

2300  
E. LIVINGSTON  
AVENUE

THE COMMUNITY  
BUILDERS



RDL  
ARCHITECTS



2300 E. LIVINGSTON

COLLEGE AVE.

FRANCIS AVENUE

EAST LIVINGSTON AVENUE

BERWICK BLVD.

CASTLEGATE

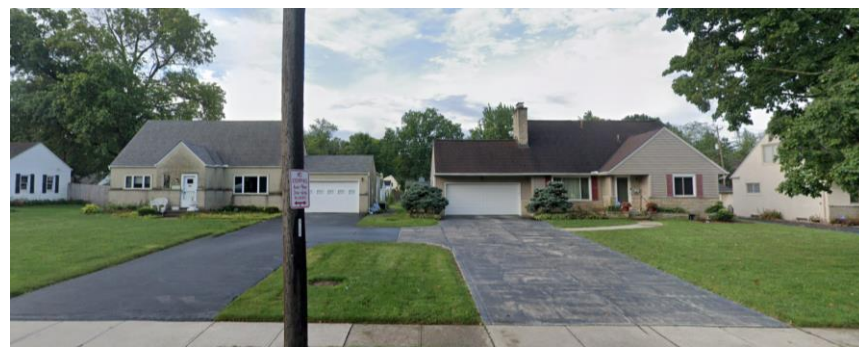
2300 E. LIVINGSTON | AERIAL VIEW



2383-2371 E Livingston Ave (south side of street)



Auto Service Center - West of Site (north side of street)



E Livingston Ave- representative homes (south side of street)



E Livingston Ave- representative homes (north side of street)



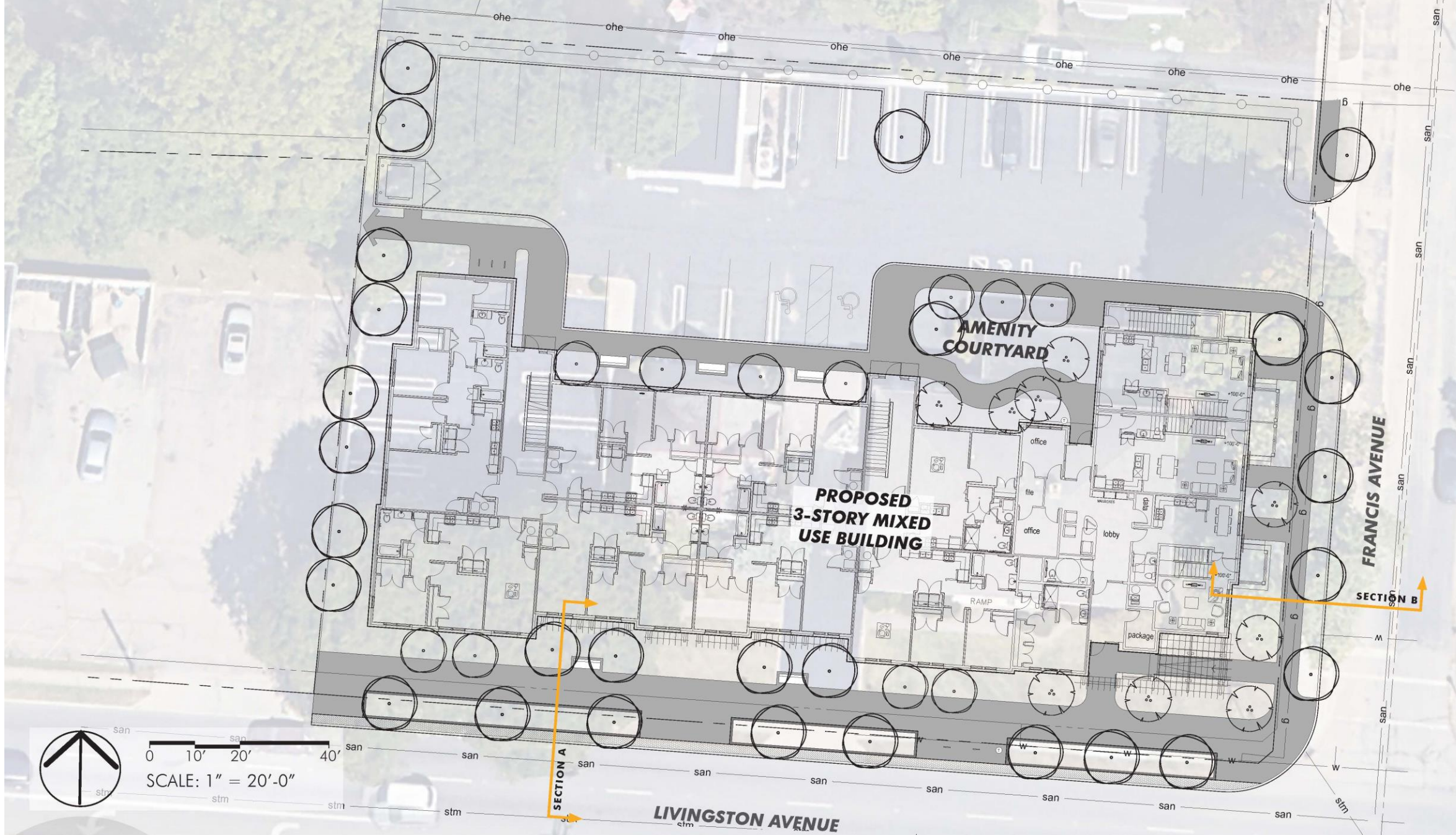
Francis Avenue- representative homes (east side of street)



