

LEGEND

PROPERTY LINE

BROOM FINISH CONCRETE PAVING

PROPOSED DECIDUOUS TREE

PROPOSED COLUMNAR TREE

PROPOSED ORNAMENTAL TREE

DECIDUOUS SHRUB

EVERGREEN SHRUB

PERENNIALS, GRASSES, AND GROUND COVER

LAWN

- NOTES:
1. REFER TO SHEET L1.1 FOR CONCEPTUAL PLANT PALETTE

2. ALL LANDSCAPE BEDS ARE TO BE IRRIGATED

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 lineal 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.

PARKING SUMMARY

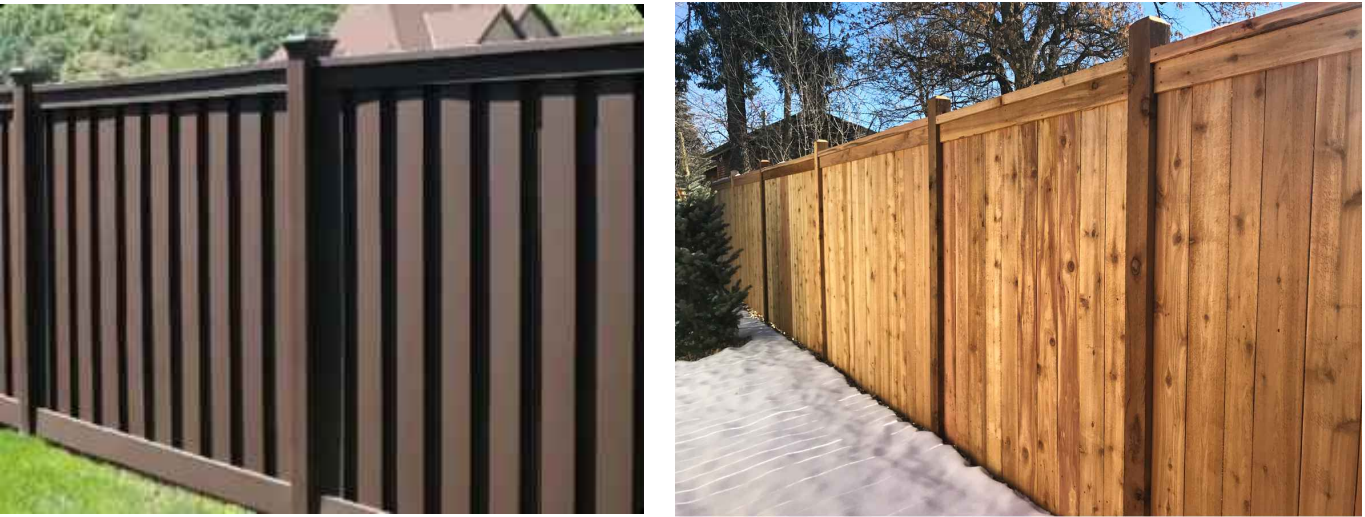
1254.12 - PARKING AND CIRCULATION

II. Minimum parking ratios:

Housing 1.0 per unit: 27 x 1 space =

27 parking spaces required  
27 parking spaces provided

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



2 Fence Reference Imagery

POD design

Columbus

100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

Cincinnati

20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

Project Name

**Bexley Family Housing**  
2300 East Livingston Ave.  
Bexley, Ohio

Prepared For

The Community Builders  
736 Oak Street  
Columbus, Ohio 43205

PRELIMINARY  
NOT FOR CONSTRUCTION

Project Info

Project #

24###

Date

11/25/2024

By

GM, AC

Scale

As Shown

Revisions

Sheet Title

**CONCEPTUAL LANDSCAPE PLAN**

Sheet #

**L1.0**



Deciduous Shade Trees



