

1 Hardscape Layout Plan
SCALE: 1" = 10'-0"



LAYOUT LEGEND

- R/W — RIGHT OF WAY
- PL — PROPERTY LINE
- 0'-0" LINEAR DIMENSION
- BROOM-FINISH CONCRETE PAVING
- 12' HEIGHT PEDESTRIAN LIGHT POLE
- LIGHT BOLLARD, TYP. OF 2

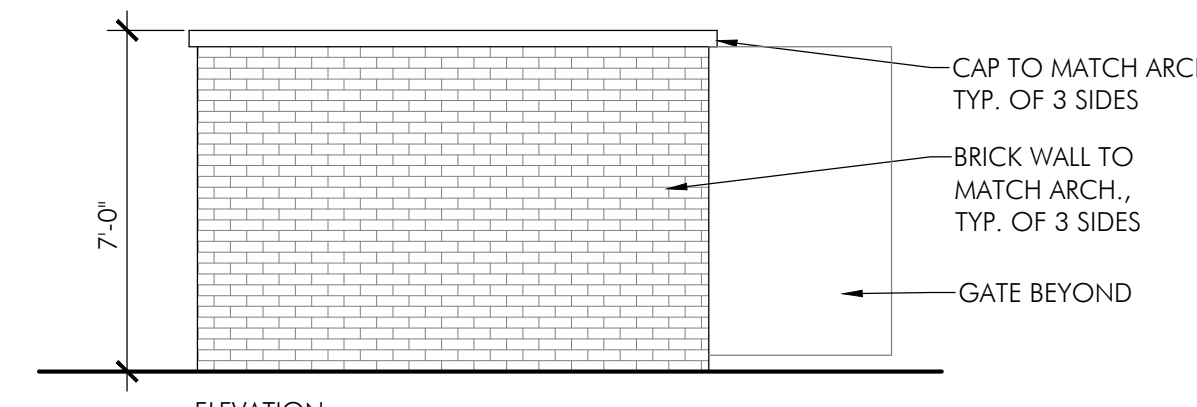
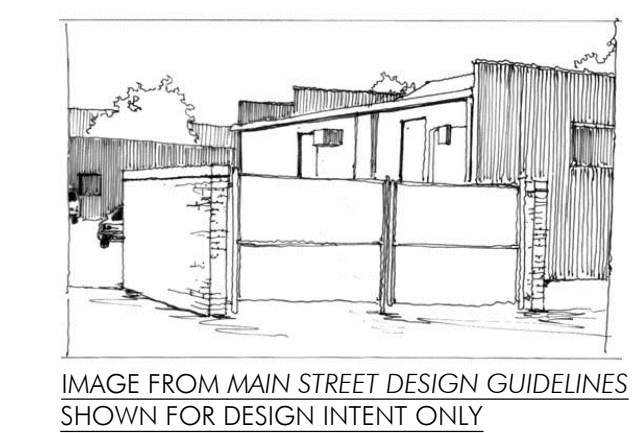
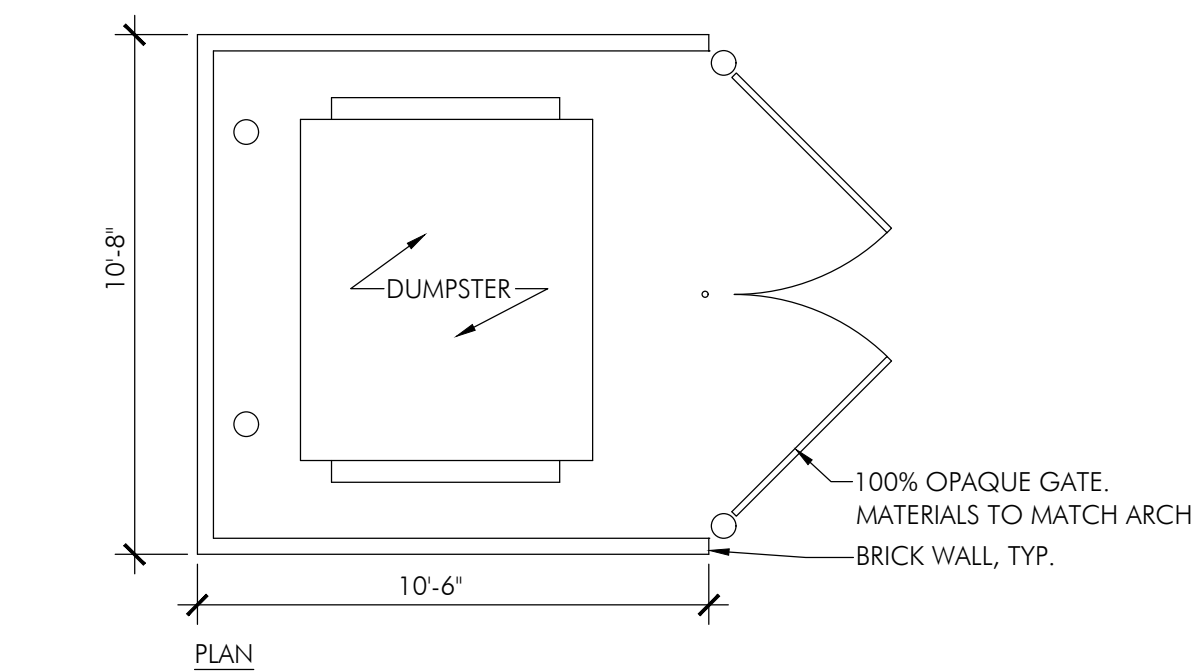
ZONING REQUIREMENTS

1264.05 - MIXED USE COMMERCIAL (MUC) DESIGN STANDARDS

w. Dumpsters shall be located behind the principal building and be screened from public view on all 4 sides, to the height of the dumpster

NOTES:

1. DETAIL SHOWN FOR DESIGN INTENT ONLY.
2. BRICK VENEER: TO MATCH ARCHITECTURE
3. CAP: TO MATCH ARCHITECTURE
4. GATE: MATERIAL TBD; FINAL SELECTION AND COLOR TO MATCH ARCHITECTURE FIBERCEMENT PANELS.



2 Dumpster Enclosure
1/4" = 1'-0"

GENERAL NOTES

1. NOTIFY OWNER IMMEDIATELY WHEN DISCREPANCIES EXIST BETWEEN SITE CONDITIONS AND DRAWINGS.
2. THE CONTRACTOR SHALL PROVIDE FOR THE SAFETY OF THE VEHICULAR AND PEDESTRIAN TRAFFIC AT ALL TIMES DURING CONSTRUCTION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE AND MAINTAIN LIGHTS, SIGNS, BARRICADES, AND OTHER DEVICES TO WARN OF AND PHYSICALLY SEPARATE THE PEDESTRIAN FROM HAZARDS INCIDENTAL TO THE CONSTRUCTION AND DEMOLITION PROCESS.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION AND SAFE MOVEMENT OF PEDESTRIANS THROUGH, AROUND, OR DETOURED AWAY FROM THE CONSTRUCTION SITE. TRAFFIC CONTROL FOR PEDESTRIAN MOVEMENT SHALL ADHERE TO CHAPTER 6D OF THE OHIO MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, CURRENT EDITION
4. REFER TO CIVIL ENGINEER'S PLANS FOR ALL SITE PARKING, CURBING, SIDEWALKS AND GRADING.
5. REFER TO M.E.P. PLANS FOR ALL ELECTRICAL CONNECTIONS AND FOR SITE LIGHTING LAYOUT AND RELATED DETAILS.

LAYOUT NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON SITE CONSTRUCTION MANAGER OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.
3. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.
4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.
5. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.
6. MAXIMUM SLOPES SHALL NOT EXCEED 3:1 UNLESS OTHERWISE INDICATED ON THE PLANS. MAINTAIN POSITIVE DRAINAGE IN ALL AREAS. MAINTAIN 5% MAXIMUM RUNNING SLOPE AND 2% MAXIMUM CROSS SLOPE FOR ALL PAVEMENT.
7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.
8. ALL LAYOUT IS TO BE STAKED BY A PROFESSIONAL SURVEYOR REGISTERED IN THE STATE OF OHIO. FOR ELECTRONIC FILES, CONTACT OWNER. NOTIFY OWNER TO REVIEW LAYOUT STAKING AND APPROVE FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

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 # 20086
Date 04/19/2023
By SO, AC, TF
Scale As Shown

