

MULTIMODAL ACCESS CLOSURE EXCEPTION APPLICATION FORM AND CHECKLIST

Submittal Date: July 7, 2023 New Submittal Re-Submittal No: _____

Related Building Permit No: 2022016368 & 2022016365

Project Name: 1000 Church Street & 1010 Church Street

Street Name Location: Church Street

Between: YMCA Way And: Platform Way & 10th Ave

Applicant Name: Barge Design Solutions

Address: 615 3rd Ave South, Suite 700, Nashville, TN 37210

Phone: (615) 252-4296 Fax: _____ Contact: Drew Hardison

Email: drew.hardison@bargedesign.com

Project Description: New building addition of (6) story structure to the existing YMCA and a 60-story mixed use tower.

Start Date: 08/01/2023 End Date: 05/31/2026 Project Length: 34 months

Describe Type of Closure: 1) Closure of north sidewalk along Church Street, between YMCA Way and Platform Way.

2) Closure of north bike lane and westbound lane of Church Street between YMCA Way and Platform Way. 3) Closure of east

sidewalk on 10th Ave along 1010 Site. 4) Temporary pedestrian scaffolding along YMCA Way by Urban Umbrella until new sidewalk is complete in August 2024.

Provide Reasons why Project cannot be completed without closures and what other options were considered (attach documents as needed): _____

Two buck hoists must be utilized to service construction of the 60-story tower. The 10th Ave corridor does not offer the overhead clearance needed for the buck hoists due to the private drive, Platform Way, above 10th Ave N. With the two buck hoists restricted to placement on Church Street, concrete operations must be located on 10th Ave N (under Platform Way). Our dumpsters and deliveries will also be restricted to Church Street, as they cannot be received on 10th Ave because there would be no means to get material from 10th Ave up to buck hoist locations on Church. The construction traffic associated with the two buck hoists, material delivery, and dumpsters along Church Street will be greatly reduced when the building's elevators and loading zone for construction are online in February 2026.

PROJECT INFORMATION CHECKLIST:

Included Not Applicable

- | | | |
|-------------------------------------|-------------------------------------|--|
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Project Vicinity Map with Project Area shown, street names, property information, existing pavement and striping, gutter and building locations, north arrow, and scale. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Planned work hours included. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exact location and dimensions of the construction work zone shown. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | If multiple phases are necessary, include perimeter impact of each phase, phase number, anticipated work hours and phase duration. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Details on construction activity and equipment being used as part of construction included for each phase. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Specify if any on-street parking, and/or metered parking, is to be restricted and if bus zone will need to be relocated. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Specify if trash pickup will be impacted. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide information on all utility work and utility connections. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | List all affected residents, businesses, agencies, and schools and any conversations/agreements taken place. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show ongoing construction projects within vicinity of proposed project impact. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Provide plan to address conflicts with other nearby projects. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Provide traffic control plan for each phase of construction (see traffic control checklist for more information). |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> | Provide information on work vehicle parking locations. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Show construction trucks ingress/egress to project location. |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide information on any traffic signals, traffic signal loops, and traffic signal cabinets in close proximity to project. |

TRAFFIC CONTROL PLAN CHECKLIST:

Included Not Applicable

- All temporary traffic control plans shall be designed in accordance with the most recent ADA regulations and requirements of the Manual of Uniform Traffic Control Devices.
- Clearly show the locations of all existing signs (including speed limit) as well as the proposed signs for each construction phase.
- Show the location of all existing pedestrian paths and pedestrian detour route of each stage of construction.
- Show dimensions of travel lane width, shoulder width, sidewalk of each phase, and overall roadway width along the length of affected area.
- Show all existing striping and markings to remain, to be removed, and all proposed striping and markings for each construction stage.
- Provide detour plan clearly showing detour route for any roadway or pedestrian/bike path closures.
- Specify placement of all temporary traffic control devices.
- Specify spacing of all temporary traffic control devices.
- Show all existing traffic signals and streetlights in the work zone location.
- Lighting provided for all pedestrian detour routes.
- Provide minimum eleven (11) foot travel lanes at all times.
- Show size, height, and location of all channelizing devices, warning lights, flag trees, barriers, etc.
- Label all taper lengths and widths.
- Provide locations of police officers for each phase as needed.
- Temporary Traffic Control Plan has been stamped and signed by a TN licensed Civil Engineer.

Project Vicinity Map for 1010 Church

Work Hours:
Will comply with requirements outlined in Ordinance No. BL2015-1016 and Metropolitan Code Chapter 16.44, Noise Control.

CONCRETE FIRE ENDURANCE CHARTS

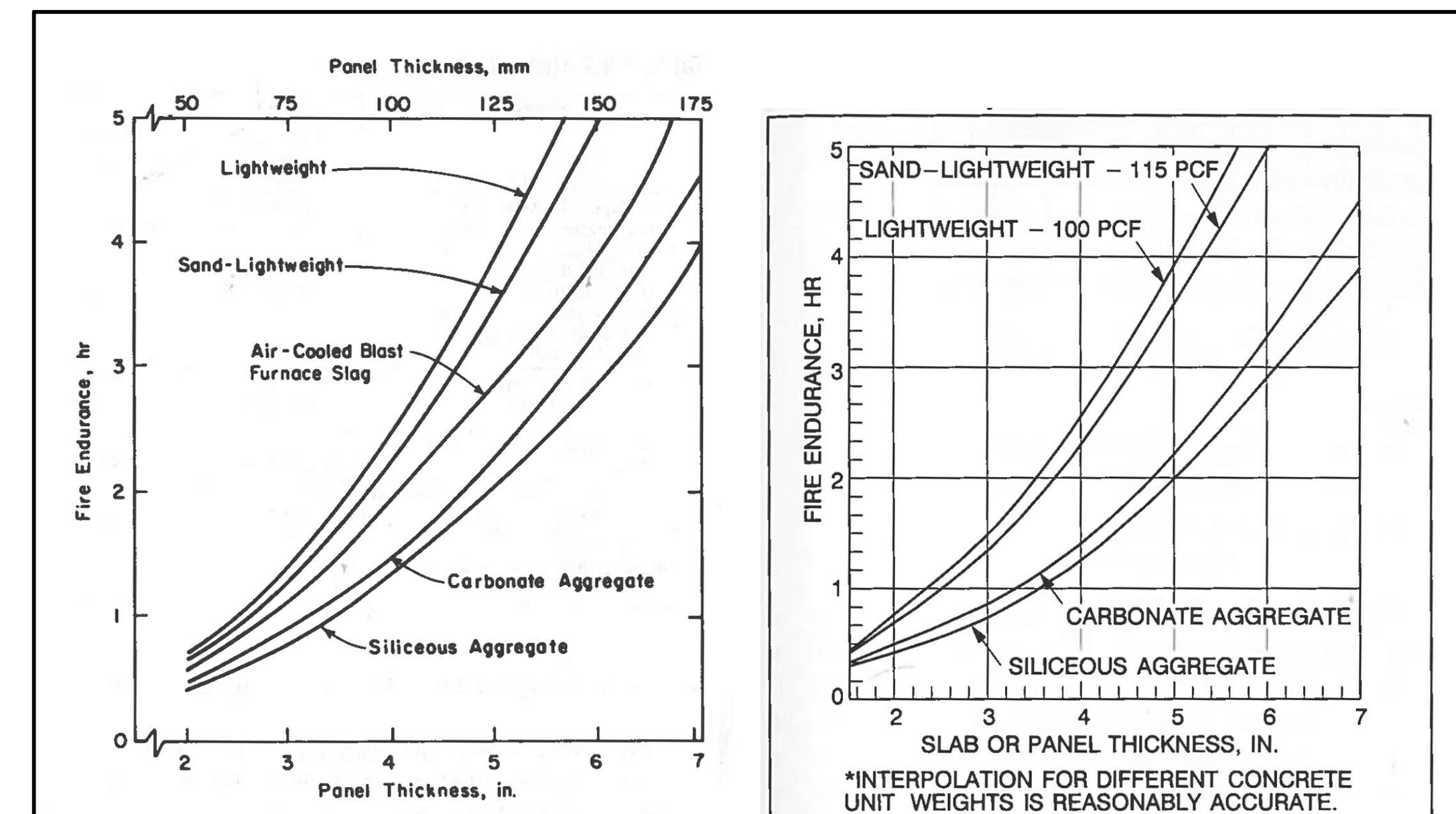
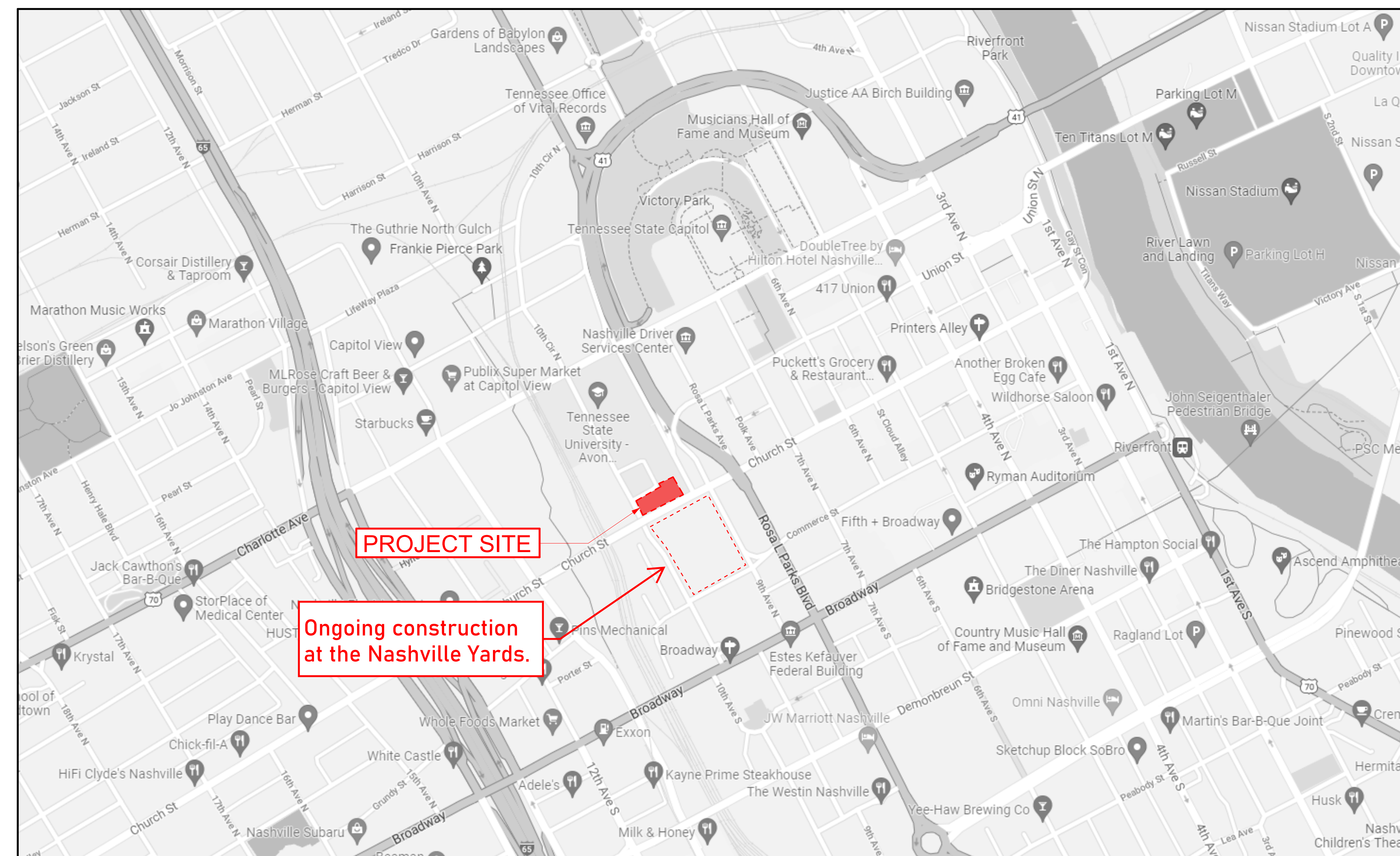


