

**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, February 25, 2016 at 7:30 P.M.**

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

A. Call to Order - 7:30 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the February 11, 2016 meeting
4. Affirmation/swearing in of witnesses

B. Municipal Planning Commission

1. Conditional Use - Unfinished

- a. Semipublic Use in R-10 – Landscaping Modifications – **6238 Linworth Rd.**
(Linworth Baptist Church) **CU 02-16** (Amendment to CU 03-15)

C. Architectural Review Board

1. New

- a. Shed, Screening, Satellite Dish – **140 W. New England Ave.** (Sherri & Stephan Cooke) **AR 03-16**
- b. Modifications to Previous Approval – Lighting – **933 High St.** (InSite Real Estate, LLC/Fresh Thyme Farmers Market) **AR 21-16** (Amendment to AR 10-16)

- c. Satellite Dish – **544 High St.** (Jonathan & Laura Knape) **AR 22-16**

- d. Satellite Dish – **601 Oxford St.** (Andrew Smullen) **AR 23-16**

- e. Satellite Dish – **49 E. North St.** (Judith Hochmuth) **AR 24-16**

- f. Fence – **687 Evening St.** (The Fence Guy/Stotzer) **AR 25-16**

- g. Window Replacement – **50 E. Wilson Bridge Rd.** (Bob Patel/Econo Lodge)
AR 26-16

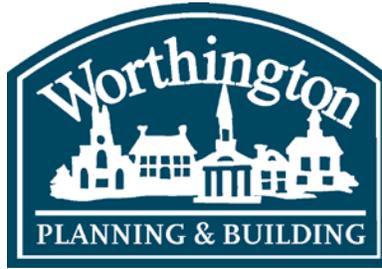
- h. Garage and Renovation – **570 Evening St.** (Todd Bradham) **AR 27-16**

- i. New Siding – **117 W. Stafford Ave.** (Mark Maxwell) **AR 28-16**

- j. EV Charging Station – **90 E. Wilson Bridge Rd.** (GoSpace LLC/AAA Ohio Auto
Group) **AR 29-16**

D. Other

E. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: February 19, 2016

SUBJECT: Staff Memo for the Meeting of February 25, 2016

B. Municipal Planning Commission

1. Conditional Use - Unfinished

- a. Semipublic Use in R-10 – Landscaping Modifications – **6238 Linworth Rd.** (Linworth Baptist Church) **CU 02-16** (Amendment to CU 03-15)

Findings of Fact & Conclusions

Background & Request:

This was a single-family residential property abutting the north side of the Linworth Baptist Church on the east side of Linworth Rd. The Municipal Planning Commission approved a Conditional Use Permit in March of 2015 to allow the church to construct a parking lot on the site. In May of 2015 the Board of Zoning Appeals approved variances allowing the use on the lot, and with parking in the front setback. Both bodies' approvals included a proposed landscape plan.

Application was made in January to revise the landscape plan, and table at the January 28, 2016 MPC meeting. The MPC expressed concerns with screening of the parking lot. A second revision has now been submitted for the Commission's approval.

Project Details:

1. A variety of trees, some of which were growing into the power lines, honeysuckle, and other plant material made up the existing vegetation at the front of the property that was removed. In addition, some vegetation was removed along the north side of the property. Retention of the plant materials as planned would have mitigated the impact of the parking lot from Linworth Rd., and the property owner to the north.

2. Seven 2.5" caliper Shingle Oak trees are now installed along the front edge of the parking lot, just beyond the 30" high Seagreen Junipers that edge the parking lot. **Additionally, eighteen 6'-8' tall Serbian and Black Hills Spruce trees are proposed along the west and south sides of the parking lot. The additional evergreen trees are shown on the plan and in enhanced photographs to illustrate the approximate locations.**
3. On the original site plan, the property line on the north was shown adjacent to the residential house to the north. Now, this plan which was based on a boundary survey shows the line further south. Although the distance from the parking lot to the house is still about 30', proximity of the parking lot to the property line is less than 25'. Per the Code, the parking lot could be 12.5' from the property line if screened with a masonry wall, solid fence, or a 10' wide strip of land planted and maintained with an evergreen hedge or dense planting of evergreen shrubs not less than 4' in height. To help screen the parking lot from the neighbors to the north, 40 - 4' high evergreens were planted. Gaps exist between the shrubs to allow room for the plants to grow; the landscape architect believes they will grow together in about a year. At the northeast corner of the parking lot, tiered retaining walls were added. Maiden Grass is proposed to screen the area.
4. Approval will also be needed from the Board of Zoning Appeals.
5. **A letter is attached to the application expressing ongoing concerns from the property owners to the north.**

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "R" District: The location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from the use will not be hazardous, inconvenient or conflict with the normal traffic on residential streets, taking into account the relation to main traffic thoroughfares and to street intersections, parking, screening and the general character and intensity of development of the area. The provisions for parking and screening shall be specified by the applicant and considered by the Commission.

Recommendation:

Staff is recommending *approval* of this application. The additional evergreen trees should help mitigate the impact of the parking lot.

Motion:

THAT THE REQUEST BY LINWORTH BAPTIST CHURCH TO AMEND THE CONDITIONAL USE PERMIT TO EXTEND THE SEMIPUBLIC USE ONTO THE PROPERTY AT 6238 LINWORTH RD. , AS PER CASE NO. CU 02-16, DRAWINGS NO. CU 02-16, DATED FEBRUARY 12, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board

1. New

- a. Shed, Screening, Satellite Dish – **140 W. New England Ave.** (Sherri & Stephan Cooke) **AR 03-16**

Findings of Fact & Conclusions

Background & Request:

This Cape Cod style house was constructed in 1962, and has been modified and renovated over the years. The house is a contributing building in the Worthington Historic District. The homeowners added an outdoor shower and a small metal shed last year. At its October 22, 2015 meeting, the ARB approved the shower but did not feel the metal shed was appropriate. Also, the Board asked that the trash cans stay out of sight from the public right-of-way. Approval was then sought for construction of a new wooden shed, fencing to screen the trash cans, and the addition of a satellite dish. The neighbor to the north was concerned with the size and placement of the shed, and the ARB denied the entire application.

A shed was formerly located on the east side of the house, but was removed as part of a renovation project completed from 2012-2014. The homeowners are now seeking approval to construct a new shed on the east side of the house.

This application also includes screening for the garbage cans and placement of the satellite dish.

Project Details:

1. Placement of the shed is now proposed on the east side of the house toward the south corner. The proposed size is 6' wide by 7' deep, and would fit in the area between the house and an existing landscape bed framed with timbers. View of the condensing units from the street would be mostly blocked by the proposed structure. The homeowners are proposing a gabled roof for the shed with the pitch and shingles to match the house. Siding is proposed to be white board and batten to match the sunroom and outdoor shower, but the applicants are willing to match the siding on the house in material and color if preferred. They are also open to having door placement on the north or south side of the structure. The existing metal shed would be removed with construction of the new shed.
2. At the last meeting, the homeowners were proposing to enclose the area (approximately 10' x 3'8") that houses the garbage cans with a fence to match the existing in the rear yard. After looking at other properties in the District (photos are included with the application), they would now like to let the cans be screened by the existing vegetation as they have always been, rather than constructing the fence enclosure. The Property Maintenance Code says that containers for the purpose of placing rubbish or garbage in a residential district shall not be located in the front yard. The front yard is defined as that portion of the property between the right of way and the front of the principal structure, and corner lots are considered to have two front yards. The location of the cans is not closer to the right-of-way than the house.

3. At the last meeting, the property owners committed to placement of the dish on the back or top of the house at the east or west corners, or on the front only if hidden behind a bush. The satellite dish to provide Direct TV was installed on the rear of the roof toward the east side.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Guidelines call for outbuildings to be compatible in appearance to the house they accompany. The ARB reviews the compatibility of design and materials.

Side yard fences should be open in style (avoid solid, opaque fences that block all views) and three to four feet in height.

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending *approval* of this application. The shed is appropriately designed and located. Fencing would be effective in screening the garbage containers, but would be more obtrusive as viewed from the right-of-way than the existing vegetation. Use of landscape screening is preferred. The satellite dish is appropriately placed on the back corner of the roof away from the rights-of-way.

Motion:

THAT THE REQUEST BY SHERRI & STEPHAN COOKE FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A SHED, AND PLACE A SATELLITE DISH AT 140 W. NEW ENGLAND AVE., AS PER CASE NO. AR 03-16, DRAWINGS NO. AR 03-16, DATED DECEMBER 14, 2015, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- b. Modifications to Previous Approval – Lighting – **933 High St.** (InSite Real Estate, LLC/ Fresh Thyme Farmers Market) **AR 21-16** (Amendment to AR 10-16)

Findings of fact & Conclusions

Background & Request:

InSite Real Estate, LLC received approval from the ARB in July of 2014 to construct a new building on the site to house Fresh Thyme Farmer’s Market. The property, formerly zoned C-3 and containing 2 office buildings, was rezoned as a PUD to accommodate the project. In September of 2015, Fresh Thyme opened its doors to the public with a Temporary Certificate of Occupancy. As InSite continued its work on the site and building, various alterations to the previous approval were made, and the ARB approved many of the changes at its meeting on January 14, 2016. With this application there is a brief review of timing on the other issues, and a new lighting plan is presented.

Project Details:

1. Site Issues:

- a) Two trash receptacles are schedule for delivery, and may be installed by meeting time. The Fresh Thyme store director will have an employee walk the perimeter regularly to pick up flyers. Also, chicken wire mesh is proposed at the bottom of the fence so trash will not go under and into the adjacent properties.
- b) The landscape contractor has been retained to monitor and maintain the erosion mat on the west side.
- c) Insite is working with neighbors on gate issues.

2. Furniture:

- a) New black cart corrals without signs are scheduled for delivery the week of February 29th.
- b) Umbrellas without logos are scheduled for delivery the week of February 29th.

3. Building:

- a) The returns on the parapets will be painted to match as the weather allows.
- b) The sign on the rear of the building is scheduled to be re-wired to allow it to be turned off when the store is closed.

4. Lighting:

- a) Parking Lot Lighting –
 - Fixture height would be reduced to 15' above grade as was originally approved.
 - The LED fixtures would be changed from having bell-shaped shades to angled shades to match the originally approved style, and the style on the building. The light source color temperature would be Neutral White (4000k).
 - The 6 poles in the interior of the parking lot would have double headed fixtures aimed to the north and south. The 2 poles in the southern island would have double headed fixtures aimed east and west.
 - Exposed concrete bases that have been painted black would remain. Pole base caps would be changed to round instead of the installed square version.
 - Two lighted 44 ½" high bollards are proposed in both the northwest and southwest landscaped corners of the parking lot. The lights would be shielded 180° to illuminate only toward the parking lot. The proposed bollard color is black, and the light source color temperature would be Neutral White (4000k).
 - With the new proposal, the lighting level at the property line is shown on the photometric plan as 0 footcandles.
- b) South Side – Five lighted bollards as previously described, except with 360° illumination, are proposed along the sidewalk on the south side of the building.
- c) Building Lighting – Three wall-mounted fixtures are proposed on the north side to illuminate the drive aisle. These fixtures would be toward the east side of the property, have angled shades, and be mounted at 14' above grade.
- d) A light was installed on the AEP pole in the right-of-way at the drive entrance.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

Have a regular maintenance program for landscaping, paving, furniture and other streetscape elements. Small details such as weed-filled planters or accumulated litter can give a strong negative impression. Fences may be helpful for screening transformers, gas meters, and communication equipment. Also consider using plantings for this purpose, but be sure they do not interfere with meter-reading or maintenance of equipment. Keep functional items such as trash containers, transformers and electrical boxes orderly and well screened.

Lighting - Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Simple and smaller usually is better. Keep lighting at a pedestrian scale along the streetscape. Avoid lighting fixtures mounted high above the ground. Avoid excessive brightness. Watch for excessive “spilling” of light onto adjacent properties and into nearby windows, especially from parking lot lighting. Fixtures can include shades or screens to help with this. Light levels of 0 footcandles at the property line are recommended.

Recommendation:

Staff is recommending *approval* of this application based on the following comments:

- The proposed pole lighting is in line with the previous approval and is appropriate for the site.
- The addition of bollards in the northwest and southwest corners of the lot would provide the necessary illumination in the parking lot without spilling onto the neighboring residential properties.
- Proposed illumination of the drive by way of wall mounted lighting is appropriate in this location due to the space limitations. Larger fixtures in the same style will be complementary.
- A light on the electric pole in the right-of-way is appropriate.
- Turning the western building sign illumination off when the store is closed is appropriate.
- The other changes mentioned are in line with the previous approval.

Motion:

THAT THE REQUEST BY INSITE REAL ESTATE, LLC FOR APPROVAL TO AMEND CERTIFICATE OF APPROPRIATENESS NO. AR 10-16 FOR THE PROPERTY AT 933 HIGH ST., AS PER CASE NO. AR 21-16, DRAWINGS NO. AR 21-16, DATED JANUARY 28, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Satellite Dish – **544 High St.** (Jonathan & Laura Knape) **AR 22-16**

Findings of fact & Conclusions

Background & Request:

This property was approved to return to a residence in 2011 after being used as Finocchi Photography's studio and office for many years. The structure is Craftsmen style with Four Square influence, and was originally constructed in 1919 as a house. It is a contributing building in the Worthington Historic District. An addition was added to the rear in 2012. Last year, the owners received approval to convert the rear yard for a parking area to a fenced-in yard with a pergola, patio, and landscaping.

This application is for location of a previously placed satellite dish.

Project Details:

1. The dish was installed several years ago and was clearly shown in pictures reviewed by the ARB in 2012 as part of the rear yard changes. The satellite dish was never mentioned as needing approval by staff, Board members or the public until a recent list of satellite dishes in Old Worthington was submitted by a resident. Approval is now sought.
2. Mounted on a pole close to the ground, the dish is approximately 18" in diameter and gray in color. Placement is toward the southwest sky.
3. Existing low shrubs and grasses partially screen the dish from view.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending *approval* of the application. The satellite dish has been in this location for years, was not noticed in a previous application, and the color and landscaping help to screen the equipment.

Motion:

THAT THE REQUEST BY JONATHON KNAPE FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SATELLITE DISH IN ITS CURRENT LOCATION AT 544 HIGH ST., AS PER CASE NO. AR 22-16, DRAWINGS NO. AR 22-16, DATED FEBRUARY 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. Satellite Dish – **601 Oxford St.** (Andrew Smullen) **AR 23-16**

Findings of fact & Conclusions

Background & Request:

This Craftsman house was constructed in the early 1900's, with additions built in 2010 and 2012. The house is a contributing building in the Worthington Historic District. Approval of a satellite dish is requested. The dish has been in place about 2 years.

Project Details:

1. The gray dish is approximately 18" in diameter.
2. Placement is on the side of the house on an addition, partially screened by the original house. The location is approximately 60' from the front property line.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending *approval* of the application, as the satellite dish is not readily seen from the right-of-way.

Motion:

THAT THE REQUEST BY ANDREW SMULLEN FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SATELLITE DISH IN ITS CURRENT LOCATION AT 601 OXFORD ST., AS PER CASE NO. AR 23-16, DRAWINGS NO. AR 23-16, DATED FEBRUARY 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

e. Satellite Dish – **49 E. North St.** (Judith Hochmuth) **AR 24-16**

Findings of fact & Conclusions

Background & Request:

Construction of this vernacular house was in 1956 and it has been owned by National Church Residences since 1975. The house is a contributing building in the Worthington Historic District. The renter in this house has lived there for almost 3 years. When she moved in, she subscribed to her current satellite TV service and replaced a dish that had been in the same location.

Project Details:

1. The gray dish is approximately 18" in diameter.
2. Placement is on the roof toward the northwest corner of the house.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Satellite dish placement should be in a location that minimizes the visual impact as seen from the right-of-way.

Recommendation:

Staff is recommending *approval* of the application. The dish has been in this location for many years and was not noticed until included on the list of satellite dish locations submitted by a resident. If a new satellite dish is placed, a less visible location should be sought.

Motion:

THAT THE REQUEST BY JUDITH HOCHMUTH FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SATELLITE DISH IN ITS CURRENT LOCATION AT 49 E. NORTH ST., AS PER CASE NO. AR 24-16, DRAWINGS NO. AR 24-16, DATED FEBRUARY 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

f. Fence – **687 Evening St.** (The Fence Guy/Stotzer) **AR 25-16**

Findings of Fact & Conclusions**Background & Request:**

This single story house is on the west side of Evening St., south of W. Granville Rd. The property is 85' wide and an average of 158' deep. The owners would like to enclose the rear of the property with a fence.

Project Details:

1. The proposed cedar picket fence is 48" high. Picket width would be 3 ¾" and there would be 3" between pickets. In the application, there is also mention of a 72" privacy fence as that is what the property owners would prefer.
2. It seems the cedar would be left to weather naturally.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendations:

Staff is recommending *approval* of the application for the 48" fence with 3" spacing between pickets. A 6' privacy fence would not meet the Guidelines and is not appropriate for this property.

Motion:

THAT THE REQUEST BY THE FENCE GUY ON BEHALF OF SHELLEY STOTZER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A 48” OPEN STYLE PICKET FENCE AT 687 EVENING ST. AS PER CASE NO. AR 25-16, DRAWINGS NO. AR 25-16, DATED FEBRUARY 11, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

g. Window Replacement – **50 E. Wilson Bridge Rd.** (Bob Patel/Econo Lodge) **AR 26-16**

Findings of Fact & Conclusions

Background & Request:

The Econo Lodge was originally constructed in 1973 and has only had minor modifications over the years. The original single-paned double-hung windows had white aluminum frames. In December of 2015, a permit was issued to allow replacement of the windows. The new windows were to look just like the old ones. Upon inspection it was discovered the new windows consisted of fixed panes of glass in vinyl frames. Also, the second floor windows did not meet building code requirements. Approval is now sought to allow the already replaced first floor windows to remain, and to allow replacement of the second floor windows.

Project Details:

1. The previous windows are shown in a picture in the packet. They were all white metal double hung, with larger openings having 2 windows.
2. The new windows are all fixed single pane vinyl windows. The owner would like the first floor windows to stay as they were installed. Due to the way the building is constructed, the second floor windows must be operable.
3. Proposed for the second floor are vinyl slider windows in the larger openings, and double hung in the smaller openings.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Use traditional sizes, proportions and spacing for windows. If windows are missing or must be replaced due to extensive deterioration, use new windows of the same size, design and profile (cross-section), to the greatest extent possible; wood windows are preferred. This means that if the old windows were 1-over-1 double-hung sash, the replacements should look the same. The new windows should fit the window openings exactly, without requiring extra wood or metal infill panels to fill the opening; and the dimensions of the framing, sash members, and other elements should match the old dimensions. Consider replacing only the sash if the old window frame is still sound. If replacement windows are not identical in size and style to the existing, this could trigger building code requirements for light and ventilation.

Recommendations:

Staff is recommending *denial* of this application. Although the new and proposed windows are not totally out of character with the building, the guidelines recommend keeping the look of the original windows if possible. The previous windows definitely have a different look and feel.

Motion:

THAT THE REQUEST BY BOB PATEL FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE WINDOWS AT 50 E. WILSON BRIDGE RD., AS PER CASE NO. AR 26-16, DRAWINGS NO. AR 26-16, DATED FEBRUARY 11, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

h. Garage and Renovation – **570 Evening St.** (Todd Bradham) **AR 27-16**

Findings of Fact & Conclusions**Background & Request:**

This house is a 1940 Colonial Revival style with a one-car attached garage on an 88' wide lot. The house is a contribute building in the Worthington Historic District. The homeowner would like to add a detached two-car garage to the south, and convert the existing attached garage into living space.

Project Details:

1. The proposed garage is 24' wide x 28' deep, and would be located 5' east of the front of the house; 5' south of the house; and 8' from the south property line. Removal of the existing driveway and entrance and construction of a new drive and entrance are proposed. A more accurate site plan has been requested.
2. The proposed garage would be 1 ½ stories with two single carriage style doors with arched windows at the top. Proposed is lap siding, either wood or fiber cement, painted to match the house, and asphalt shingles to match the house. Trim elements would be complementary to the trim on the house. On the front gable, cedar or fiber cement shakes are proposed.
3. Conversion of the existing garage would consist of installation of arched windows in the existing door similar to the windows on the new garage doors.
4. A variance for total accessory building area will be needed due to usable space on the second floor of the new garage, and the presence of a shed. As long as the existing garage is converted to living space as part of the same permit application, it would not have to be counted toward total accessory building area.

Land Use Plans:**Worthington Design Guidelines and Architectural District Ordinance**

The Guidelines call for outbuildings to be compatible in appearance to the house they accompany. The ARB reviews the compatibility of design and materials.

Recommendation:

Staff is recommending *approval* of this application, except lap siding instead of shakes on the front gable of the structure would be more complementary to the house.

Motion:

THAT THE REQUEST BY TODD BRADHAM FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW GARAGE AND RENOVATE THE HOUSE AT 570 EVENING ST., AS PER CASE NO. AR 27-16, DRAWINGS NO. AR 27-16, DATED FEBRUARY 11, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- i. New Siding – 117 W. Stafford Ave. (Mark Maxwell) AR 28-16

Findings of Fact & Conclusions

Background & Request:

This house is a 1940 Colonial Revival style with a two-car detached garage. Both structures are contributing buildings in the Worthington Historic District. In the early 1990's, the existing siding was installed over the original wood siding, which was wider, and an addition altering the main house gable was constructed. In the mid-1990's, an existing one-car garage was demolished and a two-car garage was constructed. In 2014, the siding on the garage was replaced due to damage. The property owner would now like to install new siding on the house and garage.

Project Details:

1. The existing house siding is 3" Dutch lap vinyl, and garage siding is 4" Dutch lap vinyl, both of which are hollow.
2. The owners would like to replace the siding on the house with Craneboard 6" insulated vinyl lap siding. The garage is proposed to have 5" vinyl lap siding that is not insulated. The product does not come larger than 5" in the non-insulated version, and the owners prefer non-insulated on the garage.
3. Two color choices have been offered, Rye and Cypress, and both would have the same finish. Samples are needed.
4. The owners are planning to keep the fish scale shingles on the house and garage gables, and paint them to match the new siding.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

If replacement siding is installed over or in place of wood siding, it should be located only where the original siding was used. Avoid removal of or damage to window and door surrounds, ornamental elements such as eave brackets, and decorative panels or shingled areas. The new siding should match the thickness and width of the old as closely as possible. Consider removal of existing replacement siding, including cement-asbestos, but only if the underlying original siding is in good condition or can be repaired. The Guidelines call for outbuildings to be

compatible in appearance to the house they accompany. The ARB reviews the compatibility of design and materials.

Recommendation:

Staff is recommending *approval* of this application. Although the new siding is wider than the existing, it is similar to the look of the original siding on the house. The 1” difference in siding width between the house and garage is acceptable.

Motion:

THAT THE REQUEST BY CARLA & MARK MAXWELL FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIDING ON THE HOUSE AND GARAGE AT 117 W. STAFFORD AVE. AS PER CASE NO. AR 28-16, DRAWINGS NO. AR 28-16, DATED FEBRUARY 12, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- j. EV Charging Station – **90 E. Wilson Bridge Rd.** (GoSpace LLC/AAA Ohio Auto Group)
AR 29-16

Findings of Fact & Conclusions

Background & Request:

The AAA building was constructed in the mid-1970’s and has been well maintained. This request is for installation of an Electric Vehicle (EV) charging station.

Project Details:

1. The station is proposed in front of the building, at least 100’ from the N. High St. right-of-way as is required by Code. Placement would be at the head of a parking space.
2. Dimensions of the station are 36” wide x 30” deep x 72” high.
3. The EV charging station would be white, mounted on a concrete pad, and protected with green bollards in the front.

Land Use Plans:

Worthington Architectural District Ordinance

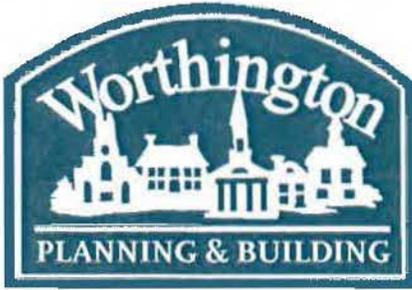
Accessory structures should not be designed as to be detrimental to the interests of the District.

Recommendation:

Staff is recommending *approval* of this application, as the proposed EV charging station placement is appropriate at this location.

Motion:

THAT THE REQUEST BY GOSPACE LLC ON BEHALF OF AAA OHIO AUTO GROUP FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL AN EV CHARGING STATION AT 90 E. WILSON BRIDGE RD., AS PER CASE NO. AR 29-16, DRAWINGS NO. AR 29-16, DATED FEBRUARY 2, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case #	CU 02-16
Date Received	1-8-16
Fee	\$25.00
Meeting Date	1-28-16
Filing Deadline	
Rept #	161451
Amend	CU0315

- Property Location 6238 Linworth Rd., Worthington, OH 43085
- Zoning District R-10
- Applicant Linworth Baptist Church
 Address 6200 Linworth Road, Worthington, OH
 Home Phone N/A Work Phone 614-844-4477
- Property Owner Linworth Baptist Church
 Address 6200 Linworth Road, Worthington, OH
 Home Phone N/A Work Phone 614-844-4477
- Business Name Linworth Baptist Church
- Type of Business/Conditional Use Church Activities and parking

PLEASE READ THE FOLLOWING STATEMENT AND SIGN:

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.

Bob Mich
 Applicant (Signature)

Bob Mich
 Property Owner (Signature)

Tabled 1/28/15

Abutting Property Owners List for
6238 Linworth Rd.

Jay & Rebecca Zollars	6280 Linworth Rd.	Worthington, OH 43085
Jim & Gail Caldwell	6449 Strathaven Ct. E	Worthington, OH 43085
Julia Keiser	6180 Linworth Rd.	Worthington, OH 43085
Jennifer Brown	6227 Linworth Rd.	Worthington, OH 43085
Donald & Geraldine Alexander	6233 Linworth Rd.	Worthington, OH 43085
MRZ Investments LLC	1515 Bethel Rd.	Columbus, OH 43220
Matthew & Heather Raymond	6677 Lakeside Circle E.	Worthington, OH 43085
Richard & Linda King	6219 Linworth Rd	Worthington, OH 43085
Elaine Warren	62 Scioto St.	Powell, OH 43065
Jeffrey & Pamela Lanum	4780 Carters Corner Rd.	Sunbury, OH 43074

SUPPORTING STATEMENT – LINWORTH BAPTIST CHURCH

The Linworth Baptist Church purchased the property adjacent to the north of its existing worship center in 2015 and sought the necessary Zoning and City approvals required to construct a parking lot and to maintain the existing 3300 square foot structure to be used as a church activity building. Acquiring this property greatly improved the church's facilities and services to the community.

The church has served the area for over 55 years and is an established member of the Worthington Community. The intention has been from the start of this process of acquisition to utilize the existing and new property as one site. The church needed additional parking spaces on days of worship. Shuttle buses ferry visitors to the church from remote lots and special duty police are in place on Sundays to direct traffic.

The existing driveway on the newly acquired property was removed with the construction of the new parking lot in Summer/Fall of 2015. This was done as a measure to improve the access along Linworth and improve overall traffic flow. The existing entry on the north side of the church property was improved and now serves as the primary entry to the site. The south church driveway continues to serve as the exit for the site.

The attached site plans show the approved improvements that were installed this past Fall. In conjunction with the approved plans, the Church also removed the existing trees that existed under the powerlines. These trees had been topped by the utility company as part of their routine maintenance and overall were not in good condition. All invasive honeysuckle was removed in between the project ROW and the new parking lot. New shade trees and an evergreen hedge were installed per plan. Additional trees and understory honeysuckle were also removed along the north property line that separated the new property from the existing church. The attached landscape plan also highlights additional plants, shrubs and trees that are proposed to be installed in early spring to further screen and beautify the southwest corner of the new parking lot. This planting design also is being proposed to provide tree replacement and additional screening for the new parking lot.

The acquisition of the property and combination with the existing church has had no adverse impact on the character of the neighborhood or area public services. Utilities and stormwater requirements were designed and approved by the city engineer. The use of permeable pavers as part of the stormwater system is a 'green' solution that was committed to by the church as a way to offset the impact of the parking lot. Overhead electric lines servicing the various buildings on site that bisected the existing and new property were removed and buried at the church's expense. This has improved the site lines in the site and removed unsightly powerpoles and lines from view.

6238 Linworth Rd.



100-006097 03/07/2014



Site Data:

ADDRESS: 6238 LINWORTH ROAD
PID: 100-006097
SITE AREA: 1.176 AC. (51,227 S.F.)
LINWORTH BAPTIST CHURCH SITE AREA: 3.464 AC. (DEED)
PROPOSED USE: APPLICATION FOR CONDITIONAL USE PERMIT - PARKING LOT
PROPOSED PARKING: 74 SPACES
PARKING REDUCED BY DRIVE AISLES: 5 SPACES
NET PARKING ADDED: 69 SPACES

LANDSCAPE REQUIREMENTS

1171.02 (b.)
 ALL PARKING LOTS SHALL PROVIDE, IN ADDITION TO SCREENING REQUIREMENTS, TWO INCHES DBH (DIAMETER, BREST, HEIGHT) TREE TRUNK SIZE FOR EVERY SIX PARKING SPACES. ALL TREES SHALL BE BALLED AND BURLAPPED. THE MINIMUM DIAMETER AT BREST HEIGHT OF ANY TREE SHALL BE TWO INCHES.
 REQUIRED: 25 CAL. INCHES
 PROVIDED: 47.5 CAL. INCHES

1149.03 (b.)
 OFF-STREET PARKING AREAS FOR MORE THAN FIVE VEHICLES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENTIAL DISTRICT OR INSTITUTIONAL PREMISES, BY A MASONRY WALL OR SOLID FENCE. IN LIEU OF SUCH WALL OR FENCE, A STRIP OF LAND NOT LESS THAN TEN FEET IN WIDTH, AND PLANTED AND MAINTAINED WITH AN EVERGREEN HEDGE OR DENSE PLANTING OF EVERGREEN SHRUBS NOT LESS THAN FOUR FEET IN HEIGHT, MAY BE SUBSTITUTED.

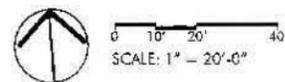
Plant Schedule:

QTY	BOTANICAL NAME	COMMON NAME	SIZE
10	ULMUS PARVIFOLIA 'EMER II' ALEE	ALEE LACEBARK ELM	3" CAL.
7	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL.
75	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30" HGT.
40	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	48" HGT.
35	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL
9	PICEA OMOROKA	SERBIAN SPRUCE	6' & 8' HT.
9	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6' & 8' HT.