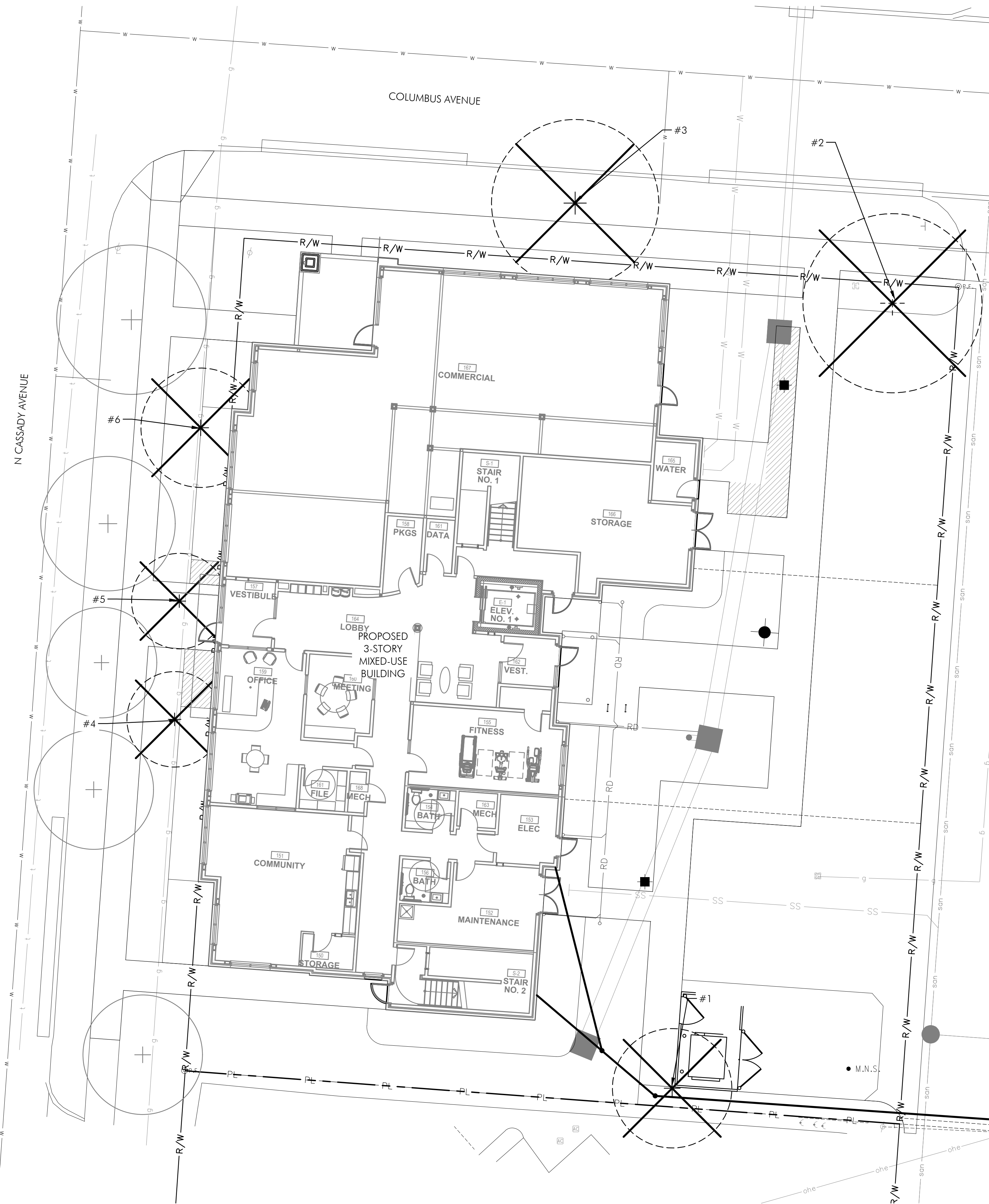
Revisions

Sheet Title

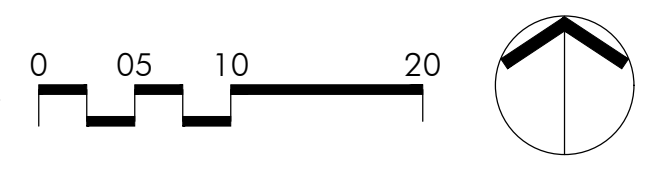
LAYOUT PLAN

Sheet #

L1.0



1 Tree Removal And Preservation Plan
SCALE: 1" = 10'-0"



LEGEND

- R/W — RIGHT OF WAY
- PL — PROPERTY LINE
- + EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE - SEE DETAIL, THIS SHEET
- ⊗ EXISTING TREE TO BE REMOVED

TREES REMOVED CALCULATIONS

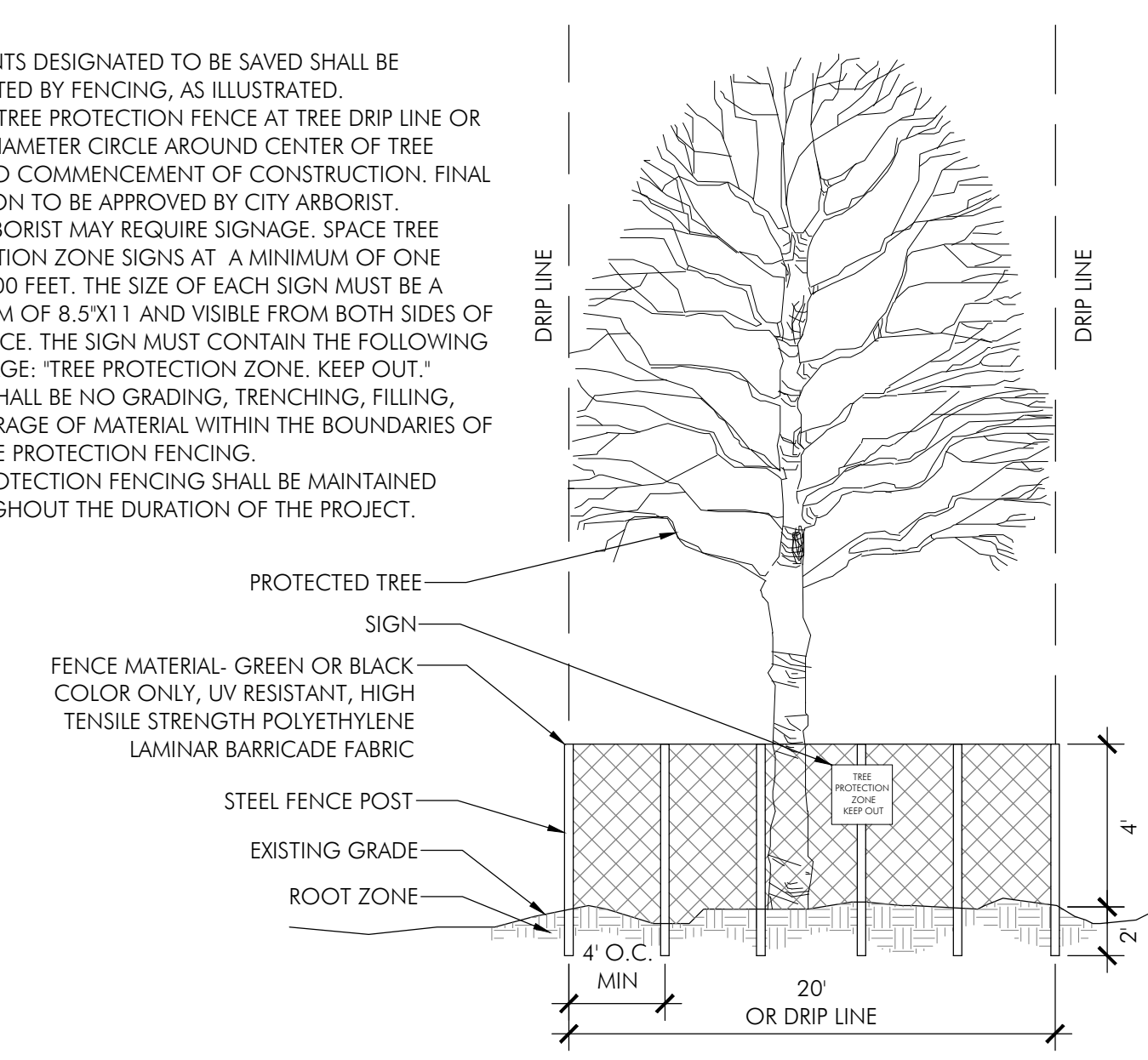
99 TOTAL INCHES TO BE REMOVED (5 TREES)
 24 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED DUE TO THE POOR, DEAD, OR EXEMPT CONDITIONS.
 75 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED ARE IN FAIR TO GOOD CONDITION.
 TOTAL INCHES PROVIDED (SEE SHEET L2.1):
 16 LARGE DECIDUOUS TREES @ 3' CAL. = 48 CALIPER INCHES
 5 ORNAMENTAL TREES @ 2' CAL. PER STEM = >10 CALIPER INCHES

TREE PRESERVATION, REMOVAL, & REPLACEMENT NOTES

1. TREE HEALTH EVALUATION IS PRELIMINARY. FINAL EXAMINATION OF TREE HEALTH AND SPECIES TO BE PERFORMED BY CERTIFIED ARBORIST / CITY OF BEXLEY FORESTER.
2. ALL TREES IN THE CONSTRUCTION AREA NOT SPECIFICALLY DESIGNATED FOR REMOVAL SHALL BE PRESERVED. ALL TREE REMOVAL AND PRESERVATION WORK SHALL BE SUPERVISED WITH THE INPUT OF A CERTIFIED ARBORIST.
3. FENCING SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. THE FENCING MUST REMAIN IN PLACE DURING ALL PHASES OF CONSTRUCTION. ANY CHANGES IN THE PROTECTIVE FENCING MUST BE APPROVED BY THE LANDSCAPE INSPECTOR. OWNER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF PROTECTION FENCING; REFER TO TREE PRESERVATION DETAIL.
4. PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
5. OWNER SHALL MONITOR HEALTH AND VIGOR OF EXISTING TREES THROUGHOUT THE COURSE OF CONSTRUCTION OF THIS PROJECT. CONTRACTOR TO NOTIFY A CERTIFIED ARBORIST IF ANY DECLINE IN HEALTHY TREES IS APPARENT. THE ARBORIST SHALL DETERMINE THE REMEDIAL ACTION, IF ANY, TO BE TAKEN.
6. ALL EXISTING TREES NOTED AS FAIR TO POOR HEALTH SHALL BE FERTILIZED YEARLY IN THE SPRING USING A HORTICULTURALLY APPROVED METHOD FOR A PERIOD OF THREE YEARS. AFTER THREE YEARS, THE HEALTH OF THE TREE SHOULD BE EVALUATED BY A CERTIFIED ARBORIST AND CONTINUING MAINTENANCE RECOMMENDATIONS SHALL BE MADE.
7. ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION WILL HAVE TO BE REPLACED PER CODE.
8. FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT SHALL BE UNLAWFUL.

