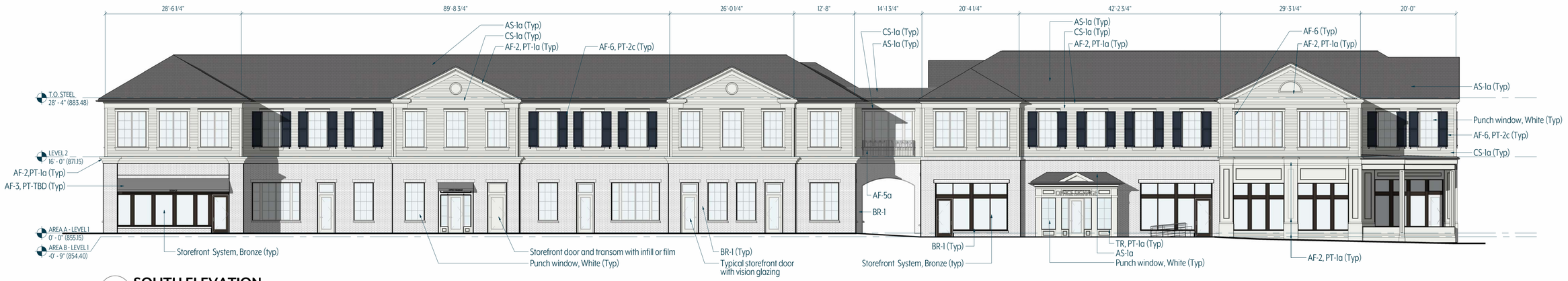
• Roof Materals Provided	AS-1, AS-2	Compliant

• Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding
- AF-3 Fabric awning
- AF-4 Decorative Column
- AF-5 Railing
- AF-6 Shutters

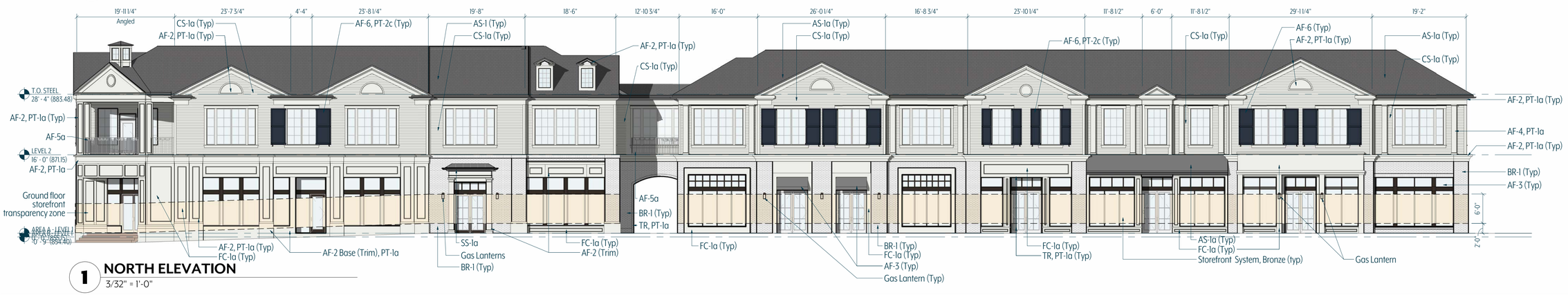
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	North	1066	1632	65%	40%	Compliant
Upper	North	1073	3483	31%	20%	Compliant
Overall	South	2208	8179	27%	15%*	Compliant
Ground	East	233	467	50%	40%	Compliant
Upper	East	331	957	35%	20%	Compliant

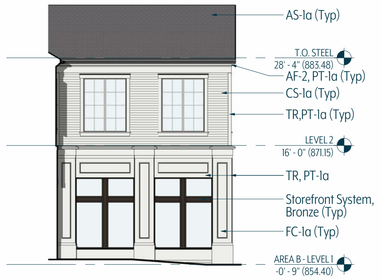
* Non Street Facade



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

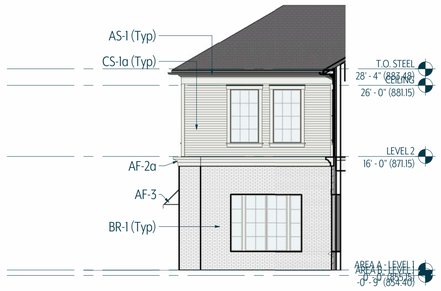


1 **NORTH ELEVATION**
3/32" = 1'-0"



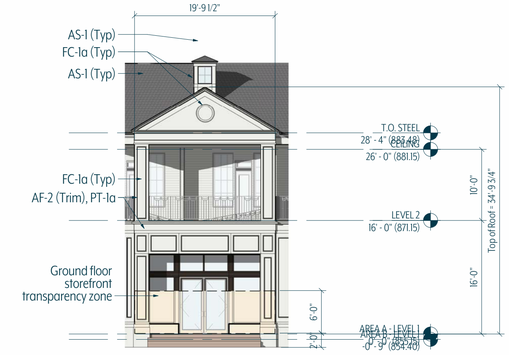
7 WEST ELEVATION - AREA B

3/32" = 1'-0"



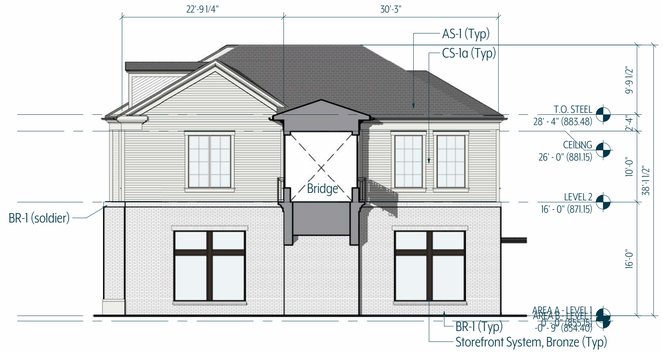
6 EAST ELEVATION - AREA A

3/32" = 1'-0"



5 NORTH EAST ELEVATION - AREA B

3/32" = 1'-0"



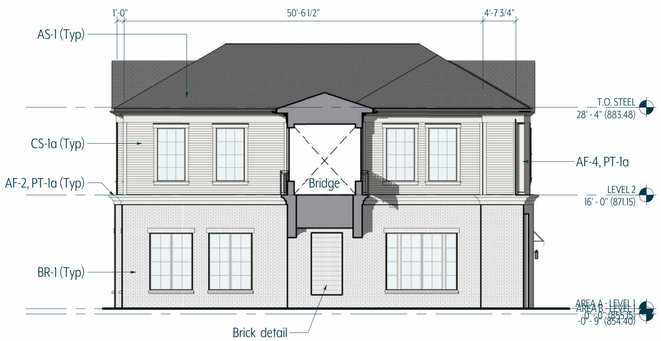
4 WEST PASSAGE ELEVATION - AREA B

3/32" = 1'-0"



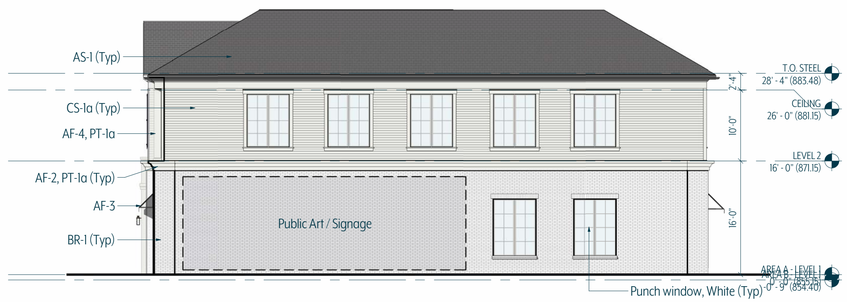
3 EAST ELEVATION - AREA B

3/32" = 1'-0"



2 EAST PASSAGE ELEVATION - AREA A

3/32" = 1'-0"



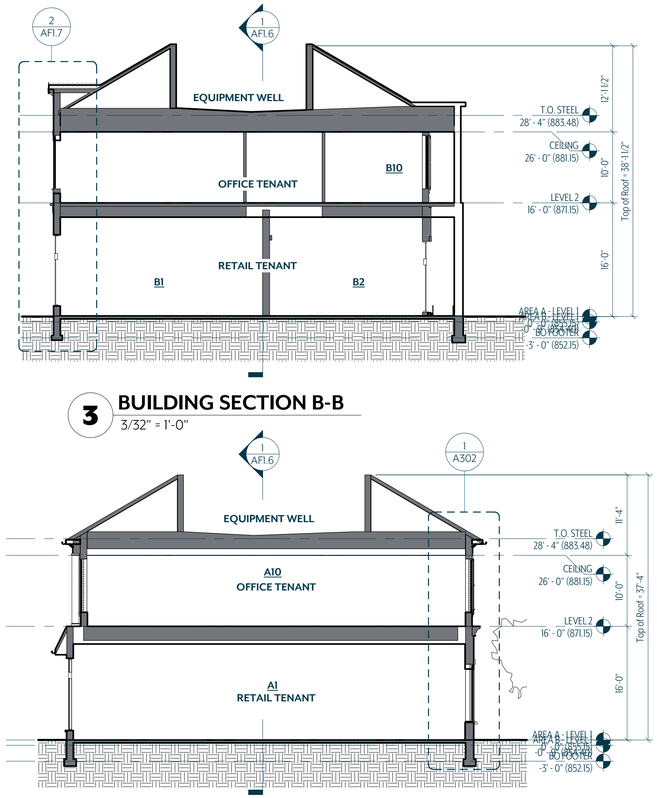
1 WEST ELEVATION - AREA A

3/32" = 1'-0"



1 NW CORNER AERIAL

2 SE CORNER AERIAL

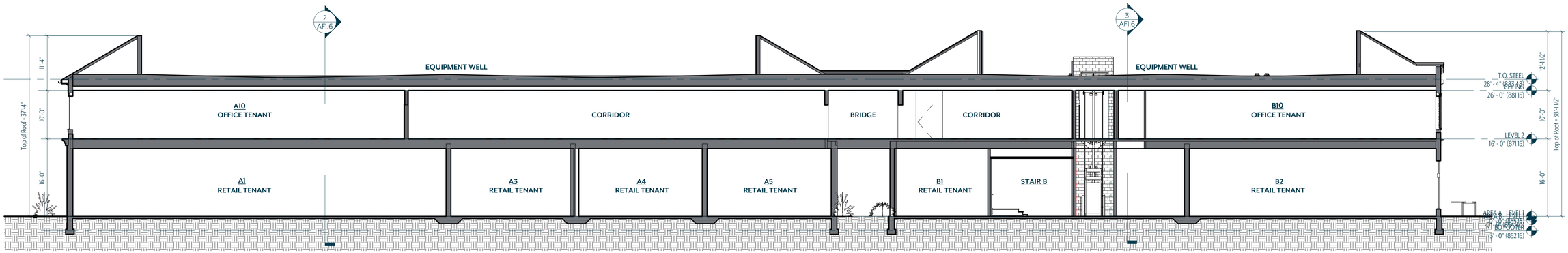


3 BUILDING SECTION B-B

3/32" = 1'-0"

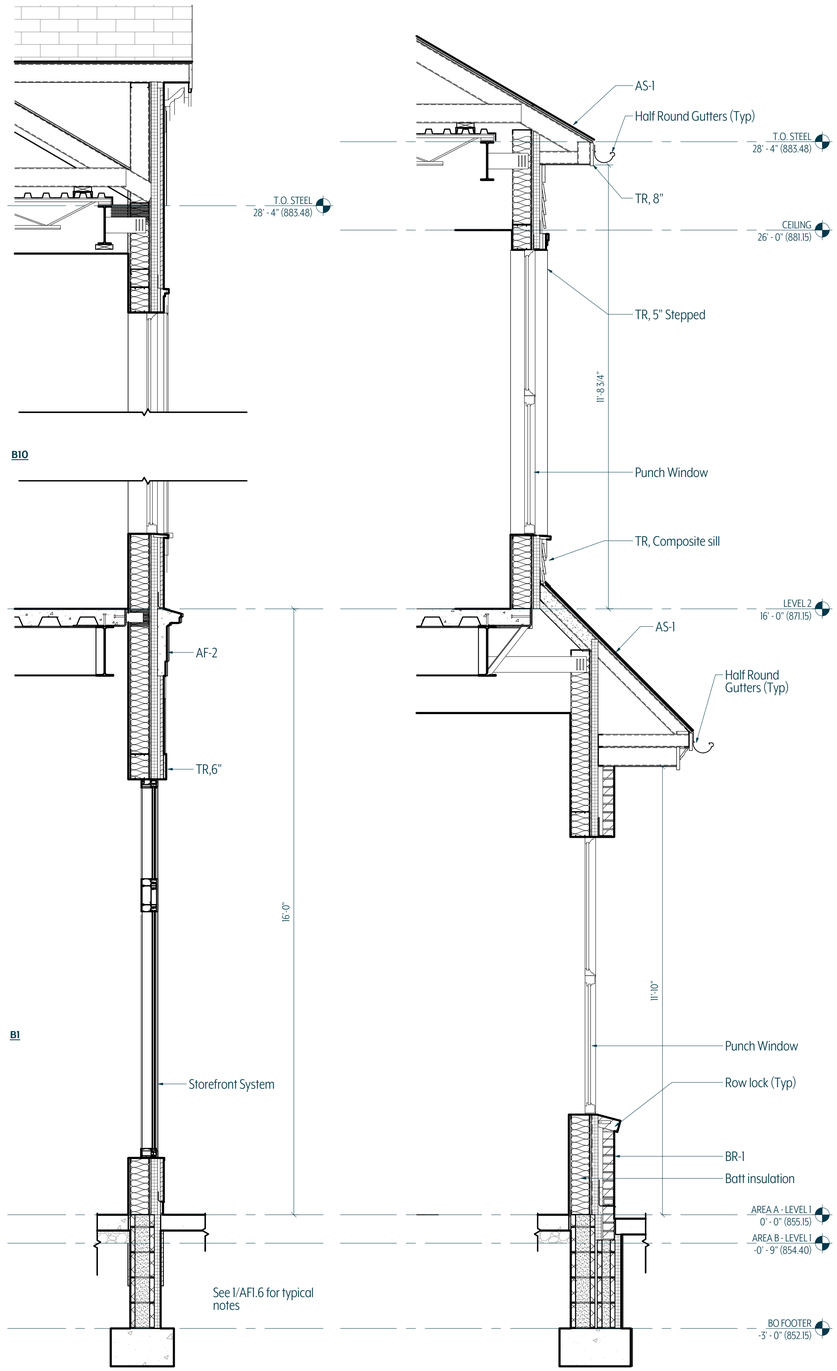
2 BUILDING SECTION A-A

3/32" = 1'-0"



1 BUILDING SECTION EAST/WEST

3/32" = 1'-0"



2 WALL SECTION
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	11 ft 6 Inch	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	97%	Compliant
East	CS-1*,AF-2*	81%	Compliant
North	BR-1, BR-2, CS-1* , AF-2*	81%	Compliant
South	BR-1, BR-2, CS-1*	83%	Compliant

· Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	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	1066	1632	65%	40%	Compliant
Upper	North	1073	3483	31%	20%	Compliant
Overall	South	2208	8179	27%	15%*	Compliant
Ground	East	233	467	50%	40%	Compliant
Upper	East	331	957	35%	20%	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

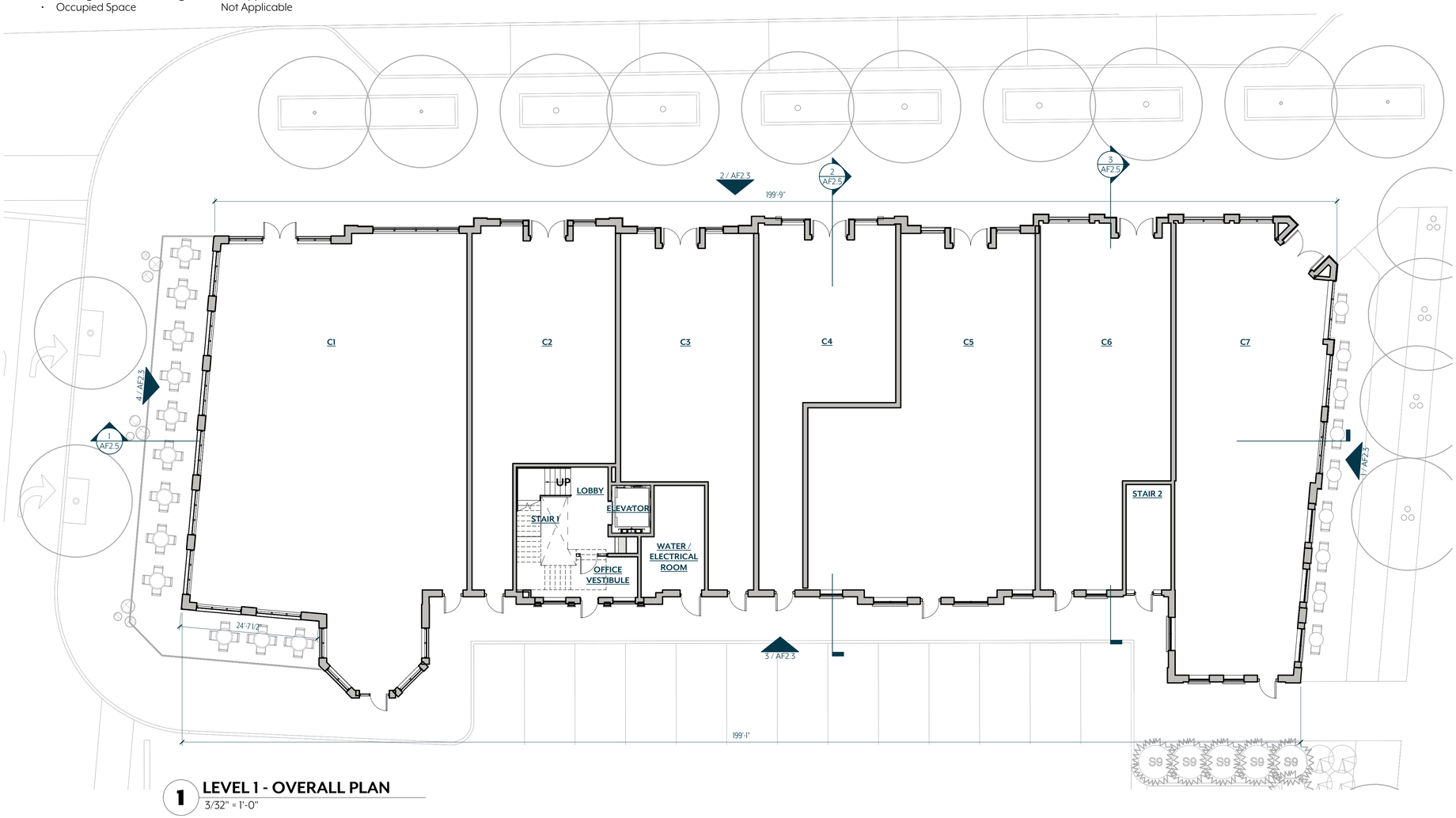
Mid-building Pedestrian-way

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

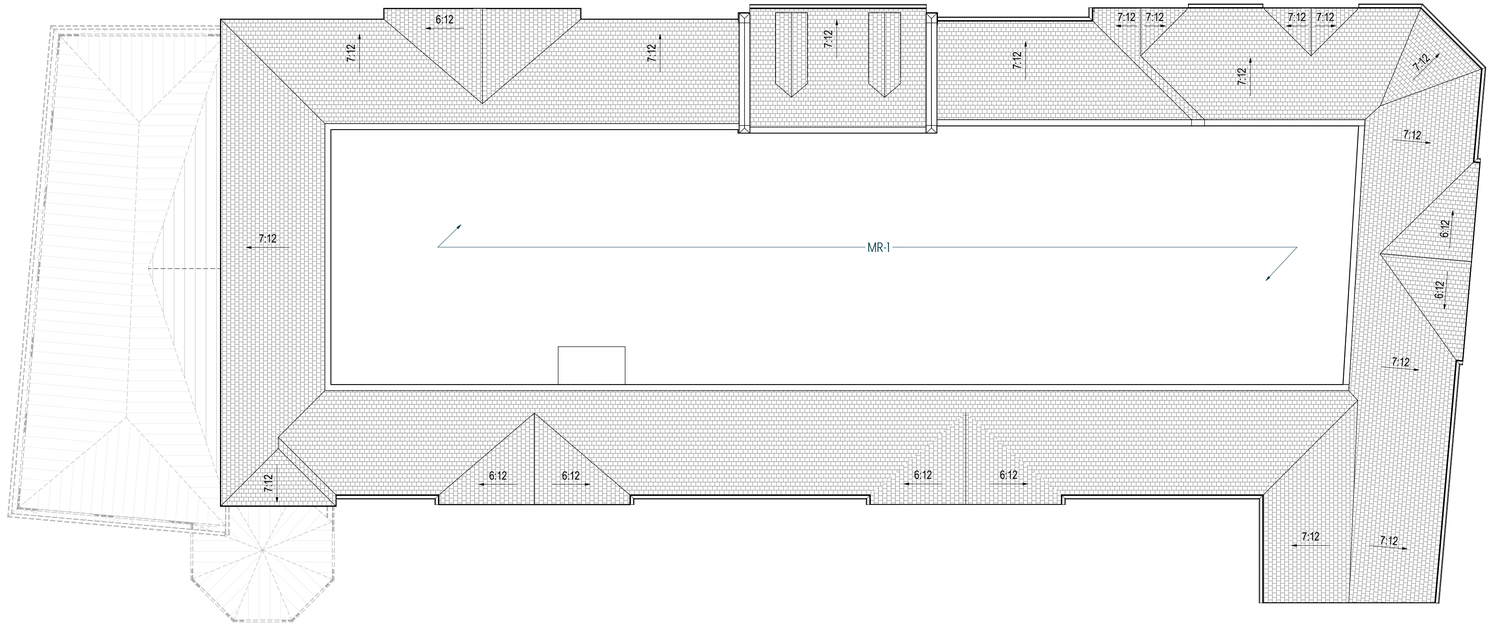
Roof Types

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

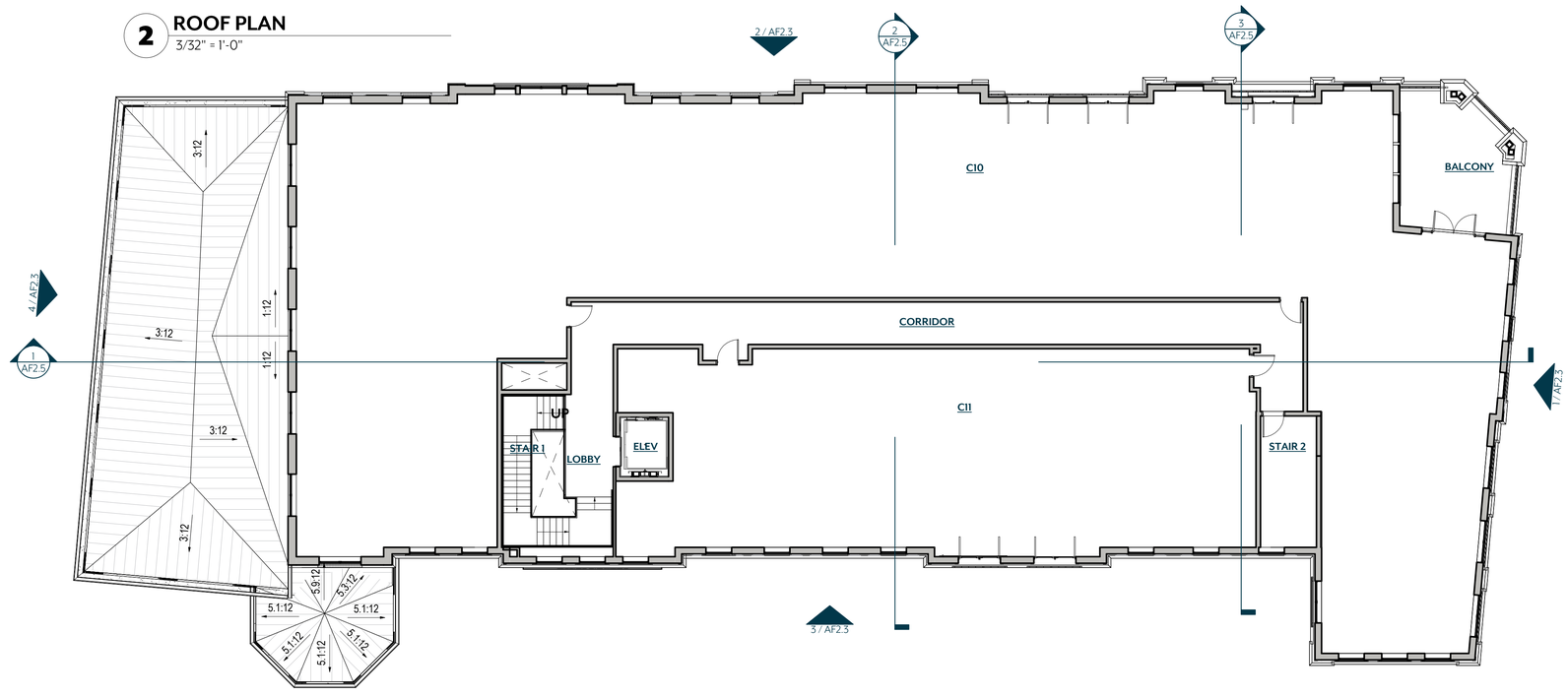
Note: Refer to Elevations for building heights, Transparency requirements, Material requirements, Black Wall Limitations



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	12 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*	88%	Compliant
North	BR-1, BR-2, ST-1, CS-*, AF-2*	83%	Compliant
South	BR-1, BR-2, ST-1, CS-1*,AF-2*	92%	Compliant

• Secondary Materials Provided Per Elevation

West	None privided	Compliant
East	FC-2, AF-6	Compliant
North	FC-2,	Compliant
South	FC-2, AF-6	Compliant

• Roof Materals Provided AS-1a Compliant

• Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-4 Decorative Column
AF-5 Railing
AF-6 Shutters

Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	South	1522	5481	28%	15%*	Compliant
Overall	East	743	2,084	36%	15%*	Compliant
Upper	North	666	2255	30%	20%	Compliant
Ground	West	338	478	71%	40%	Compliant
Ground	North	715	1,199	60%	40%	Compliant

* Non Street Facade



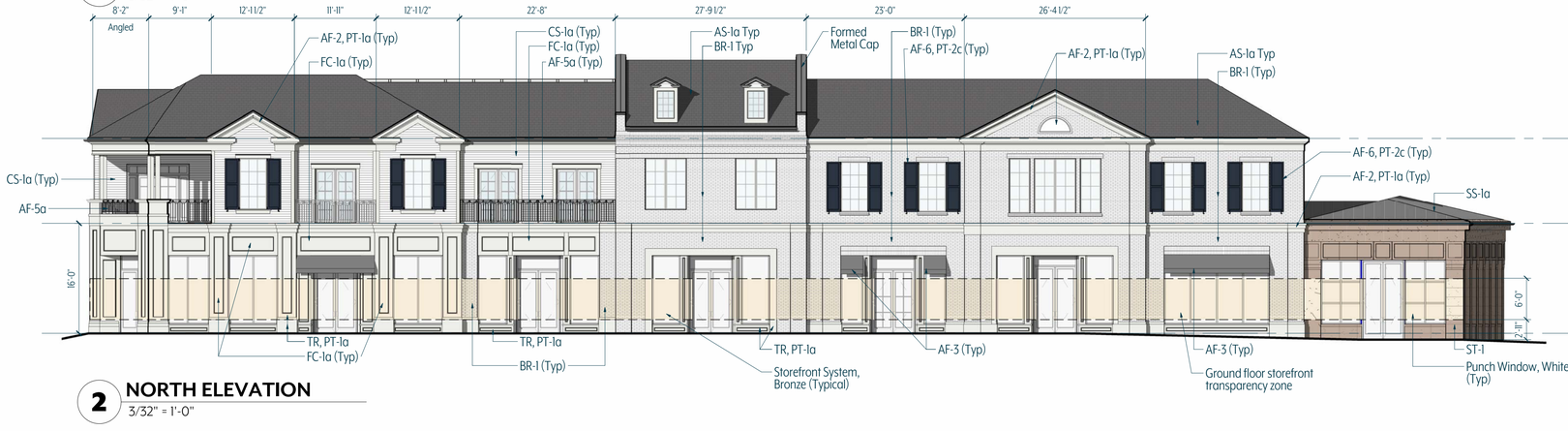
3 SOUTH ELEVATION

3/32" = 1'-0"



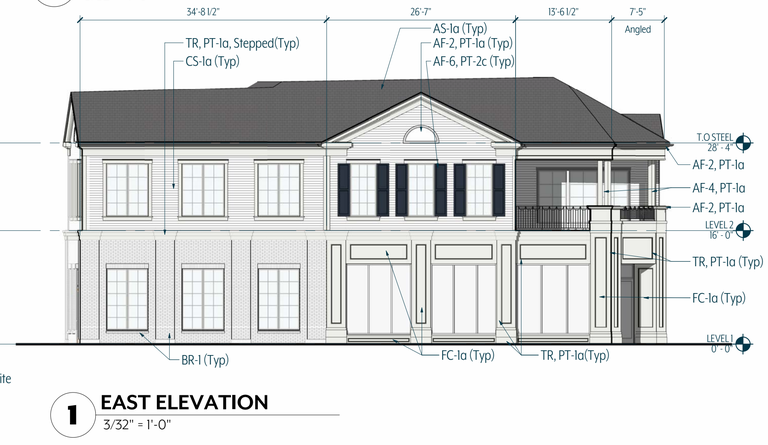
4 WEST ELEVATION

3/32" = 1'-0"



2 NORTH ELEVATION

3/32" = 1'-0"



1 EAST ELEVATION

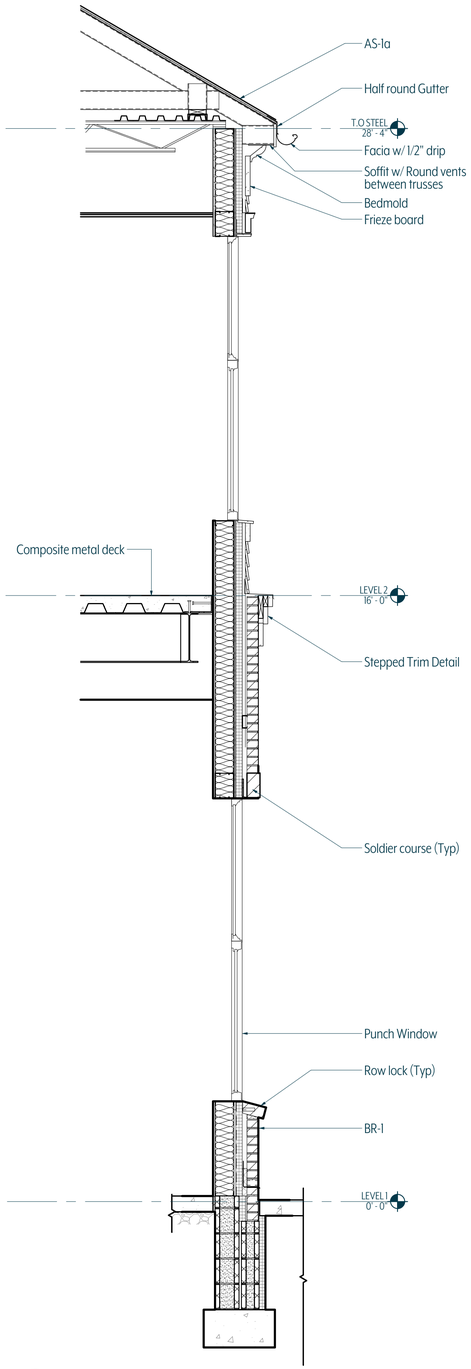
3/32" = 1'-0"



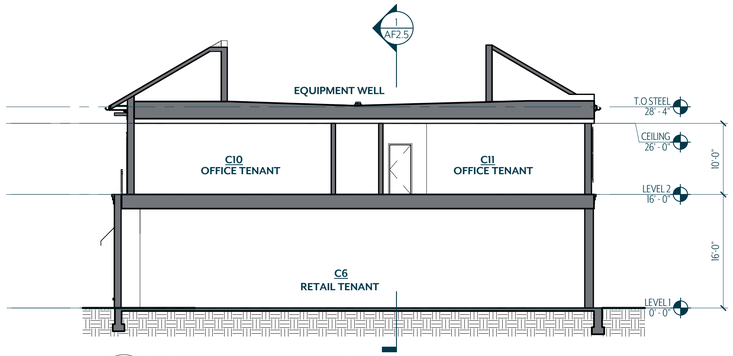
2 SE CORNER AERIAL



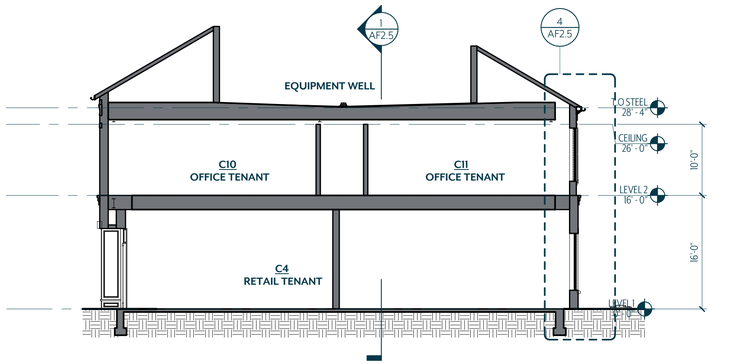
1 NW CORNER AERIAL



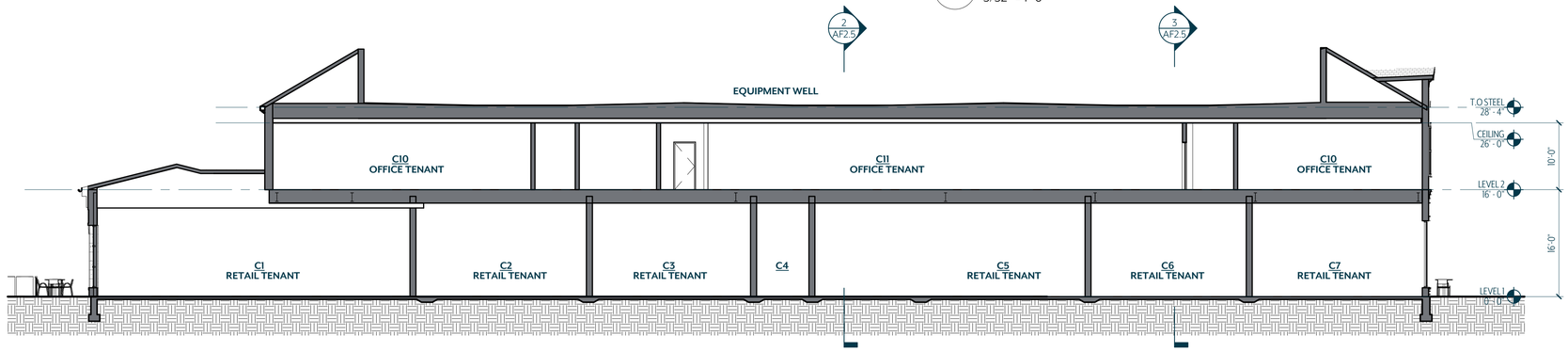
4 WALL SECTION
1/2" = 1'-0"



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	Pitch 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	12 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*	88%	Compliant
North	BR-1, BR-2, ST-1, CS-*, AF-2*	83%	Compliant
South	BR-1, BR-2, ST-1, CS-1*,AF-2*	92%	Compliant

· Secondary Materials Provided Per Elevation

West	None privided	Compliant
East	FC-2, AF-6	Compliant
North	FC-2,	Compliant
South	FC-2, AF-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
AF-6 Shutters

Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	South	1522	5481	28%	15%*	Compliant
Overall	East	743	2,084	36%	15%*	Compliant
Upper	North	666	2255	30%	20%	Compliant
Ground	West	338	478	71%	40%	Compliant
Ground	North	715	1,199	60%	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

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
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

· Facade length	111'-7"/40' = 3 (1 per 40' required)	
· Provided	1 Entrance	Non Compliant

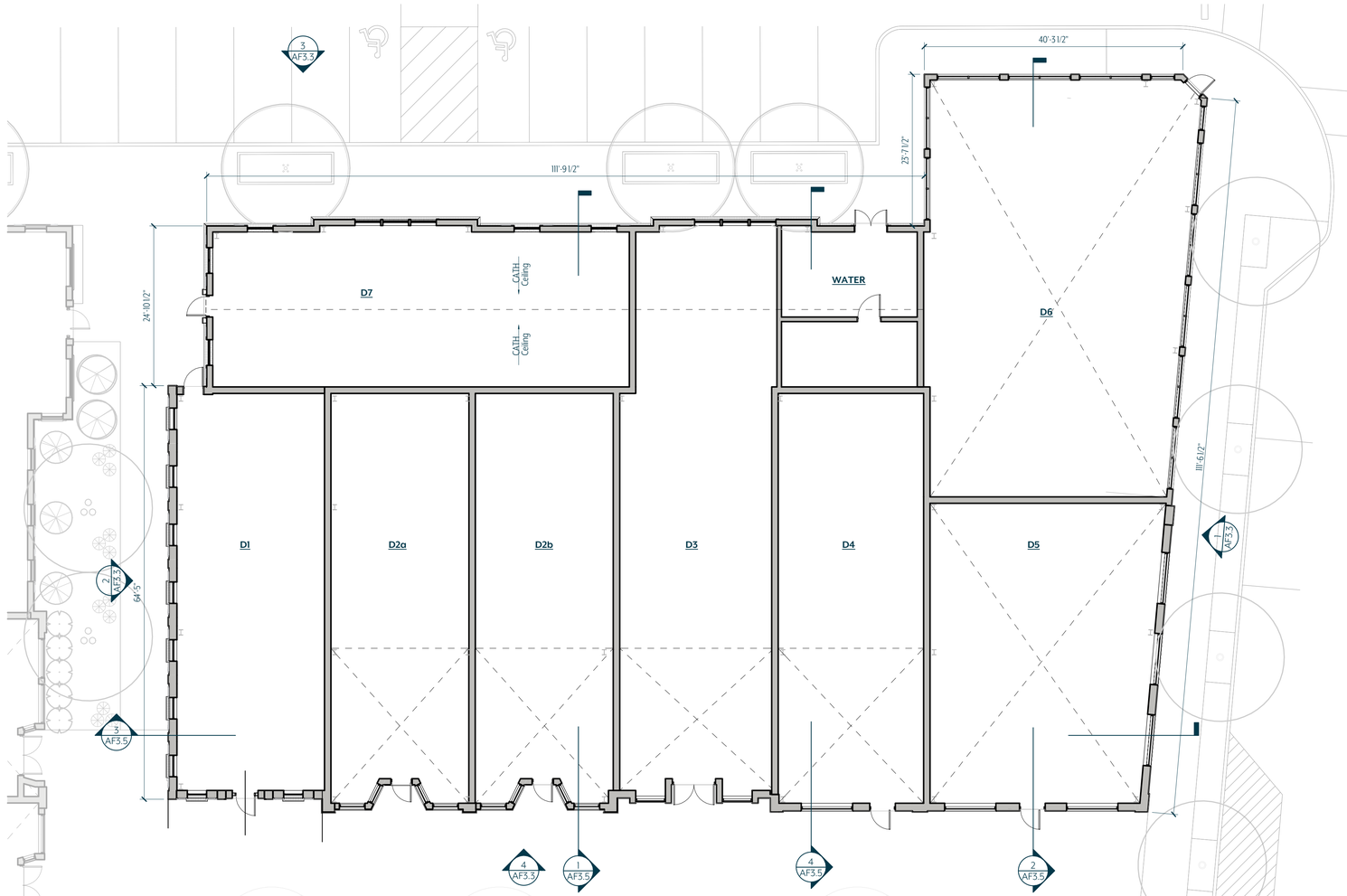
Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length 111'-7" (0 Required)		
· Pedestrian way	0 Provided	Compliant

