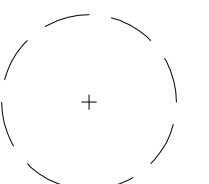
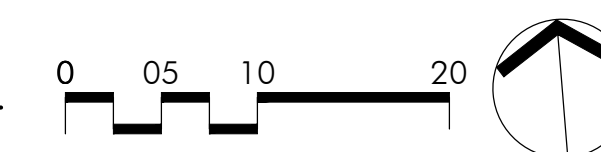


**LEGEND**

-  PROPERTY LINE
-  EXISTING TREE, TYP. REFER TO L2.0 FOR TREE REMOVAL AND PRESERVATION PLAN

**Existing Conditions**  
SCALE: 1" = 10'-0"



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Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
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Cincinnati, Ohio 45246  
p 614.360.3066

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**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 # 24073  
Date 02/13/2025  
By GM, AC  
Scale As Shown

**Revisions**

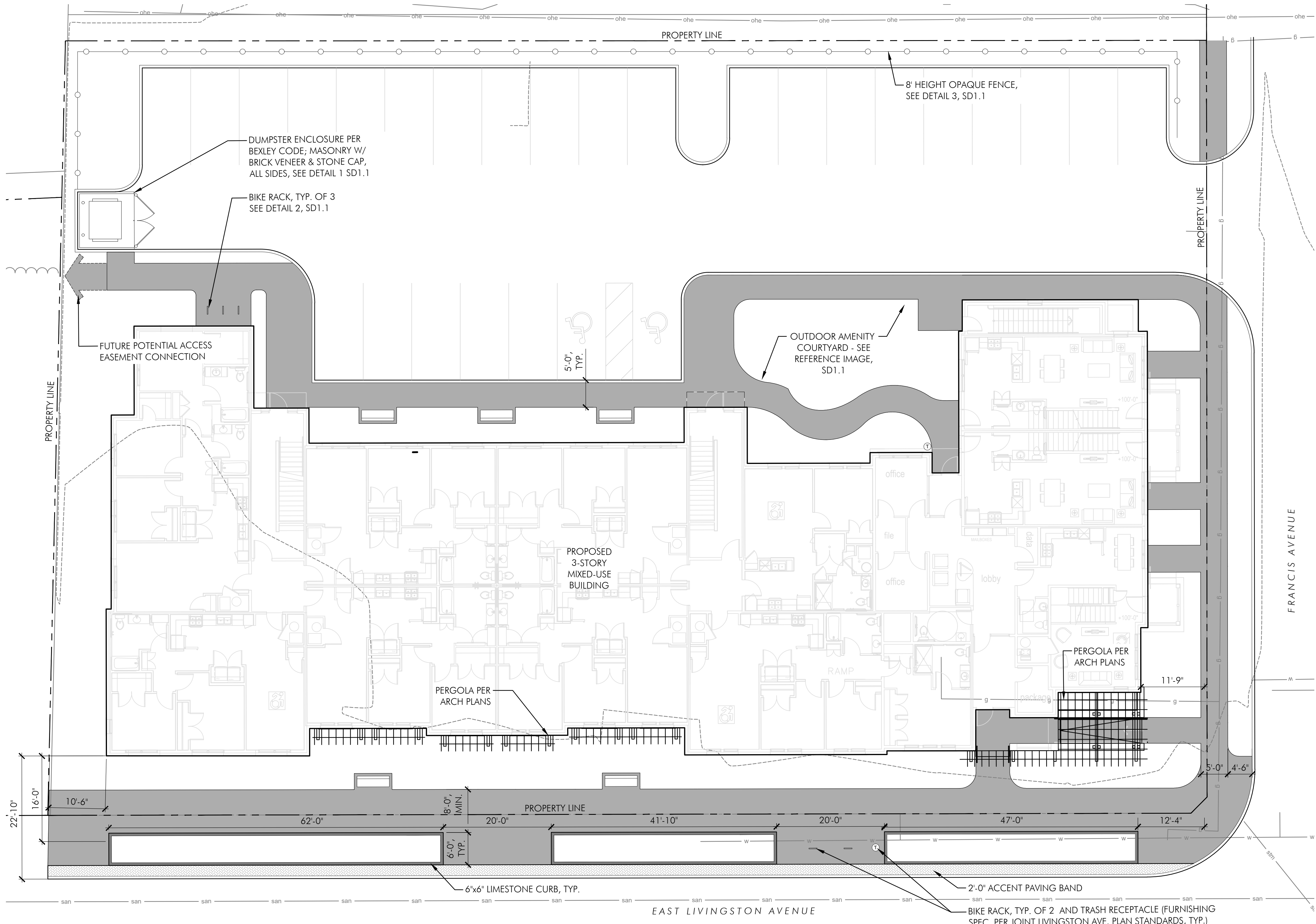
**Sheet Title**

**EXISTING CONDITIONS**

**Sheet #**

**L0.1**





**LEGEND**

- PROPERTY LINE
- 0'-0" LINEAR DIMENSION
- BROOM-FINISH CONCRETE PAVING
- BRICK PAVER BAND PER JOINT LIVINGSTON AVENUE PLAN REQUIREMENTS

**ZONING REQUIREMENTS**

1254.12 - LIVINGSTON AVENUE DISTRICT (LA)  
DESIGN STANDARDS

*Landscaping and Screening*

q. A fence shall be provided along a lot line that borders a residentially zoned or used property at a height of 8 feet.

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

*Pedestrian realm*

q. Sidewalks are required along all public streets. Sidewalks shall be clear of obstructions and align with adjacent sidewalks.

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.

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.



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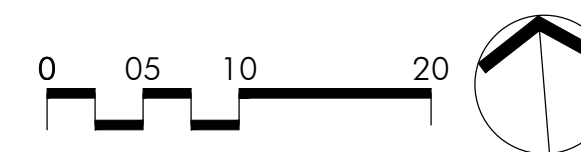
Project # 24073  
Date 02/13/2025  
By GM, AC  
Scale As Shown

**Revisions**

**Sheet Title**

**SITE LAYOUT PLAN**

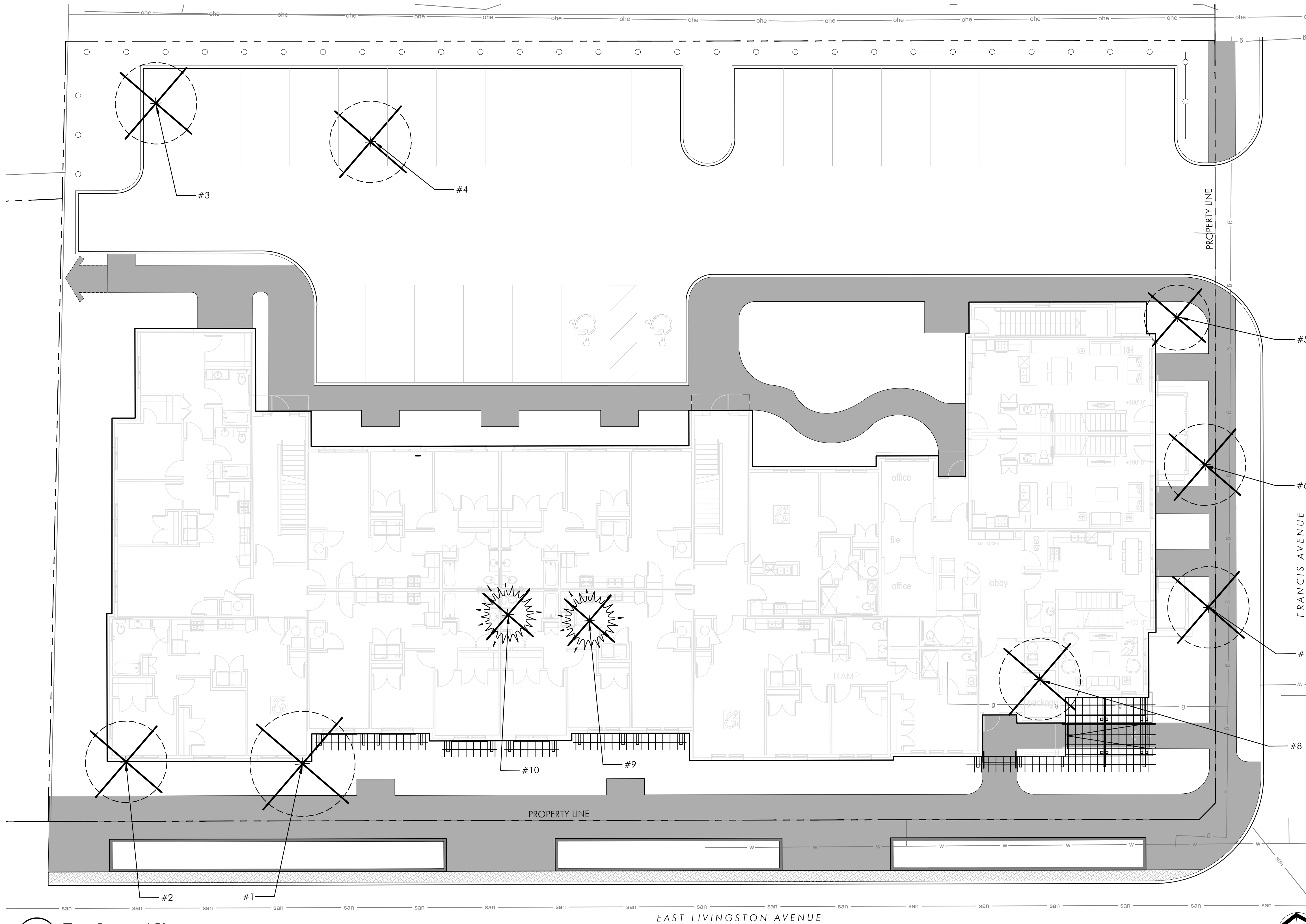
Site Layout Plan  
SCALE: 1" = 10'-0"



