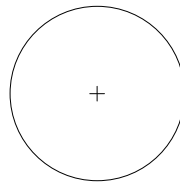




LAYOUT LEGEND

--- PROPERTY LINE



EXISTING TREE, TYP. REFER TO L2.0
FOR TREE REMOVAL AND
PRESERVATION PLAN



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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 # 24072
Date 2/13/2025
By GM, AC
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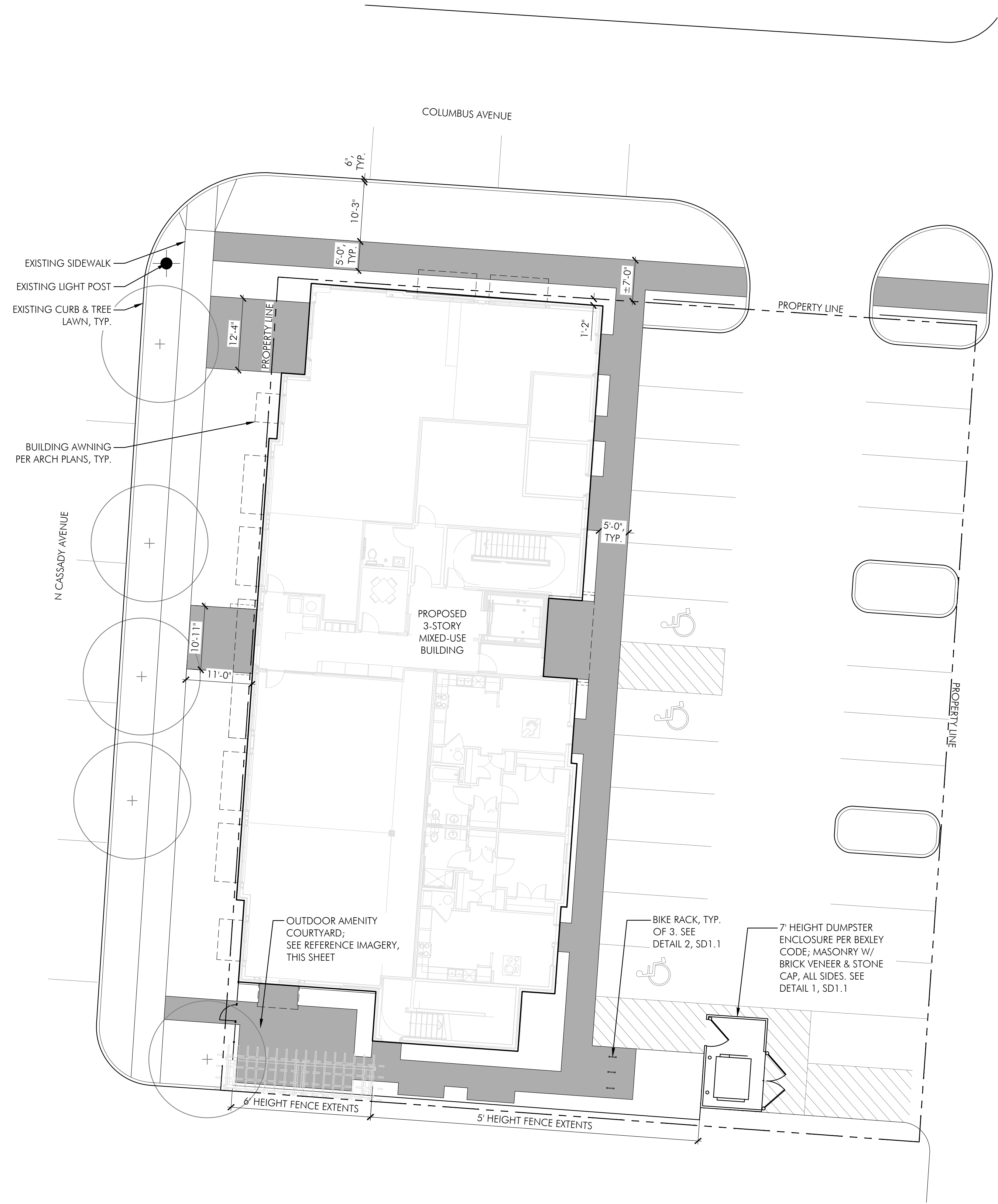
Revisions

