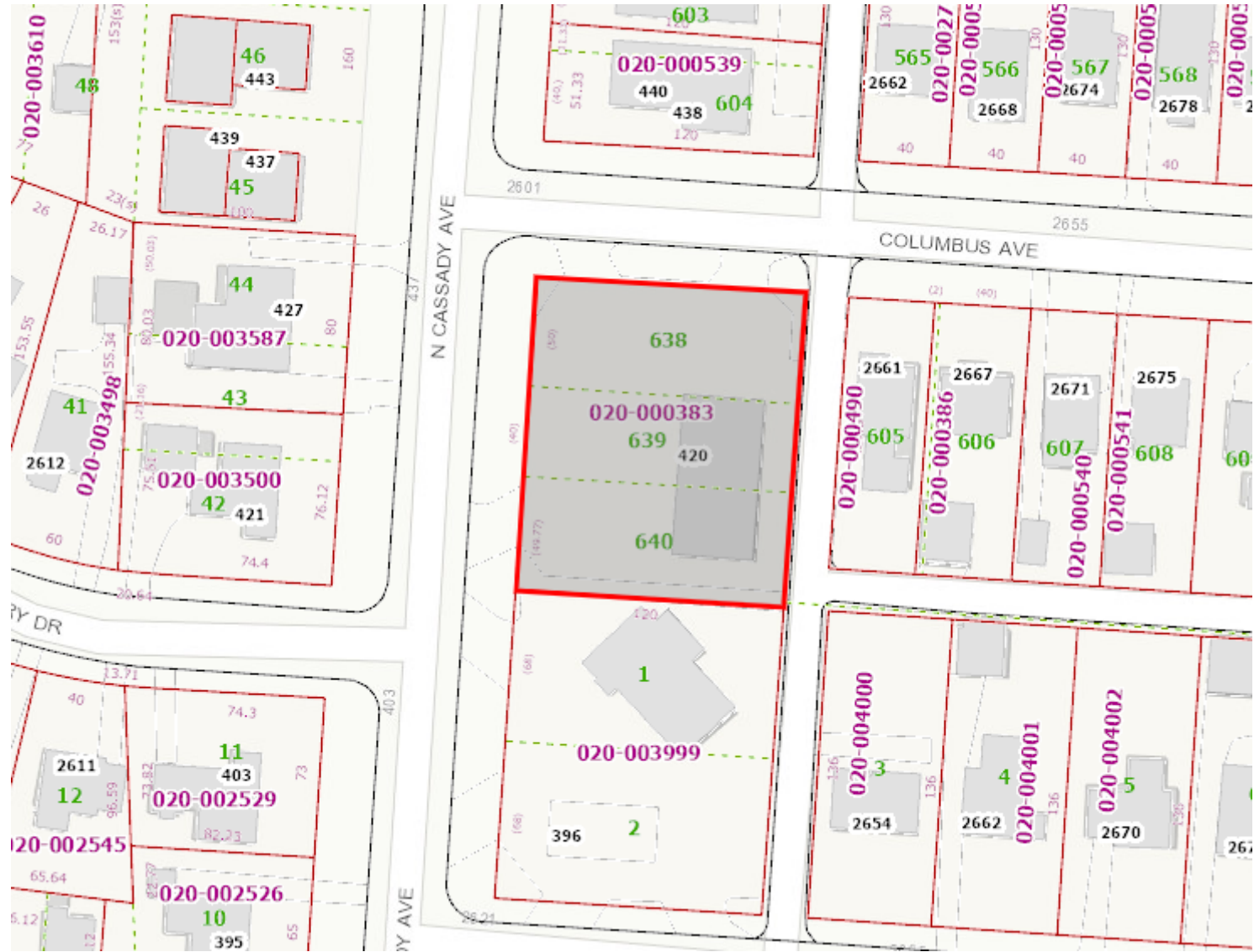
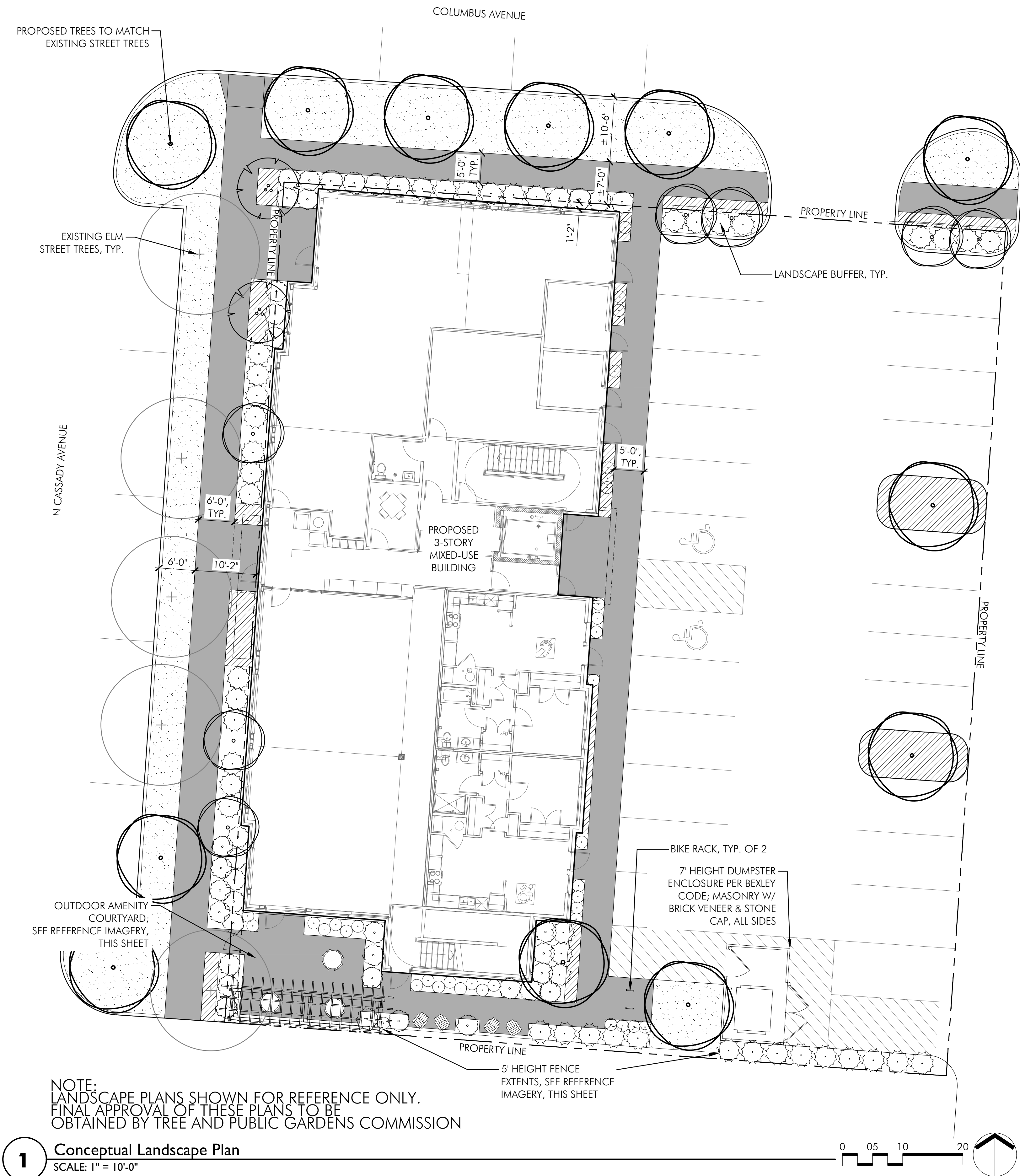