**Sheet #**

**L1.0**

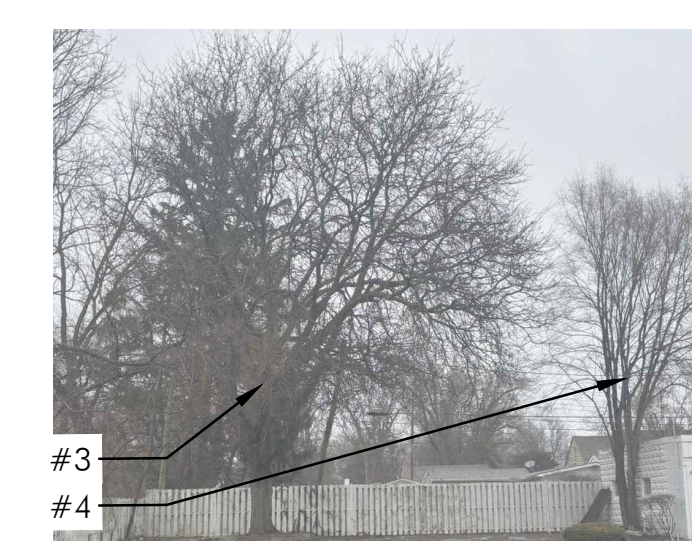




**EXISTING TREE IMAGES TO BE REMOVED**



#1: GLEDITSIA TRICANTHOS  
CALIPER INCHES: 27"  
CONDITION: FAIR  
#2: GLEDITSIA TRICANTHOS  
CALIPER INCHES: 27"  
CONDITION: GOOD



#3: GLEDITSIA TRICANTHOS  
CALIPER INCHES: 27"  
CONDITION: GOOD  
#4: ULMUS PUMILA  
CALIPER INCHES: 27" (MULTI-STEM)  
CONDITION: FAIR



#5: ACER SACCHARUM  
CALIPER INCHES: 26"  
CONDITION: FAIR  
#6: ACER SACCHARINUM  
CALIPER INCHES: 32"  
CONDITION: POOR  
#7: ACER SACCHARINUM  
CALIPER INCHES: 33"  
CONDITION: FAIR



#8: CRATAEGUS  
CALIPER INCHES: 10"  
CONDITION: POOR



#9: PICEA PUNGENS  
CALIPER INCHES: 15"  
CONDITION: FAIR  
#10: TSUGA  
CALIPER INCHES: 8" (MULTI-TRUNK)  
CONDITION: POOR

**Tree Removal Plan**  
SCALE: 1" = 10'-0"

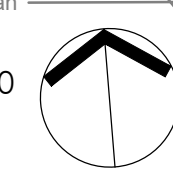
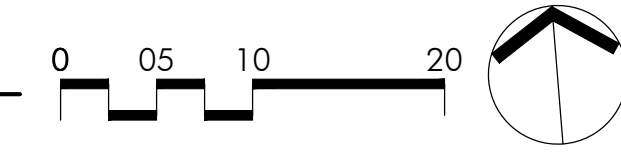
**LEGEND**

--- PROPERTY LINE

⊗ EXISTING TREE TO BE REMOVED

**TREES REMOVED CALCULATIONS**

232 TOTAL INCHES TO BE REMOVED (10 TREES)  
50 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED DUE TO THE POOR, DEAD, OR EXEMPT CONDITIONS.  
182 CALIPER INCHES OF TREES WHICH ARE TO BE REMOVED ARE IN FAIR TO GOOD CONDITION.  
TOTAL INCHES PROVIDED (SEE SHEET L2.1): 133 CALIPER INCHES  
39 LARGE DECIDUOUS TREES @ 3" CAL. = 117 CALIPER INCHES  
8 ORNAMENTAL TREES @ 2" CAL. PER STEM = 16 CALIPER INCHES



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736 Oak Street  
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**PRELIMINARY**  
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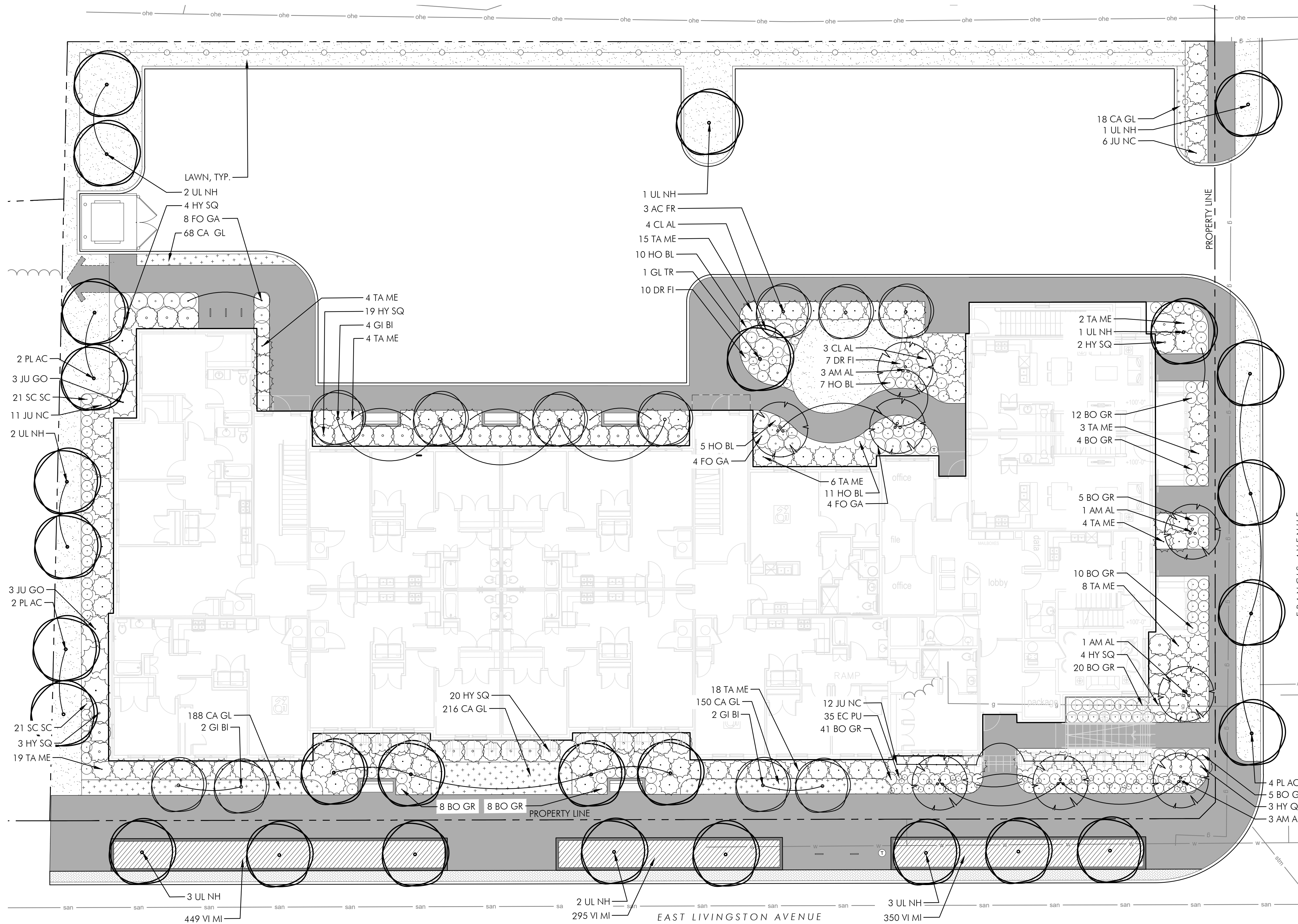
**Project Info**  
Project # 24073  
Date 02/13/2025  
By GM, AC  
Scale As Shown

