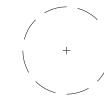


<u>LEGEND</u>

— — — PROPERTY LINE



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



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

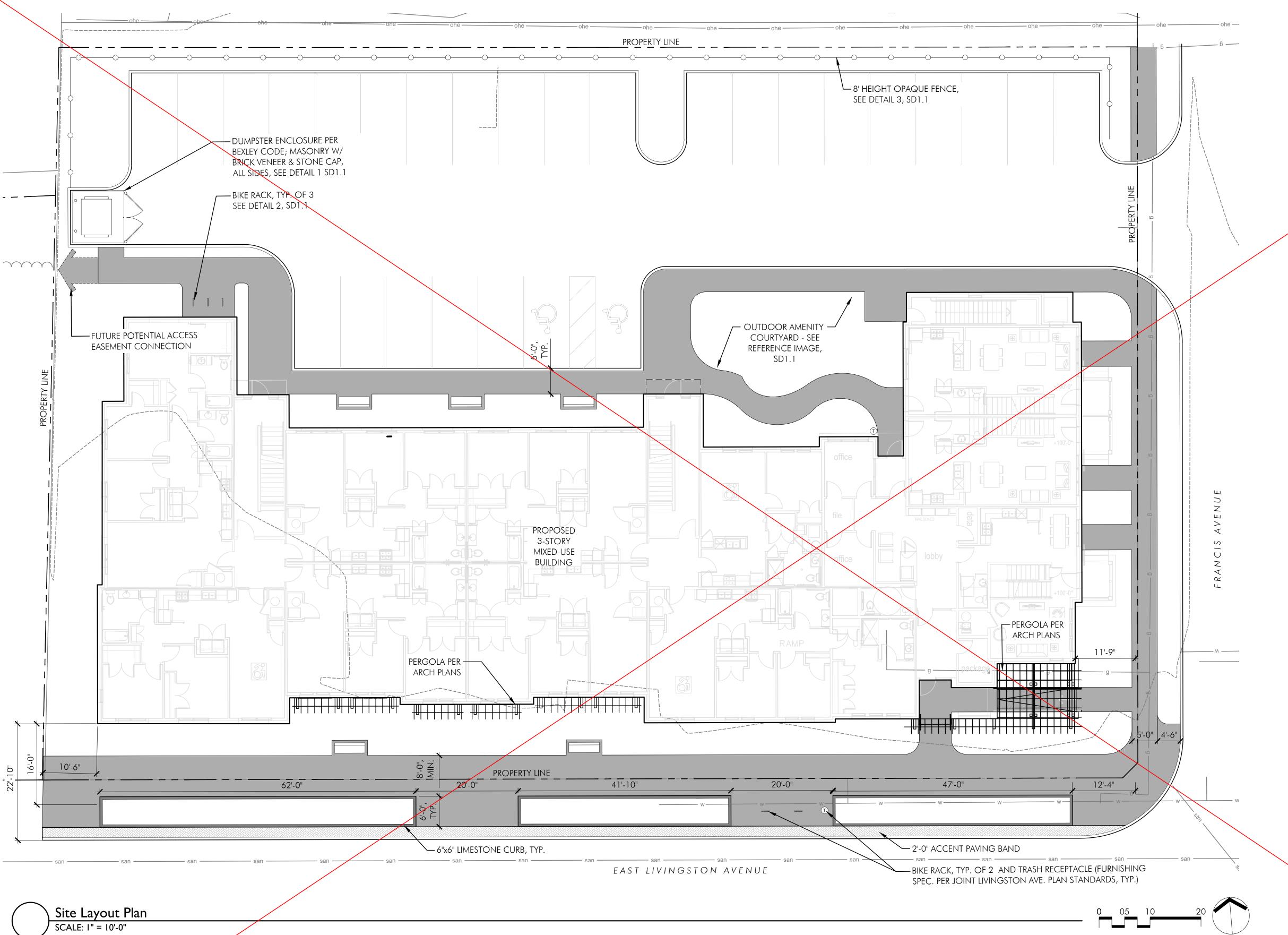


02/13/2025 GM, AC As Shown

Revisions

Sheet Title EXISTING CONDITIONS

Sheet



LEGEND

— — — PROPERTY LINE

∦ 0'-0"

LINEAR DIMENSION

BROOM-FINISH CONCRETE PAVING

BRICK PAVER BAND PER JOINT LIVINGSTON AVENUE PLAN REQUIREMENTS

ZOMING 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.