Fig. 2.4.1.1—Effect of slab thickness and aggregate type on fire endurance of concrete slabs. (Based on 250 F (139 C) rise in temperature of unexposed surface)

LOCATION MAP



LEVEL	PRIMARY FUNCTION	OCCUPANT LOAD
ROOF	MECHANICAL (S-2)	13
60	RESIDENTIAL (R-2)	59
59	RESIDENTIAL (R-2)	59
58	RESIDENTIAL (R-2)	59
57	RESIDENTIAL (R-2)	59
56	RESIDENTIAL (R-2)	60
55	RESIDENTIAL (R-2)	60
54	RESIDENTIAL (R-2)	60
53	RESIDENTIAL (R-2)	60
52	RESIDENTIAL (R-2)	60
51	RESIDENTIAL (R-2)	60
50	RESIDENTIAL (R-2)	60
49	RESIDENTIAL (R-2)	60
48	RESIDENTIAL (R-2)	60
47	RESIDENTIAL (R-2)	60
46	RESIDENTIAL (R-2)	60
45	RESIDENTIAL (R-2)	60
44	RESIDENTIAL (R-2)	60
43	RESIDENTIAL (R-2)	60
42	RESIDENTIAL (R-2)	60
41	RESIDENTIAL (R-2)	60
40M	STORAGE (S-2)	14
40	ASSEMBLY (A-3)	347
39	RESIDENTIAL (R-2)	62
38	RESIDENTIAL (R-2)	62
37	RESIDENTIAL (R-2)	62
36	RESIDENTIAL (R-2)	62
35	RESIDENTIAL (R-2)	62
34	RESIDENTIAL (R-2)	62
33	RESIDENTIAL (R-2)	62
32	RESIDENTIAL (R-2)	62
31	RESIDENTIAL (R-2)	62
30	RESIDENTIAL (R-2)	62
29	RESIDENTIAL (R-2)	62
28	RESIDENTIAL (R-2)	62
27	RESIDENTIAL (R-2)	62
26	RESIDENTIAL (R-2)	62
25	RESIDENTIAL (R-2)	62
24	RESIDENTIAL (R-2)	62
23	RESIDENTIAL (R-2)	62
22	RESIDENTIAL (R-2)	62
21	RESIDENTIAL (R-2)	62
20	RESIDENTIAL (R-2)	62
19	RESIDENTIAL (R-2)	62
18	RESIDENTIAL (R-2)	62
17	RESIDENTIAL (R-2)	62
16	RESIDENTIAL (R-2)	62
15	RESIDENTIAL (R-2)	62
14	RESIDENTIAL (R-2)	62
13	RESIDENTIAL (R-2)	62
12	RESIDENTIAL (R-2)	62
11	RESIDENTIAL (R-2)	62
10	RESIDENTIAL (R-2)	62
9	ASSEMBLY (A-3)	666
8M	*PARKING (S-2)	4
8	*PARKING (S-2)	2
7	*PARKING (S-2)	2
6	*PARKING (S-2)	2
5	*PARKING (S-2)	2
4	*PARKING (S-2)	2
3	*PARKING (S-2)	2
2	*PARKING (S-2)	8
1	BUSINESS	247
B1	PARKING (S-2)	141
B2	PARKING (S-2)	49
B2	PARKING (S-2)	126
TOTAL OCCUPANT LOAD		4,673

PROJECT AREA CHART																				
	Floor Level	# of Units	Total Residential NSF	Total Residential GSF	Exterior Amenity Deck (GSF)	Parking Pore Cochere (GSF)	Parking Garage (GSF)	Parking Spaces (Total)	Parking Spaces (Compact)	Parking Spaces (Accessible)	Parking Spaces (EV Charging)	YMCA Parking / Loading (SF)	YMCA Parking Spaces (Total)	YMCA Parking Spaces (Compact)	YMCA Parking Spaces (Accessible)	Service / Back of House (SF)	Mechanical (SF)	Loading / Trash (SF)	Total Project GSF	
Elevator Machine Room	ROOF																			
Condos	60	3	10,626	12,800																12,800
Condos	59	3	10,725	12,898																12,898
Condos	58	3	10,784	12,958																12,958
Condos	57	3	10,804	12,977																12,977
Condos	56	8	10,913	12,977																12,977
Condos	55	8	10,913	12,977																12,977
Condos	54	8	10,913	12,977																12,977
Condos	53	8	10,913	12,977																12,977
Condos	52	8	10,913	12,977																12,977
Condos	51	8	10,913	12,977																12,977
Condos	50	8	10,913	12,977																12,977
Condos	49	8	10,913	12,977																12,977
Condos	48	8	10,913	12,977																12,977
Condos	47	8	10,913	12,977																12,977
Condos	46	8	10,913	12,977																12,977
Condos	45	8	10,913	12,977																12,977
Condos	44	8	10,913	12,977																12,977
Condos	43	8	10,913	12,977																12,977
Condos	42	8	10,913	12,977																12,977
Condos	41	8	10,913	12,977																12,977
Mechanical Platform	40M																			4,297
Amenity	40			9,525																9,525
Apartments	39	12	10,359	12,977																12,977
Apartments	38	12	10,359	12,977																12,977
Apartments	37	12	10,359	12,977																12,977
Apartments	36	12	10,359	12,977																12,977
Apartments	35	12	10,359	12,977																12,977
Apartments	34	12	10,359	12,977																12,977
Apartments	33	12	10,359	12,977																12,977
Apartments	32	12	10,359	12,977																12,977
Apartments	31	12	10,359	12,977																12,977
Apartments	30	12	10,359	12,977																12,977
Apartments	29	12	10,359	12,977																12,977
Apartments	28	12	10,359	12,977																12,977
Apartments	27	12	10,359	12,977																12,977
Apartments	26	12	10,359	12,977																12,977
Apartments	25	12	10,359	12,977																12,977
Apartments	24	12	10,359	12,977																12,977
Apartments	23	12	10,359	12,977																12,977
Apartments	22	12	10,359	12,977																12,977
Apartments	21	12	10,359	12,977																12,977
Apartments	20	12	10,359	12,977																12,977
Apartments	19	12	10,359	12,977																12,977
Apartments	18	12	10,359	12,977																12,977
Apartments	17	12	10,359	12,977																12,977
Apartments	16	12	10,359	12,977																12,977
Apartments	15	12	10,359	12,977																12,977
Apartments	14	12	10,359	12,977																12,977
Apartments	13	12	10,359	12,977																12,977
Apartments	12	12	10,359	12,977																12,977
Apartments	11	12	10,359	12,977																12,977
Apartments	10	12	10,359	12,977																12,977
Amenity	9			16,393																16,393
Parking	8M						14,267	29	9											14,267
Parking	8						29,309	72	27	2	30									29,309
Parking	7						29,309	72	27	2	30									29,309
Parking	6						29,309	72	27	2	30									29,309
Parking	5						29,309	72	27	2	30									29,309
Parking	4						29,309	72	27	2	30									29,309
Parking	3						29,309	72	27	2	30									29,309
Parking	2						27,841	56	24											27,841
Parking Ramp	1R						1,117													1,117
Ground Floor	1			10,502		10,619	1,353	(14)												10,502
Parking	B1						30,255	70	14	3										30,255
Parking	B2M						10,495	14	2											10,495
Parking	B2						60,412	122	27	6	1,869	5,732	3,728							60,412
		500	528,317	681,579	16,393	10,619	220,432	517	195	12	60	17,939	38	11	3	1,869	5,732	3,728		991,235
		Units	NSF	GSF	GSF	GSF	GSF	Spaces	Spaces	Spaces	Spaces	GSF	Spaces	Spaces	Spaces	GSF	GSF	GSF		GSF

- Notes**
- Per The Code of the Metropolitan Government of Nashville and Davidson County, Tennessee, Title 17 - Zoning, Chapter 17.20.060, no development shall be allowed to have more than thirty percent of the total required parking as compact spaces (209 spaces maximum).
 - On parking levels with electrical vehicle charging stations, a striped area for accessible consideration shall be provided adjacent to (1) of the EV parking spaces. Refer to architectural plans.
 - Capacity and provisions/conduit for installation of electrical vehicle charging stations to be provided at parking levels B1 and B2. Refer to A203 and A206.
 - Ground floor porte cochere parking spaces shown for reference, not included in total parking count.
 - Exterior amenity deck not included in GSF total.

GRAPHIC SCALES	
1" = 20'-0"	1/2" = 1'-0"
1/16" = 1'-0"	1" = 1'-0"
1/8" = 1'-0"	1-1/2" = 1'-0"
1/4" = 1'-0"	3" = 1'-0"

MATERIAL LEGEND	
[Symbol]	Concrete
[Symbol]	Asphalt
[Symbol]	Grass
[Symbol]	Water
[Symbol]	Other