**Revisions**

**Sheet Title**  
**TREE REMOVAL PLAN**

**Sheet #**  
**L2.0**





**LEGEND**

- PROPERTY LINE
- BROOM FINISH CONCRETE PAVING
- LAWN

**NOTES:**

1. REFER TO SHEET L2.2 FOR CONCEPTUAL PLANT PALETTE

**PRELIMINARY PLANT LIST**

SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
<b>DECIDUOUS TREES</b>				
AC FR	Acer rubrum 'Armstrong' Armstrong Maple	3" Cal.	B&B	AS SHOWN
GI BI	Ginkgo biloba Princeton Sentry Ginkgo	3" Cal.	B&B	AS SHOWN
GL TR	Gleditsia triacanthos 'Sky Cole' Skyline Honeylocust	3" Cal.	B&B	AS SHOWN
PL AC	Platanus x acerifolia 'Morton Circle' Exclamation! London Planetree	3" Cal.	B&B	AS SHOWN
UL NH	Ulmus 'New Horizon' New Horizon Elm	3" Cal.	B&B	AS SHOWN
<b>ORNAMENTAL TREES</b>				
AM AL	Amelanchier laevis Allegheny Serviceberry	12" ht.	B&B	(3)Multi-stem 2" cal./stem
MA VI	Magnolia virginiana Sweetbay Magnolia	12" ht.	B&B	(3)Multi-stem 2" cal./stem
<b>SHRUBS</b>				
CL AL	Clethra alnifolia Vanilla Spice Summersweet	24" ht.	#3 cont.	AS SHOWN
FO GA	Fothergilla gardenii Dwarf Fothergilla	24" ht.	#3 cont.	AS SHOWN
HY QU	Hydrangea quercifolia Munchkin Oakleaf Hydrangea	24" ht.	#3 cont.	AS SHOWN
HY SQ	Hydrangea quercifolia Snowqueen Oakleaf Hydrangea	24" ht.	#5 cont.	AS SHOWN
JU NC	Juniperus chi 'Nick's Compact' Nick's Compact Juniper	24" ht.	#3 cont.	AS SHOWN
JU GO	Juniperus virginiana 'Grey Owl' Grey Owl Juniper	24" ht.	#5 cont.	AS SHOWN
TA ME	Taxus x media 'Everlow' Everlow Yew	24" ht.	#3 cont.	AS SHOWN
TA HI	Taxus x media 'Hicksii' Hicksii Yew	24" ht.	#5 cont.	AS SHOWN
<b>PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS</b>				
BO GR	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	Clump	#1 cont.	AS SHOWN
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerster Reed Grass	Clump	#1 cont.	AS SHOWN
CA GL	Carex glauca Blue Sedge	Clump	#1 cont.	10" o.c.
DR FI	Dryopteris filix-mas Male Fern	Clump	#1 cont.	AS SHOWN
EC PU	Echinacea purpurea Purple coneflower	Clump	#1 cont.	AS SHOWN
HO BL	Hosta 'Blue Angel' Blue Angel Hosta	Clump	#1 cont.	AS SHOWN
PA QU	Parthenocissus quinquefolia Virginia Creeper	Clump	#1 cont.	AS SHOWN
SC SC	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little bluestem	Clump	#1 cont.	AS SHOWN
VI MI	Vinca Minor Periwinkle	Clump	#1 cont.	10" o.c.

**PRELIMINARY NOT FOR CONSTRUCTION**

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

**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.



**Deciduous Shade Trees**



*Acer rubrum* 'Armstrong'  
Armstrong Maple



*Ginkgo biloba*  
Princeton Sentry Ginkgo



*Gleditsia triacanthos* var. *inermis* 'Sky Cole'  
Skyline Honeylocust



*Platanus x acerfolia* 'Morton Circle'  
Exclamation! London Planetree



*Ulmus* 'New Horizon'  
New Horizon Elm

**Ornamental Trees**



*Amalanchier laevis*  
Allgheny Serviceberry

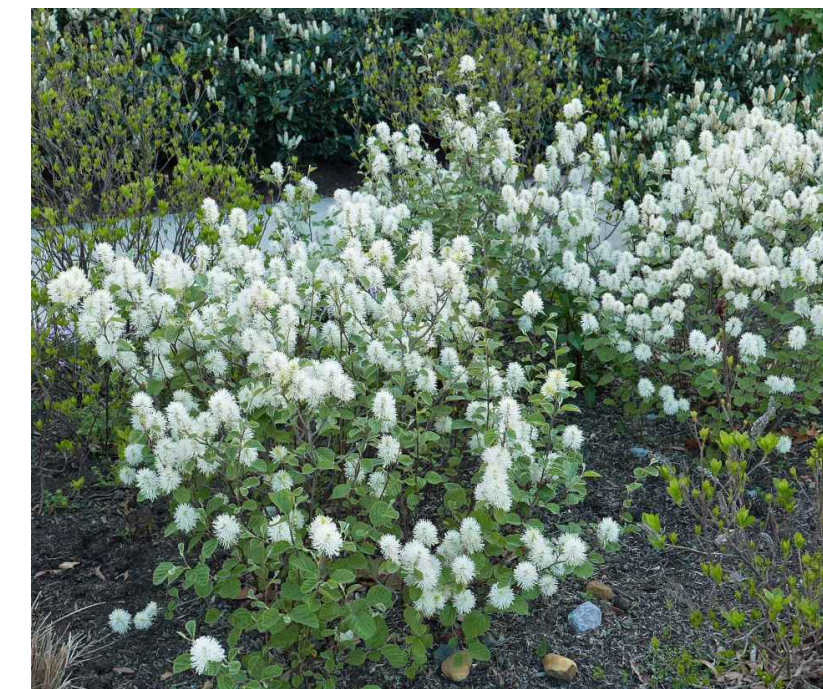


*Magnolia virginiana*  
Sweetbay Magnolia

**Deciduous Shrubs**



*Clethra alnifolia*  
Vanilla Spice Summersweet



*Fothergilla gardenii*  
Dwarf Fothergilla



*Hydrangea quercifolia*  
Munchkin Oakleaf Hydrangea



*Hydrangea quercifolia*  
Snow Queen Oakleaf Hydrangea

**Evergreen Shrubs**



*Juniperus chi* 'Nick's Compact',  
Nick's Compact Juniper



*Juniperus virginiana* 'Grey Owl'  
Grey Owl Juniper



*Taxus x media* 'Everlow'  
Everlow Yew

**Perennials, Grasses, and Groundcover**



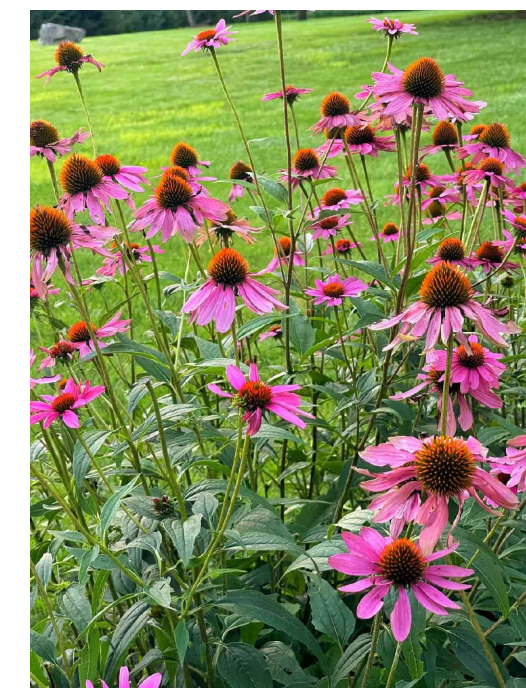
*Bouteloua gracilis* 'Blonde Ambition'  
Blonde Ambition Blue Grama Grass



