ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, February 22, 2018 at 7:00 P.M.

Louis J. R. Goorey Worthington Municipal Building
The John P. Coleman Council Chamber
6550 North High Street
Worthington, Ohio 43085

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 8, 2018 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board - Unfinished

1. Holiday Inn Site Redevelopment **- 7007 N. High St.** (Alliance Hospitality, Inc.) **AR 32-16**

C. Architectural Review Board – New

1. Doors - **131 W. Stafford Ave.** (Ronald Richardson/Jen Goebbel) **AR 08-18**
2. Renovations **- 32 Wesley Blvd.** (McCarthy Consulting/West Ohio Conference of United Methodist Church) **AR 09-18**
3. Rear Addition **- 117 E. New England Ave.** (Jamee Parish Architects/Tom & Mary Ann Dunn) **AR 10-18**
4. Addition & Renovation; Garage – **100 W. South St.** (Lauerhass Architecture/Madden & Toepfer) **AR 11-18**

D. Municipal Planning Commission

E. Other

F. Adjournment

MEMORANDUM

TO: Members of the Architectural Review Board
Members of the Municipal Planning Commission

FROM: Lynda Bitar, Planning Coordinator

DATE: February 16, 2018

SUBJECT: Staff Memo for the Meeting of February 22, 2018

B. Architectural Review Board - Unfinished

1. Holiday Inn Site Redevelopment **- 7007 N. High St.** (Alliance Hospitality, Inc.)
   AR 32-16

Findings of Fact & Conclusions

Background & Request:
This roughly 7.5 acre parcel, zoned C-4, Highway and Automotive Services, has been home to a hotel since 1975. The original approval was for a Hilton Inn. The brand has changed several times over the decades with the most recent being the conversion to a Holiday Inn in 2007, which included many upgrades to the building and site.

The owner is proposing demolition of the existing hotel, and redevelopment of the site with a mix of uses. Concepts for the site were discussed at the March 10, June 23, November 10 and December 8, 2016; and October 12 and November 9, 2017 ARB meetings, at which the applicant received feedback from the Board and the public. At the October 12th hearing, the ARB saw a different version of the site plan, showing the reduction to one hotel on the site as well as other site details. On November 9, 2017 modifications to the other buildings on the site were discussed.

Included for this hearing are minor site changes, architectural changes, lighting, landscaping, traffic study, shared parking analysis and storm analysis.

Project Details:

1. Uses:
   - One hotel, with 111 guest rooms is proposed. The existing Holiday Inn has 232 guest rooms.
   - Other potential uses on the site are offices, restaurants and professional services.

- In the C-4 Zoning District, personal and business services, hotels and restaurants are Permitted Uses. Offices (professional services) are Conditional Uses needing approval from the MPC.

2. Site Plan and Landscaping:
   - The proposed plan shows an entrance to the site from W. Wilson Bridge Rd. at the west end of the site that would be at an angle to line up with the mall entrance at that location. The drive curves to the east to increase the distance from the adjacent residential property. Also, an entrance is proposed on Caren Ave. just west of the existing entrance. Elimination of entrances toward the east end of the site on W. Wilson Bridge Rd. and on N. High St. are proposed.
   - One four story hotel is proposed ~77' from the south property line and ~226' from the west property line. The main entrance would be on the north side of the building.
   - Two office/professional services buildings are proposed for the western part of the property along W. Wilson Bridge Rd.: R-3 (13, 680 square feet in area) & R-4 (10, 904 square feet in area). Two restaurant/professional services buildings are proposed to the east along W. Wilson Bridge Rd.: R-1 (6786 square feet in area) & R-2 (6826 square feet in area).
   - The four buildings are proposed along W. Wilson Bridge Rd. are about 20' from the existing right-of-way line. The City has requested an additional 15' of right-of-way be dedicated, so the buildings would be about 5' from the new line. Sidewalks would be provided along the buildings, and a 5' sidewalk would be closer to the street in the right-of-way. Pedestrian access and patios would be between the buildings which would allow for restaurant seating areas.
   - The footprint of a one-story, 11,620 square foot restaurant/professional services building is shown on the N. High St. frontage but the building has not been designed. The building would be about 25.5' from the existing right-of-way. Right-of-way dedication of 10' was requested.
   - Sidewalks are shown throughout the site, with access to the public sidewalk at multiple locations.
   - The applicant calculates 418 parking spaces would be required on the site based on the proposed uses, and 343 spaces are being provided. A shared parking analysis is part of the application and states the overall site would not need more than 343 parking spaces due to the mix of uses.
   - Parking lot and street trees, as well as other plant material, are proposed. At the southwest corner of the site and along the west property line, existing vegetation would remain, with dead or dying materials being replaced, and new plantings would fill in any gaps. The landscape plan also shows trees and other plant materials along W. Wilson Bridge Rd., and between the buildings.
   - A Traffic Impact Study has been completed and approved by the City Engineer and the City's traffic consultant, who have concluded no negative traffic impact would result from this development.
   - A storm water study has been completed and a summary is included with the application, citing a reduction in impervious area and onsite retention and a decrease in discharge from the site. The current plan shows the use of an underground detention

system, pervious pavement and a bio-retention area. Final engineering for the site would be approved by the City Engineer when the permit is being reviewed.

3. Architecture:
   - Buildings R-1 & R-2 at the easternmost end of the site along W. Wilson Bridge Rd. are proposed as one-story buildings. Building R-1 has the look of five storefronts, with a two-story roofline on the north side at the west end. A mix of siding and roofing materials and storefront styles is proposed. Building R-2 has the look of a two-story roof on the north side for the whole building, and also has a mix of siding and roofing materials and storefront styles.
   - Buildings R-3 & R-4 are proposed as two-story buildings. Building R-3 is shown as brick and cast stone with a hipped roof. Building R-4 would be a smaller version of the same style.
   - The hotel building would be four-stories, and finished with brick and 6" Hardieplank lap siding. The building is proposed with a gable roof in the middle and hipped roofs on the sides. Equipment would presumably be located and screened on the roof. Two chimneys are proposed, and would have metal flashing in the same color as the brick. Divided light windows with brick soldier courses are proposed and traditional storefront glass would be on the north side by the main entrance.
   - Brick, Hardieplank, and cast stone are proposed for the building walls and asphalt shingles and standing seam metal roofing are proposed. Awnings are proposed on building R-1, R-2 and R-4. Samples of materials and colors would be needed.
   - Pella clad wood windows are proposed with 3/4" aluminum grills between the glass panes in Poplar White, Putty and Iron Ore.
   - Building #6 is shown as a one-story building along N. High St. Elevations of that building have not been provided.
4. A lighting plan is shown, including proposed site and building lighting. Traditional looking poles and fixtures are proposed and the light level would not spill off of the property.
5. Enclosures for trash receptacles and painting and screening of wall mechanicals are included in the plan.
6. General sign locations and sizes are shown on the proposed building elevations. Individual signs would need ARB approval.
7. Variances:
   - Application to the Board of Zoning Appeals would be required to approve any variances requested for the site.
   - The applicant is applying as part of the C-4 Zoning District, but is also trying to meet the requirements for the Wilson Bridge Corridor. Variances would likely be needed for setback, building height and parking not meeting the C-4 regulations.
8. Conditional Use Permits:
   - Needed for offices (Professional Services)

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

1. *Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting*

and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.

2. *Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.*
3. *Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.*
4. *Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.*
5. *Windows: On long facades, consider breaking the composition down into smaller "storefront" units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.*
6. *Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.*
7. *Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.*
8. *Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.*
9. *Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as "fluorescent orange" and similar colors.*

Bright color shades generally are discouraged in favor more subtle and toned-down shades.

10. *Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.*

<u>Wilson Bridge Corridor</u>

Site Layout:

Setbacks: Buildings and parking should be set back to provide a buffer between the sidewalk and building, with some variations in the Building Setback Line encouraged throughout the WBC.

- *Buildings 50,000 square feet in area or less shall be located between 5' and 20' from adjacent Right-of-Way Lines. Buildings greater than 50,000 square feet in area shall be located at least 20' from adjacent Right-of-Way lines.*
- *Buildings on properties abutting properties in "R" districts shall not be located closer than 50' to the property line. Parking facilities and access drives on properties abutting properties in "R" districts shall not be located closer than 25' to the property line.*
- *Setback areas in front of retail uses shall be primarily hardscaped, and may be used for outdoor dining and other commercial activities.*
- *As building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. A variety of techniques will be implemented to mitigate any potential "canyon/tunneling" effect along the corridor, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping.*

Right-of-Way Dedication: Dedication of Right-of-Way may be required to accommodate public improvements.

Screening: All development on parcels abutting properties in "R" districts shall be permanently screened in the setback area with the combination of a solid screen and landscape screening. The solid screen shall consist of a wall or fence at least 6' in height and maintained in good condition without any advertising thereon. Supporting members for walls or fences shall be installed so as not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to walls or fences with vertical supporting members designed to be identical in appearance on both sides. Landscape screening shall consist of one of the following options at a minimum:

- *One large evergreen tree with an ultimate height of 40' or greater for every 20 linear feet, plus one medium evergreen tree with an ultimate height of 20' to 40'*

for every 10 linear feet. Evergreen trees shall be at least 6' in height at the time of planting. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.

- *One large deciduous tree with an ultimate height of 50' or greater for every 25 linear feet, plus one medium deciduous tree with an ultimate height of 20' to 40' for every 15 linear feet. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.*

Equipment: Exterior service, utility, trash, and mechanical equipment shall be located to the rear of buildings if possible and screened from view with a wall, fence or landscaping. Such equipment shall be completely screened from view. Materials shall be consistent with those used in the building and/or site. Equipment located on buildings shall match the color of the building.

Tract Coverage: A maximum of 75% of the property shall be covered with impervious surfaces.

Pedestrian Access: Sidewalks with a minimum width of 5', Recreation Paths with a minimum width of 10', or a combination of both shall be provided along all Rights-of-Way. Pedestrian connections from Sidewalks, Recreation Paths and parking lots to building entrances shall be provided.

Landscaping: There shall be landscaping that complements other site features and creates relief from buildings, parking areas and other man-made elements.

- *Drought tolerant, salt tolerant, non-invasive, low maintenance trees and shrubs should be utilized.*
- *Deciduous trees shall be a minimum of 2" caliper at the time of installation; evergreen trees shall be a minimum of 6' in height at the time of installation; and shrubs shall be a minimum of 24" in height at the time of installation.*
- *Parking lot landscaping shall be required per the provisions in Chapter 1171.*
- *Seasonal plantings should be incorporated into the landscape plan.*
- *The approved landscape plan must be maintained across the life of the development.*

Building Design:

- *A principal building shall be oriented parallel to Wilson Bridge Road (or High Street), or as parallel as the site permits, and should have an operational entry facing the street.*
- *The height of a building shall be a minimum of 18' for flat roof buildings measured to the top of the parapet, or 12' for pitched roof buildings measured to the eave.*
- *Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.*
- *Building Frontage that exceeds a width of 50' shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade.*
- *Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.*

- *Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.*
- *When designing for different uses, an identifiable break between the building's ground floors and upper floors shall be provided. This break may include a change in material, change in fenestration pattern or similar means.*
- *Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.*
- *Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.*

Materials:

- *Any new building or redevelopment of a building façade should include, at a minimum, 75% of materials consisting of full set clay bricks, stone, cultured stone, wood or fiber cement board siding. Samples must be provided.*
- *Vinyl siding and other less durable materials should not be used.*
- *Long-lived and sustainable materials should be used.*
- *The material palette should provide variety and reinforce massing and changes in the horizontal or vertical plane.*
- *Especially durable materials on ground floor façades should be used.*
- *Generally, exterior insulation finishing systems (EIFS), are not preferred material types.*
- *A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.*
- *The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.*

Windows and Doors:

- *Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.*
- *Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.*
- *For a primary building frontage of a commercial use, a minimum of 30% of the area between the height of 2' and 10' above grade shall be in clear window glass that permits a full, unobstructed view of the interior to a depth of at least 4'.*

Lighting: All exterior lighting shall be integrated with the building design and site and shall contribute to the night-time experience, including façade lighting, sign and display window illumination, landscape, parking lot, and streetscape lighting.

- *The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.*
- *The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.*
- *For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.*

- *Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.*

Signs:

Exterior lighting fixtures are the preferred source of illumination.

- *Freestanding Signs*
  - *There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.*
  - *Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.*
  - *Freestanding signs may include the names of up to eight tenants of that parcel.*
  - *Light sources shall be screened from motorist view.*
- *Wall-mounted Signs*
  - *Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.*
  - *Wall-mounted and projection signs shall be designed appropriately for the building, and shall not be constructed as cabinet box signs or have exposed raceways.*

Parking:

- *Non-residential Uses. Parking shall be adequate to serve the proposed uses, but shall in no case exceed 125% of the parking requirement in Section 1171.01***.**
- *Bicycle Parking. Bicycle parking should be provided and adequate to serve the proposed uses.*

Public Spaces: A minimum of one Public Space Amenity as approved by the Municipal Planning Commission shall be required for every 5,000 square feet of gross floor area of multi-family dwellings, commercial or industrial space that is new in the WBC. Public Space Amenities are elements that directly affect the quality and character of the public domain such as:

- *An accessible plaza or courtyard designed for public use with a minimum area of 250 square feet;*
- *Sitting space (e.g. dining area, benches, or ledges) which is a minimum of 16 inches in height and 48 inches in width;*
- *Public art;*
- *Decorative planters;*
- *Bicycle racks;*
- *Permanent fountains or other Water Features;*
- *Decorative waste receptacles;*
- *Decorative pedestrian lighting; and*
- *Other items approved by the Municipal Planning Commission.*

<u>Worthington Comprehensive Plan</u>

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to

the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.

Staff Analysis:

1. The proposed development is an appropriate use of the site.
2. Connection with the traffic signal at the mall intersection should provide a good solution for getting traffic to and from the site. Traffic is acceptable based on the study completed by the applicant and reviewed by the City.
3. Parking is acceptable based on the mix of uses, except there is no provision for bicycle parking.
4. The plan for storm water should improve the existing conditions such that the neighboring property owners and those down-stream do not have a problem.
5. Right-of-way vacation along both streets conforms to the request of the City.
6. The architecture is compatible with the Architectural Review District. The scale and massing, mix of roof shapes, fenestration, and mix of materials are appropriate base on the Design Guidelines. The buildings along W. Wilson Bridge Rd. could accommodate a variety of users.
7. Simulated divided light windows would be preferable to having muntins between the panes.
8. The hotel should be all brick rather than having lap siding.

Recommendation:

When the ARB is comfortable with the materials and design details of the project, approval is recommended.

Motion:

THAT THE REQUEST BY ALLIANCE HOSPITALITY, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO REDEVELOP THE SITE AT 7007 N. HIGH ST., AS PER CASE NO. AR 32-16, DRAWINGS NO. AR 32-16, DATED FEBRUARY 9, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – New

1. Doors - **131 W. Stafford Ave.** (Ronald Richardson/Jen Goebbel) **AR 08-18**

Findings of Fact & Conclusions

Background & Request:
Constructed in the 1920's, this English Cottage Revival house is a contributing building in the Worthington Historic District. The applicant is proposing replacement of the pediment and trim for the front door, and the addition of a patio door to the rear.

Project Details:

1. The existing acorn style pediment and front door surround have deteriorated. The homeowner would like to replace the pediment with a fypon 10" crosshead and the surround with fypon fluted pilasters. Hardie siding would be used as needed to replace damaged siding. The new material is proposed to be white to match the existing house trim.
2. On the rear, a new white vinyl patio door is proposed in place of two windows. Steps to match the patio pavers are proposed to connect to the patio.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
It is important that any doors and the entrances in which they are set should be compatible with the style and period of a building. Historic doors or entrance elements should not be removed, covered over or otherwise receive major alterations, since they can be important character-defining features of a building. Deteriorated or damaged elements should be replaced with new ones that match the originals as closely as possible. Design and materials should be compatible with the existing structure.

Recommendation:
Staff is recommending *approval* of this application. Although the proposed pediment is different, it would not detract from the character of the house. The patio door would be complimentary to the house.

Motion:
THAT THE REQUEST BY RONALD RICHARDSON ON BEHALF OF JEN GOEBBEL FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FRONT DOOR SURROUND AND ADD A REAR PATIO DOOR AT 131 W. STAFFORD AVE., AS PER CASE NO. AR 08-18, DRAWINGS NO. AR 08-18, DATED FEBRUARY 5, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Renovations **- 32 Wesley Blvd.** (McCarthy Consulting/West Ohio Conference of United Methodist Church) **AR 09-18**

Background & Request:
This office building was constructed in 1994 for the West Ohio Conference of the United Methodist Church. The building was part of the United Methodist Children's Home property until late last year, when 3.418 acres was split off from the larger parcel and sold to the West Ohio Conference. Interior renovations are planned and necessitate some minor exterior modifications.

Project Details:

1. The mechanical systems for the building are planned to be upgraded as part of the renovations, and new rooftop equipment is proposed on the east and west single story roofs. Both areas are proposed to be screened with Envisor equipment screens. The screens are made of extruded aluminum and come in a variety of colors. The applicant originally had Dark Bronze in mind, and Ranchero Red was submitted as a sample, but other shades may provide a closer match to the brick. Slate Gray, Shadow Gray and Cypress Moss are alternatives.
2. A new door is proposed on the north side of the building toward the east end. The door would match the other storefront systems in the building, and have a new 6' sidewalk to connect to the walk along the parking lot. Also on the north side, new stained glass windows may be installed in the turret feature at the northwest corner.
3. On the south side a new exit door is proposed in the existing window system.
4. A door would be replaced with a window on the east side of the building part way through construction. A temporary sidewalk is proposed to lead to that door until it is removed.
5. There are plans to clean and tuckpoint the existing building.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Fences may be helpful for screening equipment.

Worthington Comprehensive Plan
The 2005 Worthington Comprehensive Plan promotes a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development.

Recommendation:
Staff is recommending *approval* of this application as the modifications are in character with the property and the District. The screen color should be chosen based on blending in with the existing building as much as possible. A determination can be made at the meeting.

ARB Motion:
THAT THE REQUEST BY MCCARTHY CONSULTING ON BEHALF OF WEST OHIO CONFERENCE OF UNITED METHODIST CHURCH FOR A CERTIFICATE OF APPROPROPRIATENESS TO INSTALL AND SCREEN ROOFTOP MECHANICAL EQUIPMENT MAKE OTHER MINOR MODIFICATIONS AT 32 WESLEY BLVD., AS

PER CASE NO. AR 09-18, DRAWINGS NO. AR 09-18, DATED FEBRUARY 7, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Rear Addition - **117 E. New England Ave.** (Jamee Parish Architects/Tom & Mary Ann Dunn) **AR 10-18**

Findings of Fact & Conclusions

Background & Request:
This Bungalow style home was constructed in the early 1900's and is a contributing building in the Worthington Historic District. The applicant is requesting approval to construct a small addition to the rear to serve as a mudroom.

Project Details:
1. The proposed addition would be roughly 8' x 10'8" and constructed in the center of the rear of the house. An existing deck would be removed, and a new concrete porch and steps would be adjacent to the addition.
2. The structure is designed with a roof overhang, exposed rafter tails, trim, gutters, asphalt shingles, and stucco to match the existing house. Windows and a new door would also match. Material for the new rail is to be decided.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Be sure that window designs are appropriate for the style or time period of the house. Design and materials should be traditional, and compatible with the existing structure.

Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendation:
Staff is recommending *approval* of this application, as the proposed addition meets the Design Guidelines and is appropriately designed for this house.

Motion:
THAT THE REQUEST BY JAMEE PARISH ARCHITECTS ON BEHALF OF TOM & MARY ANN DUNN FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AT 117 E. NEW ENGLAND AVE., AS PER CASE NO. AR 10-18, DRAWINGS NO. AR 10-18, DATED FEBRUARY 7, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. Addition & Renovation; Garage – **100 W. South St.** (Lauerhass Architecture/Madden & Toepfer) **AR 11-18**

<u>Findings of Fact & Conclusions</u>

Background & Request:
This existing split-level house was constructed in 1962 and is a contributing building in the Worthington Historic District. The house sits on a 70.13' wide lot that is 150' deep. The owners would like to create a house with more living space, and create space that is accessible to allow a parent to move in and the owners to age in place. The project involves partial demolition of the existing house, construction of an addition and garage, and total renovation.

The applicant would like to gain conceptual approval before finalizing the details of the project.

Project Details:

1. Site layout:
   The western part of the split-level would be demolished with this proposal, and the remainder would have new structure constructed on the north, west and south sides. The new front of the house would be 30' from the front property line and 8' from the east side property line; the west would be 18' from the side property line; and the rear would be 8' 4" from the side property line and about 50' from the rear. All parts of the structure are proposed outside of the yards required in the Code.

   A 10' wide driveway on the west side of the lot would lead to a proposed detached garage that would be 3' from the west property line and 10' from the rear. Variances would be necessary to allow its placement, and total accessory structure area of 978 square feet which includes a one-car detached garage at the northeast corner of the house. Application will be made to the Board of Zoning Appeals

   Existing vegetation would be removed from the site with this plan, and preliminarily two trees are proposed in the front and one is proposed in the rear. Sidewalks are shown leading to the front door, and connecting to the driveway and to the east side of the house.

2. Building:
   The applicant describes the new structure as Craftsman Influence. A three-bay façade is proposed for the front, with a central entry door/porch and two bay windows on the first floor, and three dormers on the second floor east-west roof gable. A cross gable is proposed to extend to the rear and connect to a second east-west gable. On the rear, a lower north-south gable would allow for the attached one-car garage. Also, a covered second floor balcony is proposed.

   Aluminum clad wood double-hung windows in a 6 over 1 pattern with simulated divided light muntins are proposed for many of the windows. Smaller windows with 6 lights are proposed for the dormers, and on the sides and rear of the house. Skylights are shown on rear facing gable that covers the balcony. Catalogue cuts of the windows, skylights, doors and light fixtures proposed near the doors would be needed before final approval.

A stone water table is proposed around the house, with shake style siding above. Standing seam metal roofing would be used for the porch roofs, dormers and bay windows, and asphalt shingles are proposed for the main roof. The proposed colors would likely include beige for the siding, white trim, the stone resembling limestone and a blue roof. Samples are needed. A picture of a house with a similar feel is included in the packet, although the siding is gray.

3. The detached garage proposed at the northwest corner of the property would be roughly 33' wide x 22' deep. The structure would have a front facing gable over the two garage doors, and a cross gable extending to the east.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- A decision on whether a particular demolition is appropriate must be made in light of several factors, including whether the demolition is full or partial; the age of the structure; the level of integrity of the structure being demolished (has it been extensively altered?); the impact of the demolition on Worthington's character; and plans for the site following demolition (is the proposed replacement appropriate for Worthington? Does it follow the design guidelines for new structures?) Generally, demolition of pre-1950s buildings should be avoided. These tend to contribute the most to a community's character. However, it may be desirable to avoid demolishing a newer building, depending on what is proposed to replace it.
- Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.
- New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.
- Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.
- Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.
- Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first

preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

- Entries: For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.
- Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.
- Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.
- Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding

elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;

5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Staff Analysis:

- Although partial demolition and complete redesign of a house does not meet the Design Guidelines, the resultant structure in this application may fit better in Old Worthington than the existing structure. Split level homes are not prevalent in the District and are not typically conducive to being accessible and added onto. Allowing redesign of a house that allows owners to age in place more easily may be more desirable than retaining this house style.
- The proposed structure seems to be a mix of styles, so could be simplified to reflect a single architectural style. For example, there could be more elements of a Craftsman style house like wide overhanging eaves, or the structure could have more of a Cape Cod feel with a lower foundation.

Recommendation:

Staff is recommending ***tabling*** of the application after discussion to allow for modifications and additional details to be presented if the general idea of the change is acceptable.

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR 32-16
Date Received 2-26-16
Fee $200
Meeting Date 3-11-16
Filing Deadline
Receipt # 616658

1. **Property Location** 7007 N. High Street
2. **Present/Proposed Use** Hotel / Multi-Use Development
3. **Zoning District** C-4
4. **Applicant** Alliance Hospitality, Inc.

   Address 600 Enterprise Dr, Lewis Center, Ohio 43035

   Phone Number(s) 614-846-6600
5. **Property Owner** HE HARI INC

   Address 7007 N High Street, Worthington, Ohio 43085

   Phone Number(s) 614-436-0700
6. **Project Description** Redevelopment of existing site to construct two (2) new hotels and personal or prof. service/restaurant buildings
7. **Project Details:**

   a) **Design** see architectural sketches and imagery

   b) **Color** see architectural sketches and imagery

   c) **Size** see architectural sketches and imagery

   d) **Approximate Cost** $40 Million **Expected Completion Date** June 2019

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Tabled 3/10/16, 4/28/16
11/10/16, 12/8/16
10/12/17, 1/9/17

Applicant (Signature) 2/26/16 Date

Property Owner (Signature) 2/26/16 Date

ABUTTING PROPERTY OWNERS
FOR
7007 N. High St.

The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Park National Bank		7140 N. High St.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
KCP RE LLC		2601 S. Bayshore Dr.	Coconut Grove, FL 33133
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		130 Greenglade Ave.	Columbus, OH 43212
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085

FORD & ASSOCIATES

ARCHITECTS

To: Lynda Bitar, City of Worthington
Architectural Review Board

From: Rob MacInnes, Ford & Associates Architects, Inc.

Date: February 09, 2017

Re: **Worthington Redevelopment**
SEC N. High Street and W. Wilson Bridge Road

Architectural Supporting Statement

The owner is proposing demolition of the existing Holiday Inn hotel and redevelopment of the site with a mix of uses. There are six buildings proposed for the existing Holiday Inn site located at southwest corner of N. High Street and W. Wilson Bridge Rd. This submission is to provide detailed exterior elevations and building materials along with an overall a sense of scale, proportion, massing, and spacing of the buildings as it relates to the current site plan and grade changes.

Building #1 & #2 are single story, Buildings #3 & #4 are two story and Building #5 is proposed to be a four story hotel with a lower level. All the buildings are designed as 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupted and all parts are perceived as a unified whole.

The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

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COLUMBUS, OHIO 43212

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7007 N. High St.

100-001218 04/17/2017

THE WITNESS GROUP SITE TRAFFIC IMPACT STUDY

WORTHINGTON, OH

REVISED JANUARY 2018

PREPARED FOR:
THE WITNESS GROUP
600 ENTERPRISE DRIVE
LEWIS CENTER, OH

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

Mannik Smith GROUP

EXECUTIVE SUMMARY

This traffic impact study evaluated the traffic impacts to adjacent intersections from a proposed mixed-use development in Worthington, Ohio. The development, located in the southwest quadrant of the US-23 (N. High Street) & Wilson Bridge Road intersection, is slated to replace an existing Holiday Inn hotel with new hotel, restaurant, and office land uses. To determine the impact of the proposed development, the following tasks were performed for this study:

1. **Summary of Proposed Changes (see Section 1.2)** – The proposed development will include the following land uses:
    - Hotel – 111 total guestrooms
    - Restaurant – 17,662 total square feet
    - Office – 32,154 total square feet

In addition to the proposed land uses, the proposed development will include a signalized main entrance along Wilson Bridge Road (Drive A) in an effort to minimize traffic on Caren Avenue and provide a safe point of ingress/egress for the site. This entrance will be the first point of ingress/egress encountered for vehicles travelling from I-270 and is expected to receive 74% of inbound trips during the AM peak hour (the highest inbound total trips) and 73% of outbound trips during the PM peak hour (the highest outbound total trips)_. Two (2) other existing site driveways along Wilson Bridge Road (Drive B) and US-23 (N High Street) (Drive C) will be closed upon completion of the proposed development. A fourth existing site drive (Drive D) along Caren Avenue will remain. Therefore, the proposed project will have two (2) access points, a reduction from four (2) under the existing conditions. The elimination of one site access point to Wilson Bridge Road and one site access point to High Street will improve traffic flow and safety by reducing conflict points on those busy roadways.

The signalized, main entrance intersection will include the re-alignment of Mall Drive (to the north) to connect with the site's main entrance (Drive A). The intersection will also include a new westbound left turn lane (with 100 feet of storage). This westbound left turn lane can be constructed within existing pavement and will not require roadway widening. The new westbound left turn lane is not expected to interfere with queues in the dual eastbound left turn lanes at the upstream intersection (N. High Street & Wilson Bridge Road).

2. **Trip Generation (see Section 3.1)** – This study removed traffic volumes from the existing 232 Holiday Inn Hotel from future traffic projections and added traffic volumes for the proposed development:

    - The existing Holiday Inn (to be removed) generates 82 trips during the AM peak hour and 129 trips during the PM peak hour.
    - The proposed development is projected to generate 199 trips during the AM peak hour and 236 trips during the PM peak hour.
    - The net increase in traffic along adjacent roadways will be 117 trips during the AM peak hour and 107 trips during the PM peak hour.

3. **Traffic Analyses (see Section 3.3)** – Traffic analyses for this study were conducted according to procedures outlined in the Ohio Department of Transportation's (ODOT's) *Location & Design Manual* (L&D), ODOT's State *Highway Access Management Manual* (SHAMM), and guidelines set forth by the City of Worthington. The analysis was conducted for a No Build (future condition, does not include the proposed development) and a Build (future condition, includes the proposed development) during the AM and PM peak hours for an assumed opening year (2018) and a design year (10 years after the proposed development, 2028). The traffic analysis yielded the following conclusions:

CITY OF WORTHINGTON

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Wilson Bridge Road & Mall Drive/Drive A

- This intersection currently carries 1,665 vehicles during the AM peak hour and 2,109 vehicles during the PM peak hour.
- The project is expected to add 121 net trips during the AM peak hour and 142 net trips during the PM peak hour.
- As a result of traffic added from the proposed development, level-of-service at the existing signalized intersection changes from A to D during the AM peak hour (and B to D during the PM peak hour (it may be noted that for this study, the threshold between acceptable and unacceptable traffic operations is LOS E).
- The project proposes the following improvements for this intersection:
    - Re-alignment of the Mall Drive approach to Wilson Bridge Road for connection to Drive A
    - Installation of a 100 foot westbound left turn lane (through restriping within existing pavement) along Wilson Bridge Road at Drive A
    - Traffic signal modifications to accommodate new northbound approach

US-23 (N. High Street) & Wilson Bridge Road

- This intersection currently carries 4,153 vehicles during the AM peak hour and 4,067 vehicles during the PM peak hour
- The project is projected to add 71 net trips to this intersection and 66 net trips to during the PM peak hour (it may be noted that this number is lower than that at Wilson Bridge Road & Mall Drive/Drive A. This is because less existing Holiday Inn trips were removed from Wilson Bridge & Mall Drive/Drive A and more proposed site trips were added to this intersection as the as the existing site features four (4) driveways and the current site features two (2) driveways.
- As a result of added traffic from the proposed development, level-of-service changes from D to E during the AM peak hour (an overall increase of 0.3 seconds of delay) and remains at LOS E during the PM peak hour.
- Despite the LOS degradation, the increase in delay (0.3 seconds) during the AM peak hour is negligible, mitigation improvements are not necessary for this intersection.

US-23 (N. High Street) & Caren Avenue

- This intersection currently carries 1,942 vehicles during the AM peak hour and 2,072 vehicles during the PM peak hour
- The project is projected to add 36 net trips to this intersection during the AM peak hour and 69 net trips during the PM peak hour
- With traffic added from the proposed development, level-of-service remains at C during both the AM and PM peak hours
- Mitigation improvements are not necessary for this intersection based on the intersection operations, however, signalization and pedestrian upgrades are proposed to enhance this location.

Caren Avenue & Drive D

- This intersection currently carries 386 vehicles during the AM peak hour and 360 vehicles during the PM peak hour
- The project is projected to add 35 net trips to this intersection during the AM peak hour and 20 net trips during the PM peak hour
- With traffic added from the proposed development, level-of-service remains at B during the AM and PM peak hours.
- Mitigation improvements are not necessary for this intersection.

CITY OF WORTHINGTON
DRAWING NO. AR 32-16
DATE 2/9/18

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HOLIDAY INN SITE REDEVELOPMENT
7007 N. HIGH STREET, WORTHINGTON, OH

Date: January 12, 2018
Project #: A2620007
Re: **Shared Parking Analysis for Worthington Development**

Executive Summary

Mixed-use developments see fluctuations in the parking demand throughout the day based on the types of businesses present. Parking requirements per code are based upon individual uses and do not consider multiple uses for a shared parking lot. Based on the uses proposed for this development, and their corresponding peak times of demand, the overall site is not expected to see a need for more than the 343 parking spaces provided.

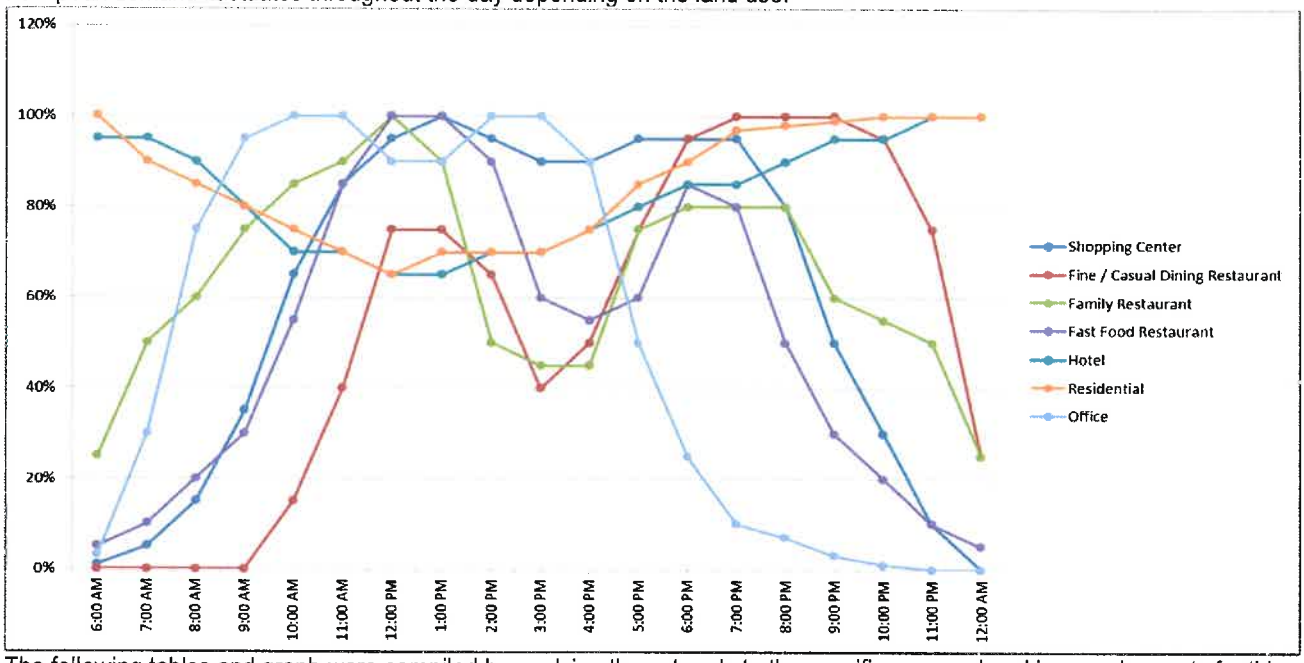
Supporting Data

Section 1171.01 of the Worthington City Code covers parking space area, access drives, and space determination for off-street parking for developments. The number of spaces is determined by the use and size of each building being served. For this particular development, there are four separate uses distributed among six separate buildings. The table below shows the required parking for the site based on the uses described in section 1171.01:

Building #	USE	Area (sf)	Restaurant	Professional Services	Administrative/ Business Office	Hotel
1	(70%) Restaurant	4750	4750	-	-	-
	(30%) Professional Services	2036	-	2036	-	-
2	(70%) Restaurant	4778	4778	-	-	-
	(30%) Professional Services	2048	-	2048	-	-
3	(50%) Professional Services	6840	-	6840	-	-
	(50%) Administrative/Business Office	6840	-	-	6840	-
4	(50%) Professional Services	5452	-	5452	-	-
	(50%) Administrative/Business Office	5452	-	-	5452	-
5	Hotel	111 (keys)	-	-	-	111
6	(70%) Restaurant	8134	8134	-	-	-
	(30%) Professional Services	3486	-	3486	-	-
		Totals Area by Use	17662	19862	12292	111
		Spaces Required (1 Space per ___ square feet)	100	250	250	1
		Spaces Required by Use	**177**	**80**	**50**	**111**
		Total Required	**418**			

CITY OF WORTHINGTON
DRAWING NO. AR3276
DATE 2/9/18

Because this development has a mix of uses that share the entire parking field, it is important to analyze how each use is affected at different times of the day. The Urban Land Institute (ULI) has published *Shared Parking*, which provides guidance for evaluating parking demands for mixed-use developments. The graph below uses the data provided by ULI and illustrates how peak demand fluctuates throughout the day depending on the land use.



