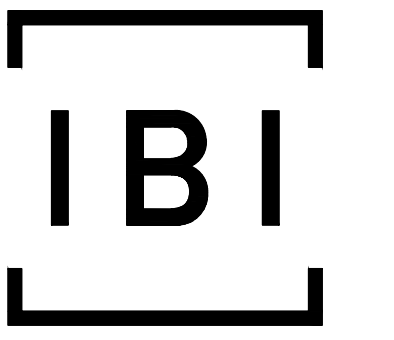
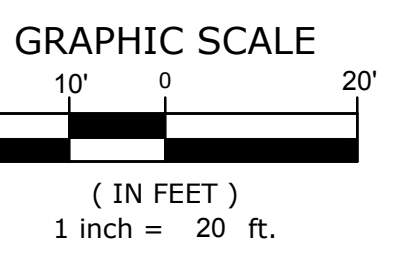
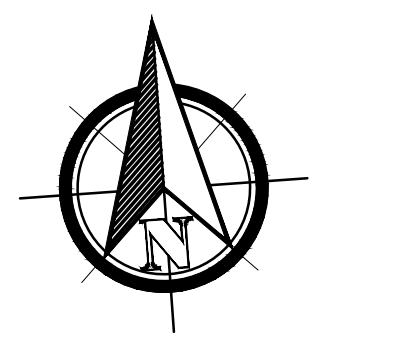


**SITE DATA**

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: 7,200 S.F.  
 MAXIMUM BUILDING HEIGHT: 35'  
 PARKING: COMMERCIAL SPACE LESS THAN 10,000 S.F.  
 ONE (1) SPACE FOR EACH 250 S.F. GROSS FLOOR AREA = 7,200 / 250 = 28.8  
 PROVIDED = 115  
 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:

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 # 2C

SHEET NO.: 1/1