*Carex glauca*  
Blue Sedge



*Dryopteris filix-mas*  
Male fern



*Echinacea purpurea*  
Purple coneflower



*Hosta* 'Blue Angel'  
Blue Angel Hosta



*Parthenocissus quinquefolia*  
Virginia Creeper



*Schizachyrium scoparium* 'Standing Ovation'  
Standing Ovation Little bluestem



*Vinca minor*  
Periwinkle



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**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**

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Scale As Shown

**Revisions**

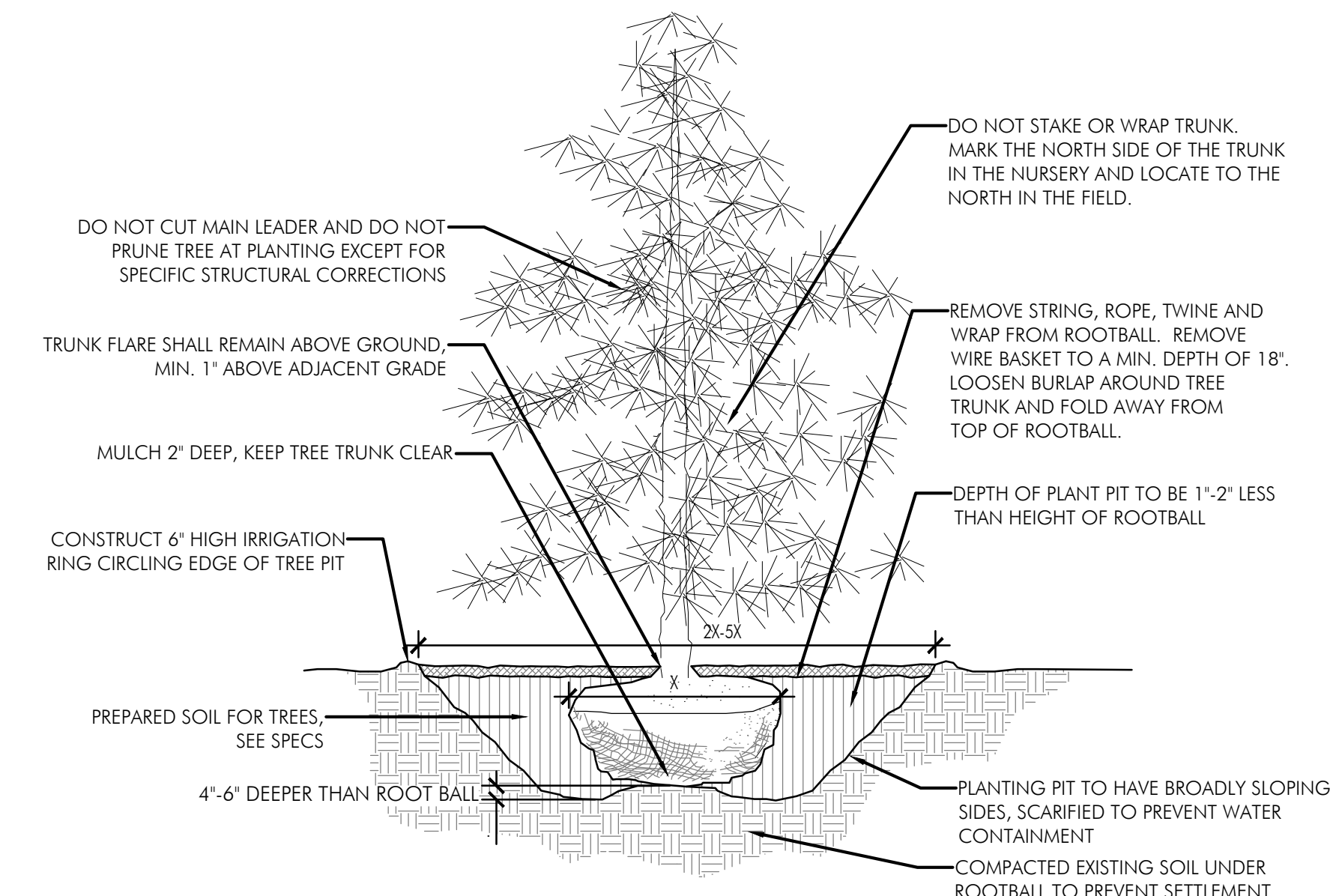
**Sheet Title**

**PLANT  
PALETTE  
IMAGERY**

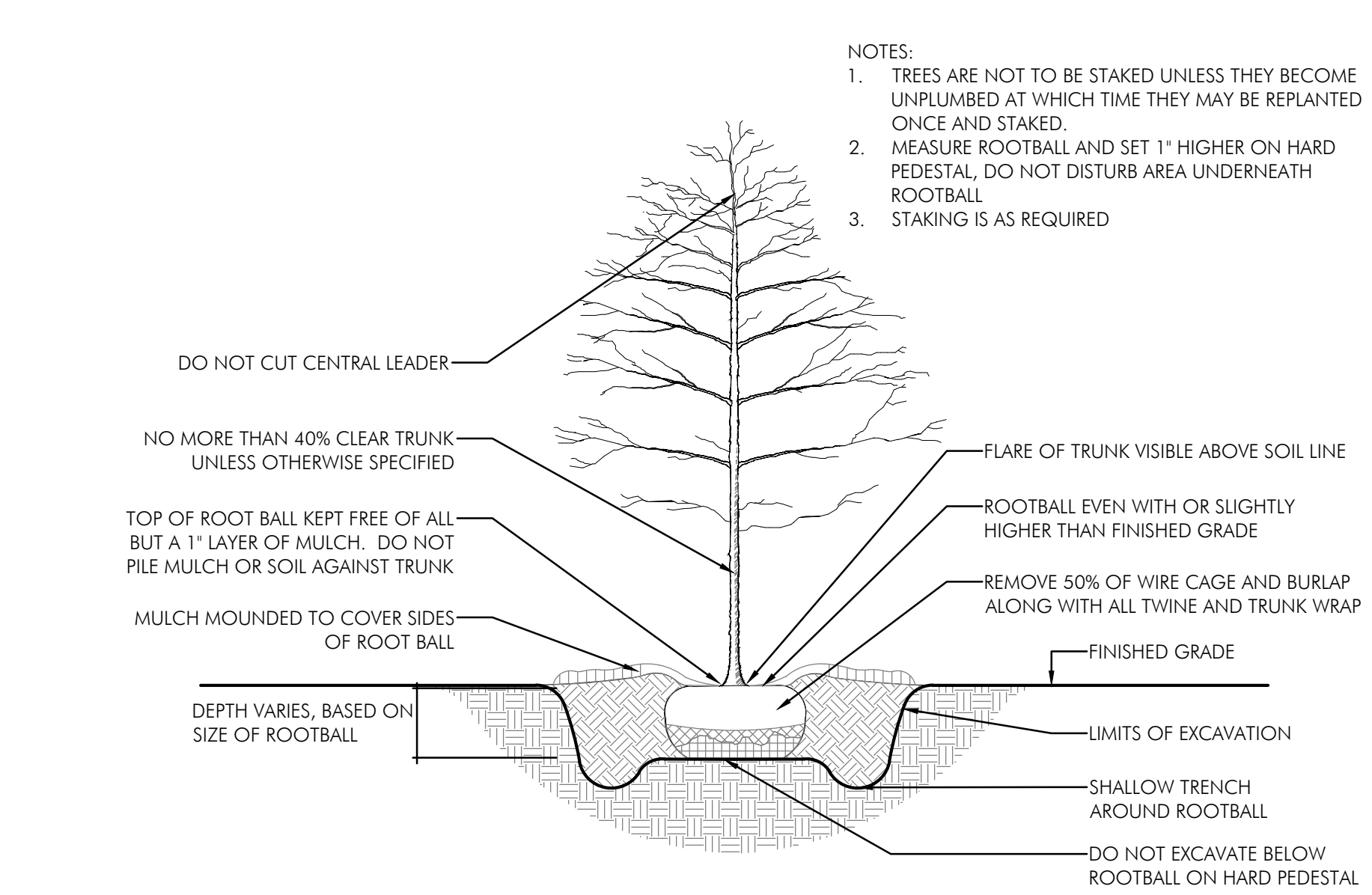
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**L2.2**