The following tables and graph were compiled by applying these trends to the specific uses and parking requirements for this proposed development for both weekdays and weekends:

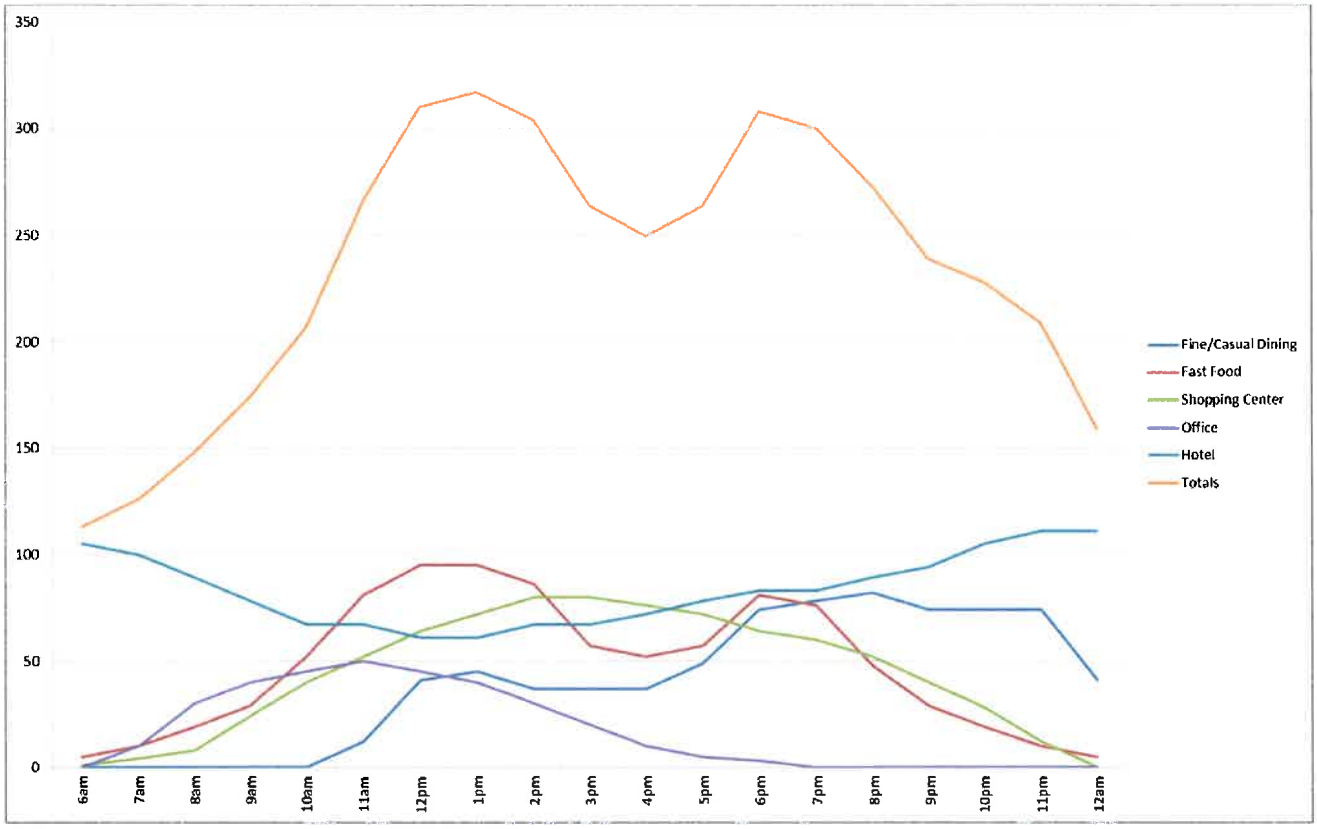
Weekday

USE	Total Red'd	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
Fine/Casual Dining	82	0%	0%	0%	0%	15%	40%	75%	75%	65%	40%	50%	75%	95%	100%	100%	100%	95%	75%	25%
		0	0	0	0	12	33	62	62	53	33	41	62	78	82	82	82	78	62	21
Fast Food	95	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
		5	10	19	29	52	81	95	95	86	57	52	57	81	76	48	29	19	10	5
Shopping Center	80	1%	5%	15%	35%	65%	85%	95%	100%	95%	90%	90%	95%	95%	95%	80%	50%	30%	10%	0%
		1	4	12	28	52	68	76	80	76	72	72	76	76	76	64	40	24	8	0
Office	50	3%	30%	75%	95%	100%	100%	90%	90%	100%	100%	90%	50%	25%	10%	7%	3%	1%	0%	0%
		2	15	38	48	50	50	45	45	50	50	45	25	13	5	4	2	1	0	0
Hotel	111	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
		105	100	89	78	67	67	61	61	67	67	72	78	83	83	89	94	105	111	111
Totals	418	113	129	158	183	233	299	339	343	332	279	282	298	331	322	287	247	227	191	137

Weekend

USE	Total Red'd	6am	7am	8am	9am	10am	11am	12pm	1pm	2pm	3pm	4pm	5pm	6pm	7pm	8pm	9pm	10pm	11pm	12am
Fine/Casual Dining	82	0%	0%	0%	0%	0%	15%	50%	55%	45%	45%	45%	60%	90%	95%	100%	90%	90%	90%	50%
		0	0	0	0	0	12	41	45	37	37	37	49	74	78	82	74	74	74	41
Fast Food	95	5%	10%	20%	30%	55%	85%	100%	100%	90%	60%	55%	60%	85%	80%	50%	30%	20%	10%	5%
		5	10	19	29	52	81	95	95	86	57	52	57	81	76	48	29	19	10	5
Shopping Center	80	1%	5%	10%	30%	50%	65%	80%	90%	100%	100%	95%	90%	80%	75%	65%	50%	35%	15%	0%
		1	4	8	24	40	52	64	72	80	80	76	72	64	60	52	40	28	12	0
Office	50	0%	20%	60%	80%	90%	100%	90%	80%	60%	40%	20%	10%	5%	0%	0%	0%	0%	0%	0%
		0	10	30	40	45	50	45	40	30	20	10	5	3	0	0	0	0	0	0
Hotel	111	95%	90%	80%	70%	60%	60%	55%	55%	60%	60%	65%	70%	75%	75%	80%	85%	95%	100%	100%
		105	100	89	78	67	67	61	61	67	67	72	78	83	83	89	94	105	111	111
Totals	418	113	126	148	174	207	266	310	317	304	264	250	264	308	300	273	239	228	209	159

CITY OF WORTHINGTON
DRAWING NO. AR22-16
DATE 2/9/18



The proposed development currently provides 343 spaces which, referring to the current Worthington parking requirements, would place the site at 82% parked. Both the weekday and weekend calculations indicate that the 1:00pm hour will see greatest need for total site parking spaces, with the maximum demand being 343 spaces which the proposed development meets.

CITY OF WORTHINGTON

DRAWING NO. ARC 32-16

DATE 2/9/18

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STORMWATER MANAGEMENT OVERVIEW: HOLIDAY INN SITE REDEVELOPMENT 7007 N. HIGH STREET, WORTHINGTON, OH

Date: January 22, 2018
Project #: A2620007
Re: **Stormwater Management**

Project Description: The proposed development will have six new buildings with a mix of uses that include a 111 room hotel, 4 buildings along Wilson Bridge Road with restaurant, office, and professional services tenants, and a building along High Street with restaurant and professional services tenants.

Existing Use: Hotel (C-4 Zoning)

Proposed Use: Mixed-Use (C-4 Zoning)

Area: Existing Site = 7.015 Ac.
Impervious Area Pre/Post = 5.652 Ac (80.6%) / 5.453 Ac. (77.7%)
Disturbed Area = Approx. 7.140 Ac.

Detention Type: Underground Detention System (84" CMP)

Critical Storm Event: 1-year Storm (1-year post-developed storm event controlled to the pre-developed 1 year rate)

EPA-Water Quality: Reduction of impervious area (2.4%) + pervious pavers and 2 bio-retention basins (18.9% of site) provide required water quality prior to detention.

Table 1
Stormwater Management Summary

Storm Event (yr)	Pre-Developed Peak Flow Rates (cfs)	Total Allowable Peak Flow Rates (cfs)	Detained Peak Flow Rates (cfs)	Underground Basin Storage Volume (cf)
1	18.24	18.24	9.51	7,623
2	22.64	22.64	11.21	9,845
5	28.85	28.85	13.35	13,199
10	33.92	33.92	14.92	16,030
25	40.99	40.99	16.96	20,168
50	46.82	46.82	18.59	23,697
100	47.71	47.71	20.36	27,443

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Outfall: Existing 36-inch storm sewer

The proposed development will detain up to the 100-year storm event in an underground detention system. The outfall for the proposed system is a 36-inch storm sewer (from structure ST-2866 to ST-0837) which is within an easement running along the front properties on Greenglade Avenue. Because the on-site system will utilize this sewer for up to and including the 100-year events, it is important to analyze the capacity of this storm sewer in the maximum storm event scenario.

The existing 36-inch sewer is shown to have a slope of 4.20% (from record drawing 331.919 Olentangy Hills Private Street and Water Improvement). Using a manning's coefficient (n) of 0.013 for concrete pipe and the slope of 4.20%, the hydraulic capacity of the pipe is calculated to be 137.07 cfs.

The area tributary to the 36-inch sewer is shown on the map in Appendix C. The 29.50 acres of land contributing to the storm sewer includes 2.05 acres of "Roadway" and 27.45 acres of "Commercial" land uses. These areas have runoff coefficients of 0.94 and 0.83 respectively, giving a weighted average for the entire area of 0.83. The Shops at Worthington Place provided the greatest time of concentration, as shown on the map, at 15.8 minutes. Table 1 below provides the peak flow rates entering the 36-inch sewer for storms up through the 100-year event.

Table 1
Existing Peak Flow Rates into Existing 36" Sewer (ST-2866 to ST-0837)

Storm Event (yr)	Runoff Coefficient, C	Rainfall Intensity, I (in/hr)	Tributary Area, A (ac.)	Peak Flow Rate, Q (cfs)
1	0.83	2.70	29.50	66.11
2	0.83	3.22	29.50	78.84
5	0.83	3.86	29.50	94.51
10	0.83	4.33	29.50	106.02
25	0.83	4.94	29.50	120.96
50	0.83	5.39	29.50	131.97
100	0.83	5.84	29.50	142.99

Based on the above calculations, it is shown that the capacity of the 36-inch pipe is exceeded in the 100-year event. Because of this finding, the release rate from the proposed site will need to be reduced from its current rate in order to be able to use this storm sewer as the outfall.

The proposed development will result in an overall decrease in impervious area, as compared to the existing condition. In addition to reducing the total runoff volume, the development will also reduce the peak flow rates through the use of underground detention. Table 2 below shows the reduction for each storm event:

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Table 2
Peak Flow Rates – Existing 36" Sewer (ST-2866 to ST-0837)

Storm Event (yr)	Existing Site Peak Flow Rates (cfs)	Total Peak Flow Rates to 36" Sewer (cfs)	Developed Site Peak Flow Rate (cfs)	Peak Flow Rate Reduction from Site (cfs)	Resulting Peak Flow Rate to 36" Sewer (cfs)
1	18.24	66.11	10.30	7.94	58.17
2	22.64	78.84	12.26	10.38	68.46
5	28.85	94.51	14.78	14.07	80.44
10	33.92	106.02	16.67	17.25	88.77
25	40.99	120.96	19.14	21.85	99.11
50	46.82	131.97	21.12	25.70	106.27
100	47.71	142.99	23.23	24.48	118.51✓

Through the improvements being proposed by this development, which accounts for over 20% of the tributary area to the subject 36-inch sewer, it is shown that all storm events through the 100-yr are within the hydraulic capacity (137.07 cfs) of the sewer, thereby improving the downstream condition.

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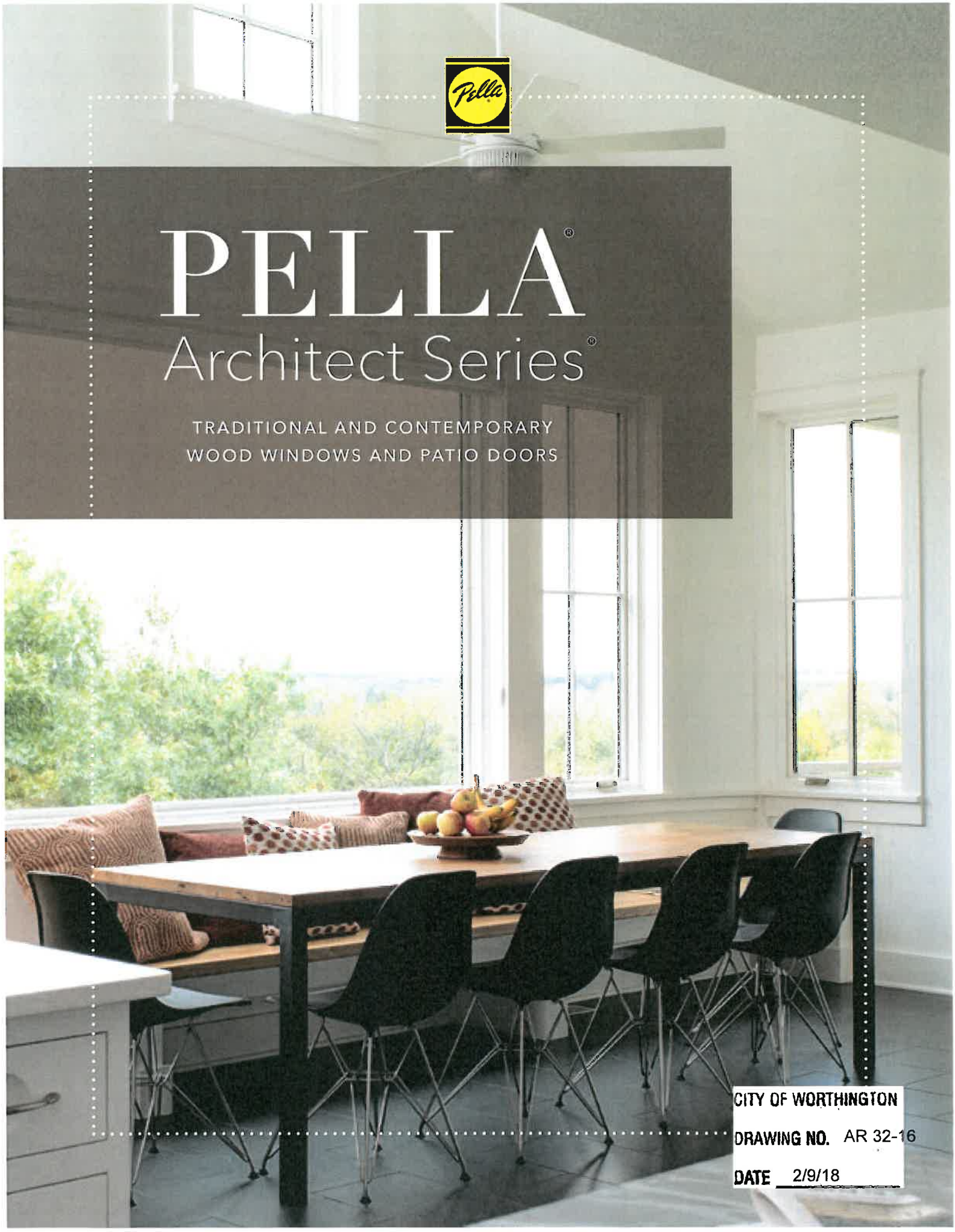
PELLA®
Architect Series®

TRADITIONAL AND CONTEMPORARY
WOOD WINDOWS AND PATIO DOORS



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Why Wood?

Pella® Architect Series® wood windows and patio doors give you more options when it comes to style, low-maintenance features and customization flexibility. Choose traditional or contemporary styles in beautiful wood species, glass options designed for your lifestyle and superb performance features – all backed by some of the best warranties in the industry.

Advantageplus™
PROTECTIVE FRAME SYSTEM

Protect your investment.

Advantage Plus protection system helps Pella's doors stand up to the elements and stay looking great longer. This system includes:

Low-maintenance exterior frame. Our durable low-maintenance aluminum exterior door frames feature our EnduraClad® finish that resists fading and provides years of protection.

Rot-resistant design. Pella's low sill is convenient and helps prevent water from entering the home.

Exclusive PerformaSeal® technology. Featuring our exclusive weathertight seal technology, this provides exceptional energy efficiency and helps block out the damaging effects of extreme wind and rain.

TRADITIONAL

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FOR THE CHOOSING

Find your type.

WINDOWS

Casement and Awning Windows

Nothing between you and your view.
Open and close with the turn of a handle – great for spots that are difficult to reach.

Years of smooth openings and closings.
Stainless steel operating arms and hinges resist rust and corrosion.

More convenient handle design.
Fold-away handle won't get in the way of window treatments.

Easier cleaning.
Easy-clean wash feature makes it simple to clean the exterior glass from inside your home.

Double-Hung and Single-Hung Windows

Traditional and practical.
The sashes on double- and single-hung windows slide open and closed vertically, providing efficient ventilation.

Years of smooth, easy operation.
Our balance systems help ensure your windows will open and close easily for years.

A tight seal against the elements.
Pella's cam-action locks pull the sashes against the weatherstripping.

Easier cleaning.
Opening sashes tilt in – making it easy to clean the exterior glass from inside your home.

Fixed and Special Shape Windows

Virtually endless design possibilities.
Special Shape windows are available in curves and angles to add architectural interest and natural light.*

Create a custom design.
Assembling a combination of fixed windows makes a contemporary design statement.

A quality, seamless look.
Special Shape windows are available with grille options to match other Pella® windows and doors.

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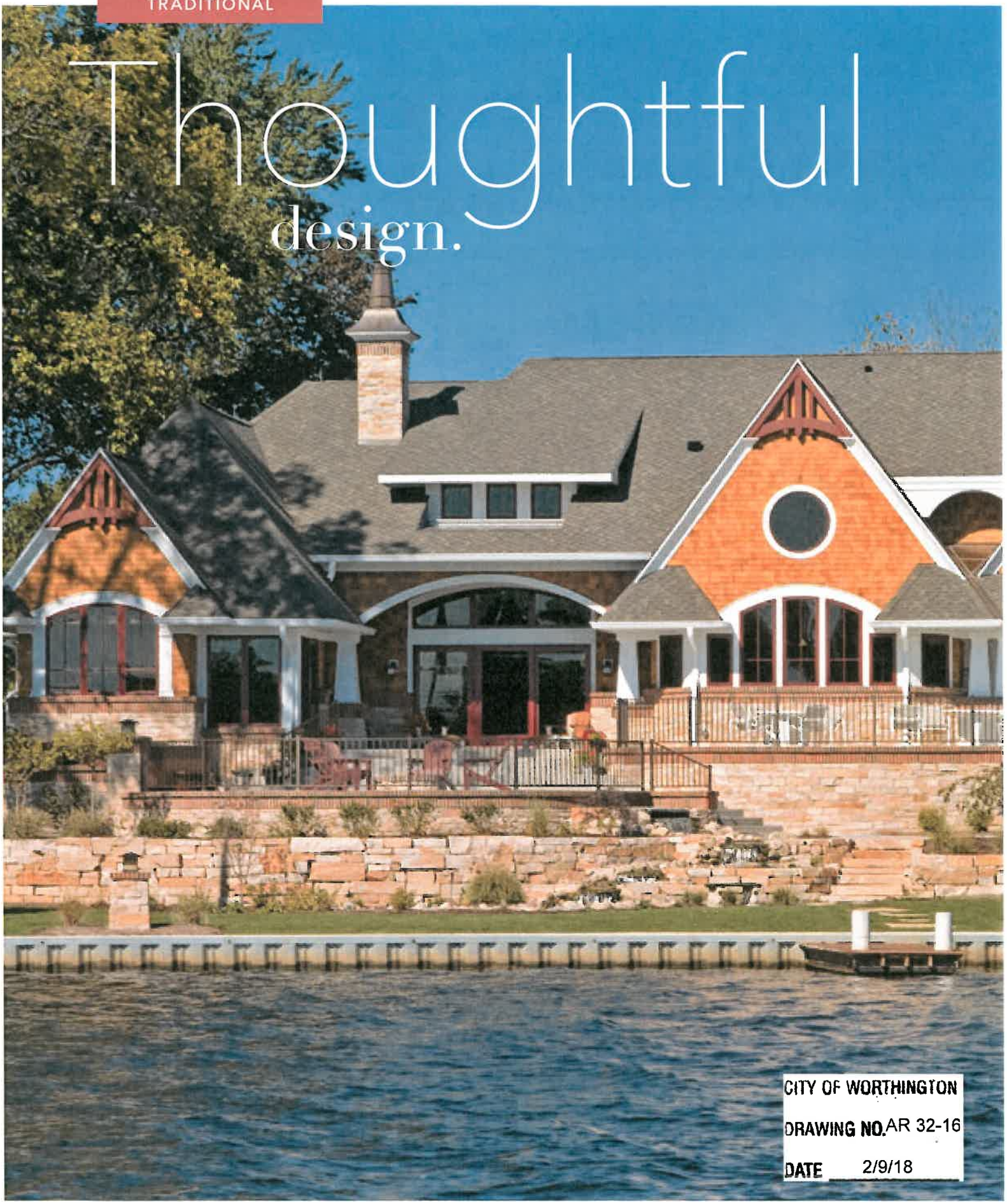
For more information on Pella's window and patio door offering, see your local Pella sales representative or visit

CHOOSEPELLA.COM/OFFERING

TRADITIONAL

Thoughtful design.



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With more than 25 years of expertise behind their design, Pella® Architect Series® traditional products offer the classic style you love. In an elegant expression of the window-crafting art, these wood windows and patio doors feature fine-furniture detailing and beauty to welcome you home.

Timeless Style

Pella Architect Series traditional products are crafted to exemplify the classic Americana aesthetic. Designed with intricate details like Ogee profiles and spoon-lock hardware, these windows and doors stand the test of time.

Natural Beauty

Pella believes nothing man can create rivals the beauty of wood. That's why Pella wood windows and doors are designed to simply harness the earth's handiwork. No two pieces of wood are identical, so every traditional window and patio door is one of a kind.

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Get more ideas and inspiration:

CHOOSEPELLA.COM/TRADITIONAL

Beautifully functional hardware.

Our exclusive new selection of window hardware and Baldwin® patio door collaborations were designed to add the perfect finishing touch to your Pella® products. Each traditional or contemporary style is available in a diverse palette of striking finishes – allowing for a personal design statement.

HARDWARE STYLES

Styles from the Essential collection shown.

HARDWARE FINISHES

Pella's hardware is available in a variety of complementary finishes for windows and patio doors to help you curate a cohesive look.

Champagne	White	Brown	Matte Black	Bright Brass	Satin Nickel
Oil-Rubbed Bronze	Antique Brass	Distressed Bronze	Distressed Nickel	Polished Chrome	Polished Nickel

Complement a modern frame.

The sleek design of your Architect Series® contemporary casement window hardware balances the frame's minimalist style with your home's modern aesthetic. And you'll love the convenience of our fold-away cranks.

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* Dual sash lifts are standard on large windows.

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FEATURES AND OPTIONS

Impeccably coordinated.

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PREFINISHED PINE INTERIORS

Pella's factory finish on the wood interiors of your windows and patio doors gives you instant wow. Choose a stunning stained finish to match the color of other wood in your home or a painted White finish for a fresh, bright look. Also available primed and ready-to-paint.

WOOD TYPES

Your Architect Series® windows or patio doors can be made from your choice of today's most desirable woods – so they'll tastefully complement your home's other interior finishes.

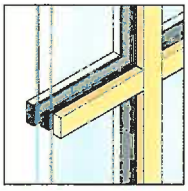
ALUMINUM-CLAD EXTERIORS

Pella's low-maintenance EnduraClad® exterior finish resists fading, so your windows and patio doors stay looking great for years. Take this beauty and durability one step further with Pella EnduraClad Plus² protective finish that provides exceptional weatherability. Plus, Pella offers virtually unlimited custom color options for a unique look.

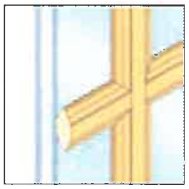
GRILLES

Choose the look of true divided light or grilles-between-the-glass that make cleaning the glass easier.

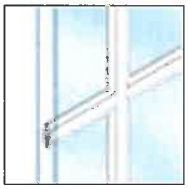
Ogee Integral Light Technology® Grilles
2", 1-1/4" or 7/8"



Square Integral Light Technology Grilles
7/8"



Roomside Removable Grilles
2", 1-1/4", 3/4"



Aluminum Grilles-Between-the-Glass
3/4"

White | Ivory | Tan[3] | Putty[3]

Brown[3] | Harvest | Brickstone | Cordovan

Optional interior grille colors with exterior color that matches the EnduraClad* color you choose.

ADDED PROTECTION

For additional window fall protection, our Window Opening Control Device (WOCD) is available with optional factory application.[4] Allowing the window to only open a few inches, the WOCD sits discreetly on the window and is easy to operate.

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[1] Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

[2] EnduraClad Plus protective finish is not available with all colors. See your local Pella sales representative for availability.

[3] Only available with matching interior and exterior colors.

[4] Factory-applied WOCD may not be available on all products. See your local Pella sales representative for availability.

wood window and patio door DESIGN GUIDE

	TRADITIONAL	CONTEMPORARY
GLASS		
INSULSHIELD® LOW-E GLASS COLLECTION		
Advanced Low-E insulating double-pane glass with argon[1]	•	•
AdvancedComfort Low-E insulating double-pane glass with argon[1]	•	•
NaturalSun Low-E insulating double-pane glass with argon[1]	•	•
SunDefense™ Low-E insulating double-pane glass with argon[1]	•	•
Low-E insulating triple-pane glass with argon or krypton[2]	•	–
ADDITIONAL GLASS OPTIONS		
HurricaneShield® products with impact-resistant glass[3]	•	
Laminated (non-impact-resistant)[3], tinted[1, 3] or obscure[1, 3] glass also available on select products	•	•
STC-improved double-pane sound glass[2]	•	•

[1] Optional high-altitude InsulShield Low-E glass is available with argon in select products.
[2] Available on select products only. See your local Pella sales representative for availability.
[3] Available with Low-E insulating glass with argon on select products.

INTERIORS		
WOOD TYPES		
Mahogany, Douglas Fir, Pine, White Oak*, Cherry*, Red Oak*, Maple*	•	•
INTERIOR FINISHES		
Unfinished	•	•
Primed, ready-to-paint (Pine)	•	•
Prefinished stain or paint (Pine)	•	•

* Available on a custom basis. For more information on wood type availability, contact your local Pella sales representative.

EXTERIORS		
EXTERIOR FINISHES		
Aluminum-clad with EnduraClad* protective finish	•	•
Aluminum-clad with EnduraClad Plus* protective finish	•	•
Primed, ready-to-finish (Mahogany or Pine)	•	
Unfinished (Mahogany)	•	
EXTERIOR TRIM		
EnduraClad factory-applied trim	•	•
LOW-MAINTENANCE ENDURACLAD EXTERIORS		
27 standard colors	•	•
Virtually unlimited Custom colors	•	•

* EnduraClad Plus is not available in all colors. See your local Pella sales representative for availability.

HARDWARE		
HARDWARE STYLE COLLECTIONS		
Classic	•	–
Modern	–	•
Rustic	•	–
Essential	•	–
HARDWARE FINISHES*		
Champagne, White, Brown, Matte Black, Bright Brass, Satin Nickel or Oil-Rubbed Bronze	•	•
Antique Brass	•	–
Distressed Bronze or Distressed Nickel	•	–
Polished Chrome or Polished Nickel	–	•

* Hardware finish availability may vary by style.

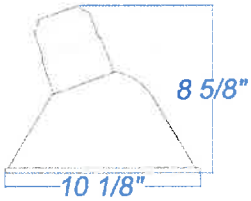
GRILLES		
Integral Light Technology® grilles (wood roomside and EnduraClad or wood exterior with nonglare spacer between)	•	•
Aluminum grilles-between-the-glass	•	•
Roomside removable grilles	•	

SCREENS*		
Vivid View® high-transparency screen (windows only)	•	•
InView™ flat screen	•	•
Rolscreen® soft-closing retractable screen (casement windows and sliding patio doors only)	•	–
Self-closing top-hung screen door (sliding patio doors only)	•	•

* ⚠ WARNING: Screen will not stop child or pet from falling out of window or door. Keep child or pet away from open window or door.

(•) Full offering (–) Partial offering

Because we're always working to further refine our products and develop new ones, specifications may change without notice. Actual products may vary slightly from illustrations and photos. See your local Pella sales representative for specific details and options available.



Project: _____

Customer No: _____

Fixture Type: _____

Quantity: _____

A810
10" ANGLE SHADE

RLM Shades manufactured using 1100 aluminum alloy, typically .08-.125 thickness

Catalog Logic

A810	M021LD	N	W	40K	RTC	E6	PC	41
RLM Style	Light Source & Wattage	Dimming/No Dimming	Distribution	CCT	Driver Housing	Mounting	Accessories	Finish

	1	2	3	4	5	6	7	8
A810								

1 LIGHT SOURCE & WATTAGES

Wattage	Catalog #
GU24 Socket Option	
9w	M009LD
13w	M013LD
21w	M021LD

2 DIMMING/NO DIMMING

N (No Dimming)

D (Dimming)

S (Sunset - Dims smoothly from 2700K to 1800K)

3 DISTRIBUTION

W (T5 Wide Distribution with Dome LED Lens)

N (T5 Narrow Distribution with Flat LED Lens)

4 COLOR TEMPERATURE (CCT)

CCT	Catalog#
2700K	27K
3000K	30K
3500K	35K
4000K	40K

5 DRIVER HOUSING

RTC (Driver Canopy)

RTCNC (Driver Canopy/No Spun Cover)

6 MOUNTING SOURCES

Arm Mounts (Come Standard with CB)

E1 E2 E3 E4 E5 E6 E7

E8 E9 E10 E11 E12 E13

E15 E16 E17 E18

E18SC E19 E20 E21 E22 E23 E25 E26

Wall Mounts

WM35

WM40 (driver housing not required)

WM55

WM55SC

WM75 (driver housing not required)

WM318 (requires remote driver)

WM85 (requires remote driver)

WM85SC (requires remote driver)

WM85BP (requires remote driver)

WM85SCBP (requires remote driver)

Post Mounts

PM10

PM20

PM30

PM40

PM50

Pendant Mounts

BLC (black cord - includes canopy and 8' cord)

WHC (white cord - includes canopy and 8' cord)

1/2" stems (Comes Standard with STC)

2ST6 2ST12 2ST18 2ST24 2ST36 2ST48 2ST60

2ST72 2ST96

3/4" stems (Comes Standard with STC)

3ST6 3ST12 3ST18 3ST24 3ST36 3ST48

3ST60 3ST72 3ST96

7 ACCESSORIES

CB (Cast back plate)

CBC (Cast back plate Spun Alum Cover)

GR10 (10" wire grill)

PC (Button Photo Cell) Remote Only

SC (Scroll for Arms)

SLC (Sloped Ceiling Mount)

SQ (Square Back Plate)

STC (Flat Ceiling Stem Canopy)

SWL (Swivel)

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

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Project: _____
Customer No: _____
Fixture Type: _____
Quantity: _____

8 FINISH

STANDARD			PREMIUM		
Standard	**Marine**	**Colors**	**Standard**	**Marine**	**Colors**
44	107	White	48		Polished Aluminum
77	127	Textured White	55		Brushed Aluminum
13	132	Putty	81	129	Extreme Chrome
56	109	Silver	80	117	Textured Desert Stone
78	124	Textured Silver	67	119	Butterscotch
49		Painted Galvanized	66	115	Caramel
70	118	Painted Chrome	64	116	Candy Apple Red
11	131	Cantaloupe	65	122	Cobalt Blue
46	123	Sunny Yellow	82	128	Graystone
43	114	Bright Red	69	113	Gunmetal Gray
10	130	Aspen Green	68	126	Black Silver
47	120	Aqua Green			
42	102	Forest Green			
52	104	Patina Verde			
61	106	Black Verde			
45	112	Bright Blue			
50	111	Navy			
53	100	Copper Clay			
71	105	Painted Copper			
51	103	Architectural Bronze			
76	112	Textured Architectural Bronze			
41	101	Black			
72	108	**Textured Black**			
73	105	Matte Black			

Consult factory for additional paint charges and availability of metal finishes.

The Colors of ANP Lighting

All of our products are painted at a TIGER Drylac® approved facility, and are finished in our polyester powder coat for exceptional durability and color retention. Products undergo an intensive five-step process in which they are cleansed, treated with iron phosphate, and sealed to pre-treat the metal surface for maximum paint adhesion. Whether applied as a textured coat or a smooth gloss, our high quality finish is electro-statically applied and baked at 430° for maximum hardness and wear. The end result is a tough, attractive, durable, scratch resistant, and cost-effective product.

Optional Marine Grade Finish

For lighting fixtures exposed to more extreme conditions, such as those found in coastal regions or industrial environments, we offer a marine grade finish that provides superior salt, humidity, and UV protection. This specialty powder coating, available for an additional charge, withstands up to 3000 hours of continuous salt spray, comes with a 5-year warranty and is available in either a textured or gloss surface. Consult with our factory for additional paint charges.

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Project: _____

Customer No: _____

Fixture Type: _____

Quantity: _____

MODULE SPECIFICATION:

- Efficacy ranges from 97-108 lumens per watt
- Dimmable 5% - 100%
- Life: L70 50,000 hours
- Color temp: 2700K,3000K,3500K and 4000K
- CRI: >90

MODULE DRIVER SPECIFICATION:

- Operates at 440mA to 940mA
- Built in surge protection
- Constant current output 50/60HZ
- Driver Efficiency > 81% power factor above 90%
- 120 – 277 volts

MODULE LISTINGS

- Fully compliant with the RoHS Directive
- Certifications: CE/UL/ETL

WARRANTY

See terms and conditions for complete fixture warranty.

LED warranty information

- 5 year limited warranty*
- Life: L70 -50,000 hours
- Ease of maintenance and future upgrades with our independent heat sink technology

*5 year limited Warranty: LED modules will be warranted for a period of 5 years from date of installation. A typical year is defined as 4380 hours of operation. Failure defined as more than 8% of the total module not operating. The driver will also be covered under the same 5 year warranty

LED MODULE

LED Wattage	CCT	Lumens	System Wattage	Efficacy
9w	2700K	850	11w	97
9w	3000K	850	11w	97
9w	3500K	850	11w	97
9w	4000K	850	11w	97
13w	2700K	1250	16w	97
13w	3000K	1250	16w	97
13w	3500K	1250	16w	97
13w	4000K	1250	16w	97
21w	2700K	2000	25w	97
21w	3000K	2000	25w	97
21w	3500K	2000	25w	97
21w	4000K	2000	25w	97

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DRAWING NO. AR 32-16

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ARM MOUNTS

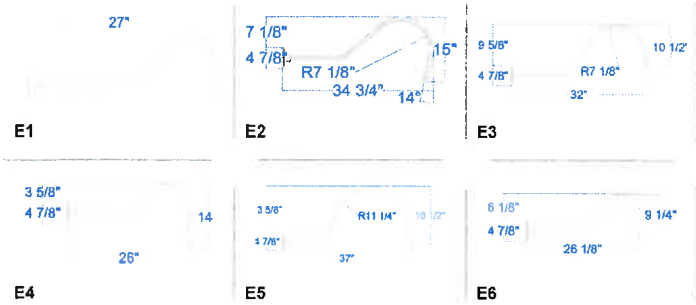
Project: _____

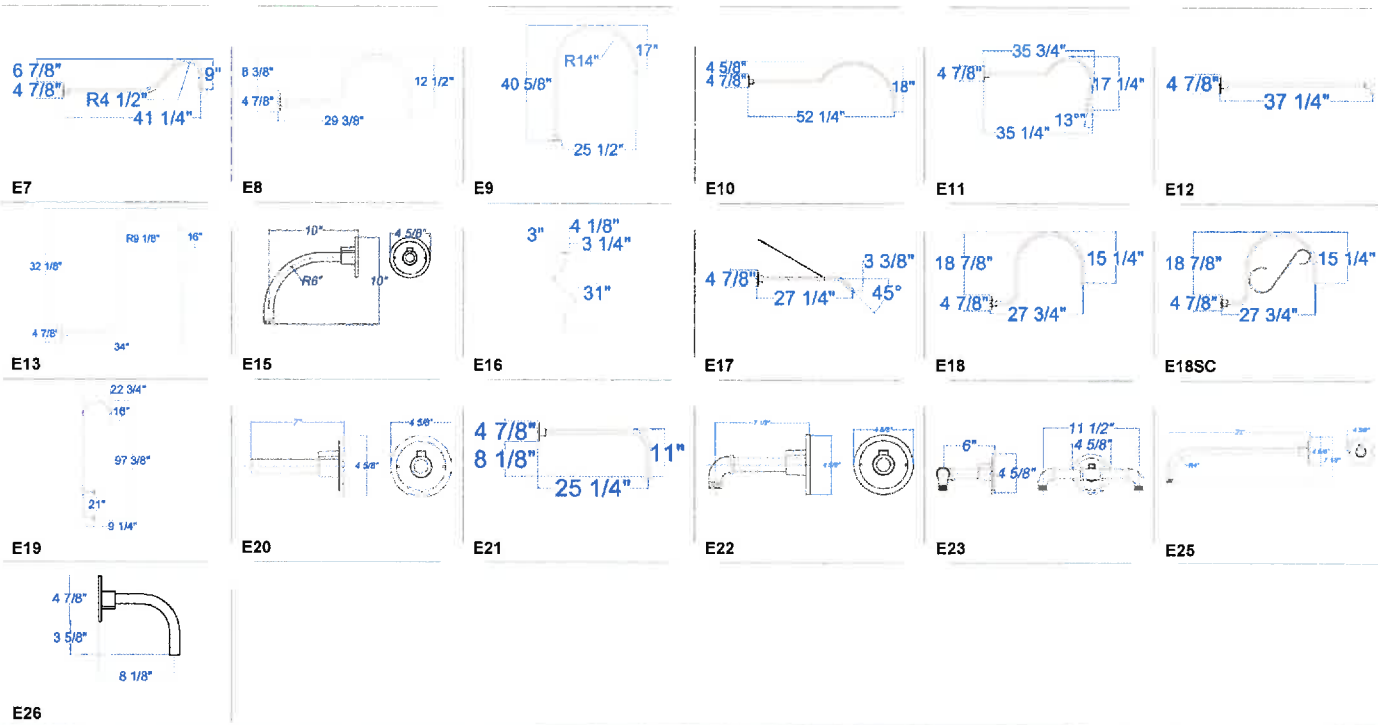
Customer No: _____

Fixture Type: _____

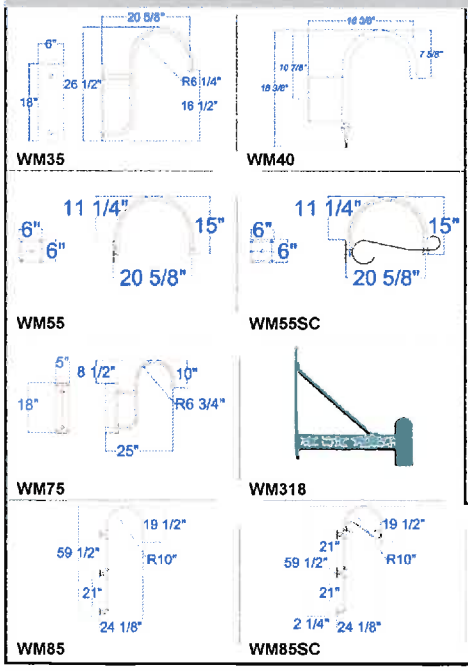
Quantity: _____

RLM Mounts manufactured using Schedule 40 1/2" or 3/4" IPS.

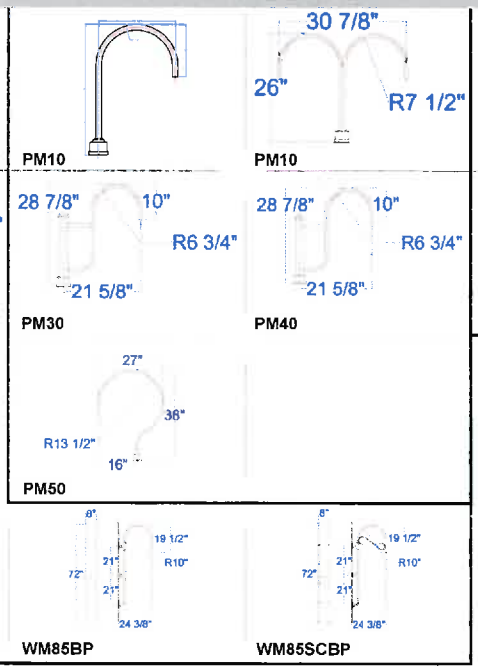




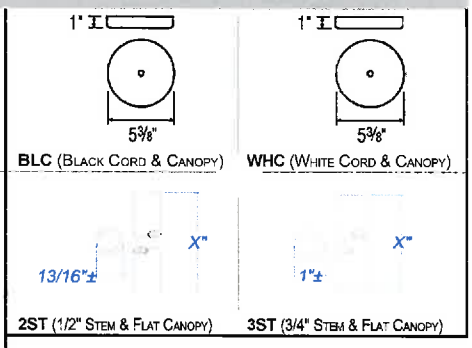
WALL MOUNTS



POST MOUNTS



PENDANT MOUNTS



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Project: _____
Customer No: _____
Fixture Type: _____
Quantity: _____

DRIVER HOUSING

RTC (WPL Ballast Canopy)

RTCNC (WPL Ballast Canopy/No Spun Cover)

ACCESSORIES

CB (Cast Back Plate)

CBC (Cast Back Plate Spun Alum. Cover)

GR10 (10" Wire Grill)

PC Button Photo Cell (Remote Only)

SC (Scroll for Arm)

SLC (Sloped Ceiling Mount)

SQ (Square Back Plate)

STC (Flat Ceiling Stem Canopy)

SWL (Swivel)

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WAT28/AS/24NB-55/4K/UNV/DIR3/PT/color

BUILDING 1

BEACON
design . performance . technology
www.beaconproducts.com

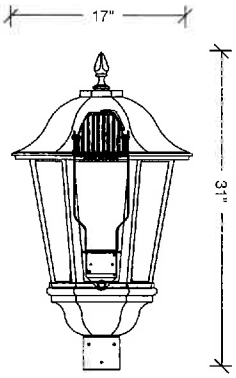
Type:
Project Name:
Notes:

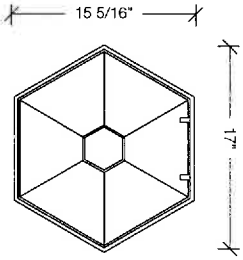
rev. 11.30.2016

WAT28 (LED)
28" Waterford Luminaire
Max Weight: 40.0 lbs
Max EPA: 2.30 sq ft

Sample	*WAT28*	*AC*	*24NB-55*	*5K*	*UNV*	*DIR5*	*PEC*	*GENIXX*	*PT*	*BBT*
Ordering	/	/	/	/	/	/	/	/	/	
	A	**B**	**C**	**D**	**E**	**F**	**G**	**H**	**J**	**I**

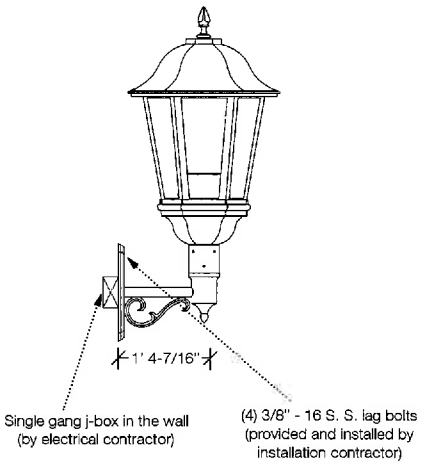
DETAILS



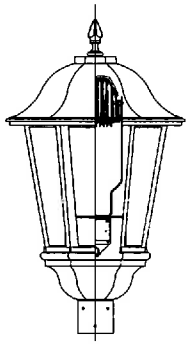


Top View

MOUNTING OPTIONS



Wall Mount



Post Top

A. MODEL

WAT28	Waterford 28"

B. LENS OPTIONS

AF	acrylic, frosted
AS	acrylic, seeded
PC	polycarbonate, clear
PF	polycarbonate, frosted

C. ENGINE-WATTS

24NB-55	55 Watts - LED array

D. CCT - COLOR TEMP

3K	3000K
4K	4000K
5K	5000K (std.)

