

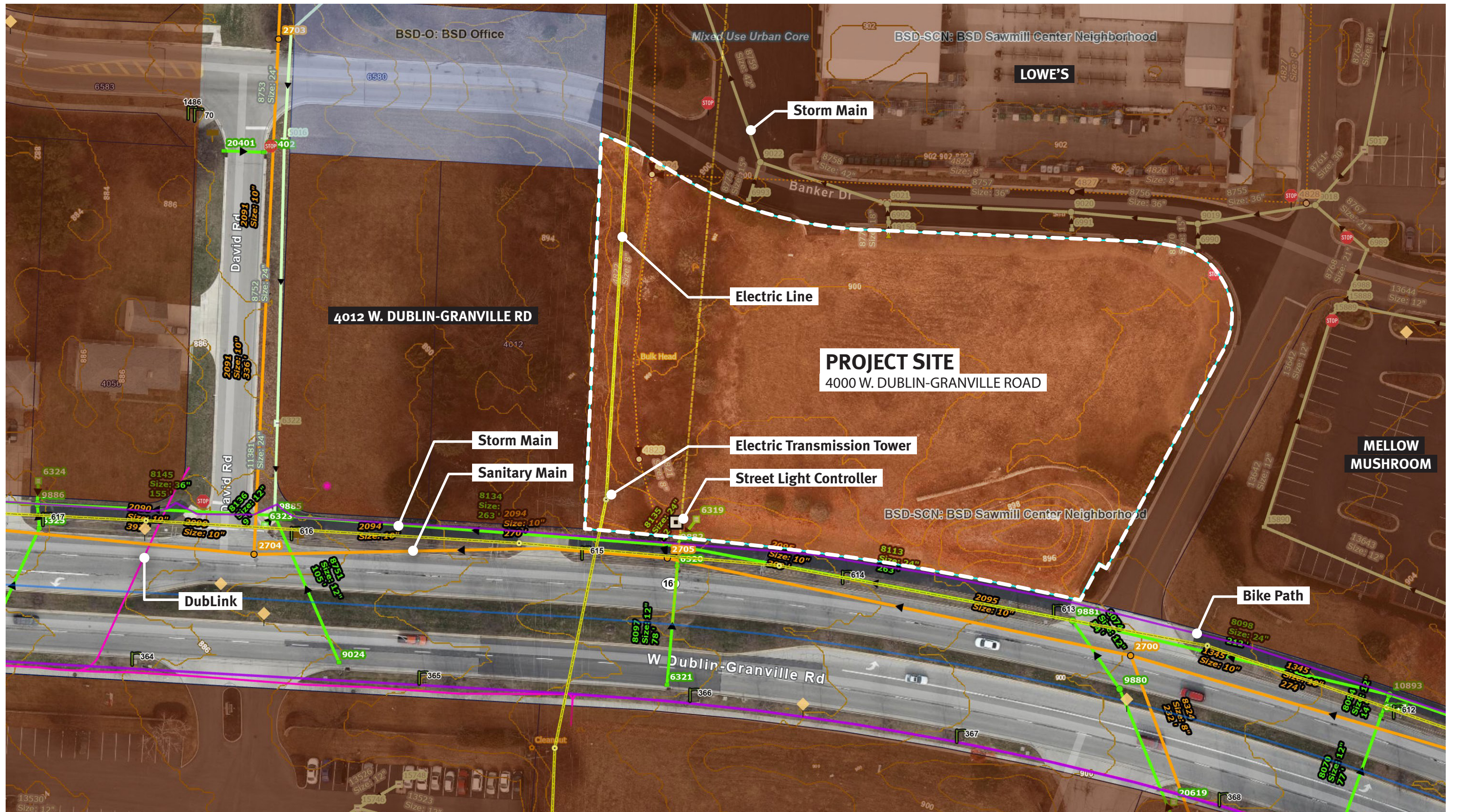
4000 W. Dublin-Granville Road

BSD Concept Plan

08.02.2021







PHASE 2
 POTENTIAL 3,400 S.F.
