

CENTRAL YARDS

MEMPHIS



Context Map

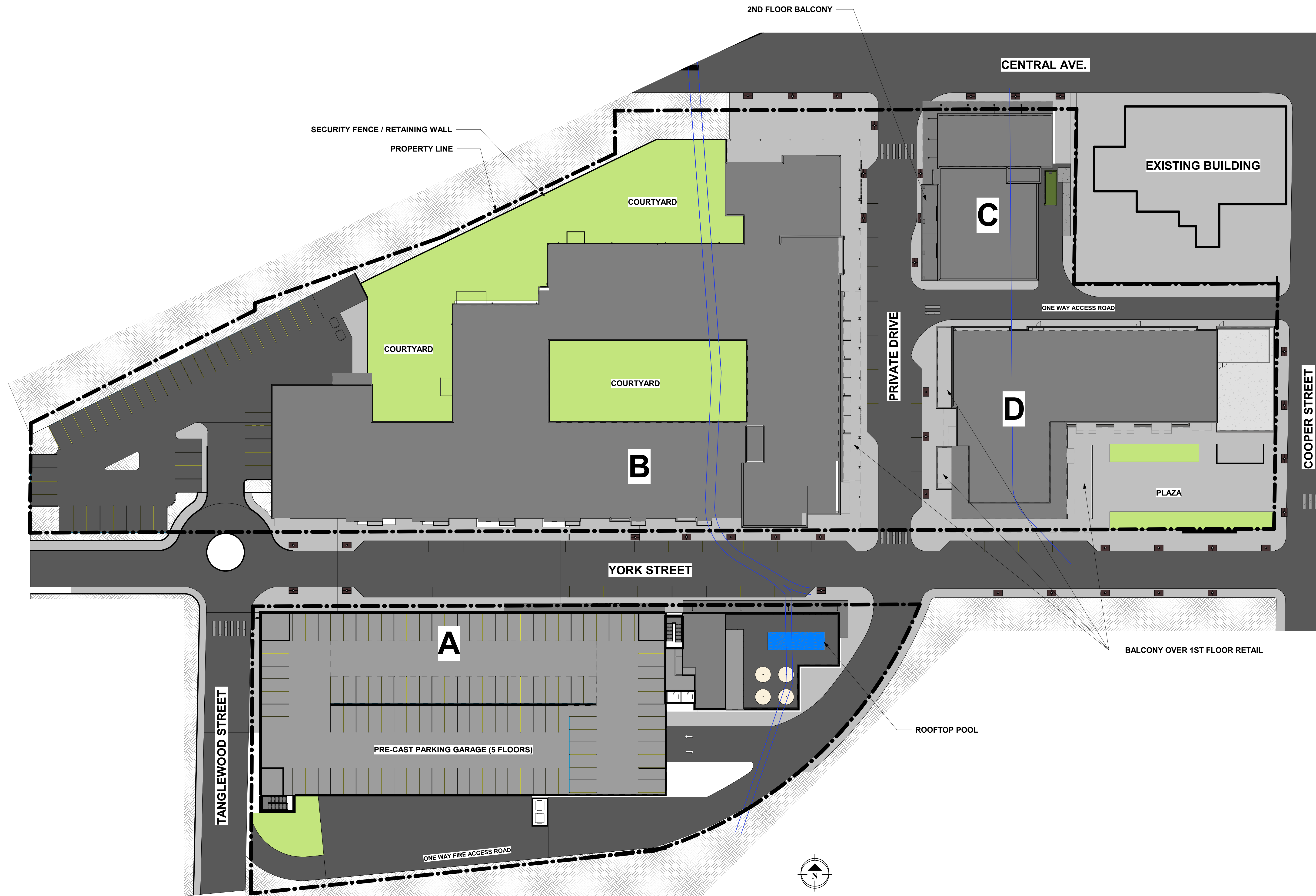
PROGRAMMING SF	
TOTAL PARKING GARAGE SF =	150,703 SF
TOTAL UNIT SF =	335,362 SF
TOTAL RETAIL SF =	61,840 SF
TOTAL ROOF AMENITY SF =	7,910 SF
348 TOTAL UNITS	
600 TOTAL PARKING SPACES (GARAGE + SURFACE)	

OWNER SIGNATURE



5101 WHEELS DRIVE, SUITE 215
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CENTRAL YARDS
MIXED-USE DEVELOPMENT

NOT FOR
CONSTRUCTION

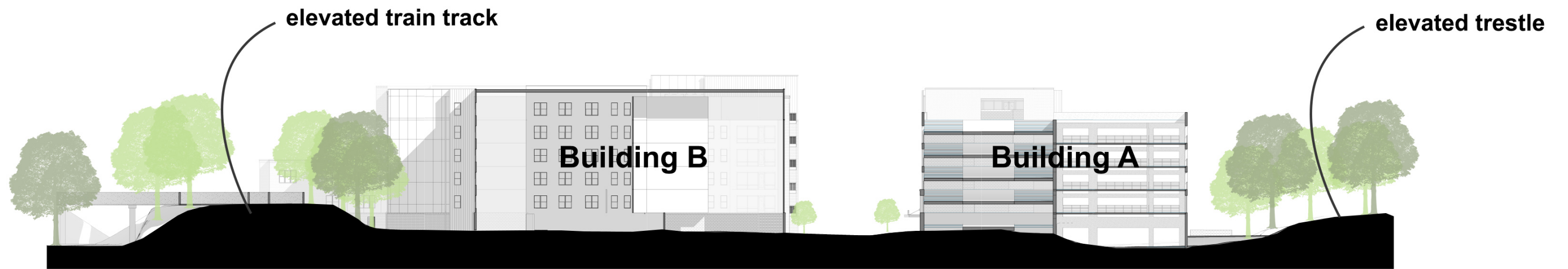
100%
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DESIGN

REVISIONS		
Revision Date	Rev. #	Revision Description

PROJECT NUMBER
000000
DATE OF ORIGINAL ISSUE
AUGUST 26, 2021
SHEET NUMBER
AS1.1

1 ARCHITECTURAL SITE PLAN
1" = 30'-0"

10/13/2021 3:15:31 PM



Site Section



Site Aerial



View looking east on Central Ave.



Central Yards building outline
beyond buffered by trees

elevated abandoned rail line

View looking north on Tanglewood St.



View looking west on York St.



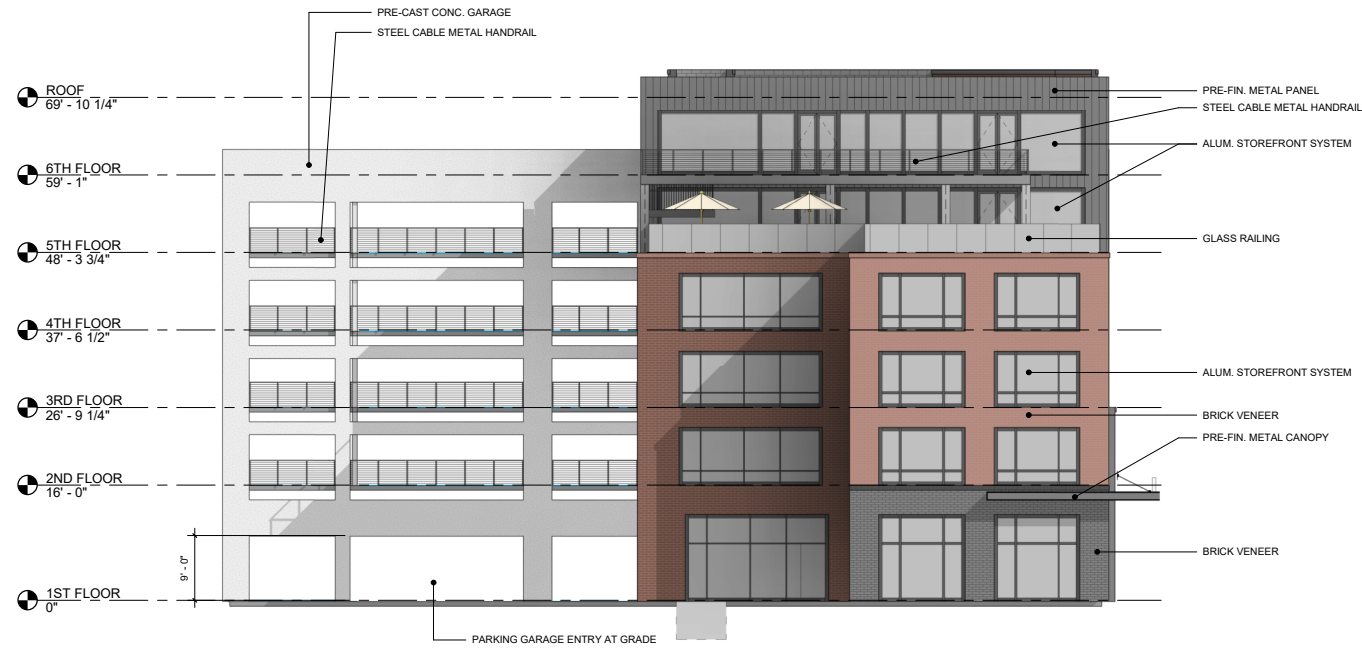
Intersection at Private Drive and York St.



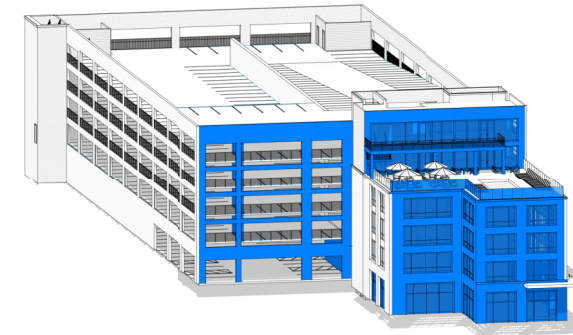
View looking east on York St.



View looking south on Central Ave.