E. VOLTAGE

UNV	120-277V
347	347V
480	480V

F. OPTICS

DIR2	direct, type II
DIR3	direct, type III
DIR4	direct, typeIV
DIR5	direct, type V

G. ELECTRICAL OPTIONS

PEC	photocell, button

H. CONTROL OPTIONS

GENI-XX	energeni [1]
SWP	sitesync wireless pre-commission[3,4]

I. MOUNTING OPTIONS

PT	post top
PM	pendant mount [2]

J. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

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DATE 2/9/18

[1] When ordering Energeni, specify the routine setting code (example GENI-04). See Energeni brochure and instructions for setting table and options. Not available with sensor options.

[2] consult factory
[3] Must specify group and zone information at time of order. See www.hubbelllighting.com/controls/sitesync for further details
[4] Not available with other control or sensor options.

W3

rev. 11.30.2016

WAT28 (LED)

28" Waterford Luminaire

Max Weight: 40.0 lbs

Max EPA: 2.30 sq ft

BEACON
design . performance . technology

SPECIFICATIONS

Intended Use:

- The Beacon Windsor luminaire is available with a choice of different LED Wattage configurations and optical distributions designed to replace HID lighting up to 250W MH or HPS.

Construction:

- The electrical chamber/fitter shall be cast aluminum.
- Decorative fitter shall be designed to accommodate the driver assembly and shall be mounted to 3" OD x 3" H tenon and be secured by three or more stainless steel set screws.

Electrical:

- 100V through 277V, 50 Hz to 60 Hz (UNV)
- Power factor is ≥ 0.90 at full load
- All electrical components are rated at 50,000 hours at full load and 25°C ambient conditions per MIL- 217F Notice 2.
- One piece optical cartridge system consisting of an LED engine, LED lamps, optics, gasket and stainless steel bezel.
- Cartridge is held together with internal brass standoffs soldered to the board so that it can be field replaced as a one piece optical system.
- Silicone gasket ensures a weather-proof seal around each individual LED.
- Fixture electrical compartment shall contain all LED driver components.
- Rated ambient operating temperature -40°C to 40°C.
- Surge protection - 20KA
- Lifeshield™ Circuit - protects luminaire from excessive temperature. The device shall activate at a specific, factory-preset temperature, and progressively reduce power over a finite temperature range. Operation shall be smooth and undetectable to the eye. Thermal circuit is designed to "fail on", allowing the luminaire to revert toz full power in the event of an interruption of its power supply, or faulty wiring connection to the drivers. The device shall be able to co-exist with other 0-10V control devices (occupancy sensors, external dimmers, etc.).

Controls/Options:

- Available with Energeni for optional set dimming, timed dimming with simple delay, or timed dimming based on time of night (see www.beaconproducts.com/products/energeni).
- London can be specified with SiteSync™ wireless control system for reduction in energy and maintenance cost while optimizing light quality 24/7. See ordering information or visit www.hubbelllighting.com/products/sitesynce

Finish:

- IFS polyester powder-coat electrostatically applied and thermocured.
- IFS finish consists of a five stage pretreatment regimen with a polymer primer sealer and top coated with a thermoset super TGIC polyester powder coat finish.
- The finish meets the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists surface impacts of up to 160 inch-pounds.

Listings:

- Listed to UL8750 , UL1598 and CSA22.2#250.13-14 for wet locations

Warranty:

- Five year limited warranty (for more information visit: www.hubbelllighting.com/resources/warranty)

Accessories and Services (Ordered Separately)

Catalog Number	Description
SWUSB*	SiteSync loaded on USB flash drive (Windows based only)
SWTAB*	SiteSync Windows Tablet
SWBRG+	SiteSync Wireless Bridge Node

*When ordering with SiteSync, one of the following interface options must be chosen and ordered separately. Each option contains the SiteSync License, GUI and Bridge Node.

+ If needed, an additional Bridge Node can be ordered.

PRECOMMISSIONED SITESYNC ORDERING INFORMATION: When ordering a fixture with the SiteSync lighting control option, additional information will be required to complete the order. The SiteSync Commissioning Form or alternate schedule information must be completed. This form includes Project location, Group information, and Operating schedules. For more detailed information please visit www.HubbellLighting.com/sitesync/ or contact Hubbell Lighting tech support at (800) 345-4928.

SiteSync fixtures with occupancy sensor (SWPM) require the mounting height of the fixture for selection of the lens.

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Due to our continued efforts to improve our products, product specifications are subject to change without notice.

AA-35/W/A/color

W3

rev. 02.24.2014

AA-35 MILANO

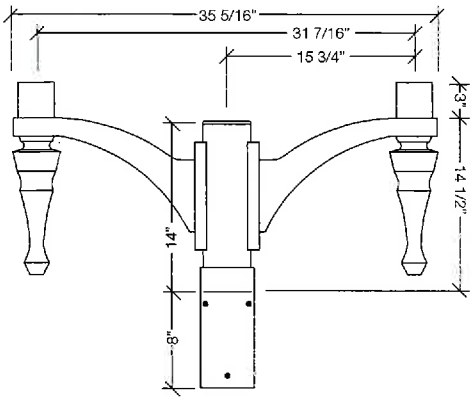
Arms

BEACON
design . performance . technology
www.beaconproducts.com

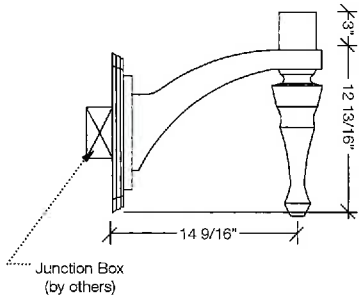
Type:
Project Name:
Notes:

	A	B	C	D	E	F
Sample	AA-35	S	4	B	P	BBT
Ordering	/	/	/	/	/	

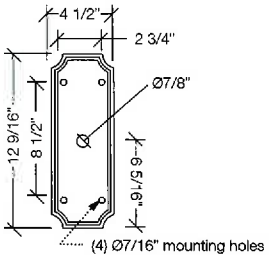
DETAILS



WALL BRACKET DETAILS



WALL PLATE DETAILS



Due to our continued efforts to improve our products, product specifications are subject to change without notice.

A. MODEL

AA-35	Milano

B. POST SHAFT PROFILE

W	wall mount
S	smooth
F	fluted

C. POST SHAFT DIAMETER

4	4"
5	5"
6	6"
OTHER	_____

D. ARRANGEMENT

A	*see arrangement table below*

E. LUMINAIRE MOUNTING

P	pendant

F. COLOR

BBT	basic black textured
BMT	black matte textured
WHT	white textured
MBT	metallic bronze textured
BZT	bronze textured
DBT	dark bronze textured
GYS	gray smooth
DPS	dark platinum smooth
GNT	green textured
MST	metallic silver textured
MTT	metallic titanium textured
OWI	old world iron
RAL	_____

Construction: All cast aluminum parts shall be low copper alloy A356. All extruded aluminum parts shall be alloy 6061-T6, 6063-T5 or equal.

EPA (effective projected area): EPA is de¬fined as (projected surface area X drag factor) and measured in ft2. Allowable post, luminaire arm, luminaire and accessory EPAs are derived from the most current published AASHTO (American Association of State Highway and Transportation Officials) standard, currently AASHTO 2001 (50yr design life). Customer assumes all responsibility for selecting the ap¬propriate post for installation (consult factory for assistance). Luminaire arm, luminaire and accessory EPA must be equal to or less than allowable EPA of post. Consult a professional engineer for compliance with local codes and standards.

Fasteners: All fasteners shall be Corrosion Resistant. When tamper resistant fasteners are required, spanner HD (snake eye) style shall be provided (special tool required, available at additional cost).

Finish: Finish shall be a Beacote V polyester pow¬der-coat electro-statically applied and thermocured. Beacote V finish shall consist of a five stage iron phosphate chemical pretreatment regimen with a poly¬mer primer sealer, oven dry off, and top coated with a thermoset super TGIC polyester pow¬der coat finish. The finish shall meet the AAMA 605.2 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance and resists cracking or loss of adhesion per ASTM D522 and resists sur¬face impacts of up to 160 inch-pound.

Limited Warranty: Beacon Products warrants its products, to the original purchaser, against defects in materials and workmanship for proper usage for a pe¬riod of 5 years after date of production, when properly installed, maintained and appropriately specified. See Warranty Information on www.beaconproducts.com for complete details and exclusions.

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		arrangement (EPA index ft² / weight (lbs)									
shaft Ø		A	B	C	D	E	F	G	H	I	J
wall	weight	10	-	-	-	-	-	-	-	-	-
Ø4"	EPA	-	1.14	1.88	1.88	1.51	2.11	2.11	2.11	2.62	2.62
	weight	-	16	23	24	23	30	31	30	37	38
Ø5"	EPA	-	1.24	1.98	1.98	1.61	2.21	2.21	2.21	2.72	2.72
	weight	-	18	25	26	25	32	33	32	39	40
Ø6"	EPA	-	1.34	2.08	2.08	1.71	2.31	2.31	2.31	2.82	2.82
	weight	-	20	27	28	27	34	35	34	41	42

Submitted by	Job Name:	Catalog Number:	Type:
LIGHTING UNLIMITED	DUBLIN GREEN - RETAIL BUILDING G SHELL Engineer: McMULLEN ENGINEERING (WESTERVILLE)	CV1907-L30K-H-JB9005 Notes:	W4 LU17-35717

Rev: 2017/01/10

BUILDINGs 3 & 4

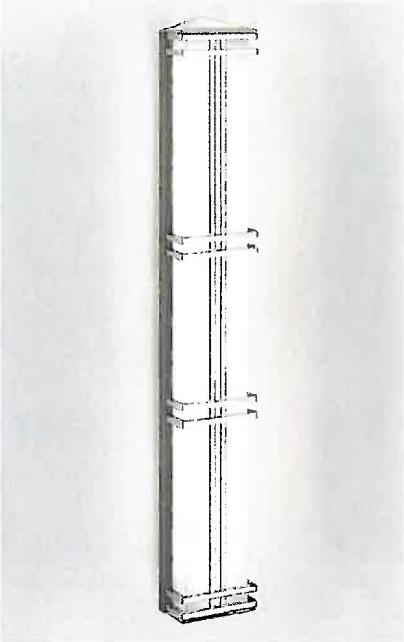
CV1907 – IMAGE™
48" - LED

VISA LIGHTING

VisaLighting.com/products/Image

Fill in shaded boxes using information listed below

MODEL | A SOURCE | B VOLTAGE | C FRAME | D ACCENT BAR AND END CAP (Finishes) | E OPTION(S)



The Image family of luminaires provides tasteful ambient light and flexible design options. These versatile fixtures can be mounted on walls in vertical or horizontal orientations and on ceilings. Image's quality construction includes solid metal trim and die cast end caps with finish options to meet any design aesthetic.

A SOURCE (Select one) B VOLTAGE (Select one)

MVOLT fixture accepts 120 through 277 input voltage
LED sources are 83CRI, within 3-step MacAdam and are dimmable 0-10V to 1%

Sources	CCT	Delivered Lumens	Power (Watts)	Voltage
• L30K-L	3000K	2300	25	MVOLT
L35K-L	3500K			
• L40K-L	4000K			
• L30K-H	3000K	3400	38	
L35K-H	3500K			
• L40K-H	4000K	3500		

FINISHES (Select one C Frame Finish and one D Accent Bar and End Cap Finish)

See page 2 for color chart

Powder Coat Painted Finishes (Standard) for Frame or Accent Bar and End Cap

AG7038	Agate Grey	CVBL	Cove Blue	GW9002	Grey White	PB1035	Pearl Beige
BMAT	Bronze Matte	CW9001	Cream	HTHR	Heather	RUST	Rust
BRNZ	Bronze	GLIM	Glimmer	JB9005	Jet Black	SUNG	Sungold
BSIL	Blade Silver	GSIL	Graphite Silver	OBRZ	Old Bronze	TW9016	Traffic White

Metal Finishes (Premium) Accent Bar and End Cap

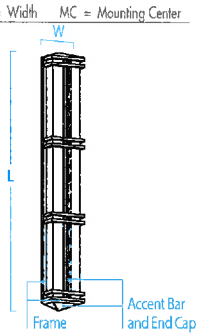
BA	Brushed Aluminum	• CB	Polished Chrome
BB	Brushed Brass	OBA	Oil-Rubbed Bronze Alternative
BBA	Brushed Brass Alternative	PB	Polished Brass
BCA	Brushed Chrome Alternative	PRA	Pewter Alternative
• BCB	Brushed Chrome	PSS	Polished Stainless Steel
BSS	Brushed Stainless Steel	RBA	Rustic Brass Alternative
BUA	Brushed Copper Alternative	• SN	Satin Nickel
BZA	Brushed Bronze Alternative	SNA	Satin Nickel Alternative

DIMENSIONS

Depth is measured from wall to front of fixture
Mounting Center is measured from the top of fixture to center of junction box

H = Height D = Depth W = Width MC = Mounting Center

L	47-7/8"	(1216 mm)
D	4"	(102 mm)
W	7-1/4"	(184 mm)
MC	24"	(610 mm)



E OPTIONS (Multiple Selections Allowed)

⚠ Option availability may be interdependent with Voltage, Source or Other Options

DCC	Damp clear coat for metal finishes (required for 5 year warranty when used in damp locations)
XPS	Express 10 day shipping. Items marked with a bullet (•) are not available with XPS

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

ADA | XPS | LED | ETL Listed | 5 Year Warranty

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Submitted by	Job Name:	Catalog Number:	Type:
LIGHTING UNLIMITED	DUBLIN GREEN - RETAIL BUILDING G SHELL Engineer: McMULLEN ENGINEERING (WESTERVILLE)	CV1907-L30K-H-JB9005 Notes:	W4 LU17-35717

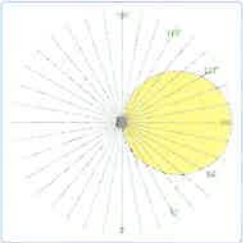
ECN 16-0316

Rev: 2017/01/10

CV1907 – IMAGE™
48" - LED

VISA LIGHTING

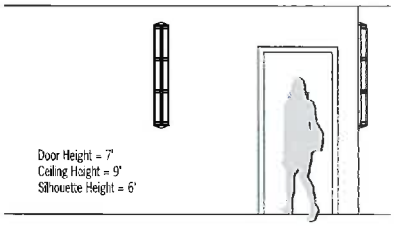
Photometrics



Technical Information

- Integral LED power supply
- Modular design for replacement of LED source and power supply
- Removable cam-action hinged frame for ease of maintenance
- Ceiling mount or wall mount (horizontal or vertical orientation)
- Mounts to standard electrical junction box (by others) with provided hardware. Auxiliary mounting holes and hardware provided
- Extruded aluminum backplate, die-cast end caps with decorative cover, solid metal formed and extruded trim
- Extruded white acrylic with 45% DR high impact
  - F1 rated, UV stable
  - UL-94 HB Flame Class rated
- No VOC powder coat paints; Low VOC clear coat on metal finishes
- ETL listed for damp locations. Not suited for exterior applications

Relative Scale Drawing



Specify color code when ordering. For accurate color matching, individual paint and finish samples are available upon request
For additional information see VisaLighting.com/materials-finishes

Painted Finishes (Standard)

TW9016 Traffic White (RAL9016) | **CW9001** Cream (RAL9001) | **GW9002** Grey White (RAL9002) | **JB9005** Jet Black (RAL9005) | **AG7038** Agate Grey (RAL7038) | **HTHR** Heather | **CVBL** Cove Blue

BSIL Blade Silver | **GSIL** Graphite Silver | **GLIM** Glimmer | **SUNG** Sungold | **BRNZ** Bronze

OBRZ Old Bronze | **BMAT** Bronze Matte | **PB1035** Pearl Beige (RAL1035) | **RUST** Rust

Metal Finishes (Premium)

BA Brushed Aluminum | **BB** Brushed Brass | **BBA** Brushed Brass Alternative | **BCA** Brushed Chrome Alternative | **BCB** Brushed Chrome | **BSS** Brushed Stainless Steel

BUA Brushed Copper Alternative | **BZA** Brushed Bronze Alternative | **CB** Polished Chrome | **OBA** Oil-Rubbed Bronze Alternative | **PB** Polished Brass | **PRA** Pewter Alternative

PSS Polished Stainless Steel | **RBA** Rustic Brass Alternative | **SN** Satin Nickel | **SNA** Satin Nickel Alternative

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DRAWING NO. AR 32-16
DATE 2/9/18

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Superior Architectural Aluminum Railing

New SERIES 9100

Meets OSHA, ADA and ICC Safety Criteria

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DATE 2/9/18

Embracing form and function in a sleek, modern design.

www.superioraluminum.com

Superior Architectural Aluminum Railing

Embracing form and function in a sleek, modern design.

9100 Railing with Ring Inserts

Superior Series 9100 Architectural Aluminum Railing embraces both form and function with it's high-style, modern aesthetics and innovative, sensible design.

The sophisticated and refined railing system features a sleek, continuous top rail, concealed fasteners and seamless transitions around corners, creating a high-end, custom look.

Whether your preference is for the bold, dramatic lines or the practicality of an uninterrupted graspable handrail, Series 9100 is an excellent choice for both residential and commercial applications, alike.

Series 9100 Railing utilizes all the advantages of aluminum, where strength, durability and no-paint maintenance are key. In addition, the highest quality aluminum alloy extrusions are used to provide maximum strength and support where it's need most – in your installation.

Series 9100 Railing is available in any height. Standard heights include 42″ for commercial railing and 36″ for residential railing.

Series 9100 Railing can be embedded in concrete, surface mounted or side-mounted, and is factory assembled in lengths up to 18′, making for easy, no-hassl

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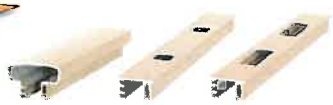
Finishes

Whether baked-on enamel, anodized or duranodic, the smart decorative finishes are guaranteed to endure for years of continued service and maintenance-free beauty.

Series 9100 New
Architectural Railing



901 903 904

Standard 9100 Railing utilizes 901 top rail (2 1/2″ w x 1 5/8″ h), 903 bottom rail (1 5/8″ w x 3/4″ h), 2″ square posts and 3/4″ square pickets. 904 bottom rail with rectangular holes is used for ramp or step railing.

3/4″ square pickets

3/4″ x 1-1/2″ pickets

Interchangeable Pickets

To customize your look, standard 3/4″ pickets can be substituted with 3/4″ x 1 1/2″ pickets.

Series 9100 Railing meets OSHA, ICC and ADA criteria.

9100 Railing with Series 500 Pipe Hand Rail Application

Railing Style Systems

Standard Top Rail

Open Double Top Rail

Double Top Rail with Through Pickets

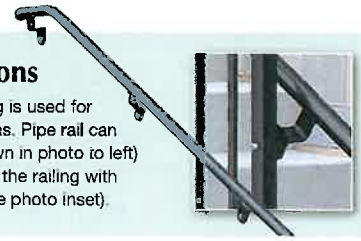
Pickets can be spaced according to your preference – every picket, every 2nd, 3rd, 4th, etc.

Double Top Rail with Inserts

Ring or diamond inserts can be used with double top rail.

Hand Rail Applications

Superior Series 500 Pipe Railing is used for Series 9100 hand rail applications. Pipe rail can be mounted separately (as shown in photo to left) or it can be mounted directly to the railing with brackets and a through bolt (see photo inset).



Series 9100 Features

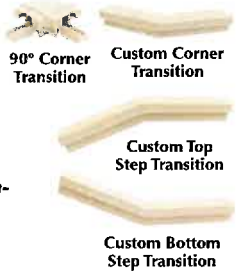
Continuous Top Rail

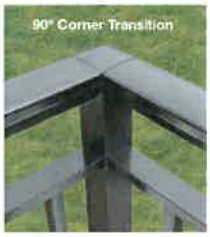
Series 9100 Railing features a sleek, continuous top rail, ingeniously designed with concealed fasteners to create a continuous graspable handrail and clean, dramatic lines.

Seamless Rail Transitions

Series 9100 Railing seamlessly transitions around corners and from horizontal to ramp or step railing with no interruption to the top rail surface for continuous smooth lines and a modern, upscale look.

Note: Custom transition parts can be manufactured in any custom angle to meet your requirements.





Series 9100 Railing seamlessly transitions around corners and from horizontal to ramp or step railing.

Machined Post Openings

Machined post openings receive center and bottom rails, eliminating the need for brackets, which results in a clean, rigid design with added strength.

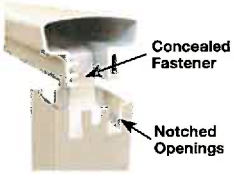
Rail wedges, located in the underside of the rails will ensure proper insertion of 1″ inside the post.

Note: If railing is angled horizontally or vertically, the angle must be specified so the proper openings can be machined into the post.

Concealed Hardware

Series 9100 Railing is assembled using concealed fasteners that attach to the inside of the top rail. The fasteners slide inside the posts until the top rail rests in the notched openings.

Sample Step Assembly



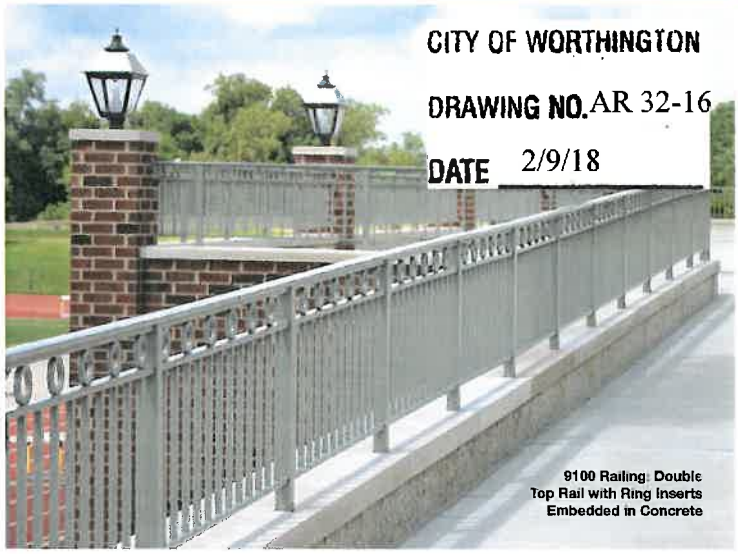
A railing splice can also be used to connect top rails more than 18′ in length.

Series 9100 Railing is also equipped with screw covers, used to conceal picket screws on top and bottom rail assemblies for a clean, streamlined look.

9100 Railing: Double Top Rail with Ring Inserts Side Mounted on a Rooftop

9100 Railing: Double Top Rail with Ring Inserts

9100 Railing: Open Double Top Rail



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DRAWING NO. AR 32-16
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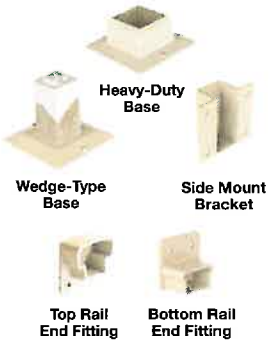
9100 Railing: Double Top Rail with Ring Inserts Embedded in Concrete

Custom Aluminum Gates

Attractive aluminum gates with standard or custom security locks are available for Series 9100 Railing. The durable, welded gates can be designed in any size or configuration and arrive completely assembled for easy installation. Please call Superior Aluminum to discuss your needs.

Mounting Options

A variety of mounting options are available to fit any installation requirements. Series 9100 Railing can be base mounted with wedge-type or heavy-duty bases, side mounted with brackets or embedded into concrete using an elongated post. End fittings for the top and bottom rail are also available for applications where the railing system meets a wall.



CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

Series 9200

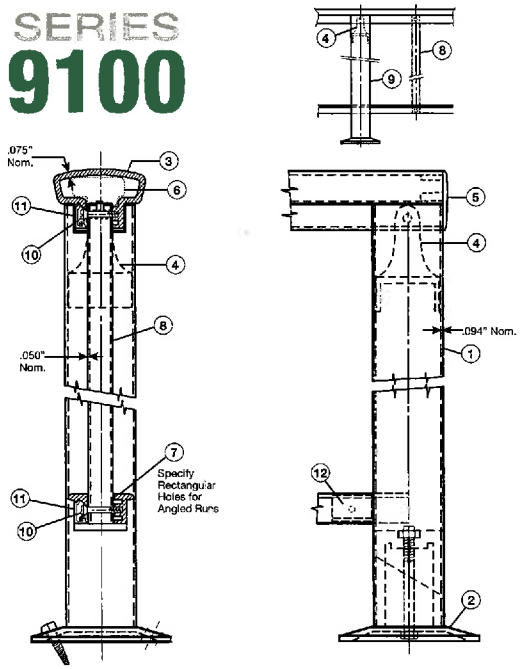
New

Herringbone Aluminum Ra

Call Superior Aluminum for details about this exciting new product!

Assembly Identification

SERIES
9100



1. 377 2" Tube .094" Wall
2. 968 Base Assembly
3. 901 Top Rail 2½" w x 1⅝" h
4. 960X Internal Attachment
5. 980X End Cap
6. 913X Internal Splice
7. 903 Bottom Rail
8. ¾" Square Picket
9. Section Post
10. 911 Picket Screws
11. 907 Screw Cover
12. Rail Wedge

MATERIALS -

All rails, posts and pickets shall be formed from 6063-T5 & 6063-T6 extruded aluminum alloys. All railing accessories shall be cast from ANSI 713 alloy. All fasteners used in the system shall be aluminum or stainless steel.

INSTALLATION -

The railing system can be either base mounted, side mounted or embedded into concrete. Pickets shall run between the top and bottom rail. Pickets shall be ¾" square on 4½" centers or 1½" x ¾" on 5¼" centers.

The railing system will adapt to step railing requirements by providing the riser and tread dimensions of the steps and specifying a rectangular hole in the bottom rail.

SCOPE OF WORK -

Aluminum railings as shown on drawings shall be Superior Series 9100 Architectural Aluminum Railings, as manufactured and supplied by Superior Aluminum Products, Inc., Russia, Ohio 45363.

Series 9100 Railing meets federal safety requirements as determined by an independent testing laboratory. Test results available upon request. Superior Series 9100 Railing is protected by US Patent #3707276.

Superior Aluminum Products, Inc.

555 East Main St. • P.O. Box 430 • Russia, OH 45363
Ph: 937-526-4065 • Fax: 937-526-3904
info@superioraluminum.com
www.superioraluminum.com

Form No. 9100A
October 2014

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,828,456 8,002,428, 8,177,386 8,434,893 8,567,983 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH), Side Arm (SA - 4" O.D. minimum pole top required), Wall Mount (W - for use with CH or SA style) and Universal Pole Clamp (UCL) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480 VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at **www.lsi-industries.com** for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

LIGHT OUTPUT - XDLS

		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	6540	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	5840	5680	71
	HO	8810	7890	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Funding Compliant · c UL us LISTED wet location · RoHS COMPLIANT · FC

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

Project Name _____ Fixture Type _____

Catalog # _____

5/24/17

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LSI INDUSTRIES INC.

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XDLSB 3 LED SS CW UE BLK CH S PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell Shade	3 - Type III 5 - Type V FT - Forward Throw	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3] UCL4 - Universal Pole Clamp for 4" O.D. Round Poles UCL5 - Universal Pole Clamp for 5" O.D. Round Poles	S - Single D180 - Double D90 - Double[4] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

LUMINAIRE EPA CHART - XDLS

Single	1.6
D180°	2.7
D90°	2.3
T90°	3.3
TN120°	3.4
Q90°	4.1

Note: Includes Bracket

FOOTNOTES:

1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.

2- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.

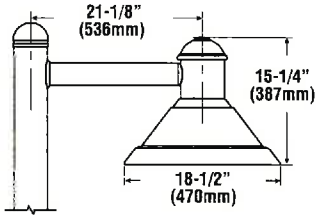
3- 3" reduced drilling pattern required.

4- For use with SA4 and SA5 mounting styles only.

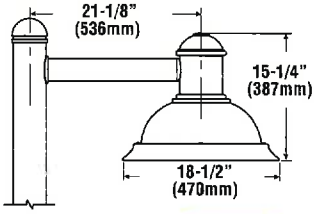
5- DIM and BLS cannot be ordered together.

6- Fusing must be located in the hand hole of pole.

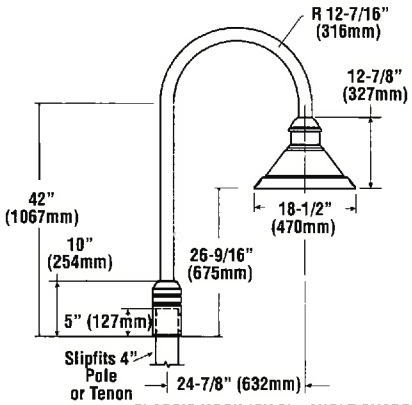
DIMENSIONS



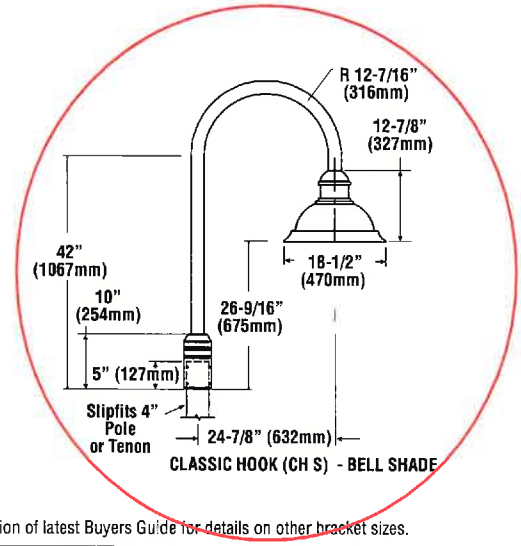
SIDE ARM (SA4 S) - ANGLE SHADE



SIDE ARM (SA4 S) - BELL SHADE

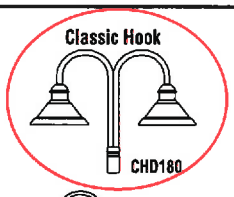


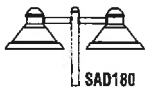
CLASSIC HOOK (CH S) - ANGLE SHADE



CLASSIC HOOK (CH S) - BELL SHADE

See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.





CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

Project Name _____ Fixture Type _____

Catalog # _____

5/24/17

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LSI INDUSTRIES INC.

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING

XDLS - TYPE 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

* Color Temperature: WW-3000K, NW-4000K, CW-5000K

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

Project Name _____ Fixture Type _____

Catalog # _____

5/24/17

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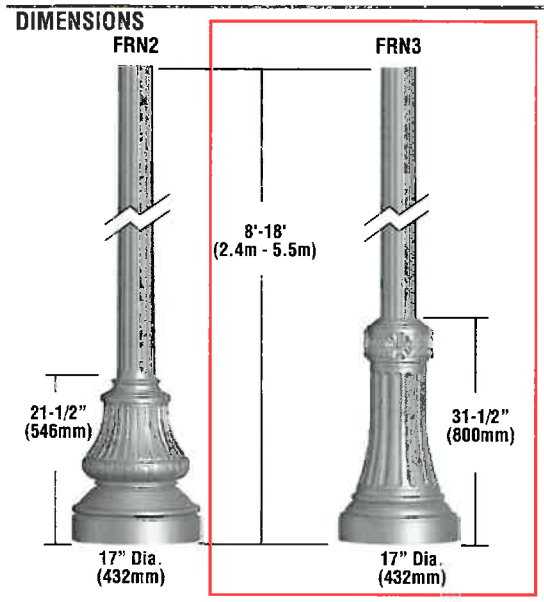
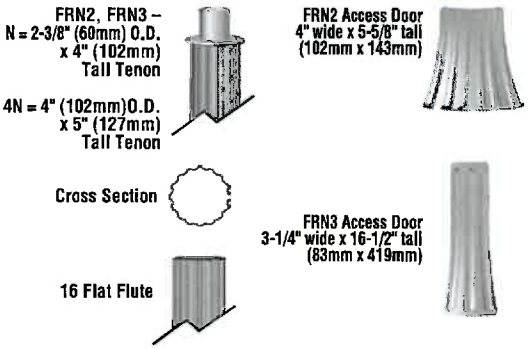
ALUMINUM FLUTED ROUND POLES WITH DECORATIVE BASE

DIMENSIONS





POLE SHAFT - The pole shaft is either spun or extruded from 6000 series alloy aluminum. Tenon N option is 2-3/8" O.D. x 4" tall. Tenon 4N option is 4" O.D. x 5" tall. Aluminum 16 flat fluted round pole shafts with decorative base are 4", 5" and 6" in diameter. Poles have a cast ring between shaft and tenon.

STRUCTURAL BASE - The structural base is cast from 356 alloy aluminum. FRN2 poles provided with a 4" wide x 5-5/8" tall access door. FRN3 poles provided with 3-1/4" wide x 16-1/2" tall access door. The pole shaft is inserted and welded into the structural base casting. The completed assembly is heat treated into a T6 temper after the structural welding is completed.

ANCHOR BOLTS - Set of four anchor bolts conform to ASTM F1554 Grade 55. Each bolt is provided with two hex nuts and two flat washers. Bolts have an "L" bend on one end and are galvanized a minimum of 12" on the threaded end.

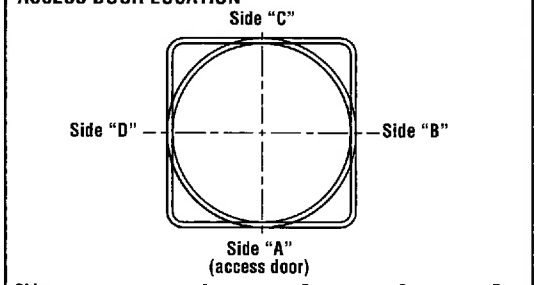
GROUND LUG - Ground lug is standard.

FINISHES - Baked-on polyester-powder finish provides one year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed map).
- Confirm pole EPA equal to or exceeding value from note above
- Confirm total luminaire/bracket weight does not exceed maximum weight shown in chart below
- Consult factory for special wind load requirements and banner brackets

ACCESS DOOR LOCATION



Sides	A	B	C	D
Access Door	X			

POLE SELECTION CHART: 4" (102mm), 5" (127mm) & 6" (152mm) 16 flat fluted round poles

Height	EPA ⚑ 80 MPH	90 MPH	100 MPH	Outside Dimensions	Material	Max Weight (lbs)[1]	Bolt Circle	FRN2 Wt (lbs)[2]	FRN3 Wt (lbs)[2]
8' (2.4m)	13.3	10.2	8.0	4" (102mm)	0.125	300	O/P	67	74
8' (2.4m)	21.9	17.0	13.4	5" (127mm)	0.125	300	O/P	69	76
10' (3.0m)	9.1	6.8	5.2	4" (102mm)	0.125	300	O/P	70	78
10' (3.0m)	15.5	11.8	9.1	5" (127mm)	0.125	300	O/P	73	81
12' (3.7m)	6.3	4.5	3.2	4" (102mm)	0.125	300	O/P	74	81
12' (3.7m)	11.2	8.3	6.2	5" (127mm)	0.125	300	O/P	78	85
12' (3.7m)	17.2	13.1	10.0	6" (152mm)	0.125	300	O/P	82	87
14' (4.3m)	8.1	5.7	4.0	5" (127mm)	0.125	300	O/P	82	90
14' (4.3m)	13.1	9.5	6.9	6" (152mm)	0.125	300	O/P	87	93
16' (4.9m)	5.7	3.7	2.2	5" (127mm)	0.125	300	O/P	87	94
16' (4.9m)	9.7	6.7	4.5	6" (152mm)	0.125	300	O/P	93	98
16' (4.9m)	10.3	7.3	5.2	5" (127mm)	0.188	300	O/P	103	109
18' (5.5m)	3.7	1.9	N/A	5" (127mm)	0.125	300	O/P	91	99
18' (5.5m)	7.0	4.4	2.5	6" (152mm)	0.125	300	O/P	98	104
18' (5.5m)	12.9	9.1	6.3	6" (152mm)	0.188	300	O/P	120	125

⚑ EPA based on AASHTO LTS-3-94. For applications in Canada and areas using code requirements other than AASHTO LTS-3-94, consult factory. Designs are limited to top-mounted luminaires and/or brackets having a centroid 2'-6" above and 1'-6" eccentric to the pole top at nominal mounting height. Variations from sizes above are available, consult factory. Satisfactory performance of poles is dependent upon the pole being properly attached to a supporting foundation of adequate design. Refer to EPA information on next page. Maximum luminaire/bracket weight is shown on the above chart.

1- Maximum weight of fixtures/brackets to be mounted to pole.
2- Structure weight is a nominal value which includes the pole shaft and decorative base.

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

ARRA
Funding Compliant

Project Name _____ Fixture Type _____

Catalog # _____

10/22/15

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ALUMINUM FLUTED ROUND POLES WITH DECORATIVE BASE

POLE ORDERING INFORMATION

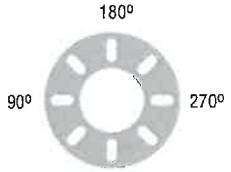
TYPICAL ORDER EXAMPLE: **5FRN2 A125 14 N BRZ**

Pole Series	Material	Height[1]	Mounting Configuration	Pole Finish	Options
Tenon Mount Round Fluted Pole with 21-1/2" Tall Decorative Base **4FRN2** **5FRN2** **6FRN2** Round Fluted Pole with 31-1/2" Tall Decorative Base **4FRN3** **5FRN3** **6FRN3**	A125 - .125 Aluminum A188 - .188 Aluminum **Consult Pole Selection Chart on opposite page**	8' 10' 12' 14' 16' 18'	N – Tenon Mount 4N - Tenon Mount	BRZ – Bronze BLK – Black WHT – White SVG - Satin Verde Green MSV - Metallic Silver	LAB - Less Anchor Bolts

FOOTNOTES:
1 - Pole heights will have +/- 2" tolerance.