Sheet Title

**EXISTING
CONDITIONS
PLAN**

Sheet #

L0.1



LAYOUT LEGEND

- PROPERTY LINE
- 0'-0" LINEAR DIMENSION
- BROOM-FINISH CONCRETE PAVING
- EXISTING LIGHT POLE TO REMAIN

ZONING REQUIREMENTS

1254.11 - 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



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SITE LAYOUT PLAN

Sheet #

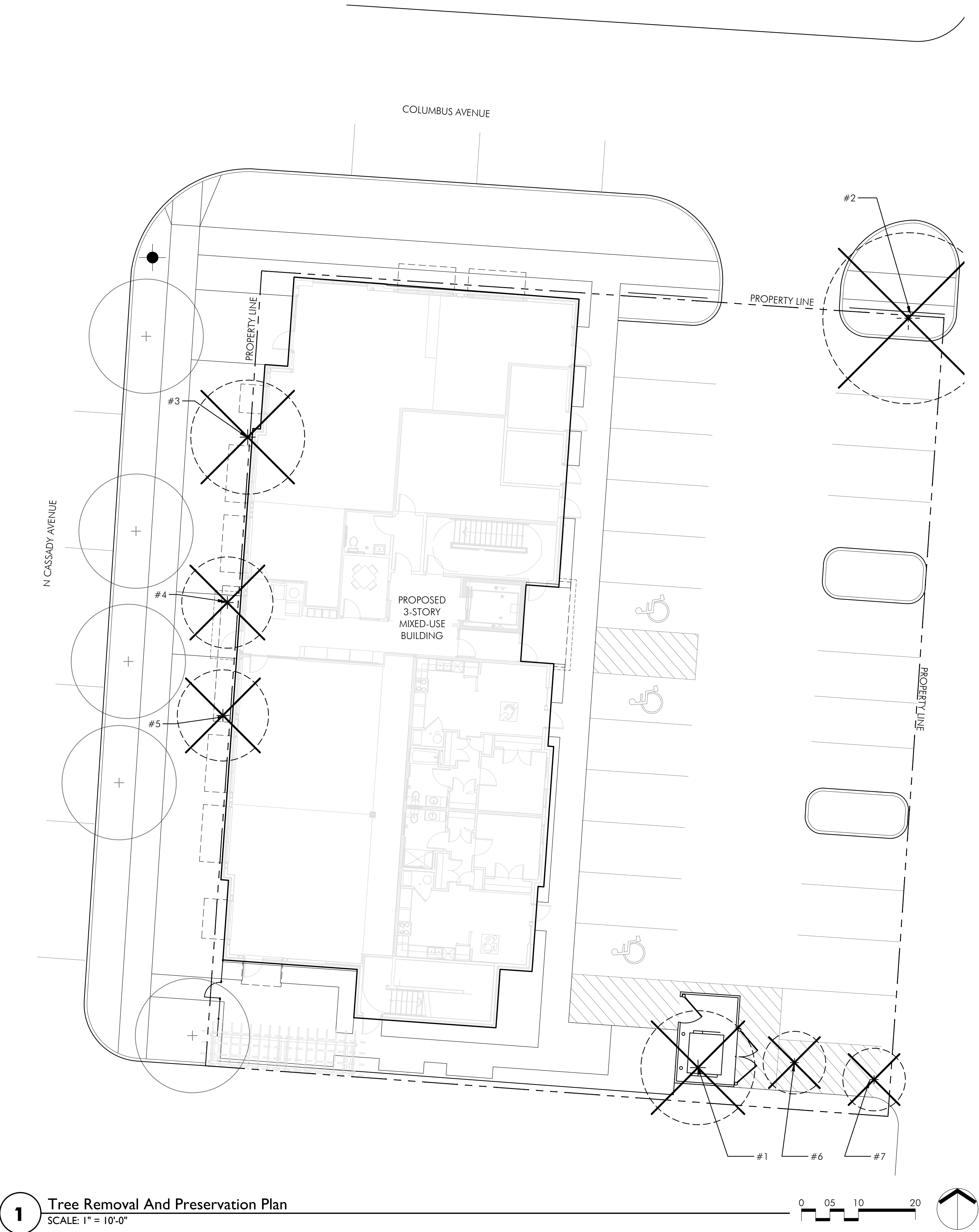
L1.0



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



2 Outdoor Amenity Courtyard Imagery
SHOWN FOR REFERENCE ONLY (NOT TO SCALE)



LEGEND

- PROPERTY LINE
- EXISTING TREE TO REMAIN AND BE PROTECTED IN PLACE - SEE DETAIL, SHEET SD1.0
- EXISTING TREE TO BE REMOVED

TREES REMOVED CALCULATIONS

86 TOTAL INCHES TO BE REMOVED (5 TREES)

58 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED DUE TO THE POOR, DEAD, OR EXEMPT CONDITIONS.

28 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED ARE IN FAIR TO GOOD CONDITION.

TOTAL INCHES PROVIDED (SEE SHEET L2.1):
17 LARGE DECIDUOUS TREES @ 3" CAL. = 51 CALIPER INCHES
2 ORNAMENTAL OR COLUMNAR TREES @ 2" CAL. PER STEM = 4 CALIPER INCHES

TREE PRESERVATION, REMOVAL, & REPLACEMENT NOTES

- TREE HEALTH EVALUATION IS PRELIMINARY. FINAL EXAMINATION OF TREE HEALTH AND SPECIES TO BE PREFORMED BY CERTIFIED ARBORIST / CITY OF BEXLEY FORESTER.
- 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.
- 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.
- PRESERVED TREES REMAINING ARE TO BE FERTILIZED AND PRUNED (IF NEEDED) TWO YEARS AFTER CONSTRUCTION.
- 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.
- 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.
- ANY TREES REMOVED OR DAMAGED IN TREE PRESERVATION WILL HAVE TO BE REPLACED PER CODE.
- FAILURE TO ABIDE BY THESE TERMS OF THE TREE PRESERVATION, REMOVAL, AND REPLACEMENT SHALL BE UNLAWFUL.

EXISTING TREE IMAGES TO BE REMOVED



#1: ACER RUBRUM
CALIPER INCHES: 23"
CONDITION: POOR

#4: TSUGA CANADENSIS
CALIPER INCHES: 6"
CONDITION: DEAD

#3: FRAXINUS AMERICANA
CALIPER INCHES: 4"
CONDITION: POOR



#2: ACER RUBRUM, RED MAPLE
CALIPER INCHES: 25"
CONDITION: POOR



#3-5: ULMUS 'FRONTIER'
CALIPER INCHES: #3: 10", #4: 10", #5: 8"
CONDITION: GOOD



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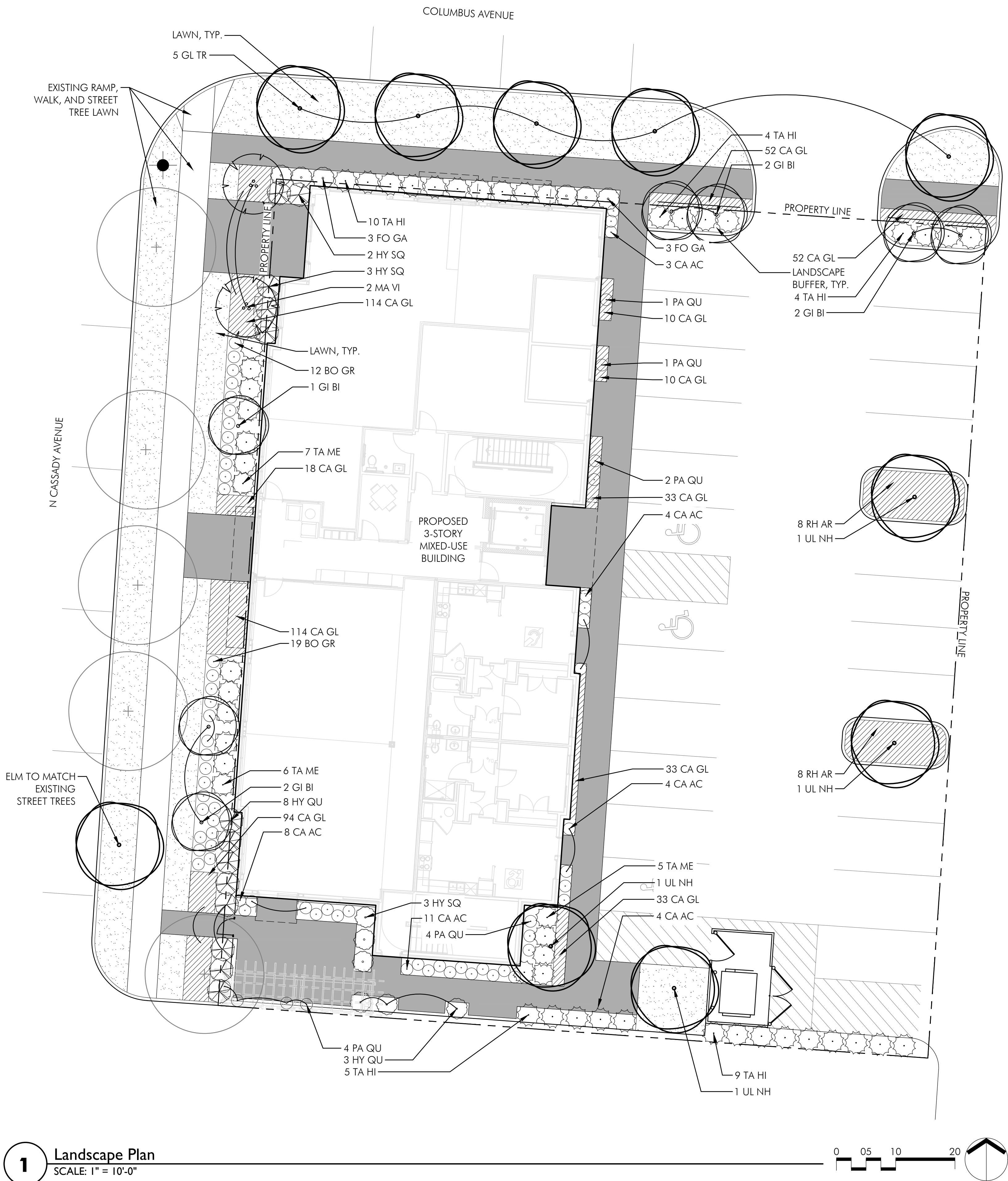
Project Info