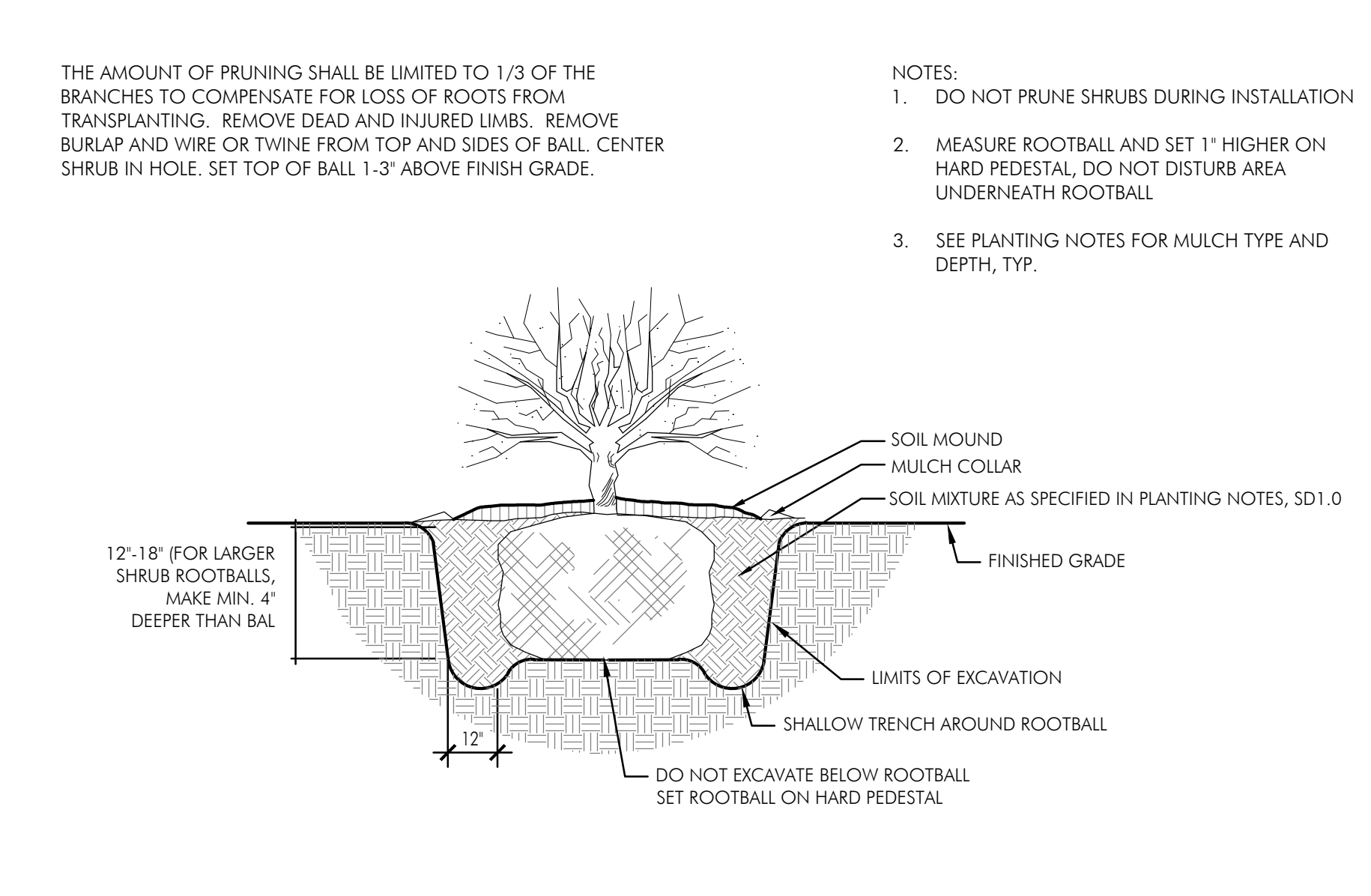




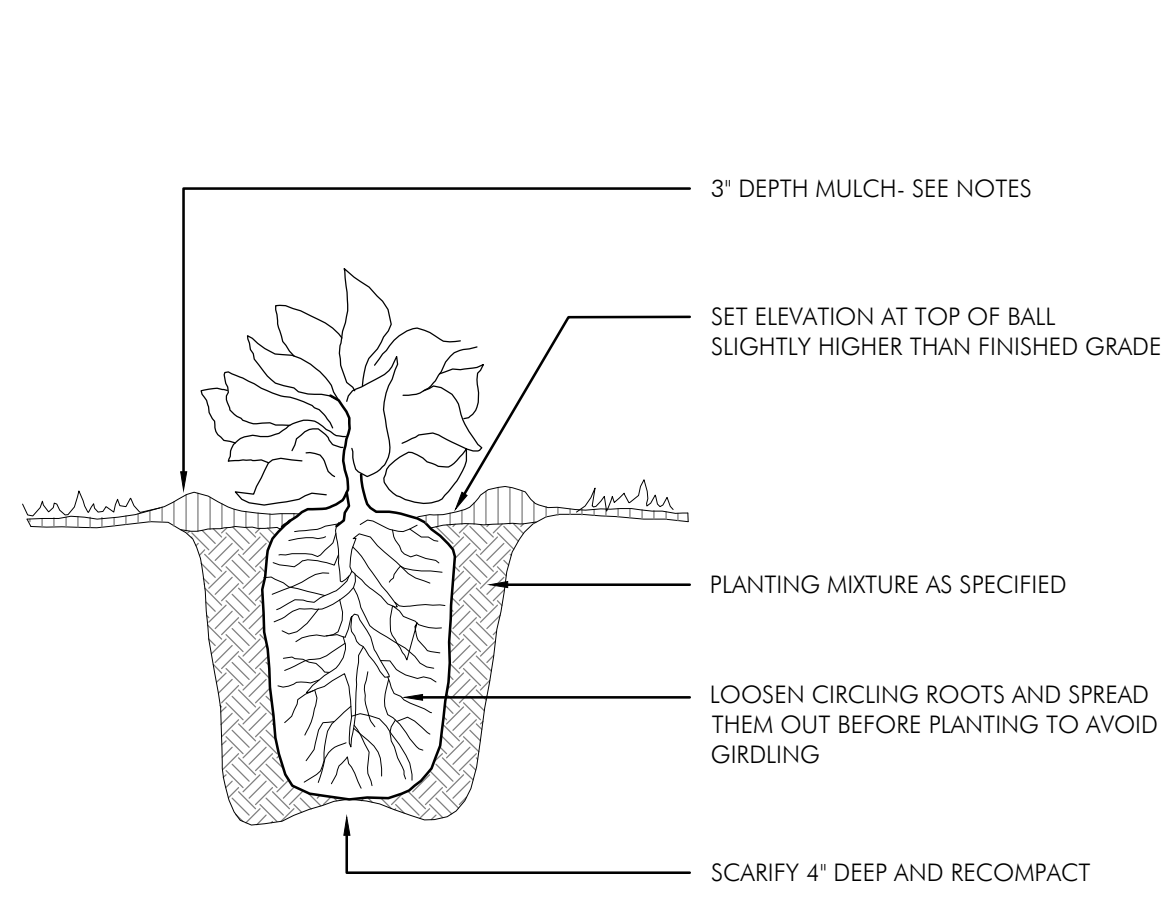
**1 Evergreen Tree Planting**  
1"=1'-0"