BOLT CIRCLE

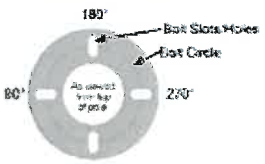
4", 5", & 6" FRN2
17"(432mm) diameter base plate



0° - Access Door

11-1/2" (292mm) Dia. Bolt Circle
+/- 1-1/2" (38mm)

4", 5", & 6" FRN3
17"(432mm) diameter base plate



0° - Access Door

11-1/2" (292mm) Dia. Bolt Circle
+/- 1-1/2" (38mm)

	O	P
Bolt Circle	11-1/2" +/- 1-1/2" (292mm +/- 38mm)	11-1/2" +/- 1-1/2" (292mm +/- 38mm)
Anchor Bolt Size	3/4" dia. x 17" x 3" hook (19mm x 432mm x 76mm)	3/4" dia. x 17" x 3" hook (19mm x 432mm x 76mm)
Anchor Bolt Projection	3-1/2" +/- 1/4" (89mm +/- 6mm)	3-1/2" +/- 1/4" (89mm +/- 6mm)
Base Plate Dimensions	17" dia. x 3/4" thk. (432mm x 19mm)	17" dia. x 3/4" thk. (432mm x 19mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.

EPA INFORMATION

All poles are guaranteed to meet the EPA requirements listed. Pole manufacturer is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.
CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. Pole manufacturer cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Canada and areas using code requirements other than AASHTO LTS-3-94, consult factory.

CITY OF WORTHINGTON

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Project Name _____ **Fixture Type** _____

Catalog # _____

10/22/15

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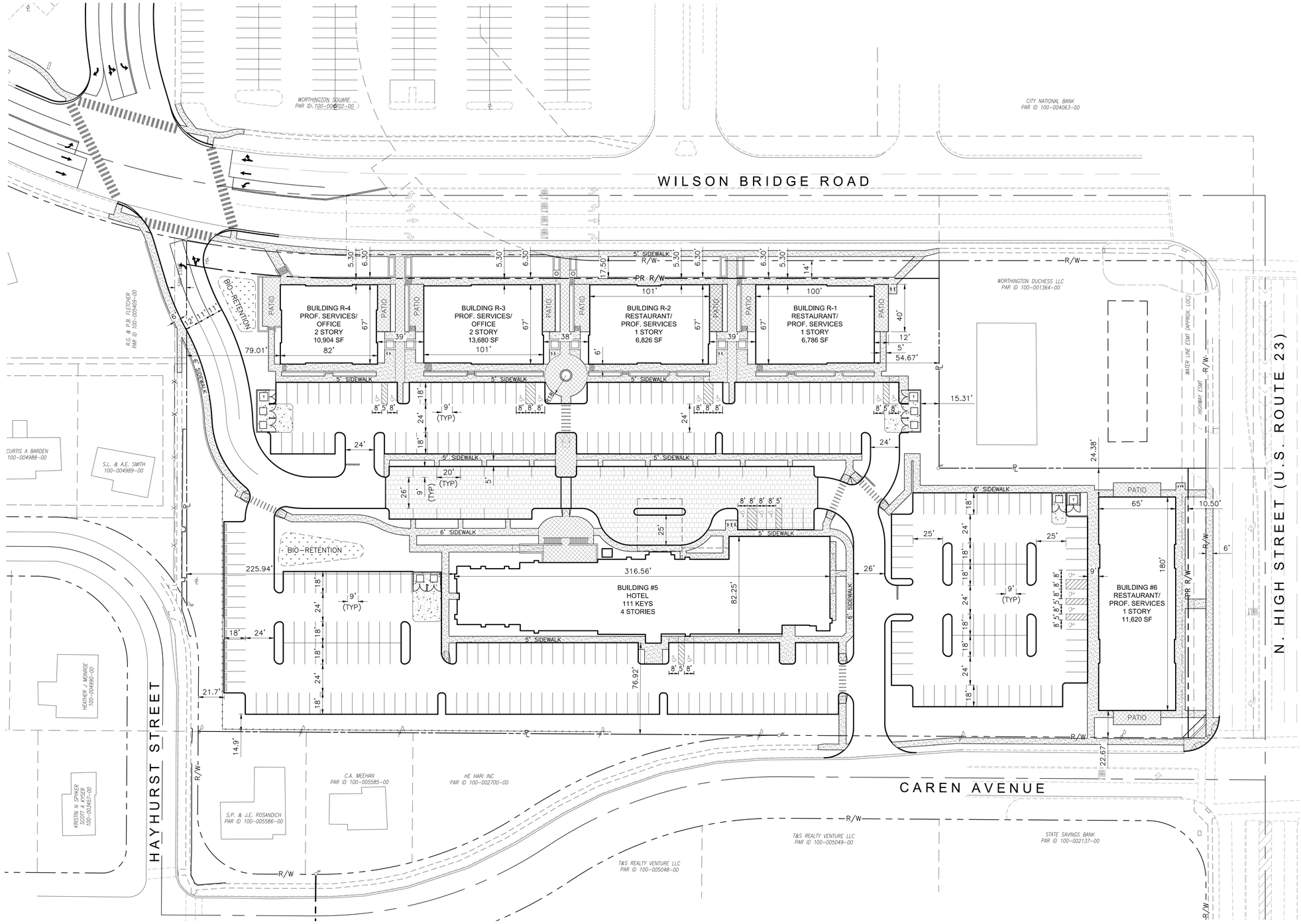

VICINITY MAP
NOT TO SCALE

SHEET INDEX

SITE PLAN C-001
SITE OVERLAY PLAN C-002
COLOR SITE PLAN C-003
LANDSCAPE PLAN C-004
SITE DETAILS C-005
PHOTOMETRIC PLAN C-006
PRELIMINARY STORMWATER PLAN C-007
PRELIMINARY STORMWATER DETAILS C-008
BUILDING R-1 ELEVATIONS A-2.1
BUILDING R-2 ELEVATIONS A-2.2
BUILDING R-3 ELEVATIONS A-2.3
BUILDING R-4 ELEVATIONS A-2.4
HOTEL BUILDING ELEVATIONS A-2.5
DUMPSTER ENCLOSURE ELEVATIONS SD-1.2
RENDERED ELEVATIONS – HAMPTON INN & SUITES
RENDERED ELEVATIONS – BUILDINGS 1-4, NORTH

ZONING

DEVELOPMENT ADDRESS: 7007 N. HIGH STREET
WORTHINGTON, OH 43085
PARCEL NUMBER: 100-001218
EXISTING ZONING: C-4
PROPOSED ZONING: C-4
LOT AREA (PRE/POST): 7.015/6.681 AC.
SETBACKS: AS SHOWN

OWNER

HE HARI INC
7007 N HIGH STREET
WORTHINGTON, OHIO 43085

GREEN SPACE

EXISTING: 1.363 AC (19.4%)
PROPOSED: 1.562 AC (22.3%)

PARKING

REQUIRED:

PROFESSIONAL SERVICES	(19,862 SF @ 1:250) =	80
RESTAURANT	(17,662 SF @ 1:100) =	177
BUSINESS OFFICE	(12,292 SF @ 1:250) =	50
HOTEL	(111 ROOMS @ 1:1) =	111
		418 TOTAL SPACES REQUIRED

PROVIDED: 343 SPACES TOTAL (82.1%)
INCLUDES 19 ACCESSIBLE SPACES (5 VAN / 14 CAR)

LEGEND:

12 PARKING COUNT

B BICYCLE PARKING: 14 RACKS (2 BIKES/RACK) = 28 BICYCLE SPOTS

FLOOD ZONE

SUBJECT PROPERTY FOUND ON FLOOD COMMUNITY PANEL NUMBER 39049 C0157K.
FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR, EFFECTIVE JUNE 17, 2008).

LIGHTING

PROPOSED LIGHTING TO COMPLY WITH CHAPTER 909 OF ZONING CODE.
SEE PHOTOMETRIC PLAN FOR DETAILS.

LOADING

5,000 SF TO 14,999 SF (BUILDING SPACE) = 12'X30' (TYPE B)
15,000 SF TO 29,999 SF (BUILDING SPACE) = 14'X55' (TYPE A)

LANDSCAPING

PLANTING INTENT PER "LANDSCAPE PLAN", TO COMPLY WITH CHAPTER 1171.02 OF ZONING CODE. SEE LANDSCAPE PLAN FOR DETAILS.

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

0 20 40 80
SCALE: 1 IN = 40 FT

WITNESS
INVEST. BUILD. MANAGE.

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 2/9/2018
PROJECT NO.: A2620007
DRAWN BY: DJM
CHECKED BY: CEQ

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
THE WITNESS GROUP
600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43035

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN FOR
WORTHINGTON REDEVELOPMENT
7007 N. HIGH STREET, WORTHINGTON, OH

SITE PLAN

C-001

SUBMITTAL FOR FEBRUARY 22 ARB HEARING

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WILSON BRIDGE ROAD

HAYHURST STREET

N. HIGH STREET (U.S. ROUTE 23)

CAREN AVENUE

BUILDING R-4
PROF. SERVICES
OFFICE

BUILDING R-3
PROF. SERVICES
OFFICE

BUILDING R-2
RESTAURANT
PROF. SERVICES

BUILDING R-1
RESTAURANT
PROF. SERVICES

BUILDING #5
HOTEL

BUILDING #6
RESTAURANT
PROF. SERVICES

PATIO

R/W

PR R/W

WATER LINE ESMT (APPROX. LOC)

HIGHWAY ESMT

EXISTING BUILDING

EXISTING PARKING LOT

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

SCALE: 1 IN = 40 FT

0 20 40 80

SUBMITTAL FOR FEBRUARY 22 ARB HEARING

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 2/9/2018
PROJECT NO.: A2620007
DRAWN BY: DJM
CHECKED BY: CEQ

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
THE WITNESS GROUP
600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43035

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN FOR

WORTHINGTON REDEVELOPMENT

7007 N. HIGH STREET, WORTHINGTON, OH

SITE OVERLAY PLAN

C-002

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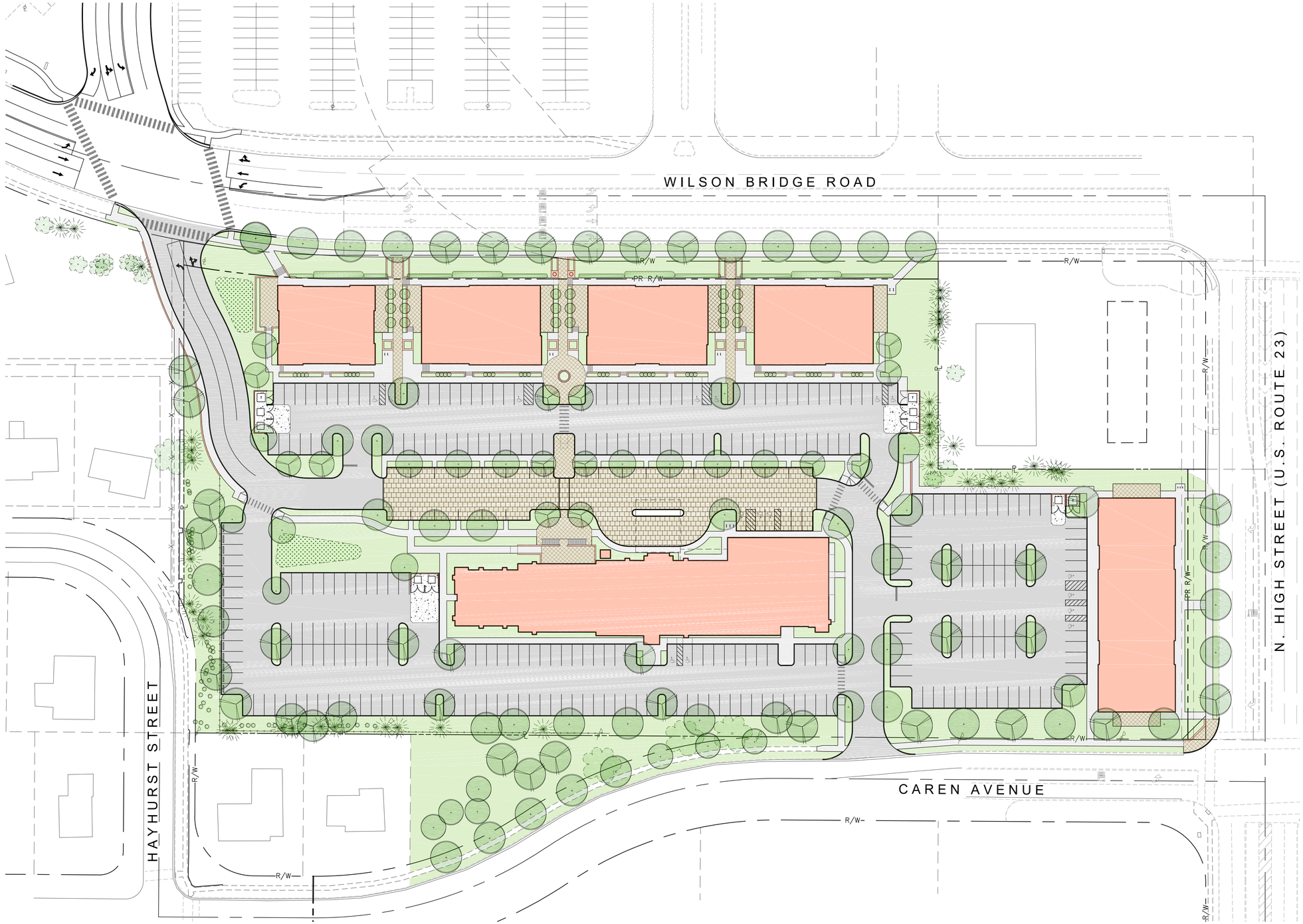

LEGEND

- PROPOSED PAVEMENT
- PROPOSED BUILDING / WALL
- PROPOSED GREENSPACE
- PROPOSED CONCRETE PAD
- PROPOSED CONCRETE SIDEWALK
- PROPOSED PAVER PATIO / WALK
- PROPOSED PERMEABLE PAVERS
- PROPOSED BIO-RETENTION
- PROPOSED HEDGE ROW
- PROPOSED TREES
- EXISTING TREES/SHRUBS

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

0 20 40 80

SCALE: 1 IN = 40 FT

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 2/9/2018
PROJECT NO.: A2620007
DRAWN BY: DJM
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PREPARED FOR:
THE WITNESS GROUP
600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43035

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN FOR
WORTHINGTON REDEVELOPMENT
7007 N. HIGH STREET, WORTHINGTON, OH

COLOR SITE PLAN

C-003

SUBMITTAL FOR FEBRUARY 22 ARB HEARING

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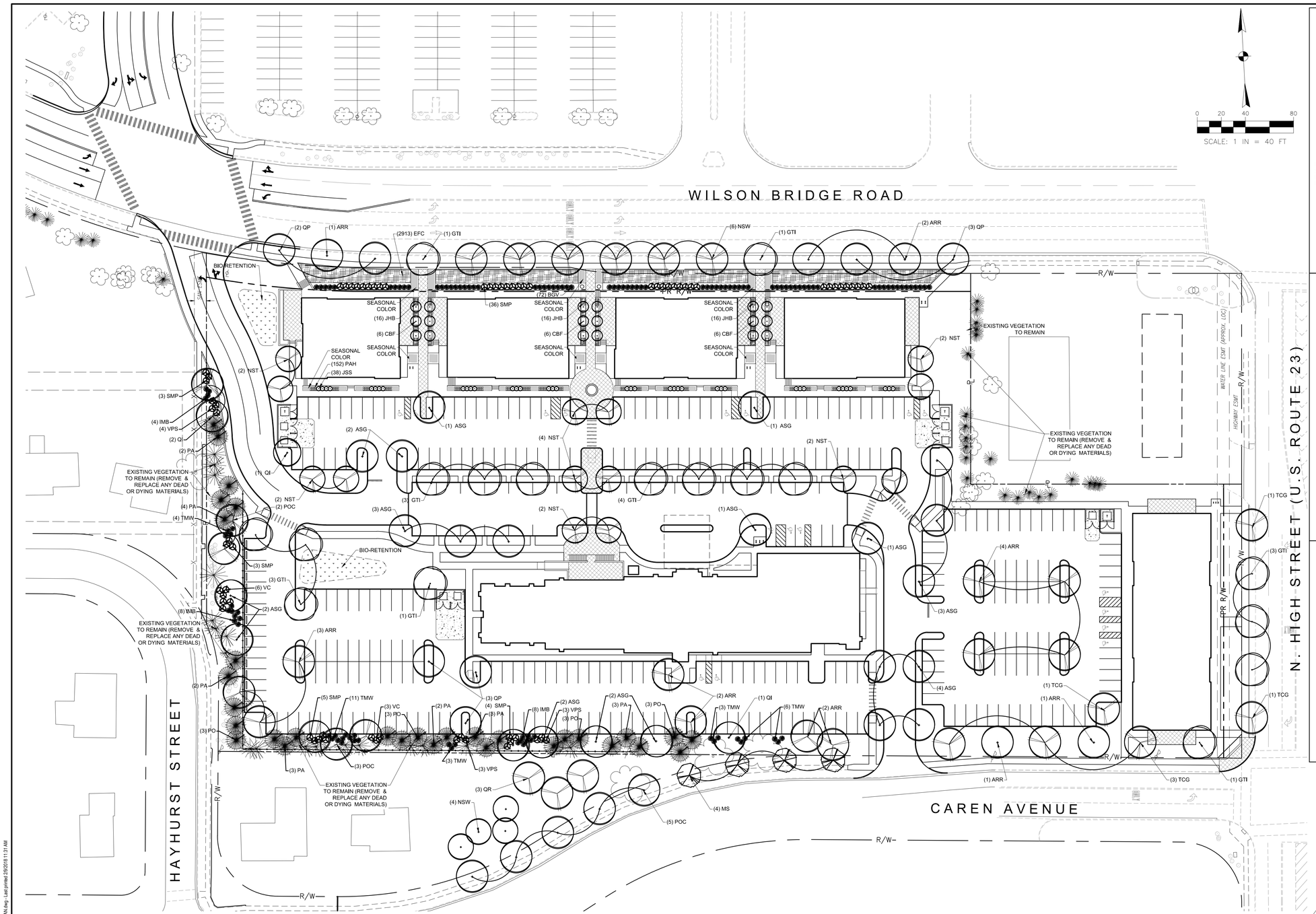
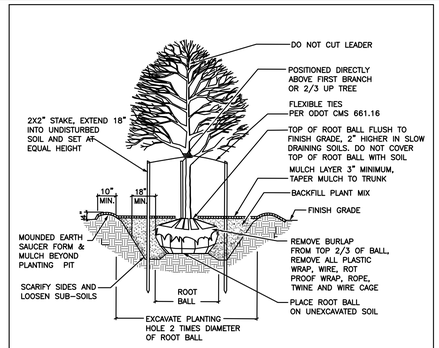
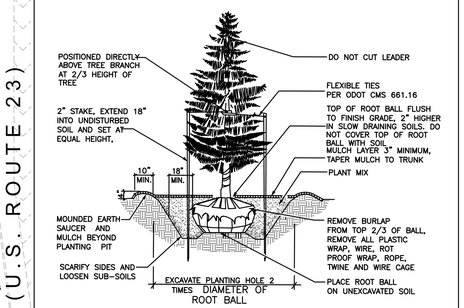




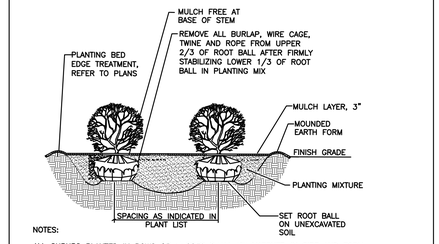
DECIDUOUS TREE PLANTING DETAIL

NO SCALE



EVERGREEN TREE PLANTING DETAIL

NO SCALE



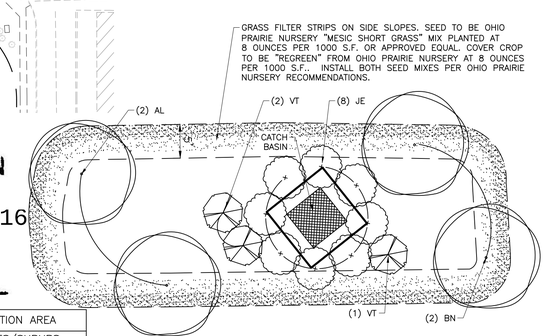
NOTES:

ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.

SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)

NO SCALE



TYPICAL BIORETENTION PLANTING PLAN

NOT TO SCALE

LANDSCAPE PLANT LIST

ABRV.	QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BGV	X	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GALLON	CONTAINER	DEC. SHRUB
EFC	X	EUONYMUS FORTUNIA 'COLORATUS'	PURPLELEAF WINTERCREEPER	6" HEIGHT	CONTAINER	DEC. SHRUB
JHB	X	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
JSS	X	JUNIPERUS SCOPULRUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
SMP	X	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS	X	VIBURNUM PLICATUM TOM. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
VC	X	VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	36" HEIGHT	B&B	DEC. SHRUB
TMW	X	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB
IMB	X	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GALLON	CONTAINER	EVG. SHRUB
PA	X	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT	B&B	EVG. TREE
PO	X	PICEA OMORIKA	SERBIAN SPRUCE	6' HEIGHT	B&B	EVG. TREE
QP	X	QUERCUS PALUSTRIS	PIN OAK	2" CALIPER	B&B	DECIDUOUS TREE
MS	X	MALUS SNOWDRIFT	FLOWERING CRABAPPLE	2" CALIPER	B&B	DECIDUOUS TREE
AGC	X	AMELANCHIER X GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY (TREE FORM)	2" CALIPER	B&B	DECIDUOUS TREE
ARR	X	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2" CALIPER	B&B	DECIDUOUS TREE

ABRV.	QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
QR	X	QUERCUS RUBRA	RED OAK	2" CALIPER	B&B	DECIDUOUS TREE
ARS	X	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	2" CALIPER	B&B	DECIDUOUS TREE
ASG	X	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CALIPER	B&B	DECIDUOUS TREE
CBF	X	CARPINUS BETULA 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2" CALIPER	B&B	DECIDUOUS TREE
GTI	X	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CALIPER	B&B	DECIDUOUS TREE
NST	X	NYSAA SYLVATICA 'TUPLEO TOWER'	TUPELO TOWER BLACK GUM	2" CALIPER	B&B	DECIDUOUS TREE
NSW	X	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2" CALIPER	B&B	DECIDUOUS TREE
POC	X	PLATINUS OCCIDENTALIS	AMERICAN SYCAMORE	2" CALIPER	B&B	DECIDUOUS TREE
QI	X	QUERCUS IMBRICARIA	SHINGLE OAK	2" CALIPER	B&B	DECIDUOUS TREE
TCG	X	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LINDEN	2" CALIPER	B&B	DECIDUOUS TREE
PAH	X	PENNISETUM ALEUCOIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER	ORN. GRASS
AL	X	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	AUTUMN BRILLANCE SERVICEBERRY	6' HEIGHT	B&B (MUTLI-STEM)	DECIDUOUS TREE
BN	X	BITULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8' HEIGHT	B&B (MUTLI-STEM)	DECIDUOUS TREE
JE	X	JUNCUS EFFUSUS	COMMON RUSH	3 GALLON	CONTAINER	RUSH
VT	X	VIBURNUM TRILOBUM ' COMPATCTUM'	COMPACT AMERICAN CRANBERRYBUSH	24" SPRD	B&B	DECIDUOUS SHRUB

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

TREES / SHRUBS PROVIDED BY BIO RETENTION AREA						
CELL	AREA, SF	TREES/SHRUBS REQUIRED (1/50 SF)	TREES/SHRUBS PROVIDED			
			AL	BN	JE	VT
NW	555	12	2	1	6	3
CENTRAL	765	16	2	1	8	5

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 2/9/2018
PROJECT NO.: A2620007
DRAWN BY: DJM
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PREPARED FOR:

THE WITNESS GROUP

600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43035

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN FOR

WORTHINGTON REDEVELOPMENT

7007 N. HIGH STREET, WORTHINGTON, OH

LANDSCAPE PLAN

C-004

SUBMITTAL FOR FEBRUARY 22 ARB HEARING

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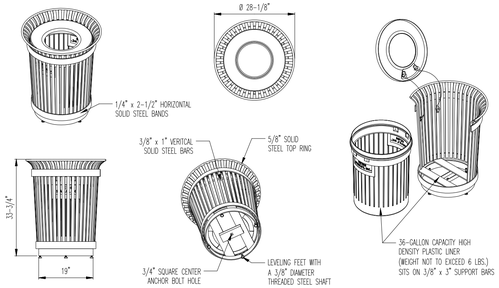
VICTOR STANLEY, INC.®
-Manufacturers of Quality Site Furnishings since 1962-

P.O. DRAWER 330 – DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 – FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

* ALL DIMENSIONS ARE IN INCHES *



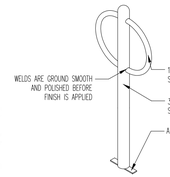
AVAILABLE OPTIONS:
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
CUSTOM PLAQUES & DECALS
AVAILABLE WITH STEEL PLAQUES IN VARIOUS SIZES AND PRESSURE SENSITIVE VINYL OUTDOOR DECALS.

LIDS
STANDARD TAPERED FORMED LID (AS SHOWN), AVAILABLE WITH OPTIONAL DOME LID, DOMED LID WITH STAINLESS STEEL ASHTRAY, RAIN BONNET LID, RAIN BONNET LID WITH STAINLESS STEEL ASHTRAY, CONVEX LID, CONVEX LID WITH SELF CLOSING DOOR, AND RECYCLE LIDS. ASHTRAYS AVAILABLE WITH OPTIONAL ASHTRAY COVER.
SECURITY
LID IS SECURED WITH VINYL COATED GALVANIZED STEEL AIRCRAFT CABLE.
CABLE IS LOOPED AROUND ATTACHMENT BRACKETS AND CRIMPED IN PLACE.

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD FILM COATING. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. VICTOR STANLEY, INC., PLASTIC INNER LINERS ARE MOLDED ON TOOLING DESIGNED FOR AND OWNED BY VICTOR STANLEY, INC. THEY OFFER MAXIMUM CAPACITY AND STRENGTH WITH LIGHTWEIGHT CONSTRUCTION USING CRITICAL MOLDED RIBS, INTEGRAL HANDHOLDS, AND HIGH-STRENGTH MATERIALS. THIS MINIMIZES HANDLING DIFFICULTY AND FACILITATES EASY EMPTYING AND STORAGE WHILE AFFORDING LONG SERVICE LIFE.
5. ANCHOR BOLT(S) NOT PROVIDED BY VICTOR STANLEY, INC.
6. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860ºF (460ºC). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
7. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
8. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

RB-36
STEELSITES™ RB SERIES — 36-GALLON LITTER RECEPTACLE
SHOWN: STANDARD TAPERED FORMED LID

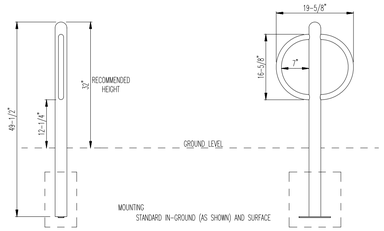
PROPOSED TRASH RECEPTACLE
NOT TO SCALE



SECURE SITE DESIGN™ L.L.C.
(a VICTOR STANLEY, INC.® affiliate)

TOLL FREE (USA & CANADA): 1-888-ANTI-RAM (888-268-4726)
410-286-3375 : FAX 410-479-0175
P.O. BOX 307, DUNKIRK, MD 20754 U.S.A.
INFO@SECURESITEDESIGN.COM
WWW.SECURESITEDESIGN.COM

* ALL DIMENSIONS ARE IN INCHES *



AVAILABLE OPTIONS:
POWDER COATING
10 AVAILABLE COLORS, 2 OPTIONAL METALLIC
CUSTOM COLORS (INCLUDING THE RAL RANGE AT AN ADDITIONAL COST)
(ALL POWDER COAT FINISHES ARE DONE AT VICTOR STANLEY, INC. (VSI) TO MATCH THE VSI PRODUCT LINE)
OTHER FINISHES: GALVANIZED (SPECIAL QUOTE NEEDED)

MOUNTING
STANDARD IN-GROUND (AS SHOWN) AND SURFACE

NOTES:
1. DRAWINGS NOT TO SCALE. DO NOT SCALE DRAWINGS.
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. THIS SECURE SITE DESIGN, LLC. PRODUCT MUST BE PERMANENTLY AFFIXED IN THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
5. THIS PRODUCT IS SHIPPED FULLY ASSEMBLED.

BRBS-103
CYCLE SENTRY™ SERIES — BIKE RACK
SHOWN: STANDARD IN-GROUND MOUNT

PROPOSED BIKE RACK
NOT TO SCALE

VICTOR STANLEY®
Create a timeless moment.®

P.O. DRAWER 330 – DUNKIRK, MD 20754 USA
TOLL FREE: (800) 368-2573 (USA & CANADA)
TEL (301) 855-8300 – FAX (410) 257-7579
WEB SITE: HTTP://WWW.VICTORSTANLEY.COM

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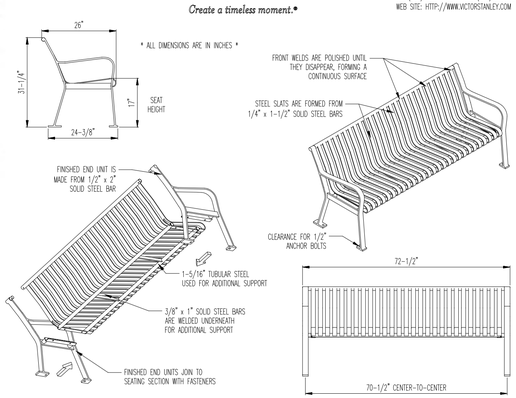

AVAILABLE OPTIONS
POWDER COATING
10 STANDARD COLORS, 2 OPTIONAL METALLIC COLORS,
CUSTOM COLORS (INCLUDING THE RAL RANGE)
INTERMEDIATE & CENTER ARMRESTS
4', 6', & 8' AVAILABLE WITH OPTIONAL SOLID STEEL ARMRESTS

LENGTHS
STANDARD 4'
STANDARD 6' (AS SHOWN)
STANDARD 8'

NOTES:
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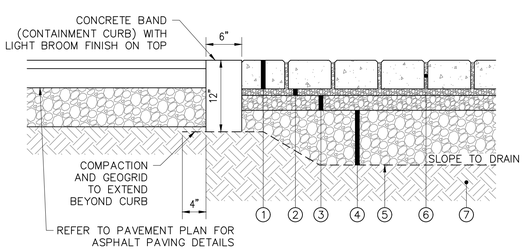
2. ALL FABRICATED METAL COMPONENTS ARE STEEL SHOTBLASTED, ETCHED, PHOSPHATIZED, PREHEATED, AND ELECTROSTATICALLY POWDER-COATED WITH T.G.I.C. POLYESTER POWDER COATINGS. PRODUCTS ARE FULLY CLEANED AND PRETREATED, PREHEATED AND COATED WHILE HOT TO FILL CREVICES AND BUILD COATING FILM. COATED PARTS ARE THEN FULLY CURED TO COATING MANUFACTURER'S SPECIFICATIONS. THE THICKNESS OF THE RESULTING FINISH AVERAGES 8-10 MILS (200-250 MICRONS).
3. IT IS NOT RECOMMENDED TO LOCATE ANCHOR BOLTS UNTIL BENCH IS IN PLACE. THIS VICTOR STANLEY, INC. PRODUCT MUST BE PERMANENTLY AFFIXED TO THE GROUND. CONSULT YOUR LOCAL CODES FOR REGULATIONS.
4. ANCHOR BOLTS NOT PROVIDED BY VICTOR STANLEY, INC.
5. FOR HIGH SALT ABUSIVE CLIMATES, HOT-DIP GALVANIZING BEFORE POWDER COATING IS AVAILABLE. HOT-DIP GALVANIZING IS PERFORMED FOR VICTOR STANLEY, INC. BY AN EXPERIENCED QUALIFIED FIRM TO WHICH PRODUCTS ARE SHIPPED FOR GALVANIZING. HOT-DIP GALVANIZING INCLUDES AN AGGRESSIVE PRE-TREATMENT AND IMMERSION IN A TANK OF CHARGED LIQUID ZINC AT OR AROUND 860ºF (460ºC). THE RESULTING SURFACE IS RESISTANT TO RUST BUT HAS SOME UNEVENNESS RESULTING FROM THE BONDING OF THE ZINC TO THE STEEL SURFACE. AS A RESULT, THE POWDER-COATING SURFACE FINISH OVER THAT GALVANIZED SURFACE MAY EXHIBIT BUMPS, UNEVENNESS, AND MAY NOT BE AS SMOOTH AS THE STANDARD FINISH; THIS UNEVEN AND INCONSISTENT FINISH IS NORMAL FOR GALVANIZING. CONTACT MANUFACTURER FOR DETAILS.
6. ALL SPECIFICATIONS ARE SUBJECT TO CHANGE. CONTACT MANUFACTURER FOR DETAILS.
7. THIS PRODUCT IS SHIPPED PARTIALLY UNASSEMBLED.

RB-28
STEELSITES™ RB — ALL STEEL CONTOURED BENCH
SHOWN: STANDARD 6-FOOT LENGTH

PROPOSED 6' BENCH
NOT TO SCALE

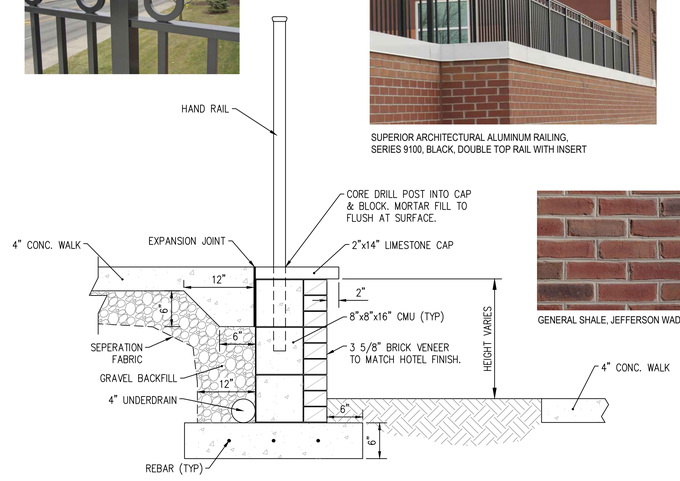
ECO-OPTILOC WITH STANDARD FINISH, COLOR: RUSTIC RED



1. PERVIOUS PAVERS, SEE PAVING PLAN FOR SPECIFICATIONS AND ALTERNATES
2. 2" WASHED NO. 8 STONE
3. 4" WASHED NO. 57 STONE
4. NO. 2 STONE (1 LIFT) ROLLED WITH VIBRATORY ROLLER
5. GEOTEXTILE FABRIC, ODOT 712.09 TYPE D NON-WOVEN
6. NO. 8 AGGREGATE IN VOIDS BETWEEN PAVERS
7. ITEM 204, SUBGRADE COMPACTION

PERVIOUS PAVER DETAIL
NOT TO SCALE

SUPERIOR ARCHITECTURAL ALUMINUM RAILING, SERIES 9100, BLACK, DOUBLE TOP RAIL WITH INSERT



GENERAL SHALE, JEFFERSON WADE TUDOR

RAISED WALK / WALL DETAIL
(SOUTH SIDE OF BUILDINGS R-1 - R-4)
NOT TO SCALE

CITY OF WORTHINGTON
DRAWING NO. AR 32-16
DATE 2/9/18

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
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PROJECT DATE: 2/9/2018
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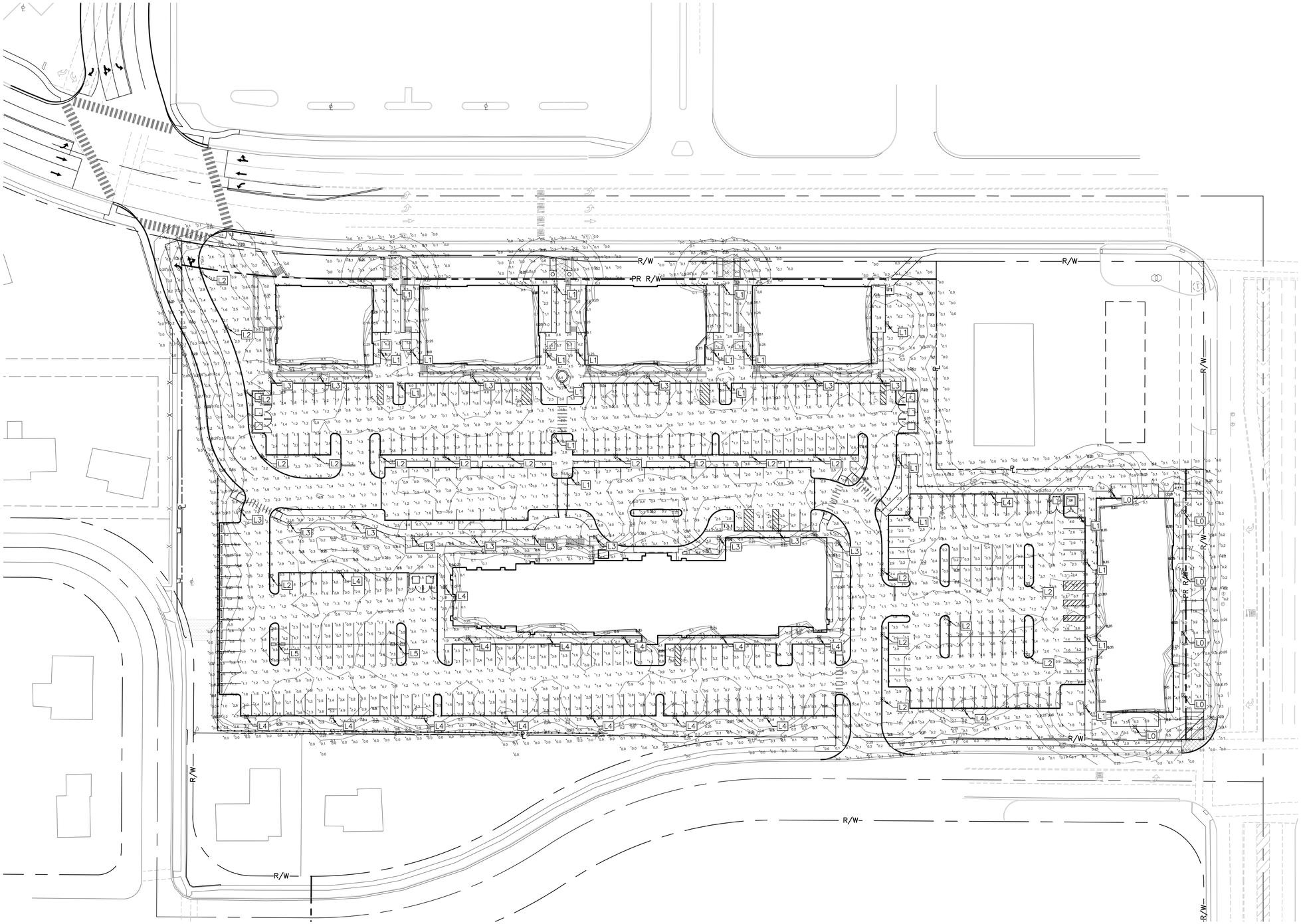
THE WITNESS GROUP
600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43035