 BUILDING IF DEED RESTRICTION
 AND PARKING REQ'S CHANGE
 IN FUTURE

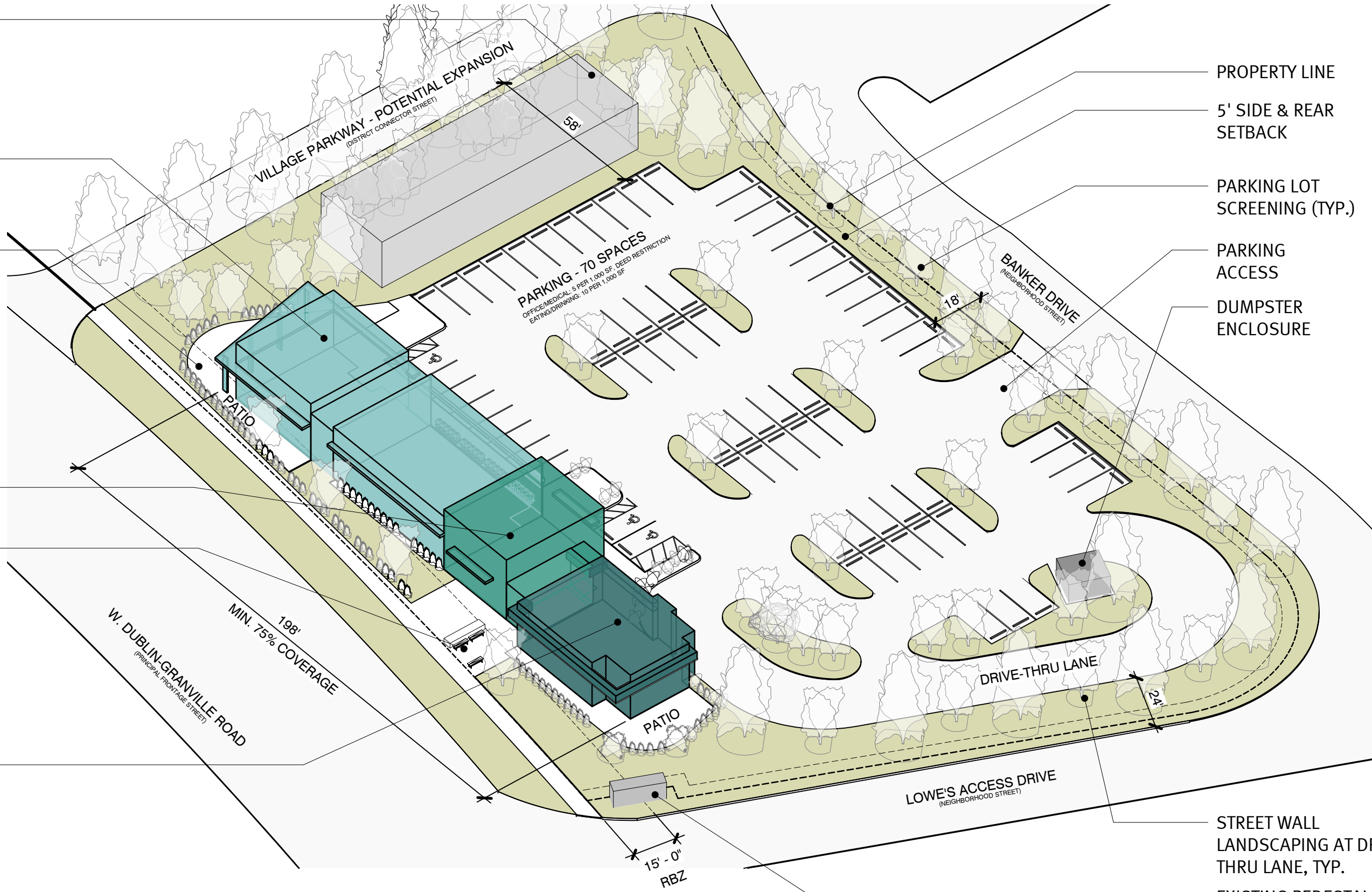
1 STORY TENANT SPACE
 20'-0" TOP OF PARAPET