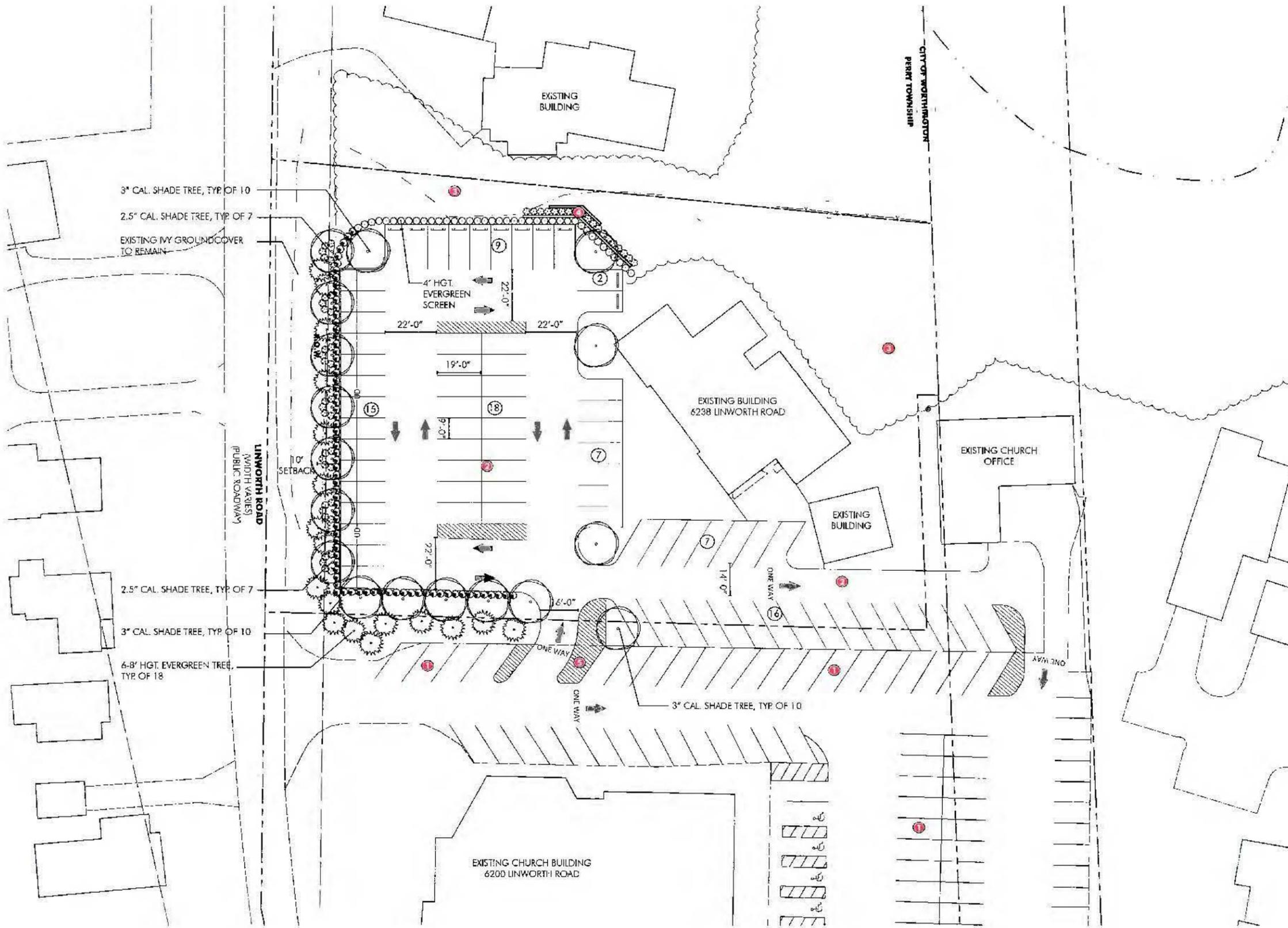
CITY OF WORTHINGTON
 CU 02-16
 DRAWING NO.
 DATE 2-12-16

Key:

- 1 EXISTING CHURCH PARKING LOT
- 2 PROPOSED PARKING LOT EXPANSION
- 3 EXISTING TREES
- 4 TIERED RETAINING WALL SCREENED WITH TALL PLANT MATERIAL
- 5 STRIPED WALKWAY FOR PEDESTRIANS / ACCESS TO CHURCH



Linworth Baptist Church Parking Lot Expansion | 2.12.2016



Site Data:

ADDRESS: 6238 LINWORTH ROAD
PID: 100-006097
SITE AREA: 1.176 AC. (61,227 S.F.)
LINWORTH BAPTIST CHURCH SITE AREA: 3.464 AC. (DEED)
PROPOSED USE: APPLICATION FOR CONDITIONAL USE PERMIT - PARKING LOT
PROPOSED PARKING: 74 SPACES
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LANDSCAPE REQUIREMENTS

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REQUIRED: 25 CAL. INCHES
PROVIDED: 47.5 CAL. INCHES

1149.03 (b.)
 OFF-STREET PARKING AREAS FOR MORE THAN FIVE VEHICLES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE WHICH ADJOINS OR FACES PREMISES SITUATED IN ANY RESIDENTIAL DISTRICT OR INSTITUTIONAL PREMISES, BY A MASONRY WALL OR SOLID FENCE. IN LIEU OF SUCH WALL OR FENCE, A STRIP OF LAND NOT LESS THAN TEN FEET IN WIDTH, AND PLANTED AND MAINTAINED WITH AN EVERGREEN HEDGE OR DENSE PLANTING OF EVERGREEN SHRUBS NOT LESS THAN FOUR FEET IN HEIGHT, MAY BE SUBSTITUTED.

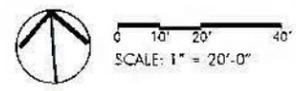
Plant Schedule:

QTY	BOTANICAL NAME	COMMON NAME	SIZE
10	ULMUS PARVIFOLIA 'SMER II' ALEE	ALEE LACEBARK ELM	3" CAL.
7	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL.
75	JUNIPERUS CHINENSIS 'SEA GREEN'	SEA GREEN JUNIPER	30" HGT.
40	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	48" HGT.
25	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	2 GAL.
9	PICEA OMORIKA	SERBIAN SPRUCE	6' & 8' HT.
9	PICEA GLAUCA DENSATA	BLACK HILLS SPRUCE	6' & 8' HT.

CITY OF WORTHINGTON
CE 02-16
DRAWING NO.
DATE *2-12-16*

Key:

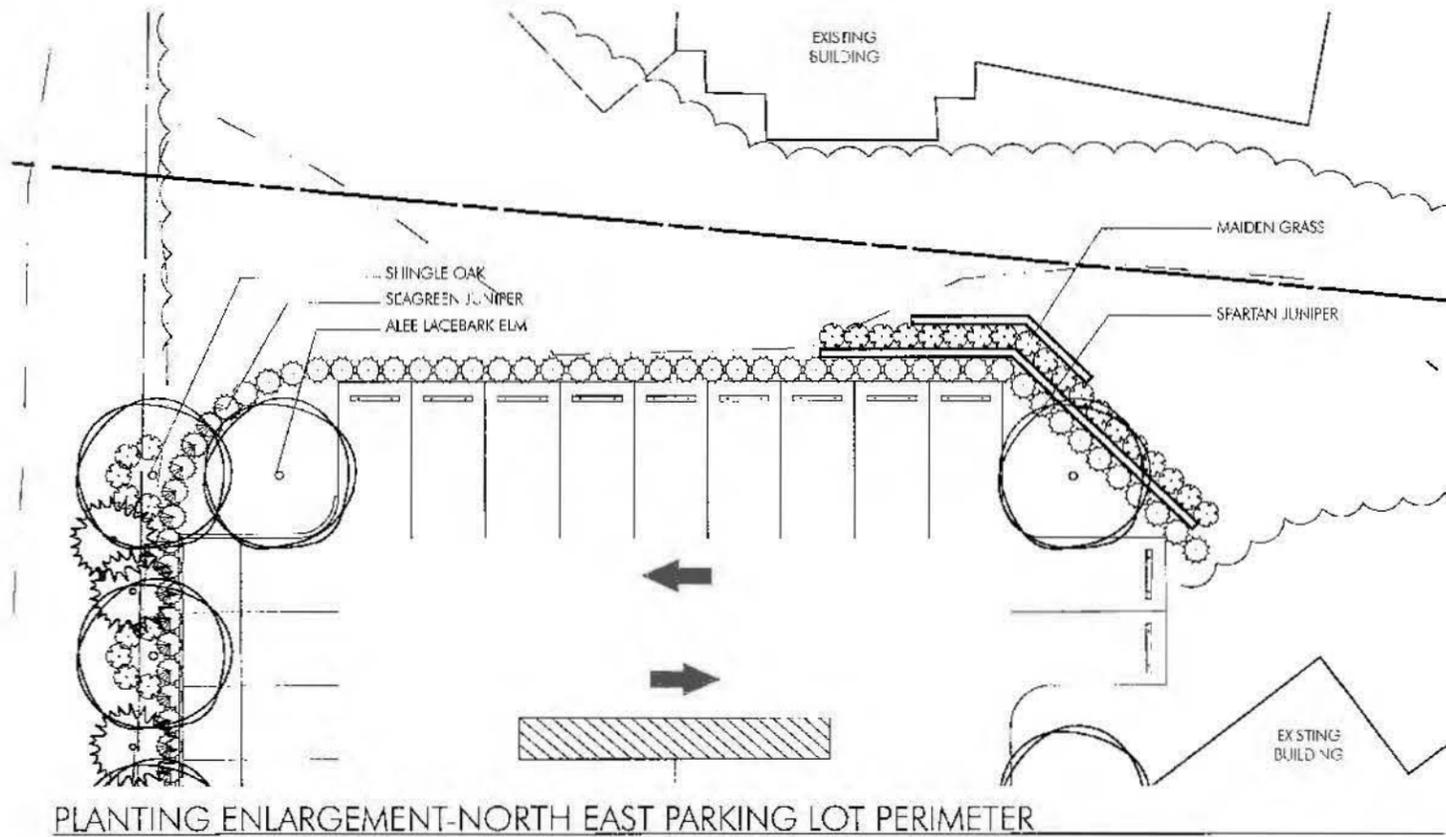
- 1 EXISTING CHURCH PARKING LOT
- 2 PROPOSED PARKING LOT EXPANSION
- 3 EXISTING TREES
- 4 TIERED RETAINING WALL SCREENED WITH TALL PLANT MATERIAL
- 5 STRIPED WALKWAY FOR PEDESTRIANS / ACCESS TO CHURCH



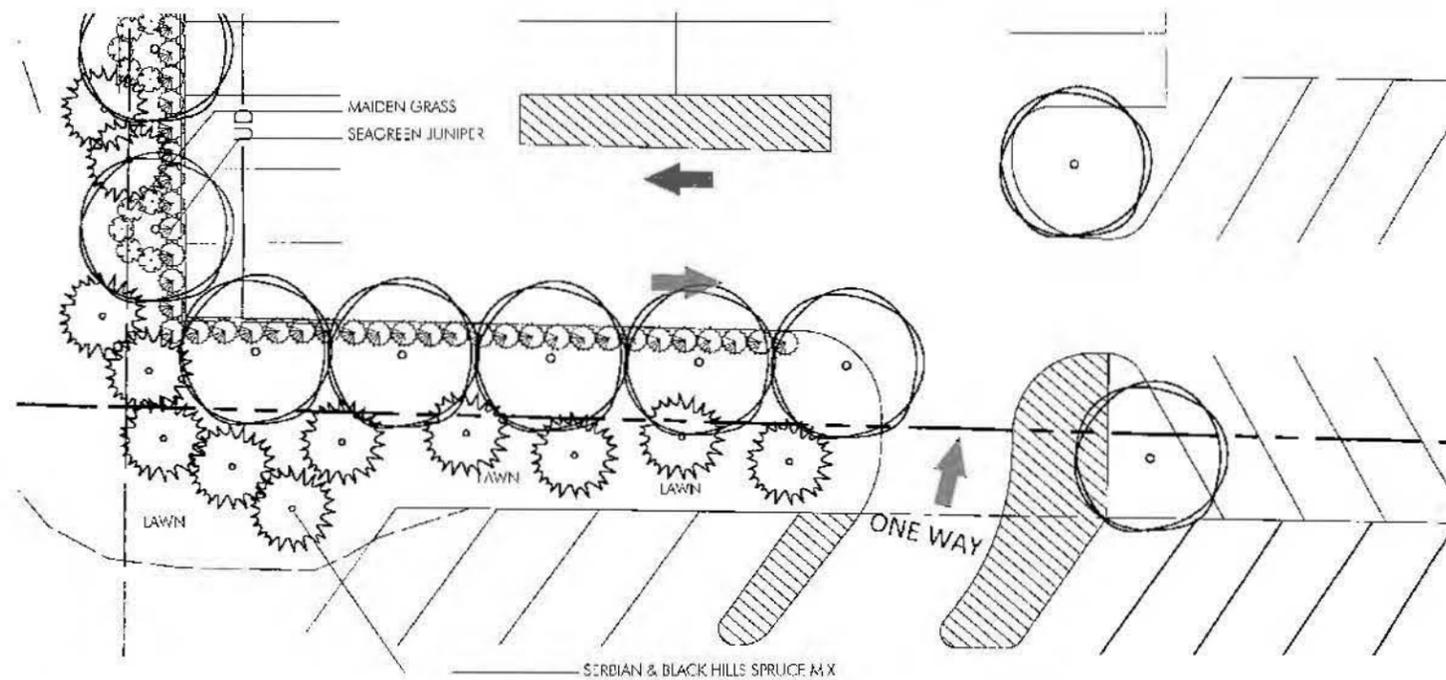
Linworth Baptist Church Parking Lot Expansion | 1.6.2016

Plant Schedule:

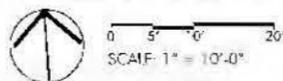
QTY	BOTANICAL NAME	COMMON NAME	SIZE
REFER TO PREVIOUS SHEET FOR PLANT QUANTITIES & SPECIFIC VARIETIES			



PLANTING ENLARGEMENT-NORTH EAST PARKING LOT PERIMETER



PLANTING ENLARGEMENT-SOUTH WEST PARKING LOT PERIMETER



CITY OF WORTHINGTON
cd 02-16
 DRAWING NO.
 DATE *2-12-16*

Linworth Baptist Church Parking Lot Expansion | 2.12.2016

View A:



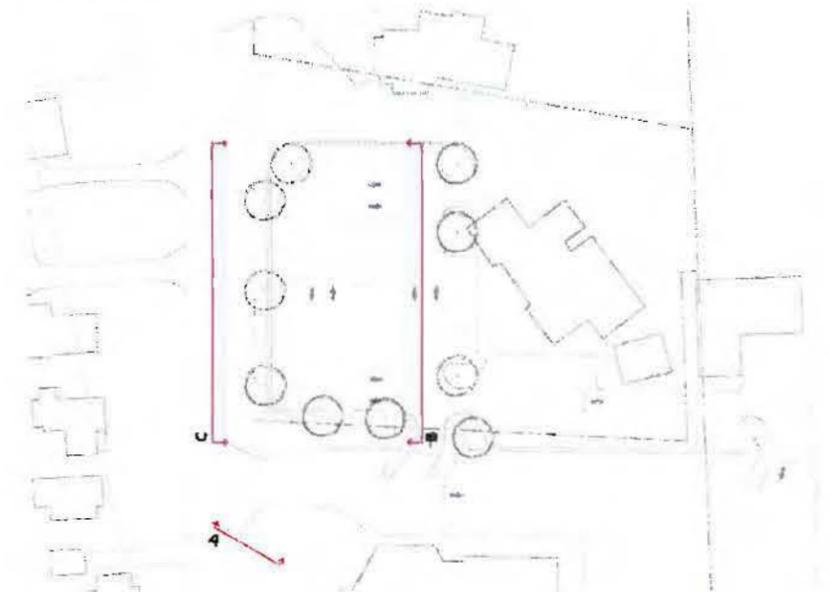
View B:



View C:



Key Plan:



N.T.S.

CITY OF WORTHINGTON
CU 02-16
DRAWING NO.
DATE *2-12-16*

Linworth Baptist Church Parking Lot Expansion | 2.12.2016

Letter received by from Ashley Zollars, 6280 Linworth Dr. by e-mail on February 17, 2016:

On March 26, 2015 Linworth Baptist Church applied for a use of property variance for 6238 Linworth Road; a property which was currently zoned for residential occupancy. The church said it would maintain the existing structure, for congregational gatherings, but wanted to transform the acre+ lot into an asphalt parking lot.

My husband and I were not opposed to the variance, but had some concerns over the final positioning and landscaping of the parking lot. As owners of three of the neighboring properties; we obviously had a vested interest in the outcome. Our primary residence is 6280 Linworth Road, which directly adjoins 6238 on the north side. The other two properties are located at 6201 and 6245 Linworth Road, and sit across the street on the west side of the church parking lot.

My husband, Jay Zollars, attended the March 26th, 2015 MPC meeting to ensure that our concerns were heard by the MPC board members. In order for us to support LBC's variance application we had three specific criteria we needed any approved site-plan to meet/address:

- 1) The new parking lot would sit 25ft. from the property line of our residence at 6238.
- 2) All healthy "vegetation" that currently served as "screening" would be kept, so that the secluded look of our residence and our rental properties would be maintained.
- 3) Any "vegetation" that was deemed unhealthy would be replaced with new bushes or trees at least 4 feet in height.

In the March 26th meeting my husband was assured in order for a site-plan to be approved it would have to meet the above criteria. But that DID NOT HAPPEN for two reasons:

- 1) The City of Worthington approved a site-plan that allowed for a 12-15 ft. set-back rather than the GUARANTEED 25ft. set-back, and DID NOT notify us, in writing, that Linworth Baptist Church was asking for such changes. THERE ARE SAFETY AND STRUCTURAL REASONS for our concern over the set-back distance, which I expressed at the Architectural Review Meeting on Jan. 28, 2016.
- 2) The Linworth Baptist Church chose to ignore the landscaping component, of the approved site-plan. And they have ruined the lush and secluded look of our residence and the neighborhood. This includes the removal of vegetation

My husband and I are very upset over the final appearance of the parking lot. We also feel like the City of Worthington did little to protect us, and that the church took advantage of our support for their variance.

We would like to see the following happen:

1. Correct the north property line setback to the originally agreed upon 25 feet.
2. Provide a revised landscape plan for the north property line that will allow input from the neighbors and from the City of Worthington before it is approved.
3. Provide a revised landscape plan for the area south and east of our property that will replace the removed vegetation and will allow input from the neighbors and from the City of Worthington before it is approved.
4. Provide a revised landscape plan for the west side of the new parking lot that will replace the removed vegetation, provide adequate headlight screening for the homes across Linworth Road, and will allow input from the neighbors and from the City of Worthington before it is approved. We believe this will require a low fence or wall to screen the headlights.



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 03-16
Date Received	12-14-16
Fee #	2
Meeting Date	2-25-17
Filing Deadline	
Receipt #	101025

1. **Property Location** 140 W. New England
 2. **Present/Proposed Use** replacement of previously approved garden shed
 3. **Zoning District** _____

4. **Applicant** Sherri & Stephan Cooke
Address 140 W. New England Ave
Phone Number(s) 614-505-1005

5. **Property Owner** same as above
Address _____
Phone Number(s) _____

6. **Project Description** replacement of previously approved garden shed

7. **Project Details:**
 a) **Design** board and batten (or siding if ARB prefers - though we recommend
 b) **Color** white or house color (ARB choice - though we recommend board & batten)
 c) **Size** est 7x6x7 (see drawing for specific measurements) board & batten to match supports
 d) **Approximate Cost** TBD **Expected Completion Date** _____

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.

Sherri Cooke
 Applicant (Signature)

2/17/16
 Date

Sherri Cooke
 Property Owner (Signature)

2/17/16
 Date

Abutting Property Owners List for
140 W. New England Ave.

Dwight & Katherine Barkhurst	664 Evening St.	Worthington, OH 43085
Jeffrey & Judith Bergen	108 W. New England Ave.	Worthington, OH 43085
Scott & Katherine Hamilton	125 W. New England Ave.	Worthington, OH 43085
Timothy Lipetz & Cynthia Crane	127 W. New England Ave.	Worthington, OH 43085
Bert Luedemann & Carol Easton	129 W. New England Ave.	Worthington, OH 43085
Barry & Karen Epstein	147 W. New England Ave.	Worthington, OH 43085
Patrick & Kathleen Rogers Resident	1364 Urban Dr. 150 W. New England Ave.	Columbus, OH 43229 Worthington, OH 43085
Steven & Akiko Pullen	653 Evening St.	Worthington, OH 43085

Description of Garden Shed project:

This attached structure garden shed is almost identical to the one previously approved by the ARB in 2003 and the one that remained until it had to be removed to accommodate the additional HVAC unit (also approved during our 2012-2014 remodel projects). We also believe that this garden shed once again addresses all considerations voiced by our neighbor, Dwight Barkhurst which was the origin of the initial inquiry relative to the small, movable structure we purchased to replace the previously attached garden shed.

We offer the ARB two choices in the drawings relative to the entrance door: one on the south side and one the north side of the shed.

We prepared the design with a board and batten exterior but if the ARB prefers, we could make it consistent with the house siding. Color could be either white (as is the sunporch) or blue (as is the house color).

Description of the extended fence:

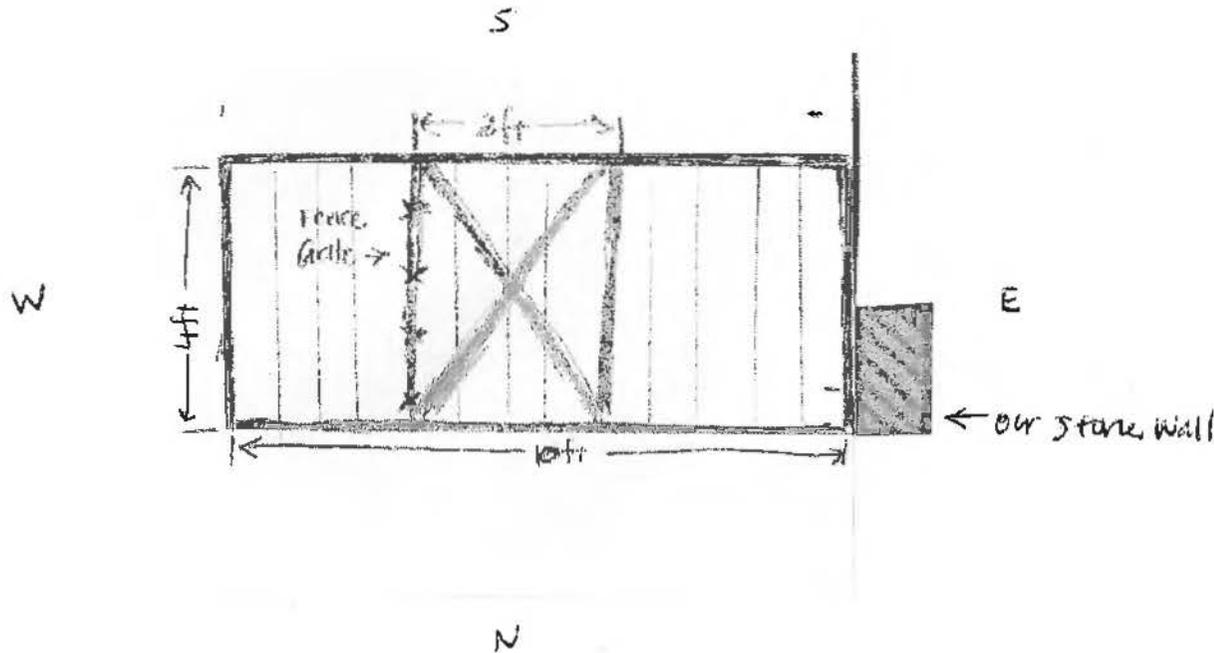
It appeared that there weren't any objections to this in our last ARB visit, but we weren't entirely clear so we wanted to bring it up again.

However, we have submitted a photo of our garbage cans which are already fairly well screened by trees that we planted and 11 other homes on the block immediately across from us in Old Worthington where you can also partially see their garbage cans from the road. We believe that we should not be subjected to the undo additional expense of building a screening structure since there are so many other homes where their garbage cans are visible from the street (the objection raised originally by the ARB). This is a very small sampling (one block). We're confident that if we increased the scope of our research data there would be innumerable number of other such "offenders". Therefore, our first choice in this situation is to remove the existing movable shed, but allow the garbage cans to remain screened by the existing foliage.

Direct TV Satellite Dish:

Per the ARB requirement, this dish has been installed and is not visible from the street.

high
 3 ft⁺ extension of existing fence
 to respond to request to screen
 garbage cans from street *

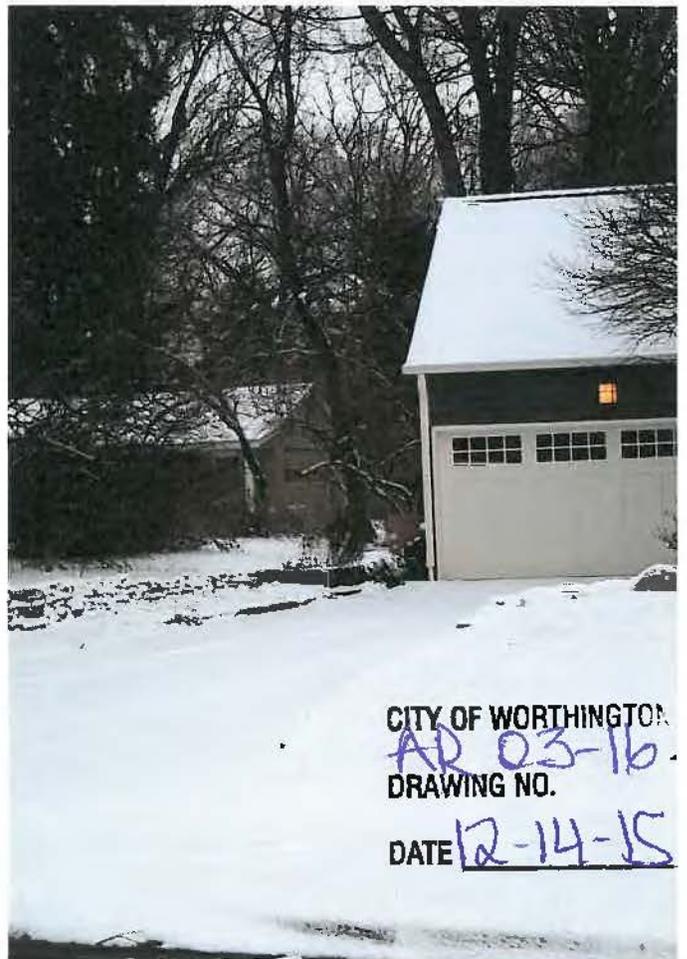


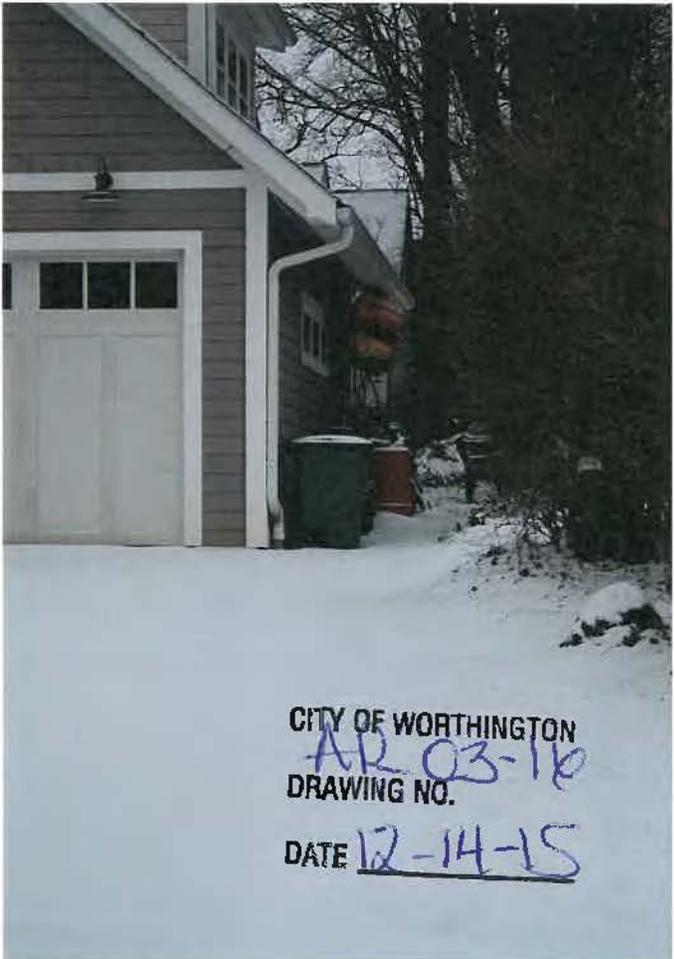
* See additional 7 photos (8 including ours) that shows
 multiple people with their garbage cans stored
 within view of the street. It doesn't seem
 consistent in policy or fairness that we should be forced
 to move our garbage cans or go to the expense of building
 a screen given this number of other exact situations within
 1 immediate old Worthington block. (We know there
 would be many more if we expanded our research scope).

CITY OF WORTHINGTON
 AR 03-16
 DRAWING NO.
 DATE 12-14-15



CITY OF WORTHINGTON
AR 03-16
DRAWING NO.
DATE 12-14-15







CITY OF WORTHINGTON
AR 03-16
DRAWING NO.
DATE 12-14-15



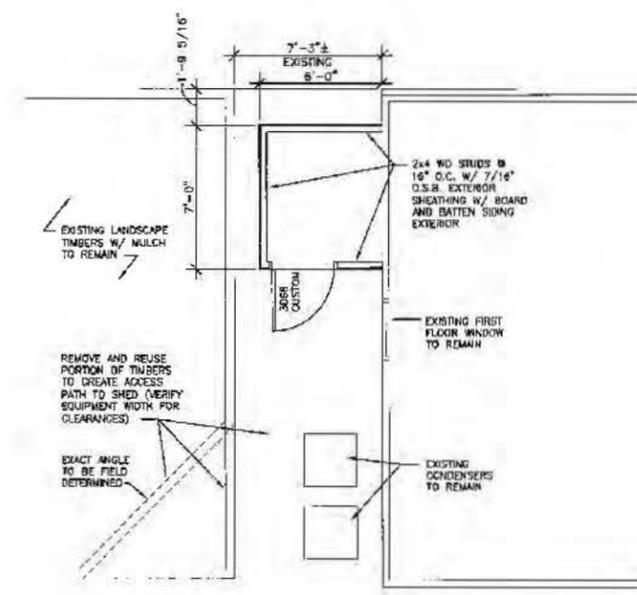


CITY OF WORTHINGTON
AR 03-16
DRAWING NO.
DATE 12-14-15

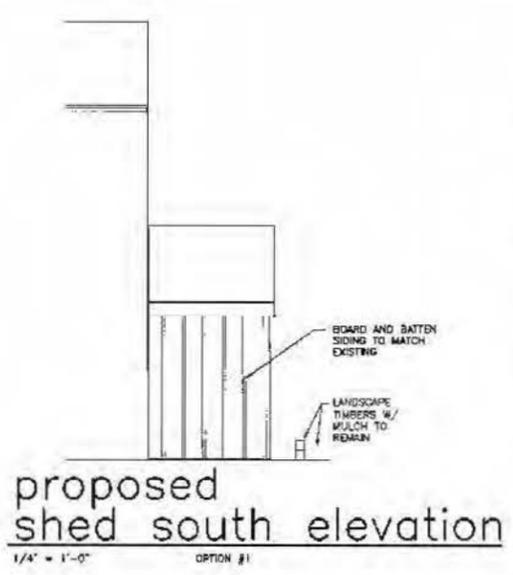
THESE DRAWINGS HAVE BEEN PREPARED BY JOHN YOUNG (YOUNGSTOWN CAD SERVICE) 7992 TRELLEGE CT. POWELL, OHIO 43085 (614) 207-9878 FOR RAS CONSTRUCTION.



site plan
1" = 30'-0"



proposed storage shed plan
1/4" = 1'-0"



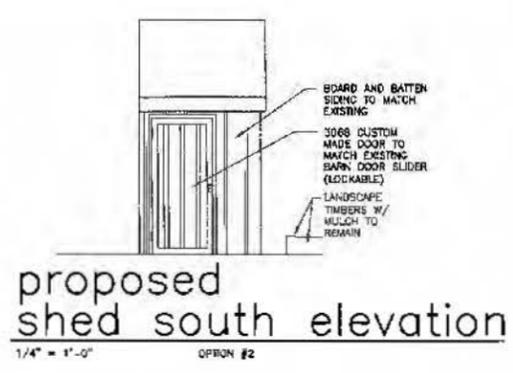
proposed shed south elevation
1/4" = 1'-0" OPTION #1



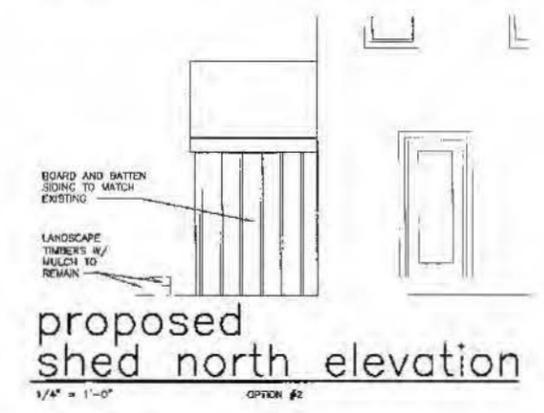
proposed shed east elevation
1/4" = 1'-0"



proposed shed north elevation
1/4" = 1'-0" OPTION #1



proposed shed south elevation
1/4" = 1'-0" OPTION #2



proposed shed north elevation
1/4" = 1'-0" OPTION #2

CITY OF WORTHINGTON
AR 03-16
DRAWING NO.
DATE 12-14-10

PROPOSED STORAGE SHED FOR THE RESIDENCE AT
 140 WEST NEW ENGLAND AVE. WORTHINGTON, OHIO 43085
 A



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 21-16
Date Received	1/28/16
Fee	\$50
Meeting Date	
Filing Deadline	
Receipt #	

Amendment to AR 10-16

1. **Property Location** 933 High Street

2. **Present/Proposed Use** Grocery / Grocery

3. **Zoning District** C-3 / PUD

4. **Applicant** InSite Real Estate, LLC

Address 1400 16th Street, Suite 300, Oak Brook, IL 60523

Phone Number(s) 630-617-9164

5. **Property Owner** InSite Real Estate, LLC

Address 1400 16th Street, Suite 300, Oak Brook, IL 60523

Phone Number(s) 630-617-9164

6. **Project Description** Amendment to site lighting plan originally approved by ARB. The amendments to the site lighting will alleviate dark spots within the site.

