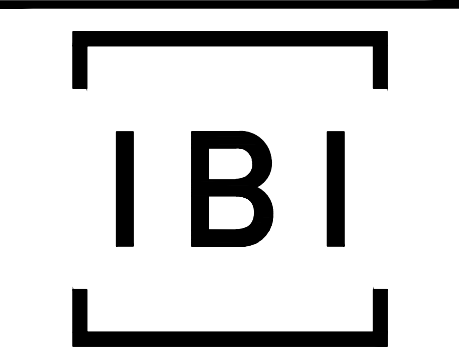
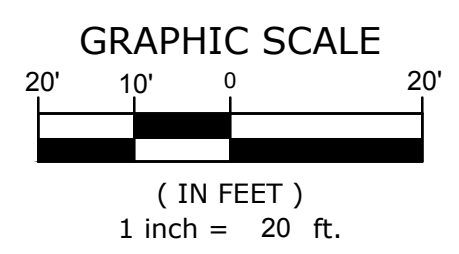
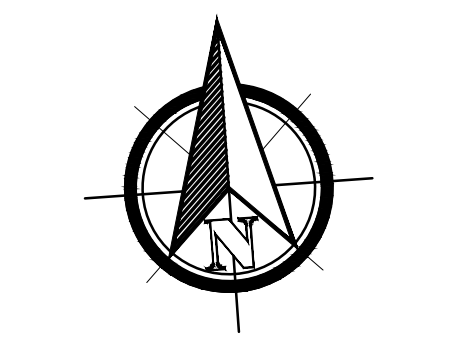


SITE DATA

ADDRESS: 3224 MORSE ROAD, COLUMBUS, OHIO 43231
 PARCEL ID: 010-158416
 SITE AREA: 2.28 ACRES ±
 ZONING: COMMERCIAL PLANNED DEVELOPMENT (CPD)
 EXISTING USE: UNDEVELOPED
 PROPOSED USE: RESTAURANT (WITH DRIVE THRU) & COMMERCIAL
 BUILDING AREA: 9,520 S.F.
 MAXIMUM BUILDING HEIGHT: 35'
 PARKING: RESTAURANT WITH DRIVE THRU AND SEATING LESS THAN 5,000 S.F.
 ONE (1) SPACE FOR EACH 175 S.F. GROSS FLOOR AREA = 3,040 / 175 = 17.37
 RESTAURANT PATIO AREA PARKING IS 50% OF PRIMARY STRUCTURE
 = (500 / 175) X 0.50 = 1.43
 COMMERCIAL SPACE LESS THAN 10,000 S.F.
 ONE (1) SPACE FOR EACH 250 S.F. GROSS FLOOR AREA = 6,480 / 250 = 25.92
 TOTAL PARKING REQUIRED = 17.37 + 1.43 + 25.92 = 44.72
 PROVIDED = 84
 HANDICAP SPACES REQUIRED = 4
 HANDICAP SPACES PROVIDED = 4
 DRIVE THRU STACKING:
 REQUIRED = 8 CARS
 PROVIDED = 8 CARS
 BICYCLE PARKING:
 REQUIRED: 20 SPACES (1 PER 20 PARKING SPACES WITH 20 MAXIMUM)
 PROVIDED: 5 SPACES
 LOADING SPACE:
 REQUIRED: 0
 PROVIDED: 1



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 ibigroup.com

SUBMISSION:
 REVISION:

REVISION:

STAMP:
 PREPARED FOR:

DESIGN	DRAFT	CHECK
ML	ML	EPC

IBI NO.: -----

DATE: 04/14/2022

SCALE:
 HORIZONTAL:
 VERTICAL:

SHEET TITLE:
RESTAURANT & COMMERCIAL
 3224 MORSE ROAD
 COLUMBUS, OH 43231
 OPTION # 2B

SHEET NO.: 1/1