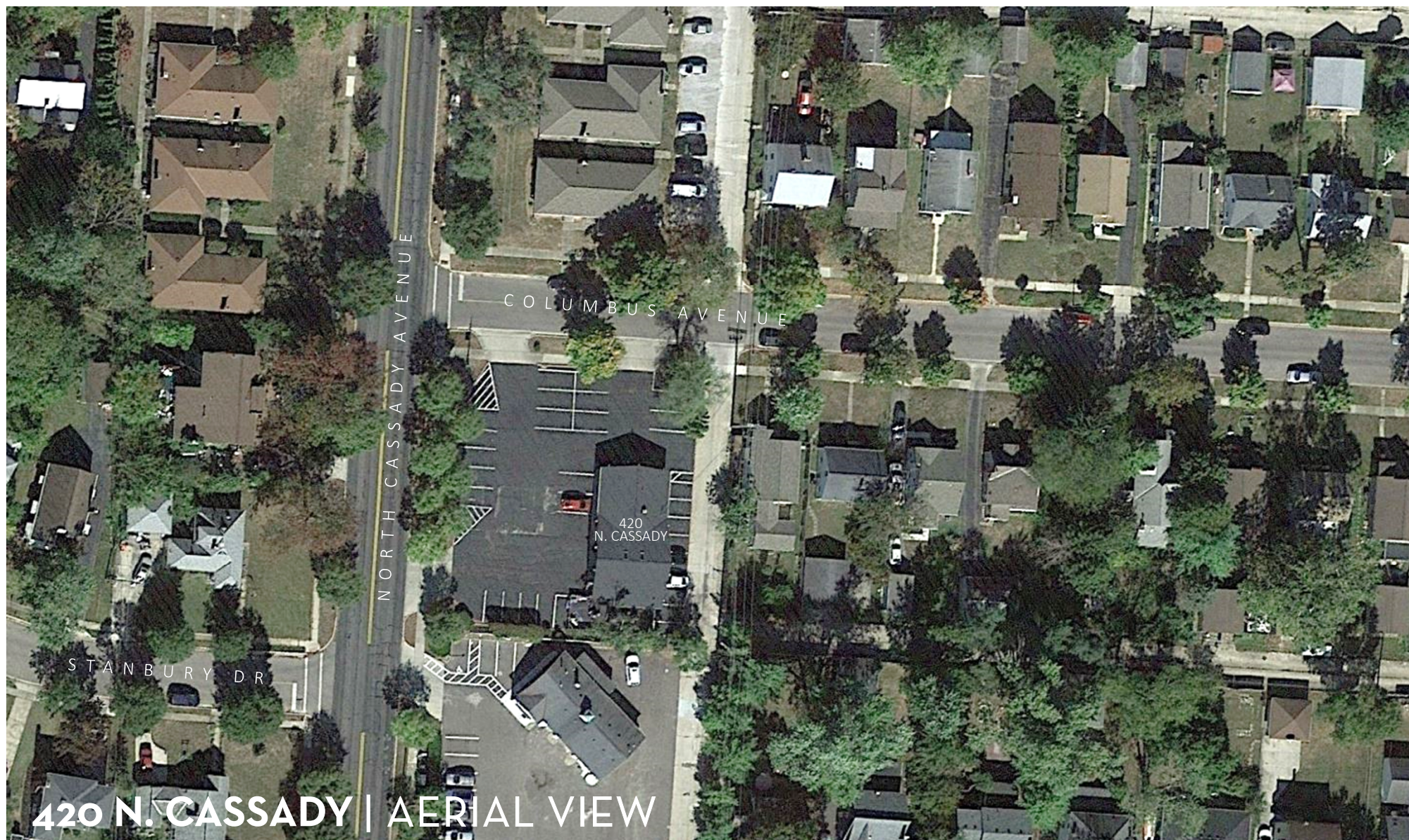


420 N. CASSADY AVENUE

THE **C**OMMUNITY
BUILDERS



RDL
ARCHITECTS



420 N. CASSADY | AERIAL VIEW



420 N. CASSADY | STREET VIEWS



439 - 451 Cassady (west side of street)