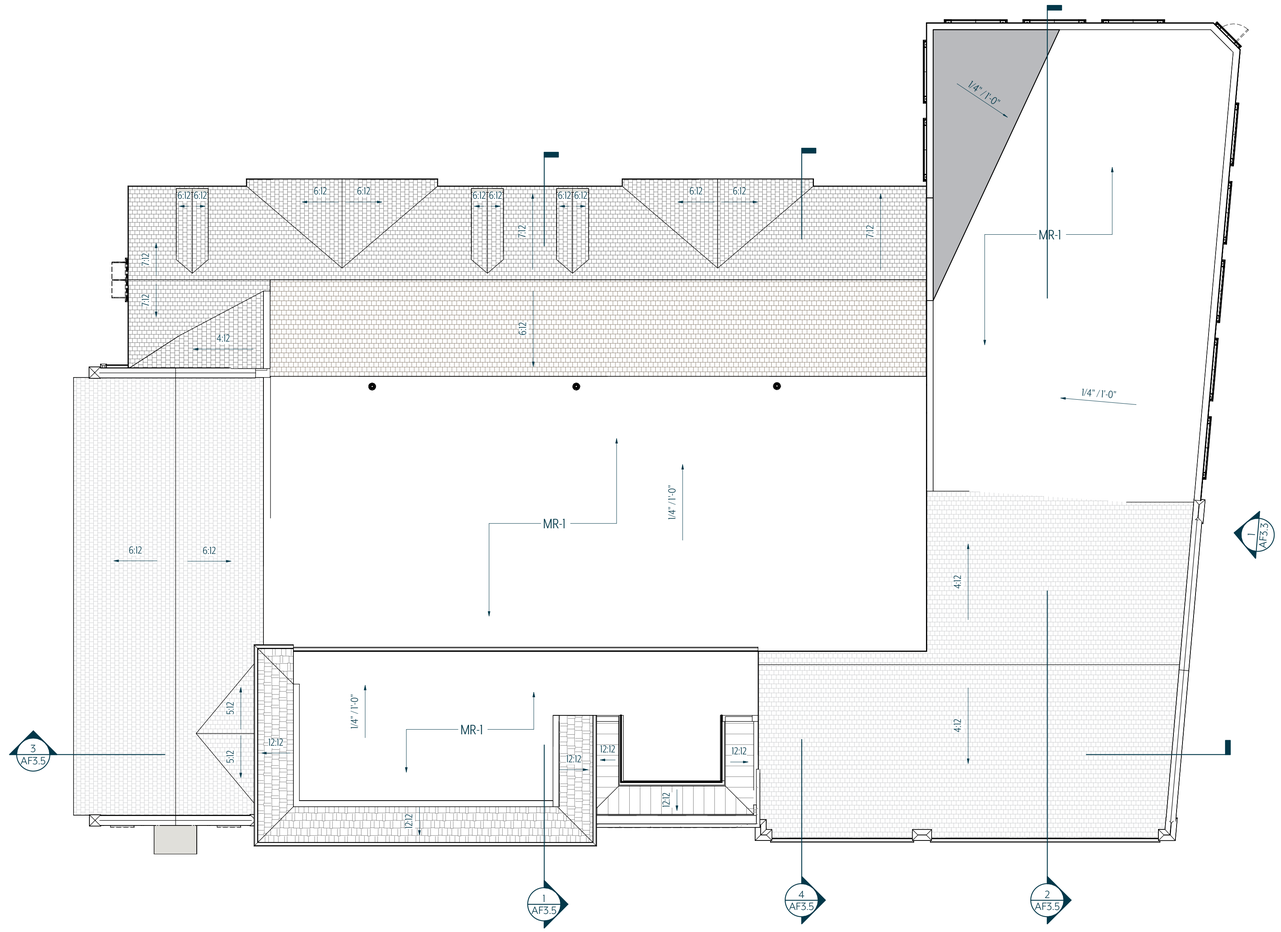
Roof Types

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
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

· West	Ground Story	Compliant
· 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

West	BR-2, CS-1*, ST-1	97%	Compliant
East	BR-7, PL-1b*, ST-1	95%	Compliant
North	ST-1, PL-1b*, CS-1*, AF-2*	92%	Compliant
South	BR-2, BR-6, ST-1, BR-7 AF-2*, TR*	98%	Compliant

· Secondary Materials Provided Per Elevation

D-West	FC-2	Compliant
East	TL-1	Compliant
North	FC-2, TL-1	Compliant
South	FC-2,	Compliant

· Roof Materals Provided	AS-1a, AS - 1b, WS-1, SS-1b Flat Roof, MR-1	Compliant

· Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-6 Shutters

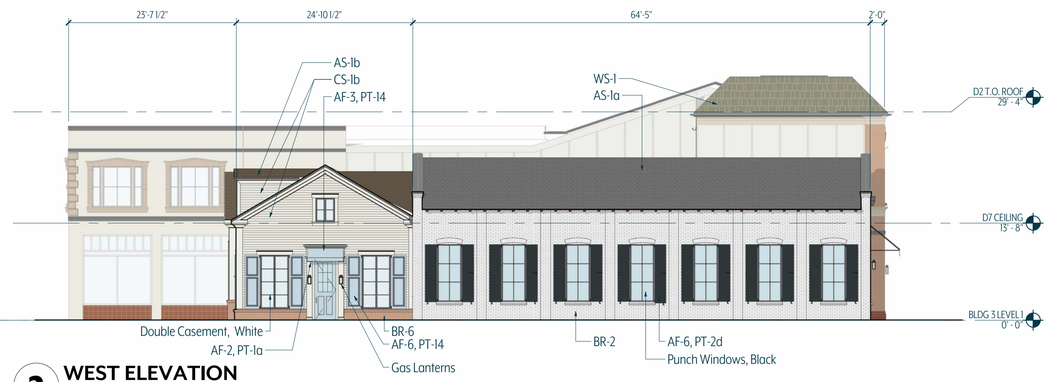
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	West	276	1324	21%	15%*	Compliant
Overall	South	1275	3935	32%	15%*	Compliant
Overall	North	738	2794	26%	15%*	Compliant
Ground	East	443	672	66%	40%	Compliant

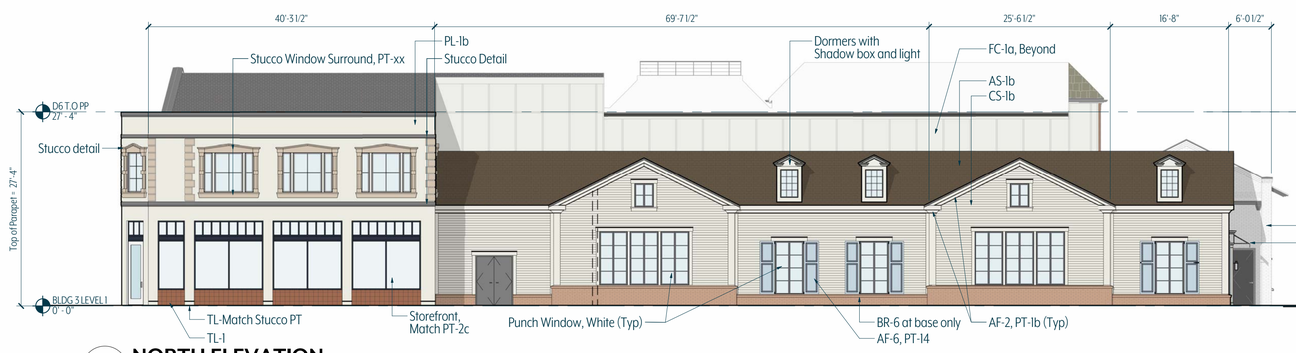
* Non Street Facade



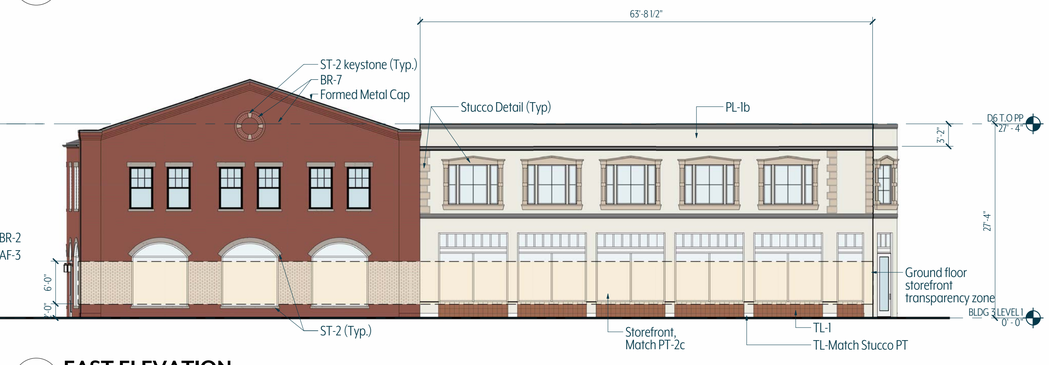
4 SOUTH ELEVATION
3/32" = 1'-0"



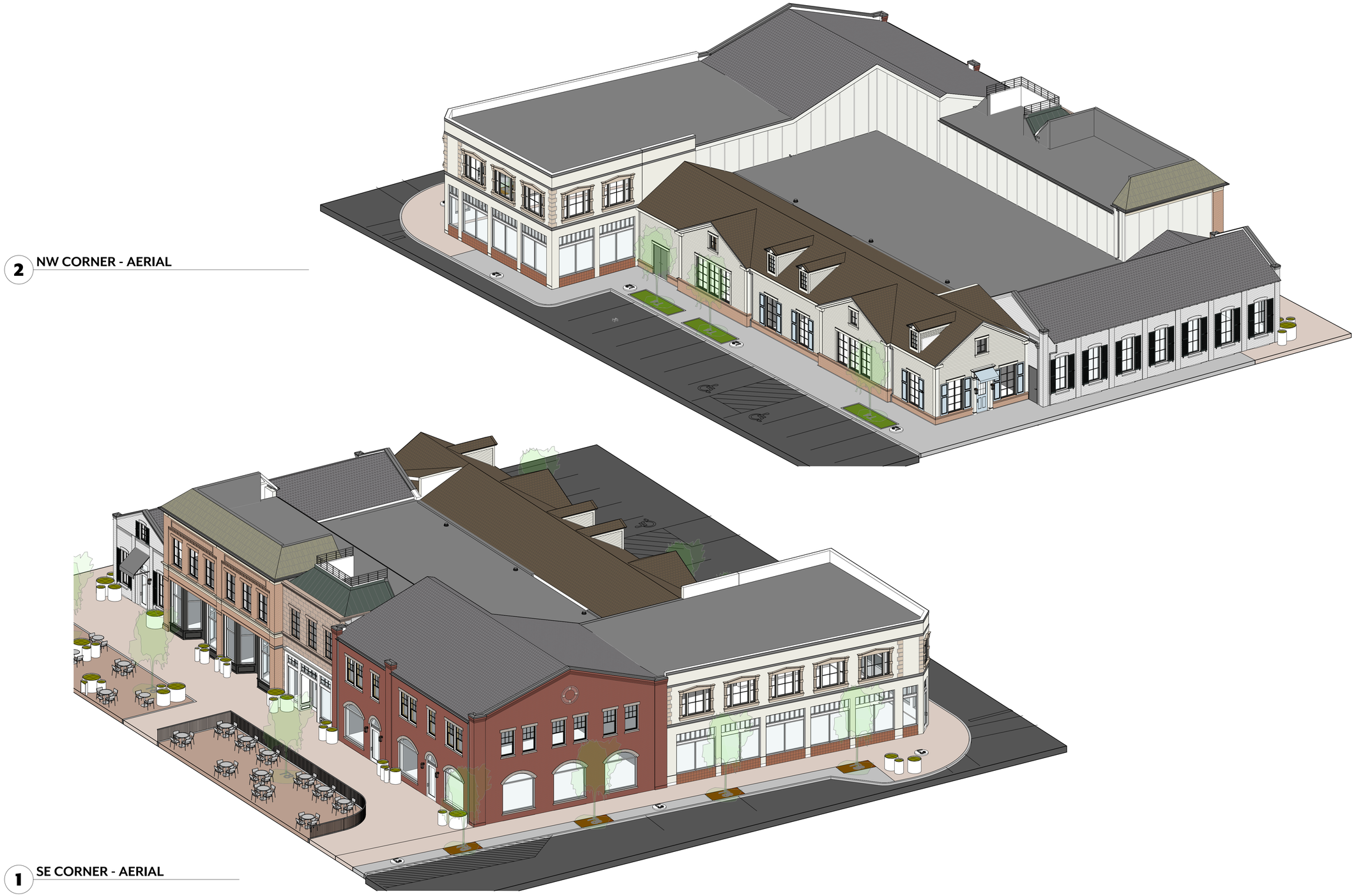
2 WEST ELEVATION
3/32" = 1'-0"



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



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

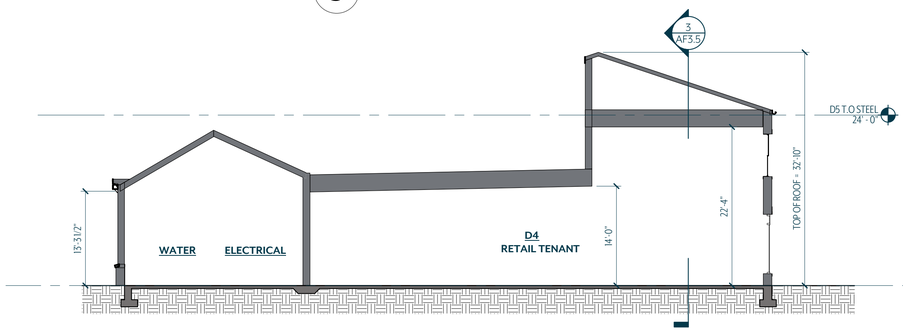


2 NW CORNER - AERIAL

1 SE CORNER - AERIAL

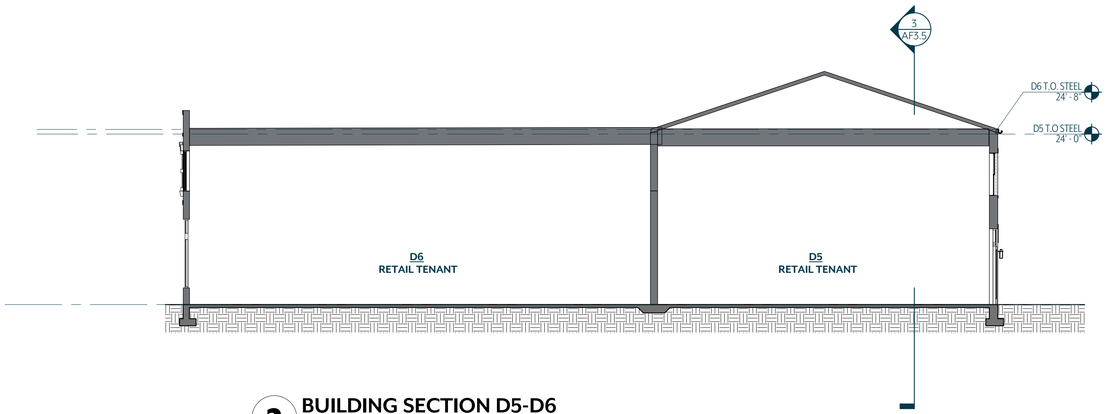


5 EYE LEVEL VIEW FROM BUILDING 1 SOUTH ELEVATION



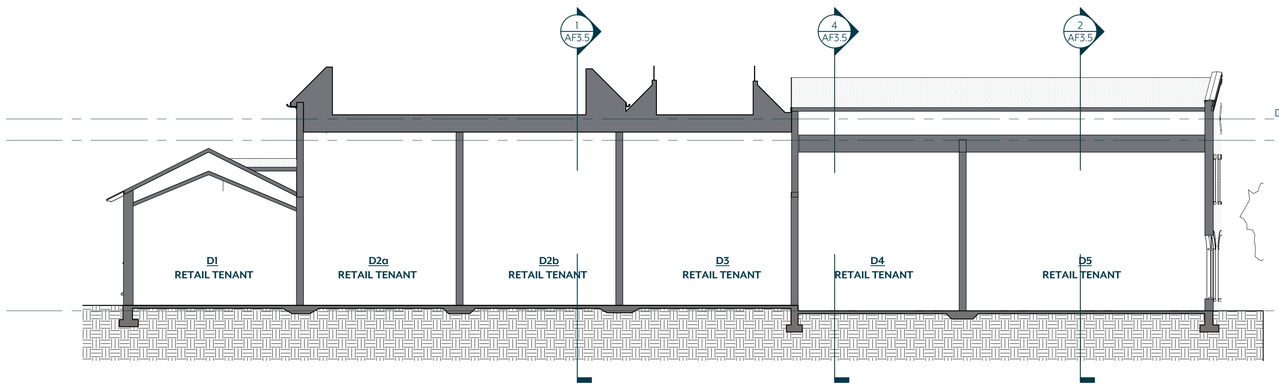
4 BUILDING SECTION D4-D7

3/32" = 1'-0"



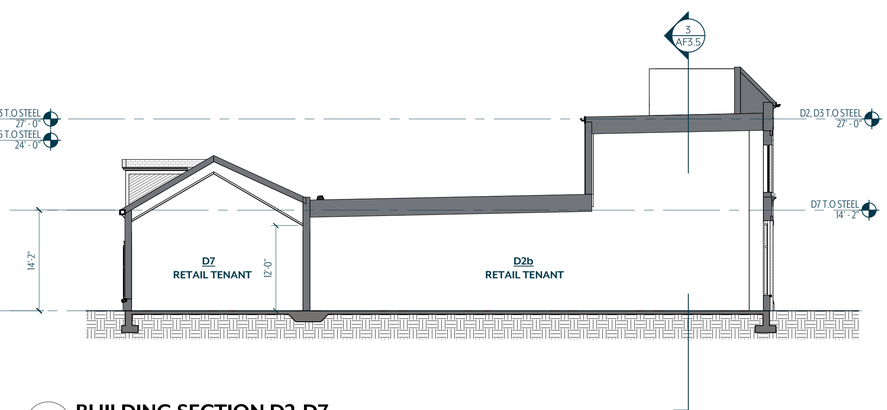
2 BUILDING SECTION D5-D6

3/32" = 1'-0"



3 BUILDING SECTION D1-D5

3/32" = 1'-0"



1 BUILDING SECTION D2-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'-7"/40' = 3 (1 per 40' required)	
·	Provided	1 Entrance	Non Compliant

Mid-building Pedestrian-way

·	Required	If Building > 150ft	
·	Provided Building length	111'-7" (0 Required)	
·	Pedestrian way	0 Provided	Compliant

Roof Types

Allowed	Pitch 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

·	West	Ground Story	Compliant
·	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

West	BR-2, CS-1*, ST-1	97%	Compliant
East	BR-7, PL-1b*, ST-1	95%	Compliant
North	ST-1, PL-1b*, CS-1*, AF-2*	92%	Compliant
South	BR-2, BR-6, ST-1, BR-7 AF-2*, TR*	98%	Compliant

· Secondary Materials Provided Per Elevation

D-West	FC-2	Compliant
East	TL-1	Compliant
North	FC-2, TL-1	Compliant
South	FC-2,	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)	
Overall	West	276	1324	21%	15%*	Compliant
Overall	South	1275	3935	32%	15%*	Compliant
Overall	North	738	2794	26%	15%*	Compliant
Ground	East	443	672	66%	40%	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.

ZONING COMPLIANCE - BUILDING 4

HISTORIC MIXED USE – PLAN ANALYSIS
1ST FLOOR RETAIL

Street Frontage

*Refer to Site Plan

· Front Property Line Coverage	80%	Non-Compliant
· Occupation of Corner	Required	Non-Compliant
· Front RBZ	20ft	Non-Compliant
· Corner RBZ	10ft	Non-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
· Parking Within the Building	Not Applicable	
· Occupied Space	Not Applicable	

Number of Entrances

Building faces internal courtyard

· Facade length	144'-4"/40' = 4 (1 per 40' required)	
· Provided	4 Entrance	Compliant

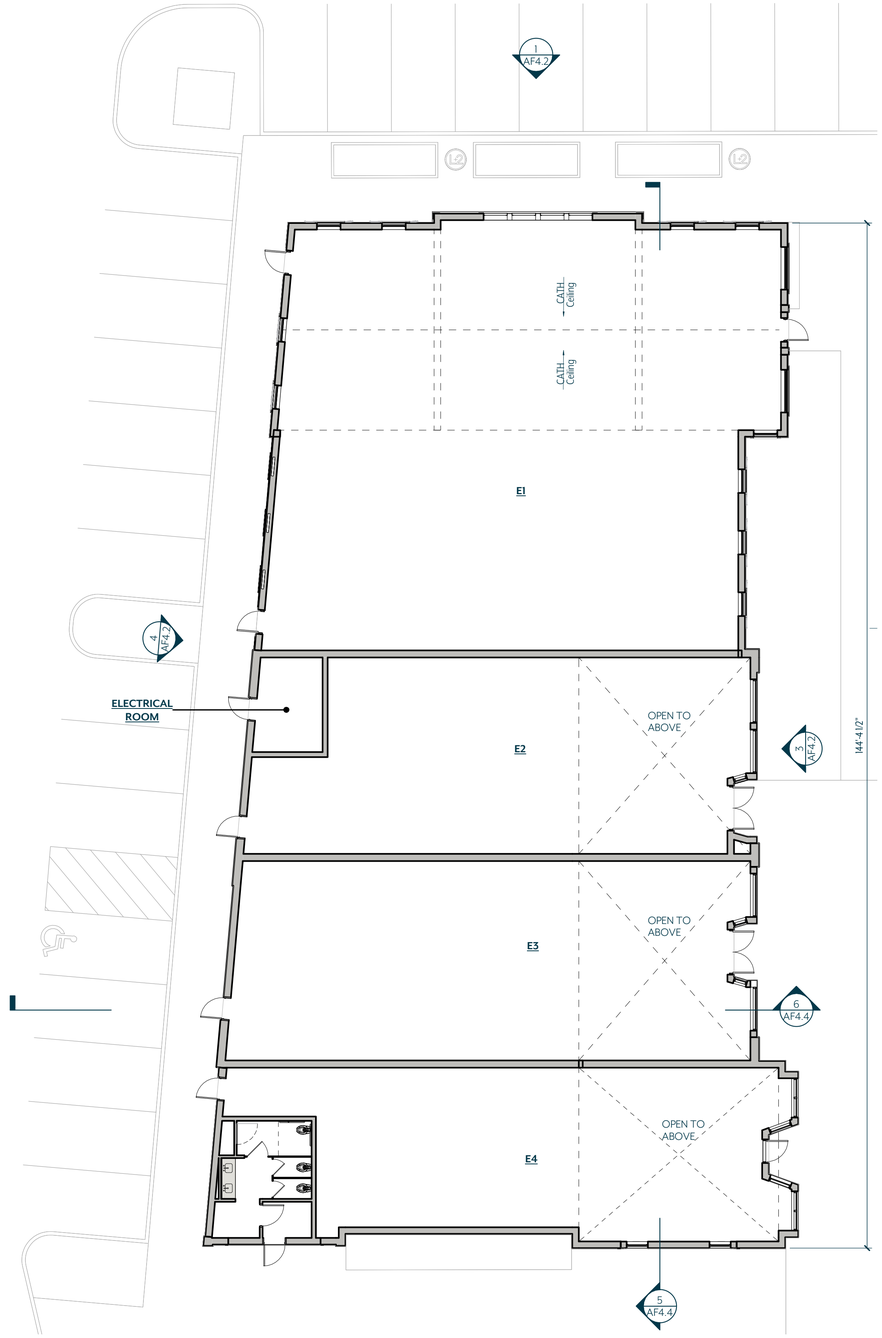
Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	144'-4" (0 Required)	
· Pedestrian way	0 Provided	Compliant

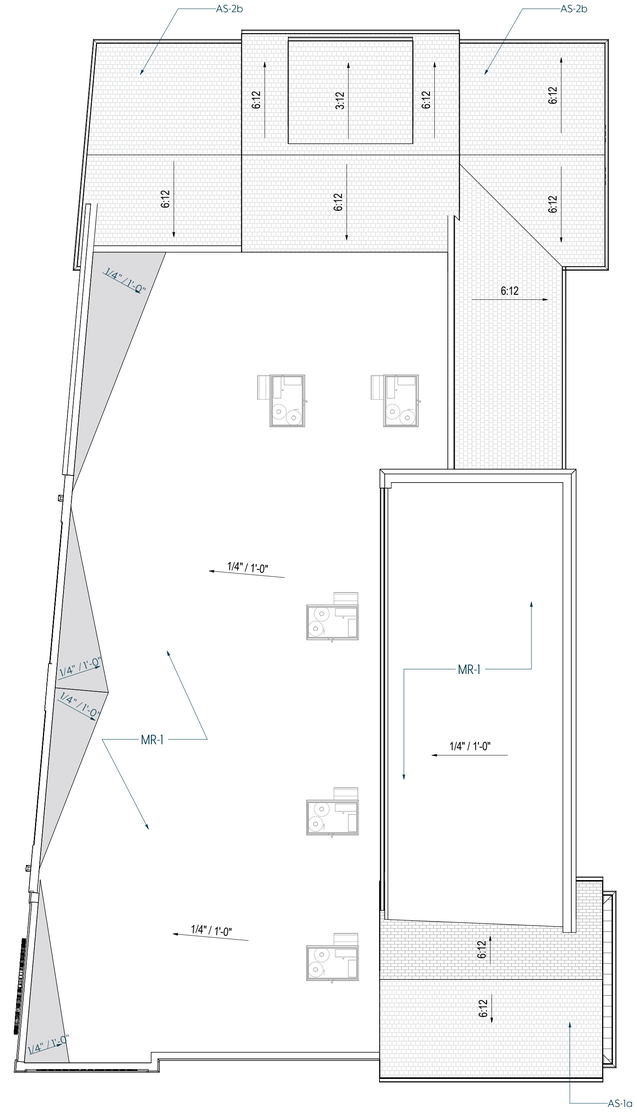
Roof Types

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 FLOOR PLAN
3/32" = 1'-0"



2 ROOF PLAN FDP
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

· West	Ground Story	Non Compliant
· 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

West	CB-2, CS-1*, TR*, AF-2*	97%	Compliant
East	BR-11, CS-1c*, CS-2*, AF-1,2	80%	Compliant
North	CS-1*, CS-2, CB-2, TR*, AF-2*	93%	Compliant
South	BR-2, BR-6, ST-1, BR-7, CS-2* TR*, AF-2*	80%	Compliant

· Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	None Provided	Compliant
South	FC-2	Compliant

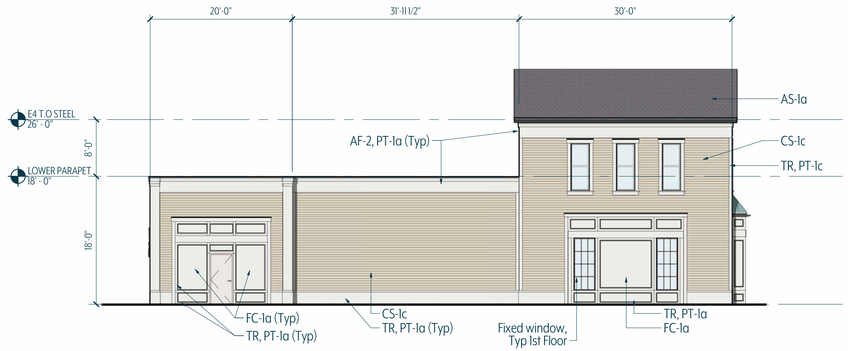
· Roof Materals Provided	AS-1a, AS-2b Flat Roof, MR-1	Compliant

· Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-6 Shutters

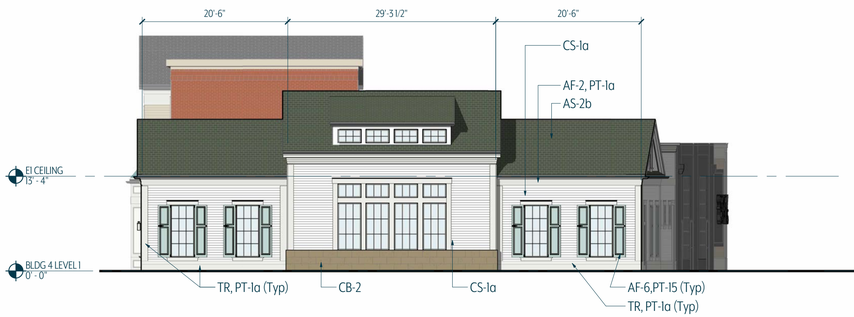
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	East	1028	3439	30%	15%*	Compliant
Overall	South	97	1699	6%	15%*	Non-Compliant
Overall	North	255	1033	25%	15%*	Compliant
Overall	West	0	2429	0%	15%*	Non-Compliant

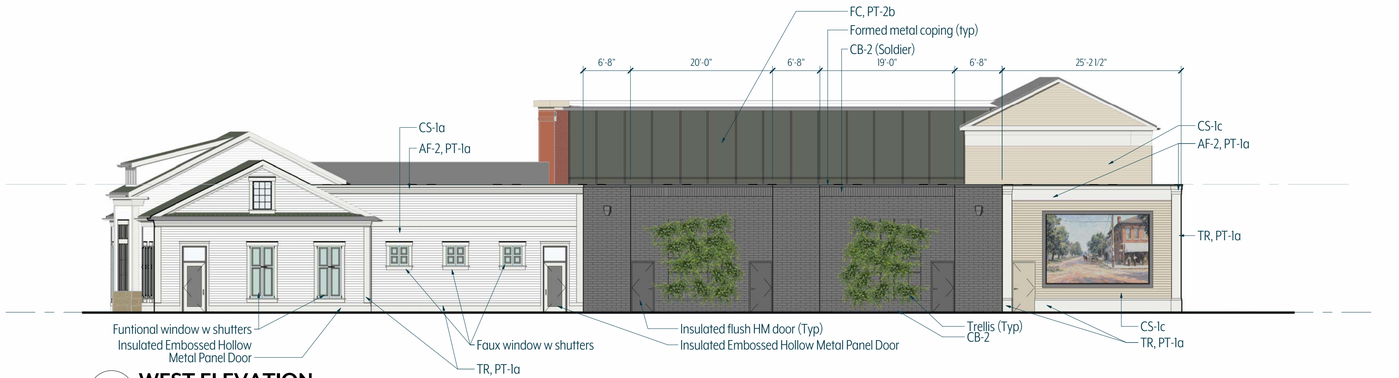
* Non Street Facade



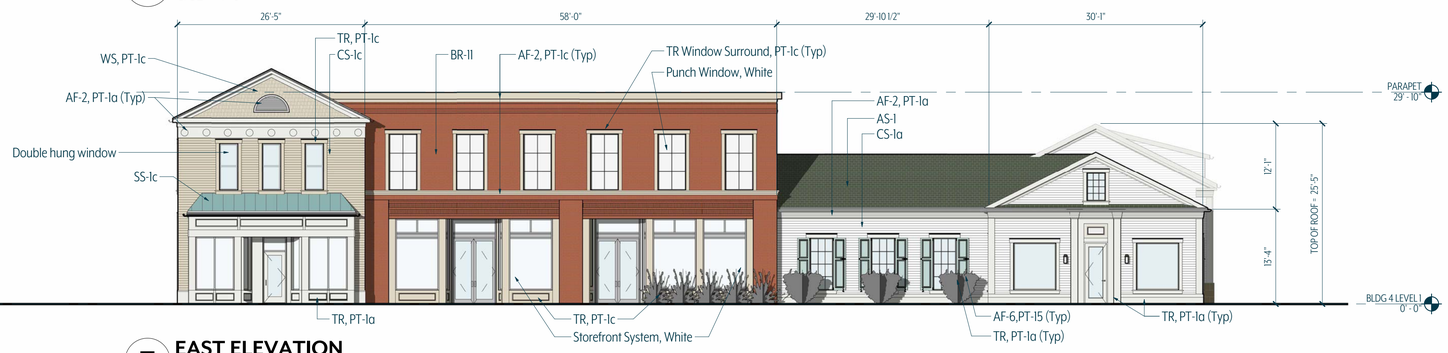
2 SOUTH ELEVATION
3/32" = 1'-0"



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



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



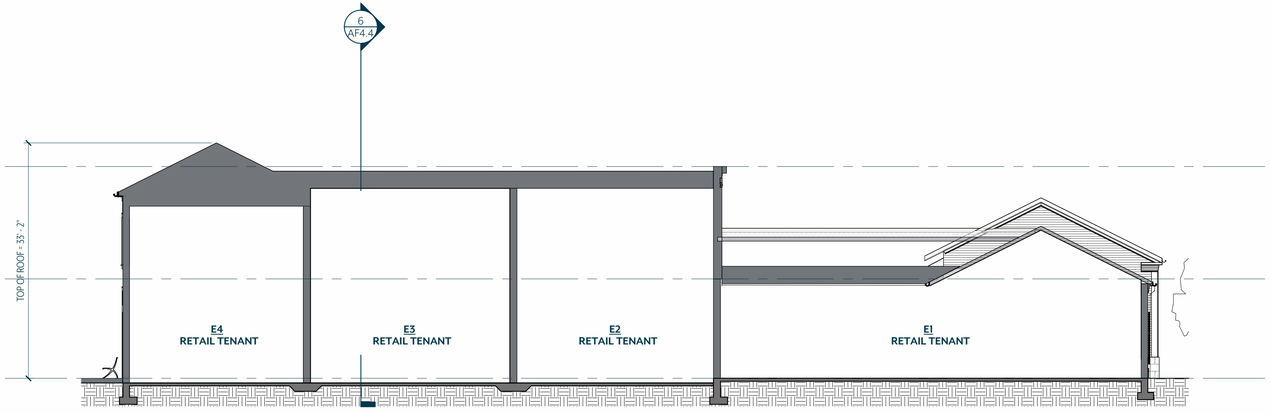
3 EAST ELEVATION
3/32" = 1'-0"



2 SE CORNER - AERIAL

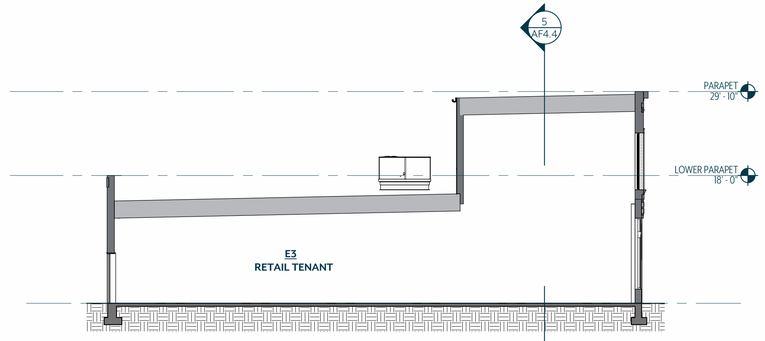


1 NW CORNER - AERIAL



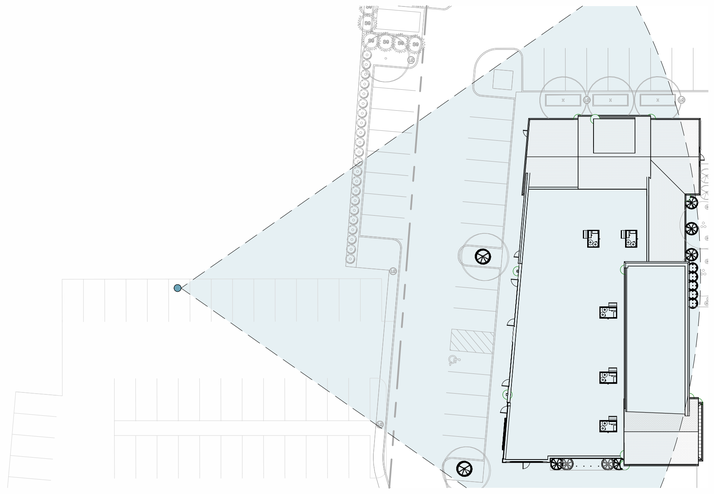
5 BUILDING SECTION E1-E4

3/32" = 1'-0"



6 BUILDING SECTION E3

3/32" = 1'-0"



1 KEY PLAN

1/32" = 1'-0"



2 VIEW FROM EYE LEVEL

ZONING COMPLIANCE- BUILDING 4

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

Street Frontage

*Refer to Site Plan

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

Building faces internal courtyard

· Facade length	144'-4"/40' = 4 (1 per 40' required)	
· Provided	4 Entrance	Compliant

Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	144'-4" (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

· West	Ground Story	Non Compliant
· 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

West	CB-2, CS-1*, TR*, AF-2*	97%	Compliant
East	BR-11, CS-1c*, CS-2*, AF-1,2	80%	Compliant
North	CS-1*, CS-2, CB-2, TR*, AF-2*	93%	Compliant
South	BR-2, BR-6, ST-1, BR-7, CS-2* TR*, AF-2*	80%	Compliant

· Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	None Provided	Compliant
South	FC-2	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
AF-6 Shutters

Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	East	1028	3439	30%	15%*	Compliant
Overall	South	97	1699	6%	15%*	Non-Compliant
Overall	North	255	1033	25%	15%*	Compliant
Overall	West	0	2429	0%	15%*	Non-Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 4

BUILDING 4 – HISTORIC MIXED USE
GROUND FLOOR RETAIL

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

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

The 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.

The south elevation does not meet the minimum required transparency for non-street façades. This elevation is oriented toward an alley condition and is not intended to function as a primary pedestrian frontage. The design intentionally incorporates a larger solid wall area to accommodate a public art installation, creating an opportunity for visual interest and placemaking within the development. Additional architectural detailing, material variation, and façade articulation are incorporated to enhance the character of the elevation. While the transparency provided is below the prescriptive requirement, the combination of public art and architectural features fulfills the intent of creating an engaging and visually appealing environment.

Street Frontage
Non-Compliant

Due to the arrangement of buildings around the square. This building is off the RBZ required setback to provide open space for the pedestrian experience.

