City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case #	AR 50-14
Date Received	8/29/14
Fee	$200
Meeting Date	
Filing Deadline	
Receipt #	

1. **Property Location** 634 High Street and ~~49~~ 41 E. New England Avenue, Worthington, Ohio 43085. Auditor IDs: 100-000383, 100-000103, and 100-000526
2. **Present/Proposed Use** Non-Profit Office /to/ Multi-family dwellings
3. **Zoning District** xx-0383 is C-3; xx-0103 is partially AR-4.5 and partially R-10; xx-0526 is C-3
4. **Applicant** Showe Worthington LLC

   Address 45 N. 4th Street, Ste. 200, Columbus, Ohio 43215

   Phone Number(s) 614-481-8106

   RECEIVED AUG 29 2014 BY:

5. **Property Owner** The Worthington Masonic Association, LLC

   Address P.O. Box 4, Worthington, Ohio 43085

   Phone Number(s) 614-885-5494

6. **Project Description** Convert existing Mason lodge to ~~10~~ 6 multi-family dwellings, and add ~~5~~ 3 new units on Mason-owned land in order to create more downtown living pursuant to Worthington's 2005 comprehensive plan.

7. **Project Details:**

   a) **Design** Existing Mason Lodge style to remain; new construction style in the format of the surrounding neighborhood. See attached descriptions and drawings.

   b) **Color** See attached descriptions and drawings

   c) **Size** 27,439 square feet

   d) **Approximate Cost** $2,743,900 **Expected Completion Date** April 2016

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 9/11, 9/25, 11/13/14, 12/14/14

Applicant (Signature) — Date: 8/26/2014

The Worthington Masonic Association, LLC

by Crowell Shane

Property Owner (Signature) — Date: 8/25/14

Crowell Shane, Secretary

Abutting Property Owners List for
634 High St. and
41 E. New England Ave.

Dewey's Pizza	640 High St.	Worthington, OH 43085
Ponsun Allen	665 Hartford St.	Worthington, OH 43085
Robert Bloomer	12318 Ivy Ridge Pl.	Galena, OH 43021
Resident	48 E. New England Ave.	Worthington, OH 43085
John & Maureen Coffey	40 E. New England Ave.	Worthington, OH 43085
House Wine	644 High St.	Worthington, OH 43085
The Candle Lab	646 High St.	Worthington, OH 43085
ELLI Nail Spa	648 High St.	Worthington, OH 43085
Ride Home	650 High St.	Worthington, OH 43085
Rivage Aytlantique	652 High St.	Worthington, OH 43085
Graeter's	654 High St.	Worthington, OH 43085
DeRoberts Family LP	1270 Marlyn Drive	Columbus, OH 43220
Marilyn Kling	615 Hartford St.	Worthington, OH 43085
Harvey & Jane Minton	617 Hartford St.	Worthington, OH 43085
Daniel & Sarah Mullen	655 Hartford St.	Worthington, OH 43085
James Smith	49 E. New England Ave.	Worthington, OH 43085
Samuel Musgrove	562 Evening St.	Worthington, OH 43085
Ripley Partners	623 High St.	Worthington, OH 43085
SGS General Inc.	1550 W. Lane Ave.	Columbus, OH 43221
La Chatelaine French Bakery & Bistro	627 High St.	Worthington, OH 43085
Worthington Methodist Church	600 High St.	Worthington, OH 43085
615 High St. Ltd	615 High St.	Worthington, OH 43085
Stephen & Barbara Jerman	11 W. New England Ave.	Worthington, OH 43085
Stephen Jerman	1362 Windham Rd.	Columbus, OH 43085
649 High LLC	649 High St.	Worthington, OH 43085
Carole Mathews	662 Hartford St.	Worthington, OH 43085
Worthington Area Chamber of Commerce	25 W. New England Ave.	Worthington, OH 43085
Michael & Luanne Clevenger	44 W. New England Ave.	Worthington, OH 43085

City of Worthington

PLANNED UNIT DEVELOPMENT
FINAL PLAN APPLICATION

Case # PUD 03-14
Date Received 02/13/15
Fee $200
Meeting Date 02/26/15
Filing Deadline
Receipt # 57651

1. Property Location 634 N. High Street and 41 E. New England Ave, Worthington, Ohio 43085
   Auditor IDs: 100-000383, 100-000103, and 100-000526
2. Present Zoning xx-0383 is C-3; xx-0103 is partially AR-4.5 and partially R-10; xx-0526 is C-3 Present Use Non-Profit Office
3. Proposed Use Multi-Family dwellings
4. Applicant Showe Worthington, LLC

   Address 45 N. 4th Street, Suite 200, Worthington, Ohio 43085

   Home Phone _____ Work Phone 614.481.8106
5. Property Owner The Worthington Masonic Association, LLC

   Address P.O. Box 4, Worthington, Ohio 43085

   Home Phone _____ Work Phone 614.885.5494
6. Project Description Convert existing mason lodge to 6 multi-family dwellings, add 3 new units on Mason-owned land in order to create more downtown living pursuant to Worthington's 2005 comprehensive plan.

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.

Applicant (Signature) — Date 02/11/2015

Property Owner (Signature) — Date 02/11/2015
Crowell Shane, Secretary

RE: Property located at 634 High Street and 41 E. New England Avenue, Worthington, Ohio 43085 with Auditor IDs of 100-000383, 100-000103, and 100-000526, with a working name of "The Lodge Condominiums".

NOTE: The Applicant defines the "private access drive" as the access drive originating on the property at E. New England Avenue and traveling south towards the United Methodist Church property parking lot. While this drive is used publicly, it is technically private property, and not subject to any public use rights. However, as part of this the Applicant will lease the access drive, along with a 6 foot strip of land on the west side of the access drive to be used as a sidewalk with lighting.

Supporting Statement:

The Applicant is an affiliate of the owner of The Worthington Inn, and has been invested in downtown Worthington since 1983.

The Lodge Condominiums is a 9-unit luxury residential condominium development situated in downtown Worthington, and is intended to fulfill the Urban Village concept that is elaborated in the City of Worthington's "Comprehensive Plan Update & 2005 Strategic Plan for Worthington" (the "Comp Plan"). Bringing quality tenancy to downtown Worthington will continue to enhance the character and charm of the downtown life, while encouraging more commercial activity.

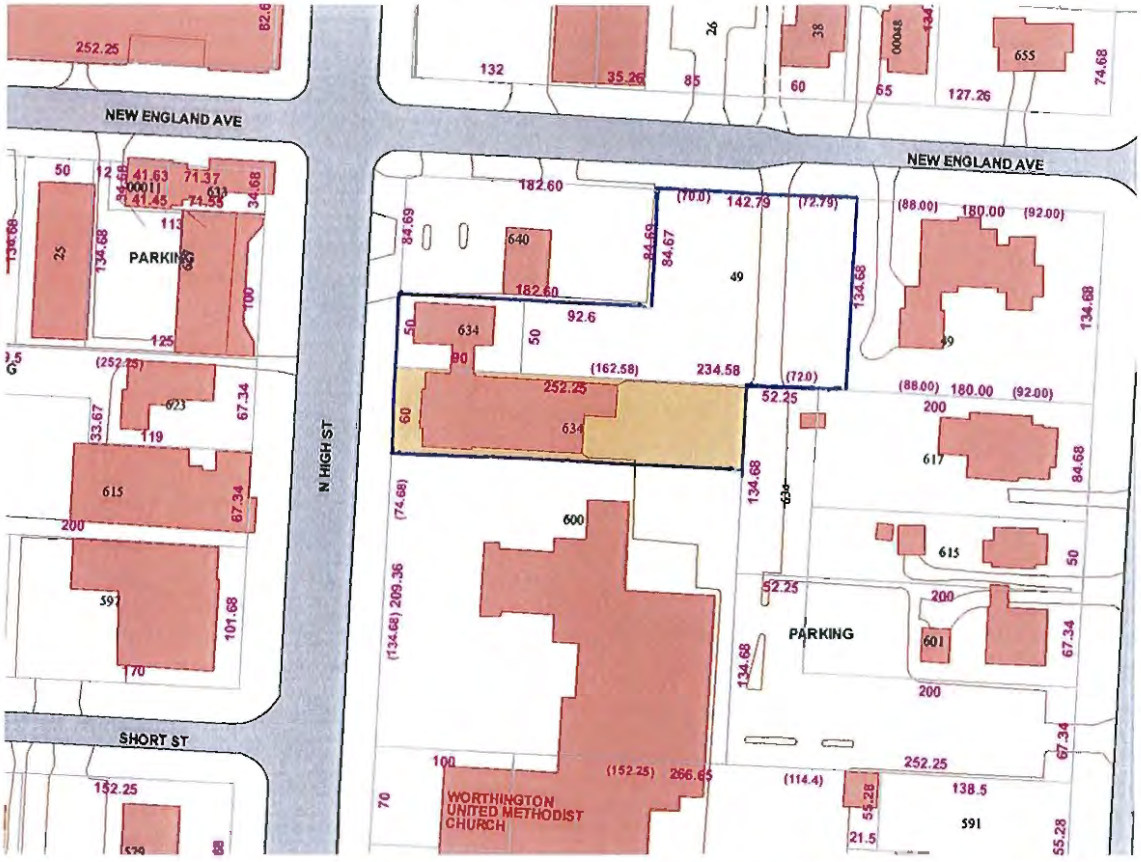
The proposed project will be situated on land, and in buildings, currently owned by The Worthington Masonic Association, LLC (the "Masons"). All parking will be provided on-site (at two stalls per unit) in garages, and will not interfere with any current public parking.

The Applicant plans to renovate the existing buildings on the site in order to create 6 large units within the existing structures. The basement of the 1955 building may be used for commercial purposes, community amenities which may include an exercise facility, offices or conference rooms for use by the residents, community room, and/or storage. Slight modifications to the North, East and South elevations of the 1955 building will be made to provide for additional windows, door entrances and private patios for the residents. The Applicant expects that any proposed modification to the 1955 building will not significantly alter the perception of the passer-by on High Street. Furthermore, the Applicant does not plan to alter any of the elevations of the 1820's building, except for the replacement of the existing fire escape on the eastern elevation.

In addition, the Applicant will construct 3 new townhomes on the vacant land owned by the Masons along E. New England Avenue. Two of these townhomes will be constructed on the west side of the access drive. The third townhome will be constructed on the east side of the access drive in the style of a single family home. The area identified as the location for the third townhome does have the potential to be purchased by the City of Worthington. Architectural styles and exterior materials will be varied. Please see drawing for more information.

634 High St. &

41 E. New England Ave.



100-000526-00 05/07/2010

RE: Property located at 634 High Street and 41 E. New England Avenue, Worthington, Ohio 43085 with Auditor IDs of 100-000383, 100-000103, and 100-000526, with a working name of "The Lodge Condominiums".

Proposed Uses:

Proposed uses with this application are all residential uses. All C-5 District Uses are permitted on the property without a modification to the zoning except for the area that is currently zoned R-10 (Low Density Residential). The area that is currently zoned R-10 (See shaded area on Attachment #1,) can be used for residential use, and only residential use, if purchase of that shaded area by the City is not documented in a letter of understanding within 120 days of the date of this PUD approval by City Council.

1174.06(b)(12): The attached drawings to this application are incorporated and made a part of this required summary text, and should be referred to for more information.

The Applicant defines the "private access drive" as the access drive originating on the property at E. New England Avenue and traveling south towards the United Methodist Church property parking lot. While this drive is used publicly, it is technically private property, and not subject to any public use rights. However, as part of this the Applicant will lease the access drive, along with a 6 foot strip of land on the west side of the access to be used as a sidewalk with lighting.

1174.06(b)(16): the Applicant anticipates completing this project in two phases before December 2016. It is likely that the first phase will involve the units in the existing buildings and the associated garage structures. The second phase will involve the new construction of townhomes on the vacant land.

1174.06(b)(18): Development Standards Text

(a) Design Regulations:

(1) Character: The Lodge Condominiums is a 9-unit luxury multifamily development situated in downtown Worthington, and is intended to fulfill the Urban Village concept that is elaborated in the City of Worthington's "Comprehensive Plan Update & 2005 Strategic Plan for Worthington" (the "Comp Plan"). Bringing quality tenancy to downtown Worthington will continue to enhance the character and charm of the downtown life, while encouraging more commercial activity.

The proposed project will be situated on land, and in buildings, currently owned by The Worthington Masonic Association, LLC (the "Masons"). All parking will be provided on-site (at two stalls per unit) in garages, and will not interfere with any current public parking.

The Applicant plans to renovate the existing buildings on the site in order to create 6 large units within the existing structures. The basement of the 1955 building may be used for commercial purposes, community amenities which may include an exercise

facility, offices or conference rooms for use by the residents, community room, and/or storage. Slight modifications to the North, East and South elevations of the 1955 building will be made to provide for additional windows, door entrances and private patios for the residents. The Applicant expects that any proposed modification to the 1955 building will not significantly alter the perception of the passer-by on High Street. Furthermore, the Applicant does not plan to alter any of the elevations of the 1820's building, except for the replacement of the existing fire escape on the eastern elevation.

In addition, the Applicant will construct 3 new townhomes on the vacant land owned by the Masons along E. New England Avenue. Two of these townhomes will be constructed on the west side of the access drive. The third townhome will be constructed on the east side of the access drive in the style of a single family home in order to reduce the impact the adjacent property owner on its east side. Architectural styles and exterior materials will be varied. Please see drawing for more information.

The addition of 9 residential units is not expected to noticeably disrupt current traffic patterns, since it is already a heavily used drive given the public parking behind the United Methodist Church.

(2) Design:

(*Site Layout*) The overall site layout will consist of (i) the existing buildings, (ii) 2 newly constructed townhomes on the west side of the access drive, (iii) 1 newly constructed townhome with an attached parking garage on the east side of the access drive, (iv) the addition of a public sidewalk connecting the United Methodist parking lot to E. New England Avenue, (v) the addition of two, 6-stall garages containing 12 parking spaces where the existing parking is located, and (vi) the addition of landscaped common areas and private patios.

In order to provide for the lowest impact transition of the development from the single family residence located at 49 E. New England Avenue to the low density townhomes located west of the access drive, the Applicant plans to construct a "single family" unit with an attached two-car garage and landscaped yards.

In order to maximize the continuous single family feel of E. New England Avenue, the Applicant also will position the front door of the northern unit of the two townhomes (to the west of the access drive) to address E. New England Avenue. It is expected that a passerby traveling along E. New England Avenue from or to High Street will experience only Dewey's Pizza, a "single family" (townhome), the access drive and another "single family" townhome along the south side of the street.

(*Buildings*) The existing buildings' renovations will largely be interior in order to

minimize the impact of changes to elevations visible from High Street. The North, East and South elevations of the 1955 building will be slightly modified to accommodate new windows and patios to maximize natural interior lighting (north, east and south elevations). All changes to the elevations will conform to the existing building vernacular, or the surrounding neighborhood, as appropriate.

The North elevation of the existing 1955 building will incorporate patios along with slightly enlarged windows. The East elevation of the existing buildings will only be modified to provide for a new fire exit staircase attached to the 1820 building, and new windows and railings for a balcony on the 1955 building. The South elevation of the 1955 building will incorporate a few new windows on the eastern side of the second floor.

All newly constructed buildings will be two story townhomes, of varying architectural style and materials (please see drawings for more information). Two townhomes with an attached two-car garage will be constructed on the west side of the access drive from E. New England Avenue. One townhome with an attached two-car garage, will be constructed on the east side of the access drive from E. New England Avenue.

(*Accessory Structures*) The Applicant plans to construct two accessory structures on the site.

1. One 6-stall garage structure will be constructed along the northern boundary of the existing parking lot. Architectural style and materials will vary and access will be provided through the E. New England Avenue access drive.

2. One 6-stall garage structure will be constructed along the southern boundary of the existing parking. Architectural style and materials will vary and access will be provided through the E. New England Avenue access drive.

(*Landscaping*) The Applicant plans to create one large landscaped common area on the site situated between the existing 1820 building (to the west), the new townhomes (to the east), and the existing 1955 building (to the south). The Applicant will design this exterior space to provide for semi-secluded courtyard areas within the larger common area. Note that the "single-family" townhome to the east of the access drive will have a private patio that will be landscaped and screened from the rest of the project, even though it is technically a common area; this area will present as if the townhome is a single family residence.

The Applicant's planned landscape and hardscape design is further described below:

Site landscaping has been designed to complement the fabric and character of

Downtown Worthington. Shade and ornamental trees will be planted to replace existing trees that are impacted by the redevelopment or that are in poor health. Species will be tolerant of urban conditions and appropriate for pedestrian oriented spaces. Plantings around the buildings will be lush and dense, focused mainly with evergreen hedges along with flowering shrubs and perennials to provide visual interest. The size and species of the proposed plantings will be in conformance with the Codified Ordinances of Worthington, and careful attention will be taken to the selection of appropriate plants for the different environments and conditions that will exist on the site post construction.

The courtyards that will be created as a part of the redevelopment will utilize ornamental fencing, brick pavements, and garden themed plantings to create unique public gathering spaces that represent the style and quality that exists within downtown Worthington today. Careful attention has been taken to design spaces to a human scale, to complement the proposed architecture and celebrate the historical and architectural character of the community.

(*Lighting*) Site lighting design is planned to conform to the existing vernacular of the site and surrounding neighborhood. All site lighting will be located along internal, pedestrian walkways and within the courtyard. Other exterior lighting will be attached to the individual units or garages as appropriate. No commercial area lighting will be used. Additionally, lighting will be provided along the eastern edge of the dedicated 5-foot sidewalk, the City agrees to maintain and pay all maintenance and operating costs associated with these fixtures per the lease agreement with the City.

(3) Screening: As a residential use, the Applicant has concentrated on screening for the benefit of adjoining property owners and residents of the development. The two, newly-constructed garages will be clad in brick with varying architectural styles (see drawings for more information). These will be landscaped where appropriate and in conformance with the Codified Ordinances of Worthington.

(4) Tract Coverage: The current site is approximately 1-acre. The total impermeable area of the site (comprised of existing buildings, parking lots, and other hard surfaces) is 17,735 +/- sf (0.41 +/- acres), representing 41% of the total site. The Applicant proposes to increase the total impermeable area of the site to 26,800 +/- sf (0.61 +/- acres), representing 61% of the total site. The post-construction impermeable area yields in a 20% increase when compared to the pre-construction impermeable area. Approximately 40,075 +/- sf (0.92 +/- acres) of the site will be impacted as part of construction activities. As the site currently sits the Lodge building makes up 18 % of the total area, and the proposed improvements call for 36% of the site to be buildings. All numbers are approximations based on preliminary plans; these values could change slightly as the project works into final engineering from the preliminary phase. Please

refer to the drawings for more information.

The Applicant has been in contact with the City's storm water management department, and does not believe that any additional storm water installation is necessary at this time. The Applicant will continue to work with the City to ensure the project meets and/or exceeds all applicable City, OEPA, and EPA storm water management regulations during the development of permitted construction drawings.

(b) Traffic and Parking:

(1) Traffic: The current ingress and egress to the property is primarily via the access drive leading from E. New England Avenue south toward the United Methodist Church parking lot. The City of Worthington has a lease agreement with the United Methodist Church for the use of its lot for public parking purposes during select days and hours. Upon approval of this application, the Applicant intends to execute a similar lease agreement for public access from E. New England Avenue to the United Methodist Church parking lot. Parking access for the proposed 9 dwelling units will be through this dedicated access drive.

The addition of 9 residential units is not expected to noticeably disrupt current traffic patterns, since it is already a heavily used drive given the public parking behind the United Methodist Church.

(2) Parking: Currently, parking is located on the south side of the site, accessed by the private access drive from E. New England Avenue. There are currently 15 parking spaces and a drive aisle. The Applicant proposes to maintain the same access point for parking, and will reduce the existing parking by 3 spaces in order to provide two-car garages for six units. This *reduction* of parking is not expected to impact the major thoroughfare of High Street. Parking for the three townhomes will be provided in attached two-car garages.

A. Design. Please see attached drawings for more detail.

B. Non-residential Uses: n/a

C. Residential Uses: the Applicant has provided for two spaces per dwelling unit, or 2 times the minimum required amount.

D. Bicycle Parking: due to the size of the proposed garages, it is anticipated that all tenants will be able to store their bicycles in their garages.

(c) General Requirements:

(1) Environment: the Applicant completed a Phase I Environmental Site Assessment on July 31, 2014. The report was conducted by David Foust, of Foust Engineering, Inc. To quote from page 4 of the report: "This assessment has revealed no recognized environmental conditions, no historical recognized environmental conditions, no controlled recognized environmental conditions, no de minimis conditions, and no vapor intrusion/migration issues associated with the subject site".

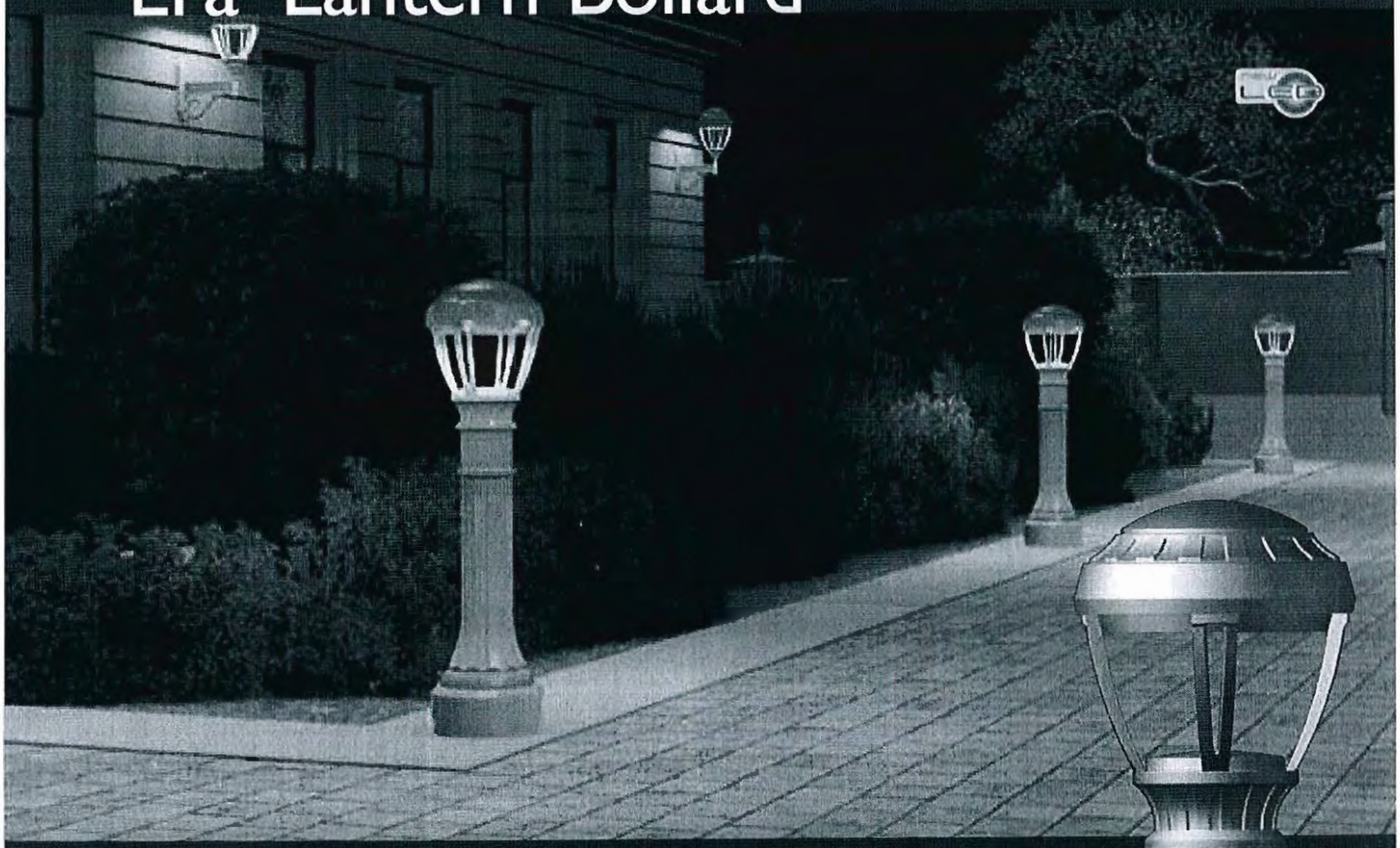
(2) Natural Features: David Ahlum of Arbor Inc. was engaged to assess the health of the trees on site. At this point, it appears that most trees that we are removing in order to accommodate the new development are dead or dying. The Applicant anticipates reaching an agreement with the City of Worthington regarding the treatment of trees, fees or costs, on the property subject to Section 1174.05(c)(2)B. of the City of Worthington's ordinances. A Tree Preservation Plan was submitted, reviewed and approved. No fee is required at this time.

(3) Public Area Payments: Public Area payments will be made to the City of Worthington as required in Section 1174.05 of the Codified Ordinances ($250/dwelling unit). $2,250.00

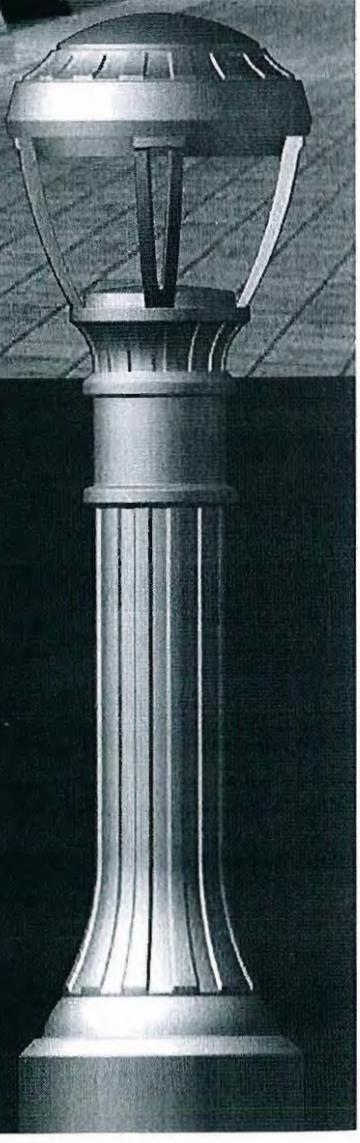
(4) Public Space Amenities: The applicant will provide a long term lease for the access drive, sidewalk, landscaping and lighting associated with the proposed development.

