





020-000383: 420 Cassady Avenue

PARCELS:

ZONING MAP:

Shaker Helghts, Ohlo 44120 PHONE: 216-752-4300 FAX: 216-752-4301 www.RDLarchItects.com

THECOMMUNITY **B**UILDERS

736 Oak Street Columbus, Ohlo 43205 Telephone: 380-235-8345

BEXLEY APARTMENTS

	2300 E LIVINGSTON AV BEXLEY, OHIO
	SITE 2: 420 N CASSADY AVEN BEXLEY, OHIO
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Single Family Residentia

R-1 Low Density

R-2 Intermediate

R-3 Medium Density R-6 High Density

	SITE DATA:			
	ZONING	MUC (MIXED-USE COMMERCIAL)		
	PROPOSED USE	RETAIL, UPPER FL MULTI-		
FAMILY, & PARKING			NG	
	ACREAGE	E +/- 0.39 ACRE (16,850-SF)		
	LOT	140' WIDTH x 120' DEPTH		
PROPOSED UNITS 16 UNITS (12 1-BEDRMS, 04			RMS, 04 2-BEDRMS)	
	DENSITY	41.0 DWELLING UNITS / ACRE		
1	HARDSCAPE	5,584-SF (PARKING/SIDEWALK)		
	LOT COVERAGE	13,420-SF, 80%		
	TOTAL FL AREA	22,447 GSF (ALL COVERED AREA)		
83	INCL. 520-SF EXPANSION	7,833 GSF FOOTPRINT		
		REQUIRED	PROVIDED	
		·	PROVIDED	
	FRONT SETBACK	REQUIRED 0' - 15'	PROVIDED 0'	
	REAR SETBACK	·	0' 42'	
	REAR SETBACK SIDE SETBACK	0' - 15' 10' -	0' 42' 14'	
	REAR SETBACK SIDE SETBACK BLDG HEIGHT	0' - 15'	0' 42'	
	REAR SETBACK SIDE SETBACK	0' - 15' 10' - 3-ST	0' 42' 14' 3-ST	
	REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING RESIDENTIAL	0' - 15' 10' - 3-ST 1/UNIT (16)	0' 42' 14'	
	REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING RESIDENTIAL RETAIL (3,650-SF)	0' - 15' 10' - 3-ST 1/UNIT (16) 1/250-SF (15)	0' 42' 14' 3-ST 14 OFF-ST *	
	REAR SETBACK SIDE SETBACK BLDG HEIGHT ON-SITE PARKING RESIDENTIAL RETAIL (3,650-SF) TOTAL	0' - 15' 10' - 3-ST 1/UNIT (16) 1/250-SF (15) 31 SPACES	0' 42' 14' 3-ST 14 OFF-ST *	
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PROPOSED SITE PLAN



SCALE: 1" = 30'-0" PROJECT#

CHECKED BY FILE NAME PLOT DATE