



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, June 23, 2016 at 7:00 P.M.**

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

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 9, 2016 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Room Renovation – **669 Evening St.** (David Griffin) **AR 81-16**
- b. Modifications to Previous Approval – **6851 N. High St.** (Lusk Architecture/Telhio Credit Union) **AR 82-16** (Amendment to AR 52-16)
- c. Satellite Dish – **54 Short St.** (Donald F. Miesle) **AR 83-16**
- d. Shed – **138 W. Clearview Ave.** (Brian & Margaret Heffernan) **AR 84-16**

- e. Modifications to Previous Approval for Driveway – **135 W. Clearview Ave.** (Brett Holland) **AR 85-16** (Amend AR 50-12)
- f. Hot Tub – **788 Evening St.** (Sean Lane) **AR 86-16**
- g. Color Changes – **6767 N. High St.** (Lehman Daman/Ethan Allen) **AR 87-16**
- h. Lighting Changes – **820 High St.** (Worthington Public Library) **AR 88-16**
- i. Fence – **653 Oxford St.** (Nathan & Emma Lindholm) **AR 89-16**

2. Unfinished

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

C. Municipal Planning Commission

1. Conditional Use

- a. Wholesale Business in I-1 – **7200 Huntley Rd., Suite B** (Peter White) **CU 11-16**

2. Amendment to Development Plan

- a. Signage – **7099 Huntley Rd., Unit 101** (Sign Vision Co./Columbus Fasteners) **ADP 04-16**
- b. Transformer Locations – **2245 & 2285 W. Dublin-Granville Rd.** (Tom Hayer/Linworth Plaza, LLC) **ADP 05-16**

D. Other

E. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: June 17, 2016

SUBJECT: Staff Memo for the Meeting of June 23, 2016

B. Architectural Review Board

1. New

a. Room Renovation – **669 Evening St. (David Griffin) AR 81-16**

Findings of Fact & Conclusions

Background & Request:

This 0.29 acre property has a split level house with a two-car garage. It was built in 1951 and is not a contributing property in the Worthington Historic District. The owners would like to renovate the three-season room to the rear.

Project Details:

1. The existing room has fixed, single-pane storms for windows, so there is no way to control the temperature.
2. This project would involve replacing the existing windows and transoms above with single-hung insulated vinyl windows. The bottom of the new windows would be 30" above the floor, which would be 7" higher than the existing. Removal of 1 window on the north side of the room is proposed.
3. New siding is proposed for the structure which would extend down to cover the foundation. It would match the board and batten siding on the front of the house in style, and the material would be LP SmartSide composite material. The siding and trim would be painted white to match part of the house until the entire house is repainted.
4. Replacement of the doors (interior and exterior) is also proposed, with the exterior door proposed as a full glass steel entry door with a transom above.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines for use of traditional design and materials when renovating structures in the District. Compatibility of design and materials, exterior detail and relationships, and window treatment are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application, as the proposed changes to the three-season room are appropriate for this house.

Motion:

THAT THE REQUEST BY DAVID GRIFFIN FOR A CERTIFICATE OF APPROPRIATENESS TO RENOVATE THE THREE-SEASON ROOM AT 669 EVENING ST., AS PER CASE NO. AR 81-16, DRAWINGS NO. AR 81-16, DATED JUNE 1, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- b. Modifications to Previous Approval – **6851 N. High St.** (Lusk Architecture/Telhio Credit Union) **AR 82-16** (Amendment to AR 52-16)

Findings of Fact & Conclusions

Background & Request:

This parcel is 1.63 acres in size, and located in the C-2, Community Shopping Center Zoning District. The existing 5949 square foot building was originally constructed as a Bill Knapp's restaurant in the early 1970's. In the early 2000's, Prospect bank purchased the site and added the front entry feature and drive-thru lanes to the south. The property was most recently home to a Huntington Bank branch. Telhio Credit Union purchased the property at the end of 2014 and was approved to renovate the building and site at the December 10, 2015 ARB/MPC meeting. Amendments to that plan were approved at the March 10 and April 14, 2016 ARB meetings.

This application is a request mainly for a modification to the window glass, but points out other minor changes that were made since the last approval. An informal discussion took place at the June 9th meeting, but a sample of the glass was needed for the ARB to view.

Project Details:

1. Lighting & Security Cameras:
 - The photometric plan indicates light levels would be at or near 0 footcandles at the front, rear and north side property lines, and about 2.5 footcandles on the south side near the drive through. **The light level under the drive through canopy is now shown about 15 footcandles on average, as was approved by the ARB in April.**
 - **Nine security cameras are now shown on the building and canopy.**

2. Signage:

- The proposed freestanding sign would be a monument style sign, with a brick base (2' high x 8' wide) and an aluminum cabinet (3'9" high x 8' wide = 30 square feet per side). The brick for the base would match the building, and the cabinet would have a black frame with white faces. Proposed graphics include the circular logo in 3 sections (blue, green, and orange), and "Telhio Credit Union" in blue, individually mounted, 3" deep aluminum channel letters. The graphics would have clear acrylic backers to allow halo illumination.
- **The correct sign size is now shown on the architectural drawings.**

3. Building:

- **The building fascia was approved as cast stone, and then a modified request for EIFS was submitted but not approved. The ARB approved metal instead. Now, the applicant plans to go back to using cast stone.**

4. Windows:

- The windows were approved to have clear glass. **This applicant is requesting approval for "Grey Lite" Solar Ban 60 glass which would have a gray tint to control glare from the sun. The affected windows would be in the front portion of the building.**
- **Two windows in the rear teller area would be full windows with black-out film on the inside of the glass surface for the bottom half of the windows, as was approved by the ARB.**

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- On long facades, consider breaking the composition down into smaller "storefront" units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements. Avoid permanent blocking in of windows.

Worthington Comprehensive Plan

- The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas. Redevelopment projects should meet the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines.
- The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development.

Recommendation:

If the glass can still be seen through, some tinting may be acceptable. A sample is key, though, to determining if they will be all right. Shades or film on the inside could be an alternative. The other modifications are compatible with the previous approvals.

Motion:

THAT THE REQUEST BY LUSK ARCHITECTURE FOR A CERTIFICATE OF APPROPRIATENESS TO AMEND PREVIOUS APPROVALS WITH TINTED GLASS AT 6851 N. HIGH ST., AS PER CASE NO. AR 82-16, DRAWINGS NO. AR 82-16, DATED JUNE 2, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Satellite Dish – **54 Short St.** (Donald F. Miesle) **AR 83-16**

Findings of Fact & Conclusions

Background & Request:

This house was built in the early 1900's and is a two-story Homestead style house. The most recent ARB approval was for replacement of the windows late last year. With this application, approval is sought for an existing satellite dish.

Project Details:

1. A satellite dish was installed at the northeast corner of the second-story roof before the current owner purchased the house. The dish was in place when replacement of the windows was reviewed by the ARB last year.
2. Existing mature trees and the dish's rear location make it not easily seen from the right-of-way.

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 dish is not easily seen from the right-of-way.

Motion:

THAT THE REQUEST DONALD MIESLE FOR A CERTIFICATE OF APPROPRIATENESS TO RETAIN A SATELLITE DISH AT 54 SHORT ST. AS PER CASE NO. AR 83-16, DRAWINGS NO. AR 83-16, DATED JUNE 8, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. Shed – 138 W. Clearview Ave. (Brian & Margaret Heffernan) AR 84-16

Findings of Fact & Conclusions

Background & Request:

This approximately 2300 square foot, two-story house was constructed in 2015. A roughly 400 square foot two-car garage detached garage sits north of the house and rear patio. This is a request to add a shed.

Project Details:

1. An 8' x 10' shed was originally proposed about 7' from the rear property line and 15' from the west (Evening St.) property line. The required setback along Evening St. is 20', so a variance would have been needed for placement in that location. Upon learning of the requirement, the owners submitted a revised plan showing an 8' x 8' shed in the northeast corner of the property, 5' from the rear and side property lines as is required by Code. Both the original and revised plans are included in the packet
2. The proposed shed is a wood-framed structure with 6'6" high walls and a gabled roof. Gray asphalt shingles are proposed for the roof, and vertically oriented Duratemp plywood siding is proposed for the walls. The shed would have a 60" barn style double door with a transom above, and double 30" x 36" windows with shutters. The shed would be painted avocado green with Navajo white trim to match the house.
3. Landscaping is proposed around the shed and along the rear of the property and garage.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Recommendation:

Staff is recommending *approval* of the shed in the revised location at the northeast corner of the property. The shed would be complimentary to the house, and the location and landscaping are appropriate for a corner lot.

Motion:

THAT THE REQUEST BY BRIAN & MARGARET HEFFERNAN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SHED AT 138 CLEARVIEW AVE., AS PER CASE NO. AR 84-16, DRAWINGS NO. AR 84-16, DATED JUNE 9, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- e. Modifications to Previous Approval for Driveway – **135 W. Clearview Ave.** (Brett Holland)
AR 85-16 (Amend AR 50-12)

Findings of Fact & Conclusions

Background & Request:

This Colonial Revival house was originally built in 1934, with a major addition and renovation constructed in 2013. The approval of the recent work included site improvements, some of which were never constructed. Proposed with this application are minor changes to the site and landscaping plan, with the expected completion date for the project September of 2016.

Project Details:

1. The proposed driveway would now be narrower and shorter, with the turnaround around extending about 5' past the end of the garage. The concrete drive would have a broom finish rather than exposed aggregate. A French drain is proposed on the east side of the drive to take water to the street.
2. A patio area to the rear has now been reduced in size, as has a walk in the front. The material is proposed as pavers or decorative concrete. Additional plantings are proposed in the front.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendations:

Staff is recommending *approval* of this application. The proposed reduction of pervious surfaces is preferable, and the design keeps the character of the original approval.

Motion:

THAT THE REQUEST BY BRET HOLLAND TO AMEND THE PREVIOUSLY APPROVED CERTIFICATE OF APPROPRIATENESS WITH CHANGES TO THE DRIVEWAY AND PATIO AT 135 W. CLEARVIEW AVE., AS PER CASE NO. AR 85-16, DRAWINGS NO. AR 85-16, DATED JUNE 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- f. Hot Tub – **788 Evening St.** (Sean Lane) **AR 86-16**

Findings of Fact & Conclusions

Background & Request:

This property is 90' wide and 252' deep, with a cottage style house originally constructed in 1889. Additions have been constructed over the years, with the most recent being two-stories to

the rear, including an attached garage, and completed in 2011. This is an application for installation of a hot tub.

Project Details:

1. The hot tub is proposed to the rear of the garage, surrounded by a 10' x 15' area with pavers. The pavers would be Earth colored, and match the existing stamped concrete patio to the rear of the house. An existing condensing unit behind the garage would remain.
2. The hot tub is proposed to have 6 seats and be 7'5" x 7'5" x 36" high. The interior would be shell colored and the exterior would be mahogany.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendation:

Staff is recommending *approval* of this application, as the proposed hot tub is appropriate for this location.

Motion:

THAT THE REQUEST BY SEAN LANE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A HOT TUB AT 788 EVENING ST., AS PER CASE NO. AR 86-16, DRAWINGS NO. AR 86-16, DATED JUNE 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

g. Color Changes – **6767 N. High St.** (Lehman Daman/Ethan Allen) **AR 87-16**

Findings of Fact & Conclusions

Background & Request:

This 2 acre property was developed as a furniture store in 1972. In 1995, Ethan Allen made changes to the building and signage which are reflected in the current design. Approval of this request would keep the design, but allow for a change to the color scheme in line with corporate rebranding.

Project Details:

1. The existing color for the awnings and signage is blue. Proposed are new black awnings with no logo; black paint for the wall sign letters; black paint for the freestanding sign frame; and white backgrounds with black lettering for the freestanding sign faces, which are externally illuminated.
2. Tan brick with darker accents and lighter trim and windows make up the building. The applicant is proposing to paint the brick Sherwin Williams “Tony Taupe” and the accents “Dovetail” (gray shade). The window frames, trim and muntins are proposed to be painted black. A color board has been submitted.

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

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance. For historic structures, unpainted brick walls that were not painted before should not be painted, however, it may be acceptable to paint newer brick walls. Generally, lighter colors should be used for this purpose, with darker colors for trim. Prepare a color board showing proposed colors.

Recommendation:

Staff is recommending *approval* of this application, as the color changes seem appropriate for this building and the District.

Motion:

THAT THE REQUEST BY LEHMAN DAMAN ON BEHALF OF ETHAN ALLEN FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE COLOR SCHEME AT 6767 N. HIGH ST., AS PER CASE NO. AR 87-16, DRAWINGS NO. AR 87-16, DATED JUNE 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

h. Lighting Changes – **820 High St.** (Worthington Public Library) **AR 88-16**

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

The Worthington Public Library purchased the site at the southwest corner of E. Stafford Ave. and Hartford St. in 1973, and received approval to construct a new library in 1977 & 78. The library moved from 752 High St. to 805 Hartford St. in 1979. In 1993, the library purchased the office building adjacent to the west at 820 High St. That site was home to a gas station starting in the 1930's, with the current building being constructed in 1977 as a First Federal Savings and Loan. In 1996, the buildings were combined and renovated for use by the Worthington Libraries. Additional modifications were made in 2007.

This application is a request to change the light fixtures on the western part of the building and at the northern entrance.

Project Details:

1. The existing fixtures on the western portion of the building are lantern style fixtures that were installed when the buildings were combined, and replaced larger fixtures. Proposed are similarly styled patina colored LED fixtures with white lenses. The proposed fixtures are sized close to the existing, only without the decorative top and bottom pieces.
2. At the north entrance, replacement of a light above the door is proposed with a fixture that would be flush with the ceiling. Also, replacement of the 2 bollards next to the entrance with pole-mounted fixtures is proposed. The poles and luminaires on top would be similar

to the existing in the library's north parking lot, and those used in Old Worthington, but would be only 10' high. The metal poles would be green and the fixtures LED.

3. Photometric information has been submitted for the fixtures.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Use of fairly small lighting fixtures, and as few as possible, is recommended. Fixtures should not be overly ornate. Avoid excessive brightness. Design and materials should be compatible with the existing structure.

Recommendation:

Staff is recommending *approval* of this application, as the proposed lighting is compatible with the existing structure and appropriate for the District.

Motion:

THAT THE REQUEST BY THE WORTHINGTON PUBLIC LIBRARY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE LIGHTING AT 820 HIGH ST. AS PER CASE NO. AR 88-16, DRAWINGS NO. AR 88-16, DATED JUNE 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- i. Fence – **653 Oxford St.** (Nathan & Emma Lindholm) **AR 89-16**

Findings of Fact & Conclusions

Background & Request:

This farmhouse was originally constructed in 1850, and has had minor modifications and additions over the years. The house is at the northwest corner of Oxford St. and W. New England Ave. In May approval was granted for a new porch roof to be constructed, and brick was to be installed at grade to help with storm water issues.

In 2008, the previous owners installed a fence to enclose a portion of the rear yard, which is also adjacent to W. New England Ave. A variance was granted to allow the fence in the required side yard adjacent to the right-of-way. In 2011, the previous owners extended the fencing north and east to connect to the house, and on the south side between the garage and house. The current homeowners would like to extend the fence to the west to enlarge the enclosed area.

Project Details:

1. The owners would like to extend the fence 12' to the west, approximately to the property line. There is existing vegetation including trees in that area, but it is not clear where the fence would be in relation to those plantings. The fence is proposed in line with the existing, which is about 4' from the right-of-way line. Because the fence would be closer than 20' to the W. New England Ave. property line, a variance would be required for the extension.

2. The proposed additional fencing would match the existing, being wood painted white, 42” high, with ~3¼” pickets spaced at 4” apart.
3. Existing fencing would be repaired and replaced as needed, and re-painted white.

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.

Recommendation:

If the fence would still be partially screened from view from the west by the trees and other plantings, extension may be acceptable.

Motion:

THAT THE REQUEST BY NATHAN & EMMA LINDHOLM FOR A CERTIFICATE OF APPROPRIATENESS TO EXTEND THE FENCING AT 653 OXFORD ST. AS PER CASE NO. AR 89-16, DRAWINGS NO. AR 89-16, DATED JUNE 10, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Unfinished

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

Findings of Fact & Conclusions

(New information in bold)

Background & Request:

This roughly 7.5 acre parcel, zoned C-4, Highway and Automotive Services, has been home to a hotel since 1975. The original approval was for a Hilton Inn. The brand has changed several times over the years with the most recent being the conversion to a Holiday Inn in 2007, which included many upgrades to the building and site. The owner is proposing demolition of the existing hotel, and redevelopment of the site with a mix of uses.

At the March 10, 2016 meeting, the ARB reviewed a site design and architectural renderings that gave an idea of the look of the proposed development. Feedback from the Board and the public led to changes to the plans now included with the application. The applicant would like feedback on the current concept before moving forward with additional details.

Project Details:

1. Uses:
 - Two hotels, identified as a Hampton Inn with 110 guest rooms and a Holiday Inn Express with 95 guest rooms, are proposed. The existing Holiday Inn has 232 guest

rooms.

- Other potential uses are describe as restaurants and professional services.
- In the C-4 Zoning District, professional services and hotels are Permitted Uses. Restaurants are Conditional Uses needing approval from the MPC.

2. Site Plan and Landscaping:

- The proposed plan shows an entrance to the site from each of the adjacent rights-of-way. On W. Wilson Bridge Rd., the entrance is proposed at the west end; on Caren Ave. the proposed entrance is toward the middle of the site but on the eastern half; and on N. High St. the entrance is proposed near the middle of the site. All three entrances would be situated similarly to existing site entrances. Elimination of an entrance toward the east end of the site adjacent to W. Wilson Bridge Rd. is proposed.
- **The Hampton Inn was previously shown about 195' from the western property line and about 83' from the southern property line. Now, the Hampton Inn is shown at the northeast corner of the site, with a 3000 square foot restaurant adjacent to the west. The Holiday Inn Express would be southwest of the Hampton, 153' from the south property line and about 294' from the west property line. A 5400 square foot restaurant would be adjacent to the west of the Holiday Inn.**
- **Along the remainder of the Wilson Bridge Rd. frontage would be two single story buildings: a 7200 square foot professional services building to the west; and a 10,000 square foot building with 2 restaurants in the center. A two-story 17,000 square foot professional services building is now proposed at corner of Caren Ave. and High St., with a 5500 square foot single story restaurant to the north.**
- **The single level parking deck previously proposed has been eliminated, and replaced with surface parking.** A combination of evergreen and deciduous trees and shrubs are proposed to be densely planted along the west and south property lines adjacent to the existing residential properties.
- Two pedestrian plazas would lead from a sidewalk adjacent to Wilson Bridge Rd. between the buildings to a drive and traffic circle called a "Town Square". The plazas and square would include restaurant seating areas and planting islands.
- The property at 120 Caren Ave., which is the easternmost residential property on the north side of Caren was purchased by the hotel property owner. The intent is to demolish the house and add plants and trees to the remaining trees to create a natural looking area.
- Walkways are proposed on the south side of the site to the Caren Ave. sidewalk and on the west side of the site to the sidewalk that connects Greenglade Ave. to W. Wilson Bridge Rd.
- Along Wilson Bridge Rd., the City has planned for future improvements, and has asked the property owner for the dedication of right-of-way. The exact amount is being determined.
- Consideration should be given to burying overhead utility lines at the south property line.
- A storm water plan will be required.

3. Buildings:
 - The proposed hotel buildings are four stories; the existing hotel is three stories. **Architectural renderings are not included with this submittal.**
 - While the perimeter buildings would have one story of usable space, the plan is to have them designed to look like 1 ½ and 2 story buildings.
 - Previously, a mix of design and materials was shown for the buildings, with four sided architecture. Detailed elevations and material samples would be expected later in the process.
4. Lighting and Signage:
 - As design progresses, a detailed site and building lighting plan would be required. The expectation is for light to not be overly bright, and to not extend over any of the property lines.
 - Signage review will be required.
5. Traffic:
 - Once the uses and building areas have been determined, the traffic study can be completed. The City has contracted with a traffic consultant to review the study and make recommendations.
6. Variances:
 - Application to the Board of Zoning Appeals would be required to approve any variances requested for the site.
 - The applicant is applying as part of the C-4 Zoning District, but is also trying to meet the requirements for the Wilson Bridge Corridor. Variances would likely be needed for setback, building height and parking not meeting the C-4 regulations.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.

Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.

Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.

Materials: Traditional materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.

Windows: On long facades, consider breaking the composition down into smaller “storefront” units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.

Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.

Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.

Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.

Signage: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Wilson Bridge Corridor

Building Design:

- A principal building shall be oriented parallel to Wilson Bridge Road (or High Street), or as parallel as the site permits, and should have an operational entry facing the street.

- Building Frontage that exceeds a width of 50' shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade.
- Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.

Materials:

- Long-lived and sustainable materials should be used.
- Generally, exterior insulation finishing systems (EIFS), are not preferred material types.
- A variety of textures that bear a direct relationship to the building's massing and structural elements to provide visual variety and depth should be provided.
- The color palette shall be designed to reinforce building identity and complement changes in the horizontal or vertical plane.

Windows and Doors:

- Ground-floor window and door glazing shall be transparent and non-reflective. Above the ground floor, both curtain wall and window/door glazing shall have the minimum reflectivity needed to achieve energy efficiency standards. Non-reflective coating or tints are preferred.
- Windows and doors shall be recessed from the exterior building wall, except where inappropriate to the building's architectural style.

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

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

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

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

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

- For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.
- Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

Parking:

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

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

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

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identifies the High Street Corridor (Extents Area) as a place where consistent site design should be encouraged such as landscape screening and interior planting of surface parking areas, and the location of large parking areas should be to the rear of the site. The corridor could accommodate redevelopment at a higher density, with such projects meeting the needs of the City, providing green setbacks and meeting the Architectural Design Guidelines. The plan recommends promoting a high quality physical environment, encouraging the City to continue to emphasize strong physical and aesthetic design, and high-quality development. Also recommended is encouraging the private market to add additional commercial office space within the City.

Staff Analysis and Recommendation:

1. The proposed plan generally reflects the recommendations made at the last ARB meeting. The structures were moved further away from the adjacent residential and the parking deck was eliminated.

2. Right-of-way vacation along both streets is still requested. Exact location of sidewalks, plantings and buildings in relation to the rights-of-way needs to be reviewed and modified as necessary.
3. Exact design of the entrance to the site from Wilson Bridge Rd. may need to be modified for better traffic flow.
4. Building and site details would be expected to follow the Worthington Design Guidelines and Wilson Bridge Corridor Development Standards.
5. Staff is recommending tabling of this application after discussion, to allow the applicant to make modifications and add detail based on the guidelines and any recommendations made at the meeting.

C. Municipal Planning Commission

1. Conditional Use

- a. Wholesale Business in I-1 – **7200 Huntley Rd., Suite B (Peter White) CU 11-16**

Findings of Fact & Conclusions

Background & Request:

This property is a 2.3 acre lot at the northern end on the east side of Huntley Rd. The building has an office across the front and 2 separate wings extending to the east. A Conditional Use Permit was issued for a wholesale automobile business in the north side of the building last year. The MPC allowed the use conditioned on cars for sale being parked inside the fenced-in area. This applicant moved his business into the southern part of the building. Like the other business, this business initially displayed cars for sale in front of the building until told that was not allowed. The business also advertised as “Wholesale Open to the Public” initially. Automotive Sales are not allowed in the I-1 Zoning District, so operation as a wholesale business is the only option.

Project Details:

1. The business can use the office space and park the vehicles in the existing fenced-in area south and east of the building. No outward signs of retail sales is allowed.
2. Numerous signs have been installed, none of which has been permitted. Only 1 wall sign and 1 freestanding sign are allowed by Code. Also, an occupancy permit has not yet been issued.
3. Operating hours are cited as normal business hours with occasional extra hours as necessary.

Land Use Plans:

Worthington Conditional Use Permit Regulations

The following basic standards apply to conditional uses in any "C" or "I" 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 it will not be hazardous, both at the time and as the same may be

expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending *approval* of this application with the following conditions:

- The signage be reduced to 1 wall and 1 freestanding sign to meet Code requirements
- The business may not park vehicles to be sold in front of the fence or building, and may not display signage in/on any vehicles on the property
- The business may not advertise being open to the public.

Otherwise, the site has ample room to store vehicles so operation as a wholesale business should not affect the surrounding properties or the area.

Motion:

THAT THE REQUEST BY PETER WHITE FOR A CONDITIONAL USE PERMIT TO OPERATE A WHOLESALE BUSINESS AT 7200 HUNTLEY RD., SUITE A, AS PER CASE NO. CU 11-16, DRAWINGS NO. CU 11-16, DATED JUNE 1, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Amendment to Development Plan

- a. Signage – **7099 Huntley Rd., Unit 101** (Sign Vision Co./Columbus Fasteners) **ADP 04-16**

Findings of Fact & Conclusions

Background & Request:

This property is located at the southwest corner of Huntley and Worthington-Galena Roads, and houses a 38,000 square foot multi-tenanted building that was constructed in 1974. Columbus Fasteners is located in the northwest part of the building, with the entrance being on the west side. The applicant would like to install additional wall signs for Columbus Fasteners.

Project Details:

1. There is an existing wall sign on the north side of the building identifying Columbus Fasteners. The sign is at the top of the warehouse wall, which is at second story level, and appears to be internally illuminated.