PLAN NOTES	
[Symbol]	Notes

GENERAL NOTES	
[Symbol]	Notes

KEYNOTES	
[Symbol]	Notes

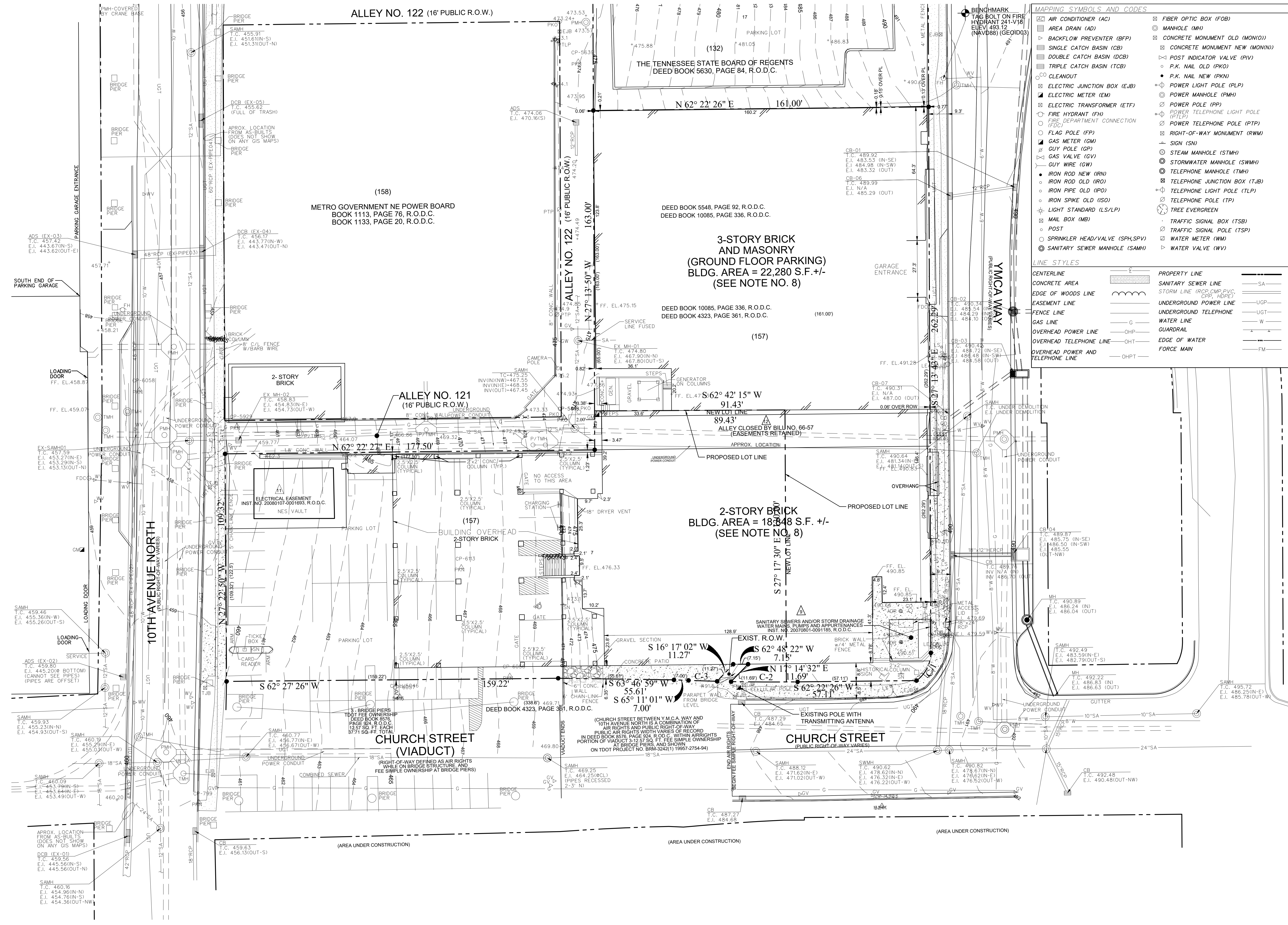
KEY PLAN	
[Symbol]	Notes

BENCHMARK
TOP TAC BOLT ON
FIRE HYDRANT #241-1/8
ELEV. 455.12 (LOCATED
ON YMCA WAY)

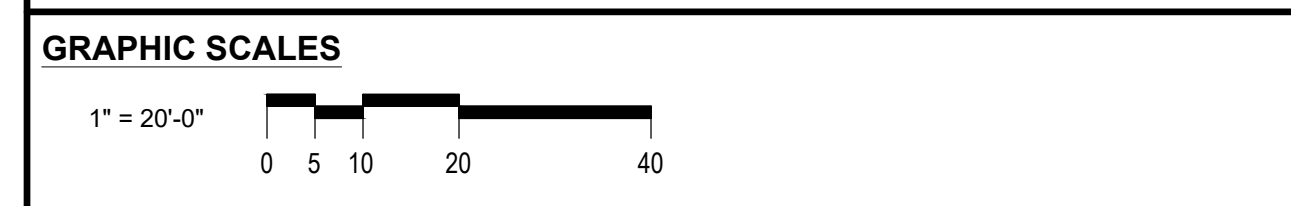
811 Know what's below
Call before you dig.
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SURVEYOR'S NOTES

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1) WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:100 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYING, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 AND 1985 ELEVATIONS ARE BASED ON NAVD-1988, USING GEOID 2003 FOR ORTHOMETRIC HEIGHT DETERMINATION.
- PROPERTY IS ZONED DTC WITHIN THE OVAADE AND OVAAZ OVERLAY DISTRICTS. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM METROPOLITAN PLANNING DEPARTMENT ONLINE MAPPING PANEL REPORT, NO ZONING LETTER, OR ZONING REPORT WAS PROVIDED TO THIS SURVEYOR.
- THIS PROPERTY IS LOCATED IN A ZONE X AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% ANNUAL CHANCES FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FLOOD INSURANCE RATE MAP) MAP NO. 475070241H, DATED APRIL 5, 2017 (ZONE XI).
- ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED UTILITY MARKINGS, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES OR UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA. EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS IS POSSIBLE FROM INFORMATION CONSULTED. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS NO LESS THAN THREE (3) OR MORE THAN TEN (10) WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE. CALL TENNESSEE ONE CALL AT 1-800-351-1111.
- TITLE COMMITMENT NO. 216197 DATED AUGUST 9, 2021 AT 8:00 AM PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY WAS FURNISHED TO THIS SURVEYOR.
- THIS PARCEL CONTAINS 16 REGULAR PARKING SPACES, 3 HANDICAP SPACES, 5 COMPACT SPACES, 1 MOTORCYCLE SPACE AND 7 ELECTRIC CAR CHARGING STATIONS FOR A TOTAL OF 23 PARKING SPACES.
- THE BUILDING AREA SHOWN HEREON IS THE APPROXIMATE AREA OF THE BUILDING FOOTPRINT AS CALCULATED FROM FIELD LOCATED BUILDING CORNERS. NO ATTEMPT WAS MADE TO DETERMINE THE LEASABLE AREA.
- BEARINGS AND DISTANCES INDICATED THUS () ARE DEED CALLS AND () ARE PLAT CALLS.
- CONTOUR INTERVAL ONE FOOT. CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 50-FOOT INTERVAL.



1010 Church Existing
Traffic Signals &
Pavement Markings
Plan
10th Ave



MATERIAL LEGEND

Centerline	Property Line
Concrete Area	Sanitary Sewer Line
Edge of Woods Line	Storm Line
Easement Line	Underground Power Line
Fence Line	Underground Telephone
Gas Line	Water Line
Overhead Power Line	Guardrail
Overhead Telephone Line	Edge of Water
Overhead Power and Telephone Line	Force Main

PLAN NOTES

GENERAL NOTES

KEYNOTES

03/24/2023	ISSUED FOR CONSTRUCTION	PROJECT NUMBER: 21100
01/25/2023	AS PER 811	SHEET TITLE: EXISTING CONDITIONS PLAN - BASEMENT LEVEL
01/16/2023	ISSUED FOR NES APPROVAL CORRECTIONS 2	SHEET NUMBER: C021
10/20/2022	ADDENDUM 1	
11/29/2022	ISSUED FOR BUILDING PERMIT	
11/04/2022	ISSUED FOR GMP	
09/30/2022	ISSUED FOR NES APPROVAL CORRECTIONS	
09/16/2022	ISSUED FOR 811	
07/29/2022	ISSUED FOR NES APPROVAL	
07/22/2022	ISSUED FOR FOUNDATION PERMIT CORRECTIONS	
06/17/2022	ISSUED FOR FOUNDATION PERMIT	
05/06/2022	100% DESIGN DEVELOPMENT	
12/03/2021	100% SCHEMATIC DESIGN - REVISED 12/21/2021	
NO.	DATE	DESCRIPTION:

CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SPECIFICATIONS, VERIFYING ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, COMPLYING WITH ALL APPLICABLE BUILDING CODES, AND NOTIFYING ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. CONTRACTOR SHALL CONSTRUCT THE WORK IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES.

CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF PROPERLY SIZED AND LOADED SYSTEMS. SUBMIT SHOP DRAWINGS TO ARCHITECT FOR REVIEW OF CONFORMITY TO ARCHITECTURAL DESIGN INTENT.

A WRITTEN ARCHITECTURAL SPECIFICATION WAS ISSUED FOR THIS PROJECT, AND ALONG WITH THESE PRINTED DOCUMENTS, CONSTITUTE THE CONTRACT DOCUMENTS FOR THIS PROJECT. WORK SCOPE PERTINENT TO ALL DISCIPLINES OCCURS THROUGHOUT THE CONTRACT DOCUMENTS BY SUBMITTING A BID FOR THIS WORK, THE CONTRACTOR AND ALL SUBCONTRACTORS ATTEST THAT THEY HAVE INCLUDED ALL APPLICABLE WORK, ADDITIONAL ARCHITECTURAL SPECIFICATION COPIES ARE AVAILABLE ANYTIME UPON REQUEST.

1010 CHURCH
1010 CHURCH STREET
NASHVILLE, TENNESSEE

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GIARRATANA, LLC
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Structural Engineer
150 N. Wacker Drive, Suite 2600 | Chicago, IL 60606

BALA CONSULTING ENGINEERS
Mechanical Engineer
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BALA CONSULTING ENGINEERS
Electrical Engineer
443 South Gulph Road | King of Prussia, PA 19406

BALA CONSULTING ENGINEERS
Planning Engineer
443 South Gulph Road | King of Prussia, PA 19406

JOHNSON CONTROLS, INC.
Fire Protection Design-Build
2005 Elm Hill Pike | Nashville, TN 37210

BARGE DESIGN SOLUTIONS, INC.
Civil Engineer
615 3rd Avenue South, Suite 700 | Nashville, TN 37210