LOW LEVEL
LE1/2/3

Era® Lantern Bollard



For pathways, courtyards and entrances.



KIM LIGHTING

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

Era® Lantern Bollard Series

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Timeless, high performance historical lighting integration throughout the site is now possible with Kim Lighting's Era Lantern luminaire collection, which now includes an authentically detailed replica bollard series to complete the class.

Traditionally, "form before function" was the conventional approach to historic luminaire design, however Era Lantern Bollard optics are unmatched by any other period pathway luminaire. Era Lantern Bollards feature high 95% reflectivity, precise light distributions, advanced Pulse Start Metal Halide, HPS, CFL and LED options, and battery back-up modules for emergency illumination. Era Lantern Bollards also meet strict IES and IDA full cutoff dark sky standards, and are constructed with Kim Lighting's legendary reputation for quality and durability to last a lifetime.

new LED

Star View. DarkSky compliant

KimLighting.com offers lighting professionals unlimited access to the entire Era Lantern series, including specifications, photometry data, and design tools. Contact your Kim Lighting representative for additional assistance.

Era Lantern Bollard. This is outdoor lighting perfection. This is Kim Lighting.

KIM LIGHTING

MAILING ADDRESS
P.O. BOX 60080
CITY OF INDUSTRY, CA
91716-0080

BUSINESS ADDRESS
16555 EAST GALE AVENUE
CITY OF INDUSTRY, CA 91745
PHONE: 626.968.5666
FAX: 626.369.2695

ENTIRE CONTENTS
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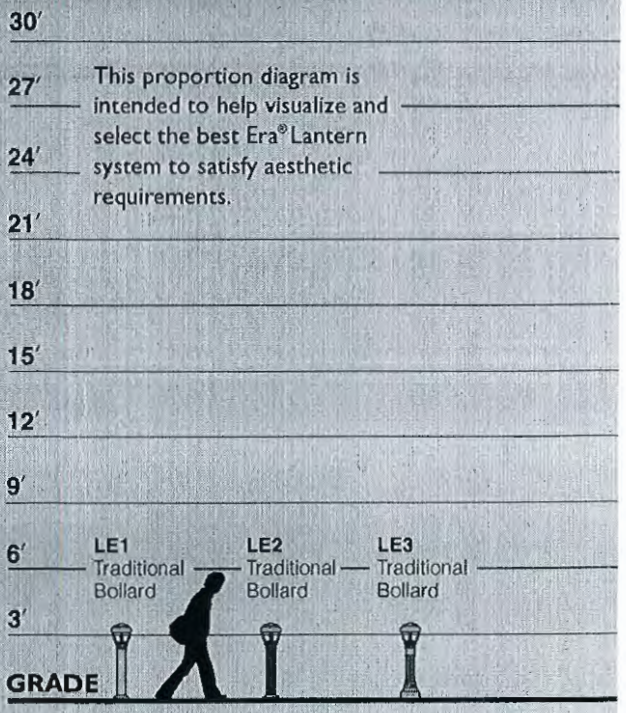
PATENTS PENDING

www.kimlighting.com

Printed in U.S.A.
93019717
Version 1.1 (11/09)

HUBBELL



This proportion diagram is intended to help visualize and select the best Era® Lantern system to satisfy aesthetic requirements.

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
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AR 50-14
CITY OF WORTHINGTON
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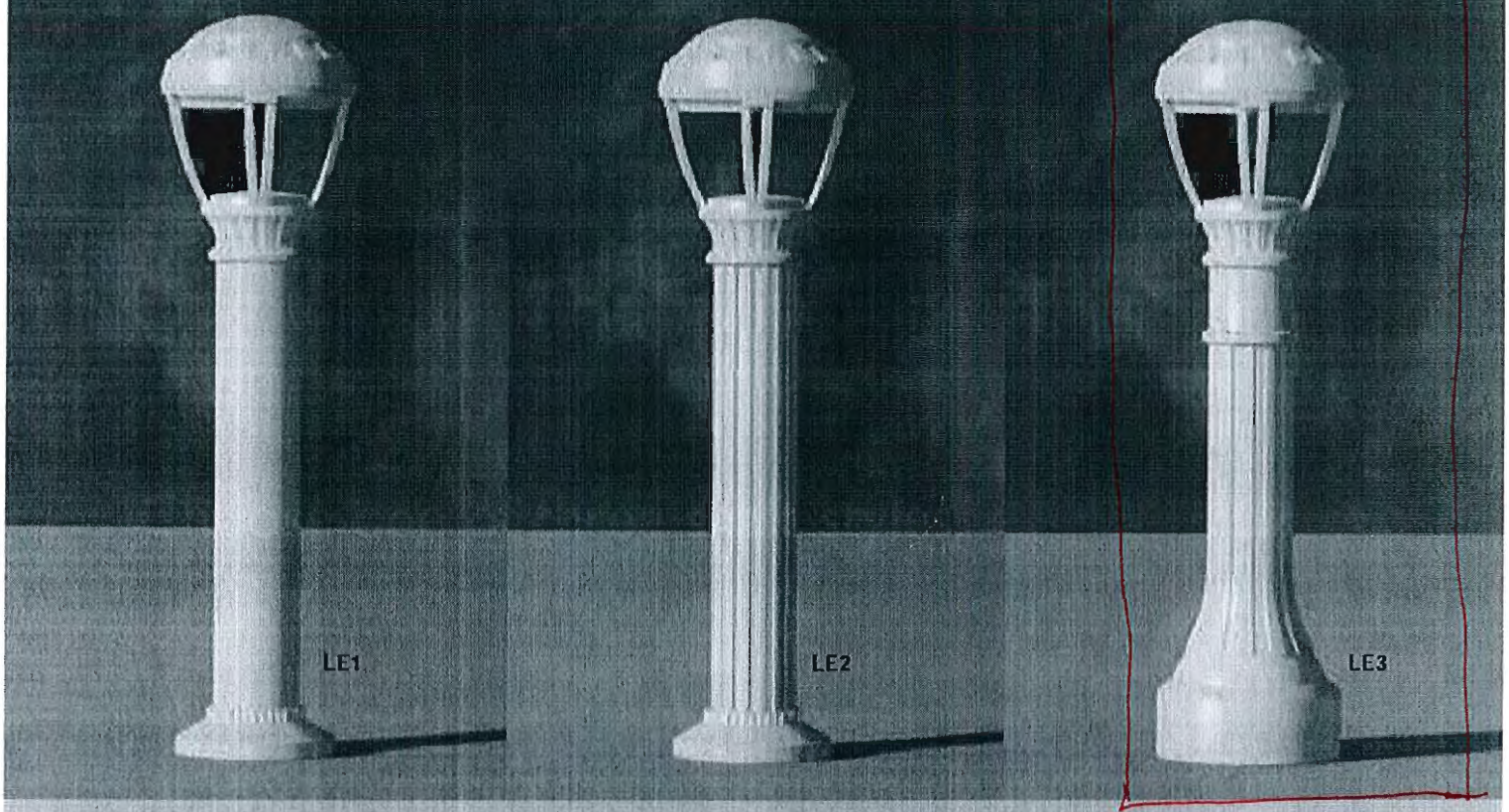
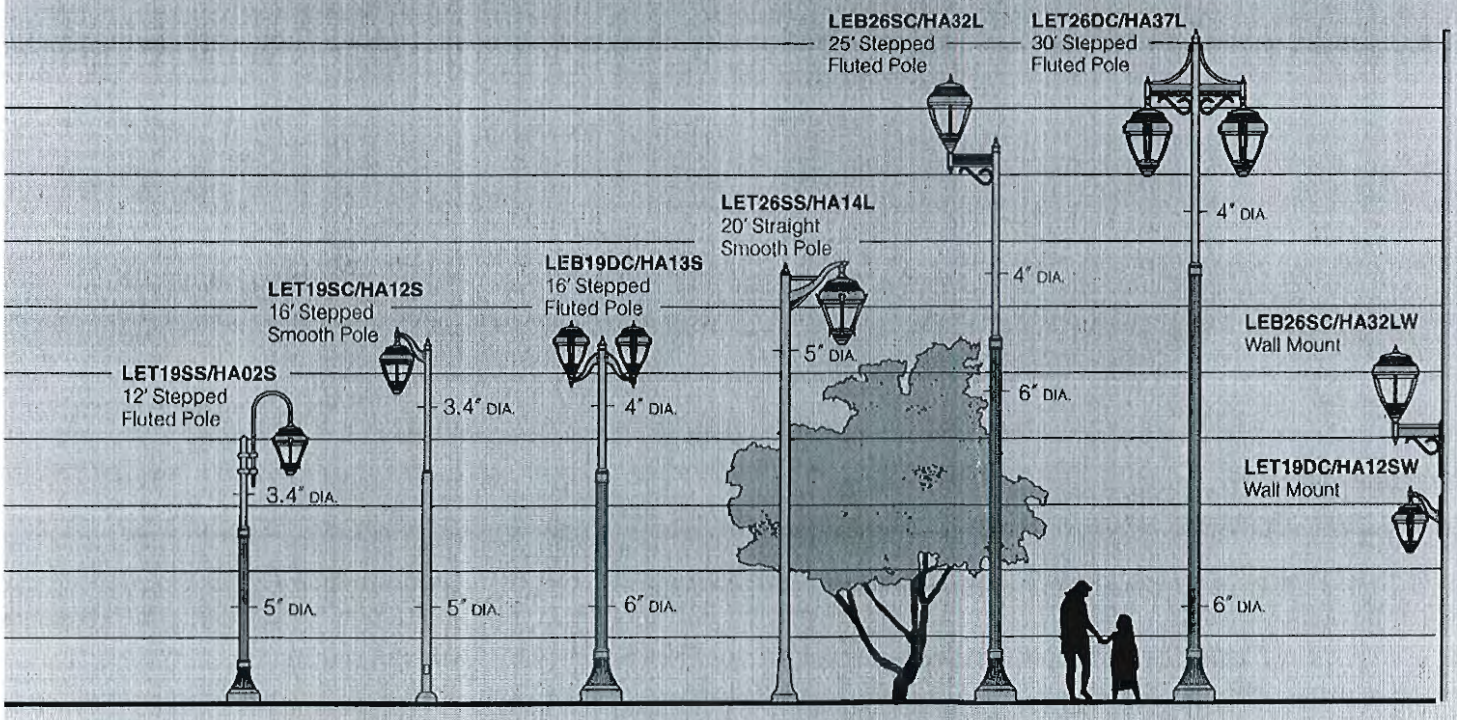
Choose one of three shaft styles.





AR 50-14
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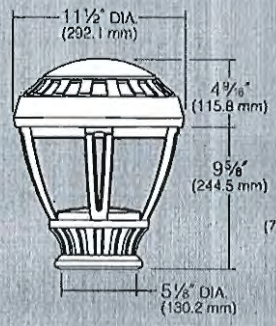
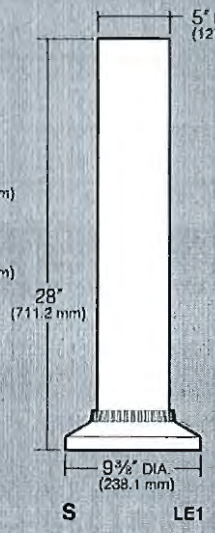
Luminaire Specifications

D
E L B
70 to 100 watt PMH
70 to 100 watt HPS
42 watt CFL
30, 45 or 60 watt LED



LE 1/2/3



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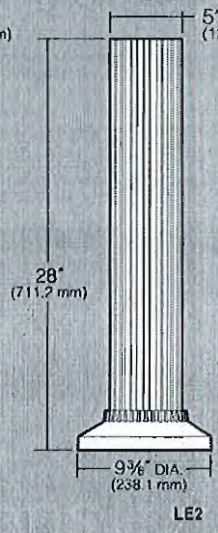
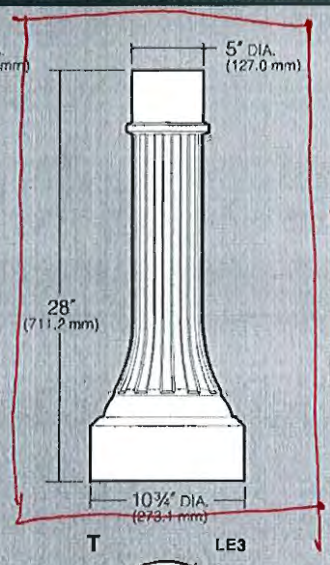


LE2



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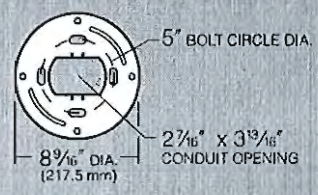
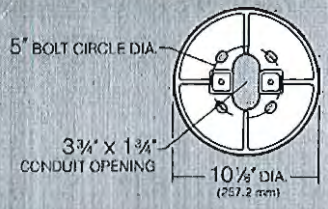




SPECIFICATIONS

HOOD AND LENS FRAME: Die-cast, low copper aluminum alloy (<0.6% Cu) with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screws. The ⅛" thick clear flat tempered glass lens seals against the lens frame by a one-piece extruded and vulcanized silicone gasket. The lens frame seals against the hood by a one-piece extruded and vulcanized silicone gasket.

ARM: Double curved die-cast, low copper aluminum alloy with internal wiring chamber supports the hood and lens frame.

HUB: Die-cast, low copper aluminum alloy with a die cast access cover. The hub is designed to support the arms.

REFLECTOR MODULE: Specular Alzak® optical segments are rigidly mounted within an aluminum frame and fastened securely to the hood. A porcelain medium base socket rated 4KV is provided for HID and a GX24q-4 universal socket is provided for fluorescent. No reflector provided for LED.

ANCHOR BASE PLATE: A heavy cast aluminum anchor base plate is provided for mounting to the four ⅜" x 10" + 2" zinc plated J-bolts, each with two nuts and washers. A rigid pressed board template is provided to secure the anchor bolts during concrete pour. 5" B.C.D. rods sandwich shaft between base and head.

ELECTRICAL MODULE: Factory mounted to a rigid assembly attached to the anchor base. **HID:** High Power Factor with starting temperatures of -20°F for PMH and -40°F for HPS lamp modes. **Fluorescent:** High Power Factor with starting temperature of 0°F. **LED:** A total of 9 LED emitters configured in a rectangular array comprised together as a module. Two (2) modules for 30 watt version; three (3) modules for 45 watt version; and four (4) modules for 60 watt version. Available in "Halogen White" (approx. 3500K). Emitters are directly attached to the electronic driver.

LED DRIVER: Constant current electronic driver. Rated for 30 watt, 45 watt or 60 watt. Available in 120 volt or 277 volt input. 0°F. starting temperature. All drivers are Underwriters Laboratories recognized. 120V versions are dimmable.

RISER: Smooth – The Riser assembly is a one-piece smooth aluminum extrusion (.188" minimum wall thickness) and a heavy cast aluminum base cover. Two internal ⅜" mounting rods sandwich riser between base and hub. **Fluted** – The riser assembly is a one-piece fluted aluminum extrusion (.188" minimum wall thickness) and a heavy cast aluminum base cover. Two internal ⅜" mounting rods sandwich riser between base and hub. **Traditional** – The riser is a heavy cast aluminum base cover. Two internal 3/8" mounting rods sandwich riser between base and hub.

FINISH/COLOR: Super TGIC thermoset polyester powder coat paint, 2.5 mil nominal thickness, applied over a titanated zirconium conversion coating; 2500 hour salt spray test endurance rating. Standard colors are Black, Dark Bronze, Light Gray, Stealth Gray™, Platinum Silver, or White. Custom colors are available.

CAUTION: Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

Listings and Ratings			
UL cUL 1598[1]	CE	IP46	25C Ambient

[1]Suitable for wet locations.

Kim Lighting reserves the right to change specifications without notice.

AR 50-14
CITY OF WORTHINGTON
PLED 03-14
DRAWING NO.
DATE 3-4-15

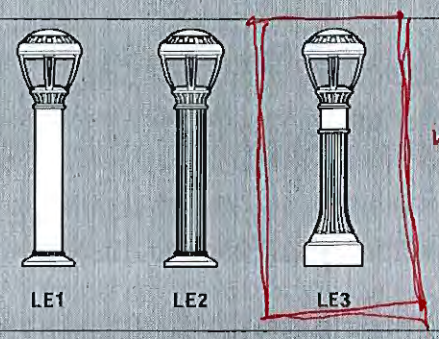
Ordering Information

Ordering Example:

Fixture	Electrical Module	Luminaire Finish	Options
LE1 /	70PMH120 /	BL /	HS
1	2	3	4-7

1 Fixture:

Cat. No. designates **LE** fixture



Cat. No.: LE1 LE2 LE3

2 Electrical Module:

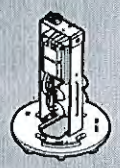
PMH = Pulse Start Metal Halide
HPS = High Pressure Sodium
PL = Compact Fluorescent
LED = Light Emitting Diode

See lamp and electrical data on page **5** for ballast types and characteristics.

Pulse Start Metal Halide		High Pressure Sodium		Compact Fluorescent	LED	
70PMH120	100PMH120	70HPS120	100HPS120	42PL120[1]	30LED120	IES Type I
70PMH208	100PMH208	70HPS208	100HPS208	42PL208[1]	30LED277	
70PMH240	100PMH240	70HPS240	100HPS240	42PL240[1]	45LED120	IES Type 3
70PMH277	100PMH277	70HPS277	100HPS277	42PL277[1]	45LED277	
70PMH347	100PMH347	70HPS347	100HPS347		60LED120	IES Type S
					60LED277	

[1]**42PL** operates one 26, 32, or 42 watt lamp at 120 thru 277 volts (50-60 Hz).

NOTE: For lamp/ballast information outside of the U.S.A. and Canada, please consult your local Kim representative.



Lamp Watts	Lamp Type	Line Volts
70	PMH	120

3 Luminaire Finish:

Super TGIC powder coat paint over titanated zirconium conversion coating.

Color:	Black	Dark Bronze	Light Gray	Stealth Gray*	Platinum Silver	White	Custom Colors
Cat. No.:	BL	DB	LG	SG	PS	WH	CC

Consult your Kim Lighting representative for custom colors.

4 Optional Houseside Shield:

Cat. No. **HS**

Optional shield made of stamped louvered aluminum allows streetside light to pass while blocking houseside light. Blackened reflector panels within the reflector also reduces the houseside reflection.

5 Optional Fusing:

Line Volts:	120V	208V	240V	277V	347V
Cat. No.:	SF	DF	DF	SF	SF

6 Lantern Enclosures

Cat. No. **LS**

Lexan molded high transmission luminous white enclosure replaces standard glass lens

Cat. No. **A**

Acrylic molded high transmission luminous white acrylic enclosure replaces standard glass lens

Optional lantern enclosure

7 Optional Emergency Battery Back-up:

For Compact Fluorescent only

Cat. No.: **EM**

Internal battery pack provides 90 minutes of supplemental light at 23% of initial lamp lumens for 26, 32 or 42 watt compact fluorescent lamps.

8 Optional Cold-Pack Emergency Battery Pack:

Cat. No. **EM-CP**

The EM-CP option is a temperature controlled ballast designed to maintain operation without interruption within a range of hi/low ambient temperatures, -20°C to +55°C.

Internal Cold-Pack emergency battery pack provides up to 90 minutes of supplemental light. See table at right for max. lumens output by lamps.

Lamp (4-Pin)	1 lamp lumens
42W	750
32W	575
26W	450

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
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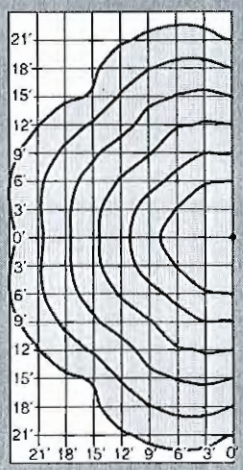
Photometrics

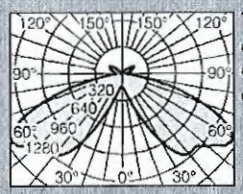
LE1/2/3 Luminaire



Typical Half
Initial Horizontal Footcandles for 42½" Bollard (39⅜" Light Center)

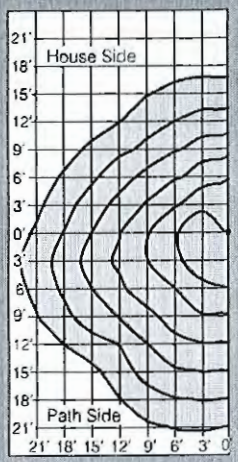
A	B	C	D	E
21.3	34.2	23.6	35.4	12.0
3.82	6.13	4.23	6.34	2.88
0.80	1.29	0.89	1.34	0.70
0.21	0.34	0.24	0.35	0.20
0.08	0.12	0.09	0.13	0.07
0.03	0.06	0.04	0.06	0.03
0.02	0.03	0.02	0.03	0.02

A 70W PMH, ED-17 Med. Base, Coated, 5300 initial lumens
B 100W PMH, ED-17 Med. Base, Coated, 8500 initial lumens
C 70W HPS, ED-17 Med. Base, Coated, 5860 initial lumens
D 100W HPS, ED-17 Med. Base, Coated, 8800 initial lumens
E 42W PL-1, GX24q-4 Base, 3200 initial lumens



Typical candlepower distribution curve for 100 Watt PMH

LE1/2/3 Luminaire with Houseside Shield



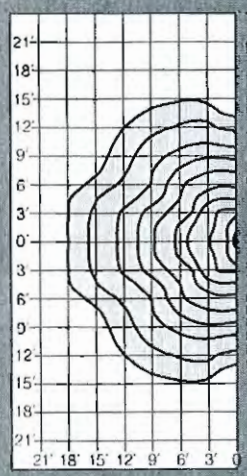
Typical Half
Initial Horizontal Footcandles for 42½" Bollard (39⅜" Light Center)

A	B	C	D	E
17.1	27.4	18.9	28.4	8.14
3.45	5.53	3.81	5.73	2.92
0.62	0.99	0.68	1.02	0.68
0.13	0.21	0.15	0.22	0.17
0.04	0.06	0.05	0.07	0.05
0.02	0.03	0.02	0.03	0.02
0.01	0.01	0.01	0.01	0.01

A 70W PMH, ED-17 Med. Base, Coated, 5300 initial lumens
B 100W PMH, ED-17 Med. Base, Coated, 8500 initial lumens
C 70W HPS, ED-17 Med. Base, Coated, 5860 initial lumens
D 100W HPS, ED-17 Med. Base, Coated, 8800 initial lumens
E 42W PL-1, GX24q-4 Base, 3200 initial lumens

Typical candlepower distribution curve for 100 Watt PMH

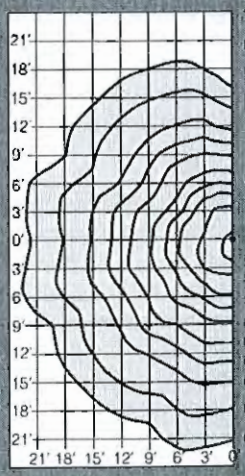
LE1/2/3 Luminaire with LED Module



Typical Half for 30 Watt LED
Initial Horizontal Footcandles for 42½" Bollard (39⅜" Light Center)

IES Type I

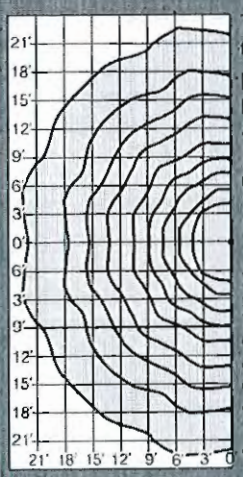
Typical candlepower distribution curve for 30 Watt LED



Typical Half for 45 Watt LED
Initial Horizontal Footcandles for 42½" Bollard (39⅜" Light Center)

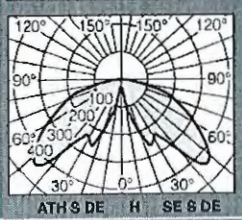
IES Type 3

Typical candlepower distribution curve for 45 Watt LED



Typical Half for 60 Watt LED
Initial Horizontal Footcandles for 42½" Bollard (39⅜" Light Center)

IES Type 5



Typical candlepower distribution curve for 60 Watt LED

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
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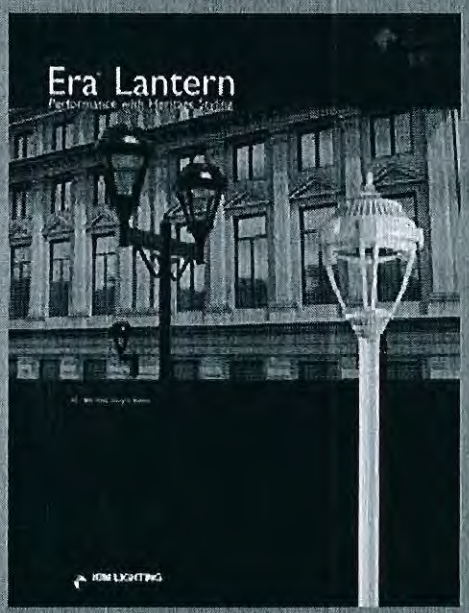
Lamp Guide