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



Project Info

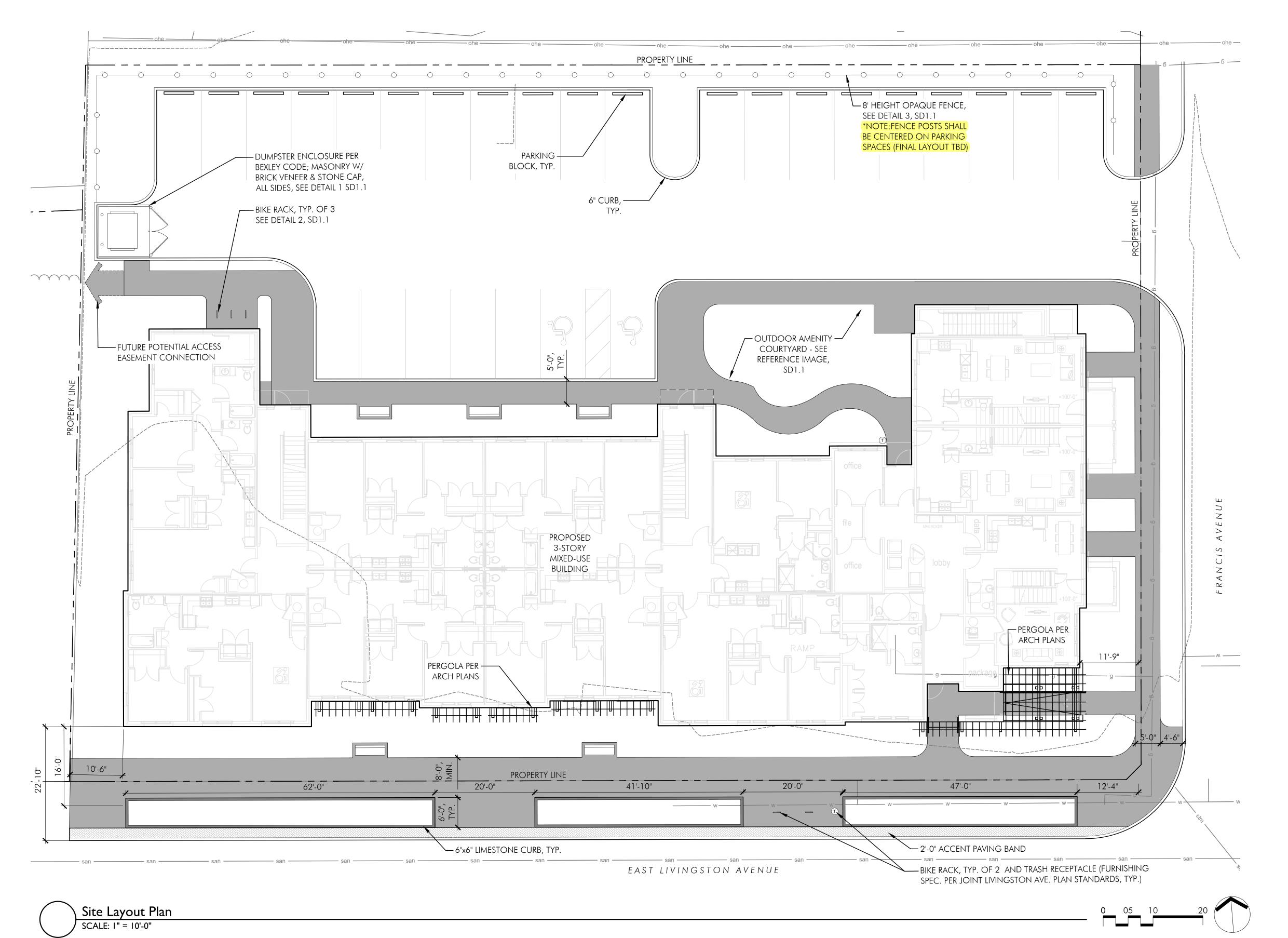
Project # 24073
Date 02/13/2025
By GM, AC
Scale As Shown

Revisions

Sheet Title
SITE LAYOUT
PLAN

Sheet #

1.0



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

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.