7. Project Details:

a) **Design** Brick and stone facade, with faux second story and four sided architecture (no change proposed)

b) **Color** Red brick with earth toned stone watertable, green standing seam metal awnings (no change proposed)

c) **Size** Approximately 30,000 SF (no change proposed)

d) **Approximate Cost** \$50,000 **Expected Completion Date** Winter/Spring 2016

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.

[Signature]
 Applicant (Signature)

1/28/16
 Date

[Signature]
 Property Owner (Signature)

1/28/16
 Date

CITY OF WORTHINGTON
AR 21-16
 DRAWING NO.
 DATE 1-28-16

**Abutting Property Owners List for
933 High St.**

Samuel & Sharon Speck		240 Greenbrier Ct.	Worthington, OH 43085
Adam & Heather Tomlinson		260 Greenbrier Ct.	Worthington, OH 43085
Robert & Julie Weber		300 Greenbrier Ct.	Worthington, OH 43085
Capital Appraisal Ltd.		937 High St., Suite 200	Worthington, OH 43085
An-Jak Properties LLC		1001 High St.	Worthington, OH 43085
Donald Shaw		979 High St.	Worthington, OH 43085
Sherrie Ireland		951 High St. Lower Level	Worthington, OH 43085
Media Mouse Ink Art & Design Co.		951-B High St.	Worthington, OH 43085
Ivory Tower Investments LLC		951-C High St.	Worthington, OH 43085
High-Wilson LLC		2227 Ashbury Close	Powell, OH 43065
Dr. Anthony Lordo, DDS		1000 High St.	Worthington, OH 43085
Toll Gate Condominium Assoc.	Cindy Mild	PO Box 287	Lewis Center, OH 43035
Worthington Historical Society		50 W. New England Ave.	Worthington, OH 43085
CVS		1 CVS Dr.	Woonsocket, RI 02895
FedEx Kinkos		940 high St.	Worthington, OH 43085
Schreiner's Ace Hardware		926 High St.	Worthington, OH 43085
DQ Properties	Sandra	920 High St.	Worthington, OH 43085
DQ Properties		1505 S. James Rd.	Columbus, OH 43227
WSL, LLC		923 High St.	Worthington, OH 43085
Resident		20 W. North St.	Worthington, OH 43085
Carolyn Porter		30 W. North St.	Worthington, OH 43085
Brooks Family Investments LLC		7062 Lansdownw St.	Worthington, OH 43085
Bryan Chauvin		46 W. North St.	Worthington, OH 43085
Jason & Christopher Bradley-Krauss		844 Oxford St.	Worthington, OH 43085
Resident		52 W. North St.	Worthington, OH 43085
William & Glenna Brown		60 W. North St.	Worthington, OH 43085
Charles & Ellen Baldwin		68 W. North St.	Worthington, OH 43085
Raymond & Nancy Gant		70 W. North St.	Worthington, OH 43085
Walter & Constance Kobalka		674 Hartford St.	Worthington, OH 43085
Michael & Joy Scholl		41 W. North St.	Worthington, OH 43085
Ronald Overstreet		6851 Highland Pl.	Worthington, OH 43085
Greg & Mary Offenburger		267 Greenbrier Ct.	Worthington, OH 43085
Thomas & Barbara Crane		92 W. North St.	Worthington, OH 43085
Elia Filippi & Anna Patitucci		86 W. North St.	Worthington, OH 43085
Robert Harbrecht		247 Greenbrier Ct.	Worthington, OH 43085
Jason Richard Shonk		237 Greenbrier Ct.	Worthington, OH 43085
Christina Thomas		220 Greenbrier Ct.	Worthington, OH 43085
Stephen & Kristine Harness		287 Greenbrier Ct.	Worthington, OH 43085

CITY OF WORTHINGTON

DRAWING NO. AR 21-16

DATE 1-28-16



InSite Real Estate, LLC
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854
t: 630-617-9100 | f: 630-617-9120 | www.insiterealestate.com

February 12, 2016

TO: Mr. Lee Brown
Director; Planning and Building
City of Worthington
374 Highland Avenue
Worthington, OH 43085

FROM: InSite Real Estate, LLC

SUBJECT: Fresh Thyme Farmer's Market, 933 High Street - ARB Application Submittal

RE: Project Summary / Narrative Letter

Mr. Brown:

InSite Real Estate, LLC is applying for Architectural Review Board review by the City of Worthington for an amended Certificate of Appropriateness application for the Fresh Thyme Farmer's Market site at 933 High Street.

Site Lighting Plan

The purpose of this Certificate of Appropriateness application is to seek approval of amendments to improve the existing site lighting to reduce dark spots within the parking lot. InSite and Fresh Thyme are concerned for the safety and perceived security of their customers, as well as exposure to liability of trip and fall incidents or vehicle-pedestrian accidents.

The plan proposes the height of the parking lot fixtures at 15' above grade and includes replacement of the existing bell shaped light fixtures with angle shade fixtures that are consistent in architectural appearance, per the originally approved plan. The following list outlines the specific revisions that are proposed:

- Adjust the existing parking lot fixture heights to 15' above grade, as specified in the approved plan.
- Replace the bell shaped parking lot fixtures with angle shade LED fixtures that are consistent in architectural appearance and natural hue LED, consistent with the originally approved plan.
- Convert 4 light poles at the existing interior pole locations to be double head fixtures.
- Add 3 wall mounted fixtures along the drive aisle on the north side of the building, at 14' above grade. No new wall mounted fixtures are proposed at the western end of the building. The proposed fixtures will be angle shade style with hook arms to match the fixtures on the parking lot light poles.
- Add 5 lighted bollards along the pedestrian sidewalk on the south side of the building and 2 each at the landscape islands at the NW and SW corners of the parking lot. The lighted bollards within the parking lot islands will be shielded 180 degrees to focus the illumination towards the parking lot only.
- Maintain the 2' high structural bases, as-is, painted black. Decorative pole base caps will be provided atop of the painted bases, consistent with the approved plan.

Thank you for your consideration and please contact me as needed with questions or clarification requests.

CITY OF WORTHINGTON

AR 21-16
DRAWING NO.

DATE 1-28-16



InSite Real Estate, LLC
1400 16th Street, Suite 300 | Oak Brook, IL 60523-8854
t: 630-617-9100 | f: 630-617-9120 | www.insiterealestate.com

Sincerely,

Edwin Gebauer
enclosure

CITY OF WORTHINGTON

DRAWING NO. AR 21-16

DATE 1-28-16

933 High St.



CITY OF WORTHINGTON
AR 21-16
DRAWING NO.

DATE 1-28-16



CITY OF WORTHINGTON
DRAWING NO. AR-21-36
DATE 1-28-16

LED LIFESTYLE MEDIUM DECORATIVE AREA LIGHTS (XDLM)

PRODUCT ORDERING INFORMATION

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

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

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

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

LUMINAIRE EPA CHART - XDLM

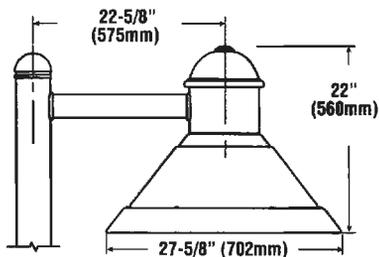
Configuration	EPA
Single	1.8
D180°	3.1
D90°	2.7
T90°	4.0
TN120°	4.0
Q90°	4.9

Note: Includes Bracket

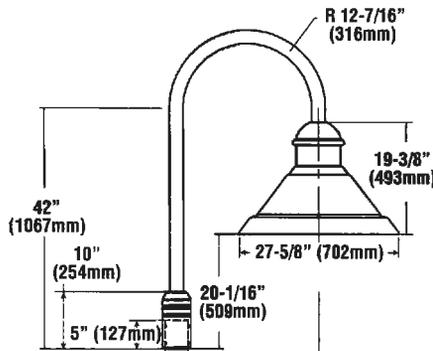
FOOTNOTES:

- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLMB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.
- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.
- 3" reduced drilling pattern required.
- For use with SA4 and SA5 mounting styles only.
- DIM and BLS cannot be ordered together.
- Fusing must be located in the hand hole of pole.

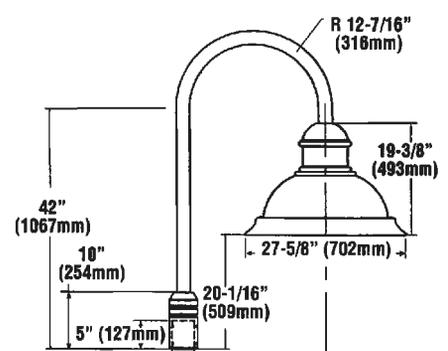
DIMENSIONS



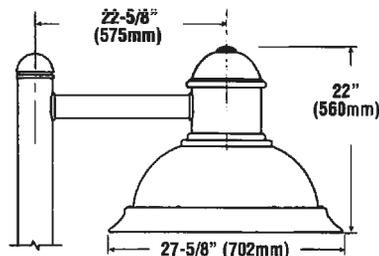
SIDE ARM (SA4 S) - ANGLE SHADE



CLASSIC HOOK (CH S) - ANGLE SHADE



CLASSIC HOOK (CH S) - BELL SHADE



SIDE ARM (SA4 S) - BELL SHADE

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



CITY OF WORTHINGTON

DRAWING NO. AR 21-16

DATE 1-28-16



Project Name _____ Fixture Type _____
Catalog # _____

10/21/15
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LSI INDUSTRIES INC.

LED SPEC GRADE BOLLARD (XHYP3)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

DRIVER - State-of-the-art driver technology designed specifically for LSI LED light sources provides unsurpassed system efficiency, control, and protection. Components are fully encased in potting material for IP68 moisture resistance. Driver complies with IEC and FCC standards.

OPTIONAL INTERNAL MOTION SENSOR - Doppler motion sensor activates switching of luminaire light levels. High level light is activated when passerby enters target zone and increased to full bright in 2-3 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 4 minutes and is gradually ramped down (7 seconds) to low level to allow eyes time to adjust. Sensor detection range is 360 degrees horizontal x average of 25' - 30'.

DUAL BEAM OPTICS - Utilizes two separate LED arrays to provide more uniform illumination - proprietary to LSI. Results in unprecedented fixture spacing, while providing great uniformity.

EXPECTED LIFE - Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI website for specific guidance.

LEDS - 16 or 30 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

REFLECTOR/DISTRIBUTION - 360° or 180° distribution.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options battery operate 10 LEDs in upper ring aperture for a minimum of 90 minutes and exceed NFPA-Life Safety Code requirements for means of egress lighting.

LOWER HOUSING - One-piece, heavy-walled, extruded aluminum, .322" thick for vandal resistance. Various heights are available in 6" increments starting at 30" (maximum height is 60"). Lower housing attaches to cast aluminum base plate with four stainless steel roll pins.

CROWN ASSEMBLY - Flat or domed, heavy cast aluminum. For added security against vandals, crown attaches to lower housing with four captive, concealed 1/4" x 20 Allen-head screws.

LENS - 2 one piece heavy walled borosilicate lenses are recessed .764" and protected by three cast ribs for vandal resistance. Exposed portion of top lens is only .934" tall with the lower lens being only 1.831" tall.

BASE PLATE - Extra thick, 1/2" cast T6 treated aluminum base is conversion coated and black powder coated for corrosion resistance.

OPTIONAL ROUGHNECK REINFORCEMENT - .375" thick zinc plated, steel base plate with welded U shaped reinforcement. 3/8" diameter 302 stainless steel roll pins with 10,000 lb. shear load.

ANCHOR BOLTS - Anchor bolts are 3/8"x10" long heavy duty galvanized steel. Four (4) are furnished.

ELECTRICAL - Universal voltage power supply (120-277 VAC 50/60HZ). 347-480V also available. 350 mA standard. Surge protector meets IEEE C62.41.2-2002, Scenario 1 Location Category C.

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

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

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

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

SHIPPING WEIGHT - 50 lbs.

LISTING - Listed to U.S. and Canadian standards. Suitable for wet locations.

LIGHT OUTPUT - XHYP						
Description		# of LEDs	Full Output		Dimmed	
			Lumens	Watts	Lumens	Watts
Cool White	XHYP3-360	30	1690	34	692	12
	XHYP3-180	16	950	20	401	7
	XHYP3-360-30-BB	10	748	20	—	—
Neutral White	XHYP3-360	30	1599	34	—	—
	XHYP3-180	16	856	20	—	—
	XHYP3-360-30-BB	10	—	—	—	—
350mA - Standard						

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below.

Please consult factory for your specific requirements.



Suitable for wet locations



Project Name _____ Fixture Type _____

Catalog # _____

10/21/15

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LSI INDUSTRIES INC.

CITY OF WORTHINGTON

DRAWING NO. AR 21-16

DATE 1-28-16

LED SPEC GRADE BOLLARD (XHYP3)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XHYP3 360 LED 30 350 NW UE BRZ FT IMS**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temp	Input Voltage	Finish	Top	Options
XHYP3 - LED Hyperion	360°	LED	30	350 - 350mA	CW - Cool White (5000K)	UE - Universal Electronic (120-277)	BRZ - Bronze	FT - Flat Top	H - XX (Specify Height) ¹ GFR - GFI Duplex Receptacle LAB - Less Anchor Bolts IMS - Integral Motion Sensor ⁵ PCI 120 - 120v Button Type Photocell PCI 208-277 - 208 - 277v Button Type Photocell PCI 347 - 347 Button Type Photocell RN - RoughNeck Heavy Duty Mtg. Plate ⁵ BB - Battery Backup ^{2,3,4} CWBB - Cold Weather Battery Backup ^{2,3,4} LPC - Lens Protector Casting painted black
	180°		16		NW - Neutral White (4000K)	347-480	BLK - Black PLP - Platinum Plus WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	DT - Dome Top	

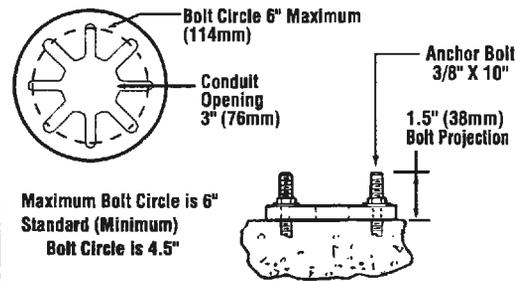
- Standard height is 42" for FT and 45" for DT. Non-standard heights are available in 6" increments. Minimum height is 30". Maximum height is 60".
- Not available with 180° Distribution
- Battery Backup & Cold Weather Battery Backup minimum height is 36"
- Battery Backup & Cold Weather Battery Backup is only available in 120-277v.
- Rough Neck option must be entered at time of original order. Can't be switched in field.
- Not CE marked.

ACCESSORIES

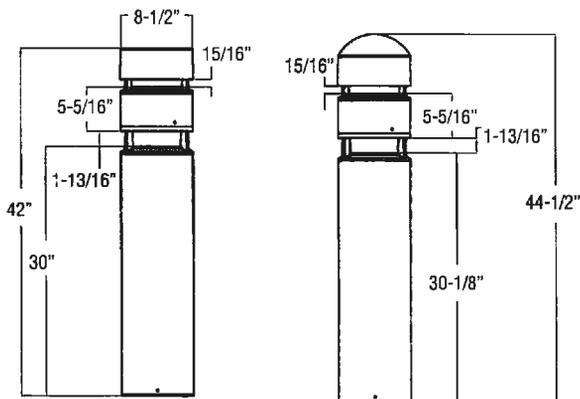
ABKIT - Anchor Bolt Kit (BVR) 3/8" x 10" - Galvanized

BASE DETAIL

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



DIMENSIONS



CITY OF WORTHINGTON

DRAWING NO. *AR 21-16*

DATE *1-28-16*



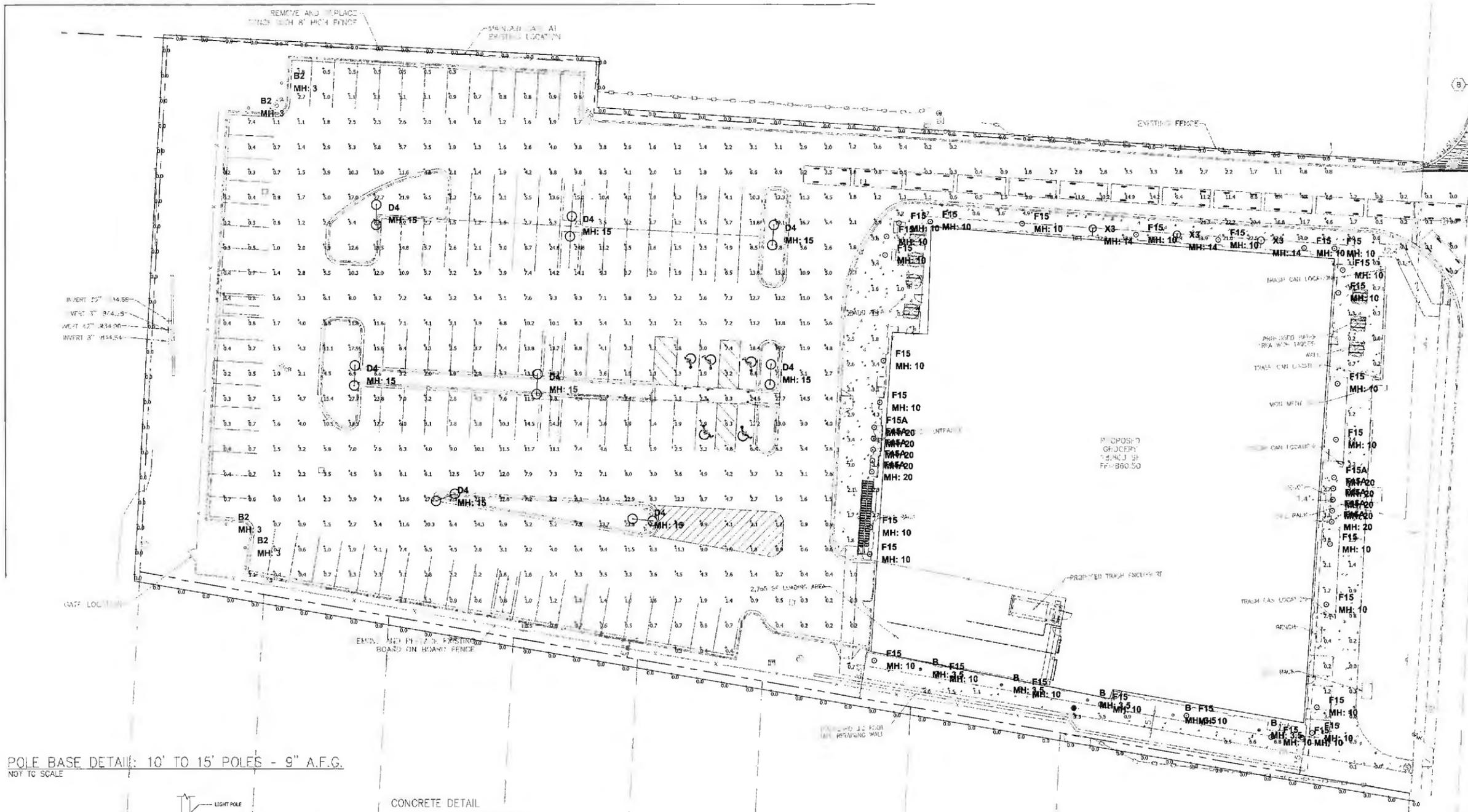
Project Name _____ Fixture Type _____

Catalog # _____

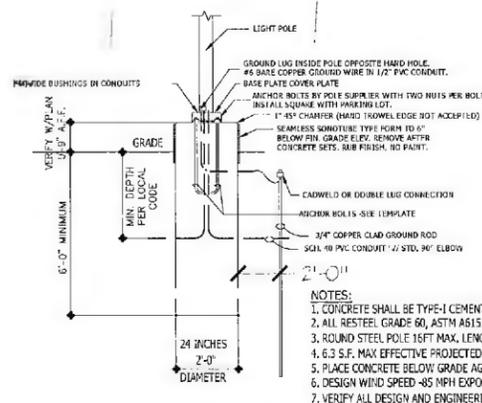
10/21/15

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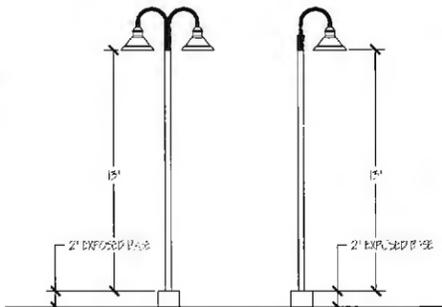
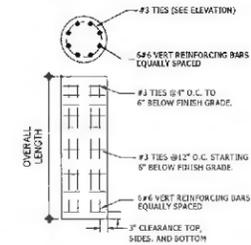
LSI INDUSTRIES INC.



POLE BASE DETAIL: 10' TO 15' POLES - 9" A.F.G.
NOT TO SCALE



CONCRETE DETAIL



SITE LIGHTING POLE ELEVATIONS
NTS

Symbol	Qty	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts
⊙	3	X3	SINGLE	18069	0.900	XDLMA-3-LED-HO-NW	203.7
⊙	10	F15A	WALL MOUNT	800	0.950	AD100-10-CW-LED-VOLTAGE-COLOR	11.4
⊙	28	F15	WALL MOUNT	800	0.950	HBR-200-UE-GBK-AL15-PG4-LDS96WL-WB WITH 10W LED LAMP	11.4
⊙	5	B	SINGLE	1599	0.900	XHYP3-360-LED-30-350-NW-UE-BLK-DT	34
⊙	8	D4	BACK-BACK	18374	0.900	XDLMA-FT-LED-HO-NW	203.8
⊙	4	B2	SINGLE	856	0.900	XHYP3-180-LED-16-350-NW-UE	20

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
EAST SIDE	Illuminance	Fc	3.79	22.5	0.0	N.A.	N.A.
PAVED AREAS	Illuminance	Fc	5.08	27.7	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
NORTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.
SOUTH PROPERTY LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.

NOTES:
LIGHT LOSS FACTOR = 0.95
MOUNTING HEIGHT = SEE DRAWING
FOOTCANDLE LEVELS CALCULATED AT GRADE

FOR PRICING
REQUESTS CONTACT
RUSS MILLER:
317-780-8350

CITY OF WORTHINGTON
DRAWING NO. AR 21-16
DATE 1-28-16

CBMC SOLUTIONS
5855 KOPETSKY DRIVE SUITE G
INDIANAPOLIS, IN 46217
P: 317-780-8350
WWW.CBMCINC.COM

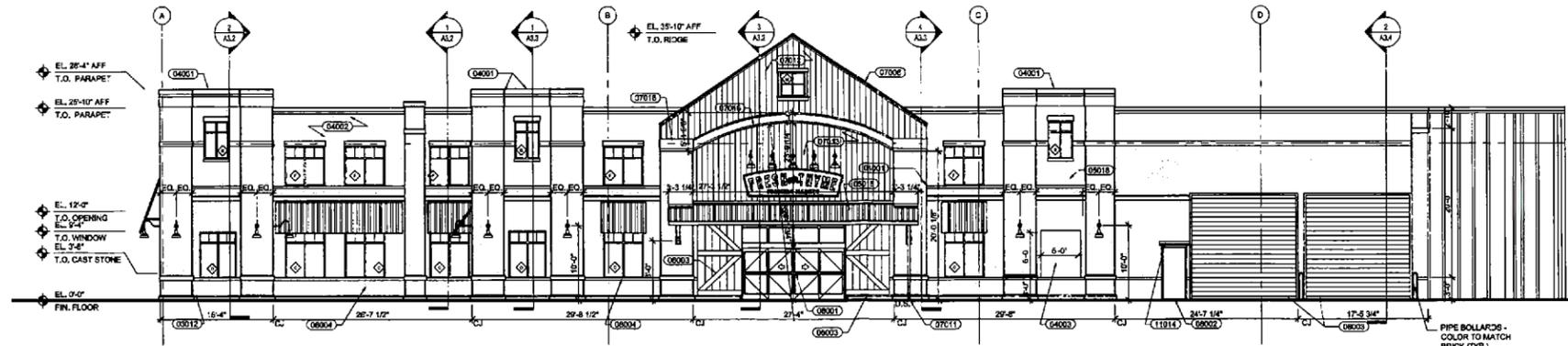
LIGHTING LAYOUT FOR
FRESH THYME

SCALE: 1" = 20'

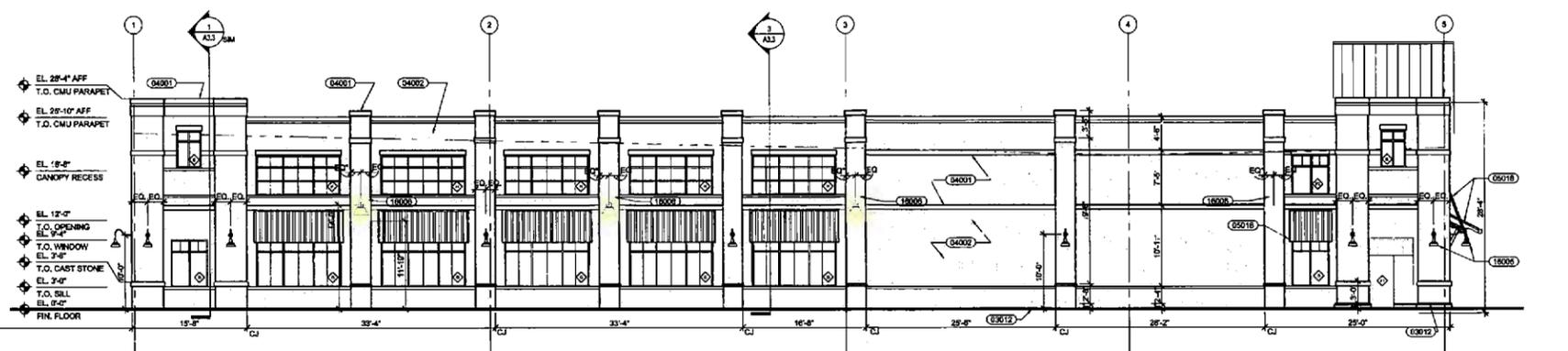
STARTING DATE 2/18/16 BY: SJM

drawing#
CB4852-J10

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine applicability of the layout to existing or future field conditions.
This lighting pattern represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with Illuminating Engineering Society approved methods. Actual performance of any manufacturer's luminaire may vary due to variation in electrical voltage, tolerance in lamps, and other variable field conditions.
C:_WORK\CBMC\INDRUSS\FRESH THYME - WORTHINGTON, OH, SITE\CB4852-J10.DWG



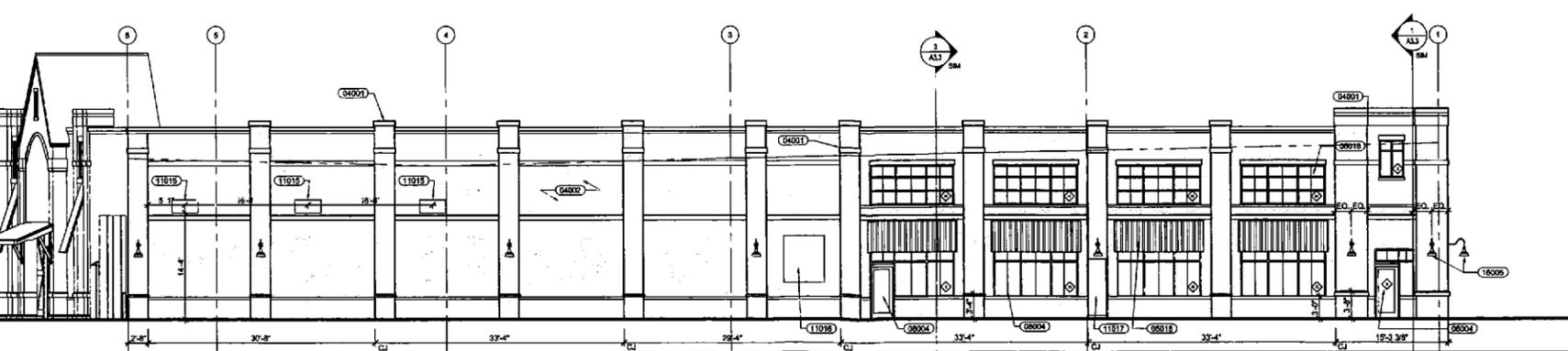
FRONT WEST ELEVATION SCALE 1/8" = 1'-0" 4



SIDE - NORTH ELEVATION SCALE 1/8" = 1'-0" 3



HIGH STREET-EAST ELEVATION SCALE 1/8" = 1'-0" 2



SIDE - SOUTH ELEVATION SCALE 1/8" = 1'-0" 1

- A. GENERAL CONTRACTOR TO COORDINATE ELECTRICAL CONDUIT RUNS WITH SIGNAGE CONTRACTOR. FINAL CONNECTIONS BY ELECTRICAL CONTRACTOR.
- B. PROVIDE CLEAR ELASTOMERIC COATING ON ALL EXPOSED CMU WALL.
- C. ALL FINISH MATERIAL SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS.
- D. PROVIDE SAMPLE OF ALL FINISH MATERIALS TO FRESH THYME PLACE FOR APPROVAL PRIOR TO INSTALLATIONS.
- E. ALL FASTENERS, PLATES AND BOLTS ATTACHED TO CMU SHALL BE GALVANIZED METAL.
- F. SIGNAGE CONTRACTOR TO SUBMIT SHOP DRAWINGS TO FRESH THYME PRIOR TO FABRICATION.
- G. EXTERIOR SIGNAGE CRITERIA:
MAXIMIZE THE FOLLOWING:
THREE (3) EXTERIOR WALL SIGNS
TWO (2) MONUMENT OR PYLON SIGNS
WINDOW SIGN NUMBER WILL BE DETERMINED BY LOCATION.
(3) BANNERS PER SITE:
- "NOW HIRING" TO BE INSTALLED ON CALL DAY (SEE USGN FOR DATE)
- "COMING SOON" INSTALLED WITH MAXIMUM TIME ALLOWED BY CITY & CENTER (REPLACE WITH GRAND OPENING BANNER BY 7:00AM MORNING OF STORE OPENING).
- "GRAND OPENING" - TO REMAIN INSTALLED MAXIMUM TIME ALLOWED BY CITY & CENTER.
(2) SITE SIGNS 4'X8' TO BE POSTED DURING CONSTRUCTION.
ALL SIGNS REQUESTED TO BE 20'-0" ABOVE FINISHED FLOOR (WILL VARY PER LOCATION) EACH LOCATION TO BE FIELD VERIFIED FOR BEST SIGN PLACEMENT OPTIONS.

FOR ALL CRITERIA AND LEASE INFORMATION ON SIGNAGE ALLOTMENTS CONTACT SUSAN HAMILTON (360) 960-4517 LEASE ADMINISTRATOR FOR FRESH THYME MARKETS.
SIGN COMPANY TO COORDINATE WITH SUPERINTENDENT/ELECTRICIAN ON TIME/CLOCK OR PHOTOCELLS FOR ALL SIGNS.
REFER TO SIGN VENDOR PKG FOR FINAL SIGN LOCATIONS, SIZES AND INSTALLATION DETAILS.