Lamp Watts	Lamp Type	System Watt	Bulb Type	Initial Lumens	Life (Hours)	ANSI Code	Starting Temp	Circuit Type	Voltage	Operating Amps.	Open Circuit Amps.	Starting Amps.	Min. Fuse Amps.
PULSE START METAL HALIDE													
70	PMH	90	Coated, ED17, Med Base	6,200 6,600	16,000	M98 M143	-30C	HX-HPF	120	0.85	1.90	0.80	4
									208	0.52	1.00	0.50	3
									240	0.44	0.90	0.43	2
									277	0.39	0.80	0.39	2
									347	0.28	0.70	0.20	2
100	PMH	129	Coated, ED17, Med Base	9,000	16,000	M90 M140	-30C	HX-HPF	120	1.15	2.30	1.20	6
									208	0.66	1.40	0.80	4
									240	0.58	1.15	0.65	3
									277	0.50	1.00	0.60	3
									347	0.40	1.00	0.40	2
HIGH PRESSURE SODIUM													
70	HPS	91	Coated, ED17, Med Base	6,300	24,000	S62	-40C	HX-HPF	120	0.81	1.45	0.75	5
									208	0.47	0.85	0.45	3
									240	0.40	0.75	0.37	2
									277	0.35	0.65	0.35	2
									347	0.30	0.55	0.30	2
100	HPS	130	Coated, ED17, Med Base	9,500	24,000	S54	-40C	HX-HPF	120	1.15	2.20	1.30	7
									208	0.67	1.25	0.75	5
									240	0.58	1.10	0.65	3
									277	0.50	0.85	0.60	3
									347	0.39	0.70	0.45	3
COMPACT FLUORESCENT													
42	PL	46	Coated, GX24q-4 Base	3,200	12,000	N/A	-18C	Electronic	120	–	–	0.39	2
									208	–	–	0.23	2
									240	–	–	0.20	2
									277	–	–	0.17	2
LED – 75CRI, 3500K													
30	LED	30	LED	1,200	50,000+	N/A	-40C	Electronic	120	–	–	0.25	2
									277	–	–	0.11	2
45	LED	45	LED	1,800	50,000+	N/A	-40C	Electronic	120	–	–	0.38	2
									277	–	–	0.16	2
60	LED	60	LED	2,400	50,000+	N/A	-40C	Electronic	120	–	–	0.50	2
									277	–	–	0.22	2

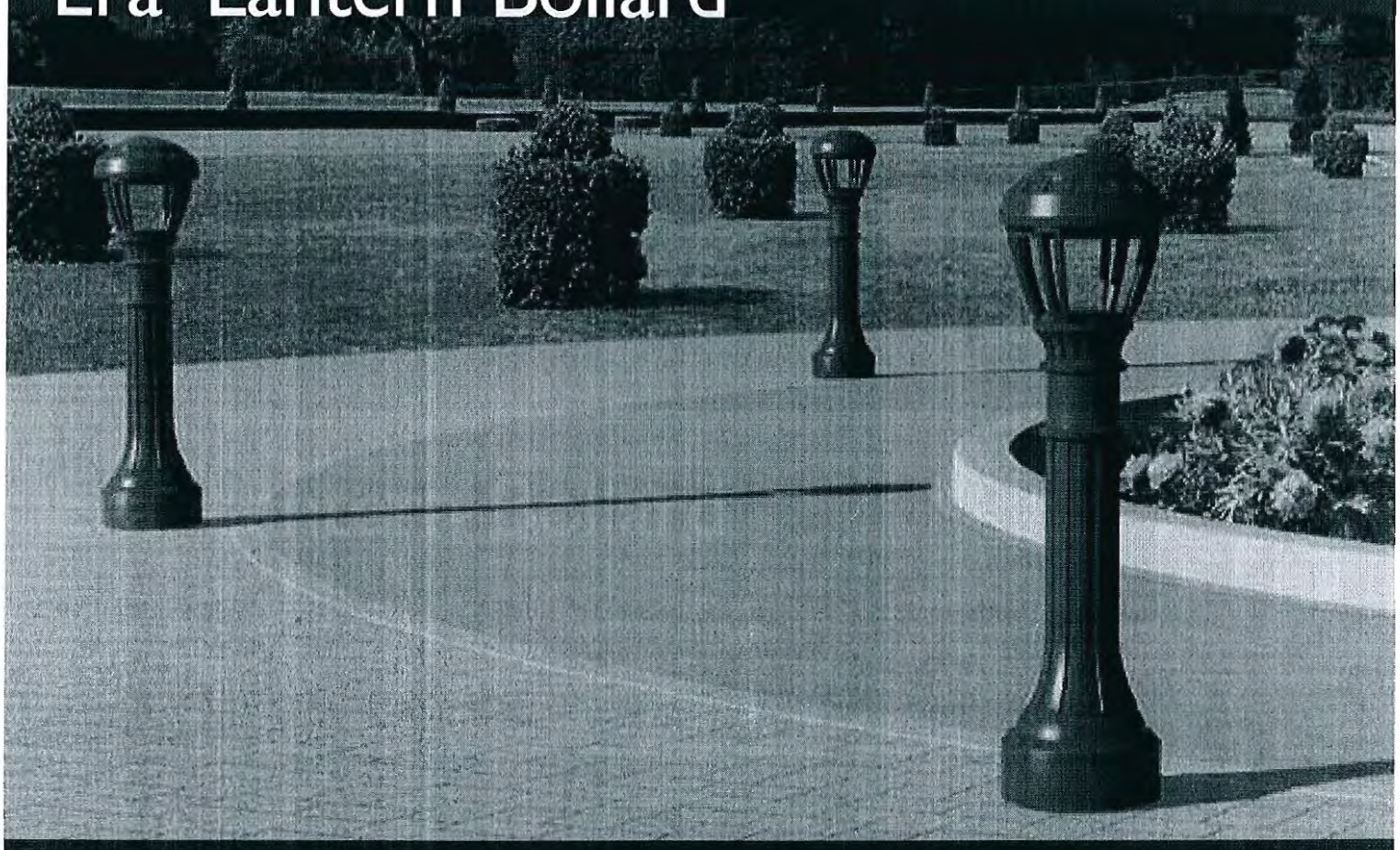
All **Initial Lumen** values shown are approximate and may vary from one manufacturer to another. Consult lamp manufacturer's data for exact lumen and life data.
NOTE: For lamp/ballast information outside of the U.S.A and Canada, please consult your local Kim representative. Lamps by others.
WARNING: All fixtures must be grounded in accordance with national, state, and/or local electrical codes. Failure to do so may result in serious personal injury.



Additional Era® Lantern luminaires are available from Kim Lighting. Request Kim Lighting's Era Lantern Catalog from your local Hubbell Lighting representative, or visit www.kimlighting.com.

Kim Lighting's entire line-up of architecturally relevant outdoor lighting catalogs are available online at www.kimlighting.com and in a two binder set.

Era® Lantern Bollard



KIM LIGHTING

www.kimlighting.com

Because of a continuing product improvement program, Kim Lighting reserves the right to change specifications without notice.

ENERGY STAR PARTNER

HUBBELL

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.

DATE 3-4-15

THE LODGE CONDOMINIUMS

WORTHINGTON, OHIO 43085

SQUARE FOOTAGE OF UNITS

MASON LODGE

GROUND FLOOR	TOTAL :	4,782 SQ. FT.
FIRST FLOOR	UNIT '01A' :	1,994 NET SQ. FT.
	UNIT '01B' :	1,821 NET SQ. FT.
	UNIT '01C' :	1,346 NET SQ. FT.
	UNIT '01D' :	1,289 NET SQ. FT.
	TOTAL (FIRST FLOOR) :	6,450 NET SQ. FT.
SECOND FLOOR	UNIT '02A' :	2,756 SQ. FT.
	UNIT '02B' :	2,933 SQ. FT.
	UNIT '01D' :	1,163 SQ. FT.
	TOTAL (SECOND FLOOR):	6,852 SQ. FT.
	TOTAL :	18,608 SQ. FT.

MASON LODGE TOWNHOMES

UNIT 'ML1' :	2,204 NET SQ. FT.
UNIT 'ML2' :	2,204 NET SQ. FT.
UNIT 'ML3' :	2,230 NET SQ. FT.
TOTAL :	6,638 NET SQ. FT

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A-1.5	TOWNHOME FIRST AND SECOND FLOOR PLANS: UNIT ML3	03/12/2015
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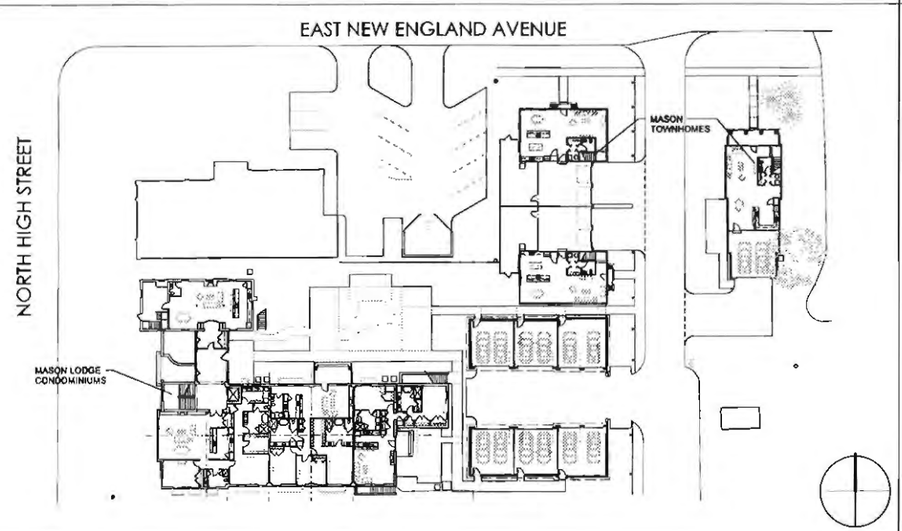
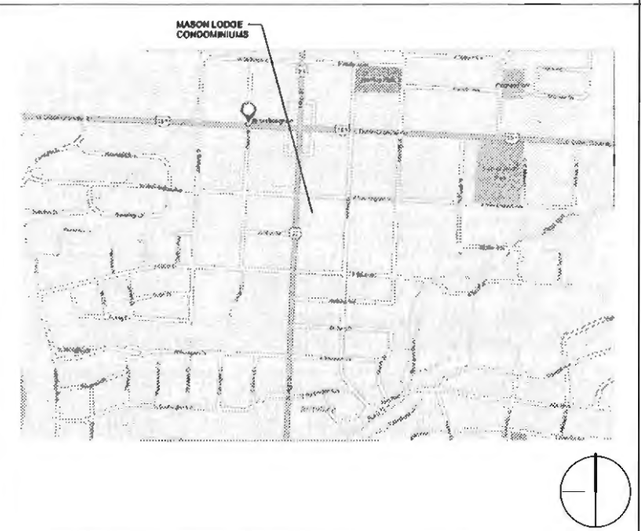
A-2.2	MASON LODGE ELEVATIONS	03/12/2015
A-2.3	MASON TOWNHOME ELEVATIONS (UNITS ML1 & ML2)	03/12/2015
A-2.4	MASON TOWNHOME ELEVATIONS (UNIT ML3)	03/12/2015
A-2.5	MASON CONDOMINIUM GARAGES	03/12/2015

SITE KEY PLAN



SITE MAP



AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

ARCHITECT
J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OHIO 43214
TEL 614-262-2326
FAX 614-262-2329

CIVIL ENGINEER
ADVANCED CIVIL DESIGN
422 BEECHER ROAD
GAHANNA, OHIO 43230
TEL 614-428-7743
FAX 614-428-7755

LANDSCAPE ARCHITECT
POD DESIGN
100 NORTHWOODS BLVD., SUITE A
COLUMBUS, OHIO 43235
TEL 614-255-3399

BEAN
J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 2326
FAX 614 262 2329

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THE LODGE CONDOMINIUMS
WORTHINGTON, OHIO
43085
FOR
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE
PROJECT INFORMATION AND INDEX OF DRAWINGS

DRAWING NUMBER
A-0.1

BEAN 903000.00

SITE STATISTICS

SITE INFORMATION

PROPOSED	RESIDENTIAL
TOTAL UNITS	9 UNITS
DENSITY	9 UNITS/AC
ADDRESS	634 HIGH STREET, 41 E. NEW ENGLAND AVE., WORTHINGTON, OHIO 43085
PARCEL #	100-000383, 100-000526, 100-000103
EXISTING ZONING	AR-4.5, C-3, R-10
PROPOSED ZONING	PUD

SITE AREA CALCULATIONS

TOTAL SITE AREA	1.00 AC	(43,560 SF)
BUILDING AREA	0.38 AC	(15,757 SF) (36%)
PAVEMENT AREA	0.15 AC	(6,678 SF)
WALK AND PATIO AREA	0.10 AC	(4,356 SF)
IMPERVIOUS AREA	0.61 AC	(26,791 SF)

PARKING CALCULATIONS

APARTMENTS	
REQUIRED PARKING (2/UNIT)	12 SPACES
PROVIDED PARKING TOTAL	12 SPACES
TOWNHOMES	
REQUIRED PARKING (2/UNIT)	4 SPACES
PROVIDED GARAGE PARKING SPACES	4 SPACES
SINGLE FAMILY	
REQUIRED PARKING (2/UNIT)	2 SPACES
PROVIDED GARAGE PARKING SPACES	2 SPACES

FEMA FLOOD MAP

THE SUBJECT PROJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C1059K, WITH AN EFFECTIVE DATE OF 06/17/2008, IN FRANKLIN COUNTY, OHIO.

GRAPHIC SCALE

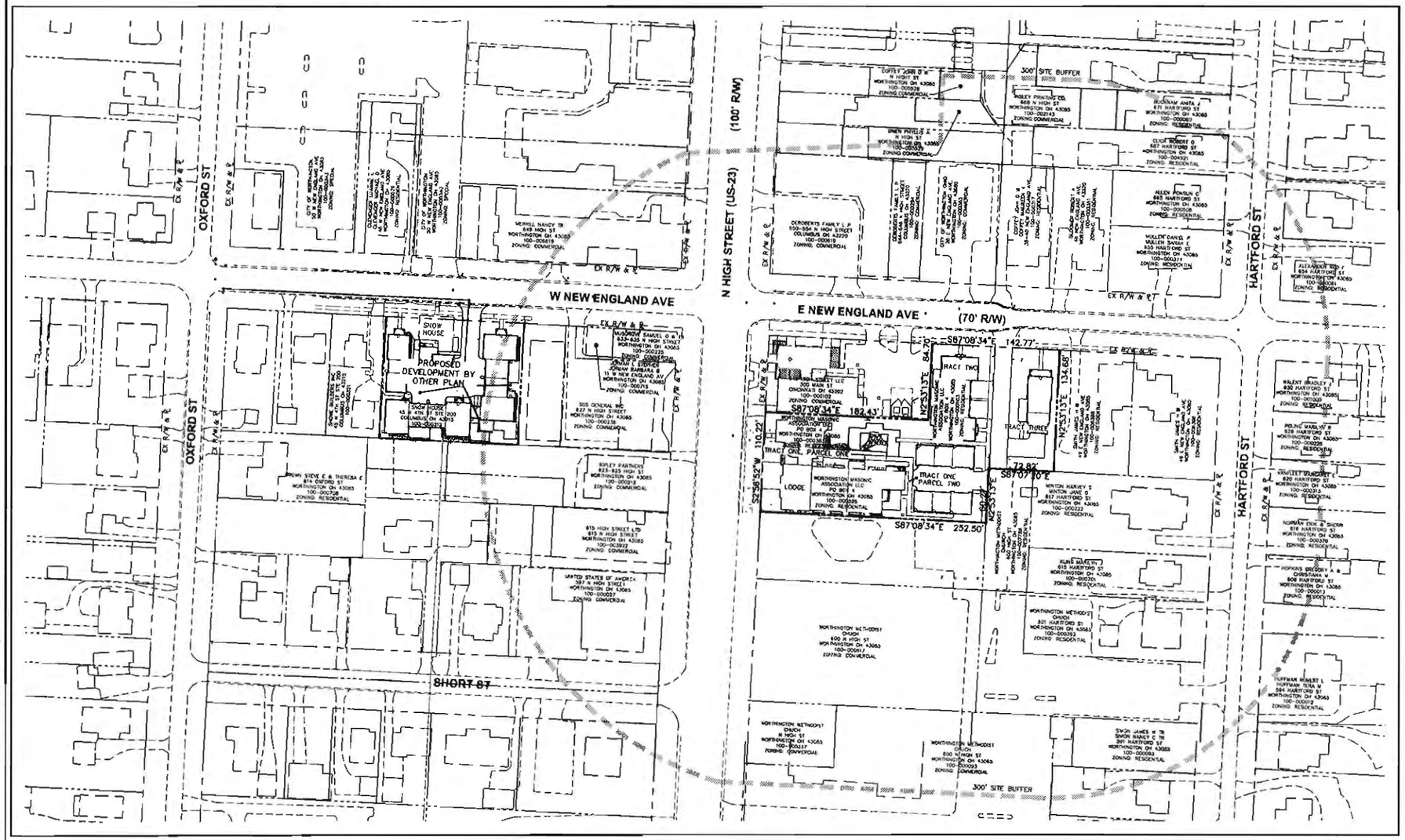
1 inch = 60 feet

DEVELOPER
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200
COLUMBUS, OH 43215

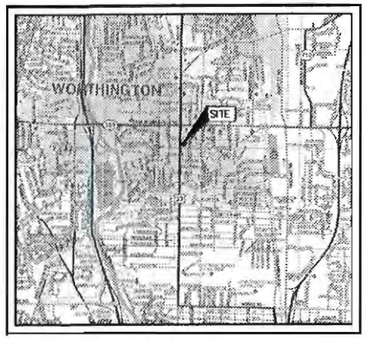
ARCHITECT
J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OH 43214

ENGINEER/SURVEYOR
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230

LANDSCAPE ARCHITECT
POD DESIGN
100 NORTHWOODS BOULEVARD, SUITE A
COLUMBUS, OH 43235



VICINITY MAP
SCALE: 1" = 60'



INDEX MAP
NO SCALE

Sheet List Table

Sheet Number	Sheet Title
1	TITLE SHEET
2	EXISTING CONDITIONS
3	SITE PLAN
4	PRELIMINARY UTILITY PLAN
5	PRELIMINARY GRADING PLAN

LEGAL DESCRIPTION

TRACT ONE:

PARCEL ONE:
PART OF INLOT NUMBER ONE HUNDRED SEVENTEEN (117) IN SAID VILLAGE OF WORTHINGTON, BOUNDED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT ON MAIN STREET (HIGH STREET), THENCE EAST ALONG THE SOUTH LINE OF SAID LOT NINETY (90) FEET, THENCE NORTH FIFTY (50) FEET; THENCE WEST NINETY (90) FEET TO SAID STREET;
THENCE SOUTH WITH SAID STREET FIFTY (50) FEET TO THE PLACE OF BEGINNING.

PARCEL TWO:
THE NORTH SIXTY (60) FEET OF INLOT NUMBER ONE HUNDRED TWENTY-FOUR (124) OF THE SAID VILLAGE OF WORTHINGTON AS THE SAME IS NUMBERED AND DELINEATED ON THE RECORDED PLAT OF SAID VILLAGE IN THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND FURTHER DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT NO. 124; THENCE EAST ALONG SAID NORTH LINE 252 1/4 FEET TO THE NORTHWEST CORNER OF LOT NO. 123; THENCE SOUTH SIXTY (60) FEET; THENCE WEST 252 1/4 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID LOT SIXTY (60) FEET TO THE PLACE OF BEGINNING.

TRACT TWO:
SITUATED IN THE CITY OF WORTHINGTON, COUNTY OF FRANKLIN AND STATE OF OHIO, AND KNOWN AS BEING PART OF LOT NO. 117 IN THE CITY OF WORTHINGTON AND BEGINNING AT A POINT ON THE SOUTH LINE OF NEW ENGLAND AVENUE, 182.60 FEET EAST OF THE INTERSECTION OF THE EAST LINE OF NORTH HIGH STREET WITH THE AFOREMENTIONED SOUTH LINE OF NEW ENGLAND AVENUE; THENCE EASTERLY ALONG THE SOUTH LINE OF NEW ENGLAND AVENUE 70.00 FEET; THENCE SOUTHERLY WITH AN INTERIOR ANGLE OF 89° 54', 134.68 FEET; THENCE WESTERLY, WITH AN INTERIOR ANGLE OF 90° 04', 182.68 FEET; THENCE NORTHERLY, WITH AN INTERIOR ANGLE OF 89° 59', 50.00 FEET; THENCE EASTERLY, WITH AN INTERIOR ANGLE OF 90° 03', 92.60 FEET; THENCE NORTHERLY, WITH AN INTERIOR ANGLE OF 270° 00', 84.87 FEET TO THE SOUTH LINE OF NEW ENGLAND AVENUE, ENCLOSING AS ANGLE OF 90° 00' AND BEING THE POINT OF BEGINNING, CONTAINING 0.3227 ACRE, MORE OR LESS.

TRACT THREE:
SITUATED IN THE STATE OF OHIO, COUNTY OF FRANKLIN, CITY OF WORTHINGTON:
BEING PART OF LOT 118 OF THE TOWN OF WORTHINGTON, AS THE SAME IS NUMBERED AND DELINEATED UPON THE RECORDED PLAT THEREOF, OF RECORD IN PLAT BOOK 3, PAGE 330, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON PIN FOUND AT THE NORTHWEST CORNER OF SAID LOT 118, ALSO BEING THE NORTHEAST CORNER OF LOT 117, ALSO BEING ON THE SOUTH RIGHT-OF-WAY OF NEW ENGLAND AVENUE (66 FEET), AND ALSO BEING THE TRUE PLACE OF BEGINNING OF THE HEREIN DESCRIBED TRACT:

THENCE ALONG THE NORTH LINE OF SAID LOT 118 AND THE SOUTH RIGHT-OF-WAY OF SAID NEW ENGLAND AVENUE, N 89° 58' 19" E, 72.79 FEET TO AN IRON PIPE SET;

THENCE, ALONG A NEW LINE THROUGH SAID LOT 118, SOUTH, 134.68 FEET TO AN IRON PIPE SET ON THE SOUTH LINE OF SAID LOT 118 AND ALSO ON THE NORTH LINE OF LOT 123;

THENCE, ALONG THE SOUTH LINE OF SAID LOT 118 AND THE NORTH LINE OF SAID LOT 123, S 89° 58' 19" W, 72.80 FEET TO AN IRON PIPE SET AT THE SOUTHWEST CORNER OF SAID LOT 118, ALSO BEING THE NORTHWEST CORNER OF SAID LOT 123, ALSO BEING THE NORTHEAST CORNER OF LOT 124, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 117;

THENCE, ALONG THE WEST LINE OF SAID LOT 118 AND THE EAST LINE OF SAID LOT 117, N 0° 04' 51" W, 134.68 FEET TO THE TRUE PLACE OF BEGINNING, CONTAINING 0.2248 ACRES, MORE OR LESS, SUBJECT HOWEVER TO ALL LEGAL EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD AND RECORDS IN THEIR RESPECTIVE UTILITY OFFICES.

THE BASIS OF BEARINGS IS AN ASSUMED MERIDIAN OF NORTH ON HARTFORD STREET. IRON PIPES SET ARE 1" O.D. WITH YELLOW PLASTIC CAPS INSCRIBED "PLUMMER PS 7595".