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Date	2/13/2025
By	GM, AC
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Sheet Title
TREE REMOVAL AND PRESERVATION PLAN

Sheet #
L2.0



ZONING REQUIREMENTS

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

o. The front yard shall be planted with live vegetation and a shade tree(s) (in addition to any street tree requirements), except for paved areas expressly designed for vehicular and pedestrian use. The minimum number of shade trees required is determined by the formula of one tree per 30 lineal feet, or fraction thereof, of frontage.

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
(4 existing)

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

u. surface parking lot or vehicular circulation area shall be screened from all abutting public streets with a minimum 4-foot solid masonry or stone wall; or a minimum 4-foot decorative metal tube or solid metal bar fence (excluding chain link, wire mesh or other similar material), with a minimum 3-foot wide landscaped area along the parking lot 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, provide mitigation for stormwater through reducing, slowing and cooling runoff, and to create visual relief from large pavement areas. This landscaping might be in well-designed border plantings that frame the lot or within landscape beds large enough to sustain successful plant growth.

LEGEND

--- PROPERTY LINE

BROOM FINISH CONCRETE PAVING

LAWN

+ EXISTING TREE TO REMAIN

NOTES:

1. REFER TO SHEET L2.2 FOR CONCEPTUAL PLANT PALETTE

PRELIMINARY PLANT LIST					
QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES					
	GI BI	Ginkgo biloba Princeton Sentry Ginkgo	3" Cal.	B&B	AS SHOWN
	GL TR	Gleditsia triacanthos var. inermis "Sky Cole" Skyline Honeylocust	3" Cal.	B&B	AS SHOWN
	UL NH	Ulmus 'New Horizon' New Horizon Elm	3" Cal.	B&B	AS SHOWN
ORNAMENTAL TREES					
	MA VI	Magnolia virginiana Sweetbay Magnolia	12' ht.	B&B	(3)Multi-stem 2" cal./stem
SHRUBS					
	FO GA	Fothergilla gardenii Dwarf Fothergilla	24" ht.	#3 cont.	AS SHOWN
	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
	RH AR	Rhus aromatica 'Gro-Low' Fro-Low Fragrant Sumac	24" ht.	#3 cont.	36" O.C.
	TA ME	Taxus x media 'Everlow' Everlow Yew	24" ht.	#3 cont.	AS SHOWN
	TA HI	Taxus x media 'Hicksii' Hicksii Yew	24" ht.	#5 cont.	AS SHOWN
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS					
	BO GR	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	Clump	#1 cont.	AS SHOWN
	CA AC	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Reed Grass	Clump	#1 cont.	AS SHOWN
	CA GL	Carex glauca Blue Sedge	Clump	#1 cont.	10" o.c.
	PA QU	Parthenocissus quinquefolia Virginia Creeper	Clump	#1 cont.	AS SHOWN



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LANDSCAPE PLAN

Sheet #

L2.1

Deciduous Shade Trees



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



Ulmus 'New Horizon'
New Horizon Elm



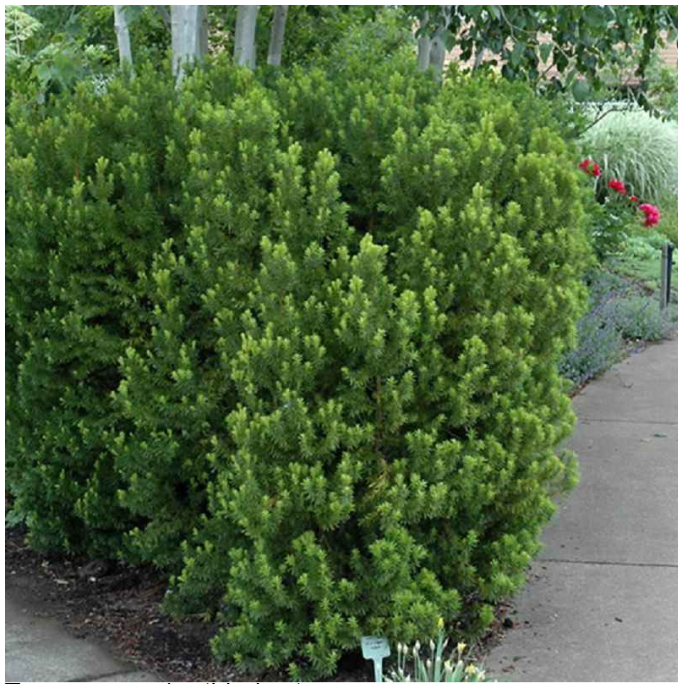
Ginkgo biloba 'Princeton Sentry'
Princetone Sentry Ginkgo



