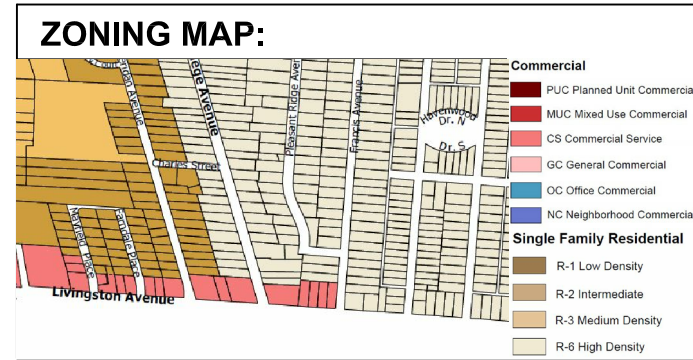


**PARCELS:**

020-003066, -003539, -003537: 2300 E Livingston Avenue



SITE DATA:		
ZONING	CS (COMMERCIAL SERVICE DISTRICT)	
PROPOSED USE*	FIRST FL & UPPER FL MULTI-FAMILY* & PARKING	
ACREAGE	+/- 0.74 ACRE (32,250-SF)	
LOT	214' WIDTH x 148' DEPTH	
PROPOSED UNITS	27 UNITS (3 1-BEDRMS, 17 2-BEDRMS, 7 3-BEDRMS)	
DENSITY	36.5 DWELLING UNITS / ACRE	
HARDSCAPE	11,708-SF (PARKING/SIDEWALK)	
LOT COVERAGE	23,371-SF, 72%	
TOTAL FL AREA	34,687 GSF (ALL COVERED AREA) 11,663 GSF FOOTPRINT	
	<b>REQUIRED</b>	<b>PROVIDED</b>
LOT SIZE	10,000-SF	32,250-SF
LOT WIDTH	100'	210'
FRONT SETBACK	10' - 20'	10'
REAR SETBACK	25'	57'
SIDE SETBACK	-	10'
BLDG HEIGHT	3-ST/45'	3-ST/45'
ON-SITE PARKING	1 SPACE/UNIT	30 SPACES
* CONDITIONAL USE		

**RDL ARCHITECTS**

16102 Chagrin Blvd, Suite 200  
Shaker Heights, Ohio 44120  
PHONE: 216-752-4300  
FAX: 216-752-4301  
www.RDLarchitects.com

**THE COMMUNITY BUILDERS**

736 Oak Street  
Columbus, Ohio 43205  
Telephone: 380-235-8345

**BEXLEY APARTMENTS**

SITE 1:  
2300 E LIVINGSTON AVENUE  
BEXLEY, OHIO

SITE 2:  
420 N CASSADY AVENUE  
BEXLEY, OHIO

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**ISSUE**

▲ 2021-01-07 ARB DESIGN UPDATE

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PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

0' 15' 30' 60'

PROJECT # 20163

DRAWN BY

CHECKED BY RDL

FILE NAME

PLOT DATE January 7, 2021

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**A-1.00**