

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

0

05

10

20

LEGEND

PROPERTY LINE

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

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

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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

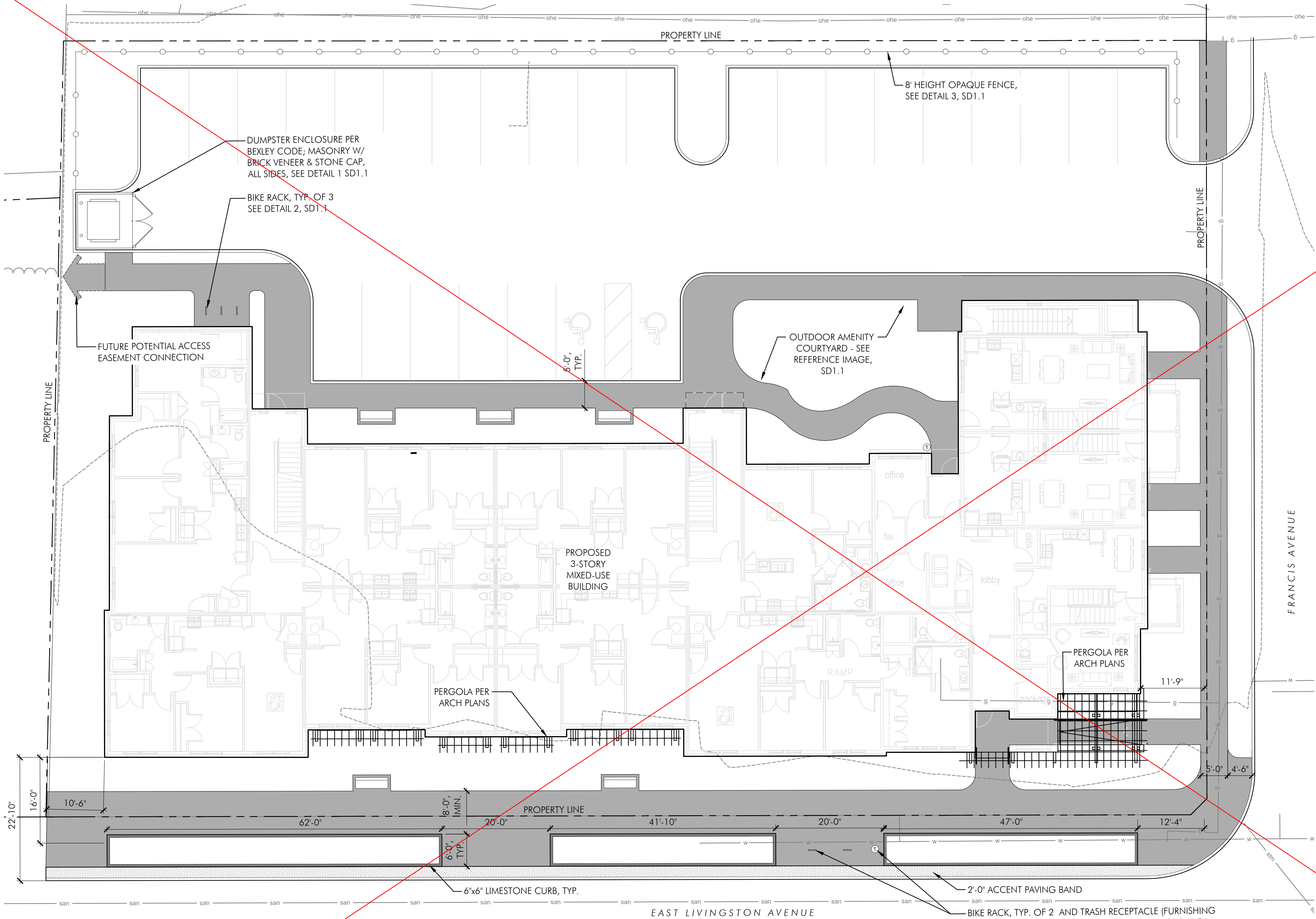
Sheet Title

**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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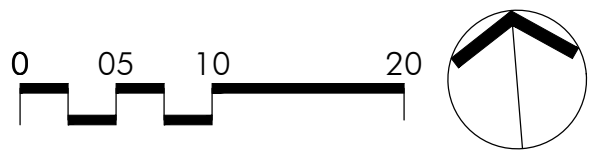
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**SITE LAYOUT PLAN**