ZONING COMPLIANCE- BUILDING 5

HISTORIC MIXED USE – PLAN ANALYSIS - IST 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

Building faces internal courtyard

· Facade length	192'-5"/40' = 5 (1 per 40' required)	
· Provided	6 Entrances	Compliant

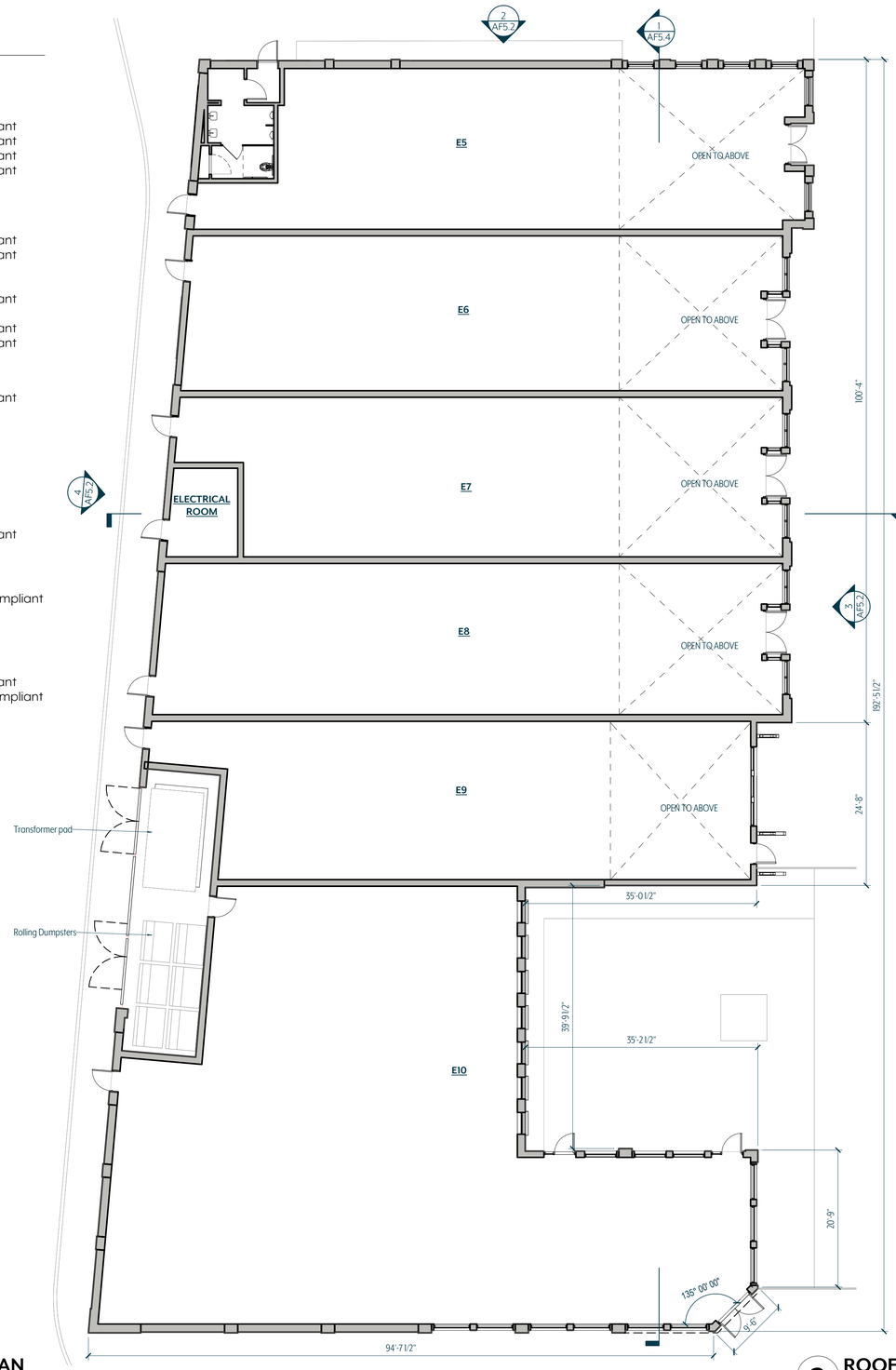
Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	192'-0" (1 Required)	
· Pedestrian way	0 Provided	Non Compliant

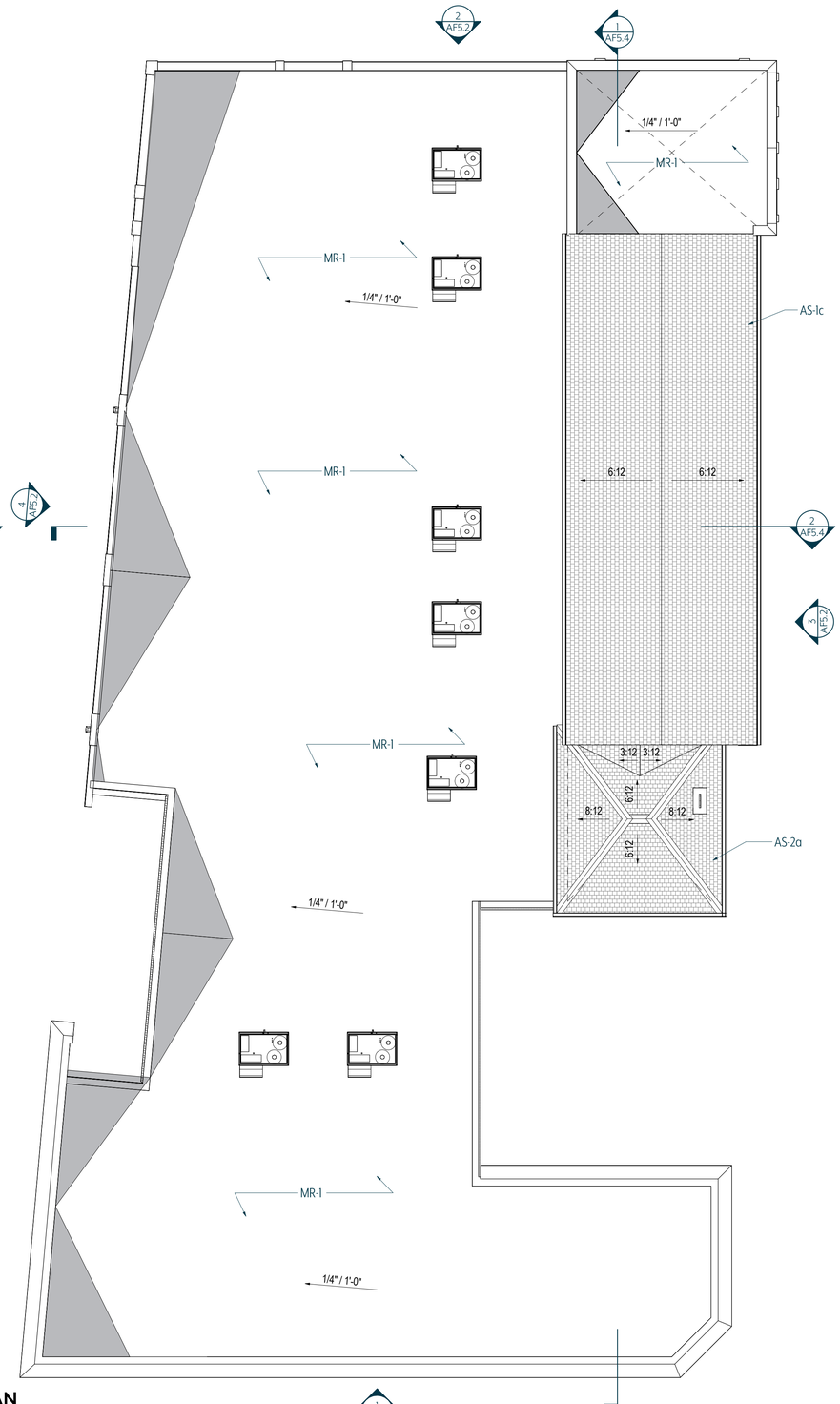
Roof Types

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 FLOOR PLAN
3/32" = 1'-0"



2 ROOF PLAN
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
· 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
· West	Ground Story	Non Compliant
· East	Ground Story	Compliant

Vertical Facade Divisions

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

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-8,BR-12,CB-2*	91%	Compliant
East	BR-8,BR-10,BR-12,BR-4,CS-1*, PL-1a*, AF-2*, TR*	84%	Compliant
North	BR-12, AF-1, TR*	91%	Compliant
South	BR-8, AF-2*, TR*	80%	Compliant

· Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

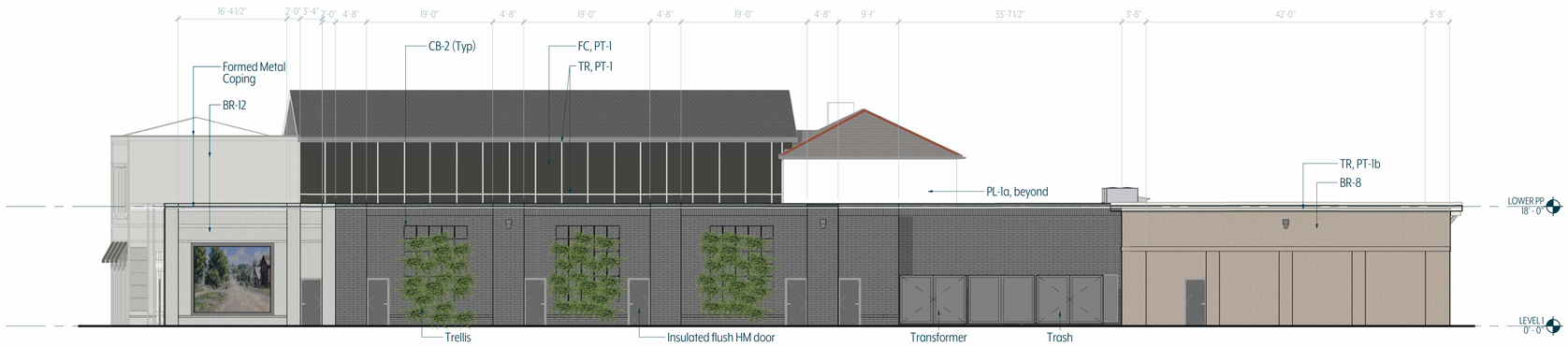
· Roof Materals Provided — AS-1c, AS-2a, SS-1d, Flat roof MR-1 — Compliant

· Architectural Features
- AF-1 Cast Stone Cornice
- AF-2 Composite Molding
- AF-3 Fabric awning
- AF-4 Decorative Columns
- AF-5 Railings
- AF-6 Shutters

Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	North	283	1984	14%	15%*	Non Compliant
Ground	South	227	607	37%	40%	Non Compliant
Overall	West	0	3481	0%	15%*	Non Compliant

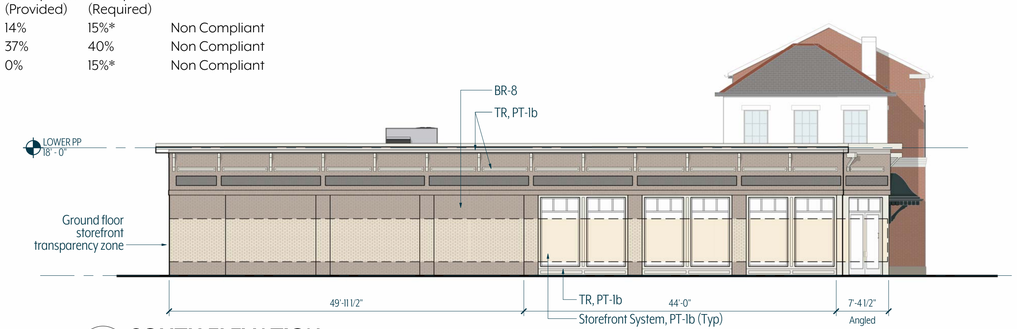
* Non Street Facade



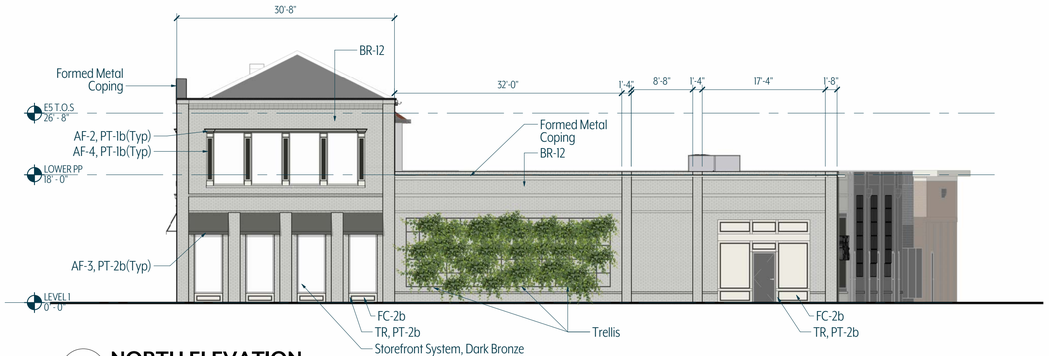
4 WEST ELEVATION
3/32" = 1'-0"



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



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



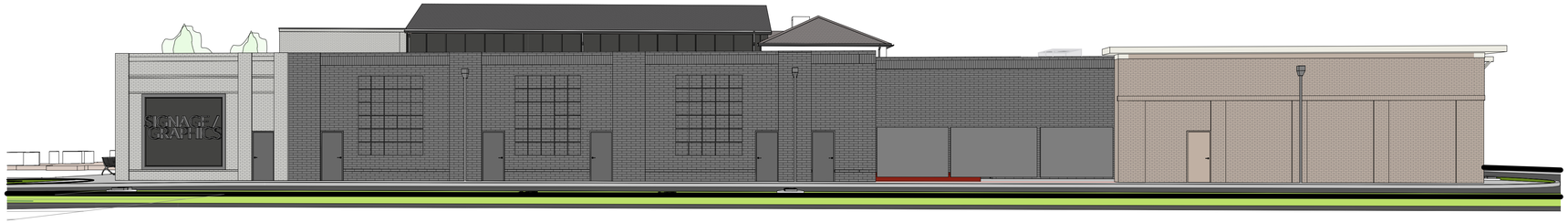
2 NORTH ELEVATION
3/32" = 1'-0"



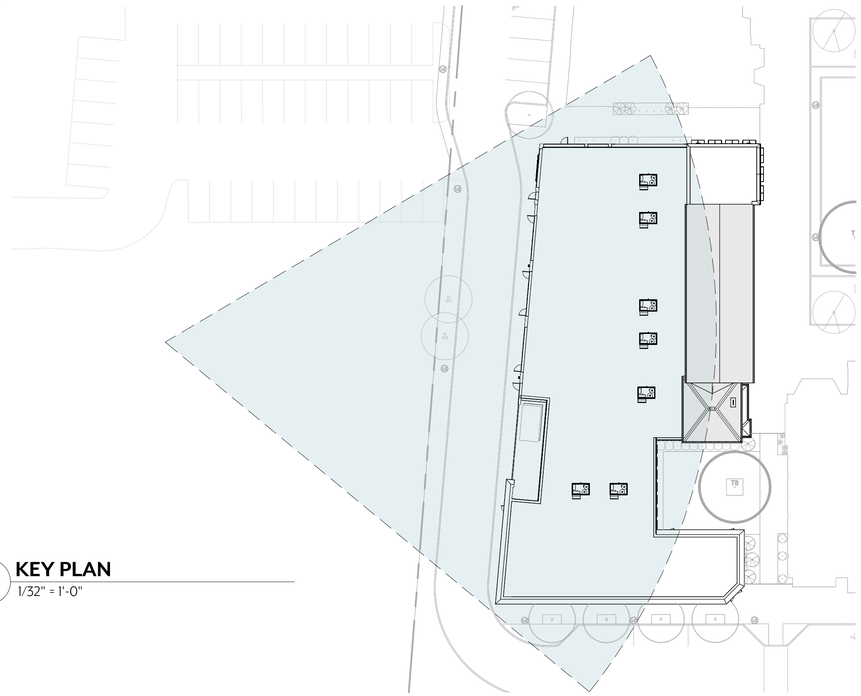
2 SE CORNER AERIAL



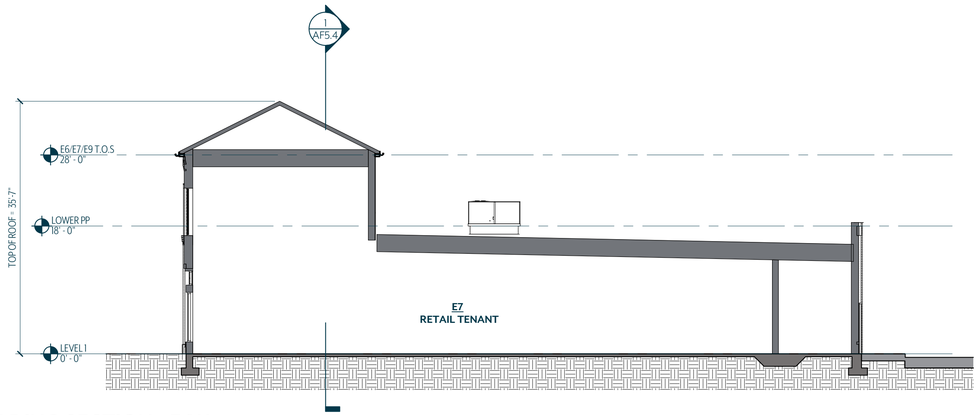
1 NE CORNER AERIAL



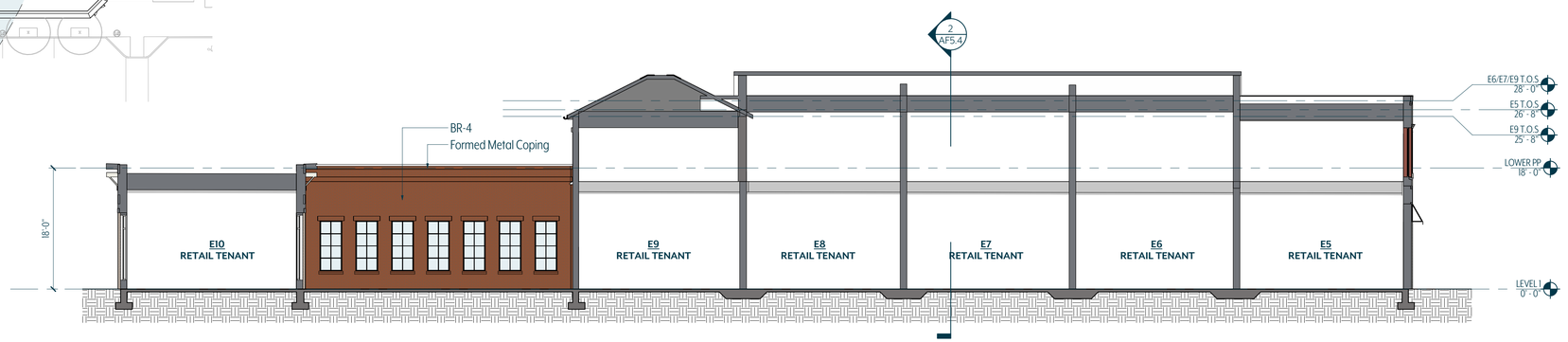
3 EYE LEVEL VIEW



4 KEY PLAN
1/32" = 1'-0"



2 BUILDING SECTION - E/W
3/32" = 1'-0"



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

ZONING COMPLIANCE- BUILDING 5

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

Building faces internal courtyard

· Facade length	192'-5"/40' = 5 (1 per 40' required)	
· Provided	6 Entrances	Compliant

Mid-building Pedestrian-way

· Required	If Building > 150ft	
· Provided Building length	192'-5" (1 Required)	
· Pedestrian way	0 Provided	Non 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
· West	Ground Story	Non Compliant
· 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

West	BR-8,BR-12,CB-2*	91% Compliant
East	BR-8,BR-10,BR-12,BR-4,CS-1* PL-1a*, AF-2*, TR*	84% Compliant
North	BR-12, AF-1, TR*	91% Compliant
South	BR-8, AF-2*, TR*	80% Compliant

· Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

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

· Architectural Features
AF-1 Cast Stone Cornice
AF-2 Composite Molding
AF-3 Fabric awning
AF-5 Railings
AF-6 Shutters

Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Overall	North	283	1984	14%	15%*	Non Compliant
Ground	South	227	607	37%	40%	Non Compliant
Overall	West	0	3481	0%	15%*	Non Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 5

BUILDING 5 – HISTORIC MIXED USE
GROUND FLOOR RETAIL

Mid-building Pedestrian-way
Non-Compliant

The length threshold requiring a mid-building pedestrian way; however, the development provides a comprehensive pedestrian circulation network through the central courtyard, perimeter sidewalks, and multiple pedestrian connections between buildings. The courtyard functions as the primary pedestrian gathering space and serves as the focal point of the development, providing direct access to surrounding buildings and open space amenities. The proposed site design prioritizes pedestrian connectivity through these shared circulation areas, creating convenient access between buildings and destinations throughout the development.

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 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.

Transparency (Non-Street Façade – East Elevation)
Non-Compliant

The south elevation does not meet the required ground-floor transparency percentage. 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.

The 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.

The North elevation does not meet the minimum required transparency for non-street façades. This elevation is oriented toward an alley condition and is not intended to function as a primary pedestrian frontage. The design intentionally incorporates a larger solid wall area to accommodate a public art installation, creating an opportunity for visual interest and placemaking within the development. Additional architectural detailing, material variation, and façade articulation are incorporated to enhance the character of the elevation. While the transparency provided is below the prescriptive requirement, the combination of public art and architectural features fulfills the intent of creating an engaging and visually appealing environment.

ZONING COMPLIANCE- BUILDING 6

HISTORIC MIXED USE – PLAN ANALYSIS - 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

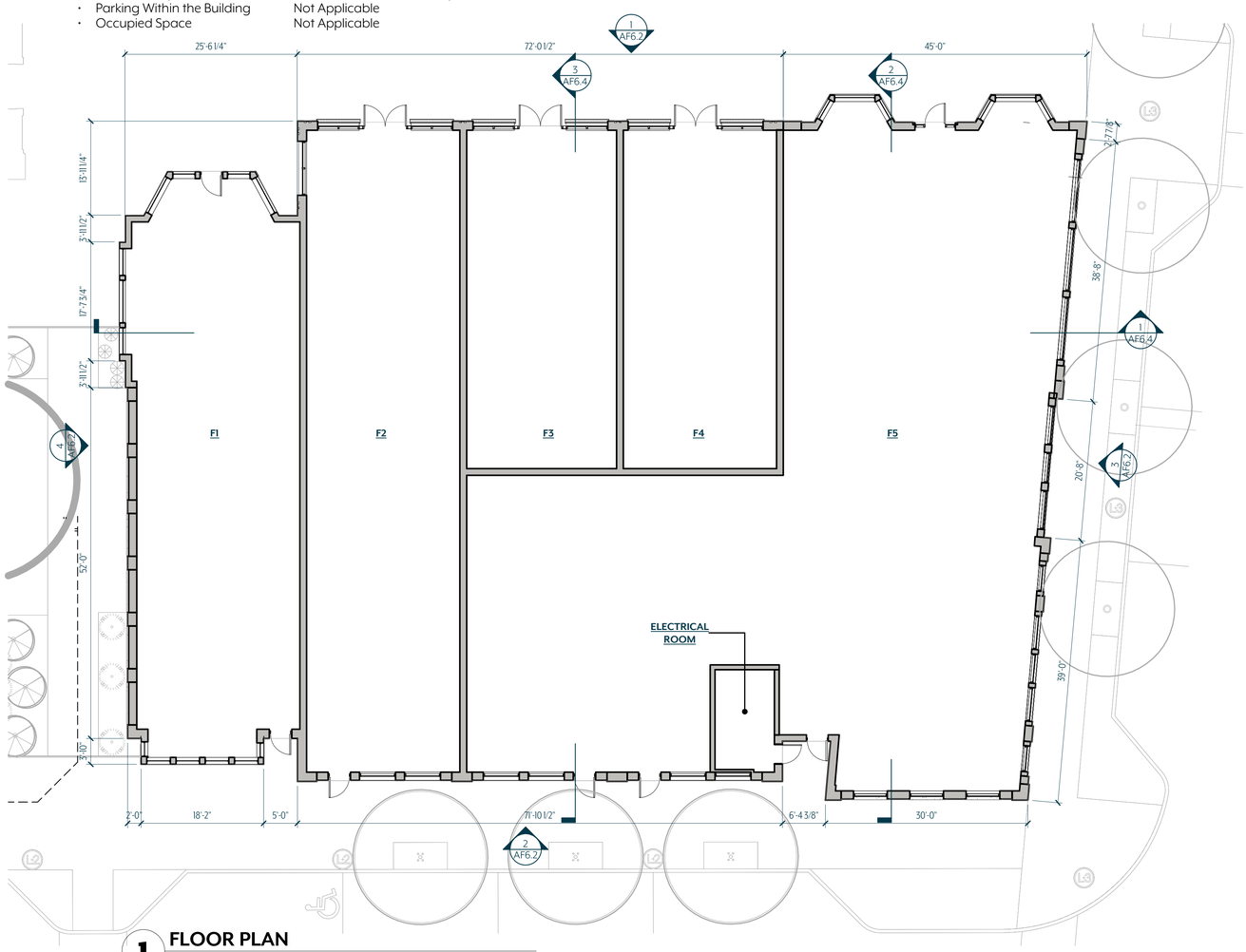
Mid-building Pedestrian-way

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

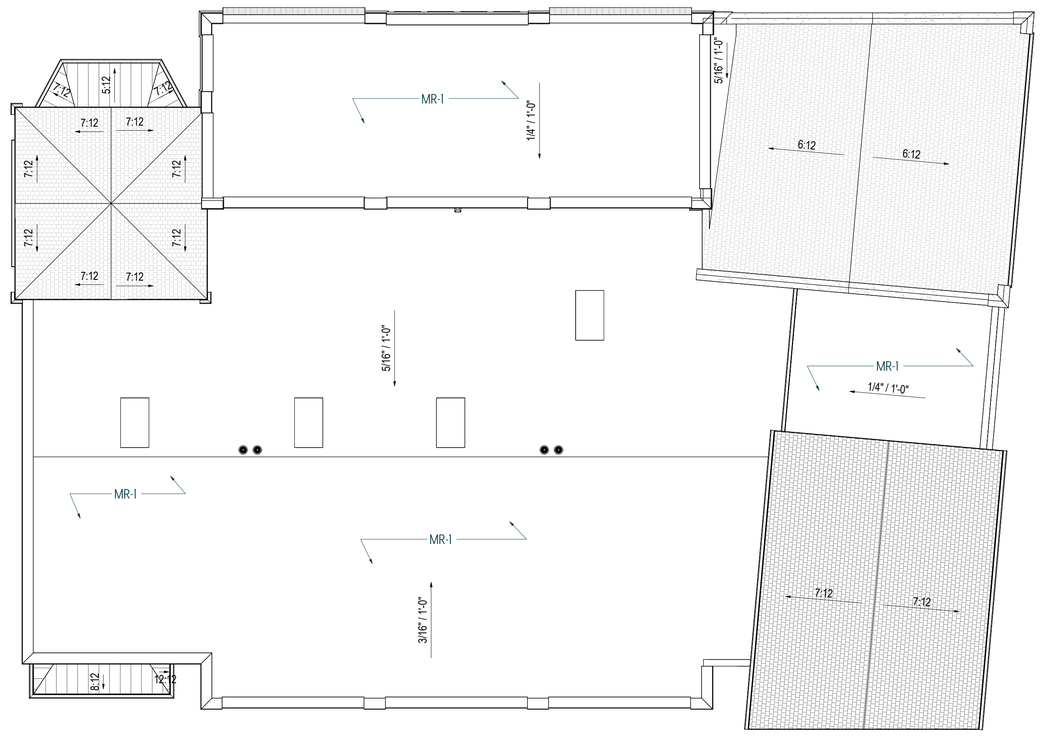
Roof Types

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

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



1 FLOOR PLAN
3/32" = 1'-0"



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

ZONING COMPLIANCE- BUILDING 6

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	Compliant
• West	Ground Story	Compliant
• 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

West	BR-1,AF-1, AF-2*	100%	Compliant
East	BR-9, BR-13,AF-1, AF-2*, TR*	80%	Compliant
North	BR-2, BR-13, AF-1 AF-2*, TR*	88%	Compliant
South	BR-2, BR-9, AF-1, AF-2*, TR*	97%	Compliant

• Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

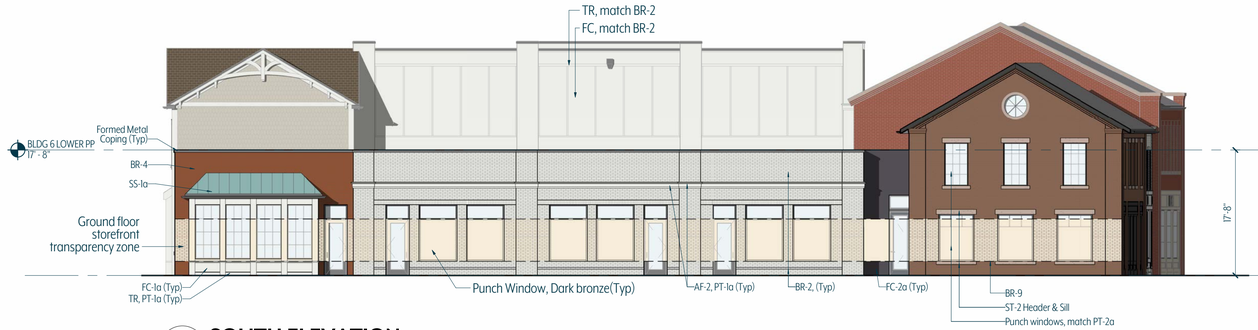
• Roof Materals Provided	CT-1, AS-1a, AS-1c Flat Roof , MR-1	Compliant

• Architectural Features
AF-2 Composite Molding
AF-6 Shutters

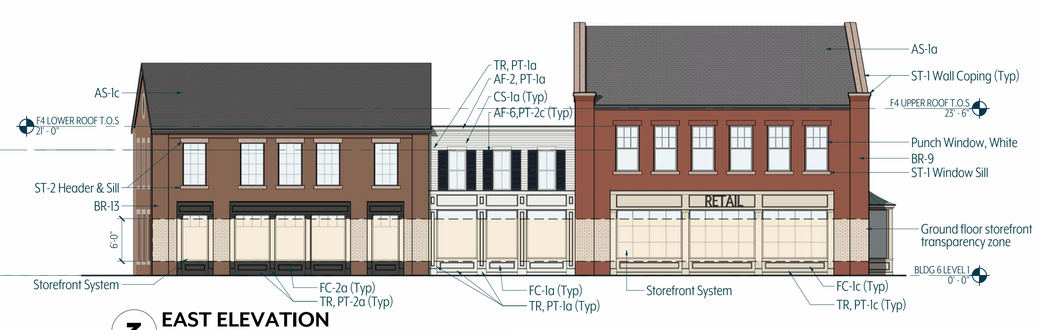
Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	South	491	802	61%	40%	Compliant
Overall	North	1485	3021	49	15%*	Compliant
Ground	East	453	555	82%	40%	Compliant
Upper	East	128	705	18%	20%	Non-Compliant
Overall	West	531	2137	25%	15%*	Compliant

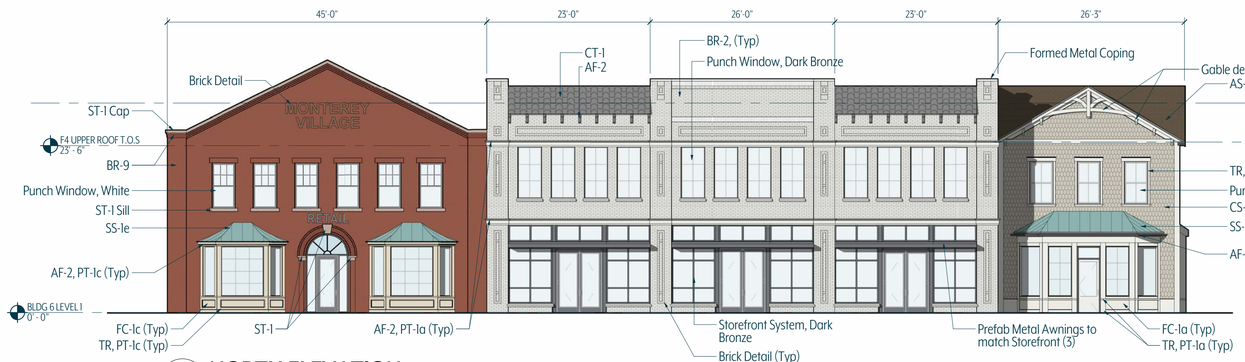
* Non Street Facade



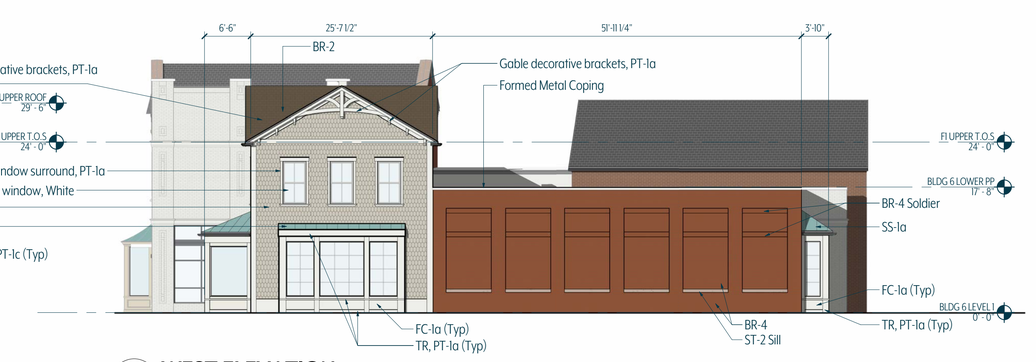
2 SOUTH ELEVATION
3/32" = 1'-0"



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



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



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



3 SE CORNER AERIAL



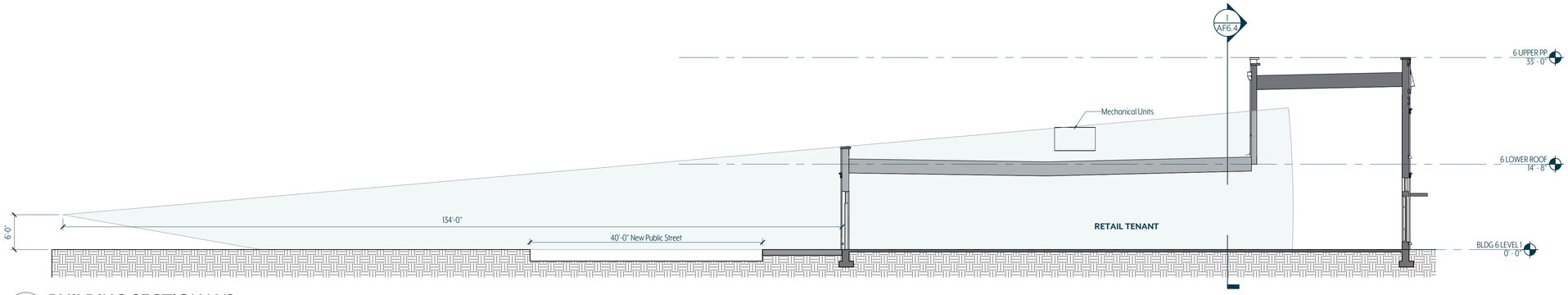
2 NW CORNER AERIAL



1 NE CORNER AERIAL

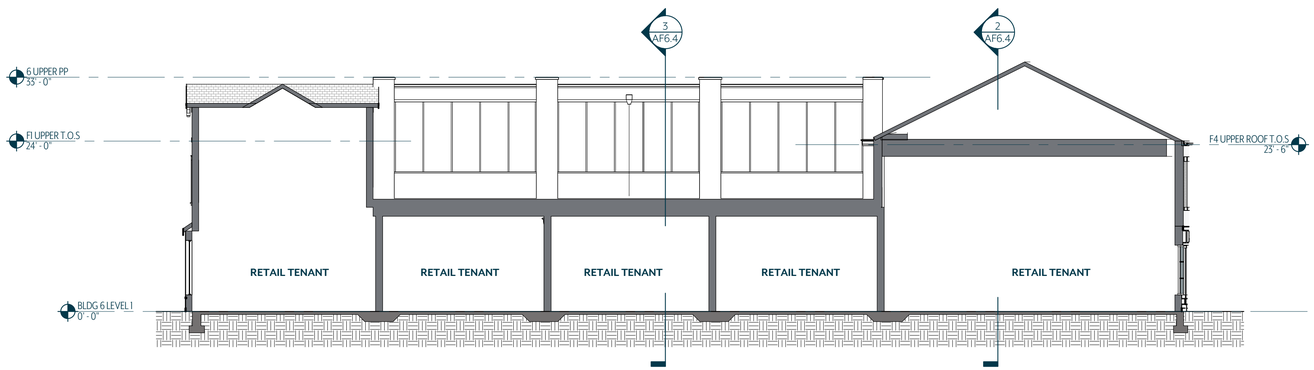


4 EYE LEVEL VIEW



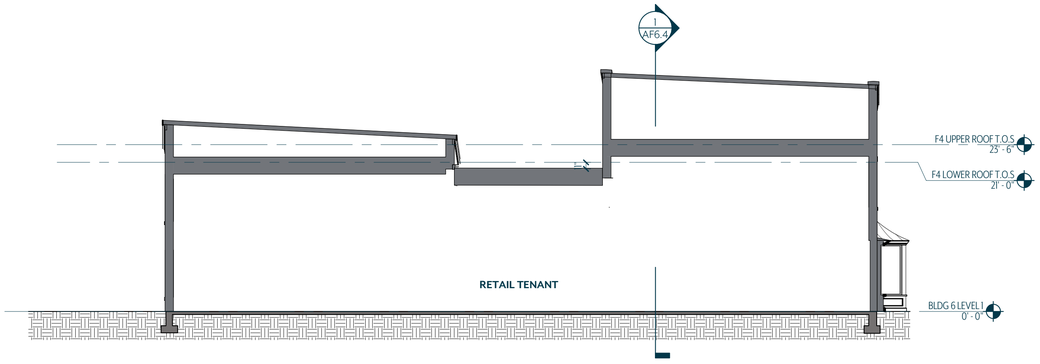
3 BUILDING SECTION N/S

3/32" = 1'-0"



1 BUILDING SECTION E/W

3/32" = 1'-0"



2 BUILDING SECTION - F4

3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 6

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	Compliant
· West	Ground Story	Compliant
· 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

West	BR-1,AF-1, AF-2*	100%	Compliant
East	BR-9, BR-13,AF-1, AF-2*, TR*	80%	Compliant
North	BR-2, BR-13, AF-1 AF-2*, TR*	88%	Compliant
South	BR-2, BR-9, AF-1, AF-2*, TR*	97%	Compliant

· Secondary Materials Provided Per Elevation

West	None Provided	Compliant
East	FC-2	Compliant
North	FC-2	Compliant
South	FC-2	Compliant

· Roof Materals Provided	CT-1	Compliant

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

Transparency Requirements

Story	Elevation	Glazing/Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	South	491	802	61%	40%	Compliant
Overall	North	1485	3021	49	15%*	Compliant
Ground	East	453	555	82%	40%	Compliant
Upper	East	128	705	18%	20%	Non-Compliant
Overall	West	531	2137	25%	15%*	Compliant

* Non Street Facade

WAIVER REQUEST - BUILDING 6

BUILDING 6 – 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.

Transparency Requirements

Non-Compliant

The upper story of the east elevation does not meet the minimum required transparency percentage. The façade is intentionally designed to maintain a traditional historic mixed-use character, utilizing regularly spaced punched windows rather than larger areas of glazing. This approach reinforces the building's architectural proportions and complements the storefront rhythm established at the ground floor. While the transparency percentage is below the prescriptive requirement, the upper-story fenestration provides visual interest, establishes a consistent window pattern, and contributes to the overall character of the façade.