Magnolia virginiana
Sweetbay Magnolia



Evergreen Shrubs



Taxus x media 'Hicksii'
Hicks Yew



Taxus x media 'Everlow'
Everlow Yew

Deciduous Shrubs



Hydrangea quercifolia 'Munchkin'
Munchkin Oakleaf Hydrangea



Hydrangea quercifolia 'Snow Queen'
Snow Queen Oakleaf Hydrangea



Fothergilla gardenii
Dwarf Fothergilla



Rhus Aromatica 'Gro-Low'
Gro-Low Fragrant Sumac

Perennials, Grasses, and Groundcover



Carex glauca
Blue Sedge



Bouteloua gracilis 'Blonde Ambition'
Blonde Ambition Blue Grama Grass



Calamagrostis x acutiflora 'Karl Foerster'
Karl Foerster Reed Grass



Parthenocissus quinquefolia
Virginia Creeper



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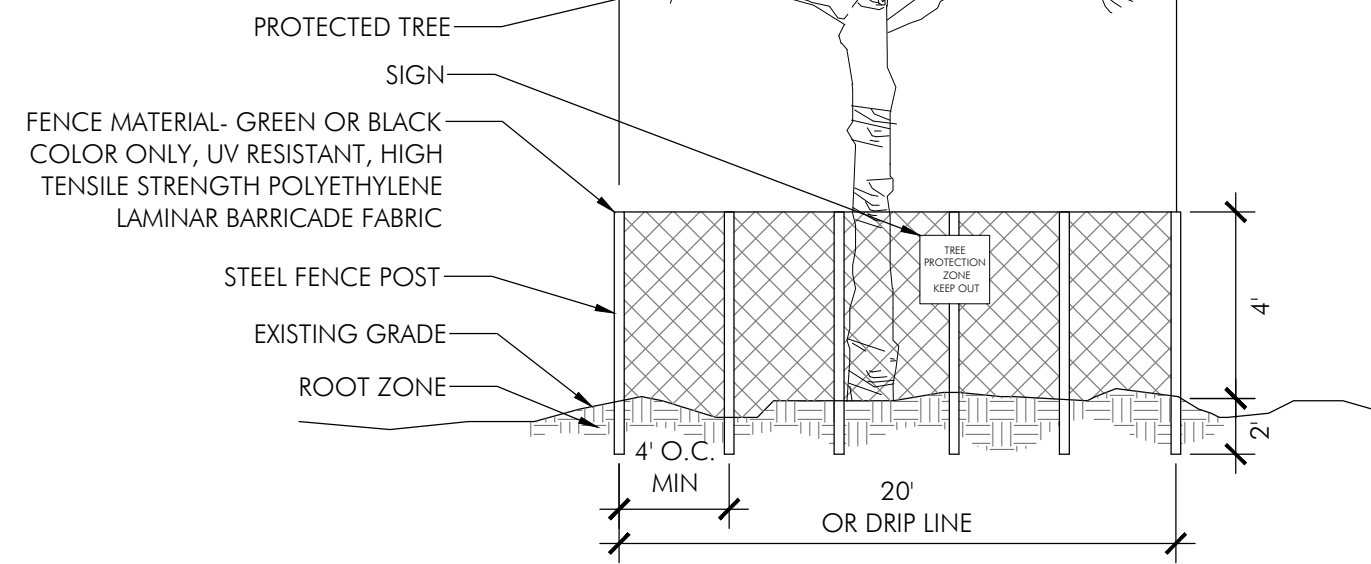
**PLANT PALETTE
IMAGERY**

Sheet #

L2.2

NOTES:

1. ALL PLANTS DESIGNATED TO BE SAVED SHALL BE PROTECTED BY FENCING, AS ILLUSTRATED.
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.

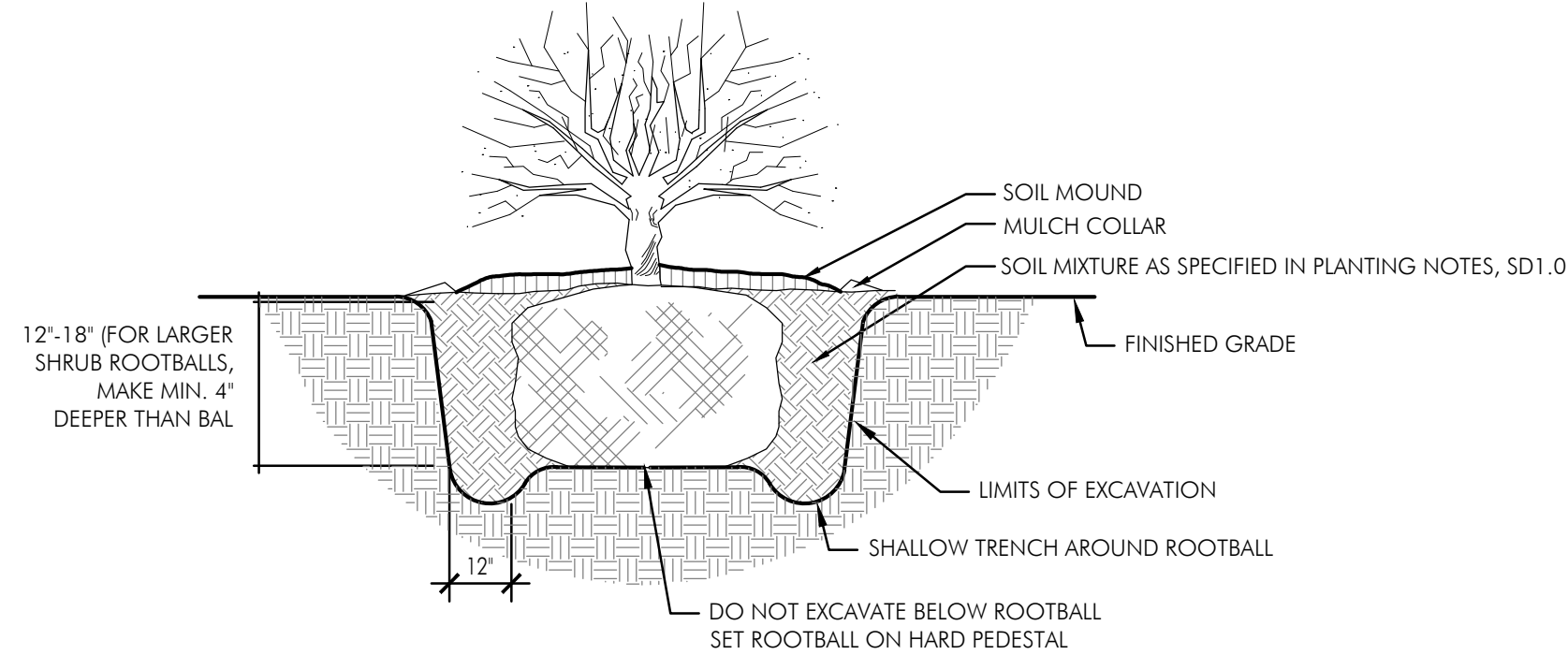


1 Tree Preservation

THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. 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:

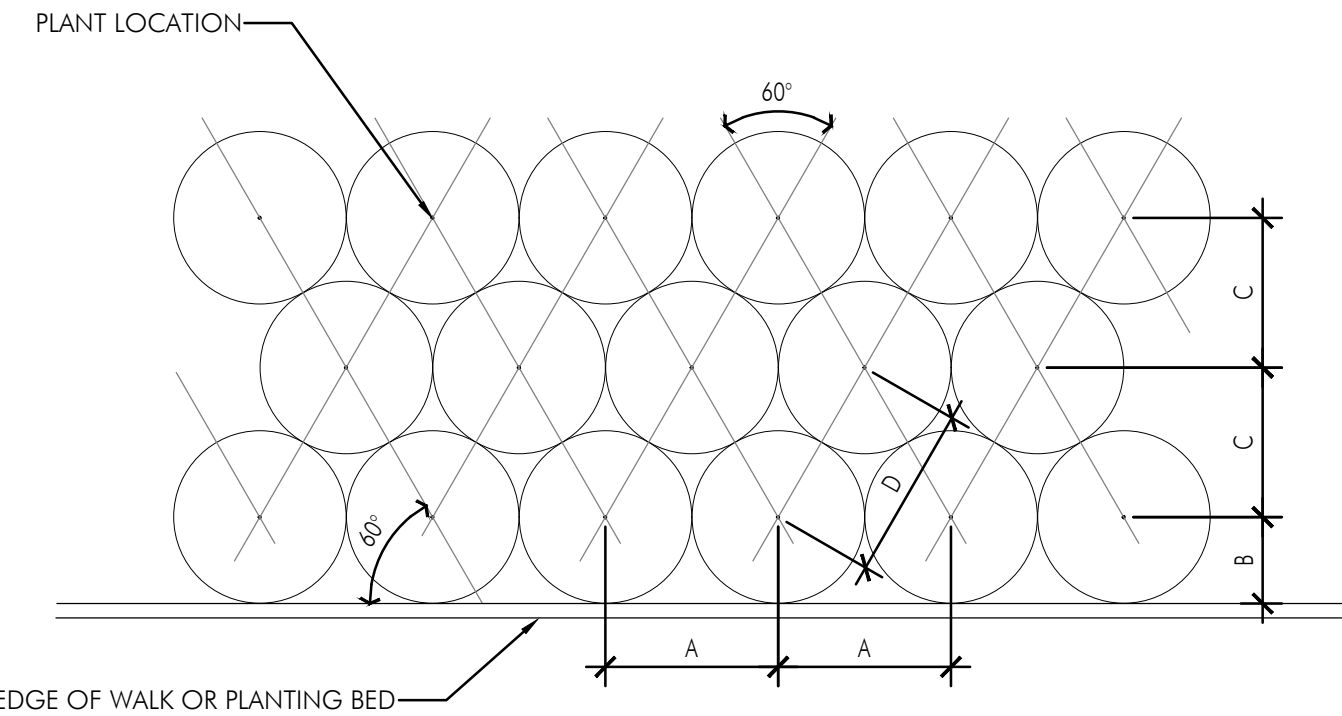
1. DO NOT PRUNE SHRUBS DURING INSTALLATION
2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL
3. SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH, TYP.



4 Shrub Planting

N.T.S.

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"		

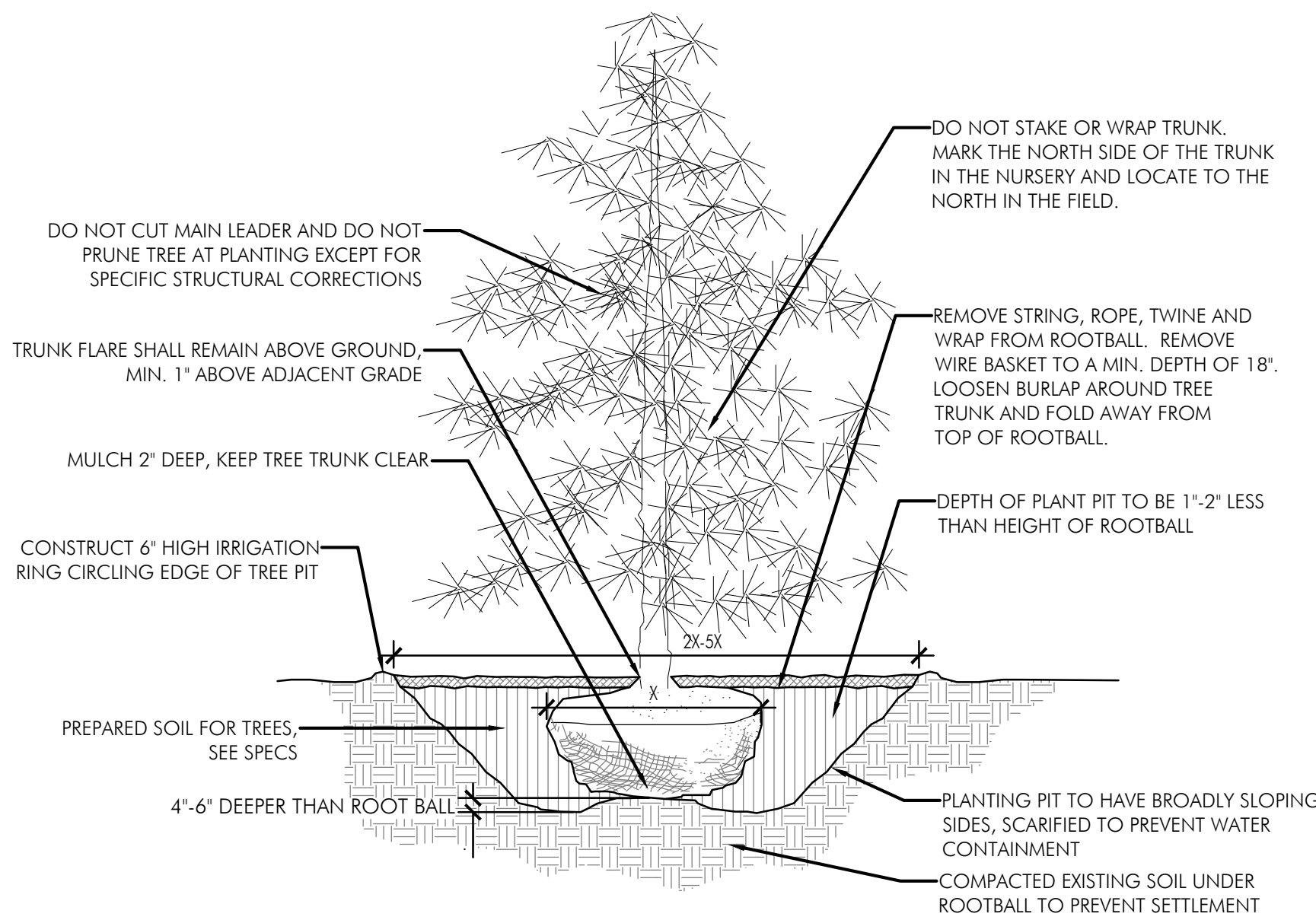


7 Perennial Spacing

N.T.S.