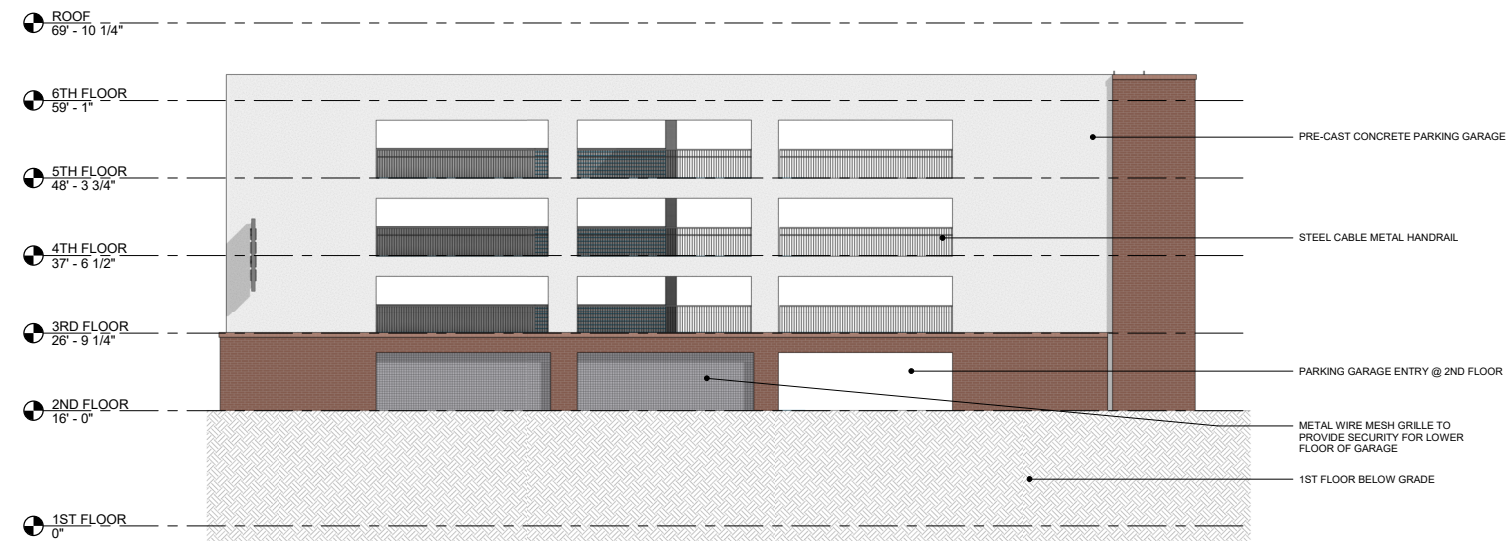
1 EAST ELEVATION - DMC
3/32" = 1'-0"



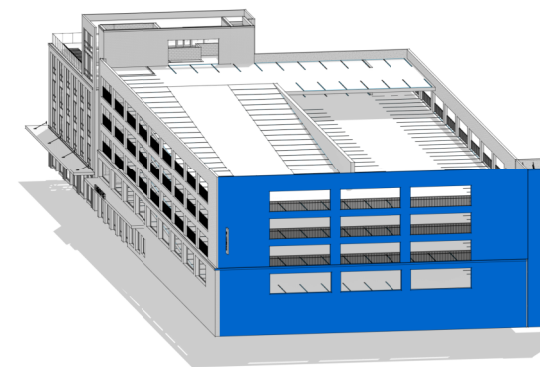
1A 3D - EAST ELEVATION

Materials by Area

Precast Conc.	1823.6SF	(27.7%)
Brick	2308SF	(34.9%)
Window/Glass	1932SF	(29.4%)
Metal Panel	527SF	(8.0%)
Total Elevation	6602.6SF	(100%)



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

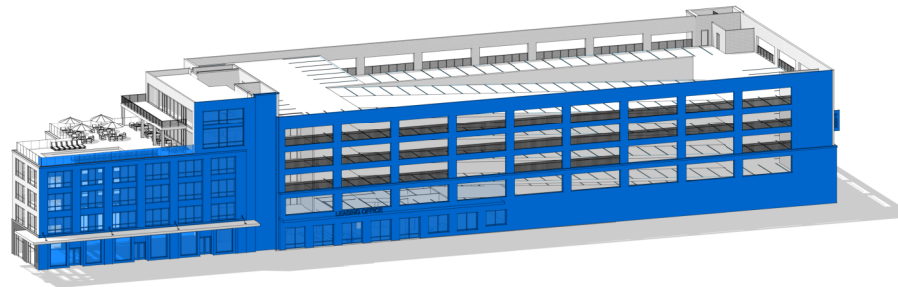


2A 3D - WEST ELEVATION

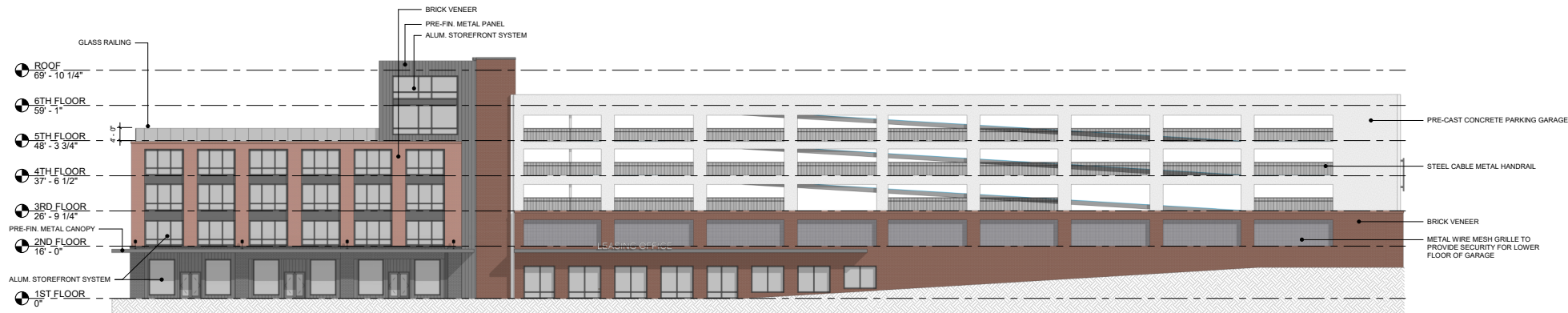
Materials by Area

Precast Conc.	2658SF	(58.8%)
Brick	1479SF	(32.7%)
Window/Glass	0SF	(0.0%)
Metal Panel	0SF	(0.0%)
Security Grille	384SF	(8.5%)
Total Elevation	4521SF	(100%)

Building A - Elevations



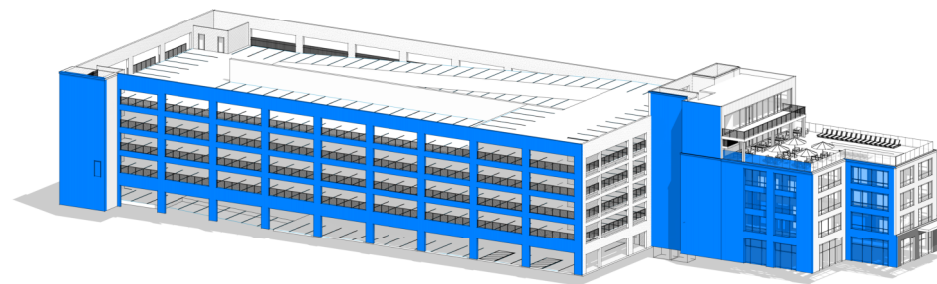
1A 3D - NORTH ELEVATION



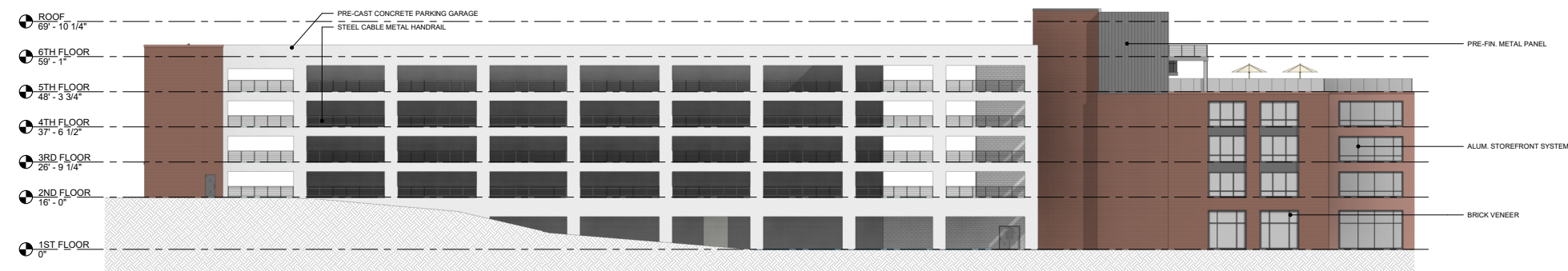
1 NORTH ELEVATION - DMC
1/16" = 1'-0"

Materials by Area

Precast Conc.	4551SF	(26.8%)
Brick	2812SF	(34.7%)
Window/Glass	2905SF	(22.5%)
Metal Panel	672SF	(5.8%)
Security Grille	1728SF	(10.1%)
Total Elevation	16967SF	(99.9%)



2A 3D - SOUTH ELEVATION



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

Materials by Area

Precast Conc.	6202SF	(43.0%)
Brick	5473SF	(38.0%)
Window/Glass	1544SF	(10.7%)
Metal Panel	656SF	(4.6%)
Security Grille	541SF	(3.7%)
Total Elevation	14416SF	(100%)