REQUIRED OCCUPATION
 OF CORNER

1 STORY TENANT SPACE
 22'-0" TOP OF PARAPET

PUBLIC OPEN SPACE

1 STORY TENANT SPACE
 18'-0" TOP OF PARAPET



PROPERTY LINE

5' SIDE & REAR
 SETBACK

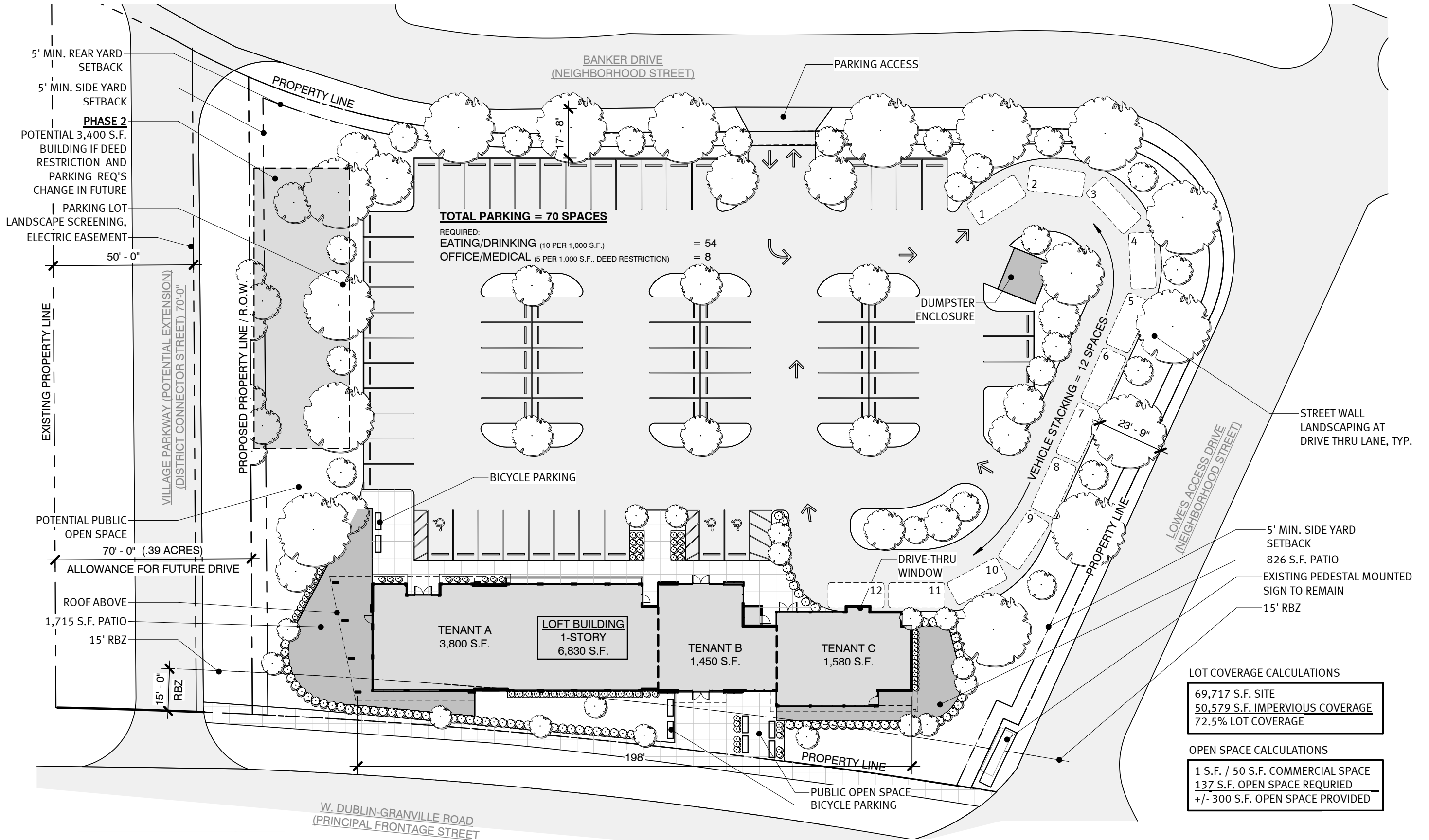
PARKING LOT
 SCREENING (TYP.)