POD desig

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



Project Info

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

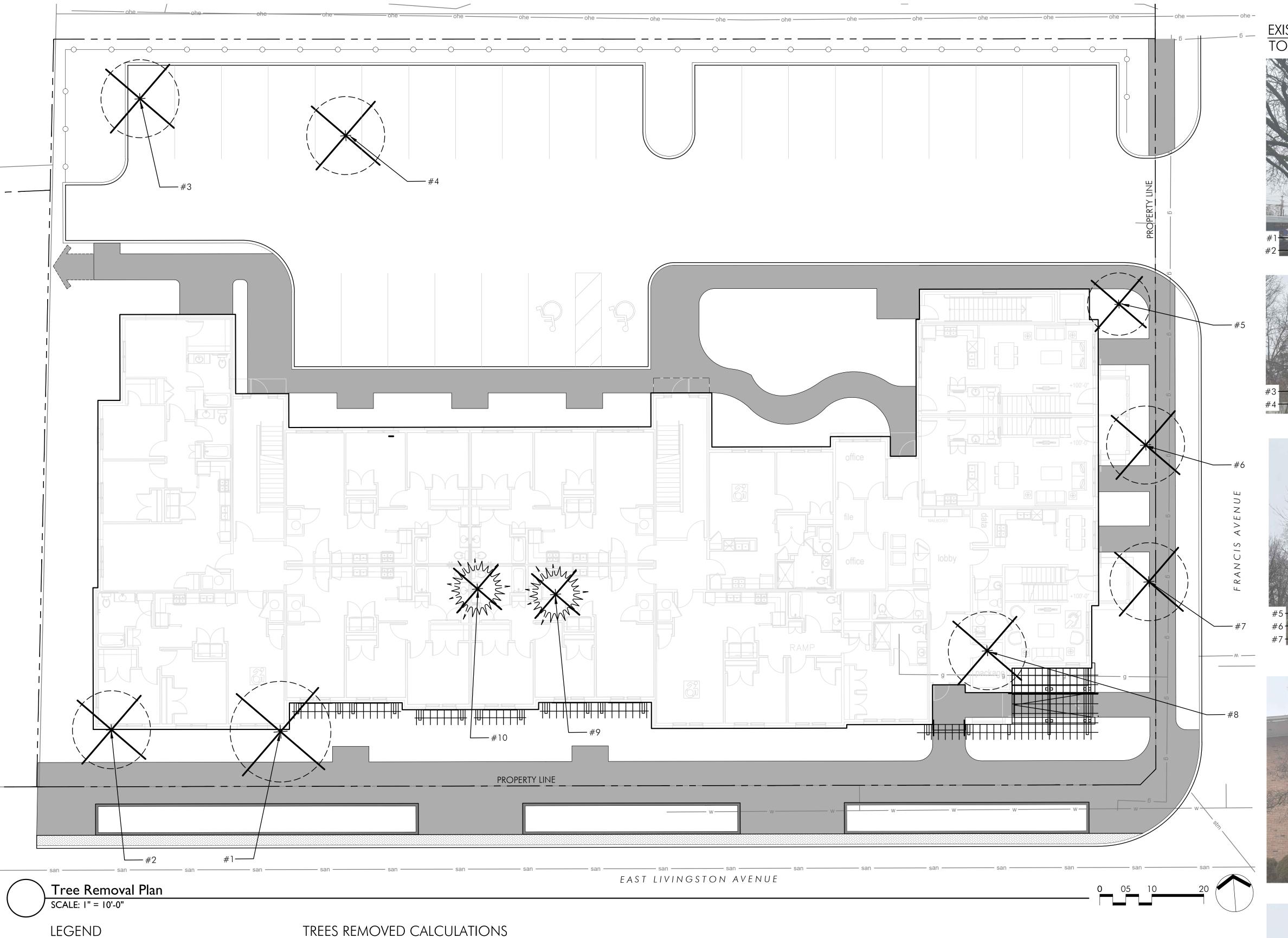
Revisions

SITE LAYOUT
PLAN

Revision submitted 3.16.24

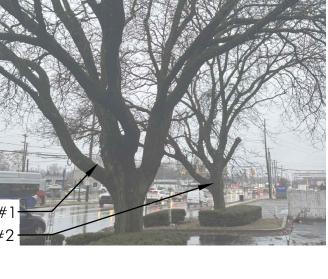
Sheet #

L1.0



EXISTING TREE IMAGES TO BE REMOVED





Project Name Bexley Family

Housing

Bexley, Ohio

Prepared For

736 Oak Street

The Community Builders

Columbus, Ohio 43205

2300 East Livingston Ave.

Columbus

р 614.255.3399

р 614.360.3066

PODdesign.net

Cincinnati

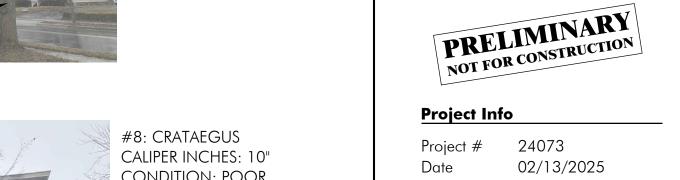
100 Northwoods Blvd, Ste A Columbus, Ohio 43235

20 Village Square, Floor 3 Cincinnati, Ohio 45246

#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





GM, AC As Shown

Revisions

Sheet Title TREE REMOVAL PLAN

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

Sheet #

L2.0

TREES REMOVED CALCULATIONS



—— — PROPERTY LINE

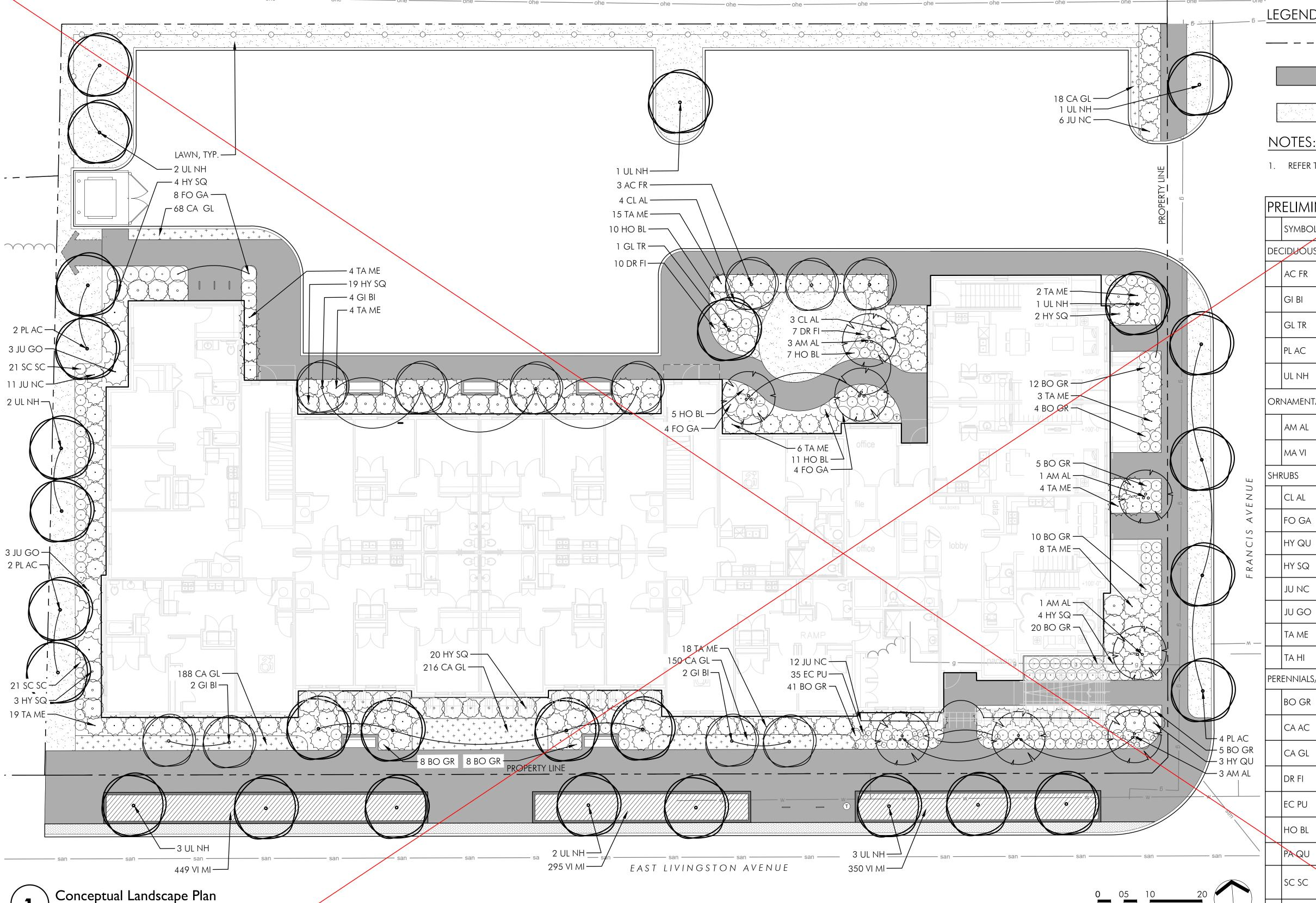
EXISTING TREE TO BE REMOVED

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**



LEGEND

—— — — PROPERTY LINE



BROOM FINISH CONCRETE PAVING



LAWN

NOTES:

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

PREL	AIMIL	IARY PLANT LIST			
SY	MBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECID	nons.	TREES			
AC	C FR	Acer rubrum 'Armstrong' Armstrong Maple	3" Cal.	B&B	AS SHOW
GI	ВІ	Ginkgo biloba Princeton Sentry Ginkgo	3" Cal.	B&B	as show
Gl	_ TR	Gleditsa triacanthos 'Sky Cole' Skyline Honeylocust	3" Cal.	B&B	as show
PL	AC	Platanus x acerifolia 'Morton Circle' Exclamation! London Planetree	3" Cal.	B&B	as show
UL	. NH	Ulmus 'New Horizon' New Horizon Elm	3" Cal.	B&B	as show
ORNA	MENTA	L TREES			
AN	ΛAL	Amelanchier laevis Allegheny Serviceberry	12' ht.	B&B	(3)Multi-st 2" cal./ste
M	4 VI	Magnolia virginiana Sweetbay Magnolia	12' ht.	B&B	(3)Multi-st 2" cal./ste
SHRUE	3S		•		
CL	. AL	Clethra alnifolia Vanilla Spice Summersweet	24" ht.	#3 cont.	as show
FC) GA	Fothergilla gardenii Dwarf Fothergilla	24" ht.	#3 cont.	AS SHOW
HY	′ QU	Hydrangea quercifolia Munchkin Oakleaf Hydrangea	24" ht.	#3 cont.	AS SHOW

PERENNIALS/ ORNAMENTAL GRASSES/ GROUNDCOVERS

Hydrangea quercifolia

Nick's Compact Juniper

Taxus x media 'Everlow'

Taxus x media 'Hicksii'

Grey Owl Juniper

verlow Yew

Snowqueen Oakleaf Hydrangea |Juniperus chi 'Nick's Compact'

Juniperus virginiana 'Grey Owl'

BO GR	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	Clump	#1 cont.	AS SHOWI
CA AC	Calamagrostis acutiflora 'Karl Foerster' Karl Foerester Reed Grass	Clump	#1 cont.	AS SHOWI
CA GL	Carex glauca Blue Sedge	Clump	#1 cont.	10" o.c.
DR FI	Dryopteris filix-mas Male Fern	Clump	#1 cont.	AS SHOWI
EC PU	Echinacea purpurea Purple coneflower	Clump	#1 cont.	AS SHOWI
HO BL	Hosta 'Blue Angel' Blue Angel Hosta	Clump	#1 cont.	AS SHOWI
PAQU	Parthenocissus quinquefolia Virginia Creeper	Clump	#1 cont.	AS SHOWI
SC SC	Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little bluestem	Clump	#1 cont.	AS SHOWI
VI MI	Vinca Minor Periwinkle	Clump	#1 cont.	10" o.c.

POD design

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



Project Info

24" ht. | #5 cont. | AS SHOWN

24" ht. | #3 cont. | AS SHOWN

24" ht. | #5 cont. | AS SHOWN

24" ht. #3 cont. AS SHOWN

24" ht. | #5 cont. | AS SHOWN

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

Revisions

Sheet Title CONCEPTUAL **LANDSCAPE PLAN**

Sheet

L2.1

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.

Livings fon 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.

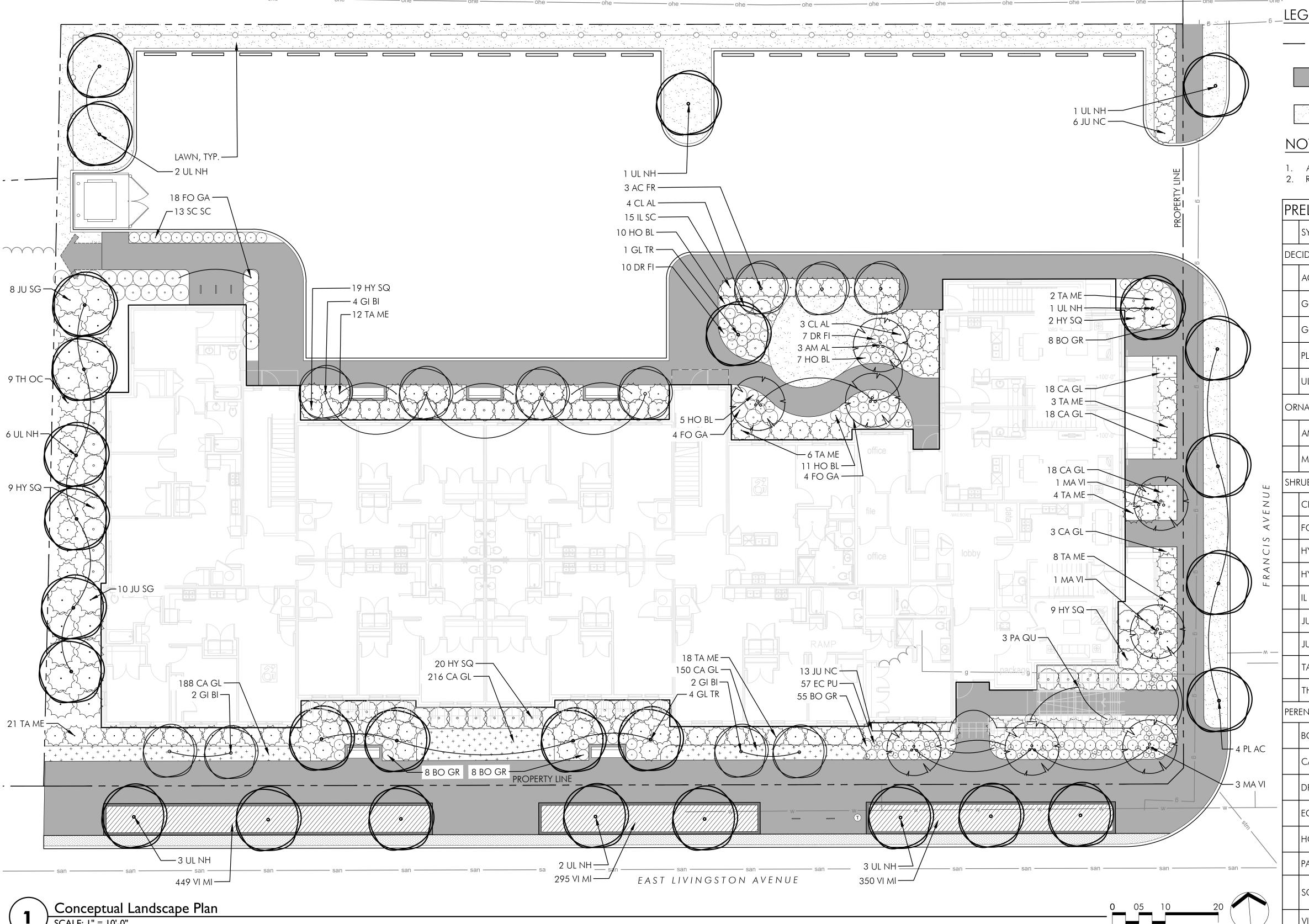
v. In areas without a grass tree lawn, a 2' accent strip shall be installed adjacent to the curb line. w. For all street tree planting beds, a 6' wide tree well with a minimum exposed space of 60 square feet shall be provided and edged in limestone curbing.