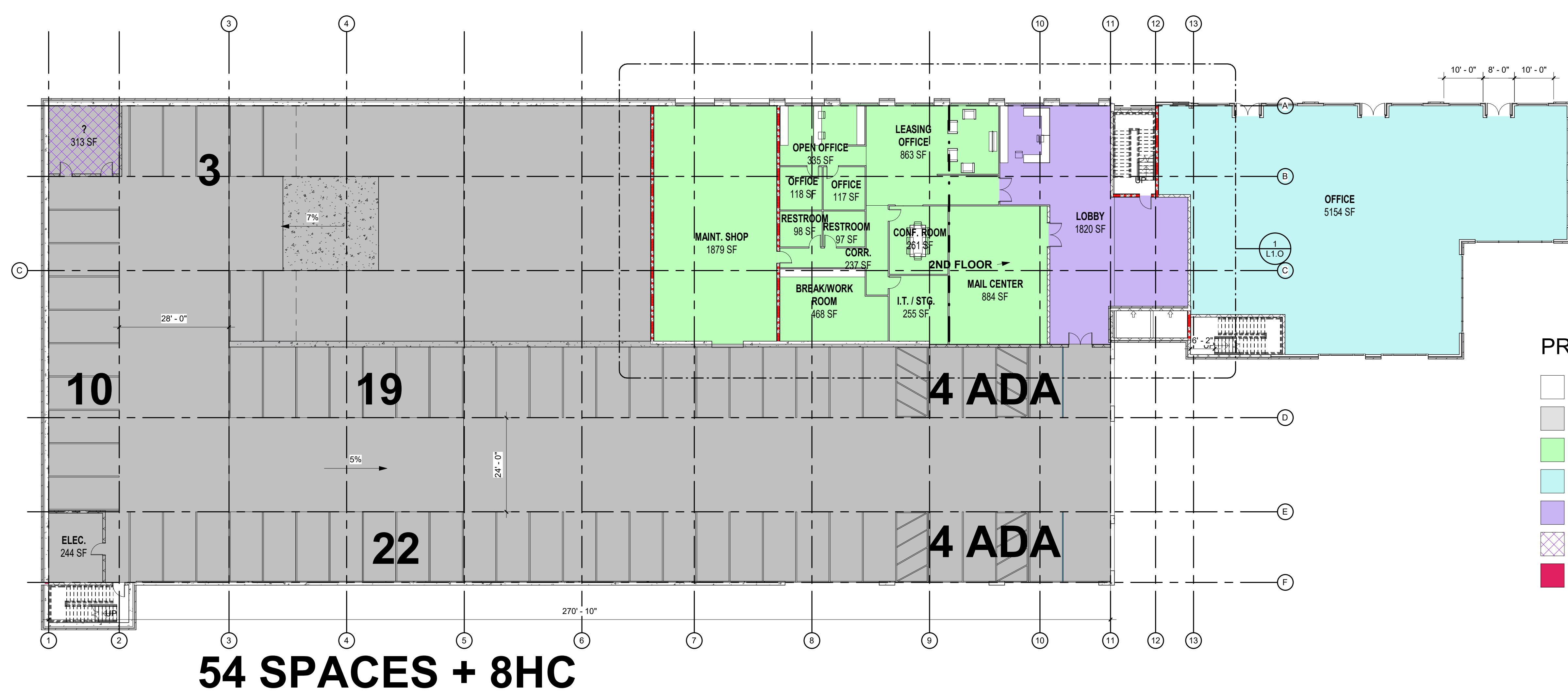
Building A - Elevations

OWNER SIGNATURE



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PROGRAM LEGEND

- CIRCULATION
- GARAGE
- OFFICE
- RETAIL/OFFICE/FLEX
- SUPPORT
- UNPROGRAMMED
- UTILITY

54 SPACES + 8HC

1 1ST FLOOR PLAN
1/16" = 1'-0"

**CENTRAL YARDS
BUILDING A**
2093 York Avenue
Memphis, Tennessee 38104
SBC # (NUMBER)

**NOT FOR
CONSTRUCTION**

**100%
SCHEMATIC
DESIGN**

REVISIONS		
Revision Date	Rev. #	Revision Description

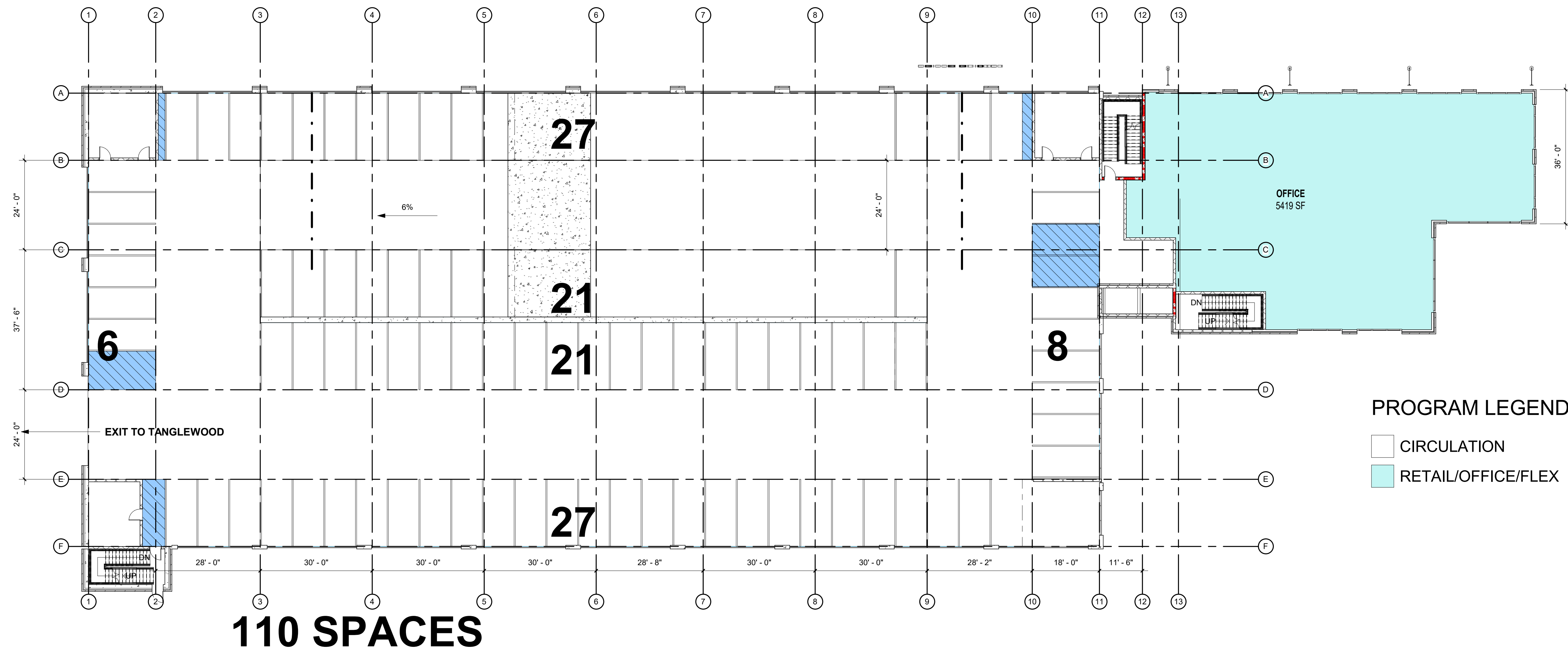
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1ST FLOOR PLAN
A1.1

OWNER SIGNATURE



PROGRAM LEGEND

- CIRCULATION
- RETAIL/OFFICE/FLEX

1 2ND FLOOR PLAN
1/16" = 1'-0"

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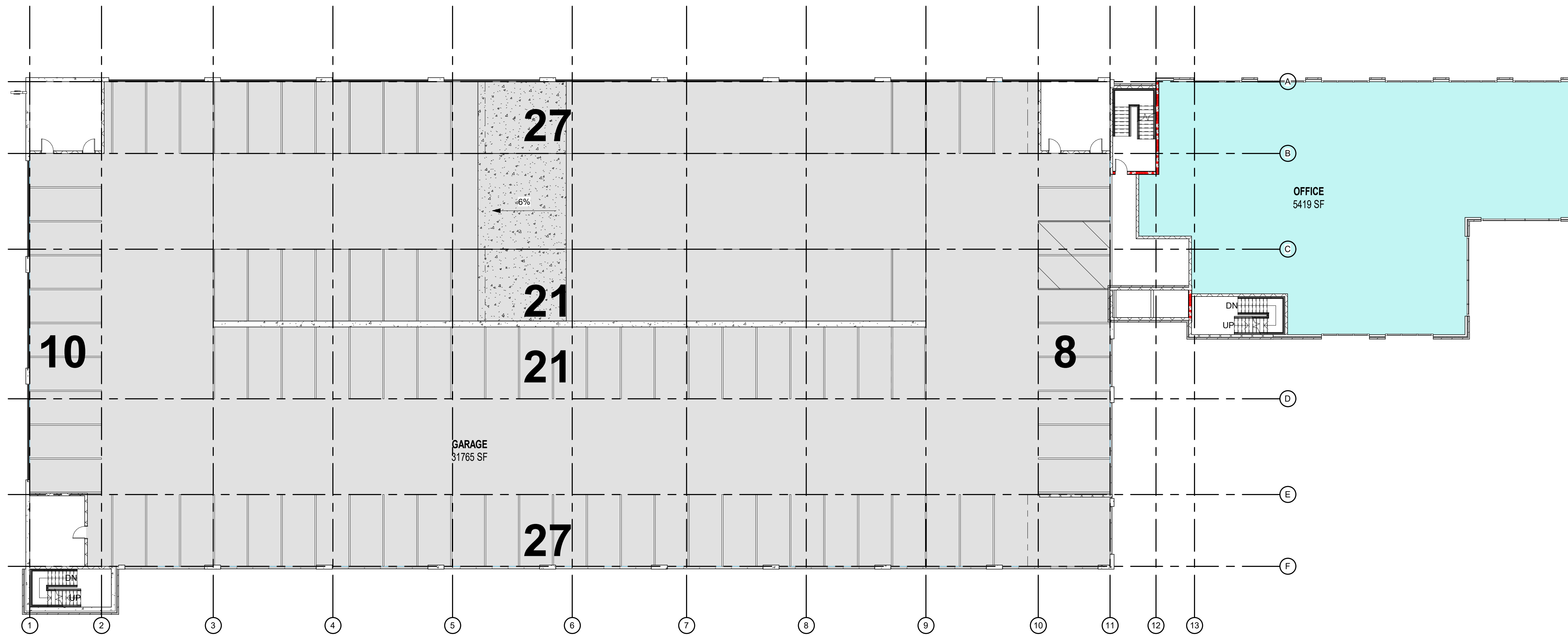
DATE OF ORIGINAL ISSUE
12/07/18

SHEET NUMBER

2ND FLOOR PLAN

A1.2

OWNER SIGNATURE

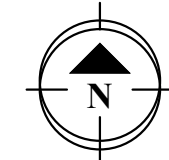


PROGRAM LEGEND

- CIRCULATION
- GARAGE
- RETAIL/OFFICE/FLEX

116 SPACES

1 3RD FLOOR PLAN
1/16" = 1'-0"