ZONING COMPLIANCE- BUILDING 7

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

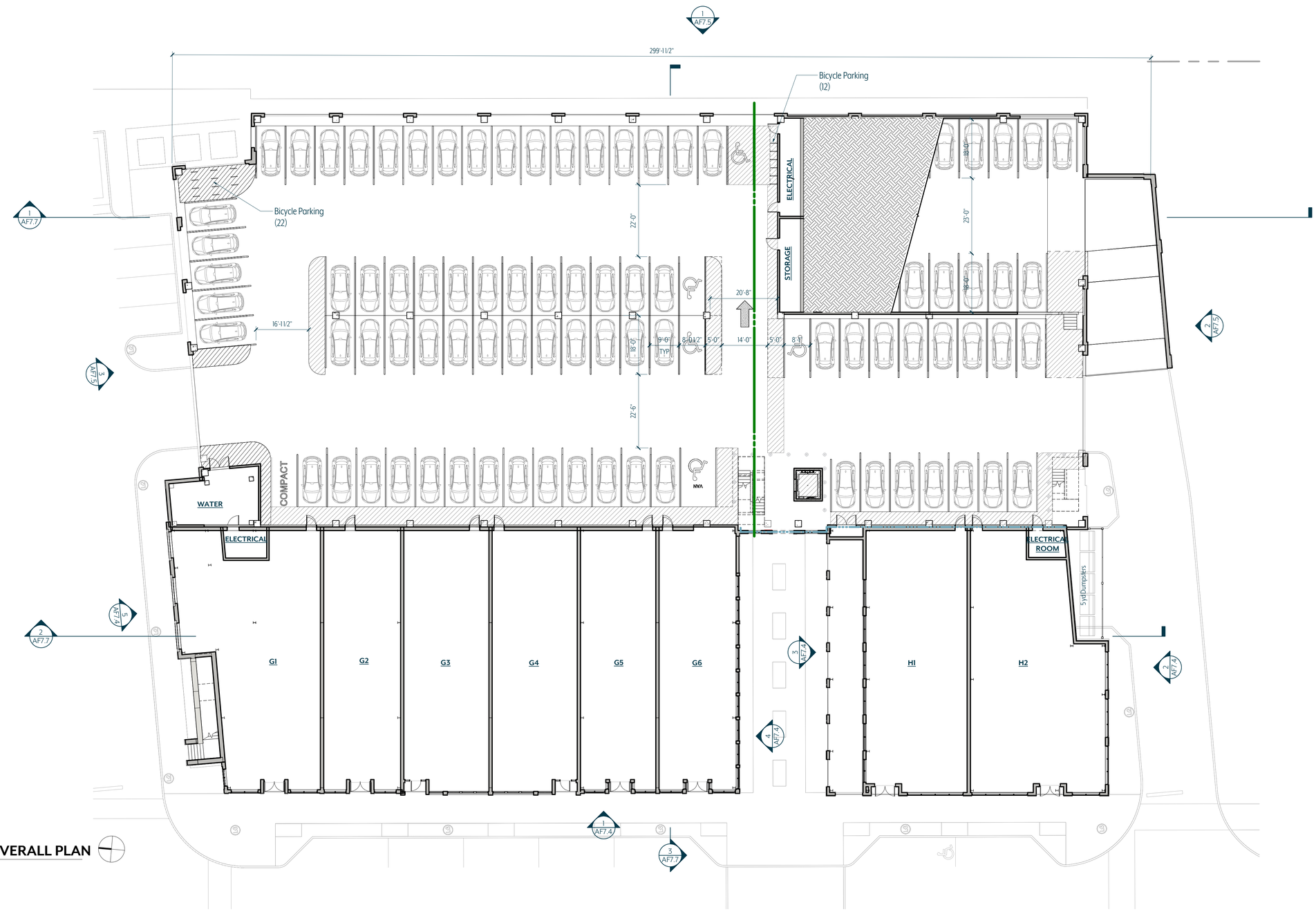
Mid-building Pedestrian-way

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

Roof Types

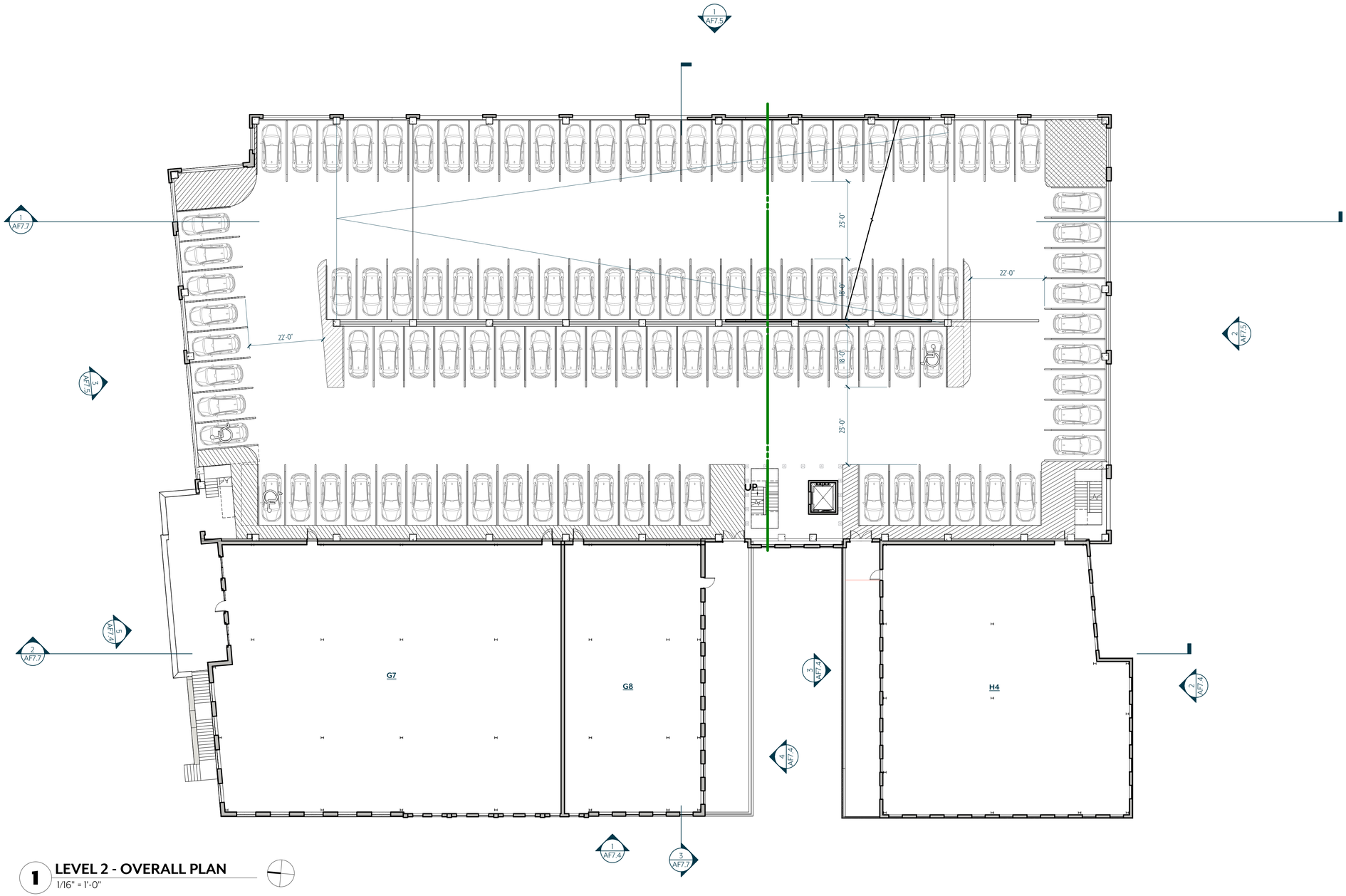
Allowed	Pitched roof; (other types permitted with approval)	
Provided	Area G - Parapet	Non- Compliant
	Area H - Pitch	Compliant

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

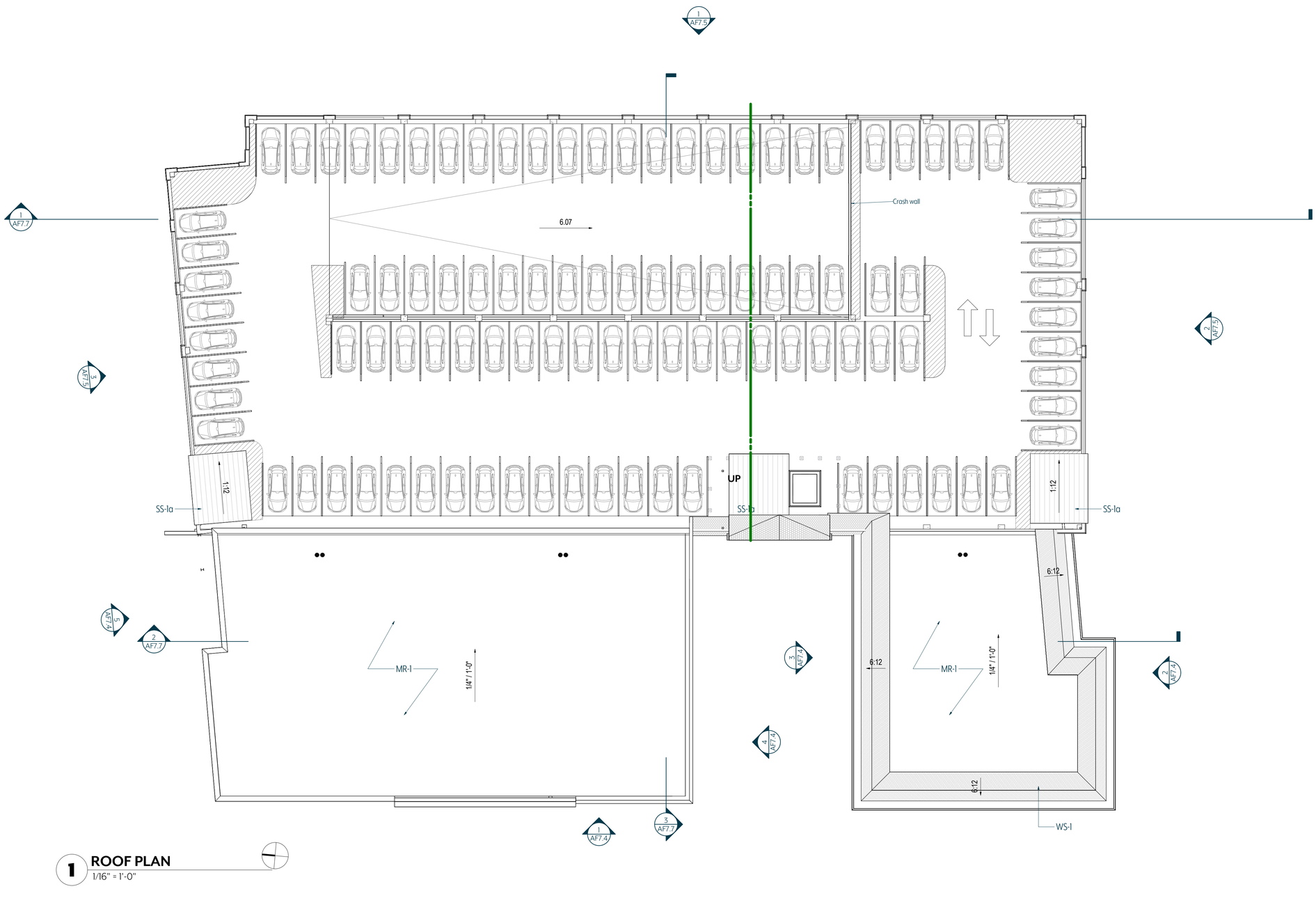


1 LEVEL 1 - OVERALL PLAN

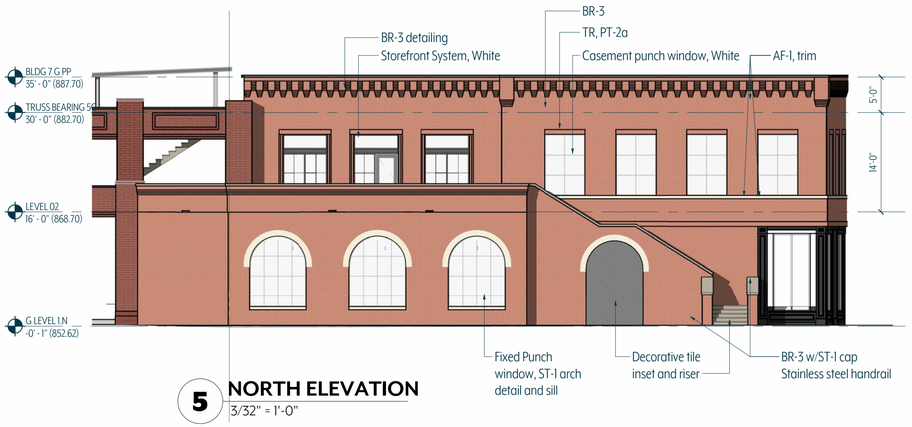
1/16" = 1'-0"



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 7

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	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, TR*	99%	Compliant
West	BR-3, BR-4, AF-1, PL-1b*, TR*	82%	Compliant
South	ST-1, PL-1b*, TR*	97%	Compliant
CY North	ST-1, PL-1b*, TR*	96%%	Compliant
CY South	BR-4, AF-1, TR*	93%	Compliant

• Secondary Materials Provided Per Elevation

North	TL-1	Compliant
West	FC-2	Compliant
South	None Provided	Compliant
CY North	None Provided	Compliant
CY South	FC-2	Compliant

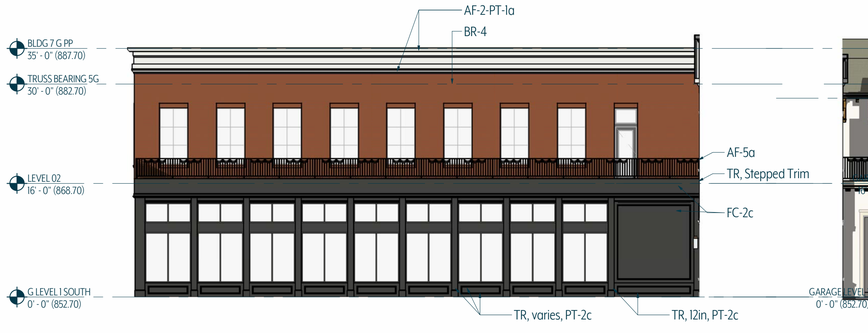
• Roof Materals Provided	WS-1, AS-1, SS1-d	Compliant

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

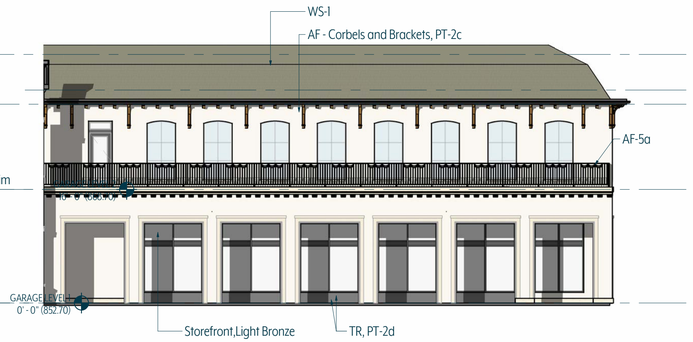
Transparency Requirements

Story	Elevation	Glazing/ Opening (SF)	Wall Area (SF)	%Open/ Transparent (Provided)	%Open/ Transparent (Required)	
Ground	West	1135	1462	771%	40%	Compliant
Upper	West	916	3537	26%	20%	Compliant
Overall	North	666	2907	23%	15%*	Compliant

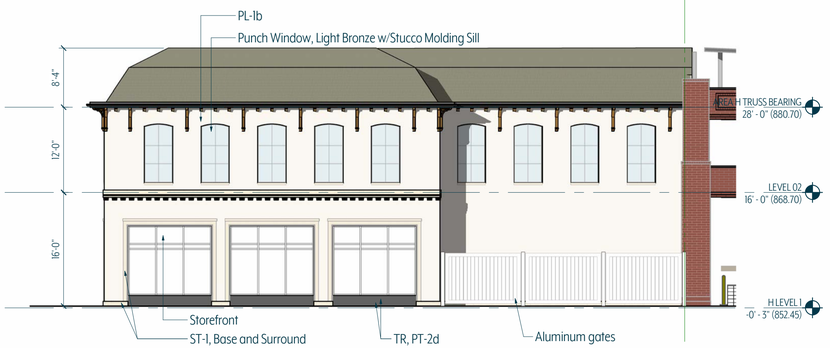
* Non Street Facade



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



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



2 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	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 16'-6"	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.

Add garage openings are non-compliant. Wider than allowed

Facade Materials

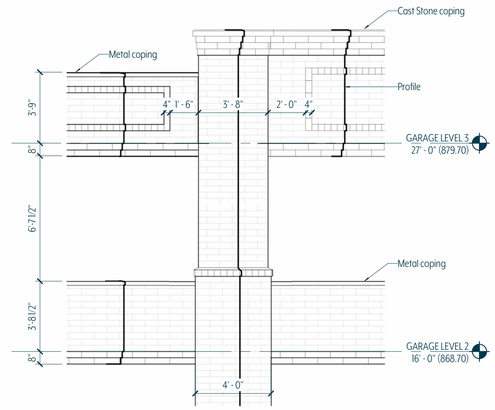
A minimum of 80% of each façade visible from a street or adjacent property, exclusive of windows and doors, shall be constructed of permitted primary materials

· Primary facade materials allowed	Brick, Stone, Glass	
· Primary facade materials provided ar all elevations		
CB-1*	100%	Compliant

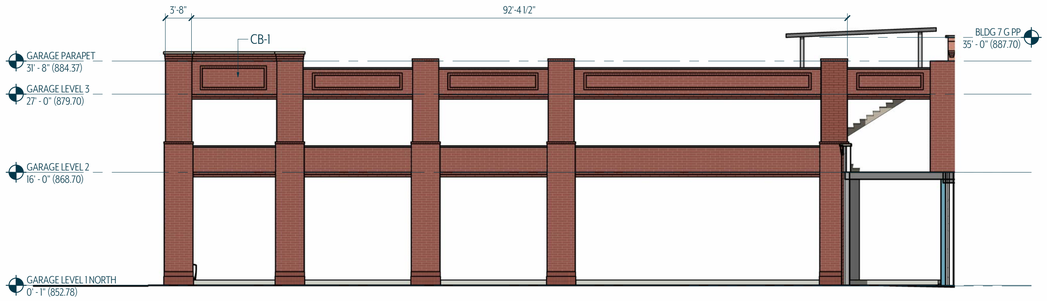
× Architectural Features

·

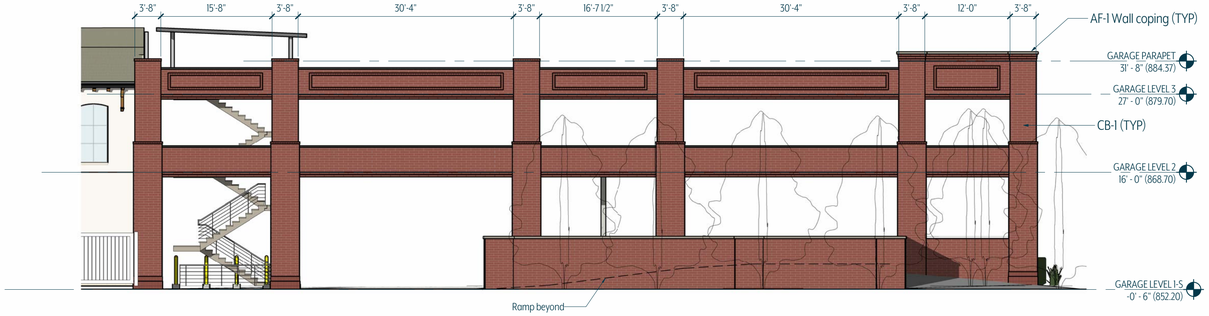
AF-1 Cast Stone Cornice



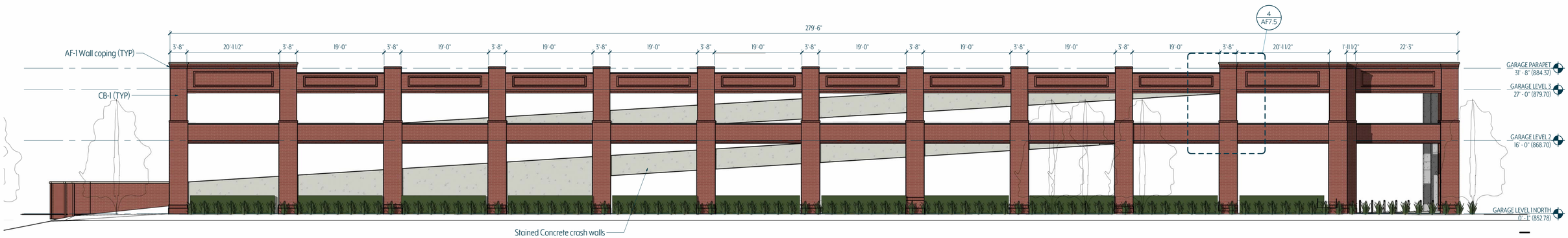
4 ELEVATION DETAIL
1/4" = 1'-0"



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

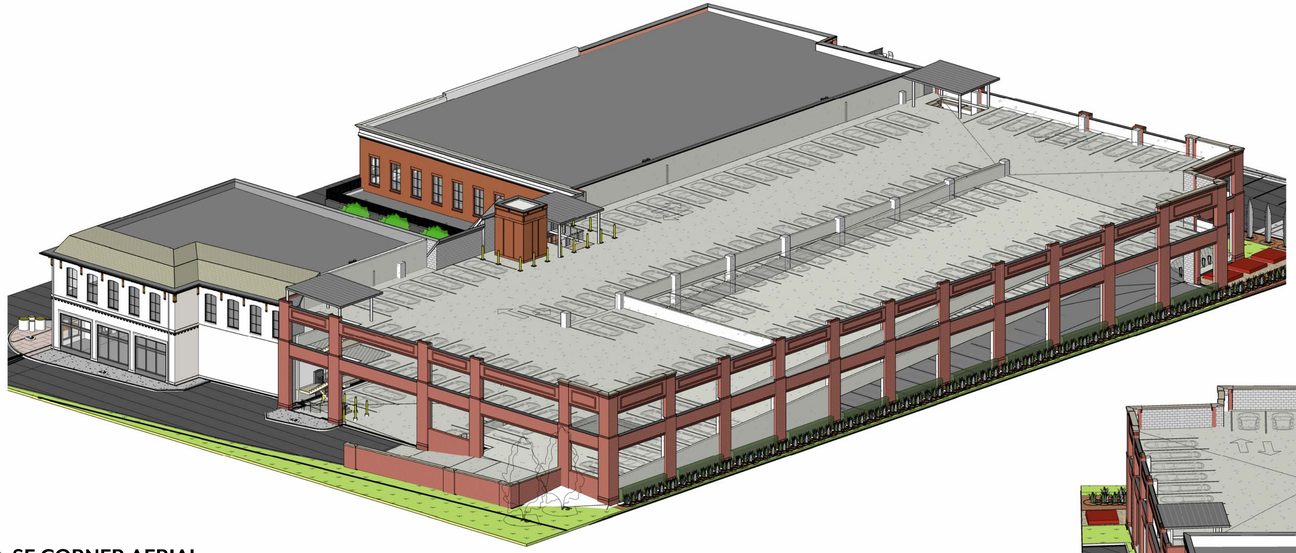


2 PARKING SOUTH
3/32" = 1'-0"



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

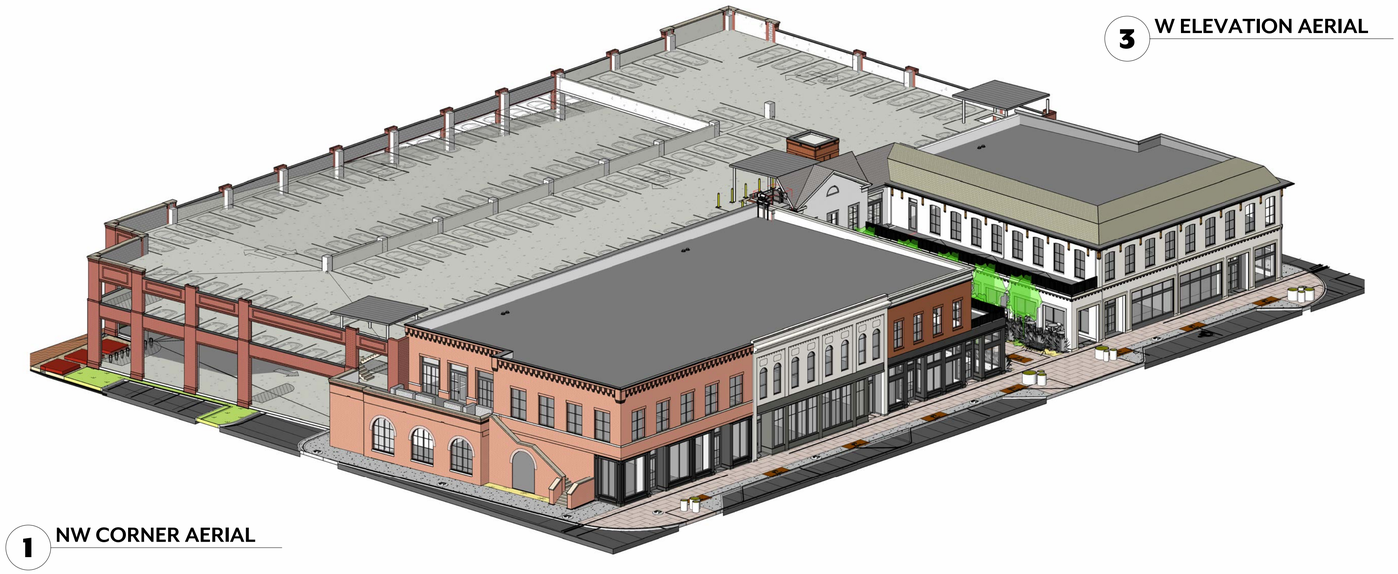
Updated to turn all landscape to BW



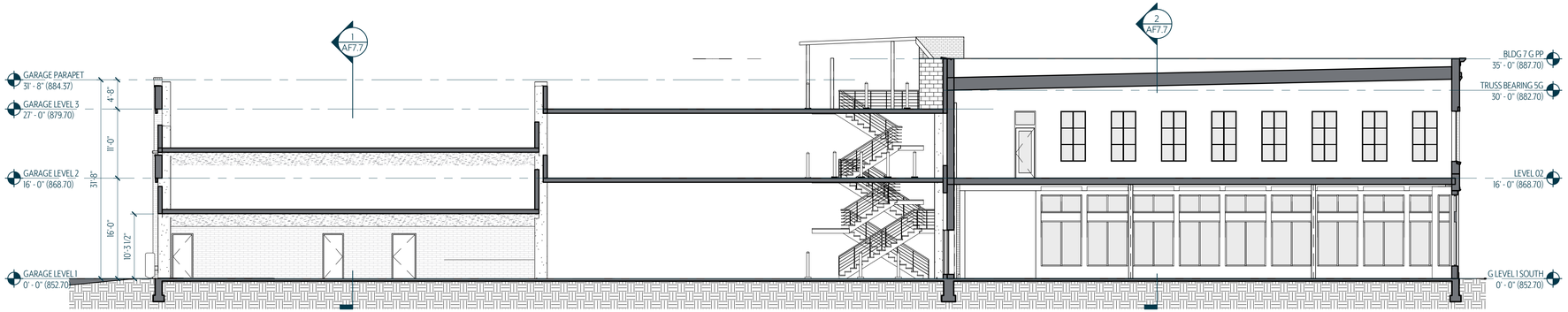
2 SE CORNER AERIAL



3 W ELEVATION AERIAL

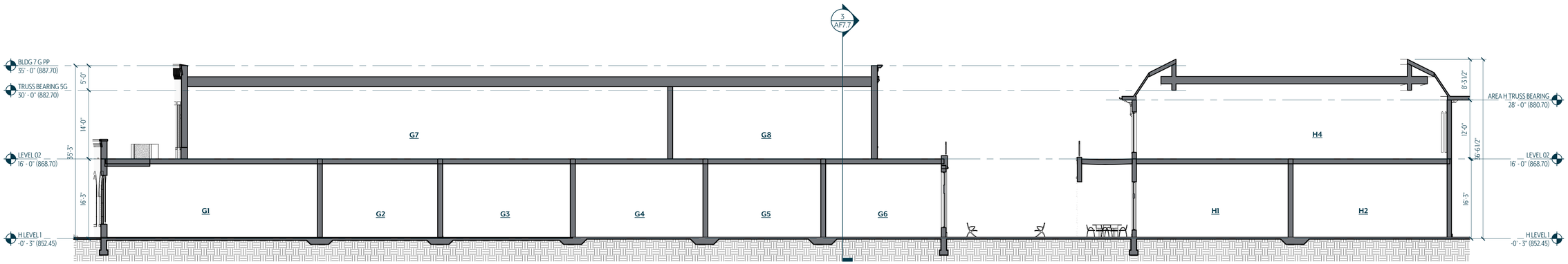


1 NW CORNER AERIAL



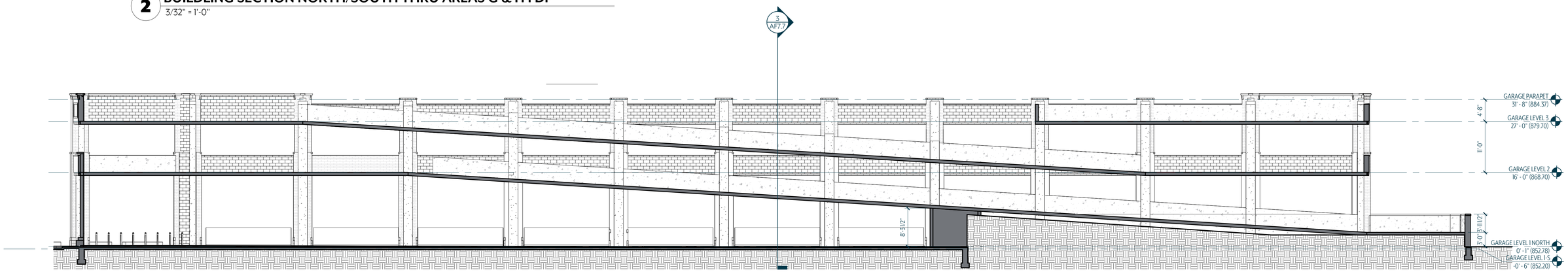
3 BUILDING SECTION EAST/WEST

3/32" = 1'-0"



2 BUILDLING SECTION NORTH/SOUTH THRU AREAS G & H FDP

3/32" = 1'-0"



1 BUILDLING SECTION NORTH/SOUTH THRU PARKING STRUCTURE

3/32" = 1'-0"

ZONING COMPLIANCE- BUILDING 7

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, TR*	99%	Compliant
West	BR-3, BR-4, AF-1, PL-1b*, TR*	82%	Compliant
South	ST-1, PL-1b*, TR*	97%	Compliant
CY North	ST-1, PL-1b*, TR*	96%	Compliant
CY South	BR-4, AF-1, TR*	93%	Compliant

· Secondary Materials Provided Per Elevation

North	TL-1	Compliant
West	FC-2	Compliant
South	None Provided	Compliant
CY North	None Provided	Compliant
CY South	FC-2	Compliant

· Roof Materals Provided WS-1 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	1135	1462	771%	40%	Compliant
Upper	West	916	3537	26%	20%	Compliant
Overall	North	666	2907	23%	15%*	Compliant

* Non Street Facade

ZONING COMPLIANCE- BUILDING 7

BUILDING 7 PARKING STRUCTURE

Buildable Area

*Refer to Site Plan

· Minimum Side yard Setback	5ft	Compliant
· Minimum rear yard setback	5ft	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 at all elevations

CB-1*	100%	Compliant

· Architectural Features
·
AF-1 Cast Stone Cornice

WAIVER REQUEST - BUILDING 7

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

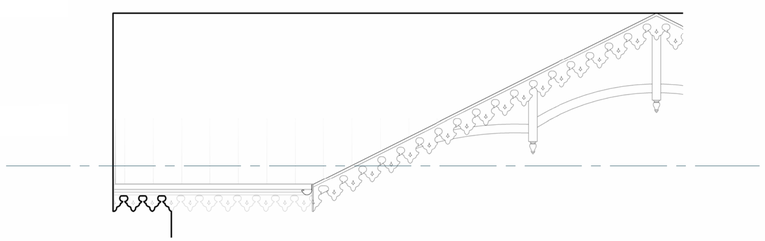
Non-Compliant

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.

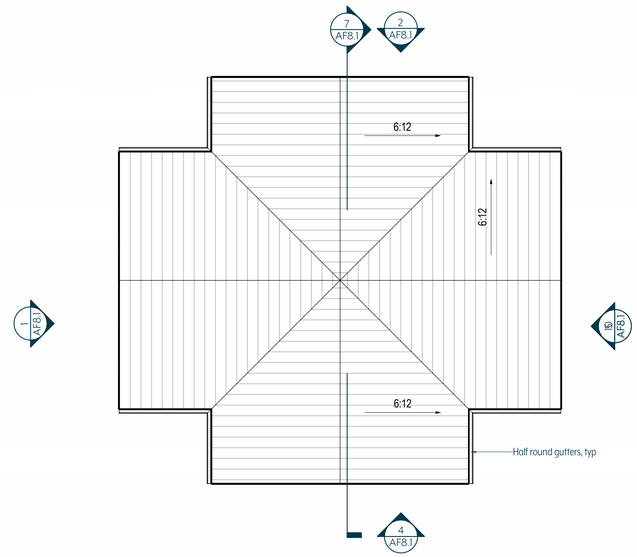
Building Height – Upper Story (Building G Portion)

Non-Compliant

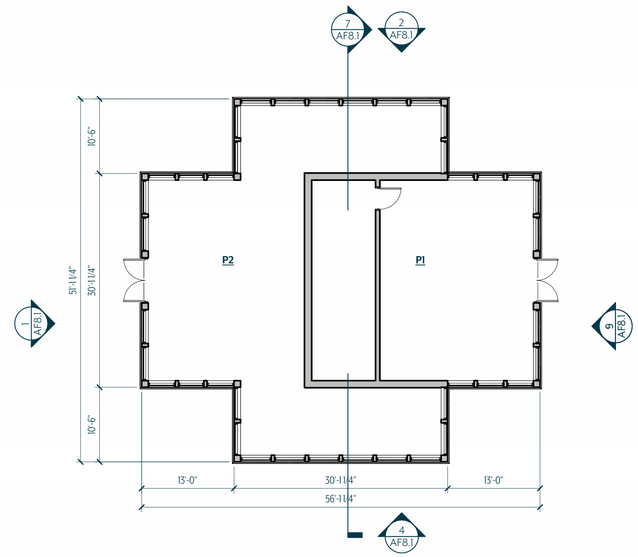
The upper story non-compliance is limited to Building G, where the provided height exceeds the maximum permitted height. This condition is driven by architectural expression and alignment with adjacent building elements, allowing for a cohesive composition across the development while maintaining appropriate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



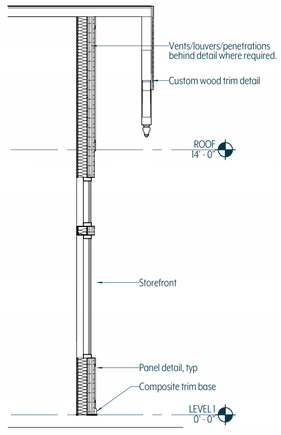
10 TRIM DETAIL
1/4" = 1'-0"



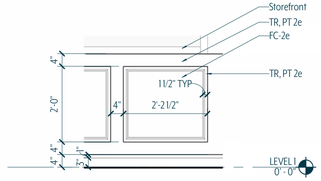
6 ROOF PLAN
3/32" = 1'-0"



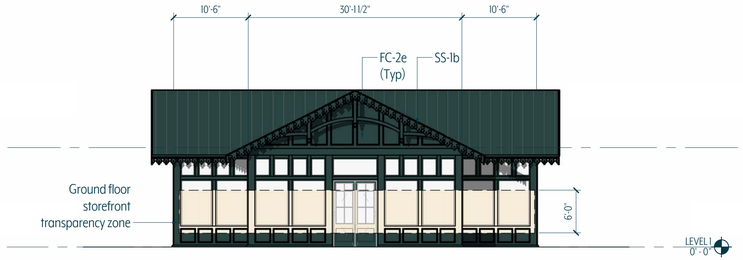
3 FLOOR PLAN
3/32" = 1'-0"



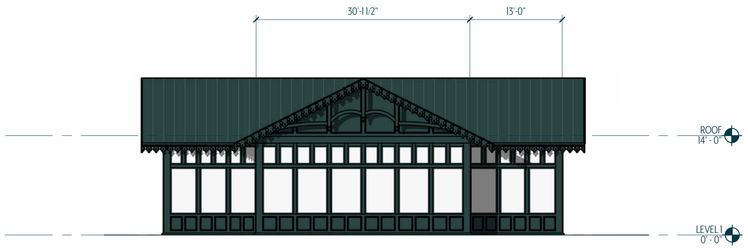
8 WALL SECTION
1/4" = 1'-0"



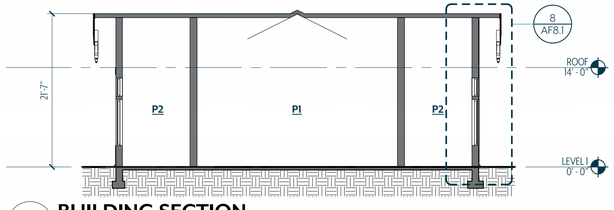
9 PANEL DETAIL
1/2" = 1'-0"



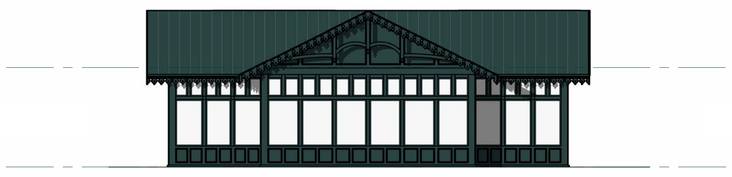
5 EAST ELEVATION
3/32" = 1'-0"



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



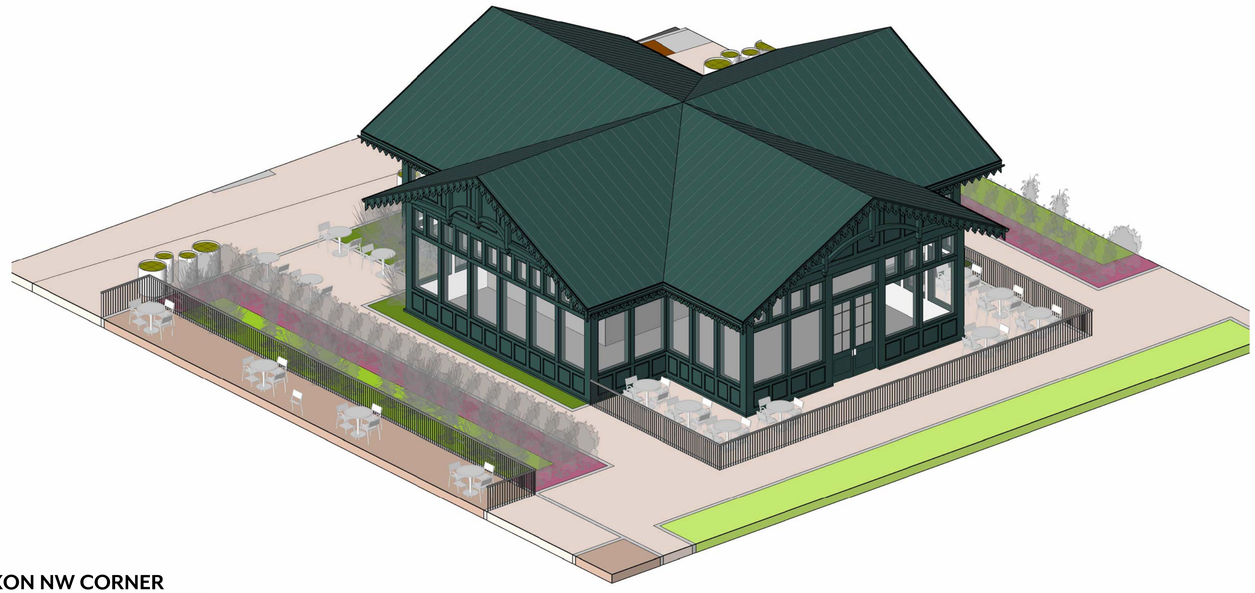
7 BUILDING SECTION
3/32" = 1'-0"



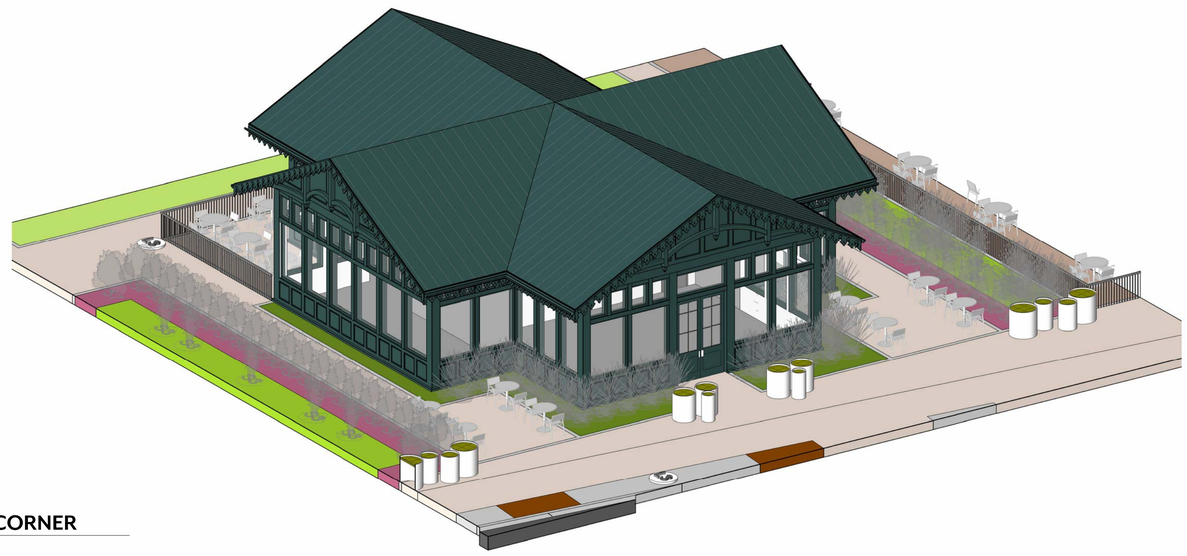
4 SOUTH ELEVATION
3/32" = 1'-0"



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



2 AXON NW CORNER



1 AXON SE CORNER

ZONING COMPLIANCE- BUILDING 8

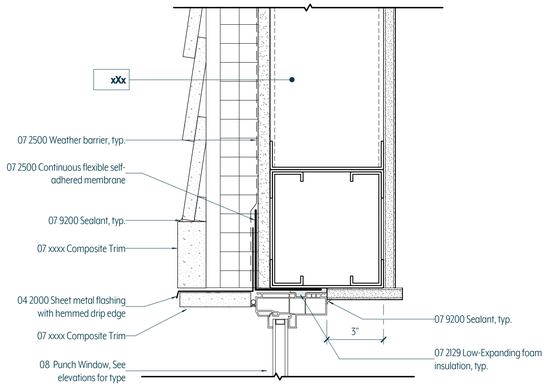
HISTORIC MIXED USE – PLAN & ELEVATION ANALYSIS- 1ST FLOOR RETAIL

WAIVER REQUEST - BUILDING

BUILDING 4 – HISTORIC MIXED USE
GROUND FLOOR RETAIL

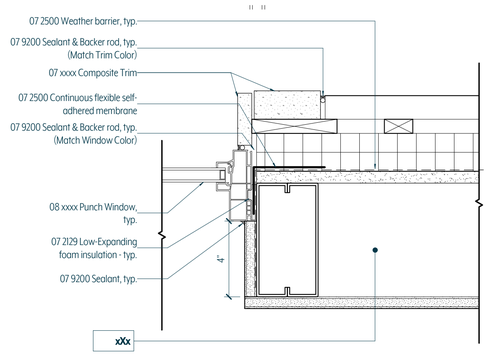
Building Height – Ground Story
Non-Compliant

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.