Gleditsia triacanthos var. inermis 'Sky Cole'  
Skyline Honeylocust



Ulmus 'New Horizon'  
New Horizon Elm



Ginkgo biloba  
Princeton Sentry Ginkgo



Acer x freemanii  
Freeman maple



Quercus x warei 'Long'  
Regal Prince Oak



Magnolia virginiana  
Sweetbay Magnolia



Taxus x media 'Hicksii'  
Hicks Yew



Taxus x media 'Everlow'  
Everlow Yew



Juniperus chinensis,  
Chinese juniper



Juniperus virginiana 'Grey Owl'  
Grey Owl Juniper

Ornamental Trees

Evergreen Shrubs

Deciduous Shrubs



Hydrangea quercifolia  
Munchkin Oakleaf Hydrangea



Hydrangea quercifolia  
Snow Queen Oakleaf Hydrangea



Fothergilla gardenii  
Dwarf Fothergilla



Clethra alnifolia  
Vanilla Spice Summersweet

Perennials, Grasses, and Groundcover



Carex glauca  
Blue Sedge



Pennisetum alopecuroides  
Hameln Dwarf Fountain Grass



Calamagrostis x acutiflora 'Karl Foerster'  
Karl Foerster Reed Grass



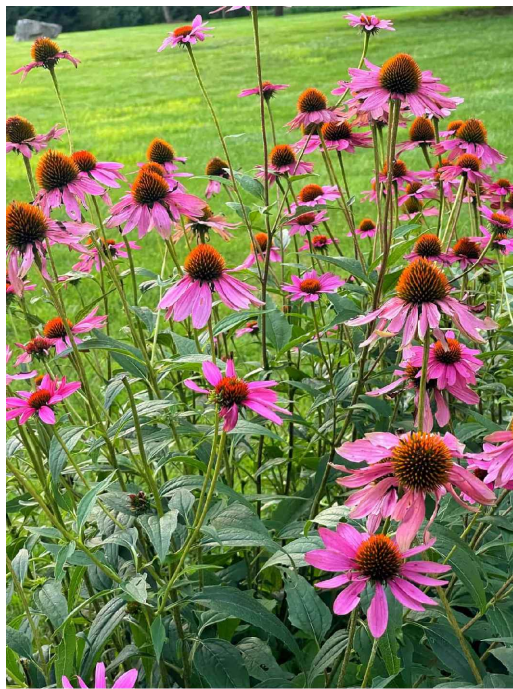
Parthenocissus quinquefolia  
Virginia Creeper



Dryopteris filix-mas  
Male fern



Liriope spicata  
Creeping lilyturf



Echinacea purpurea  
Purple coneflower



Hosta 'Blue Angel'  
Blue Angel Hosta



Schizachyrium scoparium  
Little bluestem



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**PLANT  
PALETTE  
IMAGERY**