Cassady North Apartments

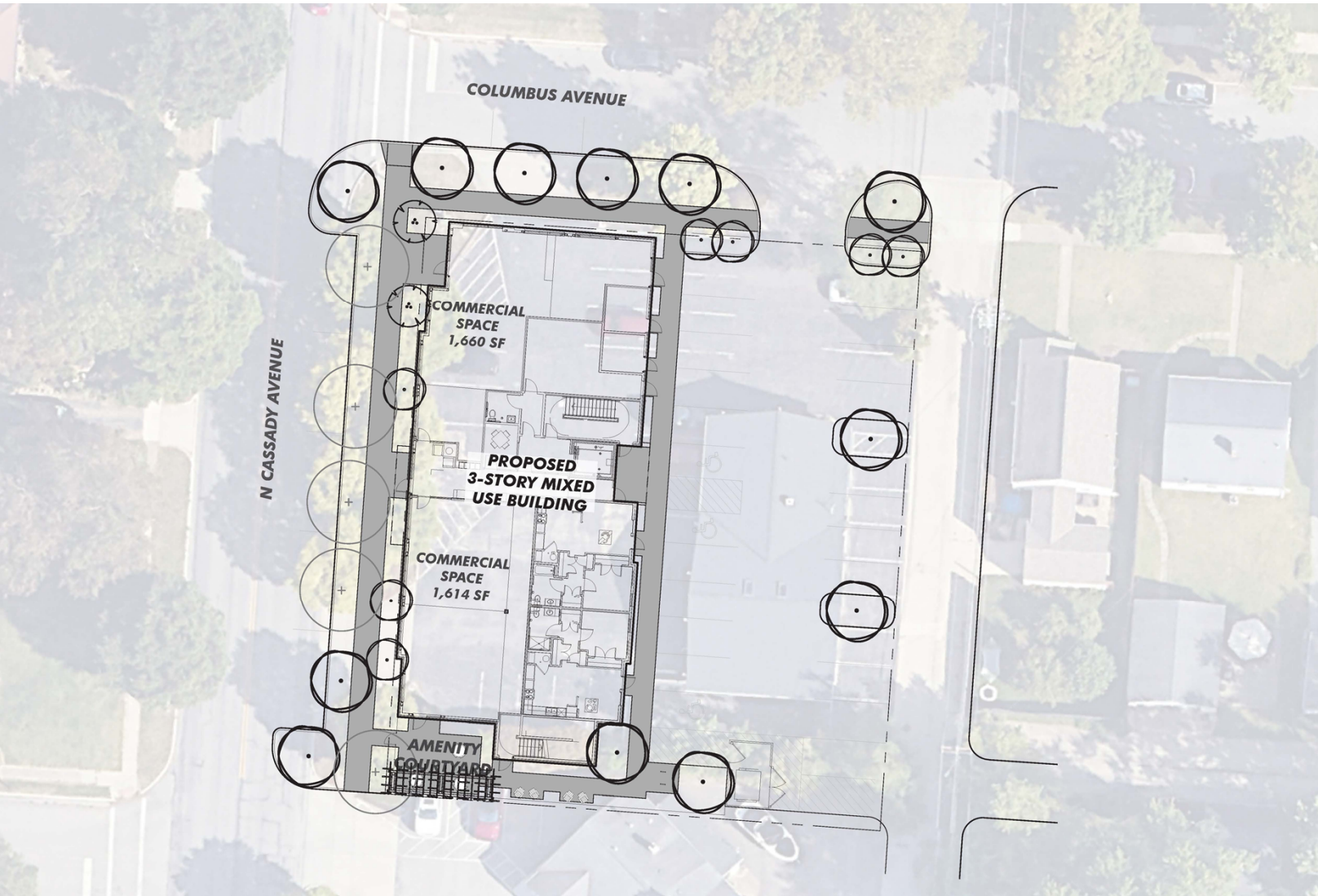


South side of Columbus - representative homes

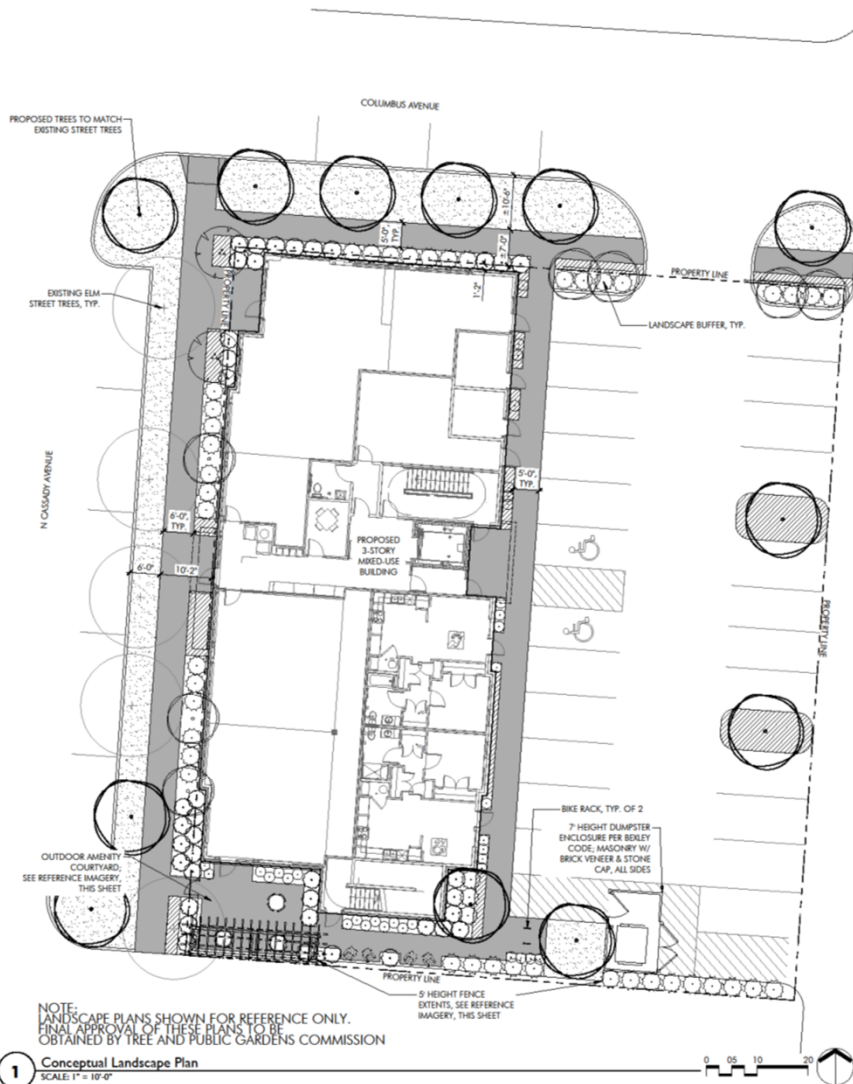


North side of Columbus - representative homes





420 N. CASSADY | PROPOSED SITE PLAN



LEGEND

- PROPERTY LINE
- BROOM FINISH CONCRETE PAVING
- PROPOSED DECIDUOUS TREE
- PROPOSED COLUMNAR TREE
- PROPOSED ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIALS, GRASSES, AND GROUNDCOVER
- LAWN

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
Landscape and Screening

- a. The front yard shall be planted with live vegetation. The minimum number of shade trees required is one tree per 30 linear 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.
- v. 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.
- x. 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

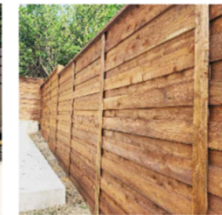
Residential Dwelling units: 16 x 1 space = 16 parking spaces required
Retail: 3,274 SF / 300 x 1 space = 11 parking spaces required

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

Additional Parking On-Street Parking = 24 total parking (off) 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.
Besley, Ohio