2 Evergreen Tree Planting

1"=1'-0"

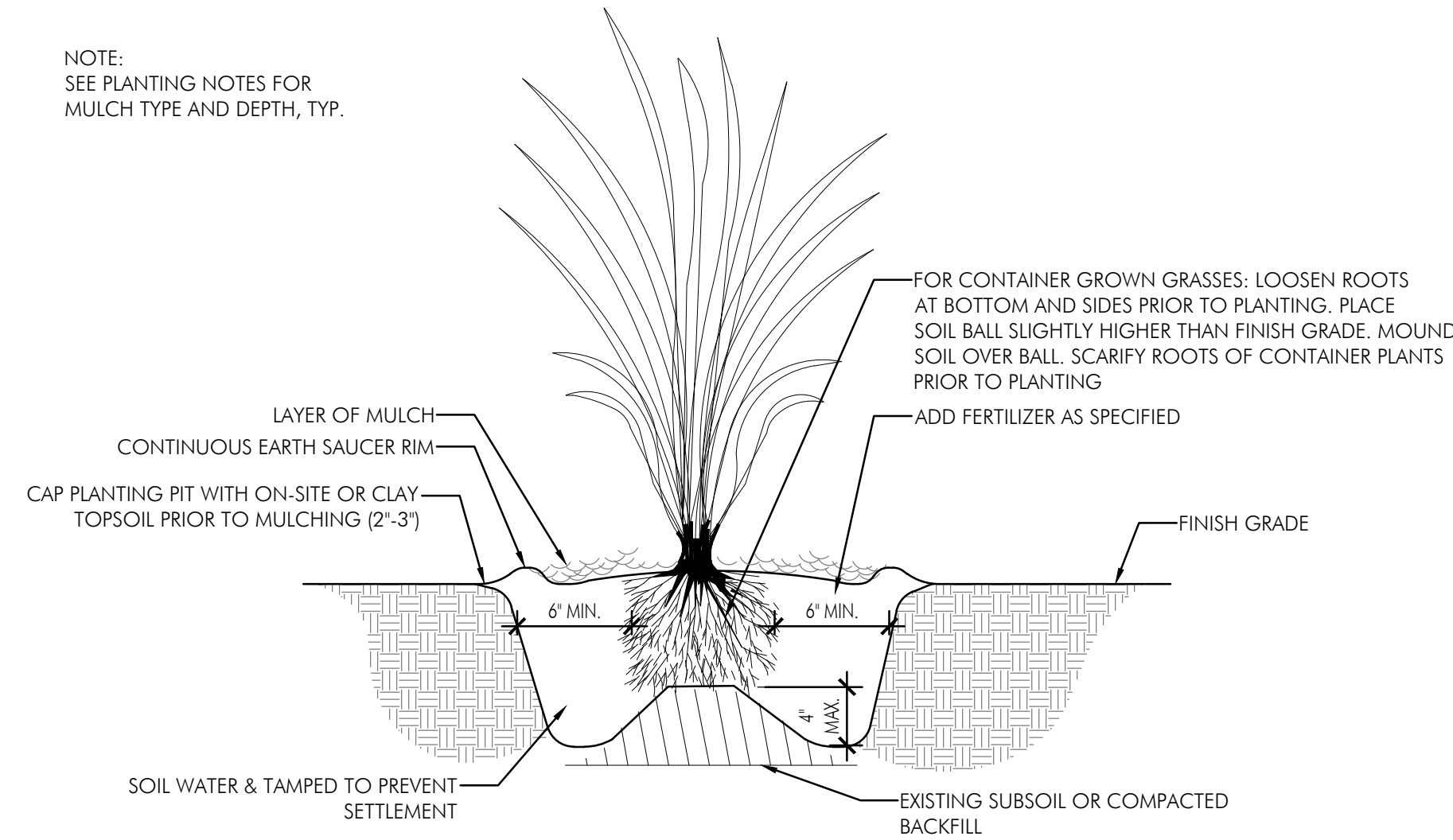


3 Tree Planting

N.T.S.

NOTE:

SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH, TYP.

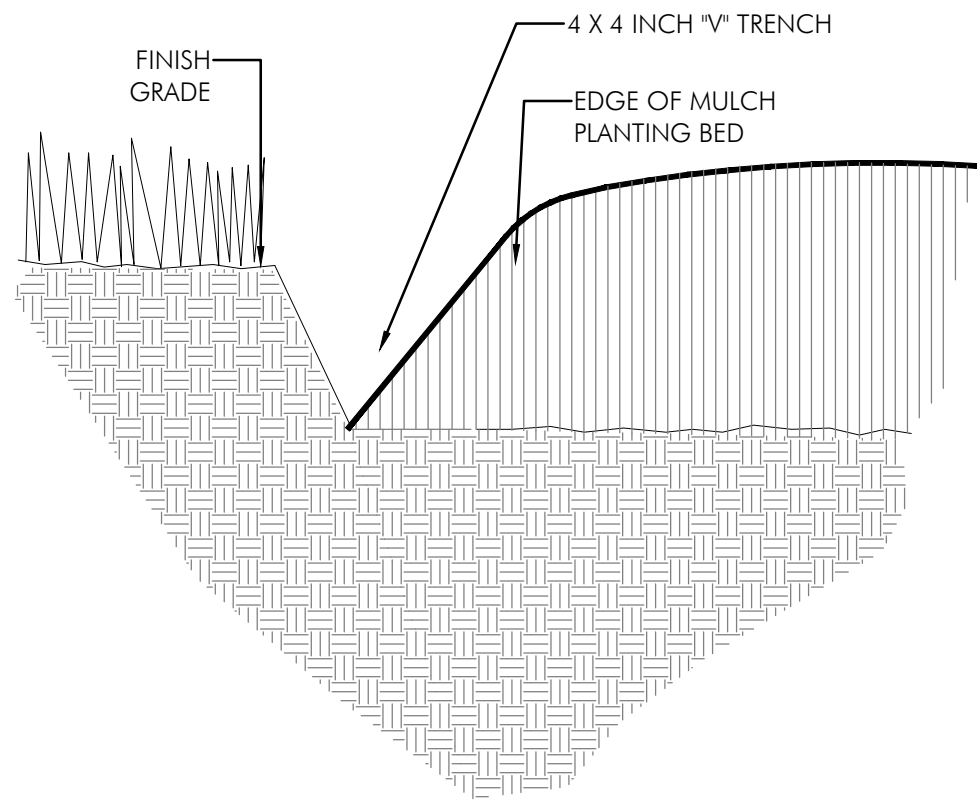


6 Grass Planting

1 1/2"=1'-0"

5 Perennial Planting

N.T.S.