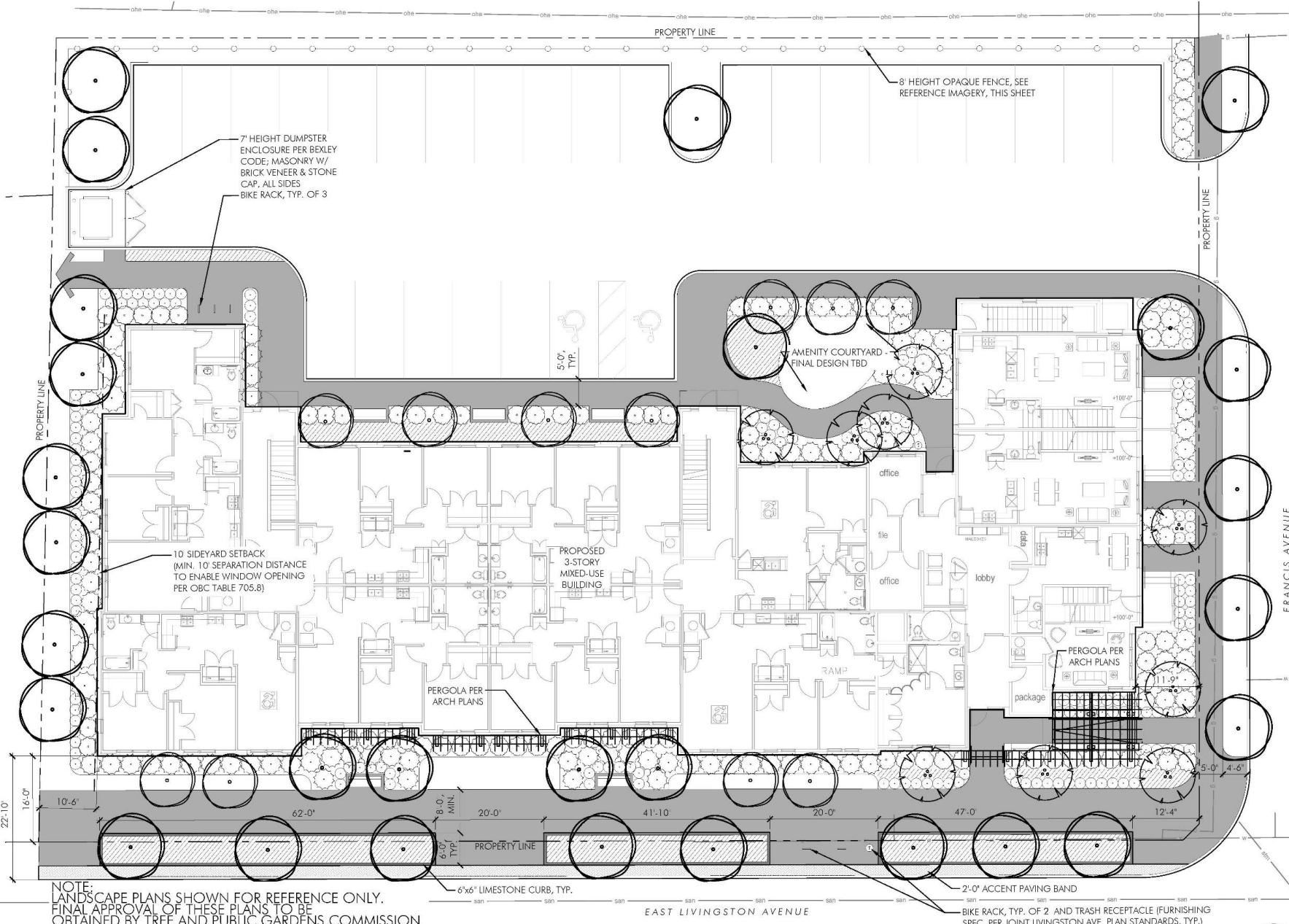
Francis Avenue- representative homes (west side of street)



**2300 E. LIVINGSTON | STREET VIEWS**



# 2300 E. LIVINGSTON | PROPOSED SITE PLAN



**LEGEND**

- PROPERTY LINE
- BROOM FINISH CONCRETE PAVING
- PROPOSED DECIDUOUS TREE
- PROPOSED COLUMNAR TREE
- PROPOSED ORNAMENTAL TREE
- DECIDUOUS SHRUB
- EVERGREEN SHRUB
- PERENNIALS, GRASSES, AND GROUNDCOVER
- LAWN

**ZONING REQUIREMENTS**

1254.12 - LIVINGSTON AVENUE DISTRICT (LA) DESIGN STANDARDS  
Pedestrian Realm, Landscaping and Screening

r. The recommended minimum width of public sidewalks on Livingston Avenue is twelve feet (12), however protrusions into the public right-of-way and sidewalks for outdoor pedestrian seating and other landscape features are encouraged, provided that a minimum clear sidewalk width of eight feet (8') is maintained.  
t. Street trees shall be required along all street frontages. The minimum number of shade trees required is determined by the formula of one tree per 30 linear feet, or fraction thereof, of frontage.

Livingston Ave: 212 linear feet of frontage = 7 shade trees required  
8 shade trees provided

Francis Ave: 145 linear feet of frontage = 5 shade trees required  
5 shade trees provided

u. At the time of planting a new shade tree shall have a minimum 2.5 inch caliper trunk and new shrubs for screening shall have a minimum height of 24 inches, and be maintained at that height or greater.

v. In areas without a grass tree lawn, a 2' accent strip shall be installed adjacent to the curb line.  
w. For all street tree planting beds, a 6' wide tree well with a minimum exposed space of 60 square feet shall be provided and edged in limestone curbing.

x. Landscape plantings shall be developed to break up expanses of pavement within off-street parking areas.  
z. The use of landscape features such as pedestrian furniture, decorative railings, tree guards, trash receptacles, bollards and similar such accessories shall reference the Joint Livingston Avenue Plan.

aa. A fence shall be provided along a lot line that borders a residentially zoned or used property at a height of 8 feet, as per the requirements in Section 1264.05.

bb. A 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.

cc. 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.

dd. Dumpsters shall be located behind the principal building and be screened from public view on all 4 sides, to the height of the dumpster.

**NOTES:**

1. REFER TO SHEET LI.1 FOR CONCEPTUAL PLANT PALETTE
2. ALL LANDSCAPE BEDS ARE TO BE IRRIGATED

NOTE: LANDSCAPE PLANS SHOWN FOR REFERENCE ONLY. FINAL APPROVAL OF THESE PLANS TO BE OBTAINED BY TREE AND PUBLIC GARDENS COMMISSION

**1** Conceptual Landscape Plan  
SCALE: 1" = 10'-0"



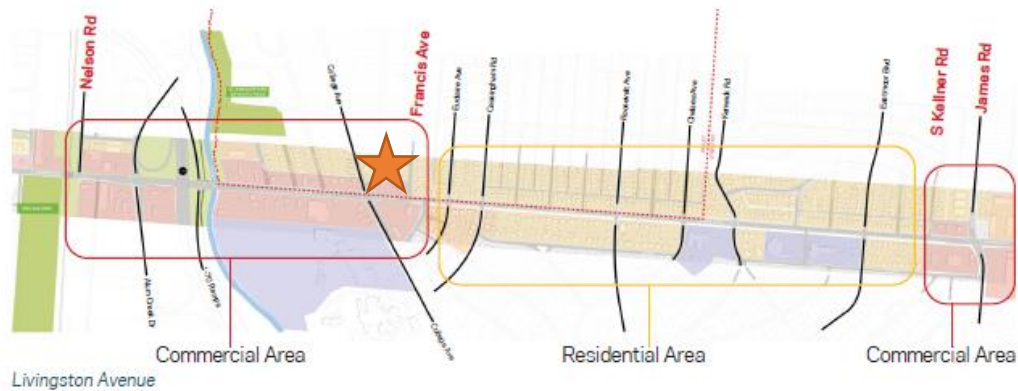
**2** Fence Reference Imagery  
SHOWN FOR REFERENCE ONLY (NOT TO SCALE)