GENERAL NOTES

- 03012 CONCRETE CURB.
- 04001 CAST STONE ACCENT PIECE 'SANDSTONE'
- 04002 12" STRUCTURAL BRICK 'HERITAGE BLEND' BY CMU BRK.
- 04003 8" STRUCTURAL BRICK 'HERITAGE BLEND' BY CMU BRK.
- 06019 PRE-MANUFACTURED METAL CANOPY SYSTEM, ROOKWOOD DARK GREEN SW 2818
- 06003 BARN DOOR PANEL, WOOD STAIN SW5134-B WEATHERED TEAK
- 07001 20 YEAR WARRANTY ROOFING SYSTEM OVER R-30 RIGID INSULATION.
- 07006 PRE-FINISHED STANDING SEAM METAL ROOF, ROOKWOOD DARK GREEN SW 2818
- 07011 GUTTER AND DOWNSPOUTS, ROOKWOOD DARK GREEN SW 2818
- 07013 FIBER CEMENT SIDING, NCPH VERTICAL SIDING 4'-0"x12'-0" PANELS (CP-41) ROYOCROFT COPPER RED SW 2839
- 07016 FIBER CEMENT TRIM, 3/4" THICK, CERTANTEED, ROOKWOOD DARK GREEN SW 2818
- 09001 AUTOMATIC ENTRANCE SYSTEM, VALSPAR - BLACK
- 09002 HOLLOW METAL DOOR AND FRAME, ROYOCROFT COPPER RED SW 2839
- 09003 OVER-HEAD DOOR, ROYOCROFT COPPER RED SW 2839
- 09005 SOFT DOOR BUMPER ROYOCROFT COPPER RED SW 2839
- 09006 COMPACTOR CHUTE, ROYOCROFT COPPER RED SW 2839
- 09004 ALUMINUM STOREFRONT SYSTEM VALSPAR - BLACK
- 10002 SIGNAGE (BY SIGN VENDOR), COORDINATE W/ SIGN SHOP DRAWINGS, PROVIDE BACKING AND POWER AS REQUIRED.
- 11001 DOCK LEVELER, LEVELER PITS TO BE CONSTRUCTED IN STRICT COMPLIANCE WITH MANUFACTURER RECOMMENDATIONS, SEE DETAIL 15M-1.
- 11014 RAIN HOOD
- 11016 VENTILATION LOUVRES, PAINT LOUVRES TO MATCH BRICK, RE MECHANICAL DRAWINGS FOR ADDITION INFORMATION.
- 18002 LIGHT FIXTURE, SEE ELEC. DRAWINGS, BLACK LIGHT FIXTURE, NEUTRAL WHITE.
- 19016 CAM LOCK CASE, SEE ELEC. PAINT TO MATCH BRICK.
- 11017 CT CAB, SEE ELEC. PAINT TO MATCH BRICK.

NOTE:
ALL CFS TO MATCH BRICK.

KEY NOTES REFERENCED BY THIS SYMBOL

- SOLID HATCH DENOTES SHUTTER LOCATIONS, RE: A3.3
- SH-01 INTERIOR SHUTTER ECLIPSE SHUTTER, PLANTATION STYLE, VINYL. INSTALL OVER INTERIOR SIDE OF WINDOWS. COLOR: ALMOND

FINISHES
CITY OF WORTHINGTON
AR 21-16
DRAWING NO.
DATE 1-28-16
SIGN AREA

COPYRIGHT
NORR
ARCHITECTS INTERIOR PLANNING
NORR
An Interior Group Company
150 W. Jefferson Ave., Suite 1300
Detroit, Michigan, 48226 USA
www.norr.com

ARCHIVE OF RECORD

STAMP
North Arrow
Detail No.
Sheet No.

FRESH THYME
MARKETS
933 High Street
Worthington, Ohio

PROJECT TITLE
FRESH THYME
933 High Street
Worthington, Ohio

PROJECT ADDRESS

NO	ISSUANCE	DATE
1	Owner Review - 20%	09/19/14
2	Issued for Permit	07/14/14
3	Issued for Permit Response 1	06/29/14
4	Issued for Permit Response 2	09/19/14
5	Issued for Construction	10/13/14
6	Owner Revision 1	11/16/14
7	Owner Revision 2	01/04/15
8	Owner Revision 3	01/21/15

REVISIONS

CL

DRAWN BY
Building Permit
07/14/14
ISSUED

EXTERIOR ELEVATIONS

SHEET TITLE
JCDT14.0177.00
PROJECT NO.
SCALE
A2.1
SHEET



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 22-11
Date Received 2-10-16
Fee \$2
Meeting Date 2-25-16
Filing Deadline
Receipt # 10599

1. Property Location 544 HIGH STREET

2. Present/Proposed Use

3. Zoning District

4. Applicant JONATHAN KNAPE

Address 544 H. HIGH ST

Phone Number(s) (614) 580-5031

5. Property Owner JONATHAN & LAURA KNAPE

Address 544 HIGH ST

Phone Number(s) 614-580-5031

6. Project Description SATELLITE LOCATIONS APPROVAL

7. Project Details:

a) Design

b) Color

c) Size

d) Approximate Cost N/A Expected Completion Date

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.

[Signature]
Applicant (Signature)

2/10/16
Date

Property Owner (Signature)

Date

Abutting Property Owners List for
544 High St.

Colin & Robin Wigney	556 High St.	Worthington, OH 43085
Mark & Cynthia Keller	30 E. South St.	Worthington, OH 43085
Susan Mayers	27 E. South St.	Worthington, OH 43085
Generic Holding LLC	11 Abbey Woods	Pittsford, NY 14534-2843
Bruegger's Bagels	530 High St.	Worthington, OH 43085
JD Systems	529 High St.	Worthington, OH 43085
Lennon Heads	529 High St.	Worthington, OH 43085
Guernsey Bank	547 High St.	Worthington, OH 43085

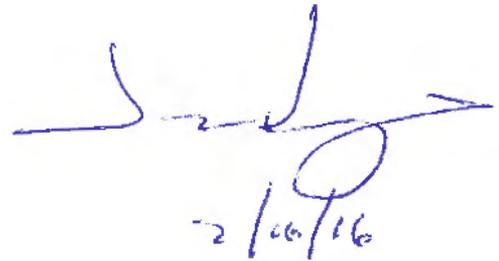
JONATHAN KNAPP

514 HIGH STREET

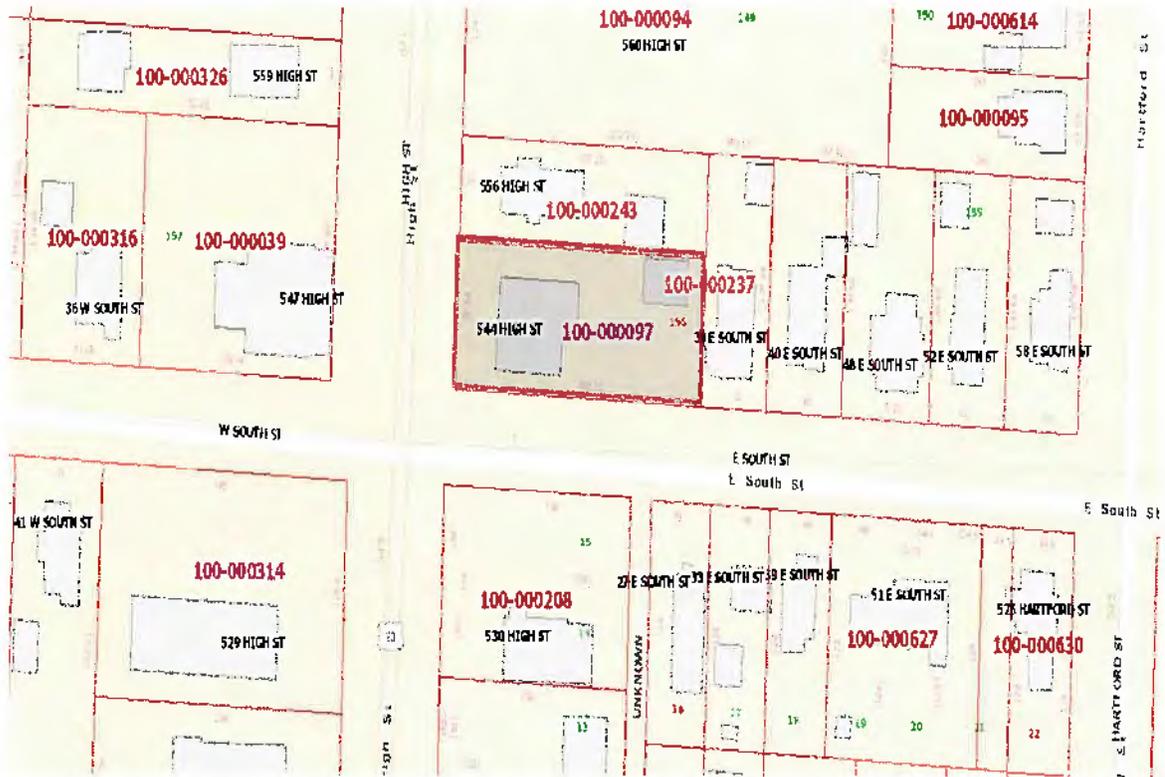
The placement of our satellite Dish was chosen for its view of the Southwest Sky.

We ~~placed~~ placed the Dish in a location at the Rear of our House. It is on the correct Post AND screened by LANDSCAPE.

We did not know we needed ARB approval of location. THE DISH has been there in its current spot for 4 years


2/16/16

544 High St.



100-000097 04/10/2014



CITY OF WORTHINGTON
AR 22-16
DRAWING NO.
DATE 2-10-16

02.17.2016 11:28



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 23-16
Date Received	2/10/16
Fee	\$2 pd
Meeting Date	2/25/16
Filing Deadline	
Receipt #	61600

1. Property Location 601 Oxford Street Worthington, OH
2. Present/Proposed Use residence
3. Zoning District R-10
4. Applicant Andrew Smullen
 Address 601 Oxford Street Worthington, OH 43085
 Phone Number(s) 614-361-7341
5. Property Owner Andrew Smullen
 Address (same as above)
 Phone Number(s) (same as above)
6. Project Description installation of Dish^{satellite} on side (south) of home for Dish network
7. Project Details:
 - a) Design Round with a bracket
 - b) Color Gray
 - c) Size 18 inches
 - d) Approximate Cost Free #0.00 Expected Completion Date Feb. 26th

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.

[Signature]
 Applicant (Signature)

2-10-16
 Date

[Signature]
 Property Owner (Signature)

2-10-16
 Date

Abutting Property Owners List for
601 Oxford St.

Diane Smullen
Denis & Natalie Moore
Jules Knowlton
Adrian Dawes
Amy Tumblin

609 Oxford St.
60 W. Short St.
593 Oxford St.
600 Evening St.
610 Evening St.

Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085



February 4, 2016

To: Worthington ARB

We would like to install a DirectTV Satellite Dish on the south side of our Old Worthington home located at 601 Oxford Street. The satellite will be 18" round and will be gray in color. It will be mounted 65 feet from the street and on the newer addition of our home (which is inset from the existing house). Therefore, the bracket will not be visible from the street, only the round dish itself.

Please see attached picture for your reference.

Thank you for your consideration of our project.

Sincerely,


Andrew & Melissa Smullen

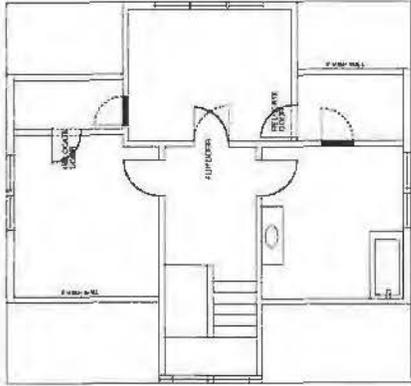
601 Oxford Street

Worthington, OH 43085

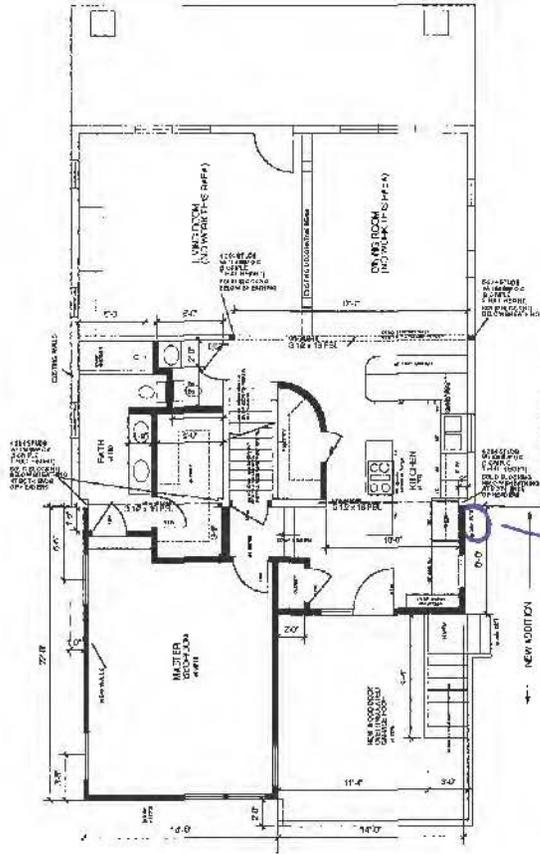
601 Oxford St.



100-000524-00 05/04/2010

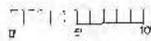


SECOND FLOOR PLAN



FIRST FLOOR PLAN

7-20-09



CITY OF WORTHINGTON
AR 23-16
DRAWING NO.

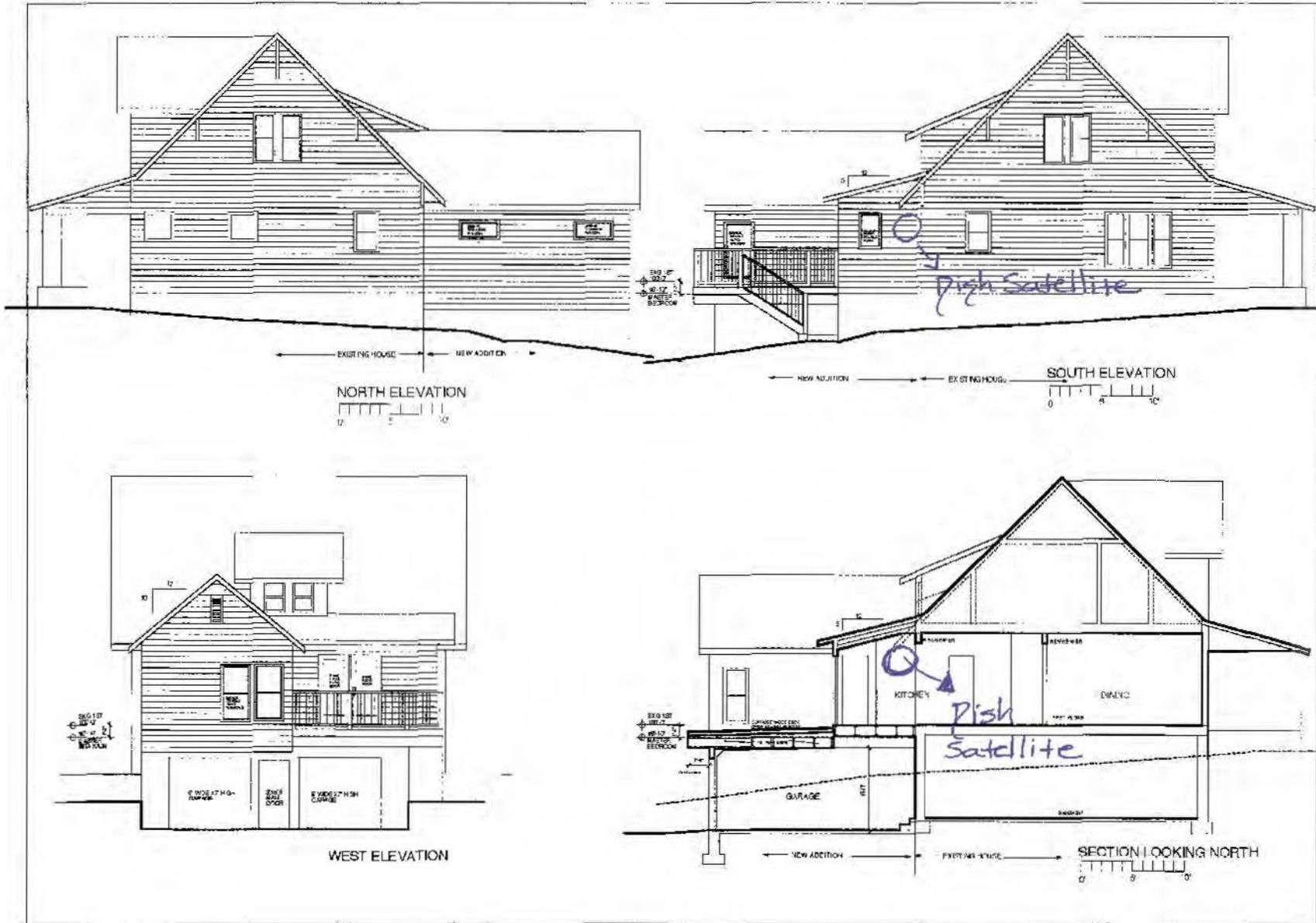
DATE 2-10-16

Disk Satellite

DECISION NUMBER	DATE
	02/09

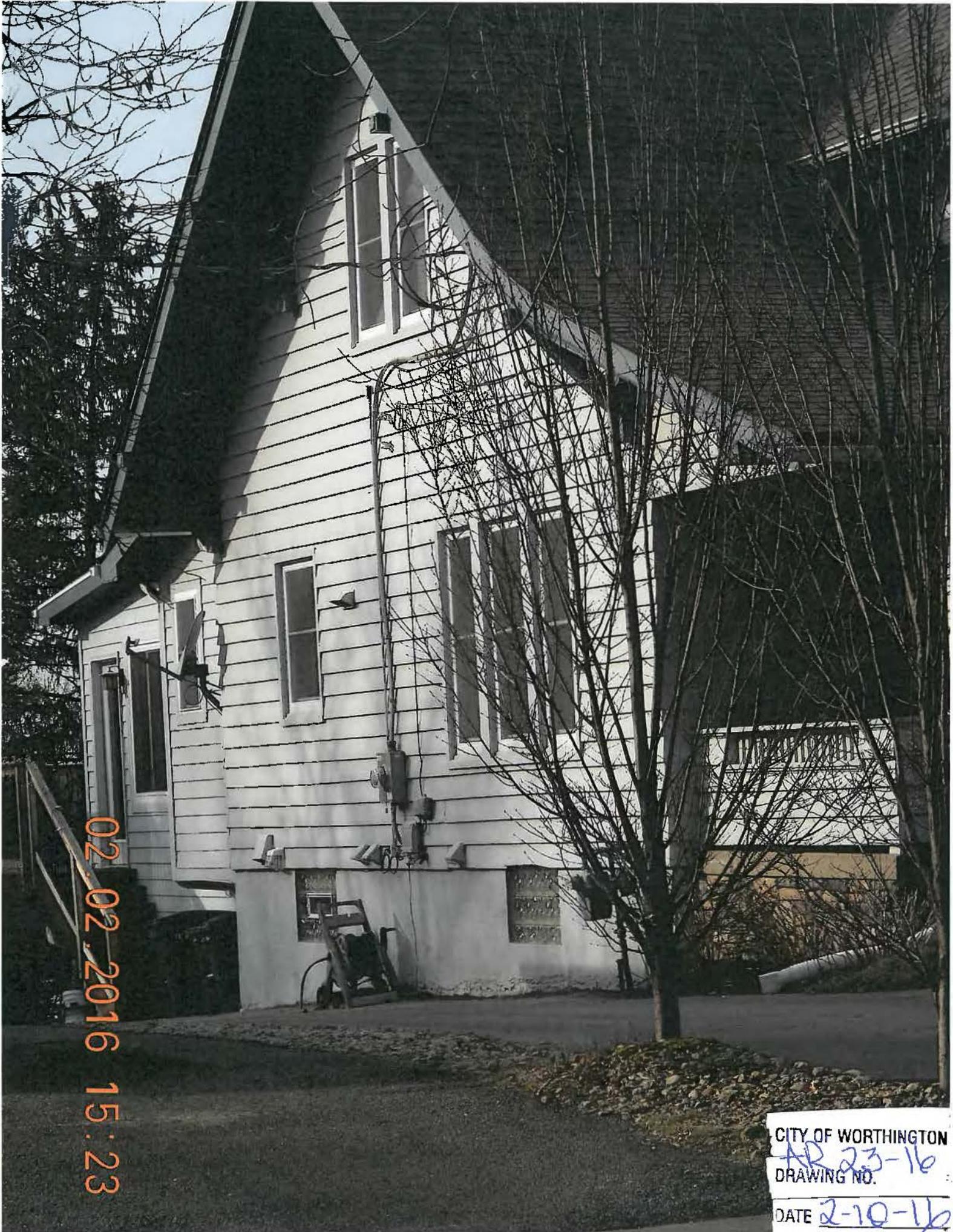
ADDITION AND REMODELING
601 OXFORD WORTHINGTON, OHIO

A-2



REVISION NUMBER	DATE
ADDITION AND REMODELING	
801 OXFORD WORTHINGTON, OHIO	
A-3	
7-20-09	

CITY OF WORTHINGTON
AR 23-16
 DRAWING NO.
 DATE *2-10-16*



02-02-2016 15:23

CITY OF WORTHINGTON
AR 23-16
DRAWING NO.
DATE 2-10-16



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR24-16 Date Received 2/10/16 Fee \$2.00 pd Meeting Date 2/25/16 Filing Deadline Receipt # 61602

1. Property Location 49 E. North ST

2. Present/Proposed Use Satellite dish

3. Zoning District

4. Applicant Judith Hochmuth

Address 49 E. North ST

Phone Number(s) 407-973-3097

5. Property Owner NCR - Stafford Village

Address 814 Hartford ST

Phone Number(s) 614-846-2648

6. Project Description Senior Apartment Living

7. Project Details: Direct tv dish - on the roof

a) Design

b) Color

c) Size

d) Approximate Cost + installed Expected Completion Date 5/13

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.

Judith Hochmuth Applicant (Signature)

2/5/16 Date

Property Owner (Signature)

2/5/16 Date

Abutting Property Owners List for
49 E. North St.

Thomas & Angela Strous	58 E. North St.	Worthington, OH 43085
Resident	907 Hartford St.	Worthington, OH 43085
Resident	903 Hartford St.	Worthington, OH 43085
Resident	899 Hartford St.	Worthington, OH 43085
Resident	893 Hartford St.	Worthington, OH 43085
Conroy Properties North LLC	43 E. North St.	Worthington, OH 43085

From: jehoch42 <jehoch42@aol.com>

To: slynch <slynch@ci.worthington.oh.us>

Subject: Satellite dish at 49 E North Street

Date: Thu, 11 Feb 2016 8:01 pm

TO WHOM IT MAY CONCERN:

I rent the house at 49 E North Street which is owned by National Church Residences - Stafford Village and Court - Worthington. A satellite dish was already installed on the roof when I moved in May 2013. This dish was owned by Dish TV. I have no idea how long the dish was there. In May of 2013 I contracted with Direct TV for cable service. Their satellite dish was then installed. I didn't know there was process involved in getting this work done as a dish had been there for quite a while.

I forwarded an email of the picture earlier.

If you have any questions, please contact me at 407-973-3097.

Judy Hochmuth

49 E. North St.



100-000909 04/10/2014



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 25-16
Date Received	2-11-16
Fee	\$5
Meeting Date	2-29-16
Filing Deadline	
Receipt #	letters

1. Property Location 687 Evening St

2. Present/Proposed Use _____

3. Zoning District _____

4. Applicant Keith Pickens / The Fence Guy

Address 319 S. MAIN ST BAITIMORE, Ohio 43105

Phone Number(s) 740-438-9135 / 740-438-1077

5. Property Owner Shelley Stotzer

Address 687 Evening St, Worthington, Ohio

Phone Number(s) 614-743-6899

6. Project Description CONSTRUCTION OF A 48" TAN CEDAR picket fence, 3 3/4" wide boards, 3" space, dog-eared top

7. Project Details:

a) Design Dog-eared cedar picket 3 3/4" x 48" with 3" space

b) Color cedar / brown

c) Size 48" T&U

d) Approximate Cost \$4176.⁰⁰ Expected Completion Date pending weather, 3 weeks

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.

Keith Pickens
 Applicant (Signature)

2/11/16
 Date

 Property Owner (Signature)

 Date

Abutting Property Owners List for
687 Evening St.

Mary Debitetto		693 Evening St.	Worthington, OH 43085
Timothy & Abigail Shaw		690 Evening St.	Worthington, OH 43085
Mikel & Brenda Coulter		686 Evening St.	Worthington, OH 43085
David & Kathleen Griffin		669 Evening St.	Worthington, OH 43085
Gregory Gallenstein	Katherine Klingelhafer	668 Sinsbury Dr. E.	Worthington, OH 43085
Mary Gasper		162 Sinsbury Dr. N.	Worthington, OH 43085

Lynch, Suzette

From: Shelly <smarcentile@yahoo.com>
Sent: Thursday, February 11, 2016 9:37 AM
To: Lynch, Suzette
Cc: Keith Pickens; Joe Stotzer (ICE)
Subject: Application

Suzette,

I just got off the phone with Keith Pickens. I am traveling for work (in New Jersey) so I am writing you as my signature to apply for a review of our fence proposal for:

687 Evening Street
Worthington, OH 43085

We'd like the opportunity to have the plan reviewed in the 2/25 meeting.

Please call, text or email with any questions.

Thank you,
Shelly Stotzer
614.743.6899

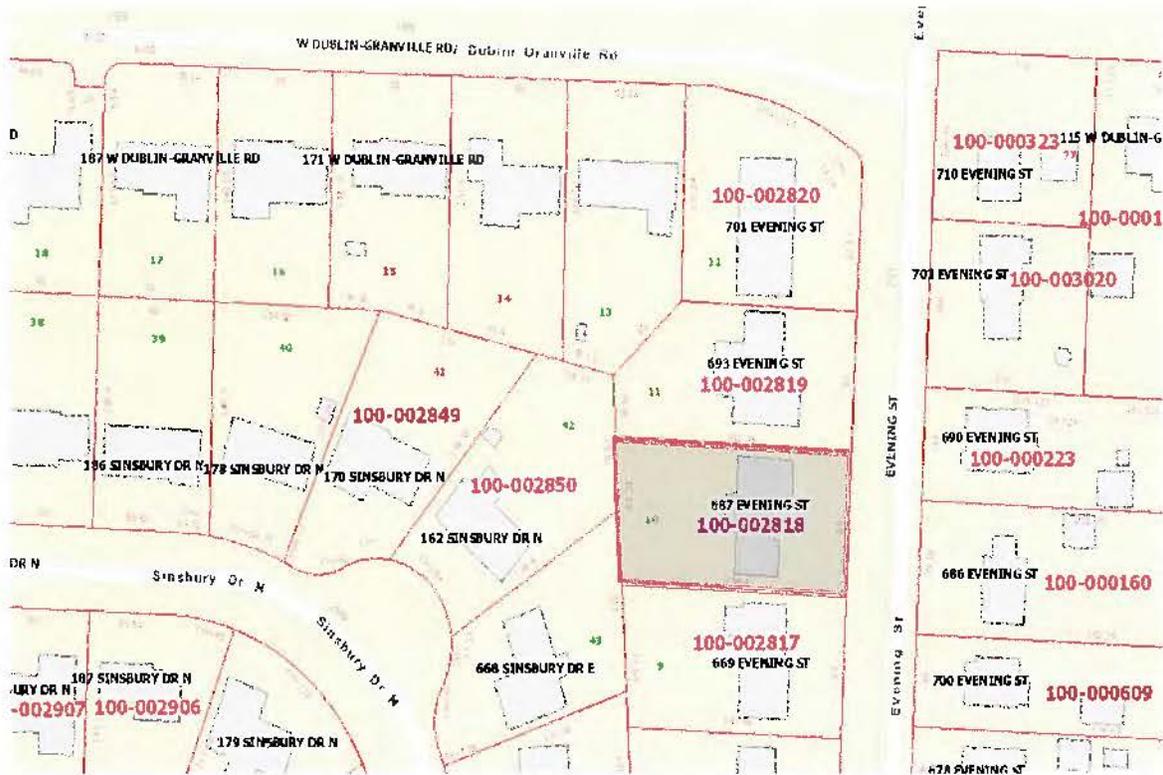
Sent from my iPhone. Please excuse any typos.

_____ Information from ESET Endpoint Antivirus, version of virus signature database 13013 (20160211)

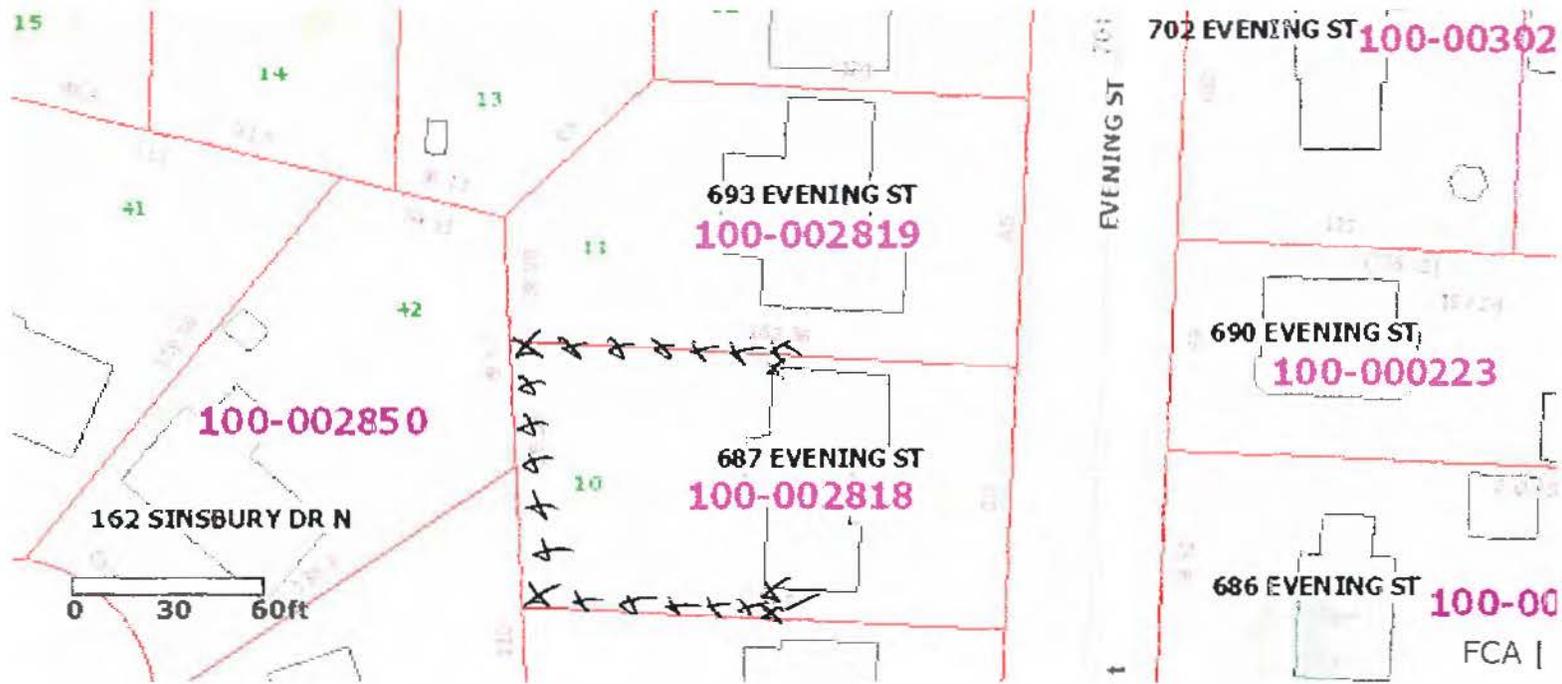
The message was checked by ESET Endpoint Antivirus.

