

# 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

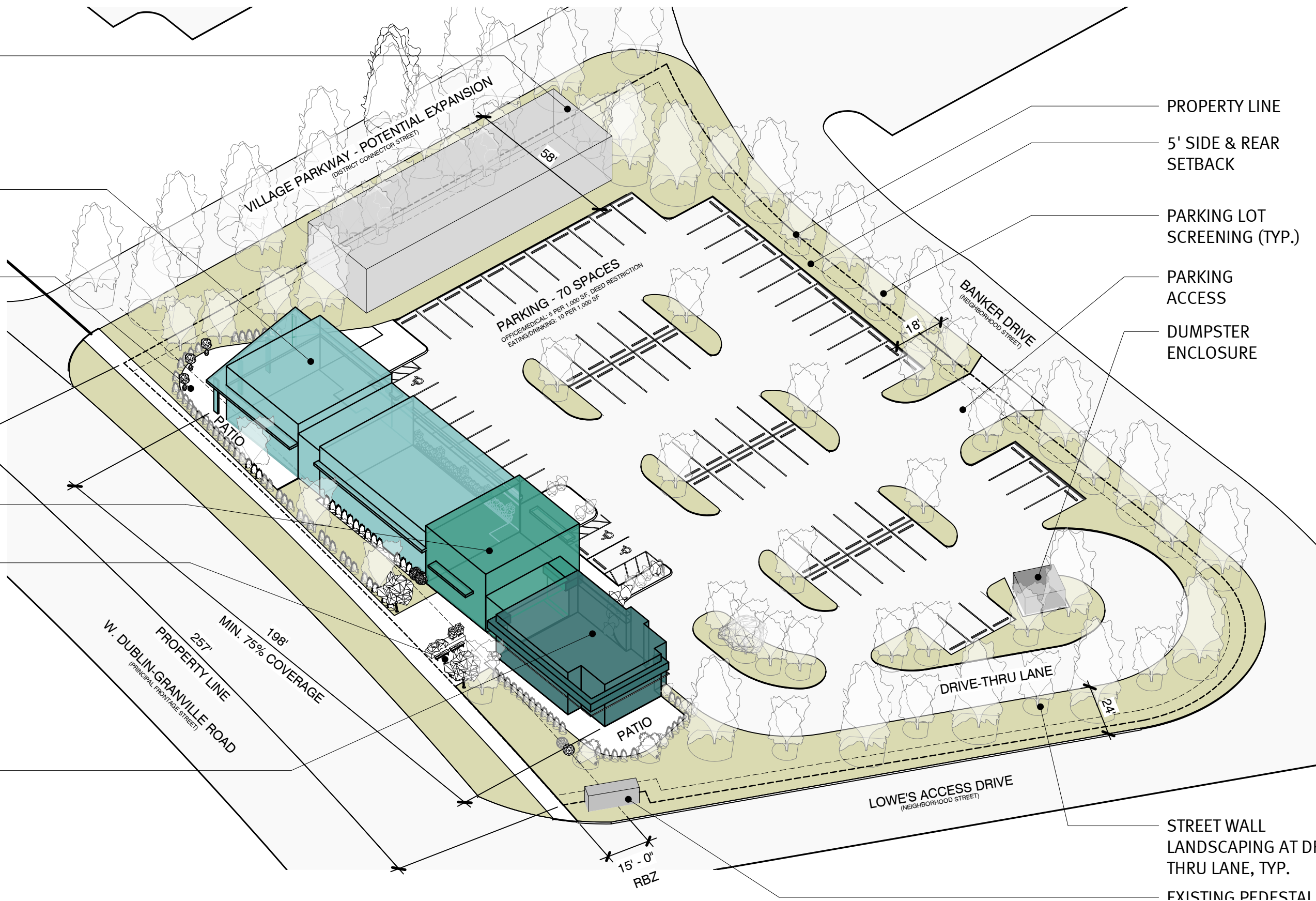
PROPERTY LINE

5' SIDE & REAR  
 SETBACK

PARKING LOT  
 SCREENING (TYP.)