HODGSON DOUGLAS
Landscape Architect
507 Main Street | Nashville, TN 37206

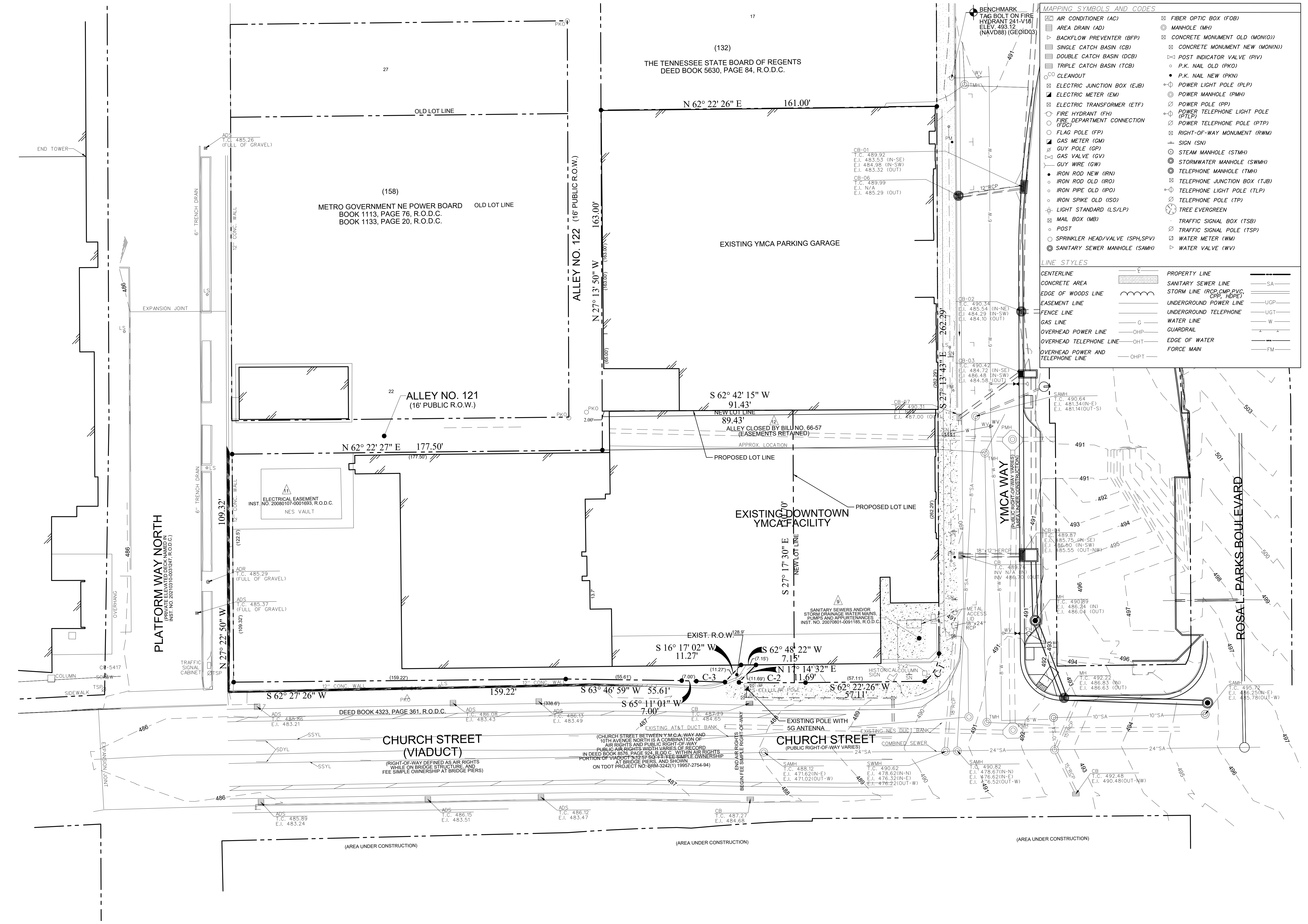
IVA STUDIO
Interior Designer
110 East Delaware Place, Unit 1503 | Chicago, IL 60611

KEY PLAN

BENCHMARK
TOP IAC BOLT ON
FIRE HYDRANT 241-V18
ELEV. 485.12 LOCATED
ON YMCA WAY

SURVEYOR'S NOTES

- THIS SURVEY MEETS THE REQUIREMENTS OF AN URBAN LAND SURVEY (CATEGORY 1), WITH A RATIO OF PRECISION OF THE UNADJUSTED SURVEY GREATER THAN 1:10,000 AS PER STANDARDS OF PRACTICE ADOPTED BY THE BOARD OF EXAMINERS FOR LAND SURVEYORS, STATE OF TENNESSEE.
- BEARINGS SHOWN ARE BASED ON THE TENNESSEE COORDINATE SYSTEM OF 1983 (NAD-1983). ELEVATIONS ARE BASED ON NAVD-1988 USING GEOID 2008. ORTHOMETRIC HEIGHT DETERMINATION.
- PROPERTY IS ZONED DTC WITHIN THE CV-42E AND CV-42D OVERLAY DISTRICTS. ZONING INFORMATION SHOWN HEREON WAS TAKEN FROM METROPOLITAN PLANNING DEPARTMENT ONLINE MAPPING PARCEL REPORT. NO ZONING LETTERS OR ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
- THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMENT NO. 47060, PANEL NO. 024114, DATED APRIL 5, 2017, ZONE "X".
- ABOVE-GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM FIELD LOCATED VISIBLE APPURTENANCES, ATLAS MAPS AS MAY BE AVAILABLE FROM MUNICIPALITIES, UTILITY COMPANIES, AND OTHER DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- ALTHOUGH THE DEED STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION CONSULTED, THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY TO AVOID ANY POSSIBLE HAZARD OR CONFLICT. IT IS A REQUIREMENT OF THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT FOR ANYONE WHO ENGAGES IN EXCAVATION TO NOTIFY ALL KNOWN UTILITY OWNERS (LESS THAN 72 HOURS OR MORE THAN 104 HOURS WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE, CALL TENNESSEE ONE CALL AT 1-800-881-1111).
- TITLE COMMITMENT NO. 246187 DATED AUGUST 9, 2023 AT 8:00 AM PREPARED BY OLD REPUBLIC TITLE INSURANCE COMPANY WAS FURNISHED TO THIS SURVEYOR.
- THIS PARCEL CONTAINS 186 REGULAR PARKING SPACES, 3 HANDICAP SPACES, 15 COMPACT SPACES, 1 MOTORCYCLE SPACE AND 7 ELECTRIC CAR CHARGING STATION FOR A TOTAL OF 211 PARKING SPACES. (SEE PARKING TABULATION BELOW FOR BREAKDOWN BETWEEN SURFACE PARKING AND GARAGE PARKING).
- THE BUILDING AREA SHOWN HEREON IS THE APPROXIMATE AREA OF THE BUILDING FOOTPRINT AS CALCULATED FROM FIELD LOCATED BUILDING CORNERS. NO ATTEMPT WAS MADE TO DETERMINE THE LEASABLE AREA.
- BEARINGS AND DISTANCES INDICATED THUS () ARE DEED CALLS, AND () ARE PLAT CALLS.
- CONTOUR INTERVAL ONE FOOT. CONTOURS WERE INTERPOLATED FROM RANDOM SHOTS TAKEN ON A 55-FOOT INTERVAL.



MAPPING SYMBOLS AND CODES

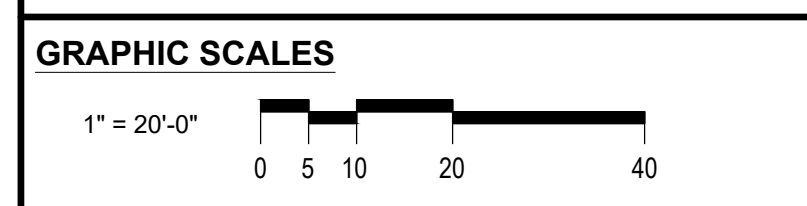
AR CONDITIONER (AC)	MANHOLE (MH)	FIBER OPTIC BOX (FOB)
AREA DRAIN (AD)	BACKFLOW PREVENTER (BFP)	CONCRETE MONUMENT OLD (MONO/O)
DOUBLE CATCH BASIN (DCB)	TRIPLE CATCH BASIN (TCB)	POST INDICATOR VALVE (PIV)
CLEANOUT	ELECTRIC JUNCTION BOX (EJB)	ELECTRIC METER (EM)
ELECTRIC TRANSFORMER (ETF)	FIRE HYDRANT (FH)	FLAC POLE (FP)
FLAC POLE (FP)	GAS METER (GM)	GUY WIRE (GW)
IRON ROD NEW (IRN)	IRON ROD OLD (IRO)	IRON PIPE OLD (IPO)
IRON SPIKE OLD (ISO)	LIGHT STANDARD (LS/LP)	MAL BOX (MB)
POST	SPRINKLER HEAD/VALVE (SPH/SPV)	SANITARY SEWER MANHOLE (SSMH)
CONCRETE MONUMENT NEW (MONO/N)	P.K. NAIL OLD (PKO)	P.K. NAIL NEW (PKN)
POWER LIGHT POLE (PLP)	POWER MANHOLE (PMH)	POWER POLE (PP)
POWER LIGHT POLE (PLP)	STEAM MANHOLE (STMH)	TELEPHONE JUNCTION BOX (TJB)
RIGHT-OF-WAY MONUMENT (RWM)	STEAM MANHOLE (STMH)	TELEPHONE LIGHT POLE (TLP)
SIGN (SN)	STEAM MANHOLE (STMH)	TELEPHONE LIGHT POLE (TLP)
STEAM MANHOLE (STMH)	TELEPHONE MANHOLE (TMH)	TELEPHONE POLE (TP)
TELEPHONE JUNCTION BOX (TJB)	TELEPHONE LIGHT POLE (TLP)	TELEPHONE POLE (TP)
TELEPHONE LIGHT POLE (TLP)	TELEPHONE POLE (TP)	TREE EVERGREEN
TELEPHONE POLE (TP)	TRAFFIC SIGNAL BOX (TSB)	TRAFFIC SIGNAL POLE (TSP)
TRAFFIC SIGNAL POLE (TSP)	WATER METER (WM)	WATER VALVE (WV)

LINE STYLES

CENTERLINE	PROPERTY LINE
CONCRETE AREA	SANITARY SEWER LINE
EDGE OF WOODS LINE	STORM LINE (SPH/SPV)
EASEMENT LINE	UNDERGROUND POWER LINE
FENCE LINE	UNDERGROUND TELEPHONE
GAS LINE	WATER LINE
OVERHEAD POWER LINE	GUARDRAIL
OVERHEAD TELEPHONE LINE	EDGE OF WATER
OVERHEAD POWER AND TELEPHONE LINE	FORCE MAIN

1010 Church Existing Traffic Signals & Pavement Markings Plan

Church Street



MATERIAL LEGEND

PLAN NOTES

GENERAL NOTES

KEYNOTES

CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SPECIFICATIONS, VERIFYING ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, COMPLYING WITH ALL APPLICABLE BUILDING CODES, AND NOTIFYING ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. CONTRACTOR SHALL CONSTRUCT THE WORK IN CONFORMANCE WITH ALL APPLICABLE BUILDING CODES.