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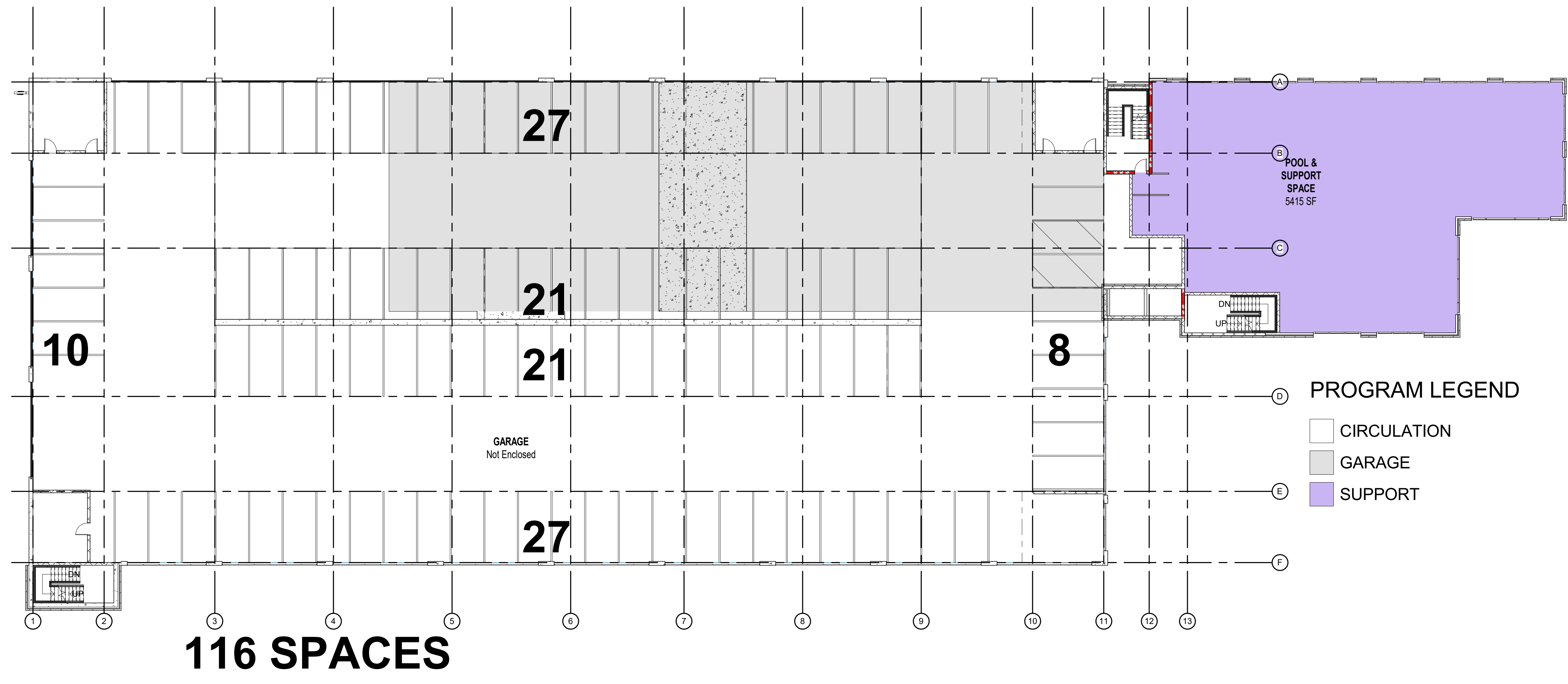
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SHEET NUMBER

A1.3

3RD FLOOR PLAN

OWNER SIGNATURE



1 4TH FLOOR PLAN
1/16" = 1'-0"

CENTRAL YARDS
BUILDING A

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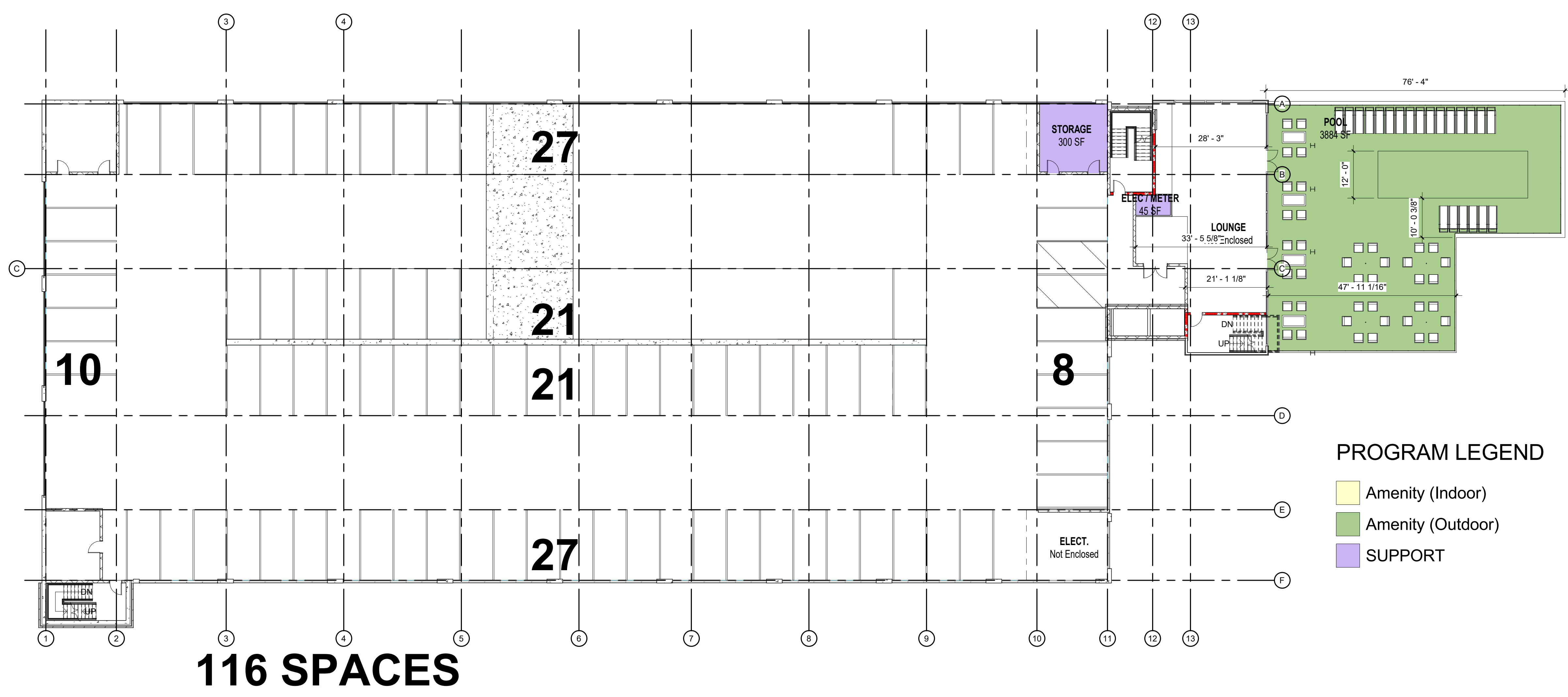
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4TH FLOOR PLAN

A1.4

OWNER SIGNATURE



PROGRAM LEGEND

- Amenity (Indoor)
- Amenity (Outdoor)
- SUPPORT

1 5TH FLOOR PLAN
1/16" = 1'-0"



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5TH FLOOR PLAN

A1.5

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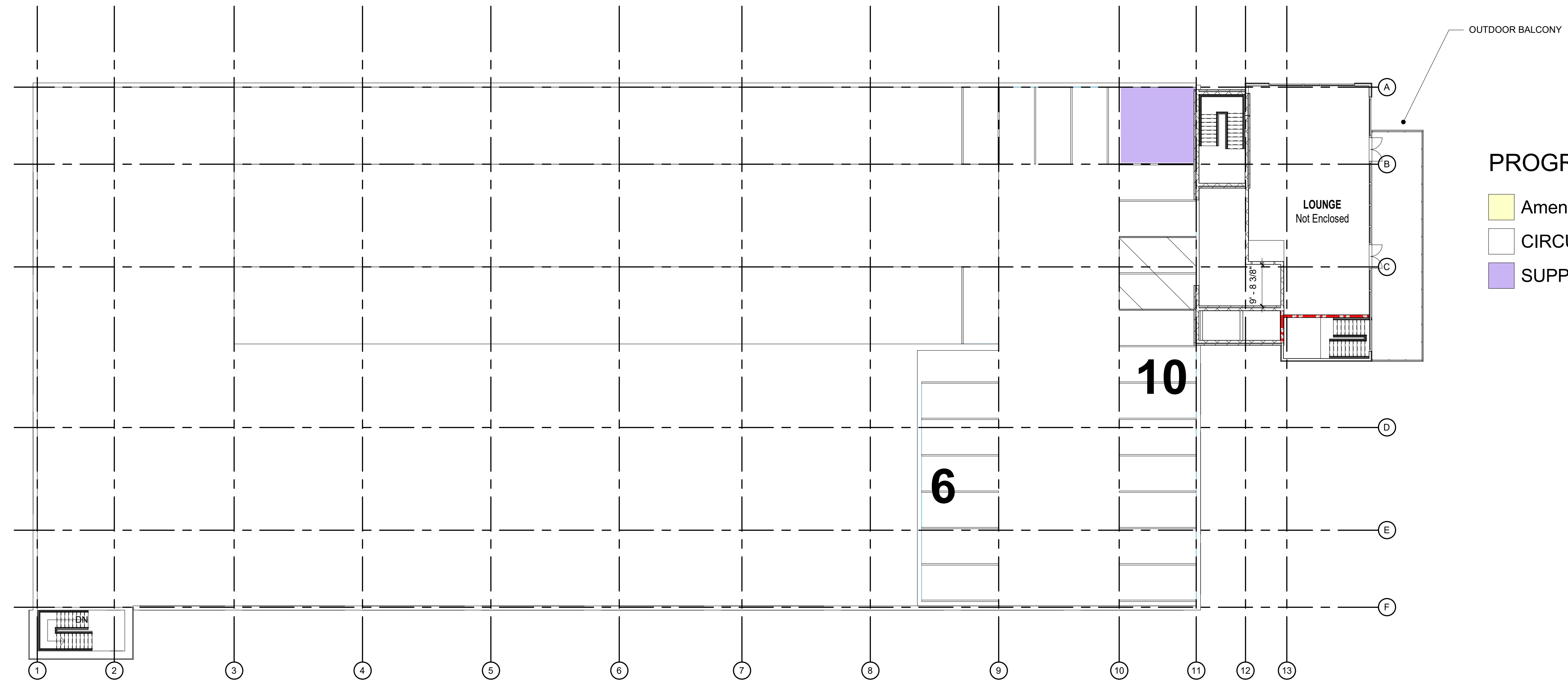
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6TH FLOOR PLAN

A1.6

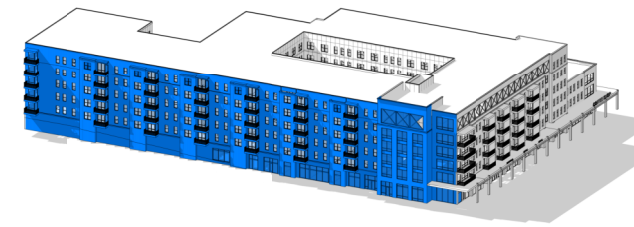


PROGRAM LEGEND

- Amenity (Indoor)
- CIRCULATION
- SUPPORT

61 SPACES

1 6TH FLOOR PLAN
1/16" = 1'-0"



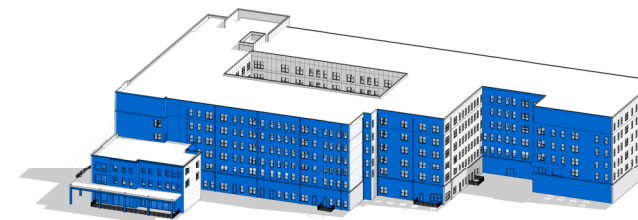
1A 3D - SOUTH ELEVATION



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

Materials by Area

Conc. Panel	0SF	(0.0%)
Brick	6052SF	(37.0%)
Window/Glass	7285SF	(44.5%)
Metal Panel	3021SF	(18.4%)
Total Elevation	26330SF	(99.9%)