8 Mulch Edge Treatment at Lawn

N.T.S.



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Project Info

Project # 20086
Date 04/19/2023
By SO, AC, TF
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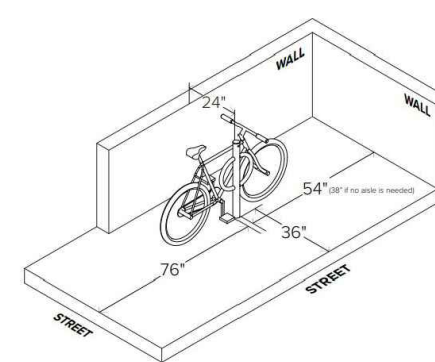
Revisions

Sheet Title

PLANTING DETAILS

Sheet #

SD1.0


$$1/4'' = 1' - 0''$$


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.

$$\frac{1}{2}'' = 1' - 0''$$


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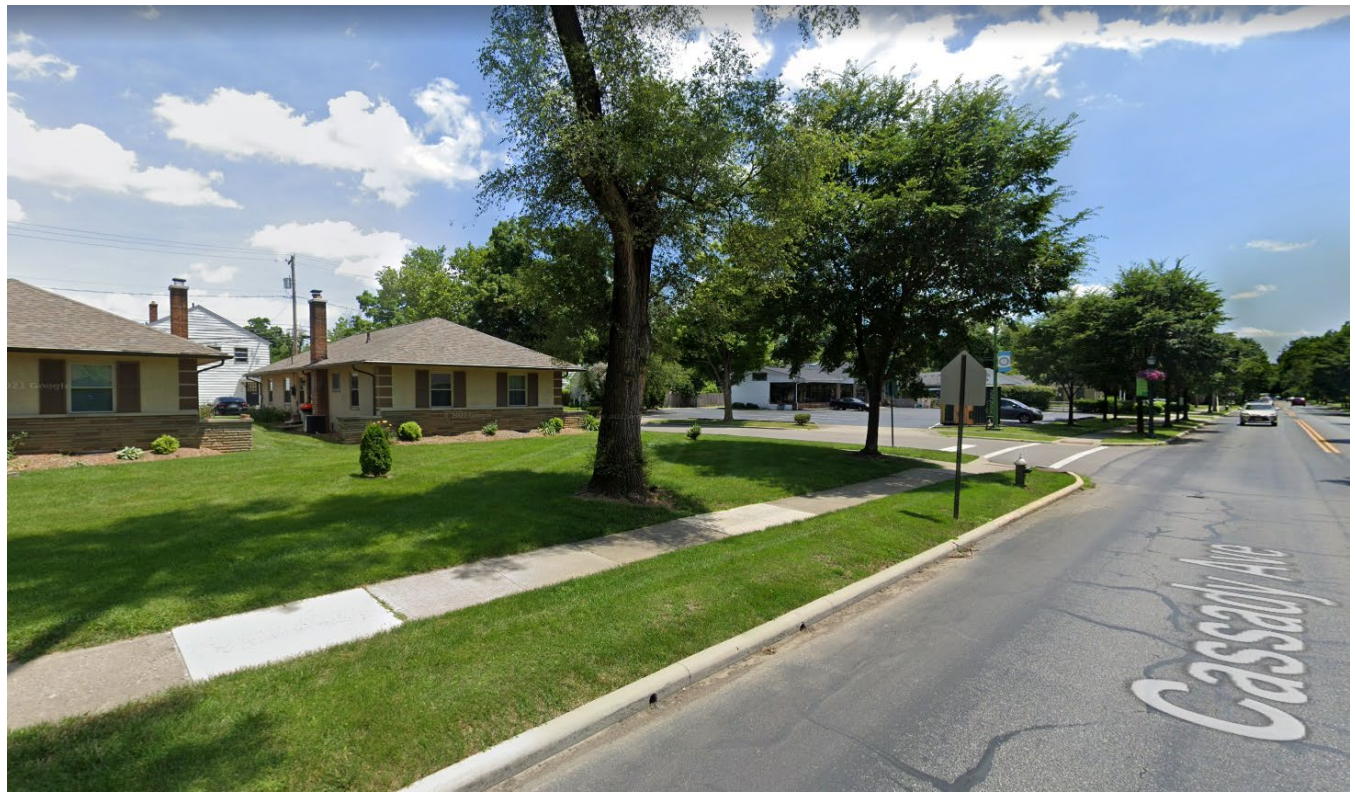
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DETAILS