Sheet #

**L1.1**





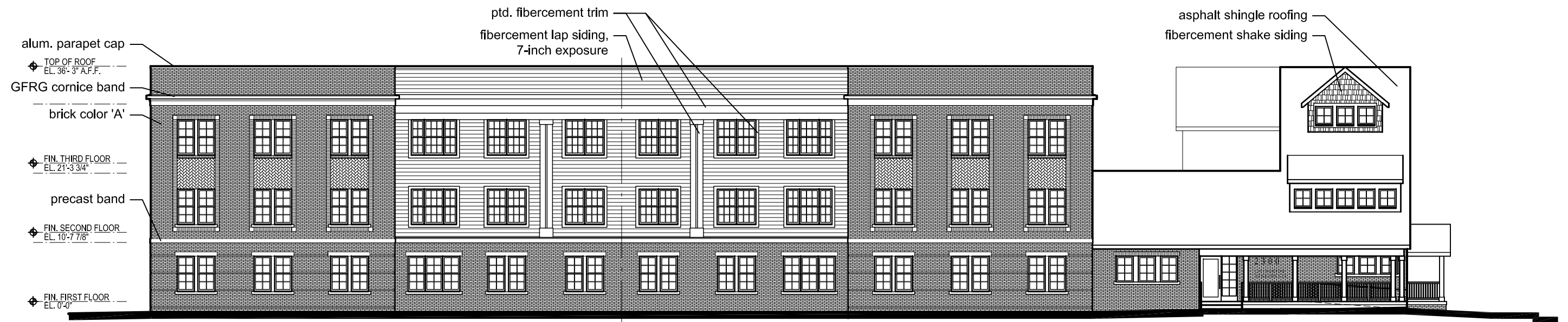


RDL

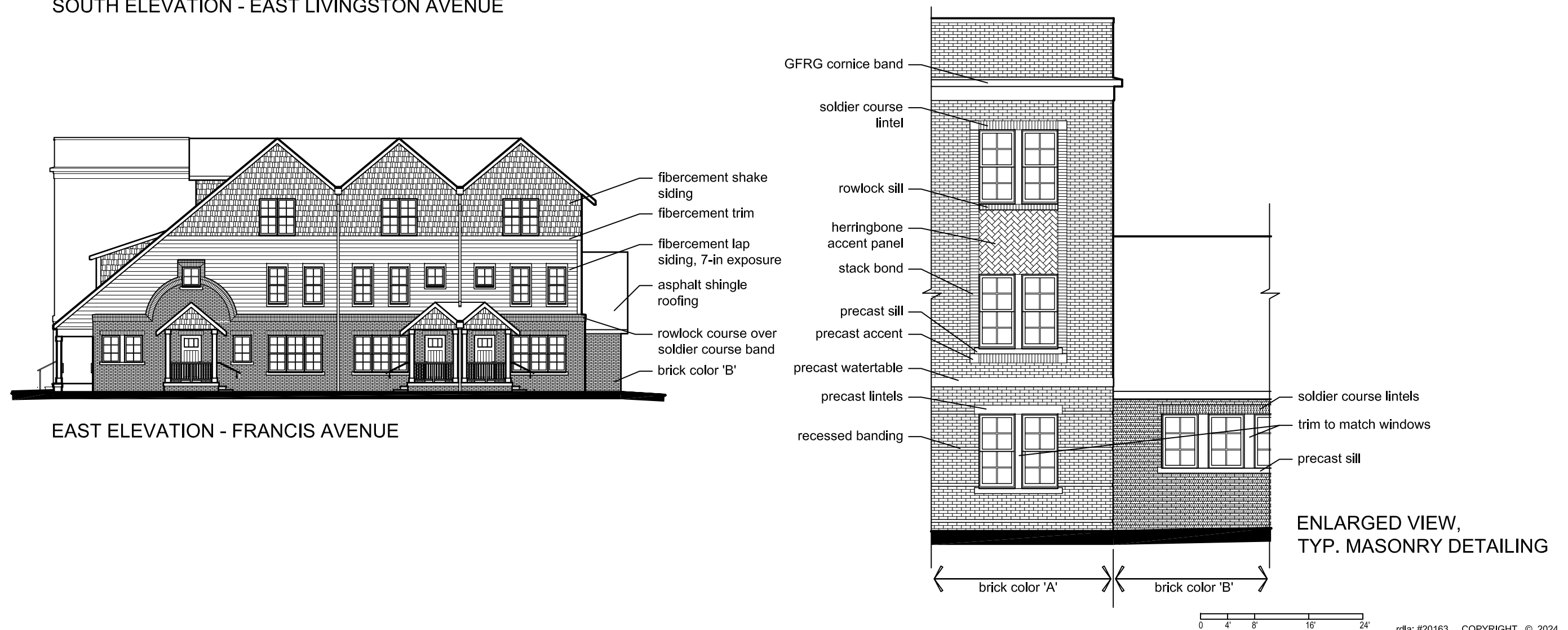








SOUTH ELEVATION - EAST LIVINGSTON AVENUE



EAST ELEVATION - FRANCIS AVENUE

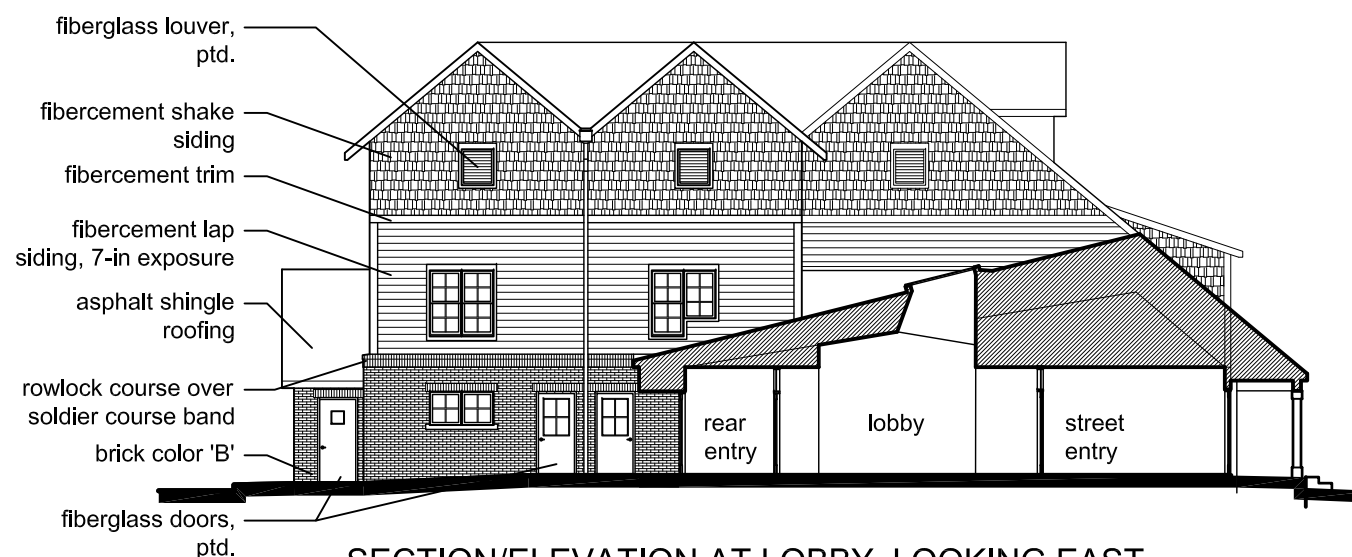




NORTH ELEVATION



WEST ELEVATION



SECTION/ELEVATION AT LOBBY, LOOKING EAST

0 4' 8' 16' 24'

rdla: #20163 COPYRIGHT © 2024





SOUTH ELEVATION - EAST LIVINGSTON AVENUE



EAST ELEVATION - FRANCIS AVENUE

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**BEXLEY APARTMENTS | 2300 E. LIVINGSTON AVE. | ELEVATION**

The drawings, specifications, ideas, design and arrangements represented thereby are and shall remain the property of the architect. No part of shall be copied, disclosed to others or used in conjunction with any work or project other than the specific project for which they have been prepared and developed without the written consent of the architect. Visual contact with these drawings or specifications shall constitute conclusive evidence of acceptance of these restrictions. Written dimensions on these drawings shall have precedence over scaled dimensions. Contractors shall verify and be responsible for all dimensions and conditions on the job site, and this office must be notified of any variations from the dimensions and conditions shown by these drawings.