2. Two 3' x 6' non-illuminated signs are proposed at the lower level office portion of the building on the west side. One would be on the north side and the other on the west side near the entry door. The sign on the west side would just barely fit between the window and eave. Variances are needed for having more than 1 wall sign.
3. The signs would be made of 3 mm aluminum composite material. The signs are proposed with white backgrounds and silver borders, red and black lettering and a screw logo in silver.
4. There is an internal sign on the glass entry door.

Land Use Plans:

Worthington Sign Code:

Each business is permitted a maximum of 100 square feet of signage, but is only allowed to have 1 wall mounted sign.

Worthington Comprehensive Plan Update & 2005 Strategic Plan

An area plan focusing on the Proprietors/Huntley Road corridor should be developed that makes recommendations for repositioning it in the market place to make it attractive and competitive in the region. Because of the age and types of uses located here, this compact area is experiencing significant change and has the opportunity to reinvent itself. Issues such as building renovation, aesthetics, and possible road and infrastructure improvements should be addressed.

Recommendation:

Staff is recommending approval of only one of the signs. The proposed sign on the north side seems redundant with retention of the existing wall sign. If the sign by the entrance is desired, the size should be reduced to fit better on the wall allowing space between architectural elements, and should possibly be moved to be centered on the window.

Motion:

THAT THE REQUEST BY SIGN VISION CO. INC. ON BEHALF OF COLUMBUS FASTENERS FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN TO ADD WALL SIGNS AT 7099 HUNTLEY RD. AS PER CASE NO. ADP 04-16, DRAWINGS NO. ADP 04-16, DATED JUNE 9, 2016, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- b. Transformer Locations – **2245 & 2285 W. Dublin-Granville Rd.** (Tom Hayer/ Linworth Plaza, LLC) **ADP 05-16**

Findings of fact & Conclusions

Background & Request

In 2014 & 2015, the property owner of this land at the southwest corner of W. Dublin-Granville Rd. and Linworth Rd. annexed, rezoned, subdivided, created a Development Plan, and received Architectural Review Board approval to redevelop the property as a neighborhood commercial site. Construction of Linworth Crossing is progressing, and as the project moves forward approval of amendments is needed. This application addresses transformer placement.

Project Details:

1. Two transformers were originally proposed toward the rear of the site, next to proposed dumpsters. AEP has determined final location must be south of the previously approved areas due to the location of the sanitary sewer. Because proximity to the south property line is closer than before, variances are needed for placement.
2. The transformers would sit on concrete pads about 7' from the property line. Existing and previously proposed vegetation would be supplemented with evergreen shrubs to screen the equipment from the park to the south.
3. Parking blocks and bollards have been added for protection.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Keep functional items such as trash containers, transformers and electrical boxes orderly and well screened.

Development Plan Amendment Ordinance

If an amendment does not conflict with the character or integrity of the development, but an additional variance is required, the approval must be by City Council.

Recommendations:

Staff is recommending *approval* of this application, as the location is similar to what was previously approved, and landscape screening is proposed. The applicant committed to painting the transformers green, and the bollards should also be green or black..

Motion:

THAT THE REQUEST BY TOM HAYER ON BEHALF OF LINWORTH PLAZA LLC TO AMEND THE DEVELOPMENT PLAN FOR 2245 & 2285 W. DUBLIN-GRANVILLE RD. WITH AMENDED TRANSFORMER LOCATIONS, AS PER CASE NO. ADP 05-16, DRAWINGS NO. DP 05-16, DATED JUNE 10, 2016 BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 81-16
Date Received	6-1-16
Fee	\$18 H
Meeting Date	6-23-16
Filing Deadline	
Receipt #	

1. Property Location 669 Evening St.
2. Present/Proposed Use 3 season room window replacement/residing
3. Zoning District _____
4. Applicant David Griffin
 Address 669 Evening St. Worthington, OH 43085
 Phone Number(s) 614-783-6489
5. Property Owner Same
 Address _____
 Phone Number(s) _____
6. Project Description see attached
7. Project Details:
 - a) Design see attached
 - b) Color _____
 - c) Size _____
 - d) Approximate Cost \$18,000 Expected Completion Date 3-4 weeks from start

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.

David M. Griffin
 Applicant (Signature)

6/1/16
 Date

David M. Griffin
 Property Owner (Signature)

6/1/16
 Date

ABUTTING PROPERTY OWNERS
FOR
669 Evening St.

Joseph Stotzer	687 Evening St.	Worthington, OH 43085
Mikel & Brenda Coulter	686 Evening St.	Worthington, OH 43085
William & Mary Mirick	700 Evening St.	Worthington, OH 43085
John Moe & Paula Baker	678 Evening St.	Worthington, OH 43085
Allen Eiger & Joanne Dole	661 Evening St.	Worthington, OH 43085
Aaron McGreevy & Molly Morris	660 Sinsbury Dr. E.	Worthington, OH 43085
Gregory Gallenstein & Katherine Klingelhafer	668 Sinsbury Dr. E.	Worthington, OH 43085

June 1, 2016

Dear Worthington Architectural Review Board,

We are submitting this request for the following work, which we would like to have done to our house at 669 Evening Street: new windows, siding, and doors for the three season room on the west-facing side of the house (see attached diagram of home from the auditor's website).

The room does not have HVAC vents and the windows are fixed, single-pane storms. The result is that the room is very hot during warmer months and very cold during the colder months. The room is presently almost without use. We desire to remove both the main windows and transom windows and replace each pair with a single-hung insulated new-construction window. We want to raise the bottom of each window from where it is now (23 inches from the floor) to the standard 30 inches so we can fit furniture underneath. The top of the windows will remain the same - where the top of the transom window is now located. The width of each window will also remain the same. The windows will be 48" x 66" (2 this size) and 44" x 66" (5 this size) by Alliance Windgate. We will get the upgraded "Cardinal" glass that adds 3 layers of "Low E coating" to improve solar efficiency. A copy of the company's literature is attached. We also want to remove one window panel and replace it with insulated wall for increased utility of the room and privacy. We want to remove the window that is farthest to the east on the north facing side of the house. See diagram below.

As we install new windows we want to replace the siding to make it consistent with the rest of the house and improve the look by covering the exposed cement slab. The east-facing front of our house (facing Evening Street) has board and batten siding. We want to carry this look around to the back of the house. The materials quoted are "LP SmartSide 540 Series Strand, LP Smartside NG cedar grain ship-lap panel, and LP Smartside cedar grain batten strip." There will be Borel Tru-exterior composite trim board and aluminum flashing for all the windows. We plan to paint the board and batten (and all trim) white until we have space in our budget to paint the entire house.

Finally, we plan to replace the doors to the room - one from the garage and one on the outside of the house. The door between the garage and room will be a steel entry door with 6 glass panels. The door on the south facing side will be a full glass steel entry door and will also have a custom transom over it. This transom will keep the horizontal lines intact - the top of it will be in line with the top of the windows around the room.

The company doing our work is Mealer Brothers Construction.

Thank you for your consideration.

Sincerely,



David and Kathleen Griffin

669 Evening St.

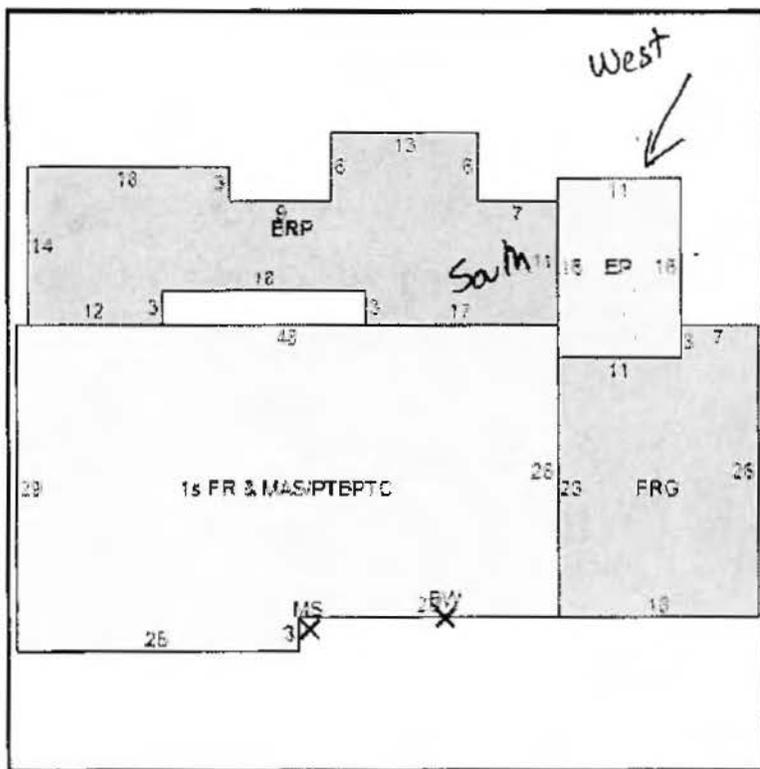


100-002817 04/09/2014

ParcelID: 100-002817-00
 GRIFFIN DAVID M

Map-Rt: 100-N064A -009-00
 669 EVENING ST

2 of 2
 Return to Search Results



North

Actions

- Neighborhood Sales
- Proximity Search
- Printable Version
- Custom Report Builder

Reports

- Proximity Report
- Map Report
- Parcel Summary
- Parcel Detail

Go

Social Media Links



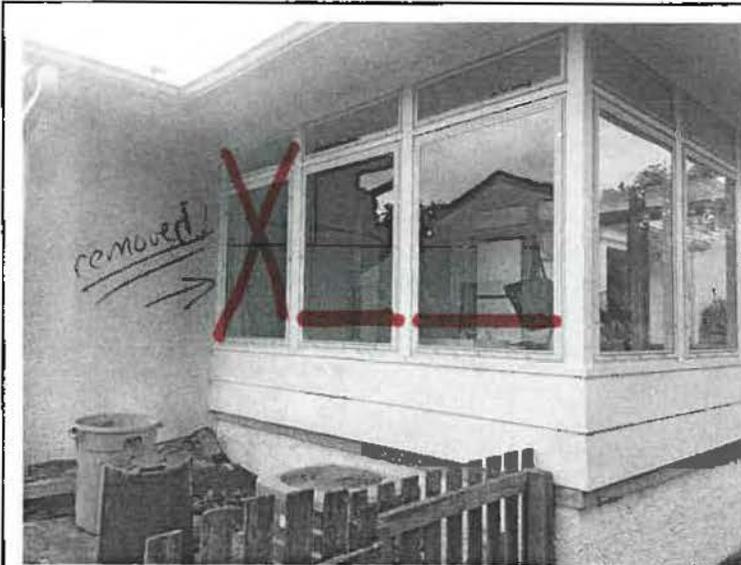
Options

Type	Line #	Item	Area
Dwelling	0	1s FR & MAS/PTBPTC	1,323
Dwelling	1	FRG - 15:FRAME GARAGE	435
Dwelling	2	EP - 14:ENCLOSED FRAME PORCH	176
Dwelling	3	MS - 43:MASONRY STOOP	20
Dwelling	4	BRP - 42:BRICK PATIO	595
Dwelling	5	BW - 69:BAY WINDOW	16

Click on an item to display it independently.

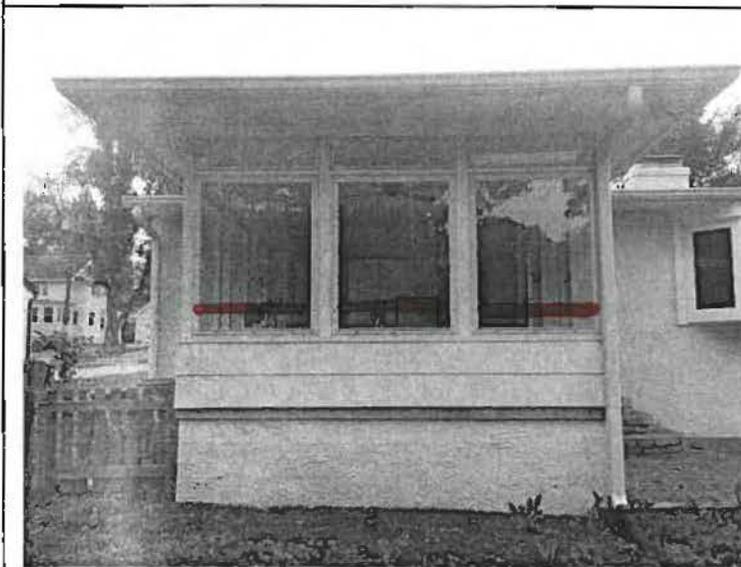
CITY OF WORTHINGTON
 AR 81-16
 DRAWING NO.

DATE 6-1-16



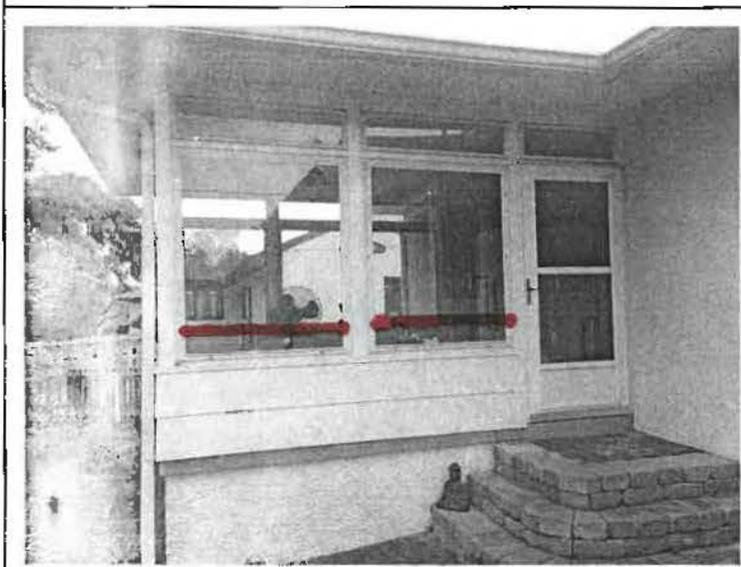
North Facing Side of the House.

- This side is where we seek to remove one of the three windows.
- Note where the proposed bottom of the windows will be.
- Also note the exposed cement slab - this will be covered with the new siding - board and batten and trim.



West Facing Side of the House

- Note where the proposed bottom of the windows will be.
- Also note the exposed cement slab - this will be covered with the new siding - board and batten and trim.



South Facing Side of the House

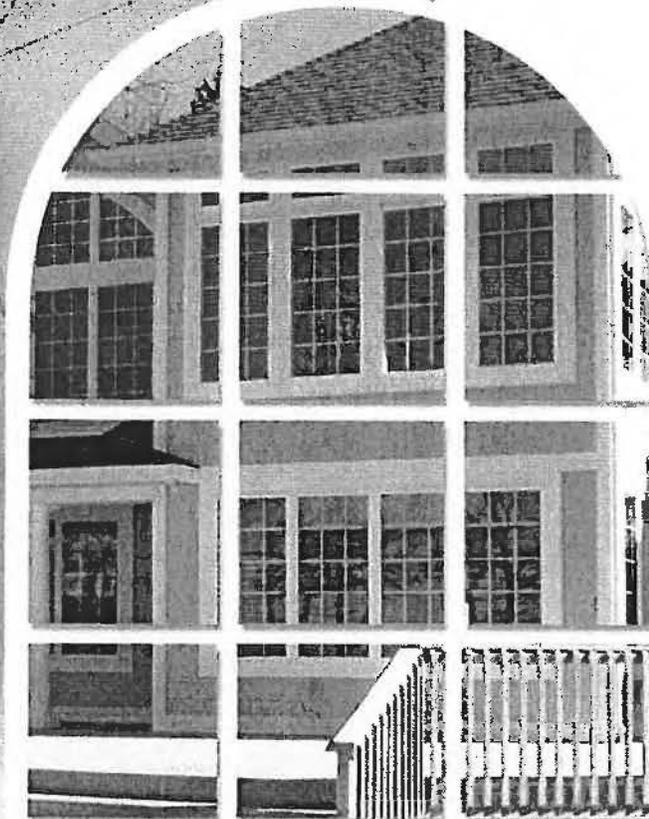
- Note where the proposed bottom of the windows will be.
- The screen door will be replaced by a steel entry door with full glass.
- Also note the exposed cement slab - this will be covered with the new siding - board and batten and trim.

CITY OF WORTHINGTON
AR 81-16
DRAWING NO.

DATE 10-1-16

Windgate

New
Construction
Vinyl Windows



CITY OF WORTHINGTON
AR 81-16
DRAWING NO.

DATE 10-1-16



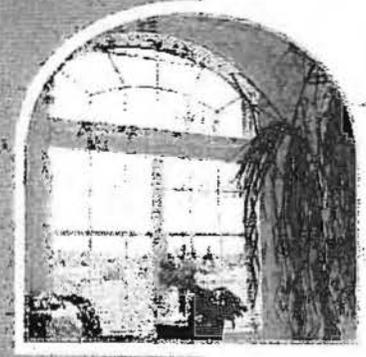
More Than A Window.™

Windgate

Alliance Window System

Table of Contents

ASSURANCE Plus Limited Lifetime Warranty	3
American Window Alliance	
Environmental Leadership & Innovation	4
Innovative Energy Management System	
Your Invisible Barrier	5
Double-Hung & Single-Hung Window Features	6
Window Features	7
Patio Doors	8
Informalton & Vinyl Exterior Colors	9
Standard Size Chart	10-15
Architectural Shapes & Sizes	16-17
Architectural Details	18-23



Duralite
Innovative
15 Year Limited Lifetime Warranty

Look for the ENERGY STAR label on qualified products.



Printed on recycled paper

New Construction Vinyl Window Systems

CITY OF WORTHINGTON
AR 81-16
DRAWING NO.
DATE 6-1-16

The Power of a National Network, the Service of a Regional Supplier, the Support of Local People!

Lifetime Window Warranty

The ASSURANCE Plus[®] Limited Lifetime Warranty applies to any manufacturing defects and/or component failures. As one customer stated, "It's as good as it gets."

ASSURANCE Plus[®]:

- Covers labor for five years and materials for a lifetime.
- Is transferable to a second owner up to 20 years.
- Features a standard commercial warranty of 20 years.
- Is the best warranty in the business.

Remember, the only reason our warranty can be this good is because of the quality windows it covers.

The American Window Alliance (AWA)

We are a national network of independent manufacturers responding to regional customer demands, using our strength as high-quality, regional window suppliers.

Using the unique talents of each member, the AWA has created the Alliance Window Systems brand. A line of window and door systems that presents customers with the opportunity to obtain the strongest, most attractive products available.

The AWA offers customers the strength of a large national supplier, and the flexibility of a local organization.

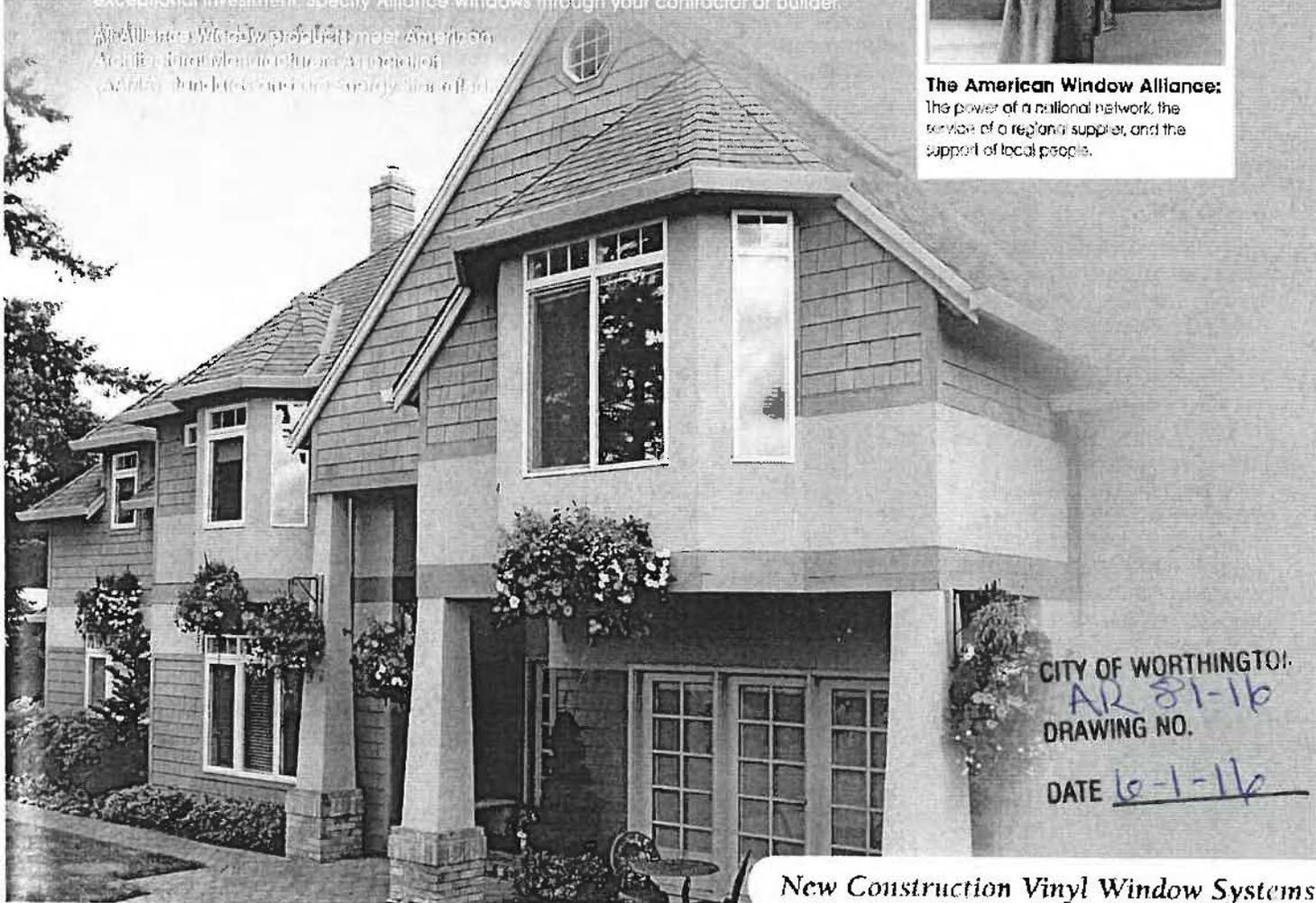
Specify Alliance Window Systems Today

Quality materials and exceptional design set Alliance Windows apart from the competition. The value, appearance, convenience, service, security, and peace of mind – combined with our incredible warranty – make Alliance Windows an exceptional investment. Specify Alliance Windows through your contractor or builder.

Alliance Windows products meet American Architectural standards for a selection of quality finished surfaces and energy-efficient



The American Window Alliance:
The power of a national network, the service of a regional supplier, and the support of local people.



New Construction Vinyl Window Systems

American Window Alliance—Saving Our Planet One Window at a Time

The American Window Alliance (AWA) wants to make the environment in homes as comfortable as possible, and we don't want to destroy the planet's environment doing it.

We are efficiency experts and our efficiency has many benefits. The most important benefit is the energy that will be saved. The technology of our Innovative^E glass - combined with our Duralite[®] composite warm edge spacer - more effectively seals a home and uses less energy for heating and cooling. The less energy used, the less impact there is on the environment.

Our windows require no maintenance or surface refinishing which eliminates the use of potentially harmful chemicals and sanding for a homeowner - further lessening any impact on the environment.

Imagine every home being wrapped in a nice, warm blanket of Alliance windows!

If we all do our part, you and your clients will have something beautiful to look at through windows manufactured by the AWA.

Lessening Our Carbon Footprint

Alliance windows will have an impact far beyond the rooms where they are installed. Energy-efficient windows guarantee lower energy bills, a lower environmental impact, and most importantly, a greener future.

Homeowners lose a good part of their heating and cooling dollars due to window inefficiencies. Our green windows efficiently insulate their homes, greatly reducing energy consumption, saving money in annual energy costs.

And as important as saving money, more efficient windows also lessen the production of harmful gases such as CO₂. This means savings will be seen well beyond the energy costs. In fact, if every home in America had the technology in the glass systems of our windows, we could save the environment over 56 million tons of CO₂ a year.

Alliance New Construction Vinyl Windows are specifically designed to meet the discerning needs of architects, builders, homeowners, and the changing needs of the residential building industry. The result is a high-performance series of vinyl windows that feature aesthetically integrated window styles, strength and durability.

Alliance Windows' Innovative^E Energy Management System is a high performance insulating glass system manufactured to conserve energy and increase comfort in homes, year-round. Our insulated glass system is tailored by each of our seven regional manufacturers for maximum energy efficiency in the climate each serves. Our insulating glass units are specifically engineered to lower energy bills with an added bonus of reducing noise transmission!

Green is More Than a Color, It's an Obligation.

The AWA is a national network of independent manufacturers responding to regional customer demands, combining our strengths as high-quality, regional window suppliers.

Using the unique talents of each member, the American Window Alliance has created the Alliance Window Systems brand - a line of window and door systems that presents you with the strongest, most attractive products available.