2A 3D - NORTH ELEVATION

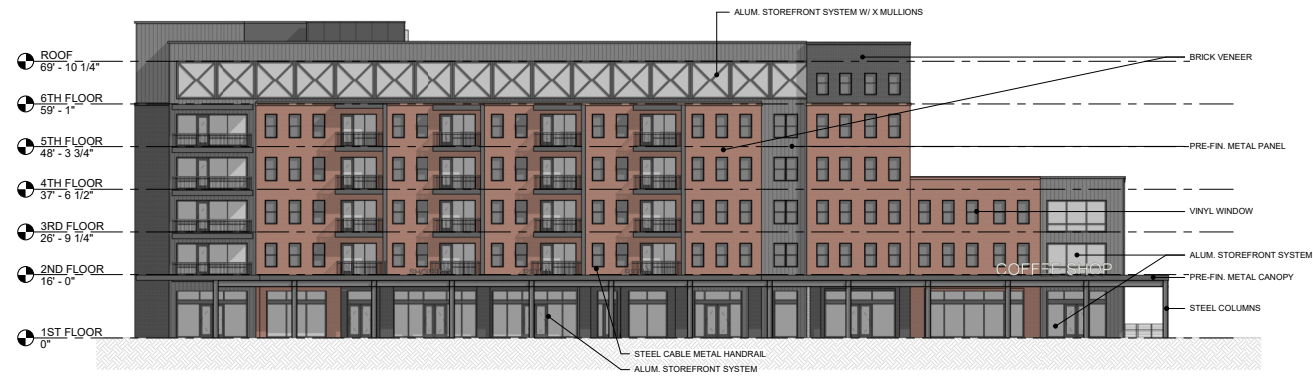


2 NORTH ELEVATION - DMC
1/16" = 1'-0"

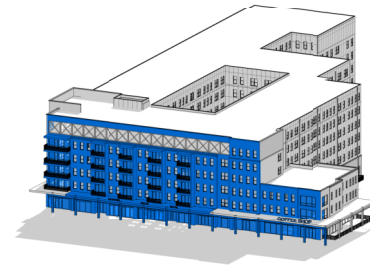
Materials by Area

Conc. Panel	13864SF	(52.1%)
Brick	6012SF	(22.6%)
Window/Glass	6068SF	(22.8%)
Metal Panel	647SF	(2.4%)
Total Elevation	26591SF	(99.9%)

Building B - Elevations



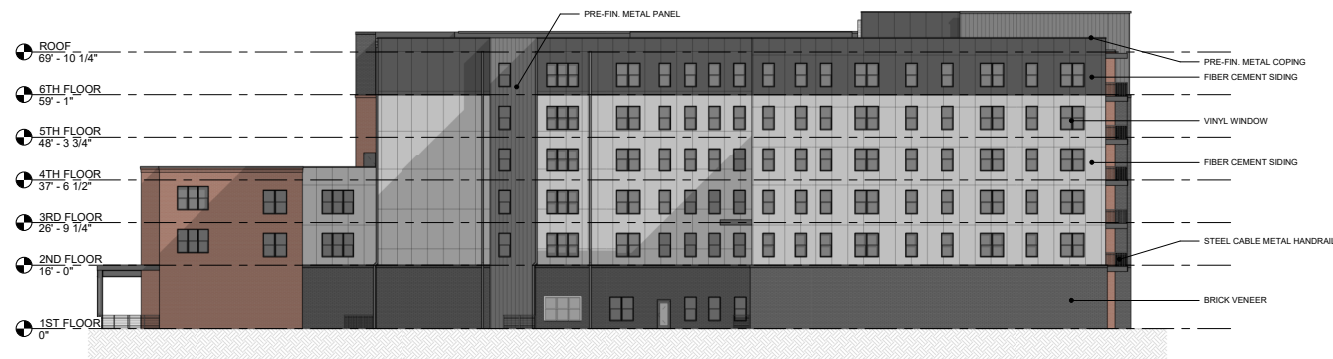
1 EAST ELEVATION - DMC
1/16" = 1'-0"



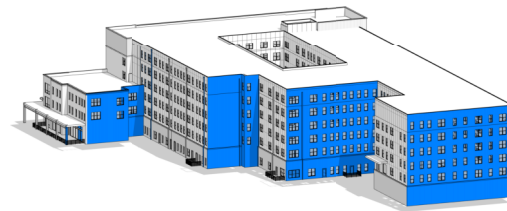
1A 3D - EAST ELEVATION

Materials by Area

Conc. Panel	0SF	(0.0%)
Brick	6052SF	(37.0%)
Window/Glass	7285SF	(44.5%)
Metal Panel	3021SF	(18.4%)
Total Elevation	16358SF	(99.9%)



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



2A 3D - WEST ELEVATION

Materials by Area

Conc. Panel	9374SF	(52.1%)
Brick	3615SF	(22.6%)
Window/Glass	2774SF	(22.8%)
Metal Panel	685SF	(2.4%)
Total Elevation	16448SF	(99.9%)

Building B - Elevations

OWNER SIGNATURE

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1ST FLOOR PLAN

A1.1

UNIT TYPE LEGEND

- 1BR
- 2BR
- 3BR
- Amenity (Outdoor)
- RETAIL/OFFICE/FLEX
- STORAGE
- STUDIO
- UNPROGRAMMED



1 1ST FLOOR - DIMENSION FLOOR PLAN
1/16" = 1'-0"



1 2ND FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

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CENTRAL YARDS
BUILDING B
Street Address
City, State Zip
SBC # (NUMBER)

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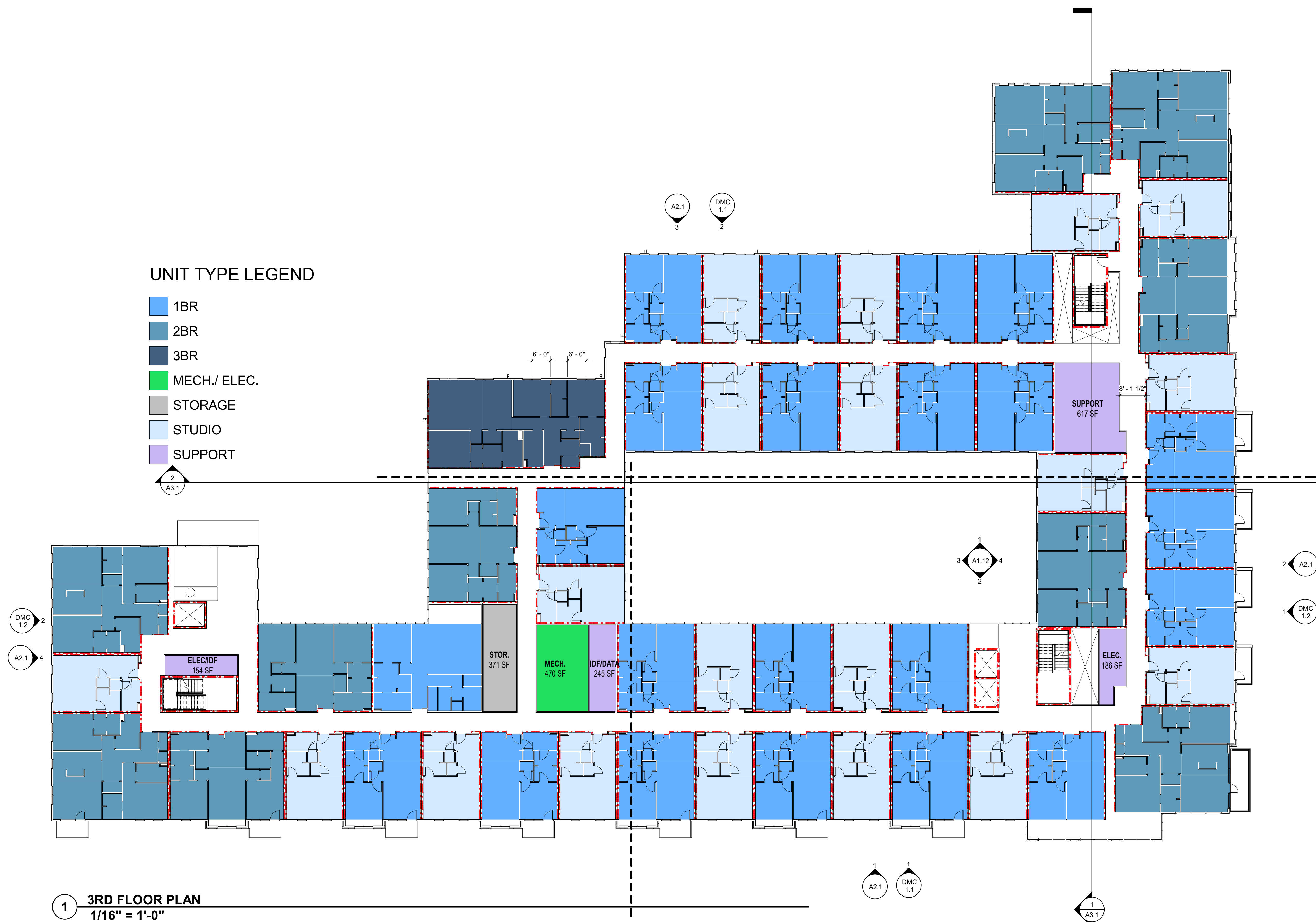
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ISSUE
04.12.21
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A1.2

2ND FLOOR PLAN

OWNER SIGNATURE

UNIT TYPE LEGEND

- 1BR
- 2BR
- 3BR
- MECH./ ELEC.
- STORAGE
- STUDIO
- SUPPORT



1 3RD FLOOR PLAN
1/16" = 1'-0"

CENTRAL YARDS
BUILDING B
Street Address
City, State Zip
SBC # (NUMBER)