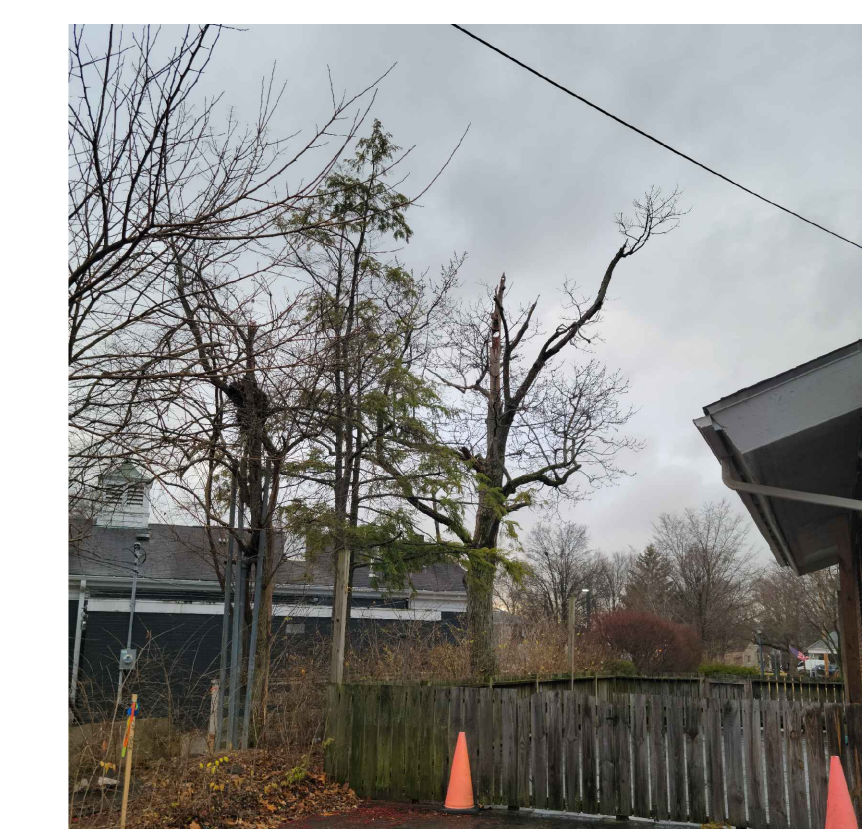
NOTES:

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2. INSTALL TREE PROTECTION FENCE AT TREE DRIP LINE OR AT 20' DIAMETER CIRCLE AROUND CENTER OF TREE PRIOR TO COMMENCEMENT OF CONSTRUCTION. FINAL LOCATION TO BE APPROVED BY CITY ARBORIST.
3. CITY ARBORIST MAY REQUIRE SIGNAGE. SPACE TREE PROTECTION ZONE SIGNS AT A MINIMUM OF ONE EVERY 100 FEET. THE SIZE OF EACH SIGN MUST BE A MINIMUM OF 8.5"x11" AND VISIBLE FROM BOTH SIDES OF THE FENCE. THE SIGN MUST CONTAIN THE FOLLOWING LANGUAGE: "TREE PROTECTION ZONE. KEEP OUT."
4. THERE SHALL BE NO GRADING, TRENCHING, FILLING, OR STORAGE OF MATERIAL WITHIN THE BOUNDARIES OF THE TREE PROTECTION FENCING.
5. TREE PROTECTION FENCING SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THE PROJECT.



2 Tree Preservation

EXISTING TREE IMAGES TO BE REMOVED



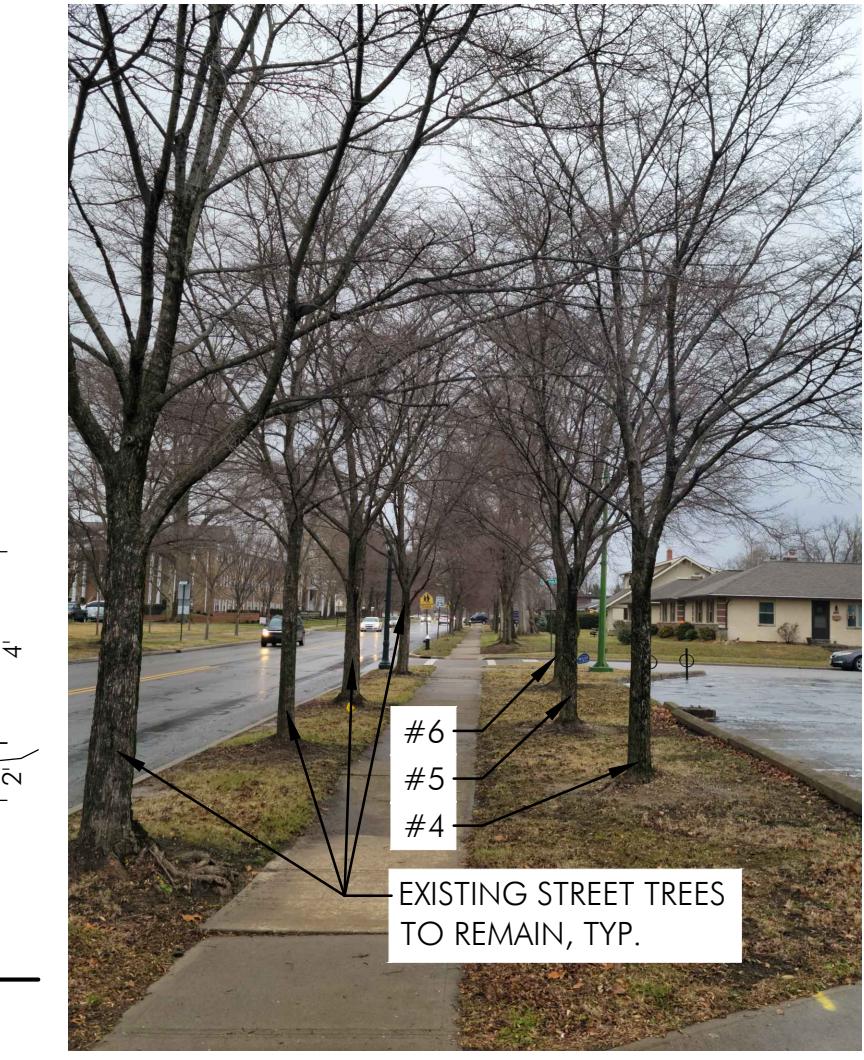
#1: SPECIES TBD
CALIPER INCHES: 24"
CONDITION: POOR