<http://www.eset.com>

687 Evening St.



100-002818 04/09/2014



Approx 261' of 48" cedar picket fence
 50% open per code. 2 rails per section, 4x4 posts

2 - walk gates, one single, one larger

All posts in concrete

Aluminum nails

Black gate hardware, locking latches

Same in 72" privacy.

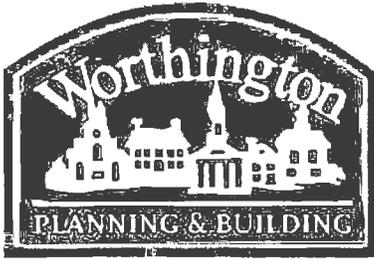
All specs. The same except 3 rails per section

CITY OF WORTHINGTON
 AR 25-16
 DRAWING NO.

DATE 2-11-16



CITY OF WORTHINGTON
DRAWING NO. AR 25-16
DATE 2-11-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 26-16
Date Received	2-11-16
Fee	\$16
Meeting Date	2-25-16
Filing Deadline	
Receipt #	161609

1. Property Location 50 E. Wilson Bridge Rd., Worthington, OH 43085
2. Present/Proposed Use Windows
3. Zoning District C-4Y
4. Applicant Bob Patel
 Address 50 E. Wilson Bridge Rd., Worthington, OH 43085
 Phone Number(s) 614-888-3666
5. Property Owner Bob Patel
 Address 50 E. Wilson Bridge Rd., Worthington, OH 43085
 Phone Number(s) 614-888-3666
6. Project Description Removing second floor ~~inoperable~~ windows and replacing with operable windows. Keep first floor windows unchanged, as inoperable windows.
7. Project Details:
 - a) Design Slider windows, Double Hung windows
 - b) Color White
 - c) Size See Attachment Documents.
 - d) Approximate Cost \$16,000 Expected Completion Date _____

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.

Bob Patel
 Applicant (Signature)

2/11/16
 Date

Bob Patel
 Property Owner (Signature)

2/11/16
 Date

CITY OF WORTHINGTON

DRAWING NO. AR 26-16

DATE 2-11-16

Abutting Property Owners List for
50 E. Wilson Bridge Rd.

Buca di Beppo Italian Restaurant		60 E. Wilson Bridge Rd.	Worthington, OH 43085
Tsai & Chan LLC		40 Northwoods Blvd.	Columbus, OH 43235
Mt. Carmel Medical Group		81 E. Wilson Bridge Rd.	Worthington, OH 43085
Landis Worthington LLC		77 E. Wilson Bridge Rd.	Worthington, OH 43085
Helpbringer Family LLC		570 E. Wilson Bridge Rd.	Worthington, OH 43085
James Hall	Marie Dilauro	4038 Old Poste Rd.	Columbus, OH 43221
Rensko Properties		8333 N. High St.	Columbus, OH 43235
COSI		7166 N. High St.	Worthington, OH 43085
T-Mobile		7170 N. High St.	Worthington, OH 43085
Jimmy John's		7172 N. High St.	Worthington, OH 43085
Starbucks Coffee Co.		7176 N. High St.	Worthington, OH 43085
ImmediaDent		7174 N. High St.	Worthington, OH 43085

CITY OF WORTHINGTON

DRAWING NO. AR 26-16

DATE 2-11-16

50 E. Wilson Bridge Rd.



100-006353 04/07/2014

CITY OF WORTHINGTON

DRAWING NO. AR 26-16

DATE 2-11-16

Previous Windows



CITY OF WORTHINGTON
DRAWING NO. AP-26-16
DATE 2-11-16

CITY OF WORTHINGTON

DRAWING NO. *AR 26-16*

DATE *2-11-16*



CITY OF WORTHINGTON

DRAWING NO. AR 26-16

DATE 2-11-16



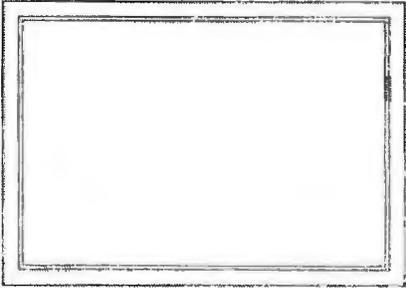
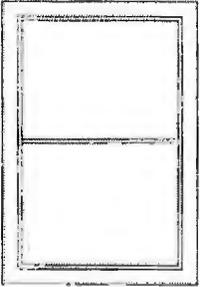
Quote Information Quote 9021093 - Sales

Company Name: LOWES Sales Order:
 Purchase Order: Contractor: PATEL
 Job Name: WORTHINGTON HOTEL

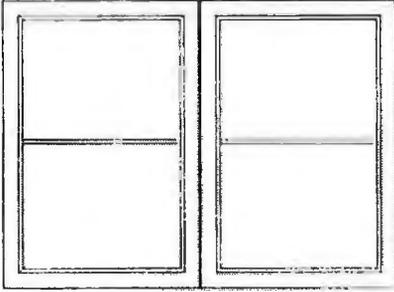
Account: 100172 Account Name: CHILLICOTHE OH
 Entered By: mmltrey Status: Quote
 Created On: February 09, 2016

Line	Qty.	Description	Size		Cost	
			(W x H)	Unit	Est	Inst
1	1	Repl Series 3201 Lite Slider - White - Clear - Ultra Low E/Argon - NO - Screen - Standard Mesh <hr/> (Opening Size: 31.14 W x 50.14 H, Egress Opening Size: 13.00 W x 45.12 H (1.07 SQ FT)) U-Factor: 0.30, SHGC: 0.22 Meets ENERGY STAR in regions: [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]	31" x 50" ES	143.61	143.61	
2	1	Repl Series 3201 Lite Slider - White - Clear - Ultra Low E/Argon - NO - Screen - Standard Mesh <hr/> (Opening Size: 31.14 W x 50.14 H, Egress Opening Size: 31.00 W x 45.12 H (9.71 SQ FT)) U-Factor: 0.30, SHGC: 0.22 Meets ENERGY STAR in regions: [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]	70" x 50" ES	175.93	175.93	

CITY OF WORTHINGTON
 DRAWING NO. AR 26-16
 DATE 2-11-16

<p>3</p>	<p>1</p>	<p>Repl Series 3201 Picture Window - White - Clear - Ultra Low-E/Argon - Double Strength</p> <hr/> <p>(Opening Size: 31 1/4 W x 50 1/4 H) - DP50; Size Tested 48" x 84" - U Factor: 0.25, SHGC: 0.23 Meets ENERGY STAR in region(s): [NORTHERN] [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]</p> 	<p>31" x 50" ES</p>	<p>105.26</p>	<p>105.76</p>
<p>4</p>	<p>1</p>	<p>Repl Series 3201 Picture Window - White - Clear - Ultra Low-E/Argon - Double Strength</p> <hr/> <p>(Opening Size: 70 1/4 W x 50 1/4 H) - U Factor: 0.25, SHGC: 0.23 Meets ENERGY STAR in region(s): [NORTHERN] [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]</p> 	<p>70" x 50" ES</p>	<p>139.69</p>	<p>139.69</p>
<p>5</p>	<p>1</p>	<p>Repl Series 3201 Double Hung - White - Clear - Ultra Low-E/Argon - 1/2 Half Screen - Standard Mesh - 2 Locks (White) - Night Latch</p> <hr/> <p>(Opening Size: 31 1/4 W x 50 1/4 H) - DP35; Size Tested 36" x 74" - U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]</p> 	<p>31" x 50" ES</p>	<p>122.96</p>	<p>122.96</p>

CITY OF WORTHINGTON
 DRAWING NO. AR 26-76
 DATE 2-11-16

6	1	Configuration: Mull'd Unit XX Twin (Opening Size: 70 1/8 W x 50 1/4 H, Exact Size: 69 7/8 W x 50H)		258.92	258.92
					
		Repl Series 3201 Double Hung White Clear Ultra Low E/Argon XX - 1 Half Screen - Standard Mesh - 2 Locks (White) - Night Latch - Factory Mull	34 7/8" x 50" ES		
		U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]			
		Repl Series 3201 Double Hung White Clear Ultra Low E/Argon XX - 1 Half Screen - Standard Mesh - 2 Locks (White) - Night Latch - Factory Mull	34 7/8" x 50" ES		
		U Factor: 0.30, SHGC: 0.21 Meets ENERGY STAR in region(s): [NORTH-CENTRAL] [SOUTH-CENTRAL] [SOUTHERN]			
Sub Totals					946.40
Totals	0				946.40

A blank price indicates that the price of an item has not yet been retrieved by the system. Select **Price Quote** to retrieve prices for items which have not yet been priced by the system.

Special Instructions:



201 Wellesley Center Blvd
 P.O. Box 1869
 Wellcome, NC 27374-1969
 Toll free: 800 972 5928
 Fax: 800 522 2954

CITY OF WORTHINGTON

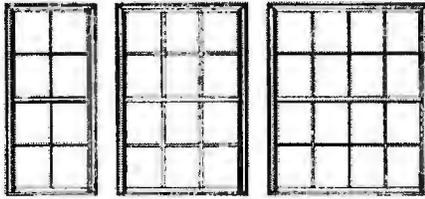
DRAWING NO. AR-26-16

DATE 2-11-16

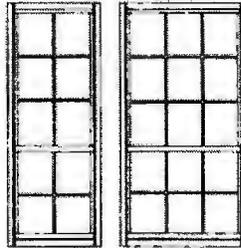
3201 VINYL REPLACEMENT DOUBLE HUNG WINDOWS

SERIES 3201 2 AND 3 LITE SLIDERS ALSO AVAILABLE

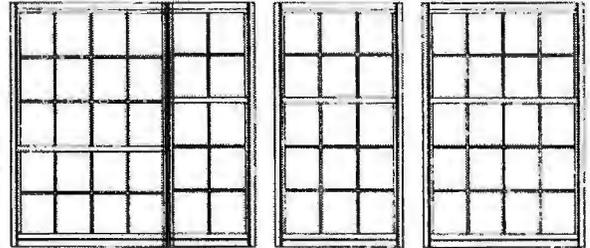
STANDARD DOUBLE HUNG GRID CONFIGURATIONS



Standard Grid



Oriel Style



Cottage Style

STANDARD FEATURES

- Both sashes operate and tilt in for easy cleaning
- Push-in weatherstrips and frame add strength, boost thermal performance
- Multiple glass panels with optimum thermal air space featuring warm-edge spacer glass
- Superior frame construction, steel-reinforced
- Half-inch corner standards
- Positive action cam lock enhances safety
- Dual cam bottom night latches provide optimum ventilation
- Integrated tilt rail
- Retracting sash keeps out draft
- Dual neoprene weatherstripping further reduces air filtration
- Rubber gully seal helps block outside air
- Transferable Limited Lifetime Warranty

CUSTOM OPTIONS

- Low-E Glass and Argon gas
- Ultra Low E glass with Argon gas (may be required for Energy Star ratings)
- Low-E Glass
- 5/8" and 1" contoured, 5/8" and 3/4" tilt, 3/8" contoured valance grids
- Factory milling of twins, triples and architectural shapes
- Charcoal aluminum mesh screens
- Lifetime glass breakage warranty

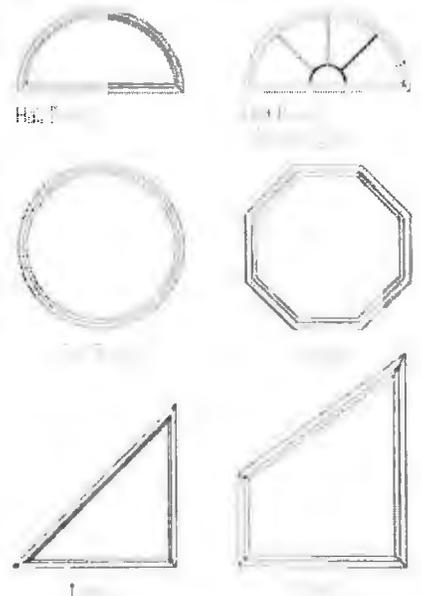
Available Colors:



Scan this QR code to view our website



Special Shapes Available



3201 2 LITE SLIDER



3201 3 LITE SLIDER



3201 2 LITE SLIDER WITH TILT



*b2M...

CITY OF WORTHINGTON
DRAWING NO. AR26-16
DATE 2-11-16



PREMIUM SERIES 3201 FEATURES

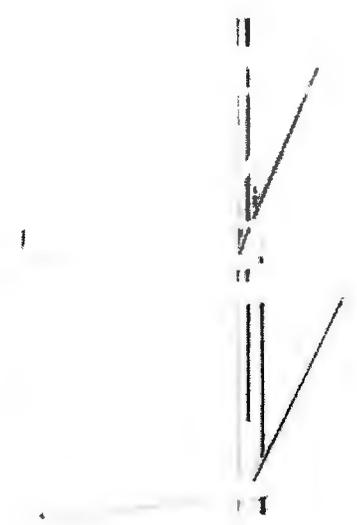


KEY STRUCTURAL/PERFORMANCE FEATURES

Design Pressure Rating (Structural Rating)	DP 35
Air Infiltration Rating @ 25mph	0.10
U Value Standard Low E Argon (Thermal Transmittance)	0.31
U Value Ultra Low E Argon	0.30
Window Core (Sash reinforcement)	Extruded Aluminum
Vinyl Weight (36x60) Window Without Glass	16.4 lbs
Frame Chambers	6
Sash Chambers	2

GENERAL FEATURES

Accidental Glass Breakage Warranty	Optional
Labor Warranty	Optional
Standard Glass Warranty	15 - 30
Easy Tilt in Sash	Yes
Fully Welded Construction	Yes
Sill Design	True Slope
Intercept Warm Edge Glass Technology	Standard
Insulated Glass Thickness	3/4"
Screen Frame Material	Extruded Aluminum
Standard Screen Size	1/2
Sash Profile	Square
Sash Balance Type	1/2" Coil
Equal Sight Line Sash	No
Balance Covers	Yes
Standard Night Latches	2
Solid Colors	White / Almond
Jamb Adjusters	6 (3 on each side)



Customer Service Center 1-800-846-9556

CITY OF WORTHINGTON
 DRAWING NO. AR 26-16
 DATE 2-11-16



PREMIUM SERIES 3201 PRICING GUIDE

PREMIUM SERIES 3201

PRICING EXAMPLE 1

Window Base Price	_____
Low-E/Argon	_____
Ultra Low-E/Argon	_____
Almond (6% add on to base price)	_____
5/8" or 3/4" Flat Grid	_____
25 Year Glass Breakage Warranty	_____
Lifetime Glass Breakage Warranty	_____
Lifetime Labor Warranty	_____
Lifetime Screen Warranty	_____
TOTAL COST PER WINDOW (Price includes Ultra Add on to Standard Low-E Argon)	_____
Total Cost of 15 Windows	_____

PRICING EXAMPLE 2

Window Base Price	_____
Low-E/Argon	_____
Ultra Low-E/Argon	_____
Almond (6% add on to base price)	_____
5/8" or 3/4" Flat Grid	_____
25 Year Glass Breakage Warranty	_____
Lifetime Glass Breakage Warranty	_____
Lifetime Labor Warranty	_____
Lifetime Screen Warranty	_____
TOTAL COST PER WINDOW (Price includes Ultra Add on to Standard Low-E Argon)	_____
Total Cost of 15 Windows	_____

GLOSSARY OF TERMS:

- Air Infiltration** The amount of air leaking in and out of a building through cracks in walls, windows and doors. Windows are tested by independent labs at a 25 MPH force. The leaking air is measure in cubic feet per minute. The industry Standard is less than .30 or 30% of a cubic foot of air. ReliaBilt windows can be as low as .08 for our 3900 series windows.
- Argon** A gas that is heavier than air and can be used to fill the airspace of an insulated glass unit. Argon is a noble, colorless, tasteless, non-toxic gas which is a better insulator than air. Argon increases the insulating value of an insulated glass unit as well as improves sound insulation.
- Design Pressure** The pressure a product is designed to withstand. This value is a measure of a product's capacity to withstand the forces of wind loading, in both positive and negative directions, while it is closed and locked. The higher the DP rating the more structurally sound the window will be. ReliaBilt boasts the industry's highest rating on any Vinyl Double Hung: DP 60.
- ENERGY STAR** A government-backed program helping businesses and individuals protect the environment through the use of high efficiency products. ENERGY STAR qualifying products, such as windows and doors, mean these items use less energy, save money, and help protect the environment in the specific region.
- Insulated Glass (IG)** A combination of two or more panes of glass hermetically sealed with optimal airspace for energy efficiency. This space may or may not be filled with another gas, such as argon.
- Low E (Emissivity) Glass** Glass treated with a thin transparent coating of metal oxide and silver. Allows natural light and short-wave heat energy to freely penetrate glass during the winter while reflecting long-wave heat energy back outside during the summer months. Keeps your home cool in the summer and warm in the winter. It reduces the penetration of ultraviolet rays to minimize fading of carpet and draperies.
- R-Value** Resistance to thermal transfer or heat flow. Higher R-Value numbers indicate greater insulating value. It is the inverse of the U-Value (R = 1 / U).
- Spacer System** A spacing system between the glass made of foam. This material is the least conductive spacer available and is optional on Series 30 windows (standard with triple pane glass).
- U-Value (U-Factor)** The rate of heat transfer through a window or door. The lower the U-value, the better the insulating properties of the unit or glazing system.
- Weather Strip** Various shaped metal, vinyl, plastic or fiber strips that fit tightly against the window or doorframe to prevent air infiltration through cracks.
- Wind Load** Force extended on a surface by moving air. ReliaBilt products are the industries strongest rated in correlation with our ability to frame. The higher the wind capacity the stronger the window will be.
- Warm Edge Glass** The spacing system between the panes of glass with properties that conduct less heat than standard aluminum spacers that create a thermal break.

CITY OF WORTHINGTON
AR 26-16
DRAWING NO.
DATE 2-11-16



3201 Double Hung Window

Features:

- Sashes tilt in for easy cleaning
- Positive-action cam lock enhances safety (2 locks standard at 27-1 4" or wider)
- Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- Half screen comes standard
- Sloped sill reduces air infiltration and accommodates easy water run-off
- Fusion-welded sashes and frame add strength and additional insulation
- Constant force coil balance permits easy sash movement
- Dual push-button night latches provide easy, secure ventilation
- Jamb depth: 3.25"
- Transferable limited lifetime warranty

Custom Options:

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas (May be required for Energy Star rating)
- Obscure glass
- Double strength glass
- Optional 5/8" or 1" contoured grid; 5/8" or 3/4" flat grid, 5/8" contoured valance available
- Aluminum charcoal mesh screen
- Sash Limiter
- Lifetime glass breakage warranty

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psf)
48" x 78" (X/X)	LC-PG25	0.10	5.43
36" x 74" (X/X)	LC-PG35	0.10	5.43
109" x 74" (X/X - X/X - X/X DH Muller Triple)	DP35	0.18	5.43



Product Dimensions:

- Vinyl Wall Thickness: 0.062"
- Typ. Glass Thickness: 0.750"
- Jamb Depth: 3.250"
- Mullion Adder:
 - Standard: 0.125"
 - High Performance: 0.2500" XX
 - 0.3750" XO
 - 0.6250" OO

Rough Opening:

- Window Width + 1/4"
- Window Height + 1/4"

Size Restrictions:

- | | Min: | Max: |
|--------|---------|------|
| Width | 14-1/2" | 54" |
| Height | 23-1/8" | 91" |
- (Max. United Inches 126")



CITY OF WORTHINGTON

AR 26-16
DRAWING NO.

DATE 2-11-16



3201 Double Hung Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area ≥ 5.7 ft² required to meet egress.

Egress Width Formula - Window Width - 5"

Egress Height Formula = (Window Height/2) - 6.250" (1 Coil)
(Window Height/2) - 7.875" (2 Coils)
(Window Height/2) - 9.500" (3 Coils)

Egress Area Formula (Egress Width x Egress Height)/144

Screen Formulas:

Window Width - 4.500" (Full Screen)

Window Height + 3.250" (Full Screen)

Window Width - 4.4375" (1/2 Screen)

(Window Height/2) - 0.500" (1/2 Screen)

Cross Sections:



Standard Mullion Assembly:

High Performance Mullion Assembly:

CITY OF WORTHINGTON

DRAWING NO. AR 26-16

DATE 2-11-16



3201 2 and 3-Lite Sliding Window

Features:

- Reinforced multi-cavity construction offers additional thermal protection and structural integrity
- Positive-action cam lock enhances safety (2 locks standard at 27-1/4" or higher)
- Insulated glass panels with optimum thermal air space featuring a warm-edge spacer system
- Tandem rollers ride easily along friction free glide channel
- XO or OX 2-lite styles available (one sash operates)
- Half screen comes standard
- Fusion-welded sashes and frame add strength and additional insulation
- Jamb depth: 3.25"
- Transferable limited lifetime warranty

Custom Options:

- Low-E Glass
- Low-E Glass with Argon Gas
- Ultra Low-E Glass with Argon Gas (May be required for Energy Star rating)
- Obscure glass
- Double strength glass
- Optional 5/8" or 1" contoured grid; 5/8" or 3/4" flat grid, 5/8" contoured valance available
- Aluminum charcoal mesh screen
- Sash Limiter
- Lifetime glass breakage warranty

Product Performance:

AAMA 101 Results:

Window Size	AAMA Rating (psf)	Air (cfm/ft ²)	Water (psi)
78" x 48" (O/X)	R40	0.17	6.06
96" x 48" (X/O/X)	R30	0.24	4.59

Product Dimensions:

- Vinyl Wall Thickness: 0.065"
- Typ. Glass Thickness: 0.750"
- Jamb Depth: 3.250"
- Mullion Adder: 0.125"

Rough Opening:

- Window Width + 1/4"
- Window Height + 1/4"



2-Lite Slider Size Restrictions:

	Min:	Max:
Width	23-1/8"	84"
Height	17-3/4"	72"

(Max. United Inches 132")

3-Lite Slider Size Restrictions:

	Min:	Max:
Width	60"	120"
Height	17-3/4"	72"

Width restriction for 1/3, 1/3, 1/3 = min 54" and max 90"
(Max. United Inches 158")

CITY OF WORTHINGTON
AR 26-16
 DRAWING NO.
 DATE 2-11-16



3201 2 and 3-Lite Sliding Window

Egress Formulas:

Egress Width $\geq 20"$ and Egress Height $\geq 24"$ and Egress Area $\geq 5.7 \text{ ft}^2$ required to meet egress.

Egress Width Formula = (Window Width/2) - 4" (XX)
(Window Width/3) - 4.25" (XOX 1/3 1/3 1/3)
(Window Width/4) - 2.125" (XOX 1/4 1/2 1/4)

Egress Height Formula = Window Height - 4.875"

Egress Area Formula = (Egress Width x Egress Height)/144

Screen Formulas:

(Window Width/2) - 2.8125" (1/2 Screen)

Window Height - 4' (1/2 Screen)

Cross Sections:

Mullion Assembly:

CITY OF WORTHINGTON
DRAWING NO. AR 26-16
DATE 2-11-16

**MFG. MODEL 250-260-270
REPLACEMENT PICTURE WINDOW**

APPLICATION:

Residential replacement

MATERIALS:

Frame is maintenance free, color stabilized solid vinyl (PVC).

The intercept glass spacer system is comprised of Hot Melt Butyl and Hot Melt Desiccated Matrix.

Glazing method:
Glazing tape

FEATURES:

Welded frame for maximum structural integrity.

DIMENSIONS:

Vinyl wall thickness:
External wall 0.080 (2.03MM)
Internal wall 0.050" (1.27MM)

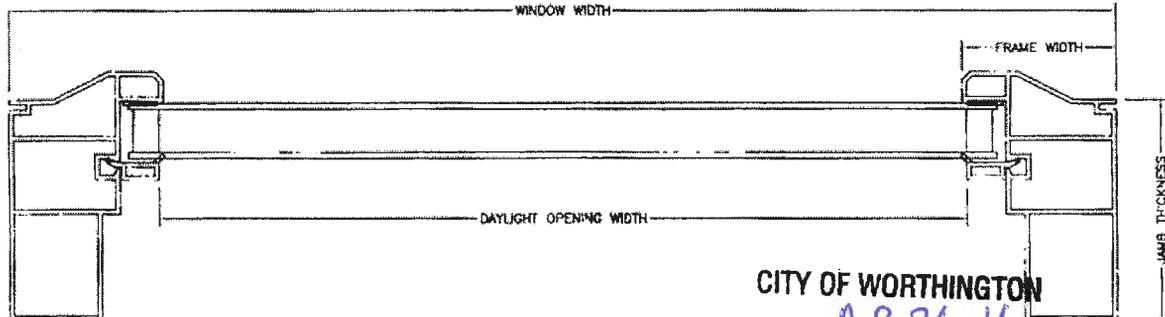
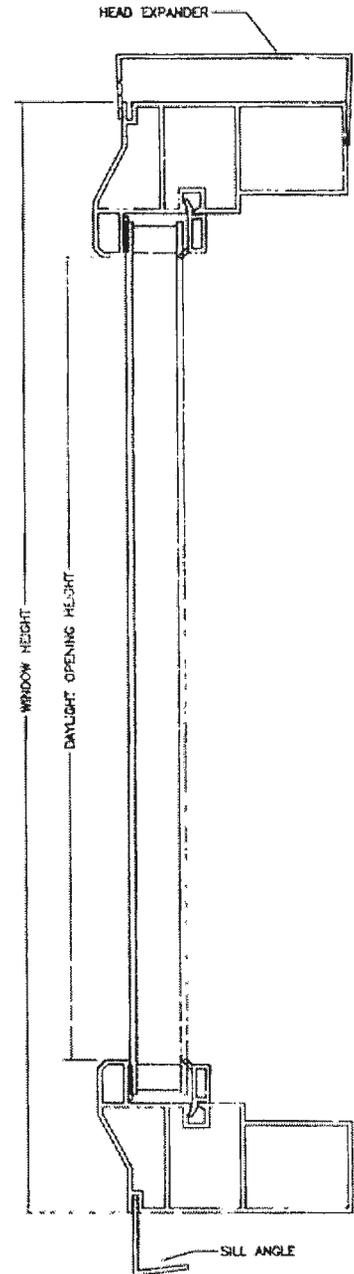
Glass thickness:
0.813" (20.65MM)

Jamb thickness:
3.250" (82.55MM)

Frame width:
2.236" (56.79MM)

Daylight opening width =
window width - 4 5/8"

Daylight opening height =
window height - 4 5/8"
"



CITY OF WORTHINGTON

DRAWING NO. AR 26-16

DATE 2-11-16

16-FLB-2009
Rev 5
ECN-2009-1499

OPTIONS:

GLASS:

- Clear
- Low E
- Obscure
- Safety Glass
- Double strength
- Tempered Glass

Gas:

- Argon

Special Shapes:

- Triangles
- Trapezoids
- Octagonals
- Full Circles
- Half Rounds
- Pentagons

GRIDS:

- 5/8" Grid - Colonial, Diamond and Prairie styles.
- 1" Contour Grid - Colonial and prairie styles.

COLOR:

- White
- Almond

FOAM:

Wrap around foam insulation is available.

MULLED UNITS:

Factory mulling of twins, triples and special shapes provides easier installation without extra labor or material costs.

FUSION WELDING:

Frame is fusion welded to protect against air and water infiltration. Fusion adds strength and squareness to the window.

SIZES:

Replacement windows are built to customer specifications.

RECOMMENDED

ROUGH OPENING:

Width = Window Width + 1/4"

Height = Window Height + 1/4"

TESTING RESULTS:

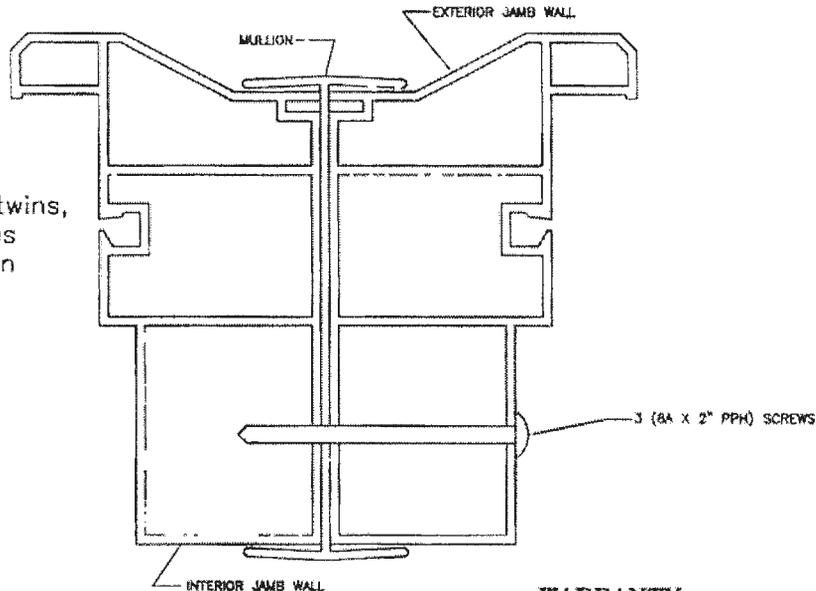
THERMAL RESULTS:

Single Strength	U Value
Clear	.45
Low-E	.31
Low-E/Argon Gas	.27

STRUCTURAL RESULTS:

Air @ 25mph	.03cfm/ft
Water (psf)	7.5
Wind load (psf)	75
Grade	R50

(window size tested 50" x 86")



WARRANTY:

Warranty is provided.

CITY OF WORTHINGTON
AR 26-16
 DRAWING NO.

DATE 2-11-16

44X
 300 WELCOME CENTER B.LVD.
 P.O. BOX 1869
 WELCOMET, N.C. 27374-1869
 FAX 1-800-522-3981
 S-40-80-80-1300-1500-1600-
 3000-3201-3250-3301-3401-3500-
 3600-5000-6000PW-240-250-260
 16-FEB-2009
 Rev 5
 ECN-2009-1499





TEST REPORT

Report No.: B6831.01-801-47

Rendered to:

ATRIUM COMPANIES, INC.
Dallas, Texas

PRODUCT TYPE: 8300/8500/8700

SERIES/MODEL: Fixed Window

SPECIFICATION: AAMA/WDMA/CSA 101/1.S.2/A440-08, *NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights*
and
AAMA/WDMA/CSA 101/1.S.2/A440-05, *Standard/Specification for Windows, Doors, and Unit Skylights.*

Title	Summary of Results
Primary Product Designator AAMA/WDMA/CSA 101/1.S.2/A440-08	Class R-PG50 1219 x 2134 (48 x 84) Type FW
Primary Product Designator AAMA/WDMA/CSA 101/1.S.2/A440-05	FW-R50 1219 x 2134 (48 x 84)
Design Pressure	±2400 Pa (±50.13 psf)
Air Infiltration	0.05 L/s/m ² (0.01 cfm/ft ²)
Water Penetration Resistance Test Pressure	360 Pa (7.52 psf)

Test Completion Date: 02/21/2012

Reference must be made to Report No. B6835.01-801-47 dated 03/14/2012 for complete test specimen description and detailed test results.

CITY OF WORTHINGTON
DRAWING NO. AR 26-16
DATE 2-11-16

1.0 Report Issued To: Atrium Companies, Inc.
 9001 Ambassador Row
 Dallas, Texas 75247

2.0 Test Laboratory: Architectural Testing, Inc.
 2865 Market Loop
 Southlake, Texas 76092
 (817)410-7202

3.0 Project Summary:

3.1 Product Type: Fixed Window

3.2 Series/Model: 8300/8500/8700

3.3 Compliance Statement: Results obtained are tested values and were secured by using the designated test method(s). The specimen tested successfully met the following performance requirements:

Specimen #	AAMA 101-08 Rating	AAMA 101-05 Rating
1	Class R-PG150 1219 x 2134 (48 x 84) F/W	R-C 50 1219 x 2134 (48 x 84)

3.4 Test Date: 02/21/2012

3.5 Test Record Retention End Date: All test records for this report will be retained until February 21, 2016.

3.6 Test Location: Atrium Companies test facility in Dallas, Texas. Calibration of test equipment was performed by Architectural Testing in accordance with AAMA 205-01 "In-Plant Testing Guidelines for Manufacturers and Independent Laboratories".