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

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.



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

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.

_LEGEND

—— — — PROPERTY LINE



BROOM FINISH CONCRETE PAVING



LAWN

NOTES:

- 1. ALL PLANTING AREAS ARE TO BE IRRIGATED
- 2. REFER TO SHEET L2.2 FOR CONCEPTUAL PLANT PALETTE

PRELIMINARY PLANT LIST

	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DE	CIDUOUS	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	Gleditsa 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
OR	Namenta	L TREES	•		
	1	T	1		T

	Ι Δ Λ Λ Δ Ι	Amelanchier laevis Allegheny Serviceberry	12' ht.	I R X R	(3)Multi-ster 2" cal./stem
	MA VI	Magnolia virginiana Sweetbay Magnolia	12' ht.	I R X R	(3)Multi-ster 2" cal./stem
SHF	RUBS				

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 SHOWI
HY SQ	Hydrangea quercifolia Snowqueen Oakleaf Hydrangea	24" ht.	#5 cont.	AS SHOWI
IL SC	llex vomitoria 'Schillings' Dwarf Yaupon Holly	24" ht.	#3 cont.	as showi
JU NC	Juniperus chi 'Nick's Compact' Nick's Compact Juniper	24" ht.	#3 cont.	AS SHOWI
JU SG	Juniperus x pfitzeriana 'Sea Green' Sea Green Juniper	24" ht.	#3 cont.	AS SHOWI
TA ME	Taxus x media 'Everlow' Everlow Yew	24" ht.	#3 cont.	as showi
TH OC	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' ht.	#5 cont.	AS SHOWI

BO GR	Bouteloua gracilis 'Blonde Ambition' Blonde Ambition Blue Grama Grass	Clump	#1 cont.	as shown
CA GL	Carex glauca Blue Sedge	Clump	PLUG	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	PLUG	10" o.c.