#2: SPECIES TBD
CALIPER INCHES: 21"
CONDITION: FAIR



#3: SPECIES TBD
CALIPER INCHES: 24"
CONDITION: FAIR



#4-6: SPECIES TBD
CALIPER INCHES: #4: 8", #5: 10", #6: 12"
CONDITION: GOOD



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

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Bexley, Ohio

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Columbus, Ohio 43205

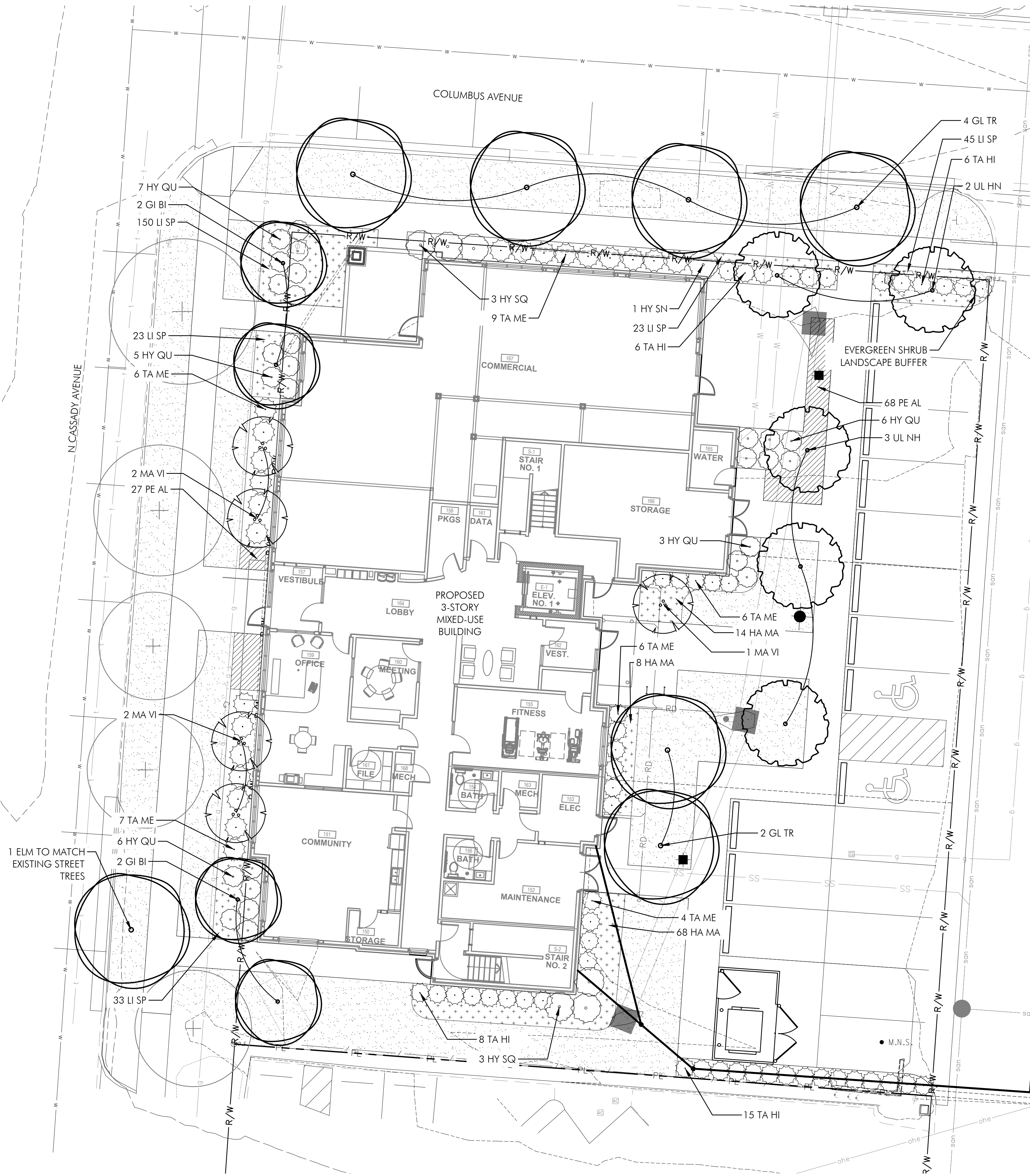
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Project Info
Project # 20086
Date 04/19/2023
By SO, AC, TF
Scale As Shown

Revisions

Sheet Title
TREE REMOVAL AND PRESERVATION PLAN

Sheet #
L2.0



PLANTING LEGEND



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
4 shade trees provided
- N Cassidy 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.

NOTES:

1. REFER TO SHEET L2.2 FOR CONCEPTUAL PLANT PALETTE
2. ALL LANDSCAPE BEDS ARE TO BE IRRIGATED

PLANT LIST

QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES					
	GI BI	Ginkgo biloba Princeton Sentry Ginkgo	3" Cal.	B&B	
	GL TR	Gleditsia triacanthos var. inermis "Sky Cole" Skyline Honeylocust	3" Cal.	B&B	
	UL NH	Ulmus 'New Horizon' New Horizon Elm	3" Cal.	B&B	
ORNAMENTAL TREES					
	MA VI	Magnolia virginiana Sweetbay Magnolia	12" ht.	B&B	(3)Multi-stem 2" cal./stem
SHRUBS					
	HY QU	Hydrangea quercifolia Munchkin Oakleaf Hydrangea	24" ht.	#5 cont.	AS SHOWN
	HY SQ	Hydrangea quercifolia Snowqueen Oakleaf Hydrangea	24" ht.	#5 cont.	AS SHOWN
	JU HO	Juniperus horizontalis Creeping Juniper	18" ht.	#3 cont.	AS SHOWN
	TA ME	Taxus x media 'Everlow' Everlow Yew	24" ht.	#5 cont.	AS SHOWN
	TA HI	Taxus x media 'Hicksii' Hicksii Yew	24" ht.	#5 cont.	AS SHOWN
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
	HA MA	Hakonechloa macro Japanese Forest Grass	Clump	#3 cont.	18" o.c.
	LI SP	Liriope spicata Lily Turf	Clump	#1 cont.	12" o.c.
	PE AL	Pennisetum alopecuroides Hamel Dwarf Fountain Grass	Clump	#1 cont.	18" o.c.



Columbus
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Columbus, Ohio 43235
p 614.255.3399

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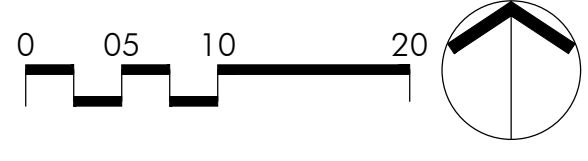
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LANDSCAPE PLAN