Sheet

SD1.1



420 N. CASSADY | STREET VIEWS

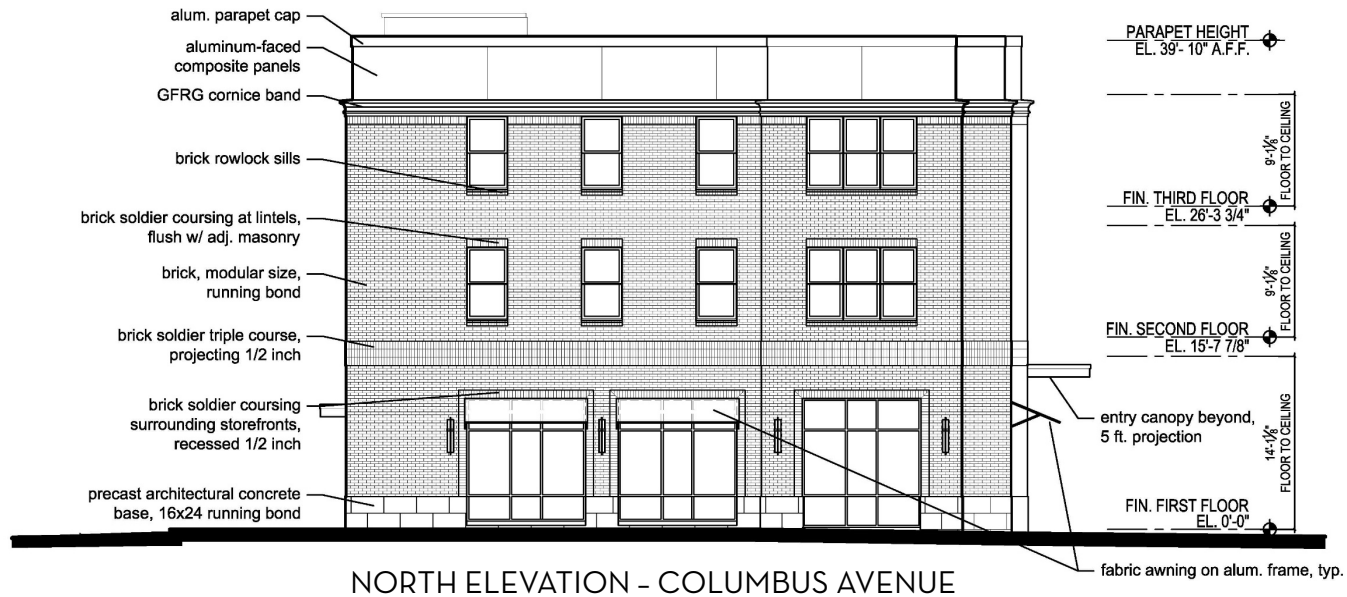


WEST ELEVATION (NORTH CASSADY AVENUE)



NORTH ELEVATION - COLUMBUS AVENUE

420 N. CASSADY | PROPOSED WEST & NORTH ELEVATIONS



420 N. CASSADY | PROPOSED WEST & NORTH ELEVATIONS

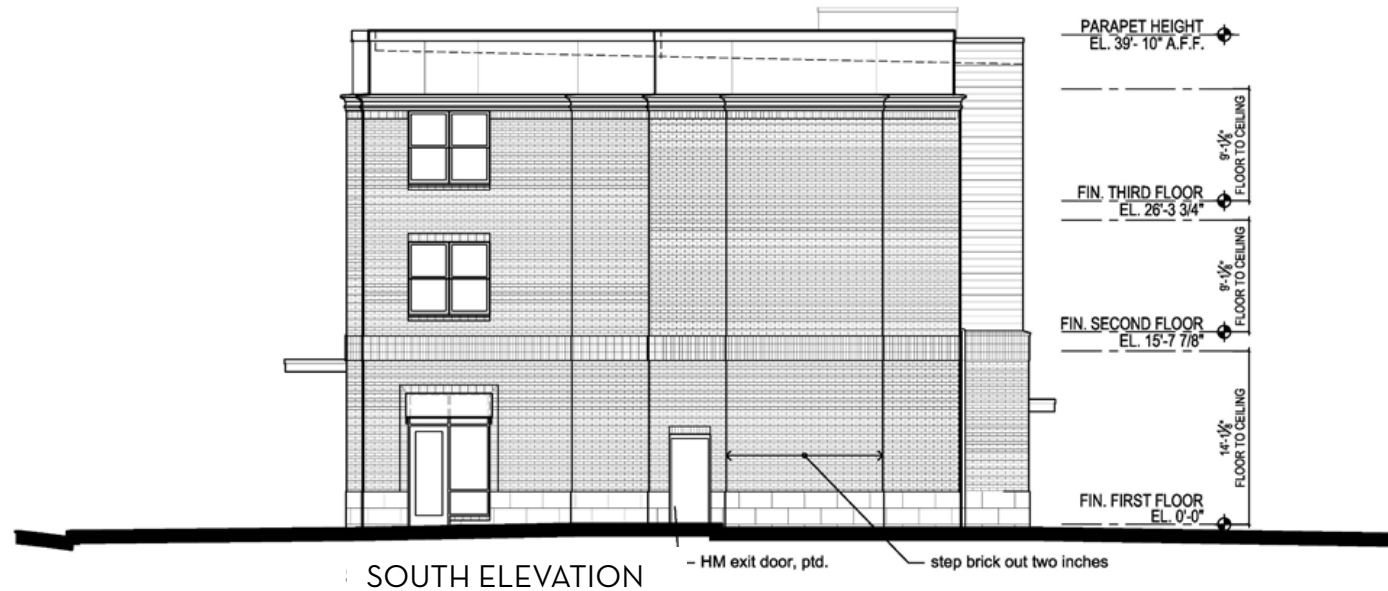
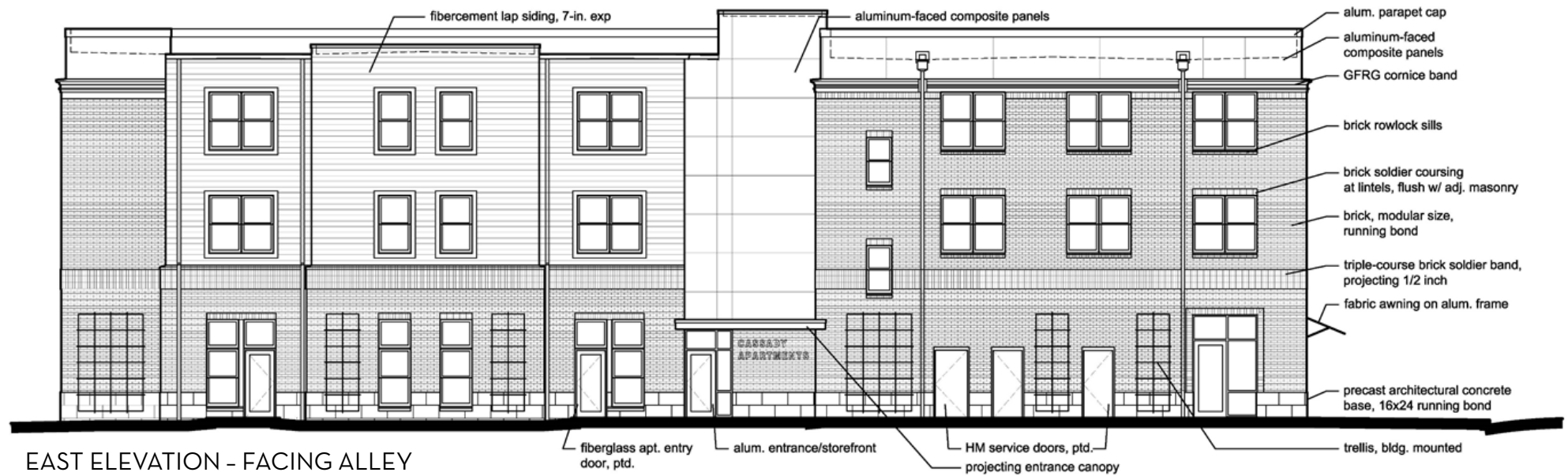


EAST ELEVATION - FACING ALLEY



SOUTH ELEVATION

420 N. CASSADY | PROPOSED SOUTH AND EAST ELEVATIONS



420 N. CASSADY | PROPOSED SOUTH AND EAST ELEVATIONS