NORTH ELEVATION



WEST ELEVATION



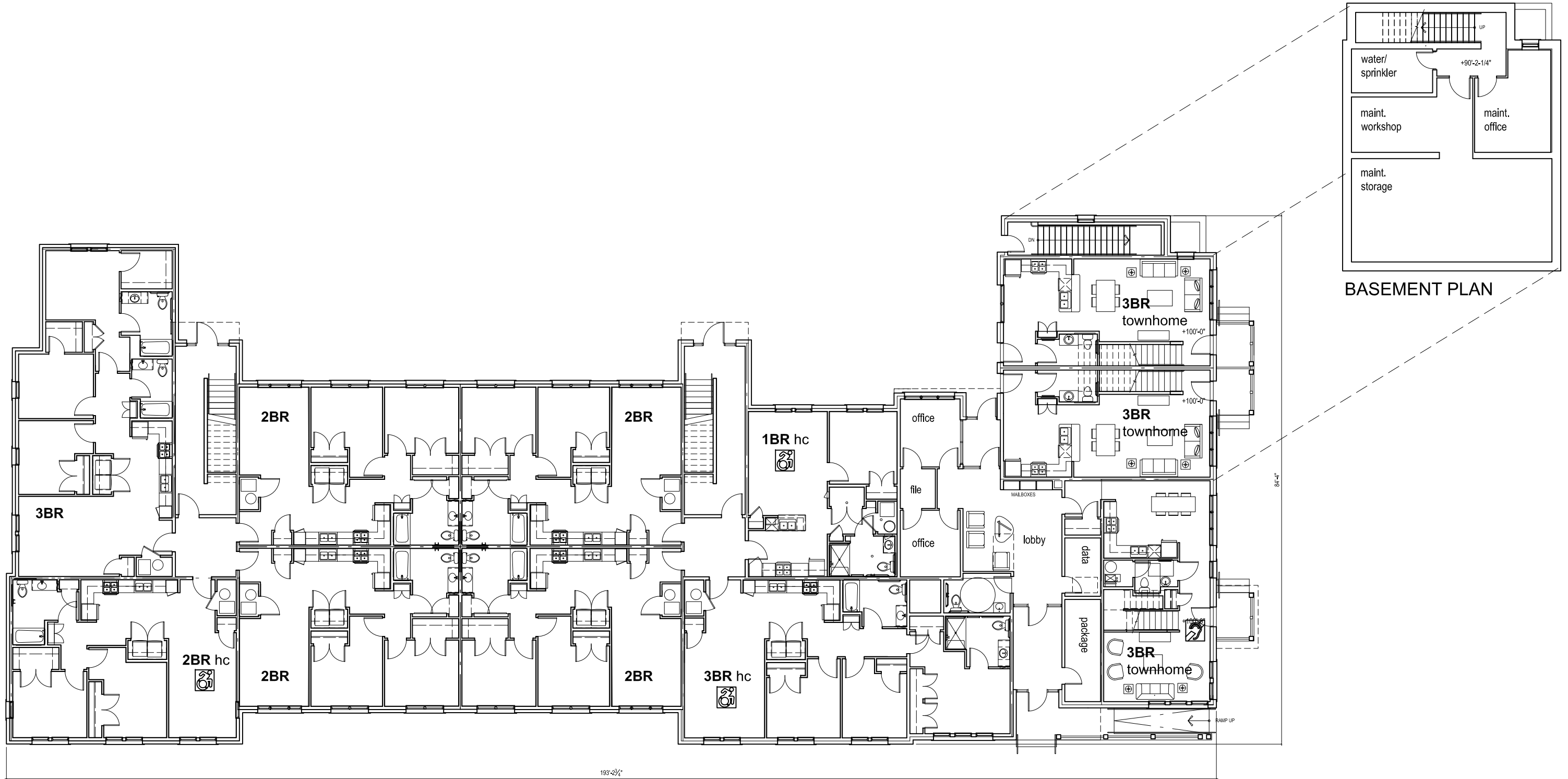
SECTION/ELEVATION AT LOBBY, LOOKING EAST