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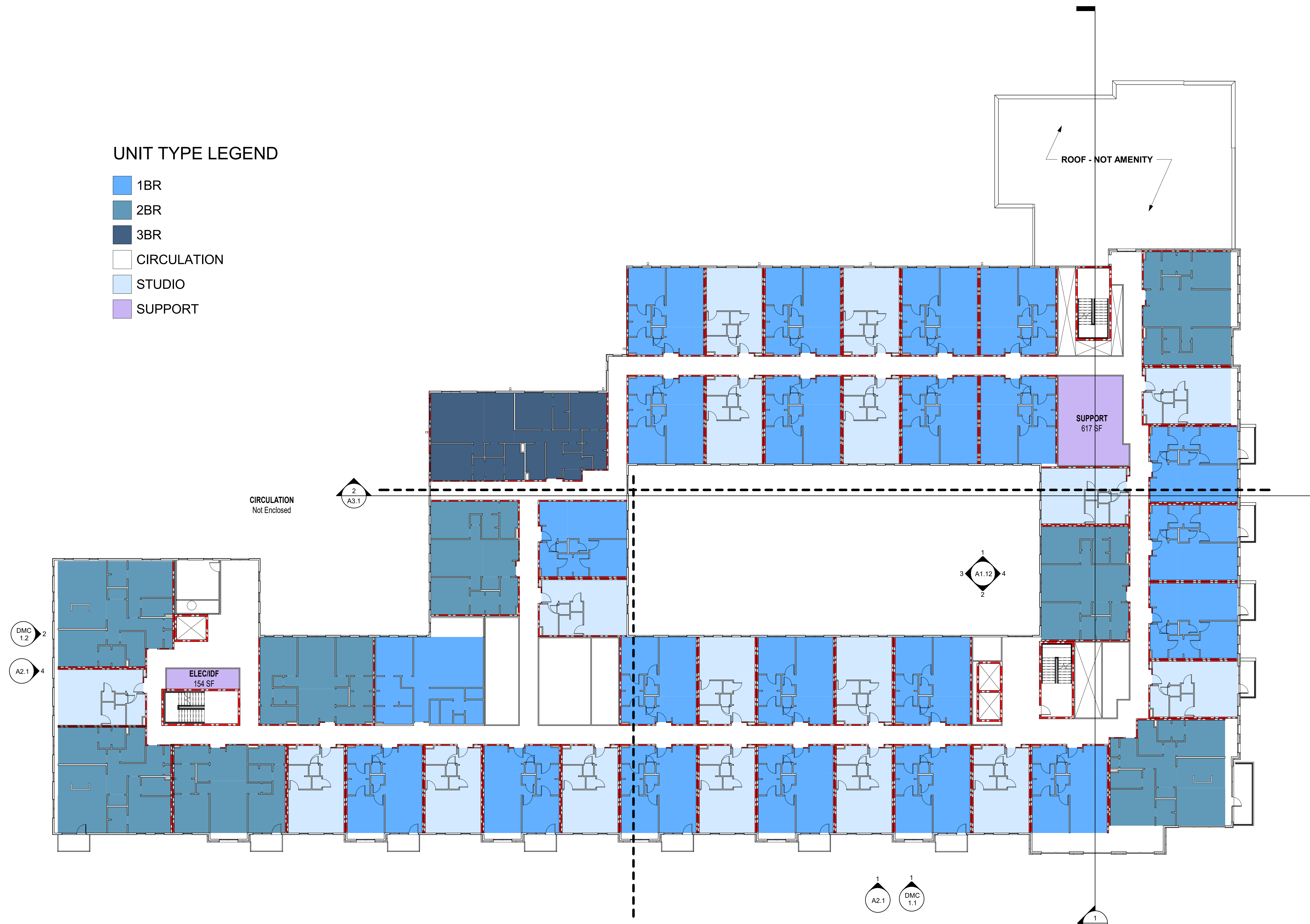
3RD FLOOR PLAN

A1.3

OWNER SIGNATURE

UNIT TYPE LEGEND

- 1BR
- 2BR
- 3BR
- CIRCULATION
- STUDIO
- SUPPORT



1 4TH FLOOR - DIMENSION FLOOR PLAN
1/16" = 1'-0"

CENTRAL YARDS
BUILDING B
Street Address
City, State Zip
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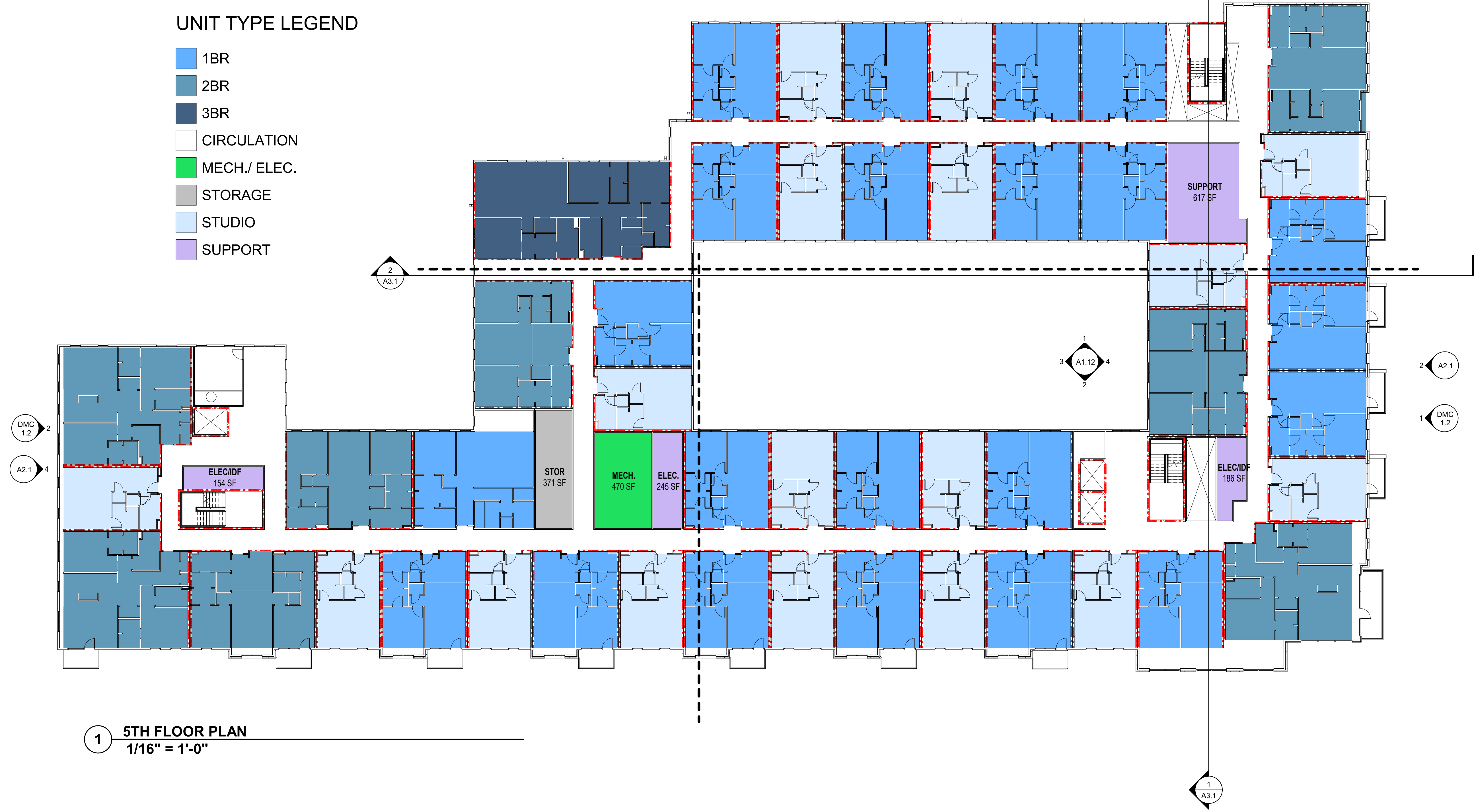
4TH FLOOR PLAN

A1.4

OWNER SIGNATURE

UNIT TYPE LEGEND

- 1BR
- 2BR
- 3BR
- CIRCULATION
- MECH./ ELEC.
- STORAGE
- STUDIO
- SUPPORT



1 5TH FLOOR PLAN
1/16" = 1'-0"

CENTRAL YARDS
BUILDING B

Street Address
City, State Zip
SBC # (NUMBER)

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CONSTRUCTION**

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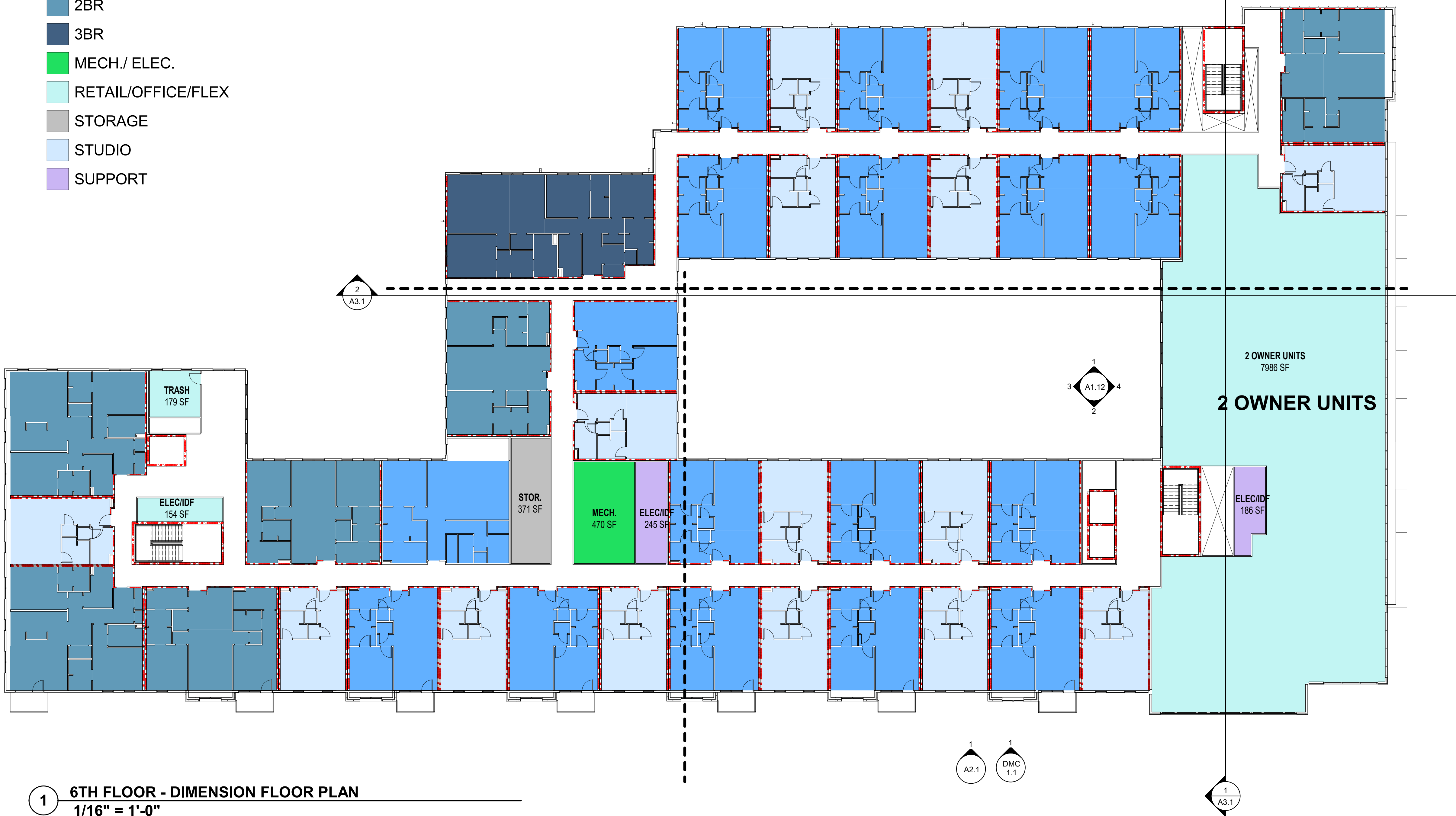
A1.5