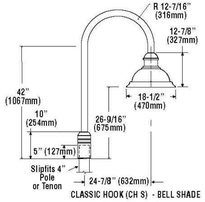
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN FOR
WORTHINGTON REDEVELOPMENT
7007 N. HIGH STREET, WORTHINGTON, OH

SITE DETAILS

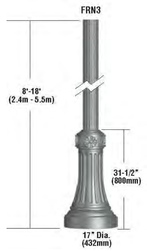
C-005

SUBMITTAL FOR FEBRUARY 22 ARB HEARING





LSI LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLSB), BELL SHADE, MOUNT: CLASSIC HOOK



LSI ALUMINUM FLUTED ROUND POLE WITH DECORATIVE BASE,

Luminaire Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens	Wattage	Mounting Height
	L0	6	LSI	XDLS-5-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, TYPE 5 DISTRIBUTION, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,008	70	10
	L1	21	LSI	XDLS-5-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, TYPE 5 DISTRIBUTION, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,008	70	12
	L2	19	LSI	XDLS-5-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, TYPE 5 DISTRIBUTION, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,008	70	15
	L3	16	LSI	XDLS-FT-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, FORWARD THROW, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,171	70	12
	L4	16	LSI	XDLS-FT-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, FORWARD THROW, SUPER SAVER, WARM WHITE (3500K)	LED	1	5,171	70	15
	L5	2	LSI	XDLS-FT-LED-SS-WW	LED LIFESTYLE SMALL AREA DECORATIVE LIGHT, BELL SHADE, FORWARD THROW, SUPER SAVER, WARM WHITE (3500K)	LED	2	5,171	70	15

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.6 fc	12.8 fc	0.1 fc	126:1	16:1

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

0 20 40 80

SCALE: 1 IN = 40 FT

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 400
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 2/9/2018
PROJECT NO.: A2620007
DRAWN BY: DJM
CHECKED BY: CEQ

Mannik Smith GROUP
TECHNICAL SKILL. CREATIVE SPIRIT.
www.MannikSmithGroup.com

PREPARED FOR:
THE WITNESS GROUP
600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43035

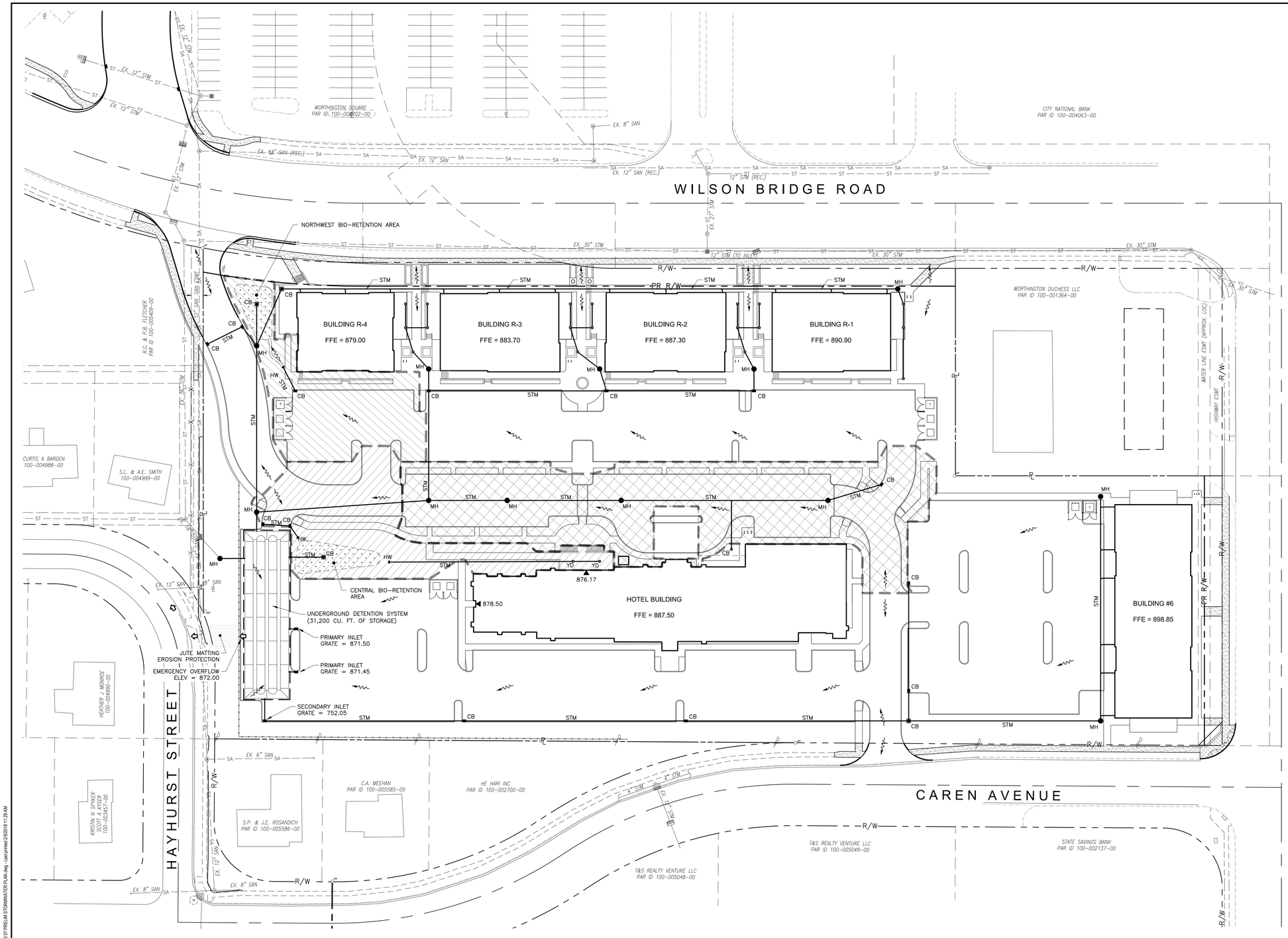
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN FOR
WORTHINGTON REDEVELOPMENT
7007 N. HIGH STREET, WORTHINGTON, OH

PHOTOMETRIC PLAN

C-006

SUBMITTAL FOR FEBRUARY 22 ARB HEARING

L:\Projects\Projects A-E\A2620007\CAD\SITE PLANS\ARB\2018.02.22\Worthington ARB 06 PHOTOMETRIC PLAN.dwg - Last printed 2/9/2018 12:31 PM



SITE DATA TABLE:

SITE AREA:		7.015 AC
PRE-DEVELOPED IMPERVIOUS AREA:		5.652 AC
POST-DEVELOPED IMPERVIOUS AREA:		5.453 AC
CRITICAL STORM:		1-YEAR
1-YEAR PRE (FLOW/VOLUME):	18.24 CFS	/ 0.926 AC-FT
1-YEAR POST (FLOW/VOLUME):	10.30 CFS	/ 0.856 AC-FT
100-YEAR PEAK FLOW:	47.71 CFS	/ 2.860 AC-FT
100-YEAR POST FLOW:	23.23 CFS	/ 2.727 AC-FT

LEGEND

- EX STORM
- EX SANITARY
- EX WATER
- EX OVERHEAD ELECTRIC
- EX GAS
- EX CATCH BASIN
- EX STORM MANHOLE
- EX SANITARY MANHOLE
- PROPOSED CATCH BASIN
- PROPOSED HEADWALL
- PROPOSED CURB AND GUTTER INLET
- PROPOSED MANHOLE
- PROPOSED YARD DRAIN
- FLOW ARROW
- BIO-RETENTION/ RAIN GARDEN
- SURFACE AREA TRIBUTARY TO PERVIOUS PAVERS
- AREA TRIBUTARY TO BIO-RETENTION BASIN

ABBREVIATIONS

EX	EXISTING
PR	PROPOSED
FFE	FINISHED FLOOR ELEVATION
R/W	RIGHT OF WAY
STM	STORM
CB	CATCH BASIN
HW	HEADWALL
YD	YARD DRAIN
MH	MANHOLE

WATER QUALITY REQUIREMENTS*

DISTURBED AREA	7.140 AC.
IMPERVIOUS AREA (PRE)	5.825 AC.
IMPERVIOUS AREA (POST)	5.655 AC.
REDUCTION IN IMPERVIOUS	0.170 AC.
TREATED AREAS (@ 100% WQv)	
PERVIOUS PAVERS	0.741 AC.
NORTHWEST BIO-RETENTION	0.269 AC.
CENTRAL BIO-RETENTION	0.339 AC.
TOTAL AREA (REDUCTION + TREATED):	1.519 AC. (21.3%)

*PER THE OEPA GENERAL CONSTRUCTION PERMIT, REDEVELOPMENT PROJECTS SHALL EITHER ENSURE A 20 PERCENT REDUCTION IN SITE IMPERVIOUS AREA, PROVIDE FOR TREATMENT OF AT LEAST 20 PERCENT OF THE WATER QUALITY VOLUME, OR A COMBINATION OF THE TWO.

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

0 20 40 80
SCALE: 1 IN = 40 FT

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 2/9/2018
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SITE IMPROVEMENT PLAN FOR
WORTHINGTON REDEVELOPMENT
7007 N. HIGH STREET, WORTHINGTON, OH

PRELIMINARY STORMWATER PLAN

C-007

SUBMITTAL FOR FEBRUARY 22 ARB HEARING

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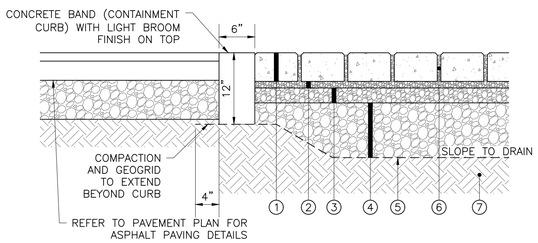
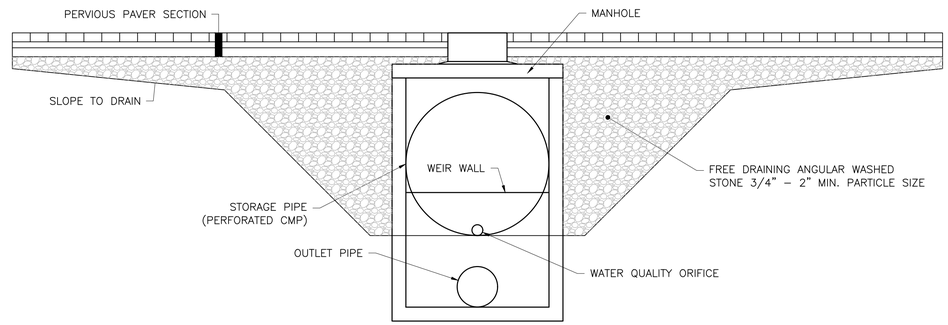


1. PERVIOUS PAVERS, SEE PAVING PLAN FOR SPECIFICATIONS AND ALTERNATES
2. 2" WASHED NO. 8 STONE
3. 4" WASHED NO. 57 STONE
4. NO. 2 STONE (1 LIFT) ROLLED WITH VIBRATORY ROLLER
5. GEOTEXTILE FABRIC, ODOT 712.09 TYPE D NON-WOVEN
6. NO. 8 AGGREGATE IN VOIDS BETWEEN PAVERS
7. ITEM 204, SUBGRADE COMPACTION

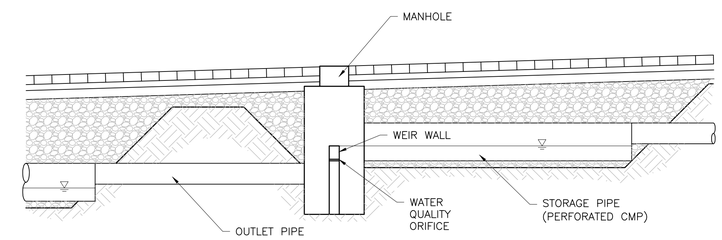
PERVIOUS PAVER DETAIL

NOT TO SCALE



PERVIOUS PAVER STORAGE CROSS SECTION

NOT TO SCALE



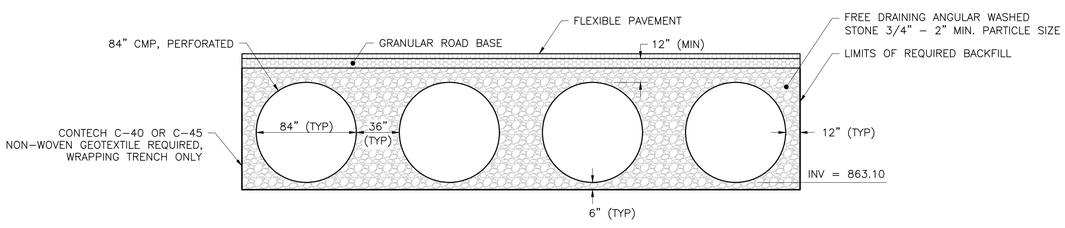
PERVIOUS PAVERS
STAGED-STORAGE PROFILE

NOT TO SCALE

CITY OF WORTHINGTON

DRAWING NO. AR-32-16

DATE 2/9/18



CMP DETENTION SECTION VIEW

NOT TO SCALE

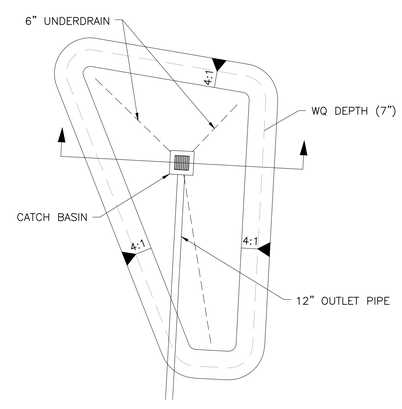
CONTECH CMP MAINTENANCE INSPECTION REQUIREMENTS:

MAINTENANCE
UNDERGROUND STORM WATER DETENTION AND RETENTION SYSTEMS SHOULD BE INSPECTED AT REGULAR INTERVALS AND MAINTAINED WHEN NECESSARY TO ENSURE OPTIMUM PERFORMANCE. THE RATE AT WHICH THE SYSTEM COLLECTS POLLUTANTS WILL DEPEND MORE HEAVILY ON SITE ACTIVITIES THAN THE SIZE OR CONFIGURATION OF THE SYSTEM.

INSPECTION
INSPECTION IS THE KEY TO EFFECTIVE MAINTENANCE AND IS EASILY PERFORMED. CONTECH RECOMMENDS ONGOING QUARTERLY INSPECTIONS OF THE ACCUMULATED SEDIMENT. SEDIMENT DEPOSITION AND TRANSPORT MAY VARY FROM YEAR TO YEAR AND QUARTERLY INSPECTIONS WILL HELP INSURE THAT SYSTEMS ARE CLEANED OUT AT THE APPROPRIATE TIME. INSPECTIONS SHOULD BE PERFORMED MORE OFTEN IN THE WINTER MONTHS IN CLIMATES WHERE SANDING OPERATIONS MAY LEAD TO RAPID ACCUMULATIONS, OR IN EQUIPMENT WASHDOWN AREAS. IT IS VERY USEFUL TO KEEP A RECORD OF EACH INSPECTION. A SAMPLE INSPECTION LOG IS INCLUDED FOR YOUR USE.

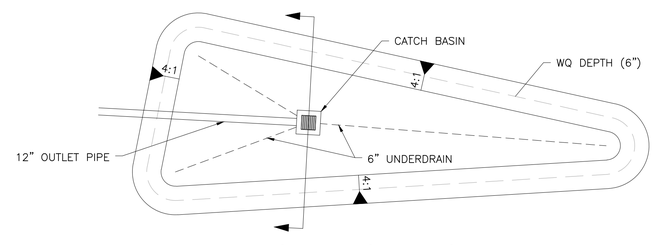
SYSTEMS SHOULD BE CLEANED WHEN INSPECTION REVEALS THAT ACCUMULATED SEDIMENT OR TRASH IS CLOGGING THE DISCHARGE ORIFICE. CONTECH SUGGESTS THAT ALL SYSTEMS BE DESIGNED WITH AN ACCESS/INSPECTION MANHOLE SITUATED AT OR NEAR THE INLET AND THE OUTLET ORIFICE. SHOULD IT BE NECESSARY TO GET INSIDE THE SYSTEM TO PERFORM MAINTENANCE ACTIVITIES, ALL APPROPRIATE PRECAUTIONS REGARDING CONFINED SPACE ENTRY AND OSHA REGULATIONS SHOULD BE FOLLOWED.

CLEANING
MAINTAINING AN UNDERGROUND DETENTION OR RETENTION SYSTEM IS EASIEST WHEN THERE IS NO FLOW ENTERING THE SYSTEM. FOR THIS REASON, IT IS A GOOD IDEA TO SCHEDULE THE CLEANOUT DURING DRY WEATHER. ACCUMULATED SEDIMENT AND TRASH CAN TYPICALLY BE EVACUATED THROUGH THE MANHOLE OVER THE OUTLET ORIFICE. IF MAINTENANCE IS NOT PERFORMED AS RECOMMENDED, SEDIMENT AND TRASH MAY ACCUMULATE IN FRONT OF THE OUTLET ORIFICE. MANHOLE COVERS SHOULD BE SECURELY SEATED FOLLOWING CLEANING ACTIVITIES.



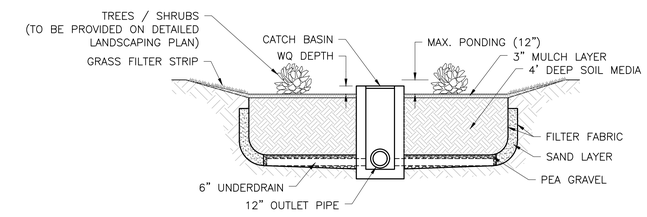
NORTHWEST BIO-RETENTION AREA

NOT TO SCALE



CENTRAL BIO-RETENTION AREA

NOT TO SCALE



BIO-RETENTION CROSS SECTION (TYPICAL)

NOT TO SCALE

GENERAL NOTES:

1. ALL DRAINAGE AREAS TO A BIORETENTION FACILITY ARE TO BE STABILIZED PRIOR TO INSTALLATION OF AMENDED SOILS, MULCH OR PLANTINGS
2. INSTALL WIRE SCREENING AROUND ALL OUTLET OPENINGS TO PREVENT LOSS OF MULCH
3. UNDERDRAIN PIPE SHOULD HAVE 3/8" PERFORATIONS SPACED AT 6" CENTERS, MIN. 4 HOLES PER ROW. MAXIMUM SPACING OF UNDERDRAIN PIPE IS 10 FEET ON CENTER, UNDERDRAIN MINIMUM GRADE = 0.5%.
4. UNDERDRAIN CLEANOUTS SHOULD EXTEND A MIN. OF 6" ABOVE TOP SURFACE OF MULCH LAYER. CLEANOUTS MAY BE FLUSH WITH TOP OF SURFACE TO ALLOW DRAWDOWN
5. SCARIFY EXISTING SOILS PRIOR TO INSTALLING PERMEABLE SOIL MIX & UNDERDRAIN.
6. GRASS FILTER STRIPS TO COVER EXTENTS OF BIORETENTION FACILITY, FROM TOE OF BANK TO TOP OF BANK.

PLANTING SOIL ATTRIBUTES

- PLANTING SOIL SHALL CONSIST OF A COMBINATION OF SAND, TOPSOIL, AND COMPOST WITH THE FOLLOWING COMPOSITION;
  - 4 PARTS SAND (PER CMSC 703.06)
  - 2 PARTS TOPSOIL (PER CMSC 653.02)
  - 2 PARTS COMPOST (PER CMSC 659.06)
- pH RANGE: 5.2–7.0
- INFILTRATION RATE NO LESS THAN 0.5 IN/HR
- SOLUBLE SALTS: 500 PPM MAXIMUM
- ORGANIC MATTER: 1.5–3% BY WEIGHT
- PHOSPHORUS: BETWEEN 15 AND 60 MG/KG (PPM) AS DETERMINED BY THE MEHLICH III TEST
- SOIL SHALL BE CERTIFIED BY PROFESSIONAL SOIL SCIENTIST UPON DELIVERY FOR INSPECTION

NO.	DATE	BY	DESCRIPTION

1160 DUBLIN ROAD
SUITE 100
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 888.488.7340

PROJECT DATE: 2/9/2018
PROJECT NO.: A2620007
DRAWN BY: DJM
CHECKED BY: CEQ

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PREPARED FOR:
THE WITNESS GROUP
600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43035

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN FOR
WORTHINGTON REDEVELOPMENT
7007 N. HIGH STREET, WORTHINGTON, OH

PRELIMINARY STORMWATER DETAILS

C-008

SUBMITTAL FOR FEBRUARY 22 ARB HEARING

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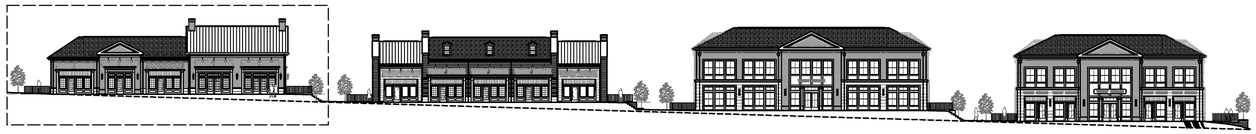
ELEVATION CODED NOTES

1. MODULAR BRICK VENEER - RUNNING BOND
2. BRICK SOLDIER COURSE
3. BRICK HEADER COURSE - PULL 1/2"
4. HERRINGBONE BRICK ACCENT PANELS - RECESS 1/2"
5. BRICK ROWLOCK SILL COURSE - PULL 1/2"
6. BRICK ROWLOCK COURSE.
7. BRICK CONTROL JOINT
8. 'HARDIPLANK' LAP SIDING - 6" EXPOSURE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND-PAINT
9. SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT
10. PLYWOOD ENTABLATURE w/ BUILT-UP SMOOTH-FACE WOOD CROWN & SURROUND TRIM BOARDS, PAINT
11. SMOOTH-FACE WOOD PILASTER TRIM BOARDS, PAINT
12. SMOOTH-FACE WOOD HEAD, SILL, & SURROUND TRIM BOARDS AT WINDOW UNITS, PAINT
13. PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT.
14. COMPOSITE MDO PANEL BOARD, PAINT.
15. DIMENSIONAL ASPHALT SHINGLES.
16. 'COR-A-VENT' (V600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
17. PREFINISHED STANDING SEAM METAL ROOF.
18. CLAD-DOUBLE HUNG WINDOW UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D.
19. CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING, TRANSOM & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D
20. CLAD FRENCH DOOR UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES
21. 5" OGEE PREFINISHED GALV. METAL (22 GA.) GUTTER.
22. 3" DIA. PREFINISHED METAL (24 GA.) DOWN-SPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT.
23. PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING.
24. PREFINISHED METAL (24 GA.) COPING / FASCIA EDGE FLASHING
25. PREFINISHED METAL STEP FLASHING.
26. RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN
27. TENANT SIGNAGE AREA TO COMPLY WITH CITY OF WORTHINGTON REQT'S, BY TENANT (FUTURE-N.I.C.)
28. GAS METER SET. SEE PLUMBING SHEETS.
29. ELECTRIC METER CENTER w/ BUILDING SERVICES. SEE ELEC. SHTS.
30. DECORATIVE WALL MOUNTED LIGHTING FIXTURE.
31. GOOSENECK DECORATIVE WALL MOUNTED LIGHTING FIXTURES.
32. FABRIC AWNING w/ ALUM. TUBE FRAME & OPEN SIDES.
33. TONGUE & GROOVE CEDAR BOARD AT 45 DEGREE ANGLE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND.
34. PREFINISHED ALUMINUM HANDRAIL & GAURDRAIL (BLACK).
35. LINE OF ROOF (BEYOND), SHOWN DASHED.
36. WOOD LOUVER w/ BRICK MOULD & INSECT SCREEN. PAINT.
37. CAST STONE VENEER BASE.
38. CAST STONE VENEER RECESS COURSE - PUSH 1/2"
39. CAST STONE SILL COURSE.

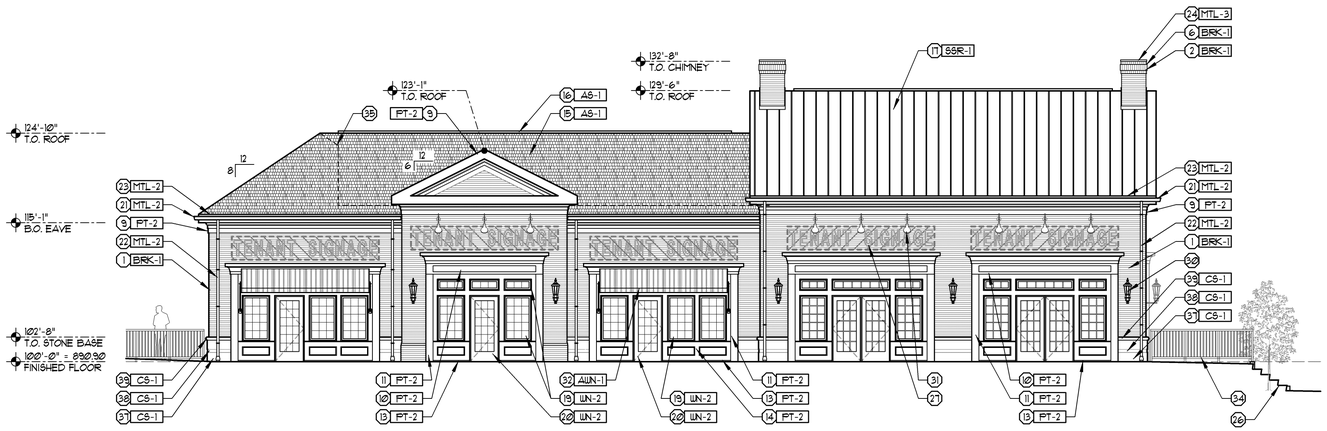
EXTERIOR FINISH SCHEDULE

MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - WILLIAMSBURG SLATE
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - CARRINGTON TUDOR - MODULAR MORTAR = LAGARGE - ARGOS, "LITE BUFF", GRAPEVINE JOINT
CS-1	CAST STONE	READING ROCK - ROCKCAST MORTAR = LAGARGE - ARGOS, "LITE BUFF", CONCAVE JOINT
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DMI COLOR - 'PUTTY'
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING & GUTTER	DMI COLOR - 'BEIGE'
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING.	DMI COLOR - 'DARK BRONZE'
PT-1	PAINT	BENJAMIN MOORE, ' MONTEREY WHITE' #HC-27
PT-2	PAINT	BENJAMIN MOORE, 'LENOX TAN' #HC-44
PT-3	PAINT	BENJAMIN MOORE, 'VAN COURTLAND BLUE' #HC-145
SSR-1	PREFINISHED STANDING SEAM METAL ROOF	BERRIDGE - 'COLONIAL RED'
WD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR , PAINT - SEE SECTIONS FOR SIZES & PROFILES
WD-2	6" LAP SIDING	6" EXPOSURE HARDIPLANK LAP SIDING, SMOOTH BY JAMES HARDIE SIDING PRODUCTS
WN-1	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURACLAD COATING, POPULAR WHITE
WN-2	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURACLAD COATING, PUTTY



A WILSON BRIDGE ROAD NORTH BUILDING ELEVATIONS

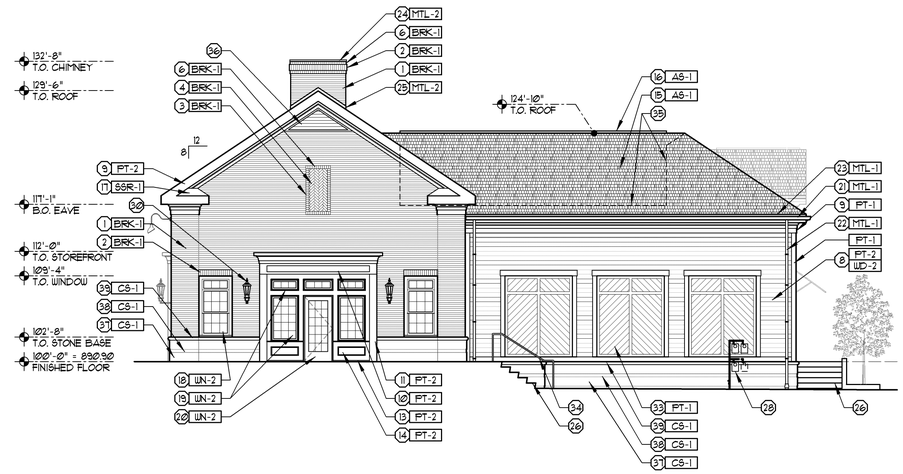
SCALE 1/32" = 1'-0"



B NORTH BUILDING ELEVATION

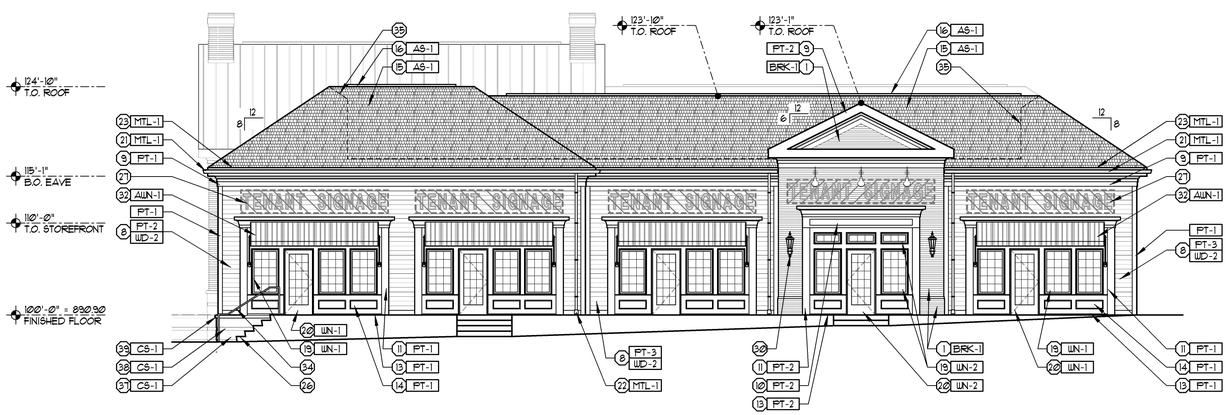
SCALE 1/4" = 1'-0"

6780 S.F.



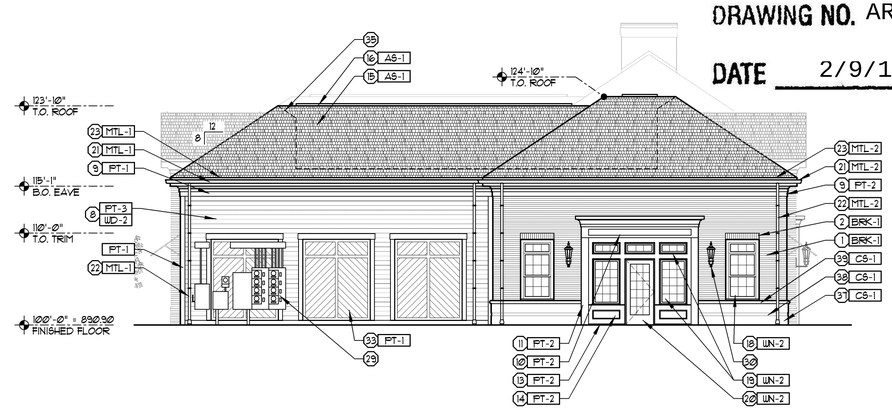
C WEST BUILDING ELEVATION

SCALE 1/4" = 1'-0"



D SOUTH BUILDING ELEVATION

SCALE 1/4" = 1'-0"



E EAST BUILDING ELEVATION

SCALE 1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

WORTHINGTON DEVELOPMENT

W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085

FOR THE WITNESS GROUP

600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43035

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PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
A.R.B. SUBMITTAL		FEB. 09, 2018

BUILDING R-1
ELEVATIONS

FAA #17085.00

A-2.1

ELEVATION CODED NOTES

1. MODULAR BRICK VENEER - RUNNING BOND
2. BRICK RECESS COURSE - 1/2" RECESS
3. BRICK SOLDIER COURSE
4. BRICK HEADER COURSE
5. HERRINGBONE BRICK ACCENT PANELS - RECESS 1/2"
6. BRICK ROWLOCK SILL COURSE - PULL 1/2"
7. BRICK CONTROL JOINT
8. ROOF DORMER w/ PAINTED WOOD TRIM AND ASHPALT SHINGLE ROOF.
9. SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT
10. PLYWOOD ENTABLATURE w/ BUILT-UP SMOOTH-FACE WOOD CROWN & SURROUND TRIM BOARDS, PAINT
11. SMOOTH-FACE WOOD PILASTER TRIM BOARDS, PAINT
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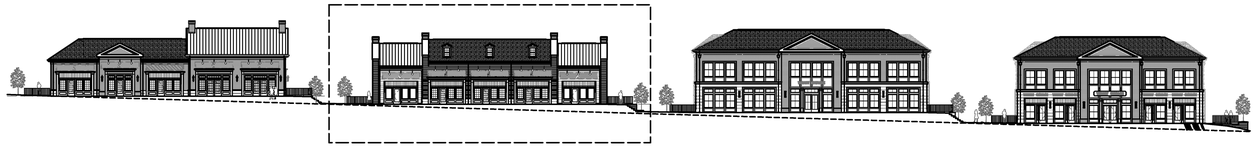
13. PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT.
14. COMPOSITE MDO PANEL BOARD, PAINT.
15. DIMENSIONAL ASPHALT SHINGLES.
16. 'COR-A-VENT' (V600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
17. PREFINISHED STANDING SEAM METAL ROOF.
18. 'HARDIPLANK' LAP SIDING - 6" EXPOSURE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND-PAINT
19. CLAD-DOUBLE HUNG WINDOW UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D.
20. CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING, TRANSOM & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D
21. CLAD FRENCH DOOR UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES
22. 5" OGEE PREFINISHED GALV. METAL (22 GA.) GUTTER.
23. 3" DIA. PREFINISHED METAL (24 GA.) DOWN-SPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT.
24. PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING.
25. PREFINISHED METAL (24 GA.) COPING / FASCIA EDGE FLASHING
26. PREFINISHED METAL STEP FLASHING.
27. PREMANUFACTURED 12" SQUARE COLUMN WITH TUSCAN CAPITAL AND TUSCAN BASE. WORTHINGTON MILLWORK OR EQUAL.
28. RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN
29. LINE OF ROOF (BEYOND), SHOWN DASHED.
30. TENANT SIGNAGE AREA TO COMPLY WITH CITY OF WORTHINGTON REQT'S, BY TENANT (FUTURE-N.I.C.)
31. GAS METER SET. PAINT TO MATCH ADJACENT SURFACE.
32. ELECTRIC METER CENTER w/ BUILDING SERVICES. PAINT TO MATCH ADJACENT SURFACE.
33. GOOSENECK DECORATIVE WALL MOUNTED LIGHTING FIXTURES.
34. FABRIC AWNING w/ ALUM. TUBE FRAME & OPEN SIDES.
35. TONGUE & GROOVE CEDAR BOARD AT 45 DEGREE ANGLE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND.
36. METAL RAILING SYSTEM.
37. CAST STONE VENEER BASE.
38. CAST STONE VENEER RECESS COURSE - PUSH 1/2"
39. CAST STONE SILL COURSE.

EXTERIOR FINISH SCHEDULE

MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - WILLIAMSBURG SLATE
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - JEFFERSON WADE TUDOR- MODULAR MORTAR = LAGARGE - ARIGOS, "LITE BUFF", GRAPEVINE JOINT
CS-1	CAST STONE	READING ROCK - ROCKCAST MORTAR = LAGARGE - ARIGOS, "LITE BUFF", CONCAVE JOINT
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DMI COLOR - 'PUTTY'
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING & GUTTER	DMI COLOR - 'DARK BRONZE'
PT-1	PAINT	BENJAMIN MOORE, 'MONTEREY WHITE' # HC-27
PT-2	PAINT	BENJAMIN MOORE, 'BALTIC GRAY'' #1467
PT-3	PAINT	BENJAMIN MOORE, 'VAN COURTLAND BLUE' #HC-145
SSR-1	PREFINISHED STANDING SEAM METAL ROOF	BERRIDGE - 'CHARCOAL GREY'
WD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR , PAINT - SEE SECTIONS FOR SIZES & PROFILES
WD-2	6" LAP SIDING	6" EXPOSURE HARDIPLANK LAP SIDING, SMOOTH BY JAMES HARDIE SIDING PRODUCTS
WN-1	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURACLAD COATING, POPULAR WHITE
WN-2	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURACLAD COATING, IRON ORE



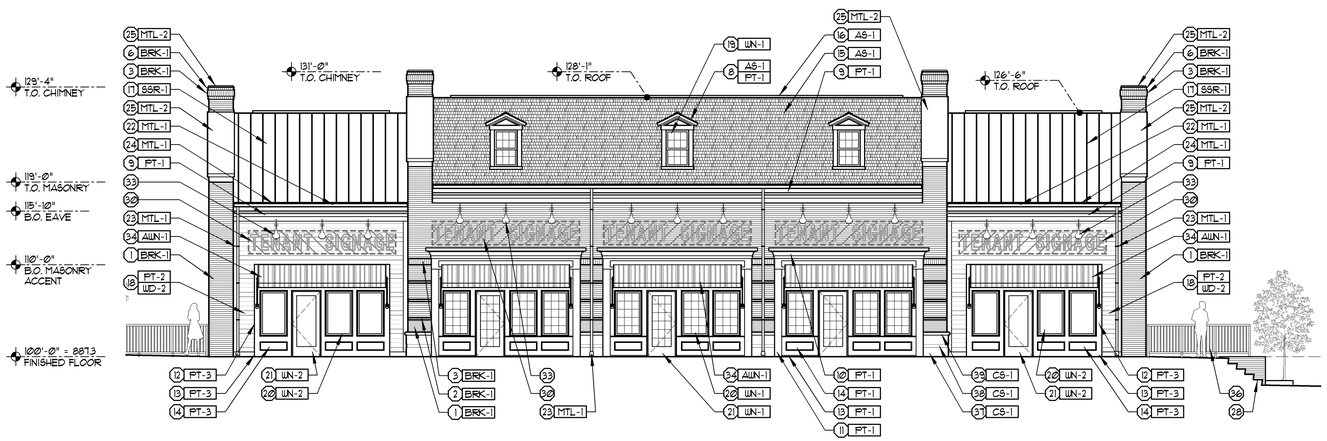
(A) WILSON BRIDGE ROAD NORTH BUILDING ELEVATIONS

SCALE 1/32" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

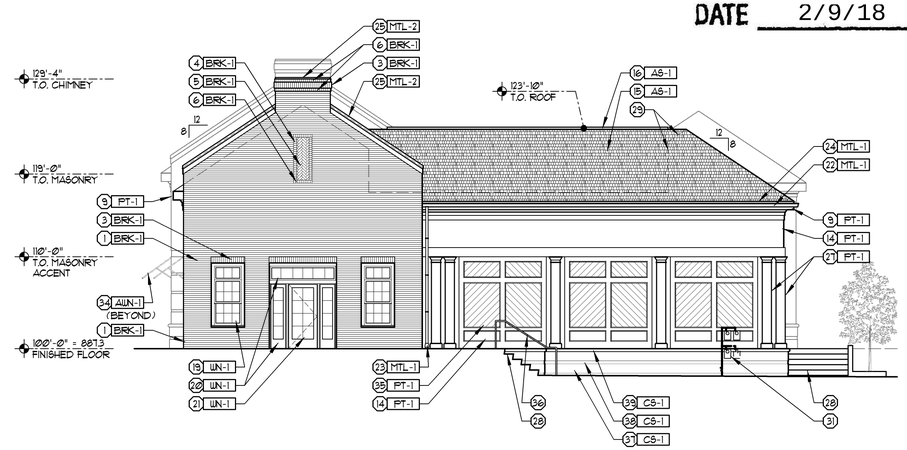
DATE 2/9/18



(B) NORTH BUILDING ELEVATION

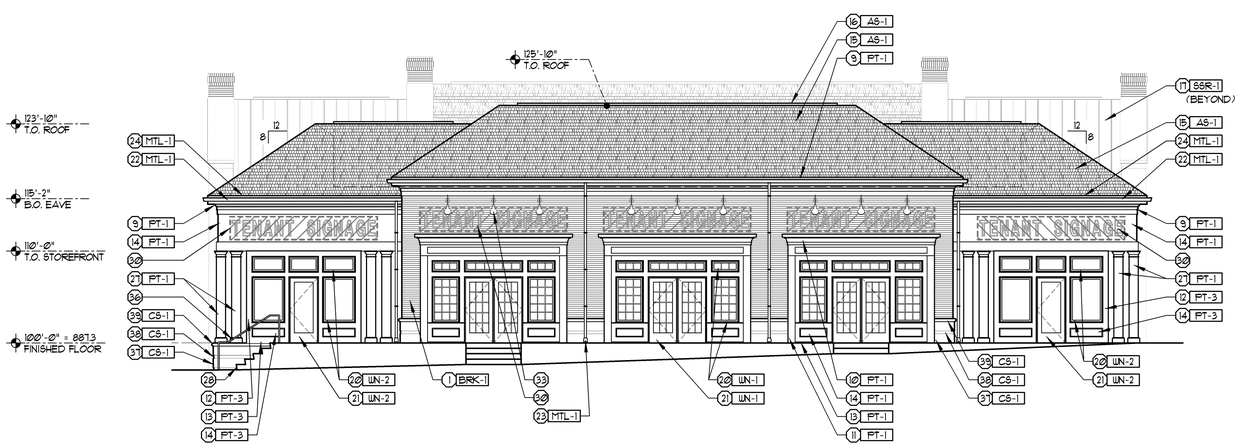
SCALE 1/4" = 1'-0"

6,745 S.F.