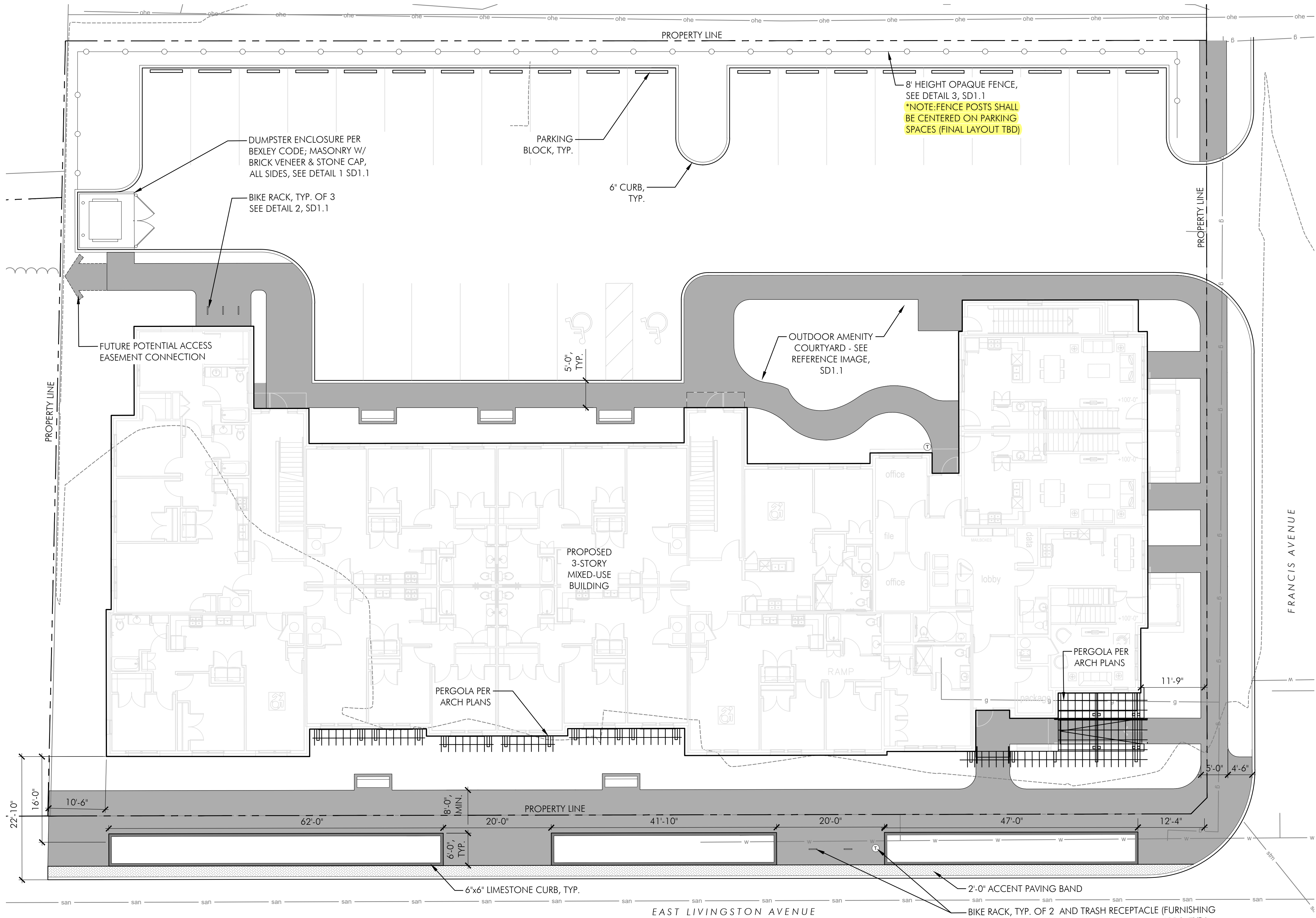
Sheet #

**L1.0**

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







### 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

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#### Revisions

#### Sheet Title

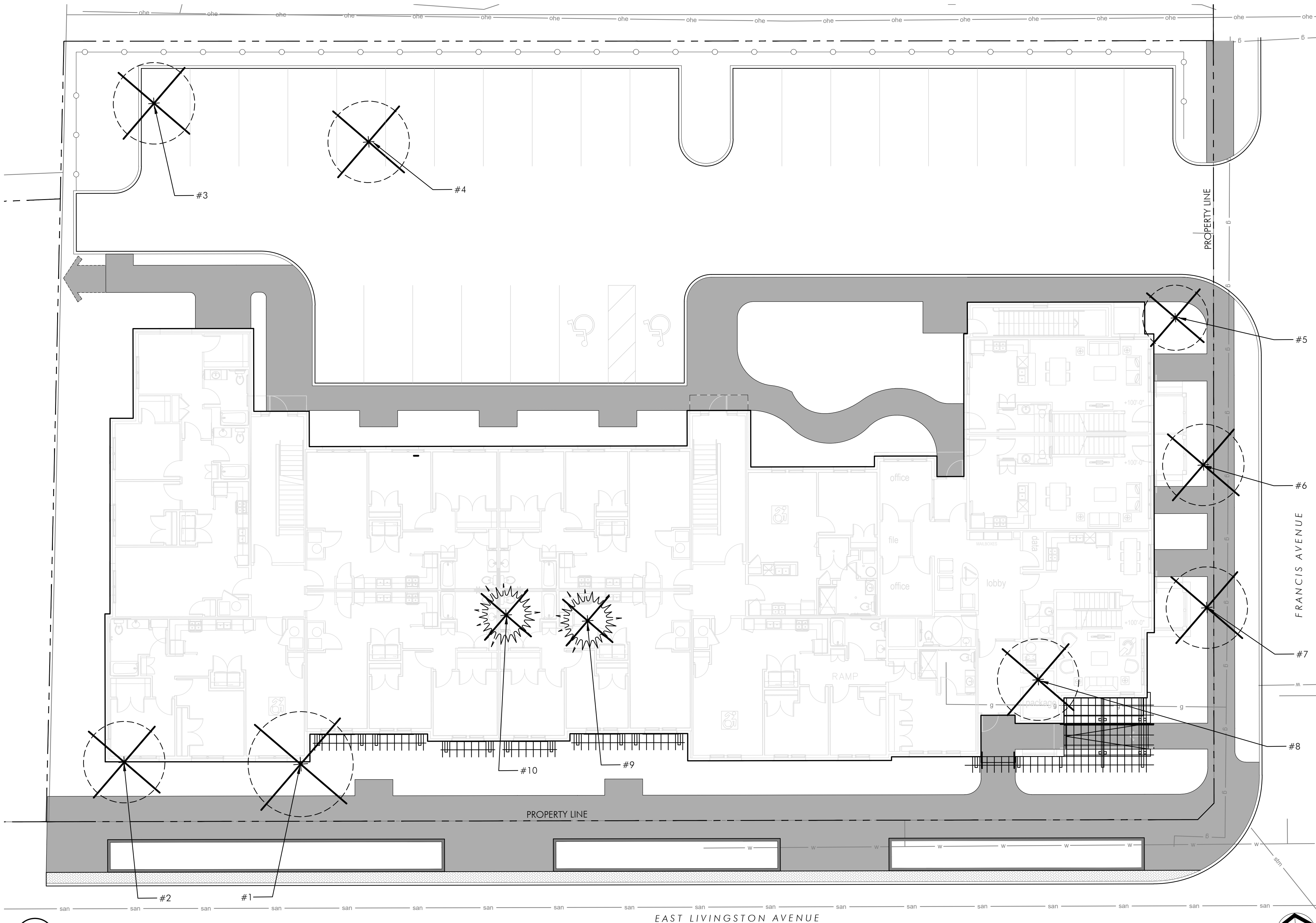
### SITE LAYOUT PLAN

#### Sheet #

L1.0

Revision submitted 3.16.24





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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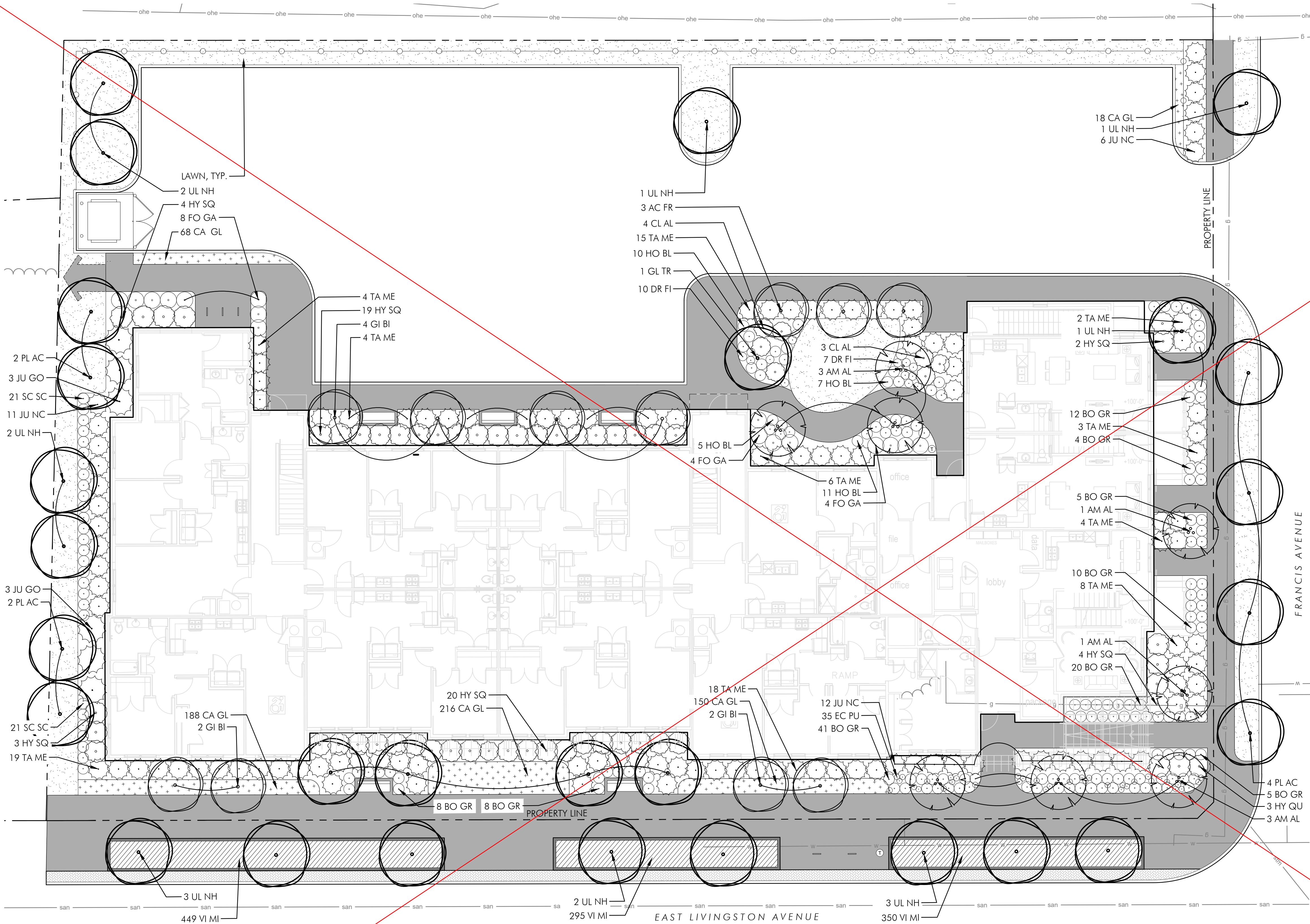
Sheet Title

TREE  
REMOVAL  
PLAN

Sheet #

L2.0





## LEGEND

---	PROPERTY LINE
	BROOM FINISH CONCRETE PAVING
	LAWN

## NOTES:

- REFER TO SHEET L2.2 FOR CONCEPTUAL PLANT PALETTE

## PRELIMINARY PLANT LIST

SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES				
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
ORNAMENTAL TREES				
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
SHRUBS				
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
PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS				
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.

## 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.

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Scale As Shown

## Revisions

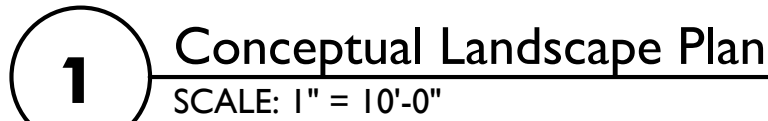
## Sheet Title

## CONCEPTUAL LANDSCAPE PLAN

## Sheet #

**L2.1**





## L2.1

Revision submitted 3.16.24