3.7 Test Sample Source: The test specimens were provided by the client. Representative samples of the test specimens will be retained by Architectural Testing for a minimum of four years from the test completion date.

3.8 Drawing Reference: The test specimen drawings have been reviewed by Architectural Testing and are representative of the test specimen(s) reported herein. Test specimen construction was verified by Architectural Testing per the drawings located in Appendix B. Any deviations are documented herein or on the drawings.



3.0 Project Summary: (Continued)

3.9 List of Official Observers:

<u>Name</u>	<u>Company</u>
Clint Barnett	Architectural Testing, Inc.
Richard Cole	Atrium Companies, Inc.
Jason Seals	Atrium Companies, Inc.

4.0 Test Specification(s):

AAMA/WDMA/CSA 101/1.S.2/A440-08, *NAFS - North American Fenestration Standard/Specification for Windows, Doors, and Skylights*
and

AAMA/WDMA/CSA 101/1.S.2/A440-05, *Standard/Specification for Windows, Doors, and Unit Skylights.*

5.0 Test Specimen Description:

5.1 Product Sizes:

Test Specimen:

Overall Area: 2.6 m ² (28 ft ²)	Width		Height	
	millimeters	inches	millimeters	inches
Overall size	1219	48	2134	84

5.2 Frame Construction:

Frame Member	Material	Description
All members	Vinyl	Custom extruded

	Joinery Type	Detail
All corners	Mitered & welded	Thermoplastic welded

5.0 Test Specimen Description: (Continued)

5.3 Weatherstripping: No weatherstripping was utilized.

5.4 Glazing: *No conclusions of any kind regarding the adequacy or inadequacy of the glass in any glazed test specimen(s) can be made.*

5.4.1 The exterior perimeter of the fixed lite was sealed full perimeter with silicone. Polyurethane sealant was flooded between the glazing and the frame.

Glass Type	Spacer Type	Interior Lite	Exterior Lite	Glazing Method
13/16" IG	Duraseal@ spacer	1/8" Annealed	1/8" Annealed	Interior tape glazed

Location	Quantity	Daylight Opening		Glass Bite
		millimeters	inches	
Fixed lite	1	1108 x 1260	43-5/8 x 79-5/8	0.50"

5.5 Drainage:

Drainage Method	Size	Quantity	Location
Weep notch with cover	1-3/4" x 5/16"	2	Exterior frame sill each end

5.6 Hardware: No hardware was utilized.

5.7 Reinforcement: No reinforcement was utilized.

5.8 Screen Construction: No screen was utilized during testing.

6.0 Installation:

The specimen was installed into a Spruce-Pine-Fir wood buck. The rough opening allowed for a 1/4" shim space. The window was secured to the wood buck with sealant located around the exterior perimeter joint.

Location	Anchor Description	Anchor Location
Head, Sill,	#10 x 2-1/2" wood screw (3)	6" from each corner then midpoint
Jambs	#10 x 2-1/2" wood screw (5)	6" from corners and 18" on center thereafter

7.0 Test Results: The temperature during testing was 22°C (71°F). The results are tabulated as follows:

Test Specimen # 1

Title of Test	Results	Allowed	Note
Air Leakage, Infiltration per ASTM E 283 at 75 Pa (1.57 psf)	0.05 L/s/m ² (0.01 cfm/ft ²)	1.5 L/s/m ² (0.3 cfm/ft ²) max.	1
Water Penetration, per ASTM E 547 at 220 Pa (4.59 psf)	N/A	N/A	2
Uniform Load Deflection, per ASTM E 330 taken on frame jamb +1440 Pa (+30.08 psf) -1440 Pa (-30.08 psf)	N/A	N/A	2
Uniform Load Structural, per ASTM E 330 taken on frame jamb +2160 Pa (+45.11 psf) -2160 Pa (-45.11 psf)	N/A	N/A	2
Forced Entry Resistance, per ASTM F 588 Type: D - Grade: 10	Pass	No entry	
Thermoplastic Corner Weld	Pass	Meets as stated	
Optional Performance			
Water Penetration, per ASTM E 547 at 360 Pa (7.52 psf)	Pass	No leakage	
Uniform Load Deflection, per ASTM E 330 taken on frame jamb +2400 Pa (+50.13 psf) -2400 Pa (-50.13 psf)	1 mm (0.05") 1 mm (0.05")	3 mm (0.10") max 3 mm (0.10") max	3, 4, 5
Uniform Load Structural, per ASTM E 330 taken on frame jamb +3600 Pa (+75.19 psf) -3600 Pa (-75.19 psf)	< 1 mm (0.01") 1 mm (0.03")	1 mm (0.05") max. 1 mm (0.05") max.	4, 5

7.0 Test Results: (Continued)

Note 1: The tested specimen meets (or exceeds) the performance levels specified in AAMA/WDMA/CSA 101/1.S.2/A440 for air leakage resistance.

Note 2: The client opted to start at a pressure higher than the minimum required. Test results are reported under Optional Performance.

Note 3: The deflections reported are not limited by AAMA/WDMA/CSA 101/1.S.2/A440 for this product designation. The deflection data is recorded in this report for special code compliance and information only.

Note 4: Loads were held for 10 seconds.

Note 5: Tape and film were used to seal against air leakage during structural testing. In our opinion, the tape and film did not influence the results of the test.

Architectural Testing will service this report for the entire test record retention period. Test records that are retained such as detailed drawings, datasheets, representative samples of test specimens, or other pertinent project documentation will be retained by Architectural Testing, Inc. for the entire test record retention period.

This report does not constitute certification of this product nor an opinion or endorsement by this laboratory. It is the exclusive property of the client so named herein and relates only to the specimen(s) tested. This report may not be reproduced, except in full, without the written approval of Architectural Testing, Inc.

For ARCHITECTURAL TESTING, Inc.



Digitally Signed by: Clint Barnett

Clint Barnett
Technician



Digitally Signed by: Andy Cost

Andy Cost
Laboratory Manager

CB:hd

Attachments (pages): This report is complete only when all attachments listed are included.

Appendix-A: Alteration Addendum (1)

Appendix-D: Drawings (5) complete drawings packet on file with Architectural Testing, Inc.

Appendix A

Alteration Addendum

Alteration #1: Date - 02/21/12

Cause for alteration - Multiple glazing leaks

Remedial action taken - The exterior perimeter of the fixed lite was sealed full perimeter with silicone. Polyurethane sealant was flooded between the glazing and the frame as a resolution for the multiple glazing leaks.

CITY OF WORTHINGTON
DRAWING NO. AR 26-16
DATE 2-11-16

Appendix B
Drawings

Note: Complete drawings packet on file with Architectural Testing, Inc.

CITY OF WORTHINGTON
DRAWING NO. AR 26-16
DATE 2-11-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 27-16
Date Received	2-12-16
Fee	\$15
Meeting Date	2-25-16
Filing Deadline	
Receipt #	46617

1. Property Location 570 Evening st.

2. Present/Proposed Use _____

3. Zoning District _____

4. Applicant Tom Bradshaw

Address 570 Evening st.

Phone Number(s) 614 507-5905

5. Property Owner same

Address _____

Phone Number(s) _____

6. Project Description New GARAGE Build south
side of house & Driveway. Convert existing
garage into living space

7. Project Details:

a) Design will match house

b) Color same

c) Size _____

d) Approximate Cost 25,000.00 Expected Completion Date 2-10-17

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.

Tom Bradshaw
 Applicant (Signature)

2-12-16
 Date

 Property Owner (Signature)

 Date

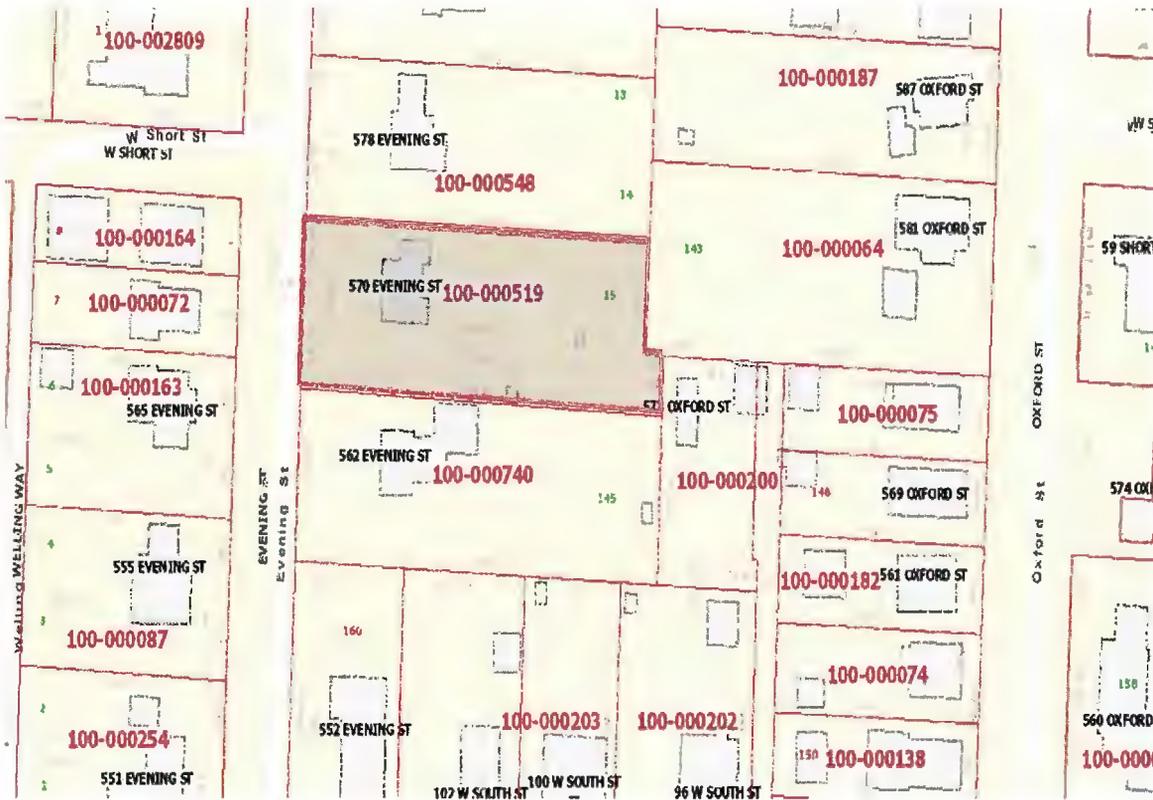
CITY OF WORTHINGTON
 DRAWING NO. AR 27-16
 DATE 2-12-16

Abutting Property Owners List for
570 Evening St.

Barbara McFarland	578 Evening St.	Worthington, OH 43085
Robert Holub	581 Oxford St.	Worthington, OH 43085
Don & Lori Overmyer	573 Oxford St.	Worthington, OH 43085
Samuel & Mary Musgrove	562 Evening St.	Worthington, OH 43085
Romano & Juliet Klepec	565 Evening St.	Worthington, OH 43085
Parkview Enterprises LLC	59 W. New England Ave.	Worthington, OH 43085
Jo Diekmann-Odegaard	575 Evening St.	Worthington, OH 43085

CITY OF WORTHINGTON
DRAWING NO. AR 27-16
DATE 2-12-16

570 Evening St.



100-000519 04/10/2014

CITY OF WORTHINGTON
AR 27-16
DRAWING NO.

DATE 2-12-16

2/12/2016

Our Office

Your Property

Search

On-Line Tools

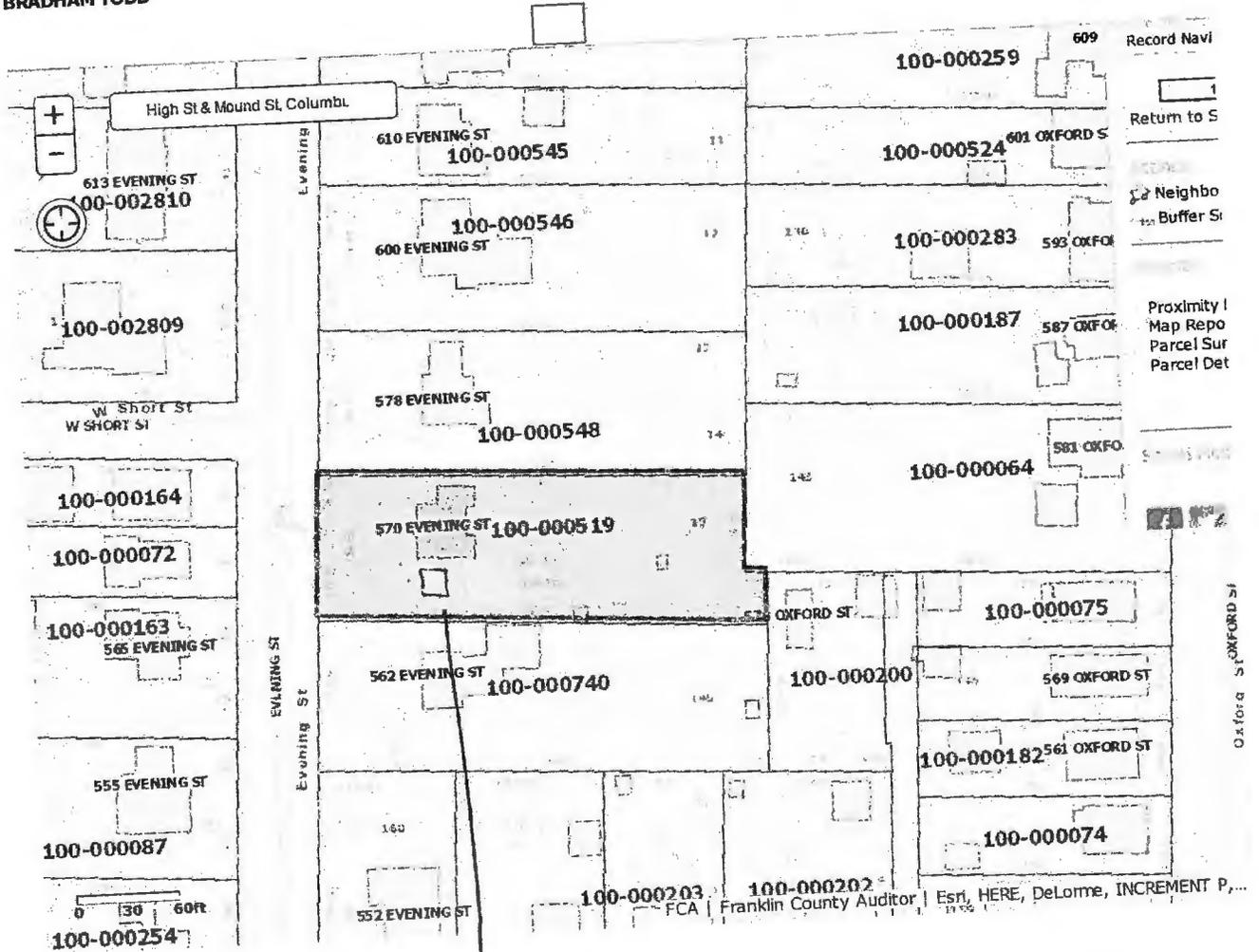
References

Contact Us

Map-Rt: 100-N04
570 E

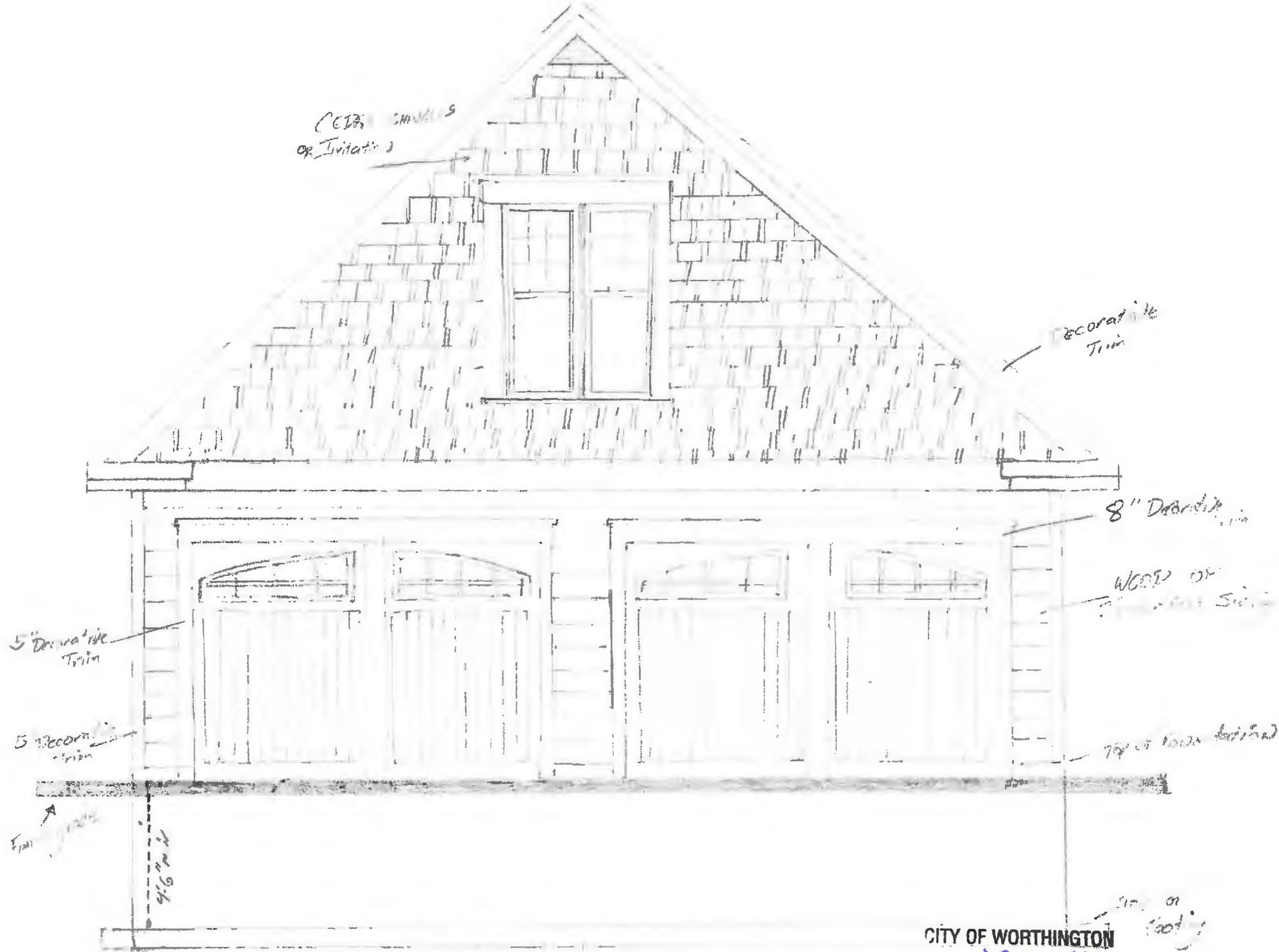
- Summary
- Land Profile
- Residential
- Commercial
- Improvements
- Permits
- Mapping
- Sketch
- Photo
- Aerial Photos
- Transfers
- BOR Status
- CAUV Status
- Tax & Payments
- Tax Distribution
- Value History
- Rental Contact
- Quick Links

ParcelID: 100-000519-00
BRADHAM TODD



Garage location

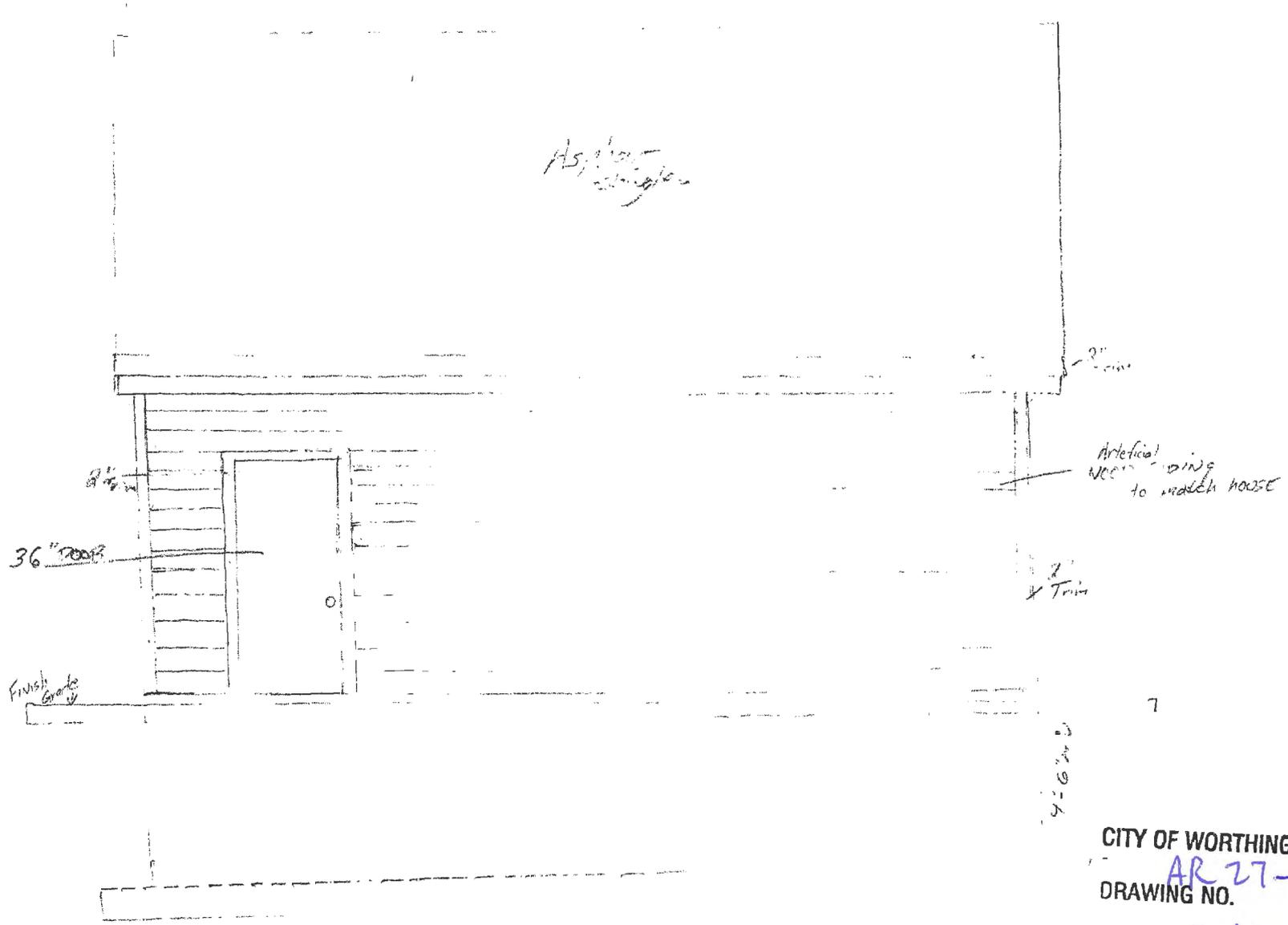
CITY OF WORTHINGTON
 AR 27-16
 DRAWING NO.
 DATE 2-12-16



FRONT

CITY OF WORTHINGTON
 AR 27-16
 DRAWING NO.
 DATE 2-12-16

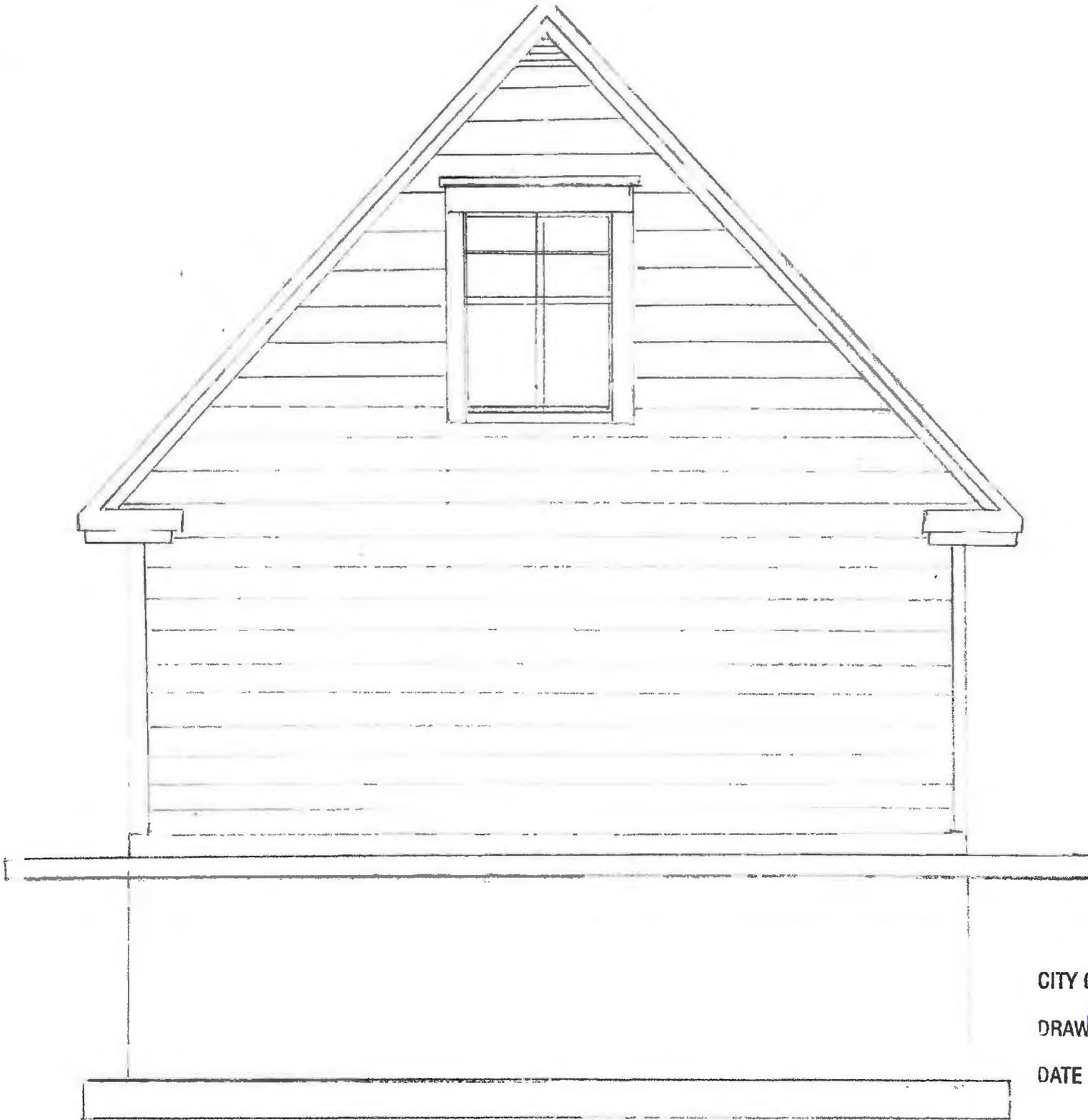
NORTH SIDE



7

CITY OF WORTHINGTON
AR 27-16
DRAWING NO.
DATE 2-12-16

Rear of
GARAGE



CITY OF WORTHINGTON

DRAWING NO. AR 27-16

DATE 2-12-16

TOP PLATE

Aspho - Shingles

South
side

Second
Floor

Top Plate

9'-4"

Top of Foundation

Finish Floor

5'-2"

Top of Footing

CITY OF WORTHINGTON

AR 27-16
DRAWING NO.

DATE 2-12-16



28'-0"

5'-0"

24'

28'-0"

Floor

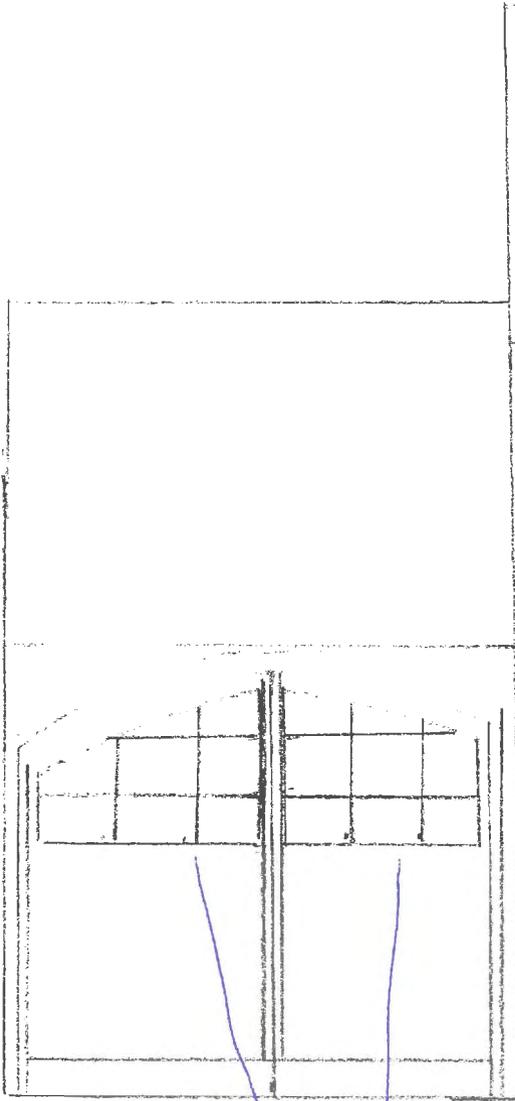
GARAGE DOOR
9'-0"

1:5"

GARAGE DOOR
9'-0"

CITY OF WORTHINGTON
AR 27-16
DRAWING NO.

DATE 2-12-16

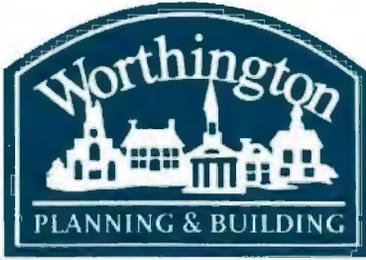


HOUSE

Exterior Existing

Garage Alteration Windows in Doors

CITY OF WORTHINGTON
AR 27-16
DRAWING NO.
DATE 2-12-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 28-16
Date Received	2-12-16
Fee	\$18
Meeting Date	2-25-16
Filing Deadline	
Receipt #	61614

1. Property Location 117 W STAFFORD AVE.

2. Present/Proposed Use RESIDENTIAL

3. Zoning District _____

4. Applicant MARK MAXWELL

Address 117 W. STAFFORD AVE, WORTHINGTON 43085

Phone Number(s) 614-885-5069

5. Property Owner MARK MAXWELL

Address 117 W. STAFFORD AVE., WORTHINGTON 43085

Phone Number(s) 614-885-5069

6. Project Description REPLACE VINYL SIDING ON HOUSE
AND GARAGE.

7. Project Details:

a) Design CRANEBOARD 6 INSULATED SIDING (HOUSE), CRANE NON-INSULATED SIDING (GARAGE)

b) Color RYE OR CYPRESS

c) Size 6" lap (HOUSE), 5" lap (GARAGE)

d) Approximate Cost \$17,200 Expected Completion Date EARLY APRIL

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)

2-12-2016
 Date

 Property Owner (Signature)

 Date

CITY OF WORTHINGTON
AR 28-16
 DRAWING NO.
 DATE 2-12-16

Abutting Property Owners List for
117 W. Stafford Ave.

Gary Reiss	Janet Poling	118 W. Stafford Ave.	Worthington, OH 43085
Taylor & Alison Lies		112 W. Stafford Ave.	Worthington, OH 43085
Geoffrey & Elizabeth Barstow		184 Brandywine Dr.	Westerville, OH 43081
Resident		111 W. Stafford Ave.	Worthington, OH 43085
Jelsa LLC		PO Box 21223	Columbus, OH 43221
Resident		798 Evening St.	Worthington, OH 43085
Jenna Scholl		802 Evening St.	Worthington, OH 43085
Seth & Lori Cramer		806 Evening St.	Worthington, OH 43085
Patrick & Heather Richard		123 W. Stafford Ave.	Worthington, OH 43085

CITY OF WORTHINGTON
DRAWING NO. AR 28-16
DATE 2-12-16

Lynda Bitar
City of Worthington
6550 N. High Street
Worthington, OH 43085

Re: Architectural Review Board Application – 117 W. Stafford Ave.