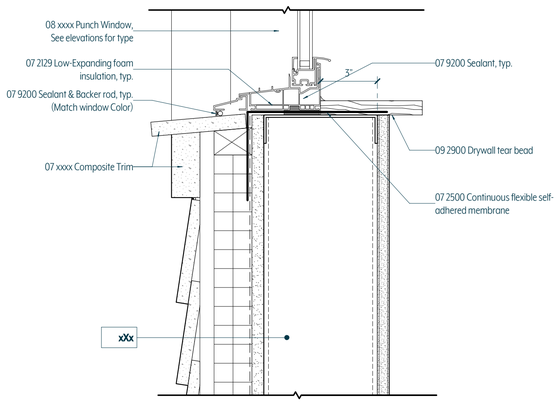
7 WINDOW HEAD AT COMPOSITE SIDING Copy 1

3" = 1'-0"



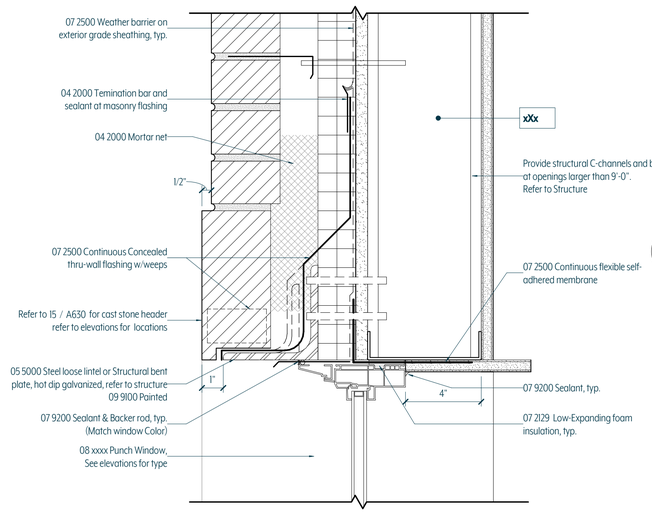
6 WINDOW JAMB AT COMPOSITE PANELS Copy 2

3" = 1'-0"



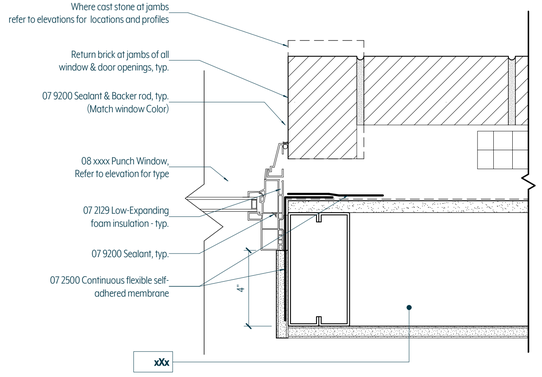
5 WINDOW SILL AT COMPOSITE LAP SIDING Copy 2

3" = 1'-0"



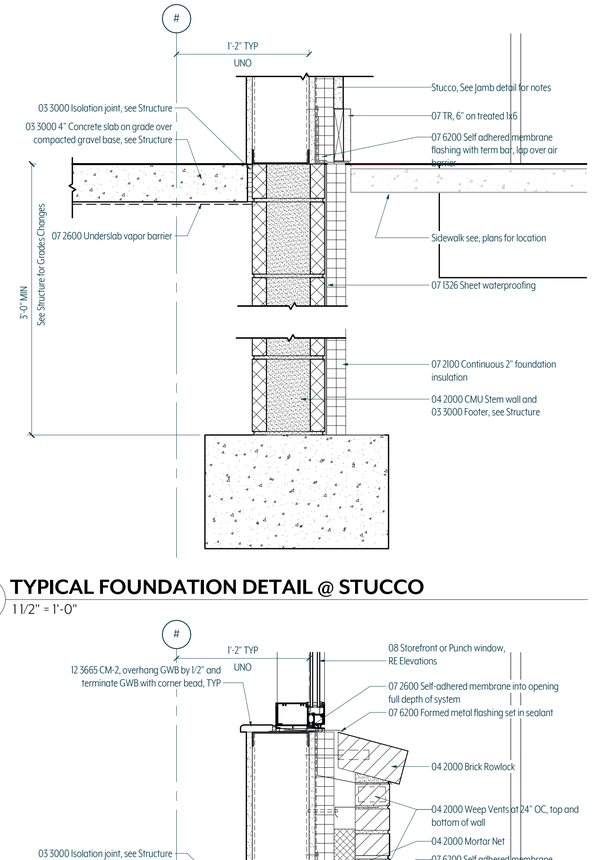
4 WINDOW HEAD AT BRICK VENEER Copy 1

3" = 1'-0"



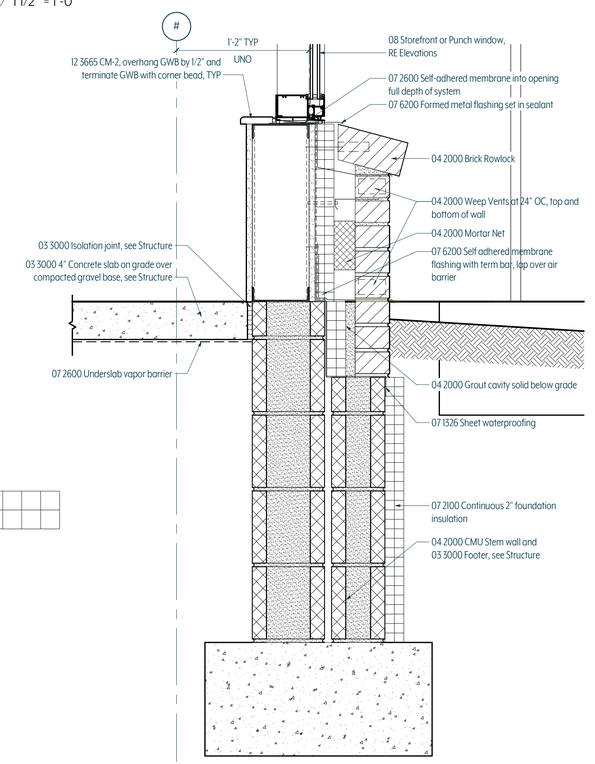
3 WINDOW JAMB AT BRICK Copy 2

3" = 1'-0"



2 TYPICAL FOUNDATION DETAIL @ STUCCO

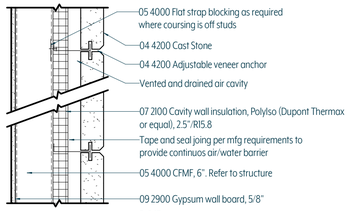
1 1/2" = 1'-0"



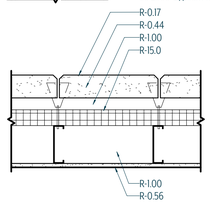
1 TYPICAL FOUNDATION DETAIL

1 1/2" = 1'-0"

SECTION



PLAN

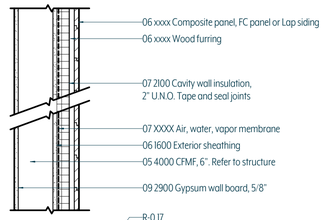


eS4

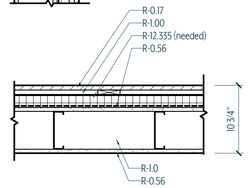
NON-RATED, NON-BEARING, STEEL STUD WALL

Vapor Control, Ext: Class I
Vapor Control, Int: Class III

SECTION



PLAN



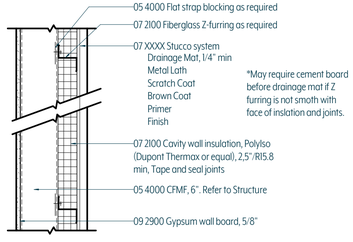
eS2

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

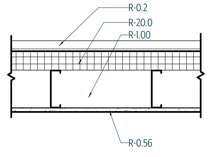
Fire Rating: 1HR, 2HR
Rating Standard: UL Uxxx

Vapor Control, Ext: Class I
Vapor Control, Int: Class II

SECTION



PLAN

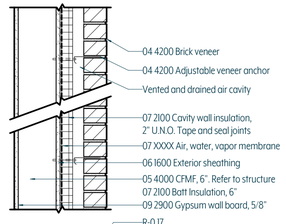


eS3

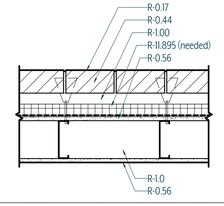
RATED / NON-RATED, NON-BEARING, STEEL STUD WALL

Vapor Control, Ext: Class I
Vapor Control, Int: Class III

SECTION



PLAN

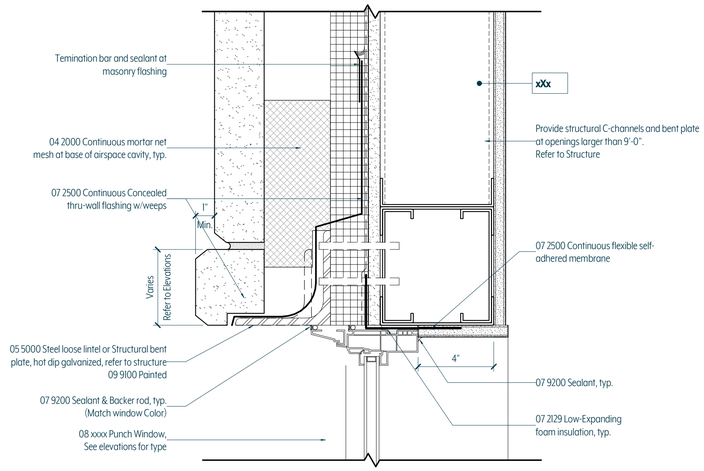


eS1

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

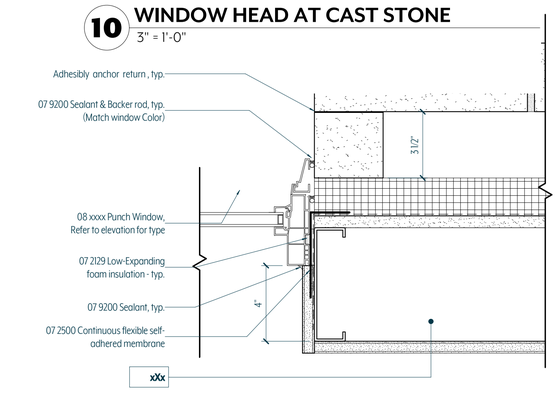
Fire Rating: 1HR
Rating Standard: UL V454

Vapor Control, Ext: Class I
Vapor Control, Int: Class III



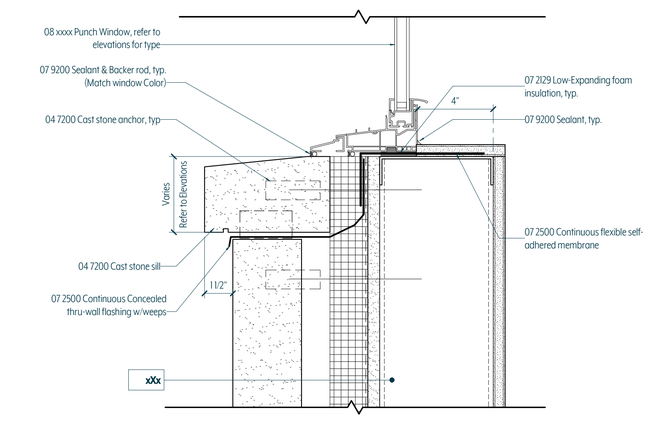
10 WINDOW HEAD AT CAST STONE

3" = 1'-0"



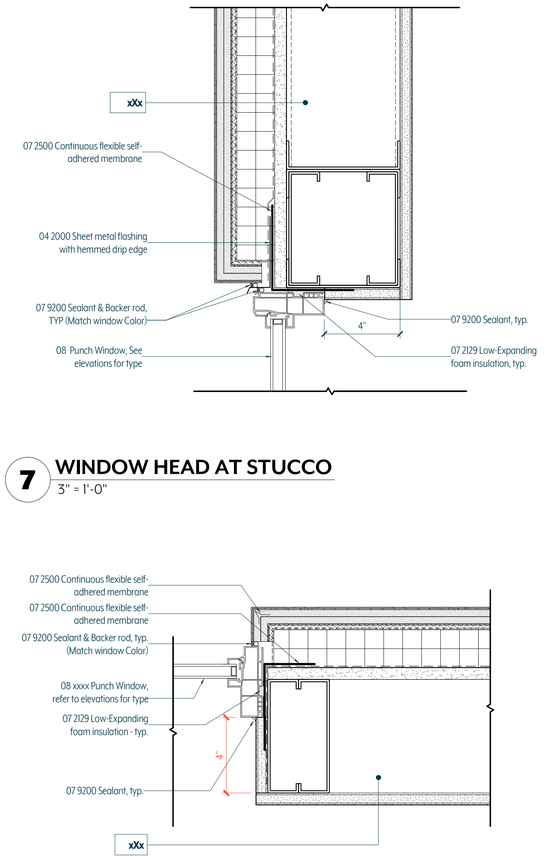
9 WINDOW JAMB AT CAST STONE

3" = 1'-0"



8 WINDOW SILL AT CAST STONE

3" = 1'-0"

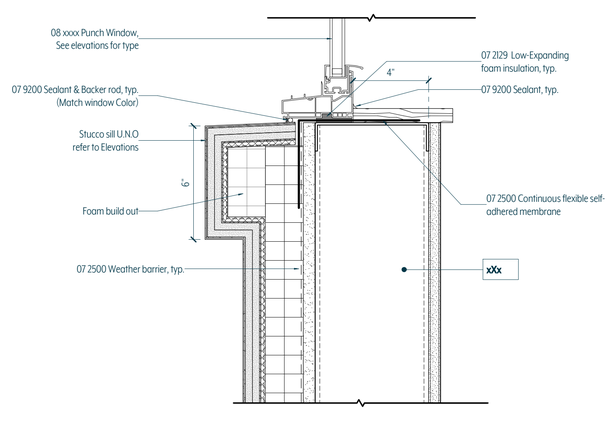


7 WINDOW HEAD AT STUCCO

3" = 1'-0"

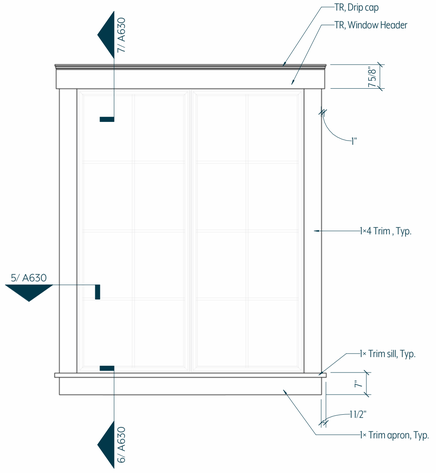
6 WINDOW JAMB AT STUCCO

3" = 1'-0"



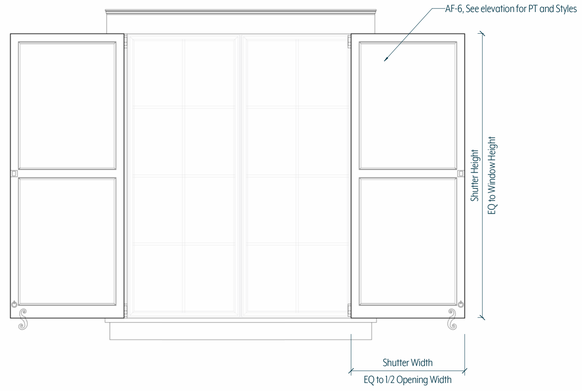
5 WINDOW SILL AT STUCCO

3" = 1'-0"



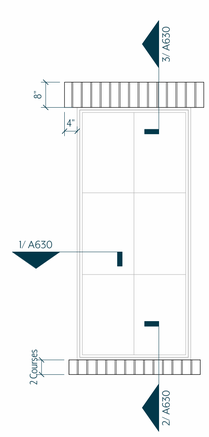
1

Window W/ Trim Surround
Typ at Siding



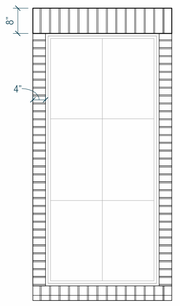
1a

Window W/ Trim Surround and Shutters



2

Window W/ Solider Head and Brick sill
(Typical)



2a

Window W/ Solider Head, Brick sill, and stepped Jamb
(Building 7, Area G)

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:

FERRIS & ASSOCIATES
2130 QUARRY TRAILS DR., 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: DUNCAN A. SHREMSHOCK, P.E.
PH: (614) 299-2999
EMAIL: dshremshock@epferris.com

AMENDED FINAL DEVELOPMEMT PLAN

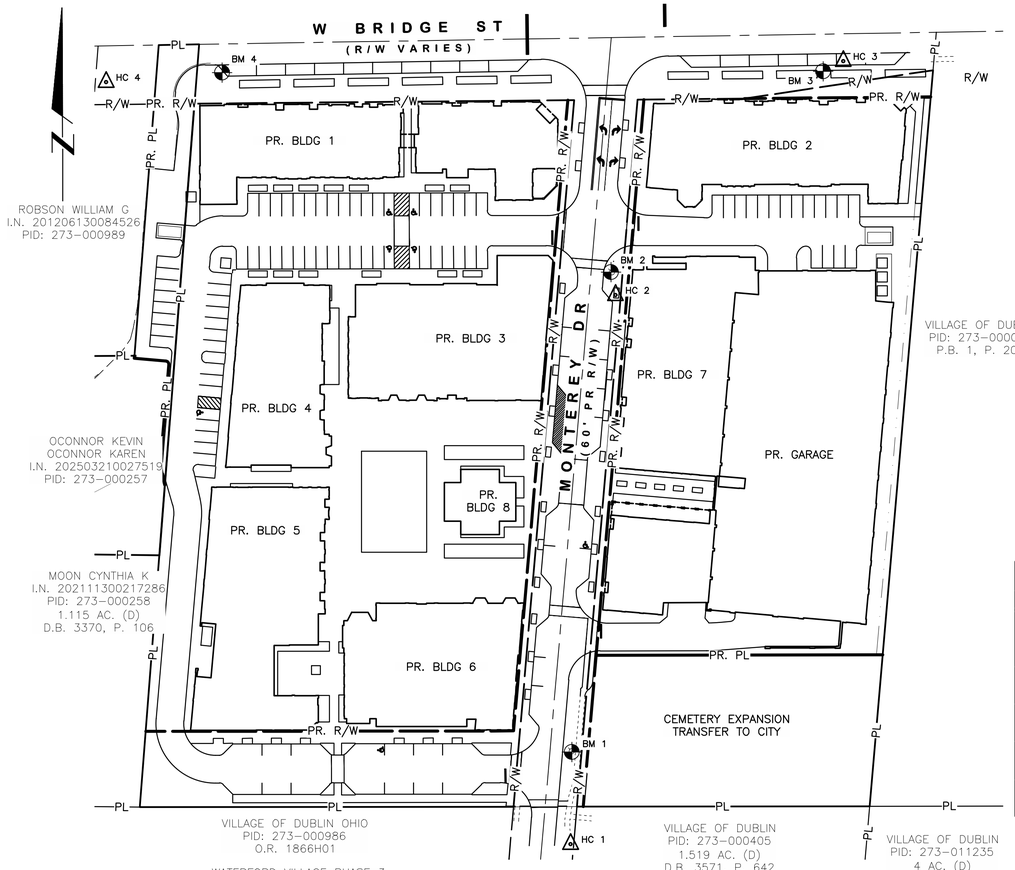
MONTEREY VILLAGE

MONTEREY DRIVE

CITY OF DUBLIN, OHIO

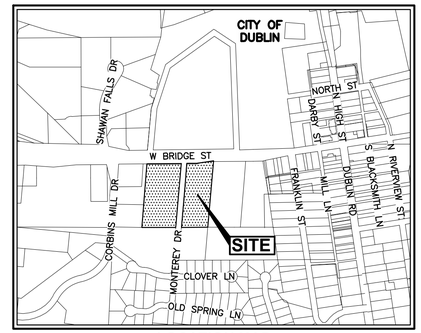
25-014-COM

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)	6.49	AC.
IMPERVIOUS DISTURBED AREA	0.98	AC.
TOTAL DISTURBED AREA (PRIVATE)	5.77	AC.
TOTAL DISTURBED AREA (OFF-SITE)	0.04	AC.
TOTAL DISTURBED AREA (R/W)	1.30	AC.
TOTAL DISTURBED AREA	6.79	AC.
PRE-DEVELOPED IMPERVIOUS AREA	0.98	AC.
POST-DEVELOPED IMPERVIOUS AREA	7.19	AC.

BUILDING SUMMARIES

GROSS INTERIOR	RETAIL	RESTAURANT	OFFICE
BUILDING 1	8,642 SF	–	13,503 SF
BUILDING 2	6,609 SF	5,783 SF	9,574 SF
BUILDING 3	11,250 SF	2,761 SF	–
BUILDING 4	7,998 SF	1,641 SF	–
BUILDING 5	10,645 SF	4,609 SF	–
BUILDING 6	9,675 SF	3,788 SF	–
BUILDING 7	16,405 SF	7,444 SF	11,567 SF
BUILDING 8	–	2,440 SF	–
QUILT	5,000 SF	–	–
MISC. RESTROOMS	345 SF	129 SF	–
MISC. CIRCULATION	–	–	3,869 SF
MISC. MEP	1,012 SF	378 SF	460 SF
TOTAL	77,581 SF	28,973 SF	38,973 SF

PARKING CALCULATION

USE	AREA	REQUIREMENT PER 1000 SF	CALCULATED
RETAIL	77,581 SF	3	232.7
RESTAURANT	28,973 SF	10	289.7
OFFICE	38,973 SF	2.5	97.4
TOTAL REQUIRED PARKING SPACES FOR SHOPPING CENTER			619.9
SPACES PROVIDED IN GARAGE			300
SURFACE SPACES PROVIDED			81
SPACES PROVIDED ON STREET			46

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.

REVISIONS

NO.	DATE	DESCRIPTION	APPROVAL

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 13-15

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

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	15

PROJECT# 1315.001

09/17/26

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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:	9/16/2026

EXISTING CONDITIONS PLAN

SCALE: 1" = 200'

SHEET NO. 2 OF 15

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Amended Final Development Plan\1315001_FDP_Existing Conditions Plan.dwg -Existing Conditions Plan PLOTTED BY:DSHREWSHOCK ON 09/16/2026 15:29



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)
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CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

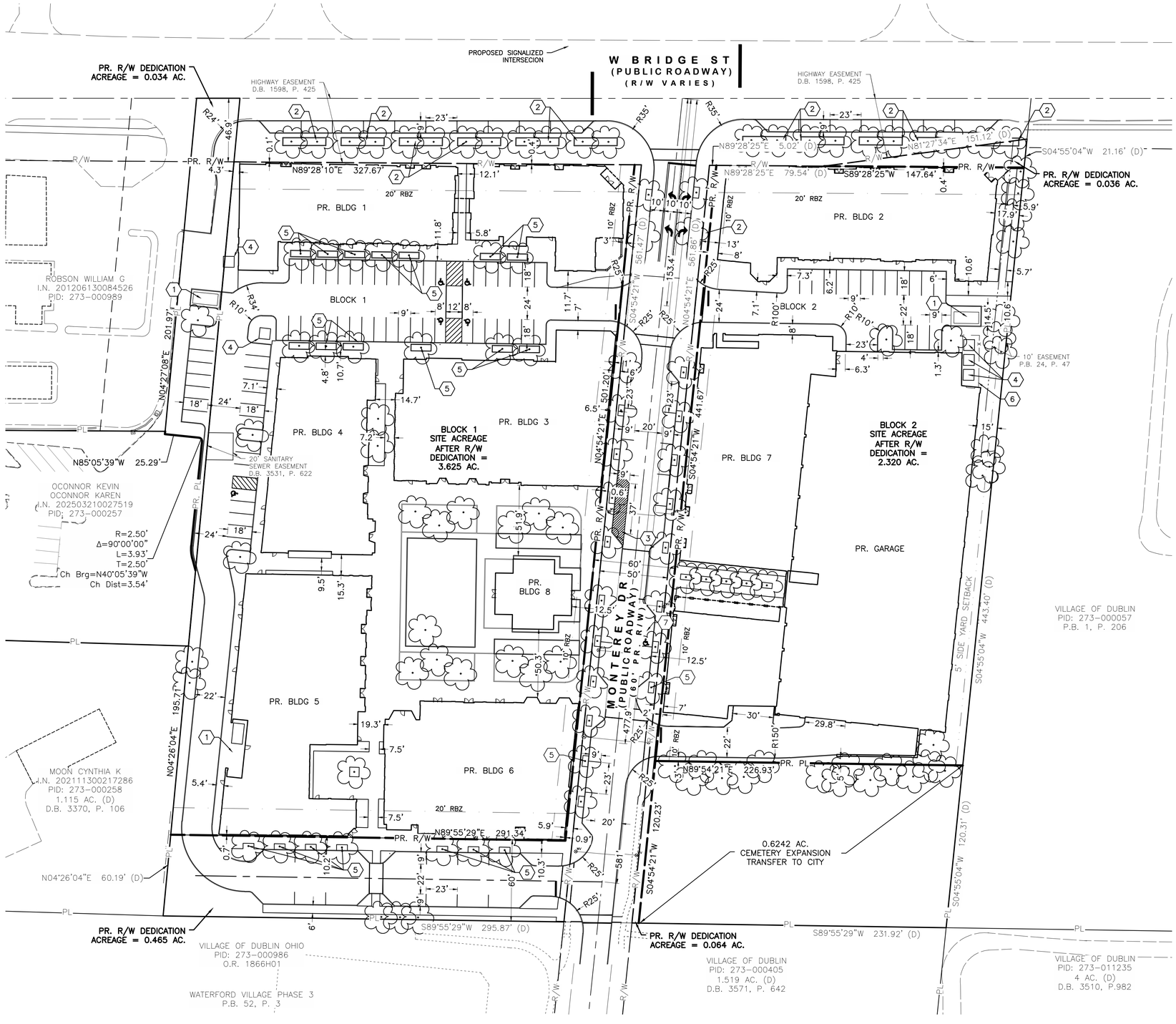
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	9/16/2026

DETAILED EXISTING CONDITIONS PLAN

SCALE: 1" = 40'

SHEET NO. 3 OF 15

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Amended Final Development Plan\1315001_FDP_Existing Conditions.dwg -Existing Conditions PLOTTED BY:DSHREMSHOCK ON 09/16/2026 15:29



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 ENCLOSURE
2. PR. PLANTER BOX (TYP.)
3. PR. LOADING ZONE
4. PR. TRANSFORMER
5. PR. TREE GRATE (TYP.)
6. PR. FENCE
7. PR. ADA ACCESSIBLE STREET PARKING

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

BLOCK 1 LOT COVERAGE: 43%
BLOCK 2 LOT COVERAGE: 62%

N

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
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(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

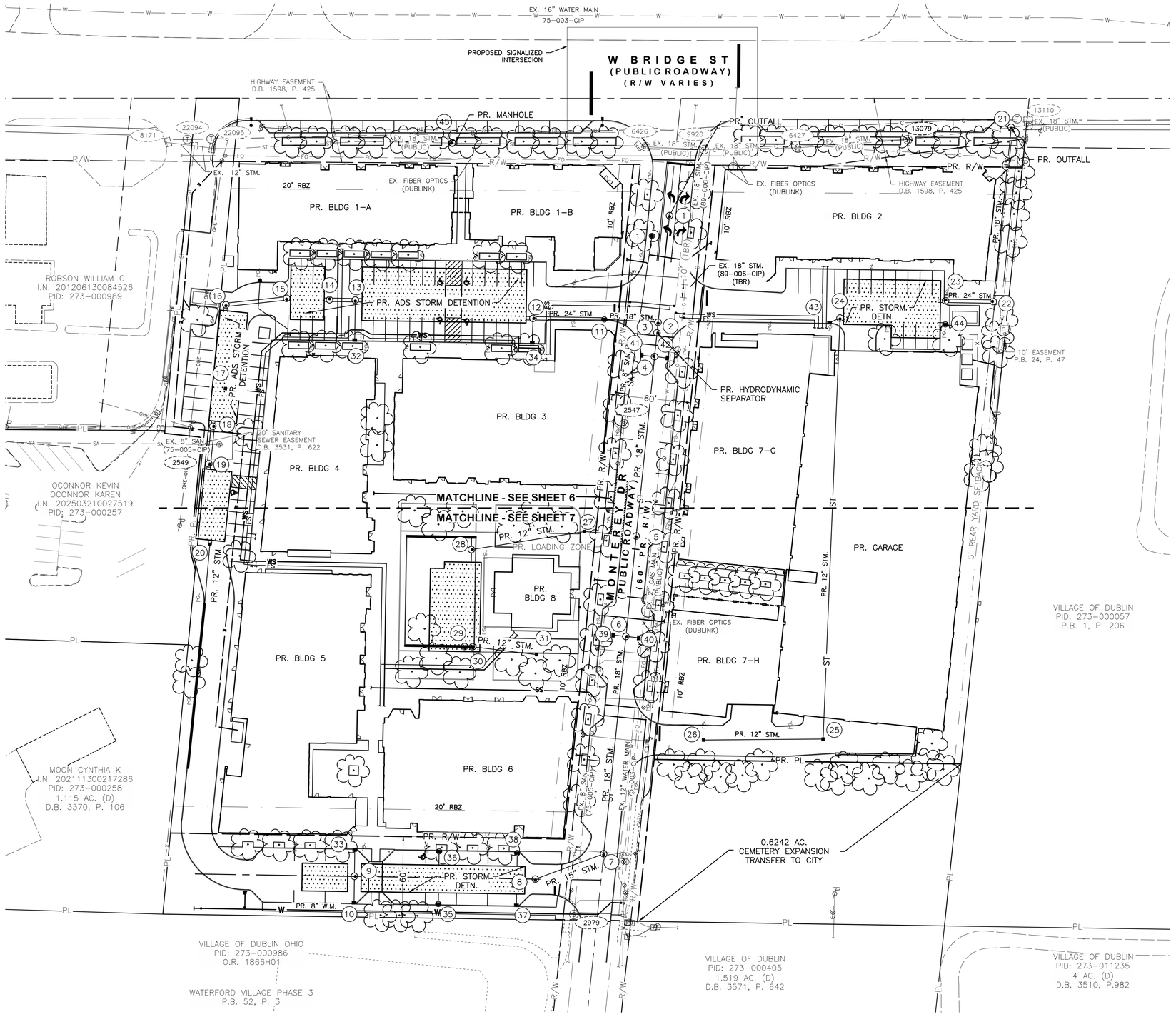
JOB NO.:	1315.001
DESIGNED BY:	DAS
DRAWN BY:	SKD
CHECKED BY:	CLP
APPROVED BY:	DAS
DATE:	9/16/2026

SITE STAKING PLAN

SCALE: 1" = 40'

SHEET NO. 4 OF 15

M:\1315001_MontereyMixedUse\CWO\Production Drawings\Amended Final Development Plan\1315001_FDP_Staking.dwg -Site Staking Plan PLOTTED BY:DSHREMSHOCK ON 09/16/2026 15:29



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. GAS 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
- 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
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- PR. CATCH BASIN
- 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
- PR. MULTI-LANE LIGHT POLE
- PR. LIGHT POLE

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

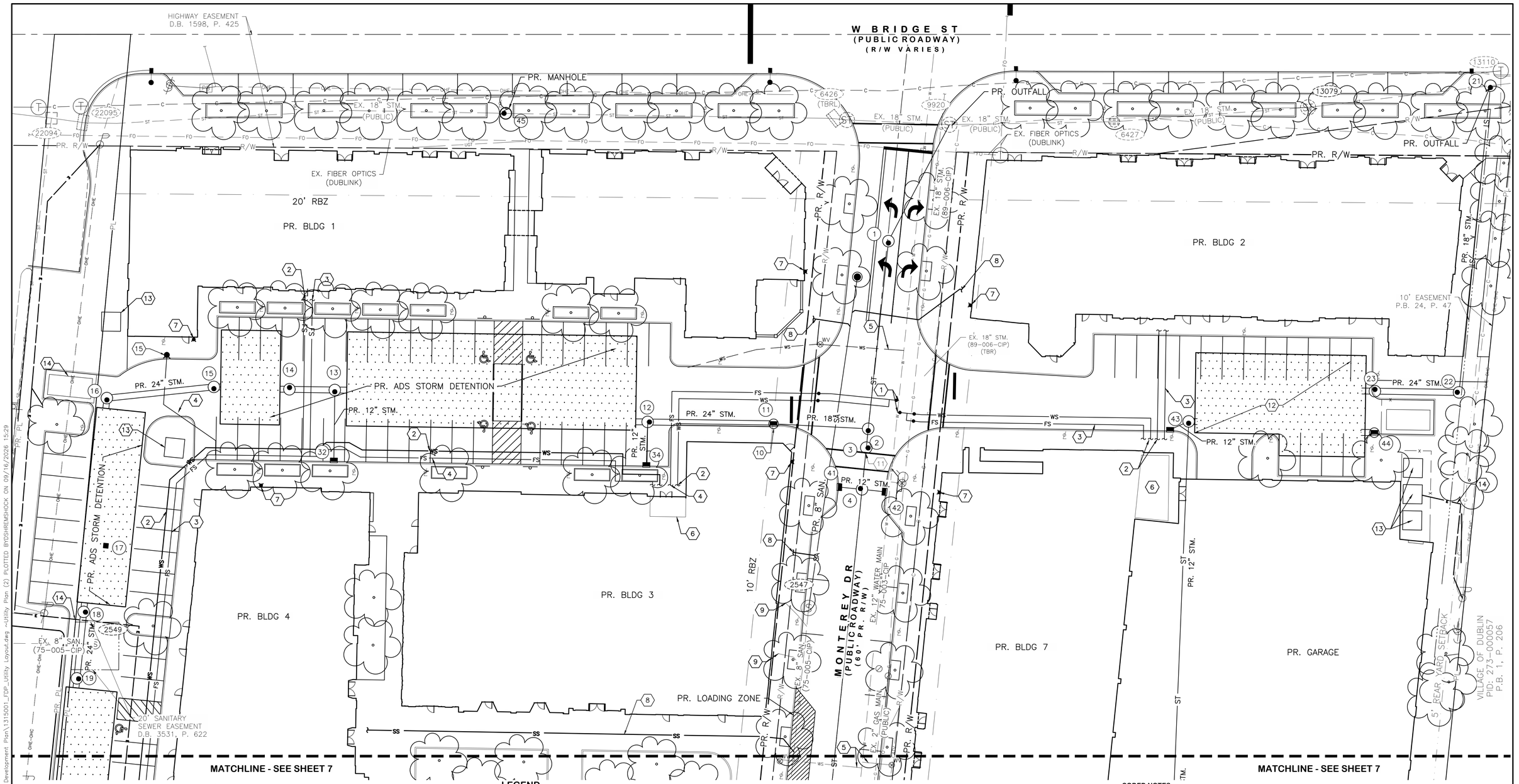
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	9/16/2026

OVERALL SITE UTILITY PLAN

SCALE: 1" = 40'

SHEET NO. 5 OF 15

M:\1315001_MontereyMixedUse\CWS\Production Drawings\Amended Final Development Plan\1315001_FDP_Utility Layout.dwg -Utility Plan PLOTTED BY:SHREMSHOCK ON 09/16/2026 15:29



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	PR. MULTI-LANE LIGHT POLE
	EDGE OF DRIVEWAYS	EX. STORM MANHOLE	EX. WATER LINE	OHL	EX. OVERHEAD STREET LIGHTING	PR. STORM DETENTION	PR. LIGHT POLE
	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. GAS SERVICE VALVE		EX. GAS	TBR	TO BE REMOVED	PR. FIRE SERVICE	
	EX. PULL BOX		EX. STORM	TBA	TO BE ABANDONED	PR. STORM SEWER	
	EX. TREE			TBRL	TO BE RELOCATED		

CODED NOTES

1. PR. 6"X12" 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 BE ABANDONED)
10. PR. OUTLET CONTROL STRUCTURE
11. PR. PRETREATMENT DEVICE
12. PR. UNDERGROUND DETENTION FOR EASTERN PARCEL
13. PR. TRANSFORMER
14. PR. UNDERGROUND ELECTRICAL LINE
15. PR. PRIVATE HYDRANT

N

0 20 40
SCALE IN FEET

REVISIONS	BY	DATE

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CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

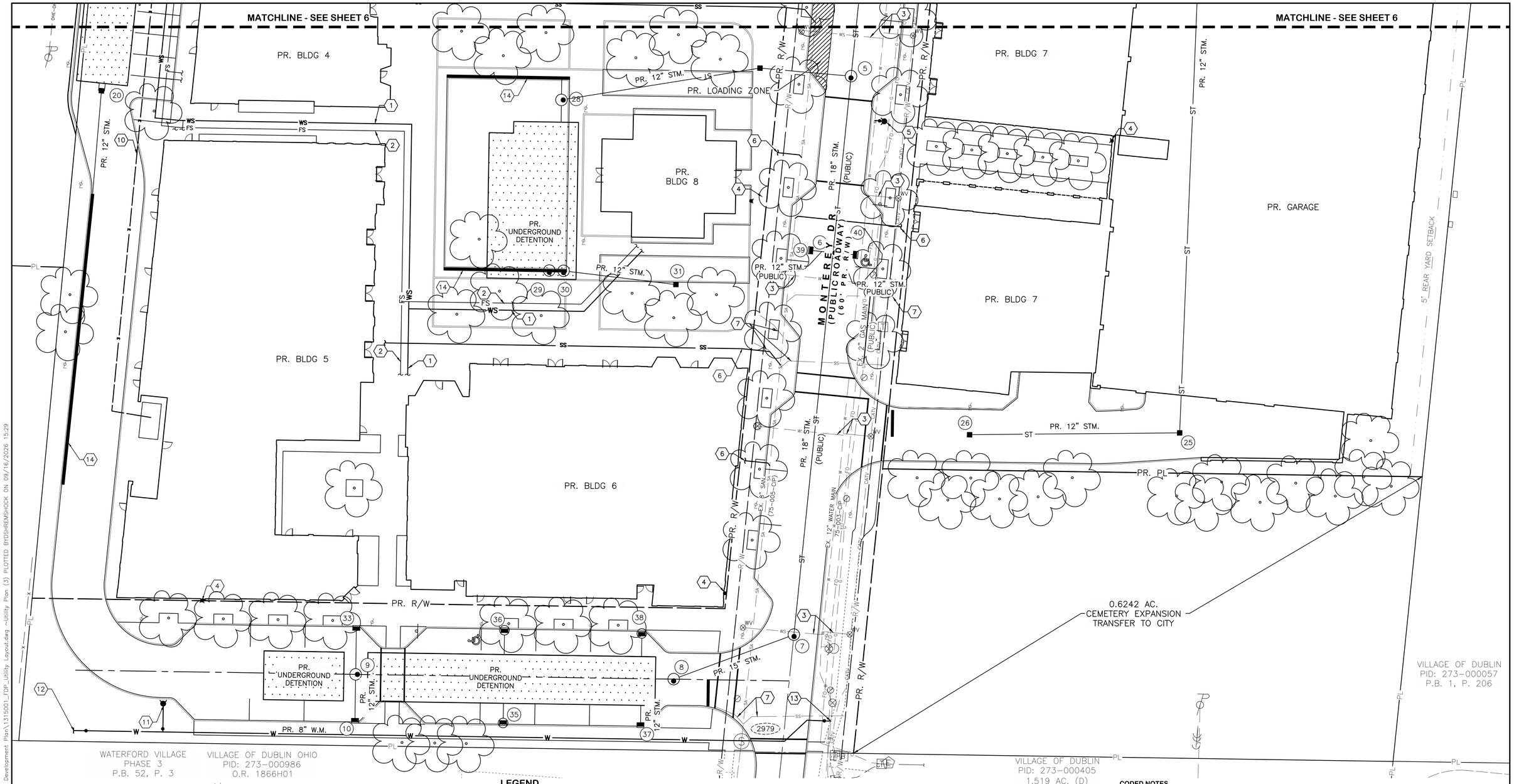
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APPROVED BY:	CLP
DATE:	9/16/2026

DETAILED SITE UTILITY PLAN

SCALE: 1" = 20'

SHEET NO. 6 OF 15

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Amended Final Development Plan\1315001_FDP_Utility Layout.dwg -Utility Plan (2) PLOTTED BY:DSHREMSHOCK ON 09/16/2026 15:29



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. GAS 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
- 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
- PR. LIGHT POLE

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 BE ABANDONED)
8. PR. PRETREATMENT DEVICE
9. PR. TRANSFORMER
10. PR. UNDERGROUND ELECTRICAL LINE
11. PR. PUBLIC FIRE HYDRANT
12. PR. 8" PLUG & THRUST BLOCK
13. PR. 8"X12" WATER TAP
14. PR. 12" TRENCH DRAIN

N

0 20 40

SCALE IN FEET

REVISIONS	BY	DATE

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CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