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN
ENGINEERS
422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

PLAN PREPARED FOR:
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET
SUITE 200
COLUMBUS, OH 43215

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
THE LODGE CONDOMINIUMS
TITLE SHEET
FOR
SHOWE WORTHINGTON LLC
FINAL DEVELOPMENT PLAN

Issue Dates:
2-13-2015: REVISED ACCESS EASEMENT
3-12-2015: ADDED CONDOMINIUMS

Date: 12/01/2014
Scale: 1" = 80'

Drawn By	Checked By:
TPC	TMW

Project Number:
14-0001-648

Drawing Number:
1 / 5

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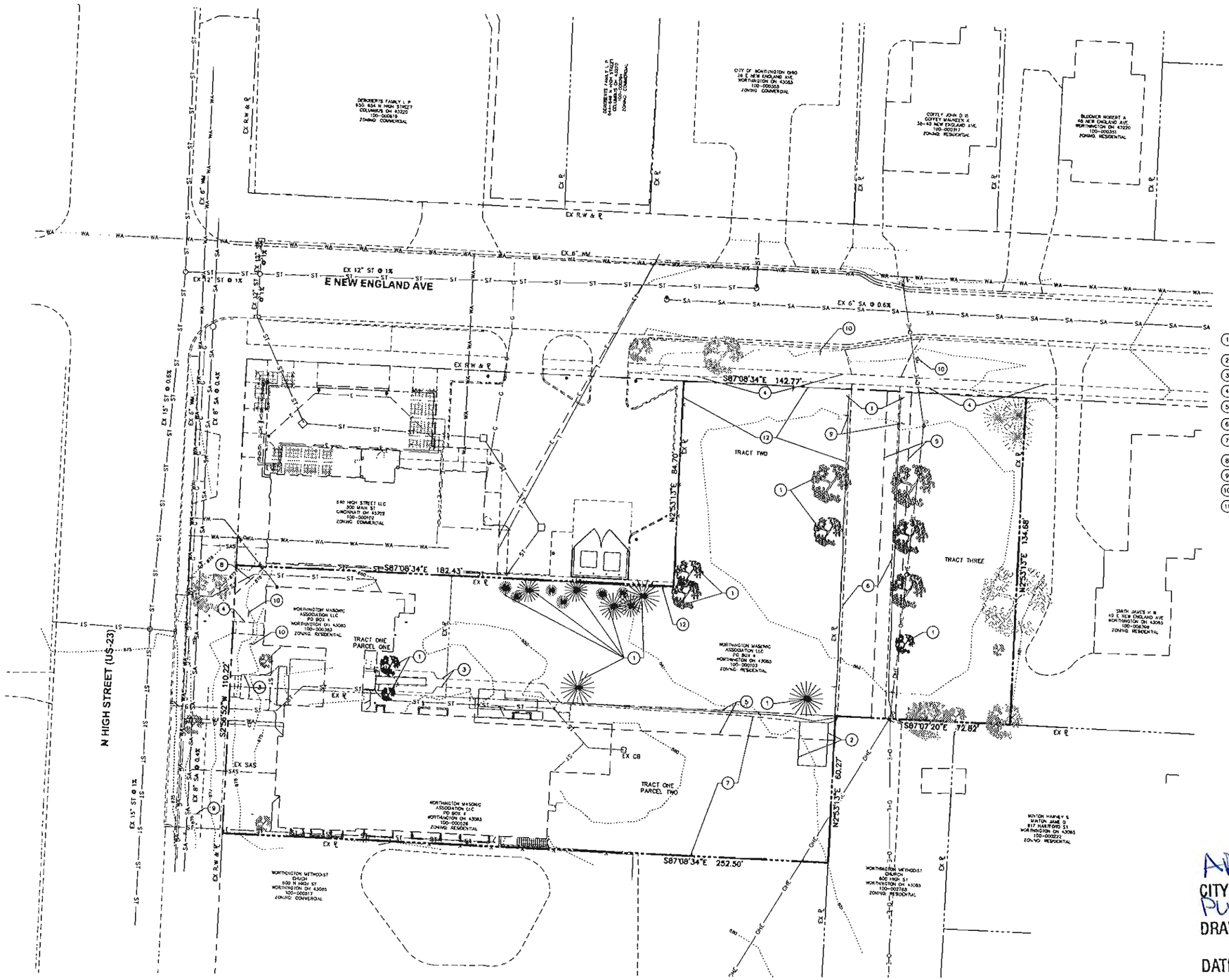

LEGEND

1. EXISTING TREE(S) AND/OR LANDSCAPING TO BE REMOVED. REFERENCE LANDSCAPE PLAN FOR DETAILS
2. EXISTING DUMPSTER ENCLOSURE TO BE REMOVED
3. EXISTING CURB CUT, DRIVE AND/OR WALK TO BE REMOVED
4. EXISTING WALK TO BE REMAIN.
5. EXISTING 10' ELECTRIC EASEMENT, PER DB 1984, PG. 465
6. EXISTING DRIVE TO REMAIN
7. EXISTING PARKING LOT TO BE REMOVED, SEE DEMO PLAN FOR DETAILS
8. EXISTING INGRESS/EGRESS EASEMENT, PER DB 2633, PG. 107
9. EXISTING SIGN TO BE REMOVED
10. EXISTING SIGN TO REMAIN
11. EXISTING FENCE TO BE REMOVED, SEE LANDSCAPE PLAN FOR DETAILS

940 EXISTING CONTOUR
ST EXISTING STORM SEWER
SA EXISTING SANITARY MAIN
WA EXISTING WATER MAIN

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS
402 Sawmill Road
Gahanna, Ohio 43230
ph 614-428-7750
fax 614-428-7755

PLAN PREPARED FOR:
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET
SUITE 200
COLUMBUS, OH 43215

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
THE LODGE CONDOMINIUMS
EXISTING CONDITIONS
FOR
SHOWE WORTHINGTON LLC
FINAL DEVELOPMENT PLAN

Issue Dates:
2-13-2015: REVISED ACCESS EASEMENT
3-12-2015: ADDED COMMENTS
-
-
-
-

Date: 12/01/2014
Scale: 1" = 20'

Drawn By: TPC
Checked By: DAW

Project Number: 14-0001-648

Drawing Number: 2 / 5

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LEGEND

TRAFFIC FLOW ARROW

PROPOSED ACCESS EASEMENT

E NEW ENGLAND AVE

N HIGH STREET (US-23)

S87°08'34"E 142.77'

S87°08'34"E 182.43'

S87°08'34"E 252.50'

S87°07'20"E 73.80'

N2°53'13"E 84.70'

N2°53'13"E 134.68'

N2°53'13"E 60.27'

S2°56'52"W 110.22'

ML #1 3,079 SF

ML #2 3,079 SF

ML #3 3,619 SF

GARAGE 2 SPACES

GARAGE 2 SPACES

GARAGE 2 SPACES

GARAGE 8 SPACES

GARAGE 8 SPACES

MASONIC LODGE 20,239 SF

EX. INGRESS/EGRESS EASEMENT

EX 10' ELEC. EASEMENT

EX 10' ELEC. EASEMENT

PROP. TRASH CAN PADS

PROP. ACCESS EASEMENT

AR 50-14

CITY OF WORTHINGTON

PUD 03-14

DRAWING NO.

DATE 3-4-15

GRAPHIC SCALE

1 inch = 20 feet

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7753

PLAN PREPARED FOR:

SHOWE WORTHINGTON LLC
45 N. FOURTH STREET
SUITE 200
COLUMBUS, OH 43215

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO

THE LODGE CONDOMINIUMS

SITE PLAN

FOR

SHOWE WORTHINGTON LLC

FINAL DEVELOPMENT PLAN

Issue Dates:
2-13-2015: REVISED ACCESS EASEMENT
3-12-2015: ADDED DIMENSIONS

Date: 12/01/2014
Scale: 1" = 20'

Drawn By:	Checked By:
TPC	TVW

Project Number:
14-0001-648

Drawing Number:
3 / 5

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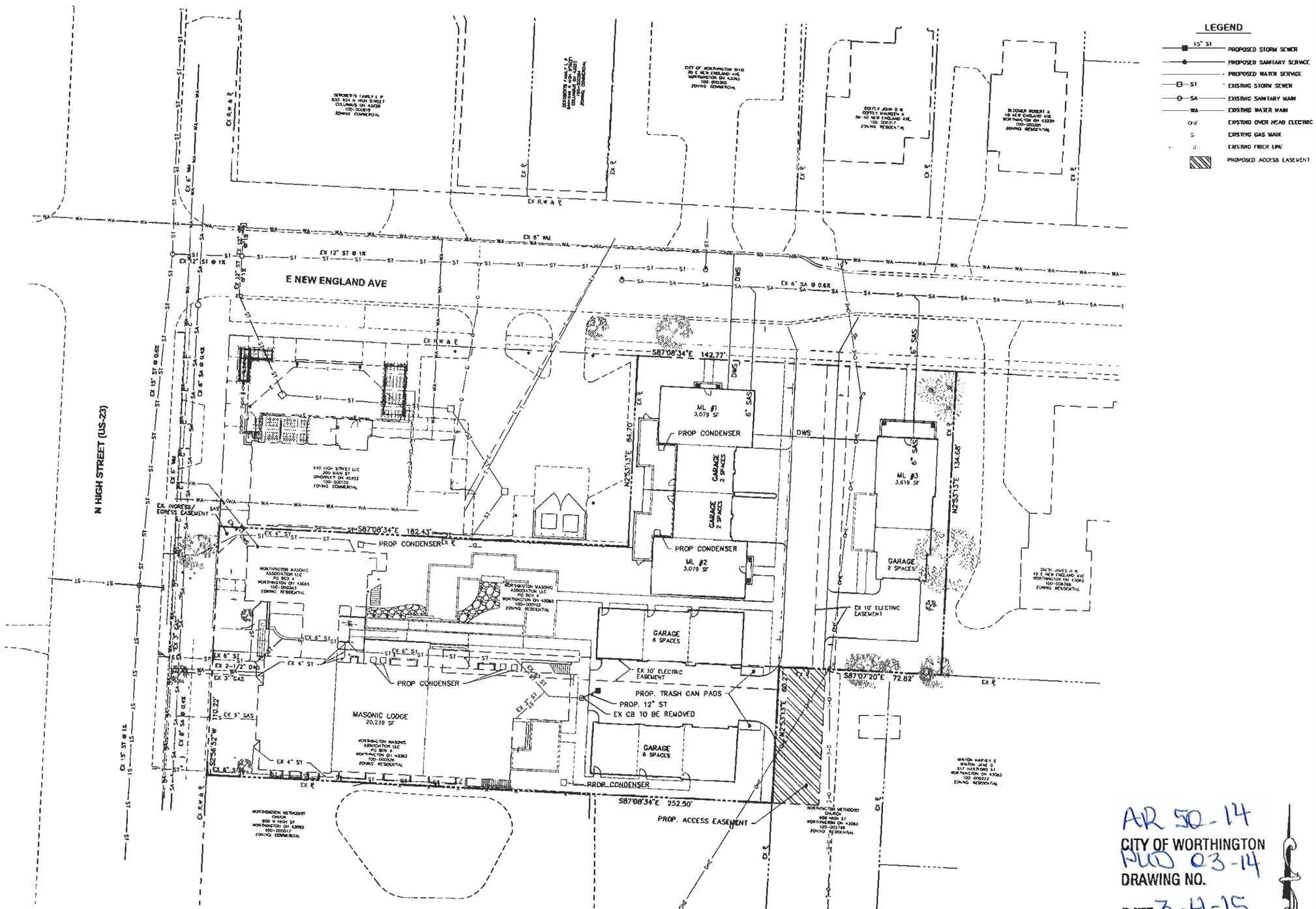

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

PLAN PREPARED BY:

ADVANCED CIVIL DESIGN ENGINEERS
420 Bencer Road
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ph 614.476.7700
fax 614.476.7730

PLAN PREPARED FOR:

SHOWE WORTHINGTON LLC
45 N. FOURTH STREET
SUITE 200
COLUMBUS, OH 43215

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
THE LODGE CONDOMINIUMS
PRELIMINARY UTILITY PLAN
FOR
SHOWE WORTHINGTON LLC
FINAL DEVELOPMENT PLAN

Issue Date:	
2-13-2015	REVISED ACCESS EASEMENT
3-12-2015	ADDED CONDENSERS

Date: 12/01/2014
Scale: 1" = 20'

Drawn By: RPC
Checked By: DAW

Project Number: 14-0001-648

Drawing Number: 4 / 5

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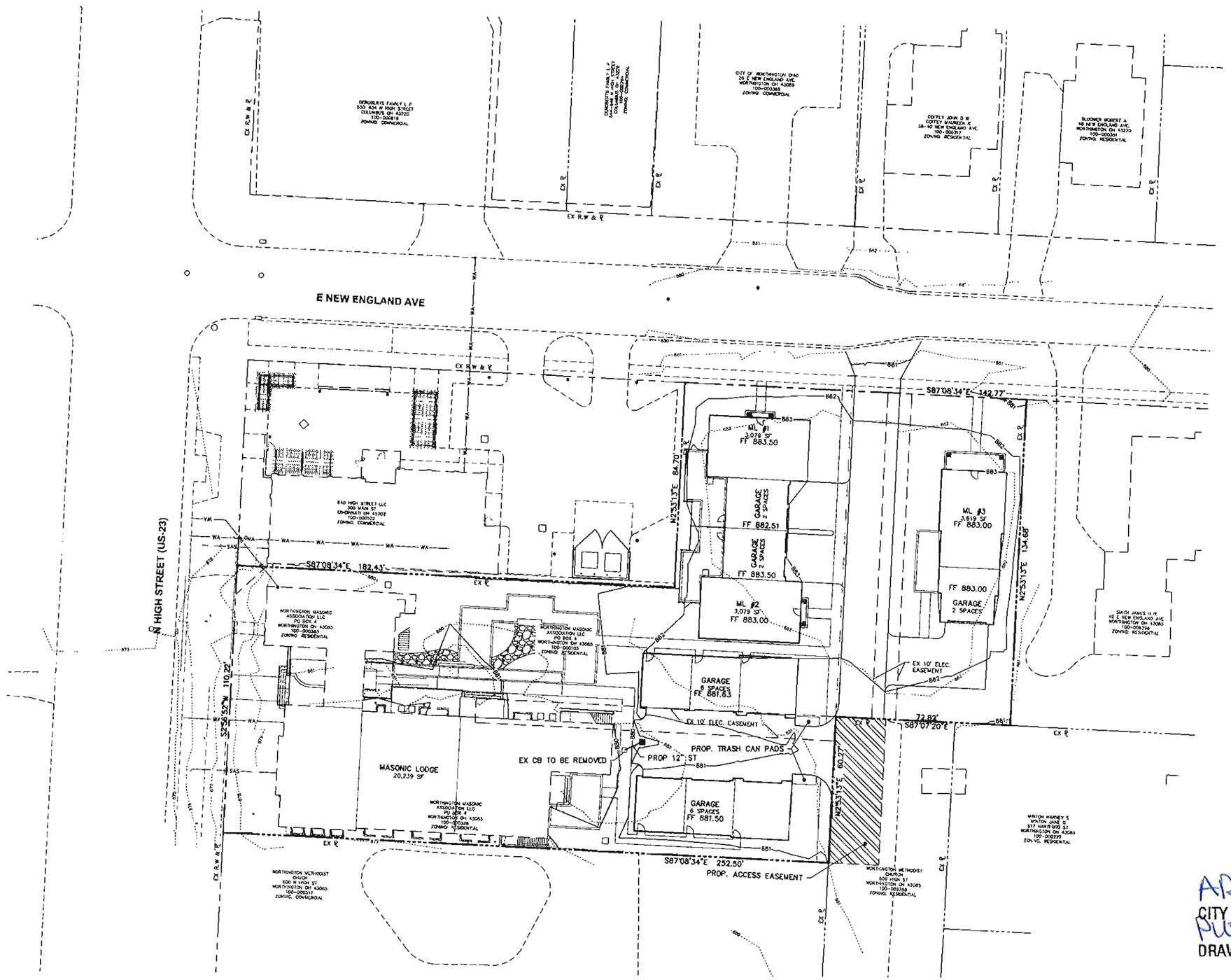

LEGEND

940	EXISTING CONTOUR
913	PROPOSED CONTOUR
15" S1	PROPOSED STORM SEWER
	PROPOSED SANITARY SERVICE
	PROPOSED WATER SERVICE
	PROPOSED PUBLIC WATER MAIN
S1	EXISTING STORM SEWER
SA	EXISTING SANITARY MAIN
WA	EXISTING WATER MAIN
	PROPOSED ACCESS EASEMENT

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

GRAPHIC SCALE
0 10 20 40
1 inch = 20 feet

PLAN PREPARED BY:
ADVANCED CIVIL DESIGN ENGINEERS
422 Beecher Road
Columbus, Ohio 43230
ph 614.428.7950
fax 614.428.7955

PLAN PREPARED FOR:
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET
SUITE 200
COLUMBUS, OH 43215

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO
THE LODGE CONDOMINIUMS
PRELIMINARY GRADING PLAN
FOR
SHOWE WORTHINGTON LLC
FINAL DEVELOPMENT PLAN

Issue Dates:	
2-13-2015:	REVISED ACCESS EASEMENT
3-12-2015:	ADDED CONDOMINIUMS

Date 12/01/2014
Scale: 1" = 20'

Drawn By:	Checked By:
TPC	TMW

Project Number:
14-0001-648

Drawing Number:
5 / 5

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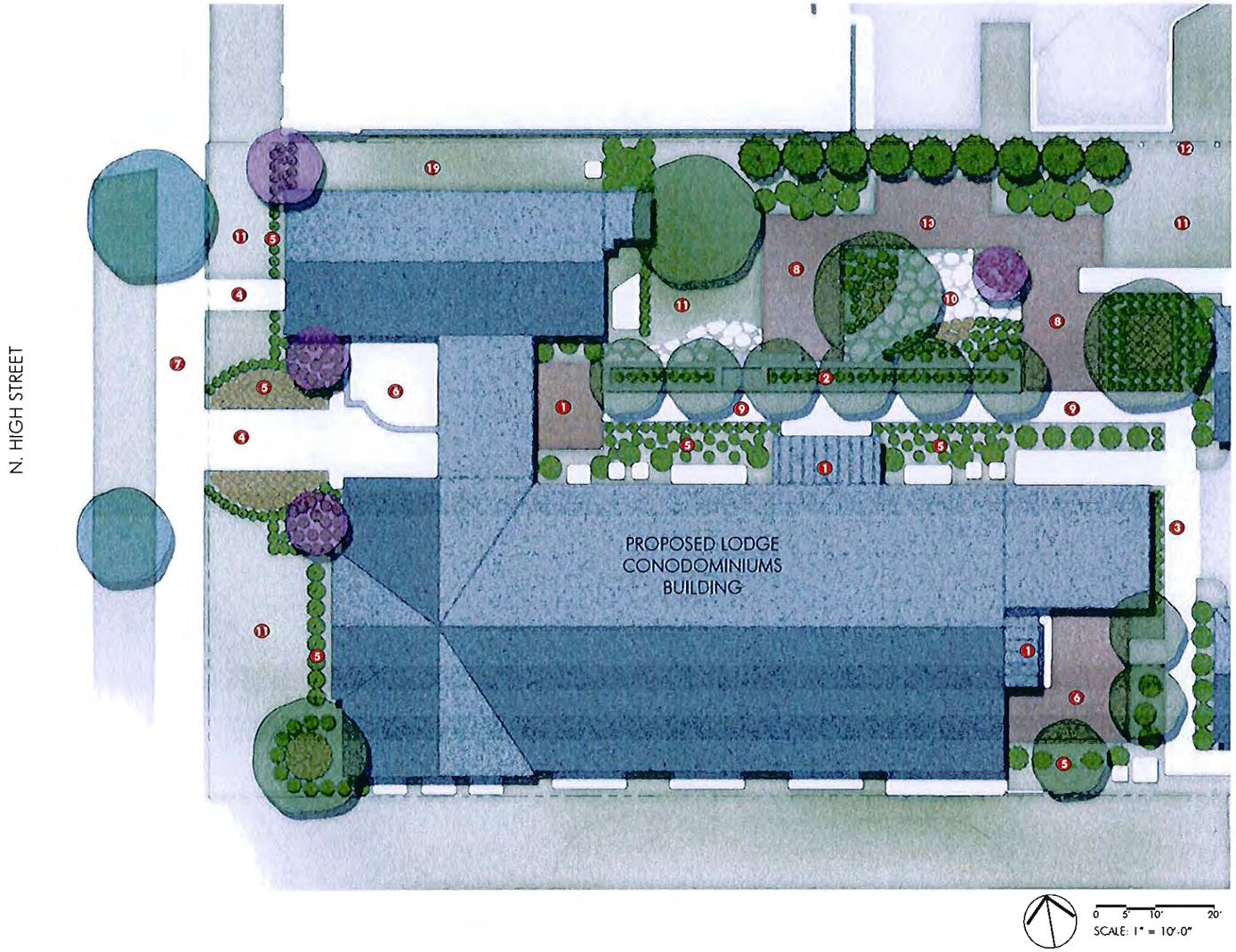


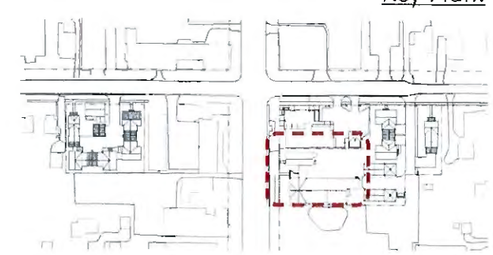
Key:

1. FRONT DOOR / STOOP / ROOF OVERHANG
2. RAISED PLANTER
3. PROPOSED ENTRY SIDEWALK
4. EXISTING ENTRY WALK TO REMAIN
5. FOUNDATION PLANTINGS (TYP)
6. RESIDENT PATIO
7. EXISTING PUBLIC SIDEWALK
8. RESIDENT COURTYARD
9. ACCESSIBLE ROUTE TO LODGE CONDOMINIUMS
10. FLAGSTONE WALK
11. LAWN
12. 6' PRIVACY FENCE
13. TRELLIS OVERHEAD OF SEATING AREA

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.

DATE 3-4-15

Key Plan:

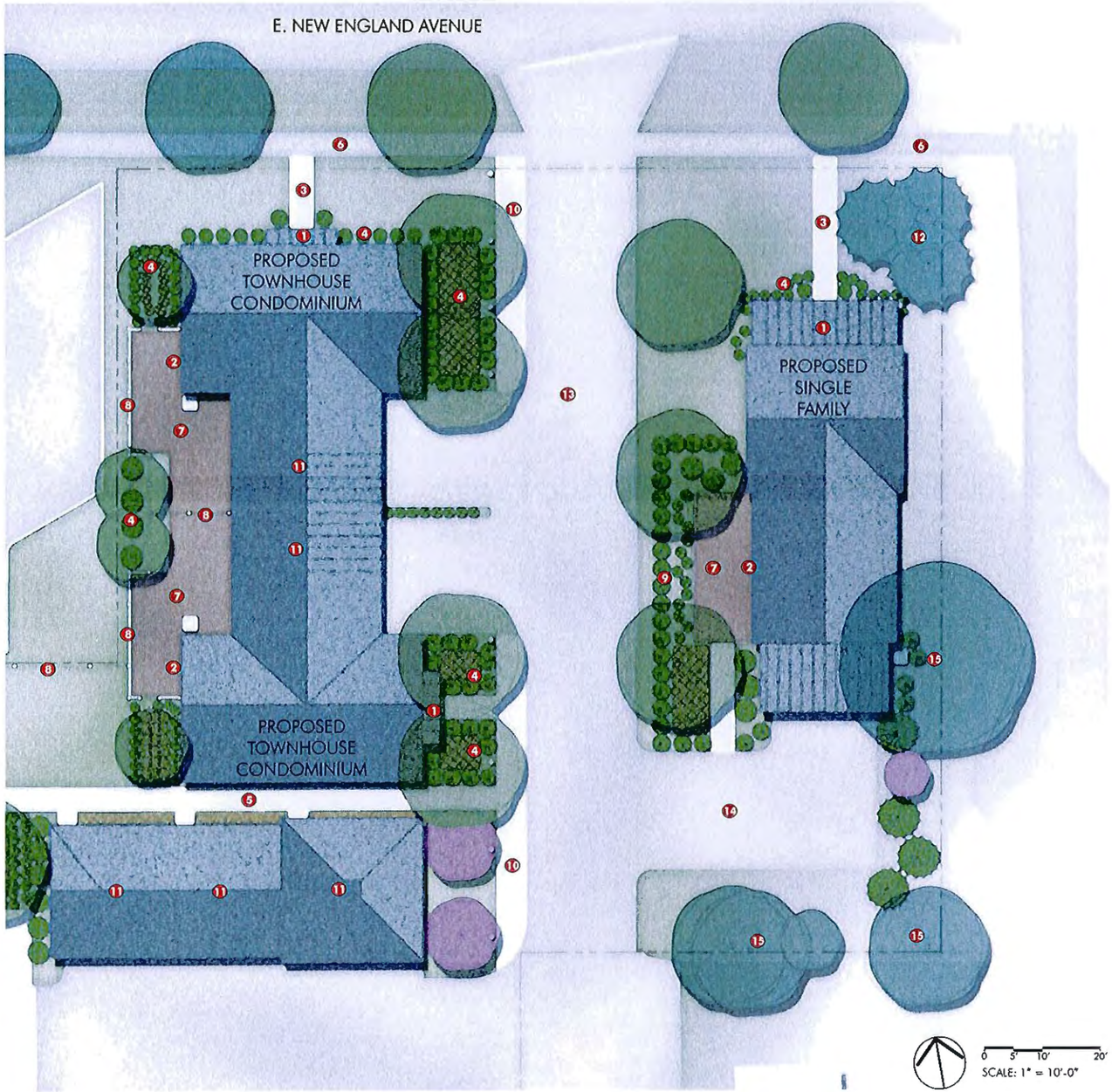


Prepared for:
Showe Worthington LLC
45 N. 4th Street, Suite 200
Columbus, OH 43215

SHEET 1 OF 2

The Lodge Condominiums Illustrative Landscape Plan | 03.04.2015

POD design landscape architecture | planning | urban design
100 Northwoods Blvd. Suite A Columbus, Ohio 43235 p614.255.3399 f614.255.3999

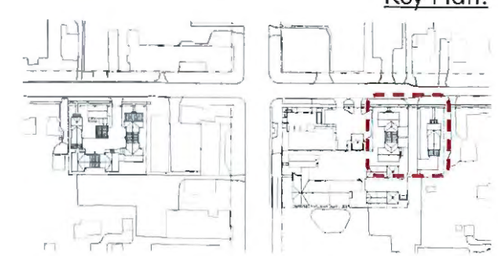


Key:

1. FRONT DOOR / STOOP / ROOF OVERHANG
2. BACK DOOR / STOOP / ROOF OVERHANG
3. PROPOSED ENTRY SIDEWALK
4. FOUNDATION PLANTINGS (TYP.)
5. RESIDENT COURTYARD ENTRY WALK
6. EXISTING PUBLIC SIDEWALK
7. RESIDENT PATIO
8. 6' PRIVACY FENCE
9. DENSE SHRUB ROW TO ENCLOSE/SCREEN PRIVATE PATIOS
10. PROPOSED PUBLIC SIDEWALK
11. CONDOMINIUM GARAGES
12. PRESERVE EXISTING EVERGREENS, LIMB UP 6' HT
13. PRESERVE EXISTING ALLEY ACCESS TO PARKING
14. SINGLE FAMILY DRIVEWAY
15. PRESERVE EXISTING TREES

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

Key Plan:

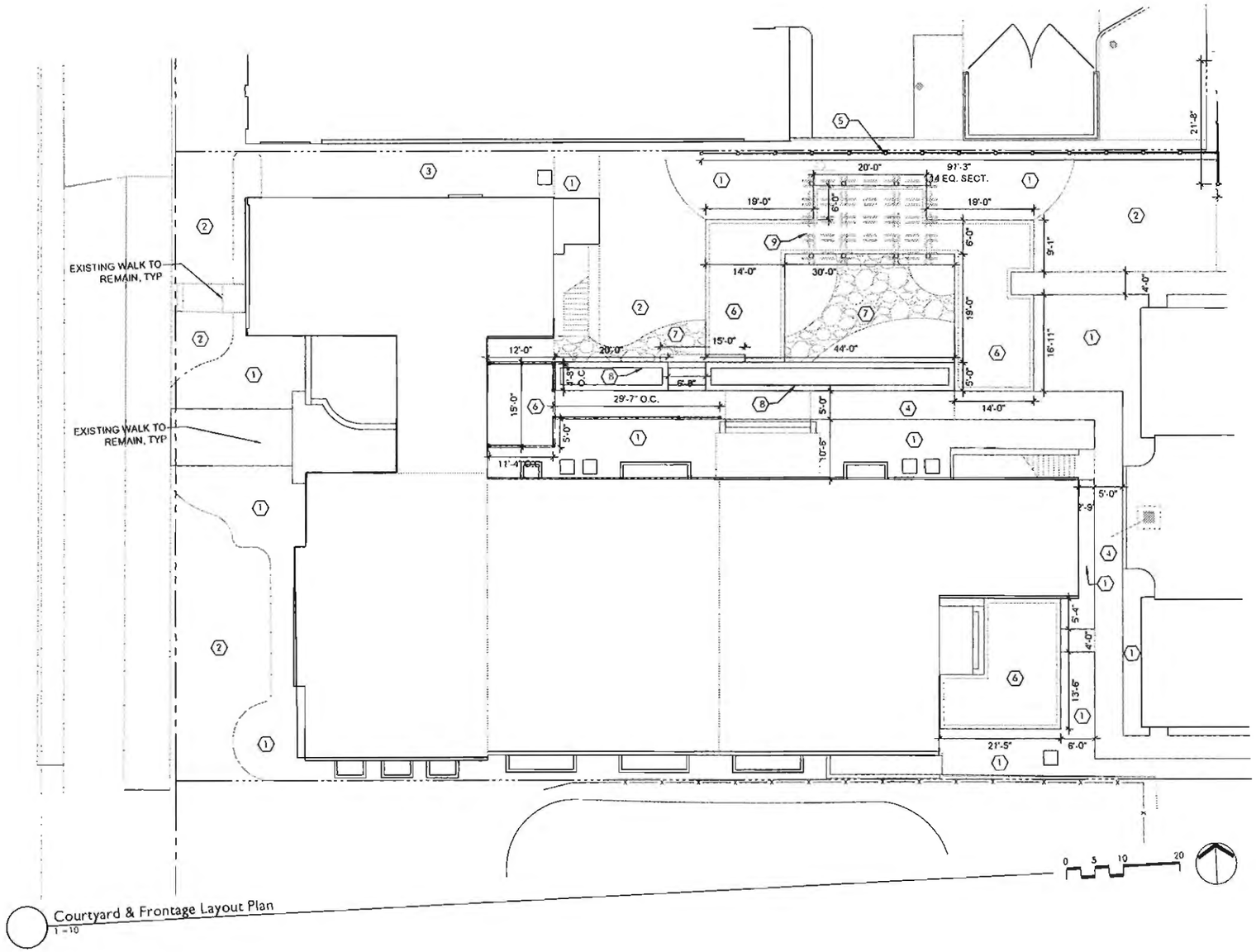


Prepared for:
Showe Worthington LLC
45 N. 4th Street, Suite 200
Columbus, OH 43215

SHEET 2 OF 2

The Lodge Condominiums Illustrative Landscape Plan | 03.04.2015

POD design landscape architecture | planning | urban design
100 Northwoods Blvd. Suite A Columbus, Ohio 43235 p614.255.3399 f614.255.3999



Courtyard & Frontage Layout Plan
1 = 10

CODED NOTES:

1. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
2. LAWN AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
3. MULCHED PLANTING AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
4. CONCRETE WALK
5. PRIVACY FENCE, DETAIL 6, L3.0
6. BRICK PATIO, DETAIL 4, L3.0
7. FLAGSTONE WALK, DETAIL 5, L3.0
8. RAISED PLANTER WALL, DETAIL 8, L3.0
9. PERGOLA, DETAIL 7, L3.0

GENERAL LAYOUT NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.

3. DO NOT SCALE DRAWINGS. UTILIZE DIMENSIONS INDICATED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE ALL WORK AND BE RESPONSIBLE FOR ALL METHODS, MEANS, SEQUENCE, AND PROCEDURES OF THE WORK.

4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL DIMENSIONS SHOWN ARE FROM THE FACE OF CURB.

5. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.

6. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.

7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.

8. NOTIFY OWNER AND OWNERS REPRESENTATIVE TO REVIEW LAYOUT STAKING AND DIRECT FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

9. ALL UTILITIES AND SITE GRADING INFORMATION PROVIDED BY: ADVANCED CIVIL DESIGN, 614.428.7750

POD design

Columbus
100 Northwoods Blvd. Suite A
Columbus, Ohio 43235
p 614.255.3399
f 614.255.3999

Cincinnati
8716 Arcturus Drive
Cincinnati, Ohio 45249
p. 513.256.1249

PODdesign.net

Project Name

The Lodge Condominums

634 High Street
Worthington, OH 43085

Prepared For

Showe Worthington LLC
45 N. Fourth Street, Suite 200
Columbus, OH 43215

Project Info

Project #	14048
Date	03/04/15
By	CH/TF
Scale	AS NOTED

FINAL DEVELOPMENT PLAN

Revisions

Sheet Title

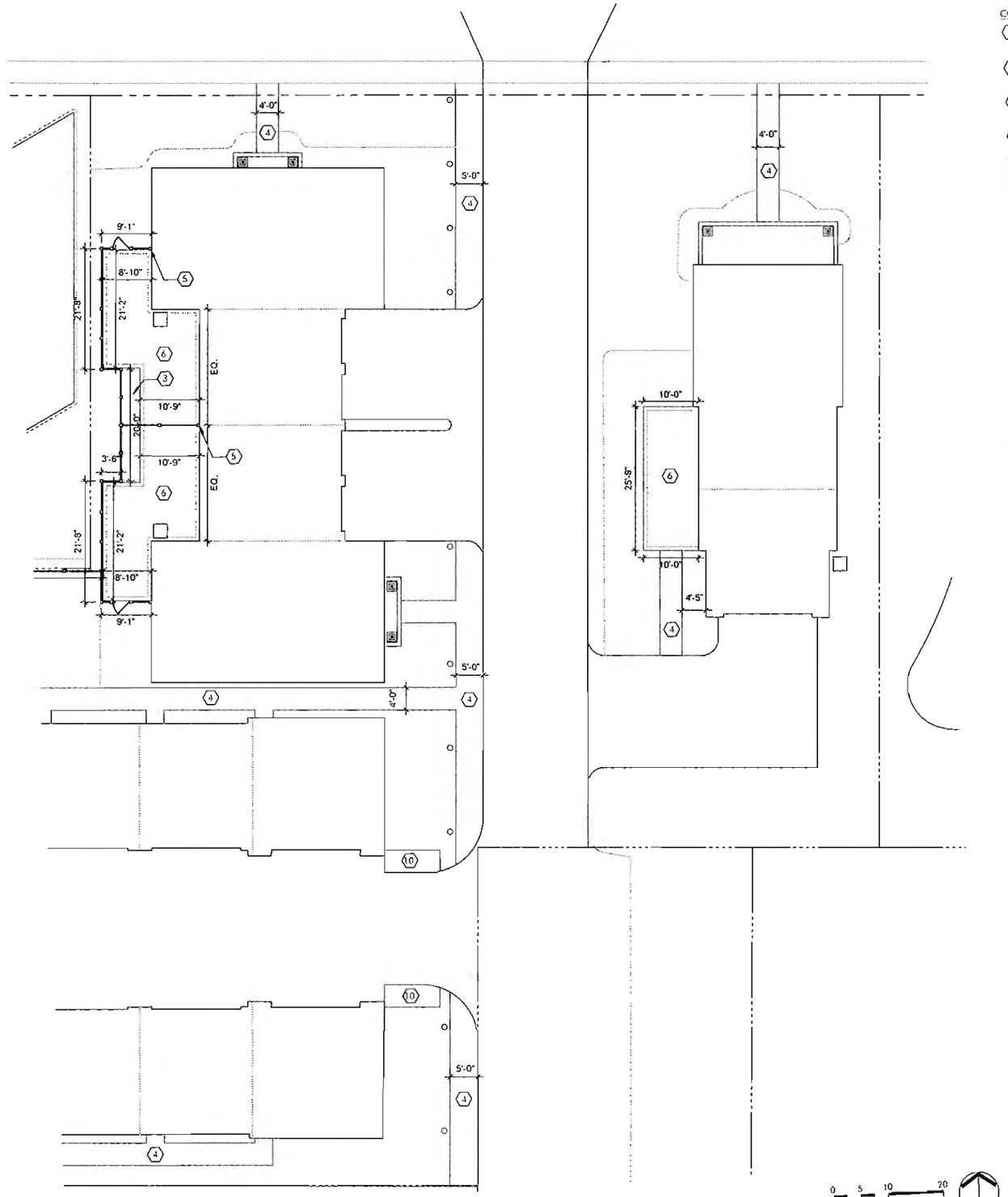
Courtyard and Frontage Layout Plan

Sheet #

L1.0

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

OHIO Utilities Protection SERVICE
Call Before You Dig
1-800-382-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



Alley Condos Layout Plan
1 = 10

CODED NOTES:

1. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
2. LAWN AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
3. MULCHED PLANTING AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
4. CONCRETE WALK
5. PRIVACY FENCE, DETAIL 6, L3.0
6. BRICK PATIO, DETAIL 4, L3.0
7. NOT USED THIS SHEET
8. NOT USED THIS SHEET
9. NOT USED THIS SHEET
10. CONCRETE TRASH CONTAINER PADS

GENERAL LAYOUT NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.

2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO COMMENCING WITH WORK. NOTIFY ON OWNER'S REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE PLANS AND ACTUAL SITE CONDITIONS. NO WORK SHALL BE DONE IN AREAS WHERE SUCH DISCREPANCIES EXIST.

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4. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL DIMENSIONS SHOWN ARE FROM THE FACE OF CURB.

5. UNLESS OTHERWISE INDICATED ON THE PLANS, ALL LINE WORK, LAYOUT AND DIMENSIONS ARE PARALLEL AND PERPENDICULAR TO ONE ANOTHER.

6. DO NOT DISTURB AREAS OUTSIDE OF PROJECT LIMITS.

7. PROTECT EXISTING FACILITIES DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES TO EXISTING FACILITIES RESULTING FROM CONSTRUCTION ACTIVITIES.

8. NOTIFY OWNER AND OWNER'S REPRESENTATIVE TO REVIEW LAYOUT STAKING AND DIRECT FIELD MODIFICATIONS AS NEEDED PRIOR TO PROCEEDING WITH CONSTRUCTION ACTIVITIES.

9. ALL UTILITIES AND SITE GRADING INFORMATION PROVIDED BY: ADVANCED CIVIL DESIGN, 614.428.7750

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

POD design

Columbus
100 Northwoods Blvd, Suite A
Columbus, Ohio 43235
p 614.255.3399
f 614.255.3999

Cincinnati
8716 Arcturus Drive
Cincinnati, Ohio 45249
p. 513.256.1249

PODdesign.net

Project Name

The Lodge Condominums

634 High Street

Worthington, OH 43085

Prepared For

Shawe Worthington LLC
45 N. Fourth Street, Suite 200
Columbus, OH 43215

Project Info

Project #	14048
Date	03/04/15
By	CH/TF
Scale	AS NOTED

FINAL DEVELOPMENT PLAN

Revisions

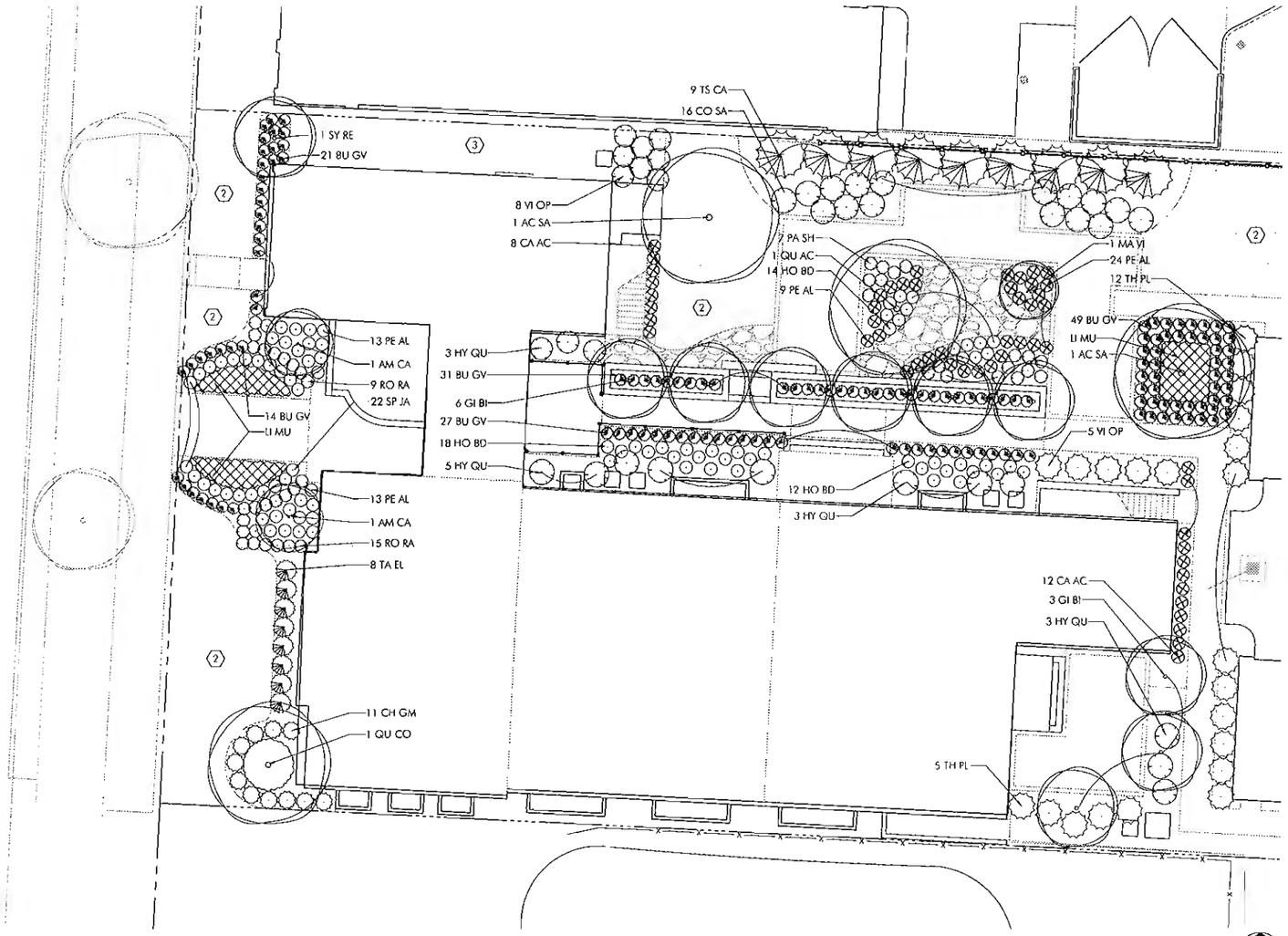
Sheet Title

Alley Condos Layout Plan

Sheet #

L1.1

Ohio Utilities Protection Service
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NON MEMBERS MUST BE CALLED DIRECTLY)



Courtyard & Frontage Planting Plan
1"=10'

PLANT LIST:

DECIDUOUS TREES					
AC FR	Acer x freemani	Freeman Maple	2.5" cal.	B&B	As Shown
AC SA	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" cal.	B&B	As Shown
AM CA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10-12' ht.	B&B multi-stem	As Shown
GI BI	Ginkgo biloba 'Princeton Sentry' (male)	Princeton Sentry Ginkgo Tree	2.5" cal.	B&B	As Shown
MA VI	Magnolia virginiana	Sweetbay Magnolia	2.0" cal.	B&B	As Shown
PL AC	Platanus x. acerifolia	London Planetree	2.5" cal.	B&B	As Shown
QU AC	Quercus acutissima	Sawtooth Oak	2.5" cal.	B&B	As Shown
QU CO	Quercus coccinea	Scarlet Oak	2.5" cal.	B&B	As Shown
SY RE	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2.5" cal.	B&B	As Shown
EVERGREEN TREES					
TH PL	Thuja plicata x standishii 'Green Giant'	'Green Giant' Arborvitae	4' ht.	B&B	As Shown
TS CA	Tsuga canadensis	Canadian hemlock	10' ht.	B&B	As Shown
SHRUBS					
BU GV	Buxus x. 'Green Velvet'	Green Velvet Boxwood	18" ht.	Cont.	As Shown
BU WI	Buxus microphylla var. koreana 'Wintergreen'	Wintergreen Littleleaf Boxwood	24" ht.	Cont	As Shown
CH GM	Chamaecyparis pisifera 'Golden Mop'	Japanese Falsecypress	24" ht.	Cont	As Shown
CO SA	Cornus sanguinea 'Cisno' ARCTIC SUN	Arctic Sun Dogwood	30" ht.	Cont	As Shown
HY QU	Hydrangea quercifolia	Oakleaf Hydrangea	36" ht.	Cont	As Shown
NA DO	Nandina domestica 'Akiy' BLUSH PINK	Heavenly Bamboo	18" ht.	Cont.	As Shown
RO RA	Rosa 'Radtraz'	Knock Out Rose	24" ht.	Cont	As Shown
SP JA	Spiraea japonica 'Goldflame'	Japanese Spirea	18" ht.	Cont	As Shown
TA EL	Taxus media 'Everlow'	Everlow Yew	24" ht.	Cont	As Shown
VI OP	Viburnum opulus var. americanum	American Cranberrybush	24" ht.	Cont	As Shown
PERENNIALS, GROUNDCOVERS, VINES & ORNAMENTAL GRASSES					
CA AC	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2 Cont.	Cont	As Shown
CO VE	Coreopsis verticillata 'Zagreb'	Zagreb Threadleaf Tickseed	#2 Cont	Cont	18" O.C.
HE HR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	#1 Cont.	Cont.	2' O.C. or As Shown
HO BD	Hosta x 'Big Daddy'	Big Daddy Plantain Lily	#2 Cont	Cont	24" O.C.
LI MU	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 Cont.	Cont.	18" O.C.
PA SH	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#2 Cont	Cont	24" O.C.
PE AL	Pennisetum alopecuroides	Fountain Grass	#2 Cont	Cont	24" O.C.

CODED NOTES:

1. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
2. LAWN AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
3. MULCHED PLANTING AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS

PLANT INSTALLATION NOTES

1. CONTRACTOR TO VERIFY WITH THE OWNER'S REPRESENTATIVE AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO START. CALL OHIO UTILITIES PROTECTION SERVICES AT (800)362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
2. PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
3. CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNERS REPRESENTATIVE OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S REPRESENTATIVE APPROVAL.
4. BASE INFORMATION PROVIDED BY CITY OF COLUMBUS.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER SEED AND PLANTING BED.
6. CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:
SOIL AMENDMENT: 'COM-TIL' ORGANIC COMPOST (OR EQUAL) 7000 STATE ROUTE 104 SOUTH LOCKBOURNE, OHIO 43137 (614) 645-3152
TURF & SHRUB BED AREAS: SPREAD 3" OF COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.
TREES AND SHRUBS: MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
7. ALL PLANT MATERIAL TO MEET OR EXCEED AMERICAN STANDARD FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
8. ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER'S REPRESENTATIVE. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
9. ALL SUBSTITUTIONS AND PLAN CHANGES MUST BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
10. WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER UNTIL FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
11. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO PLANT INSTALLATION.
12. BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
13. ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
14. ALL AREAS OUTSIDE OF PLANTING BEDS SHALL BE SEEDED OR SODDED AS SHOWN ON THE PLANS AND NOTED IN THE TECHNICAL SPECIFICATIONS.
15. FINISHED TURF (SOD OR SEED) TO BE FLUSH WITH TOP OF ADJACENT CURB OR WALK. COORDINATE WITH OWNER'S REPRESENTATIVE IN FIELD AS REQUIRED.
16. THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER'S REPRESENTATIVE.
17. PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
18. MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE AND IRRIGATION SYSTEMS UNTIL THE DATE OF FINAL ACCEPTANCE.
A. MOWING - MINIMUM ONCE PER WEEK, EXCEPT IN FUTURE EXPANSION AREAS WHICH WILL REQUIRE A MINIMUM OF ONCE PER THREE WEEKS.
B. TRIMMING - SHRUBS, TREES, GROUND COVERS, PERENNIALS, AND ANNUALS, MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
C. FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS EXCEPT IN FUTURE EXPANSION TURF AREAS (WHERE APPLICABLE).
D. BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.

Ohio Utilities Protection Service
Call Before You Dig
1-800-362-2764
CALL TWO WORKING DAYS BEFORE YOU DIG
(NOW WEEKENDS MUST BE CALLED DIRECTLY)

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

POD design

Columbus
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p 614.255.3399
f 614.255.3999

Cincinnati
8716 Aclurus Drive
Cincinnati, Ohio 45249
p. 513.256.1249

PODdesign.net

Project Name

The Lodge Condominums

634 High Street
Worthington, OH 43085

Prepared For

Showe Worthington LLC
45 N. Fourth Street, Suite 200
Columbus, OH 43215

Project Info

Project #	14048
Date	03/04/15
By	CH/TF
Scale	AS NOTED

FINAL DEVELOPMENT PLAN

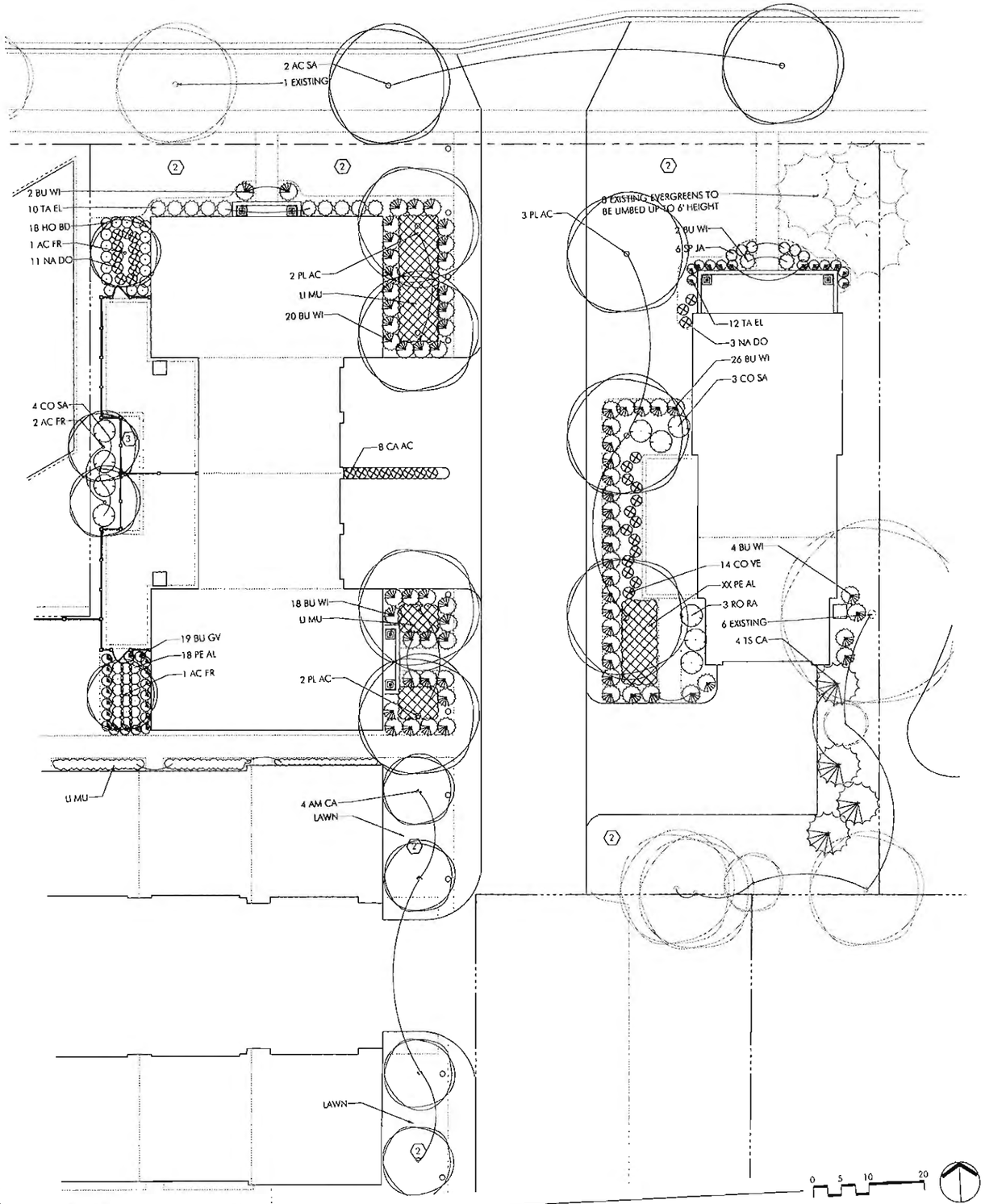
Revisions

Sheet Title

Courtyard and Frontage Planting Plan

Sheet #

L2.0



Alley Condos Planting Plan
1 =10'

PLANT LIST:

DECIDUOUS TREES					
AC FR	Acer x freemani	Freeman Maple	2.5" cal	B&B	As Shown
AC SA	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	2.5" cal	B&B	As Shown
AM CA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	10 12' ht	B&B multi-stem	As Shown
GI BI	Ginkgo biloba 'Princeton Sentry (male)	Princeton Sentry Ginkgo Tree	2.5" cal	B&B	As Shown
MA VI	Magnolia virginiana	Sweetbay Magnolia	2.0" cal	B&B	As Shown
PL AC	Platanus x acerifolia	London Planetree	2.5" cal	B&B	As Shown
QU AC	Quercus acutissima	Sawtooth Oak	2.5" cal	B&B	As Shown
QU CO	Quercus coccinea	Scarlet Oak	2.5" cal	B&B	As Shown
SY RI	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	2.5" cal	B&B	As Shown
EVERGREEN TREES					
Th PI	Thuja plicata x standishii 'Green Giant'	Green Giant Arborvitae	4' ht	B&B	As Shown
TS CA	Tsuga canadensis	Canadian hemlock	10' ht	B&B	As Shown
SHRUBS					
BU GV	Buxus x 'Green Velvet'	Green Velvet Boxwood	12" ht	Cont	As Shown
BU WI	Buxus microphylla var. koreana 'Wintergreen'	Wintergreen Littleleaf Boxwood	24" ht	Cont	As Shown
CH GM	Chamaecyparis pisifera 'Golden Mop'	Japanese Falsecypress	24" ht	Cont	As Shown
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RO RA	Rosa 'Radkazz'	Knock Out Rose	24" ht	Cont	As Shown
SP JA	Spiraea japonica 'Goldflame'	Japanese Spirea	18" ht	Cont	As Shown
TA EL	Taxus media 'Everlow	Everlow Yew	24" ht	Cont	As Shown
VI OP	Viburnum opulus var. americanum	American Cranberrybush	24" ht	Cont	As Shown
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CO VE	Coreopsis verticillata 'Zagreb	Zagreb Threadleaf Tickseed	#2 Cont	Cont	18" O.C.
HE HR	Hemerocallis 'Happy Returns	Happy Returns Daylily	#1 Cont	Cont	2' O.C. or As Shown
HO BD	Hosta x 'Big Daddy'	Big Daddy Plantain Lily	#2 Cont	Cont	24" O.C.
LI MU	Liriope muscari 'Big Blue'	Big Blue Lilyturf	#1 Cont	Cont	18" O.C.
PA SH	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	#2 Cont	Cont	24" O.C.
PE AL	Pennisetum alopecuroides	Fountain Grass	#2 Cont	Cont	24" O.C.