Prepared For
The Community Builders
736 Oak Street
Columbus, Ohio 43205

PRELIMINARY
NOT FOR CONSTRUCTION

Project Info
Project # 24000
Date 11/25/2024
By GM, AC
Scale As Shown

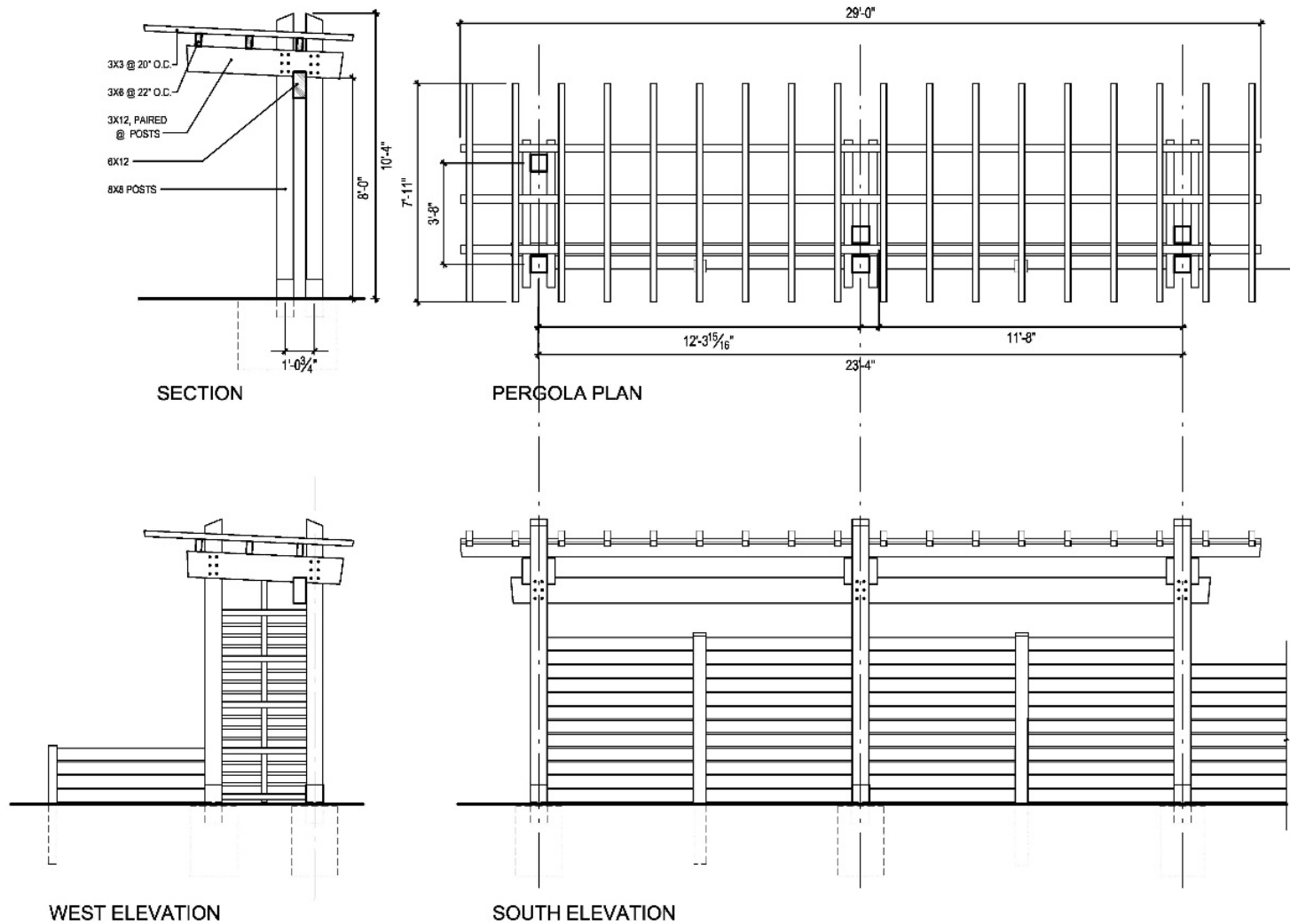
Revisions

Sheet Title
CONCEPTUAL LANDSCAPE PLAN

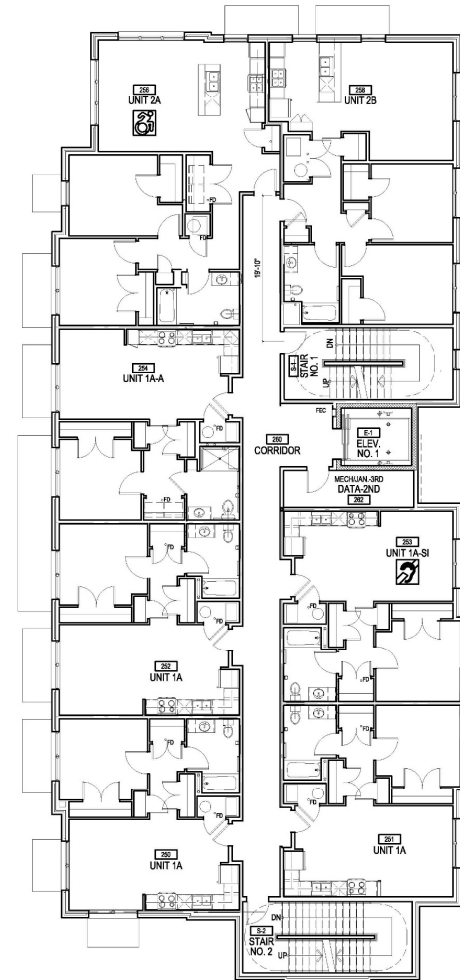
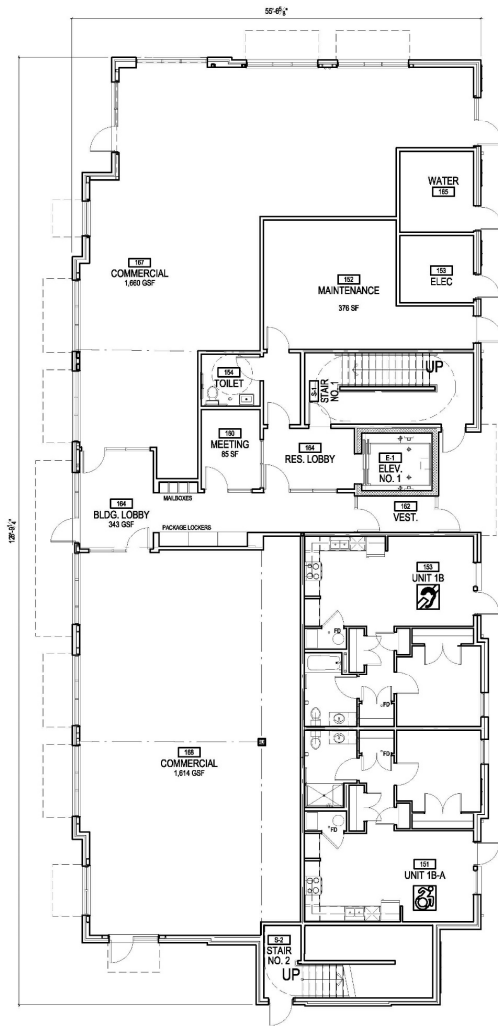
Sheet #