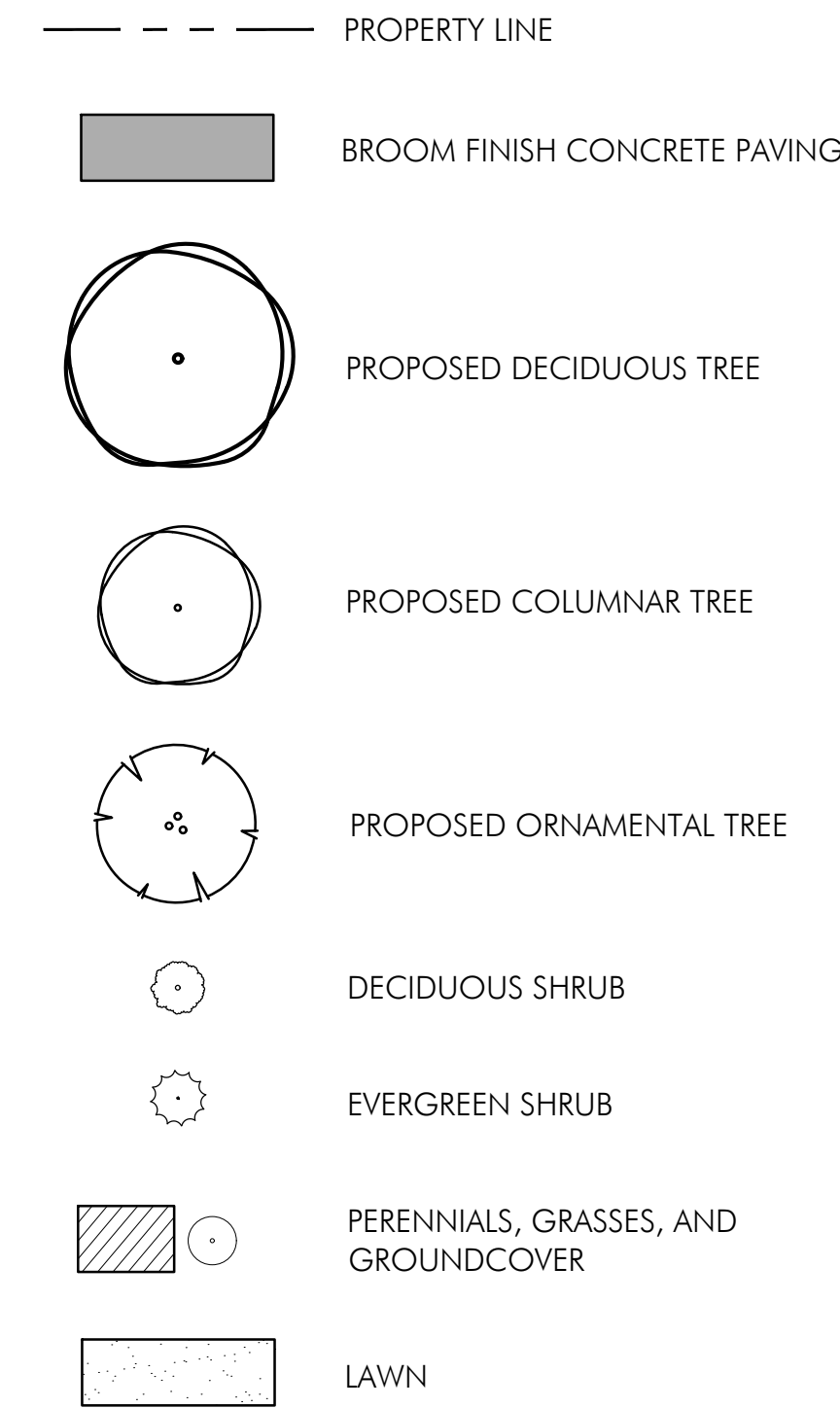