CODED NOTES:

1. LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
2. LAWN AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS
3. MULCHED PLANTING AREA. PROVIDE POSITIVE DRAINAGE IN ALL DIRECTIONS

POD design

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PODdesign.net

Project Name

The Lodge Condominums

634 High Street
Worthington, OH 43085

Prepared For

Showe Worthington LLC
45 N. Fourth Street, Suite 200
Columbus, OH 43215

Project Info

Project #	14048
Date	03/04/15
By	CH/TF
Scale	AS NOTED

FINAL DEVELOPMENT PLAN

Revisions

Sheet Title

Alley Condos Planting Plan

Sheet #

L2.1

AR 50-14
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DATE 3-4-15

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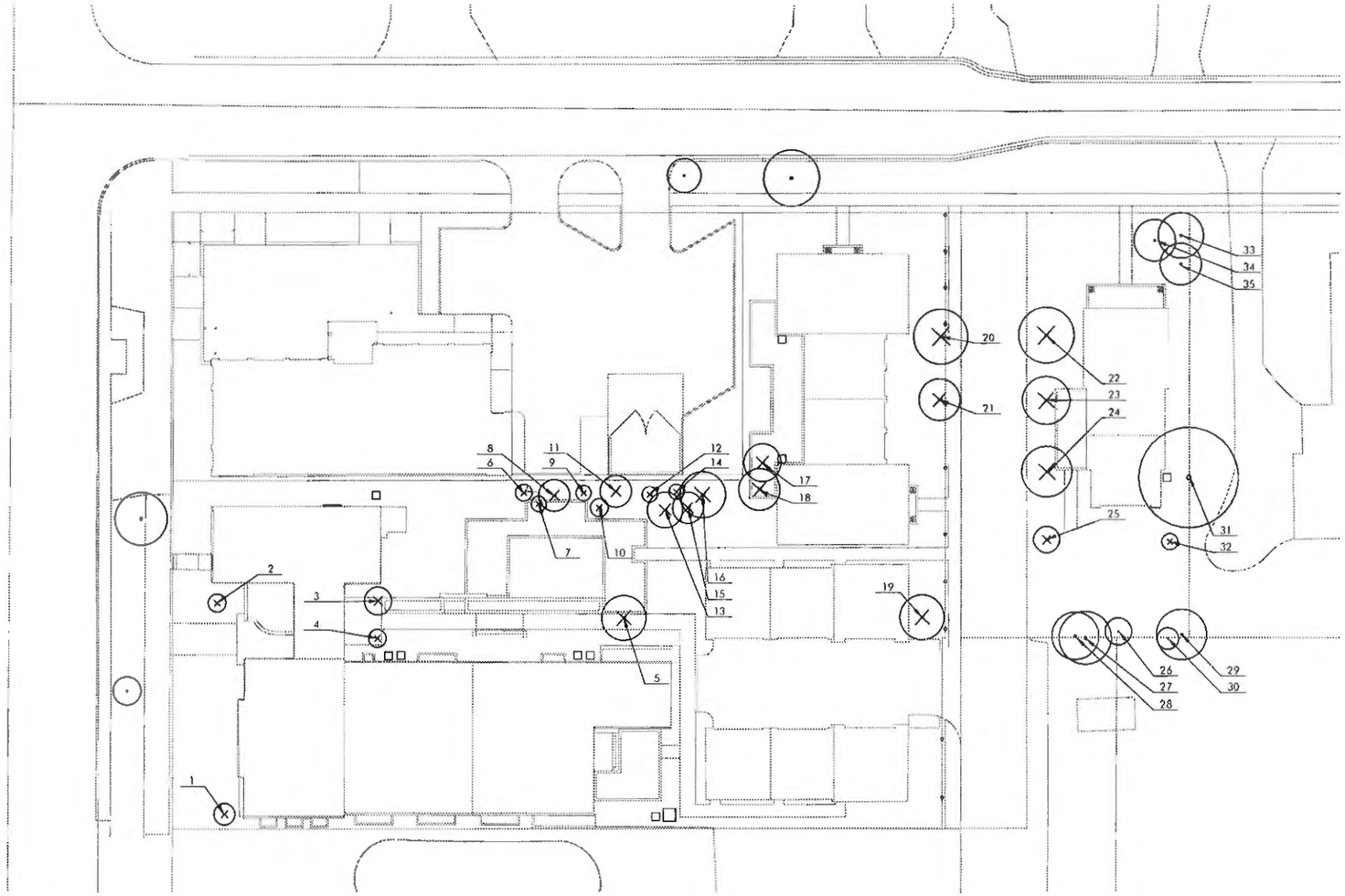

EXISTING TREE LIST

NO	TYPE OF TREE	SIZE	STATUS	COND
1	Shade	8" cal.	B	TBD
2	Shade	7" cal.	B	TBD
3	Shade	10" cal.	B	TBD
4	Shade	7" cal.	B	TBD
5	Evergreen	18" cal.	B	TBD
6	Evergreen	7" cal.	B	TBD
7	Evergreen	6" cal.	B	TBD
8	Evergreen	12" cal.	B	TBD
9	Evergreen	6" cal.	B	TBD
10	Evergreen	7" cal.	B	TBD
11	Evergreen	12" cal.	B	TBD
12	Evergreen	6" cal.	B	TBD
13	Evergreen	14" cal.	B	TBD
14	Evergreen	6" cal.	B	TBD
15	Evergreen	12" cal.	B	TBD
16	Evergreen	18" cal.	B	TBD
17	Shade	14" cal.	B	TBD
18	Shade	15" cal.	B	TBD
19	Evergreen	18" cal.	B	TBD
20	Shade	20" cal.	B	TBD
21	Shade	15" cal.	B	TBD
22	Shade	22" cal.	B	TBD
23	Shade	18" cal.	B	TBD
24	Shade	18" cal.	B	TBD
25	Shade	10" cal.	B	TBD
26	Shade	10" cal.	A	TBD
27	Shade	20" cal.	A	TBD
28	Shade	18" cal.	A	TBD
29	Shade	18" cal.	A	TBD
30	Shade	8" cal.	A	TBD
31	Shade	36" cal.	A	TBD
32	Shade	6" cal.	B	TBD
33	Evergreen	18" cal.	A	TBD
34	Evergreen	16" cal.	A	TBD
35	Evergreen	16" cal.	A	TBD

EXISTING PLANT LIST KEY

CONDITION:
Excellent
Good
Fair
Poor
Dead

STATUS:
A. Preserve
B. Remove

PLANT KEY

Existing tree

Existing tree to be removed

TREES REMOVED

312 caliper inches of tree are removed due to tree not being poor or dead to be replaced.

160 caliper inches of tree are preserved

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AR 50-14
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100 Northwoods Blvd, Suite A
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Project Name

The Lodge Condominums

634 High Street
Worthington, OH 43085

Prepared For

Shawe Worthington LLC
45 N. Fourth Street, Suite 200
Columbus, OH 43215

Project Info

Project #	14048
Date	03/04/15
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Scale	AS NOTED

FINAL DEVELOPMENT PLAN

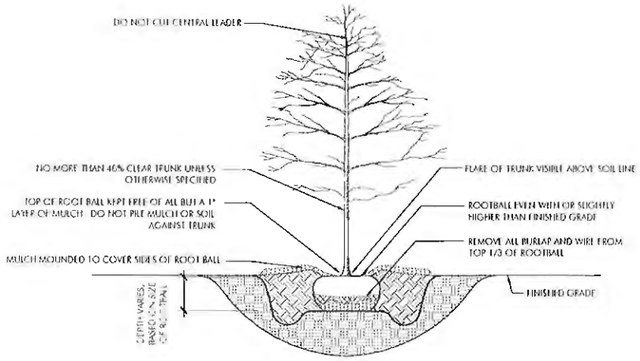
Revisions

Sheet Title

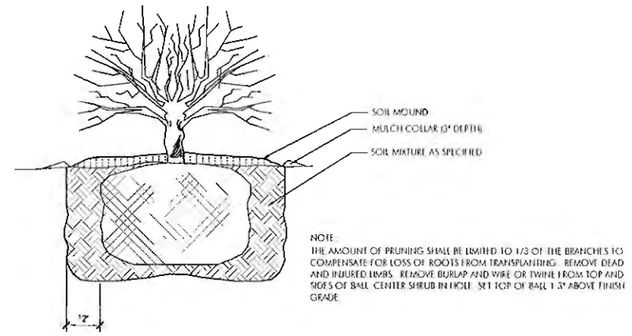
Tree Preservation Plan

Sheet #

L2.2



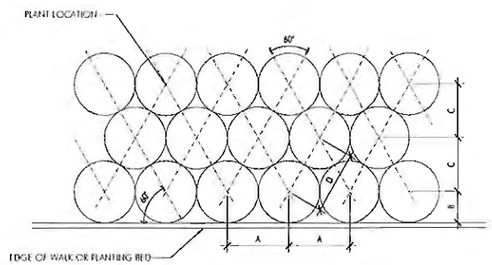
1 Tree Planting
N.T.S.



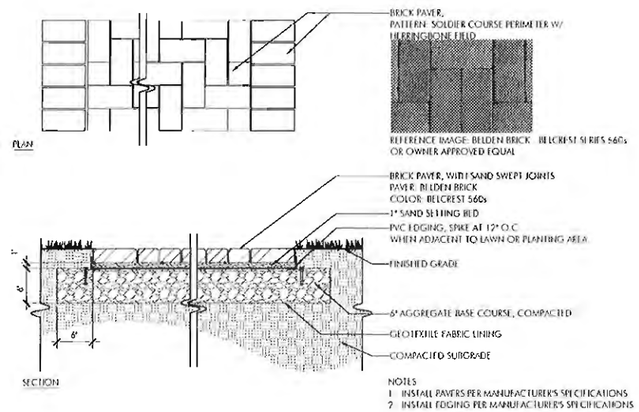
2 Shrub Planting
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	9"	15"	18"
24"	24"	12"	20"	24"
36"	36"	19"	31"	36"
48"	48"	21"	41"	48"

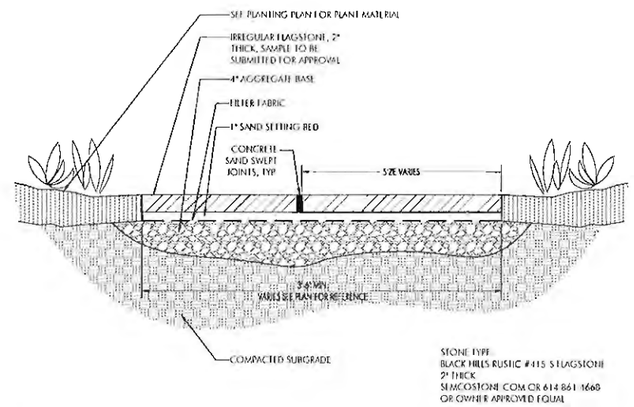
A = SPACING
B = SPACING
C = SPACING
D = SPACING



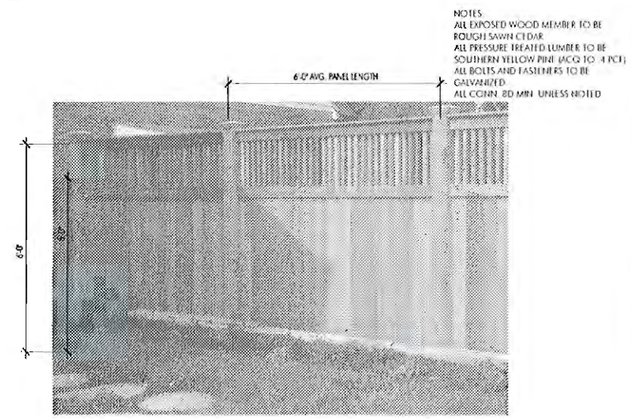
3 Perennial Spacing
N.T.S.



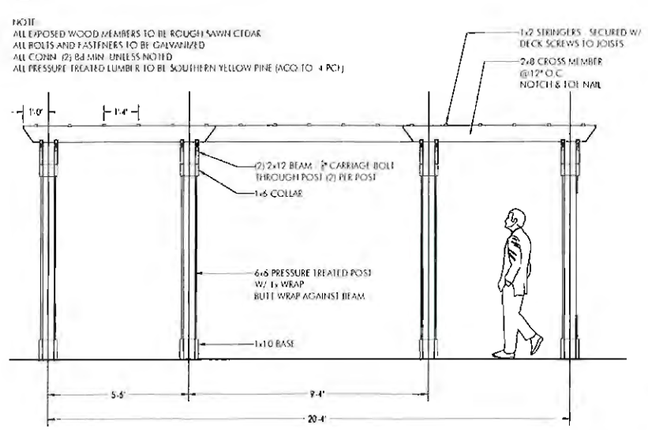
4 Brick Paver Patios
1" = 1'-0



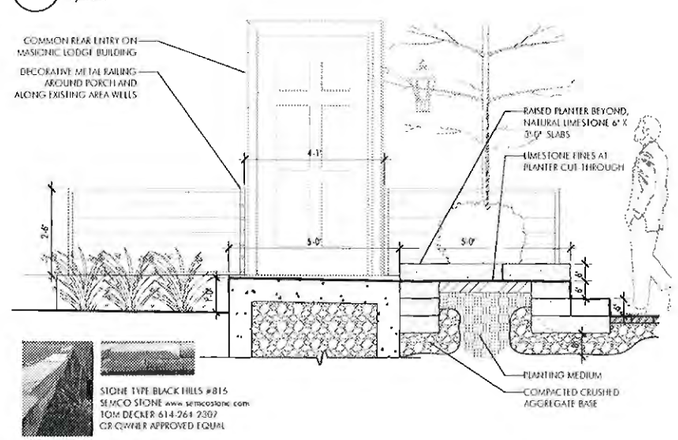
5 Flagstone Walkway
1½" = 1'-0



6 Privacy Fence
1/2" = 1'-0



7 Courtyard Pergola - Front Elevation
3/8" = 1'-0



8 Stone Slab Planter and Step
1/2" = 1'-0

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100 Northwoods Blvd., Suite A
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Cincinnati
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Project Name

The Lodge Condominums

634 High Street

Worthington, OH 43085

Prepared For

Showe Worthington LLC
45 N. Fourth Street, Suite 200
Columbus, OH 43215

Project Info

Project #	14048
Date	03/04/15
By	CH/TF
Scale	AS NOTED

FINAL DEVELOPMENT PLAN

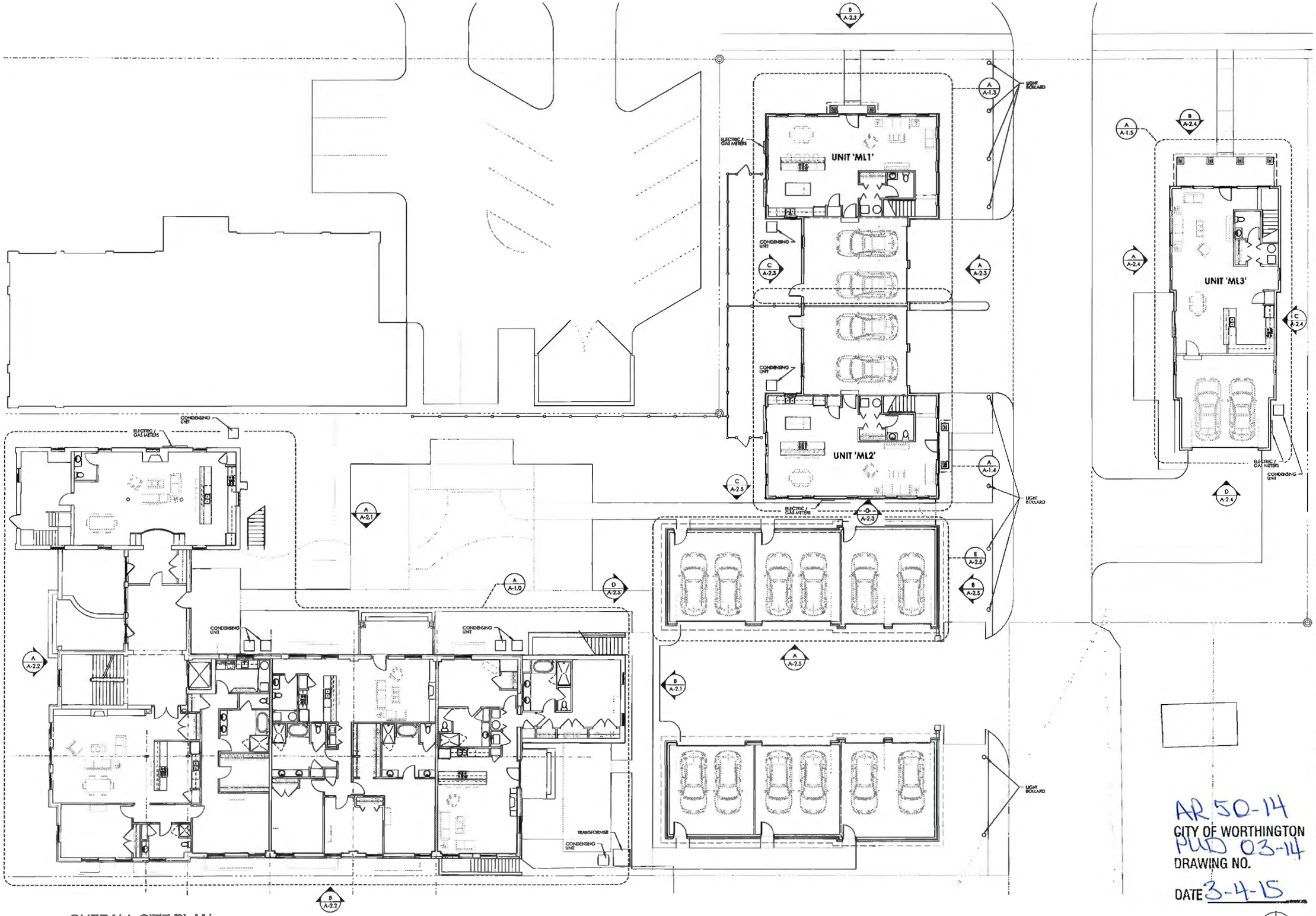
Revisions

Sheet Title

Details

Sheet #

L3.0



A OVERALL SITE PLAN
SCALE: 1" = 10'-0"

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

BEAN

J. CARTER BEAN ARCHITECT
4400 HOOVER ROAD, SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5880
FAX 614 262 2329

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THE LODGE CONDOMINIUMS
WORTHINGTON, OHIO
43085

FOR

SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

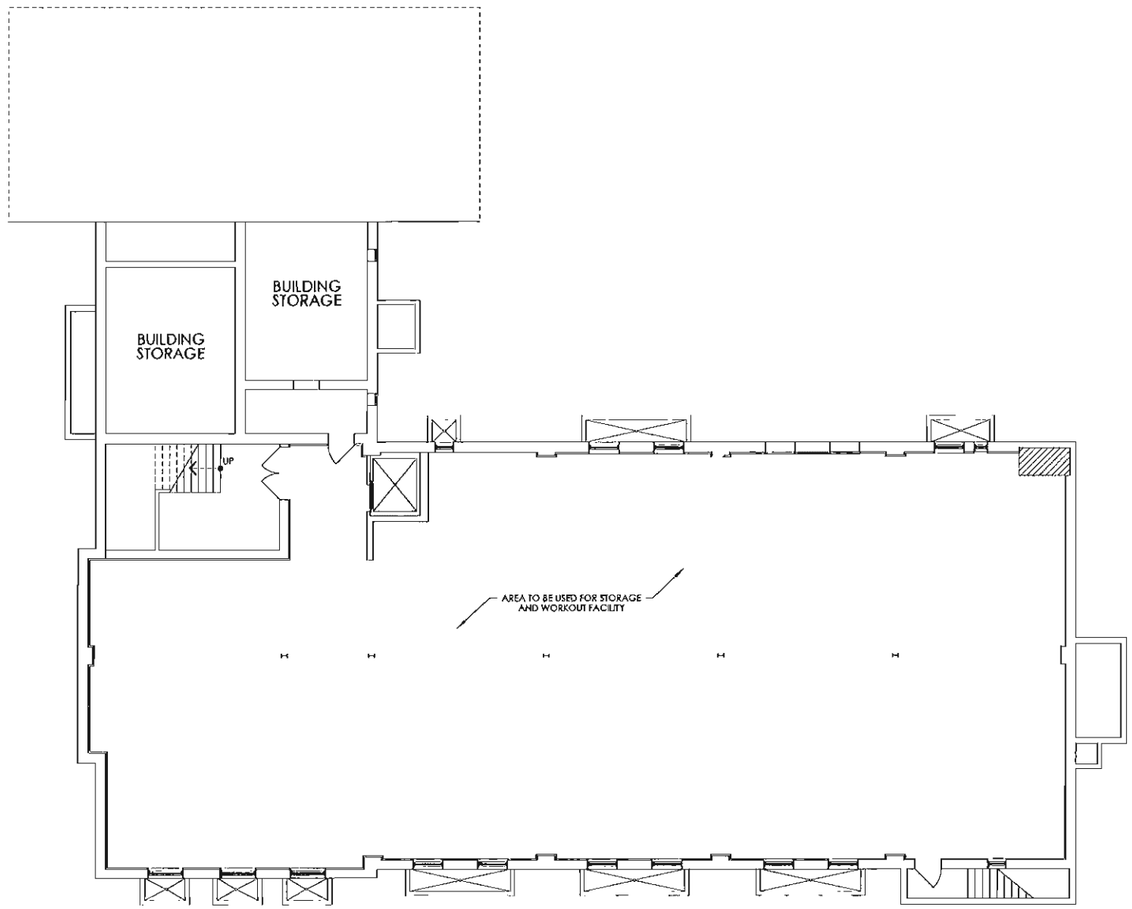
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE
OVERALL SITE PLAN

DRAWING NUMBER
SD-1.1

BEAN #00000.00



TOTAL :	4,782 SQ. FT.