December 9, 2024 RDLA # 20163P COPYRIGHT © 2024

**BEXLEY APARTMENTS | 2300 E. LIVINGSTON AVE. | ELEVATION**

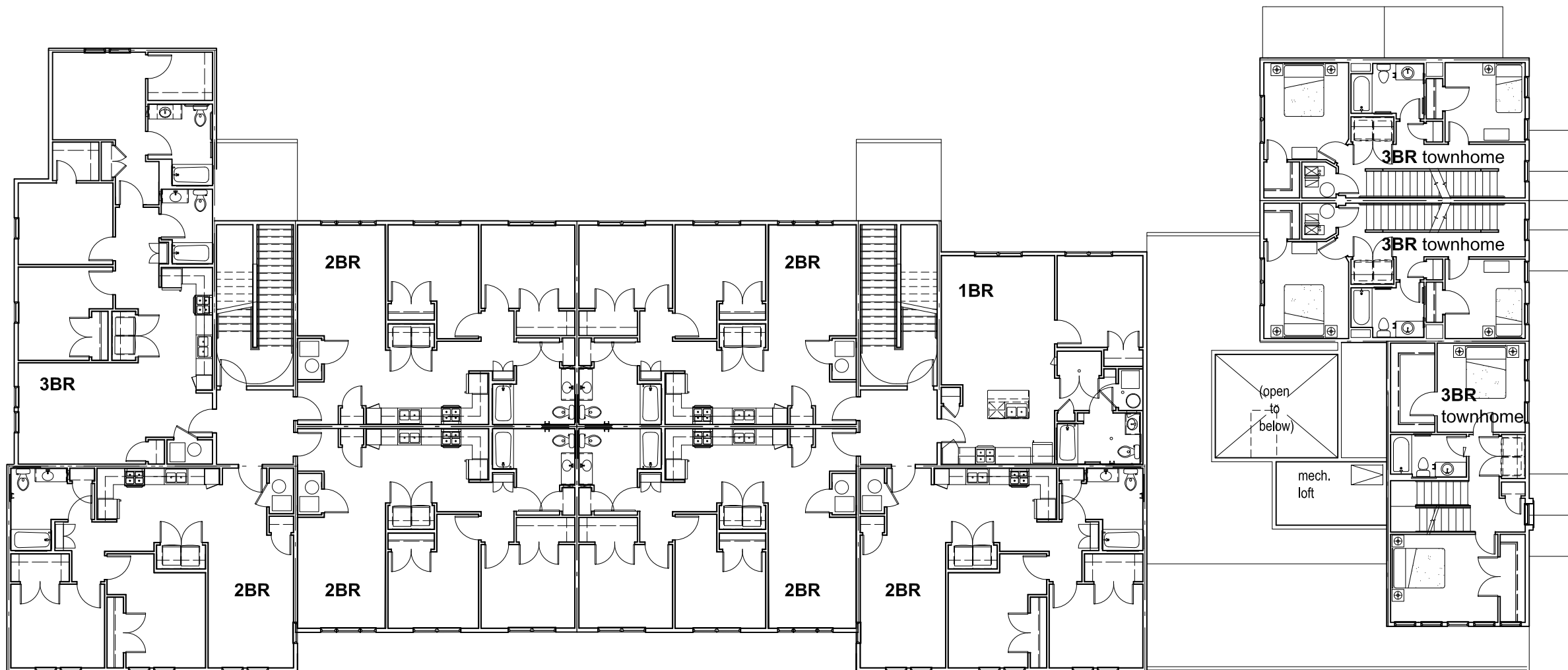