Vicinity Map: 420 N Cassady





LEGEND



NOTES:

- REFER TO SHEET L1.1 FOR CONCEPTUAL PLANT PALETTE
- ALL LANDSCAPE BEDS ARE TO BE IRRIGATED

ZONING REQUIREMENTS

1254.11 - MIXED USE COMMERCIAL (MUC) DESIGN STANDARDS
Landscaping and Screening

o. The front yard shall be planted with live vegetation. The minimum number of shade trees required is one tree per 30 lineal feet.

Columbus Ave: 77 linear feet of frontage = 3 shade trees required
5 shade trees provided

N Cassady Ave: 125 linear feet of frontage = 5 shade trees required
5 shade trees provided

q. All street tree planting beds must have a minimum exposed space of 60 square feet.

u. Surface parking lots shall be screened from all abutting public streets with a 4 foot decorative metal tube or solid metal bar fence and a minimum 3-foot wide landscape area along the parking side of the fence.

v. Landscaping is needed for surface parking lots in order to further screen parking from the view of public rights of way.

PARKING SUMMARY

1262.02 - MIN. NUMBER OF PARKING SPACES (MUC)

b. Residential in district MUC shall provide 1 space per dwelling unit
g. Retail shall provide 1 space per 300 SF of net floor area

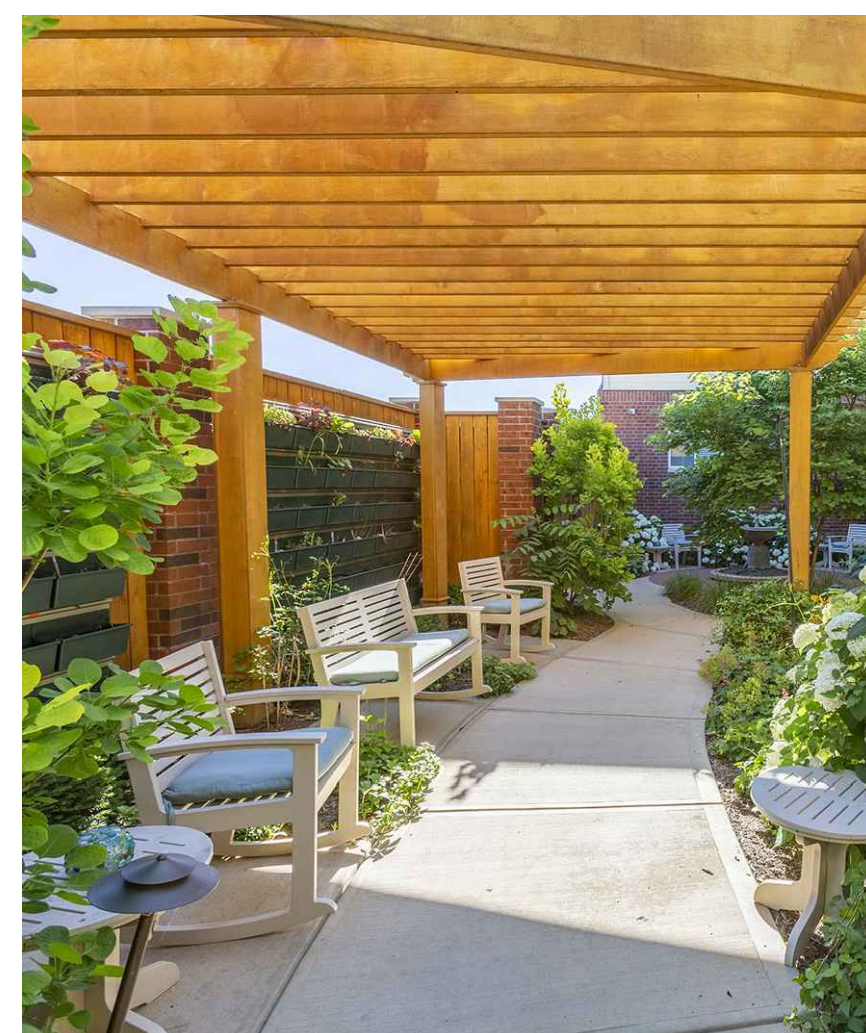
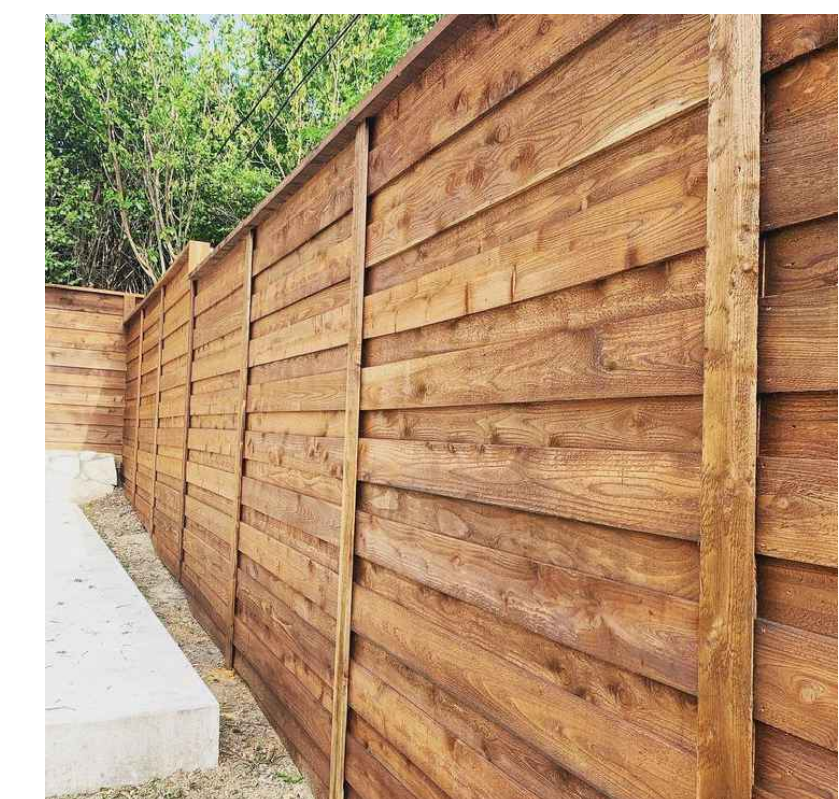
Residential Dwelling units: 16 x 1 space =	16 parking spaces required
Retail: 3,274SF / 300 x 1 space =	+ 11 parking spaces required
	27 parking spaces required

