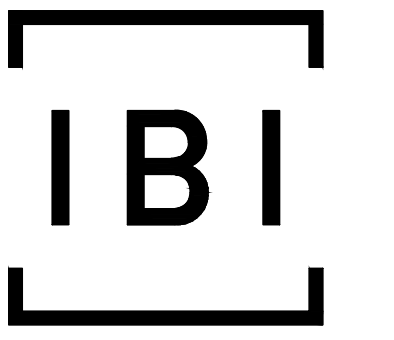
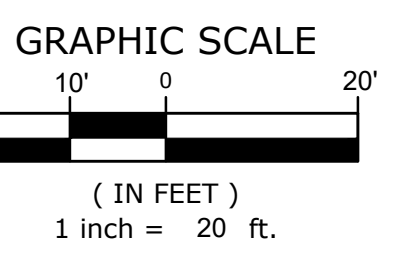
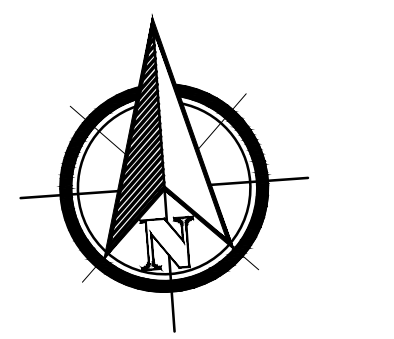


SITE DATA

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: COMMERCIAL
 BUILDING AREA: 11,448 S.F.
 MAXIMUM BUILDING HEIGHT: 35'
 PARKING: COMMERCIAL SPACE OVER 10,000 S.F.
 MIN. ONE (1) SPACE FOR EACH 250 S.F. GROSS FLOOR AREA = 22,896 / 250 = 91.6
 MAX. ONE (1) SPACE FOR EACH 200 S.F. GROSS FLOOR AREA = 22,896 / 200 = 114.5
 PROVIDED = 106
 HANDICAP SPACES REQUIRED = 5
 HANDICAP SPACES PROVIDED = 5
 BICYCLE PARKING:
 REQUIRED: 20 SPACES (1 PER 20 PARKING SPACES WITH 20 MAXIMUM)
 PROVIDED: 6 SPACES
 LOADING SPACE:
 REQUIRED: 0
 PROVIDED: 1



IBI GROUP
 635 Brooksedge Boulevard
 Westerville OH 43081 USA
 tel 614 818 4900
 fax 614 818 4901
 ibigroup.com

SUBMISSION:

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 # 3C

SHEET NO.: 1/1