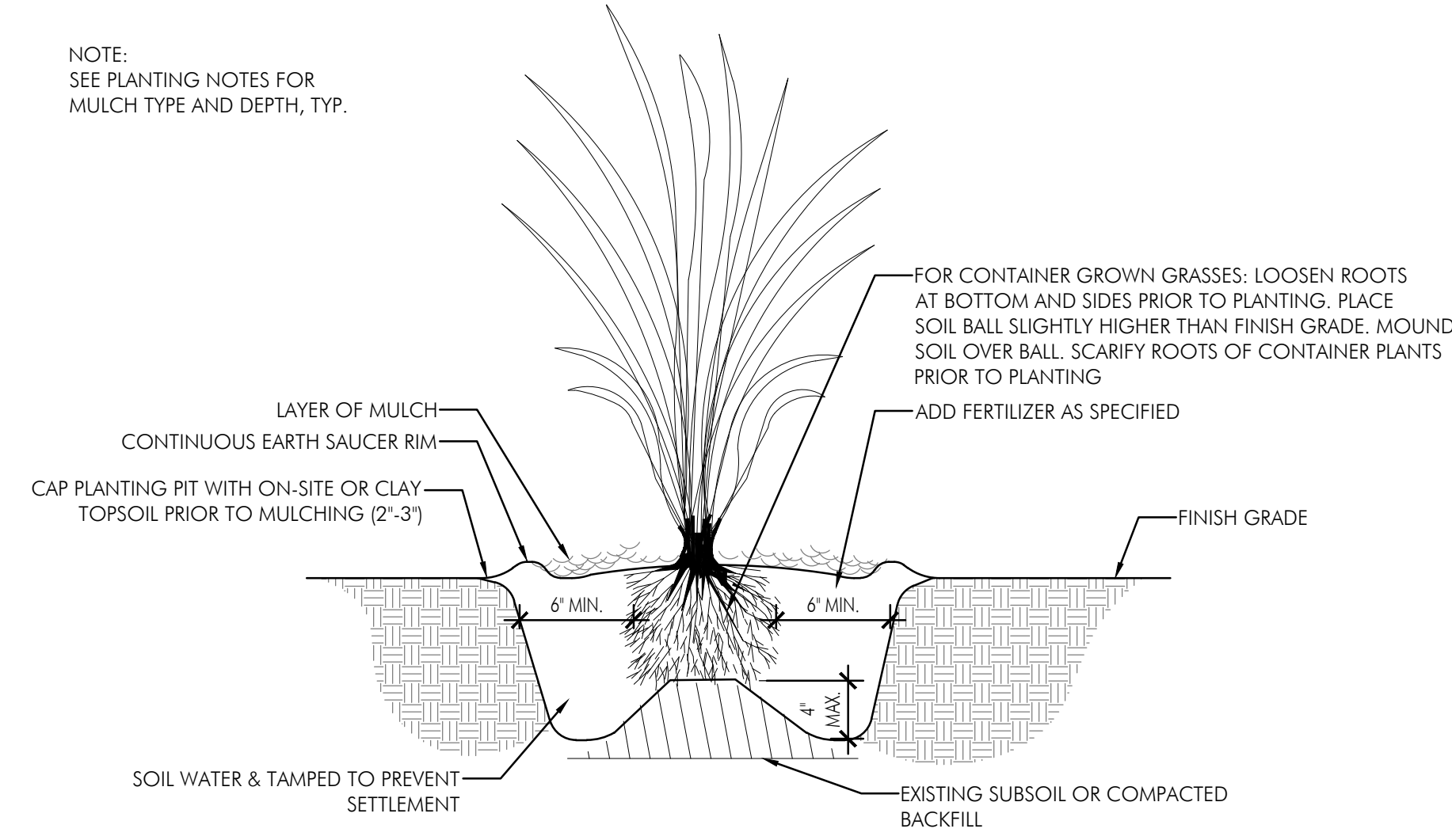
**2 Tree Planting**  
N.T.S.



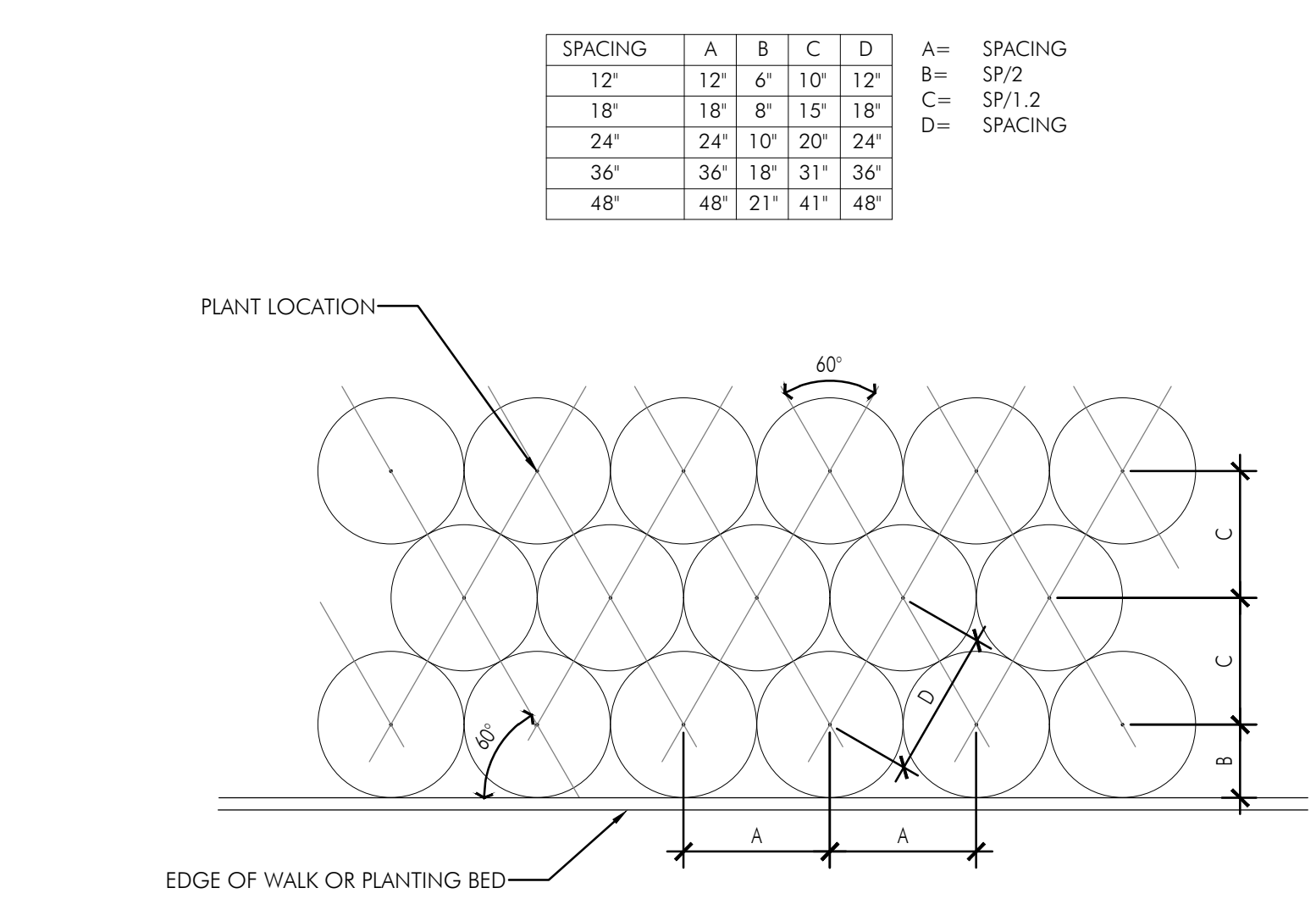
**3 Shrub Planting**  
N.T.S.