25% Reduction for on-street parking = 21 parking spaces required

Additional Parking On-Street Parking =	24 total parking (lot) spaces provided
	+ 7 on-street parking spaces provided
	31 parking spaces provided



2 Fence Reference Imagery



3 Outdoor Amenity Courtyard Reference Imagery



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

Bexley Family Housing

420 N Cassady Ave.

Bexley, Ohio

Prepared For

The Community Builders
736 Oak Street
Columbus, Ohio 43205

PRELIMINARY
NOT FOR CONSTRUCTION

Project Info

Project #	24###
Date	11/25/2024
By	GM, AC
Scale	As Shown

Revisions

Sheet Title

CONCEPTUAL LANDSCAPE PLAN

Sheet

L1.0

Deciduous Shade Trees



Gleditsia triacanthos var. inermis 'Sky Cole'
Skyline Honeylocust



Ulmus 'New Horizon'
New Horizon Elm



Ginkgo biloba
Princeton Sentry Ginkgo



Magnolia virginiana
Sweetbay Magnolia

Ornamental Trees

Evergreen Shrubs



Taxus x media 'Hicksii'
Hicks Yew



Taxus x media 'Everlow'
Everlow Yew

Deciduous Shrubs



Hydrangea quercifolia
Munchkin Oakleaf Hydrangea



Hydrangea quercifolia
Snow Queen Oakleaf Hydrangea



Fothergilla gardenii
Dwarf Fothergilla

Perennials, Grasses, and Groundcover



Carex glauca
Blue Sedge



Pennisetum alopecuroides
Hameln Dwarf Fountain Grass



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Reed Grass



Parthenocissus quinquefolia
Virginia Creeper



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
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By	GM, AC
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Revisions