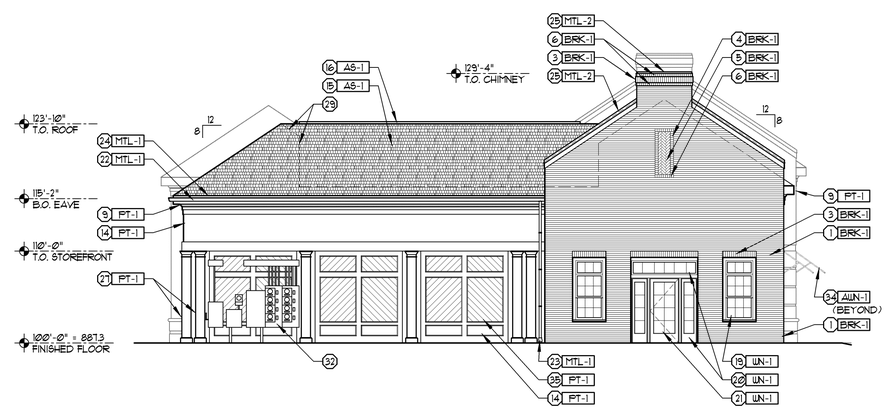
(C) WEST BUILDING ELEVATION

SCALE 1/4" = 1'-0"



(D) SOUTH BUILDING ELEVATION

SCALE 1/4" = 1'-0"



(E) EAST BUILDING ELEVATION

SCALE 1/4" = 1'-0"

FORD & ASSOCIATES

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ARCHITECTS

WORTHINGTON DEVELOPMENT

W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085

FOR THE WITNESS GROUP

600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43035

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ISSUE	REVISION	DATE
A.R.B. SUBMITTAL		FEB. 09, 2018

BUILDING R-2 ELEVATIONS

FAA #17085.00

A-2.2

ELEVATION CODED NOTES

1. MODULAR BRICK VENEER - FLEMISH BOND
2. BRICK BASE COURSE - FULL 1"
3. BRICK SOLDIER COURSE
4. BRICK HEADER SILL COURSE - FULL 1/2"
5. BRICK CONTROL JOINT
6. CAST STONE BASE STARTER COURSE UNIT - FULL 3/4"
7. CAST STONE VENEER BASE.
8. CAST STONE VENEER RECESS COURSE - PUSH 3/4"
9. CAST STONE CORNICE BAND.
10. SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT
11. SMOOTH-FACE WOOD PILASTER TRIM BOARDS, PAINT
12. SMOOTH-FACE WOOD HEAD, SILL, & SURROUND TRIM BOARDS AT WINDOW UNITS, PAINT
13. PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT.
14. COMPOSITE MDO PANEL BOARD, PAINT.
15. DIMENSIONAL ASPHALT SHINGLES.
16. 'COR-A-VENT' (V600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
17. CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING, TRANSOM & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D
18. CLAD FRENCH DOOR UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES
19. 5" OGEE PREFINISHED GALV. METAL (22 GA.) GUTTER.
20. 3" DIA. PREFINISHED METAL (24 GA.) DOWN-SPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT.
21. PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING.
22. TONGUE & GROOVE CEDAR BOARD AT 45 DEGREE ANGLE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND.
23. RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN
24. LINE OF ROOF (BEYOND), SHOWN DASHED.
25. TENANT SIGNAGE AREA TO COMPLY WITH CITY OF WORTHINGTON REQ'TS, BY TENANT (FUTURE-N.I.C.)
26. GAS METER SET. PAINT TO MATCH ADJACENT SURFACE.
27. ELECTRIC METER CENTER w/ BUILDING SERVICES. PAINT TO MATCH ADJACENT SURFACE.
28. GOOSENECK DECORATIVE WALL MOUNTED LIGHTING FIXTURES.
29. DECORATIVE WALL MOUNTED LIGHTING FIXTURE.
30. FABRIC AWNING w/ ALUM. TUBE FRAME & OPEN SIDES.
31. METAL RAILING SYSTEM.

EXTERIOR FINISH SCHEDULE

MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - FOXHOLLOW GRAY
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - ROSE RANGE TUDOR - MODULAR MORTAR = LAGARGE - ARGOS, "LITE BUFF", GRAPEVINE JOINT
CS-1	CAST STONE	READING ROCK - ROCKCAST MORTAR = LAGARGE - ARGOS, "LITE BUFF", CONCAVE JOINT
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DMI COLOR - 'PUTTY'
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING & GUTTER	DMI COLOR - 'DARK BRONZE'
PT-1	PAINT	BENJAMIN MOORE, ' MONTEREY WHITE' # HC-27
WD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR , PAINT - SEE SECTIONS FOR SIZES & PROFILES
WN-1	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURACLAD COATING, POPULAR WHITE

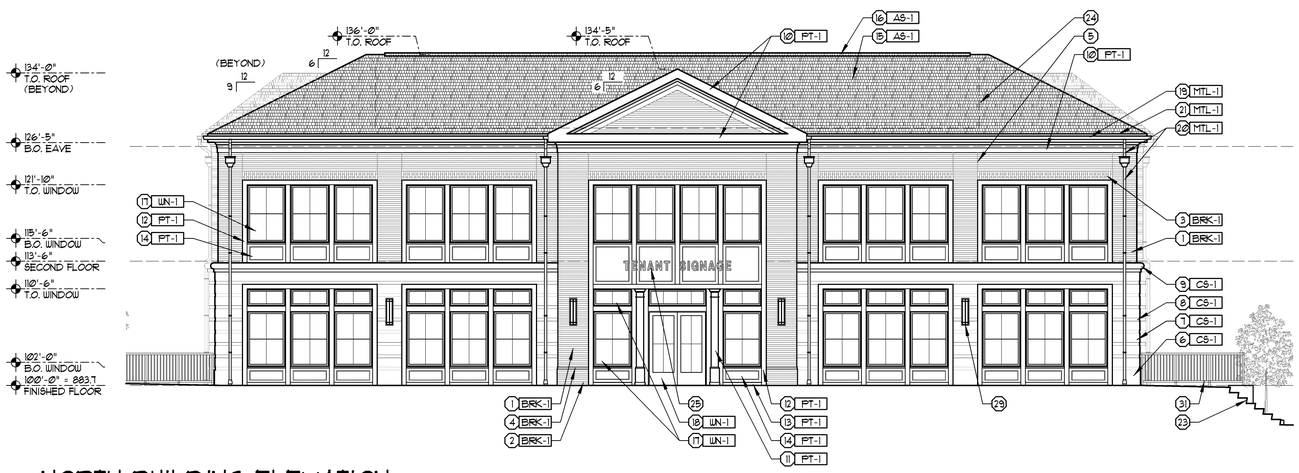
A WILSON BRIDGE ROAD NORTH BUILDING ELEVATIONS

SCALE 1/32" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

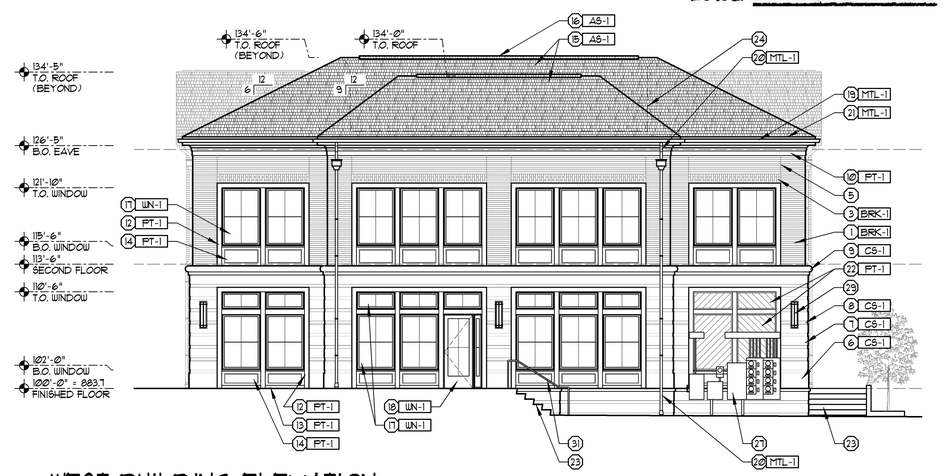
DATE 2/9/18



B NORTH BUILDING ELEVATION

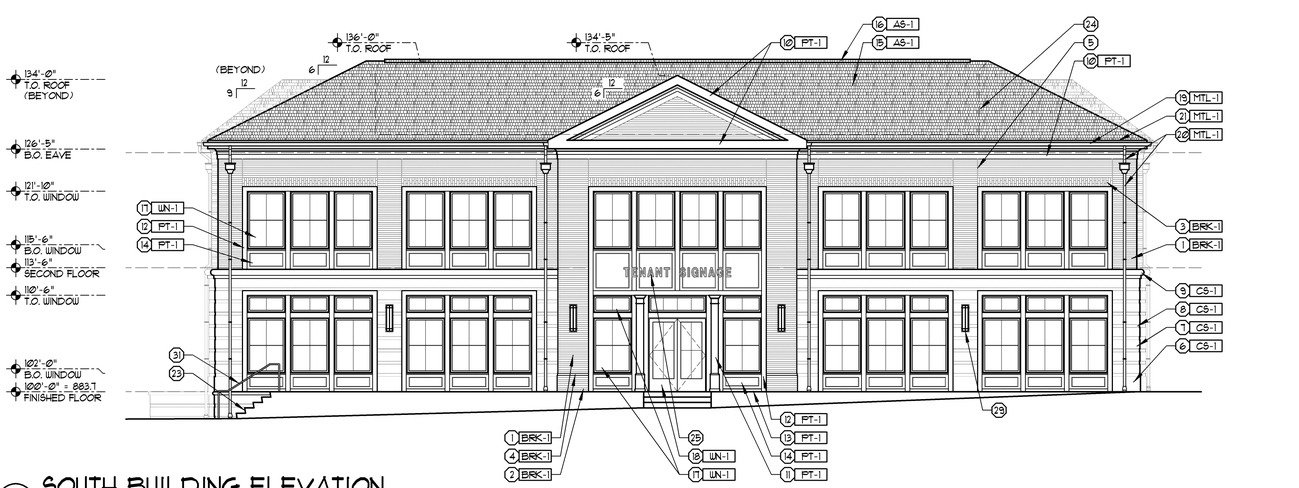
SCALE 1/4" = 1'-0"

6,753 S.F. PER FLOOR (13,506 S.F. TOTAL)



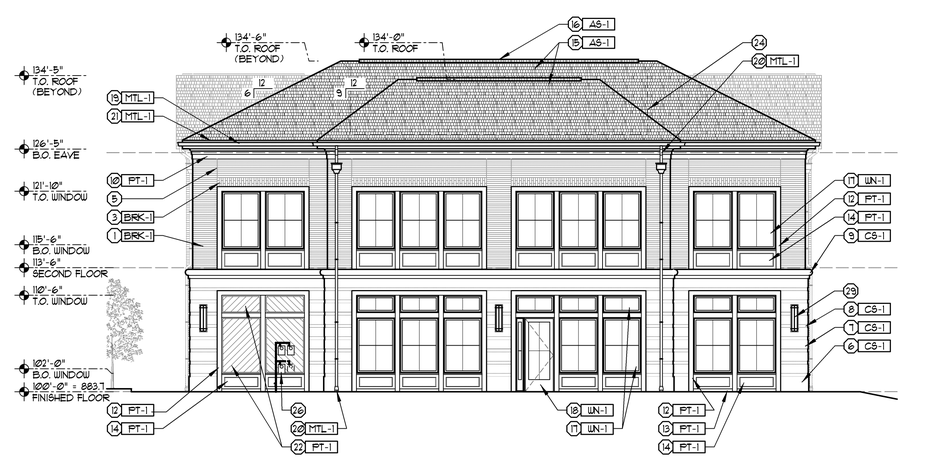
C WEST BUILDING ELEVATION

SCALE 1/4" = 1'-0"



D SOUTH BUILDING ELEVATION

SCALE 1/4" = 1'-0"



E EAST BUILDING ELEVATION

SCALE 1/4" = 1'-0"

FORD & ASSOCIATES

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ARCHITECTS

WORTHINGTON DEVELOPMENT

W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085

FOR

THE WITNESS GROUP

600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43035

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PRELIMINARY
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ISSUE	REVISION	DATE
A.R.B. SUBMITTAL		FEB. 09, 2018

BUILDING R-3 ELEVATIONS

FAA #17085.00

A-2.3

ELEVATION CODED NOTES

1. MODULAR BRICK VENEER - FLEMISH BOND
2. BRICK BASE COURSE - FULL 1"
3. BRICK SOLDIER COURSE
4. BRICK HEADER SILL COURSE - FULL 1/2"
5. BRICK CONTROL JOINT
6. CAST STONE BASE STARTER COURSE UNIT - FULL 3/4"
7. CAST STONE VENEER BASE.
8. CAST STONE VENEER RECESS COURSE - FUSH 3/4"
9. CAST STONE CORNICE BAND.
10. SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT
11. SMOOTH-FACE WOOD PILASTER TRIM BOARDS, PAINT
12. SMOOTH-FACE WOOD HEAD, SILL, & SURROUND TRIM BOARDS AT WINDOW UNITS, PAINT
13. PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT.
14. COMPOSITE MDO PANEL BOARD, PAINT.
15. DIMENSIONAL ASPHALT SHINGLES.
16. 'COR-A-VENT' (V600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
17. CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING, TRANSOM & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D
18. CLAD FRENCH DOOR UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES
19. 5" OGEE PREFINISHED GALV. METAL (22 GA.) GUTTER.
20. 3" DIA. PREFINISHED METAL (24 GA.) DOWN-SPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT.
21. PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING.
22. TONGUE & GROOVE CEDAR BOARD AT 45 DEGREE ANGLE w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND.
23. RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN
24. LINE OF ROOF (BEYOND), SHOWN DASHED.
25. TENANT SIGNAGE AREA TO COMPLY WITH CITY OF WORTHINGTON REQ'TS, BY TENANT (FUTURE-N.I.C.)
26. GAS METER SET. PAINT TO MATCH ADJACENT SURFACE.
27. ELECTRIC METER CENTER w/ BUILDING SERVICES. PAINT TO MATCH ADJACENT SURFACE.
28. GOOSENECK DECORATIVE WALL MOUNTED LIGHTING FIXTURES.
29. DECORATIVE WALL MOUNTED LIGHTING FIXTURE.
30. FABRIC AWNING w/ ALUM. TUBE FRAME & OPEN SIDES.
31. METAL RAILING SYSTEM.

EXTERIOR FINISH SCHEDULE

MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - FOXHOLLOW GRAY
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - ROSE RANGE TUDOR - MODULAR MORTAR = LAGARGE - ARGOS, "LITE BUFF", GRAPEVINE JOINT
CS-1	CAST STONE	READING ROCK - ROCKCAST MORTAR = LAGARGE - ARGOS, "LITE BUFF", CONCAVE JOINT
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DMI COLOR - 'PUTTY'
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING & GUTTER	DMI COLOR - 'DARK BRONZE'
PT-1	PAINT	BENJAMIN MOORE, ' MONTEREY WHITE' # HC-27
WD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR , PAINT - SEE SECTIONS FOR SIZES & PROFILES
WN-1	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURACLAD COATING, POPULAR WHITE

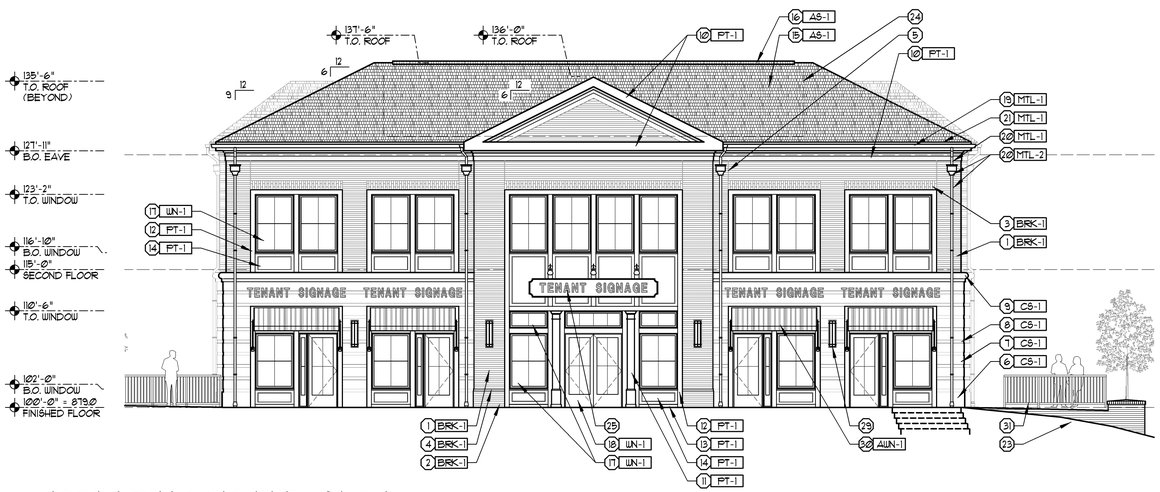
A WILSON BRIDGE ROAD NORTH BUILDING ELEVATIONS

SCALE 1/32" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

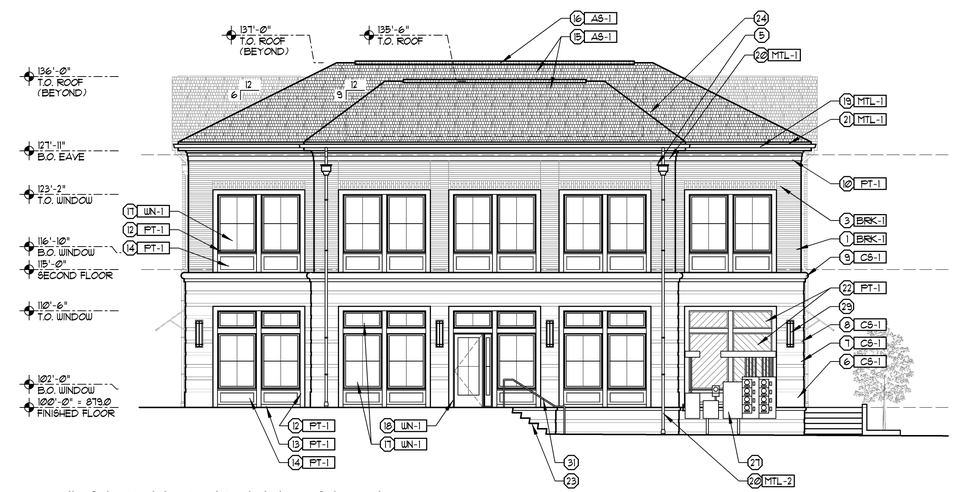
DATE 2/9/18



B NORTH BUILDING ELEVATION

SCALE 1/4" = 1'-0"

5,423 S.F. PER FLOOR (10,846 S.F. TOTAL)

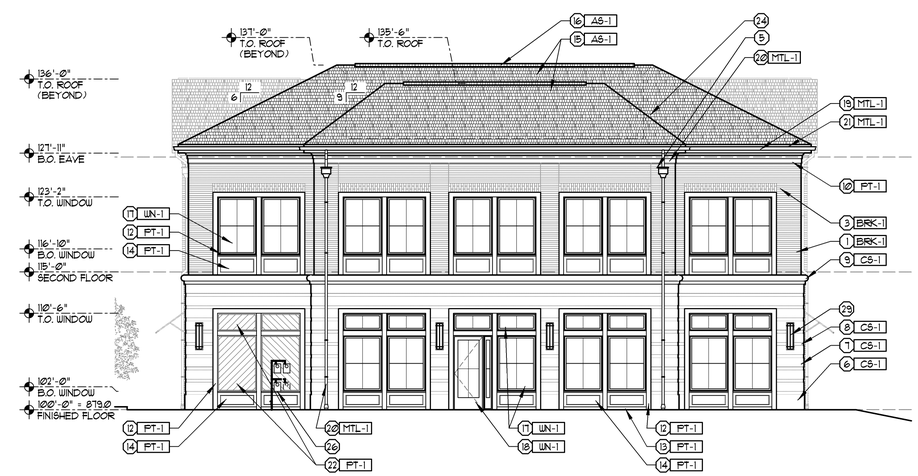


C WEST BUILDING ELEVATION

SCALE 1/4" = 1'-0"

D SOUTH BUILDING ELEVATION

SCALE 1/4" = 1'-0"



E EAST BUILDING ELEVATION

SCALE 1/4" = 1'-0"

FORD & ASSOCIATES

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ARCHITECTS

WORTHINGTON DEVELOPMENT

W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085

FOR

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600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43035

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PRELIMINARY
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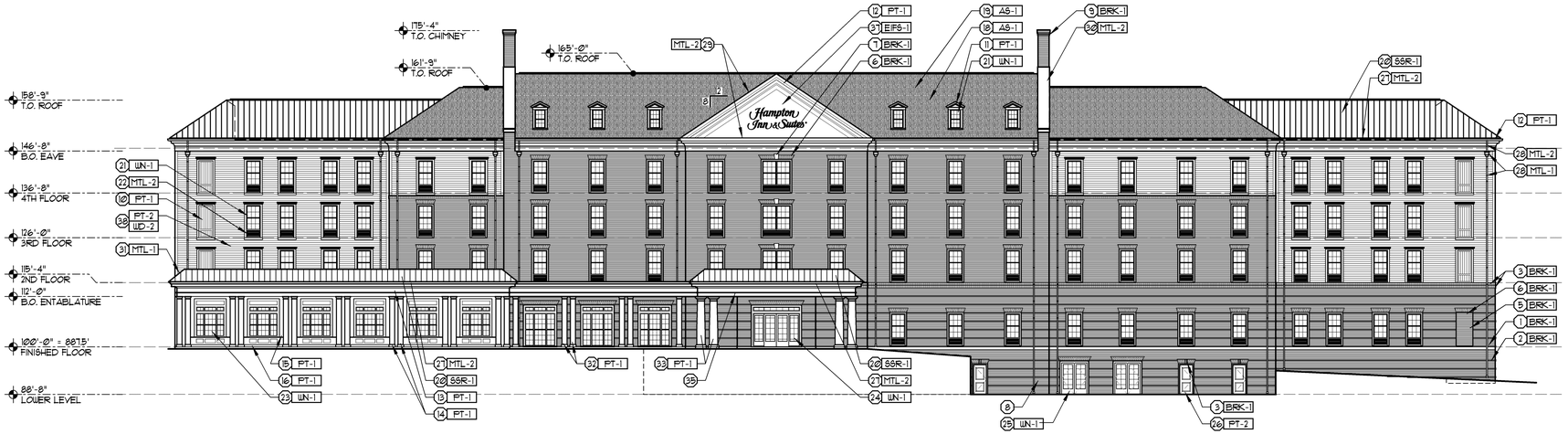
ISSUE	REVISION	DATE
A.R.B. SUBMITTAL		FEB. 09, 2018

BUILDING R-4 ELEVATIONS

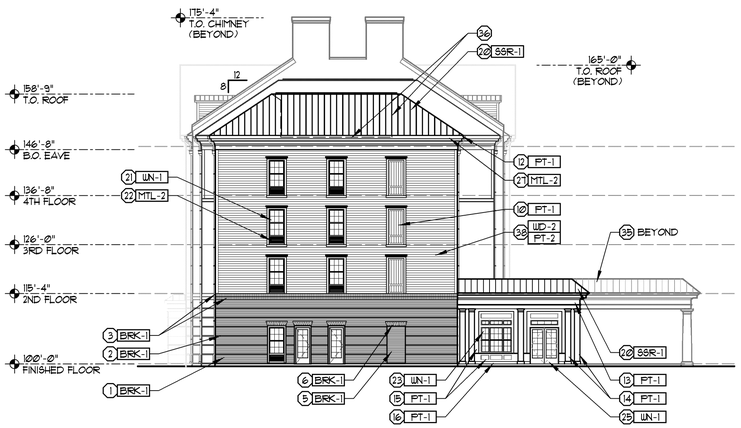
FAA #17085.00

A-2.4



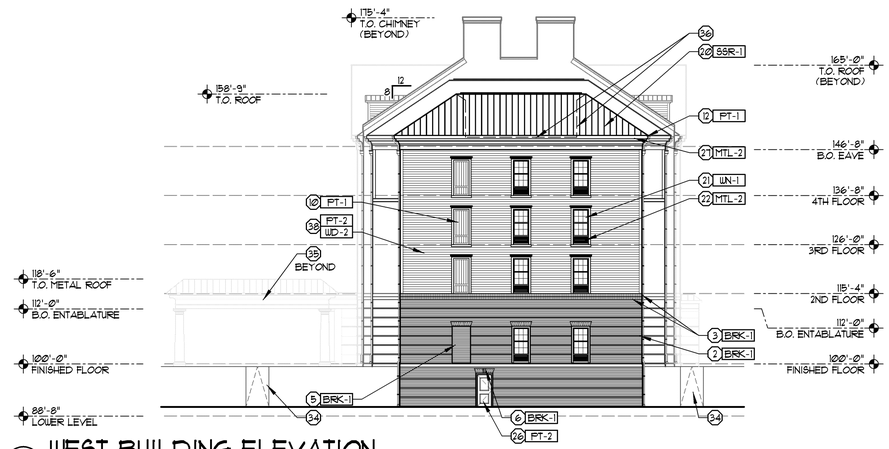
A NORTH BUILDING ELEVATION

SCALE 1/16" = 1'-0"



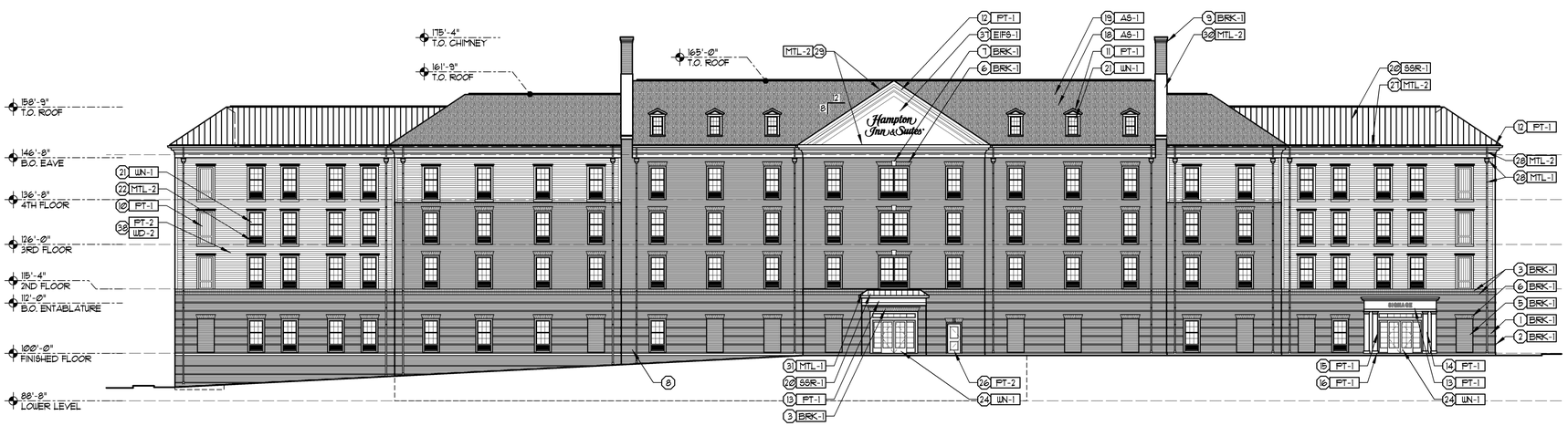
B EAST BUILDING ELEVATION

SCALE 1/16" = 1'-0"



C WEST BUILDING ELEVATION

SCALE 1/16" = 1'-0"



D SOUTH BUILDING ELEVATION

SCALE 1/16" = 1'-0"

EXTERIOR FINISH SCHEDULE

MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	GAF - TIMBERLINE HD COLOR - WILLIAMSBURG SLATE
AWN-1	FABRIC AWNING	TO BE SELECTED BY TENANT
BRK-1	BRICK	GENERAL SHALE - JEFFERSON WADE TUDOR- MODULAR MORTAR = LAGARGE - ARGOS, "LITE BUFF", GRAPEVINE JOINT
EIFS-1	EXTERIOR INSULATION FINISH SYSTEM	DRYVIT - SANDBLAST FINISH COLOR - MATCH BENJAMIN MOORE, ' MONTEREY WHITE' # HC-27
MTL-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DMI COLOR - 'DARK BRONZE'
MTL-2	PREFINISHED METAL FASCIA EDGE FLASHING & GUTTER	DMI COLOR - 'PUTTY'
PT-1	PAINT	BENJAMIN MOORE, 'MONTEREY WHITE' # HC-27
PT-2	PAINT	BENJAMIN MOORE, 'BALTIC GRAY' #1467
SSR-1	PREFINISHED STANDING SEAM METAL ROOF	BERRIDGE - 'CHARCOAL GREY'
WD-1	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR , PAINT - SEE SECTIONS FOR SIZES & PROFILES
WD-2	6" LAP SIDING	6" EXPOSURE HARDIPLANK LAP SIDING, SMOOTH BY JAMES HARDIE SIDING PRODUCTS
WN-1	WINDOWS	PELLA ARCHITECT SERIES WINDOWS & DOORS COLOR - PELLA ENDURACLAD COATING, POPULAR WHITE

ELEVATION CODED NOTES

1. MODULAR BRICK VENEER - FLEMISH BOND
2. BRICK RECESS COURSE - 1/2" RECESS
3. BRICK SOLDIER COURSE
4. BRICK HEADER SILL COURSE - 1/2" PULL
5. BRICK ACCENT PANELS - RECESS 1/2"
6. BRICK SOLDIER JACK ARCH, (4) COURSE HIGH.
7. BRICK SOLDIER KEYSTONE, (5) COURSE HIGH.
8. BRICK CONTROL JOINT
9. BRICK ROWLOCK SILL COURSE - PULL 1/2"
10. VERTICAL TONGUE & GROOVE CEDAR BOARD w/ 1x SMOOTH CEDAR TRIM BOARD SURROUND.
11. ROOF DORMER w/ PAINTED WOOD TRIM AND STANDING SEAM METAL ROOF.
12. SMOOTH-FACE WOOD CORNICE / FASCIA / RAKE / FRIEZE TRIM BOARD, PAINT
13. PLYWOOD ENTABLATURE w/ BUILT-UP SMOOTH-FACE WOOD CROWN & SURROUND TRIM BOARDS, PAINT
14. SMOOTH-FACE WOOD PILASTER TRIM BOARDS, PAINT
15. SMOOTH-FACE WOOD HEAD, SILL, & SURROUND TRIM BOARDS AT WINDOW UNITS, PAINT
16. PVC TRIM AT ALL LOCATIONS THAT CONTACT THE GROUND, PAINT.
17. COMPOSITE MDO PANEL BOARD, PAINT.
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19. 'COR-A-VENT' (V600) CONTINUOUS RIDGE / HIP VENT w/ ASPHALT SHINGLE CAP.
20. PREFINISHED STANDING SEAM METAL ROOF.
21. CLAD-DOUBLE HUNG WINDOW UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D.
22. PREFINISHED METAL LOUVER SET IN WINDOW UNIT - PROVIDE INSULATED BLANK OFF PANEL BEHIND WHERE NO PTAC UNITS EXISTS.
23. CLAD-CASEMENT WINDOW UNIT w/ INSULATED GLAZING, TRANSOM & INTEGRAL GRILLES - PROVIDE BRICK MOULD & FRAME EXPANDER, AS REQ'D
24. AUTOMATIC SLIDING DOOR w/ EMERGENCY BREAK OUT DOORS OR AUTOMATIC SWING DOORS. PROVIDE TRANSOM, INTEGRAL GRILLES, BRICK MOULD & FRAME EXPANDER AS REQ'D.
25. CLAD FRENCH DOOR UNIT w/ INSULATED GLAZING & INTEGRAL GRILLES
26. FLUSH PANEL INSULATED HOLLOW METAL DOOR - PAINT.
27. 5" OGEE PREFINISHED GALV. METAL (22 GA.) GUTTER.
28. 3" DIA. PREFINISHED METAL (24 GA.) DOWN-SPOUT w/ STRAPS - PROVIDE CONDUCTOR HEAD COLLECTOR FOR GUTTER DOWNSPOUT.
29. PREFINISHED METAL (24 GA.) DRIP EDGE FLASHING.
30. PREFINISHED METAL (24 GA.) COPING / FASCIA EDGE FLASHING
31. PREFINISHED METAL STEP FLASHING.
32. PREMANUFACTURED 14" SQUARE TAPERED COLUMN WITH TUSCAN CAPITAL AND TUSCAN BASE. WORTHINGTON MILLWORK OR EQUAL.
33. PREMANUFACTURED 24" DIA. TAPERED COLUMN WITH TUSCAN CAPITAL AND TUSCAN BASE. WORTHINGTON MILLWORK OR EQUAL.
34. RAISED CONCRETE SIDEWALK, RAMP OR STEPS - SEE SITE DEVELOPMENT PLAN
35. HOTEL PORTICO w/ PAINTED WOOD ENTABLATURE TRIM AND STANDING SEAM METAL ROOF.
36. LINE OF ROOF (BEYOND).
37. DRAINABLE EIFS WALL SYSTEM
38. 'HARDIPLANK' LAP SIDING - 6" EXPOSURE, PAINT

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

WORTHINGTON DEVELOPMENT

W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085

FOR THE WITNESS GROUP

600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43035

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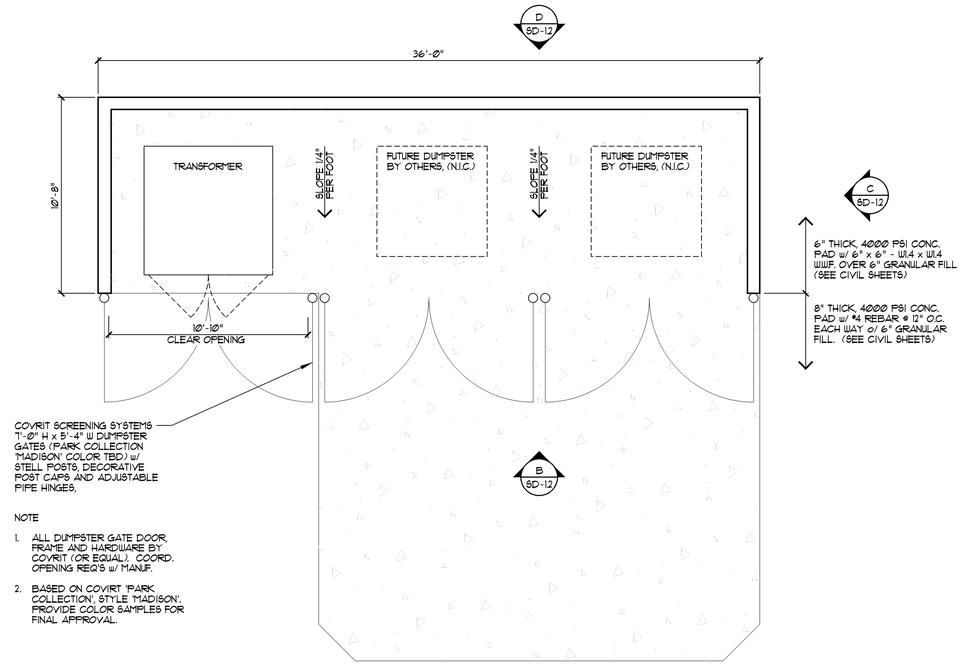
PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
A.R.B. SUBMITTAL		FEB. 09, 2018

HOTEL BUILDING ELEVATIONS

FAA #17085.00

A-2.5

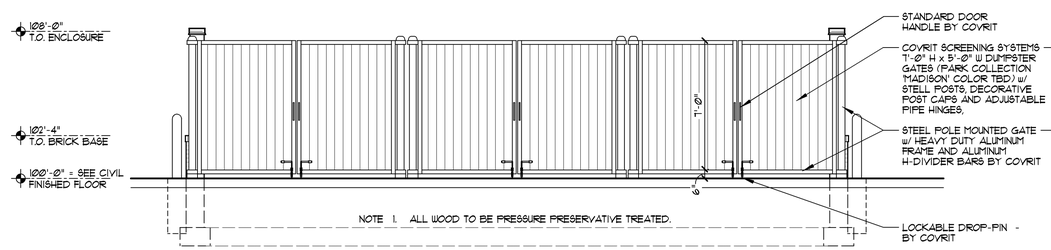


NOTE

1. ALL DUMPSTER GATE DOOR, FRAME AND HARDWARE BY COVRIT (OR EQUAL). COORD. OPENING REQ'S w/ MANUF.
2. BASED ON COVRIT 'PARK COLLECTION', STYLE 'MADISON'. PROVIDE COLOR SAMPLES FOR FINAL APPROVAL.

A ENLARGED DUMPSTER ENCLOSURE PLAN

SCALE 1/4" = 1'-0"

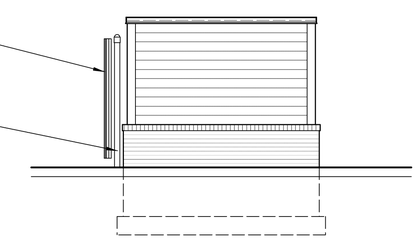


NOTE 1. ALL WOOD TO BE PRESSURE PRESERVATIVE TREATED.