L1.0

420 N. CASSADY | SITE DETAILS



420 N. CASSADY | PERGOLA DETAILS



420 N. CASSADY | PROPOSED FLOOR PLANS



420 N. CASSADY | VIEW FROM SOUTHWEST

RDL
ARCHITECTS



420 N. CASSADY | VIEW FROM NORTHWEST

RDL
ARCHITECTS

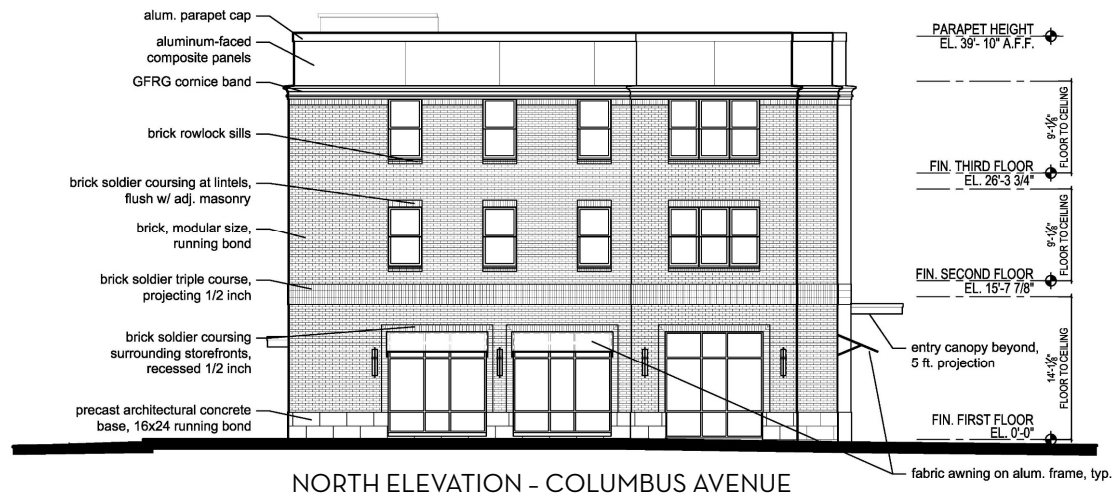


3. WEST ELEVATION (NORTH CASSADY AVENUE)



NORTH ELEVATION - COLUMBUS AVENUE

420 N. CASSADY | PROPOSED WEST & NORTH ELEVATIONS



420 N. CASSADY | PROPOSED WEST & NORTH ELEVATIONS

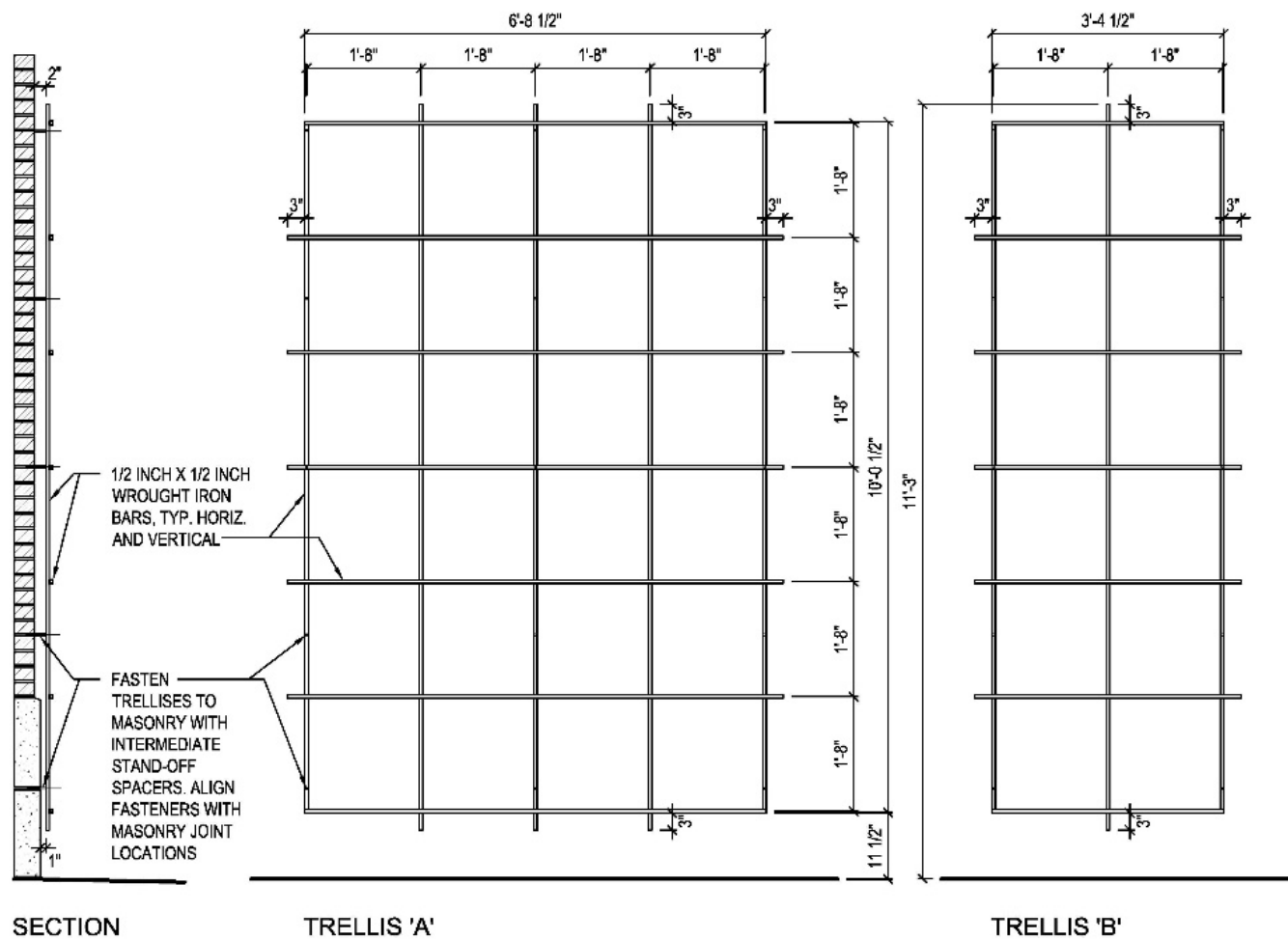


EAST ELEVATION - FACING ALLEY



SOUTH ELEVATION

420 N. CASSADY | PROPOSED SOUTH AND EAST ELEVATIONS



420 N. CASSADY | TRELLIS DETAILS