Sheet #
L2.1



Deciduous Shade Trees



Gleditsia triacanthos var. *inermis* 'Sky Cole'
Skyline Honeylocust



Carpinus betulus 'Franz Fontaine'
Franz Fontaine European Hornbeam



Ulmus 'New Horizon'
New Horizon Elm



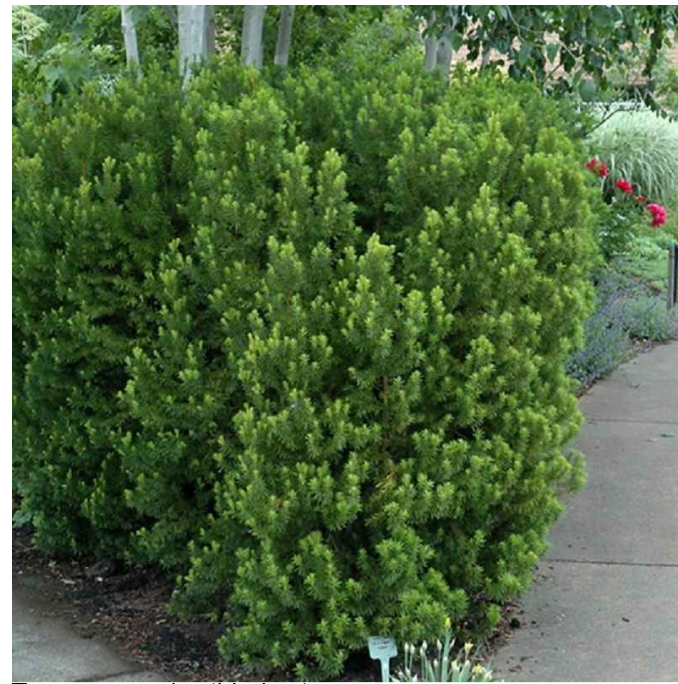
Ginkgo biloba
Princeton Sentry Ginkgo

Ornamental Trees



Magnolia virginiana
Sweetbay Magnolia

Evergreen Shrubs



Taxus x media 'Hicksii'
Hicks Yew



Taxus x media 'Everlow'
Everlow Yew



Juniperus horizontalis
Creeping Juniper

Semi-Evergreen Shrubs



Viburnum plicatum 'Popcorn'
Popcorn Viburnum

Deciduous Shrubs



Hydrangea quercifolia
Munchkin Oakleaf Hydrangea



Hydrangea quercifolia
Snow Queen Oakleaf Hydrangea

Perennials, Grasses, and Groundcover



Hakonechloa macra
Japanese Forest Grass



Liriope spicata
Creeping Lilyturf



Pennisetum alopecuroides
Hameln Dwarf Fountain Grass



Columbus
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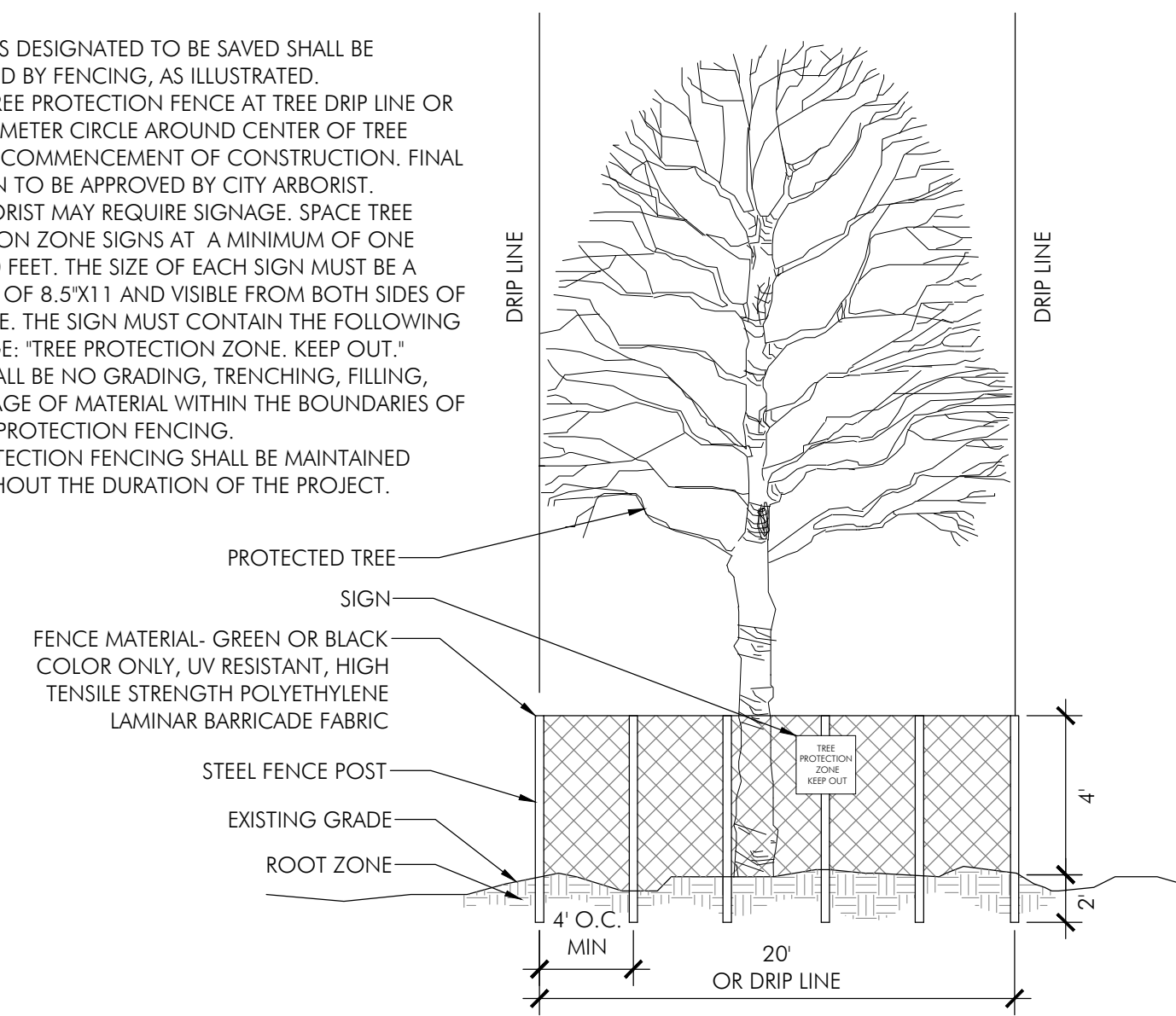
**PLANT PALETTE
IMAGERY**

Sheet #

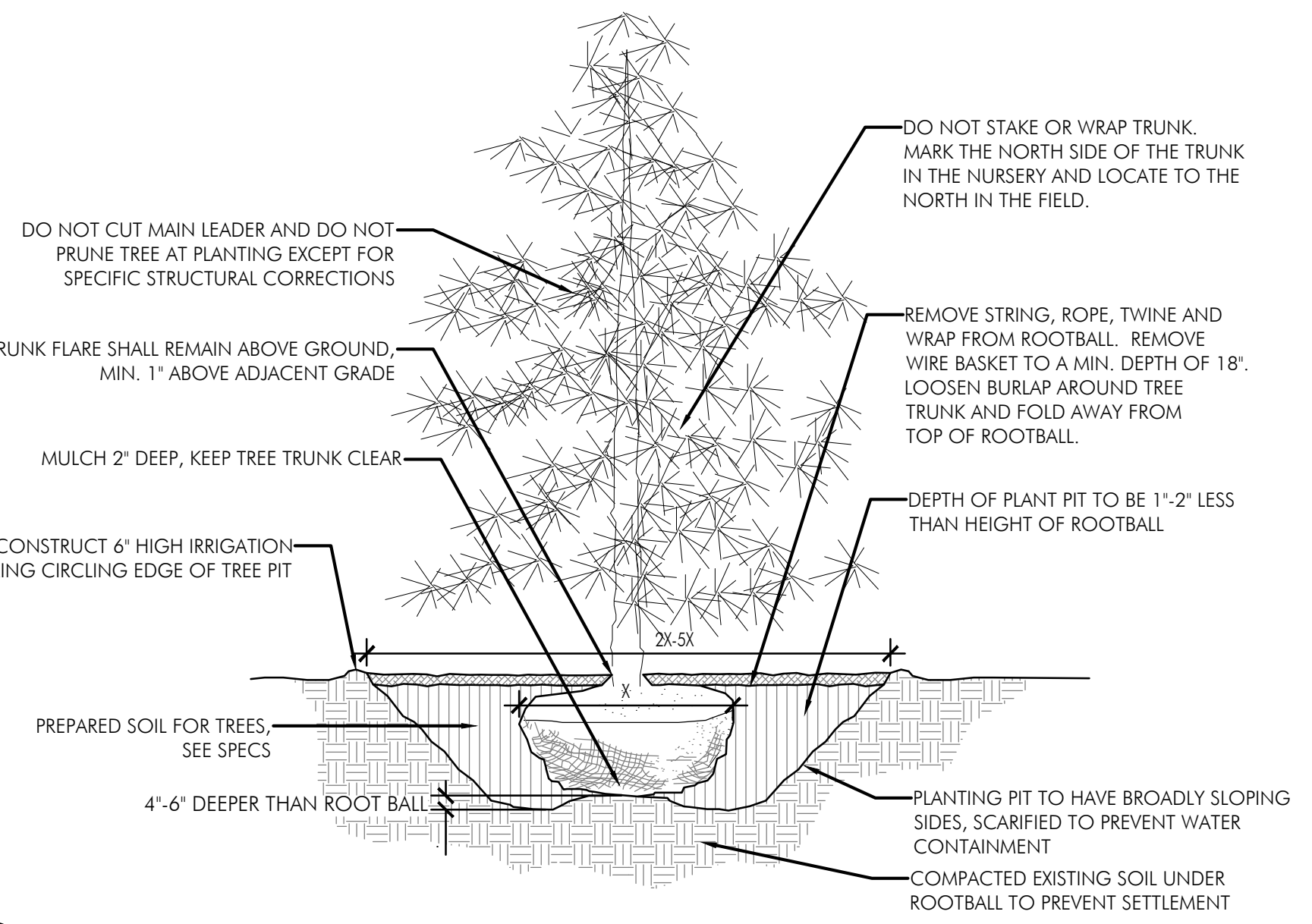
L2.2

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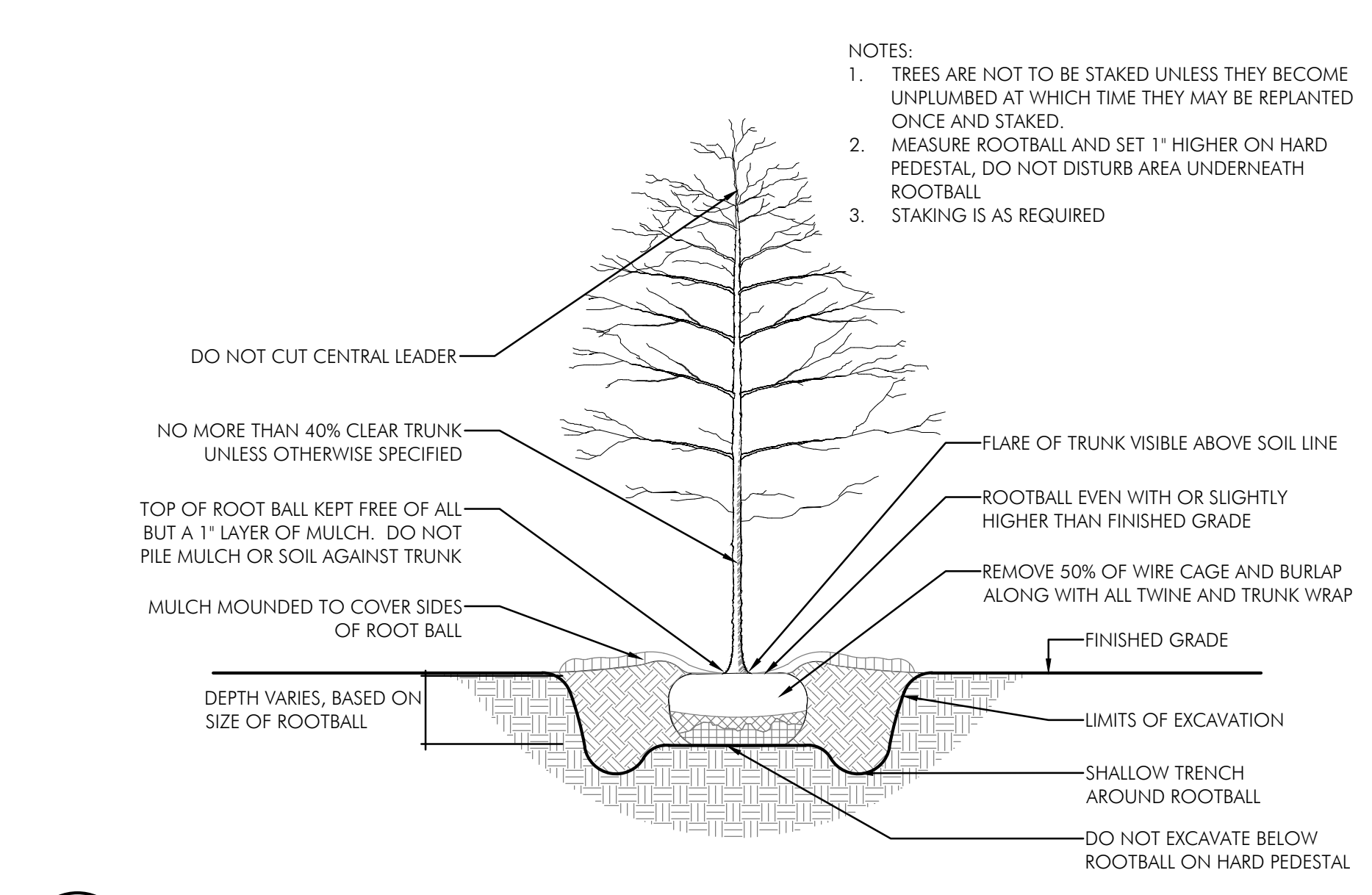