Sheet Title

**PLANT PALETTE
IMAGERY**

Sheet #

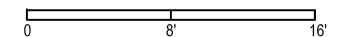
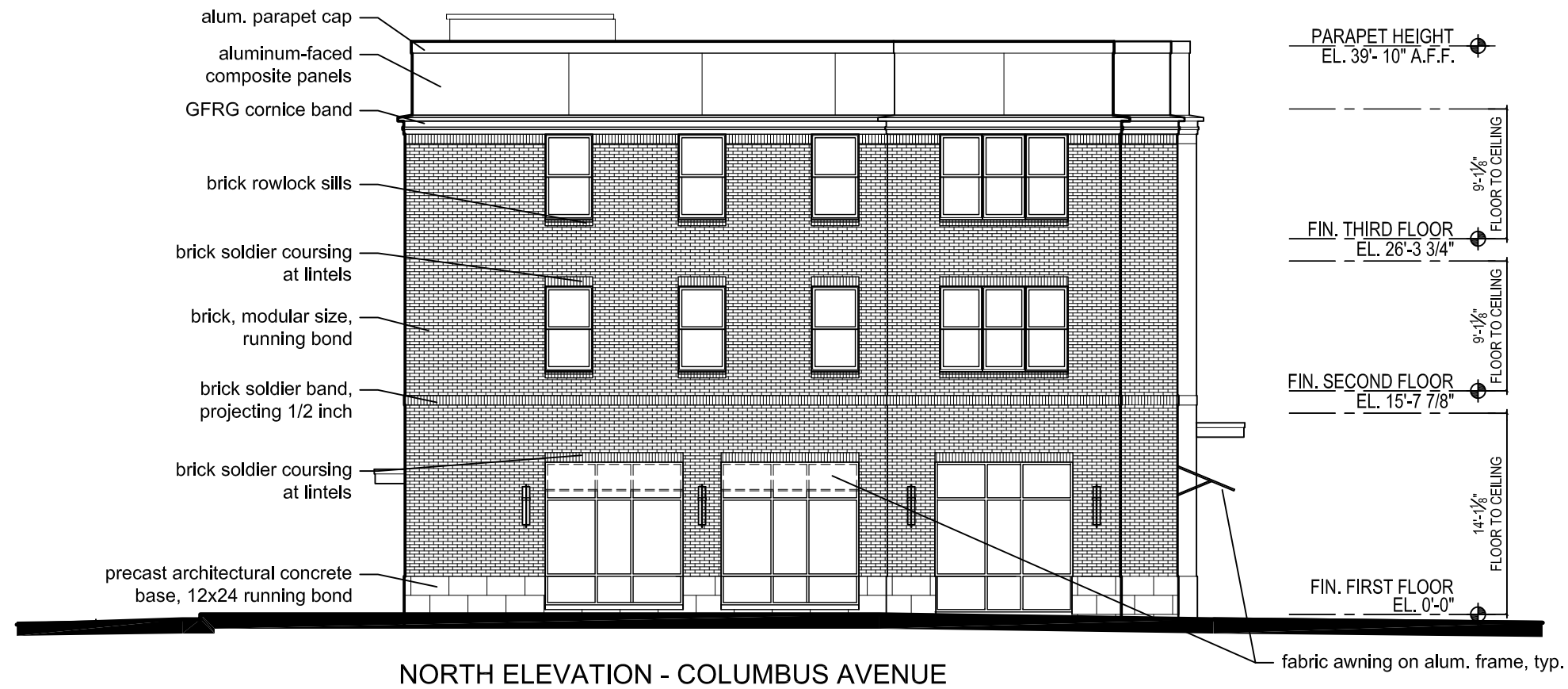
L1.1