**2300 E. LIVINGSTON | SITE PLAN DETAILS**

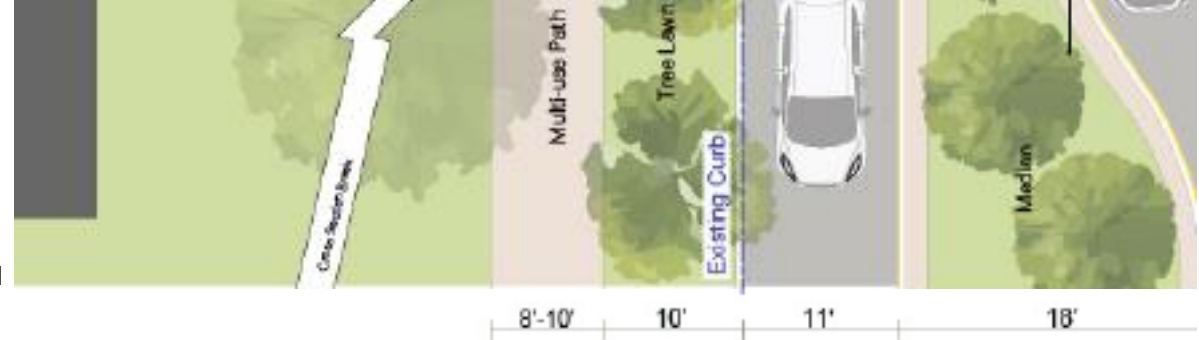




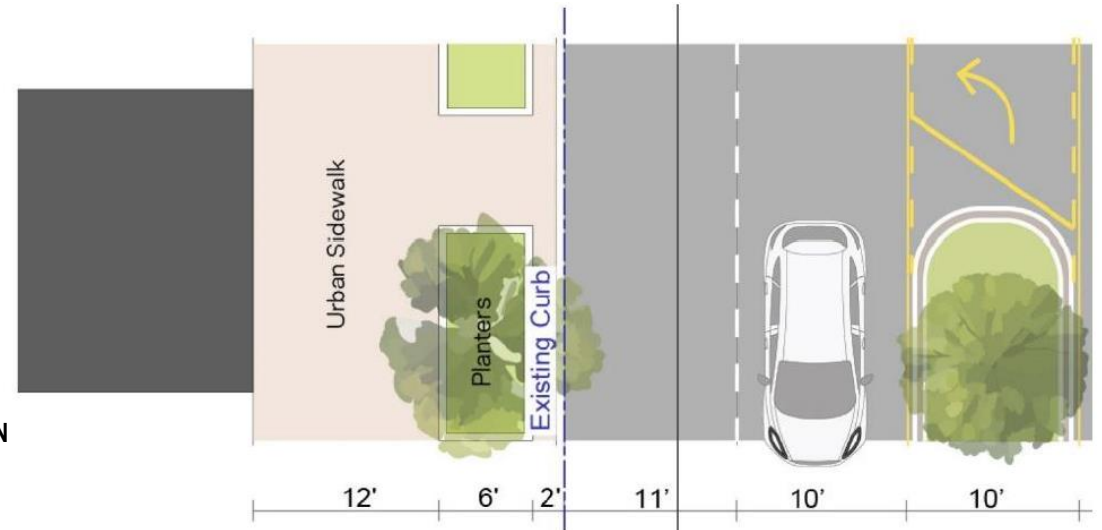
## 6.0 Streetscape Design Guidelines



PROTOTYPICAL  
RESIDENTIAL  
CARTWAY  
CONFIGURATION



PROTOTYPICAL  
COMMERCIAL  
CARTWAY  
CONFIGURATION



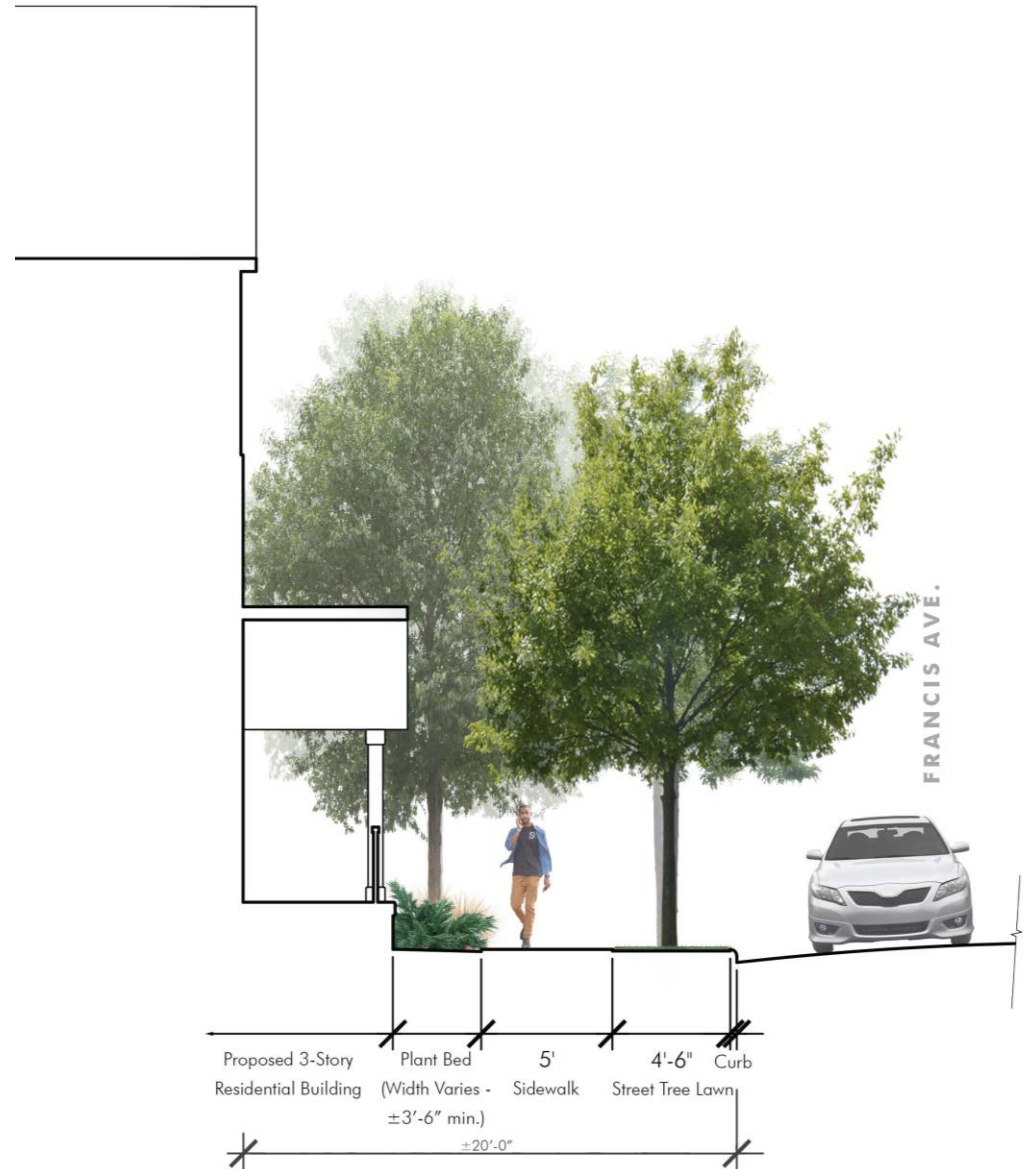
## 1254.12 LIVINGSTON AVE DISTRICT DESIGN STANDARDS