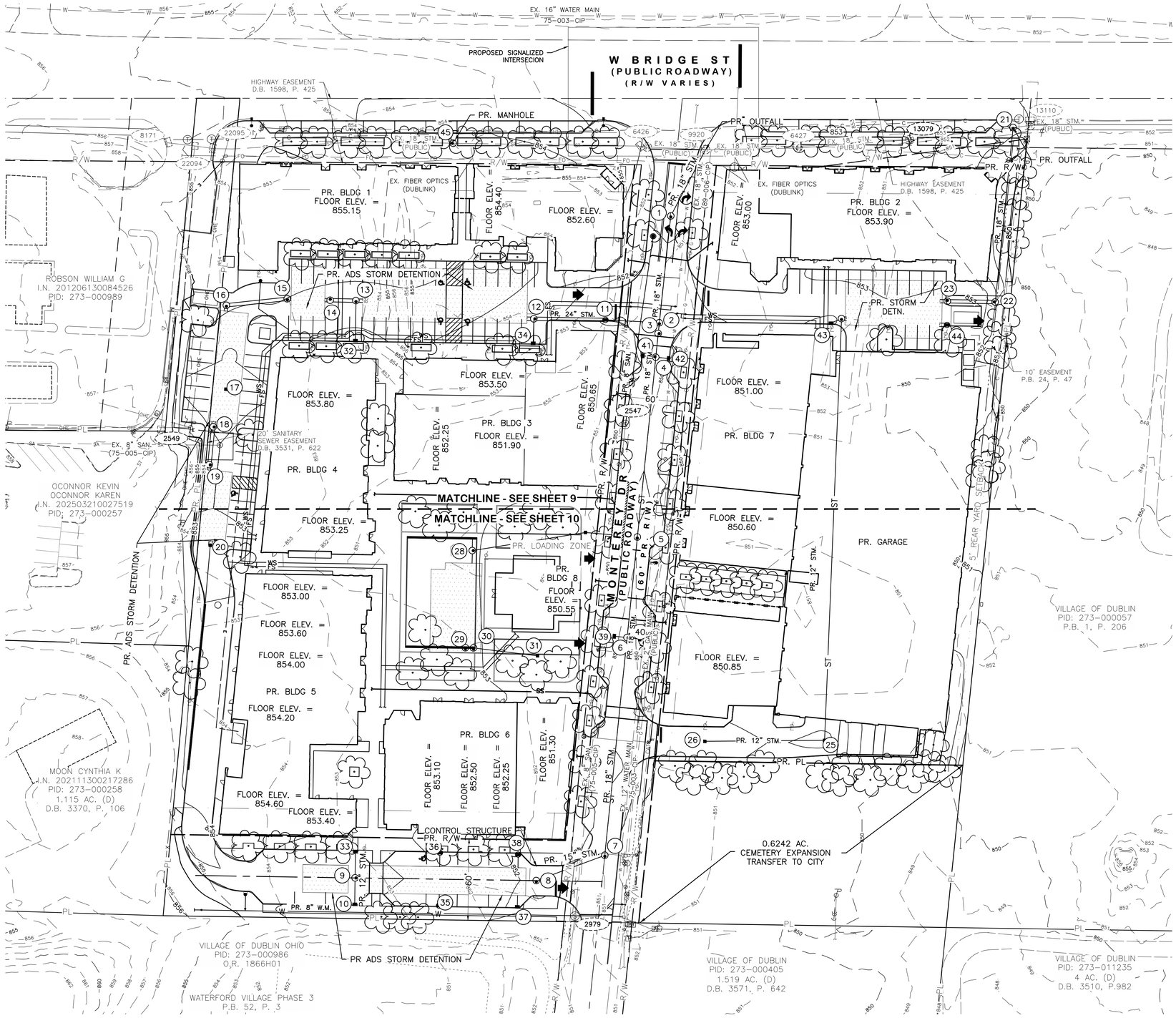
JOB NO.:	1315.001
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DETAILED SITE UTILITY PLAN

SCALE: 1" = 20'

SHEET NO. 7 OF 15

M:\1315001_MontereyMixedUse\CWO\Production Drawings\Amended Final Development Plan\1315001_FDP_Utility Layout.dwg -Utility Plan (3) PLOTTED BY:DSHREMSHOCK ON 09/16/2026 15:29



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 WS	PR. WATER SERVICE
FS	PR. FIRE SERVICE
ST	PR. STORM SEWER
SA	PR. SANITARY
SS	PR. SANITARY SERVICE
E	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 40 80

SCALE IN FEET

REVISIONS	BY	DATE

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CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

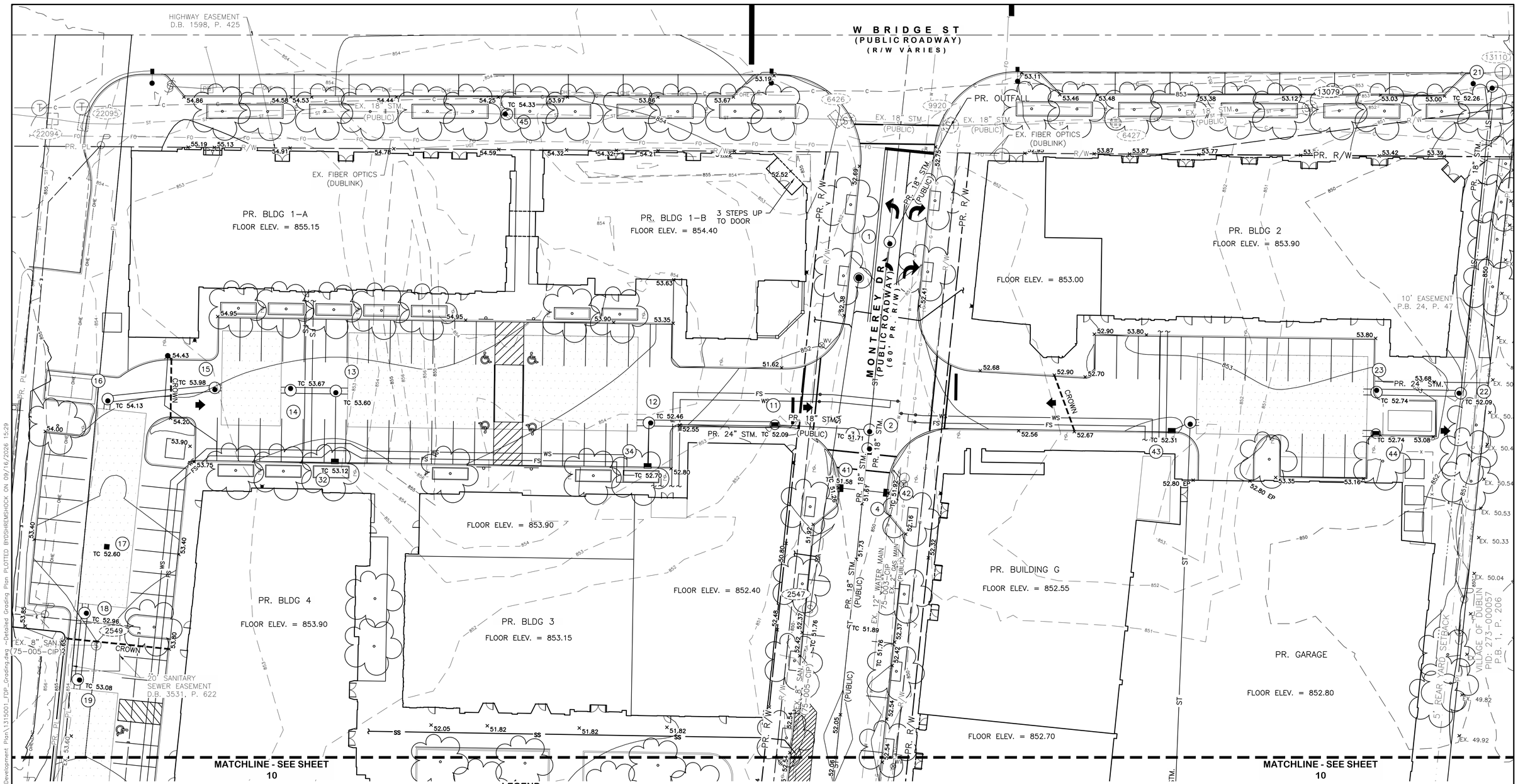
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DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	9/16/2026

OVERALL GRADING PLAN

SCALE: 1" = 40'

SHEET NO. 8 OF 15

M:\1315001_MontereyMixedUse\CWO\Production Drawings\Amended Final Development Plan\1315001_FDP_Grading.dwg -Overall Grading Plan PLOTTED BY:DSHREVE:DOCK ON 09/16/2026 15:29



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
- 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
- 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
- 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.

0 20 40
SCALE IN FEET

REVISIONS	BY	DATE

E. P. FERRIS AND ASSOCIATES
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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:	9/16/2026

DETAILED GRADING PLAN

SCALE: 1" = 20'

SHEET NO. 9 OF 15

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Amended Final Development Plan\1315001_FDP_Grading.dwg -Detailed Grading Plan PLOTTED BY:SHREWSHOCK ON 09/16/2026 15:29

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 9

PR. BLDG 4
FLOOR ELEV. = 853.25

PR. BLDG 7
FLOOR ELEV. = 852.70

PR. BLDG 8
FLOOR ELEV. = 852.45

PR. GARAGE
FLOOR ELEV. = 852.25–852.80

PR. BUILDING 5
FLOOR ELEV. = 853.90

PR. BLDG 6
FLOOR ELEV. = 853.15

FLOOR ELEV. = 852.50

FLOOR ELEV. = 852.45

PR. UNDERGROUND DETENTION

PR. 18" STM. (PUBLIC)

PR. 12" STM. (PRIVATE)

PR. 15" STM. (PUBLIC)

PR. 12" STM.

SPEED RAMP

PR. PL

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

	PR. WATER VALVE	SA	PR. SANITARY	90.00*	0" CURB ELEVATION	FG	FINISHED GROUND
	PR. CATCH BASIN	SS	PR. SANITARY SERVICE		PROPOSED FLOOD ROUTE	FF	FINISHED FLOOR
ST	PR. STORM MANHOLE	E	PR. UNDERGROUND ELECTRIC			HP	HIGH POINT
	PR. STORM CURB INLET					TC	TOP OF CASTING
	PR. STORM DETENTION					EP	PAVEMENT ELEVATION
	PR. SANITARY MANHOLE					TW	TOP OF WALL
W	PR. WATER					BW	BOTTOM OF WALL
WS	PR. WATER SERVICE					90.00	SPOT ELEVATION
FS	PR. FIRE SERVICE						
ST	PR. STORM SEWER						

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

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CITY OF DUBLIN, OHIO

MONTEREY VILLAGE

MONTEREY DRIVE

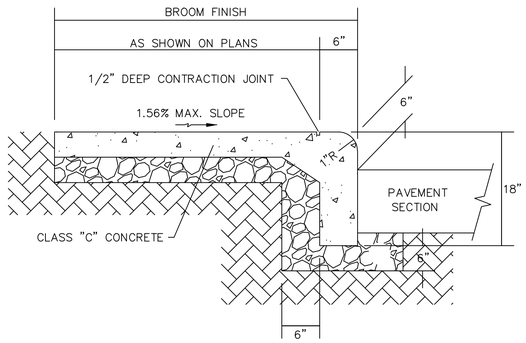
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	9/16/2026

DETAILED GRADING PLAN

SCALE: 1" = 20'

SHEET NO. 10 OF 15

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STANDARD COMBINED CURB AND WALK

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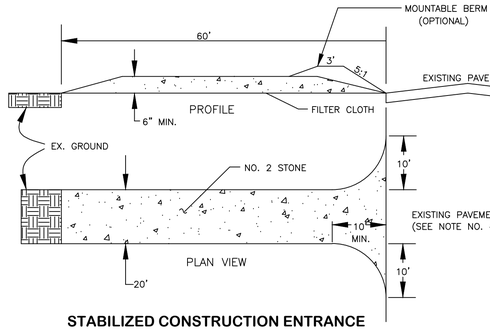
STANDARD DUTY ASPHALT PAVEMENT BUILD–UP:
1.25" ITEM 441 ASPHALT CONCRETE SURFACE COURSE, TYPE 1, (448) PG64–22
TACK COAT @ 0.08 GAL/SY – ITEM 407
1.75" ITEM 441 ASPHALT CONCRETE INTERMEDIATE COURSE, TYPE 1, (448)
8" ITEM 304 AGGREGATE BASE
COMPACTED SUBGRADE PER GEOTECHNICAL REPORT

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

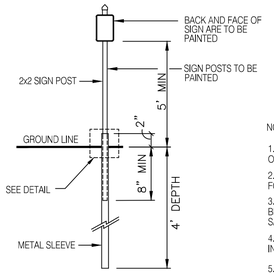
CONCRETE DRIVE:
8" ITEM 499 CLASS "C" PORTLAND CEMENT CONCRETE
4" ITEM 304 AGGREGATE BASE

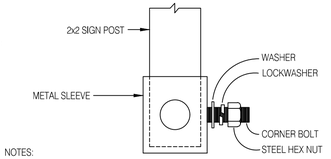


STABILIZED CONSTRUCTION ENTRANCE

N.T.S.

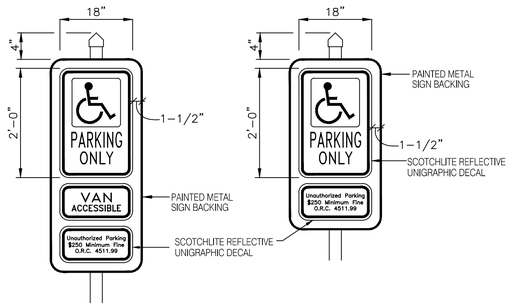
1. STONE SIZE – USE 2" STONE, OR RECLAIMED OR RECYCLED CONCRETE EQUIVALENT.
2. LENGTH – AS REQUIRED
3. THICKNESS – NOT LESS THAN SIX (6) INCHES.
4. WIDTH – TWENTY (20) FOOT MINIMUM, BUT NOT LESS THAN THE FULL WIDTH AT POINTS WHERE INGRESS OR EGRESS OCCURS.
5. FILTER CLOTH – WILL BE PLACED OVER THE ENTIRE 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.





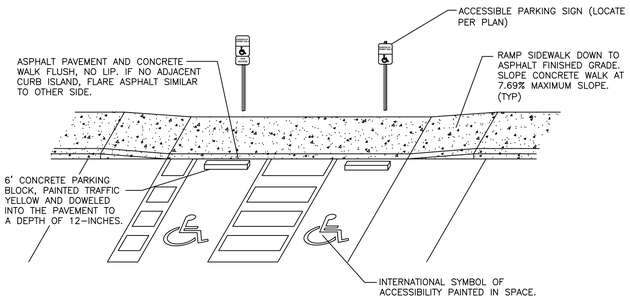
NOTES:

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

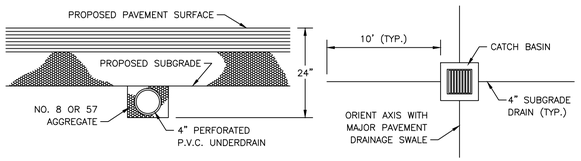


NOTES

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.

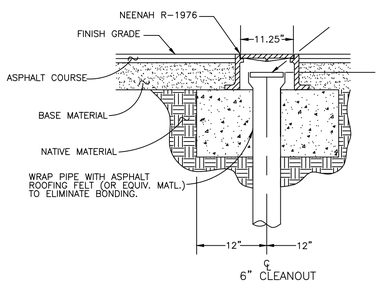


TRENCH DETAIL
INSTALL SPECIFIED LENGTHS OF 4" PERFORATED P.V.C. UNDERDRAIN AT ALL STRUCTURES WITHIN PAVEMENT AREAS PER THE ABOVE DETAIL. THE UNDERDRAIN IS TO BE INSTALLED AT A 1.00% GRADE TOWARD THE STRUCTURE, WITH THE UPSTREAM END PLUGGED. THE UNDERDRAIN SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC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

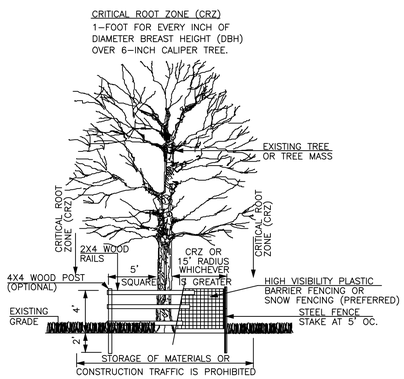
SUBGRADE DRAIN DETAIL

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

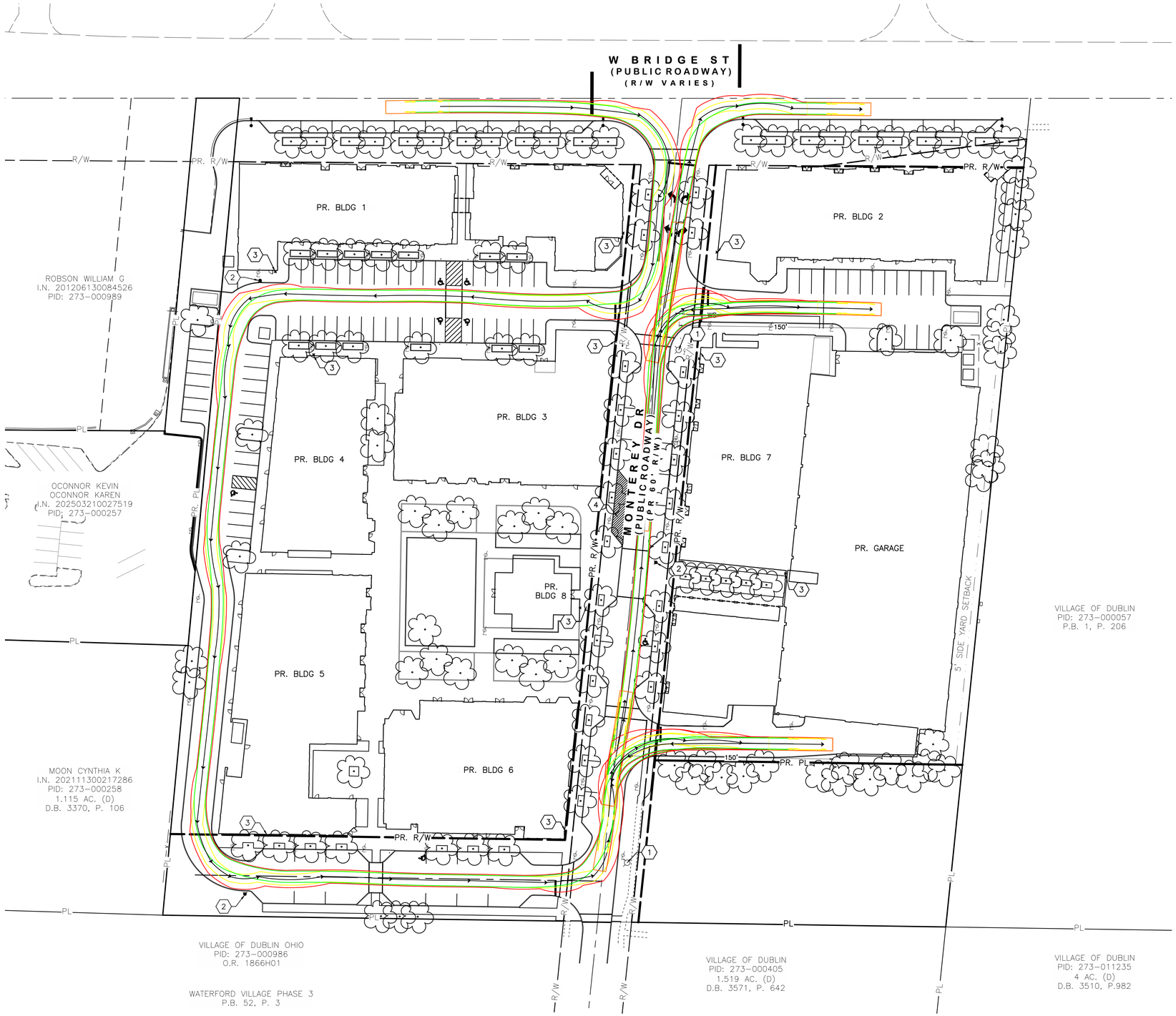
CITY OF DUBLIN, OHIO
MONTEREY VILLAGE
MONTEREY DRIVE

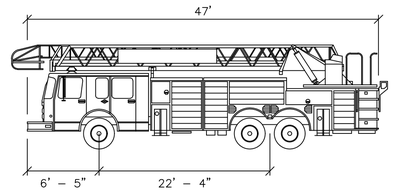
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	9/16/2026

MISCELLANEOUS DETAILS

SCALE: N/A
SHEET NO. 11 OF 15

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Amended Final Development Plan\1315001_FDP_Misc.Details.dwg –Miscellaneous Details PLOTTED BY:DSHREWSHOCK ON 09/16/2026 15:29





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

N

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

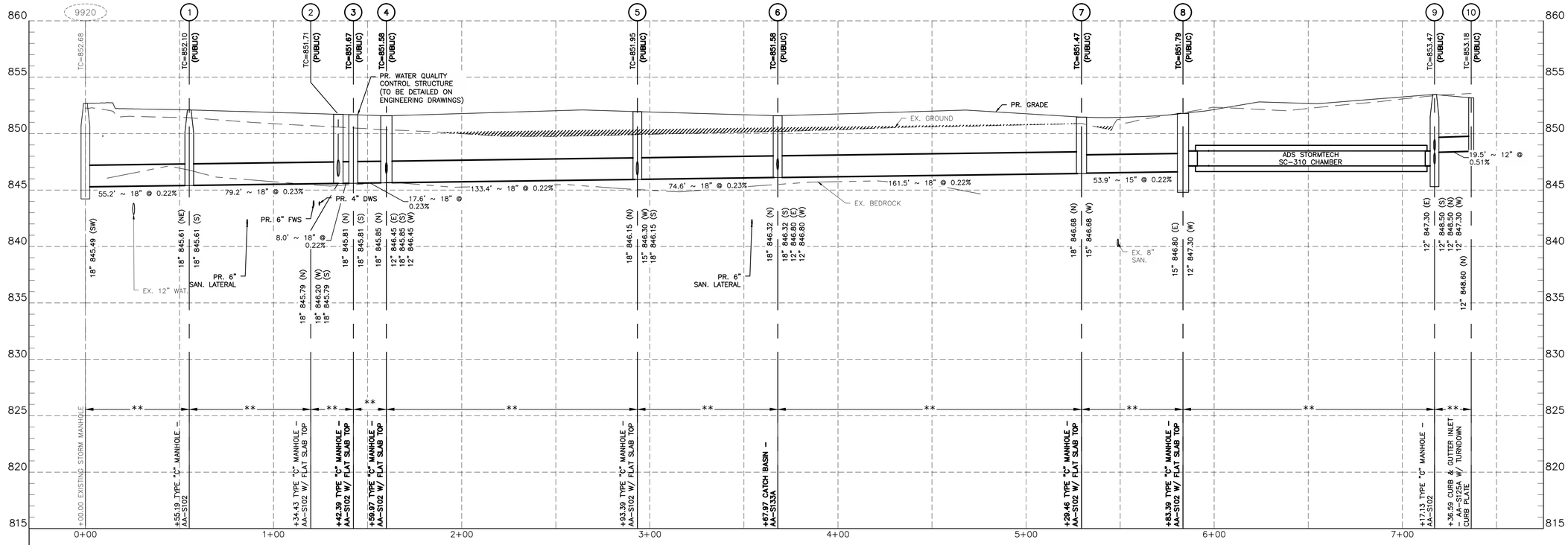
JOB NO.:	1315.001
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	DAS
APPROVED BY:	CLP
DATE:	9/16/2026

FIRE APPARATUS MANEUVERABILITY PLAN

SCALE: 1" = 40'

SHEET NO. 12 OF 15

M:\1315001_MontereyMixedUse\DWG\Production Drawings\Amended Final Development Plan\1315001_FDP_Fire Turning.dwg -Fire Apparatus Maneuverability Plan PLOTTED BY:DSHREMSHOCK ON 09/16/2026 15:29



NOTES:
TC REPRESENTS THE TOP OF CASTING ELEVATION OF STORM STRUCTURES. TC AND RIM ELEVATIONS ARE NOT THE SAME FOR CURB INLETS.

CONTRACTOR TO MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM, SANITARY, AND WATER LINES.

#	MAINTAIN 18" MINIMUM VERTICAL CLEARANCE
*	ITEM 911 COMPACTED BACKFILL
**	ITEM 912 COMPACTED GRANULAR MATERIAL
SGP	CONTRACTOR SHALL INSTALL STORM SEWER (SANITARY GRADE PIPE) WITH WATERTIGHT JOINTS AND TRENCH DAMS WITHIN LIMITS SHOWN. INCLUDE COSTS IN PRICE BID FOR STORM SEWER (SANITARY GRADE PIPE WITH WATER TIGHT JOINTS, ITEM 901).

ALL FILLS ARE TO BE PLACED A MINIMUM OF 2.5' ABOVE THE PROPOSED STORM SEWER PRIOR TO THE START OF SEWER CONSTRUCTION PER ITEM 203 OF CMSC.

DENOTED THUS:

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

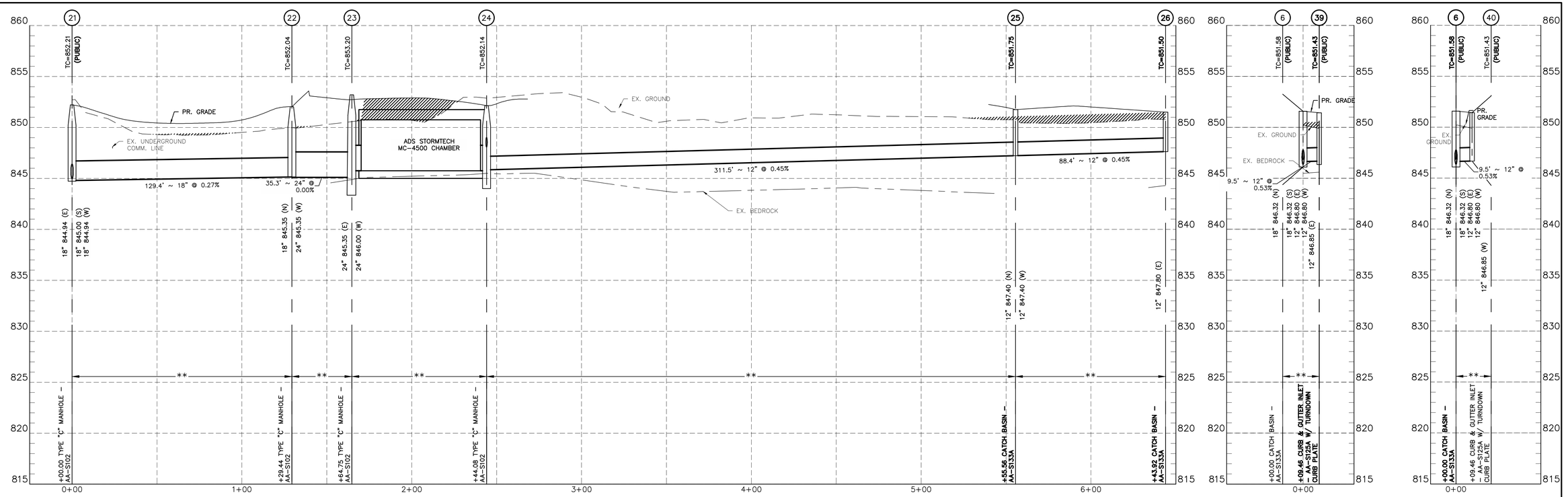
JOB NO.:	1315.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLP
APPROVED BY:	---
DATE:	09/17/26

STORM SEWER PROFILES

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

SHEET NO. 13 OF 15

M:\1315001_MontereyMixedUse\DWG\Data-Ref\1315001_Pr_Storm.dwg -Storm Profiles PLOTTED BYDSHREMSHOCK ON 09/16/2026 15:30



NOTES:
TC REPRESENTS THE TOP OF CASTING ELEVATION OF STORM STRUCTURES. TC AND RIM ELEVATIONS ARE NOT THE SAME FOR CURB INLETS.

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ALL FILLS ARE TO BE PLACED A MINIMUM OF 2.5' ABOVE THE PROPOSED STORM SEWER PRIOR TO THE START OF SEWER CONSTRUCTION PER ITEM 203 OF CMSC.

DENOTED THUS:

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

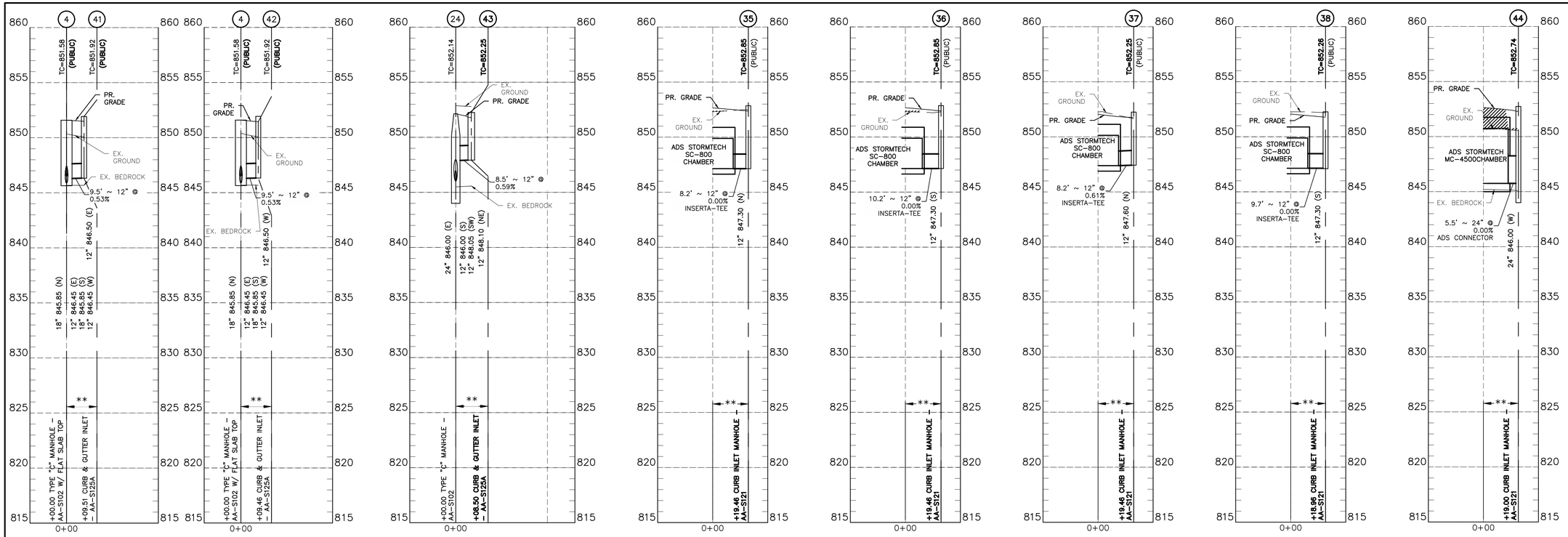
JOB NO.:	1315.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLP
APPROVED BY:	---
DATE:	09/17/26

STORM SEWER PROFILES

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

SHEET NO. 14 OF 15

M:\1315001_MontereyMixedUse\DWG\Data-Ref\1315001_Pr Storm.dwg -Storm Profiles (2) PLOTTED BYDSHREMSHOCK ON 09/16/2026 15:30



NOTES:
TC REPRESENTS THE TOP OF CASTING ELEVATION OF STORM STRUCTURES. TC AND RIM ELEVATIONS ARE NOT THE SAME FOR CURB INLETS.

CONTRACTOR TO MAINTAIN 18" MINIMUM VERTICAL CLEARANCE BETWEEN ALL STORM, SANITARY, AND WATER LINES.

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ALL FILLS ARE TO BE PLACED A MINIMUM OF 2.5' ABOVE THE PROPOSED STORM SEWER PRIOR TO THE START OF SEWER CONSTRUCTION PER ITEM 203 OF CMSC.

DENOTED THUS:

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

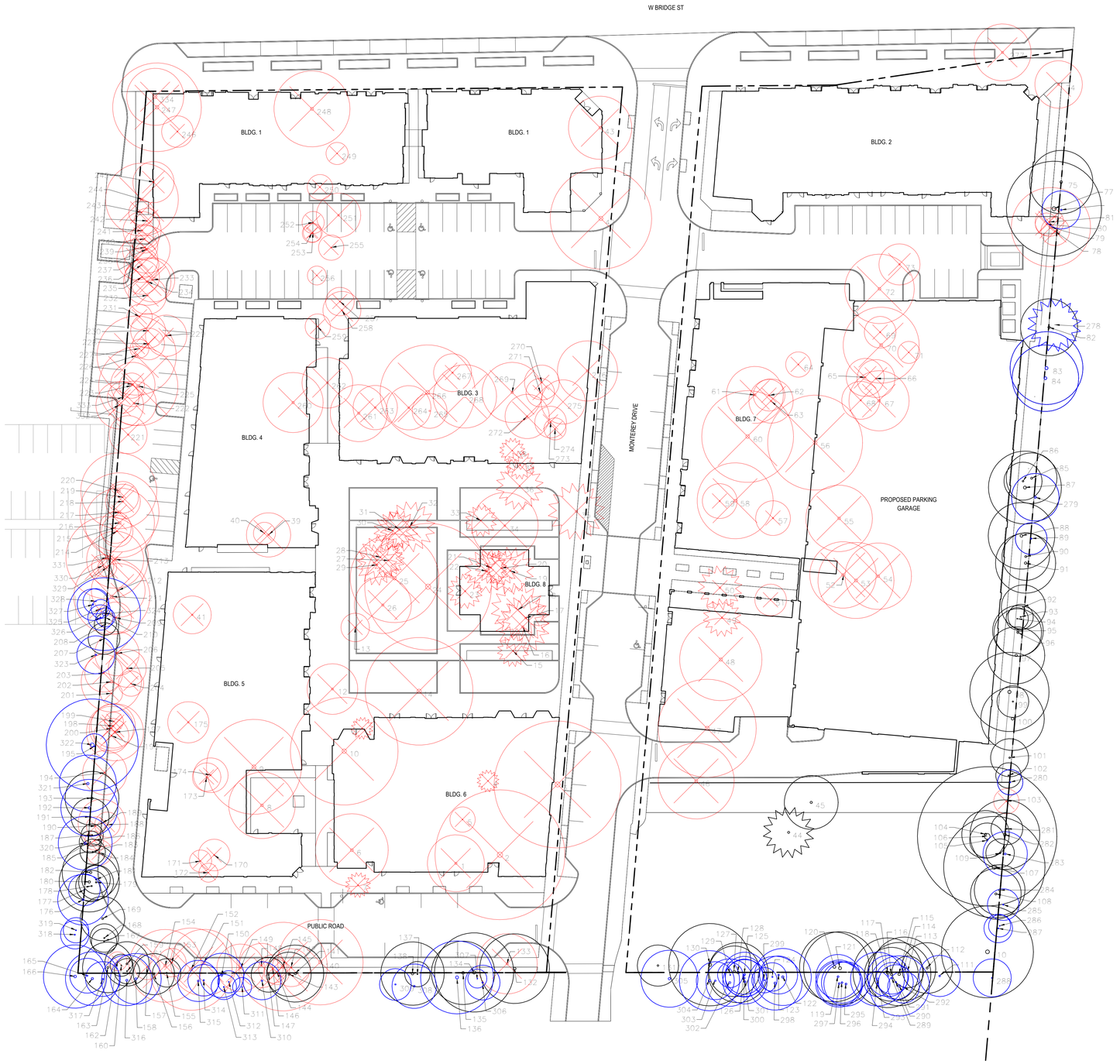
JOB NO.:	1315.001
DESIGNED BY:	DAS
DRAWN BY:	DAS
CHECKED BY:	CLP
APPROVED BY:	---
DATE:	09/17/26

STORM SEWER PROFILES

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

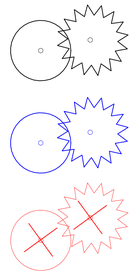
SHEET NO. 15 OF 15

M:\1315001_MontereyMixedUse\CWO\Data-Ref\1315001_Pr Storm.dwg -Storm Profiles (3) PLOTTED BYDSHREVSHOCK ON 09/16/2026 15:30



1 TREE INVENTORY
1" = 30'-0"

LEGEND



EXISTING TREES TO REMAIN (ON SITE)

EXISTING TREES (OFF SITE)

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 PRESERV3ED 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 BUT 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. CONTRACTORS T TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE 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 NE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.

NOTES

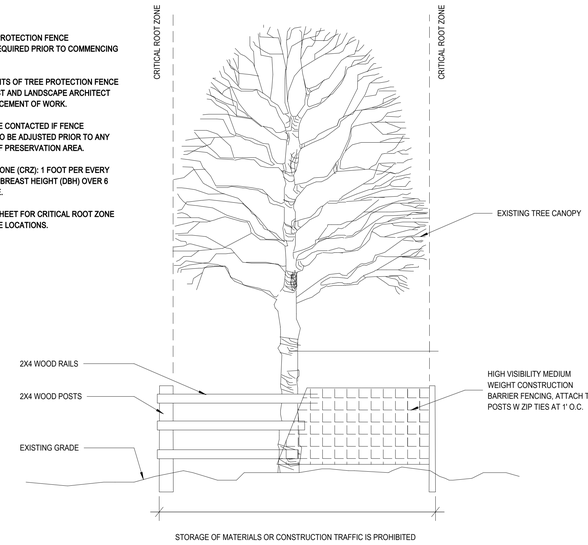
1. INSPECTION OF PROTECTION FENCE INSTALLATION IS REQUIRED PRIOR TO COMMENCING CONSTRUCTION.