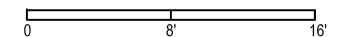
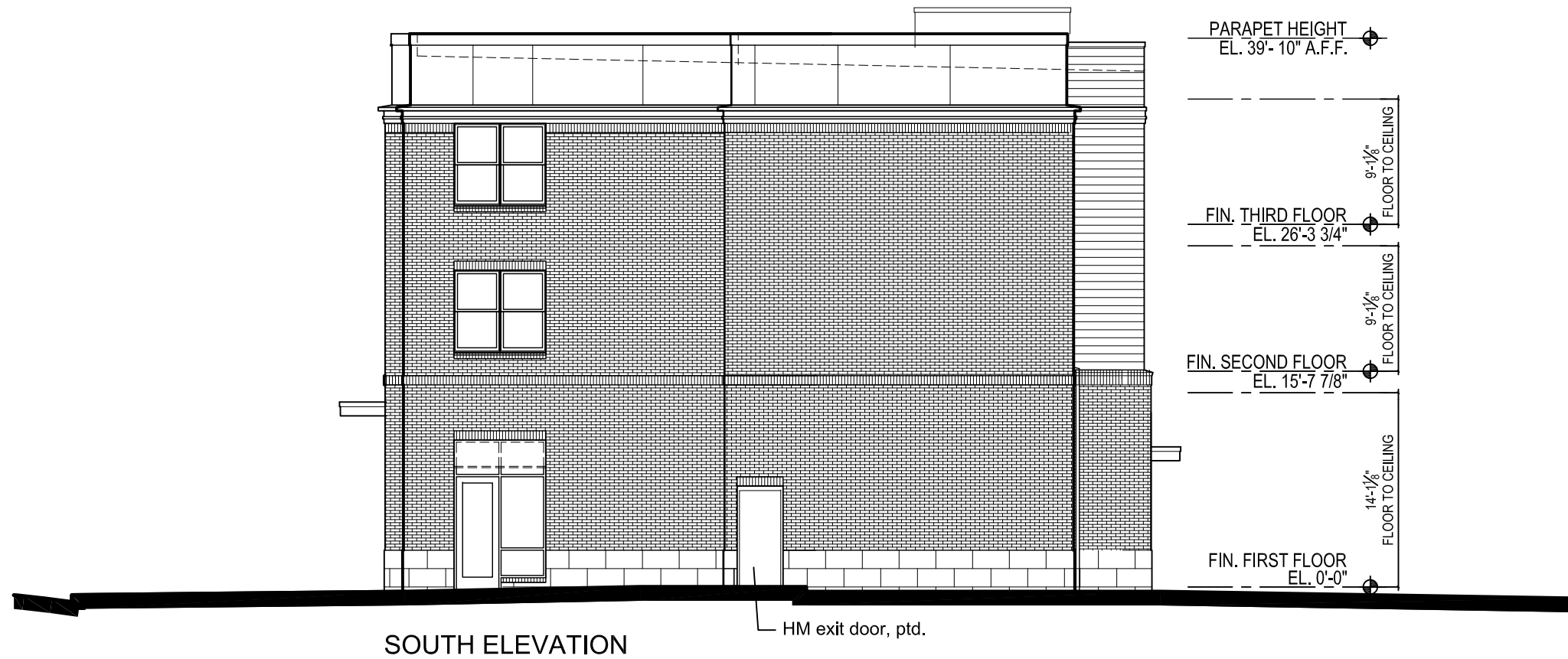
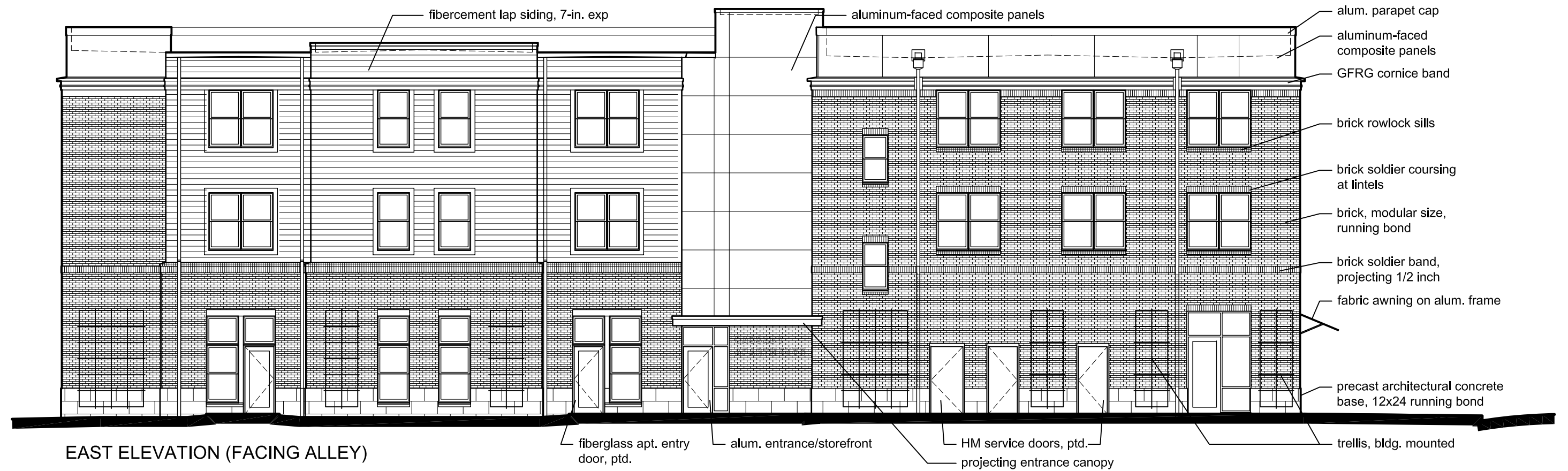
RDL



RDL



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3. WEST ELEVATION (NORTH CASSADY AVENUE)



4. NORTH ELEVATION (COLUMBUS AVENUE)

11.13.24 RDL 20163P

BEXLEY APARTMENTS, 420 N CASSADY | BEXLEY, OH | ELEVATIONS

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3. EAST ELEVATION (FACING ALLEY)