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



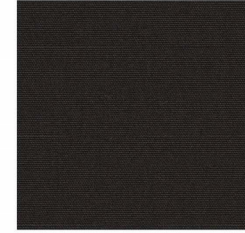
TYPICAL WINDOW
SILVERLINE V3 SERIES
HIGH PERFORMANCE
WINDOWS OR SIMILAR.
COLOR "SANDSTONE"
SINGLE-HUNG
CONFIGURATION.



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



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



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



**ALUMINUM
STOREFRONTS**
KAWNEER PERMAFLUOR
ARCHITECTURAL COATING
COLOR: "SANDSTONE"



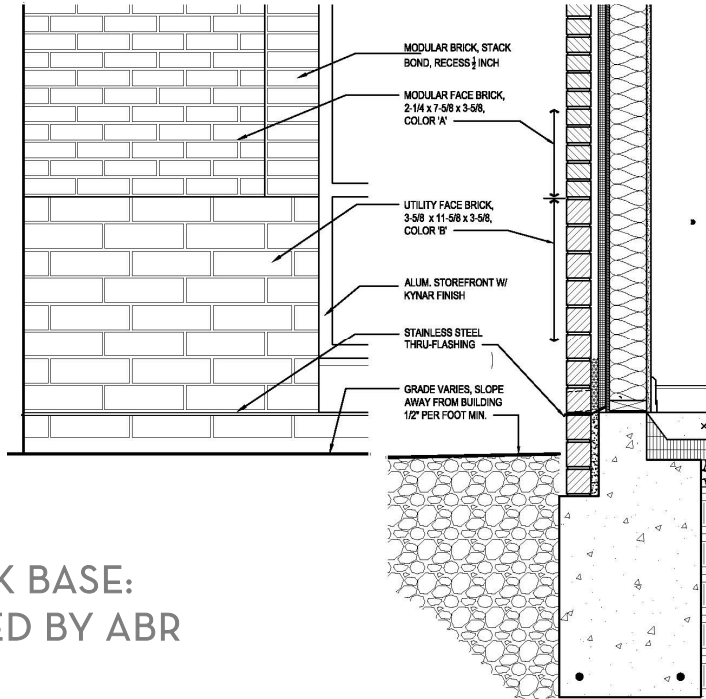
TYPICAL TRIM
FIELD PAINTED TO MATCH
PETERSEN OMEGA LITE
FINISH COLOR "SLATE GREY"
SHERWIN WILLIAMS PAINT
"STAMPED CONCRETE"
SW 7655