Tree Preservation



Evergreen Tree Planting

1"=1'-0"



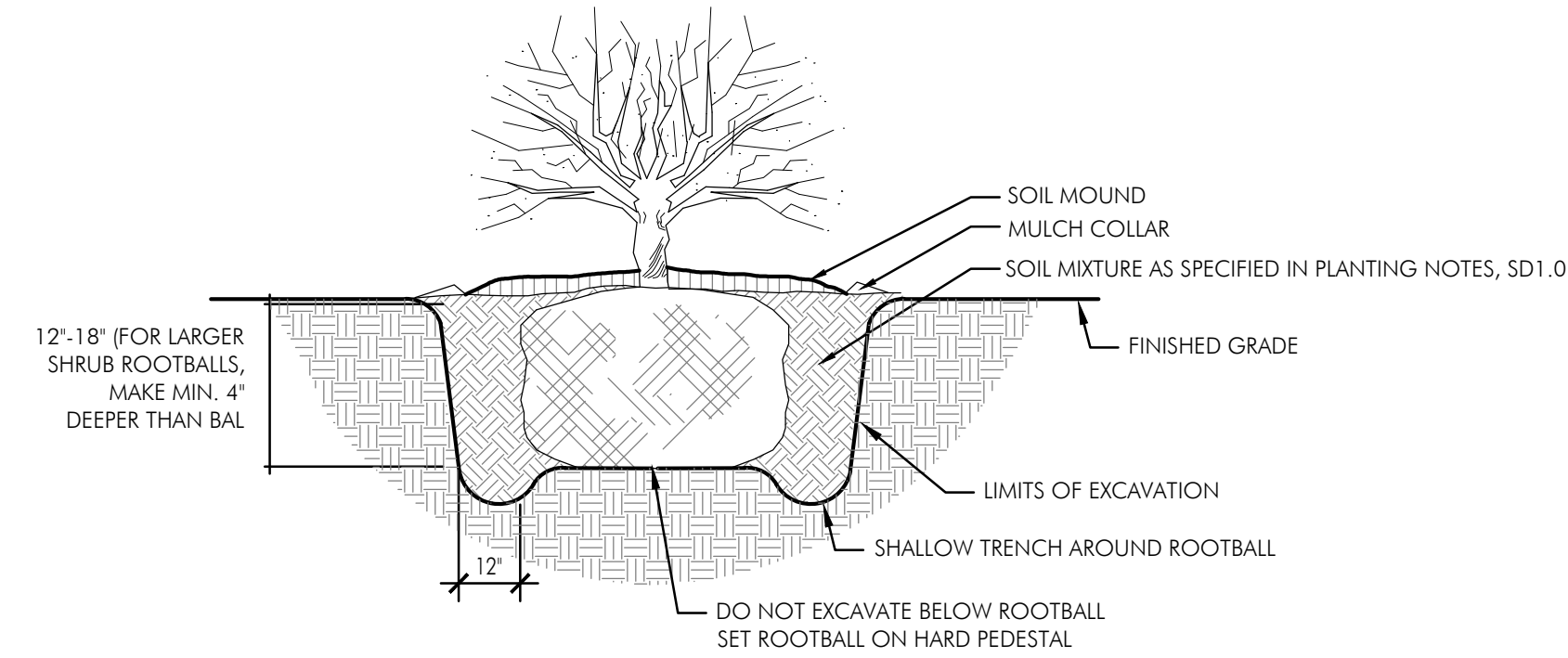
Tree Planting

N.T.S.

THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

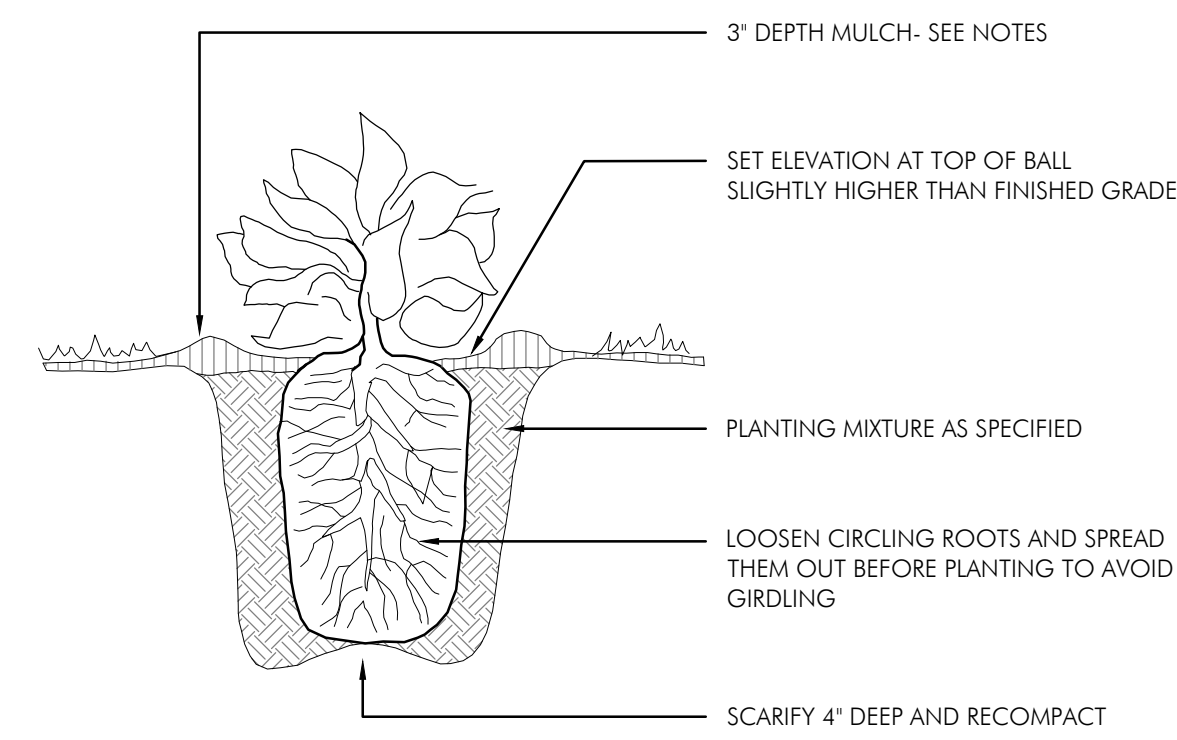
NOTES:

1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH, TYP.