A PROPOSED GROUND FLOOR PLAN
SCALE 1/8" = 1'-0"

0 10 20

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

BEAN
J. CHRISTOPHER BEAN ARCHITECT
4400 HONDA HEAD COURT
WHITEHALL • COLUMBUS
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PH 614 262 8111
FX 614 262 2329

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THE LODGE CONDOMINIUMS
WORTHINGTON, OHIO
43085
FOR
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

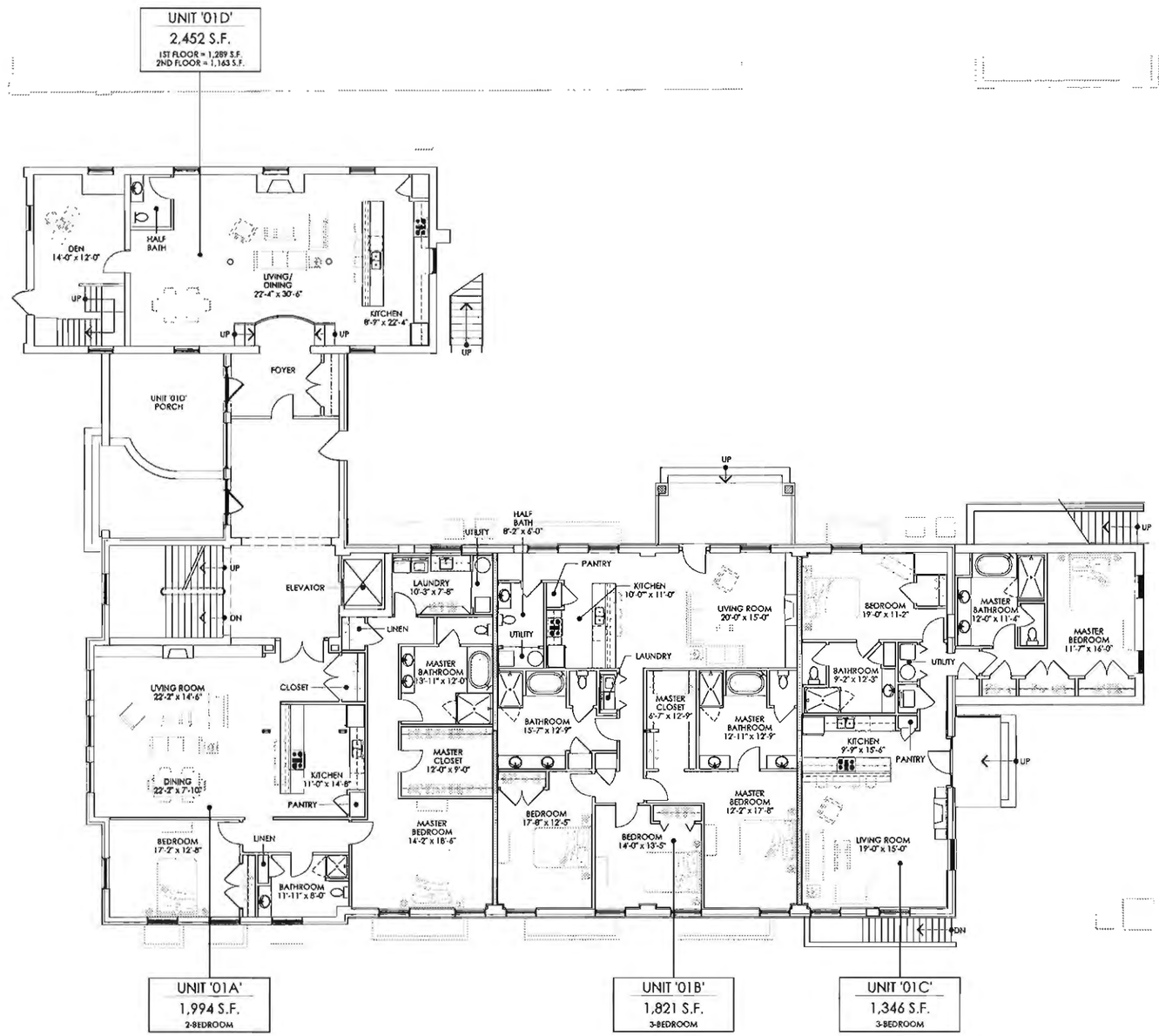
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE
MASON LODGE: GROUND FLOOR PLAN

DRAWING NUMBER
A-1.0

BEAN #03009.00



UNIT '01A' :	1,994 NET SQ. FT.
UNIT '01B' :	1,821 NET SQ. FT.
UNIT '01C' :	1,346 NET SQ. FT.
UNIT '01D' :	1,289 NET SQ. FT.
TOTAL (FIRST FLOOR) :	6,450 NET SQ. FT.

(A) PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0 10 20

AR 50-14

CITY OF WORTHINGTON

PUD 03-14

DRAWING NO.

DATE 3-4-15

BEAN
BEAN ARCHITECT
4400 HOOPER RUN CENTRE
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FAX 614 262 2329

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THE LODGE CONDOMINIUMS

WORTHINGTON, OHIO
43085

FOR

SHOWE WORTHINGTON LLC

45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

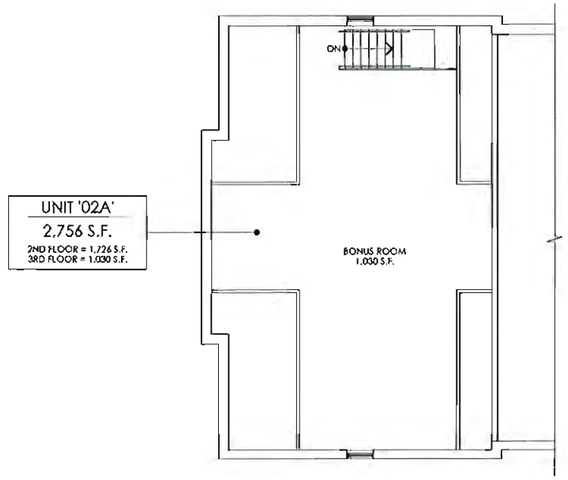
DRAWING TITLE:

MASON LODGE: FIRST FLOOR PLAN

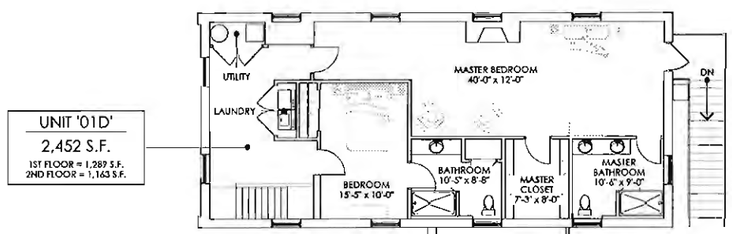
DRAWING NUMBER

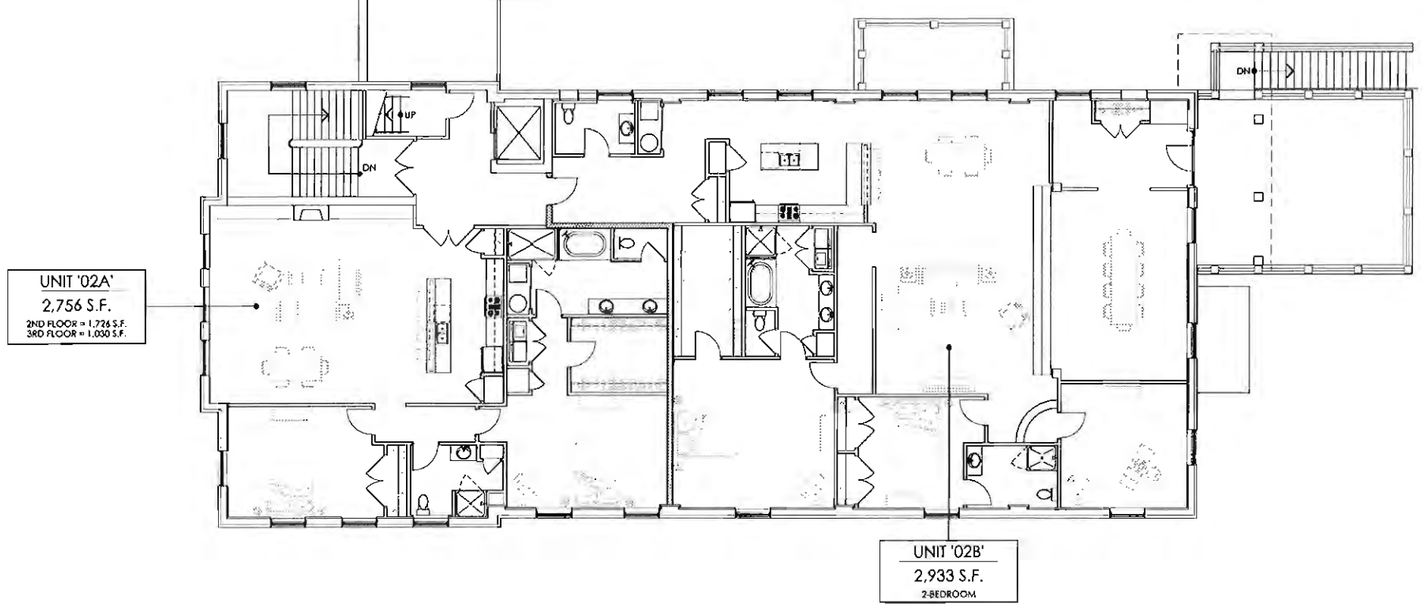
A-1.1

BEAN #00000.00



(B) PROPOSED THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"





(A) PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

UNIT '02A' :	2,756 SQ. FT.
UNIT '02B' :	2,933 SQ. FT.
UNIT '01D' :	1,163 SQ. FT.
TOTAL (SECOND FLOOR):	6,852 SQ. FT.

CITY OF WORTHINGTON
AR 50-14 / PUD 03-14
DRAWING NO.
DATE 3-4-15

BEAN

J. CHRISTOPHER BEAN ARCHITECT
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THE LODGE CONDOMINIUMS

WORTHINGTON, OHIO
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FOR

SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

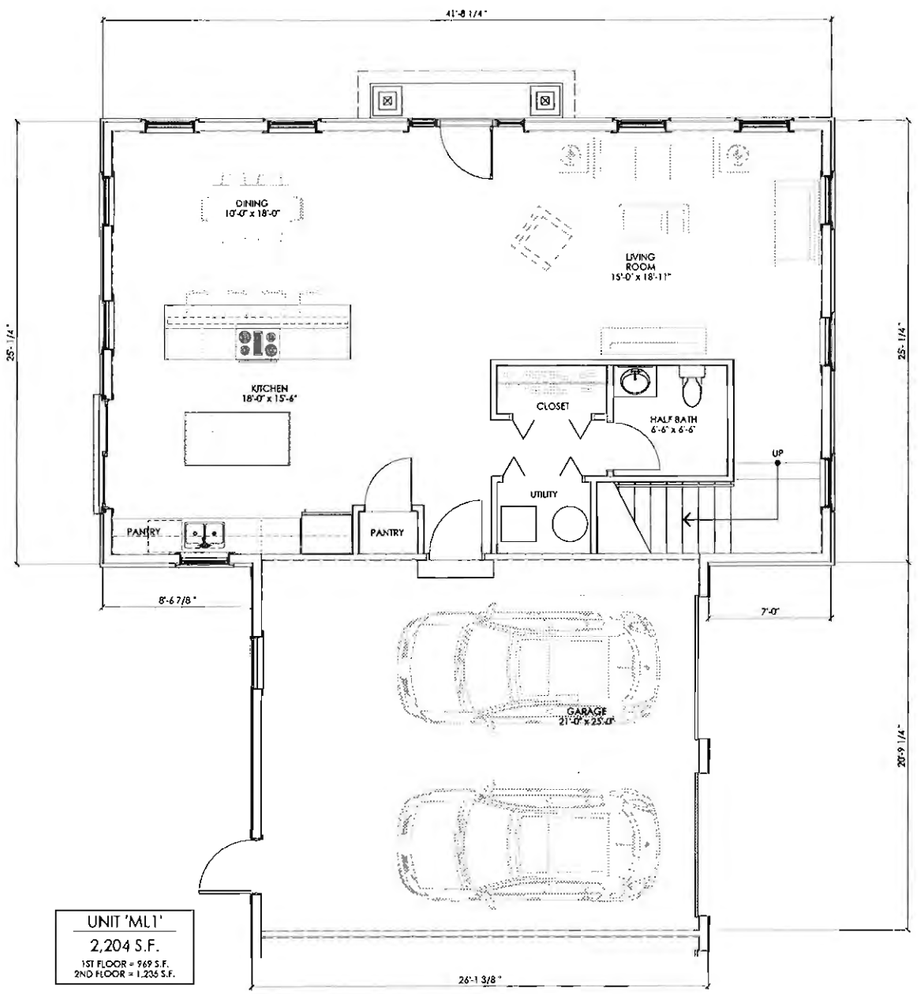
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE
MASON LODGE: SECOND AND THIRD FLOOR PLAN

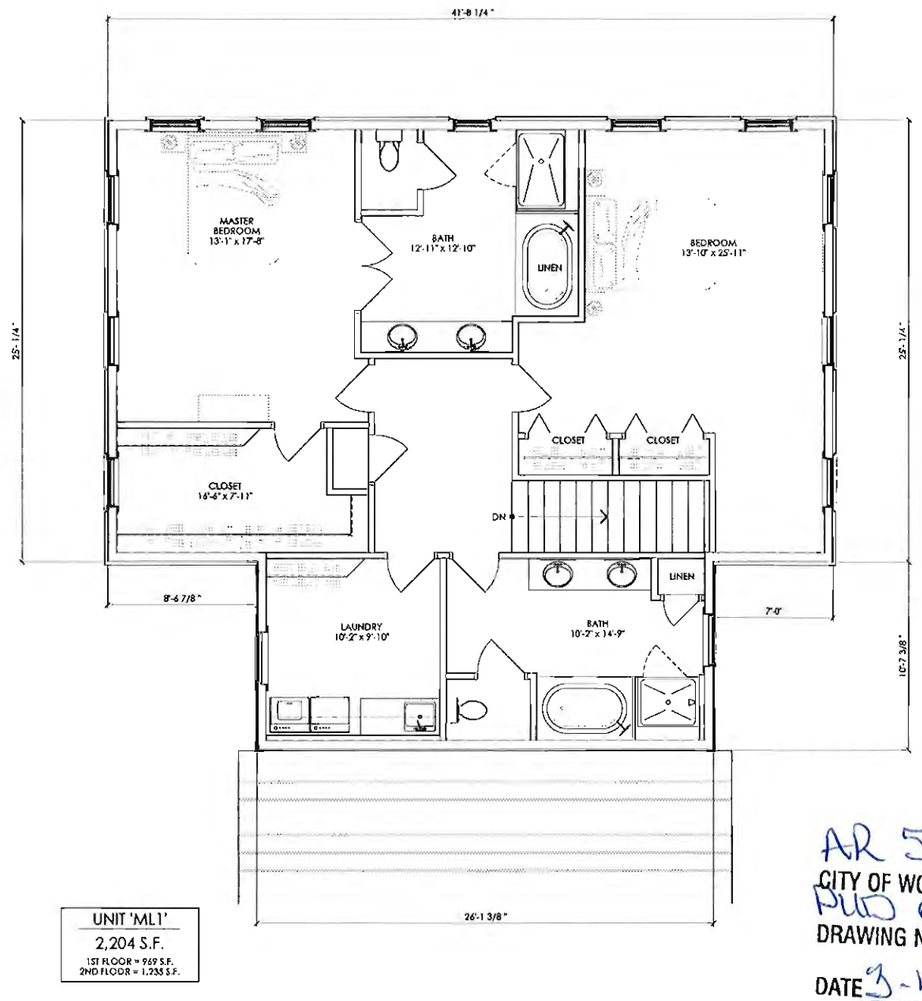
DRAWING NUMBER
A-1.2

BEAN #00000.00



A FIRST FLOOR PLAN: UNIT ML1

SCALE 1/4" = 1'-0"



B SECOND FLOOR PLAN: UNIT ML1

SCALE 1/4" = 1'-0"

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

BEAN
J. CHRISTOPHER BEAN (ARCHITECT)
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THE LODGE CONDOMINIUMS

WORTHINGTON, OHIO
43085

FOR

SHOWE WORTHINGTON LLC

45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

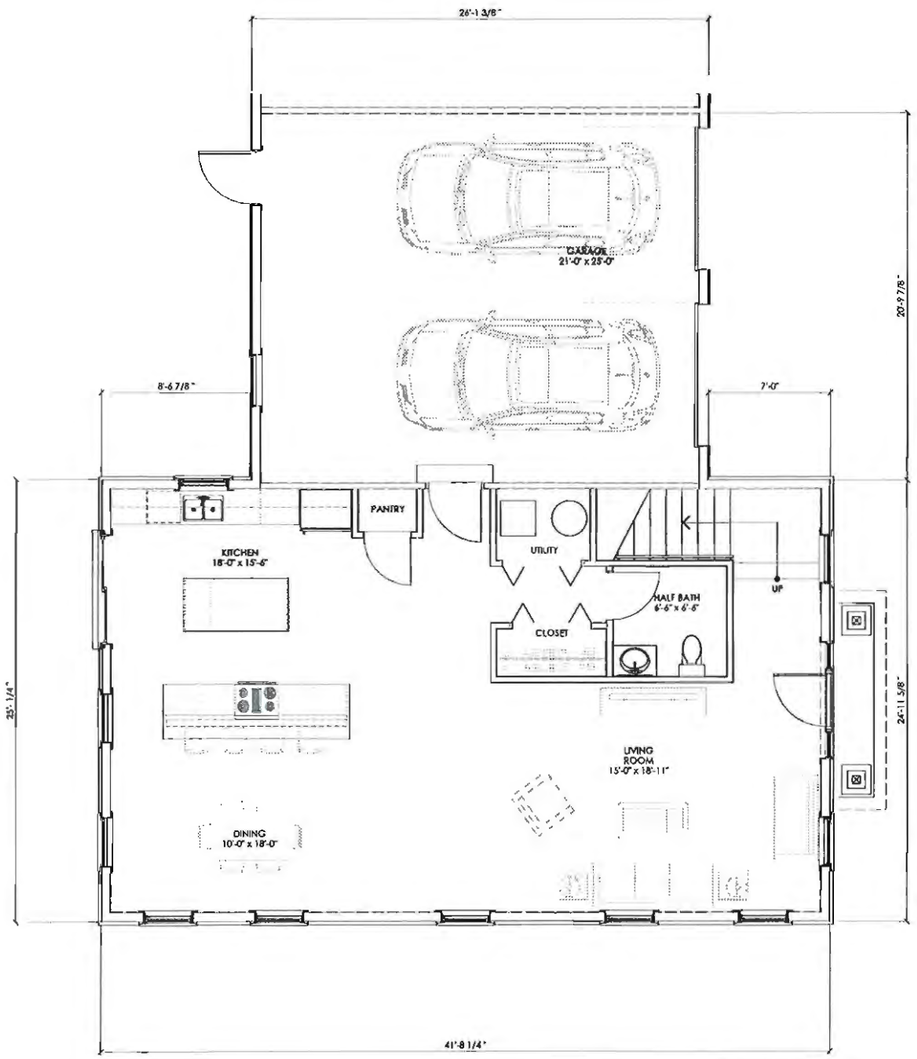
DRAWING TITLE

TOWNHOME FIRST AND SECOND FLOOR PLANS: UNIT ML1

DRAWING NUMBER

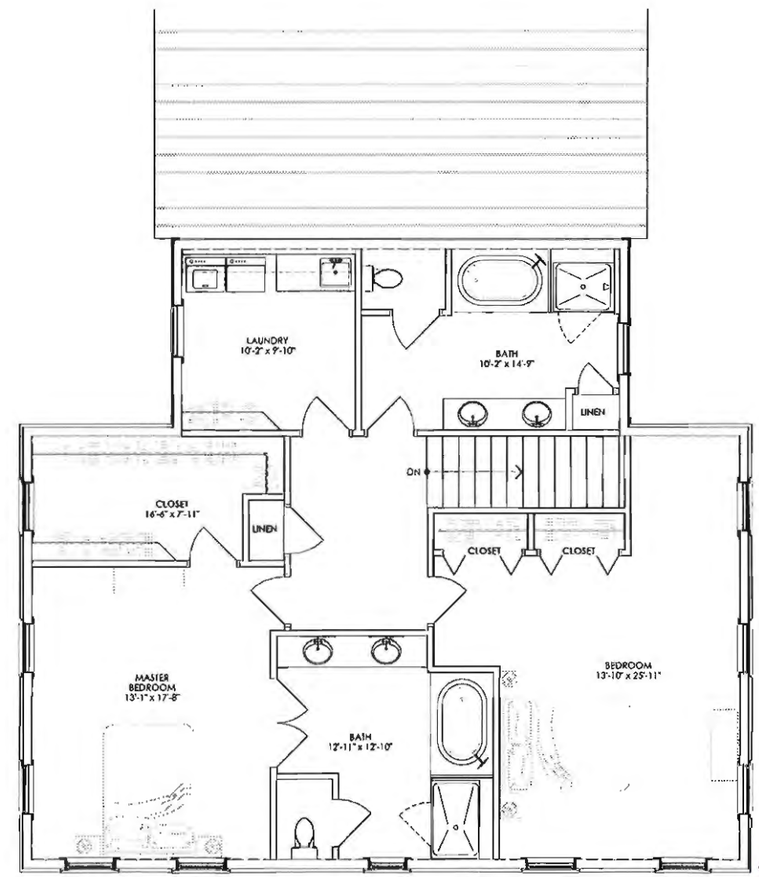
A-1.3

BEAN #00000.00



UNIT 'ML2'
2,204 S.F.
1ST FLOOR = 969 S.F.
2ND FLOOR = 1,235 S.F.

A FIRST FLOOR PLAN: UNIT ML2
SCALE: 1/4" = 1'-0"



AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

UNIT 'ML2'
2,204 S.F.
1ST FLOOR = 969 S.F.
2ND FLOOR = 1,235 S.F.

B SECOND FLOOR PLAN: UNIT ML2
SCALE: 1/4" = 1'-0"

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THE LODGE CONDOMINIUMS
WORTHINGTON, OHIO
43085
FOR
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

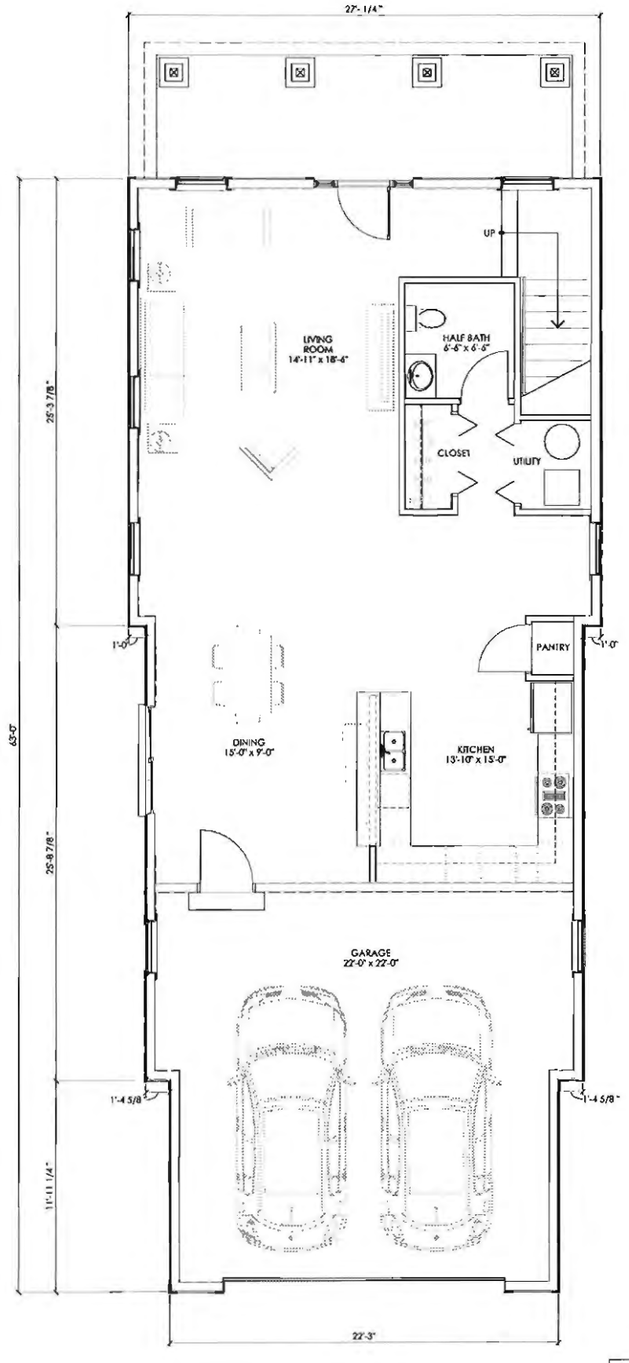
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE
TOWNHOME FIRST AND SECOND FLOOR PLANS: UNIT ML2

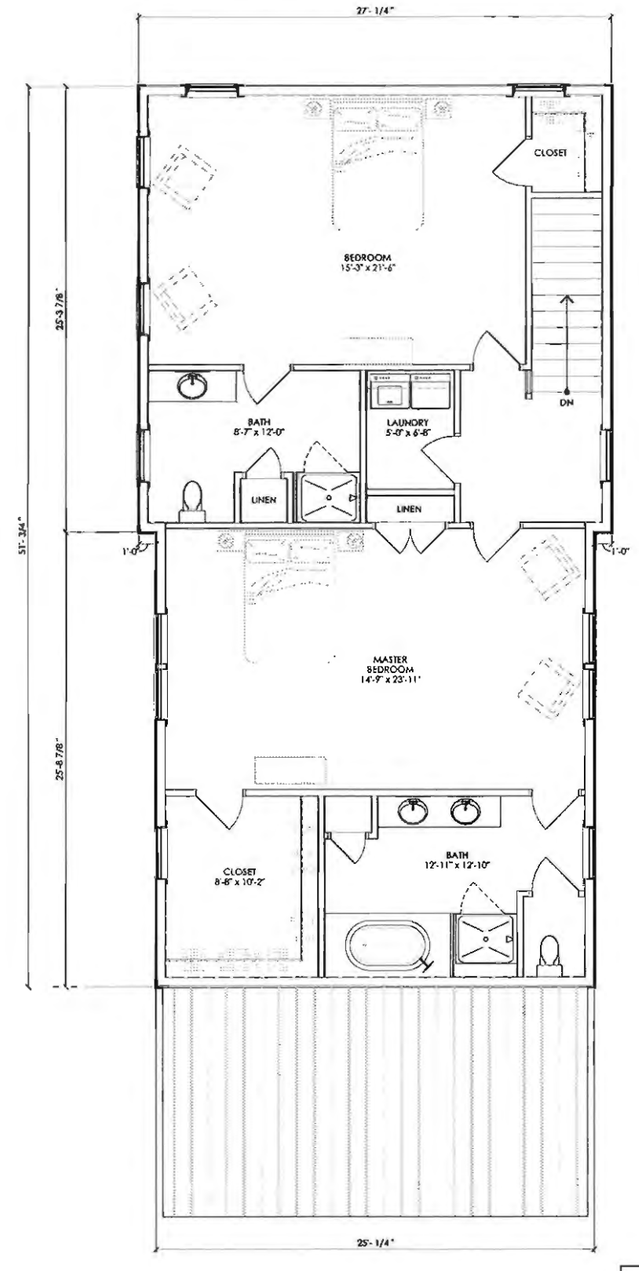
DRAWING NUMBER
A-1.4

BEAN #03000.00



UNIT 'ML3'
2,230 S.F.
1ST FLOOR = 988 S.F.
2ND FLOOR = 1,242 S.F.