Revision submitted 3.16.24



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



Project Info

24073 02/13/2025 GM, AC As Shown

Revisions

Sheet Title CONCEPTUAL **LANDSCAPE PLAN**

Sheet #

L2.1

Deciduous Shade Trees



Acer rubrum 'Armstrong' Armstrong Maple



Princetone Sentry Ginkgo



Gleditsa triacanthos var. inermis 'Sky Cole' Skyline Honeylocust



Platanus x acerfolia 'Morton Circle' Exclamation! London Planetree



New Horizon Elm



Ornamental Trees

Amalanchier laevis Allgheny Serviceberry



Magnolia virginiana Sweetbay Magnolia

Evergreen Shrubs









Deciduous Shrubs



Vanilla Spice Summersweet

Fothergilla gardenii Dwarf Fothergilla



Hydrangea quercifolia Munchkin Oakleaf Hydrangea



Hydrangea quercifolia Snow Queen Oakleaf Hydrangea

Nick's Compact Juniper

Juniperus virginiana 'Grey Owl' Grey Owl Juniper

Taxus x media 'Everlow' Everlow Yew

Perennials, Grasses, and Groundcover



Blonde Ambition Blue Grama Grass



Blue Sedge





Echinacea purpurea Purple coneflower



Blue Angel Hosta



Virginia Creeper



Schizachyrium scoparium 'Standing Ovation' Standing Ovation Little bluestem



Periwinkle

PRELIMINARY NOT FOR CONSTRUCTION

Prepared For

736 Oak Street

The Community Builders

Columbus, Ohio 43205

POD design

100 Northwoods Blvd, Ste A Columbus, Ohio 43235

20 Village Square, Floor 3 Cincinnati, Ohio 45246

р 614.255.3399

р 614.360.3066

PODdesign.net

Project Name

Housing

Bexley, Ohio

Bexley Family

2300 East Livingston Ave.

Cincinnati

02/13/2025 GM, AC As Shown

Revisions

Sheet Title PLANT PALETTE IMAGERY

Sheet

Deciduous Shade Trees



Acer rubrum 'Armstrong' Princetone Sentry Ginkgo Armstrong Maple



Gleditsa 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



Dwarf Yaupon Holly



Nick's Compact Juniper



Sea Green Juniper



Taxus x media 'Everlow' Everlow Yew



Thuja occidentalis 'Smaragd' Emerald Green Arborvitae

Deciduous Shrubs



Vanilla Spice Summersweet



Fothergilla gardenii Dwarf Fothergilla



Hydrangea quercifolia Munchkin Oakleaf Hydrangea



Hydrangea quercifolia Snow Queen Oakleaf Hydrangea

Perennials, Grasses, and Groundcover



Blonde Ambition Blue Grama Grass



Carex glauca Blue Sedge



Male fern



Echinacea purpurea Purple coneflower



Blue Angel Hosta



Parthenocissus quinquefolia Virginia Creeper



Standing Ovation Little bluestem



Periwinkle

Cummunity



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

Cincinnati

20 Village Square, Floor 3 Cincinnati, Ohio 45246 р 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



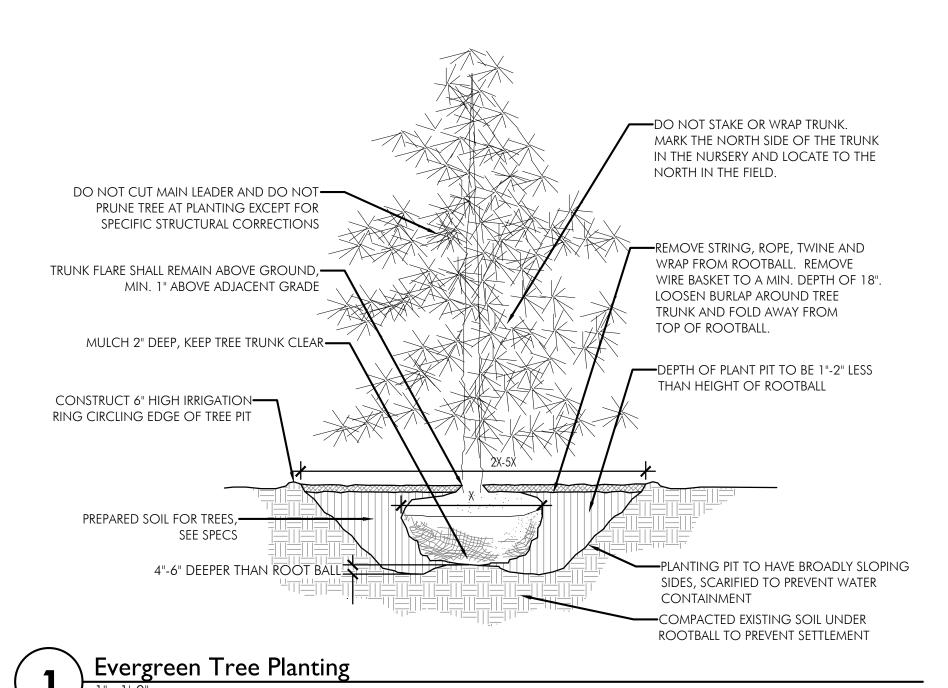
Project Info

02/13/2025 GM, AC As Shown

Revisions

Sheet Title PLANT PALETTE IMAGERY

L2.2



1. TREES ARE NOT TO BE STAKED UNLESS THEY BECOME UNPLUMBED AT WHICH TIME THEY MAY BE REPLANTED ONCE AND STAKED. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH Staking is as required DO NOT CUT CENTRAL LEADER NO MORE THAN 40% CLEAR TRUNK—— —FLARE OF TRUNK VISIBLE ABOVE SOIL LINE UNLESS OTHERWISE SPECIFIED —ROOTBALL EVEN WITH OR SLIGHTLY TOP OF ROOT BALL KEPT FREE OF ALL HIGHER THAN FINISHED GRADE BUT A 1" LAYER OF MULCH. DO NOT PILE MULCH OR SOIL AGAINST TRUNK MULCH MOUNDED TO COVER SIDES— OF ROOT BALL FINISHED GRADE DEPTH VARIES, BASED ON SIZE OF ROOTBALL -LIMITS OF EXCAVATION -SHALLOW TRENCH AROUND ROOTBALL -DO NOT EXCAVATE BELOW ROOTBALL ON HARD PEDESTAL

THE AMOUNT OF PRUNING SHALL BE LIMITED TO 1/3 OF THE BRANCHES TO COMPENSATE FOR LOSS OF ROOTS FROM TRANSPLANTING. REMOVE DEAD AND INJURED LIMBS. REMOVE BURLAP AND WIRE OR TWINE FROM TOP AND SIDES OF BALL. CENTER