Our goal is to provide you with a quality product while incorporating proven environmentally-friendly materials and practices. The American Window Alliance products provide superior quality, state-of-the-art vinyl window products that are beautifully styled. Dedicated to excellence, our national network of manufacturers combines experience, technology and superior craftsmanship to produce our exceptional product lines. We understand that homeowners demand premier quality vinyl windows that conform to the industry's highest performance standards. Alliance Window Systems' replacement windows series and Windgate[®] series for new construction represent both the highest industry standards and our own exacting code of excellence. And, our products are backed with one of the strongest warranties available in the industry today.

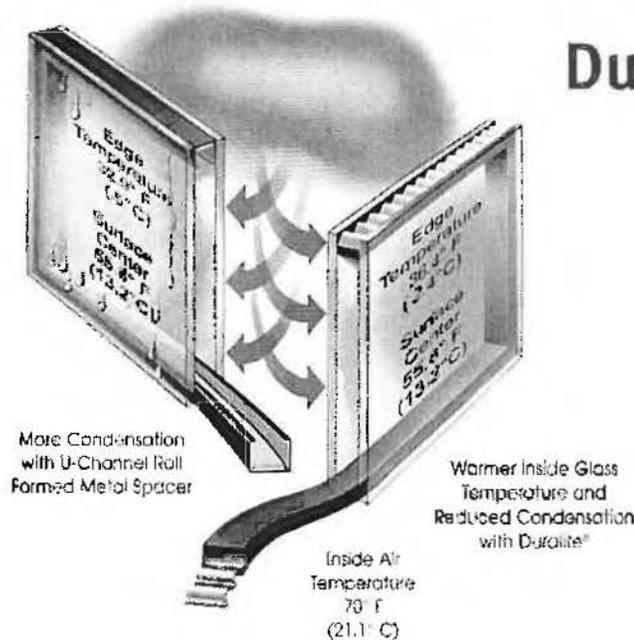
Alliance is not just our name. It also accurately describes our approach to doing business, and it's why we can provide such an exceptional warranty on every window we offer. Proud, independent regional fabricators meticulously craft each of our windows. By linking thoughtfully selected and exceptional fabricators into a national network, or alliance, we are confident of the quality that is designed and built into our windows. So confident, we back our entire product line with an unsurpassed lifetime warranty.

New Construction Vinyl Window Systems

ALLIANCE WORTHINGTON
WINDOW SYSTEMS
More Than a **DRAWING NO.** AR 81-16

DATE 6-1-16

Duralite®



Innovative®

Your Invisible Barrier

When you consider energy efficiency, perhaps the most critical part of any window is the insulating glass system. It only makes sense: the glass has the largest surface area.

Windows Can Help

To understand how windows can help, you must first understand that energy is lost through windows in three major ways: conduction, convection and radiation.

Conduction

The framing of all Windgate windows is made from vinyl, a natural insulator. To prevent energy loss through conduction, all insulated glass units utilize Duralite® "warm edge" technology. Using a low-conductance spacer, this method assures maximum resistance to energy flow.

Convection

Energy can also be lost through natural convection currents that can form within the insulating glass. That's why Windgate® glass is 3/4" thick, shown by government testing to be the optimum dimension to prevent these convection currents.

Radiation

Radiation occurs when long wave heat energy moves toward cold areas.

The most effective barrier to radiation is an optimal special Low "E" coating, a standard part of our Innovative® glass.

This special coating actually reflects the long wave radiation back to its source.

This is important to understand, as radiation affects energy consumption, no matter what part of the country you call home.

CONDENSATION RESISTANCE

No spacer system can eliminate condensation, but Duralite® reduces conductivity by 50% over other warm edge spacers. Reducing conductivity also reduces condensation.

Solar Gain vs. Heat Loss

The concerns of home owners in the North are quite different than those in the South.

In the North, where heating is a concern, glass must allow maximum solar gain, while preventing heat loss.

Conversely, Southern home owners are concerned with unwanted solar heat gain, when long wave radiation raises cooling costs.

When you understand these regional differences, it makes sense that the insulating glass system should be manufactured to address those concerns.

That's why Windgate® Innovative® glass systems are tailored by each regional manufacturer for maximum energy efficiency in the climates each serves.

We produce each of our insulating glass units to be specifically engineered to lower your energy bills, and reduce noise transmission.

What's Your Style?

No matter what style home you have, or what style window you want, Windgate® can fill your request.

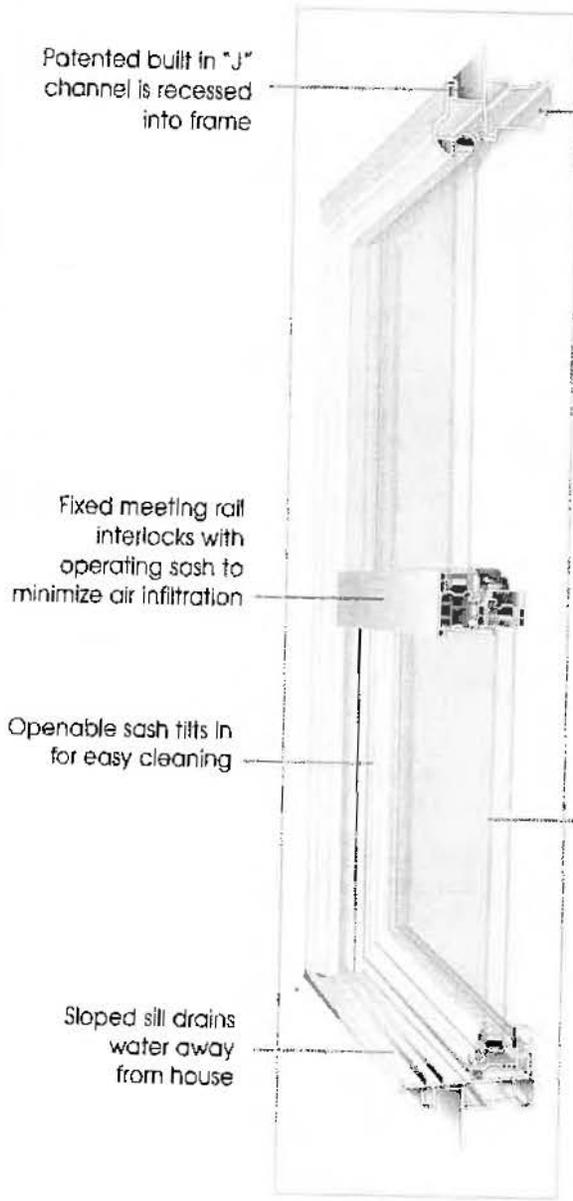
And, since all Windgate® windows are made to your specific dimensions, you know you'll get a window that not only fits your style, but fits your home as well.

Anatomy of Efficiency

Energy efficient Windgate® windows provide an effective barrier to any weather condition.

CITY OF WORTHINGTON
AK 81-16
DRAWING NO.

DATE 10-1-10



Single Hung

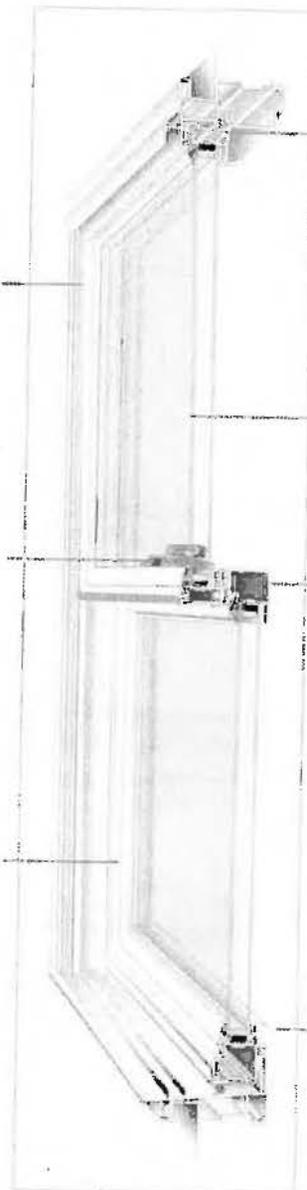
Heavy gauge vinyl frame extrusion for strength & durability

Dual layers of wool pile weather stripping.

3/4" Insulating glass, choose our Innovative® for the most energy efficient glazing option.

Die-cast cam lock and keeper

Top and bottom sash tilt in for easy cleaning

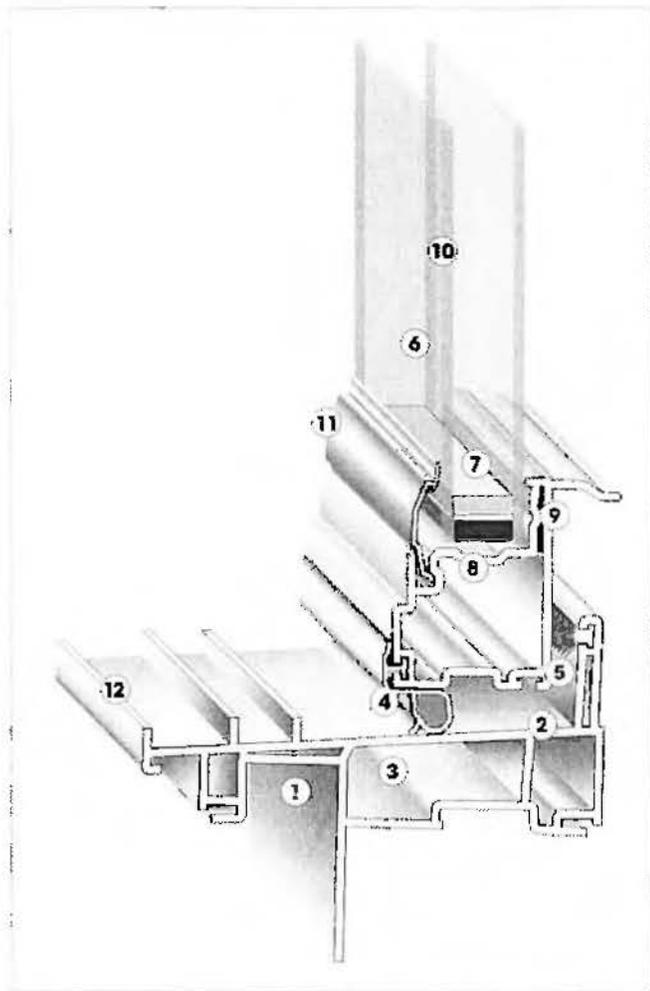


Double Hung



Look for the ENERGY STAR label on qualified products.

The Power of a National Network, the Service of a Regional Supplier, the Support of Local People!



- ① Double-wall, integral "J" channel: Designed into the frame, eliminating the cost of an add-on "J" channel while providing a pleasing "beveled" exterior look.
- ② Heavy walled PVC framing acts as a natural insulator.
- ③ Dead air spaces within the frame and sash profiles further resist energy flow.
- ④ Closed cell compression seal at sloped sill resists air and water penetration.
- ⑤ Fin seal weather stripping at sill further reduces air infiltration.
- ⑥ 3/4" Insulating glass provides optimum energy efficiency.
- ⑦ "Warm edge" low conductance spacer resists energy flow through the edge of glass.
- ⑧ Water management grooves channel moisture away from insulated glass sealant.
- ⑨ Dual hollows at lift rail add strength and insulation.
- ⑩ Optional Innovative® High Performance Glass utilizes Low E coating specifically engineered for local requirements.
- ⑪ Direct set back bedding bonds glass to sash, reducing air and water infiltration potential.
- ⑫ Rigid screen pocket on sill reduces "screen rattle," even on windy days.

Casements/Awnings

- Sash opens completely, so windows can be cleaned easily from inside your home***
- All components are corrosion resistant, providing years of trouble-free performance
- Multi-Point locking system locks sash at multiple points for utmost security
- Three layers of weather stripping assure effective barrier to air and water penetration
- Optional in some regions, multiple units made with single frame construction*

Fixed Units

- Mulling system allows fixed units to be milled to any other window
- Equal sight lines assure uniform exterior appearance of all units

* Consult your local AWA fabricator.

** Not available in all regions, consult your local fabricator.

*** Does not apply to egress hardware.

Gliders

- Heavy duty brass rollers assure effortless sash travel
- Roller housing transfers weight of glass directly to frame, reducing stress on sash members
- Independent weep chambers on frame assure effective water runoff
- Stylish beveled exterior matches look of double-hung and casement, to provide a uniform exterior appearance

Bay/Bow

- Bay/Bow windows patented no leak capping system, glass, insulated head and seat board**

CITY OF WORTHINGTON
AR 8-1-16
DRAWING NO.

DATE 10-1-16

Innovative®
ENERGY MANAGEMENT SYSTEM

New Construction Vinyl Window Systems

Beauty Becomes The Home

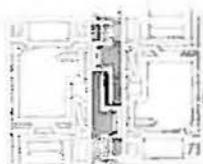
Home owners all agree that natural light "lights up one's life." The Alliance vinyl sliding patio door does just that, with a statement of beauty and the confidence of security.

The Alliance door was designed with maximum glass area to capture the light, while conquering the elements. Through modern, computer-aided design engineering, the door possesses exceptional strength while minimizing frame area. Fusion welded corners keep the sash panels straight and true.



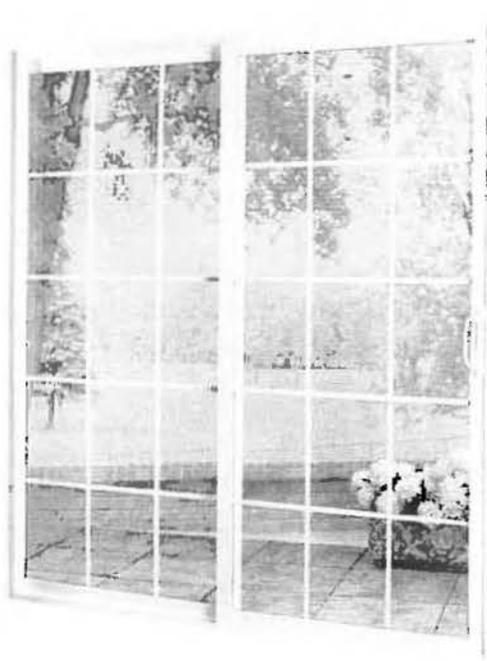
Doors see much more operational use over their lifetime than windows. The Alliance patio door's "easy touch" operation allows moveable panels to glide smoothly with minimum effort. The panels lock simply and securely with the highest quality hardware.

Consult with AWA local member for exact product details and warranty information.



Standard Door Features:

- 3/4" Insulating glass
- Color matched baked enamel designer handle
- Single point locking hardware
- Low-rise sill designed to minimize tripping and keep water out
- Heavy-duty screen with easy rolling, no-jump action and adjustable rollers for smooth operation



Patio door is available in White and Desert Sand.

Optional Features:

- Beautiful Brass, Brushed Nickel or Oil Rubbed Bronze keyed or non keyed handle***
- Optional grids, Colonial or Prairie Style, available in matching White or Desert Sand
- Multi-point keyed or non keyed locking system for greater security (highest security rating based on forced entry tests-2000 lbs.)
- Double weather stripped interlocking sashes
- Four maintenance free heavy duty brass rollers**



* Rough Opening	60"	72"	96"
Unit Size	59 1/2"	71 1/2"	95 1/2"
Exposed Glass	26 3/4"	31 3/4"	43 3/4"
Clear Opening	24"	30"	42"

InnovativeE[®]
ENERGY MANAGEMENT SYSTEM

* Additional standard sizes and custom sizes may be available by region.

** Optional non-corrosive stainless steel rollers available in coastal regions. Check with your local fabricator.

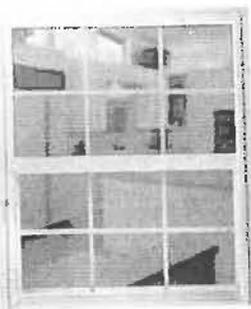
*** Not available in all regions. Consult your local fabricator.

CITY OF WORTHINGTON
AR 81-16
DRAWING NO.
DATE 6-1-16

Single-Hung (widths 20" to 48")

Rough Opening	20"	22"	24"	26"	28"	30"	32"	34"	36"	38"	40"	42"	44"	46"	48"
Unit Size	18 1/2"	21 1/2"	23 1/2"	25 1/2"	27 1/2"	29 1/2"	31 1/2"	33 1/2"	35 1/2"	37 1/2"	39 1/2"	41 1/2"	43 1/2"	45 1/2"	47 1/2"
Exp. Glass Fixed Light	14 1/2"	16 1/2"	18 1/2"	20 1/2"	22 1/2"	24 1/2"	26 1/2"	28 1/2"	30 1/2"	32 1/2"	34 1/2"	36 1/2"	38 1/2"	40 1/2"	42 1/2"
Exposed Glass Sash	14 13/16"	16 13/16"	18 13/16"	20 13/16"	22 13/16"	24 13/16"	26 13/16"	28 13/16"	30 13/16"	32 13/16"	34 13/16"	36 13/16"	38 13/16"	40 13/16"	42 13/16"
Clear Opening	14 1/2"	16 1/2"	18 1/2"	20 1/2"	22 1/2"	24 1/2"	26 1/2"	28 1/2"	30 1/2"	32 1/2"	34 1/2"	36 1/2"	38 1/2"	40 1/2"	42 1/2"

2036	2236	2436	2636	2836	3036	3236	3436	3636	3836	4036	4236	4436	4636	4836	38"
2042	2242	2442	2642	2842	3042	3242	3442	3642	3842	4042	4242	4442	4642	4842	42"
2048	2248	2448	2648	2848	3048	3248	3448	3648	3848	4048	4248	4448	4648	4848	46"
2054	2254	2454	2654	2854	3054	3254	3454	3654	3854	4054	4254	4454	4654	4854	50"
2057	2257	2457	2657	2857	3057	3257	3457	3657	3857	4057	4257	4457	4657	4857	54"
2060	2260	2460	2660	2860	3060	3260	3460	3660	3860	4060†	4260†	4460†	4660†	4860†	58"
2066	2266	2466	2666	2866	3066	3266	3466	3666†	3866†	4066†	4266†	4466†	4666†	4866†	62"
2072	2272	2472	2672	2872	3072	3272	3472†	3672†	3872†	4072†	4272†	4472†	4672†	4872†	66"
															70"
															74"



In some regions, larger sizes may be available. Consult your local fabricator.

Call out sizes are calculated in inches. Check with regional fabricator for rough opening sizes when mulling. Additional egress sizes may be available with modification. Contact your regional fabricator.

† Meets egress of:

- Clear openable area 5.7 sq. ft.
- Clear openable width 20"
- Clear openable height ≥ 24"



CITY OF WORTHINGTON
Not available in all regions.

AR 87-16
DRAWING NO.

DATE 10-1-16

High-Performance Windows

Windgate New Construction windows are specifically designed to meet the discerning needs of architects, builders, homeowners, and the changing needs of the residential building industry. The result is a high-performance series of vinyl windows that feature aesthetically integrated window styles, strength and durability.

All Windgate New Construction Windows Feature:

- Highest quality vinyl for a lifetime of trouble-free performance.
- Full 3-1/4" jamb depth chambered frame for maximum structural integrity.
- Fusion-welded frames and sashes for extra strength and durability.
- 3/4" insulated glass for superior thermal performance.
- Optional Innovative® (Low E) coating system with Warm Edge spacer technology, reduces energy costs.

Windgate New Construction Window Systems

- Single-hung, double-hung, glider, and fixed windows come with a double-wall, integral "J" channel designed into the frame, *eliminating the cost of an add-on "J" channel while providing a pleasing "beveled" exterior look.*
- Glider models feature a lift-out sash with heavy-duty brass rollers, *allowing for even large sashes to glide easily without tipping or sticking.*
- Casements feature sashes that open completely, windows can be cleaned easily from inside your home. Multi-point locking system locks sash at multiple points, for the utmost security.
- Companion awning models available.
- Full range of geometric shapes and transoms provide a wide range of architectural choices.
- Available in Colonial, prairie and custom grid patterns with flat or contour shaped muntin bars.

Window Features	Poor Solution	Minimum Solution	Optimum Solution
Interlocking Sash	No weather stripping or interlock at meeting rail	Weather stripping at meeting rail, no interlock	Weather stripped interlocking sashes
Glass Package	Single glazed, possibly with storm windows	1/2" Clear insulating glass, inefficient metal spacer	3/4" Innovative®, warm edge non-conductive spacer
Glass Spacer	None	Heat conductive metal	Duralife® composite
Locks/Keepers	Single "sweep arm" lock, keeper is part of frame	Pop-riveted "sweep arm" lock, keeper attached to rail	Screwed in "Cam-Action" lock, keeper screwed to rail
Double Hung Vent Stop	None	Single "pry out"	Spring loaded
Frame/Sash Material	Screwed together wood or aluminum	Screwed together vinyl or clad wood	Fusion-welded vinyl for maximum strength and integrity
Warranty	None or limited	20 years, but for parts only	Lifetime, with initial coverage for labor



Prairie Style Grid Pattern



Colonial Style Grid Pattern



A full array of custom grid patterns are available. Please consult with your local Alliance representative.

Exterior Vinyl Window Colors Available



White



Desert Sand

Consult your regional AWA manufacturer for additional color options.

CITY OF WORTHINGTON
AR 81-16
DRAWING NO.

DATE 6-1-16



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

(Amend AR 52-16)

Table with application details: Case # AR 52-16, Date Received 6-2-16, Fee \$245, Meeting Date 6-23-16, Filing Deadline, Receipt # 62156

- 1. Property Location 6851 North High Street
2. Present/Proposed Use Commercial Bank / Commercial Credit Union
3. Zoning District C2
4. Applicant Lusk Architecture c/o Michael Lusk
Address 2011 Riverside Drive, Suite 300, Columbus, OH 43221
Phone Number(s) 614-827-6000
5. Property Owner Telhio Credit Union
Address 96 N. 4th Street, Columbus, OH 43215
Phone Number(s) 614-221-3233
6. Project Description Building renovation and addition including parking and landscaping
7. Project Details:
a) Design Window Glass, Site Photometrics, Security Cameras
b) Color Brick, stone, anodized metal, painted metal HVAC screen
c) Size 6,180 s.f.
d) Approximate Cost \$927,000 Expected Completion Date July 20, 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.

Michael Lusk
Applicant (Signature)

June 1, 2016
Date

Heena R Daniels
Property Owner (Signature)

June 1, 2016
Date

ABUTTING PROPERTY OWNERS
FOR
6851 N. High St.

High/270 LLC
KCP RE LLC
Kindercare Learning Center
CBRE
The Laurels of Norworth
Laurel Health Care
Shanghi Enterprises LLC

3130 N. High St.
2601 S Bayshore Dr.
77 Caren Ave.
445 Hutchinson Ave., Suite 150
6830 N. High St.
8181 Worthington Rd.
7765 Wavetree Ct.

Columbus, OH 43202
Coconut Grove, FL 33133
Worthington, OH 43085
Columbus, OH 43235
Worthington, OH 43085
Westerville, OH 43082
Columbus, OH 43235

Telhio Credit Union, Worthington, OH
Statement of Changes made since last ARB meeting

1. Building Fascia
 - a. The original design, which had been previously approved by the ARB, showed the fascia as cast stone. The design was changed to EIFS as a cost savings which the ARB disapproved. Therefore, we have changed the fascia back to cast stone.
2. Window Glass
 - a. There are four windows in the Lobby (two facing east, one facing north & one facing south) that have been shown as "Grey Lite" Solar Ban 60 glass (grey tint) since the Permit Set was issued. This glass helps to control sun glare into the building but yet allows views into and out of the windows. It is not mirrored glass and is no more reflective than clear glass. Samples will be shown during tonight's ARB meeting.
 - b. The two windows at the Teller Area were originally designed to be high windows with the lower portion bricked in to help with security. These were disapproved by the ARB last meeting. It was recommended that windows matching the existing sizes be incorporated and a "screen" be used to cover the lower portion. We have changed the window sizes and plan to install a "black-out" film on the inner most glass surface (not within the insulated unit). This will provide the look of a full glass window and the security the Owner needs for this area of the building. Samples will be shown during tonight's ARB meeting.
3. Monument sign
 - a. The monument sign submitted during the last ARB meeting had the wrong dimensions for the sign box compared to what had been submitted by the sign company. The brick base dimensions were correct. We understand the sign must be submitted for its owner permit but want to have the sign base approved so utilities can be run to its location. Attached is the revised Sheet AS2 showing the corrected sign dimensions.
4. Camera Locations
 - a. During the last ARB meeting it was mentioned that there were additional exterior cameras indicated on the E101 sheet that were not shown on the supplemental Camera Locations drawing we submitted. We have clarified the exterior camera locations on the revised Camera Location drawing (submitted 6-02 & attached here). We also indicated which cameras are actually included within bank equipment (ATM, Drive-up Tellers, etc.). There is one additional exterior camera (northwest building corner) that was not originally shown.
5. Photometrics
 - a. The photometrics plan has been updated to reflect the lower light level (15 f.c.) requested by the ARB at the drive-thru area. We discussed this with the bank equipment vendor and they said their equipment can be adjusted for the lower light level. The new plan was submitted on June 2 and is attached here for your use.