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 PER 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 DETAIL
NOT TO SCALE

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:
REALM COLLABORATIVE
100 E Broad Street, Suite 1710
Columbus, Ohio 43215

STRUCTURAL ENGINEER:
JEZERNAC 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

ISSUED 2026-09-17
PROJECT

ISSUED --
PROJECT 25-008

SHEET
TREE PRESERVATION PLAN

SHEET NUMBER
LF1.0

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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	REMOVE
	79	SLIPPERY ELM	25	GOOD	REMOVE
	80	SLIPPERY ELM	7	GOOD	REMOVE
	81	SLIPPERY ELM	9	GOOD	REMOVE
+	82	BLACK CHERRY	18	GOOD	PRESERVE
OFFSITE	83	HACKBERRY	23	GOOD	PRESERVE
OFFSITE	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
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	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
Not Used	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	REMOVE
	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	REMOVE
	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	REMOVE
	214	HACKBERRY	10	GOOD	REMOVE
	215	HACKBERRY	10	GOOD	REMOVE
	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	REMOVE
+	242	HACKBERRY	8	GOOD	REMOVE
	243	HACKBERRY	8	GOOD	REMOVE
+	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
OFFSITE	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	REMOVE
OFFSITE	330	HACKBERRY	7	GOOD	REMOVE
OFFSITE	331	HACKBERRY	37	GOOD	REMOVE
OFFSITE	332	HACKBERRY	15	POOR	REMOVE
+	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): 817"

TREE REPLACEMENT REQUIRED:
TOTAL INCHES TO BE REPLACED: 817"

TREE REPLACEMENT PROVIDED:
TOTAL INCHES TO BE PROVIDED: 406"
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
2030 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
REALM COLLABORATIVE
100 E Broad Street, Suite 1710
Columbus, Ohio 43215

STRUCTURAL ENGINEER:
JEZERINAC GEIBS & 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

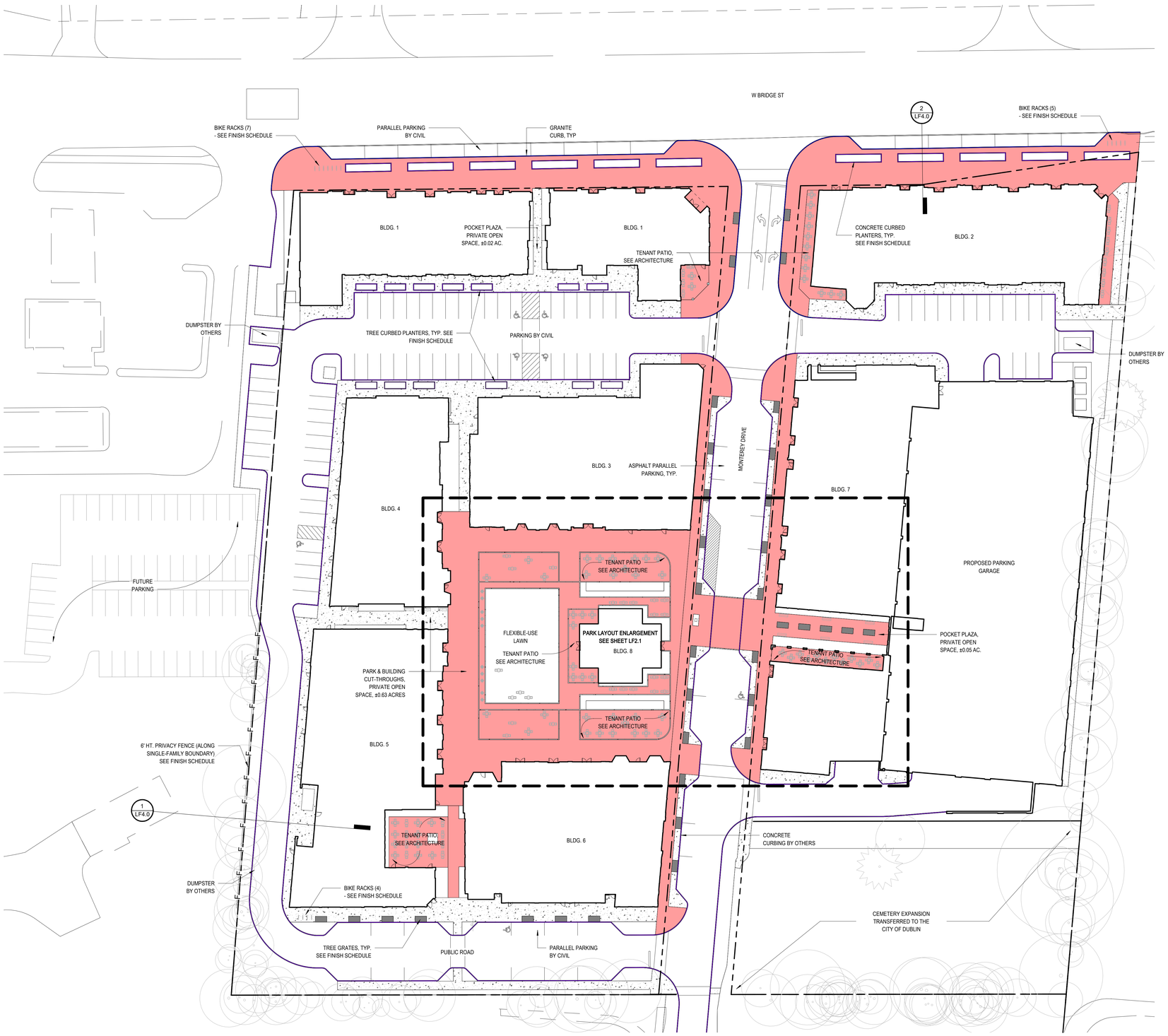
ISSUED 2026-09-17
PROJECT

ISSUED --
PROJECT 25-008

SHEET
TREE TABLE

SHEET NUMBER
LF1.1

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1 SITE PLAN
1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60'

PROPERTY LINE / RIGHT-OF-WAY

GRANITE CURBING,
SEE FINISH SCHEDULE

CONCRETE CURBING,
SEE FINISH SCHEDULE

CONCRETE PAVEMENT,
SEE FINISH SCHEDULE

CLAY PAVERS,
SEE FINISH SCHEDULE

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

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WOOD COMPANIES
939 North High Street, Suite 206
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Columbus, OH 43215

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Dublin, OH 43017

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PRATER ENGINEERING ASSOCIATES
6130 Wilcox Road
Dublin, OH 43016

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

KEY

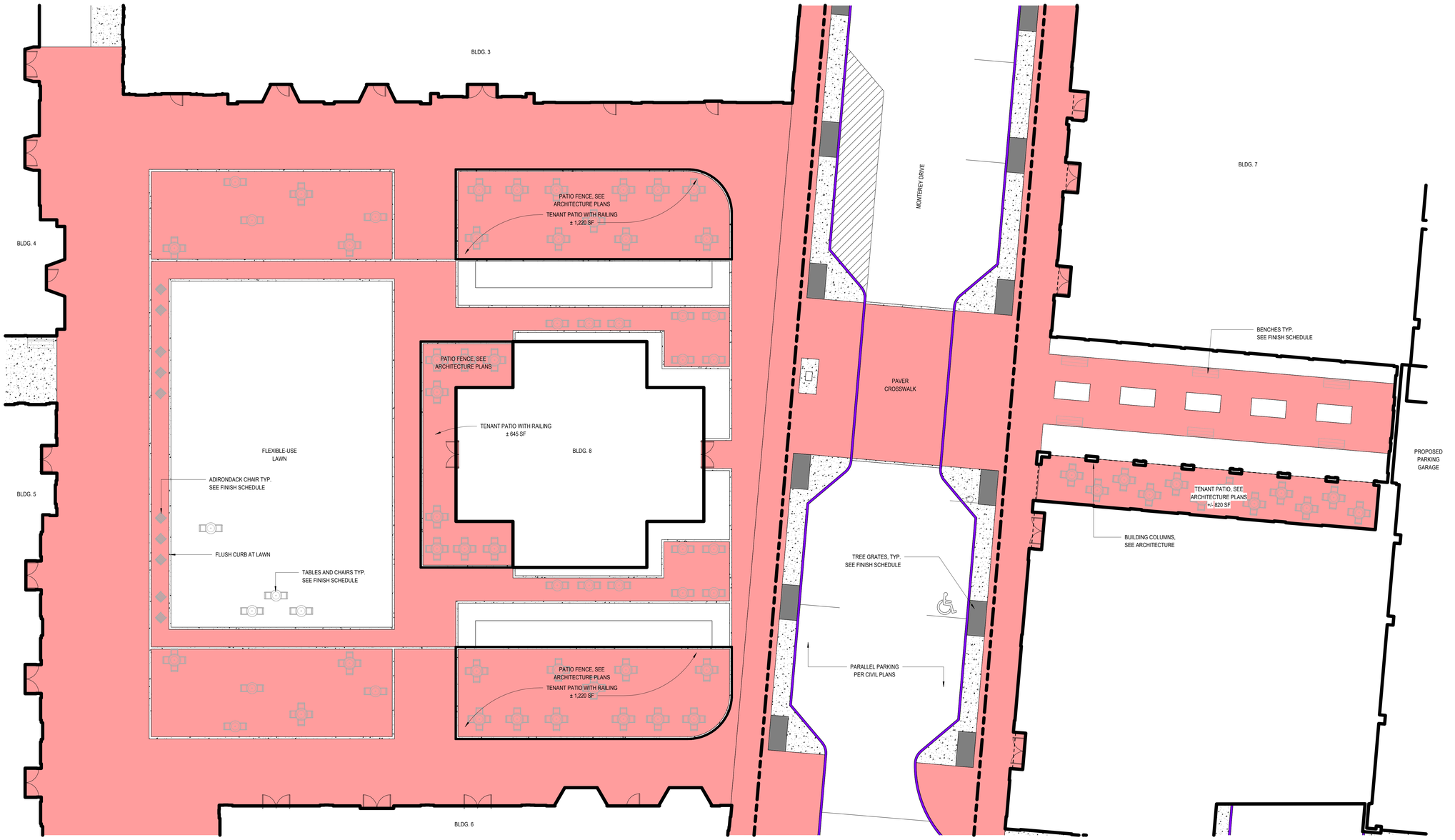
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PROJECT

ISSUED --
PROJECT 25-008

SHEET
SITE PLAN

SHEET NUMBER
LF2.0

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1 PARK LAYOUT ENLARGEMENT
1" = 10'-0"

PROPERTY LINE / RIGHT-OF-WAY

GRANITE CURBING, SEE FINISH SCHEDULE

CONCRETE CURBING, SEE FINISH SCHEDULE

CONCRETE PAVEMENT, SEE FINISH SCHEDULE

CLAY PAVERS, SEE FINISH SCHEDULE

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

The Columbus ARCHITECTURAL STUDIO

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

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

KEY:

SCALE: 1" = 10'-0"

0' 5' 10' 20'

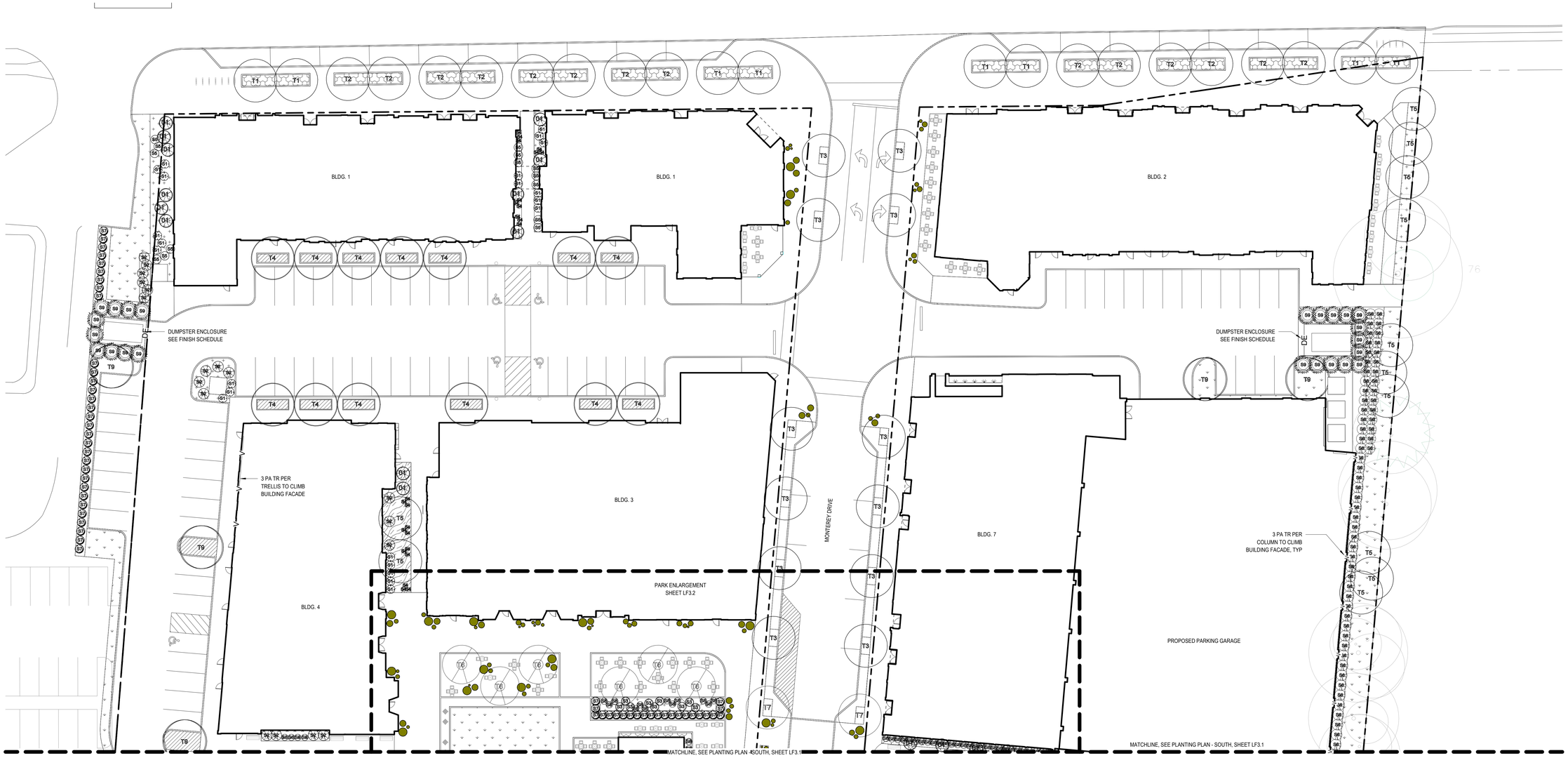
ISSUED 2026-09-17
PROJECT

ISSUED --
PROJECT 25-008

SHEET
PARK LAYOUT ENLARGEMENT

SHEET NUMBER
LF2.1

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1 PLANTING PLAN - NORTH
1" = 20'-0"

DECIDUOUS & ORNAMENTAL TREES

T1 — TILIA AMERICANA 'REDMOND'
REDMOND LINDEN
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T2 — NYSSA SYLVATICA 'WILDFIRE'
WILDFIRE BLACKGUM
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T3 — GLEDITSIA TRIACANTHOS 'SKYCOLE'
SKYLINE HONEYLOCUST
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T4 — ACER X FREEMANII 'JEFFERSRED'
AUTUMN BLAZE MAPLE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T5 — NATIVE CULTIVAR MIX
(FINAL MIX BASED ON AVAILABILITY)
- GYMNOCLADUS DIOICA 'MCKBRANCHED' : DECAF KENTUCKY COFFEETREE
- CELTIS OCCIDENTALIS: COMMON HACKBERRY
- ACER SACCHARUM 'BAILSTA': FALL FIESTA SUGAR MAPLE
- QUERCUS MUEHLENBERGII: CHINKAPIN OAK
- PICEA ABIES: NORWAY SPRUCE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T6 — ULMUS PARVIFOLIA 'EMER II'
ALLEE LACEBARK ELM
- SIZE: 5" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T7 — ULMUS PARVIFOLIA 'EVERCLEAR'
EVERCLEAR LACEBARK ELM
- SIZE: 4" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T8 — PLANTANUS X ACERFOLIA 'BLOODGOOD'
BLOODGOOD LONDON PLANETREE
- SIZE: 8" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T9 — QUERCUS ACUTISSIMA
SAWTOOTH OAK
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

04 — ORNAMENTAL TREE MIX
(FINAL MIX BASED ON AVAILABILITY)
- MAGNOLIA VIRGINIANA 'JIM WILSON': MOONGLOW MAGNOLIA
- CERCIS CANADENSIS: EASTERN REDBUD
- CORNUS KOUSA CHINENSIS: KOUSA DOGWOOD
- MALUS 'SPRING SNOW': SPRING SNOW CRABAPPLE
- SIZE: 8'-10' HT.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

EXISTING TREES

EXISTING TREES (ON SITE)

EXISTING TREES (OFF SITE)

SHRUBS

01 — FOTHERGILLA GARDENII
DWARF FOTHERGILLA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

02 — HAMMAMELIS VIRGINIANA
WITCH HAZEL
- SIZE: 6' HT
- CONDITION: B+B OR CONTAINER

03 — HYDRANGEA ARBORESCENCE 'ABETWO'
INCREDIBALL HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

04 — HYDRANGEA PANICULATA 'ILVOBO'
BOBO PANICLE HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

05 — ILEX GLABRA 'SHAMROCK'
SHAMROCK INKBERRY
- SIZE: 5 GAL.
- CONDITION: CONTAINER

06 — JUNIPERUS CHINENSIS 'SEA GREEN'
SEA GREEN JUNIPER
- SIZE: 5 GAL.
- CONDITION: CONTAINER

07 — TAXUS X MEDIA 'DENSIFORMIS'
DENSE YEW
- SIZE: 5 GAL.
- CONDITION: CONTAINER

08 — CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'
SIXTEEN CANDLES SUMMERSWEET
- SIZE: 5 GAL.
- CONDITION: CONTAINER

09 — THUJA OCCIDENTALIS 'TECHNY'
PYRAMIDAL ARBORVITAE
- SIZE: 7'-8' HT.
- CONDITION: CONTAINER

PLANTERS ACROSS ENTIRE PROJECT
(FINAL LAYOUT PER OWNERSHIP)
- CLUSTERING OF PLANTERS VARYING IN SIZE
12" DIA TO 48" DIA WITH VARIOUS HEIGHTS (15"-42")
- PLANTED WITH SEASONAL ANNUALS, SELECT PERENNIALS, SHRUBS AND ORNAMENTAL TREES)

LIRIOPE SPICATA
CREEPING LIRIOPE
- SIZE: QUART
- CONDITION: CONTAINER
- 12" O.C.

RHUS AROMATICA 'GRO-LOW'
GRO-LOW FRAGRANT SUMAC
- SIZE: 3 GAL
- CONDITION: CONTAINER
- 36" O.C.

GROUNDCOVER

PLANT BED TYPE 01
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES
- VASTILLBE ARENDSII 'FANAL': ASTILLBE 'FANAL'
- CALAMOGROSTIS X ACUTIFLORA 'KARL FOERSTER': KARL FOERSTER FEATHER REED GRASS
- DRYOPTERIS FILIX-MAS: MALE FERN
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 02
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES
- ELYMUS ARENARIUS 'BLUE DANCE': BLUE DUNE LYME GRASS
- CAREX MORROWII 'ICE DANCE': ICE DANCE SEDGE
- VERONICA MAGIC SHOW® 'BLUE SKYWALKER' : MAGIC SHOW® BLUE SKYWALKER
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 03
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES
- PANICUM VIRGATUM 'SHANENDOAH': SHANENDOAH SWITCHGRASS
- PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE': LITTLE SPIRE RUSSIAN SAGE
- BOUTELOUA GRACILIS 'BLONDE AMBITION': BLONDE AMBITION BLUE GRAMA GRASS
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

LAWN
TALL FESCUE MIX

PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY
- SIZE: 1 GAL
- CONDITION: CONTAINER
- (3) PLANTS PER PANEL

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 42,650 SF OF INTERIOR PARKING X .05 = 2,133 SF LANDSCAPED AREA
PROPOSED: 3,405 SF OF LANDSCAPE ISLANDS (8%)

(153.065(D)(3)) STREET TREES
BRIDGE STREET:
REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE 560 LINEAR FT OF STREET FRONTAGE/40 = 14 TREES
PROPOSED: 22 TREES
MONTEREY DRIVE:
REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE 850 LINEAR FT OF STREET FRONTAGE/40 = 21 TREES
PROPOSED: 23 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: +/- 15' 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

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
230 Quarry Trails Drive 2nd Floor
Hilliard, OH 43026

LANDSCAPE ARCHITECT:
REALM COLLABORATIVE
100 E Broad Street, Suite 1710
Columbus, Ohio 43215

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

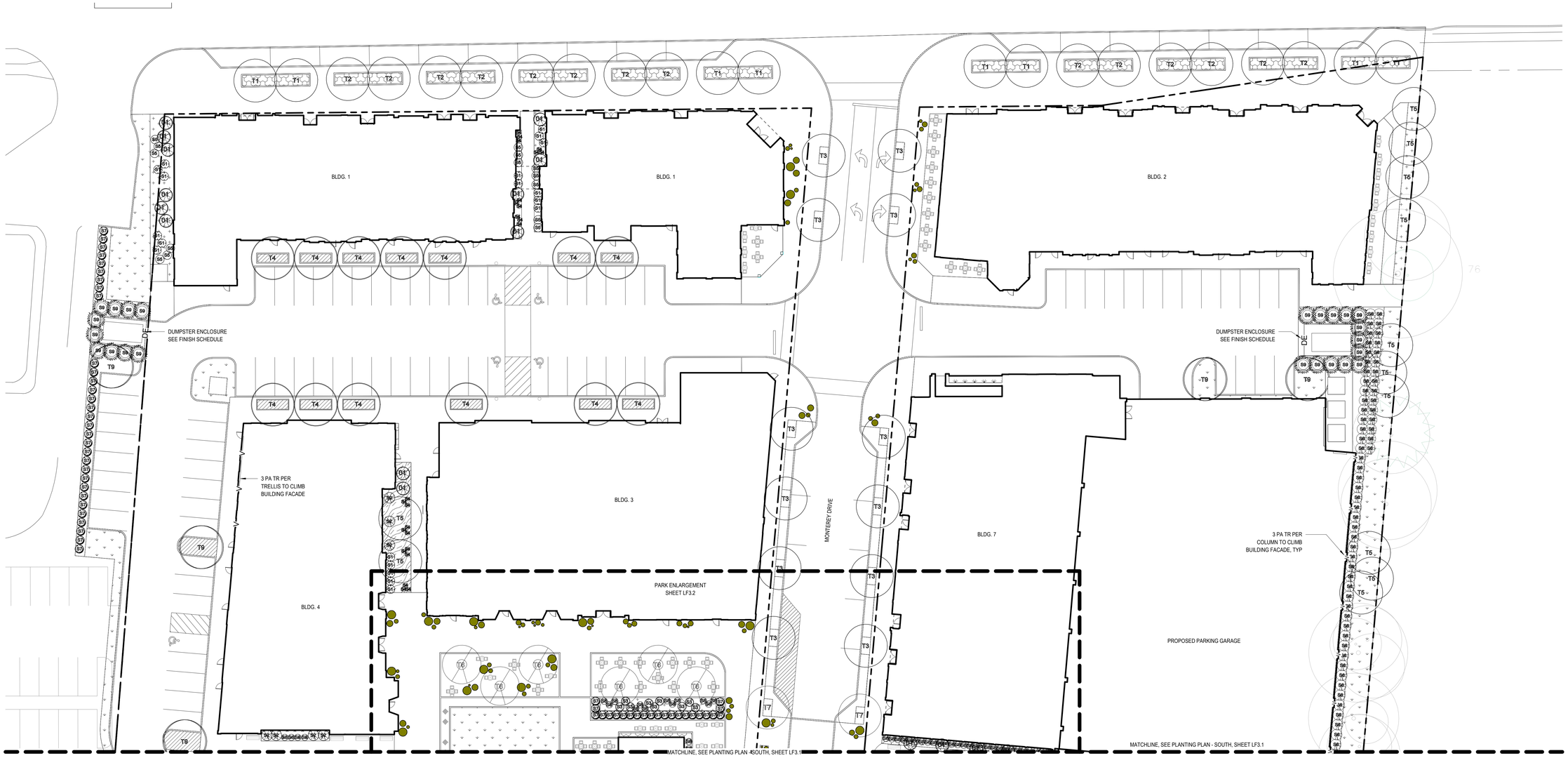
ISSUED 2026-09-17
PROJECT

ISSUED --
PROJECT 25-008

SHEET
PLANTING PLAN - NORTH

SHEET NUMBER
LF3.0

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1 PLANTING PLAN - NORTH
1" = 20'-0"

DECIDUOUS & ORNAMENTAL TREES

T1 — TILIA AMERICANA 'REDMOND'
REDMOND LINDEN
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T2 — NYSSA SYLVATICA 'WILDFIRE'
WILDFIRE BLACKGUM
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T3 — GLEDITSIA TRIACANTHOS 'SKYCOLE'
SKYLINE HONEYLOCUST
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T4 — ACER X FREEMANII 'JEFFERSRED'
AUTUMN BLAZE MAPLE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T5 — NATIVE CULTIVAR MIX
(FINAL MIX BASED ON AVAILABILITY)
- GYMNOCLADUS DIOICA 'MCKBRANCHED' : DECAF KENTUCKY COFFEETREE
- CELTIS OCCIDENTALIS: COMMON HACKBERRY
- ACER SACCHARUM 'BAILSTA': FALL FIESTA SUGAR MAPLE
- QUERCUS MUEHLENBERGII: CHINKAPIN OAK
- PICEA ABIES: NORWAY SPRUCE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T6 — ULMUS PARVIFOLIA 'EMER II'
ALLEE LACEBARK ELM
- SIZE: 5" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T7 — ULMUS PARVIFOLIA 'EVERCLEAR'
EVERCLEAR LACEBARK ELM
- SIZE: 4" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T8 — PLANTANUS X ACERFOLIA 'BLOODGOOD'
BLOODGOOD LONDON PLANETREE
- SIZE: 8" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T9 — QUERCUS ACUTISSIMA
SAWTOOTH OAK
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

04 — ORNAMENTAL TREE MIX
(FINAL MIX BASED ON AVAILABILITY)
- MAGNOLIA VIRGINIANA 'JIM WILSON': MOONGLOW MAGNOLIA
- CERCIS CANADENSIS: EASTERN REDBUD
- CORNUS KOUSA CHINENSIS: KOUSA DOGWOOD
- MALUS 'SPRING SNOW': SPRING SNOW CRABAPPLE
- SIZE: 8'-10' HT.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

EXISTING TREES

EXISTING TREES (ON SITE)

EXISTING TREES (OFF SITE)

SHRUBS

01 — FOTHERGILLA GARDENII
DWARF FOTHERGILLA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

02 — HAMMAMELIS VIRGINIANA
WITCH HAZEL
- SIZE: 6' HT
- CONDITION: B+B OR CONTAINER

03 — HYDRANGEA ARBORESCENCE 'ABETWO'
INCREDIBALL HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

04 — HYDRANGEA PANICULATA 'ILVOBO'
BOBO PANICLE HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

05 — ILEX GLABRA 'SHAMROCK'
SHAMROCK INKBERRY
- SIZE: 5 GAL.
- CONDITION: CONTAINER

06 — JUNIPERUS CHINENSIS 'SEA GREEN'
SEA GREEN JUNIPER
- SIZE: 5 GAL.
- CONDITION: CONTAINER

07 — TAXUS X MEDIA 'DENSIFORMIS'
DENSE YEW
- SIZE: 5 GAL.
- CONDITION: CONTAINER

08 — CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'
SIXTEEN CANDLES SUMMERSWEET
- SIZE: 5 GAL.
- CONDITION: CONTAINER

09 — THUJA OCCIDENTALIS 'TECHNY'
PYRAMIDAL ARBORVITAE
- SIZE: 7'-8' HT.
- CONDITION: CONTAINER

PLANTERS ACROSS ENTIRE PROJECT
(FINAL LAYOUT PER OWNERSHIP)
- CLUSTERING OF PLANTERS VARYING IN SIZE
12" DIA TO 48" DIA WITH VARIOUS HEIGHTS (15"-42")
- PLANTED WITH SEASONAL ANNUALS, SELECT PERENNIALS, SHRUBS AND ORNAMENTAL TREES)

LIRIOPE SPICATA
CREEPING LIRIOPE
- SIZE: QUART
- CONDITION: CONTAINER
- 12" O.C.

RHUS AROMATICA 'GRO-LOW'
GRO-LOW FRAGRANT SUMAC
- SIZE: 3 GAL
- CONDITION: CONTAINER
- 36" O.C.

GROUNDCOVER

PLANT BED TYPE 01
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES
- VASTILLBE ARENDSII 'FANAL': ASTILLBE 'FANAL'
- CALAMOGROSTIS X ACUTIFLORA 'KARL FOERSTER': KARL FOERSTER FEATHER REED GRASS
- DRYOPTERIS FILIX-MAS: MALE FERN
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 02
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES
- ELYMUS ARENARIUS 'BLUE DANCE': BLUE DUNE LYME GRASS
- CAREX MORROWII 'ICE DANCE': ICE DANCE SEDGE
- VERONICA MAGIC SHOW® 'BLUE SKYWALKER' : MAGIC SHOW® BLUE SKYWALKER
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 03
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES
- PANICUM VIRGATUM 'SHANENDOAH': SHANENDOAH SWITCHGRASS
- PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE': LITTLE SPIRE RUSSIAN SAGE
- BOUTELOUA GRACILIS 'BLONDE AMBITION': BLONDE AMBITION BLUE GRAMA GRASS
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

LAWN
TALL FESCUE MIX

PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY
- SIZE: 1 GAL
- CONDITION: CONTAINER
- (3) PLANTS PER PANEL

LANDSCAPE REQUIREMENTS & BSD ZONING DATA:

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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.
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REQUIRED: MINIMUM OF 5% OF INTERIOR PARKING SHALL BE LANDSCAPED 42,650 SF OF INTERIOR PARKING X .05 = 2,133 SF LANDSCAPED AREA
PROPOSED: 3,405 SF OF LANDSCAPE ISLANDS (8%)

(153.065(D)(3)) STREET TREES
BRIDGE STREET:
REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE 560 LINEAR FT OF STREET FRONTAGE/40 = 14 TREES
PROPOSED: 22 TREES
MONTEREY DRIVE:
REQUIRED: 1 TREE/ 40 LINEAR FEET OF STREET FRONTAGE 850 LINEAR FT OF STREET FRONTAGE/40 = 21 TREES
PROPOSED: 23 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

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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: +/- 15' BUFFER, 108 TREE CREDITS
26 TREES >12" TO REMAIN (78 TREE CREDITS)
7 TREES 8"-11.9" TO REMAIN (14 TREE CREDITS)
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(153.065(D)(8) TREE PRESERVATION CREDITS:

DBH OF PRESERVED TREE (INCHES)	NUMBERS OF TREES CREDITED
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6"-7.9"	1

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REV DATE DESCRIPTION

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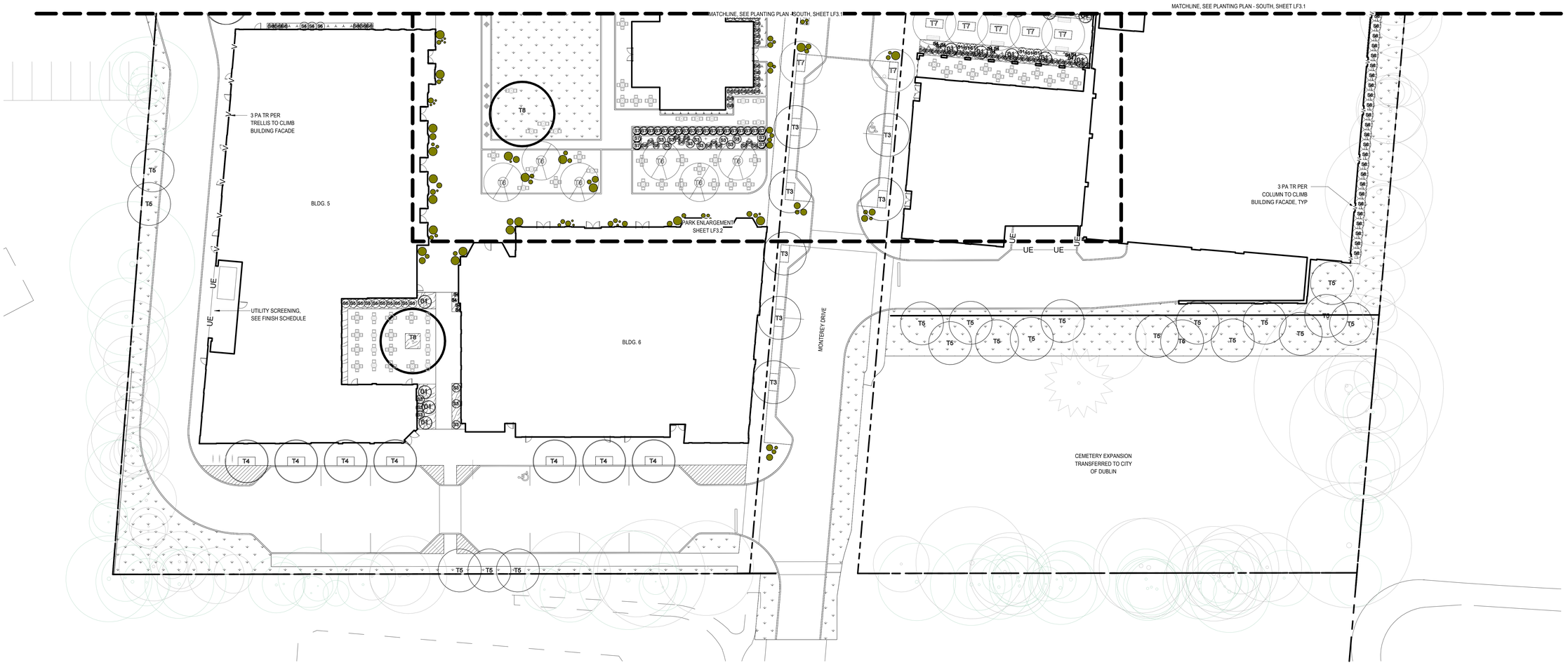
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PROJECT

ISSUED --
PROJECT 25-008

SHEET
PLANTING PLAN - NORTH

SHEET NUMBER
LF3.0

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1 PLANTING PLAN - SOUTH
1" = 20'-0"

DECIDUOUS & ORNAMENTAL TREES

T1 — TILIA AMERICANA 'REDMOND'
REDMOND LINDEN
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T2 — NYSSA SYLVATICA 'WILDFIRE'
WILDFIRE BLACKGUM
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T3 — GLEDITSIA TRIACANTHOS 'SKYCOLE'
SKYLINE HONEYLOCUST
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T4 — ACER X FREEMANII 'JEFFERSRED'
AUTUMN BLAZE MAPLE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T5 — NATIVE CULTIVAR MIX
(FINAL MIX BASED ON AVAILABILITY)
- GYMNOCLADUS DIOICA 'MCKBRANCHED' : DECAF KENTUCKY COFFEETREE
- CELTIS OCCIDENTALIS: COMMON HACKBERRY
- ACER SACCHARUM 'BAILSTA': FALL FIESTA SUGAR MAPLE
- QUERCUS MUEHLENBERGII: CHINKAPIN OAK
- PICEA ABIES: NORWAY SPRUCE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T6 — ULMUS PARVIFOLIA 'EMER II'
ALLEE LACEBARK ELM
- SIZE: 5" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T7 — ULMUS PARVIFOLIA 'EVERCLEAR'
EVERCLEAR LACEBARK ELM
- SIZE: 4" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T8 — PLANTANUS X ACERFOLIA 'BLOODGOOD'
BLOODGOOD LONDON PLANETREE
- SIZE: 8" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T9 — QUERCUS ACUTISSIMA
SAWTOOTH OAK
- SIZE: 3" CAL.
- CONDITION: B+B
- MED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

04 — ORNAMENTAL TREE MIX
(FINAL MIX BASED ON AVAILABILITY)
- MAGNOLIA VIRGINIANA 'JIM WILSON': MOONGLOW MAGNOLIA
- CERCIS CANADENSIS: EASTERN REDBUD
- CORNUS KOUSA CHINENSIS: KOUSA DOGWOOD
- MALUS 'SPRING SNOW': SPRING SNOW CRABAPPLE
- SIZE: 8'-10' HT.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

EXISTING TREES

EXISTING TREES (ON SITE)

EXISTING TREES (OFF SITE)

SHRUBS

01 — FOTHERGILLA GARDENII
DWARF FOTHERGILLA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

02 — HAMMAMELIS VIRGINIANA
WITCH HAZEL
- SIZE: 6' HT
- CONDITION: B+B OR CONTAINER

03 — HYDRANGEA ARBORESCENCE 'ABETWO'
INCREDIBALL HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

04 — HYDRANGEA PANICULATA 'ILVOBO'
BOBO PANICLE HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

06 — ILEX GLABRA 'SHAMROCK'
SHAMROCK INKBERRY
- SIZE: 5 GAL.
- CONDITION: CONTAINER

08 — JUNIPERUS CHINENSIS 'SEA GREEN'
SEA GREEN JUNIPER
- SIZE: 5 GAL.
- CONDITION: CONTAINER

37 — TAXUS X MEDIA 'DENSIFORMIS'
DENSE YEW
- SIZE: 5 GAL.
- CONDITION: CONTAINER

56 — CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'
SIXTEEN CANDLES SUMMERSWEET
- SIZE: 5 GAL.
- CONDITION: CONTAINER

59 — THUJA OCCIDENTALIS 'TECHNY'
PYRAMIDAL ARBORVITAE
- SIZE: 7'-8' HT.
- CONDITION: CONTAINER

PLANTERS ACROSS ENTIRE PROJECT
(FINAL LAYOUT PER OWNERSHIP)
- CLUSTERING OF PLANTERS VARYING IN SIZE 12" DIA TO 48" DIA WITH VARIOUS HEIGHTS (15"-42")
- PLANTED WITH SEASONAL ANNUALS, SELECT PERENNIALS, SHRUBS AND ORNAMENTAL TREES)

LIRIOPE SPICATA
CREEPING LIRIOPE
- SIZE: QUART
- CONDITION: CONTAINER
- 12" O.C.

RHUS AROMATICA 'GRO-LOW'
GRO-LOW FRAGRANT SUMAC
- SIZE: 3 GAL
- CONDITION: CONTAINER
- 36" O.C.

GROUNDCOVER

PLANT BED TYPE 01
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES

- VASTILLBE ARENDSII 'FANAL': ASTILLBE 'FANAL'
- CALAMOGROSTIS X ACUTIFLORA 'KARL FOERSTER': KARL FOERSTER FEATHER REED GRASS
- DRYOPTERIS FILIX-MAS: MALE FERN
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 02
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES

- ELYMUS ARENARIUS 'BLUE DANCE': BLUE DUNE LYME GRASS
- CAREX MORROWII 'ICE DANCE': ICE DANCE SEDGE
- VERONICA MAGIC SHOW® 'BLUE SKYWALKER' : MAGIC SHOW® BLUE SKYWALKER
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 03
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES

- PANICUM VIRGATUM 'SHANENDOAH': SHANENDOAH SWITCHGRASS
- PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE': LITTLE SPIRE RUSSIAN SAGE
- BOUTELOUA GRACILIS 'BLONDE AMBITION': BLONDE AMBITION BLUE GRAMA GRASS
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

LAWN
TALL FESCUE MIX

PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY
- SIZE: 1 GAL
- CONDITION: CONTAINER
- (3) PLANTS PER PANEL

NOTE
*SEE LF3.0 FOR LANDSCAPE REQUIREMENTS & BSD ZONING DATA

MONTEREY VILLAGE

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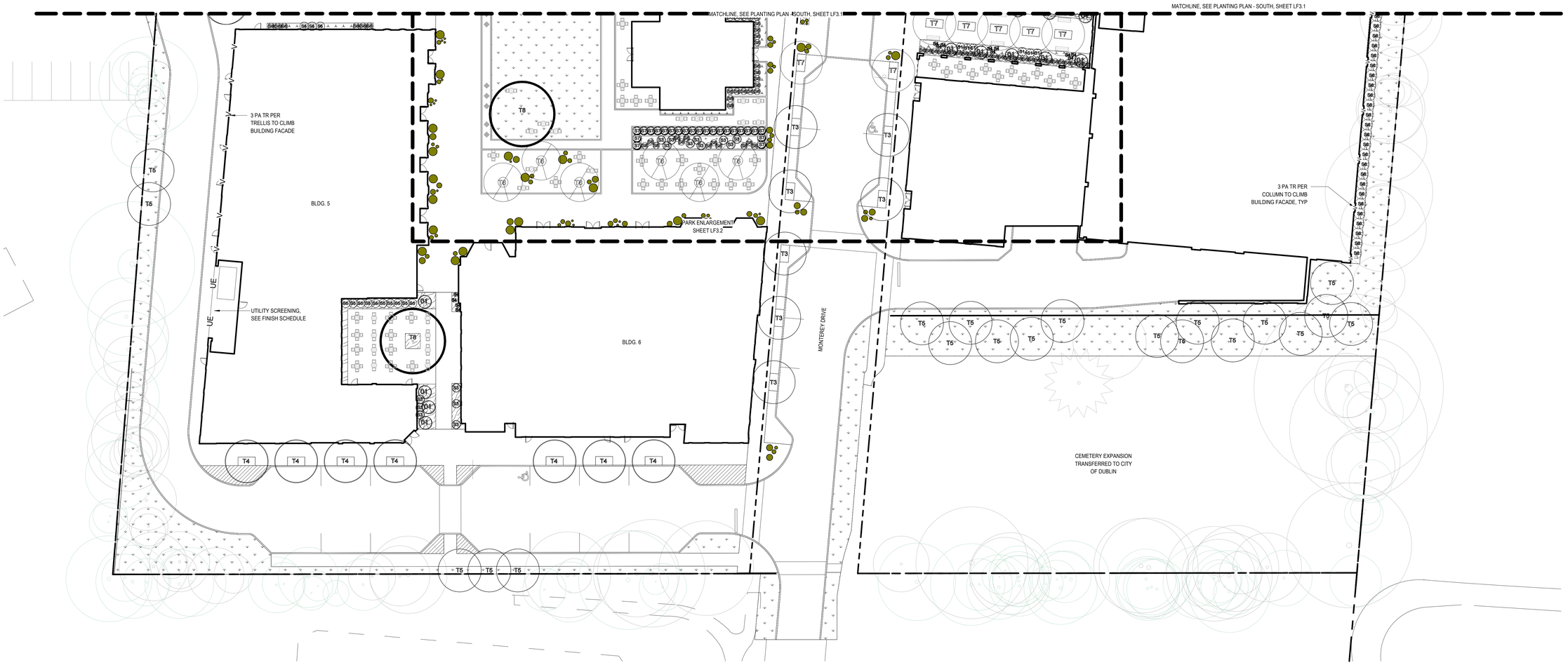
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SHEET
PLANTING PLAN - SOUTH

SHEET NUMBER
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1 PLANTING PLAN - SOUTH
1" = 20'-0"

DECIDUOUS & ORNAMENTAL TREES

T1 — TILIA AMERICANA 'REDMOND'
REDMOND LINDEN
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WILDFIRE BLACKGUM
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- QUERCUS MUEHLENBERGII: CHINKAPIN OAK
- PICEA ABIES: NORWAY SPRUCE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T6 — ULMUS PARVIFOLIA 'EMER II'
ALLEE LACEBARK ELM
- SIZE: 5" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T7 — ULMUS PARVIFOLIA 'EVERCLEAR'
EVERCLEAR LACEBARK ELM
- SIZE: 4" CAL.
- CONDITION: B+B
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T8 — PLANTANUS X ACERFOLIA 'BLOODGOOD'
BLOODGOOD LONDON PLANETREE
- SIZE: 8" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
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EXISTING TREES

EXISTING TREES (ON SITE)

EXISTING TREES (OFF SITE)

SHRUBS

01 — FOTHERGILLA GARDENII
DWARF FOTHERGILLA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

02 — HAMMAMELIS VIRGINIANA
WITCH HAZEL
- SIZE: 6' HT
- CONDITION: B+B OR CONTAINER

03 — HYDRANGEA ARBORESCENCE 'ABETWO'
INCREDIBALL HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

04 — HYDRANGEA PANICULATA 'ILVOBO'
BOBO PANICLE HYDRANGEA
- SIZE: 5 GAL.
- CONDITION: CONTAINER

06 — ILEX GLABRA 'SHAMROCK'
SHAMROCK INKBERRY
- SIZE: 5 GAL.
- CONDITION: CONTAINER

08 — JUNIPERUS CHINENSIS 'SEA GREEN'
SEA GREEN JUNIPER
- SIZE: 5 GAL.
- CONDITION: CONTAINER

37 — TAXUS X MEDIA 'DENSIFORMIS'
DENSE YEW
- SIZE: 5 GAL.
- CONDITION: CONTAINER

56 — CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'
SIXTEEN CANDLES SUMMERSWEET
- SIZE: 5 GAL.
- CONDITION: CONTAINER

59 — THUJA OCCIDENTALIS 'TECHNY'
PYRAMIDAL ARBORVITAE
- SIZE: 7'-8' HT.
- CONDITION: CONTAINER

PLANTERS ACROSS ENTIRE PROJECT
(FINAL LAYOUT PER OWNERSHIP)
- CLUSTERING OF PLANTERS VARYING IN SIZE 12" DIA TO 48" DIA WITH VARIOUS HEIGHTS (15"-42")
- PLANTED WITH SEASONAL ANNUALS, SELECT PERENNIALS, SHRUBS AND ORNAMENTAL TREES)

LIRIOPE SPICATA
CREEPING LIRIOPE
- SIZE: QUART
- CONDITION: CONTAINER
- 12" O.C.