1. DO NOT PRUNE SHRUBS DURING INSTALLATION

2. MEASURE ROOTBALL AND SET 1" HIGHER ON HARD PEDESTAL, DO NOT DISTURB AREA UNDERNEATH ROOTBALL

Columbus

Cincinnati

р 614.360.3066

PODdesign.net

Project Name

Housing

Bexley, Ohio

Prepared For

736 Oak Street

Project Info

Project #

Revisions

Sheet Title

Date

Scale

The Community Builders

Columbus, Ohio 43205

PRELIMINARY
NOT FOR CONSTRUCTION

24073

02/13/2025 GM, AC As Shown

Bexley Family

2300 East Livingston Ave.

100 Northwoods Blvd, Ste A

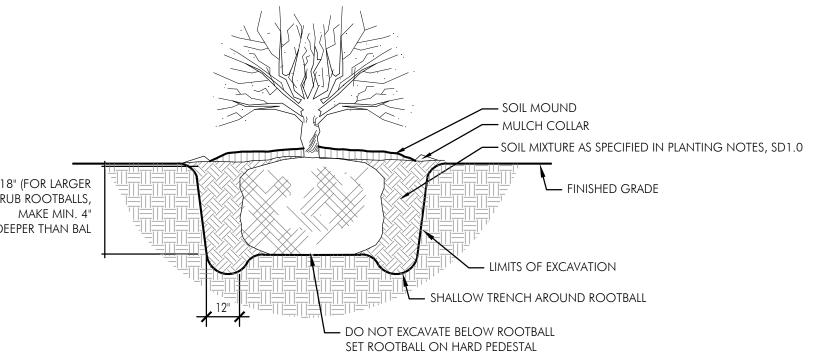
Columbus, Ohio 43235

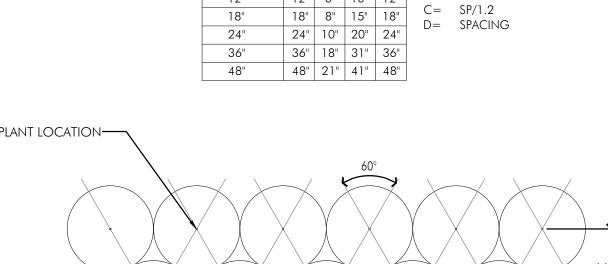
20 Village Square, Floor 3

Cincinnati, Ohio 45246

p 614.255.3399

3. SEE PLANTING NOTES FOR MULCH TYPE AND





EDGE OF WALK OR PLANTING BED-

Grass Planting

LAYER OF MULCH—

CONTINUOUS EARTH SAUCER RIM—

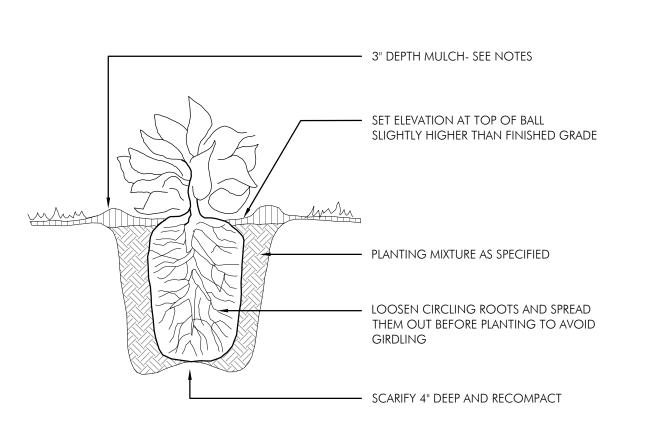
SOIL WATER & TAMPED TO PREVENT— SETTLEMENT

CAP PLANTING PIT WITH ON-SITE OR CLAY—

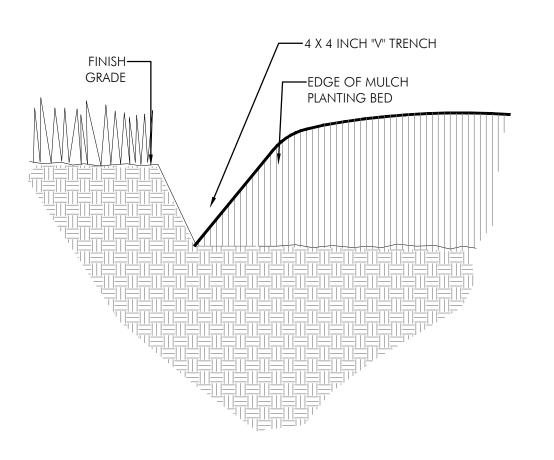
TOPSOIL PRIOR TO MULCHING (2"-3")

Perennial Spacing
N.T.S.

Tree Planting



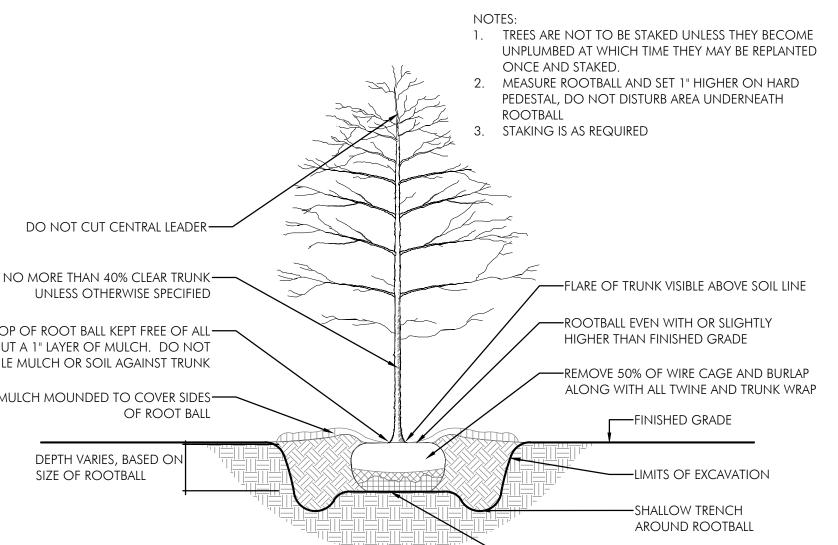
Perennial Planting
N.T.S.



Mulch Edge Treatment at Lawn

PLANTING DETAILS

SD1.0



SEE PLANTING NOTES FOR MULCH TYPE AND DEPTH, TYP.

—FOR CONTAINER GROWN GRASSES: LOOSEN ROOTS AT BOTTOM AND SIDES PRIOR TO PLANTING. PLACE SOIL BALL SLIGHTLY HIGHER THAN FINISH GRADE. MOUND SOIL OVER BALL. SCARIFY ROOTS OF CONTAINER PLANTS PRIOR TO PLANTING ADD FERTILIZER AS SPECIFIED

—FINISH GRADE

-EXISTING SUBSOIL OR COMPACTED BACKFILL

SHRUB IN HOLE. SET TOP OF BALL 1-3" ABOVE FINISH GRADE.