Dear Ms. Bitar,

We are planning to replace the lap siding on our house and garage. The current siding on the house is a 3" Dutch lap, which is no longer manufactured, and the siding on the garage is a 4" Dutch lap. Both sidings are hollow (non-insulated). The siding on the house is over twenty years old and warping in several spots. The siding on the garage is only two years old, but we want to replace it as well to keep the color and style consistent with the house.

We are planning to use Craneboard 6 insulated siding on the house and Crane Market Square hollow siding on the garage. Craneboard 6 comes in a 6" traditional lap and Crane Market Square has a 5" traditional lap. We do not want to use Craneboard 6 on the garage because it is considerably more expensive than hollow siding, and there would no benefit to paying extra to insulate a detached garage with no living space. Both sidings are by the same manufacturer (Crane), so the color and design (aside from the slight difference in width) will be identical. Also, please note that we would use a 6" hollow siding for the garage if it were available, but 5" is the widest hollow siding Crane offers.

In terms of color, we have narrowed our choices to Rye and Cypress, which are available in the same style and finish for both Craneboard 6 and Crane Market Square.

Finally, please note that we are not planning to replace the half-round shingles (2 gables on house and 1 gable on garage). These shingles are still in very good condition, so we will have them painted to match the house after the siding is installed.

Please let me know if you have any questions or need additional information.

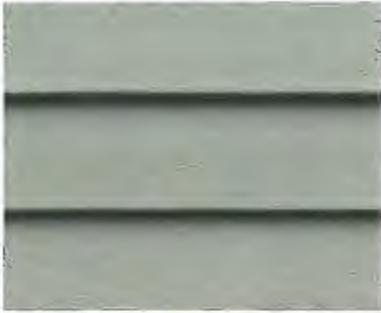
Sincerely,



Mark Maxwell
117 W. Stafford Ave
614-885-5069

CITY OF WORTHINGTON
DRAWING NO. AR 28-16
DATE 2-12-16

Vibrant. Powerful. Rugged.
Like the places you'll find it.



CraneBoard® 6

With a triple-width insulated span, a straight face and deep shadows, the 6" profile complements accents of stone, shake and board and batten like red complements a rose.



CraneBoard® 7

The 7" clapboard plank's architecturally correct width, deeply shadowed shape and hand-milled cedar finish make it an ideal choice for a variety of home styles.



CraneBoard® Board & Batten

Board & Batten adds charm and dimension to conventional façades and provides exceptional weather resistance. See how alluring tough can be.



CraneBoard® 4" Clapboard

Radiant beauty, timeless elegance and brilliant engineering come together like constellations in a clear sky with the 4" clapboard. See its appeal for yourself.



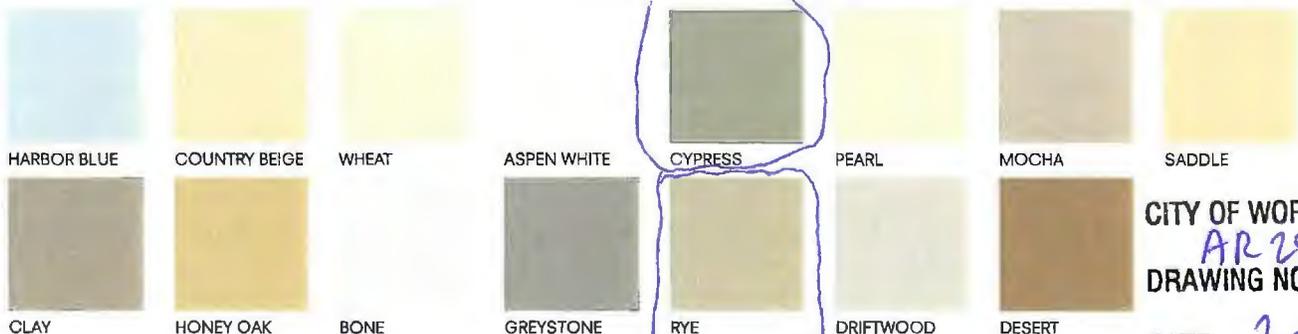
CraneBoard® 4.5" Dutchlap

You'd assume the 4.5" Dutchlap profile was a product of nature until you saw how it performed against it. That's the appeal of its strong cedar grain finish.

SMART STYLES™ EXPRESSIONS



SMART STYLES™



CITY OF WORTHINGTON
AR 28-16
DRAWING NO.
DATE 2-12-16

¹ Not available in 4" Clapboard or 4.5" Dutchlap

MARKET SQUARE NON-INSULATED (GARAGE)

A legacy of integrity.

Royal Building Products' Exterior Portfolio is a commitment to design, innovation, performance, and sustainability. Recognized as the industry leader, Exterior Portfolio is synonymous with quality and performance. The Architectural Essential™ Trim and Accessories — not without the pedigree that has the Royal Building Products name.

For inspiring tools, design ideas and information about more products, visit ExteriorPortfolio.com

855.789.2565



MARKET SQUARE™ DOUBLE S™ IN GREYSTONE

Some moments occur as naturally
as the world around them.

MARKET SQUARE

exterior
PORTFOLIO

ROYAL Building Products

exterior
PORTFOLIO

CITY OF WASHINGTON

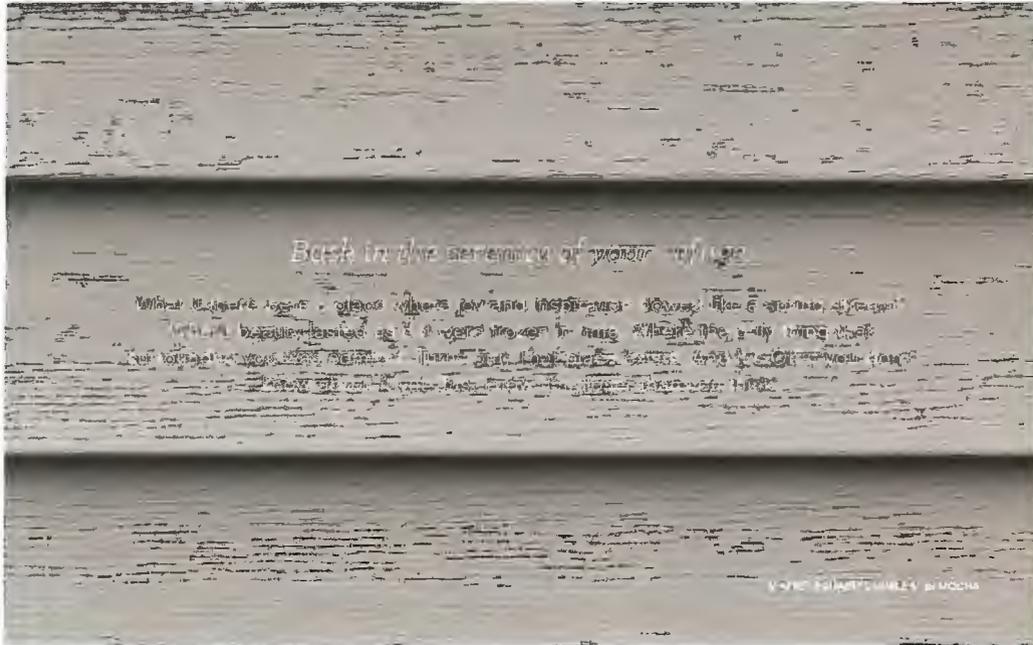
DRAWING NO.

AR 28-16

DATE

2-12-16

MARKET SQUARE NON-INSULATED (GARAGE)



AVAILABLE PROFILES



DOUBLE 4"



DOUBLE 4.5" DUTCHLAP



DOUBLE 5"

MARKET SQUARE® FEATURES

Beautifully textured grain of forest-grown cedar

No painting. No scraping. Virtually no maintenance

Special rolled-over nailing hem provides up to 155 mph wind load performance

Integri-Lock® locking system snaps panels tightly together for secure installation

Extra-wide 5/8" profile edge with square bottom edge maximizes rigidity and performance

.044" nominal thickness

Lifetime Limited Warranty

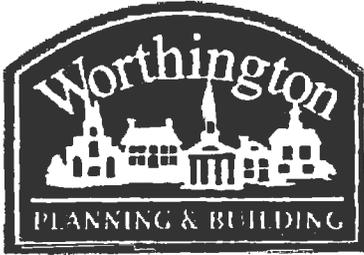
SMART STYLES™ EXPRESSIONS



SMART STYLES™



CITY OF WORTHINGTON
 AR 28-16
 DRAWING NO.
 DATE 2-12-16



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 29-16 Date Received 2-2-16 Fee \$14 Meeting Date 2-25-16 Filing Deadline Receipt #

- 1. Property Location AAA Ohio Auto Group Headquarters
2. Present/Proposed Use Office Building
3. Zoning District
4. Applicant GoSpace LLC / AAA Ohio Auto Group Address 90 E Wilson Bridge Road, Worthington, Ohio 43085 Phone Number(s) 813.421.5121
5. Property Owner Ohio Auto Club, Inc. Address 90 E Wilson Bridge Road, Worthington, Ohio 43085 Phone Number(s) 614.431.7820
6. Project Description Installation of an EV Charging Station
7. Project Details: a) Design BTC Power EV Charging Station b) Color White c) Size 36" wide x 30" deep x 72" height d) Approximate Cost \$13,400.00 Expected Completion Date 03/15/2016

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)

02/12/16 Date

Property Owner (Signature)

2/12/16 Date

CITY OF WORTHINGTON AR 29-16 DRAWING NO. DATE 2-2-16

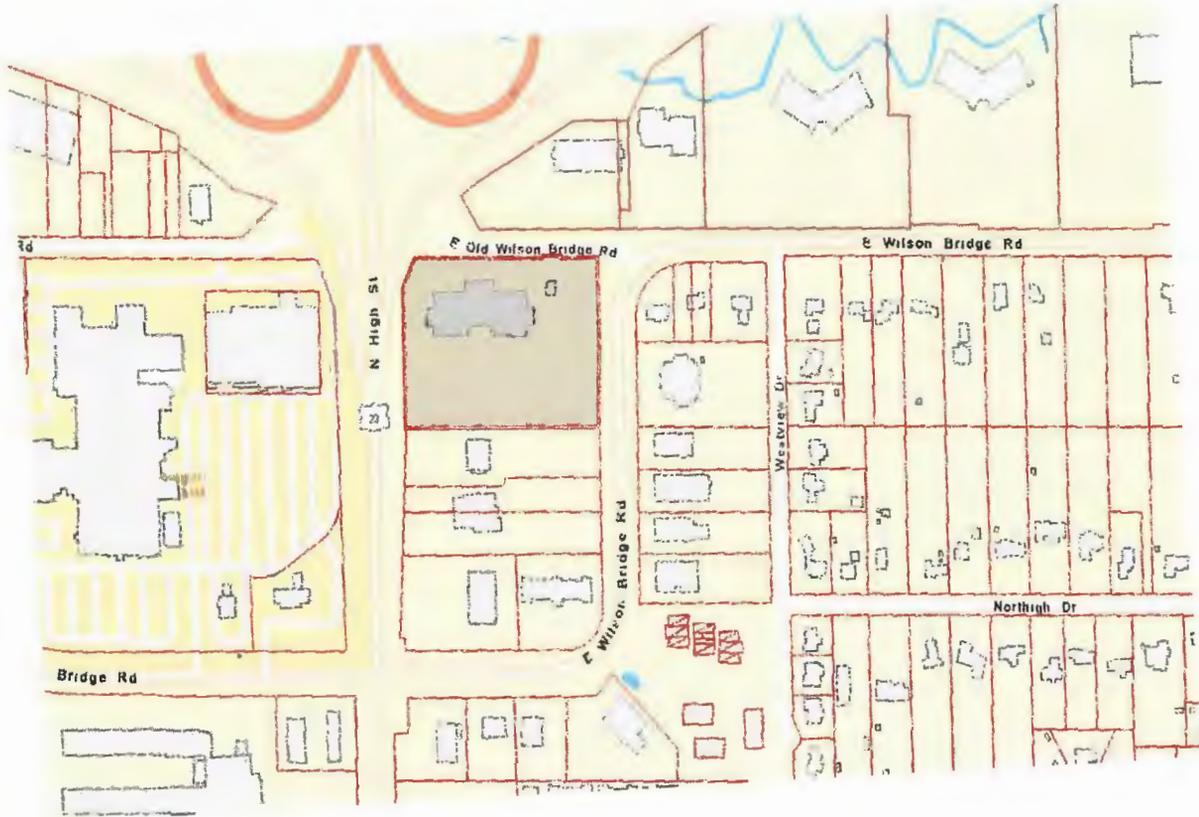
Abutting Property Owners List for
90 E. Wilson Bridge Rd.

100 East Wilson Bridge LLC
McDonalds
McDonalds Corporation
IMEN Associates Ltd
Board of Trustees of Sharon Township Ohio
Christopher & Lisa Witherow
Tenant
Not Your Daddy's Buzz Cuts, LLC

100 E. Wilson Bridge Rd., Ste 200 Worthington, OH 43085
80 E. Wilson Bridge Rd. Worthington, OH 43085
PO Box 182571 Columbus, OH 43218-2571
89 E. Wilson Bridge Rd. Worthington, OH 43085
95 E. Wilson Bridge Rd. Worthington, OH 43085
4997 Cambria Way Westerville, OH 43081
97 E. Wilson Bridge Rd. Worthington, OH 43085
45 Old Wilson Bridge Rd. Worthington, OH 43085

CITY OF WORTHINGTON
DRAWING NO. AR 29-16
DATE 2-2-16

90 E. Wilson Bridge Rd.



100-003978 04/07/2014

CITY OF WORTHINGTON
AR 29-16
DRAWING NO.
DATE 2-2-16

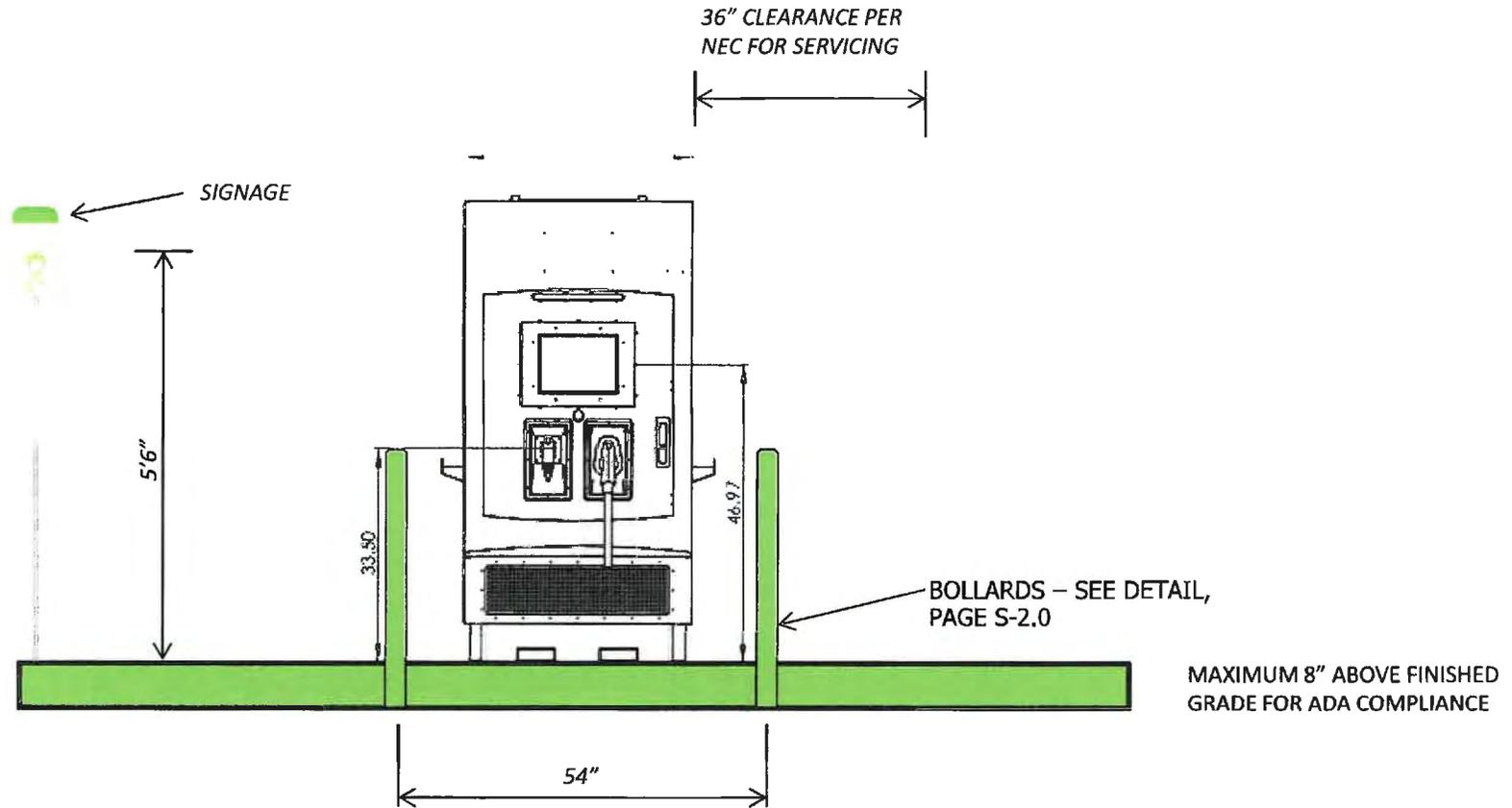


OFFICE OF WORTHINGTON
46-29-16
DRAWING NO.
DATE 2-2-16

DC Fast Charger

GUIDELINES

INSTALLATION



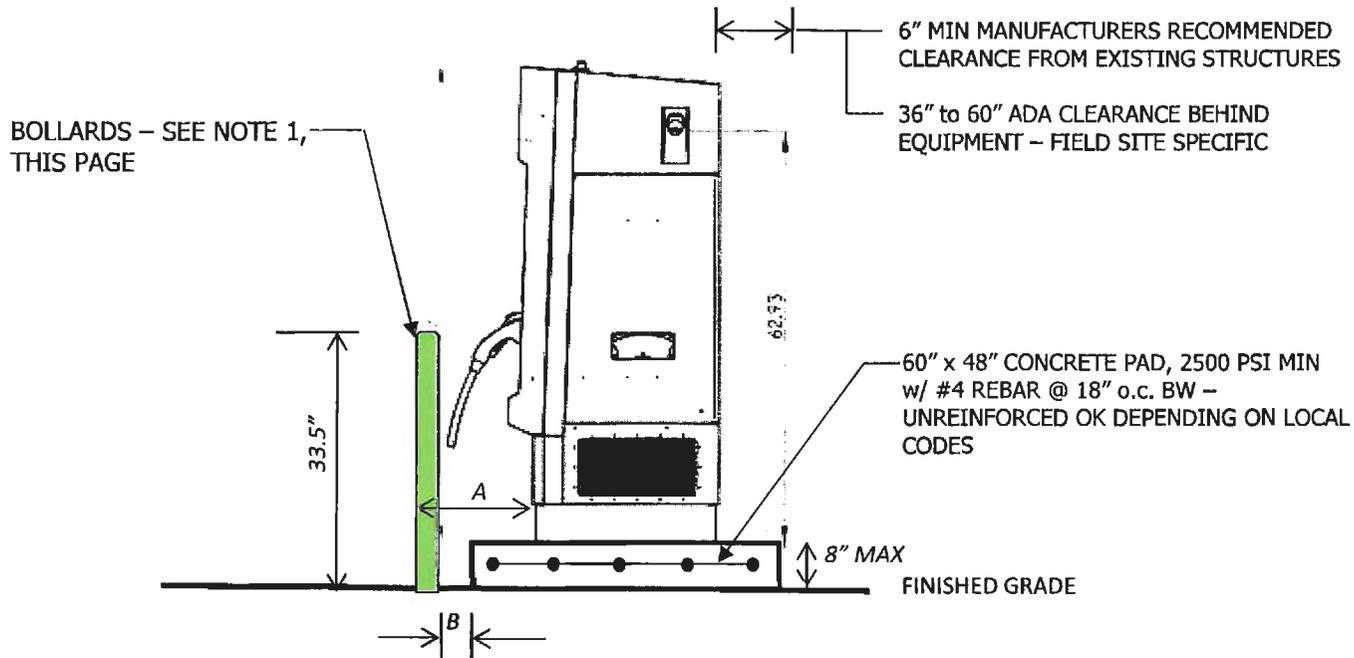
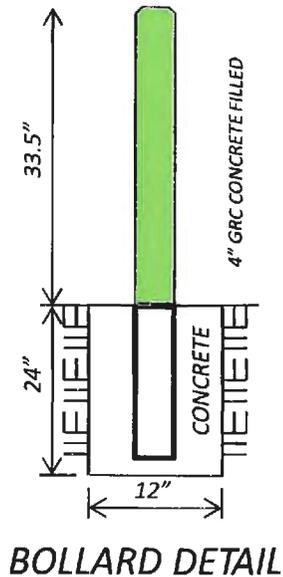
DETAIL "A" FRONT ELEVATION
NO SCALE

NOTE: FINISHED GRADE IS DEFINED AS THE
AREA FOR EV PARKING AND WHERE THE
CUSTOMER OPERATES THE QUICK CHARGER

DC Fast Charger

GUIDELINES

INSTALLATION



NOTE:
 INSTALL BOLLARD EITHER
 WITHIN THE CONCRETE
 EQUIPMENT PAD FOOTPRINT
 OR OUTSIDE, WHICHEVER
 WORKS BETTER FOR THE
 LOCATION

A - 10" MAXIMUM FOR ADA SIDE REACH COMPLIANCE
 B - 0" TO 3"

DETAIL "B" SIDE ELEVATION
 NO SCALE

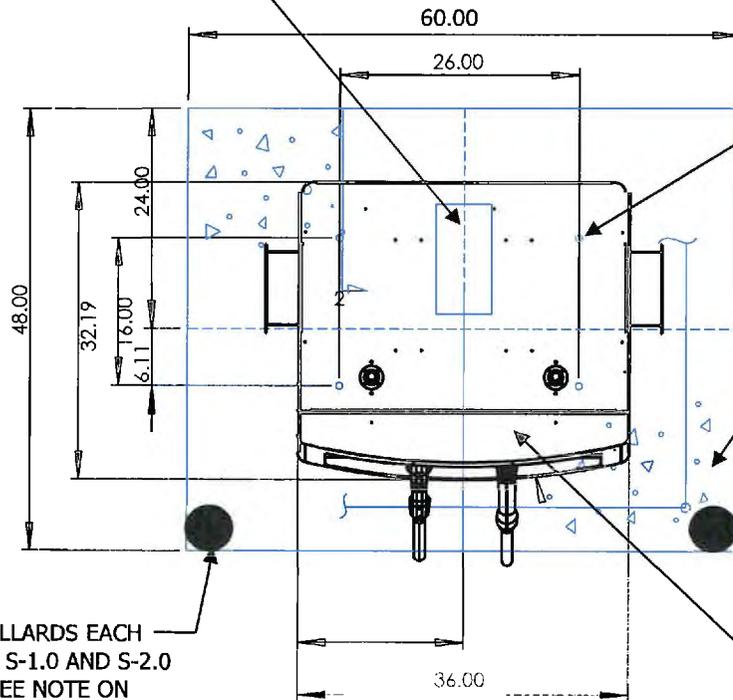
DC Fast Charger

GUIDELINES

INSTALLATION



6" x 12" ELECTRICAL
CONDUIT ENTRY



0.75" ANCHOR BOLTS LOCATIONS

60" x 48" CONCRETE PAD, 3000 PSI MIN
w/ #4 REBAR @ 18" o.c. BW – UNREINFORCED
OK DEPENDING ON LOCAL CODES AND SOIL

4" MIN STEEL BOLLARDS EACH
SIDE – SEE PAGE S-1.0 AND S-2.0
FOR DETAILS – SEE NOTE ON
PAGE S-2.0

EQUIPMENT CENTERED ON PAD

DETAIL "C" PLAN VIEW

NO SCALE

CITY OF WORTHINGTON

DRAWING NO. *AR 29-16*

DATE *2-2-16* S-3.0 | Page

BTC QUICK CHARGER SPECIFICATIONS



EV Fast Charger - 50kW



BTCPower's DC Fast Charger can be configured as single charger with either a CHAdeMO or SAE Combo connector, or a dual charger with both connectors integrated into a single unit. capable of charging a wide variety of EV's.

BTCPower offers one of the very few DC Fast Chargers that can operate via a 208/240VAC, 3-Phase as well as 480VAC, 3-Phase Input for flexibility in implementation where modification of power requirements is costly

Key Features & Advantages

- Commercial Grade
- Built-in security and safety measures
- Robust IGBT power technology
- Outdoor-rated enclosure
- Point-of-Sale (POS)*
- Wired and Wireless communication
- Complete customization service available*
- Can be used as Parking Payment Terminal

*Some items are optional

Model	EVFC-50-208	EVFC-50-480
Power Rating	50KW	50KW
Input Power	208VAC, 3-Phase	480VAC, 3-Phase
Input Power Breaker	200A	100A
Input Current	160A	70A
Required Power Capacity	58kVa	58kVa
Max. Output DC Current	112A	112A
Max. Output DC Voltage	50-500V	50-500V
Frequency	50/60Hz	50/60Hz
Efficiency Rating	>90%	>90%
Connectors	CHAdeMO, SAE Combo	
Network	Credit Cards, OCPP	
Ambient Condition	-20C to +50C, 95% Humidity, 6000ft. Altitude	
Dimensions	43"w, 72.75"h, 32.25"d	
Safety Compliance	ETL Listed for US and Canada; Complies with UL 2594, UL 2231-1, UL 2231-2, NEC Article 625, FCC Part 15, Class A, ADA Compliant	

All specifications are subject to change.



Model	EVFC-50-208	EVFC-50-480
Power Rating	50KW	50kW
Input Power	208VAC, 3-Phase	480VAC, 3-Phase
Input Power Breaker	200A	100A
Input Current	160A	70A
Required Power Capacity	58kVa	58kVa
Max. Output DC Current	112A	112A
Max. Output DC Voltage	50-500V	50-500V
Frequency	50/60Hz.	50/60Hz.
Efficiency Rating	>90%	>90%
Connectors	CHAdeMO, SAE Combo	
Network	Credit Cards, OCPP	
Ambient Condition	-20C to +50C, 95% Humidity, 6000ft. Altitude	
Dimensions	43"w, 72.75"h, 32.25"d	
Safety Compliance	ETL Listed for US and Canada; Complies with UL 2594, UL 2231-1, UL 2231-2, NEC Article 625, FCC Part 15, Class A, ADA Compliant	

BTCPOWER
www.btcpower.com

1719 S Grand Ave. Santa Ana, CA 92705 Tel. 714.259.4888 Fax. 714.259.0840



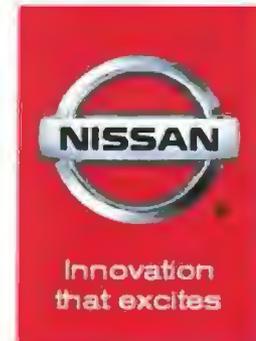
REVISIONS BY DATE DESCRIPTION 480_7_2015

CITY OF WASHINGTON

AR 29-16
DRAWING NO.

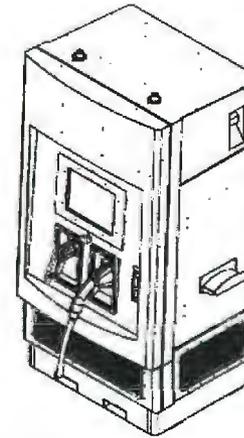
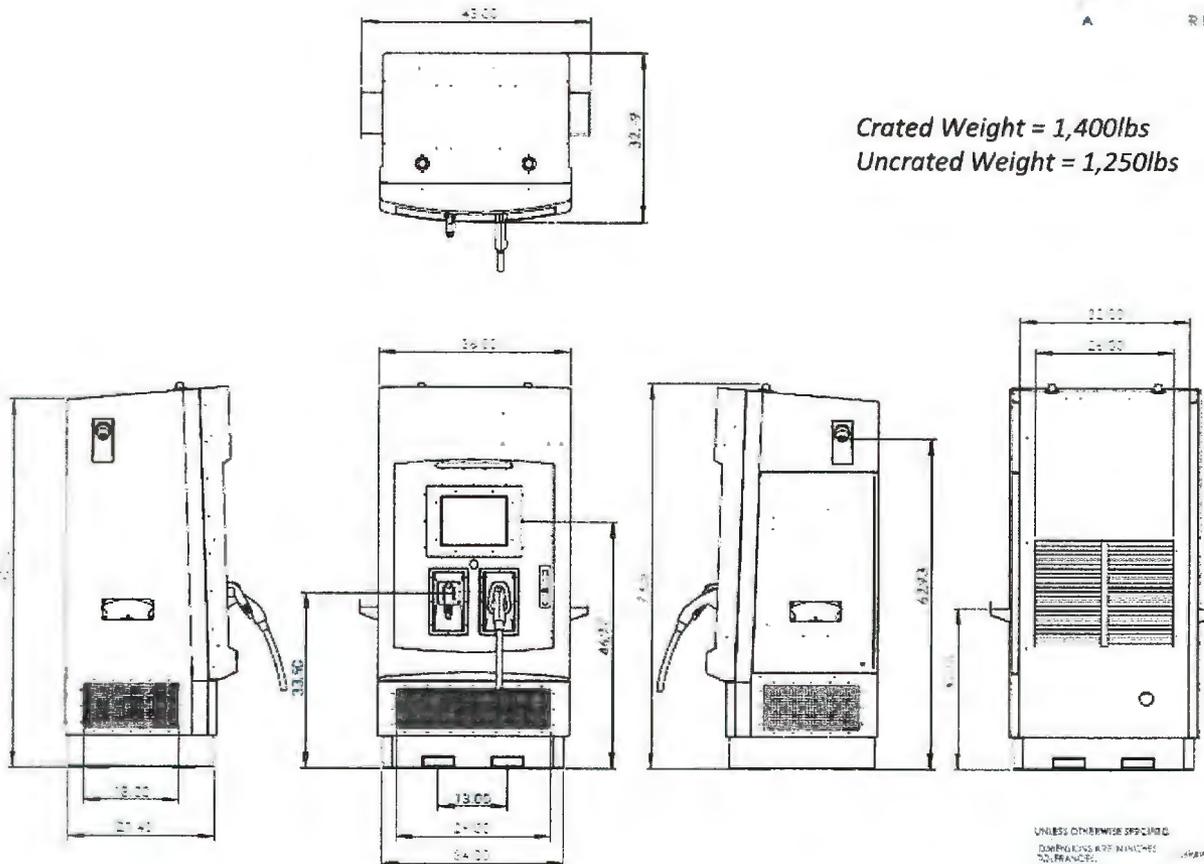
DATE 2-2-16

BTC QUICK CHARGER SPECIFICATIONS DIMENSIONS & WEIGHTS



REVISIONS		DATE	APPR
A	RELEASE FOR PRODUCTION	07/12/13	CC

Crated Weight = 1,400lbs
Uncrated Weight = 1,250lbs



ISOMETRIC VIEW

REFERENCE EVP-212 50DRW

NOTES UNLESS OTHERWISE SPECIFIED:

1. ALL DIMENSIONS SHOWN ARE FOR FABRICATION AND FINISHING PURPOSES. DIMENSIONS CONTROLLED AND MAINTAINED BY CAD FILE.
2. REMOVE ALL BARRIERS AND SAFETY FENCE.
3. MATERIAL - GALV. STEEL (STD).
4. FINISH - NONE.
5. WELD ALL SPINDS AND SMOOTH.

PROPRIETARY AND CONFIDENTIAL
THIS INFORMATION CONTAINED HEREIN IS THE PROPERTY OF BTRC, INC. AND IS NOT TO BE DISCLOSED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF BTRC, INC.