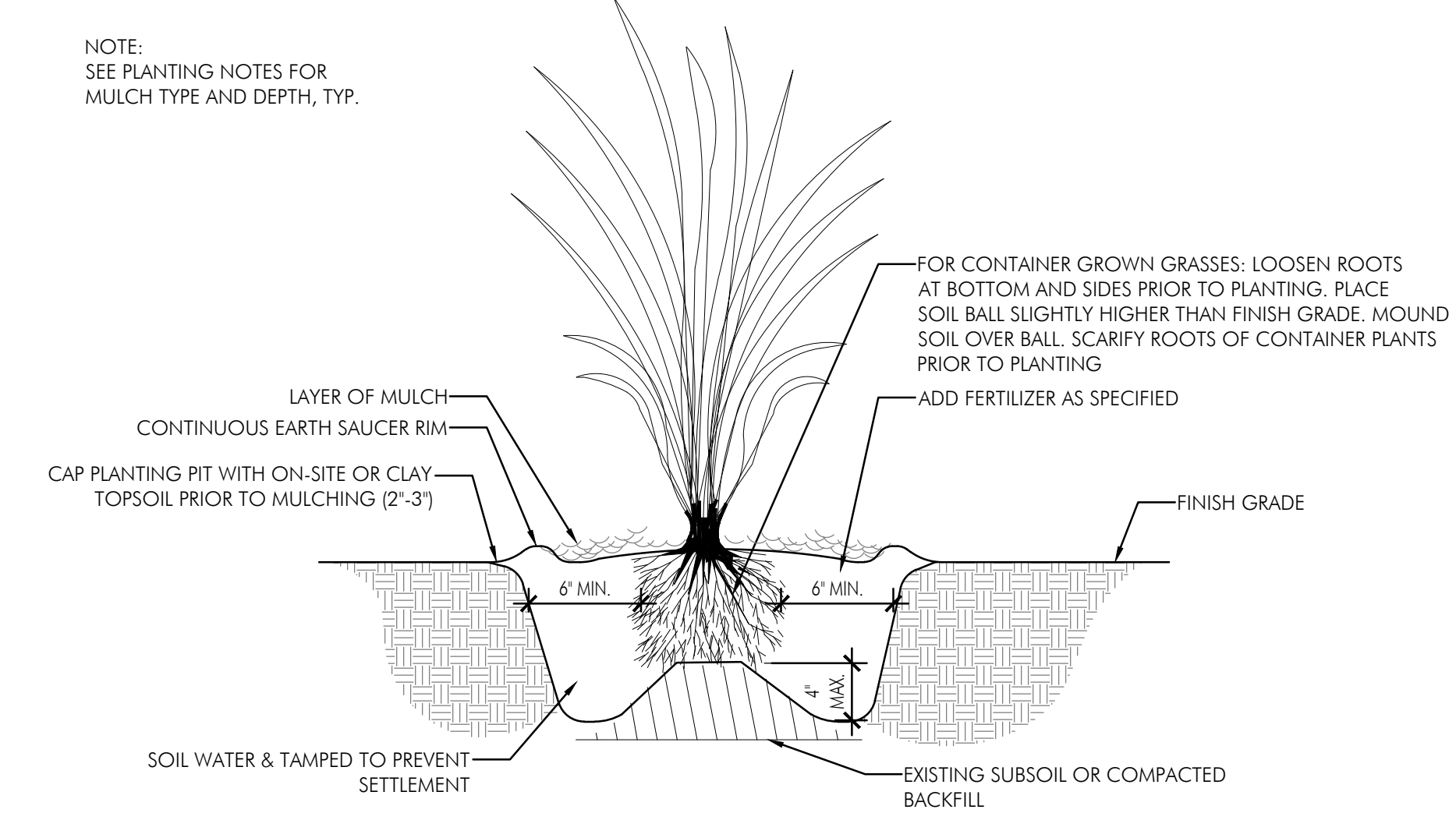
Shrub Planting

N.T.S.



Perennial Planting

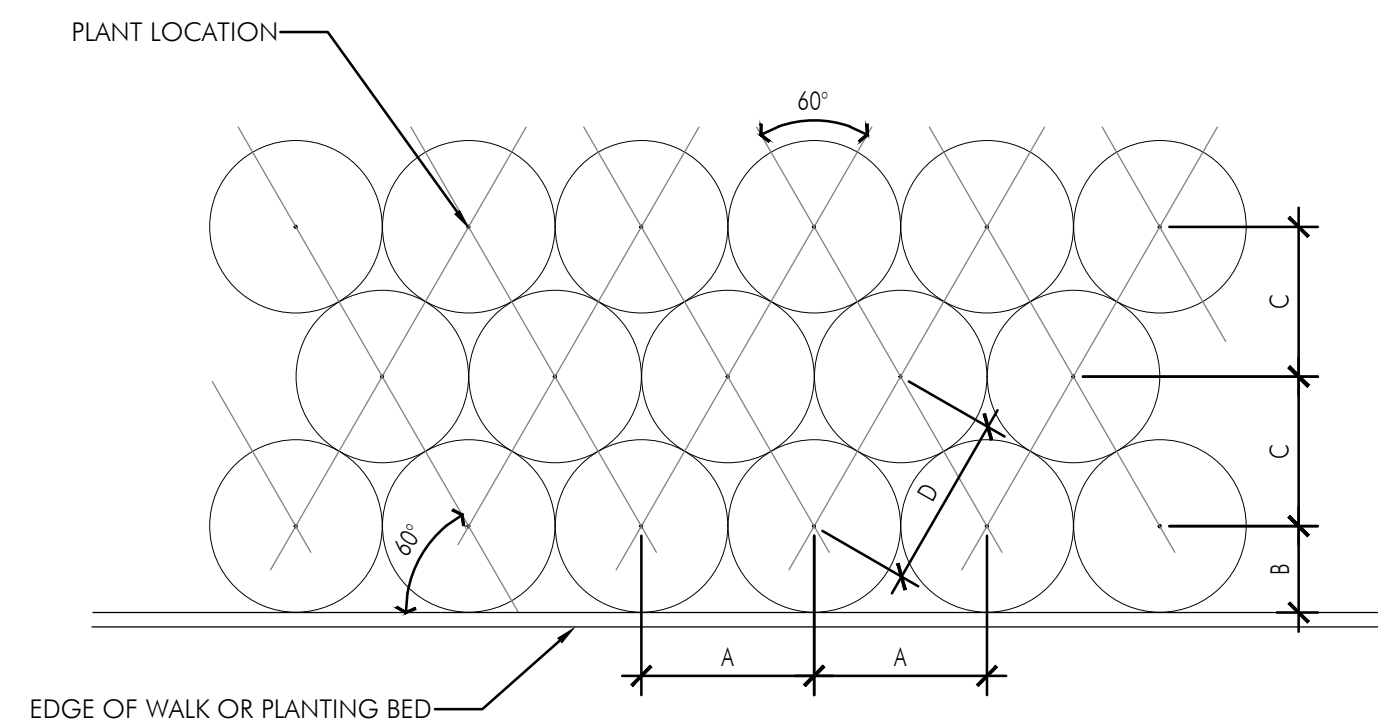
N.T.S.



Grass Planting

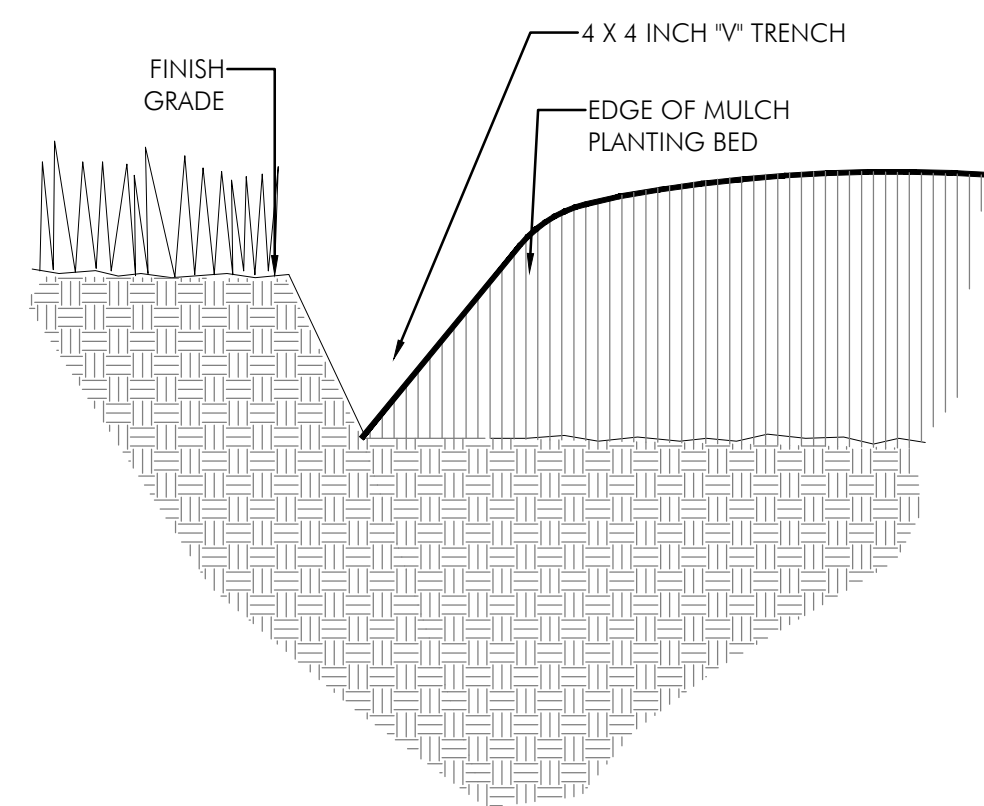
1 1/2"=1'-0"

SPACING	A	B	C	D	A =	SPACING
12"	12"	6"	10"	12"	B =	SP/2
18"	18"	8"	15"	18"	C =	SP/1.2
24"	24"	10"	20"	24"	D =	SPACING
36"	36"	18"	31"	36"		
48"	48"	21"	41"	48"		



Perennial Spacing

N.T.S.