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110 East Delaware Place, Unit 1003 | Chicago, IL 60611

KEY PLAN

NO.	DATE	DESCRIPTION
03/24/2023	ISSUED FOR CONSTRUCTION	
01/25/2023	ASSEMBLY 3	
01/16/2023	ISSUED FOR RES. APPROVAL CORRECTIONS 2	
12/20/2022	ASSEMBLY 1	
11/28/2022	ISSUED FOR BUILDING PERMIT	
11/04/2022	ISSUED FOR GAP	
09/30/2022	ISSUED FOR RES. APPROVAL CORRECTIONS	
09/16/2022	ISSUED FOR BID	
07/26/2022	ISSUED FOR RES. APPROVAL	
07/02/2022	ISSUED FOR FOUNDATION PERMIT CORRECTIONS	
06/17/2022	ISSUED FOR FOUNDATION PERMIT	
05/05/2022	100% DESIGN DEVELOPMENT	
12/01/2021	100% SCHEMATIC DESIGN - REVISED 12/01/2021	

PROJECT NUMBER	21100
SHEET TITLE	EXISTING CONDITIONS PLAN - FIRST FLOOR
SHEET NUMBER	C022
SEAL / SIGNATURE	

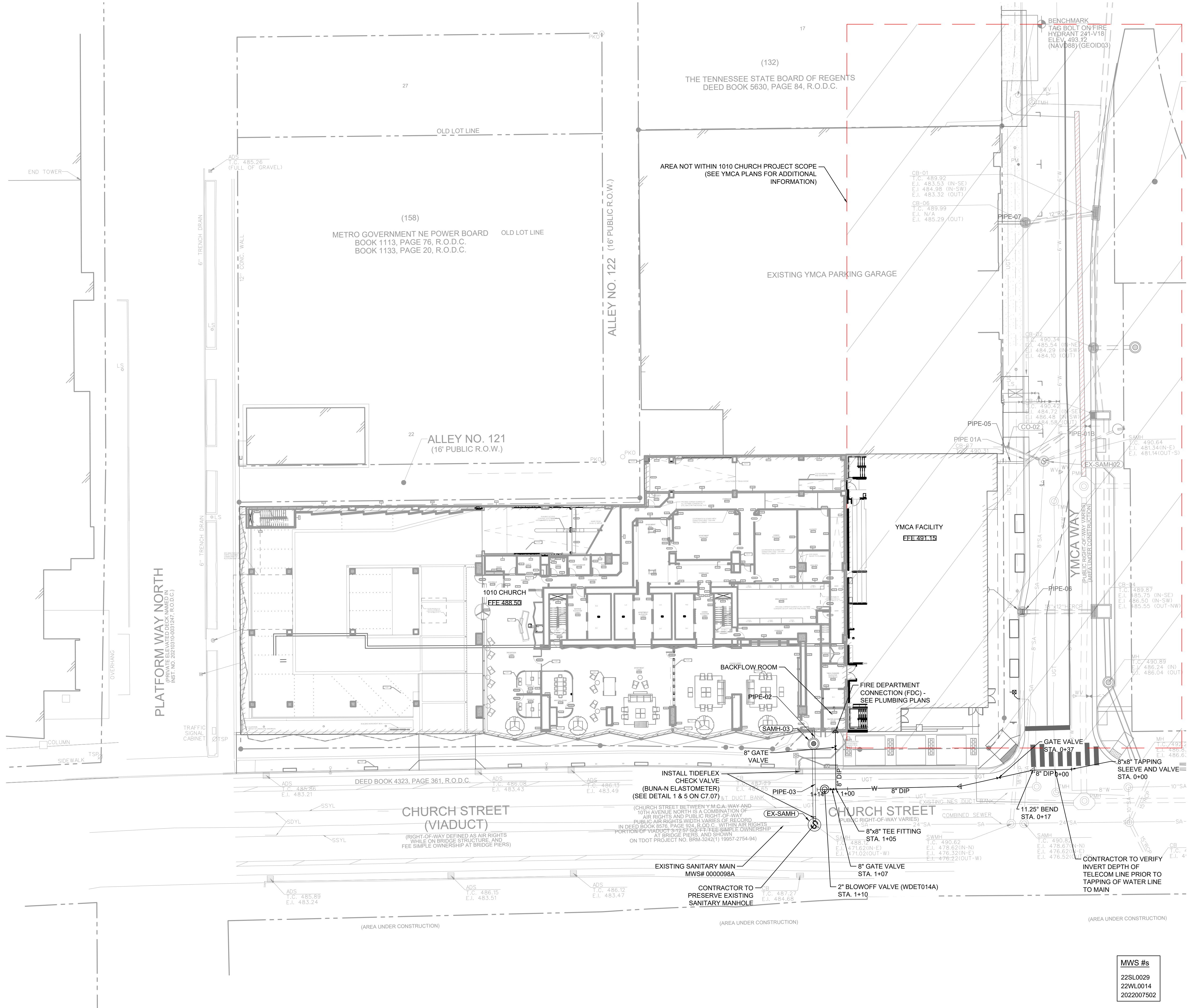
BENCHMARK
TOP FAC BOLT ON
FIRE HYDRANT 241-V18
ELEV. 483.72 LOCATED
ON YMCA WAY

SANITARY SEWER STRUCTURE SCHEDULE - CHURCH STREET					
LABEL	STRUCTURE TYPE	DEPTH	GRATE ELEVATION	INVERT IN	INVERT OUT
EX-SAMH	EXISTING SANITARY MANHOLE	18.52	488.07	471.52NW	471.02
SAMH-03	48" SANITARY MANHOLE (SEE DETAIL 6 ON SHEET C7.04)	15.05	488.36	475.32NW	473.32

SANITARY SEWER PIPE TABLE - CHURCH STREET							
PIPE LABEL	PIPE SIZE	UPSTREAM STRUCTURE	UPSTREAM ELEVATION	DOWNSTREAM STRUCTURE	DOWNSTREAM ELEVATION	LENGTH (FT)	SLOPE (%)
PIPE-02	12" PVC SDR-26	BUILDING	475.62	SAMH-03	475.32	6.0	5.00%
PIPE-03	12" DIP	SAMH-03	473.32	EX-SAMH	471.52	36.0	5.00%

1010 Church Utility Plan

Church Street



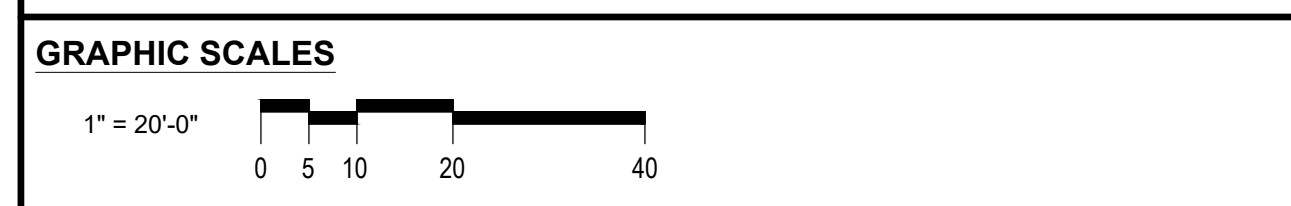
UTILITY NOTES

- SEE SHEET C0.01 FOR ADDITIONAL UTILITY NOTES.
- CONTRACTOR TO COORDINATE WITH LOCAL UTILITY FOR NATURAL GAS AND TELECOMM SERVICE INSTALLATION.
- SANITARY SERVICES EXISTING BUILDING TO HAVE CHECK VALVES INSTALLED.
- CONTRACTOR TO FIELD VERIFY ALL EXISTING UTILITIES AND OTHER UNDERGROUND SYSTEMS (INVERTS, DEPTHS, ETC) PRIOR TO CONSTRUCTION. BEFORE ORDERING STRUCTURES, CONDUITS, AND ANY OTHER NEEDED MATERIAL. CONTRACTOR IS TO NOTIFY ENGINEER OF ANY AND ALL DISCREPANCIES.

WATER & SEWER NOTES:

- DOMESTIC, IRRIGATION, AND FIRE BACKFLOW PREVENTER TO BE LOCATED INSIDE BUILDING SEE MECHANICAL PLANS FOR DETAILS.
- ALL WATER AND SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF METRO WATER SERVICES.
- THE CONTRACTOR IS RESPONSIBLE FOR REIMBURSING METRO WATER SERVICES THROUGH THE COST OF INSPECTION.
- CONTRACTOR SHALL GIVE ALL NECESSARY NOTICES, OBTAIN ALL PERMITS, AND PAY ANY APPLICABLE FEES.
- REDUCED PRESSURE BACKFLOW PREVENTION DEVICES (RPBP) OR DUAL CHECK VALVE WILL BE REQUIRED ON ALL TEST AND FILL LINES (JUMPER) NEEDED FOR WATER MAIN CONSTRUCTION AND MUST BE APPROVED BY THE METRO WATER SERVICES.
- ALL WATER METERS SHALL BE A MINIMUM OF 24" NOT TO EXCEED A MAXIMUM OF 28" BELOW FINISHED GRADE.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE CUSTOMER SIDE OF THE METER WHEN PRESSURES EXCEED 100 PSI.
- PRESSURE REGULATING DEVICES WILL BE REQUIRED ON THE STREET SIDE OF THE METER WHEN PRESSURES EXCEED 160 PSI.
- THE CONTRACTOR SHALL VERIFY THE LOCATIONS AND INVERTS OF ALL EXISTING UTILITY LINES AND STRUCTURES (INCLUDING STORM DRAINAGE PIPES OR STRUCTURES) BEFORE THE COMMENCEMENT OF CONSTRUCTION.
- IN THE EVENT OF ANY DISCREPANCIES AND/OR ERRORS FOUND IN THE DRAWINGS, OR IF PROBLEMS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY THE ENGINEER BEFORE PROCEEDING WITH THE WORK. IF ENGINEER IS NOT NOTIFIED, THE CONTRACTOR SHALL TAKE RESPONSIBILITY FOR THE COST OF ANY REVISION.
- CONTRACTOR SHALL EXERCISE EXTREME CAUTION IN THE USE OF EQUIPMENT IN AND AROUND OVERHEAD AND UNDERGROUND ELECTRICAL WIRES AND SERVICES. IF AT ANY TIME IN THE PURSUIT OF THIS WORK THE CONTRACTOR MUST WORK IN THE CLOSE PROXIMITY OF THE ABOVE NOTED WIRES, THE ELECTRIC COMPANY SHALL BE CONTACTED PRIOR TO SUCH WORK AND THE PROPER SAFETY MEASURES TAKEN. A THOROUGH EXAMINATION OF THE OVERHEAD AND UNDERGROUND WIRES IN THE PROJECT AREA SHOULD BE MADE BY THE CONTRACTOR PRIOR TO THE INITIATION OF CONSTRUCTION.
- THE OWNER AND ENGINEER DO NOT ASSUME RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATIONS OF THOSE SHOWN MAY BE DIFFERENT FROM LOCATIONS DESIGNATED ON THE CONTRACT DRAWINGS. IN AREAS WHERE IT IS NECESSARY THAT EXACT LOCATIONS BE KNOWN OF UNDERGROUND UTILITIES, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, FURNISH ALL LABOR AND TOOLS NECESSARY TO EITHER VERIFY AND SUBstantiate OR DEFINITELY ESTABLISH THE POSITION OF UNDERGROUND UTILITY LINES.
- MAINTAIN A MINIMUM OF 18" VERTICAL CLEARANCE BETWEEN ALL SANITARY SEWER AND WATERLINE CROSSINGS, UNLESS LOCAL UTILITY JURISDICTION SPECS. STATES OTHERWISE.
- ALL WATER AND/OR SEWER SERVICES, ALONG WITH APPURTENANCES, SHALL BE INSTALLED IN ACCORDANCE WITH SPECIFICATIONS AND STANDARD DETAILS OF THE METRO WATER SERVICES.
- ALL CONNECTIONS TO EXISTING MANHOLES SHALL BE BY CORING AND RESILIENT CONNECTOR METHOD.
- VERTICAL DOUBLE CHECK VALVE ASSEMBLIES, THAT ARE LOCATED IN INTERIOR ROOMS, CAN ONLY BE USED FOR FIRE SERVICES.
- IRRIGATION LINE SHALL BE COPPER FROM THE METER TO THE BACKFLOW PREVENTER.
- THE MINIMUM FEES OUTLINED IN THE CAPACITY LETTER MUST BE PAID BEFORE COMMERCIAL CONSTRUCTION PLANS CAN BE APPROVED.
- ALL SEWER SERVICES SHALL BE 6" INCHES IN DIAMETER, FROM CONNECTION AT THE MAN UNTIL THE FIRST CLEAN OUT ASSEMBLY.
- BACKFLOW DEVICE TO REMAIN ACCESSIBLE AT ALL TIMES.
- ALL EXISTING SERVICES TO BE ABANDONED SHALL BE CUT AND CAPPED AT THE WATER MAIN.