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



Amelanchier laevis  
Allegheny 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 chinensis 'Nick's Compact',  
Nick's Compact Juniper



Juniperus virginiana 'Grey Owl'  
Grey Owl Juniper



Taxus x media 'Everlow'  
Everlow Yew

Perennials, Grasses, and Groundcover



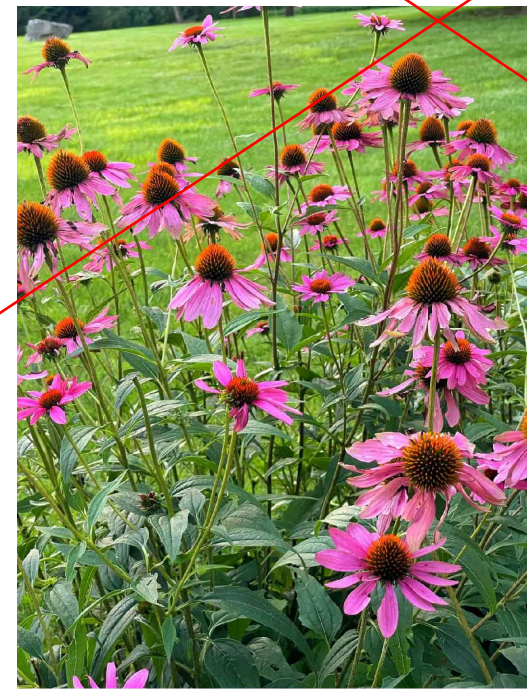
Bouteloua gracilis 'Blonde Ambition'  
Blonde Ambition Blue Grama Grass



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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Sheet Title

PLANT  
PALETTE  
IMAGERY

Sheet #

L2.2



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

Evergreen Shrubs



Ilex vomitoria 'Schillings'  
Dwarf Yaupon Holly



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



Juniperus x plitzeriana 'Sea Green'  
Sea Green Juniper



Taxus x media 'Everlow'  
Everlow Yew



Thuja occidentalis 'Smaragd'  
Emerald Green Arborvitae

Deciduous Shrubs



Clethra alnifolia  
Vanilla Spice Summersweet



Fothergilla gardenii  
Dwarf Fothergilla



Hydrangea quercifolia  
Munchkin Oakleaf Hydrangea



Hydrangea quercifolia  
Snow Queen Oakleaf Hydrangea

Perennials, Grasses, and Groundcover



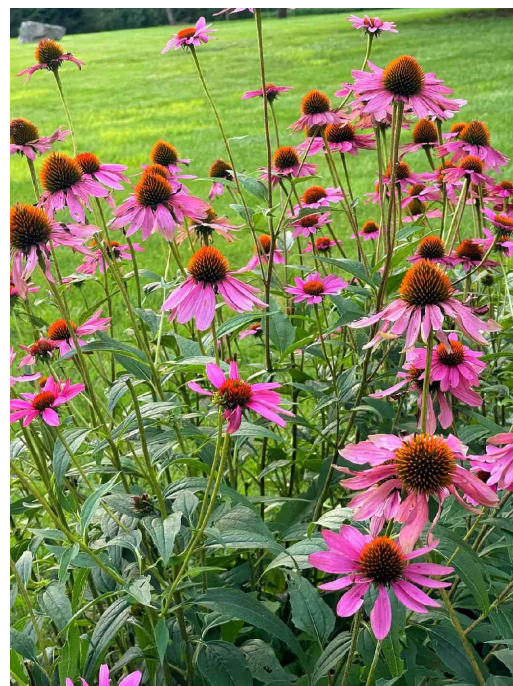
Bouteloua gracilis 'Blonde Ambition'  
Blonde Ambition Blue Grama Grass