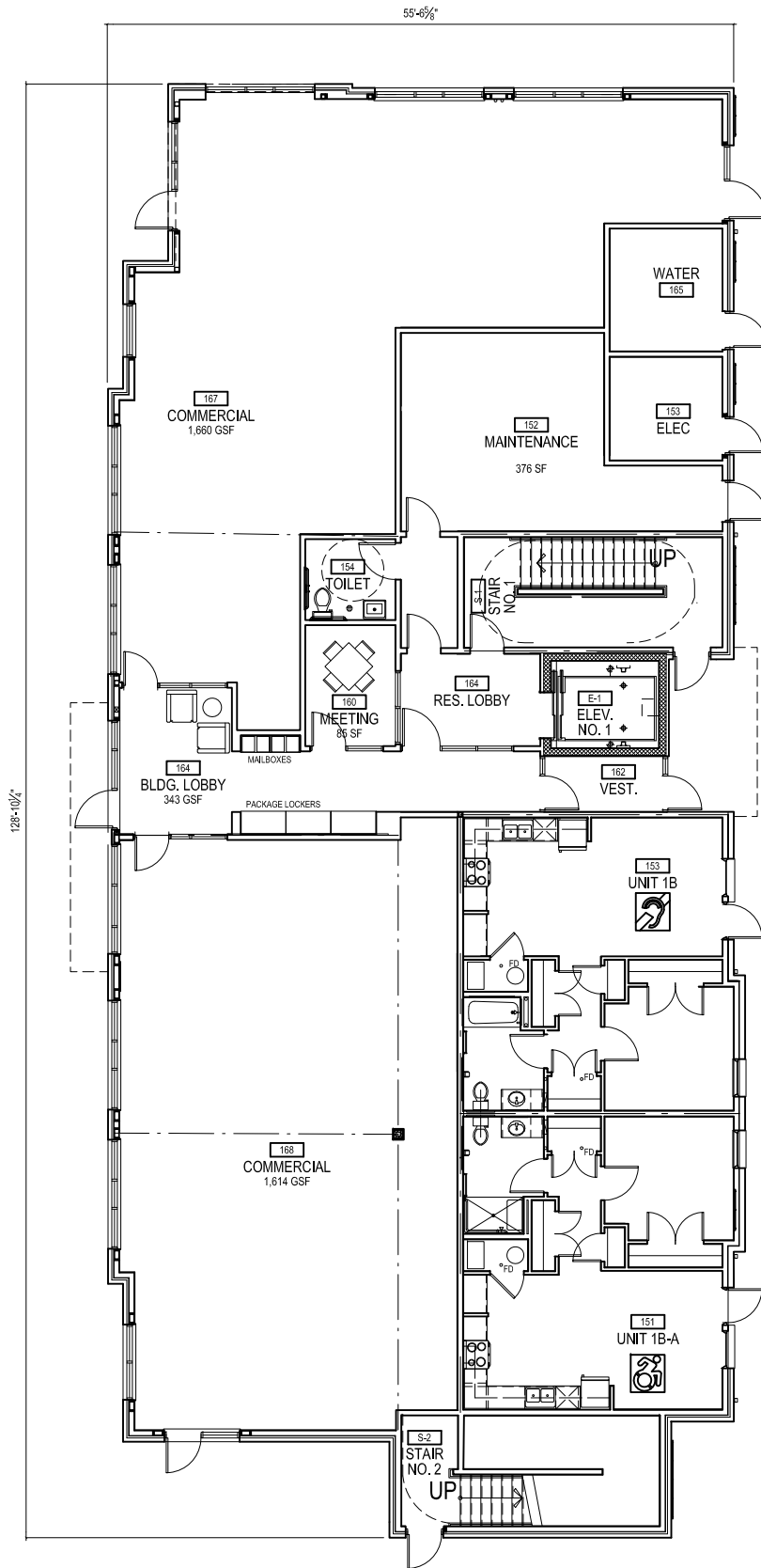


4. SOUTH ELEVATION

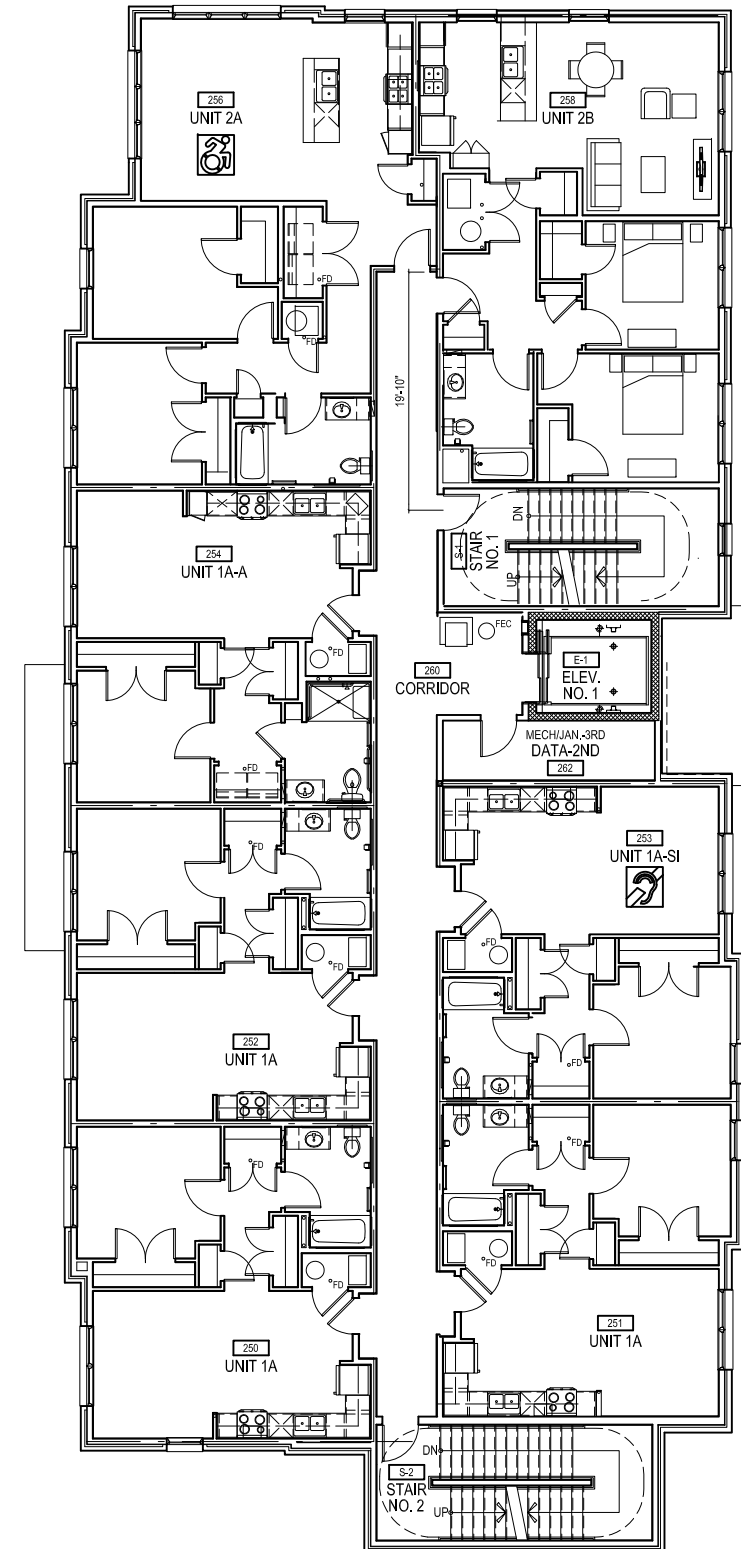
11.13.2024 RDL 20163P

BEXLEY APARTMENTS, 420 N CASSADY | BEXLEY, OH | ELEVATIONS

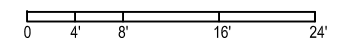
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GROUND FLOOR PLAN
6,704 GSF FOOTPRINT



TYPICAL UPPER FLOOR PLAN

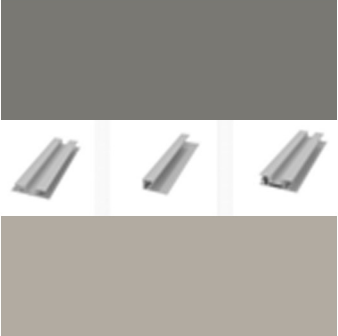


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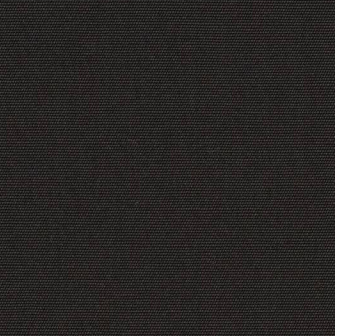




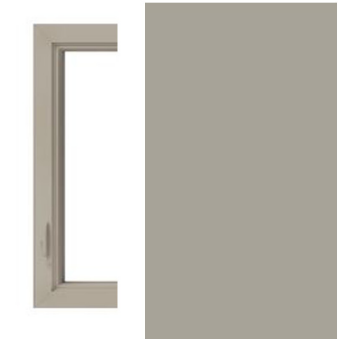
Proposed Exterior Materials – Enlarged West Elevation



METAL PANEL SIDING AND ACCENTS
LAMINATOR'S OMEGA LITE
'SLATE GREY' PANELS
WITH EXTRUDED ALUMINUM
REVEAL JOINTS
PAC CLAD PETERSEN,
GRANITE TRIM AT CORNICE



FABRIC AWNINGS
SUNBRELLA SHADE
FABRIC SHADE AWNINGS
COLOR: "BLACK"
SKU 4608-0000