MWS HYDRANT FLOW TEST DATA	
WORK ORDER: 405341	
TEST DATE: 11/08/2021	
FLOW HYDRANT ID: 17429	
STATIC PRESSURE: 85 PSI	
FLOW PRESSURE: 70 PSI	
MONITOR HYDRANT ID: 17428	
STATIC PRESSURE: 92 PSI	
RESIDUAL PRESSURE: 82 PSI	



MATERIAL LEGEND

PLAN NOTES

GENERAL NOTES

KEYNOTES

KEY PLAN	PROJECT NUMBER:
	21100

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NO.	DATE	DESCRIPTION	SHEET NUMBER:
03/24/2023		ISSUED FOR CONSTRUCTION	21100
01/25/2023		ADDENDUM 3	
01/16/2023		ISSUED FOR NEES APPROVAL CORRECTIONS 2	
12/30/2022		ADDENDUM 1	
11/28/2022		ISSUED FOR BUILDING PERMIT	
11/04/2022		ISSUED FOR GMP	
09/30/2022		ISSUED FOR NEES APPROVAL CORRECTIONS	
09/16/2022		ISSUED FOR ID	
07/29/2022		ISSUED FOR NEES APPROVAL	
-1	07/27/2022	ISSUED FOR FOUNDATION PERMIT CORRECTIONS	
	06/17/2022	ISSUED FOR FOUNDATION PERMIT	
	05/02/2022	100% DESIGN DEVELOPMENT	
	05/02/2021	100% SCHEMATIC DESIGN - REVISED 12/21/2021	



PEDESTRIAN TRAFFIC

IN/OUT DEMO TRAFFIC

TEMP POWER

FENCE

Church Street Grade - Upper Logistics
Mobilization Phase

Rev. 1

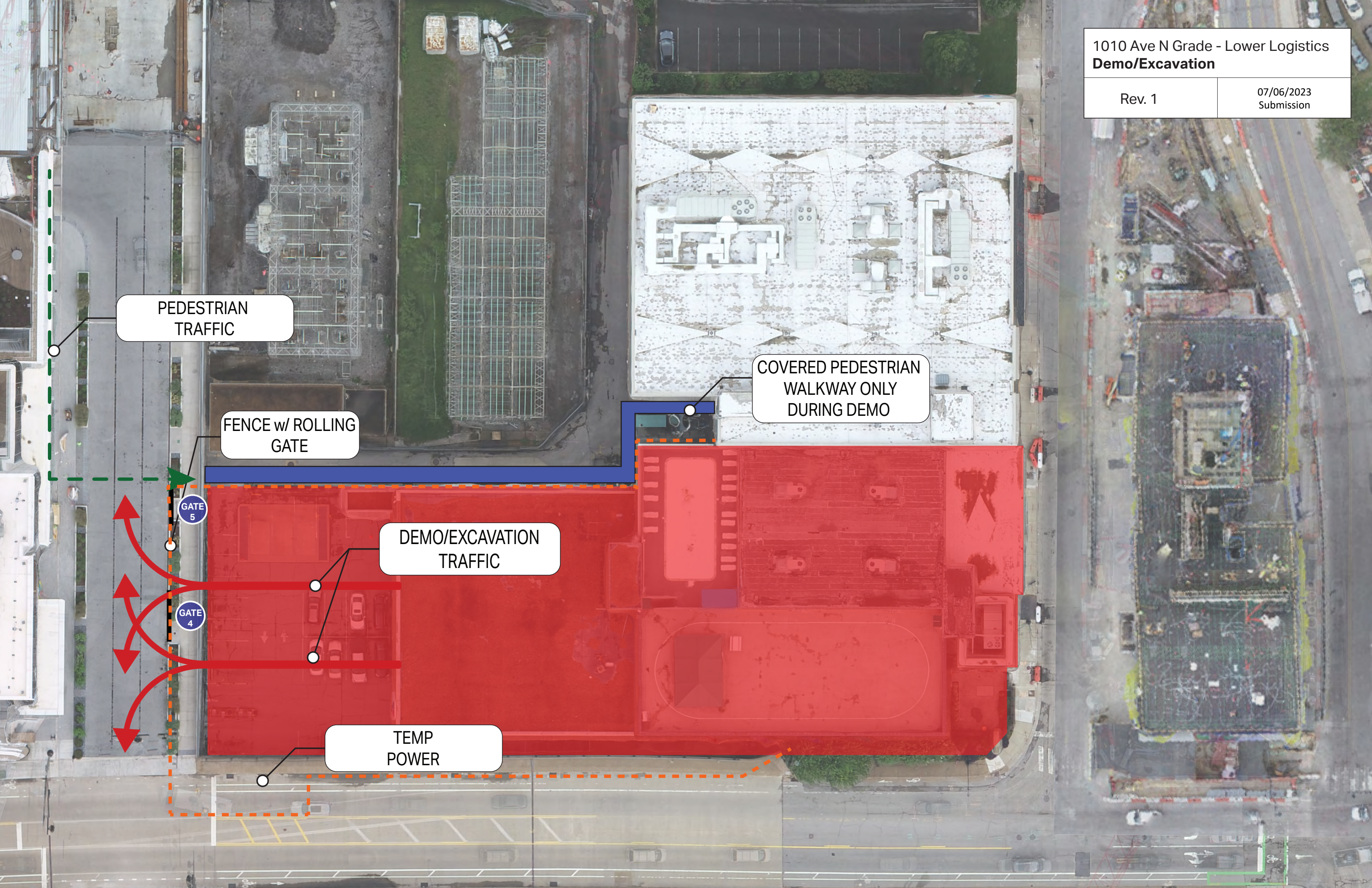
07/06/2023
Submission



PEDESTRIAN
TRAFFIC, TYP.

COORDINATE W/
DEMO SUB.