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Blue Sedge



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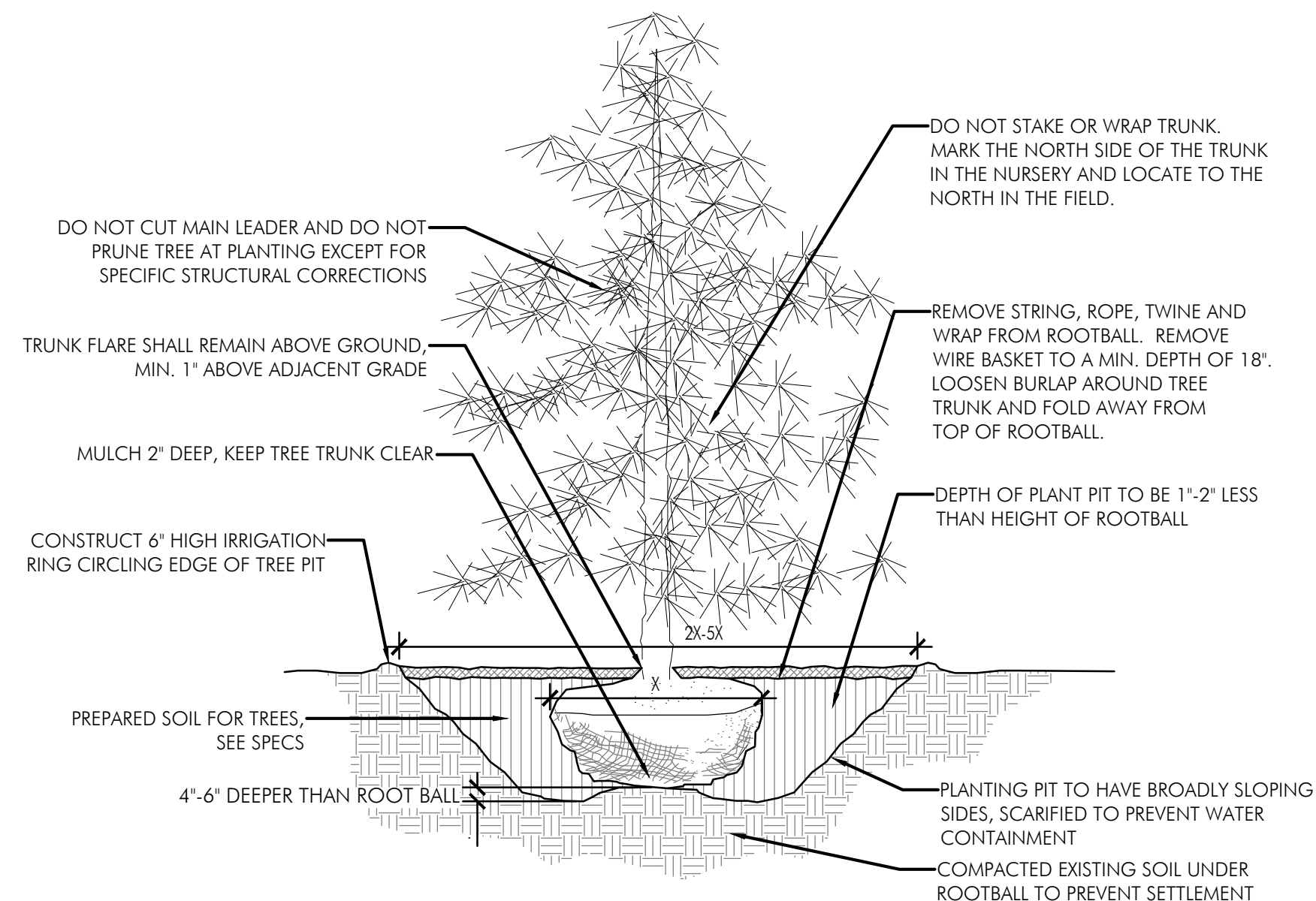
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PALETTE  
IMAGERY**

Sheet #

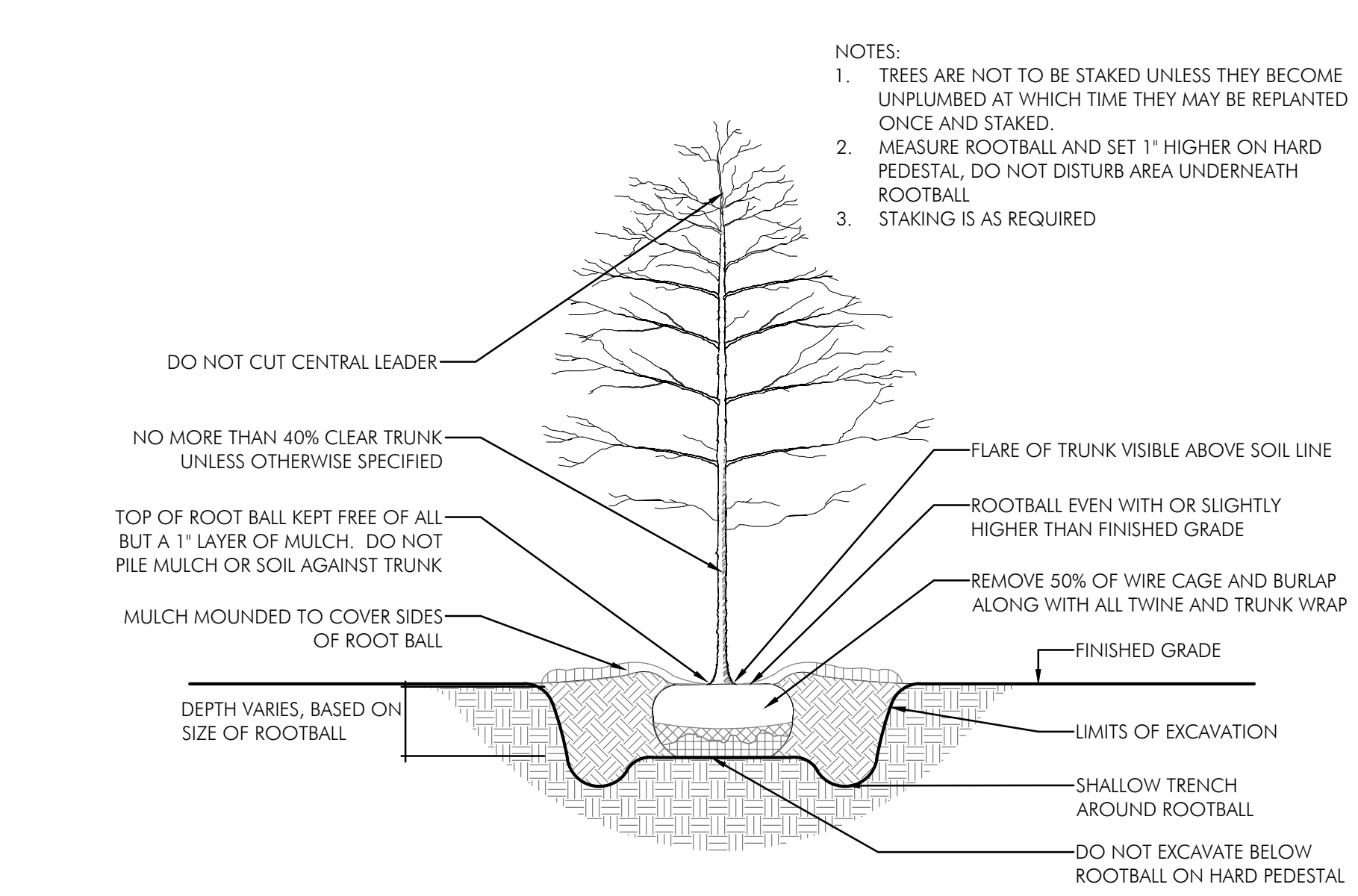
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Revision submitted 3.16.24