TYPICAL WINDOW
SILVERLINE V3 SERIES
HIGH PERFORMANCE
WINDOWS OR SIMILAR.
COLOR "SANDSTONE"
SINGLE-HUNG
CONFIGURATION.



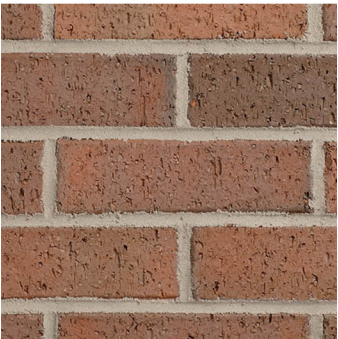
ALUMINUM STOREFRONTS
KAWNEER PERMAFLUOR
ARCHITECTURAL COATING
COLOR: "SANDSTONE"



TYPICAL FIBER CEMENT LAP SIDING
JAMES HARDIE FIBER CEMENT
SMOOTH LAP SIDING
COLOR: "AGED PEWTER"



TYPICAL TRIM
FIELD PAINTED TO MATCH
PETERSEN OMEGA LITE
FINISH COLOR "SLATE GREY"
SHERWIN WILLIAMS PAINT
"STAMPED CONCRETE"
SW 7655



TYPICAL BRICK
GLEN-GERY
EXTRUDED FACE BRICK,
CITY LINE SERIES. BLADE CUT
"AUTUMN HARVEST BLEND"



PRECAST ARCHITECTURAL CONCRETE WATERTABLE COURSE
ROCK CAST
ARCHITECTURAL CAST STONE
SMOOTH FINISH "BUFFSTONE"

12.12.2024 RDL 20163P

BEXLEY APARTMENTS, 420 N. CASSADY | BEXLEY, OH | MATERIALS

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