FENCE



PEDESTRIAN
TRAFFIC

FENCE w/ ROLLING
GATE

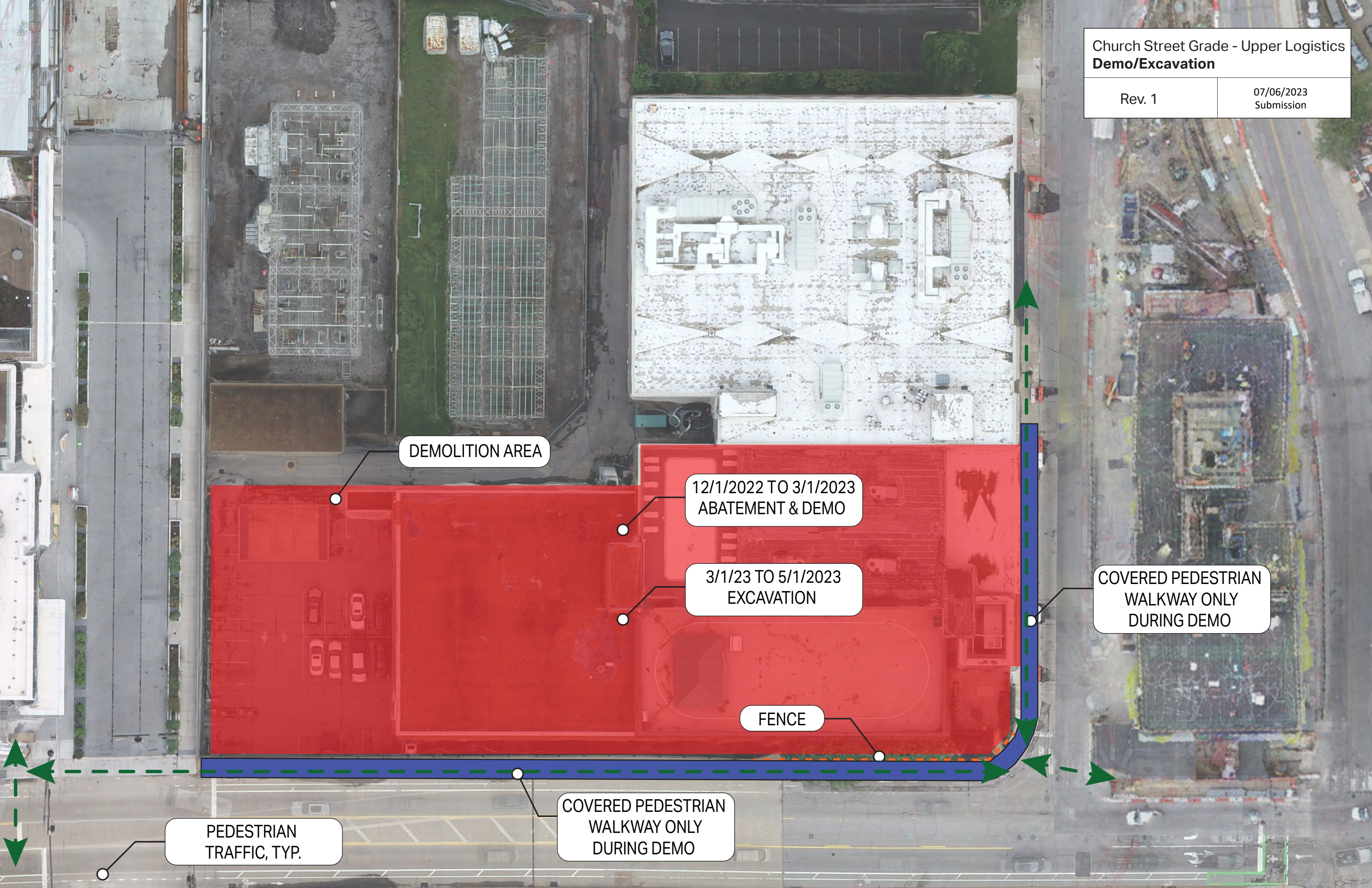
GATE
5

DEMO/EXCAVATION
TRAFFIC

GATE
4

TEMP
POWER

COVERED PEDESTRIAN
WALKWAY ONLY
DURING DEMO



DEMOLITION AREA

12/1/2022 TO 3/1/2023
ABATEMENT & DEMO

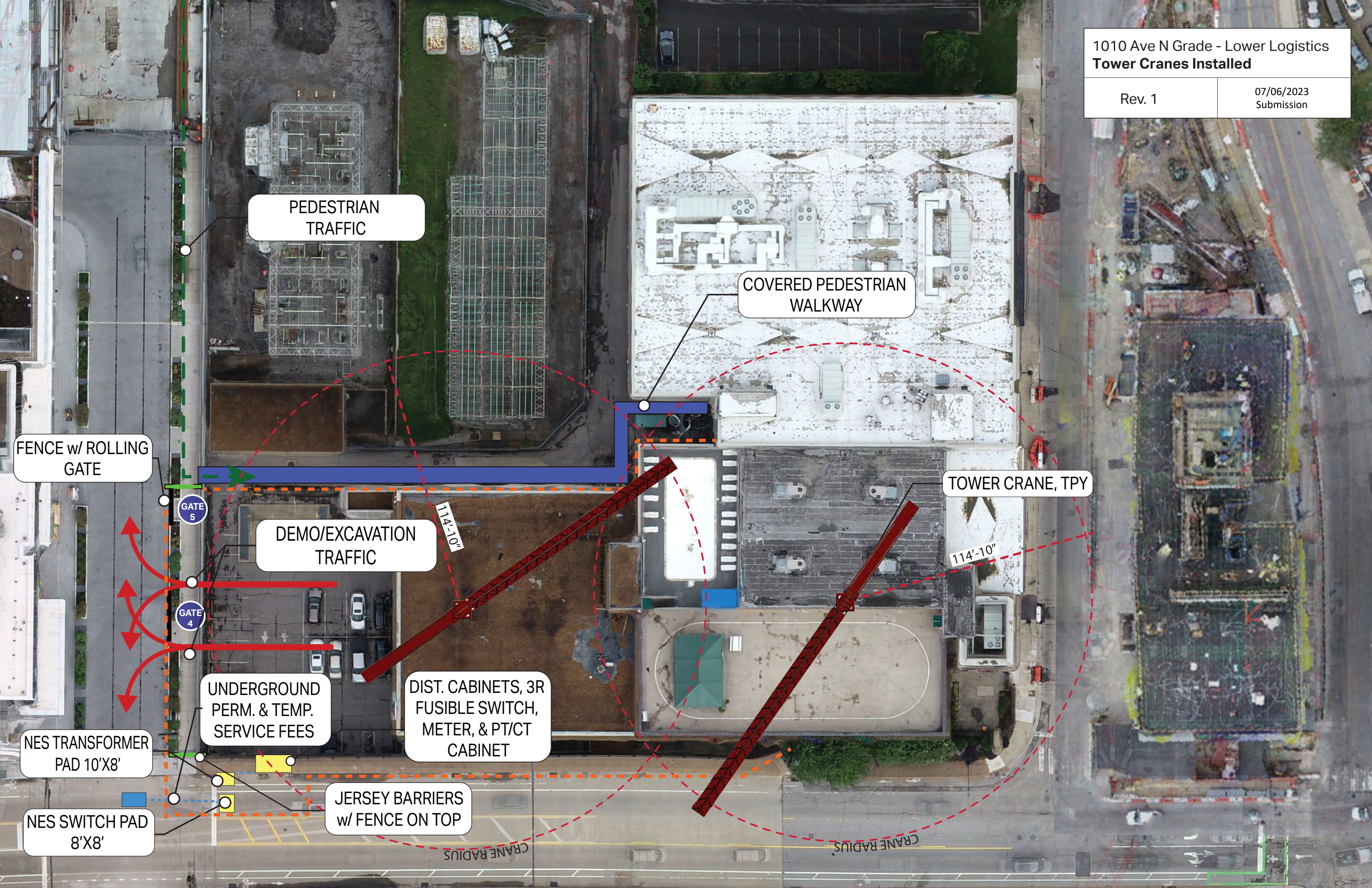
3/1/23 TO 5/1/2023
EXCAVATION

FENCE

COVERED PEDESTRIAN
WALKWAY ONLY
DURING DEMO

PEDESTRIAN
TRAFFIC, TYP.

COVERED PEDESTRIAN
WALKWAY ONLY
DURING DEMO



PEDESTRIAN TRAFFIC

COVERED PEDESTRIAN WALKWAY

FENCE w/ ROLLING GATE

GATE 5

DEMO/EXCAVATION TRAFFIC

GATE 4

UNDERGROUND PERM. & TEMP. SERVICE FEES

DIST. CABINETS, 3R FUSIBLE SWITCH, METER, & PT/CT CABINET

NES TRANSFORMER PAD 10'X8'

NES SWITCH PAD 8'X8'

JERSEY BARRIERS w/ FENCE ON TOP

TOWER CRANE, TPY

CRANE RADIUS

CRANE RADIUS

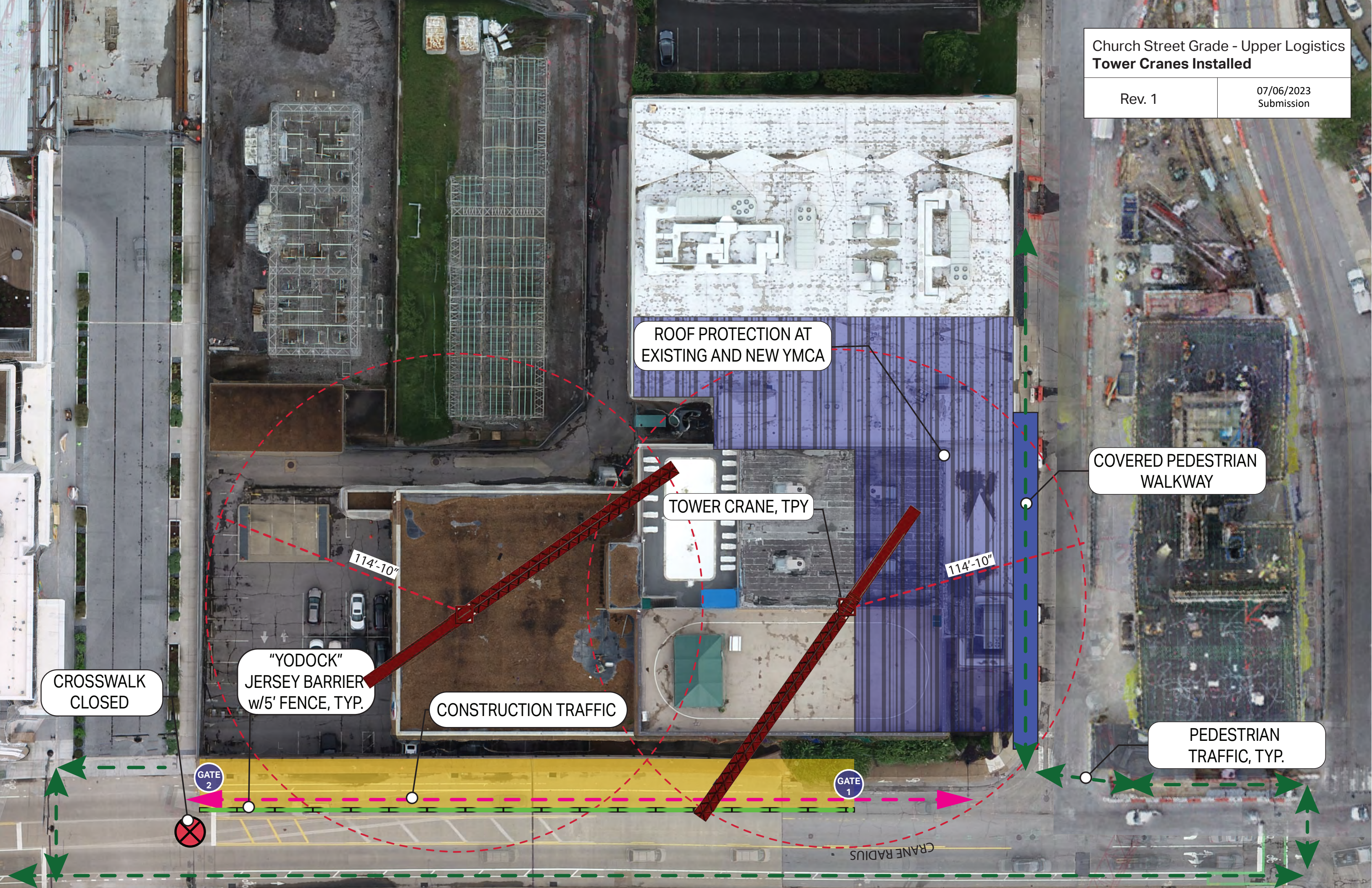
114'-10"

114'-10"

Church Street Grade - Upper Logistics
Tower Cranes Installed

Rev. 1

07/06/2023
Submission



ROOF PROTECTION AT
EXISTING AND NEW YMCA

TOWER CRANE, TPY

COVERED PEDESTRIAN
WALKWAY

CROSSWALK
CLOSED

"YODOCK"
JERSEY BARRIER
w/5' FENCE, TYP.

CONSTRUCTION TRAFFIC

PEDESTRIAN
TRAFFIC, TYP.

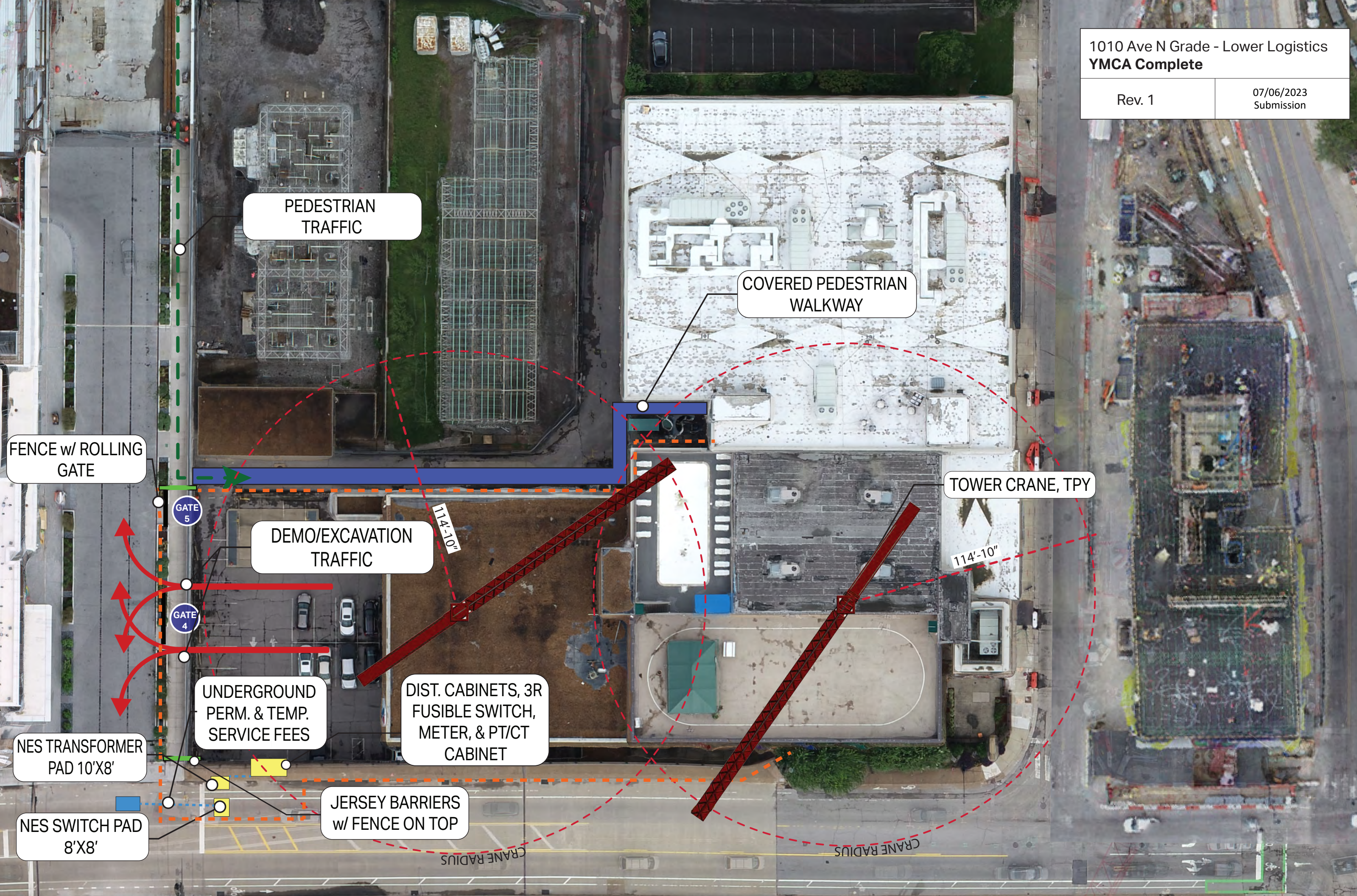
GATE 2

GATE 1

CRANE RADIUS

114'-10"