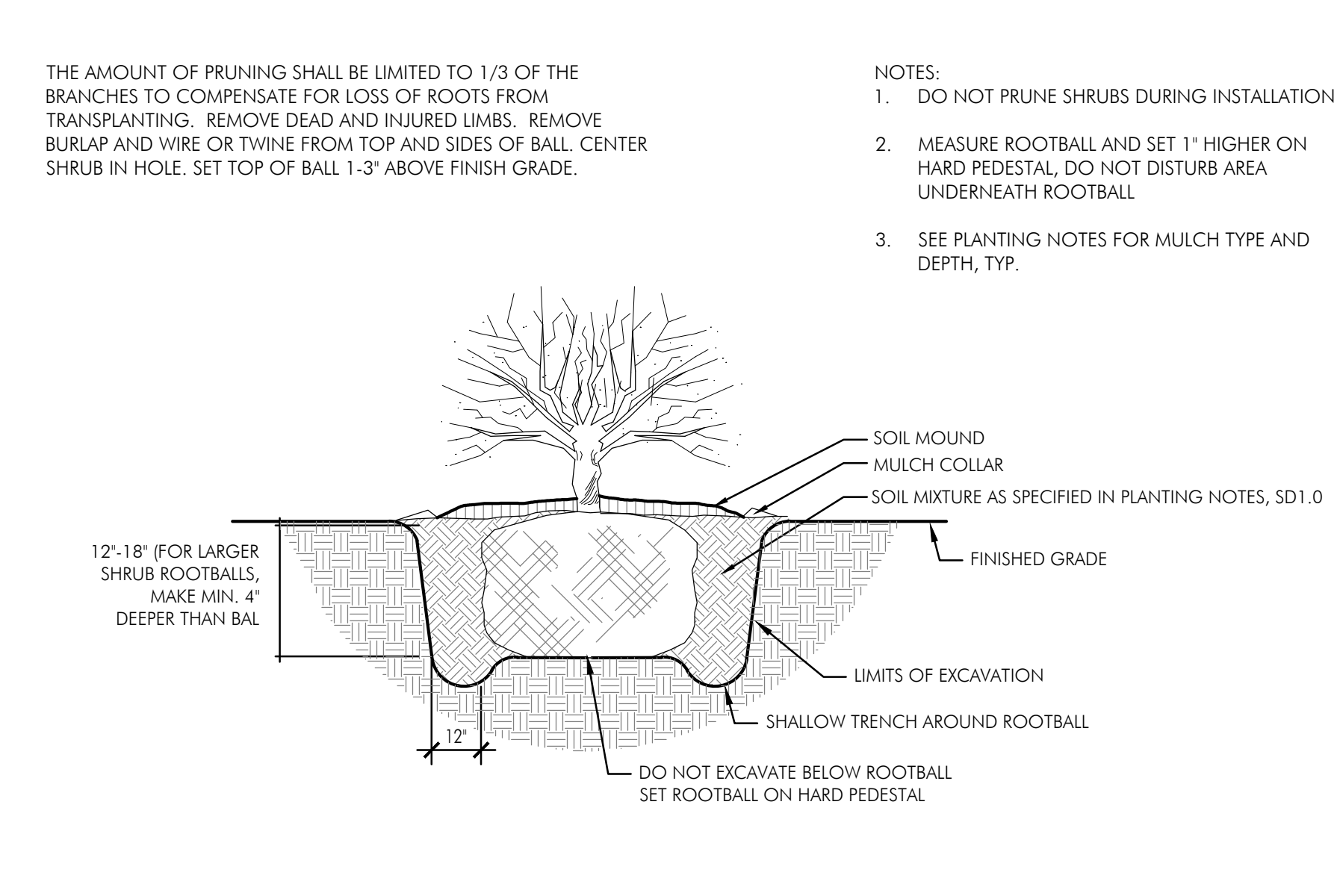




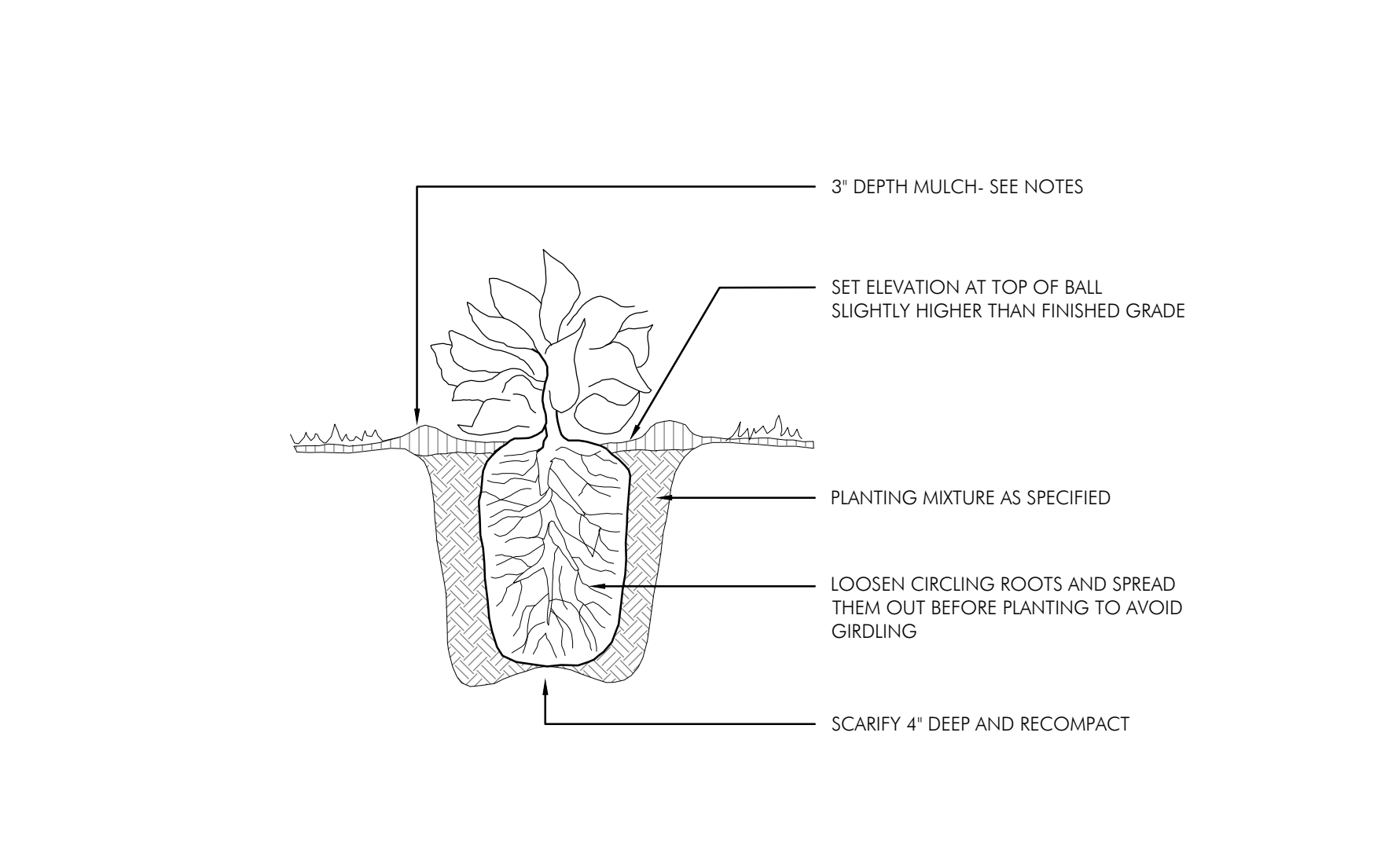
**1** Evergreen