6851 N. High St.



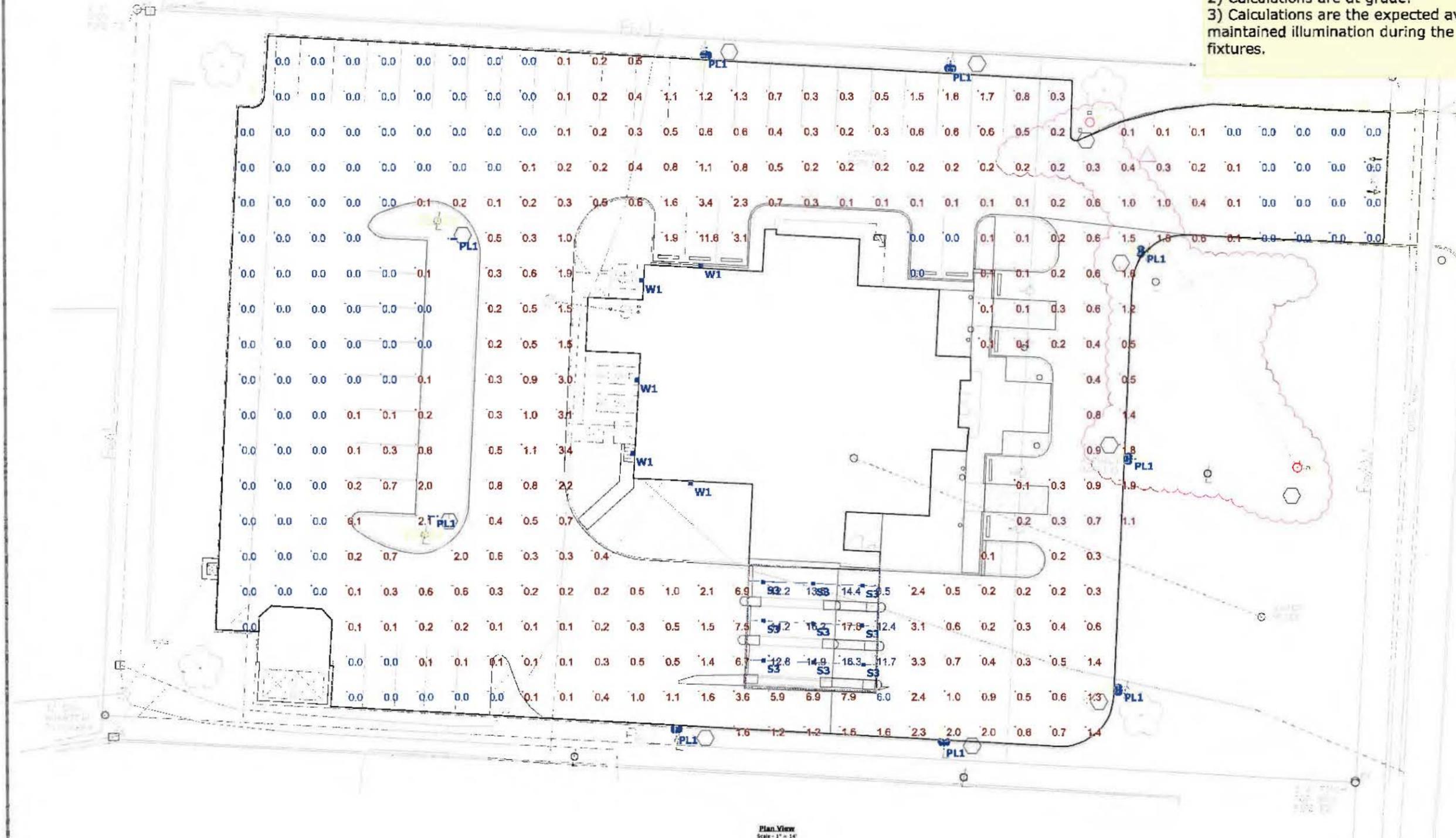
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⬇	PL1	9	BEGA-US	8977LED	CAST ALUMINUM HOUSING, FORMED SEMI-SPECULAR ALUMINUM REFLECTOR, CLEAR PATTERNED GLASS ENCLOSURE.	12 WHITE LEDS	1	8977LED.ies	2388	0.95	42.4
□	W1	5	KIM LIGHTING	WD14D4E35-60L4K	WALL DIRECTOR LED DIE-CAST ALUMINUM HOUSING AND LENS FRAME . FLAT GLASS LENS. EMITTER DECK CONSISTING OF DIODES, PRISMS, AND CARRIER PLATE.	60 DIODES. 4200K.	1	wd14d4e35-60l4k.ies	4574	0.95	63.1
□	S3	9	ECLIPSE LIGHTING INC.	CM851-QL85-120-WHT-#93	PARKING GARAGE LUMINAIRE WITH SPECULAR REFLECTOR AND CLEAR FLAT GLASS LENS	ONE PHILIPS 85 WATT INDUCTION LAMP	1	T18101z.ies	6000	0.95	78

Statistics

Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Statistical Zone Under Canopy	✖	13.2 fc	17.8 fc	6.0 fc	2.2:1	3.0:1
Telhio Worthington	+	1.1 fc	17.8 fc	0.0 fc	N/A	N/A

Note

- 1) PL1 fixtures mounted 15' AFG W1's are mounted 8'8" on back of building and 11'3" AFG. Canopy lights are mounted 11' AFG
- 2) Calculations are at grade.
- 3) Calculations are the expected average maintained illumination during the rated life of fixtures.



Plan View
Scale: 1" = 14'

TELHIO - WORTHINGTON

CITY OF WORTHINGTON
AR 82-16
DRAWING NO.

DATE 10-2-16

Designer
CDH
Date
6/2/2016
Scale
Not to Scale
Drawing No.
LU10-25196
Summary

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PROJECT

New Branch for
Telhio Credit Union
6851 N. High St.
Worthington, Oh 43085

PREPARED FOR

telhio
Credit Union
96 N. 4th Street
Columbus, Oh 43215

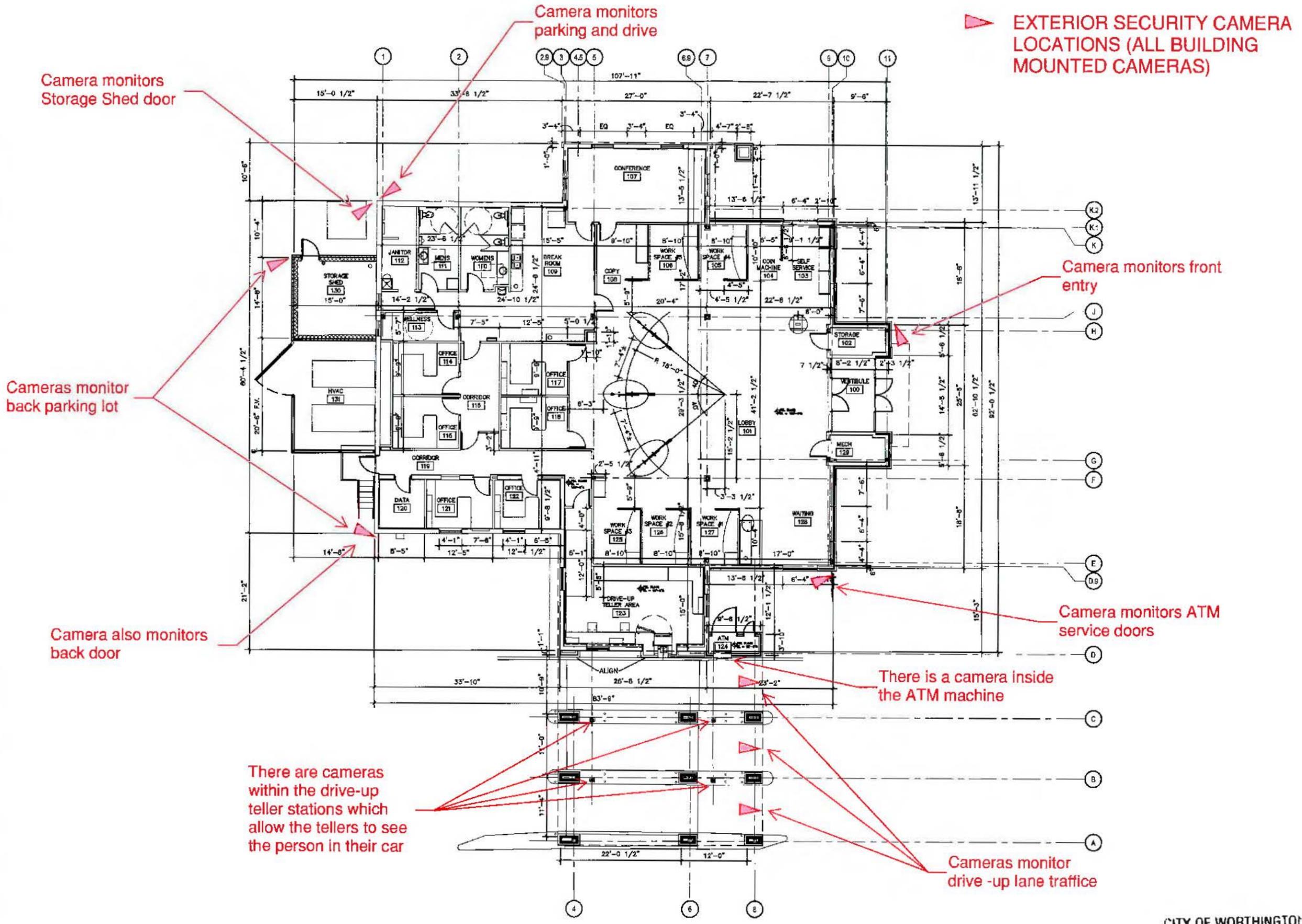
SHEET TITLE

FLOOR PLAN -
DIMENSIONS

SHEET INFORMATION

PROJECT NO.	14999
SCALE	AS NOTED
ISSUED FOR	Bid & Permit Set
DATE	6/28/2018
REVISIONS	
	Revision #1 - 03-15-2018
	Revision #2 - 03-28-2018

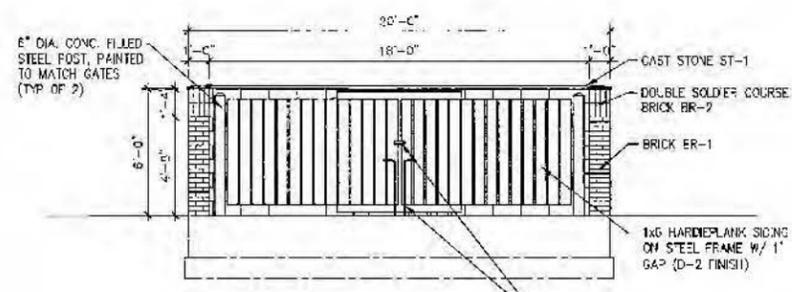
SHEET NUMBER



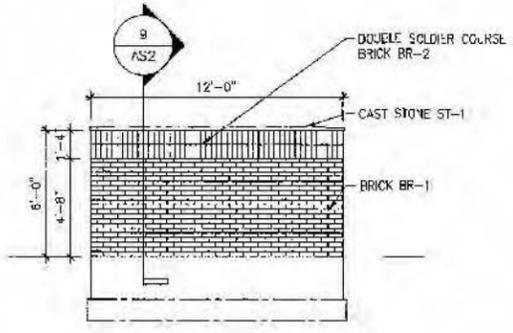
DIMENSION FLOOR PLAN
SCALE: 1/8"=1'-0"

CITY OF WORTHINGTON
AR 82-16
DRAWING NO.
DATE 6-2-18

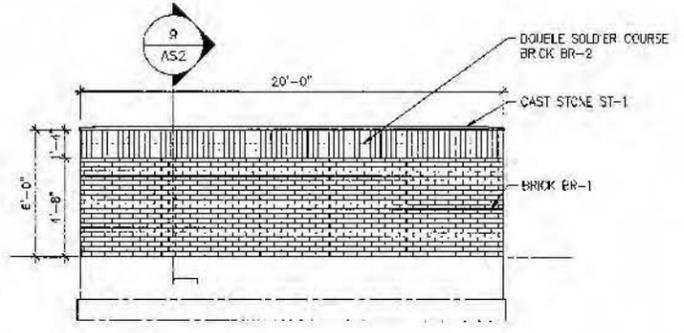
A101-dim



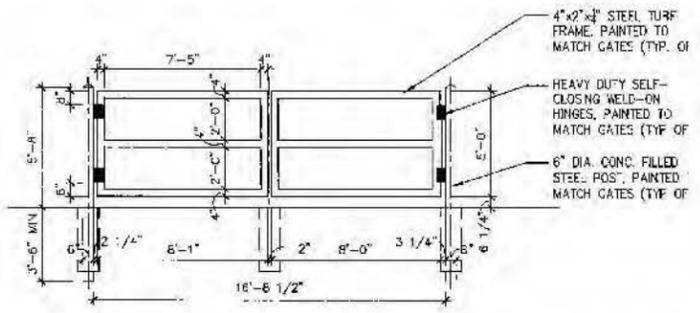
1 ENCLOSURE - FRONT
SCALE: 1/4"=1'-0"



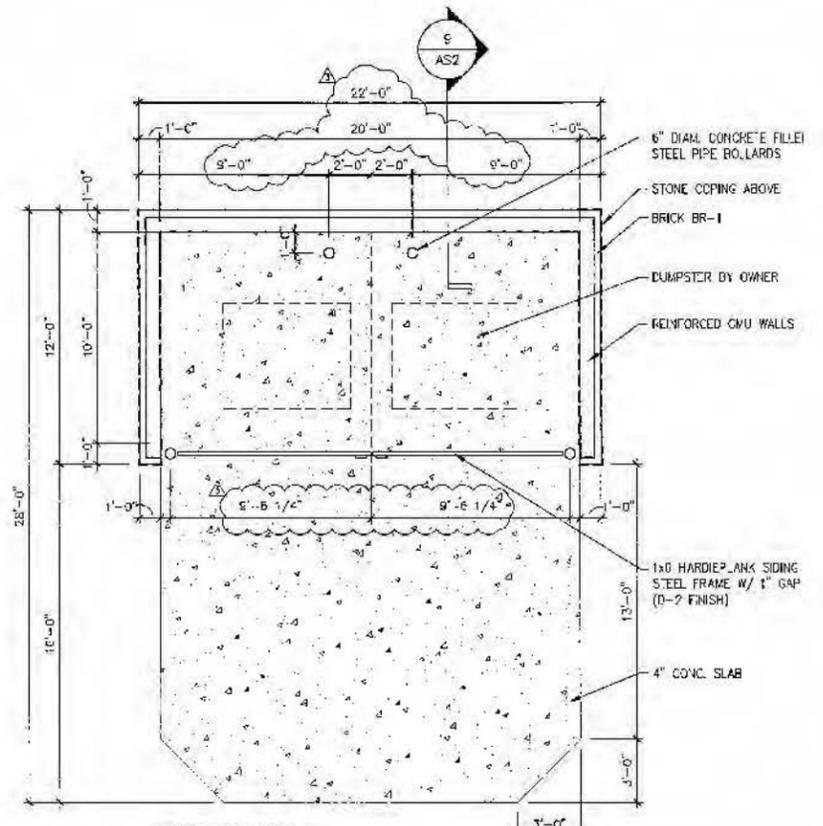
2 ENCLOSURE - SIDE (TYP.)
SCALE: 1/4"=1'-0"



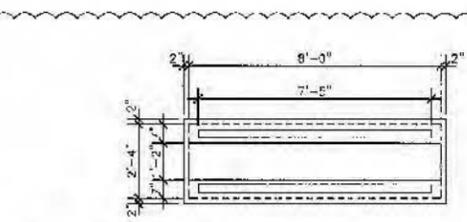
3 ENCLOSURE - REAR
SCALE: 1/4"=1'-0"



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

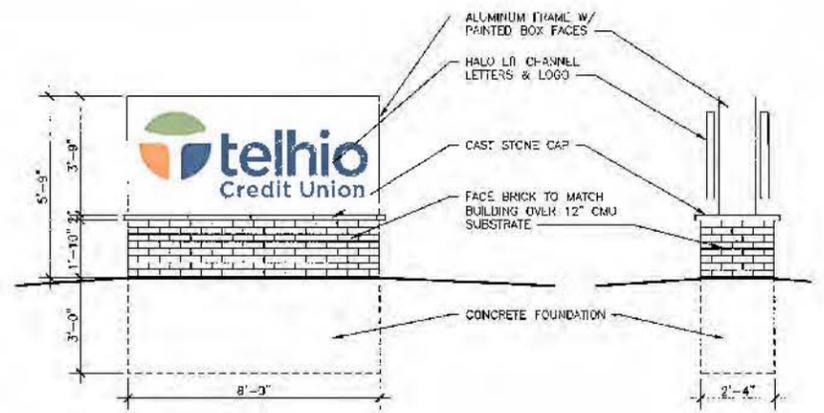


5 DETAIL
SCALE: 1/4"=1'-0"



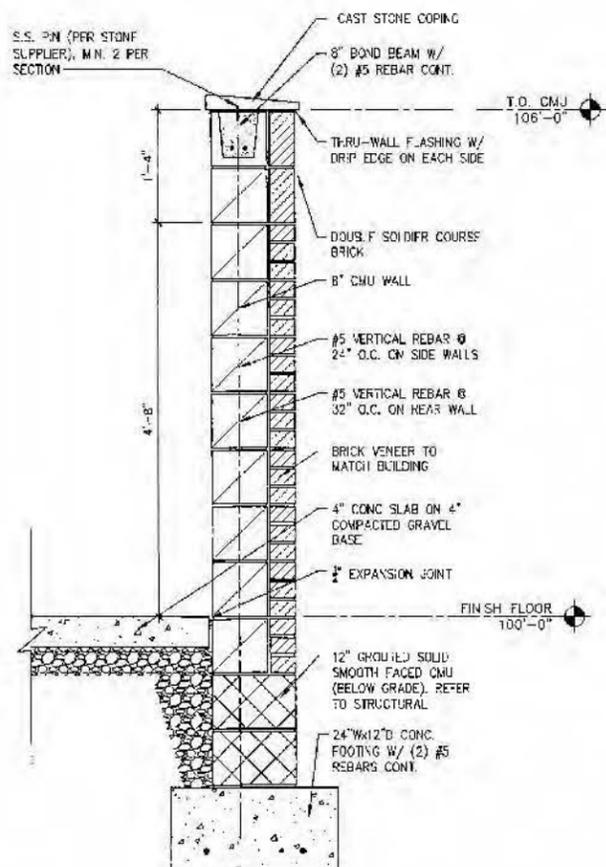
6 SIGN - PLAN
SCALE: 3/8"=1'-0"

NOTE:
SIGN DESIGN SHOWN FOR REFERENCE ONLY. FINAL SIGN DESIGN TO BE APPROVED BY CITY REVIEW BOARD.



7 SIGN - FRONT
SCALE: 3/8"=1'-0"

8 SIGN - SIDE
SCALE: 3/8"=1'-0"



9 WALL SECTION
SCALE: 1/4"=1'-0"

MATERIAL SCHEDULE

MAINT./ FINISH	COLOR/FINISH BASED ON
RF-1 NEW ROOFING	MULE-HIDE - FULLY ADHERED EPDM, BLACK
RF-2 NEW SHINGLE ROOFING	MARQUIS WEATHERMAX - WEATHERED GRAY
RF-3 NEW STANDING SEAM ROOF	PAINT
BR-1 NEW BRICK VENEER	GLEN-GERY - "OLD DETROIT"
BR-2 NEW BRICK ACCENTS	GLEN-GERY - "OLD DETROIT"
ST-1 CAST STONE ACCENTS	CONTINENTAL - NATURAL STONE 1102
PT-X PAINTED EXIST BRICK VENEER	BENJAMIN MOORE HC-167 "AMHERST GRAY"
D-1 HARD-PANEL SIDING/TRIM	SMOOTH FINISH - PAINTED TO MATCH ROOF
D-2 HARD-PANEL SIDING/GATE	SMOOTH FINISH - PAINTED TO MATCH "AMHERST GRAY"
W-1 KAWNEER STOREFRONT	PERMACOAT "CHARCOAL"
W-2 KAWNEER STOREFRONT	PERMACOAT "SANDSTONE"

CITY OF WORthington
DRAWING NO. **AR 82-16**
DATE **10-2-16**

LUSK
architecture
A DIVISION OF LUSK, L.L.C.
2011 riverside drive
suite 300
columbus, ohio 43221
614.827.6000

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STATE OF OHIO
MICHAEL J. LUSK
REGISTERED ARCHITECT
090 D.P. 12/N/16
PROJECT

New Branch for
Telhio Credit Union
6851 N. High St.
Worthington, Oh 43085

PREPARED FOR
telhio
Credit Union
96 N. 4th Street
Columbus, Oh 43215
SHEET TITLE

DUMPSTER
ENCLOSURE & SIGN

SHEET INFORMATION

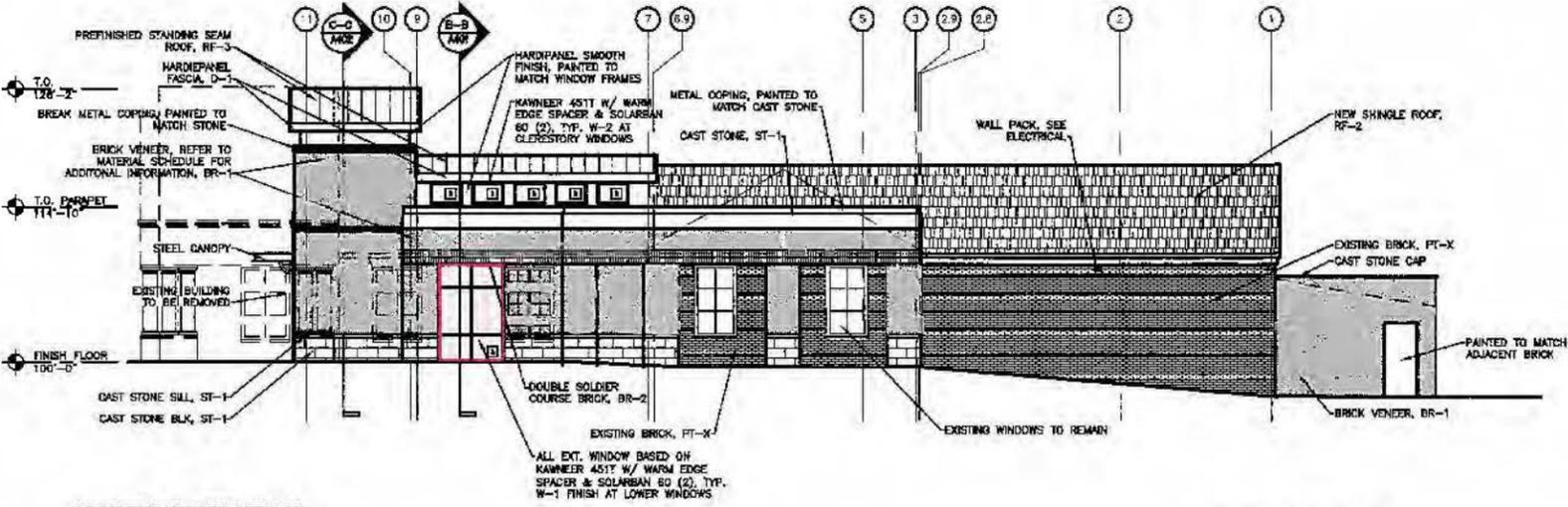
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SCALE	AS NOTED
ISSUED FOR	Bid & Permit Set
DATE	01/26/2016
REVISIONS	
	Bulletin #1 - 03-15-2016
	Bulletin #2 - 03-25-2016
	ASI #2 - 04-15-2016
SHEET NUMBER	

AS2

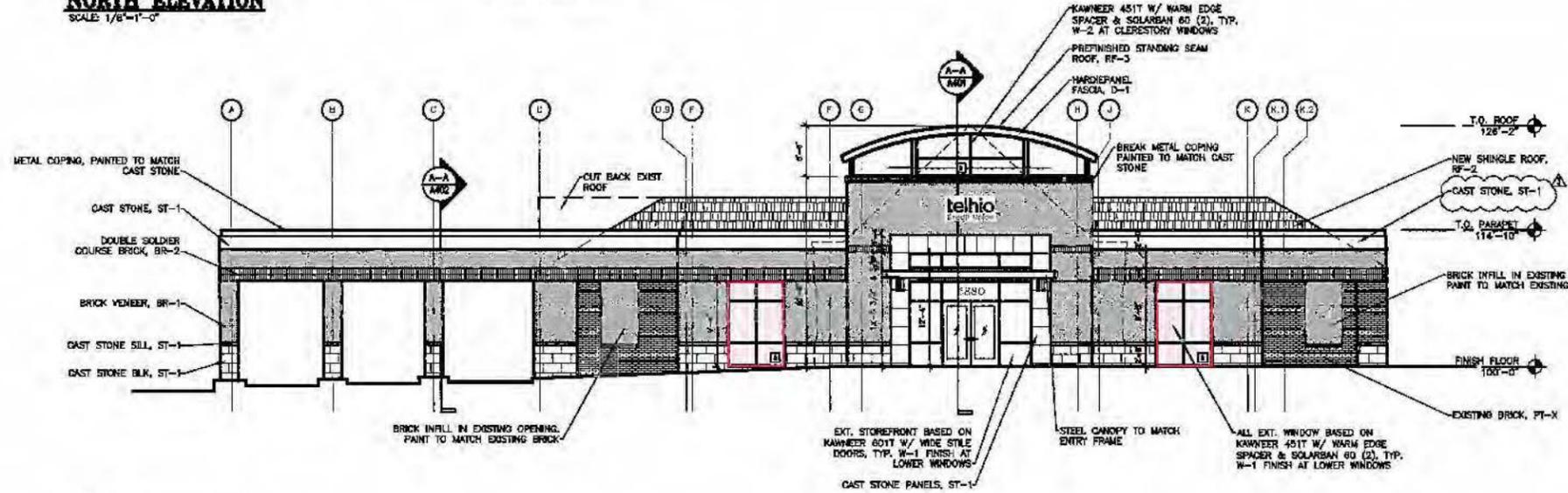
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MATERIAL SCHEDULE