B DUMPSTER ENCLOSURE ELEVATION

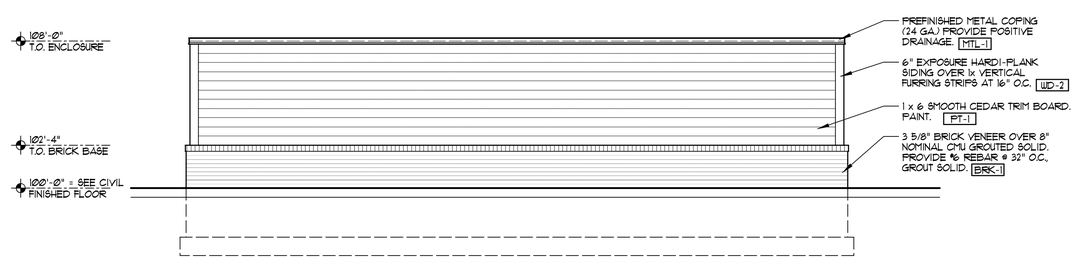
SCALE 1/4" = 1'-0"

(SEE 'EXTERIOR MATERIAL FINISH KEY' ON SHEET A-2.1)



C DUMPSTER ENCLOSURE ELEVATION

SCALE 1/4" = 1'-0"



D DUMPSTER ENCLOSURE ELEVATION

SCALE 1/4" = 1'-0"

(SEE 'EXTERIOR MATERIAL FINISH KEY' ON SHEET A-2.1)

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.6252
F: 614.488.9963

ARCHITECTS

WORTHINGTON DEVELOPMENT

W WILSON BRIDGE ROAD, WORTHINGTON, OHIO 43085

FOR

THE WITNESS GROUP

600 ENTERPRISE DRIVE, LEWIS CENTER, OHIO 43035

Copyright 2017. All Drawings are and shall remain the property of Ford & Associates Architects, Inc. and may not be used, duplicated, or altered without the written consent of the Architect.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
A.R.B. SUBMITTAL		FEB. 09, 2018

DUMPSTER ENCLOSURE ELEVATIONS

FAA #17085.00

SD-1.2

North Building Elevation

East Building Elevation

South Building Elevation

West Building Elevation

Ford & Associates

ARCHITECTS

Worthington Redevelopment - Hampton Inn & Suites

Worthington, Ohio, 43085

February 9, 2018

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

WITNESS

INVEST. BUILD. MANAGE.

Wilson Bridge Road - North Elevation

Building 1 North Elevation

Building 2 North Elevation

Building 3 North Elevation

CITY OF WORTHINGTON

DRAWING NO. AR 32-16

DATE 2/9/18

Building 4 North Elevation

Ford & Associates

ARCHITECTS

Worthington Redevelopment

Worthington, Ohio, 43085

February 9, 2018

WITNESS

INVEST. BUILD. MANAGE.

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 08-18
Date Received 02-05-18
Fee $5.00 pd
Meeting Date 02-22-18
Filing Deadline
Receipt # 64853

1. **Property Location** 131 W. Stafford
2. **Present/Proposed Use**
3. **Zoning District**
4. **Applicant** Ronald Richardson
   Address 893 High St. Worth, OH 43085
   Phone Number(s) 614-580-0867
5. **Property Owner** Jen Goebbel
   Address 131 W. Stratford Worth, OH 43085
   Phone Number(s) 614-432-7174
6. **Project Description** Cut-in 6' Patio door, Remove door surround and accompliment, Install new surround & header
7. **Project Details:**
   a) **Design**
   b) **Color** White
   c) **Size**
   d) **Approximate Cost** 5228.00 **Expected Completion Date** 6 weeks

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Ronald Richardson — Applicant (Signature) — Date 2/1/18

Jen Goebbel — Property Owner (Signature) — Date 2/1/18

ABUTTING PROPERTY OWNERS
FOR
131 W. Stafford Ave.

Michael A. & Dilfuza Limes	136 W. Stafford Ave.	Worthington, OH 43085
Paul & Lori Reeder	126 W. Stafford Ave.	Worthington, OH 43085
Patrick & Heather Richard	123 W. Stafford Ave.	Worthington, OH 43085
Seth & Lori Cramer	806 Evening St.	Worthington, OH 43085
Evening Street Elementary School	885 Evening St.	Worthington, OH 43085

PROPOSAL

RICHARDSON EXTERIORS

30 Years of Home Improvement Experience
893 High Street, #A
Worthington, Ohio 43085
office: 614-754-1225 fax: 614-732-4688
www.RichardsonExteriors.com
email: richardsonexteriors@gmail.com

4190

PROPOSAL SUBMITTED TO: Jen Goebbel		PHONE: 614-432-7174	DATE: 1/29/18
STREET: 131 W. Stafford		JOB NAME:	
CITY, STATE and ZIP CODE: Worth, OH 43085		JOB LOCATION:	
ARCHITECT:	DATE OF PLANS:		JOB PHONE:

We hereby submit specifications and estimates for:

- Remove and haul away existing door surround and all job related debri
- Furnish and install Fypon 10" Crosshead with Fluted pilasters with standard base and cap.
- Furnish and install Smooth Jamb Hardie as needed.
- Furnish and install PVC below existing door.
- Paint caulk and seal all exterior surround & siding on front porch area.

Labor & Material
1688.00

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

0 down dollars ($)

Payment to be made as follows:

1688.00 upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized Signature: x Ronald Richardson

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL — The above prices, specifications and conditions are satisfacyory and are hereby accepted. you are authorized to do the work as specified. Payment will be made as outlined above.

Signature: X _____

Date of Acceptance: _____

Signature: X _____

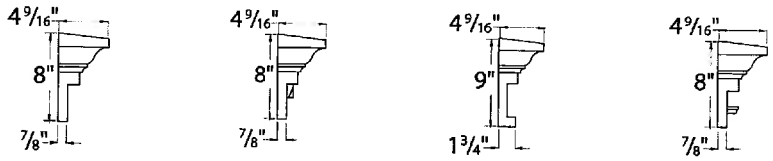
CITY OF WORTHINGTON
DRAWING NO. AR 08-18
DATE 2/15/18

DOORS • WINDOWS • SIDING • ROOFING • GUTTERS

131 W. Stafford Ave.

100-000098 04/26/2017

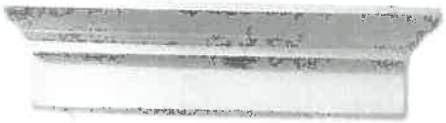
8" Crosshead

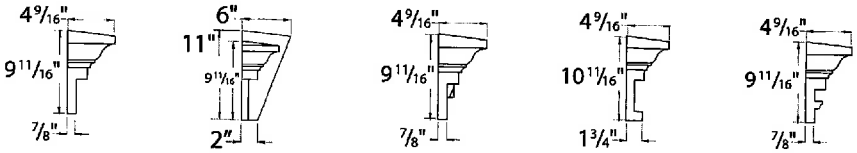


Standard | *with Dentil Trim* | *with Bottom Trim* | *with Trim Strip*

Width	Overall Width	Part Number	Part Number w/ Dentil Trim	Part Number w/ Bottom Trim	Part Number w/ Trim Strip
33"	38 7/32"	CCA33X8	CCA33X8D	CCA33X9BT	CCA33X8T
40"	45 7/32"	CCA40X8	CCA40X8D	CCA40X9BT	CCA40X8T

10" Crosshead





Standard | *with Keystone KCCA10^* | *with Dentil Trim* | *with Bottom Trim* | *with Trim Strip*

Width	Overall Width	Part Number	Part Number w/ Keystone	Part Number w/ Dentil Trim	Part Number w/ Bottom Trim	Part Number w/ Trim Strip
32"	37 7/32"	CCA32X10	CCA32X10K	CCA32X10D	CCA32X11BT	CCA32X10T
34"	39 7/32"	CCA34X10	CCA34X10K	CCA34X10D	CCA34X11BT	CCA34X10T
36"	41 7/32"	CCA36X10	CCA36X10K	CCA36X10D	CCA36X11BT	CCA36X10T
40"	45 7/32"	CCA40X10	CCA40X10K	CCA40X10D	CCA40X11BT	CCA40X10T
47"	52 7/32"	CCA47X10	CCA47X10K	CCA47X10D	CCA47X11BT	CCA47X10T
52"	57 7/32"	CCA52X10	CCA52X10K	CCA52X10D	CCA52X11BT	CCA52X10T
64"	69 7/32"	CCA64X10	CCA64X10K	CCA64X10D	CCA64X11BT	CCA64X10T
72"	77 7/32"	CCA72X10	CCA72X10K	CCA72X10D	CCA72X11BT	CCA72X10T
100"	105 7/32"	CCA100X10	CCA100X10K	CCA100X10D	CCA100X11BT	CCA100X10T
106"	111 7/32"	CCA106X10	CCA106X10K	CCA106X10D	CCA106X11BT	CCA106X10T
199"	204 7/32"	CCA199X10	CCA199X10K	CCA199X10D	CCA199X11BT	CCA199X10T
200"	205 7/32"	CCA200X10	CCA200X10K	CCA200X10D	CCA200X11BT	CCA200X10T

^This part uses Keystone KCCA10 *only*.

CITY OF WORTHINGTON

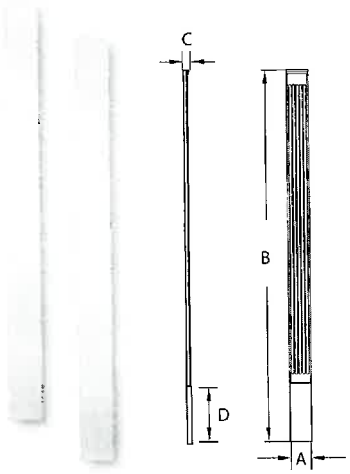
DRAWING NO. AR 08-18

DATE 2/5/18

For options not shown above, please call Custom Product Sales at 855.397.6647 or fill out our Quote Request Form at www.fypon.com/products/custom.asp

Fluted Economy Pilaster

Moulded with Plinth

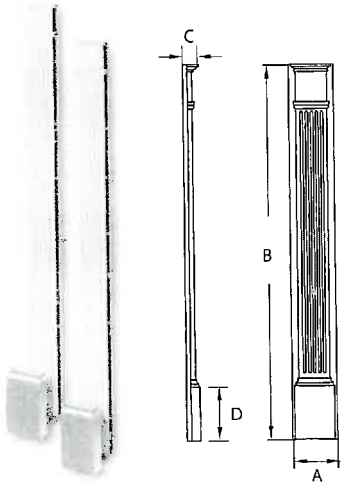


Part Number	Width (A)	Height (B)	Projection (C)	Plinth Block Height (D)
PIL3X90E	3"	90"	1 1/4"	14 3/16"
PIL5X90E	5 1/4"	90"	1 1/4"	14 3/16"
PIL7X90E	7"	90"	1 5/16"	14 3/16"
PIL9X90E	9"	90"	1 5/16"	14 3/16"

NOTE: Sold in pairs

Fluted Pilaster

Two-Piece Adjustable



Part Number	Width (A)	Height (B)	Projection (C)	Plinth Block Height (D)
PIL3X108	3 1/2"	108"	1 5/8"	10"
PIL4X108	4 1/2"	108"	1 5/8"	10"
PIL5X108	5 1/4"	108"	1 5/8"	10"
PIL6X108	6 1/4"	108"	2 1/2"	13 3/16"
PIL6X144	6 1/4"	144"	2 1/2"	13 3/16"
PIL7X102	7"	102"	2 1/2"	13 3/16"
PIL7X108	7"	108"	2 1/2"	13"
PIL7X144	7"	144"	2 1/2"	13"
PIL8X90	8"	90"	2 1/2"	13"
PIL8X108	8"	108"	2 1/2"	13"
PIL8X144	8"	144"	2 1/2"	13"
PIL9X102	9"	102"	3"	14 1/2"
PIL9X108	9"	108"	3"	14 1/2"
PIL9X144	9"	144"	3"	14 1/2"
PIL11X108	11"	108"	3 1/2"	14 1/2"
PIL11X120	11"	120"	3 1/2"	14 1/2"
PIL11X144	11"	144"	3 1/2"	14 1/2"

NOTE: Sold in pairs

CITY OF WORTHINGTON

DRAWING NO. AR 08-18

DATE 2/5/18

PROPOSAL

RICHARDSON EXTERIORS

30 Years of Home Improvement Experience
893 High Street, #A
Worthington, Ohio 43085
office: 614-754-1225 fax: 614-732-4688
www.RichardsonExteriors.com
email: richardsonexteriors@gmail.com

4189

PROPOSAL SUBMITTED TO: Jen Goebbel	PHONE: 614-432-7174	DATE: 1/29/18
STREET: 131 W. Stafford	JOB NAME:	
CITY, STATE and ZIP CODE: Worth, OH 43085	JOB LOCATION:	
ARCHITECT: / DATE OF PLANS:	jengoebbel@gmail.com	JOB PHONE:

We hereby submit specifications and estimates for:

- Remove and haul away all existing job related debri
- Furnish and install Provia Aspect Premium vinyl patio door. New patio door to be installed with Low E glass, argon gas, Standard White Mortise hardware, new interior prefinished White casing, and full screen
- Create new opening and install new header

Labor & Material
2457.00

Option:

	ADD
White retractable Internal Blinds	1083.00
Internal Grids add	205.00

WE PROPOSE hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

0 down dollars ($)

Payment to be made as follows:

upon completion

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation insurance.

Authorized Signature: X

Note: This proposal may be withdrawn by us if not accepted within _____ days.

ACCEPTANCE OF PROPOSAL – The above prices, specifications and conditions are satisfacyory and are hereby accepted. you are authorized to do the work as specified. Payment will be made as outlined above.

Signature: X

Date of Acceptance:

Signature: X

CITY OF WORTHINGTON
DRAWING NO. AR08-18
DATE 2/5/18

DOORS • WINDOWS • SIDING • ROOFING • GUTTERS

Prestige Vinyl Patio Doors are tested against the most stringent industry standards for air and water infiltration, wind-load resistance, ease of operation, forced entry and much more. This means you'll have lower heating and air-conditioning costs, easier cleaning, low maintenance and increased comfort.

Lifetime Limited Warranty*
Includes Glass Breakage & Seal Failure

* Warranty time period may be limited in extreme exposure applications. See warranty for details

Standard Features

Strong, multi-chamber profiles and 5⅜" frame depth offer greater thermal efficiency and increased sound abatement.

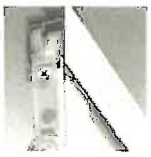
Galvanized steel reinforced panels ensure rigidity and stable operation.

The ***vent lock*** adds peace of mind when you want to leave the door open for ventilation yet keep would-be intruders out.

Fixed and mobile ***panel rails meet and interlock perfectly***, making removal from the outside virtually impossible. ***Lower sill design*** provides safer entry and exit.

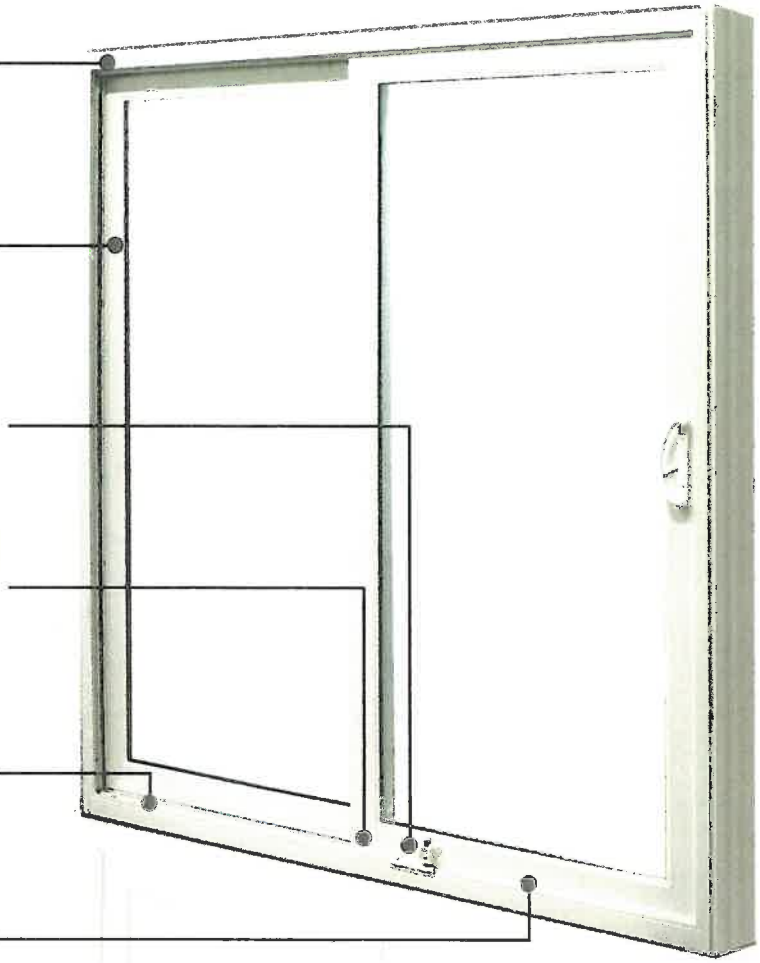
Sill is reinforced with galvanized steel. Pair that with our ***patented water draining system,*** and it results in an efficient and durable base for our patio door.

Patented sliding system features four adjustable 1" wheels per operating panel to ensure smooth, easy and quiet operation.



Suspended by ball bearing rollers this ***top-hung heavy duty aluminum screen frame*** reduces binding, creating effortless operation.

Spring-loaded latch system automatically engages upon closing. Latch also includes interior locking feature. ***BetterVue™ fiberglass screen*** is standard. Heavy-duty fiberglass, aluminum, or SeeVue™ stainless steel screen is optional.



8000 Series Features

- ComforTech™ TLK triple glazed warm edge glazing system with high performance Low-E Krypton glass
- Woodgrain interior
- Secondary ventilation lock
- Multi-point locking Bright Brass or Satin Nickel handleset with keylock.

7000 Series Features

- ComforTech™ DLA warm edge glazing system with high performance Low-E Argon glass
- Secondary ventilation lock
- Multi-point locking color matched handleset on white or beige patio doors.
- *7000 Series is available as a Impact Shield Product. Woodgrain interior is optional.*

All Prestige Patio Doors includes our ***ComforTech Glazing System.***

ASK ABOUT ENERGY STAR

All 8000 and 7000 Series Prestige Patio Doors with options as shown are ENERGY STAR Qualified.

CITY OF WORTHINGTON
DRAWING NO. AC0818
DATE 2/5/18

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 09-18
Date Received 2/7/2018
Fee 75.00 pd
Meeting Date 2/22/18
Filing Deadline
Receipt # 64860

1. **Property Location** 32 Wesley Blvd
2. **Present/Proposed Use** Office / Conference
3. **Zoning District**
4. **Applicant** McCarthy Consulting Representing West Ohio Conference of United Methodist Church

   Address 32 Wesley Blvd Worthington, OH 43085

   Phone Number(s) McCarthy - 614-403-8543
5. **Property Owner** West Ohio Conference of United Methodist Church

   Address 32 Wesley Blvd Worthington, OH 43085

   Phone Number(s) Bill Brownson - (614) 844-6200
6. **Project Description** Complete interior renovation including mechanical, electrical and plumbing upgrades. The project also includes minor exterior improvements along with equipment screening at the East and West elevations.
7. **Project Details:**

   a) **Design** Metal Roof Screening

   b) **Color** TBD - Bronze or best matching color which will be submitted to City for review

   c) **Size** 15' x 30'

   d) **Approximate Cost** $75,000 **Expected Completion Date** October 2018

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:

The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Applicant (Signature) Date 2/7/18

Property Owner (Signature) Date 2/7/18

Abutting Property Owners List for
32 Wesley Blvd.

The Laurels of Worthington	1030 High St.	Worthington, OH 43085
Griff Real Property LLC	PO Box 2214	Columbus, OH 43216
Sunrise of Worthington	6525 N. High St.	Worthington, OH 43085
The United Methodist Children's Home West Ohio Conferenc	431 E. Broad St.	Columbus, OH 43215

West Ohio Conference
The United Methodist Church

32 Wesley Blvd

Worthington, OH 43085

02 / 01 / 2018

City of Worthington Architecture Review Board,

We are doing a complete interior renovation of 32 Wesley Blvd. Included in the renovation is upgrading mechanical, electrical, and plumbing systems along with completely changing the existing floor plan and finishes. Also included in the renovation are minor exterior improvements which include, (2) rooftop screens on the East and West elevations, added temporary and permanent sidewalks, added windows, cleaning, and tuckpointing the existing brick.

Thank you,

Pete Hughes

McCarthy Consulting, LLC

84 West Riverglen Drive

Worthington, Ohio 43085

Tel: 614-403-8543

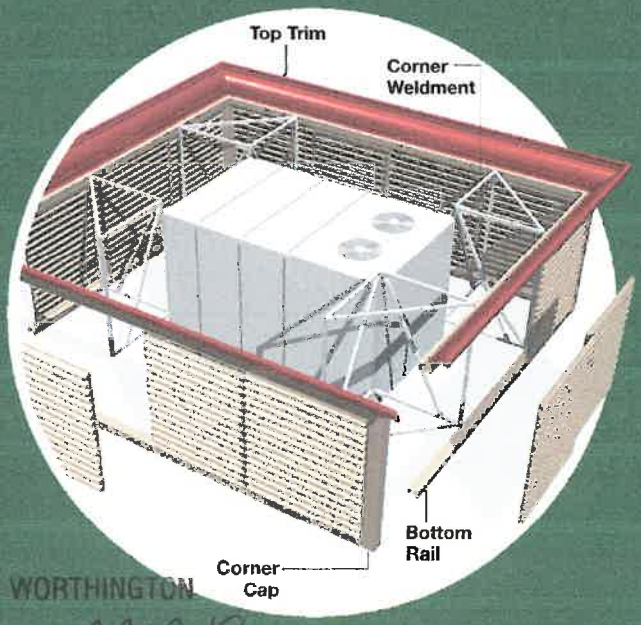
www.mccarthyconsultingllc.net

32 Wesley Blvd.

INNOVATIVE ROOFTOP SCREENS

Attractive, code-compliant and long lasting, Envisor equipment screens offer architects the flexibility to create affordable, elegant, customized screening solutions that blend into the overall design, all with no rooftop penetration. Our patented roof screen system provides practical solutions for municipal screening requirements of HVAC units, chillers, air handlers, power exhausts, roof stacks, communication equipment – you name it!

- **ZERO ROOFTOP PENETRATION**
- **APPROVED FOR USE WITH MOST MAJOR BRANDS**
- **SLIDING PANELS FOR EASY SERVICE ACCESS**



envisor®

CITY OF WORTHINGTON

DRAWING NO AR09-18

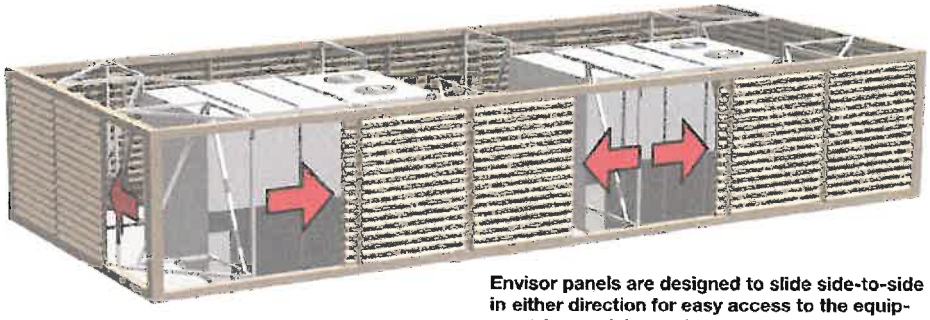
DATE 2/7/18

U.S. Patent No. 5,664,384
U.S. Patent No. 7,000,362
U.S. Patent No. 7,707,798

envisor®

Customizing a screen to fit your needs is easy. Simply choose your design, panel style, trim option and color and tell us about the units you want to screen and our project manager will take care of it.

- Professional grade extruded aluminum structural components
- Patented panel guide tracks
- Acrylicap® ABS with UV co-extruded cap on both sides or durable, weather-resistant aluminum



Envisor panels are designed to slide side-to-side in either direction for easy access to the equipment for servicing and routine maintenance.

DESIGN OPTIONS

Vertical

Canted

Perimeter Wall

PANEL STYLES

ACRYLICAP ABS

Louver

Horizontal Rib

Brick

7.2 Rib

METAL

7.2 Rib Metal

Pan Metal

Pan

Forrest

Batten

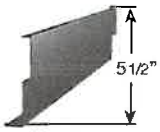
Vertical Rib

Vertical Rib Metal

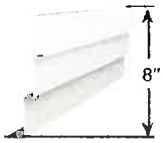
Perforated Metal

TOP TRIM OPTIONS

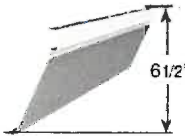
Band



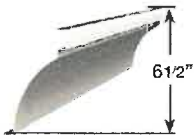
Step 2



Step 3



Alamo



Cove

COLOR OPTIONS

Alabaster | Almond | Cypress Moss | Dark Bronze

Forrest Green | Khaki | Oyster | Mansard Brown

Putty | Ranchero Red | Sagebrush | Shadow Gray

Slate Gray | Custom Color

CUSTOM SOLUTIONS

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CITY OF WORTHINGTON

DRAWING NO. AR09-18

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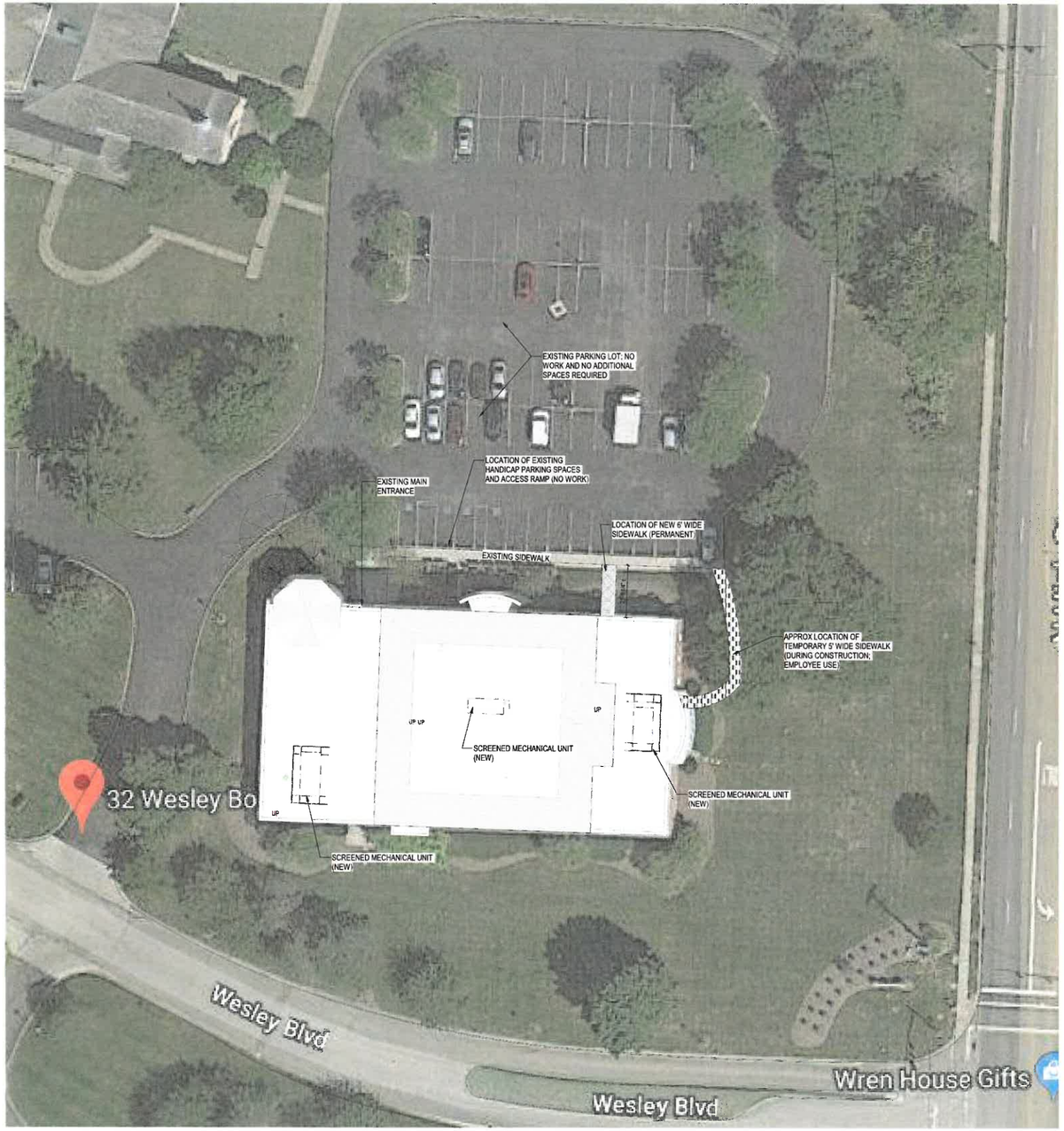

0 - SITE PLAN

1" = 20'-0"

VIEW FROM HIGH STREET

EXISTING 3-D VIEW

CITY OF WORTHINGTON

DRAWING NO. AR 09-18

DATE 2/7/18

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SITE PLAN - 3D VIEWS

DRAWN BY: BS
CHECKED BY: BS
COMM. NO.: 216068.00
ISSUE DATE: 1/26/2018

REV	DESCRIPTION	DATE

A0.03

CONFERENCE CENTER RENOVATION
216068.00

1/26/2018 2:44:21 PM

EAST ELEVATION - VIEW FROM HIGH STREET

1/4" = 1'-0"

EXISTING WEST OHIO CONFERENCE OF THE METHODIST CHURCH BUILDING; **ONLY RENOVATED ITEMS IDENTIFIED**

WEST ELEVATION

1/4" = 1'-0"

EXISTING WEST OHIO CONFERENCE OF THE METHODIST CHURCH BUILDING; **ONLY RENOVATED ITEMS IDENTIFIED**

CITY OF WORTHINGTON

DRAWING NO. AR09-18

DATE 2/7/18

1/26/2018 2:39:42 PM

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ELEVATIONS

DRAWN BY: Author
CHECKED BY: Checker
CONM NO.: 216068.00
ISSUE DATE: 1/26/2018

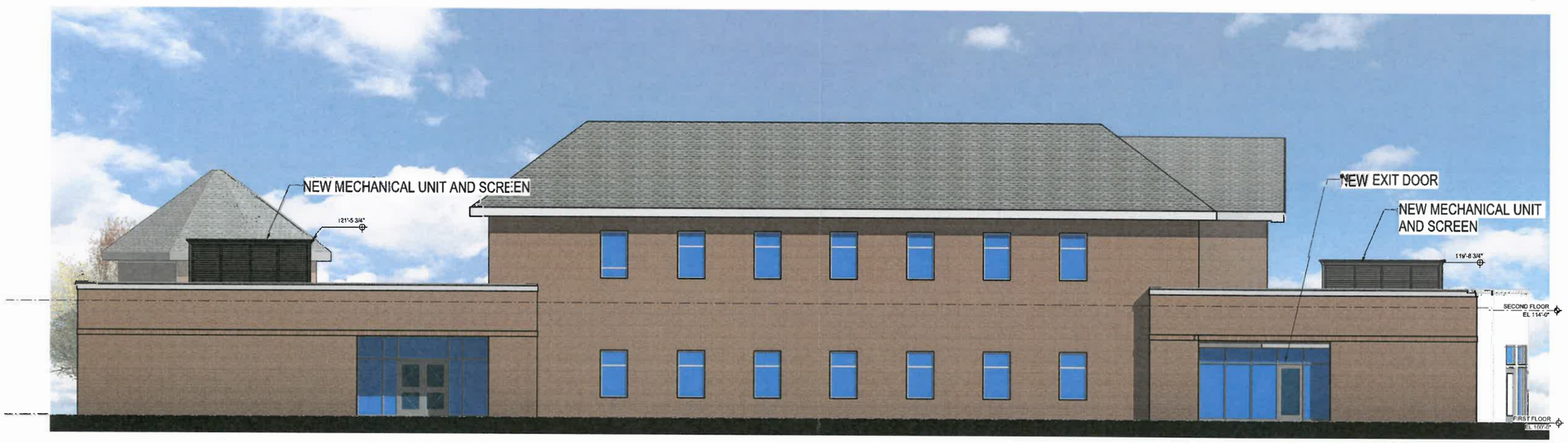
REV	DESCRIPTION	DATE

A4.01

CONFERENCE CENTER RENOVATION
216068.00

NORTH ELEVATION - PARKING LOT SIDE
3/16" = 1'-0"

EXISTING WEST OHIO CONFERENCE OF THE METHODIST CHURCH BUILDING; **ONLY RENOVATED ITEMS IDENTIFIED**



SOUTH ELEVATION - VIEW FROM WESLEY BLVD
3/16" = 1'-0"

EXISTING WEST OHIO CONFERENCE OF THE METHODIST CHURCH BUILDING; **ONLY RENOVATED ITEMS IDENTIFIED**

CITY OF WORTHINGTON
DRAWING NO. AR09-18
DATE 2/7/18

1/26/2018 2:42:16 PM

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REV	DESCRIPTION	DATE

ELEVATIONS
DRAWN BY: Author
CHECKED BY: Checker
COMM. NO.: 216068.00
ISSUE DATE: 1/26/2018

A4.02

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216068.00

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SHADOW GRAY

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CYPRESS MOSS

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RANCHERO RED

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MANSARD BROWN

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DRAWING NO. AR 09-18
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FOREST GREEN

CITY OF WORTHINGTON

DRAWING NO. AR 09-18

DATE 2-7-18

City of Worthington

ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

PLANNING & BUILDING

Case: AR 10-18
Date Received: 2-7-2018
Fee: $30.00 pd
Meeting Date: 2-22-18
Filing Deadline:
Receipt: 64863

1. Property Location: 117 E. NEW ENGLAND AVE.
2. Present/Proposed Use: RESIDENTIAL
3. Zoning District: R-10
4. Applicant: JAMIE PARISH ARCHITECTS
   Address: 2915 E. DUNDIN RD. COLUMBUS, OH 43214
   Phone Number(s): 614.914.8600
5. Property Owner: TOM AND MARY ANN DUNN
   Address: 117 E. NEW ENGLAND AVE.
   Phone Number(s): 614.726.2052
6. Project Description: A MUDROOM ADDITION TO THE REAR OF THE HOME
7. Project Details:
   a) Design: A SIMPLE ADDITION TO COMPLEMENT THE EXISTING HOUSE; HIP ROOF, STUCCO AND WINDOWS TO MATCH.
   b) Colors: WARM WHITE AND TAN STUCCO - TO MATCH EXISTING
   c) Size: 8'0" X 10'8 (ON LONGEST SIDE)
   d) Approximate Cost: $30K Expected Completion Date: SUMMER 2018

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

S Davis — Applicant (Signature) — 02.01.18 Date

Thomas M. Dunn — Property Owner (Signature) — 02.02.18 Date

Mary Ann Dunn

ABUTTING PROPERTY OWNERS
FOR
117 E. New England Ave.

Ruth Anker	111 E. New England Ave.	Worthington, OH 43085
Douglas & Ellen Scherer	112 E. New England Ave.	Worthington, OH 43085
Keith & Terri Stimpert	118 E. New England Ave.	Worthington, OH 43085
William & Tamara Fullerton	656 Morning St.	Worthington, OH 43085
James & Suzanne Seals	123 E. New England Ave.	Worthington, OH 43085
Peter & Jill Kleinhenz	634 Morning St.	Worthington, OH 43085
Lawrence Grabinger	621 Morning St.	Worthington, OH 43085

JAMEE PARISH
Architects

Supporting Statement:
117 E. New England Ave.

We would like to add a small mudroom to the rear of this beautiful home. We love the simple massing, large overhangs, and original details that remain on the existing structure. We have been very sensitive to retain that character on the existing house and want to add the same level of detail and charm on the new addition. Our intention is for this new space to fit seamlessly onto the existing house and appear as though it has always been there.

We will be using all the same exterior materials on the new addition as exist on the main house; stucco, shingles, and specifically, the exposed rafter tails. The windows will all match the existing house in size, proportion, and detailing as well.