Tree Planting  
1"=1'-0"



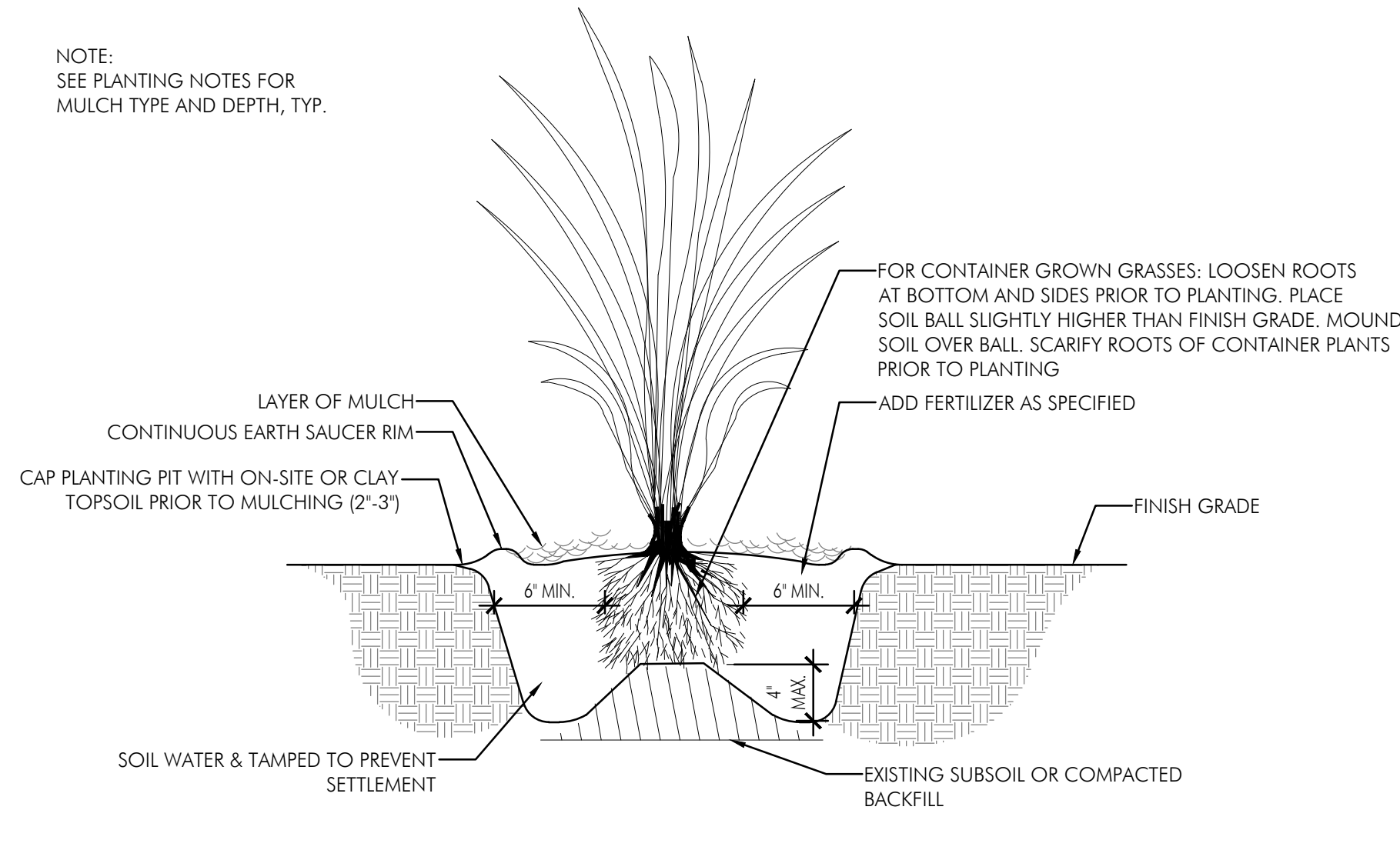
**2** Tree Planting  
N.T.S.