- PRINCIPAL BUILDING WIDTH 60% OF LOT WIDTH MINIMUM
- PRIMARY FRONTAGE INCORPORATING PRIMARY ENTRANCE DOOR
- VERTICAL ELEMENTS AT 15-35 FT INTERVALS
- MINIMUM 18 FOOT BUILDING SETBACK FROM THE CURB
- **MINIMUM CLEAR SIDEWALK WIDTH OF EIGHT FEET**
- STREET TREES ALONG ALL STREET FRONTAGES, 1 PER 30 LINEAL FEET, PLANTED IN 6 FT. WIDE TREE WELLS EDGED IN LIMESTONE CURBING





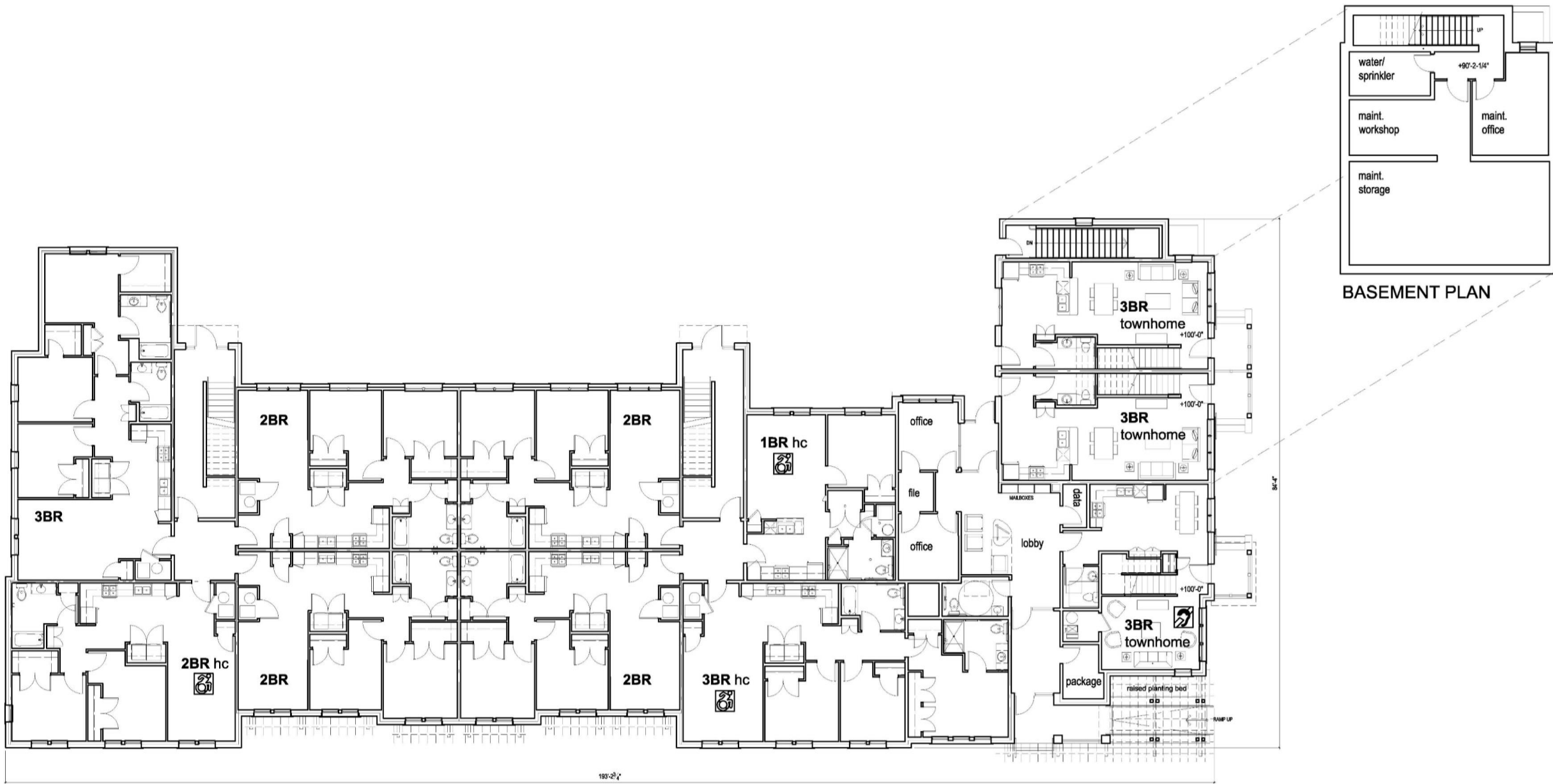
SECTION AT LIVINGSTON AVENUE



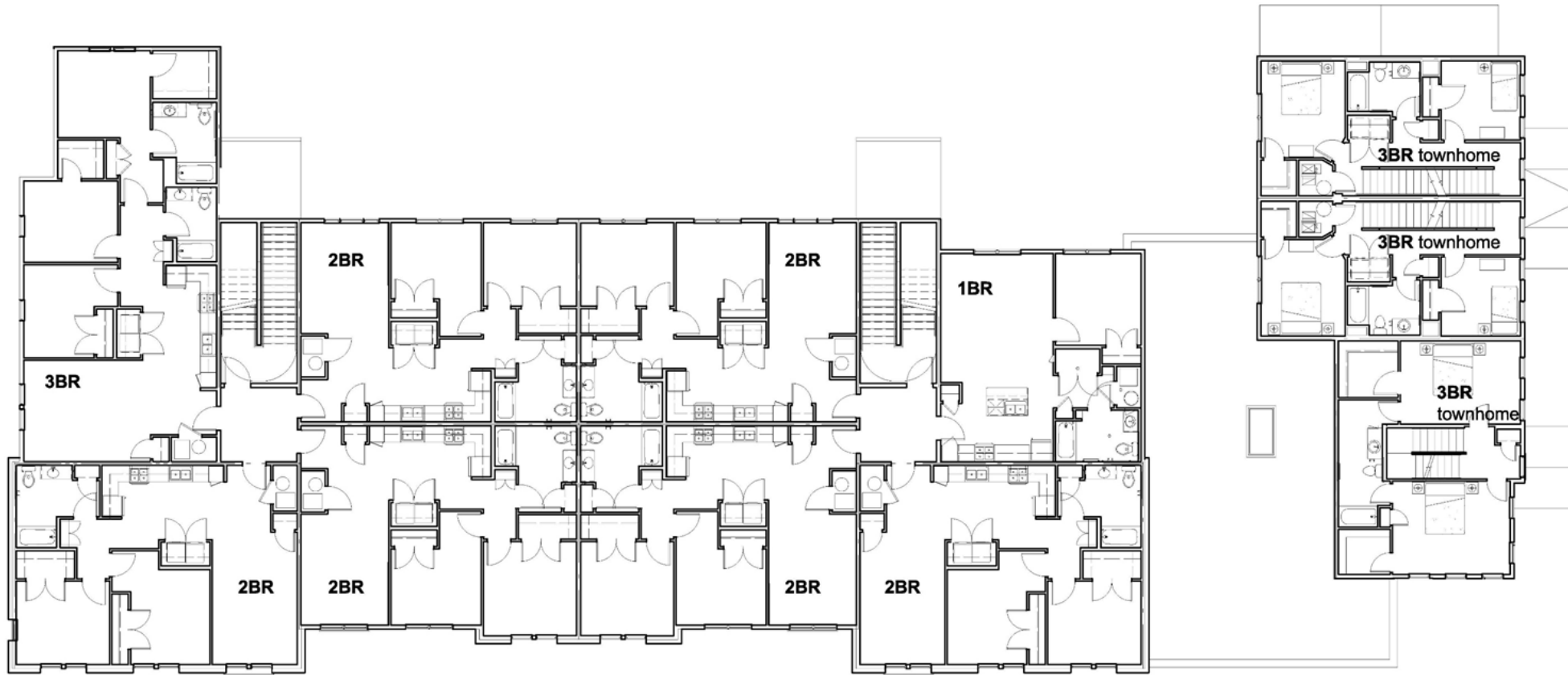
SECTION AT FRANCIS AVENUE