PARKING  
 ACCESS

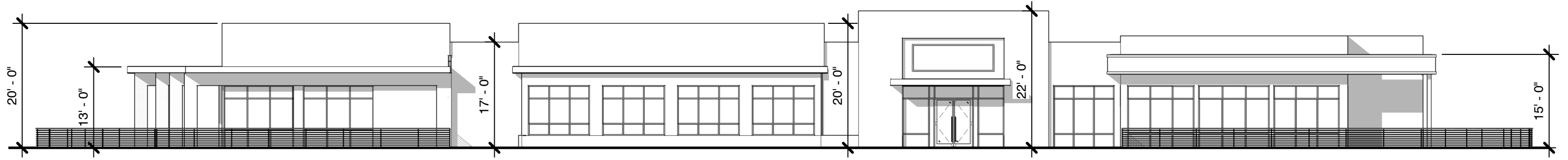
DUMPSTER  
 ENCLOSURE



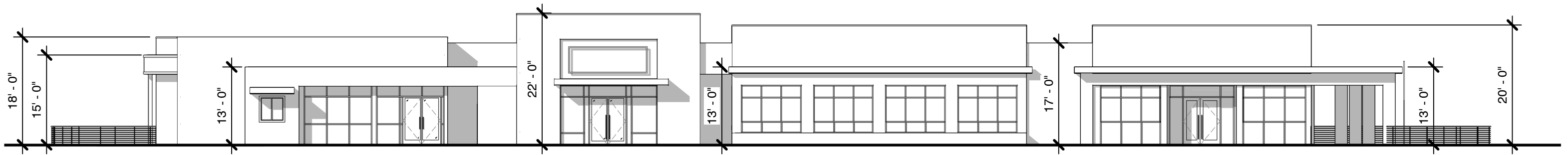
STREET WALL  
 LANDSCAPING AT DRIVE  
 THRU LANE, TYP.

EXISTING PEDESTAI

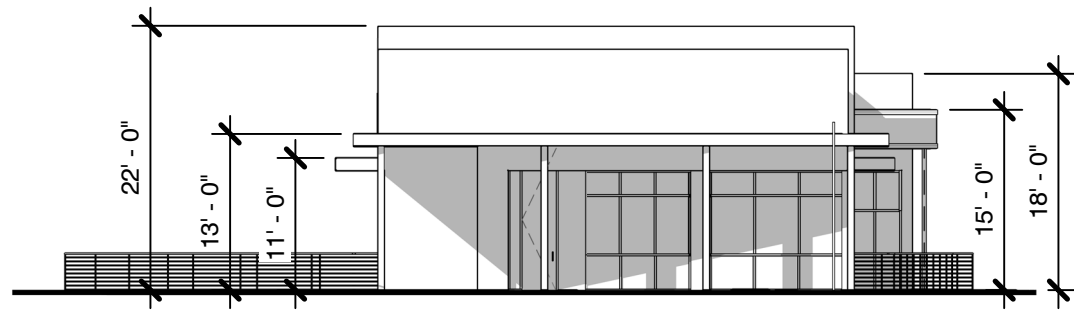




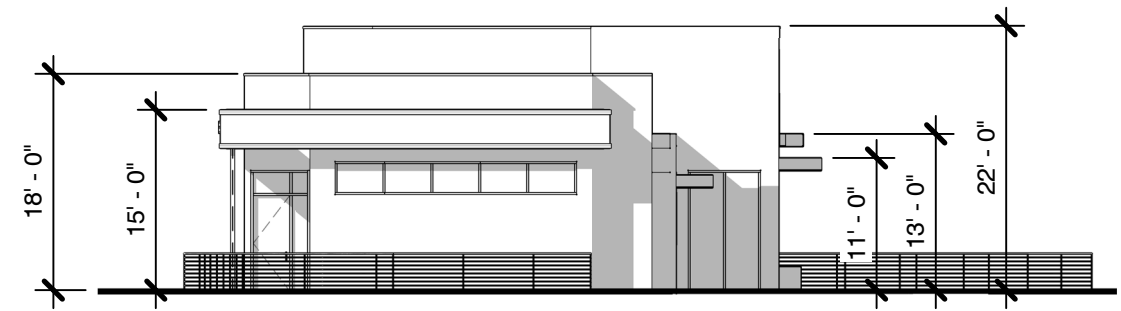
SOUTH ELEVATION - 1/16" = 1'-0"



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



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



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