RHUS AROMATICA 'GRO-LOW'
GRO-LOW FRAGRANT SUMAC
- SIZE: 3 GAL
- CONDITION: CONTAINER
- 36" O.C.

GROUNDCOVER

PLANT BED TYPE 01
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES

- VASTILLBE ARENDSII 'FANAL': ASTILLBE 'FANAL'
- CALAMOGROSTIS X ACUTIFLORA 'KARL FOERSTER': KARL FOERSTER FEATHER REED GRASS
- DRYOPTERIS FILIX-MAS: MALE FERN
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 02
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES

- ELYMUS ARENARIUS 'BLUE DANCE': BLUE DUNE LYME GRASS
- CAREX MORROWII 'ICE DANCE': ICE DANCE SEDGE
- VERONICA MAGIC SHOW® 'BLUE SKYWALKER' : MAGIC SHOW® BLUE SKYWALKER
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

PLANT BED TYPE 03
MIX OF THE FOLLOWING PERENNIALS / ORNAMENTAL GRASSES

- PANICUM VIRGATUM 'SHANENDOAH': SHANENDOAH SWITCHGRASS
- PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE': LITTLE SPIRE RUSSIAN SAGE
- BOUTELOUA GRACILIS 'BLONDE AMBITION': BLONDE AMBITION BLUE GRAMA GRASS
- SIZE: 1 GAL.
- CONDITION: CONTAINER
- 18" O.C.

LAWN
TALL FESCUE MIX

PARTHENOCISSUS TRICUSPIDATA
BOSTON IVY
- SIZE: 1 GAL
- CONDITION: CONTAINER
- (3) PLANTS PER PANEL

NOTE
*SEE LF3.0 FOR LANDSCAPE REQUIREMENTS & BSD ZONING DATA

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
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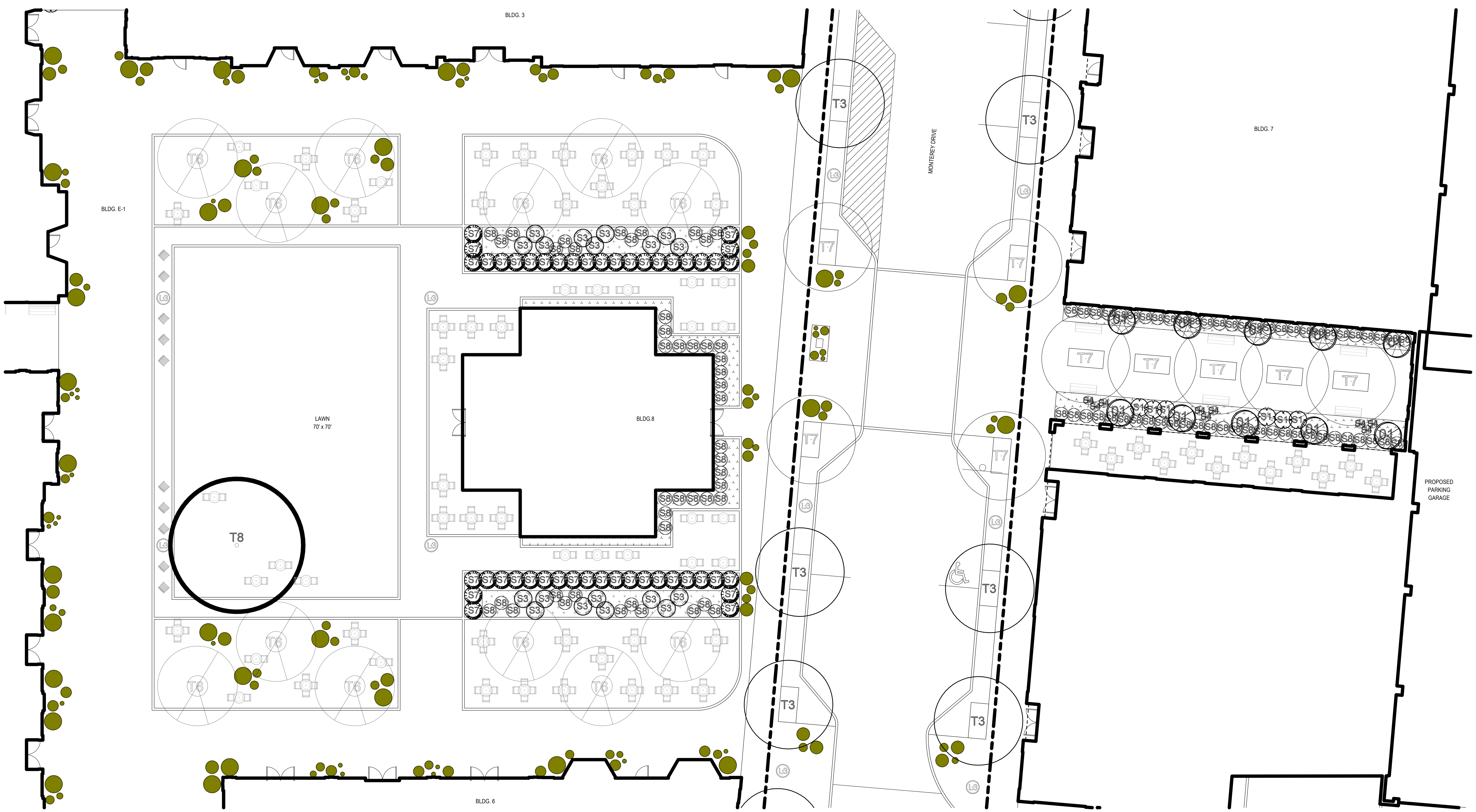
REV DATE DESCRIPTION

KEY

ISSUED 2026-09-17
PROJECT
ISSUED --
PROJECT 25-008
SHEET
PLANTING PLAN - SOUTH

SHEET NUMBER
LF3.1

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1 PARK PLANTING ENLARGEMENT
1" = 10'-0"

DECIDUOUS & ORNAMENTAL TREES

T1 — TILIA AMERICANA 'REDMOND'
REDMOND LINDEN
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T2 — NYSSA SYLVATICA 'WILDFIRE'
WILDFIRE BLACKGUM
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T3 — GLEDITSIA TRIACANTHOS 'SKYCOLE'
SKYLINE HONEYLOCUST
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T4 — ACER X FREEMANII 'JEFFERSRED'
AUTUMN BLAZE MAPLE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T5 — NATIVE CULTIVAR MIX
(FINAL MIX BASED ON AVAILABILITY)
- GYMNOCLADUS DIOICA 'MCKBRANCHED' :
DECAF KENTUCKY COFFEETREE
- CELTIS OCCIDENTALIS: COMMON HACKBERRY
- ACER SACCHARUM 'BAILSTA': FALL FIESTA
SUGAR MAPLE
- QUERCUS MUEHLENBERGII: CHINKAPIN OAK
- PICEA ABIES: NORWAY SPRUCE
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T6 — ULMUS PARVIFOLIA 'EMER II'
ALLEE LACEBARK ELM
- SIZE: 5" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T7 — ULMUS PARVIFOLIA 'EVERCLEAR'
EVERCLEAR LACEBARK ELM
- SIZE: 4" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T8 — PLANTANUS X ACERFOLIA 'BLOODGOOD'
BLOODGOOD LONDON PLANETREE
- SIZE: 8" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

T9 — QUERCUS ACUTISSIMA
SAWTOOTH OAK
- SIZE: 3" CAL.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

01 — ORNAMENTAL TREE MIX
(FINAL MIX BASED ON AVAILABILITY)
- MAGNOLIA VIRGINIANA 'JIM WILSON': MOONGLOW MAGNOLIA
- CERCIS CANADENSIS: EASTERN REDBUD
- CORNUS KOUSA CHINENSIS: KOUSA DOGWOOD
- MALUS 'SPRING SNOW': SPRING SNOW CRABAPPLE
- SIZE: 8'-10' HT.
- CONDITION: B+B
- MATCHED SPECIMEN
- TAGGED BY LANDSCAPE ARCHITECT

EXISTING TREES

EXISTING TREES (ON SITE)

EXISTING TREES (OFF SITE)

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DWARF FOTHERGILLA
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REV	DATE	DESCRIPTION

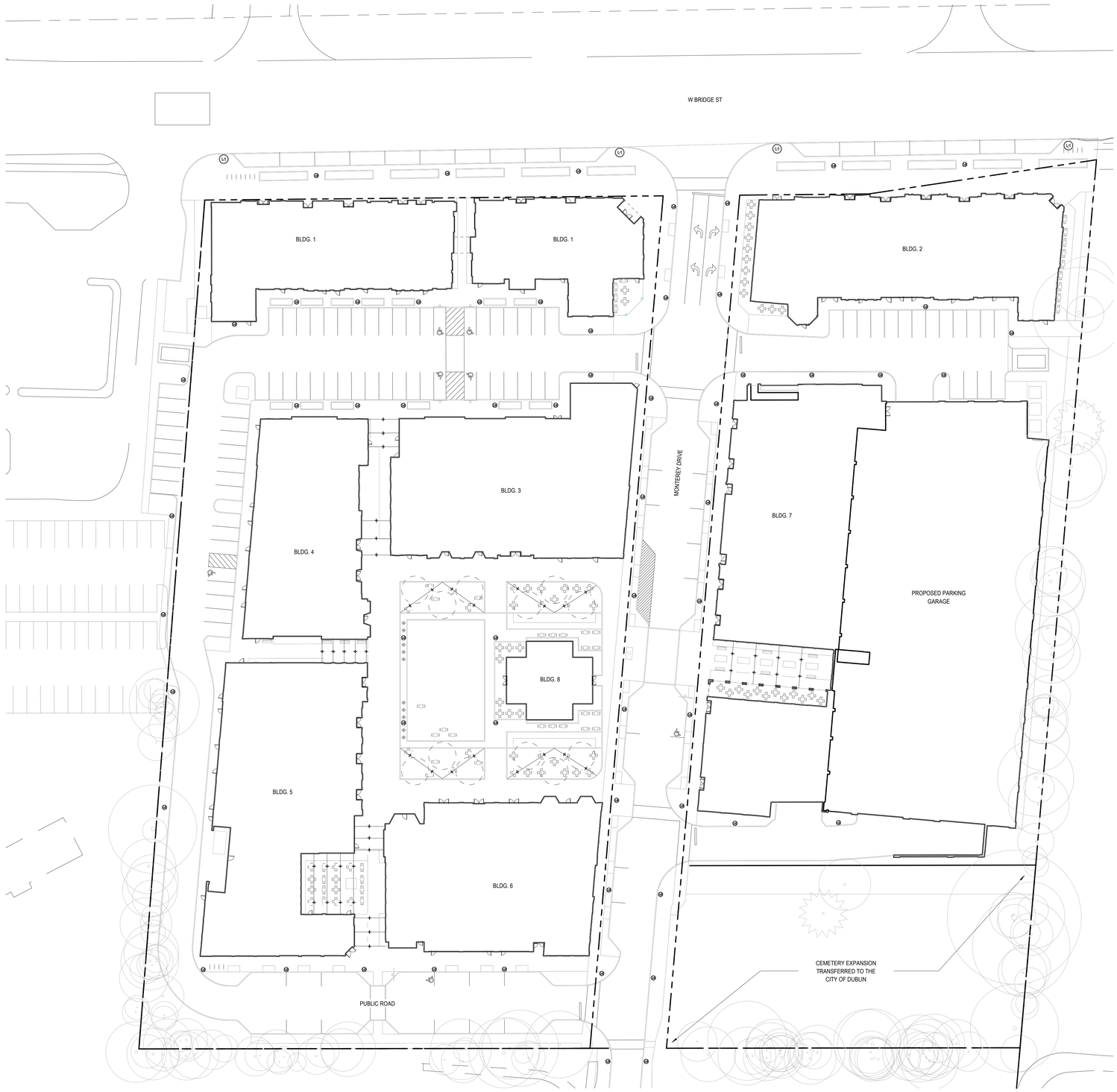
KEY

ISSUED	2026-09-17
PROJECT	
ISSUED	--
PROJECT	25-008

SHEET
PARK PLANTING ENLARGEMENT

SHEET NUMBER
LF3.2

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1 LIGHTING PLAN
1" = 30'-0"

SCALE: 1" = 30'-0"

0' 15' 30' 60'

CATENARY STRING LIGHT,
SEE FINISH PLAN

BSD STANDARD MULTI-LANE LIGHT POLE,
SEE FINISH PLAN

BSD STANDARD TWO-LANE LIGHT POLE,
SEE FINISH PLAN

HISTORIC SECONDARY LIGHT POLE,
SEE FINISH PLAN

GENERAL SITE LIGHTING NOTES:
- SEE MEP PLANS FOR PHOTOMETRICS

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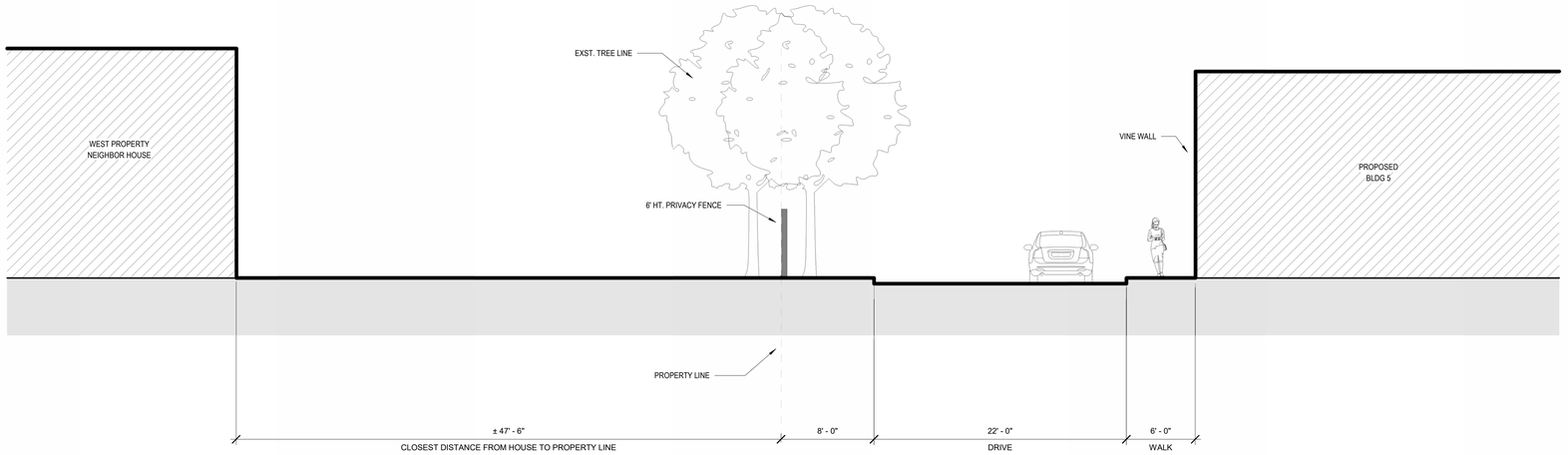
ISSUED 2026-09-17
PROJECT

ISSUED --
PROJECT 25-008

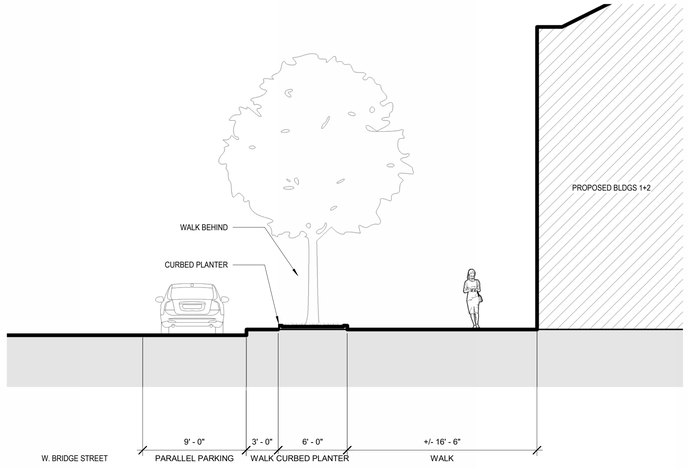
SHEET
LIGHTING PLAN

SHEET NUMBER
LF3.3

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



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

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SHEET
SITE SECTIONS

SHEET NUMBER
LF4.0

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GENERAL PLANTING NOTES

PRIOR TO PLANTING: 2 WORKING DAYS CALL BEFORE YOU DIG. CALL 800-362-2764 (TOLL FREE) OHIO UTILITIES PROTECTION SERVICE. NON-MEMBER. MUST BE CALLED DIRECTLY.

1. REFER TO GENERAL NOTES FOR ADDITIONAL INFORMATION.

2. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND THE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST TO THE OWNER.

3. SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT FOR APPROVED SUBSTITUTIONS. NO SUBSTITUTIONS FOR PLANT MATERIAL WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

4. VERIFY THAT ALL PLANT PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS.

5. PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTHES OR SHIP BY ENCLOSED TRANSPORT. MAINTAIN PROTECTION AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR LABELS TO BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.

6. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VIGOROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCOLD, WINDBURN, LEAF DISCOLORATION, IRREGULAR BRANCHING OR INJURIES.

7. ALL PLANT MATERIALS SHALL MATCH SPECIFICATIONS PER SPECIES AND SHALL COMPLY WITH ANSI Z60.1 "STANDARDS FOR NURSERY STOCK."

8. ALL WORK TO BE PERFORMED BY LICENSED CONTRACTORS AND EXPERIENCED WORKERS.

9. ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.

10. TEST ALL TREE AND PLANTING PITS WITH WATER, PRIOR TO PLANTING, TO ASSURE PROPER SOIL PERCOLATION. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO A DEPTH SUFFICIENT FOR DRAINAGE TO OCCUR AND/OR BACKFILLED WITH SUITABLE DRAINAGE GRAVEL. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL REPLACE PLANT MATERIAL NOT ACCEPTED BY OWNER WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.

11. PROTECT ALL EXISTING TREES AND LANDSCAPING DESIGNATED TO REMAIN. PROVIDE TEMPORARY FENCING, BARRICADES OR OTHER SUITABLE GUARDS OUTSIDE THE DRIP LINE (OUTER PERIMETER OF BRANCHES) TO PROTECT FROM DAMAGE TO TREES AND OTHER PLANTS THAT ARE TO REMAIN. DO NOT STORE CONSTRUCTION MATERIALS WITHIN DRIP LINES OF TREES TO REMAIN. DO NOT PERMIT VEHICLES WITHIN DRIP LINE. RESTRICT FOOT TRAFFIC WITHIN DRIP LINE TO AVOID EXCESSIVE SOIL COMPACTION.

12. REMOVE ALL PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT SITE AND SWEEP AND WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE LANDSCAPE INSTALLATION.

13. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED, SEE SPECIFICATIONS.

14. ALL 661.13 ITEMS SHALL USE HARDWOOD MULCH IN LIEU OF "COMPOSTED BARK". CONTRACTOR SHALL SUBMIT SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO INSTALLATION.

15. MEASUREMENTS: MEASURE ACCORDING TO ANSI Z60.1. DO NOT PRUNE TO OBTAIN REQUIRED SIZES.
- TREES AND SHRUBS: MEASURE WITH BRANCHES AND TRUNKS OR CANES IN THEIR NORMAL POSITION. TAKE HEIGHT MEASUREMENTS FROM OR NEAR THE TOP OF THE ROOT FLARE FOR FIELD-GROWN STOCK AND CONTAINER GROWN STOCK. MEASURE MAIN BODY OF TREE OR SHRUB FOR HEIGHT AND SPREAD; DO NOT MEASURE BRANCHES OR ROOTS TIP TO TIP. TAKE CALIPER MEASUREMENTS 6 INCHES ABOVE THE ROOT FLARE FOR TREES UP TO 4-INCH CALIPER SIZE, AND 12 INCHES ABOVE THE ROOT FLARE FOR LARGER SIZES.
- OTHER PLANTS: MEASURE WITH STEMS, PETIOLES, AND FOLIAGE IN THEIR NORMAL POSITION.

16. DO NOT PRUNE TREES AND SHRUBS BEFORE DELIVERY. PROTECT BARK, BRANCHES, AND ROOT SYSTEMS FROM SUN SCALD, DRYING, WIND BURN, SWEATING, WHIPPING, AND OTHER HANDLING AND TYING DAMAGE. DO NOT BEND OR BIND-TIE TREES OR SHRUBS IN SUCH A MANNER AS TO DESTROY THEIR NATURAL SHAPE. PROVIDE PROTECTIVE COVERING OF PLANTS DURING SHIPPING AND DELIVERY. DO NOT DROP PLANTS DURING DELIVERY AND HANDLING. HANDLE PLANTING STOCK BY ROOT BALL.

17. SECURE PLANT MATERIAL AS SPECIFIED ON PLANS. IN THE EVENT THAT PLANT MATERIALS SPECIFIED ARE NOT AVAILABLE, CONTACT LANDSCAPE ARCHITECT

18. DELIVER PLANTS AFTER PREPARATIONS FOR PLANTING HAVE BEEN COMPLETED, AND INSTALL IMMEDIATELY. IF PLANTING IS DELAYED MORE THAN SIX HOURS AFTER DELIVERY, SET PLANTS AND TREES IN THEIR APPROPRIATE ASPECT (SUN, FILTERED SUN, OR SHADE), PROTECT FROM WEATHER AND MECHANICAL DAMAGE, AND KEEP ROOTS MOIST.
- SET BALLED STOCK ON GROUND AND COVER BALL WITH SOIL, PEAT MOSS, SAWDUST, OR OTHER ACCEPTABLE MATERIAL.
- DO NOT REMOVE CONTAINER-GROWN STOCK FROM CONTAINERS BEFORE TIME OF PLANTING.
- WATER ROOT SYSTEMS OF PLANTS STORED ON-SITE DEEPLY AND THOROUGHLY WITH A FINE-MIST SPRAY. WATER AS OFTEN AS NECESSARY TO MAINTAIN ROOT SYSTEMS IN A MOIST, BUT NOT OVERLY-WET CONDITION.
- DO NOT STORE PLANT MATERIALS ON PAVED SURFACES.

19. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.
- SPRING PLANTING: MAY 1 THROUGH JUNE 30. FALL PLANTING: SEPTEMBER 1 THROUGH NOVEMBER 1.

20. PLANTING WARRANTY: INSTALLER AGREES TO REPAIR OR REPLACE PLANTINGS AND ACCESSORIES THAT FAIL IN MATERIALS, WORKMANSHIP, OR GROWTH WITHIN SPECIFIED WARRANTY PERIOD. TREES AND SHRUBS: 12 MONTHS.

21. FURNISH NURSERY-GROWN PLANTS TRUE TO GENUS, SPECIES, VARIETY, CULTIVAR, STEM FORM, SHEARING, AND OTHER FEATURES INDICATED IN PLANT SCHEDULE OR PLANT LEGEND SHOWN ON DRAWINGS AND COMPLYING WITH ANSI Z60.1; AND WITH HEALTHY ROOT SYSTEMS DEVELOPED BY TRANSPLANTING OR ROOT PRUNING. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK, DENSELY FOLIATED WHEN IN LEAF AND FREE OF DISEASE, PESTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT.
- TREES WITH DAMAGED, CROOKED, OR MULTIPLE LEADERS; TIGHT VERTICAL BRANCHES WHERE BARK IS SQUEEZED BETWEEN TWO BRANCHES OR BETWEEN BRANCH AND TRUNK ("INCLUDED BARK"); CROSSING TRUNKS; CUT-OFF LIMBS MORE THAN 3/4 INCH IN DIAMETER; OR WITH STEM GIRDLING ROOTS WILL BE REJECTED.
- COLLECTED STOCK: DO NOT USE PLANTS HARVESTED FROM THE WILD, FROM NATIVE STANDS, FROM AN ESTABLISHED LANDSCAPE PLANTING, OR NOT GROWN IN A NURSERY UNLESS OTHERWISE INDICATED.
- BRANCHING: STRUCTURALLY STRONG, ABLE TO STAND UPRIGHT WITHOUT STAKES OR GUYS ON A WINDLESS DAY; EXCEPTIONALLY HEAVY, SYMMETRICAL, TIGHTLY KNIT, SO TRAINED OR FAVORED IN DEVELOPMENT AND APPEARANCE AS TO BE SUPERIOR IN FORM, NUMBER OF BRANCHES, COMPACTNESS AND SYMMETRY.
- VIGOR: SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF.

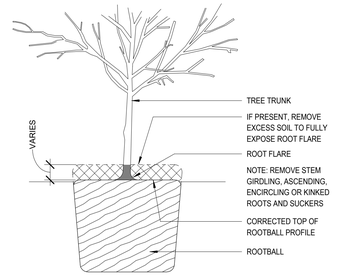
22. PROVIDE PLANTS OF SIZES, GRADES, AND BALL OR CONTAINER SIZES COMPLYING WITH ANSI Z60.1 FOR TYPES AND FORM OF PLANTS REQUIRED. PLANTS OF A LARGER SIZE MAY BE USED IF ACCEPTABLE TO ARCHITECT, WITH A PROPORTIONATE INCREASE IN SIZE OF ROOTS OR BALLS.

23. PREPARATION NOTES:
- PROTECT STRUCTURES, UTILITIES, SIDEWALKS, PAVEMENTS, AND OTHER FACILITIES AND TURF AREAS AND EXISTING PLANTS FROM DAMAGE CAUSED BY PLANTING OPERATIONS.
- INSTALL EROSION-CONTROL MEASURES TO PREVENT EROSION OR DISPLACEMENT OF SOILS AND DISCHARGE OF SOIL-BEARING WATER RUNOFF OR AIRBORNE DUST TO ADJACENT PROPERTIES AND WALKWAYS.
- LAY OUT INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTINGS. STAKE LOCATIONS, OUTLINE AREAS, ADJUST LOCATIONS WHEN REQUESTED, AND OBTAIN ARCHITECT'S ACCEPTANCE OF LAYOUT BEFORE EXCAVATING OR PLANTING. MAKE MINOR ADJUSTMENTS AS REQUIRED.
- LAY OUT PLANTS AT LOCATIONS DIRECTED BY ARCHITECT. STAKE LOCATIONS OF INDIVIDUAL TREES AND SHRUBS AND OUTLINE AREAS FOR MULTIPLE PLANTINGS.
- APPLY ANTIDESICANT TO TREES AND SHRUBS USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS (BEFORE WRAPPING), BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT DURING DIGGING, HANDLING, AND TRANSPORTATION. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL LEAF, SPRAY WITH ANTIDESICANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER PLANTING.
- WRAP TREES AND SHRUBS WITH BURLAP FABRIC OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE TO PROTECT FROM WIND AND OTHER DAMAGE DURING DIGGING, HANDLING, AND TRANSPORTATION.

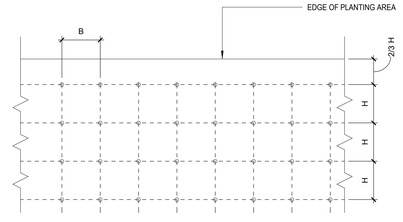
24. PLANTING PITS AND TRENCHES: COORDINATE EXCAVATION WITH OTHER WORK, INCLUDING PAVING, AS APPROPRIATE TO THE SEQUENCE OF WORK.
- EXCAVATE CIRCULAR PLANTING PITS WITH SIDES SLOPING INWARD AT A 45-DEGREE ANGLE. EXCAVATIONS WITH VERTICAL SIDES ARE UNACCEPTABLE. TRIM PERIMETER OF BOTTOM LEAVING CENTER AREA OF BOTTOM RAISED SLIGHTLY TO SUPPORT ROOT BALL AND ASSIST IN DRAINAGE AWAY FROM CENTER. DO NOT FURTHER DISTURB BASE. ENSURE THAT ROOT BALL WILL SIT ON UNDISTURBED BASE SOIL TO PREVENT SETTLING. SCARIFY SIDES OF PLANTING PIT SMEARED OR SMOOTHED DURING EXCAVATION.
- EXCAVATE A MINIMUM OF THREE TIMES AS WIDE AS BALL DIAMETER FOR STOCK.
- DO NOT EXCAVATE DEEPER THAN DEPTH OF THE ROOT BALL, MEASURED FROM THE ROOT FLARE TO THE BOTTOM OF THE ROOT BALL.
- IF AREA UNDER THE PLANT WAS INITIALLY DUG TOO DEEP, ADD SOIL TO RAISE IT TO THE CORRECT LEVEL AND THOROUGHLY TAMP THE ADDED SOIL TO PREVENT SETTLING.
- MAINTAIN REQUIRED ANGLES OF REPOSE OF ADJACENT MATERIALS AS SHOWN ON THE DRAWINGS. DO NOT EXCAVATE SUBGRADES OF ADJACENT PAVING, STRUCTURES, HARDSCAPES, OR OTHER NEW OR EXISTING IMPROVEMENTS.
- MAINTAIN SUPERVISION OF EXCAVATIONS DURING WORKING HOURS.
- KEEP EXCAVATIONS COVERED OR OTHERWISE PROTECTED.

25. PRUNING GUIDELINES
- STERILIZED PRUNING EQUIPMENT PRIOR TO PRUNING AND MAINTAIN STERILIZATION THROUGHOUT PRUNING.
- REMOVE ONLY DEAD, DYING, OR BROKEN BRANCHES. DO NOT PRUNE FOR SHAPE.
- PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES AS DIRECTED BY ARCHITECT.
- PRUNE, THIN, AND SHAPE TREES, SHRUBS, AND VINES ACCORDING TO STANDARD PROFESSIONAL HORTICULTURAL AND ARBORICULTURAL PRACTICES. UNLESS OTHERWISE INDICATED BY ARCHITECT, DO NOT CUT TREE LEADERS; REMOVE ONLY INJURED, DYING, OR DEAD BRANCHES FROM TREES AND SHRUBS; AND PRUNE TO RETAIN NATURAL CHARACTER.
- DO NOT APPLY PRUNING PAINT TO WOUNDS.

26. CLEAN UP AND PROTECTION:
- DURING PLANTING, KEEP ADJACENT PAVING AND CONSTRUCTION CLEAN AND WORK AREA IN AN ORDERLY CONDITION.
- PROTECT PLANTS FROM DAMAGE DUE TO LANDSCAPE OPERATIONS AND OPERATIONS OF OTHER CONTRACTORS AND TRADES. MAINTAIN PROTECTION DURING INSTALLATION AND MAINTENANCE PERIODS. TREAT, REPAIR, OR REPLACE DAMAGED PLANTINGS.
- AFTER INSTALLATION AND BEFORE SUBSTANTIAL COMPLETION, REMOVE NURSERY TAGS, NURSERY STAKES, TIE TAPE, LABELS, WIRE, BURLAP, AND OTHER DEBRIS FROM PLANT MATERIAL, PLANTING AREAS, AND PROJECT SITE.

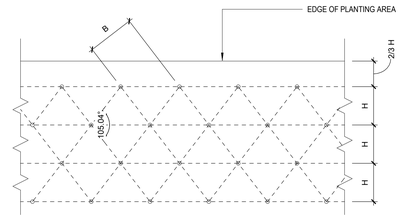


7 ROOT FLARE CORRECTION



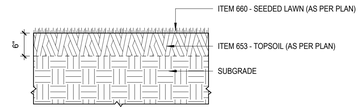
ORTHOGONAL SPACING = B	DISTANCE BETWEEN ROWS = H	TOTAL AREA (SF) PER PLANT
6"	6"	0.25
8"	8"	0.50
9"	9"	0.60
10"	10"	0.70
12"	12"	1.00
15"	15"	1.60
18"	18"	2.25
21"	21"	3.00
24"	24"	4.00
30"	30"	6.25
36"	36"	9.00
48"	48"	16.00

6 ORTHOGONAL PLANT SPACING DIAGRAM
12" = 1'-0"

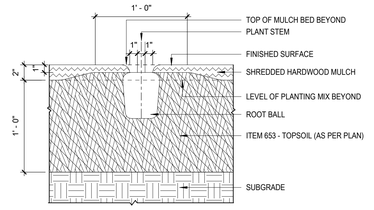


TRIANGULAR SPACING = B	DISTANCE BETWEEN ROWS = H	TOTAL AREA (SF) PER PLANT
6"	5"	0.21
8"	7"	0.39
9"	8"	0.50
10"	8 1/2"	0.59
12"	10 1/2"	0.88
15"	13"	1.35
18"	15 1/2"	1.94
21"	18"	2.63
24"	21"	3.50
30"	26"	5.42
36"	31"	7.80
48"	42"	13.84

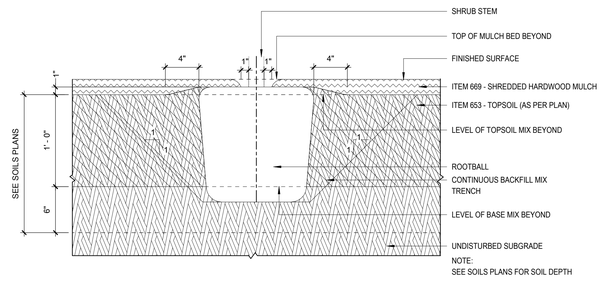
5 TRIANGULAR PLANT SPACING DIAGRAM
12" = 1'-0"



4 SEDDED LAWN PLANTING (AS PER PLAN)
3/4" = 1'-0"

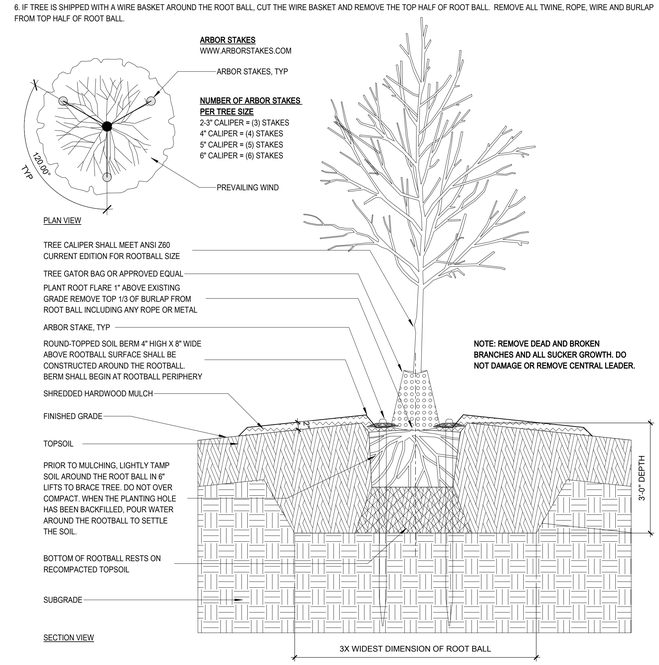


3 GROUNDCOVER / PERENNIAL PLANTING (AS PER PLAN)
1 1/2" = 1'-0"



2 SHRUB PLANTING (AS PER PLAN)
1 1/2" = 1'-0"

GENERAL NOTES:
1. PLANTING PIT TO BE EXCAVATED THREE TIMES (3x) THE WIDTH OF THE ROOT BALL AND BACKFILLED WITH PLANTING SOIL MIXTURE.
2. BEFORE PLANTING, VERIFY THAT ROOT FLARE/ROOT COLLAR IS VISIBLE AT TOP OF ROOT BALL ACCORDING TO ANSI Z60.1. IF ROOT COLLAR IS NOT VISIBLE, REFER ROOT BALL CORRECTION DETAIL, THIS SHEET. VERIFY THAT ROOT BALL STILL MEETS SIZE REQUIREMENTS AFTER CORRECTION.
3. THE ROOT COLLAR AND THE ROOT BALL INTERIOR MUST BE FREE OF DEFECTS INCLUDING CIRCLING, KINKED, ASCENDING, AND STEM GIRDLING ROOTS. STRUCTURAL ROOTS SHALL REACH THE PERIPHERY OF THE TOP OF THE ROOT BALL. IF DEFECTIVE ROOTS ARE OBSERVED, REFER ROOT BALL CORRECTION DETAIL, THIS SHEET.
4. EACH TREE MUST BE PLANTED SUCH THAT THE ROOT FLARE / ROOT COLLAR IS VISIBLE AT OR ABOVE FINISH GRADE. TREES WHERE THE ROOT COLLAR IS NOT VISIBLE SHALL BE REJECTED. DO NOT COVER THE TOP OF THE ROOT BALL WITH SOIL. ROOT COLLAR SHALL BE NO MORE THAN 1"-2" ABOVE GRADE.
5. SET TREE PLUMB IN PLANTING PIT.
6. IF TREE IS SHIPPED WITH A WIRE BASKET AROUND THE ROOT BALL, CUT THE WIRE BASKET AND REMOVE THE TOP HALF OF ROOT BALL. REMOVE ALL TWINE, ROPE, WIRE AND BURLAP FROM TOP HALF OF ROOT BALL.



1 DECIDUOUS TREE PLANTING DETAIL
3/4" = 1'-0"

MONTEREY VILLAGE

XXX W Bridge St, Dublin, OH 43017

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Dublin, OH 43017

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

NOT FOR CONSTRUCTION

REV	DATE	DESCRIPTION

KEY

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PROJECT
ISSUED --
PROJECT 25-008

SHEET
PLANTING DETAILS

SHEET NUMBER
LF4.1

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HARDSCAPE



BUFF WASH FINISH CONCRETE
- FINISH: BUFFWASH CONCRETE
- COLOR: NATURAL



CLAY PAVERS
- MANUFACTURER: BELDEN
- MODEL: BELCREST 530 PAVERS
- COLOR: RED
- SIZE: 3-5/8" x 7-5/8" x 2-1/4"
AVAILABLE FROM:
THE BELDEN BRICK COMPANY
(330) 456-0031
WWW.BELDENBRICK.COM



GRANITE STREET PLANTERS
- MATERIAL: GRANITE PER BSD STANDARDS
- COLOR: GEORGIA GREY



FLUSH CURB AT LAWN
- MATERIAL: CONCRETE
- FINISH: BUFF WAS CONCRETE FINISH
- PAVER EDGE RETAINER



PLANTER CURBING
- MATERIAL: CONCRETE
- FINISH: BUFF WAS CONCRETE FINISH

ELEMENTS



BIKE RACK
- MANUFACTURER: FORMS + SURFACES
- MODEL: TRIO
- COLOR: BLACK
AVAILABLE FROM: FORMS + SURFACES
WWW.FORMS-SURFACES.COM

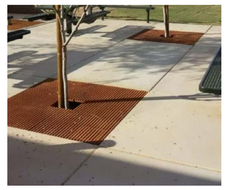
ELEMENTS



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



DUMPSTER AND UTILITY GATES
- SUPPLIER: BASTEEL
PRODUCT: BENNINGTON GATES ONLY
HEIGHT: 12" ABOVE TALLEST SERVICE STRUCTURE
- AVAILABLE FROM:
BASTEEL PERIMETER FENCES
(765) 654-5225
WWW.BASTEEL.COM



TREE GRATES
- MANUFACTURER: IRONSMITH
- MODEL: METRO
- SIZE: 48" X 96" RECTANGLE
- MATERIAL: CAST IRON
- FINISH: RAW (STANDARD)



TABLE & CHAIR (4)
- MANUFACTURER: FORMS + SURFACES
- CHAIR MODEL: FACTOR CHAIR
- TABLE MODEL: COLUMN TABLE
- STYLE: (CHAIRS) & ROUND (TABLE)
AVAILABLE FROM: FORMS + SURFACES
WWW.FORMS-SURFACES.COM



BISTRO TABLE & CHAIR (2)
- MANUFACTURER: LANDSCAPE FORMS
- MODEL: BRAVO BISTRO
- STYLE: BISTRO (CHAIRS) & BISTRO ROUND (TABLE)
AVAILABLE FROM: LANDSCAPEFORMS
WWW.LANDSCAPEFORMS.COM



BENCH
- MANUFACTURER: LANDSCAPE FORMS
- MODEL: GENERATION 50
- STYLE: WITH ARMS AND 4 LEGS
- MATERIAL: WOOD
AVAILABLE FROM: LANDSCAPEFORMS
WWW.LANDSCAPEFORMS.COM



ADIRONDACK CHAIR
- MANUFACTURER: LANDSCAPE FORMS
- MODEL: AMERICANA
AVAILABLE FROM: LANDSCAPEFORMS
WWW.LANDSCAPEFORMS.COM

LIGHTING



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

ANDRE DYER
(432) 341-9476
WWW.STERNBERGLIGHTING.COM



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 FT

WWW.CREELIGHTING.COM
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 FT

WWW.CREELIGHTING.COM
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

WWW.TIVOLILIGHTING.COM

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