# 2300 E. LIVINGSTON | STREET SECTIONS

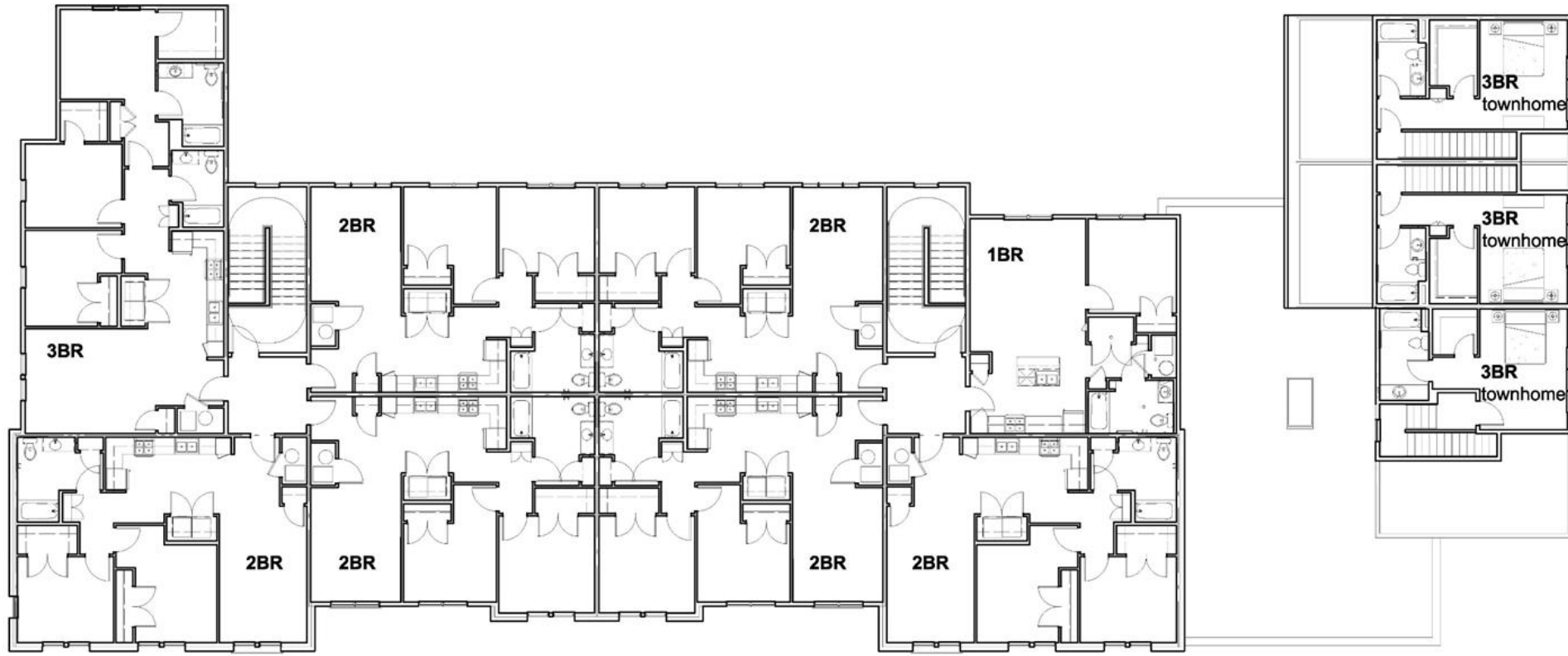




# 2300 E. LIVINGSTON | GROUND FLOOR PLAN



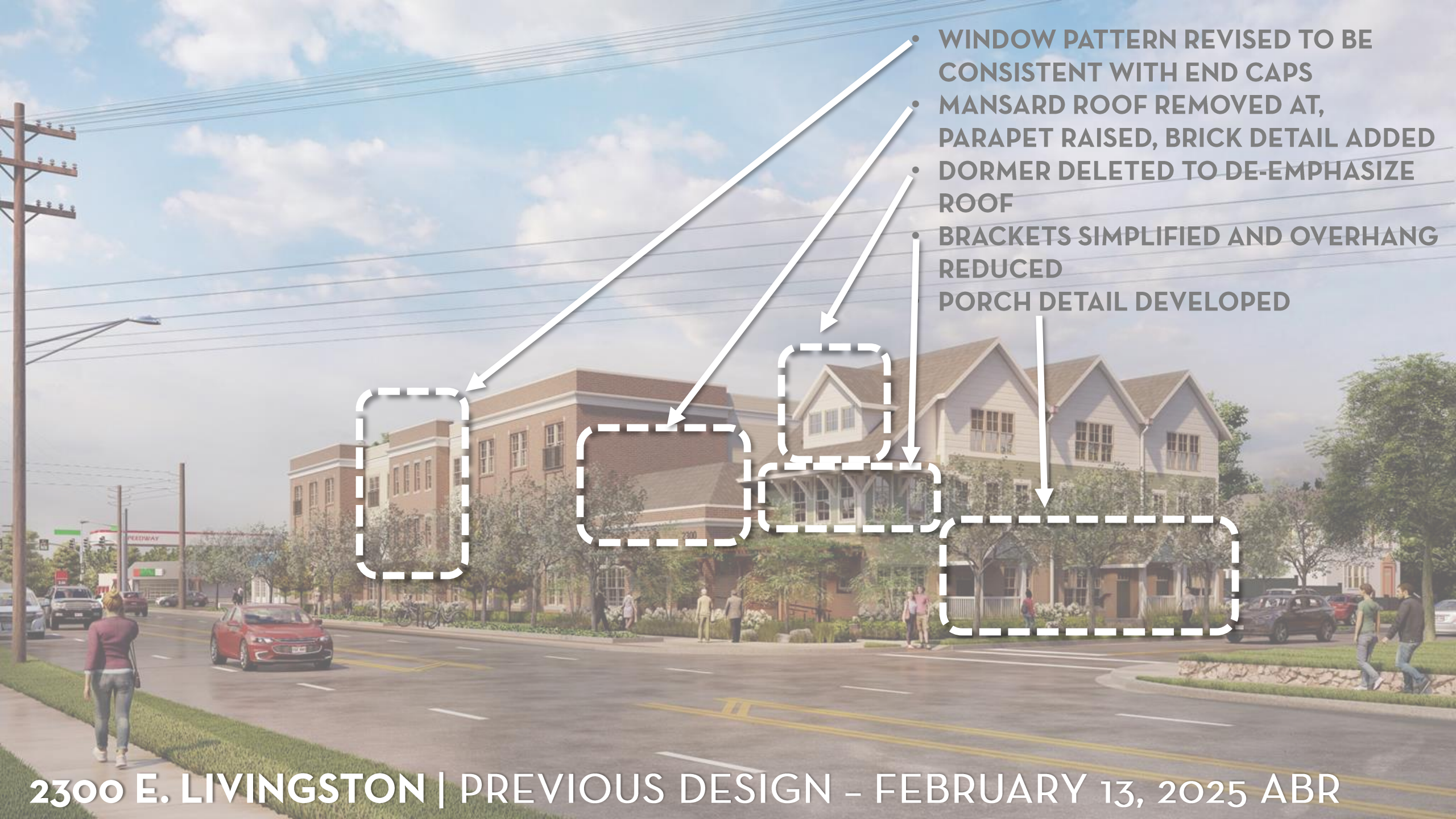
**2300 E. LIVINGSTON | SECOND FLOOR PLAN**



**2300 E. LIVINGSTON | THIRD FLOOR PLAN**



**2300 E. LIVINGSTON | PREVIOUS DESIGN - FEBRUARY 13, 2025 ABR**



- WINDOW PATTERN REVISED TO BE CONSISTENT WITH END CAPS
- MANSARD ROOF REMOVED AT, PARAPET RAISED, BRICK DETAIL ADDED
- DORMER DELETED TO DE-EMPHASIZE ROOF
- BRACKETS SIMPLIFIED AND OVERHANG REDUCED
- PORCH DETAIL DEVELOPED