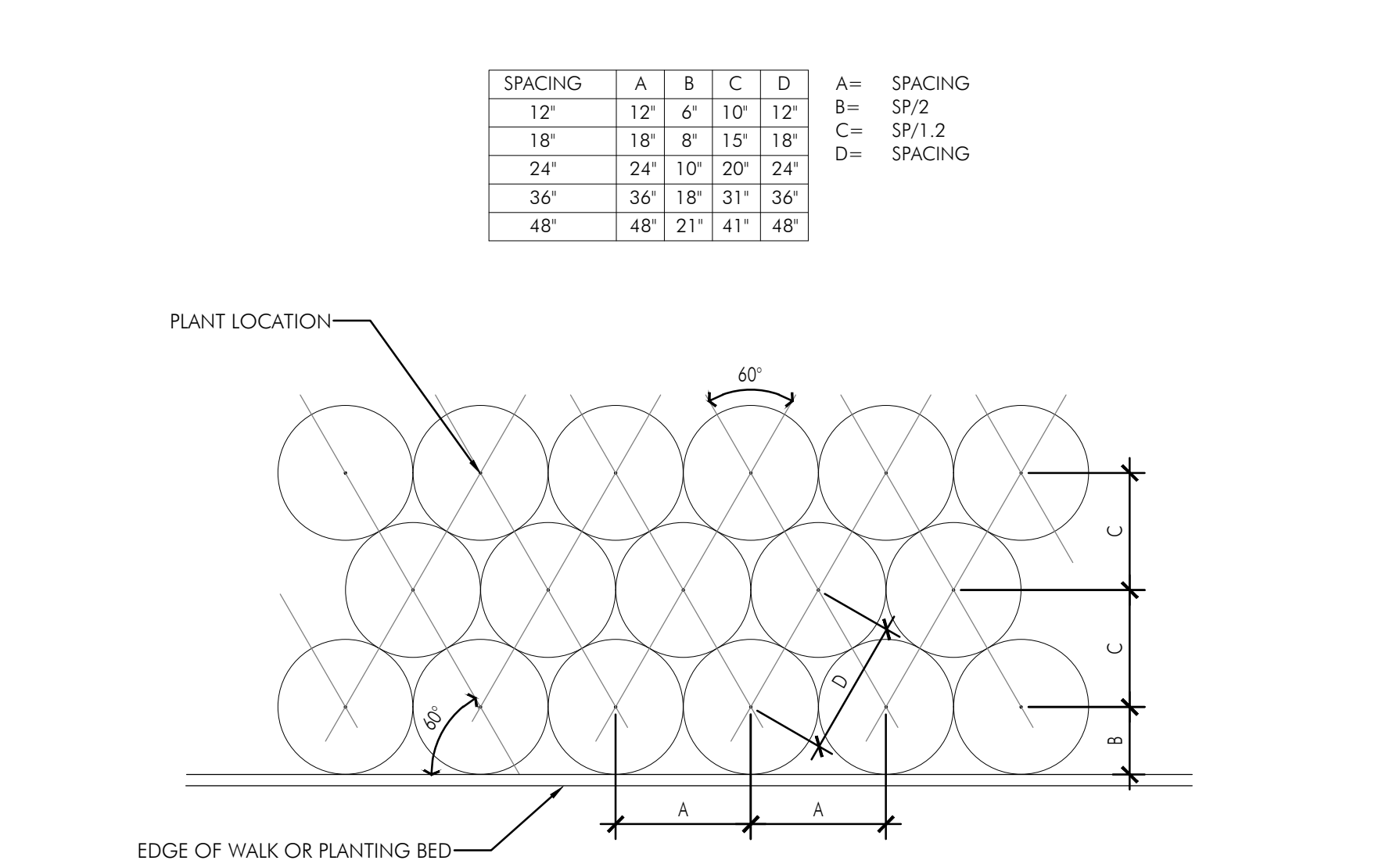
**3** Shrub Planting  
N.T.S.



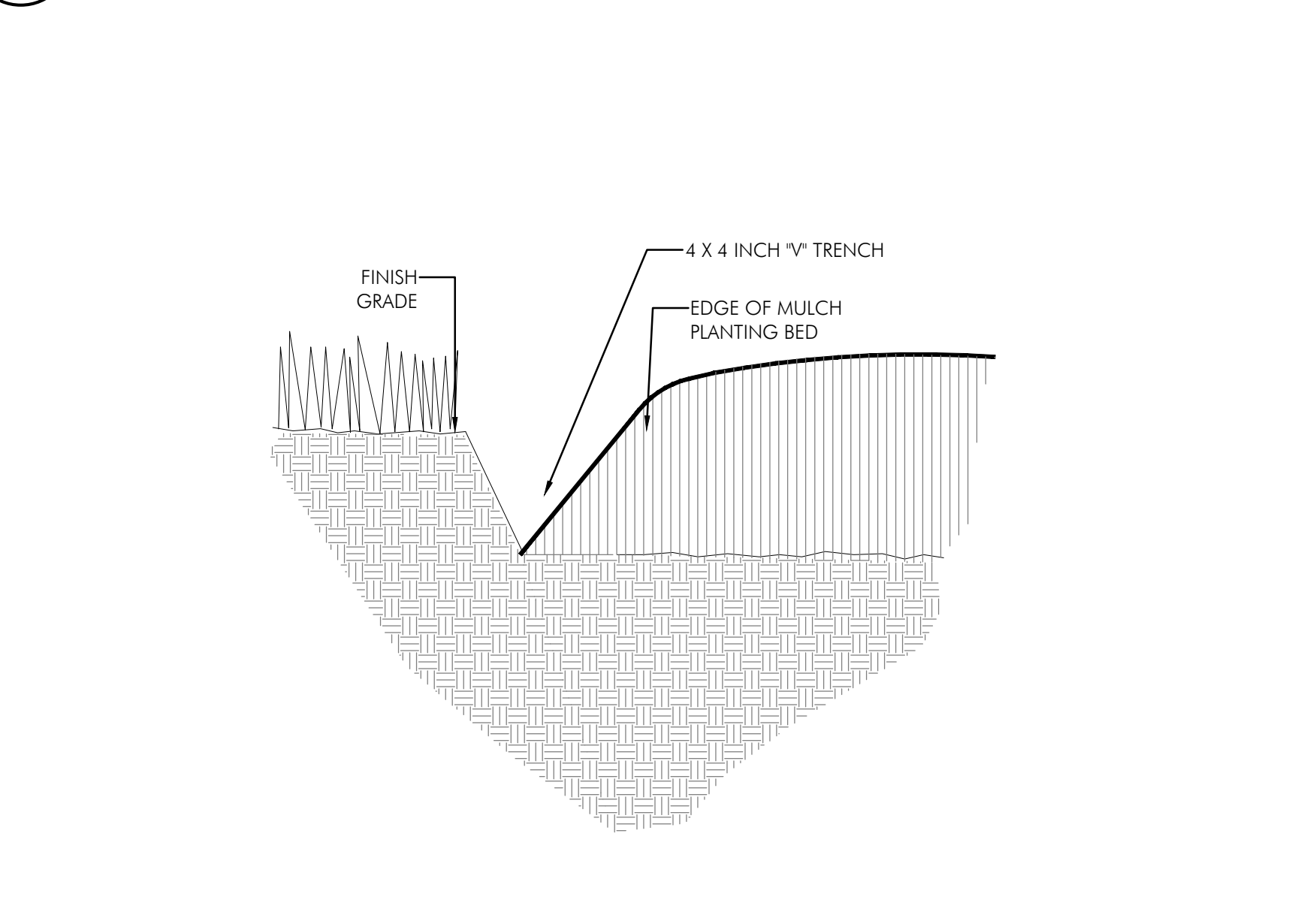
**4** Perennial Planting  
N.T.S.