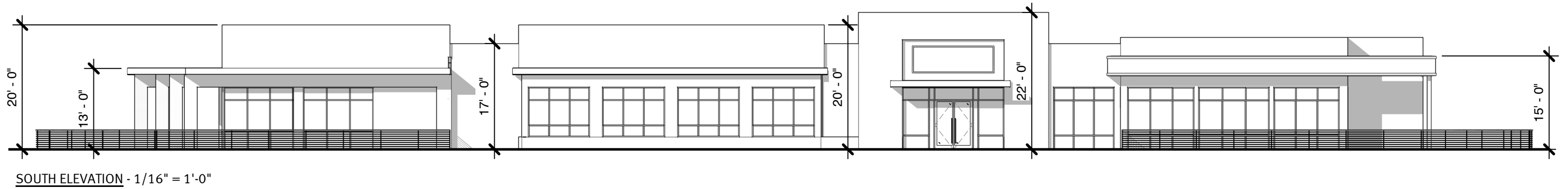
PARKING
 ACCESS

DUMPSTER
 ENCLOSURE

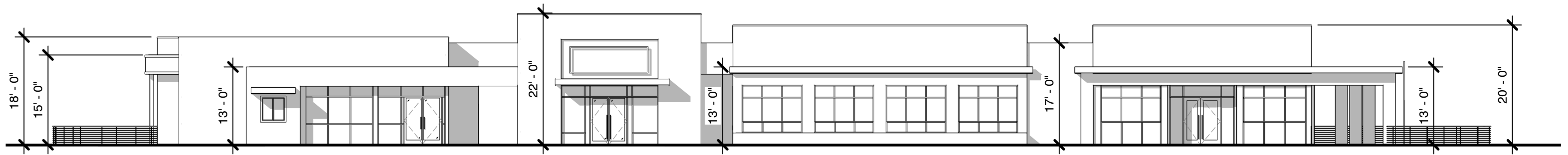
STREET WALL
 LANDSCAPING AT DRIVE
 THRU LANE, TYP.

EXISTING PEDESTAL
 MOUNT SIGN TO REMAIN

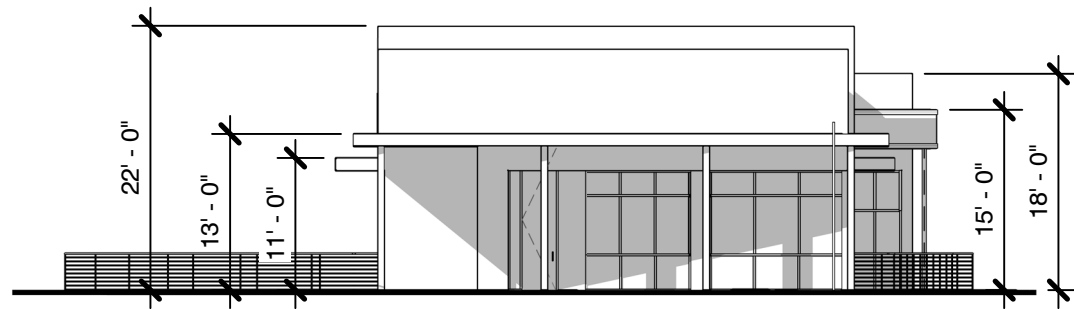




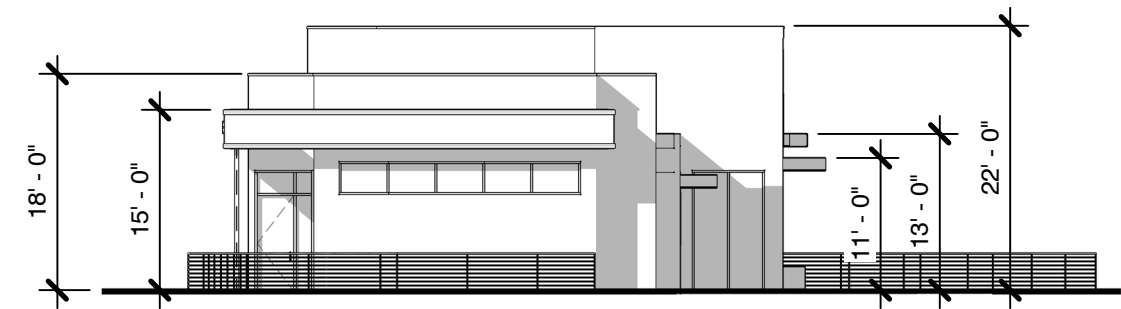
SOUTH ELEVATION - 1/16" = 1'-0"



NORTH ELEVATION - 1/16" = 1'-0"



WEST ELEVATION - 1/16" = 1'-0"



EAST ELEVATION - 1/16" = 1'-0"