Mulch Edge Treatment at Lawn

N.T.S.



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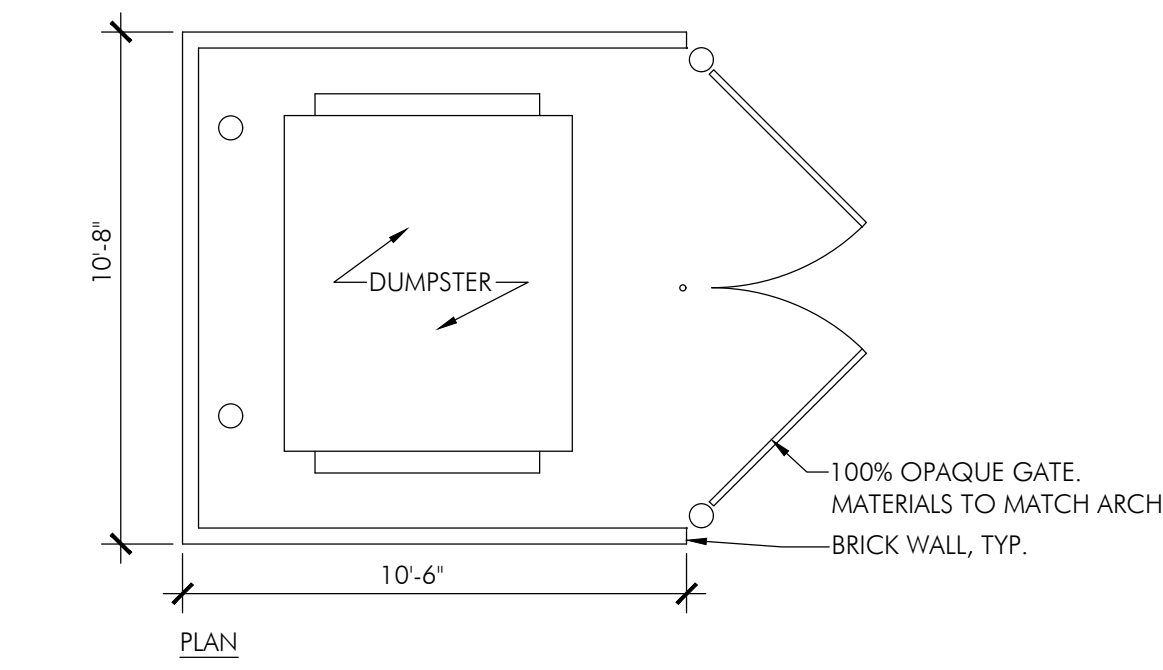
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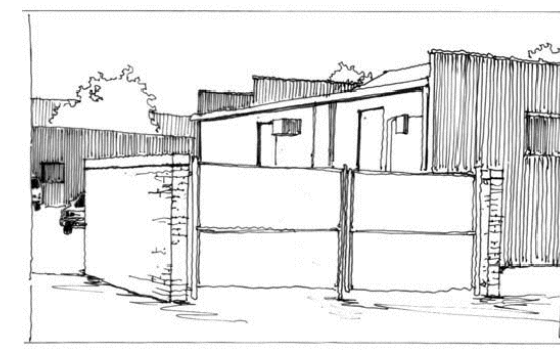
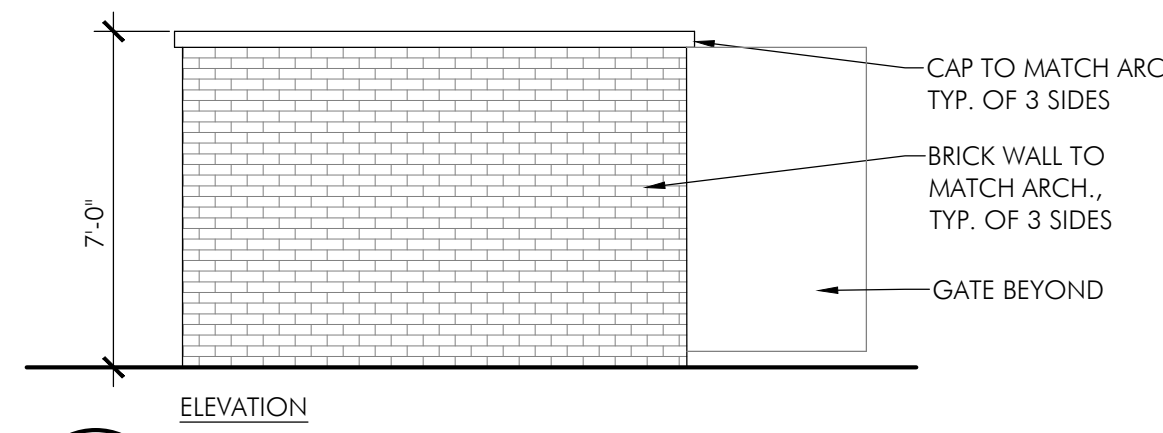


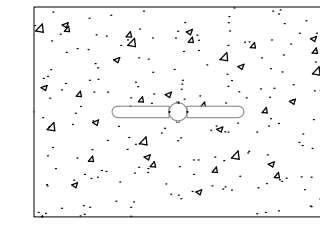
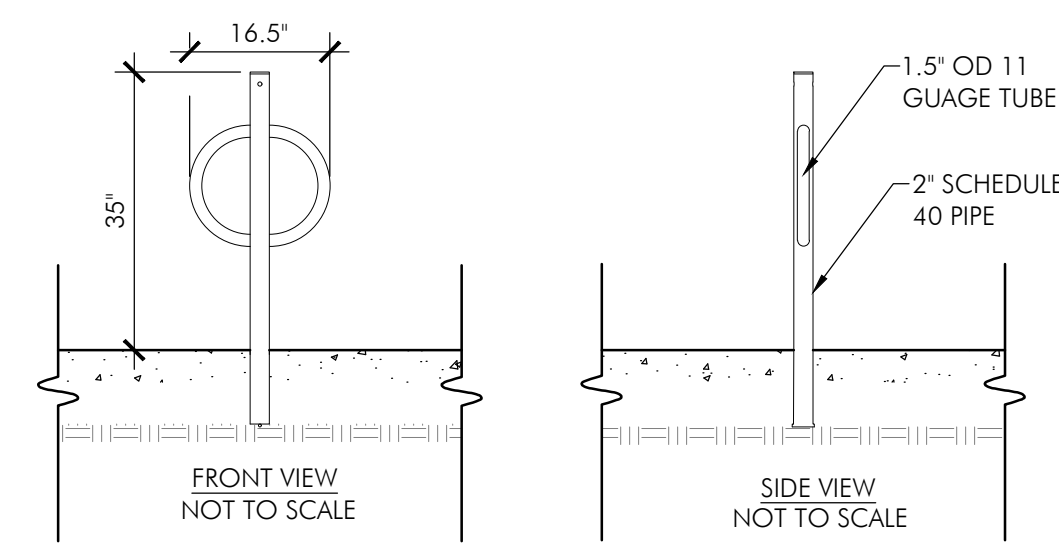
IMAGE FROM MAIN STREET DESIGN GUIDELINES SHOWN FOR DESIGN INTENT ONLY



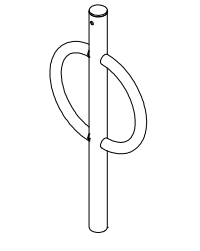
ELEVATION

Dumpster Enclosure

1/4" = 1'-0"

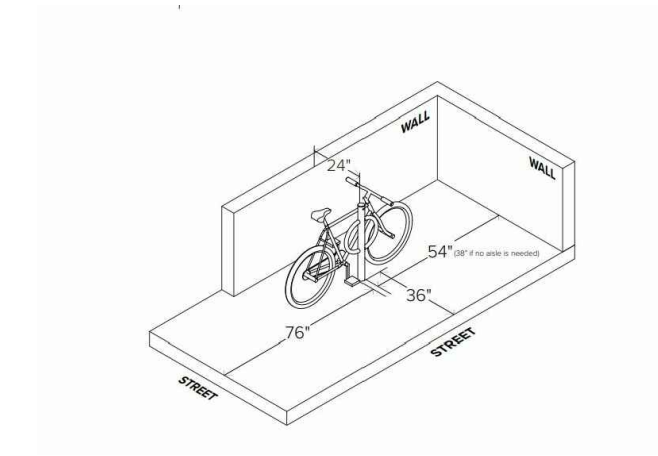


TOP VIEW
NOT TO SCALE



ISOMETRIC VIEW
NOT TO SCALE

DERO
5522 LAKELAND AVE. N
MINNEAPOLIS, MN 55429
1-888-337-6729
PHONE: (612) 359-0689
www.dero.com



SETBACKS FOR INSTALLATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. BIKE RACKS TO BE EMBEDDED IN CONCRETE FOOTINGS, DO NOT SURFACE MOUNT
4. COLOR: POWDER COATED BLACK OR AS SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLORS.

Dero Bike Hitch

1/2" = 1'-0"

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