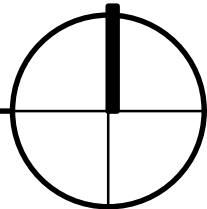


zoning site plan

1" = 20'-0"



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ZONING SITE PLAN

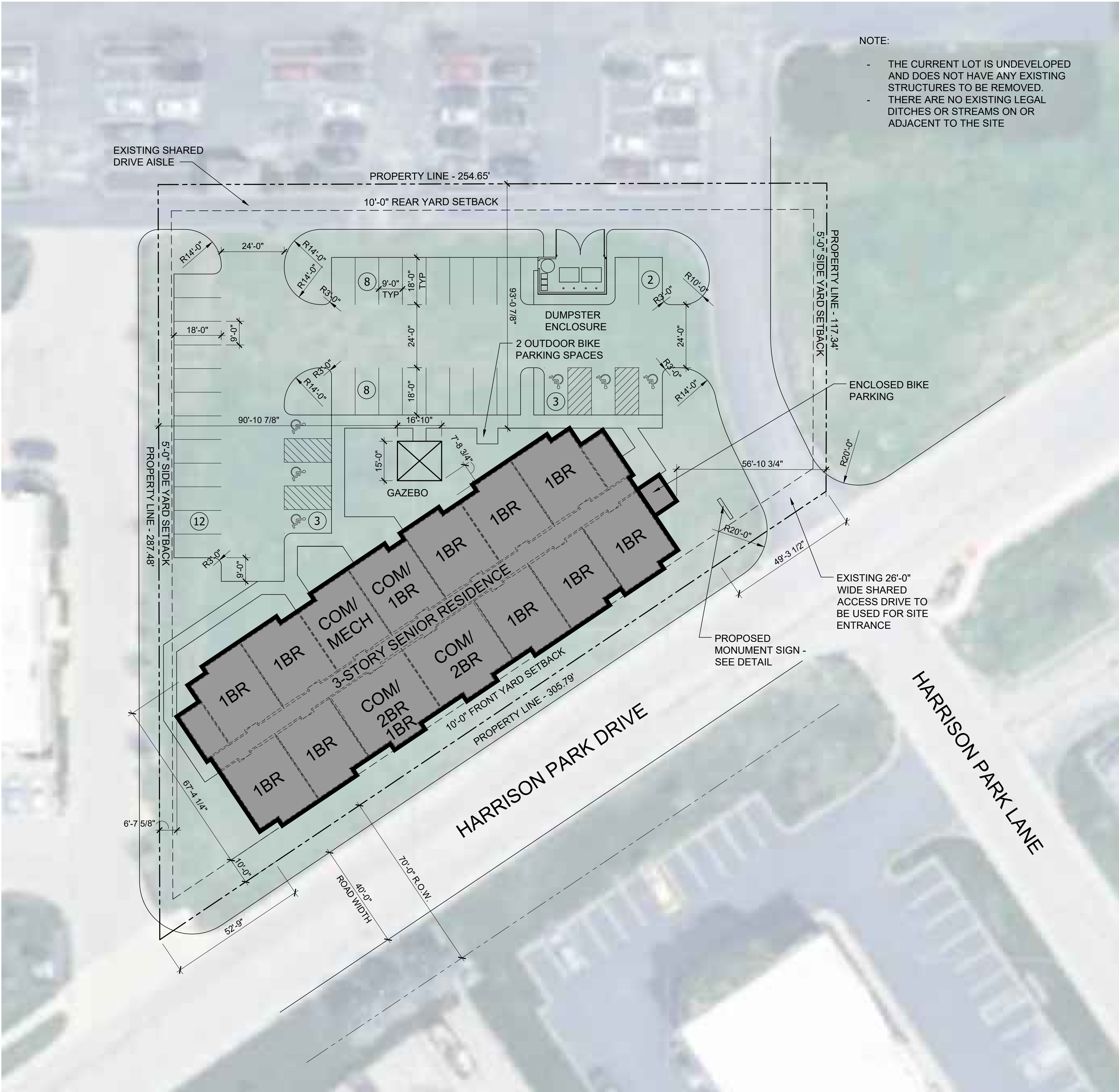
ISSUE DATE:

06-12-25

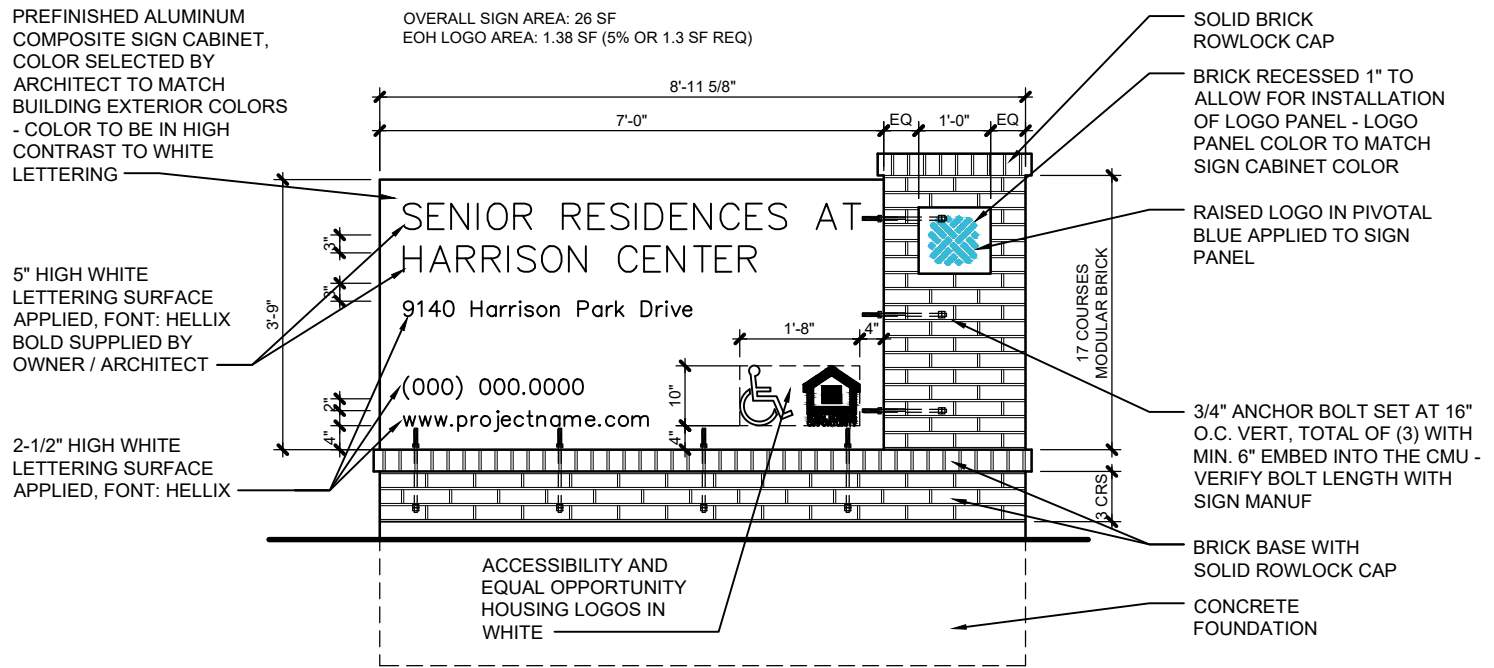
JOB NUMBER:

REVISIONS

Z1.10



TITLE BLOCK DATA	
DEVELOPMENT TYPE:	3-STORY SENIOR MULTIFAMILY APARTMENTS D9 ZONING DISTRICT AND TRANSIT ORIENTED DEVELOPMENT OVERLAY - "MEDIUM APARTMENT" PER ORDINANCE TABLE 742.103.03
	1 BEDROOM / 1 BATH UNITS - 33 UNITS 2 BEDROOM / 1 BATH UNITS - 4 UNITS
	TOTAL - 37 UNITS
OWNER'S NAME(S):	9155 E 56TH STREET IN LLC C/O HOGAN REAL ESTATE COMPANY
DEVELOPER'S NAME:	PIVOTAL DEVELOPMENT LLC ATTN: WYLLYS MANN 9100 CENTRE POINTE DRIVE, SUITE 210 WEST CHESTER, OHIO 45069 PHONE: (970) 579-0110
PREPARER'S NAME:	BDCL ARCHITECTS, PC ATTN: KIRK PAISLEY 9100 CENTRE POINTE DRIVE, SUITE 210 WEST CHESTER, OHIO 45069 PHONE: (614) 571-9540
DATE PREPARED:	JUNE 12, 2025
LOT NUMBERS:	PARCEL ID #: 490808108003000407
ACREAGE OF LOT:	1.17 ACRES
PROJECT DATA:	NUMBER OF LOTS - 1 DWELLING UNIT COUNT - 37 UNITS BUILDING SQUARE FOOTAGE - 37,350 SF
SETBACK REQ:	SETBACKS SHALL FOLLOW THE D9 DISTRICT REGULATIONS FRONT YARD SETBACK: 10 - 19.9 FEET SIDE YARD SETBACK: 5 FEET REAR YARD SETBACK: 10 FEET
LANDSCAPING	
LOCATION OF PROPOSED PLANTINGS	FOUNDATION PLANTINGS AT BUILDING ENDS AND LONG FACE FRONTING THE PARKING LOT STREET AND PROPERTY LINE BUFFER YARDS NEAR PROJECT AMENITIES INCLUDING GAZEBO & COMMUNITY GARDEN AROUND MASONRY DUMPSTER ENCLOSURE THROUGHOUT PARKING AREAS AT ISLANDS LANDSCAPING WILL CONFORM TO THE ORDINANCE REQUIREMENTS FOR ALL PLANTINGS
TRANSPORTATION AND PARKING	
PARKING COUNTS:	REQUIRED 1 PER DWELLING UNIT OR 36 SPACES PROVIDED 36 SPACES (INCL. 6 ACCESSIBLE SPACES)
BICYCLE PARKING:	PROVIDED INTERIOR BICYCLE STORAGE



monument sign detail

1
Z1.11



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ZONING PLOT PLAN

ISSUE DATE:
06-12-25
JOB NUMBER:

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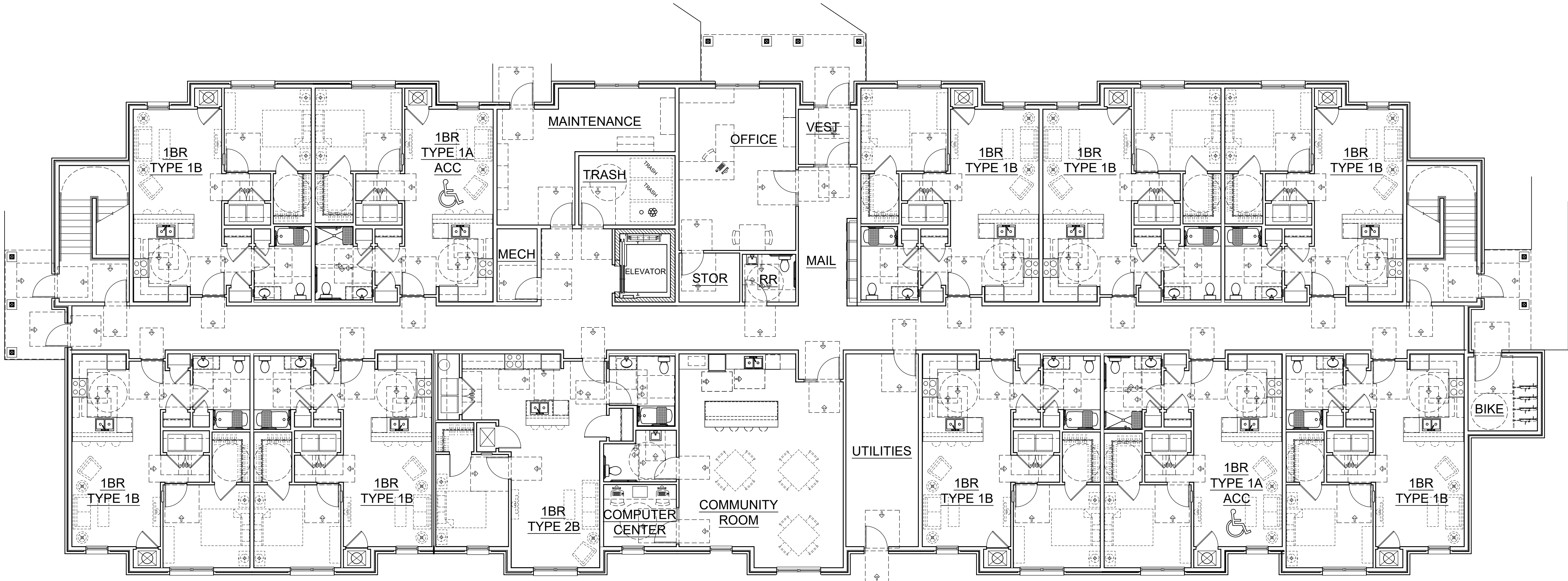
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FIRST FLOOR PLAN

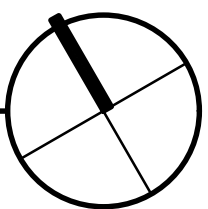
ISSUE DATE: 06-12-25
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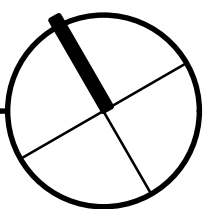
first floor plan

1/8" = 1'-0"





second floor plan





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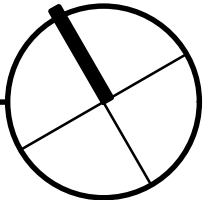


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THIRD FLOOR PLAN







third floor plan

1/8" = 1'-0"



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EXTERIOR FINISH LEGEND		PERCENTAGES
	MODULAR FACE BRICK VENEER	BRICK: 32%
	FIBER CEMENT SIDING: FLAT PANEL STYLE	PANEL SIDING: 2%
	FIBER CEMENT SIDING: LAP STYLE	LAP SIDING: 43%
	FIBER CEMENT SIDING: SHAKE SHINGLE STYLE	SHAKER SIDING: 9%
		GLAZING: 14%



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SENIOR RESIDENCES AT
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ELEVATION

ISSUE DATE: 06-12-25
JOB NUMBER:
REVISIONS

Z1.15