5TH FLOOR PLAN

UNIT TYPE LEGEND

- 1BR
- 2BR
- 3BR
- MECH./ ELEC.
- RETAIL/OFFICE/FLEX
- STORAGE
- STUDIO
- SUPPORT

OWNER SIGNATURE



1 6TH FLOOR - DIMENSION FLOOR PLAN
1/16" = 1'-0"

CENTRAL YARDS
BUILDING B
Street Address
City, State Zip
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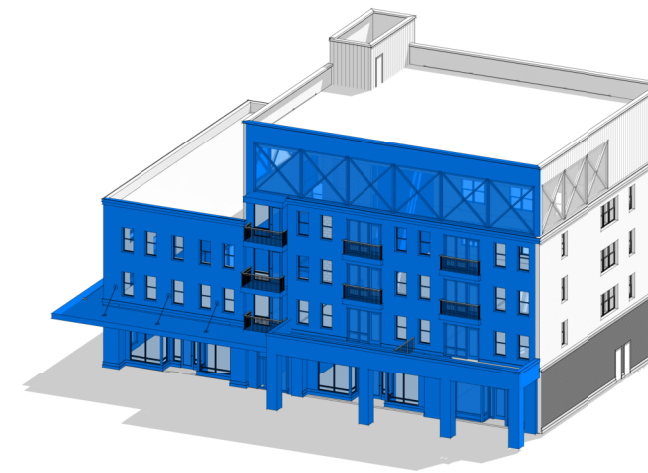
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1 WEST ELEVATION - DMC
1/8" = 1'-0"



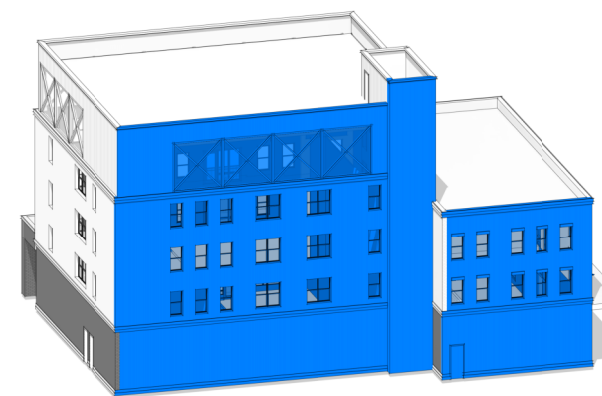
1A 3D - WEST ELEVATION

Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	2812SF	(44.0%)
Window/Glass	2905SF	(45.4%)
Metal Panel	672SF	(10.5%)
Total Elevation	6389SF	(99.9%)



2 EAST ELEVATION - DMC
1/8" = 1'-0"



2A 3D - EAST ELEVATION

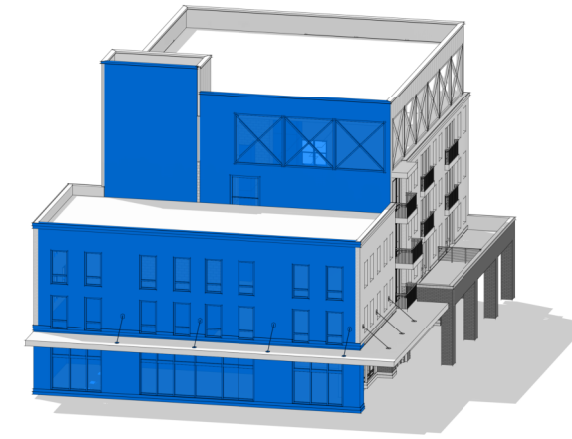
Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	4017SF	(62.2%)
Window/Glass	1188SF	(18.4%)
Metal Panel	1244SF	(19.3%)
Total Elevation	6449SF	(99.9%)

Building C - Elevations



1 NORTH ELEVATION - DMC
1/8" = 1'-0"



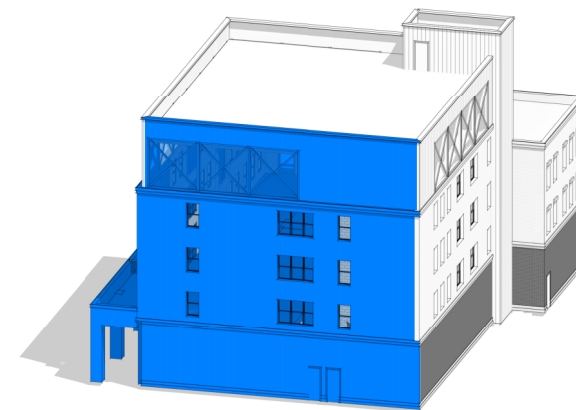
1A 3D - NORTH ELEVATION

Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	2043SF	(41.5%)
Window/Glass	1602SF	(32.5%)
Metal Panel	1277SF	(25.9%)
Total Elevation	4922SF	(99.9%)



2 SOUTH ELEVATION - DMC
1/8" = 1'-0"



2A 3D - SOUTH ELEVATION

Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	2946SF	(68.8%)
Window/Glass	702SF	(16.3%)
Metal Panel	661SF	(15.3%)
Total Elevation	4309SF	(100%)

Building C - Elevations

BUILDING C
CENTRAL YARDS
CENTRAL AVENUE MEMPHIS, TN

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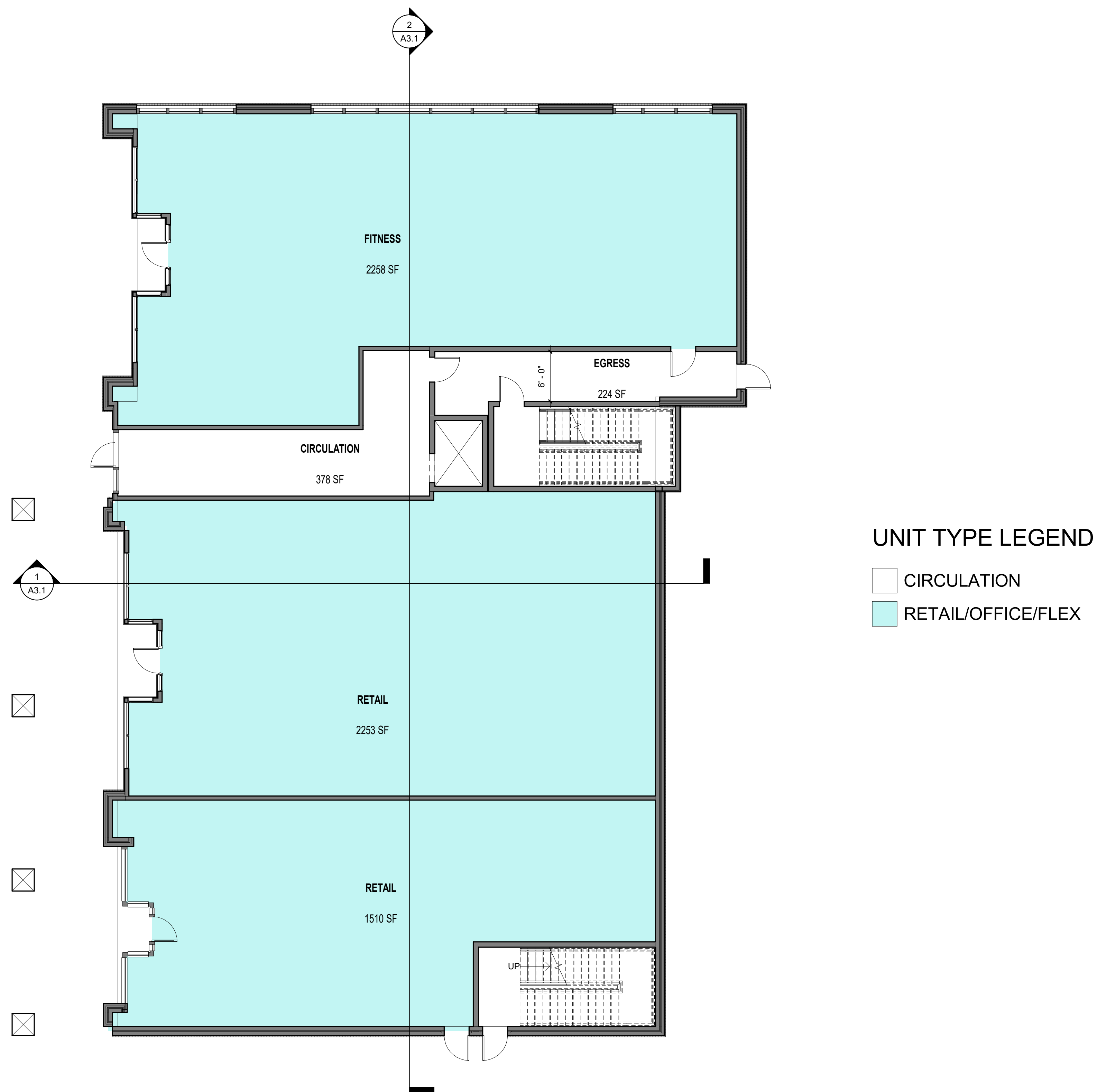
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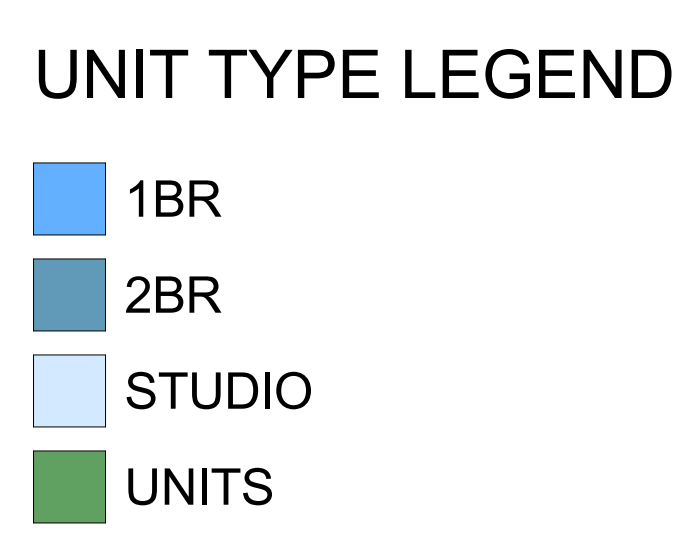
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1ST FLOOR PLAN