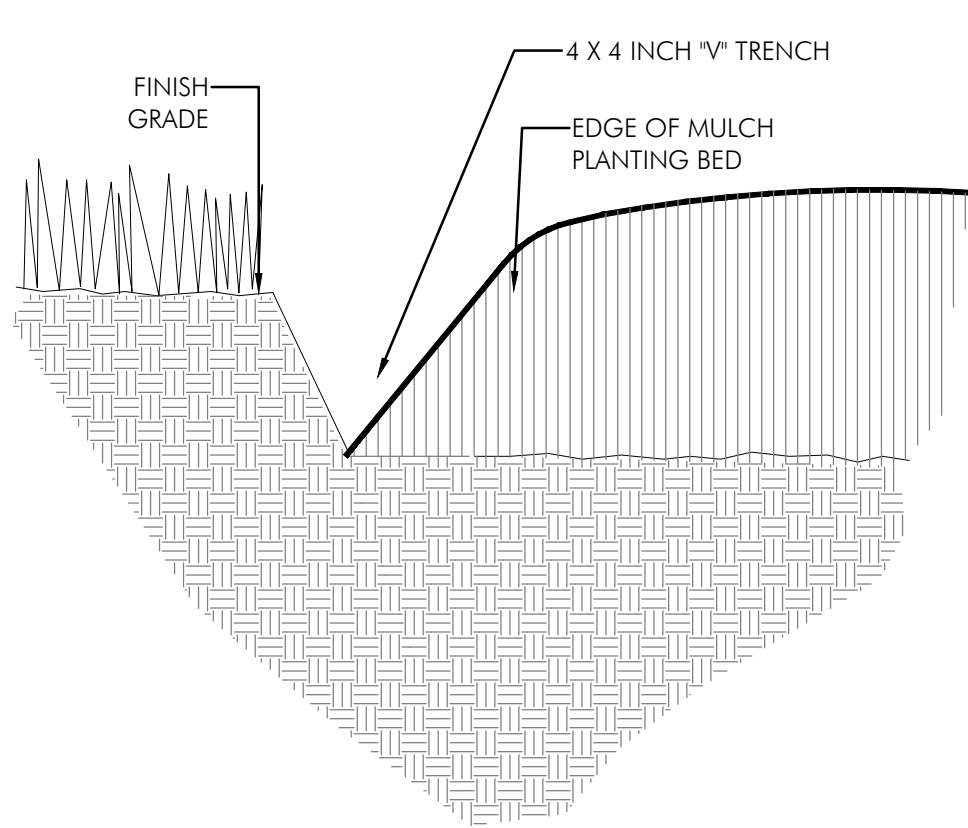
**4 Perennial Planting**  
N.T.S.



**5 Grass Planting**  
1 1/2"=1'-0"



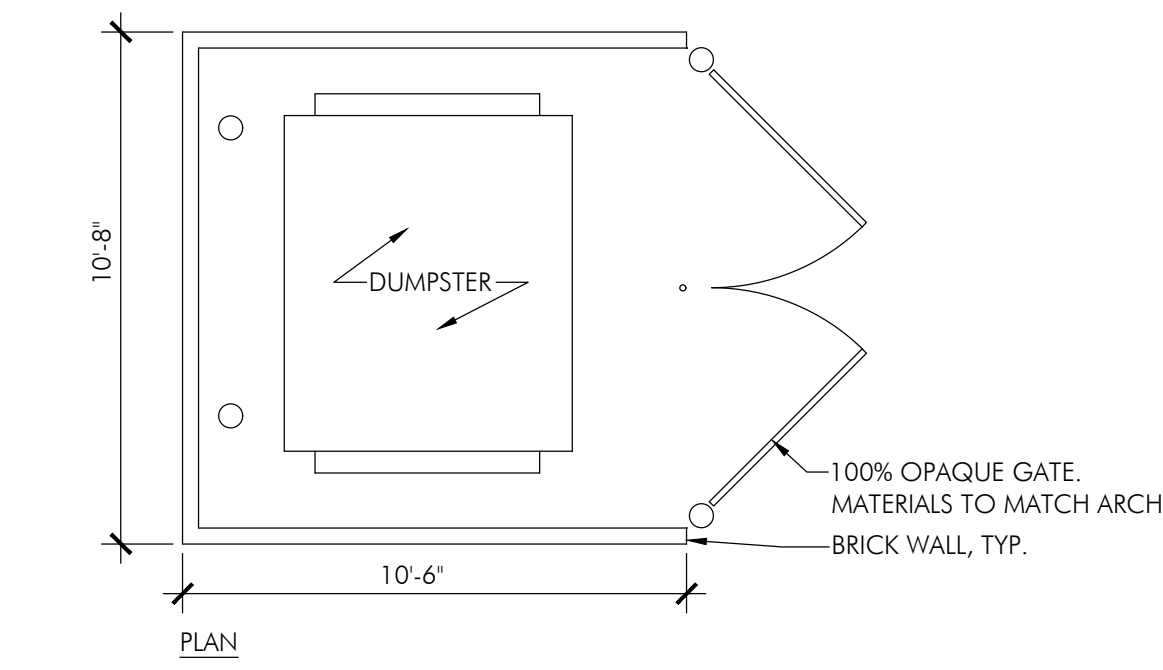
**6 Perennial Spacing**  
N.T.S.



**7 Mulch Edge Treatment at Lawn**  
N.T.S.

**PRELIMINARY**  
NOT FOR CONSTRUCTION





- NOTES:
1. DETAIL SHOWN FOR DESIGN INTENT ONLY.
  2. BRICK VENEER: TO MATCH ARCHITECTURE
  3. CAP: TO MATCH ARCHITECTURE
  4. GATE: MATERIAL TBD; FINAL SELECTION AND COLOR TO MATCH ARCHITECTURE FIBERCEMENT PANELS.

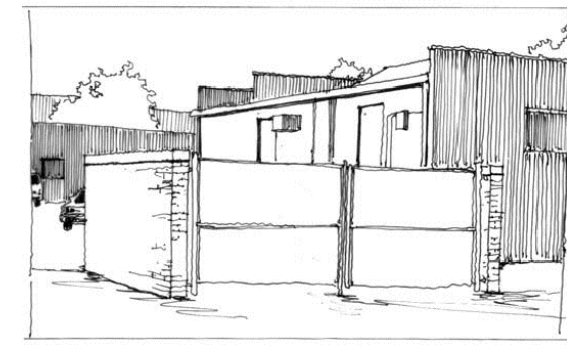
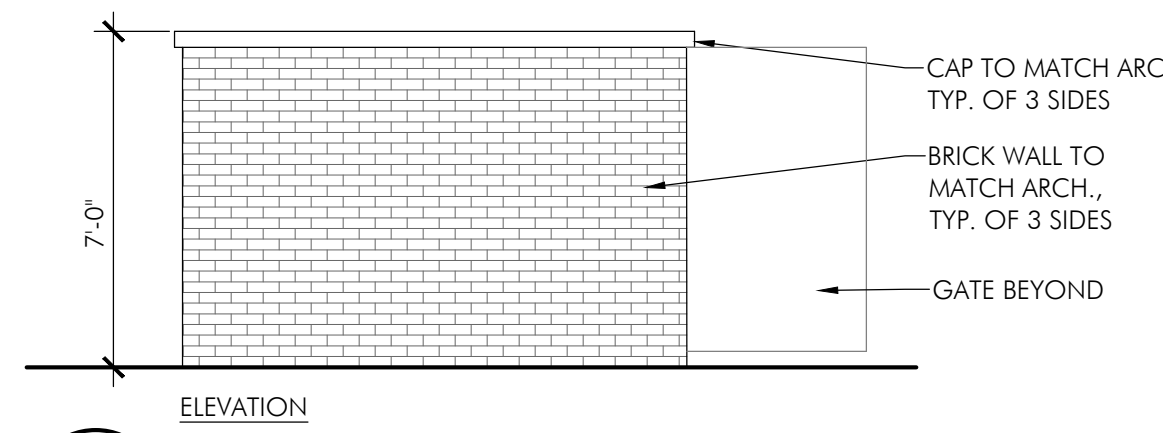
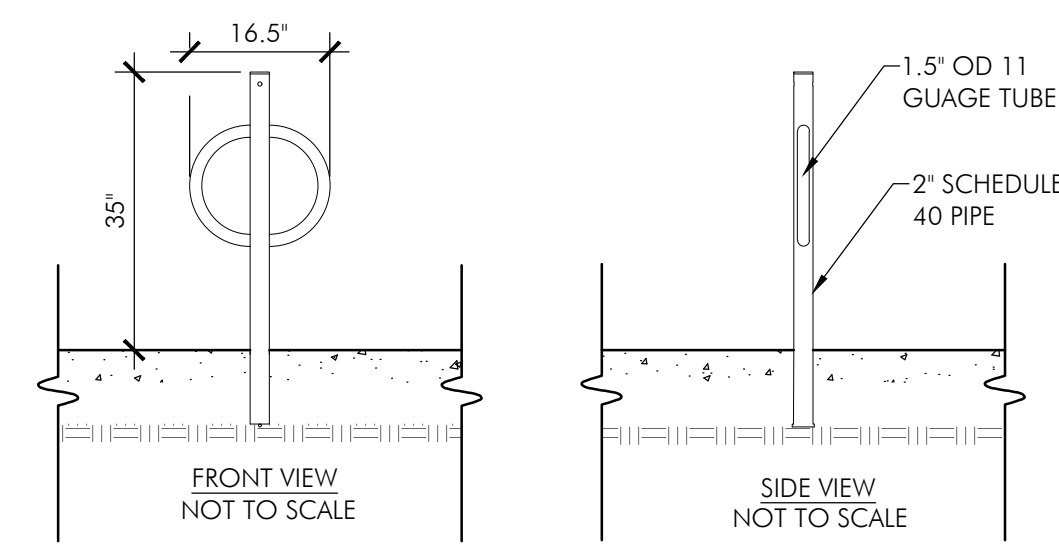