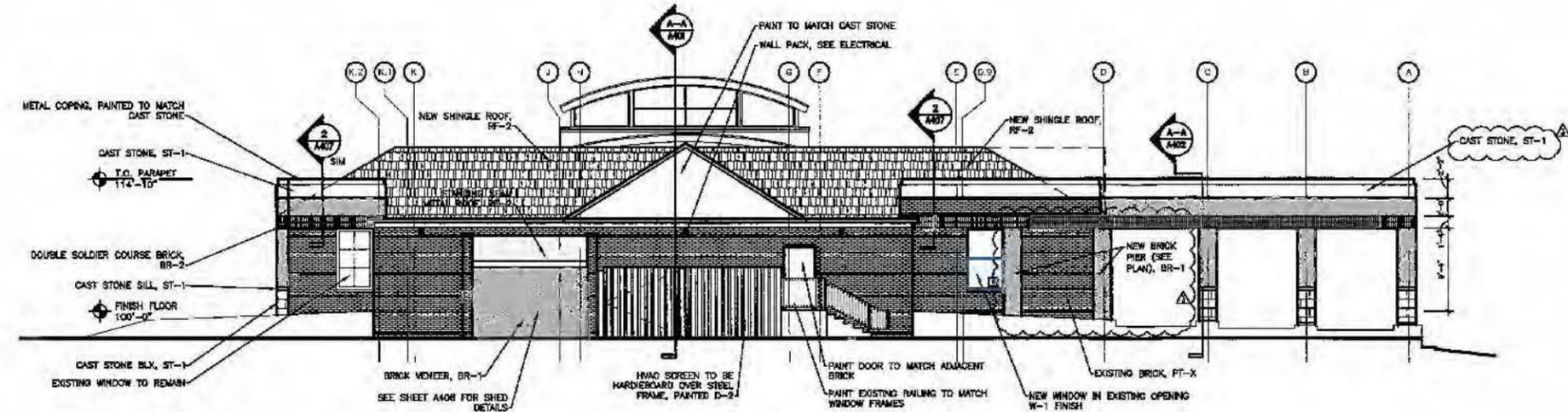
MATERIAL / FINISH	COLOR/FINISH BASED ON
RF-1 NEW ROOFING	MULE-HIDE - FULLY ADHERED EPDM, BLACK
RF-2 NEW SHINGLE ROOFING	MARQUIS WEATHERMAX - WEATHERED GRAY
RF-3 NEW STANDING SEAM ROOF	DMI METALS - "WEATHERED ZINC"
BR-1 NEW BRICK VENEER	GLEN-GERY - "OLD DETROIT"
BR-2 NEW BRICK ACCENTS	GLEN-GERY - "OLD DETROIT"
ST-1 CAST STONE ACCENTS	CONTINENTAL - NATURAL STONE 1102
PT-X PAINTED EXIST BRICK VENEER	BENJAMIN MOORE HC-167 "AMHERST GRAY"
D-1 HARDIE-PANEL SIDING/TRIM	SMOOTH FINISH - PAINTED TO MATCH ROOF
D-2 HARDIE-PANEL SCREEN/GATE	SMOOTH FINISH - PAINTED TO MATCH "AMHERST GRAY"
W-1 KAWNEER STOREFRONT	PERMACOAT "CHARCOAL"
W-2 KAWNEER STOREFRONT	PERMAFLUOR "SANDSTONE"



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



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



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



Location of windows with "Grey Lite" glass



Location of windows with "Black-out" film on inside face of glass

CITY OF WORTHINGTON!
AR 82-16
DRAWING NO.
DATE 10-2-16



PROJECT

New Branch for
Telhio Credit Union
6851 N. High St.
Worthington, Oh 43085

PREPARED FOR

telhio
Credit Union
96 N. 4th Street
Columbus, Oh 43215

SHEET TITLE

EXTERIOR
ELEVATIONS

SHEET INFORMATION

PROJECT NO.	14099
SCALE	AS NOTED
ISSUED FOR	Permit Set
DATE	01/25/2016
REVISIONS	
1	By: [Signature] 01-28-2016
2	By: [Signature] 02-05-2016
3	AS1 01 - 04-15-2016

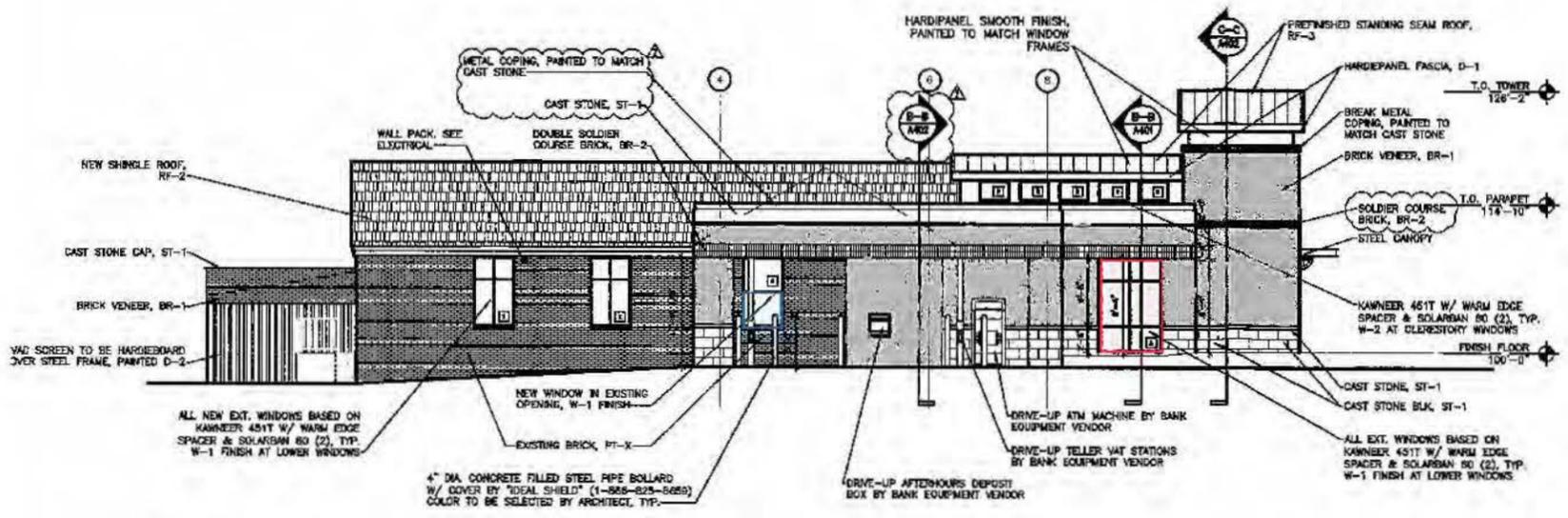
SHEET NUMBER

A301

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MATERIAL SCHEDULE

MATERIAL / FINISH	COLOR/FINISH BASED ON
RF-1 NEW ROOFING	MULE-HIDE - FULLY ADHERED EPDM, BLACK
RF-2 NEW SHINGLE ROOFING	MARQUIS WEATHERMAX - WEATHERED GRAY
RF-3 NEW STANDING SEAM ROOF	DMI METALS - "WEATHERED ZINC"
BR-1 NEW BRICK VENEER	GLEN-GERY - "OLD DETROIT"
BR-2 NEW BRICK ACCENTS	GLEN-GERY - "OLD DETROIT"
ST-1 CAST STONE ACCENTS	CONTINENTAL - NATURAL STONE 1102
PT-X PAINTER'S BRICK VENEER	BENHAMS WOODS HC-167 "AMHERST GRAY"
D-1 HARD-PANEL SIDING/TRIM	SMOOTH FINISH - PAINTED TO MATCH ROOF
D-2 HARD-PANEL SIDING/GATE	SMOOTH-FINISH - PAINTED TO MATCH "AMHERST GRAY"
W-1 KAWNEER STAFFPRINT	PERMANENT "CHARCOAL"



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



Location of windows with "Grey Lite" glass



Location of windows with "Black-out" film on inside face of glass



PROJECT

New Branch for
Telhio Credit Union
6851 N. High St.
Worthington, Oh 43085

PREPARED FOR

telhio
Credit Union
96 N. 4th Street
Columbus, Oh 43215

EXTERIOR ELEVATIONS

SHEET INFORMATION

PROJECT NO.	1408
SCALE	AS NOTED
ISSUED FOR	Bid & Permit Set
DATE	01/28/2016
REVISIONS	
	Bulletin #1 - 03-15-2016
	Bulletin #2 - 03-28-2016
	ASI #1 - 04-19-2016

SHEET NUMBER

CITY OF WORTHINGTON
AR 82-16
DRAWING NO.
DATE 10-2-16

A302



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 83-16
Date Received	6-8-16
Fee	\$2
Meeting Date	6-23-16
Filing Deadline	
Receipt #	102177

1. Property Location 54 W. Short St
2. Present/Proposed Use Residential
3. Zoning District AR 4.5
4. Applicant Donald F. Meehan
 Address 54 W. Short St
 Phone Number(s) 408-597-7601
5. Property Owner Dona W. Meehan
 Address 54 W. Short St
 Phone Number(s) 408-597-7601
6. Project Description Satellite Dish

7. Project Details:

- a) Design DirectV Satellite Dish
- b) Color Gray
- c) Size 3ft
- d) Approximate Cost 0 Expected Completion Date Prior to taking ownership of residence

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)

6/8/2016
 Date

[Signature]
 Property Owner (Signature)

6/14/2016
 Date

ABUTTING PROPERTY OWNERS
FOR
54 Short St.

Andrew Senff
Punit & Janelle Agrawal
Paulette March
Betty Evans
Alexander & Deidre Serrano
Denis & Natalie Moore

614 Oxford St.
40 Short St.
51 Short St.
53 Short St.
59 Short St.
60 Short St.

Worthington, OH 43085
Worthington, OH 43085

54 Short St.



100-000066 04/10/2014



02-02-2016 14:51

CITY OF WORTHINGTON,
AR 83-16
DRAWING NO.

DATE 10-8-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 84-16
Date Received	6-9-16
Fee	24
Meeting Date	6-23-16
Filing Deadline	
Receipt #	

1. Property Location 138 W. CLEARVIEW AVE.
2. Present/Proposed Use RESIDENCE
3. Zoning District R-10
4. Applicant BRIAN & MARGARET HEFFERNAN
 Address 138 W. CLEARVIEW AVE
 Phone Number(s) (614) 746-3661
5. Property Owner SAME AS ABOVE
 Address _____
 Phone Number(s) _____
6. Project Description INSTALLATION OF 8' x 10' SHED FOR GARDEN/LAWN EQUIPMENT
7. Project Details:
 - a) Design HOMESTEAD EZ-FIT SHED
 - b) Color Avacado Green / Cream (to match house)
 - c) Size 8' x 10' 8'
 - d) Approximate Cost \$3200.00 Expected Completion Date July 1

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.

Brian Heffernan 6/9/16
 Applicant (Signature) Date

Margaret Heffernan 6/9/16
 Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
138 W. Clearview Ave.

Steven & Mary Kathryn Balogh
Deborah Siciliano
Sheila Sirno
Brett Holland
Worthington Schools
Evening Street Elementary School
Gordon & Roberta Powell
Christine Frake
Resident

900 Evening St.
129 W. North St.
130 W. Clearview Ave.
135 W. Clearview Ave.
200 E. Wilson Bridge Rd.
885 Evening St.
157 Medick Way
3119 Scioto Trace
158 Medick Way

Columbus, OH 43214
Worthington, OH 43085
Columbus, OH 43221
Worthington, OH 43085

NOTES – ADDENDUM TO HEFFERNAN PROPOSED SHED PLAN
138 W CLEARVIEW AVE:

SHED IS 8' X 8' – REDUCED FROM 8' X 10'

MOVED TO N.E. CORNER OF THE LOT

PLACED 5' FROM N PROPERTY LINE

PLACE 5' FROM E PROPERTY LINE

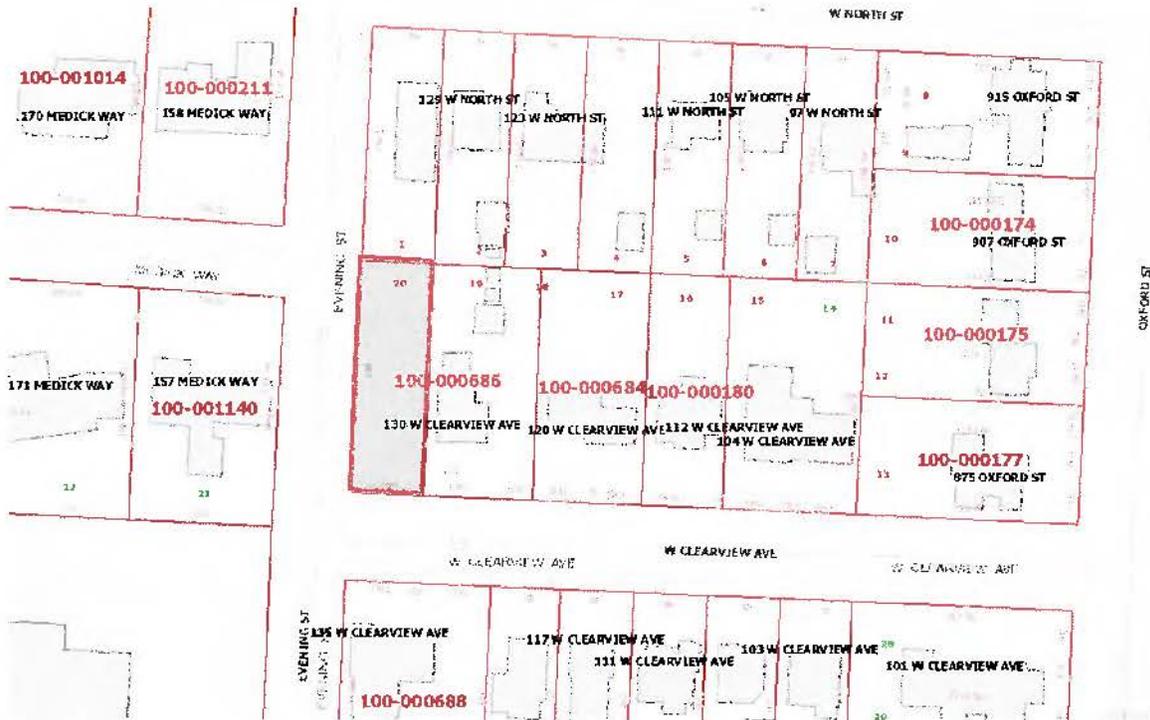
DOES NOT INTERFERE WITH LARGE TREE

AS PER ORIGINAL, WILL BE PLACED ON GRAVEL – NOT CONCRETE FOOTINGS

PLANTINGS SIMILAR TO ORIGINAL PLAN

Revised Plan

138 W. Clearview Ave.



NOTES:

SHED IS 8' X 8'

PLACED 5' FROM N PROPERTY LINE

PLACE 5' FROM E PROPERTY LINE

DOES NOT INTERFERE WITH TREE

EVENING STREET



Revised Plan

CITY OF WORTHINGTON
AR 84-16
DRAWING NO.

DATE 6-9-16



June 8, 2016

Architectural Review Board for City of Worthington

Re: 138 W. Clearview Avenue
Application for Permit

To Whom It May Concern:

Attached is an application and associated paper work for the proposed garden shed at 138 W. Clearview Avenue, Worthington. The shed will be used to store gardening/lawn equipment (i.e. lawn mower, garden tools). The shed will be purchased and installed by Ohio State Barns. Shearer Landscaping will install landscaping around shed to soften the look of the shed and incorporate into the landscape (design included).

Please contact me with any questions or concerns.

Angie Mounts
Office Manager

enclosures

Original Plan

CITY OF WORTHINGTON
AR 84-16
DRAWING NO.
DATE 6-9-16



NORTHWEST
FAMILY OF COMPANIES **Title**



POWERED BY

STARS
SURVEY TRACKING
AND
RETRIEVAL SYSTEM
www.surveystars.com



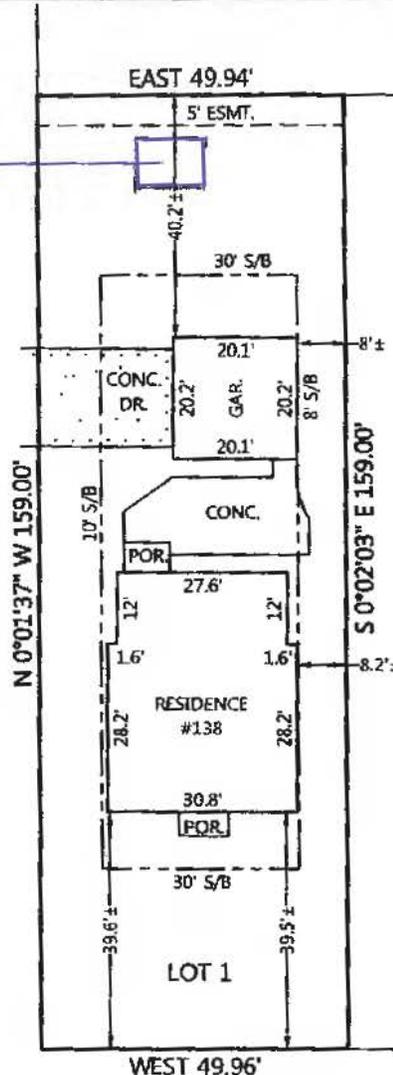
PROPERTY ADDRESS: 138 WEST CLEARVIEW AVENUE WORTHINGTON, OHIO 43085

SURVEY NUMBER: 177160

PROPOSED 8'x10' SHED

Original Plan

EVENING STREET 49.5'



SURVEY REPORT I/We hereby certify that I/We have examined the survey for the property that I/We have just purchased, and I/We hereby acknowledge receipt of a copy of each survey.



Scott D. Grunel

CITY OF WORTHINGTON
AR 84-16
DRAWING NO.

DATE *6-9-16*

THIS PLAT IS NOT TO BE USED TO ERECT FENCES OR OTHER STRUCTURES, AND MAY NOT SHOW ALL EASEMENTS AFFECTING THE SUBJECT TRACT



SCALE: 1" = 30'

LSGT#: 177160

POINTS OF INTEREST: NONE VISIBLE.

CLIENT NUMBER: 11-2372

DATE: 11/20/2015

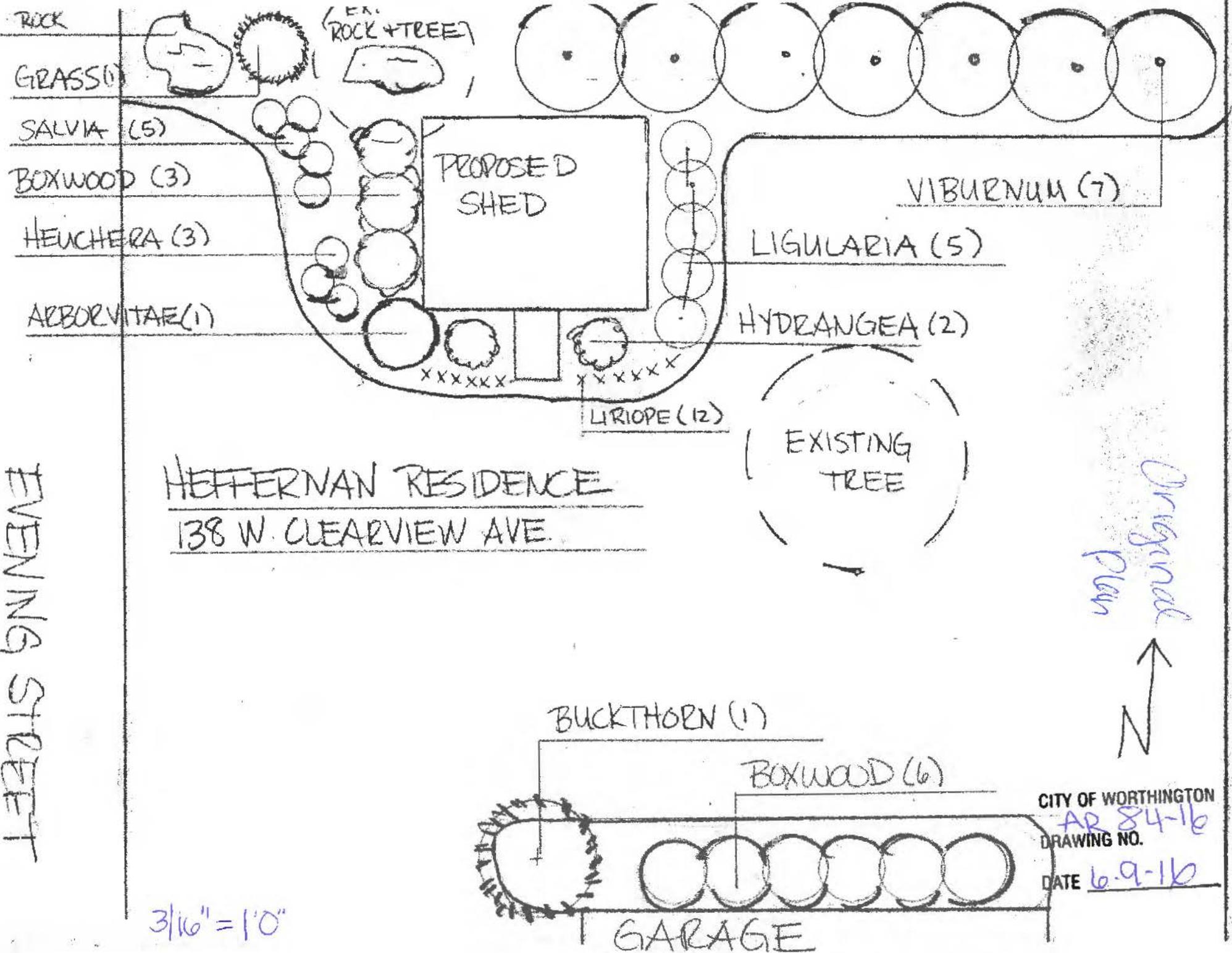
BUYER: BRAIN E HEFFERNAN AND MARGARET M HEFFERNAN

SELLER: FAIRFAX HOMES, INC

SUBLOT / ORIGINAL LOT: 1

THIS MORTGAGE LOAN IDENTIFICATION SURVEY IS NOT TO BE USED FOR THE INSTALLATION OR BUILDING OF FENCES, SHEDS, GARAGES, ADDITIONS OR ANY OTHER STRUCTURE. TO DETERMINE EXACT BOUNDARY LINES, A BOUNDARY SURVEY IS REQUIRED.

This document is made exclusively for the certified parties, and may not be copied, reproduced or altered in any form without permission in writing from the copyright owner.



EVENING STREET

HEFFERNAN RESIDENCE
 138 W. CLEARVIEW AVE.

- ROCK
- GRASS (1)
- SALVIA (5)
- BOXWOOD (3)
- HEUCHERA (3)
- ARBORVITAE (1)

- VIBURNUM (7)
- LIGULARIA (5)
- HYDRANGEA (2)

LIRIOPE (12)

BUCKTHORN (1)

BOXWOOD (6)

GARAGE

Original Plan
 ↑
 N

CITY OF WORTHINGTON
 AR 84-16
 DRAWING NO.
 DATE 6.9.16

3/16" = 1'0"

EZ-Fit

homestead

*Here's What
I'm Thinking*

"What I liked best about my experience with Alpine is the staff. Their knowledge & detail... impressive!"

*Robert from Zanesville
July 2015*

see page 8 for features,
options and building sizes!

CITY OF WORTHINGTON
AR 84-16
DRAWING NO.
DATE 6-9-16

EZ-Fit Sheds

top of the line sheds

Our EZ-Fit sheds feature 2x4" double top-plates on the walls along with attractive 6" fascia trim on the roof edges. 12" Decorative hinges, "Z" shutters and 60" double doors are also standard features in the EZ-Fit lineup.