**2300 E. LIVINGSTON | PREVIOUS DESIGN - FEBRUARY 13, 2025 ABR**



**2300 E. LIVINGSTON | REVISED - VIEW FROM SOUTHEAST**

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2300 E. LIVINGSTON | DESIGN PROGRESSION AT CORNER





2300

2300 E. LIVINGSTON | VIEW AT EBTRT

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ARCHITECTS



**2300 E. LIVINGSTON | VIEW FROM SOUTHWEST**

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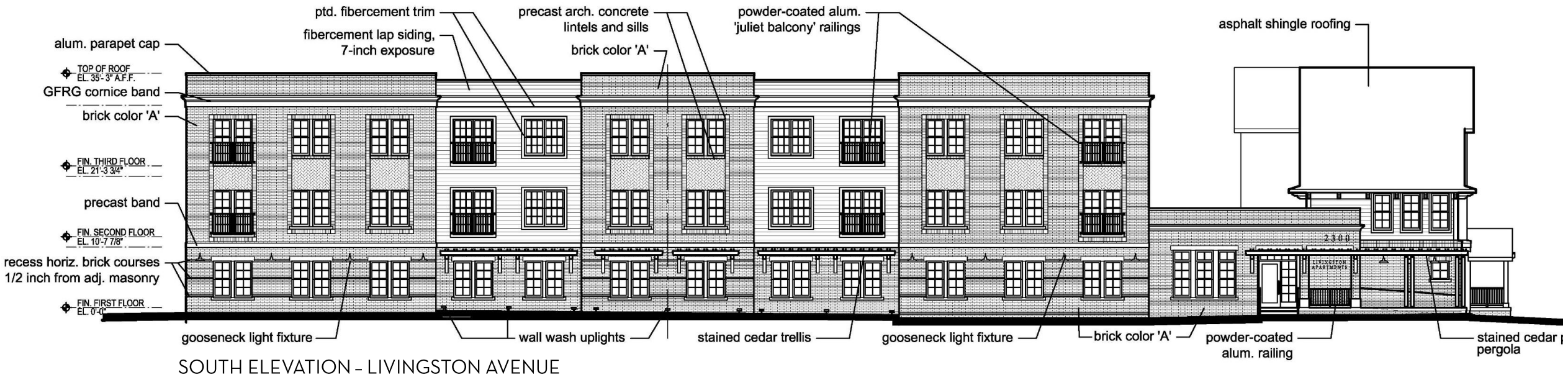
**2300 E. LIVINGSTON | PEDESTRIAN VIEW AT LIVINGSTON AVENUE**