114'-10"



PEDESTRIAN TRAFFIC

COVERED PEDESTRIAN WALKWAY

FENCE w/ ROLLING GATE

GATE 5

DEMO/EXCAVATION TRAFFIC

GATE 4

UNDERGROUND PERM. & TEMP. SERVICE FEES

NES TRANSFORMER PAD 10'X8'

NES SWITCH PAD 8'X8'

DIST. CABINETS, 3R FUSIBLE SWITCH, METER, & PT/CT CABINET

JERSEY BARRIERS w/ FENCE ON TOP

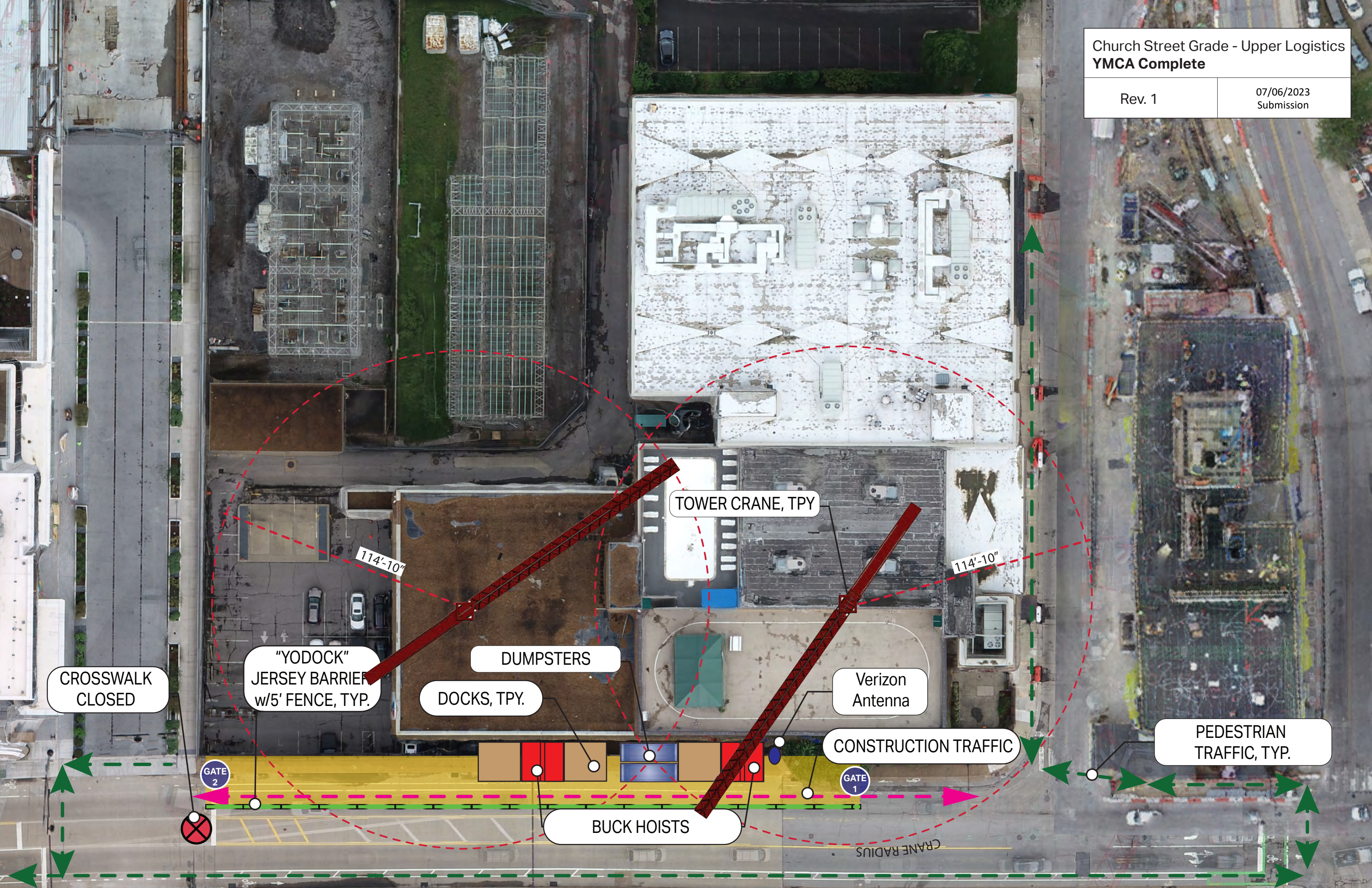
TOWER CRANE, TPY

114'-10"

114'-10"

CRANE RADIUS

CRANE RADIUS



CROSSWALK
CLOSED

"YODOCK"
JERSEY BARRIER
w/5' FENCE, TYP.

DOCKS, TYP.

DUMPSTERS

TOWER CRANE, TYP.

Verizon
Antenna

CONSTRUCTION TRAFFIC

PEDESTRIAN
TRAFFIC, TYP.

GATE 2

GATE 1

BUCK HOISTS

114'-10"

114'-10"

CRANE RADIUS

PEDESTRIAN TRAFFIC

NES

COVERED PEDESTRIAN WALKWAY

Dog Park

Upper 10th Avenue
Two-Way Traffic

SERVICE ELEVATOR USAGE

YMCA Way
Two-Way Traffic

"Alcove"
34 Level
Residential
Building

9th Avenue
Two-Way Traffic

DELIVERY PATHS

GATE 5

GATE 4

YMCA COMPLETE

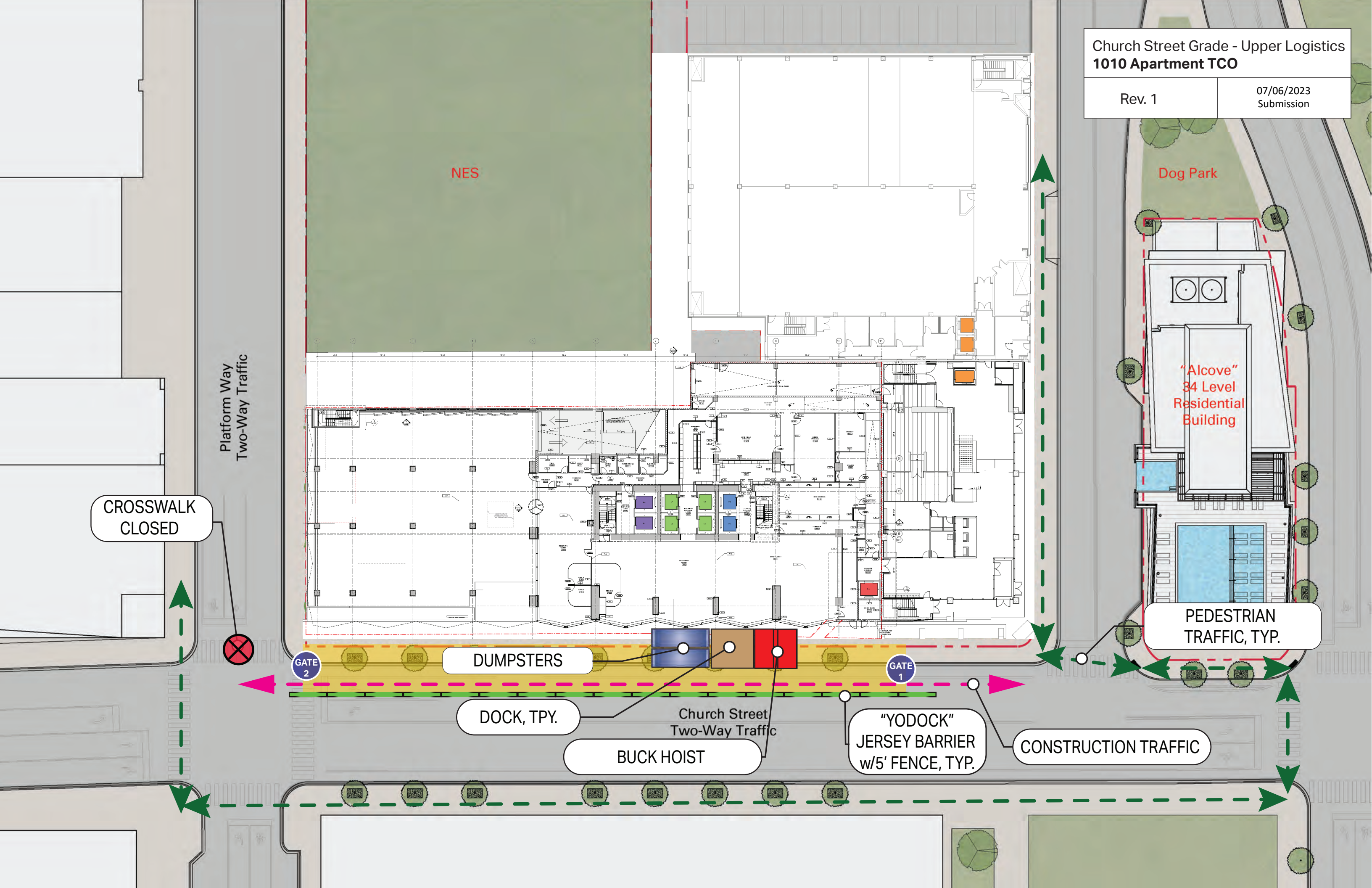
FENCE

DOCK SPACE FOR
CONST. DELIVERY
AND DUMPSTERS

Church Street
Two-Way Traffic

JERSEY BARRIERS
w/ FENCE ON TOP





NES

Dog Park

"Alcove"
34 Level
Residential
Building

Platform Way
Two-Way Traffic

CROSSWALK
CLOSED

GATE 2

DUMPS

GATE 1

PEDESTRIAN
TRAFFIC, TYP.

DOCK, TYP.

Church Street
Two-Way Traffic

BUCK HOIST

"YODOCK"
JERSEY BARRIER
w/5' FENCE, TYP.

CONSTRUCTION TRAFFIC