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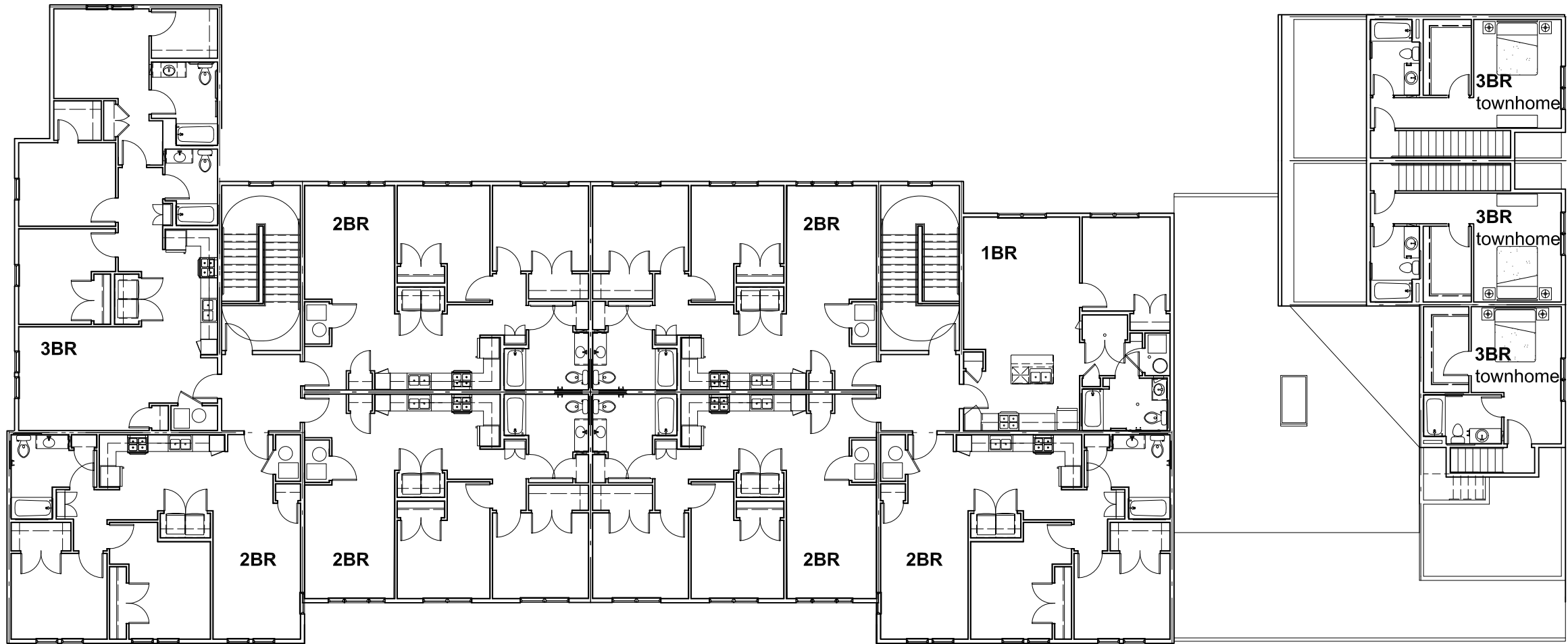
GROUND FLOOR PLAN  
12,311 GSF FOOTPRINT