STANDARD FEATURES

Strongback Nailer
 Primed Smartside Siding
 Treated skids
 6'6" Sidewalls
 7' and 8' sidewalls optional
 6 Pitch roof
 2x4" Double top plate
 2x4" wall framing
 6" Fascia trim
 60" double doors, *plain*
 12" Decorative hinges
 Lock & key
 Lofts 4' loft in buildings up to 10' long
 2-4' lofts in buildings over 10' long
 Aluminum dripedge & Air vents

BUILDING SIZES

WIDTH	DEPTH							HEIGHT
	8'	10'	12'	14'	16'	20'	24'	
8'	•	•	•					9'9"
10'		•	•	•	•	•		10'3"
12'					•	•	•	10'9"

THREE BUILDING STYLES

RIVERSIDE

60" double doors
 30" single door
 2-24x36" windows with "Z" shutters

HERITAGE

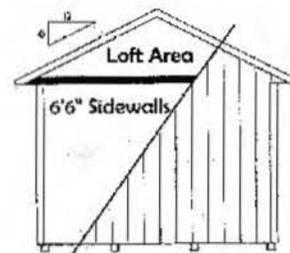
60" double doors
 1-24x36" window with "Z" shutters
 1-30x36" window with "Z" shutters

HOMESTEAD

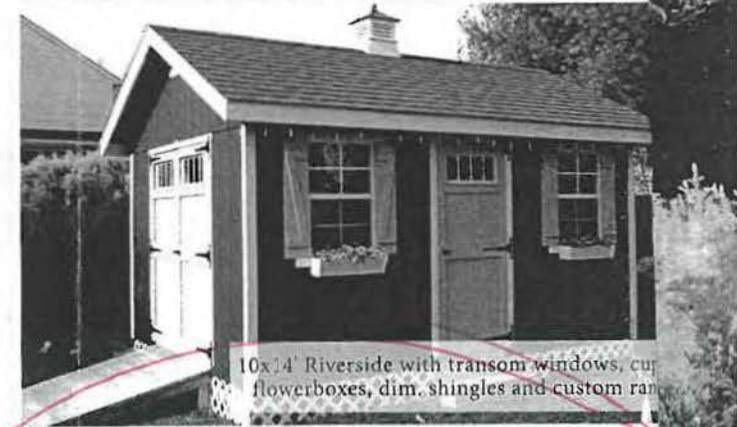
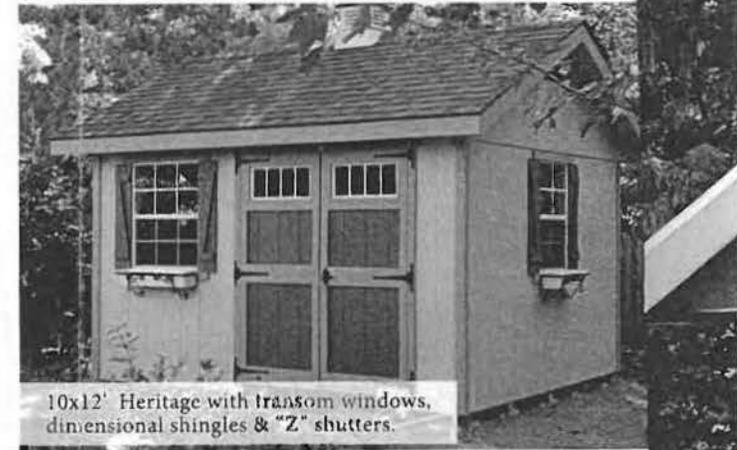
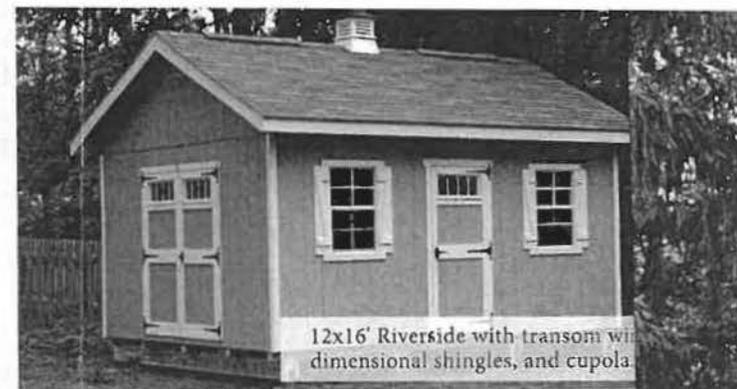
60" double doors
 1- Double 30x36" window with "Z" shutters

CITY OF WORTHINGTON
 AR 84-16
 DRAWING NO.

DATE 6-9-16



6'6" Sidewalls - 6 Pitch - Loft



Options:
 Dimensional
 Transom
 Vinyl floor
 16" cupola
 Weather

BILL TO Mountain View
5800 University Ave
Englewood, CO 80110
 CITY STATE ZIP COUNTY

SHIP TO COMP
 TO _____

SALESPERSON APPROX SHIP DATE PHONE HOME PHONE CELL PHONE WORK EMAIL

BUILDING SIZE → 2000 Series BUILDING STYLE → Standard

MODEL: 2000 Series Standard Deluxe Supreme No Floor

SIDING: std. Smartside Duratemp Barn Siding Narrow/Wide Vinyl Siding asb. subsiding

WALL HT: 4' 6'6" 7' 8'

SHEATHING: std. OSB opt. 1/2" Plywood

DOORS: std. 52" opt. 60" opt. 72" opt. 84"

RAMPS: 48" 60" 72"

<u>516</u>	<u>125</u>
<u>10000</u>	<u>99</u>
<u>10000</u>	<u>75</u>

BASE COLOR: Dark to Green

TRIM COLOR: Always White

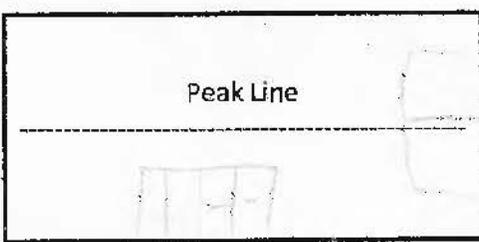
(Painting included with prebuilt - Optional with built onsite)

LOAD DOORS: (Prebuilts) Front Back

WINDOW COLOR: White Brown

DRIPEDGE & VENT COLOR: White Brown

- | STD. 3-TAB | OPT. DIMENSIONAL |
|-------------------|------------------|
| *Alpine Lt. Gray | *Burnt Sienna |
| *Alpine Dk. Gray | *Colonial Slate |
| *Alpine Black | *Moire Black |
| *Alpine Tan | *Heather Blend |
| *Alpine Blend | *Weathered Wood |
| *Alpine Dk. Brown | *Hunter Green |
- Optional Felpaper Available



Del. Chg. (if any)	<u>500</u>
Subtotal	<u>3235</u>
Sales Tax	<u>509.26</u>
Total	<u>3744.26</u>
Ch#	
Down Pymt	<u>3744.26</u>
Balance Due	<u>0</u>

* All orders C.O.D.; 2% per month on all unpaid orders.
 * Security Deposit is non-refundable.
 * Prebuilt Buildings: Access required for truck and trailer delivery.
 * Built Onsite: Carrying charges of \$1.50 per foot accrue after 100'.
 * Waste removal available - ask salesman for price.
 * Alpine Structures, LLC is not responsible for caulking, site preparation, building permits, zoning, or waste removal.
 * Contractor Numbers: PA03983 * WV022070

- Where did you hear about Alpine Structures?
- Newspaper
 - Driving by Display
 - Trade Shows
 - Referred by a friend
 - Website
 - Other

Sold by [Signature]
 Accepted by _____
 Thank-you

CITY OF WORTHINGTON
AR 84-16
 DRAWING NO.
 DATE 6-9-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 85-11e
Date Received	6-10-16
Fee	52
Meeting Date	6-23-16
Filing Deadline	
Receipt #	62190

1. Property Location 135 W Clearview Ave
2. Present/Proposed Use Residential
3. Zoning District R-10
4. Applicant Brett Holland
 Address 135 W. Clearview Ave
 Phone Number(s) 614-735-1110
5. Property Owner Brett & Kay Holland
 Address same
 Phone Number(s) _____

6. Project Description revision of previously approved driveway plans

7. Project Details:
- a) Design concrete pavers on walk
 - b) Color _____
 - c) Size _____
 - d) Approximate Cost 9,000 Expected Completion Date Sept 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)

06-06-16
 Date

Property Owner (Signature)

06-06-16
 Date

ABUTTING PROPERTY OWNERS
FOR
135 W. Clearview Ave.

Brian & Margaret Heffernan	138 W. Clearview Ave.	Worthington, OH 43085
Sheila Sinno	130 W. Clearview Ave.	Worthington, OH 43085
Scott & Christina Caine	123 W. Clearview Ave.	Worthington, OH 43085
Paul & Lori Reeder	126 W. Stafford Ave.	Worthington, OH 43085
Michael & Dilfuza Limes	136 W. Stafford Ave.	Worthington, OH 43085
Worthington Schools	200 E. Wilson Bridge Rd.	Worthington, OH 43085
Evening Street Elementary School	885 Evening St.	Worthington, OH 43085
Gordon & Roberta Powell	157 Medick Way	Worthington, OH 43085

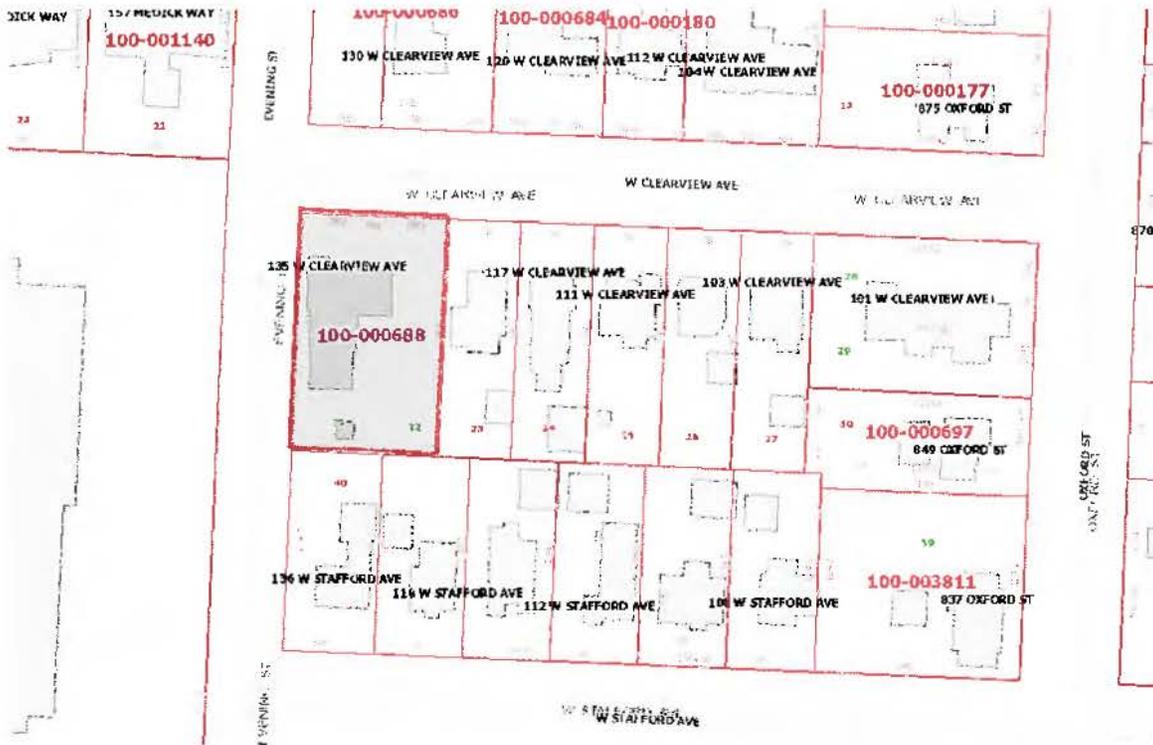
135 W Clearview Ave

ARB 06/23/16

Driveway modifications:

As reflected in the submitted drawing, we are slightly altering the driveway actually reducing the size, especially in the turnaround area. This will create a practical, usable drive, allowing for proper ground slope and drainage on the east side, while leaving more yard in the rear of the house. Due to the higher than anticipated costs of the exposed aggregate, we will return to the original broom finished concrete drive and either pavers or decorative concrete for the walk from the driveway to the front door. We anticipate completion late summer as weather and scheduling permit.

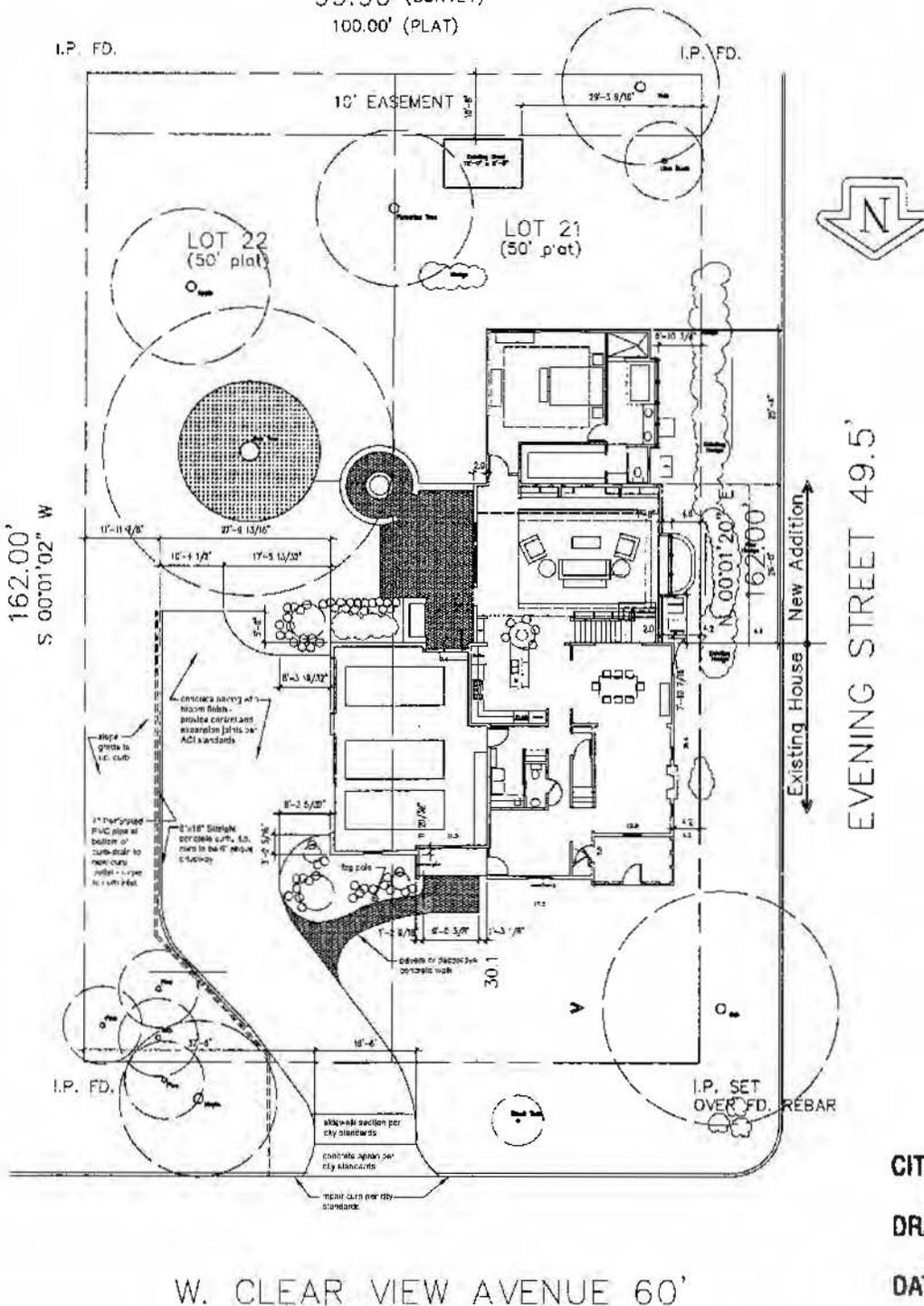
135 W. Clearview Ave.



100-000688 04/10/2014

f_~/reh/cleanup/bp20.asc

99.96' (SURVEY)
100.00' (PLAT)



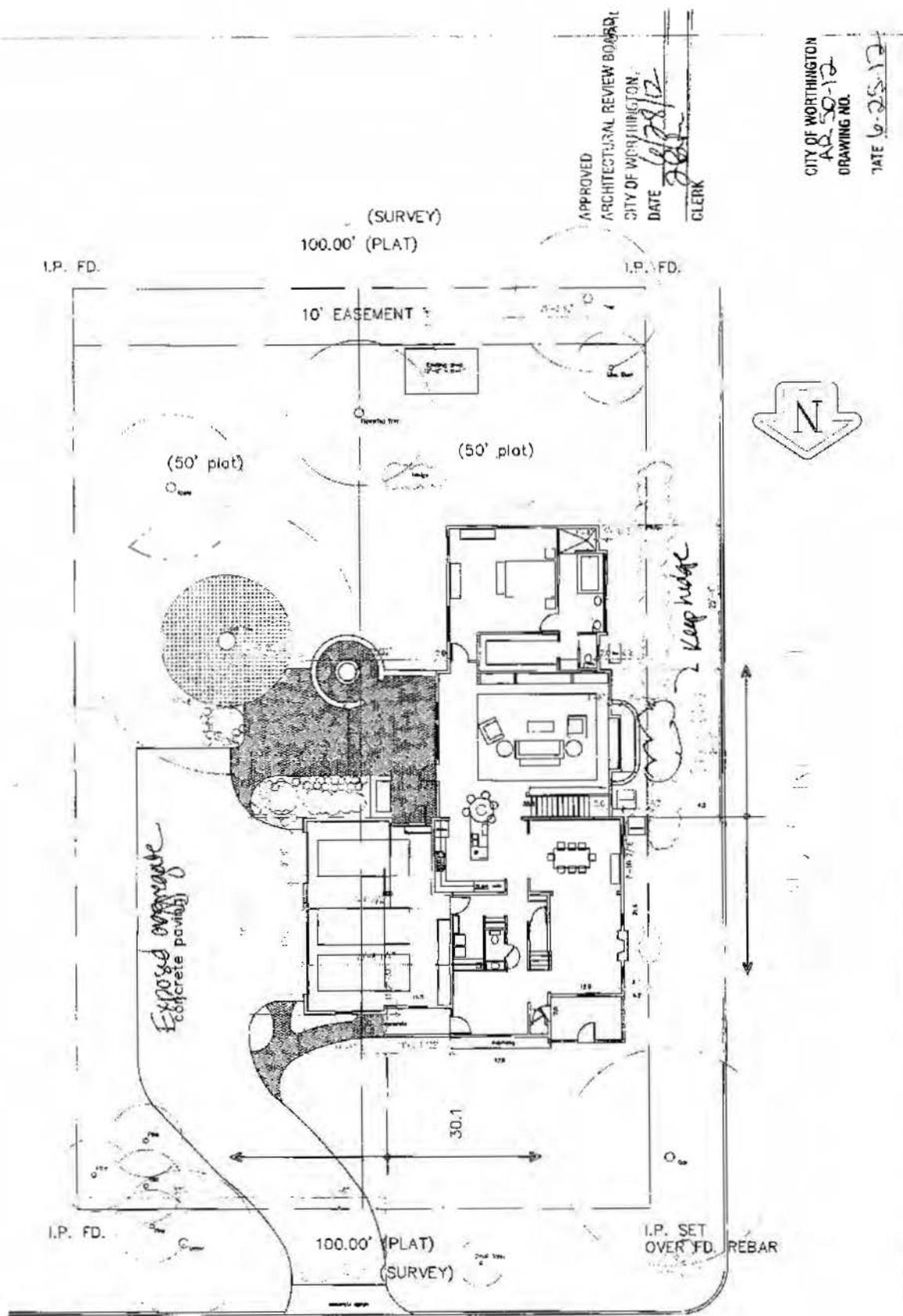
CITY OF WORTHINGTON
 AR 85-16
 DRAWING NO.
 DATE 6-10-16

Holland Residence
 Renovation and Addition



A1 New Site Plan
 Scale 1/8" = 1'-0"

Revision: 6/1/2016
 Permit Submittal: 10/19/2012
 BZA Submission: 6/8/2012





City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 86-16
Date Received	6/10/16
Fee	\$2.00
Meeting Date	6/23/16
Filing Deadline	
Receipt #	62193

1. Property Location 788 Evening Street, Worthington, OH 43085
2. Present/Proposed Use Personal home use - addition of hot tub
3. Zoning District yes - v
4. Applicant Sean Lane
 Address 788 Evening St., Worthington, OH 43085
 Phone Number(s) 443-710-9629, preferred: 614-721-406
5. Property Owner Sean & Kathryn Lane
 Address 788 Evening St., Worthington, OH 43085
 Phone Number(s) 443-710-9629
6. Project Description Addition of hot tub and pavers in backyard
7. Project Details:
 - a) Design compact crushed limestone + earth pavers + porch in a c/n and chestnut hot tub
 - b) Color Earth colored pavers to compliment existing concrete patio
 - c) Size 10' x 15' area on backside of garage to 7' deep
 - d) Approximate Cost \$2,200.00 Expected Completion Date August 1, 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)

6/8/16
 Date

[Signature]
 Property Owner (Signature)

6/8/16
 Date

ABUTTING PROPERTY OWNERS
FOR
788 Evening St.

Christopher Keegan
Scott & Holly Heitkamp
Jeremy & Clare Brofford
Bruce & Karen Messenger
Kristopher & Heidi Anderson
McConnell Arts Center

Allison Riddle

794 Evening St.
783 Oxford St.
779 Oxford St.
771 Oxford St.
784 Evening St.
777 Evening St.

Worthington, OH 43085
Worthington, OH 43085

City of Worthington
Architectural Review Board

Certificate of Appropriateness Application
Supporting Statement

Property Owners: Sean & Kathryn Lane

Property Location: 788 Evening Street, Worthington, OH 43085

Project Description and details:

The proposed project includes the addition of a hot tub to the rear of the house. Work to be performed by professional landscaping and spa companies.

An area (10' X 15') on the backside of the garage will be excavated to 7" deep. Compact crushed limestone will be added as a base of 4". Screed (1") of #9S limestone will be added for final level. 150 sq.ft. of Earth-colored pavers will be installed to complement the existing stamped concrete patio. All joints will be polysand.

A 6-seat hot tub spa will be installed with dimensions of 7'5" x 7'5" x 36". Platinum shell color with coastal gray cabinet color.

The approximate cost is \$2,300.

Expected completion date is August 1, 2016.

788 Evening St.

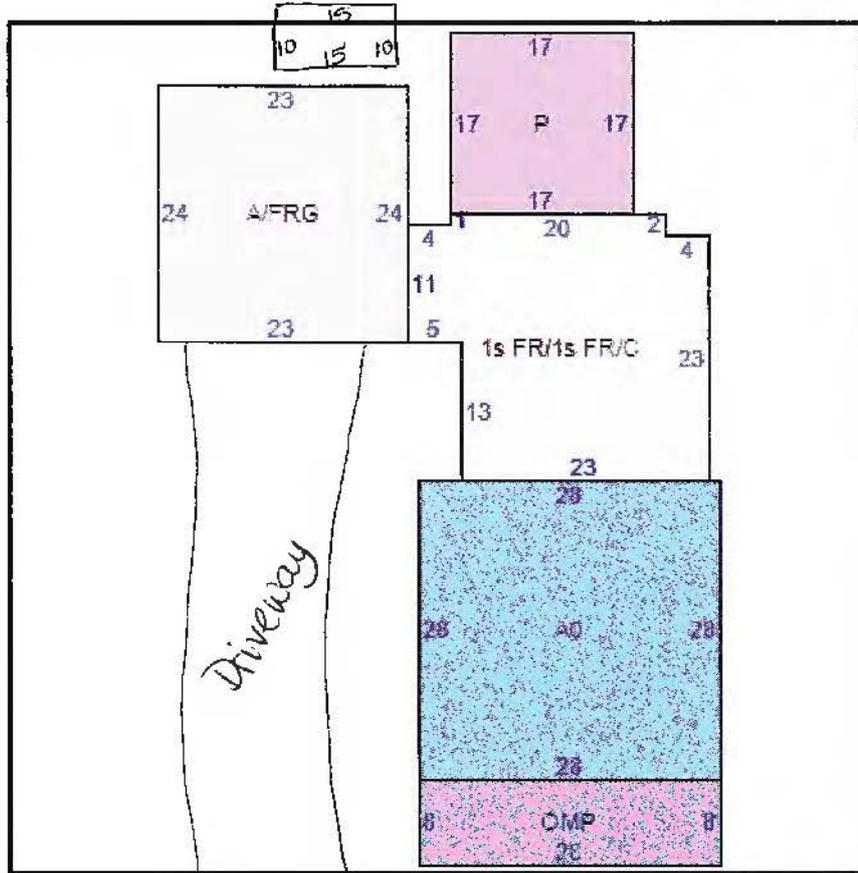


100-000154 04/10/2014

ParcelID: 100-000154-00
 LANE SEAN L

Map-Rt: 100-N062 -102-00
 788 EVENING ST

proposed location



Options

Type	Line #	Item	Area
Dwelling	0	A0	784
Dwelling	1	OMP - 25:OPEN MASONRY PORCH	224
Dwelling	2	1s FR/1s FR/C - 36/10/10:CRAWL/ONE STORY FRAME/ONE STORY FRAME	623
Dwelling	3	A/FRG - 15/21+:FRAME GARAGE/ATTIC-FINISHED FULL	552
Dwelling	4	P - 40:CONCRETE PATIO	289

CITY OF WORTHINGTON
 AR 86-16
 DRAWING NO.

DATE 6-10-16

Sundance Spas

Color Selector

Sundance® Spas are available in a variety of color combinations.

The colors you have selected are:

Shell: Platinum

Cabinetry: Mahogany



FIND YOUR NEAREST RETAILER

- Bring your bathing suit and "wet test" a Sundance® spa
- Find the hot tub best suiting your needs and price range

Sundance Spas © 2015 All rights reserved.

Cameo™ model shown for visualization purposes only. Tub size and jet placement will vary by model. Not all colors available in all models. See individual product pages for available colors.