DEPTH, TYP. 12"-18" (FOR LARGER SHRUB ROOTBALLS, DEEPER THAN BAL

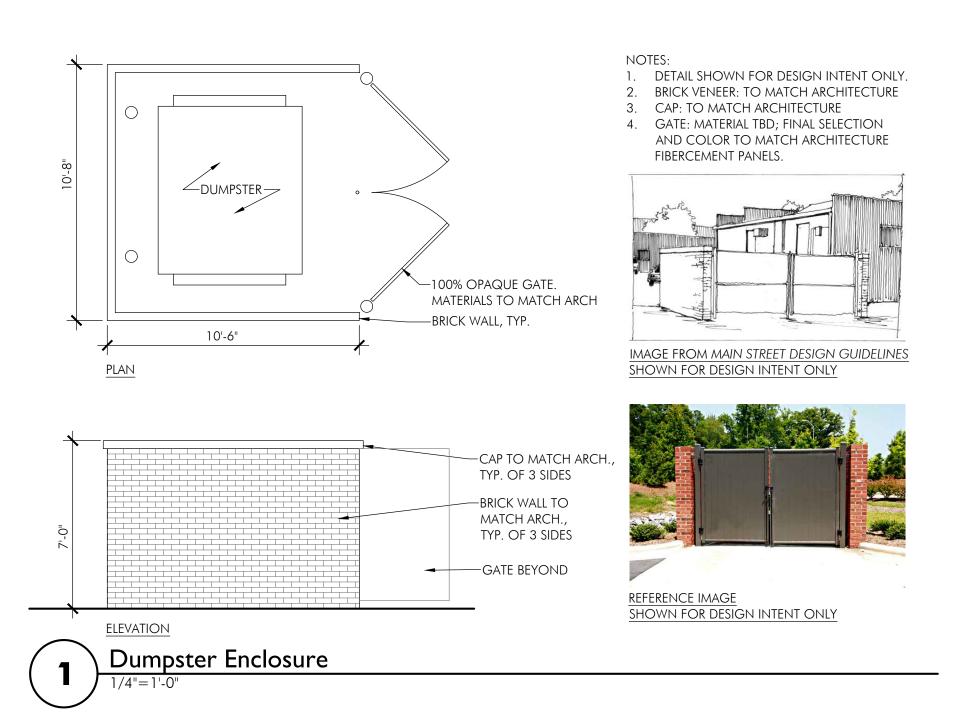
Shrub Planting
N.T.S.

SPACING A B C D A= SPACING 12" 6" 10" 12" B= SP/2

18" 8" 15" 18" C= SP/1.2

24" 10" 20" 24" D= SPACING

PLANT LOCATION—





ELEVATION





-1.5" OD 11 GUAGE TUBE

2" SCHEDULE 40 PIPE

4 4 4

SIDE VIEW NOT TO SCALE

ISOMETRIC VIEW NOT TO SCALE

DERO 5522 LAKELAND AVE.N MINNEAPOLIS, MN 55429 1-888-337-6729 PHONE:(612) 359-0689 www.dero.com

SETBACKS FOR INSTALLATION

<u>NOTE:</u> IMAGE SHOWN FOR DESIGN INTENT ONLY

FRONT VIEW NOT TO SCALE

TOP VIEW NOT TO SCALE





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



Project Info

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

Revisions

Sheet Title

DETAILS

Sheet #

SD1.1

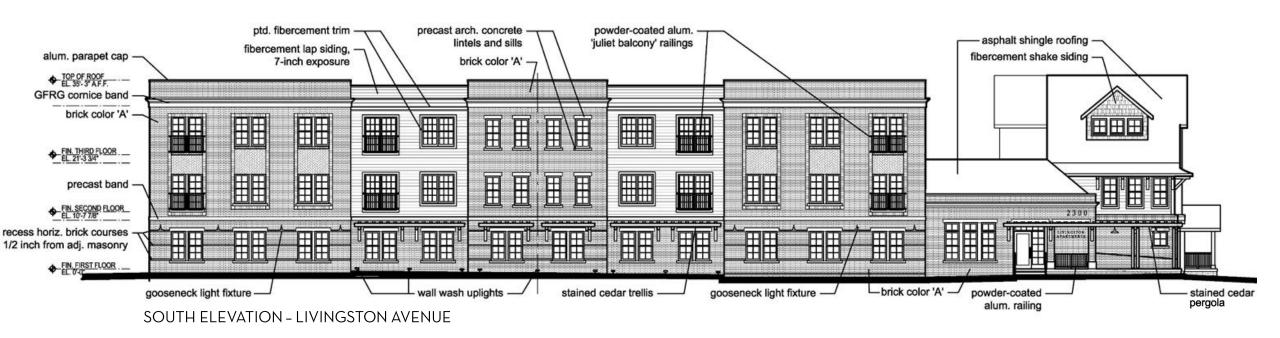


SOUTH ELEVATION - LIVINGSTON AVENUE



EAST ELEVATION - FRANCIS AVENUE

2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS





EAST ELEVATION - FRANCIS AVENUE

2300 E. LIVINGSTON | SOUTH & EAST ELEVATIONS



NORTH ELEVATION



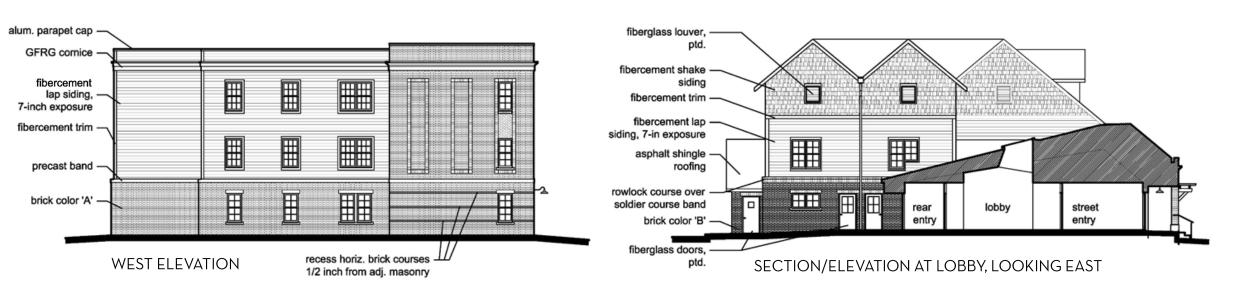
WEST ELEVATION



SECTION/ELEVATION AT LOBBY, LOOKING EAST

2300 E. LIVINGSTON | NORTH & WEST ELEVATIONS, SECTION

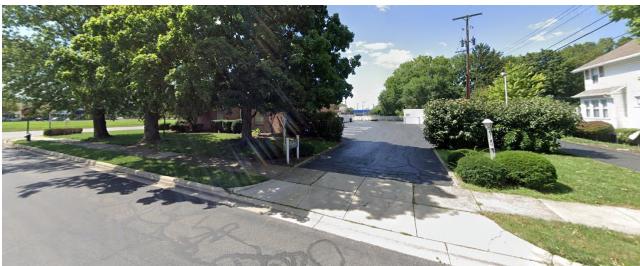




2300 E. LIVINGSTON | NORTH & WEST ELEVATIONS, SECTION









2300 E. LIVINGSTON | STREET VIEWS