UNLESS OTHERWISE SPECIFIED:
DIMENSIONS ARE IN INCHES
TOLERANCES:
FRACTIONAL: ±.005
DECIMAL: ±.010
THREE PLACE DECIMAL: ±.001

NAME	DATE
ANGELIS	02/12/13
CC	07/12/13

BTC Power Inc.
EVP II FAST CHARGER

SIZE DWG. NO. **B EVP-212-50-00**
SCALE: 1:50 WEIGHT:

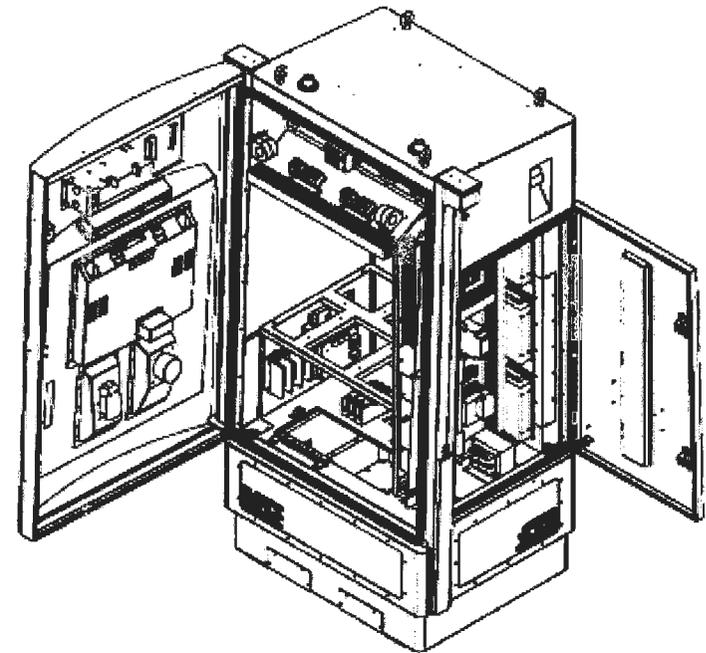
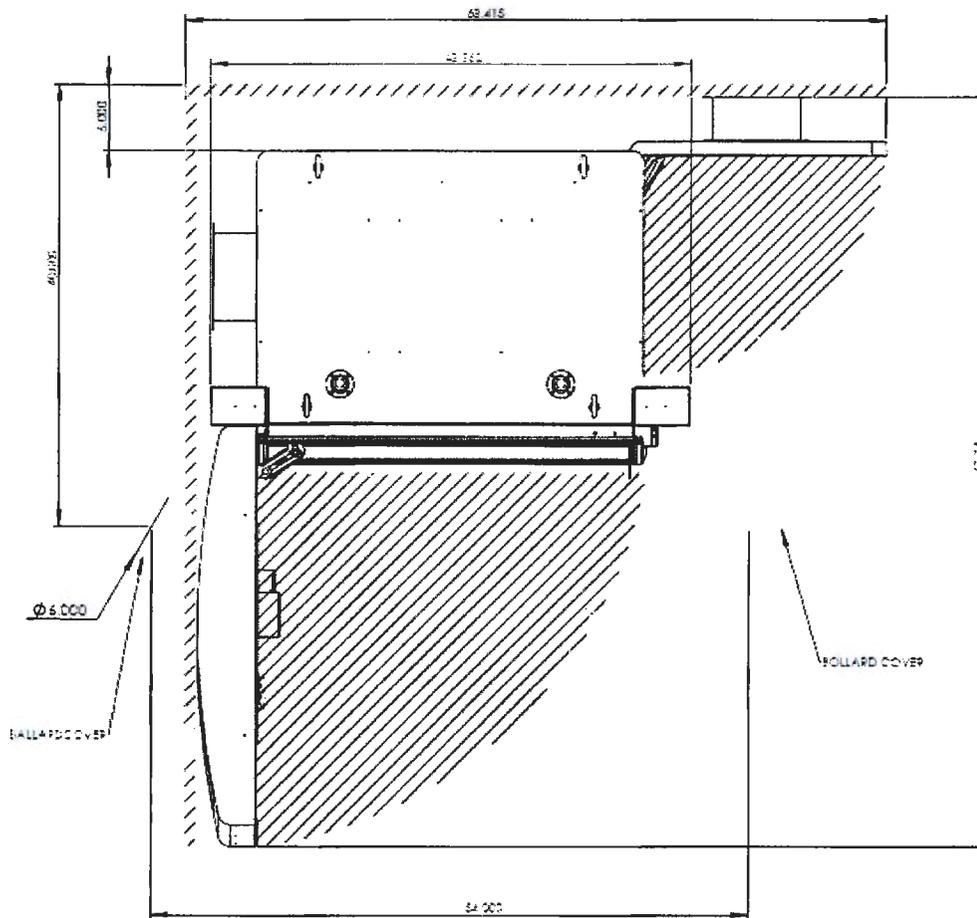
CITY OF WORTHINGTON
DRAWING NO. **AR 29-16**

DATE **2-2-16**

BTC QUICK CHARGER SPECIFICATIONS BOLLARD PLACEMENT & SERVICE AREA



PLAN VIEW WITH OPEN DOOR'S



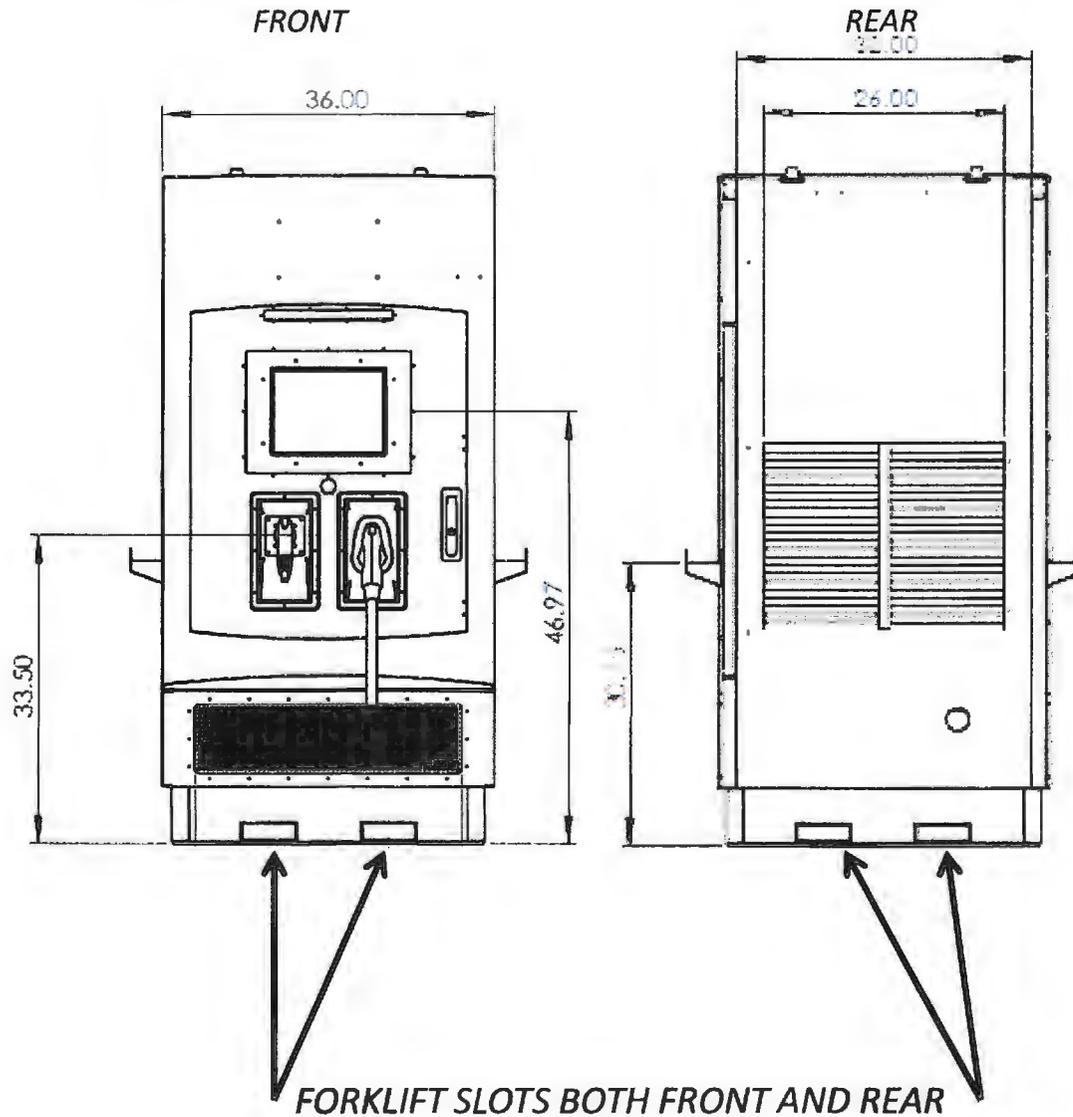
ISOMETRIC VIEW

BTC QUICK CHARGER SPECIFICATIONS

LIFTING POINTS

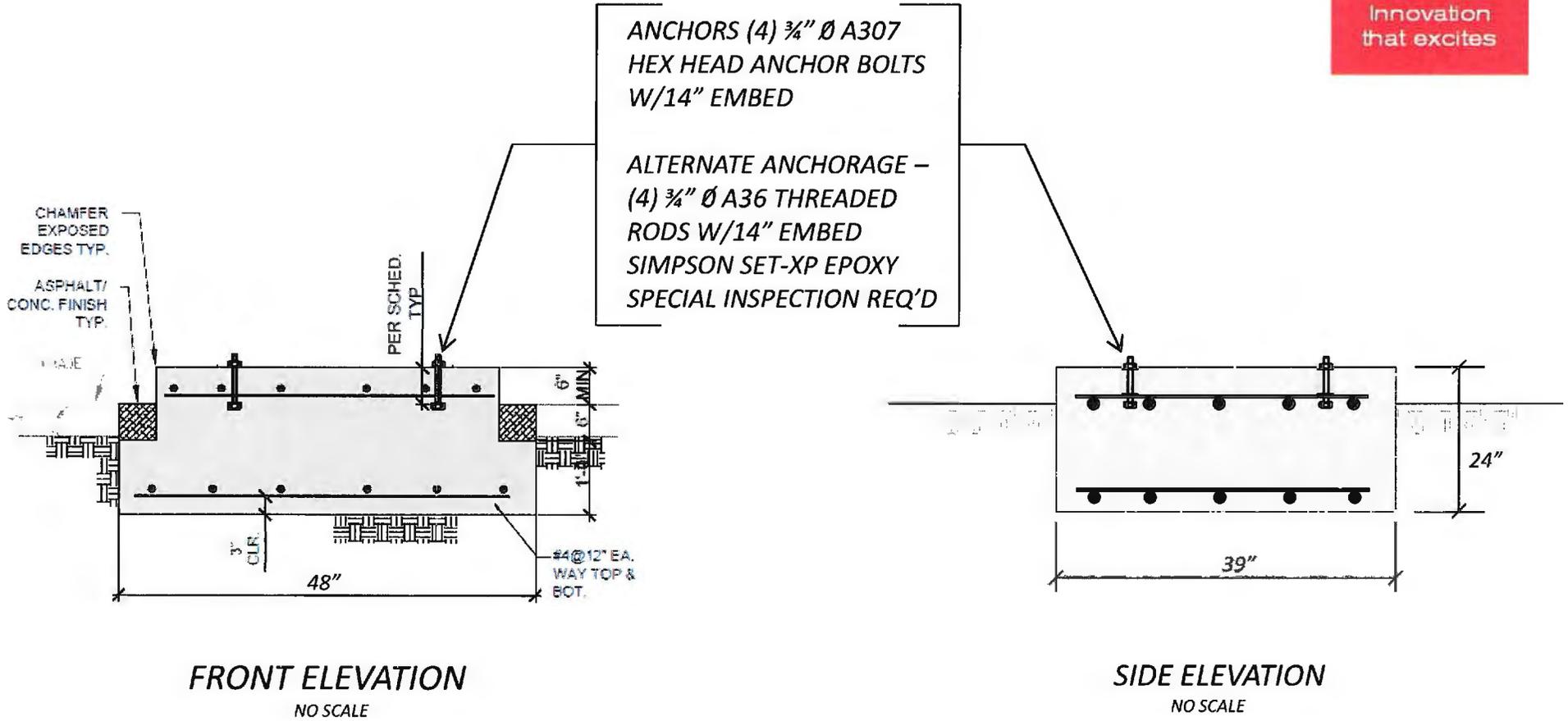
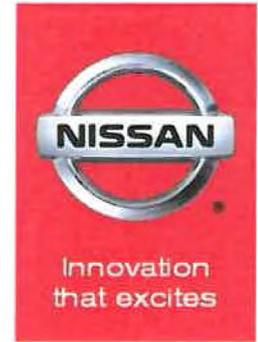


BTC Quick Charger Weight = 1,250lbs
BTC Crated weight = 1,400lbs



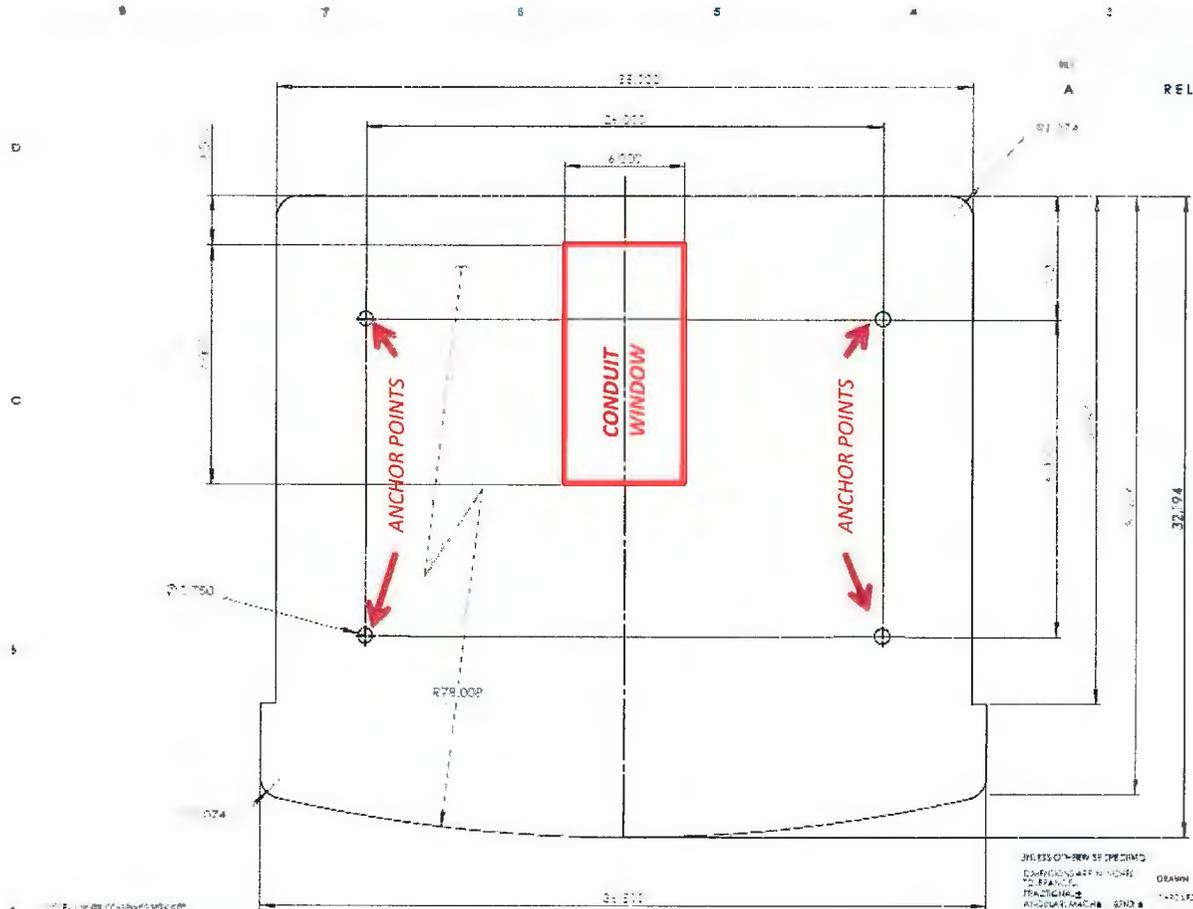
LIFTING EYES
 THE QUICK CHARGER HAS PROVISIONS AT ALL 4 CONERS BY ADDING LIFTING EYES (FBO)
 MC MASTER PN 48443T150

CONCRETE FOUNDATION STRUCTURAL DETAIL



For reference only, consult with local Structural Engineer for exact requirements

BTC QUICK CHARGER DIMENSIONED CONDUIT ENTRY AND ANCHORING POINTS



REV	DESCRIPTION	DATE	APP
A	RELEASE FOR PRODUCTION	02/05/15	CC

NOTE:
 THERE ARE TWO METHODS FOR CONDUIT ENTRY:
 1. SURFACE ENTRY, CONSULT THE BTC INSTALLATION AND MAINTENANCE GUIDE
 2. UNDERGROUND ENTRY FOLLOW THIS TEMPLATE

- 1. FINISH ALL SURFACES TO THE FOLLOWING STANDARDS:
 - 1. FINISH ALL SURFACES TO THE FOLLOWING STANDARDS:
 - 2. FINISH ALL SURFACES TO THE FOLLOWING STANDARDS:
 - 3. FINISH ALL SURFACES TO THE FOLLOWING STANDARDS:
 - 4. FINISH ALL SURFACES TO THE FOLLOWING STANDARDS:

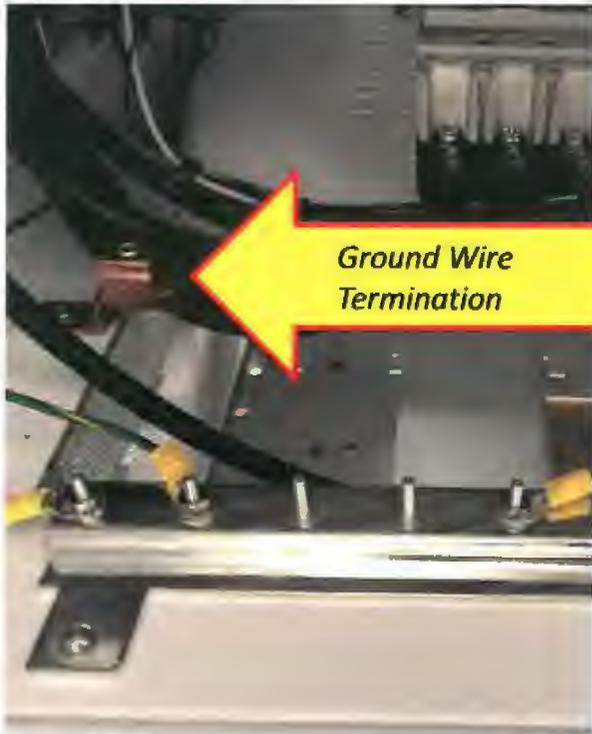
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NAME	DATE
ANUP/LS	02/05/15
CC	02/05/15

BTC Power Inc.
CITY OF WORTHINGTON
EVP FAST CHARGER 50 KW, BASE PLATE TEMPLATE
AR 29-16
DRAWING NO.
EVP-212-50 TEMPLATE
DATE 2-2-16

REFERENCE EVP-212-50 TEMPLATE

BTC QUICK CHARGER WIRING TERMINATION



Ground Wire Termination



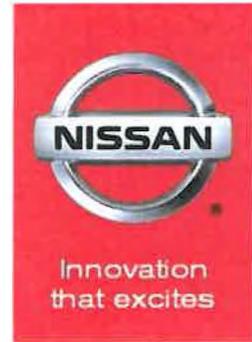
Incoming 3Ø Power
208V or 480V



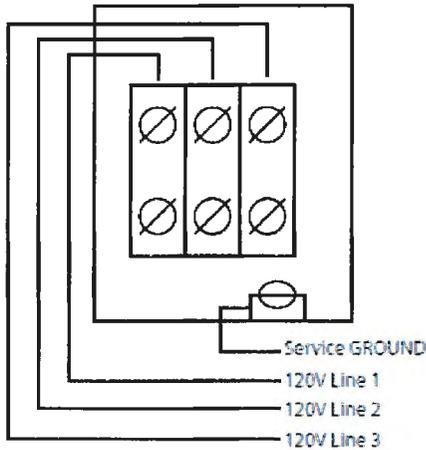
Notes:

1. The unit is not sensitive to Phase Rotation
2. Ensure Feeder Circuits comply with NEC voltage drop calculations
3. Prior to energizing always confirm the voltage rating of the unit provided matches the voltage rating of the unit requested

BTC QUICK CHARGER WIRING DIAGRAMS



CONFIGURATION Wiring Diagram

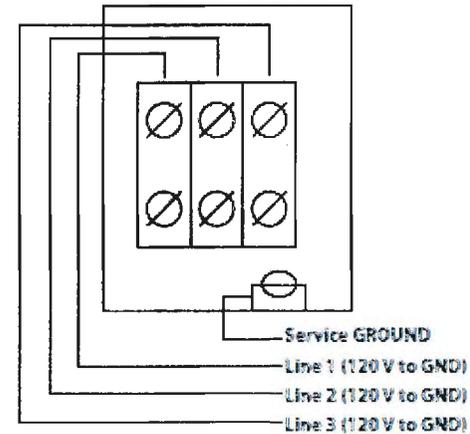


Terminal	Torq in-lbs
Ferraz 67013	275
Service Ground Lug	40

DO NOT connect to 3 phase 480VAC
Use Copper Conductors Only

208 VOLT, 3 PHASE, 3 WIRE

CONFIGURATION Wiring Diagram 3 Phase, 480 VAC

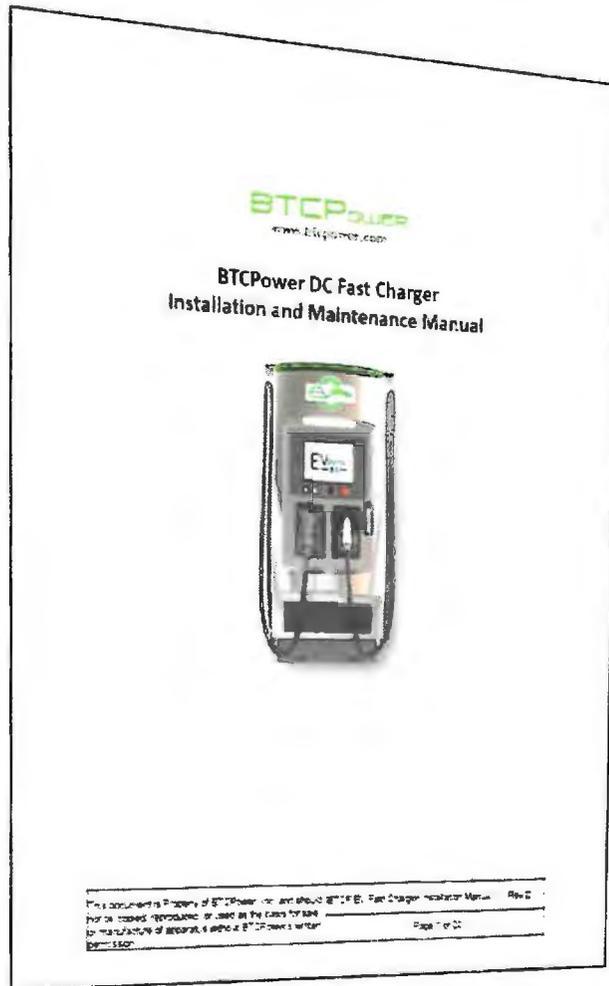


Terminal	Torq in-lbs
Ferraz 67013	275
Service Ground Lug	40

Use Copper Conductors Only

480 VOLT, 3 PHASE, 3 WIRE

BTC QUICK CHARGER INSTALLATION AND MAINTENANCE MANUAL



For equipment installation and maintenance procedures, please see charger installation and maintenance manual. For additional assistance please contact:

John Richardson
Manager, EVSE Installations
615-734-9024

John.Richardson@nissan-usa.com

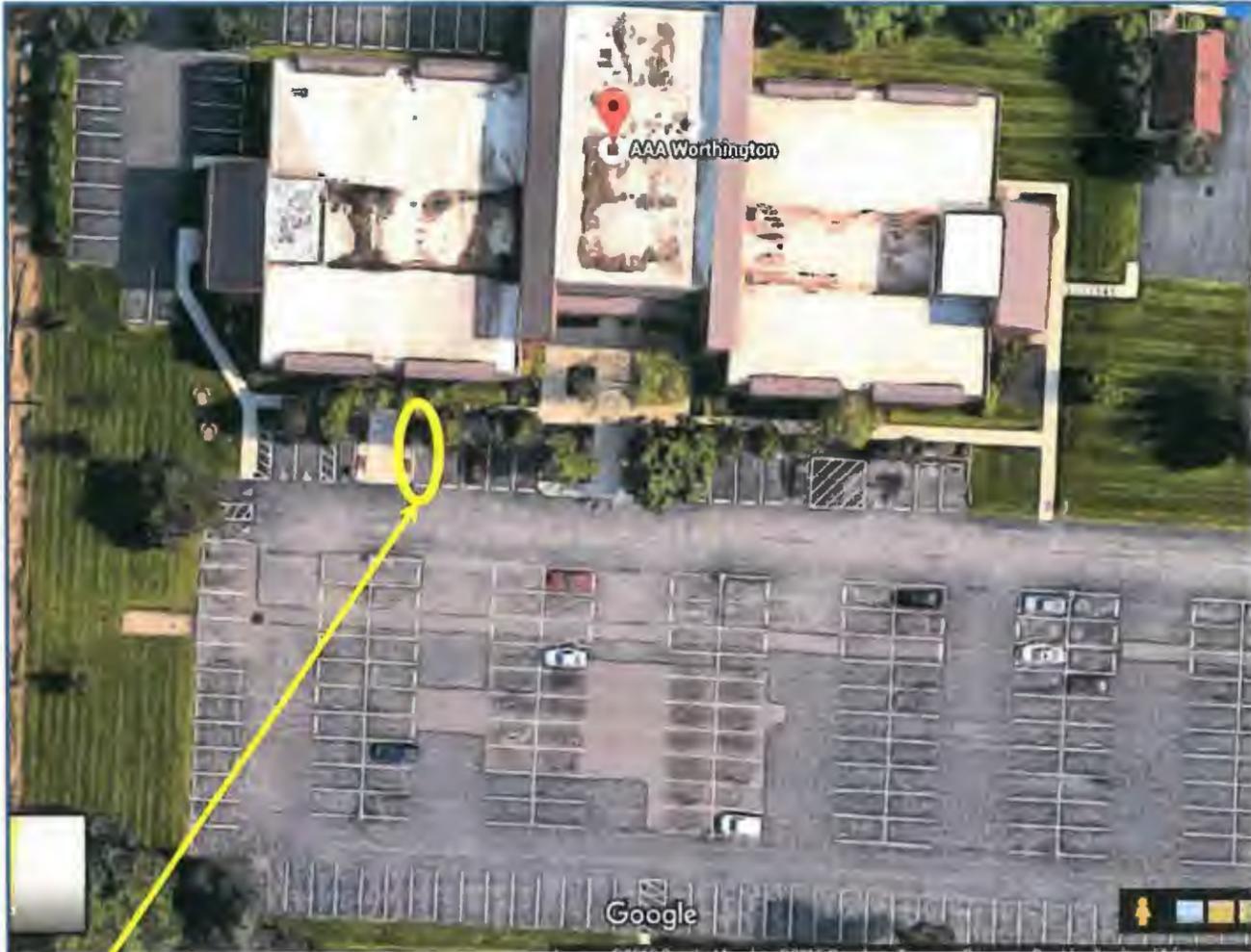
BTC QUICK CHARGER SPECIFICATIONS COMMISSIONING FORM



BTCPOWER		DOCUMENT TITLE	
		BTCPower DC FC 50 KW Charger and Payment System Commissioning	
Start up and assistance support	1888-508-3171 Option 5		
Required parts	PART DESCRIPTION:		
Required tools	NA		
	Multimeter		
Document purpose	RFID Card		
The site acceptance document is used to determine if there are any defects in the equipment to be installed due to transportation. It is also used to ensure proper electrical installation.			
Page 1 of 11			

For equipment commissioning procedures please see charger commissioning form. For additional assistance please contact:

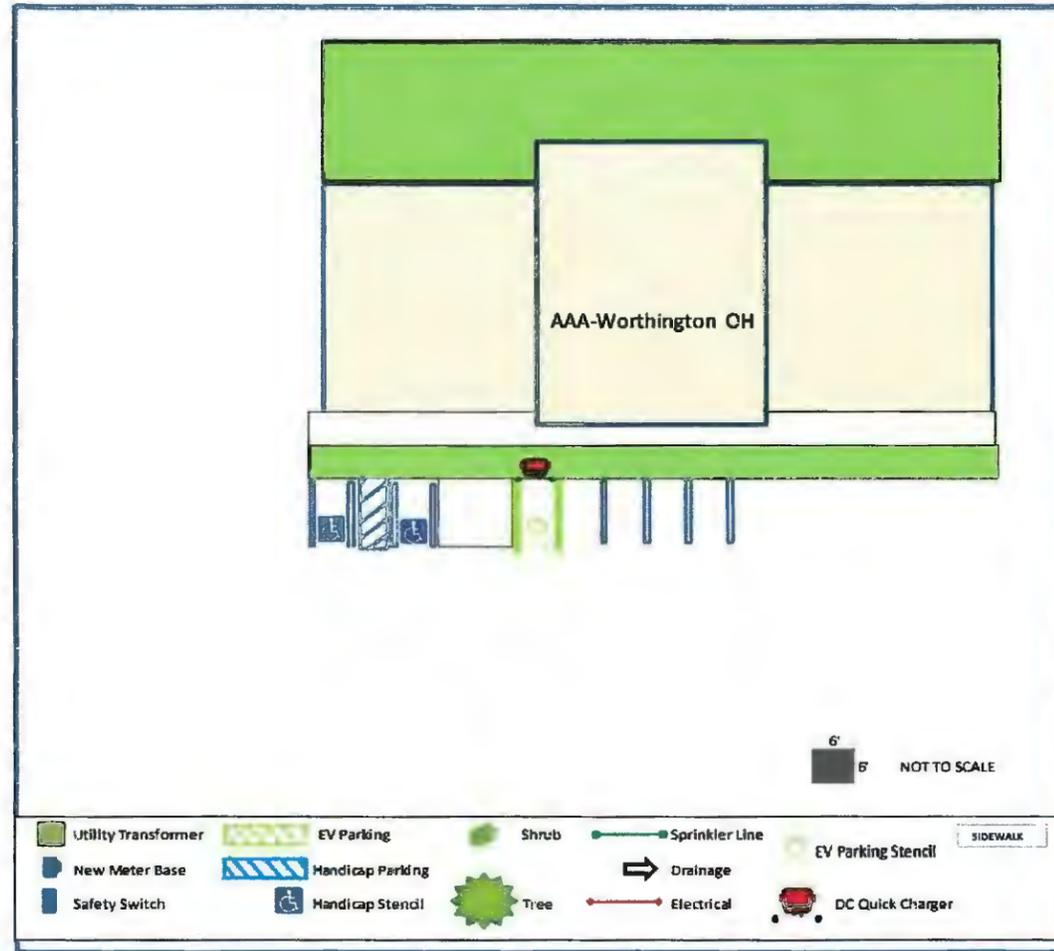
Scott Moretz
Construction Lead Evgo
678-936-5065
scott.moretz@nrg.com



PROPOSED LOCATION OF DC QUICK CHARGER SEE DETAIL A

SPECIFIC PROJECT NOTES

1. Power source: existing main electrical service or transformer.
2. Conduit routing may: run through building, exiting to exterior point, run under existing concrete to DCFC location.
3. This may require direction boring, saw cutting and patching of concrete surfaces.
4. Secure DC Quick Charger to concrete pad with protective bollards.



DETAIL "A"



Side View



Front View

QUICK CHARGER

CITY OF WORTHINGTON
 AR 29-16
 DRAWING NO.
 DATE 2-2-16

GOSPACE
 Transforming Spaces to Park-and-Ride
 4142 Mariner Blvd. # 106
 Spring Hill, Florida 34609
 813.421.5121 Support Line

PROJECT:
 PRELIMINARY DESIGN
 DC QUICK CHARGER INSTALLATION

AAA – Worthington
 90 E. Bridge Rd
 Worthington, OH 43085

Owners Initials:
 mHD no:
 2005

S1