CITY OF WORTHINGTON
AR 816-16
DRAWING NO.

DATE 10-10-16

Palette

Whether you're charmed by soothing shades or bold hues, selecting the perfect color combination starts with a pleasing palette that blend seamlessly with your backyard décor.

Designer's Corner

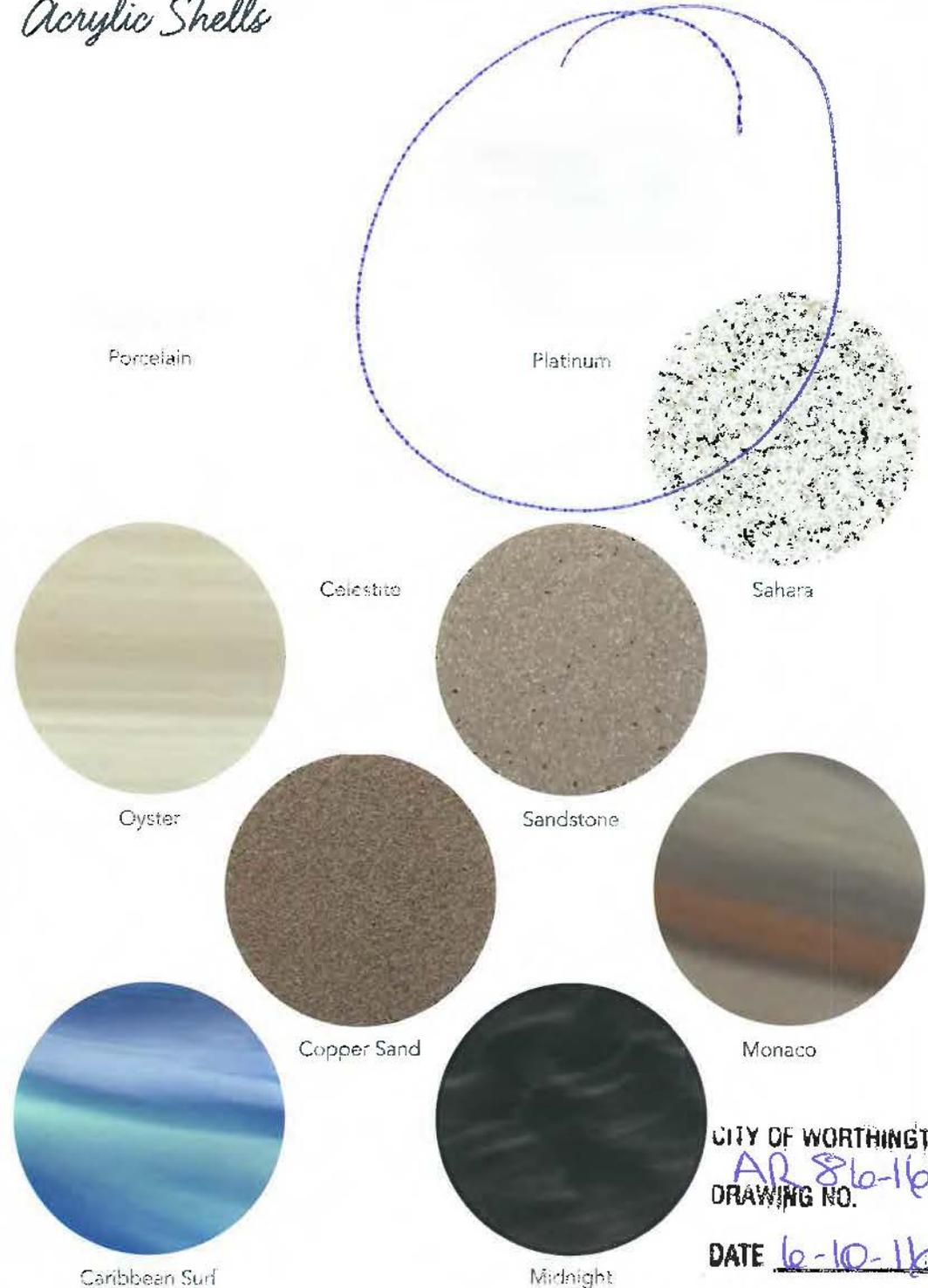
We had our world class designers pick some of their favorite pairings for your inspiration.



**STEP
1**

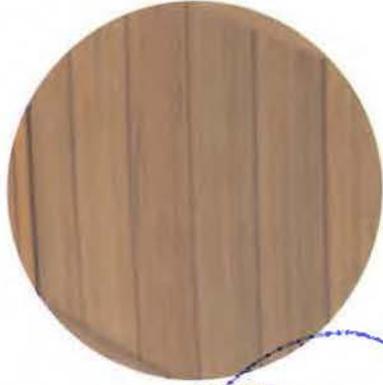
Select your shell color

Acrylic Shells

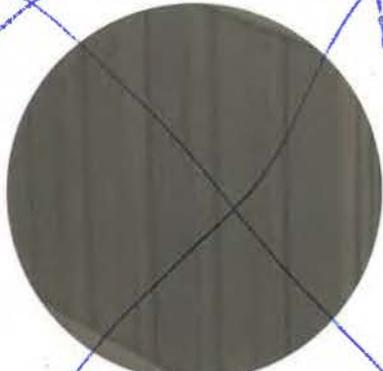


CITY OF WORTHINGTON
AR 86-16
DRAWING NO.
DATE 6-10-16

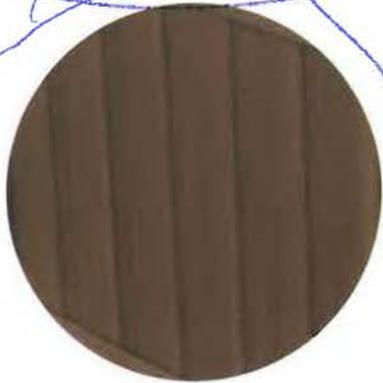
Skirts



Autumn Walnut



Coastal



Mahogany

STEP 2

Select your skirt color

STEP 3

Select your cover type and color

SunStrong® Covers



Grey



Sienna



Black

Vinyl Covers



Grey



Sienna

CITY OF WORTHINGTON
AR 810-16
DRAWING NO.

DATE 6-10-16



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 87-16 Date Received 6-10-16 Fee \$100 Meeting Date 6-23-16 Filing Deadline Receipt # 62194

- 1. Property Location 6767 NORTH HIGH STREET
2. Present/Proposed Use ETHAN ALLEN STORE - No CHANGE
3. Zoning District C3
4. Applicant LEHMAN DAMAN

Address 727 TAYLOR AVE., Columbus OH 43219
Phone Number(s) (614) 252-3400

- 5. Property Owner ETHAN ALLEN - STEVE CARTER
Address 6767 NORTH HIGH STREET

Phone Number(s) (614) 888-7373 or (614) 551-2731

- 6. Project Description Color scheme change to the existing building exterior (paint existing brick/siding, change signage color /graphics, change awnings).

7. Project Details:

- a) Design Color & SIGNAGE CHANGE.
b) Color Field color - taupe, Accent detail, Charcoal awnings
c) Size 16,898 S.F.
d) Approximate Cost \$60,000 Expected Completion Date September-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.

Lehman Daman Applicant (Signature)

6/9/16 Date

Steve Carter Property Owner (Signature)

6/9/16 Date

ABUTTING PROPERTY OWNERS
FOR
6767 N. High St.

CBRE	445 Hutchinson Ave., Suite 150	Columbus, OH 43235
All Saints Evangelical Lutheran Church	PO Box 284	Worthington, OH 43085
Community Insurance Co. Anthem Inc	6750 N. High St.	Worthington, OH 43085
Schoedinger Funeral Home	6699 N. High St.	Worthington, OH 43085
John & Shannon Kemp	6730 Hayhurst St.	Worthington, OH 43085
Caroi Scott	6740 Hayhurst St.	Worthington, OH 43085
Robert & Jennifer Zedeker	6750 Hayhurst St.	Worthington, OH 43085
Kenneth & Wilma Johnsen	6760 Hayhurst St.	Worthington, OH 43085

June 10, 2016

City of Worthington
Architectural Review Board
6550 North High Street
Worthington, OH 43085

Re: Ethan Allen Exterior Color Changes
6767 North High Street, Worthington

Lehman Daman has been contracted by Ethan Allen of Worthington, OH to complete exterior color and signage changes to the existing Ethan Allen furniture gallery located at 6767 North High Street. Please find enclosed our application to the Review Board along with a sample board of colors selected for these proposed changes.

Ethan Allen corporate is currently rebranding its image through a new color scheme to keep with the current trends in the retail industry. These proposed colors are being utilized by Ethan Allen throughout the United States. The following color changes are being proposed

1. Existing exterior building front facade channel letters – Paint the channel letter boxes black and change the acrylic panels on the individual letters from blue to black.
2. Change the color of the existing front yard monument sign post/frame from white to black and change the sign panel from blue with white lettering to white with black lettering.
3. Change the blue awnings to “Carbone” (which is a charcoal color) and eliminate the EA logo on the awnings as they are currently.
4. Change the color of the existing window mullions and trim to black.
5. Change the color of the front storefront door and window mullions to black.
6. Paint the top “Crown” brick and column accent band brick to Sherwin Williams “Dovetail” color number SW 7018.
7. Paint the field brick and siding on the balance of the building to Sherwin Williams “Tony Taupe” color number SW 7038.

Thank you for your consideration of approval for these proposed changes. Should you have any questions, feel free to contact me.

Sincerely,

Jim Daman
President

6767 N. High St.



100-005054 04/05/2014

CITY OF WORTHINGTON
DRAWING NO. AQ 87-16

DATE 10-10-16



ETHAN
ALLEN®

Mullions, Entry Doors and Channel Letters
Sherwin Williams Black of Night SW6993

Brick and Metal Cap Accent Color
Sherwin Williams Dovetail SW7018

Main Building Field Color
Sherwin Williams Tony Taupe SW7038

Awnings - Dickson, Carbone U171



CITY OF WORTHINGTON
AR 87-16
DRAWING NO.

DATE 6-10-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 88-16
Date Received	6-10-16
Fee	\$ 17
Meeting Date	6-23-16
Filing Deadline	
Receipt #	

- Property Location** 820 High Street, Worthington
- Present/Proposed Use** School District Public Library
- Zoning District** _____
- Applicant** Worthington Public Library
Address 820 High Street, Worthington, OH 43085
Phone Number(s) 614-807-2609
- Property Owner** Worthington Public Library Board of Trustees
Address 820 High Street, Worthington, OH 43085
Phone Number(s) 614-807-2609
- Project Description** Exterior Lighting Upgrade

7. Project Details:

	A	B	C	
a) Design	Evergreen Lighting Florence Arm Mount Wall Fixture	McEraw Edison TT Topliner LED	Union Metal Pole DP 773-4-12 FF-10' with	Sentry Electric Memphis Luminaire
b) Color	Verde Patina	White	Green	Federal Green
c) Size	A-18" B-11" C-12"	4 7/8" H 18 3/8" W	10' H overall	29" H 14" D
d) Approximate Cost	\$10,500.00		Expected Completion Date <u>November 4, 2016</u>	

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.

Margaret Doone
 Applicant (Signature)

6/10/16
 Date

Margaret Doone
 Property Owner (Signature)
 on behalf of the Board of Trustees

6/10/16
 Date

ABUTTING PROPERTY OWNERS
FOR
820 High St.

Carol Durell		470 Highgate Ave.	Worthington, OH 43085
Alto Inc.	Barrister's Inc.	3363 Tremont Rd	Columbus, OH 43221
Jeffrey & Jane Bringardner Tr.		2926 Redding Rd.	Columbus, OH 43221
Resident		48 E. Stafford Ave.	Worthington, OH 43085
Resident		50 E. Stafford Ave.	Worthington, OH 43085
Resident		54 E. Stafford Ave.	Worthington, OH 43085
Resident		56 E. Stafford Ave.	Worthington, OH 43085
J Four Properties Ltd		364 Highland Way	Worthington, OH 43085
Resident		58 E. Stafford Ave.	Worthington, OH 43085
Resident		60 E. Stafford Ave.	Worthington, OH 43085
Shelley Ridenour		398 Highgate Ave.	Worthington, OH 43085
National Church Residences		2245 North Bank Dr.	Columbus, OH 43220
Victoria Brankamp		782 Hartford St.	Worthington, OH 43085
David & Malayna Chadwell		PO Box 434	Worthington, OH 43085
Huntington National Bank	Bank Property Division	PO Box 182334	Columbus, OH 43218
825 N. High Holdings LLC		6104 Langston Cir	Westerville, OH 43082

2. List of Supporting Attachments

All Parts of Project

1. Site plan of Old Worthington Library
2. Old Worthington Street Level Floor Plan showing position of proposed lighting fixtures

Part A

3. Front view of existing carriage lamp showing deteriorated conditions
4. Angled view of existing lamp showing connection to the wall
5. Photos of lamp placement on the building
 - a. South side of building
 - b. West side of building
 - c. North side of building – west portion
 - d. North side of building – brick courtyard
 - e. North side of building – along concrete walk to north entrance
6. Cut sheet of Florence Arm-mount fixture
7. a. – h. Photometric Toolbox for Florence fixture
8. Color sample for Part A

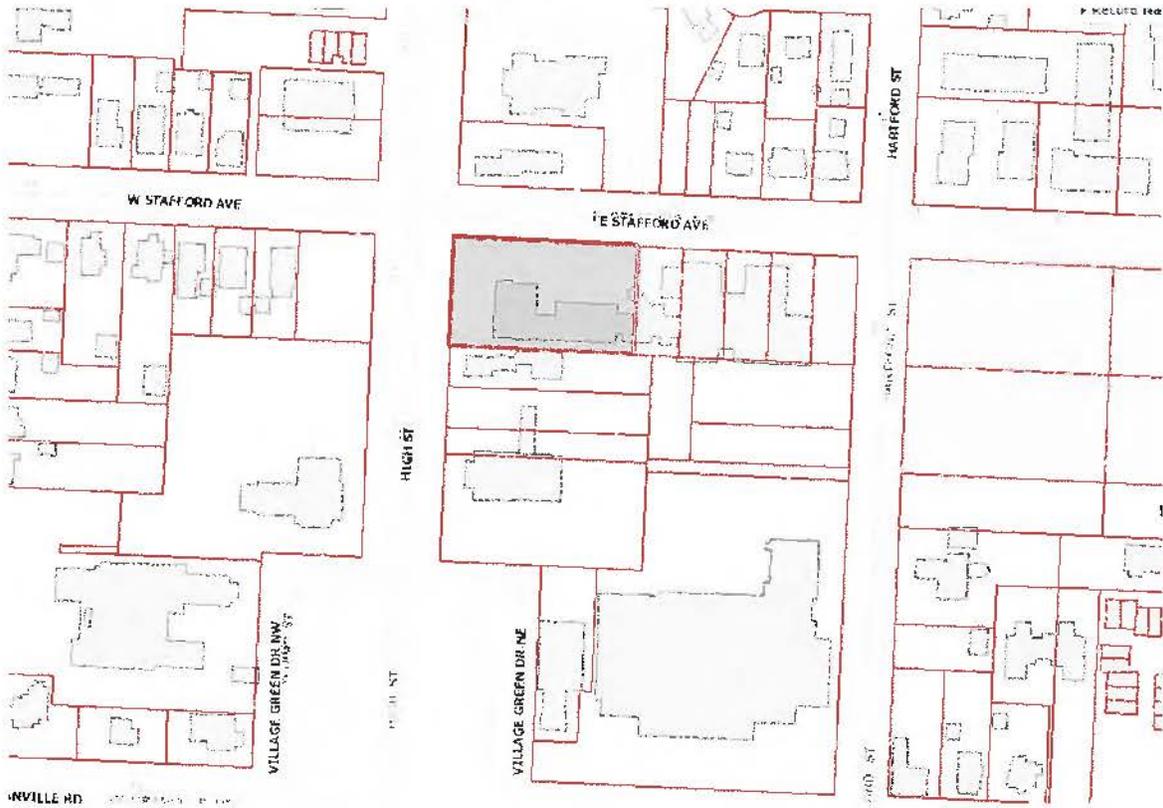
Part B

9. Photo of placement of existing entry emergency lighting
10. a. – c. Cut sheets for McGraw-Edison TT Toptier LED fixture
11. Optical Distributions

Part C

12. Photo of two bollards to be replaced by lamp posts
13. Photo of location of bollard on left side facing entryway
14. Cut sheet for lamp pole
15. a.- b. Cut sheet for Memphis Luminaire
16. a.- b. Photometric diagrams for Memphis Luminaire
17. Color sample for Part C

820 High St.

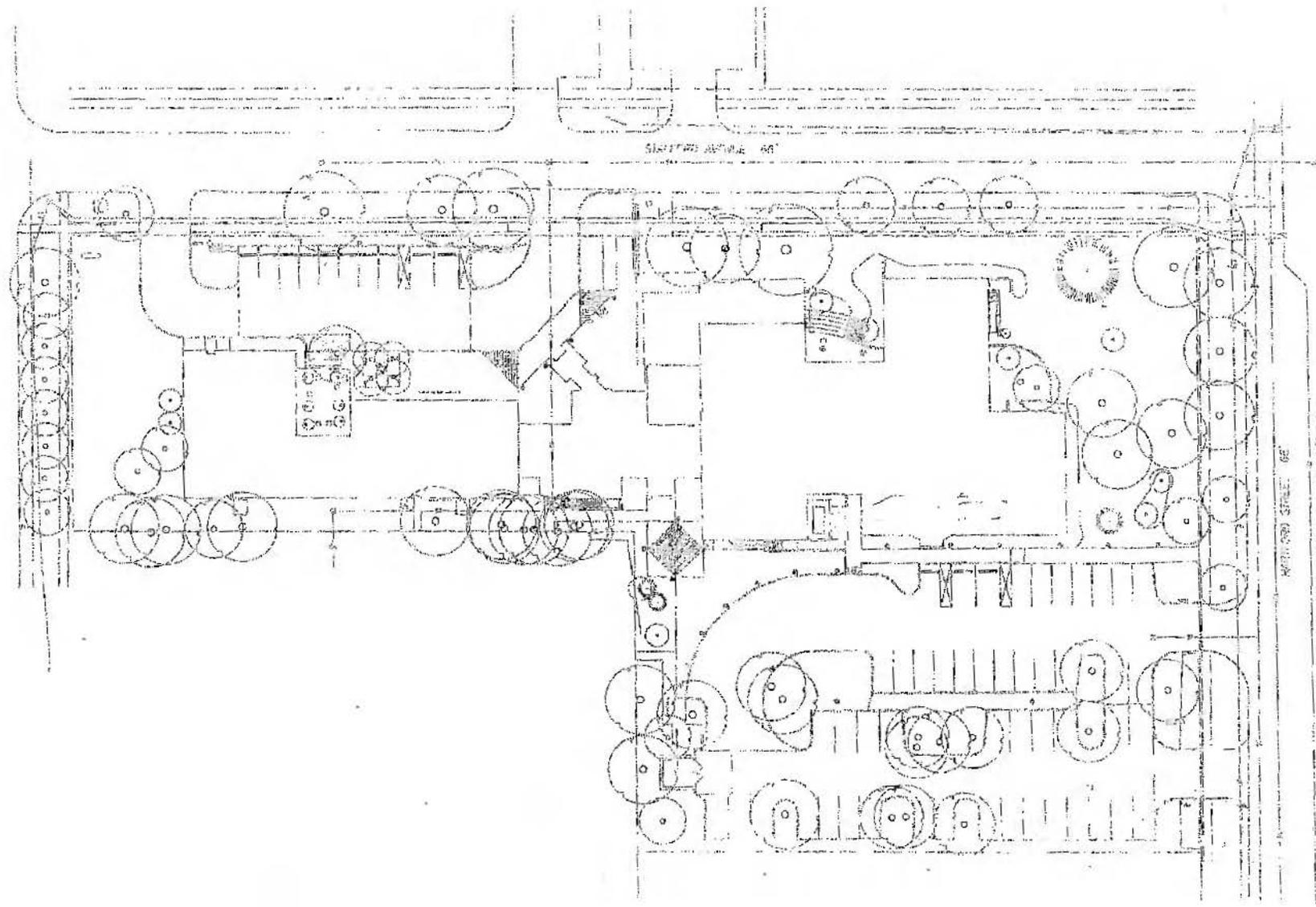


100-000386 04/10/2014

140' STREET '08'

SIXTH AVENUE '08'

WORTHINGTON STREET '08'



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16



Old Worthington Library Floor Plan—Street Level

820 High Street, Worthington, OH 43085

Part A X - existing wall mounted lights to be replaced with new fixtures

O - existing ballards not being replaced

Part C ● - existing ballards to be replaced with street light lamp posts

Part B ▲ - overhead lighting in north doorway



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 10-10-16 2

3



CITY OF WORTHINGTON

DRAWING NO. AD 88-16

DATE 6-10-16

4



CITY OF WORTHINGTON
DRAWING NO. AR-88-16
DATE 6-10-16



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16

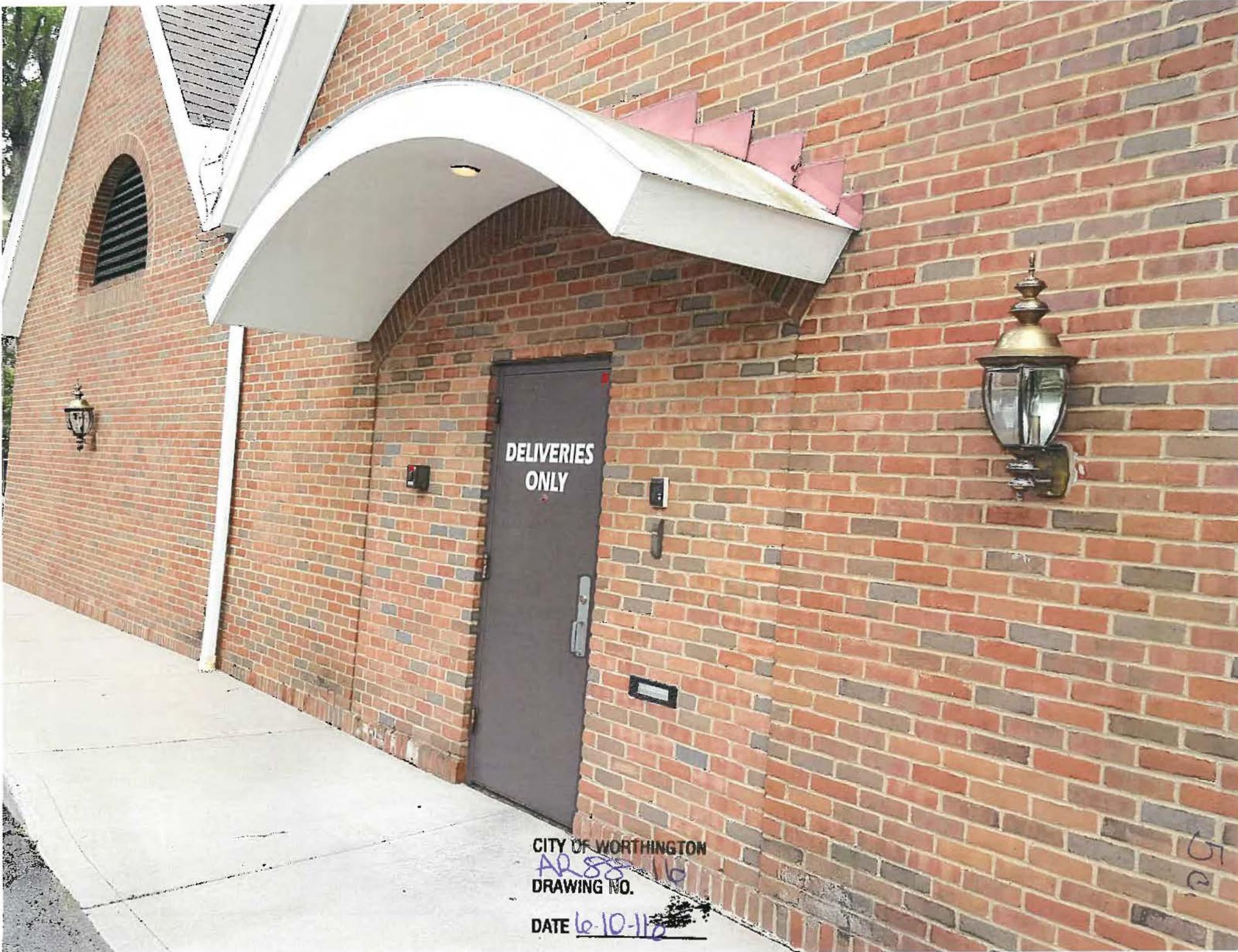
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CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16