Sincerely,

Jamee Parish, AIA, NCARB
Jamee Parish Architects, LLC

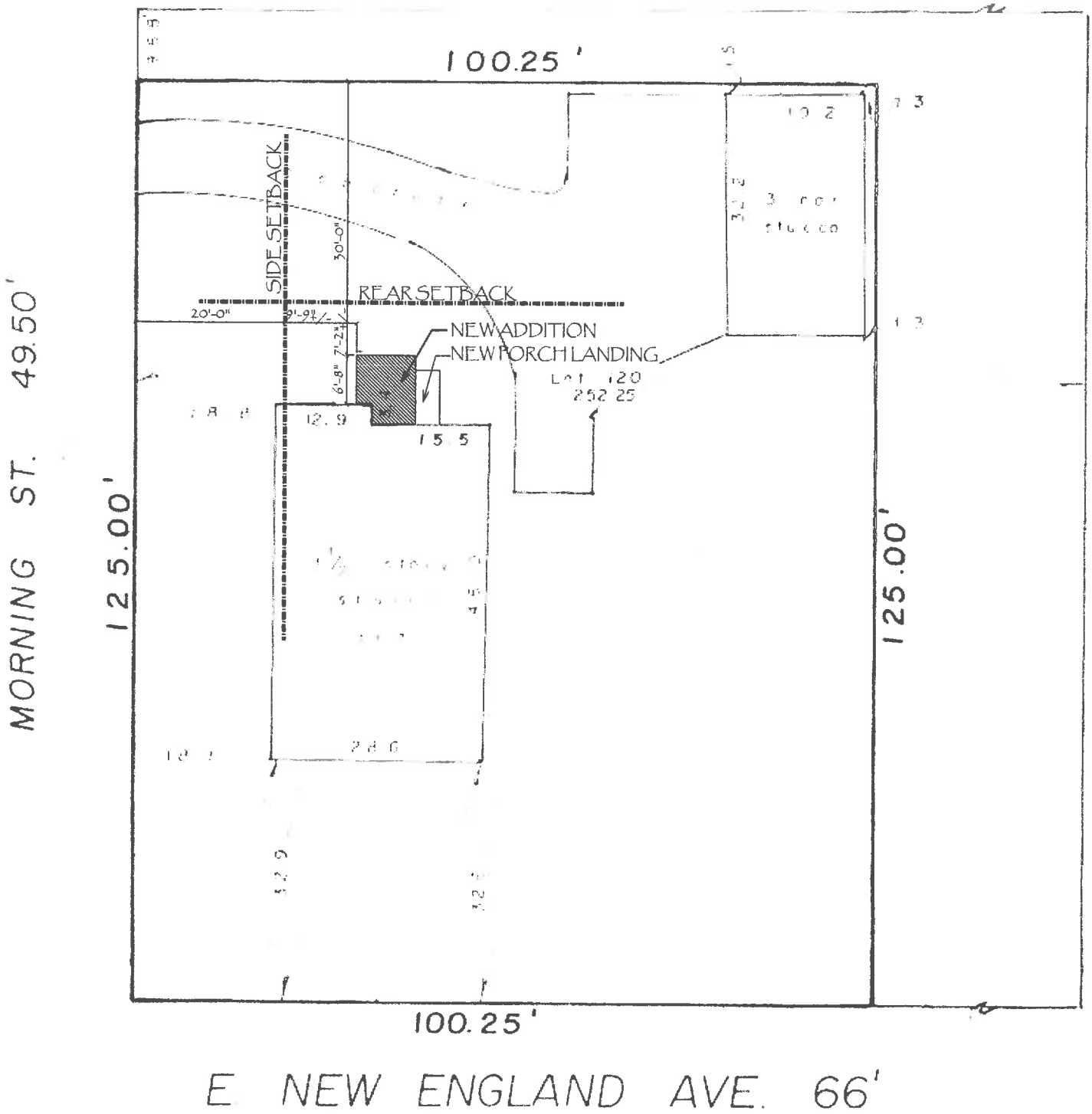
Jamee Parish Architects, LLC • 295 E. Dunedin Road • Columbus, Ohio 43214
P: 614.914.8660 • E: jamee@jameeparish.com • www.jameeparish.com

117 E. New England Ave.

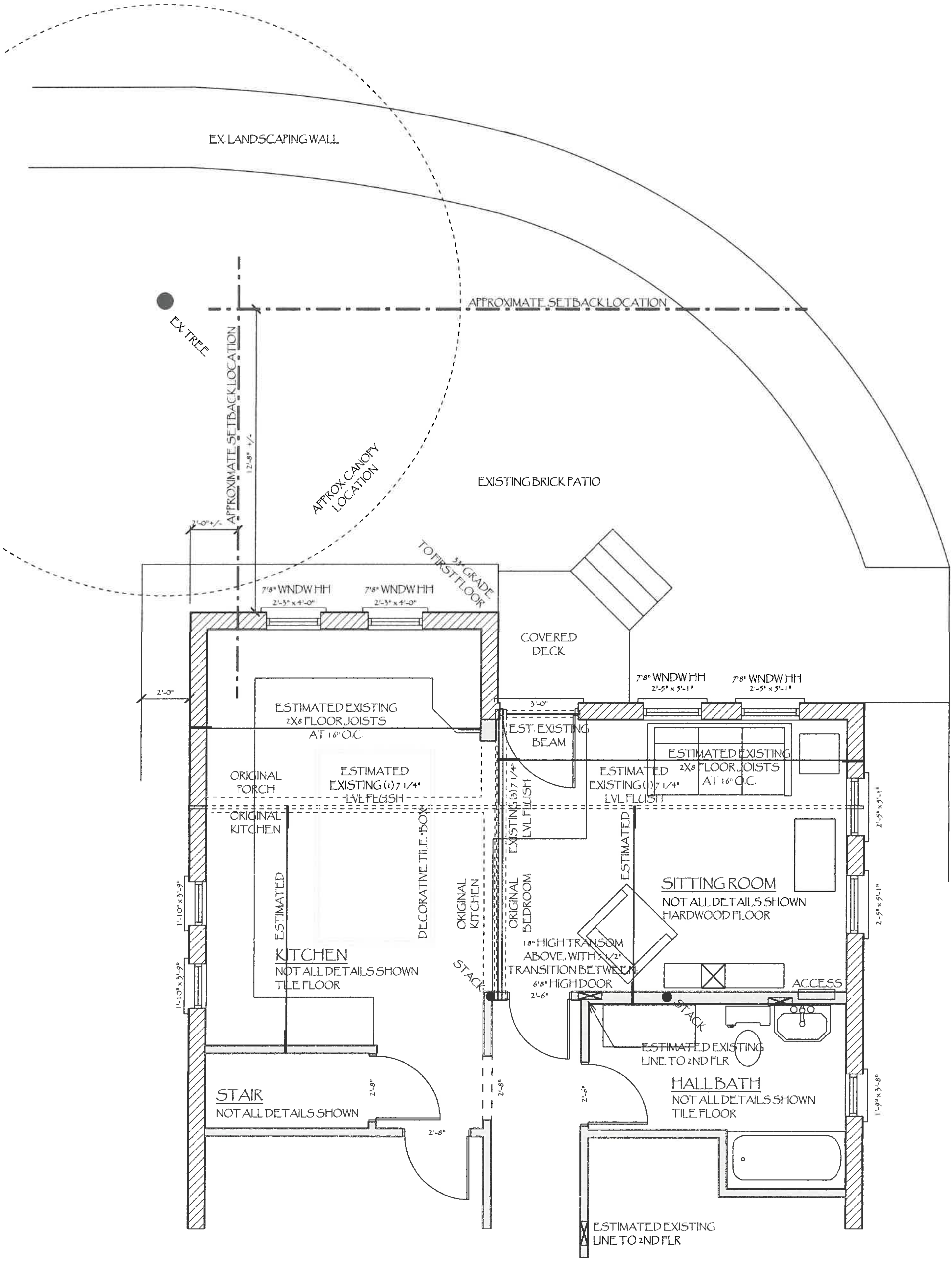
100-000389 04/25/2017

SITE PLAN

SCALE: 1"=20'-0"



JAMEE PARISH
Architects



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

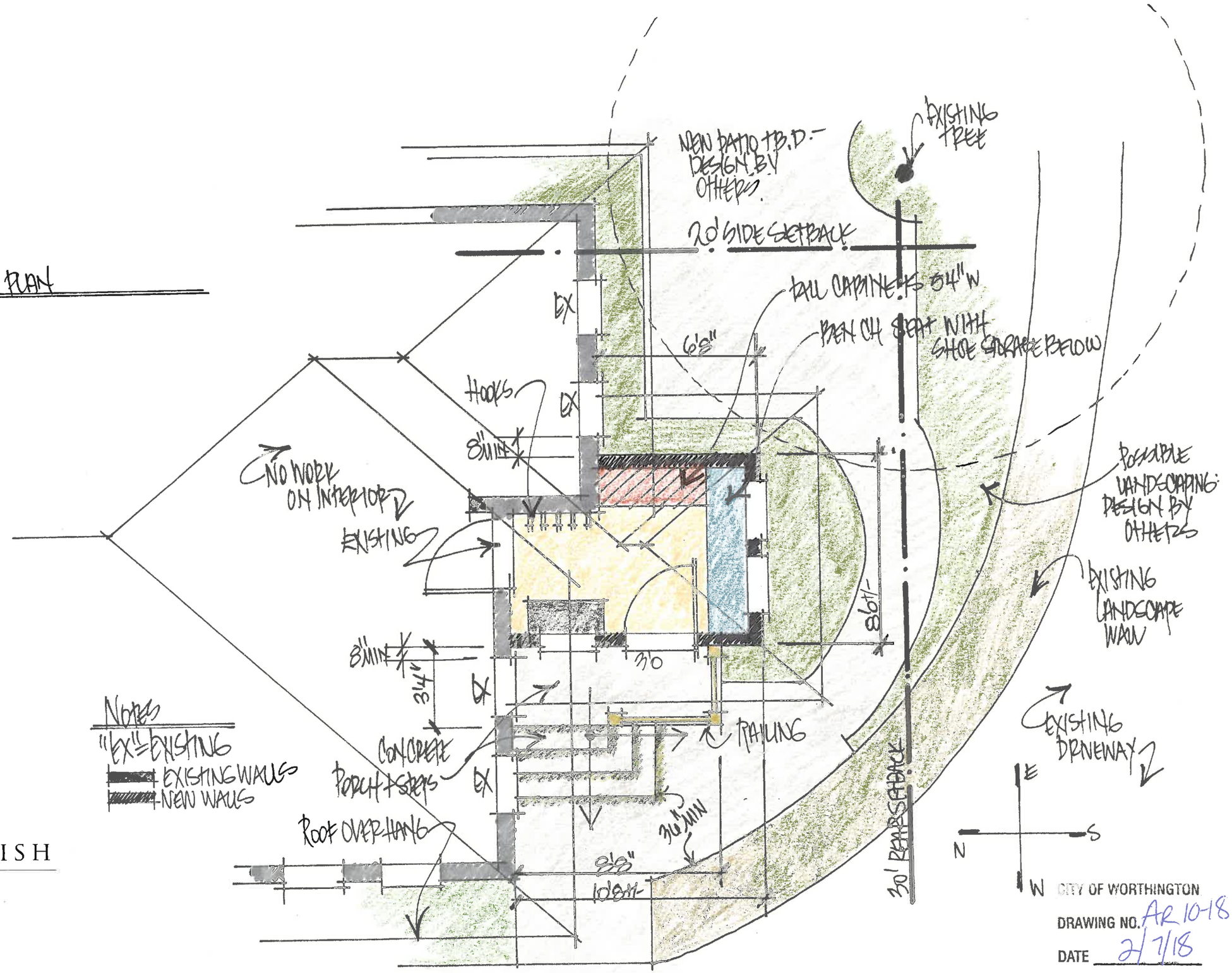
JAMEE PARISH
Architects

NOTES:
9'2" CEILING HEIGHT
4 1/2" CASING
8" BASE
ESTIMATED EXTERIOR CLAY BLOCK WALLS

EXTERIOR:
STUCCO FINISH
EXPOSED PAINTED RAFTER TAILS

CITY OF WORTHINGTON
DRAWING NO. AR 10-18
DATE 2/7/18

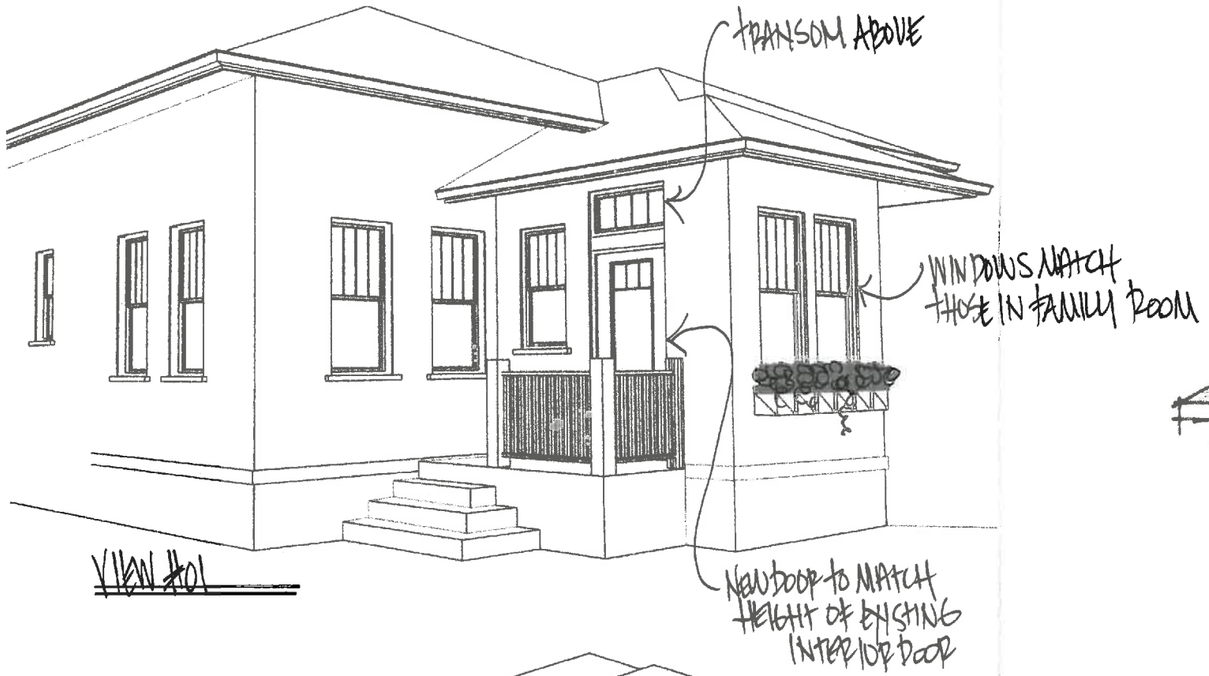
NEW FIRST FLOOR PLAN
1/4"=1'0"

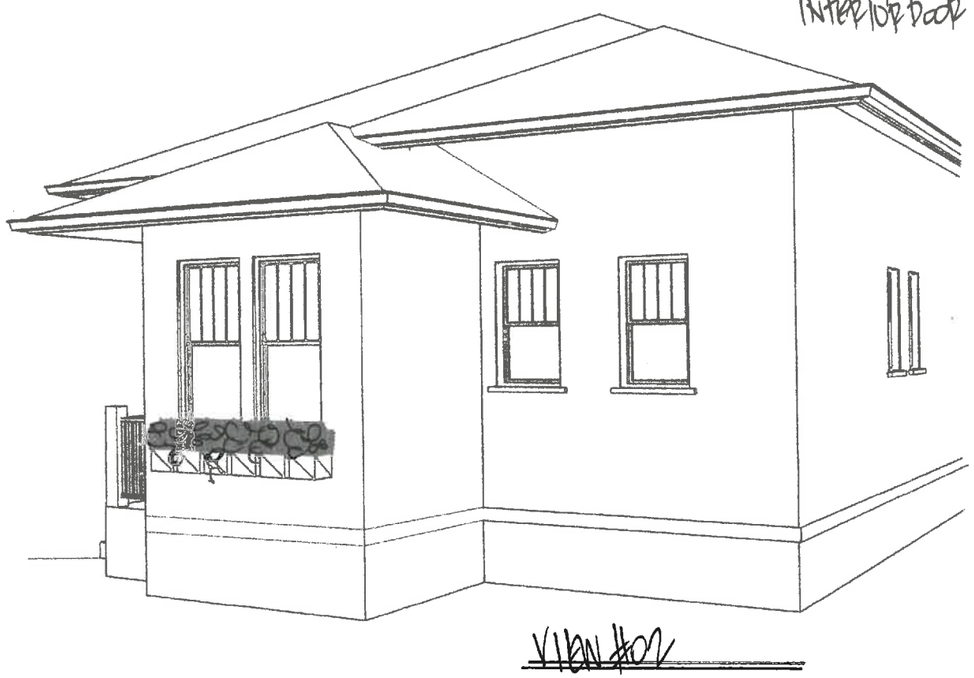


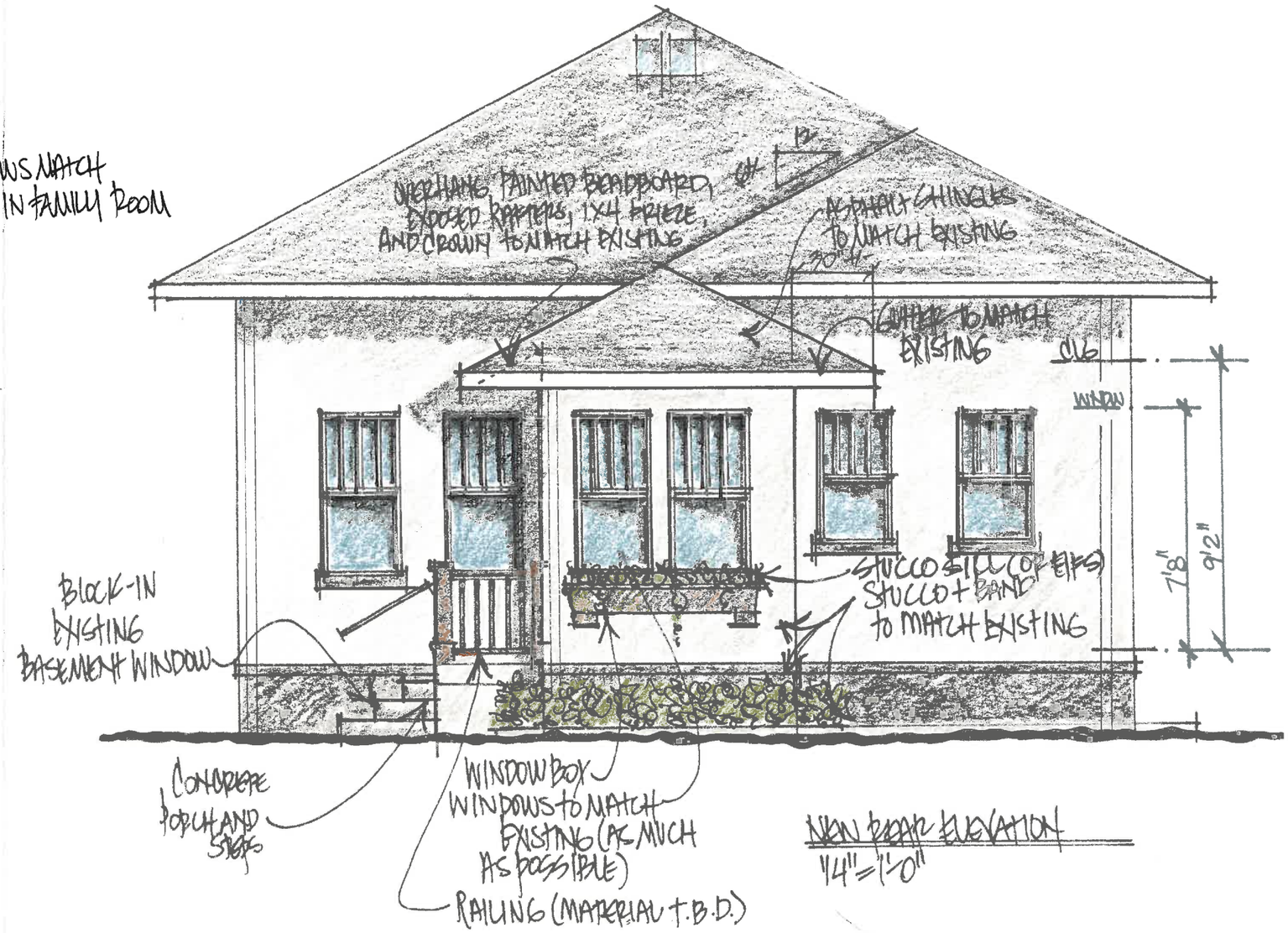
NOTES
"EX"=EXISTING
EXISTING WALLS
NEW WALLS

JAMEE PARISH
Architects

CITY OF WORTHINGTON
DRAWING NO. AR 10-18
DATE 2/7/18







JAMEE PARISH
Architects

CITY OF WORTHINGTON
DRAWING NO. ATR.1018
DATE 2/7/18

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # ARC 11-18
Date Received 02-09-18
Fee $200.00 PD
Meeting Date 02-22-18
Filing Deadline
Receipt # 64865

1. **Property Location** 100 West South Street
2. **Present/Proposed Use** Single Family Residential
3. **Zoning District** R-10
4. **Applicant** Amy Lauerhass; Lauerhass Architecture

   Address 753 Francis Ave. Bexley OH 43209

   Phone Number(s) 614-371-3523
5. **Property Owner** Karen Madden & Neil Toepfer

   Address 100 West South St.

   Phone Number(s) 614-946-9662
6. **Project Description** Complete renovation of existing home; Two story addition; detatched garage
7. **Project Details:**

   a) **Design** Craftsman Influence

   b) **Color** Dark blue roof; house warm beige

   c) **Size** Exg house FP=1295 sf Addition=1145 sf

   d) **Approximate Cost** 400,000 **Expected Completion Date** January 2019

PLEASE READ THE FOLLOWING STATEMENTAND SIGN YOUR NAME:
The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.

Amy M Lauerhass — 2-7-18
Applicant (Signature) — Date

Karen D. Madden — 2.7.18
Property Owner (Signature) — Date

ABUTTING PROPERTY OWNERS
FOR
100 W. South St.

Charles & Leslie Buford	96 W. South St.	Worthington, OH 43085
Sarah Johnston & Fritz Graf	117 W. South St.	Worthington, OH 43085
Brenda Sutherland	111 W. South St.	Worthington, OH 43085
Susan Hoffmannbeck	102 W. South St.	Worthington, OH 43085
Samuel & Mary Musgrove	562 Evening St.	Worthington, OH 43085

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

Supporting Statement
Worthington Architectural Review Board

100 West South Street
Worthington, Ohio 43085

The renovation we are proposing is a major renovation, with several critical goals. One of those goals is for the homeowners, Neil & Karen, to be able to age into their home, and create a space for intergenerational living. Neil's mother, Caroline, has Parkinson's Disease. Their goal is to create a safe, functional space within their own home that Caroline can live in while being close to family. Neil & Karen themselves would also like to age into the home, long-term. The proposed attached garage will eventually become a family room, and Caroline's suite will become their master suite, as they grow older, and may not be able to go upstairs. This home renovation is designed to be used to by all ages, at all stages in their lives. We feel that a home designed for intergenerational living is an important addition to the community.

Our second goal is to create a home that blends in better with the historic fabric of the neighborhood. Of the 447 contributing homes, only 4 are split-level homes. We feel this home does not contribute to the aesthetic feel of the neighborhood. Historically, split-level homes were built for a couple reasons. First, they were a way to get more house on a small lot, instead of building a ranch. Second, they were built on sloping lots, as a way to effectively use the existing fall of grade. However, in the case of our home, it is actually built backwards with the slope of the land. Therefore, the grade had to be built up around the west side of the house, and therefore causes a greater downward slope onto the neighbor's driveway. Our design maintains the east side of the house, and removes west side, so that the grade between lots can be more natural and gradual.

The third goal is to remove the front-facing garage. It is not easy to back out onto South Street, nor is it aesthetically pleasing to have the garage so close to the street. Historic communities typically encourage detached garages to the rear of the property, as this allows for more front porches, and a more pedestrian feel to the community. We feel with the new bay windows & front porch, the street presence is substantially improved over the current façade.

With regards to design details, we are proposing a house that, while large, has massing that is broken down, and gives the illusion of a smaller home, especially from the front. The shed dormers give it a feel of a 1-1/2 story house, and the front porch & bay windows give detail and texture to the façade. We are looking to the Craftsman style for our influences, so we have added a stone base to the home. This stone base also changes height, to further add interest. The bays & all the porches will be a standing seam metal roof, while the bulk of the house will be a dimensional asphalt shingle roof. The windows will be double hung for the most part, aluminum-clad wood, and have simulated divided lites in the upper sashes. The trim will be a flat, wide trim, with the taller head projecting beyond the side trim, as is typical in this style.

As far as coloring, while we do not yet have actual samples, I have included a picture of a home that captures the feel we are going for. While this home has more greys, it shows the larger, lighter trim, the large amount of glass, and the stone base. We will do a palette of warm beiges for the siding, with white trim, and the stone having a linear feel of limestone. The roof will be a dark blue color.

Regarding site design, we will save all the landscaping stone, as well as all the cobblestones Neil & Karen have found on their property over the years. This will all be reused in the new landscape. The large black locust in the back of the lot will be removed, and its wood will be used for furniture inside the home. We propose to plant three new tress as part of our landscaping plan.

At this evening's meeting, we are looking for an initial review of our design concept. We welcome the Board's input, and look forward to bringing back more specific details to a later meeting.

Karen & Neil love their lot, their neighbors, and their location. They love their community, and want to remain in Worthington for many years to come. We feel strongly that this design not only accomplishes their goals, but is also a major improvement to the fabric of the neighborhood.

Sincerely,

Amy M Lauerhass

Amy Lauerhass
Architect

100 W. South St.

100-000203 04/20/2017

CITY OF WORTHINGTON

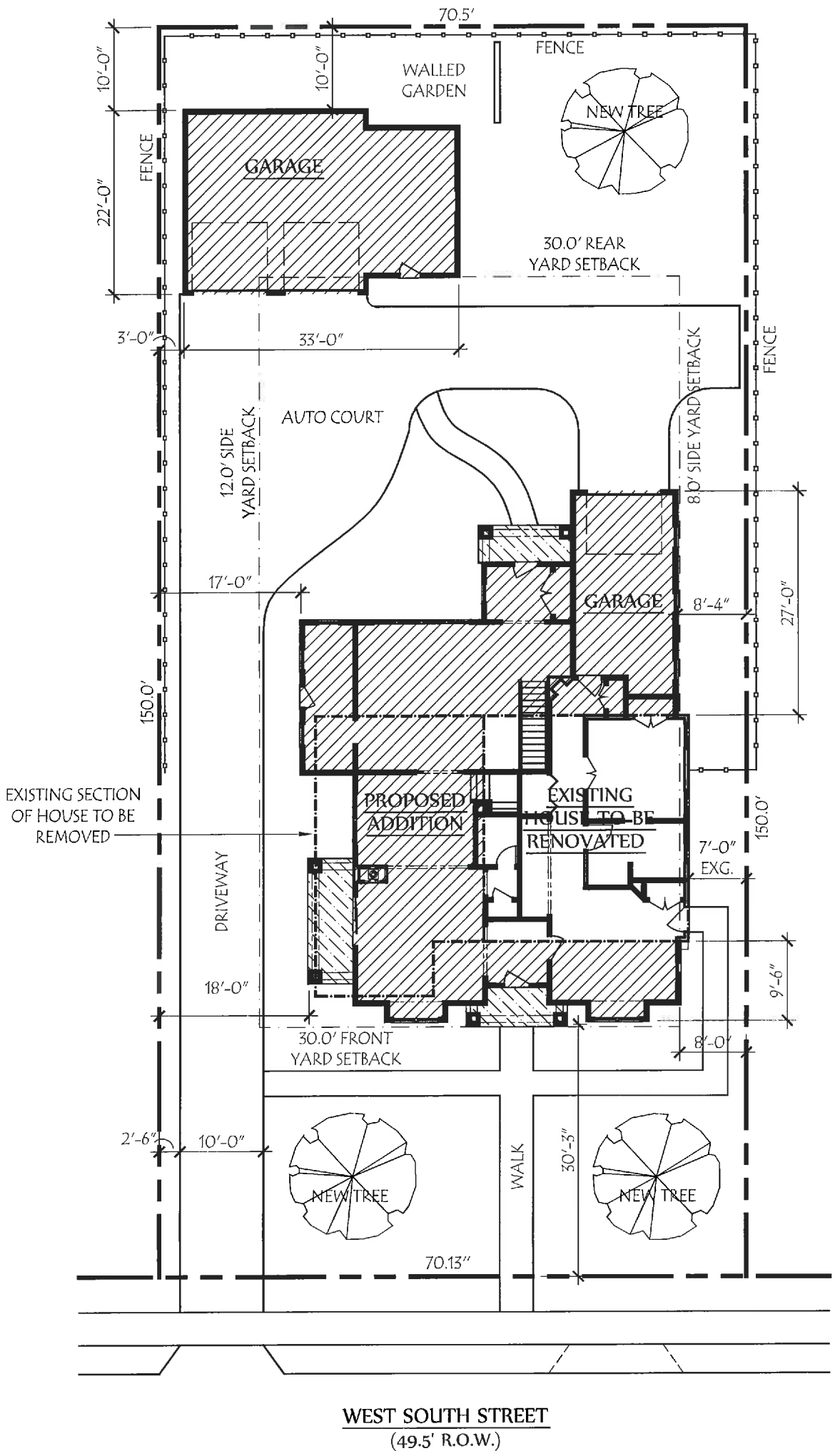
DRAWING NO. AR 11-18

DATE 2/9/18

ADDITION & RENOVATION FOR:

Karen Madden & Neil Toepfer

100 WEST SOUTH STREET
WORTHINGTON, OHIO 43085



SQUARE FOOTAGE

EXISTING FIRST FLOOR	= 963 SF
EXISTING SECOND FLOOR	= 690 SF
TOTAL: MAIN RESIDENCE	= 1653 SF
EXISTING FIRST FLOOR BE REMOVED	= - 635 SF
EXISTING GARAGE TO BE CONVERTED	= + 337 SF
PROPOSED NEW FIRST FLOOR	= 1263 SF
PROPOSED NEW SECOND FLOOR	= 1025 SF
TOTAL PROPOSED ADDITION	= 2288 SF
TOTAL FINISHED RESIDENCE	= 3643 SF
FINISHED BASEMENT SPACE	= 764 SF
NEW DETACHED GARAGE	= 682 SF
NEW ATTACHED GARAGE	= 296 SF
TOTAL GARAGE	= 978 SF

CITY ALLOWS 862 SF FOR ACCESSORY STRUCTURES

N

Site Plan

SCALE: 1/16" = 1'-0"

Lauerhass Architecture

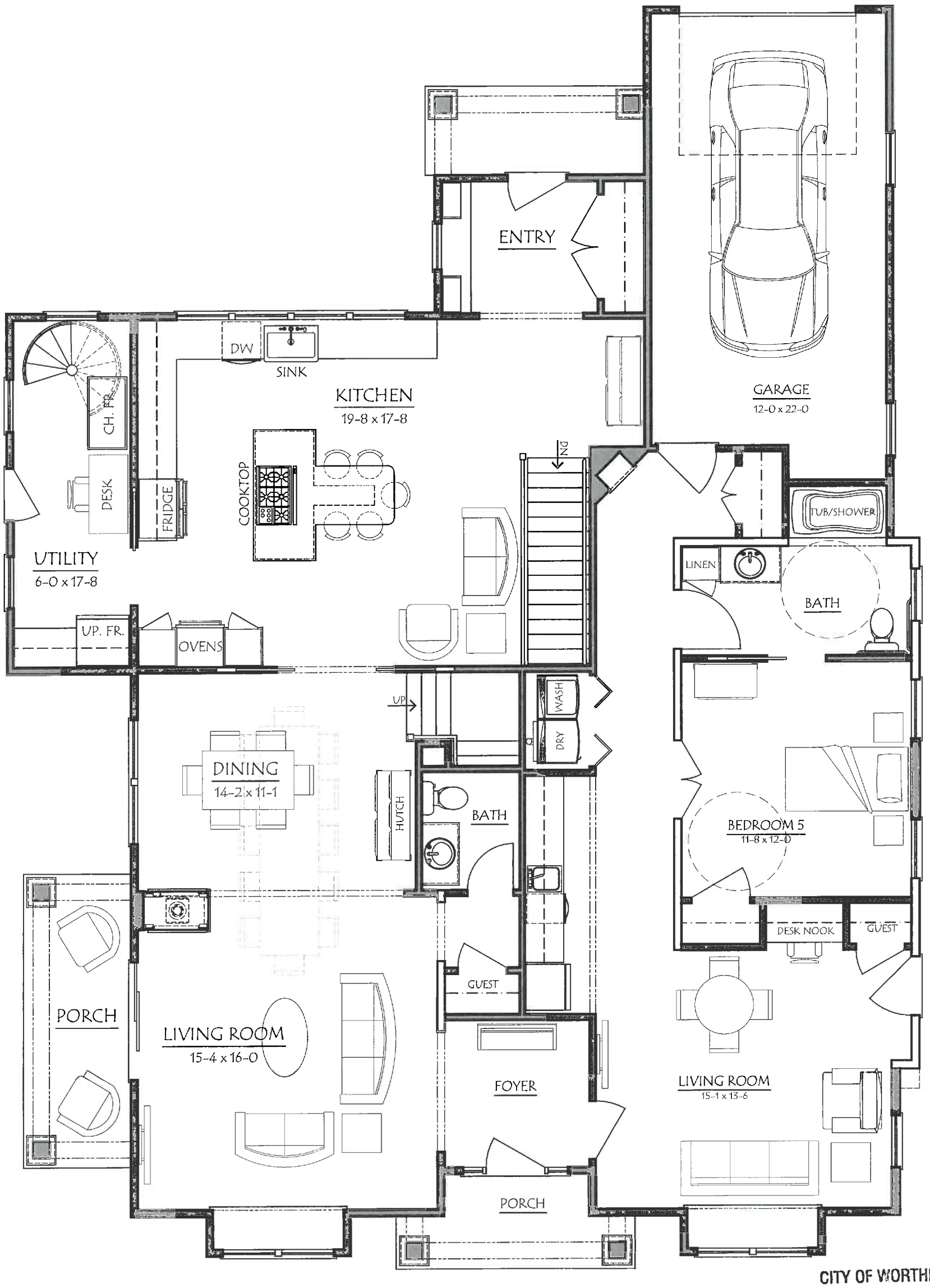
RENOVATION - ADDITION - NEW HOME

753 Francis Ave. Bexley, OH 43209 614-371-3523

CITY OF WORTHINGTON

DRAWING NO. AR 11-18

DATE 2/9/18



CITY OF WORTHINGTON

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DATE 2/9/18

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Date: 7 Feb 2018

Drawing Title: **First Floor Plan**

Scale: 3/16" = 1'-0"

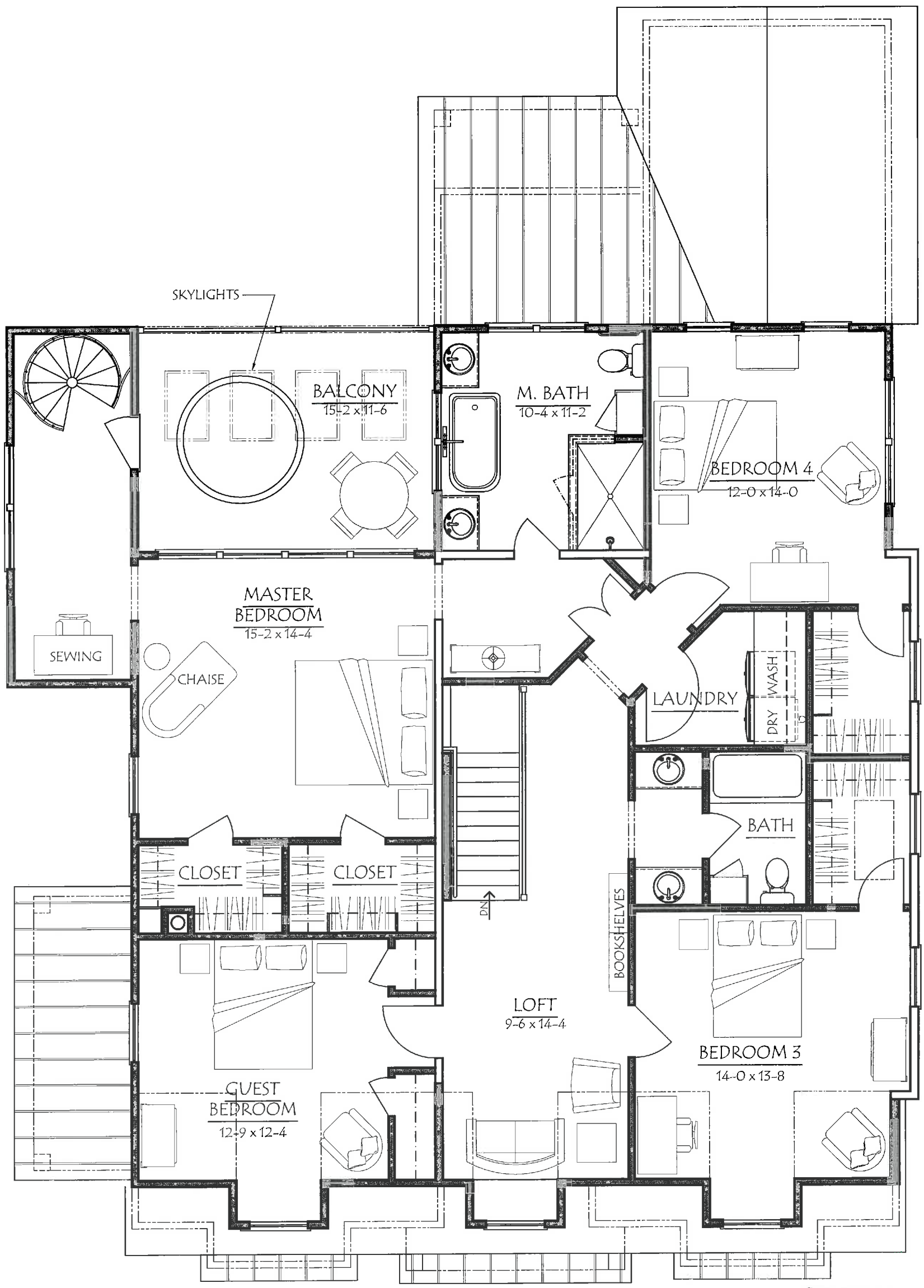
Project Number: 16-049

Project Name: Toepfer-Madden Residence

Sheet Number: A-1

Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME



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Date: 7 Feb 2018

Drawing Title: Second Floor Plan

Scale: 3/16" = 1'-0"

Project Number: 16-049

Project Name: Toepfer-Madden Residence

Sheet Number: A-2

Lauerhass Architecture

RENOVATION - ADDITION - NEW HOME

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Date:	Drawing Title:	Scale:
7 Feb 2018	Front Elevation	3/16" = 1'-0"
Project Number:	**Project Name:**	**Sheet Number:**
16-049	Toepfer-Madden Residence	A-3

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

CITY OF WORTHINGTON
DRAWING NO. AR11-18
DATE 2/9/18

EAST ELEVATION

NORTH ELEVATION

WEST ELEVATION

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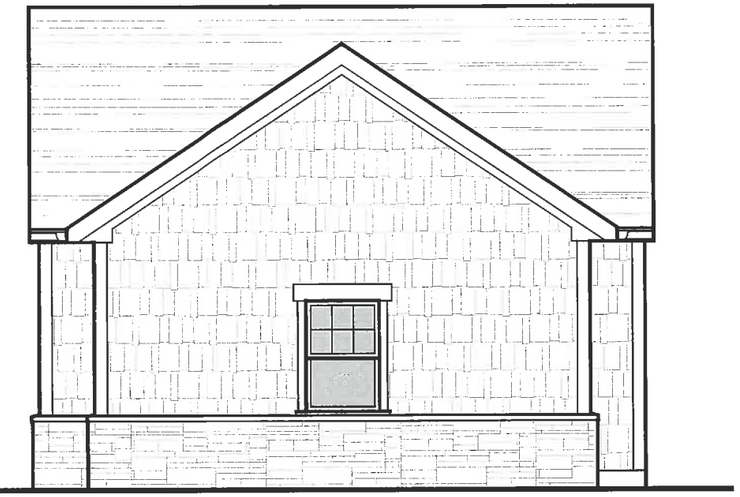
Date:	Drawing Title:	Scale:
7 Feb 2018	Elevations	3/16" = 1'-0"
Project Number:	**Project Name:**	**Sheet Number:**
16-049	Madden-Toepfer Residence	A-4

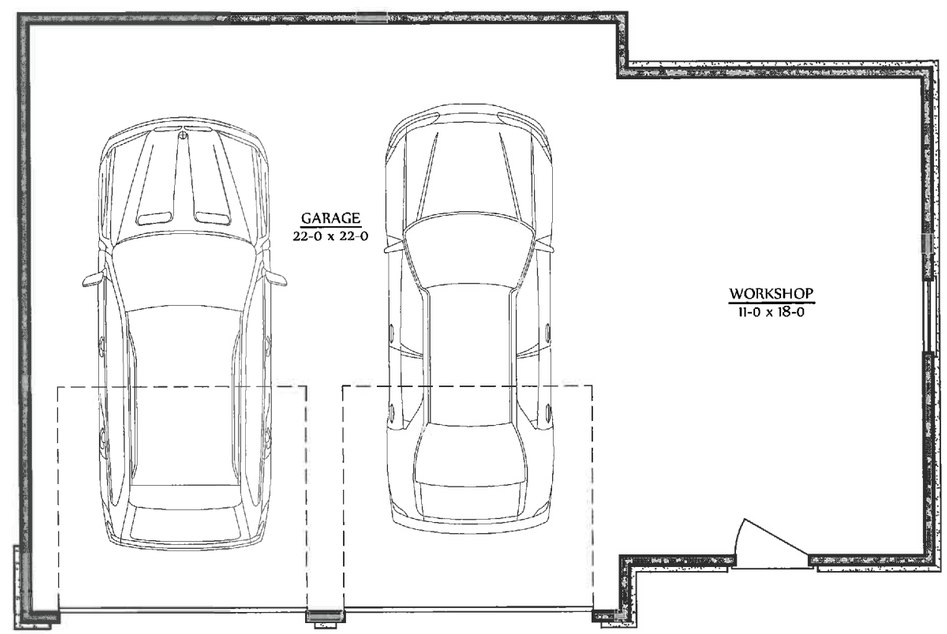
Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

CITY OF WORTHINGTON
DRAWING NO. AR11-18
DATE 2/9/18

SOUTH ELEVATION



EAST ELEVATION



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Date:	Drawing Title:	Scale:
7 Feb 2018	Garage	3/16" = 1'-0"
Project Number:	**Project Name:**	**Sheet Number:**
16-049	Toepfer-Madden Residence	A-5

Lauerhass Architecture
RENOVATION - ADDITION - NEW HOME

CITY OF WORTHINGTON
DRAWING NO. AR11-18
DATE 2/9/18