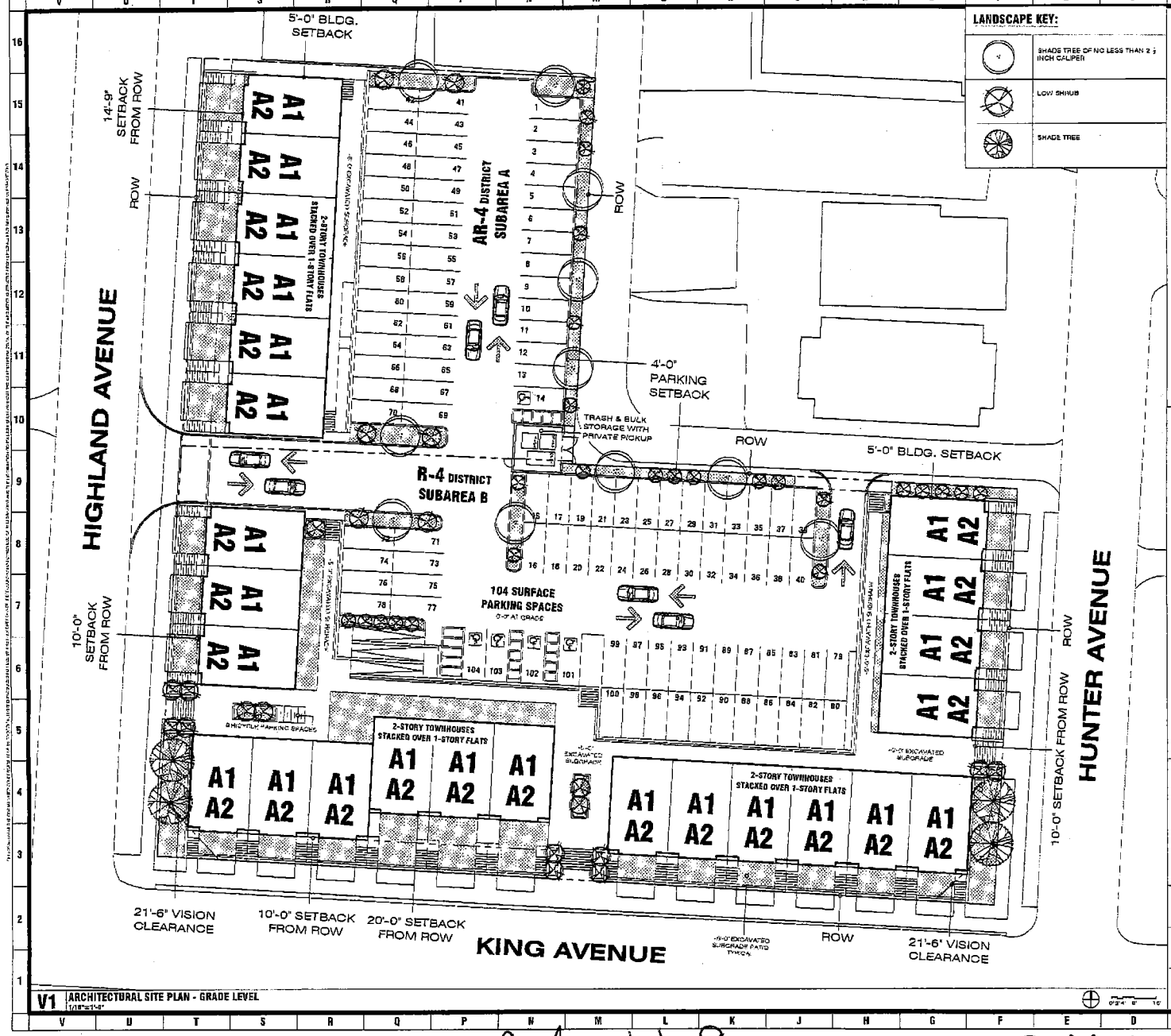

LANDSCAPE KEY:

- SHADE TREE OF NO LESS THAN 2 ½ INCH CALIPER
- LOW SHRUB
- SHADE TREE

SITE PLAN INFORMATION:

AR-4 DISTRICT:SUBAREA A

TOTAL SITE AREA = 19,283 SF

1. 3372.557-A 1 b
   F.A.R ALLOWED FOR AR-4 = 0.8 = 15,410 SF
   F.A.R. ACTUAL = **0.69** = 13,383 SF
2. 3372.521 PARKING = 8'-0" X 18'-0" SPACES
   3372.564 (B) FORMULA TO BE USED
   PARKING SPACES REQUIRED = 30 SPACES
   PROVIDED = 44 SPACES (TOTAL FOR SITE IS 104)
   PARKING WITH PLANTING FOR SCREENING TO BE PROVIDED FOR ALL PARKING.
4. 3372.562 - LANDSCAPE REQUIREMENT
   REQUIRED = 5% BEHIND BUILDING = 963 SF
   ACTUAL = 5.3% OF LOT AREA = 1,015 SF
5. 3372.540 - MAXIMUM LOT COVERAGE (EXCEPTION TAKEN)
   MAX. ALLOWED = 40% OF LOT AREA = 7,705 SF
   ACTUAL = 33% OF LOT AREA = 4,491 SF
6. 3372.560 - HEIGHT
   MAX. ALLOWED = 40
   ACTUAL = 35
   B - THE MAJORITY OF THE FRONT PRINCIPAL CORNICE/EAVE OF THE BUILDING IS AT A HEIGHT WITHIN 18'- OF THE AVERAGE CORNICE/EAVE HEIGHT ON THAT STREET.
7. 3372.565 - BUILDING LINES
   REQUIRED = 25 FROM ROW
   ACTUAL = 14'-9" FROM ROW
8. OFF-STREET PARKING SETBACK
   REQUIRED = 4' FROM PROPERTY LINE
   PROVIDED = 4 FROM PROPERTY LINE
9. 3372.561 DENSITY
   ALLOWED = 27 UNITS
   ACTUAL = 12 UNITS
10. 3333.255 PERIMETER YARD
    REQUIRED = 25' MINIMUM
    PROVIDED = 5 ALONG NORTH PROPERTY LINE
    4 ALONG EAST PROPERTY LINE
11. 3312.21 LANDSCAPE SCREENING
    REQUIRED = 1 TREE PER 10 PARKING SPACES
    = 5 TREES
    PROVIDED = 6 TREES

R-4 DISTRICT: SUBAREA B

TOTAL SITE AREA = 45,337 SF

1. 3372.544
   F.A.R ALLOWED FOR R-4 = 0.4 = 18,095 SF
   F.A.R. ACTUAL = **0.9** = 42,282 SF
2. 3372.521 PARKING = 8'-0" X 18'-0" SPACES
   3312.49 PARKING
   PARKING REQUIRED = 1.5 PER UNIT
   = 1.5 X 36 UNITS = 54 SPACES
   PROVIDED = 68 SPACES (TOTAL FOR SITE IS 104)
4. 3372.541 - LANDSCAPE REQUIREMENT
   REQUIRED = 5% BEHIND BUILDING = 2,362 SF
   ACTUAL = 5.3% = 2,376 SF
5. 3372.540 - MAXIMUM LOT COVERAGE
   MAX. ALLOWED = 25% OF LOT AREA = 11,339 SF
   ACTUAL = 31% OF LOT AREA = 14,094 SF
6. 3372.560 - HEIGHT
   MAX. ALLOWED = 35'
   ACTUAL = 35 (SEE ELEVATIONS)
7. 3372.543 - BUILDING LINES
   REQUIRED = 25' FROM ROW
   ACTUAL = 10' FROM ROW
8. OFF-STREET PARKING SETBACK
   REQUIRED = 4' FROM PROPERTY LINE
   PROVIDED = 4' FROM PROPERTY LINE
9. 3333.255 PERIMETER YARD REQUIRED
   REQUIRED = 25' MAXIMUM
   PROVIDED = 4' ALONG NORTH PROPERTY LINE
10. 3312.21 (A) LANDSCAPING AND SCREENING
    REQUIRED = 1 TREE PER 10 PARKING SPACES
    = 11 TREES
    PROVIDED = 11 TREES WITH MIN. 145 SF PER TREE
11. 3321.05 (B)(3) VISION CLEARANCE AT STREET INTERSECTIONS
    REQUIRED = 30'
    PROVIDED = 21'-6"
12. 3333.030 NUMBER OF DWELLING UNITS
    MAX. ALLOWED = 4 DWELLING UNITS PER BLDG.
    ACTUAL = TWO 11-UNITS APARTMENT BLDGS, ONE 8 UNIT APT. BLDG. AND ONE 4-UNIT APT BLDG.

SUMMARY

A. TOTAL UNITS ON SITE = **50** UNITS
B. TOTAL BEDROOMS ON SITE = **150** BEDS
C. TOTAL PARKING PROVIDED = **104** CARS
TOTAL PARKING REQUIRED = 90 CARS
D. TOTAL BICYCLE PARKING = 8 SPACES
E. OVERALL SITE F.A.R. = **0.86**

A1	1 STORY FLAT 753 SF 2 BEDROOM	25
A2	2 STORY TOWNHOUSE 1506 SF 4 BEDROOM	25

CITYSPACE

BBCODESIGN

DESCRIPTION | DATE

ARCHITECTURAL SITE PLAN

KING AVENUE APARTMENTS

COLUMBUS OHIO

NOT FOR CONSTRUCTION

2013-07

SP-100

CV14-009 Amended Plan
Final Received 7/14/14

7/14/14