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EAST ELEVATION - FRANCIS AVENUE

# 2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS



# 2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS



NORTH ELEVATION

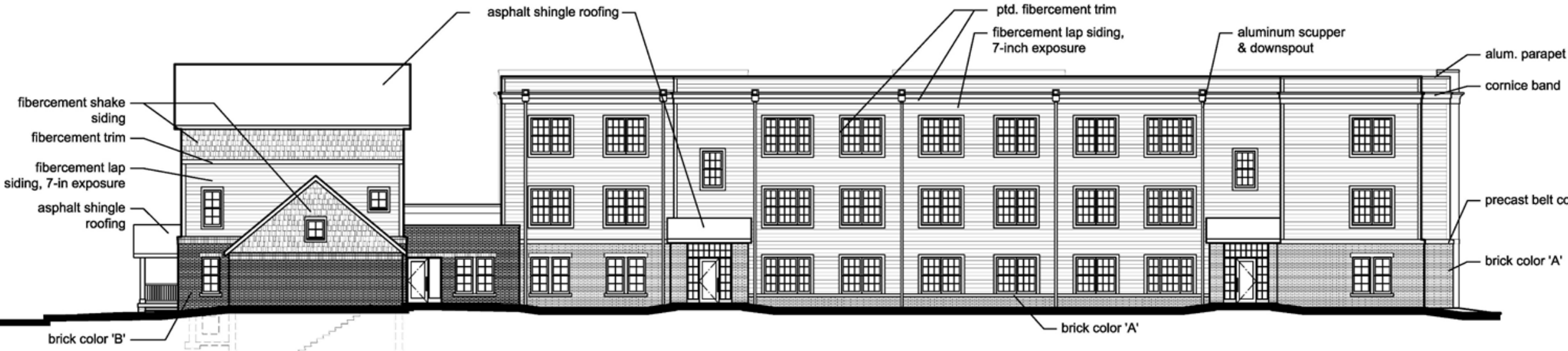


WEST ELEVATION



SECTION/ELEVATION AT LOBBY, LOOKING EAST

# 2300 E. LIVINGSTON | NORTH & WEST ELEVATIONS, SECTION



NORTH ELEVATION



WEST ELEVATION



SECTION/ELEVATION AT LOBBY, LOOKING EAST

# 2300 E. LIVINGSTON | NORTH & WEST ELEVATIONS, SECTION



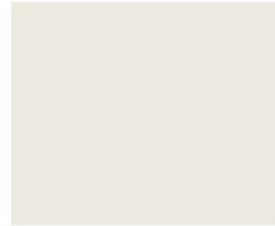
Enlarged South Elevation  
'Apartment' portion



Enlarged East Elevation  
'Townhome' portion



**ALUMINUM STOREFRONTS**  
KAWNEER PERMAFLUOR ARCHITECTURAL COATING  
COLOR: "ANTIQUE BRONZE"



**TYPICAL TRIM**  
FIELD PAINTED FIBER CEMENT  
SHERWIN WILLIAMS PAINT  
"ALABASTER"  
SW 7008



APARTMENT TOWNHOME

**TYPICAL FIBER CEMENT LAP SIDING**  
JAMES HARDIE FIBER CEMENT  
SMOOTH LAP SIDING  
COLOR: "ROYCROFT VELLUM" SW 2833 AND  
"GREEN ONYX" SW 9128



**BRICK COLOR A**  
GLEN-GERY  
EXTRUDED FACE BRICK,  
CITY LINE SERIES. BLADE CUT  
"AUTUMN HARVEST BLEND"



**FIBER CEMENT SHAKE SIDING**  
JAMES HARDIE OR SIMILAR  
FIBER CEMENT SHAKE SIDING  
FIELD PAINTED  
SHERWIN WILLIAMS PAINT  
"ALABASTER" SW 7008



**TOWNHOME ENTRY DOORS**  
THERMATRU FIBERGLASS  
CRAFTSMAN DOOR  
SHERWIN WILLIAMS PAINT  
"ROCKWOOD GREEN"  
SW 2816



**TYPICAL WINDOW**  
PELLA 250 SERIES  
HIGH PERFORMANCE  
WINDOWS OR SIMILAR.  
COLOR "FOSSIL" SINGLE  
HUNG CONFIGURATION



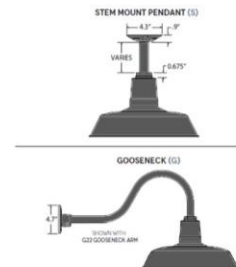
**BRICK COLOR B**  
GLEN-GERY  
EXTRUDED FACE BRICK,  
URBAN GRAY VELOUR SERIES.  
"BEIGE GRAY VELOUR"