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

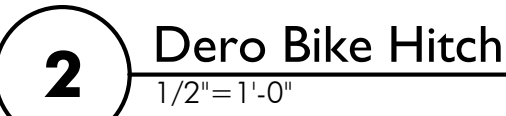


**6** Perennial Spacing  
N.T.S.



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









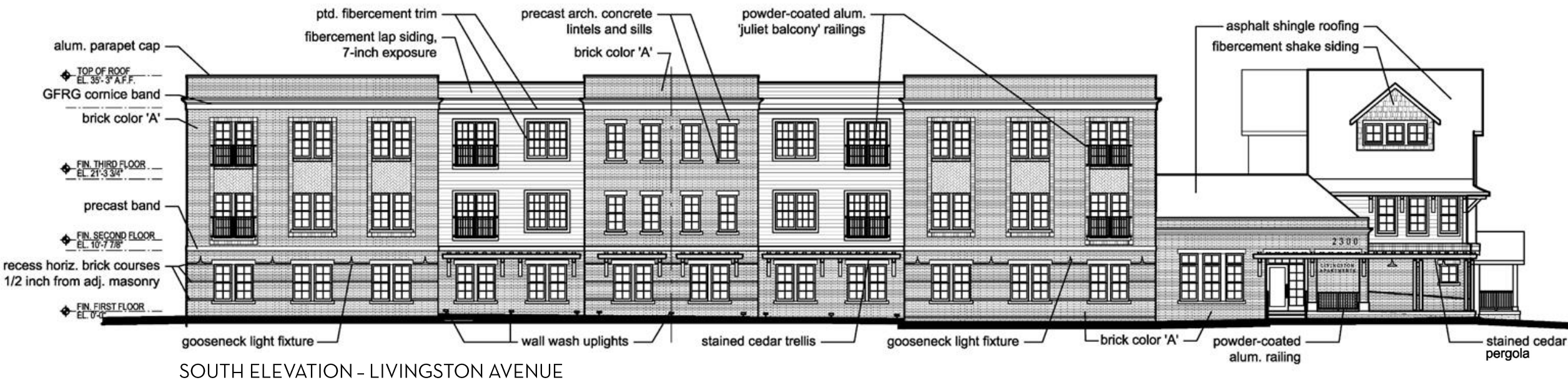
SOUTH ELEVATION - LIVINGSTON AVENUE



EAST ELEVATION - FRANCIS AVENUE

2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS





2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS





NORTH ELEVATION



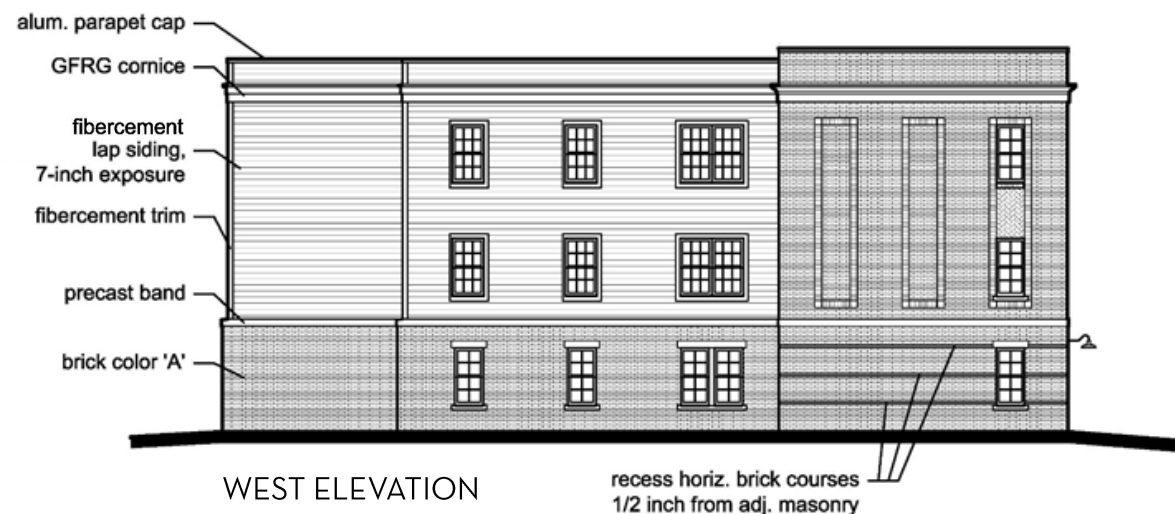
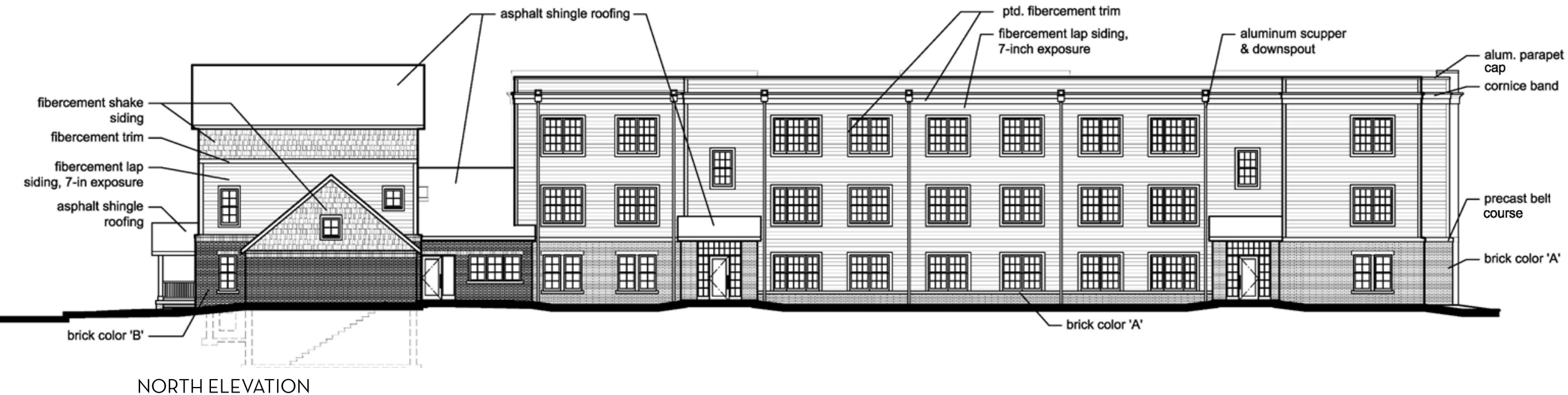
WEST ELEVATION



SECTION/ELEVATION AT LOBBY, LOOKING EAST

2300 E. LIVINGSTON | NORTH & WEST ELEVATIONS, SECTION





2300 E. LIVINGSTON | NORTH & WEST ELEVATIONS, SECTION





2300 E. LIVINGSTON | STREET VIEWS