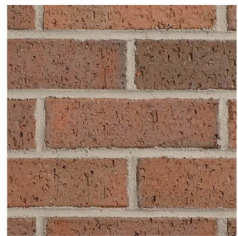
**PRECAST
ARCHITECTURAL
CONCRETE
WATERTABLE COURSE**
ROCK CAST
ARCHITECTURAL CAST STONE
SMOOTH FINISH "BUFFSTONE"

420 N. CASSADY | PROPOSED MATERIALS

NO CHANGE FROM PALETTE APPROVED 2/9/2023



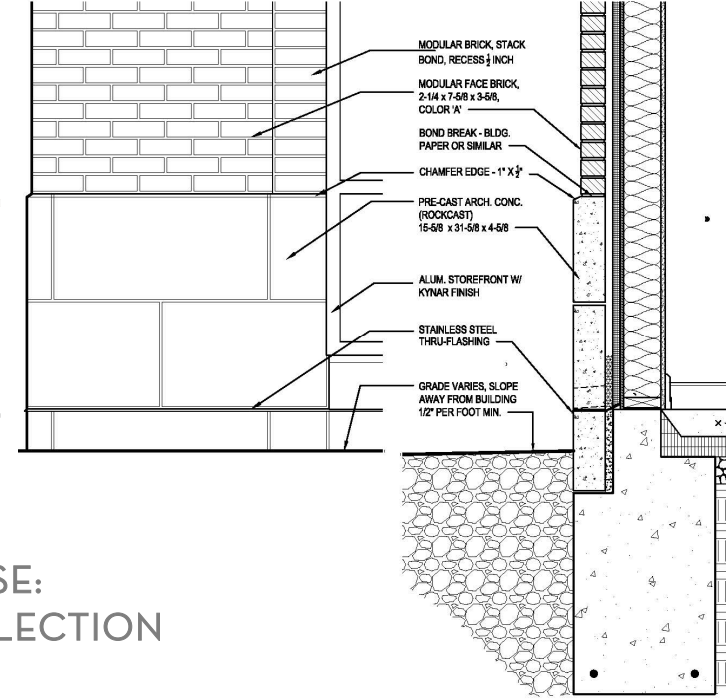
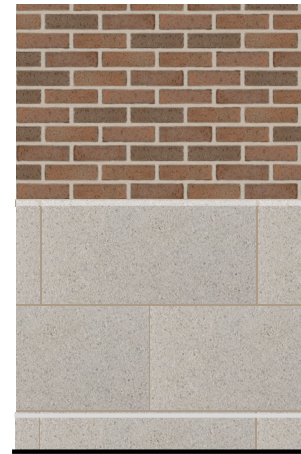
OPTION A
UTILITY BRICK BASE:
AS SUGGESTED BY ABR



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



ALT. BRICK BASE
GLEN-GERY
EXTRUDED FACE BRICK
EMPORIUM SERIES
DOLOMITE GREY WIRECUT
UTILITY SIZE



OPTION B
ROCKCAST BASE:
PREFERRED SELECTION



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"

420 N. CASSADY |

BASE ALTERNATIVES

UTILITY BRICK VS. ROCKCAST PRECAST ARCHITECTURAL CONCRETE



420 N. CASSADY |

BASE MATERIAL

ROCKCAST PRECAST ARCHITECTURAL CONCRETE - INSTALLATION EXAMPLES

420 N. CASSADY

TYPICAL DETAILS