**PRECAST ARCHITECTURAL CONCRETE WATERTABLE COURSE**  
ROCK CAST  
ARCHITECTURAL CAST STONE  
SMOOTH FINISH "RIESLING"



**ROOF SHINGLES**  
CERTAINTEED LANDMARK SERIES  
"WEATHERED WOOD"



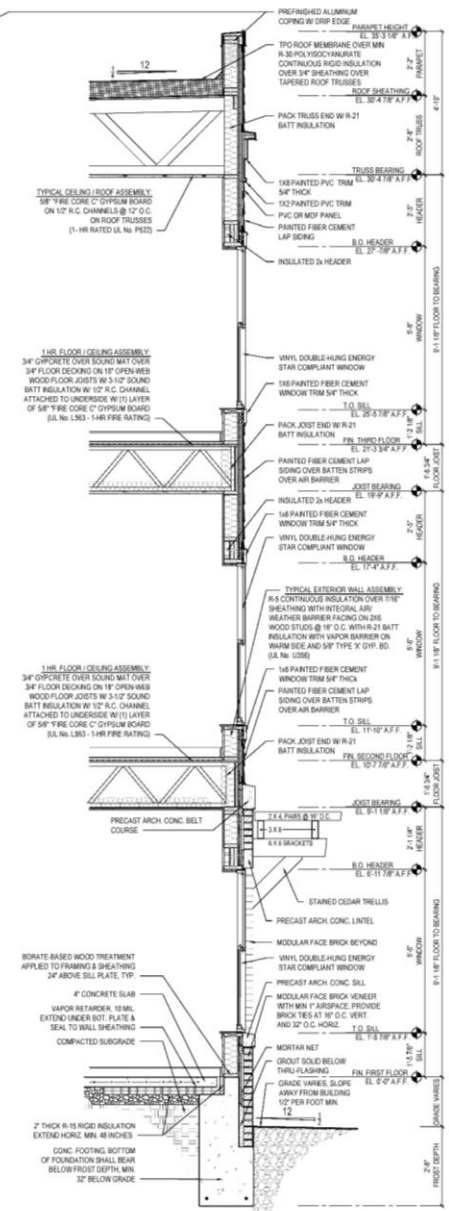
**GOOSENECK LIGHT FIXTURE**  
METAL  
CHARCOAL

# 2300 E. LIVINGSTON | PROPOSED MATERIAL PALETTE





2 PARTIAL ENLARGED ELEVATION  
A7.00 SCALE: 1/2" = 1'-0"

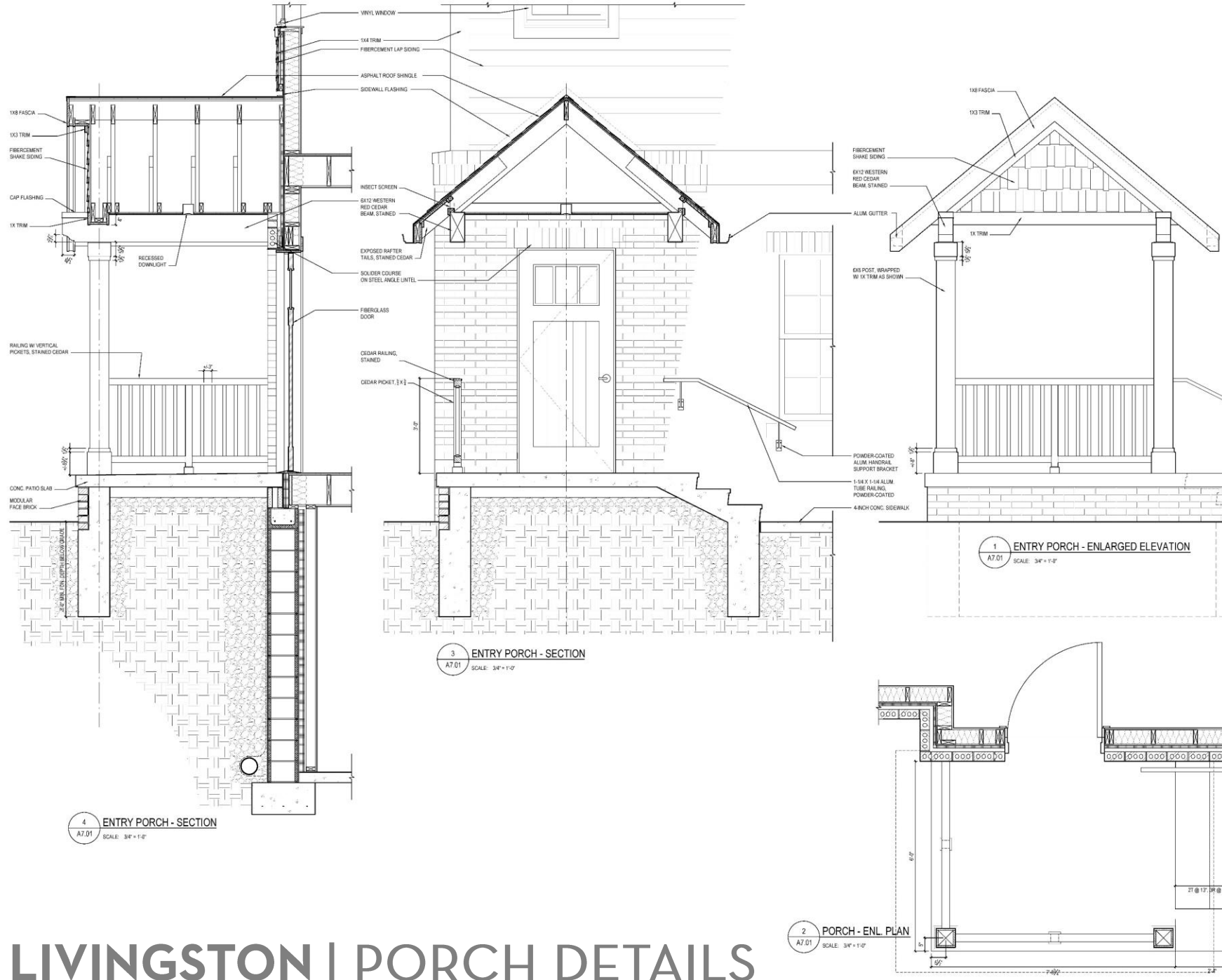


# 2300 E. LIVINGSTON | TYPICAL DETAILS

THE DESIGNER SPECIFICATIONS, EXISTING CONDITIONS AND ALL OTHER INFORMATION HEREIN ARE HEREBY GRANTED TO THE CONTRACTOR AS PART OF THE CONTRACT WITH ANY WORK OR PROJECT. OTHER THAN THE SPECIFIC MATERIALS AND FINISHES LISTED HEREIN, THE DESIGNER MAKES NO WARRANTY OR GUARANTEE OF THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY AND COMPLETENESS OF THE INFORMATION CONTAINED HEREIN AND FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL GOVERNMENTS AND ALL AGENCIES AND DEPARTMENTS OF THE APPLICABLE JURISDICTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGNER'S PROFESSIONAL LIABILITY INSURANCE AND FOR THE DESIGNER'S PROFESSIONAL FEES.

## ISSUE

NO.	DATE	DESCRIPTION
1	04/2025	ARJ



## ENLARGED PORCH DETAILS

## A7.01



**2300 E. LIVINGSTON | VIEW FROM SOUTHEAST**

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