SECOND FLOOR PLAN





THIRD FLOOR PLAN





Enlarged South Elevation  
'Apartment' portion



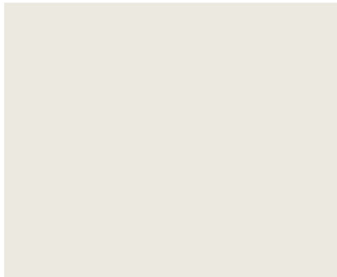
Enlarged East Elevation  
'Townhome' portion



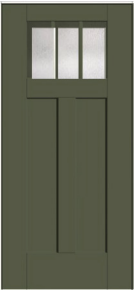
**ALUMINUM  
STOREFRONTS**  
KAWNEER PERMAFLUOR  
ARCHITECTURAL COATING  
COLOR: "ANTIQUE BRONZE"



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



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



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



APARTMENT    TOWNHOME

**TYPICAL FIBER  
CEMENT LAP SIDING**  
JAMES HARDIE FIBER CEMENT  
SMOOTH LAP SIDING  
COLOR: "ROYCROFT  
VELLUM" SW 2833 AND  
"BUTTER UP" SW 6681



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



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



**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"

12.12.2024 RDL 20163P

BEXLEY APARTMENTS, 2300 E. LIVINGSTON | BEXLEY, OH | MATERIALS

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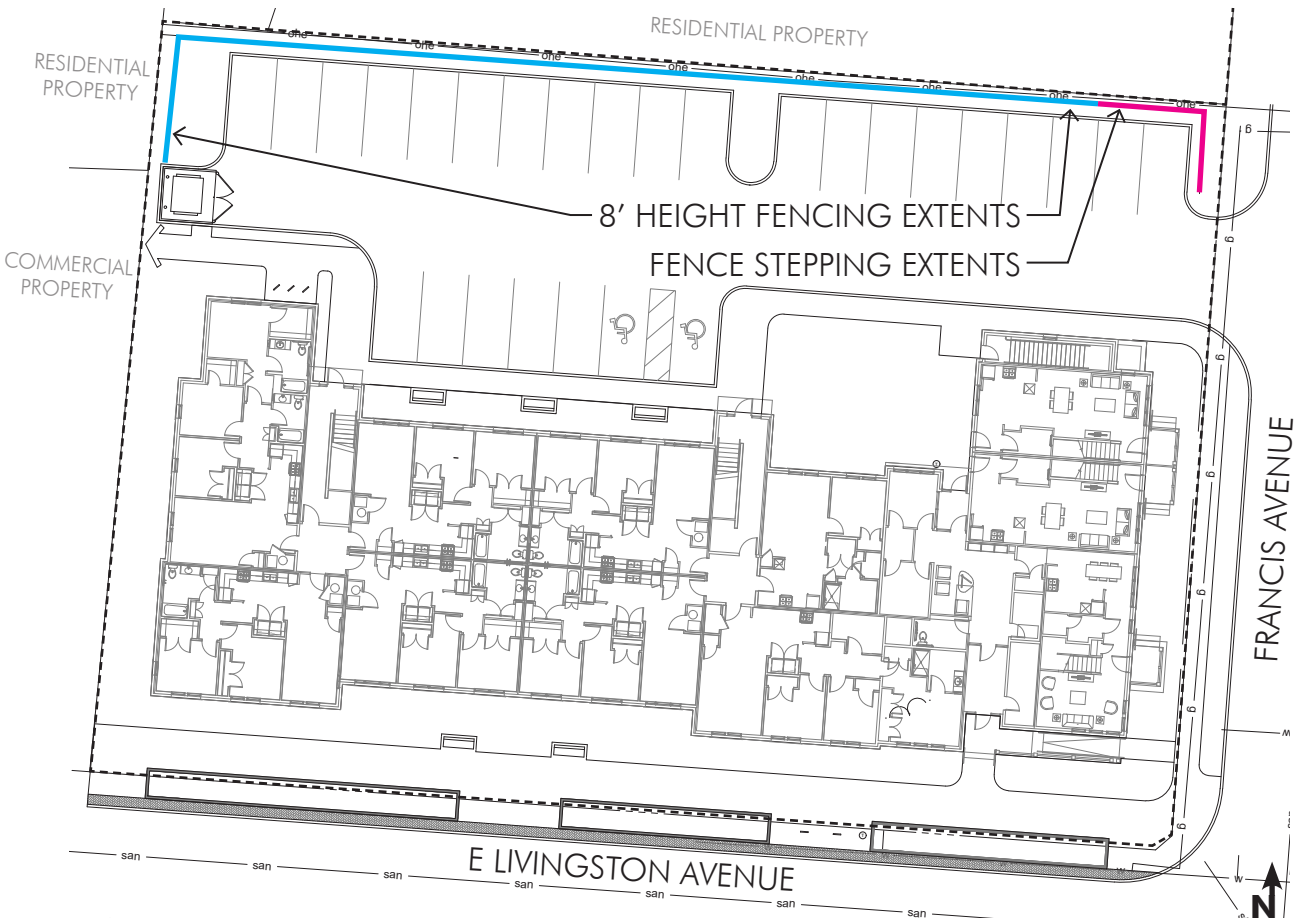
FENCE SCREENING



REFERENCE IMAGE  
8' HEIGHT FENCE  
100% OPAQUE  
MATERIAL SELECTIONS TBD



ELEVATION



SITE REFERENCE PLAN (not to scale)



PERSPECTIVE