IMAGE FROM MAIN STREET DESIGN GUIDELINES SHOWN FOR DESIGN INTENT ONLY

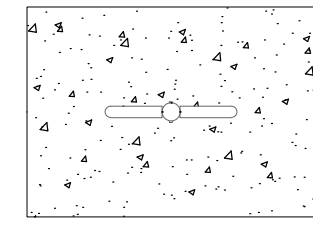


REFERENCE IMAGE SHOWN FOR DESIGN INTENT ONLY

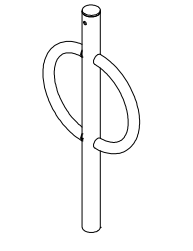
**1** Dumpster Enclosure  
1/4" = 1'-0"



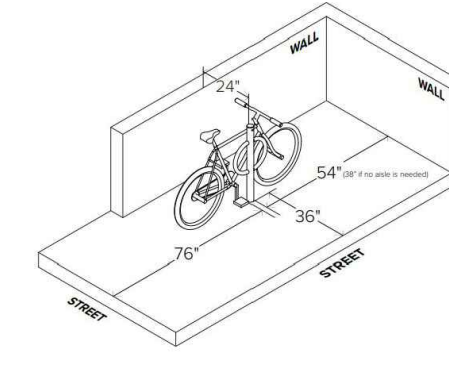
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MINNEAPOLIS, MN 55429  
1-888-337-6729  
PHONE: (612) 359-0689  
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TOP VIEW  
NOT TO SCALE



ISOMETRIC VIEW  
NOT TO SCALE



SETBACKS FOR INSTALLATION

NOTES:

1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
2. DO NOT SCALE DRAWINGS.
3. BIKE RACKS TO BE EMBEDDED IN CONCRETE FOOTINGS, DO NOT SURFACE MOUNT
4. COLOR: POWDER COATED BLACK OR AS SELECTED BY ARCHITECT FROM MANUFACTURER STANDARD COLORS.

**2** Dero Bike Hitch  
1/2" = 1'-0"



ELEVATION

**3** 8' Height Opaque Fence  
NOT TO SCALE



NOTE:  
IMAGE SHOWN FOR DESIGN INTENT ONLY

**4** Outdoor Amenity Courtyard  
NOT TO SCALE

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**Revisions**

**Sheet Title**

**DETAILS**

**Sheet #**

**SD1.1**





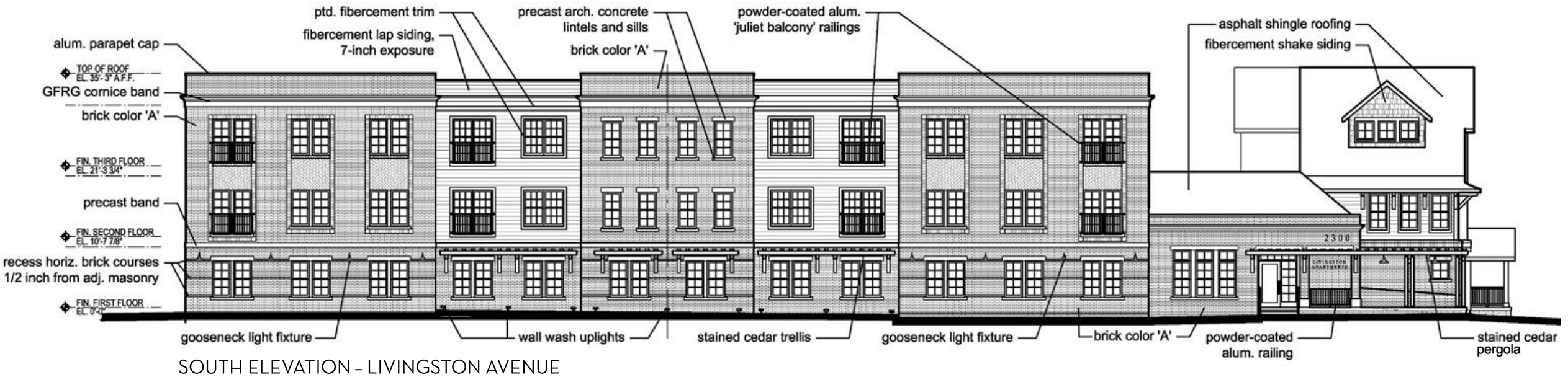
SOUTH ELEVATION - LIVINGSTON AVENUE



EAST ELEVATION - FRANCIS AVENUE

# 2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS





# 2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS





NORTH ELEVATION



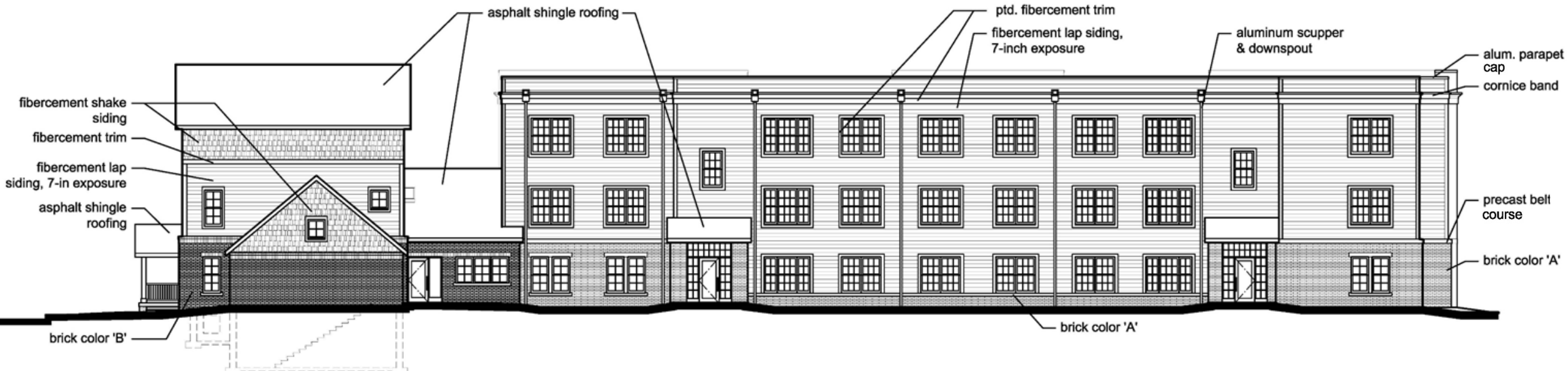
WEST ELEVATION



SECTION/ELEVATION AT LOBBY, LOOKING EAST

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





NORTH ELEVATION



WEST ELEVATION

recess horiz. brick courses  
1/2 inch from adj. masonry



SECTION/ELEVATION AT LOBBY, LOOKING EAST

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





**2300 E. LIVINGSTON | STREET VIEWS**