SHEET

A1.1





1 2ND FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

BUILDING C
CENTRAL YARDS
 CENTRAL AVENUE MEMPHIS, TN

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2ND FLOOR PLAN

SHEET

A1.2



UNIT TYPE LEGEND

- 1BR
- 2BR
- STUDIO

1 3RD FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

BUILDING C
CENTRAL YARDS
 CENTRAL AVENUE MEMPHIS, TN

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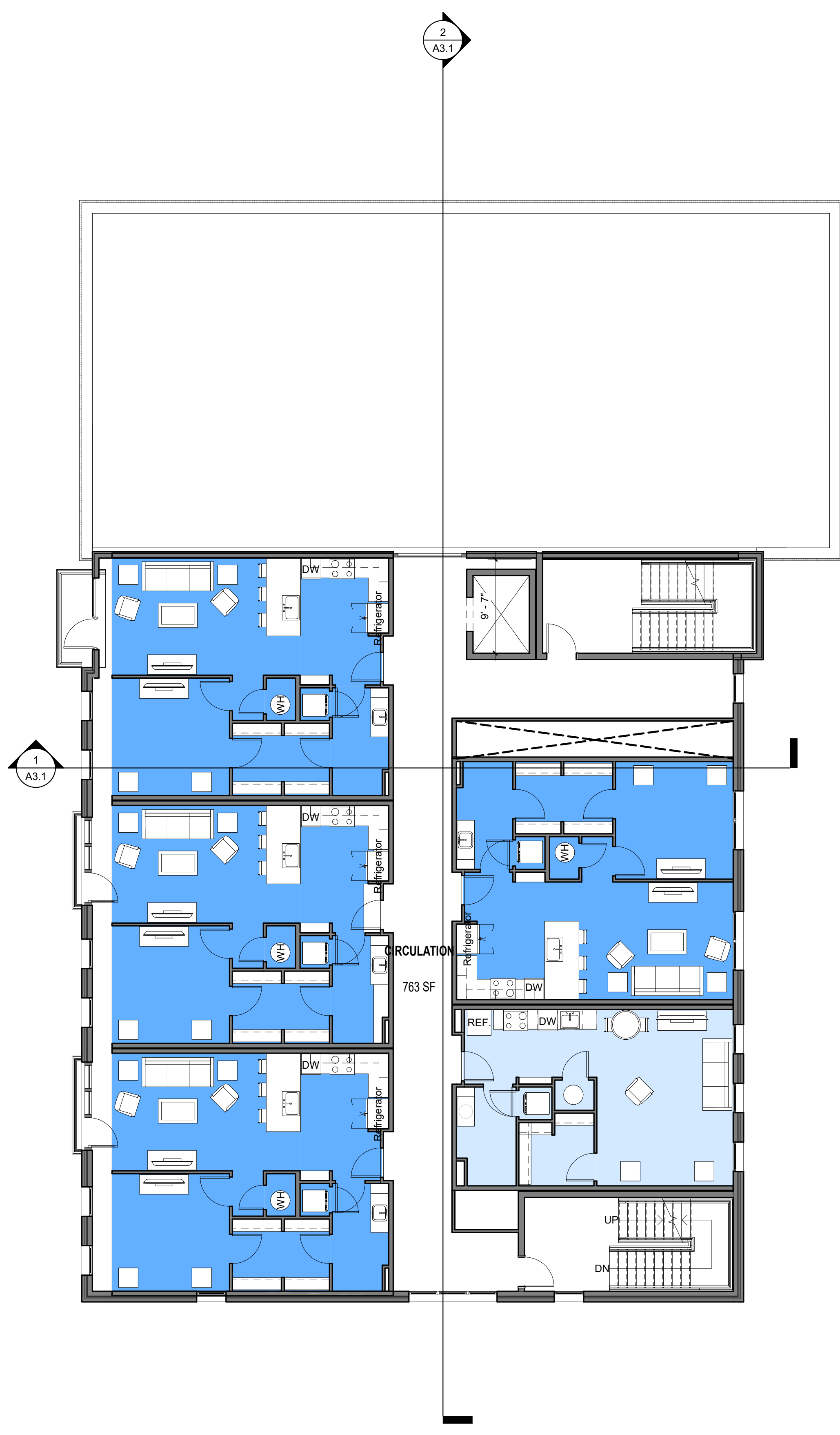
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3RD FLOOR PLAN

SHEET

A1.3



UNIT TYPE LEGEND

- 1BR
- CIRCULATION
- STUDIO

1 4TH FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

BUILDING C
CENTRAL YARDS
 CENTRAL AVENUE MEMPHIS, TN

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4TH FLOOR PLAN

SHEET

A1.4



UNIT TYPE LEGEND

- CIRCULATION
- OWNER UNIT

1 5TH FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

BUILDING C
CENTRAL YARDS
CENTRAL AVENUE MEMPHIS, TN

100% SCHEMATIC DESIGN

REVISIONS

<small>Revision Date</small>	<small>Rev. #</small>	<small>Revision Description</small>

DATE 12/07/18
PROJECT NUMBER 000000

5TH FLOOR PLAN

SHEET

A1.5



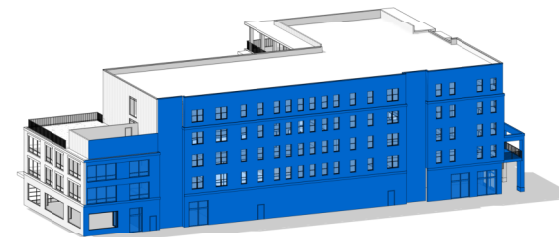
1A 3D - SOUTH ELEVATION



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

Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	3935SF	(31.6%)
Window/Glass	5661SF	(45.5%)
Metal Panel	2845SF	(22.8%)
Total Elevation	12441SF	(99.9%)



2A 3D - NORTH ELEVATION

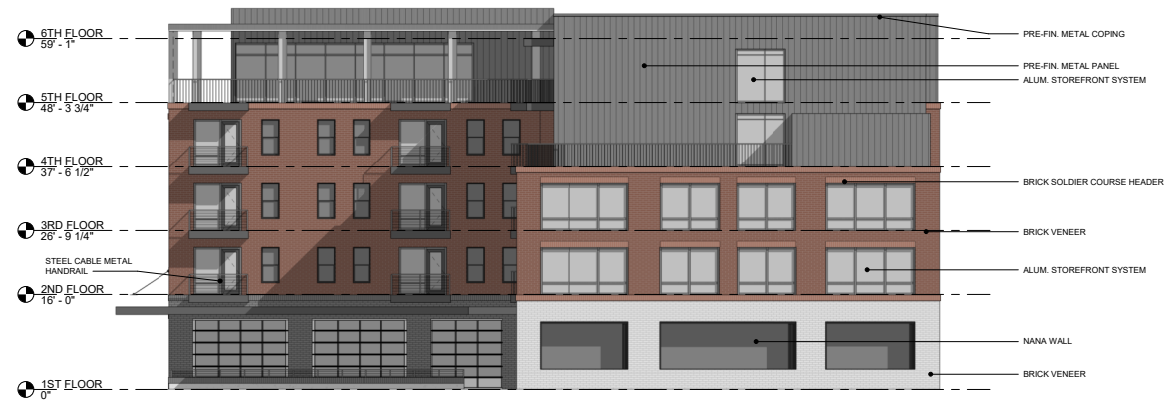


2 BUILDING D - NORTH ELEVATION - DMC
3/32" = 1'-0"

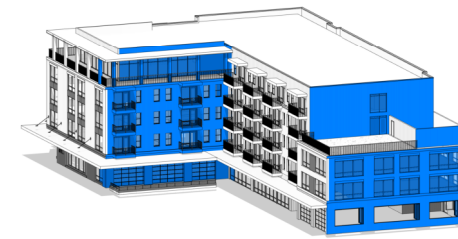
Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	6888SF	(53.3%)
Window/Glass	2403SF	(18.6%)
Metal Panel	3639SF	(28.1%)
Total Elevation	12930SF	(100%)

Building D - Elevations



1 BUILDING D - EAST ELEVATION - DMC
3/32" = 1'-0"



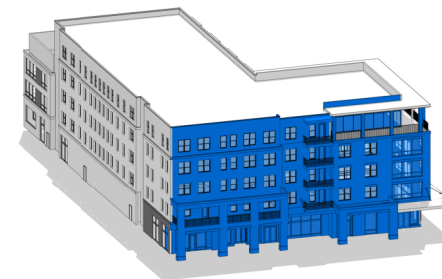
3 3D - EAST ELEVATION

Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	2910SF	(37.6%)
Window/Glass	2964SF	(38.3%)
Metal Panel	1859SF	(24.0%)
Total Elevation	7733SF	(99.9%)



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



4 3D - WEST ELEVATION

Materials by Area

Precast Conc.	0SF	(0.00%)
Brick	3104SF	(38.9%)
Window/Glass	3135SF	(39.3%)
Metal Panel	1739SF	(21.8%)
Total Elevation	7978SF	(100%)

Building D - Elevations

OWNER SIGNATURE

CENTRAL YARDS
BUILDING D

Street Address
City, State Zip
SBC # (NUMBER)

**NOT FOR
CONSTRUCTION**

**100%
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DESIGN**

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1ST FLOOR PLAN

A1.1



1 1ST FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

OWNER SIGNATURE

CENTRAL YARDS
BUILDING D

Street Address
City, State Zip
SBC # (NUMBER)

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CONSTRUCTION**

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DESIGN**

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2ND FLOOR PLAN

A1.2



UNIT TYPE LEGEND

- 1BR
- 2BR
- STUDIO
- SUPPORT

1 2ND FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

OWNER SIGNATURE



UNIT TYPE LEGEND

- 1BR
- 2BR
- STUDIO
- SUPPORT

1 3RD FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

CENTRAL YARDS
BUILDING D
Street Address
City, State Zip
SBC # (NUMBER)

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CONSTRUCTION

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SCHEMATIC
DESIGN

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3RD FLOOR PLAN
A1.3

OWNER SIGNATURE



UNIT TYPE LEGEND

- 1BR
- 2BR
- Amenity (Outdoor)
- MECH./ ELEC.
- STUDIO
- SUPPORT

1 4TH FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"

CENTRAL YARDS
BUILDING D
Street Address
City, State Zip
SBC # (NUMBER)

NOT FOR CONSTRUCTION

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12/07/18

SHEET NUMBER

4TH FLOOR PLAN

A1.4

OWNER SIGNATURE

CENTRAL YARDS
BUILDING D

Street Address
City, State Zip
SBC # (NUMBER)

**NOT FOR
CONSTRUCTION**

**100%
SCHEMATIC
DESIGN**

REVISIONS

Revision Date	Rev. #	Revision Description

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000000
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SHEET NUMBER

A1.5

5TH FLOOR PLAN



UNIT TYPE LEGEND

- 1BR
- 2BR
- RETAIL/OFFICE/FLEX
- STUDIO
- SUPPORT

1 5TH FLOOR - DIMENSION FLOOR PLAN
1/8" = 1'-0"