A FIRST FLOOR PLAN: UNIT ML3
SCALE: 1/4" = 1'-0"



UNIT 'ML3'
2,230 S.F.
1ST FLOOR = 988 S.F.
2ND FLOOR = 1,242 S.F.

B SECOND FLOOR PLAN: UNIT ML3
SCALE: 1/4" = 1'-0"

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

BEAN

2 CAPITOL BANK BOULEVARD
4400 HOOPER BOULEVARD
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FAX 614 262 2529

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WORTHINGTON, OHIO
43085
FOR
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

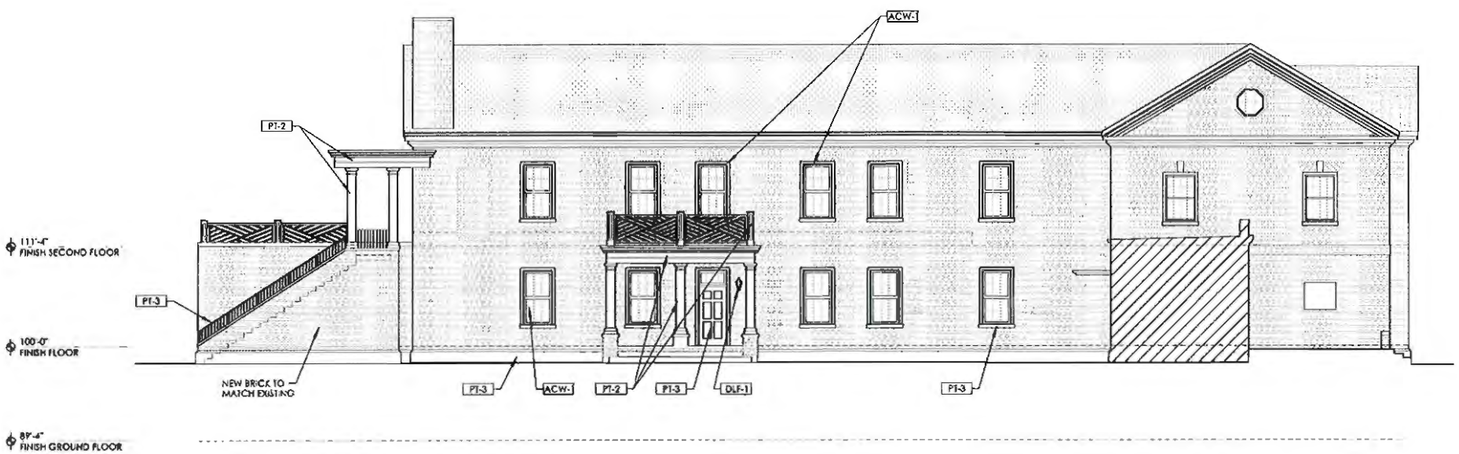
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE
TOWNHOME FIRST AND SECOND FLOOR PLANS: UNIT ML3

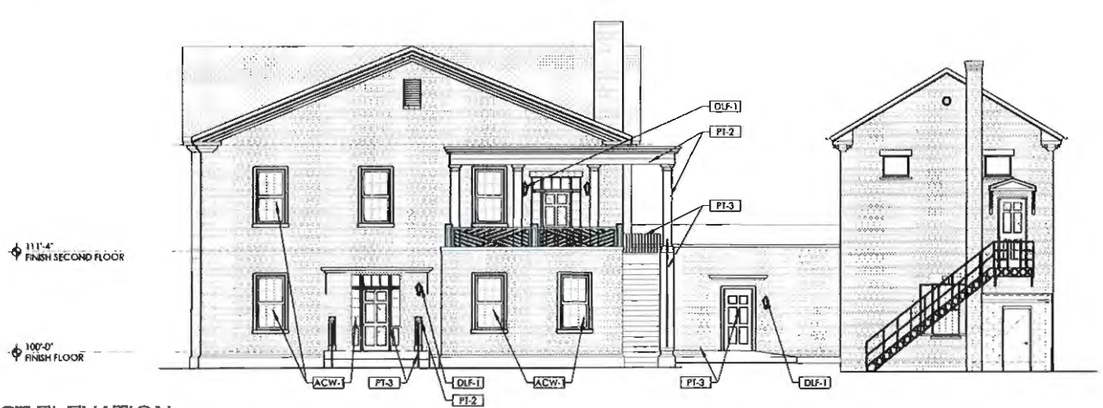
DRAWING NUMBER
A-1.5

BEAN #00000.00



A NORTH ELEVATION (1955 BLDG)

SCALE: 1/8" = 1'-0"



B EAST ELEVATION

SCALE: 1/8" = 1'-0"

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
ASPHALT SHINGLES			
AS-1	GAF	ASPHALT SHINGLES "ANTIQUE SLATE"	–
DECORATIVE LIGHT FIXTURE			
DLF-1	CAROLINA LANTERNS	TRADD STREET 2 COLLECTION, - FINISH "COPPER"	–
PAINT			
PT-1	BENJAMIN MOORE	HC-85 "FAIRVIEW TAUPE", FIELD	EGGSHELL
PT-2	BENJAMIN MOORE	HC-84 "ELMIRA WHITE", TRIM	EGGSHELL
PT-3	BENJAMIN MOORE	#2199-10 "SPACE BLACK", ACCENT	SEMI-GLOSS
ALUMINUM CLAD WOOD WINDOWS			
ACW-1	ULTIMATE DOUBLE HUNG BY MARVIN	WINDOWS: DOUBLE HUNG w/ LoE2/Ar 2.2 MM GLAZING, STONE WHITE	U-FACTOR = 0.33 SHGC = 0.28
BRICK			
BRK-1	GLEN-GERY	POTOMAC	MORTAR: LAFARGE "LAFARGE BEIGE"

BEAN

2 CROWN PLAZA ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
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THE LODGE CONDOMINIUMS

WORTHINGTON, OHIO
43085

FOR

SHOWE WORTHINGTON LLC

45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE

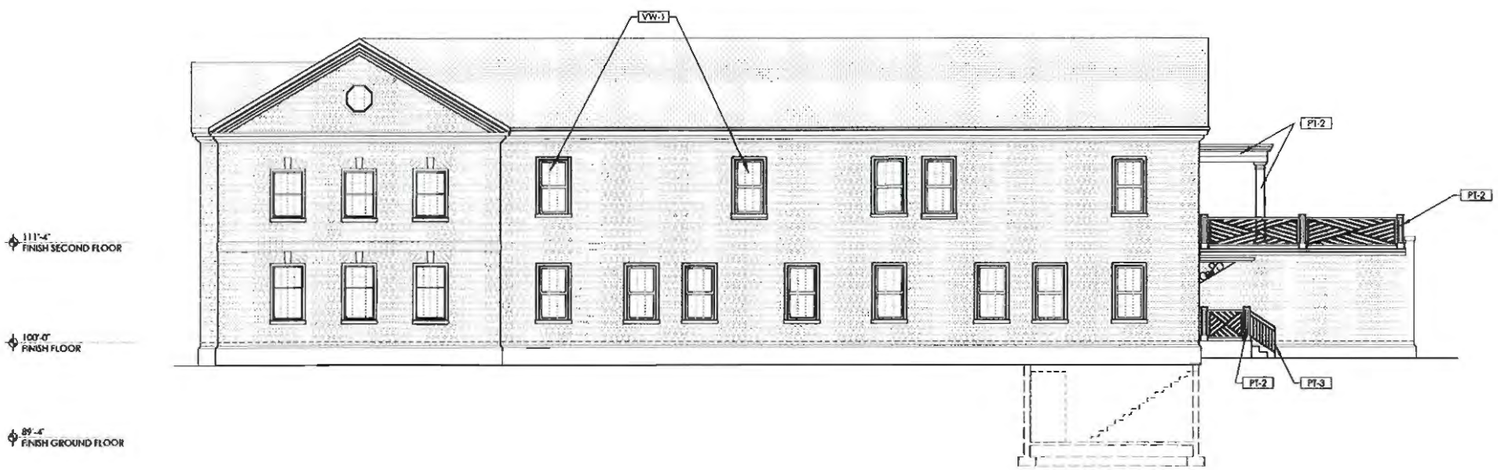
MASON LODGE ELEVATIONS

DRAWING NUMBER

A-2.1

BEAN #000000 00

A WEST ELEVATION (1955 BLDG)
SCALE: 1/8" = 1'-0"



B SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
ASPHALT SHINGLES			
AS-1	GAF	ASPHALT SHINGLES "ANTIQUE SLATE"	–
DECORATIVE LIGHT FIXTURE			
DLF-1	CAROLINA LANTERNS	TRADD STREET II COLLECTION, - FINISH "COPPER"	–
PAINT			
PT-1	BENJAMIN MOORE	HC-85 "FAIRVIEW TAUPE", FIELD	EGGSHELL
PT-2	BENJAMIN MOORE	HC-84 "ELMIRA WHITE", TRIM	EGGSHELL
PT-3	BENJAMIN MOORE	#2199-10 "SPACE BLACK", ACCENT	SEMI-GLOSS
ALUMINUM CLAD WOOD WINDOWS			
ACW-1	ULTIMATE DOUBLE HUNG BY MARVIN	WINDOWS: DOUBLE HUNG w/ LoE2/Air 2.2 MM GLAZING, STONE WHITE	U-FACTOR = 0.33 SHGC = 0.28
BRICK			
BRK-1	GLEN-GERY	POTOMAC	MORTAR: LAFARGE "LAFARGE BEIGE"

BEAN
J. CARTER BEAN ARCHITECT
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THE LODGE CONDOMINIUMS
WORTHINGTON, OHIO
43085
FOR
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

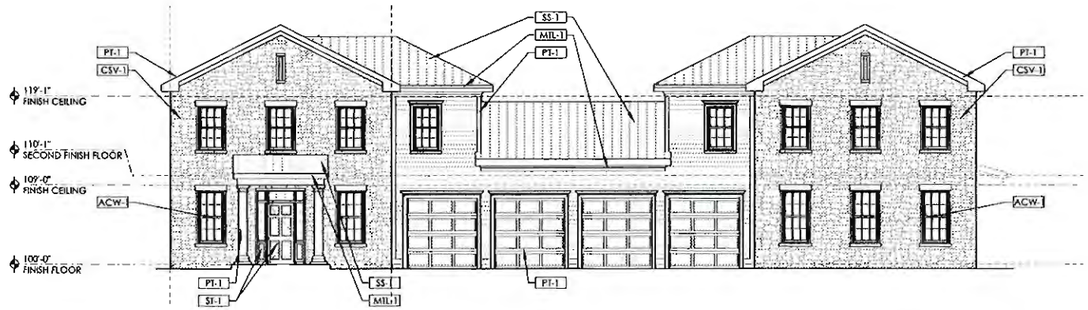
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

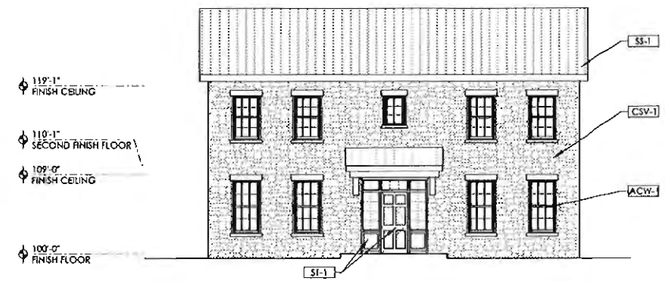
DRAWING TITLE
MASON LODGE ELEVATIONS

DRAWING NUMBER
A-2.2

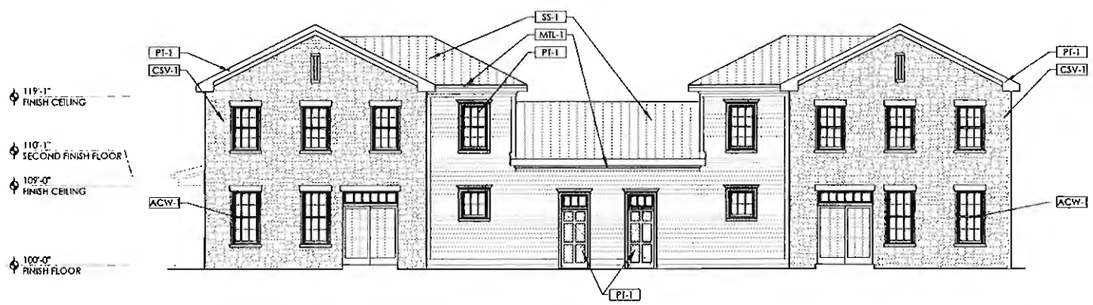
BEAN 8XXXX.00



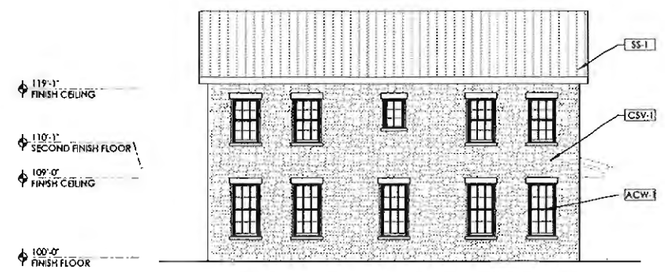
(A) EAST ELEVATION (UNITS ML1 & ML2)
SCALE: 1/8" = 1'-0"
0 10 20



(B) NORTH ELEVATION (UNITS ML1)
SCALE: 1/8" = 1'-0"
0 10 20



(C) WEST ELEVATION (UNITS ML1 & ML2)
SCALE: 1/8" = 1'-0"
0 10 20



(D) SOUTH ELEVATION (UNITS ML2)
SCALE: 1/8" = 1'-0"
0 10 20

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
DECORATIVE LIGHT FIXTURE			
DLF-1	CAROLINA LANTERNS	TRADD STREET II COLLECTION, · FINISH "COPPER"	–
STANDING SEAM METAL ROOF			
SS-1	DMI	"WEATHERED ZINC"	–
PAINT			
PT-1	BENJAMIN MOORE	2112-20 "BROWN SUGAR", TRIM, DOORS & SHUTTERS	EGGSHELL
ALUMINUM CLAD WOOD WINDOWS			
ACW-1	ULTIMATE DOUBLE HUNG BY MARVIN	WINDOWS: DOUBLE HUNG w/ LoE2/A2 2.2 MM GLAZING, BRONZE	U-FACTOR = 0.33 SHGC = 0.28
CULTURED STONE VENEER			
CSV-1	CASA DI SASSI	"CLASSIC OLD WORLD"	MORTAR: LAFARGE "SAHARA"
PREFINISHED METAL			
MTL-1	DMI	"WEATHERED ZINC"	FLASHINGS, GUTTERS, & DOWNSPOUTS
STAIN			
ST-1	BENJAMIN MOORE	"WALNUT"	DOORS & TRIM

BEAN
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THE LODGE CONDOMINIUMS
WORTHINGTON, OHIO
43085
FOR
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

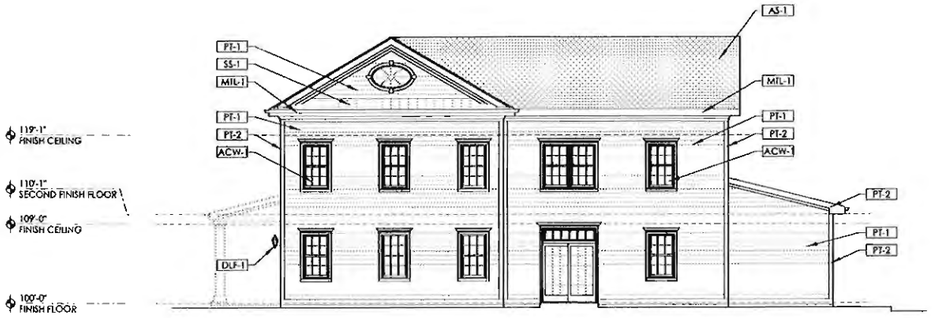
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

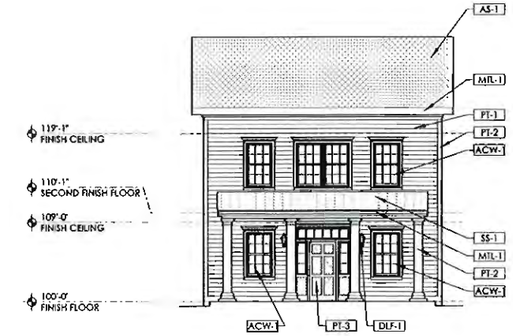
DRAWING TITLE
MASON TOWNHOME ELEVATIONS (UNIT ML1 & ML2)

DRAWING NUMBER
A-2.3

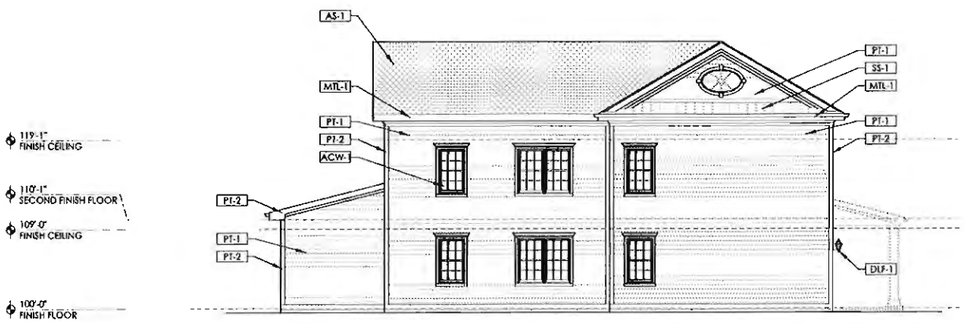
BEAN #00000.00



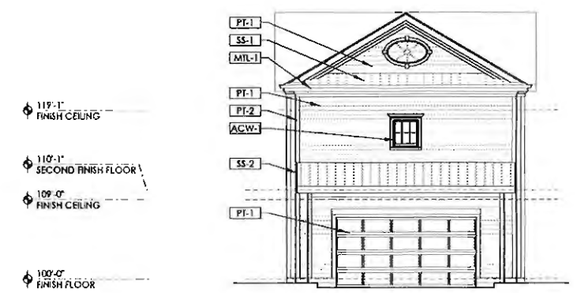
(A) WEST ELEVATION (UNITS ML3)
SCALE: 1/8" = 1'-0"
0 10 20



(B) NORTH ELEVATION (UNITS ML3)
SCALE: 1/8" = 1'-0"
0 10 20



(C) EAST ELEVATION (UNITS ML3)
SCALE: 1/8" = 1'-0"
0 10 20



(D) SOUTH ELEVATION (UNITS ML3)
SCALE: 1/8" = 1'-0"
0 10 20

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
ASPHALT SHINGLES			
AS-1	GAF	ASPHALT SHINGLES "ANTIQUE SLATE"	–
SIDING			
SD-1	HARDIE	6" HARDIEPLANK LAP SIDING, SMOOTH	–
DECORATIVE LIGHT FIXTURE			
DLF-1	CAROLINA LANTERNS	TRADD STREET II COLLECTION, · FINISH "COPPER"	–
STANDING SEAM METAL			
SS-1	DMI	"CHARCOAL GRAY"	–
PAINT			
PT-1	BENJAMIN MOORE	HC-163 "DUXBURY GRAY", FIELD	EGGSHELL
PT-2	BENJAMIN MOORE	HC-27 "MONTEREY WHITE", TRIM	EGGSHELL
PT-3	BENJAMIN MOORE	#2085-10 "ARROYO RED", ACCENT	SEMI-GLOSS
ALUMINUM CLAD WOOD WINDOWS			
ACW-1	ULTIMATE DOUBLE HUNG BY MARVIN	WINDOWS: DOUBLE HUNG w/ LoE2/Air 2.2 MM GLAZING, STONE WHITE	U-FACTOR = 0.33 SHGC = 0.28

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THE LODGE CONDOMINIUMS

WORTHINGTON, OHIO
43085

FOR

SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

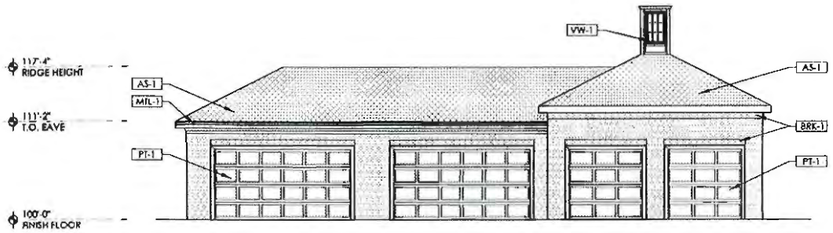
DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2014

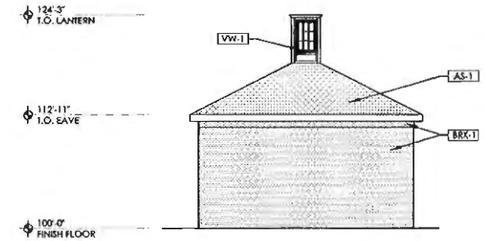
DRAWING TITLE
MASON TOWNHOME ELEVATIONS (UNIT ML3)

DRAWING NUMBER
A-2.4

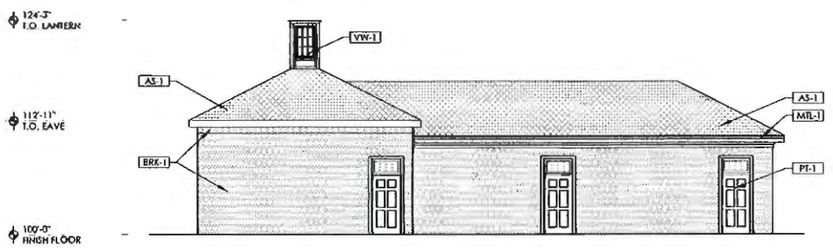
BEAN #000000.00



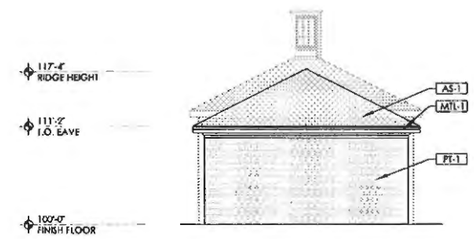
A SOUTH ELEVATION (GARAGE)
SCALE: 1/8" = 1'-0"
0 10 20



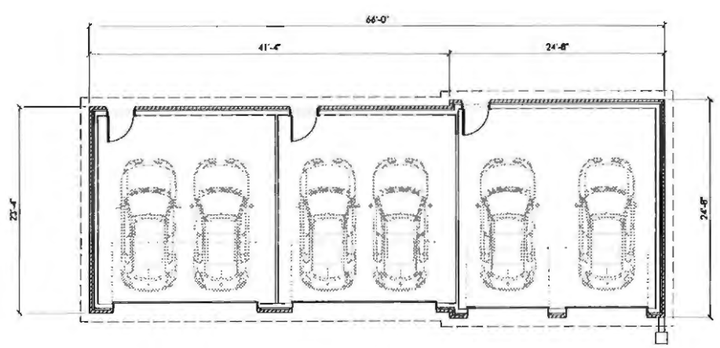
EAST ELEVATION (GARAGE)
SCALE: 1/8" = 1'-0"
0 10 20



C NORTH ELEVATION (GARAGE)
SCALE: 1/8" = 1'-0"
0 10 20



D WEST ELEVATION (GARAGE)
SCALE: 1/8" = 1'-0"
0 10 20



E MASON LODGE GARAGE PLAN
SCALE: 1/8" = 1'-0"
0 10 20

AR 50-14
CITY OF WORTHINGTON
PUD 03-14
DRAWING NO.
DATE 3-4-15

EXTERIOR MATERIAL FINISH KEY

MARK	MANUFACTURER	DESCRIPTION	REMARKS
PAINT			
PT-1	BENJAMIN MOORE	AC-41 "ACADIA WHITE", FIELD & TRIM	EGGSHELL
BRICK			
BRC-1	GLEN-GERY	MONTICELLO	–
PREFINISHED METAL			
MTL-1	DMI	"CLASSIC BRONZE"	FLASHINGS, GUTTERS, & DOWNSPOUTS
ASPHALT SHINGLES			
AS-1	GAF	ASPHALT SHINGLES "ANTIQUE SLATE"	–

BEAN
2 CAPITOL SQUARE, 4400 NORTH HIGH STREET
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FAX 614 262 2329

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THE LODGE CONDOMINIUMS
WORTHINGTON, OHIO
43085
FOR
SHOWE WORTHINGTON LLC
45 N. FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
FINAL DEVELOPMENT PLAN	MAR. 12, 2015

DRAWING TITLE
MASON CONDOMINIUM GARAGES

DRAWING NUMBER
A-2.5

BEAN #000000.00