60



DELIVERIES
ONLY

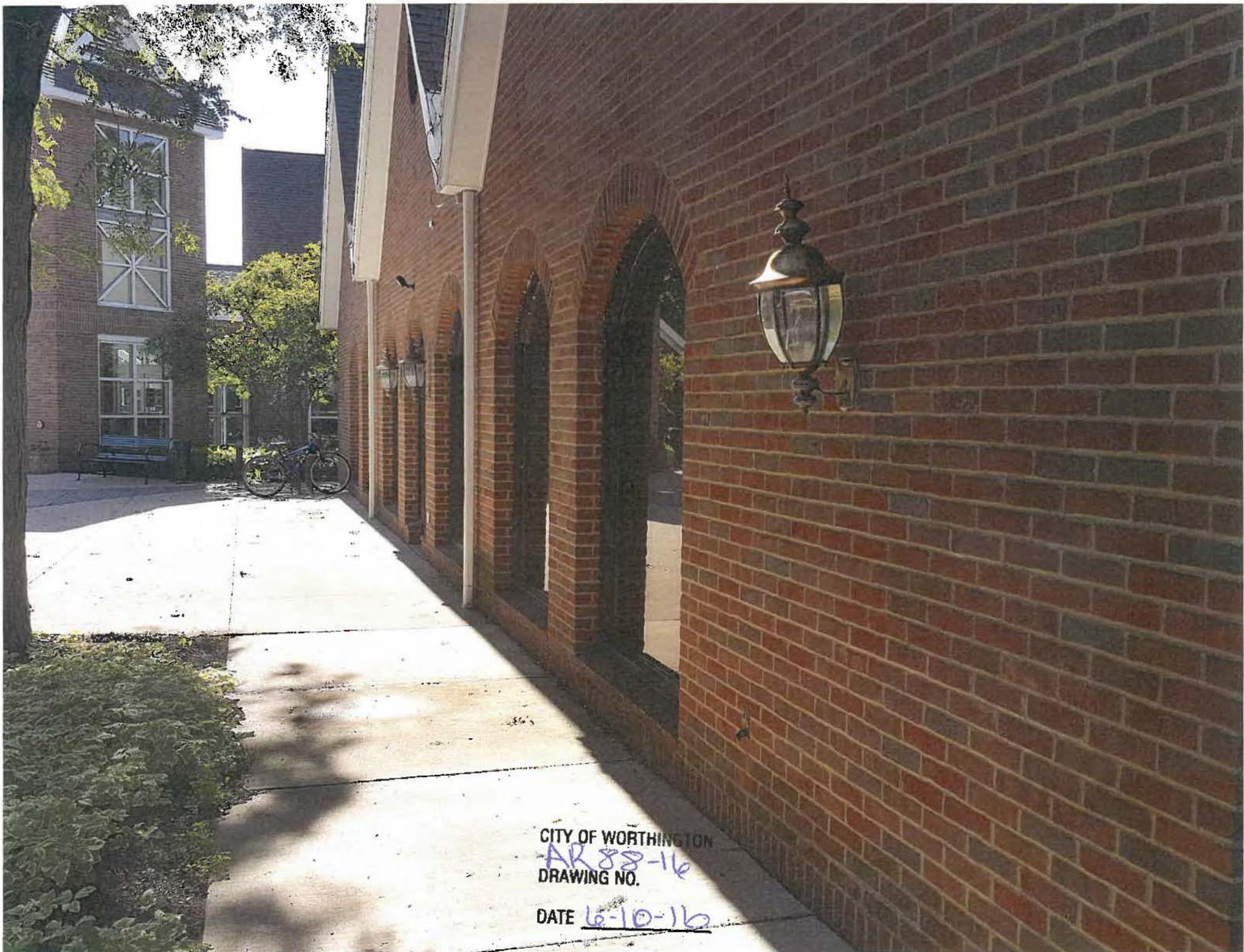
CITY OF WORTHINGTON
AR 88 16
DRAWING NO.
DATE 6-10-16

52



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16

501



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16

52

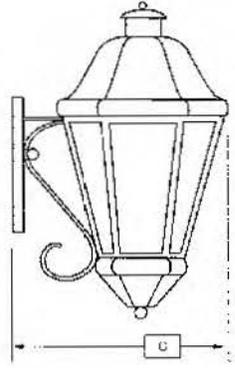
6



FLORENCE

Catalog #		Type
Project		
Description		Date

ARM MOUNT



Standard Features

Material
Paintlok sheer; Standard Powdercoat Finish, White Acrylic Lens; .125 thickness, ETL Wet Location.

Installation
Mounting/wireway hole in center of backplate. Supplied with standard mounting hardware to mount to a 4" J-box or plaster ring.

Optics*
Contact Evergreen Lighting for complete photometrics.

LED Features

LED
Alta LED #AL-R-1W-30LED array to be mounted onto an Aluminum MPCB Board configured to the proper wattage. The LED arrays will be centered within the Lens area and mounted on a white aluminum reflective plate.

Driver
Specific Drivers will be matched with each different LED array configuration/wattage.
Standard Driver Features:

- Constant Current
- 3 / 5 year warranty
- 120/277 multi-voltage power supplies
- Kelvin - 2700K, 3000K, 3500K, 4100K, 5000K

Fluorescent Features

Ballast
SC programmed electronic high power factor ballast, multivoltage 120V/277V. Lamps not included

Finishes

- Ballast**
- | | |
|---------------------------|-----------------------------|
| Architectural Bronze (AB) | Textured Gold (TG) |
| Textured Bronze (TBR) | Metallic Nickel (MN) |
| Matte Black (MBK) | Textured Verde Patina (TVP) |
| Semi Gloss Black (GBK) | Satin Brass (SB) |
| Textured Black (TBK) | Copper Vein (CV) |
| Textured Rust (TR) | Gold Vein (GV) |
| Matte White (MW) | Silver Vein (SV) |
| Textured White (TW) | Chrome (CH) |
| Gloss White (GW) | Oil Rubbed Bronze (ORB) |
| Metallic Grey (MG) | |

Options*

- | | |
|------------------------------|--------------|
| Emergency (EMR) | Special Lens |
| Photocell (PC) | Incandescent |
| Lamp Sources | |
| Size Modifications | |
| Vandal Proof Enclosure (VPE) | |

Sample Spec Number: FLO2103Q-AB-A

Part #	Lamp/Watts	Lumens	A	B	C
FLO2103Q	13Q	800	18	11	12
FLO2105T	26T	1800	18	11	12
FLO2104Q	2-13Q	1600	18	11	12
FLO2105	26Q	1800	18	11	12
FLO2211	32T	2200	25	14	15
FLO2204Q	2-13Q	1600	25	14	15
FLO2206	2-26Q	3600	25	14	15
FLO2222	42T	3200	25	14	15
FLO2106L	6LED	600	18	11	12
FLO2110L	10LED	1000	18	11	12
FLO2112L	12LED	1200	18	11	12
FI O2220L	20LED	2000	25	14	15
FLO2224L	24LED	2400	25	14	15
FLO2240L	40LED	4000	25	14	15
DARK SKY					
FLO2109LS	9LED	900	18	11	12
FLO2115LS	15LED	1500	18	11	12
FLO2220LS	20LED	2000	25	14	15

Evergreen Lighting
1379 Ridgeway Street, Pomona, CA 91768
Ph: 909-865-5599 Fax: 909-865-5539
www.evergreenlighting.com

*Consult Factory

CITY OF WORTHINGTON
AR 88-16
DRAWING NO.



DATE 6-10-16

MADE IN CALIFORNIA

7a.



IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

DESCRIPTIVE INFORMATION (From Photometric File)

IESNA:LM-63-2002
 [TEST] L05136405
 [TESTLAB] LIGHT SCIENCES, INC.
 [ISSUE DATE] 7/14/2013
 [MANUFAC] EVERGREEN LIGHTING
 [LUMCAT] FLO2109LS
 [LUMINAIRE] 18"H. X 11"W X 12"D. LED ARM MOUNT
 [MORE] ALUMINUM REFLECTOR IN ROOF
 [MORE] LEDS WITH OPTICS-DARK SKY
 [BALLASTCAT] ESPEN VEL12035MVH
 [BALLAST] INPUT: 120/277VAC, 50/60Hz. OUTPUT: 350MA/27V
 [LAMPPOSITION] 0,0
 [LAMP CAT] N/A
 [OTHER] INDICATING THE CANDELA VALUES ARE ABSOLUTE AND
 [MORE] SHOULD NOT BE FACTORED FOR DIFFERENT LAMP RATINGS.
 [INPUT] 120VAC, 9W
 [TEST PROCEDURE] IESNA:LM-79-08

CHARACTERISTICS

IES Classification	Type III
Longitudinal Classification	Medium
Lumens Per Lamp	900 (1 lamp)
Total Lamp Lumens	900
Luminaire Lumens	798
Downward Total Efficiency	89 %
Total Luminaire Efficiency	89 %
Luminaire Efficacy Rating (LER)	89
Total Luminaire Watts	9
Ballast Factor	1.00
Upward Waste Light Ratio	0.00
Maximum Candela	437.112
Maximum Candela Angle	75H 67.5V
Maximum Candela (<90 Degrees Vertical)	437.112
Maximum Candela Angle (<90 Degrees Vertical)	75H 67.5V
Maximum Candela At 90 Degrees Vertical	0 (0.0% Lamp Lumens)
Maximum Candela from 80 to <90 Degrees Vertical	59.931 (6.7% Lamp Lumens)
Cutoff Classification (deprecated)	Full Cutoff



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE *6-10-16*

7 b.

IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS)

	Lumens	% Lamp	% Luminaire
FL - Front-Low (0-30)	59.6	6.6	7.5
FM - Front-Medium (30-60)	286.6	31.8	35.9
FH - Front-High (60-80)	178.8	19.9	22.4
FVH - Front-Very High (80-90)	12.8	1.4	1.6
BL - Back-Low (0-30)	43.2	4.8	5.4
BM - Back-Medium (30-60)	136.5	15.2	17.1
BH - Back-High (60-80)	71.6	8.0	9.0
BVH - Back-Very High (80-90)	8.9	1.0	1.1
UL - Uplight-Low (90-100)	0.0	0.0	0.0
UH - Uplight-High (100-180)	0.0	0.0	0.0
Total	798.0	88.7	100.0
BUG Rating	B0-U0-G1		

CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16

7c.

IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

CANDELA TABULATION

Vert. Horizontal Angles
Angles

	<u>0</u>	<u>5</u>	<u>15</u>	<u>25</u>	<u>35</u>	<u>45</u>	<u>55</u>	<u>65</u>	<u>75</u>	<u>85</u>
0.0	68.319	68.319	68.319	68.319	68.319	68.319	68.319	68.319	68.319	68.319
5.0	74.862	73.431	69.138	69.547	72.206	73.022	72.410	69.750	70.569	72.819
15.0	118.841	120.478	117.410	125.181	132.138	123.547	121.297	115.978	112.500	111.478
25.0	172.638	169.362	170.181	173.047	169.569	166.500	171.819	175.706	161.181	154.841
35.0	199.228	199.638	199.228	205.362	213.547	213.750	230.728	238.706	230.931	205.362
45.0	201.272	204.750	207.000	211.297	238.297	263.250	299.456	308.456	309.069	274.910
55.0	179.591	180.819	186.138	198.612	235.431	279.410	342.819	361.431	364.910	313.569
60.0	141.138	143.388	158.319	185.931	230.319	282.069	351.612	368.797	377.181	329.319
62.5	116.181	116.797	135.410	168.547	221.112	285.138	357.956	378.000	392.931	350.797
65.0	76.910	78.547	101.456	140.931	200.250	277.160	363.888	395.591	422.591	375.956
67.5	51.956	51.750	58.706	84.681	153.410	243.819	362.862	416.862	437.112	393.956
70.0	46.228	45.000	46.638	51.750	75.681	168.547	307.638	401.522	408.888	366.138
72.5	44.181	42.956	43.569	43.978	47.250	77.728	185.319	297.819	297.612	267.341
75.0	41.931	41.112	41.728	41.112	41.522	51.138	83.047	150.956	169.569	142.160
77.5	38.660	37.431	38.660	37.841	37.638	46.638	57.478	77.319	91.841	69.547
80.0	35.388	33.956	35.181	33.750	32.112	44.591	50.522	56.456	59.931	49.297
82.5	31.910	31.500	31.500	28.431	25.772	34.772	43.978	49.297	49.706	34.772
85.0	23.319	23.522	25.569	17.181	16.160	22.500	33.341	41.931	39.888	20.456
87.5	5.112	5.319	6.547	6.547	6.547	7.362	10.431	11.456	13.500	6.956
90.0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Vert. Horizontal Angles
Angles

	<u>90</u>	<u>95</u>	<u>105</u>	<u>115</u>	<u>125</u>	<u>135</u>	<u>145</u>	<u>155</u>	<u>165</u>	<u>175</u>
0.0	68.319	68.319	68.319	68.319	68.319	68.319	68.319	68.319	68.319	68.319
5.0	73.228	75.478	75.478	70.978	68.728	69.341	72.000	74.250	73.841	72.000
15.0	104.319	103.500	103.091	103.910	107.797	104.319	103.910	96.341	86.522	88.569
25.0	153.819	143.181	131.522	124.569	114.547	108.410	101.456	98.591	93.681	92.456
35.0	192.478	181.228	161.591	134.181	118.228	104.728	95.522	86.319	83.250	77.112
45.0	248.112	228.478	195.547	157.706	128.250	99.206	79.772	68.319	66.478	59.931
55.0	288.206	285.750	234.612	178.978	120.069	74.047	56.862	47.456	46.022	41.319
60.0	317.250	316.638	246.272	172.638	86.522	51.138	41.728	39.681	40.091	36.612
62.5	340.772	327.272	241.569	144.410	63.000	43.362	38.660	37.431	37.841	34.569
65.0	360.000	331.772	225.206	101.660	48.888	39.478	36.612	35.591	36.410	32.728
67.5	365.522	320.728	192.681	64.228	42.547	36.819	34.362	33.750	34.160	30.681
70.0	328.500	274.297	134.181	48.272	38.456	34.362	31.706	31.500	31.910	28.841
72.5	228.681	183.888	77.728	42.138	34.569	31.706	29.660	29.456	29.660	26.797
75.0	114.341	89.591	49.910	38.047	31.297	28.841	27.000	27.206	27.206	24.341
77.5	60.547	52.772	42.547	33.341	27.410	25.772	24.138	24.956	25.362	21.888
80.0	46.638	42.341	38.862	27.612	23.728	22.910	21.272	22.706	22.706	19.431
82.5	37.431	36.612	33.138	23.112	20.862	20.047	18.000	19.228	20.047	16.772
85.0	27.000	30.272	26.388	19.228	17.591	15.956	15.547	15.956	17.388	14.319
87.5	9.206	10.841	10.022	9.612	9.819	9.000	9.206	9.612	9.410	6.341
90.0	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000	0.000

Vert. Horizontal Angles
Angles

	<u>180</u>
0.0	68.319
5.0	69.547
15.0	93.069
25.0	92.660
35.0	73.841

CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16

7d

IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

CANDELA TABULATION - (Cont.)

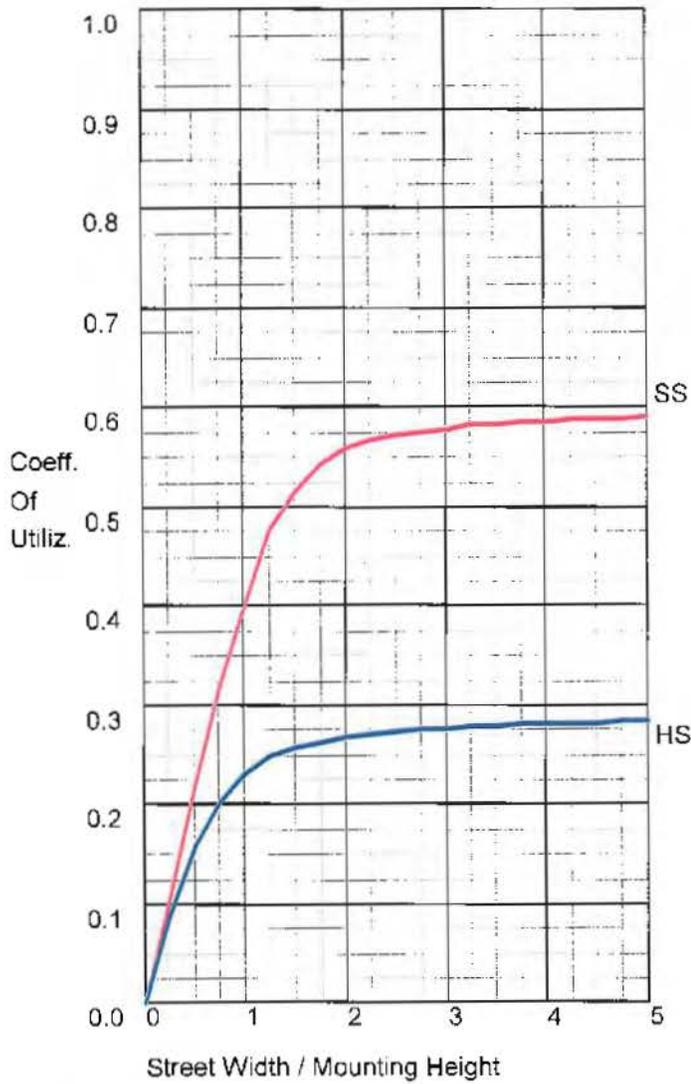
45.0	57.681
55.0	40.091
60.0	36.612
62.5	35.388
65.0	34.362
67.5	32.522
70.0	31.297
72.5	29.047
75.0	26.591
77.5	23.931
80.0	21.272
82.5	18.000
85.0	15.341
87.5	6.750
90.0	0.000

CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16

IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

COEFFICIENTS OF UTILIZATION



FLUX DISTRIBUTION

	Lumens	Percent Of Lamp
Downward Street Side	537.6	59.7
Downward House Side	260.1	28.9
Downward Total	797.7	88.6
Upward Street Side	0.0	0.0
Upward House Side	0.0	0.0
Upward Total	0.0	0.0
Total Flux	797.7	88.6

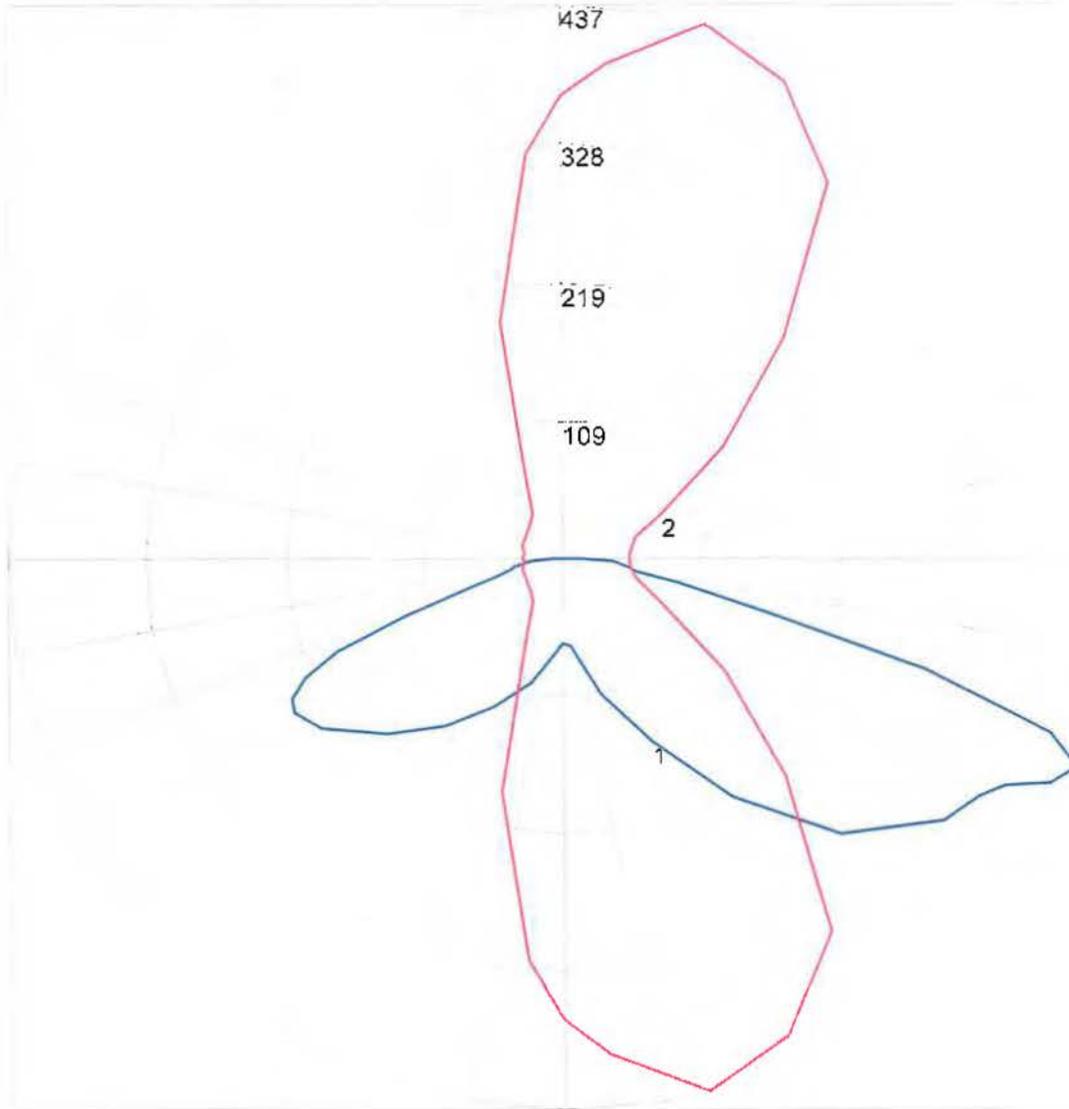
CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16

7 f.

IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

POLAR GRAPH



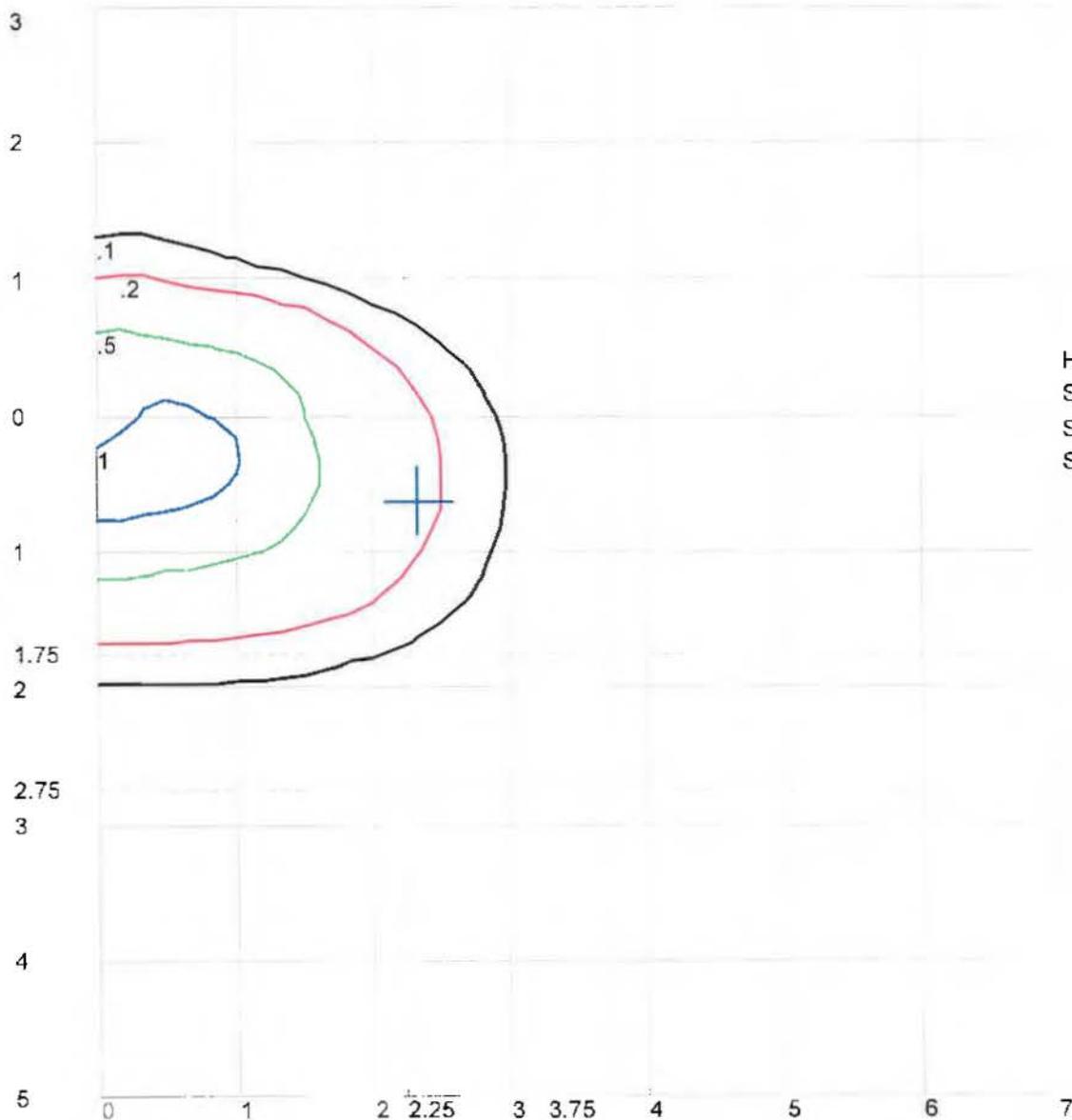
Maximum Candela = 437.112 Located At Horizontal Angle = 75, Vertical Angle = 67.5
1 - Vertical Plane Through Horizontal Angles (75 - 255) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16

7g.

IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



House
Side
Street
Side

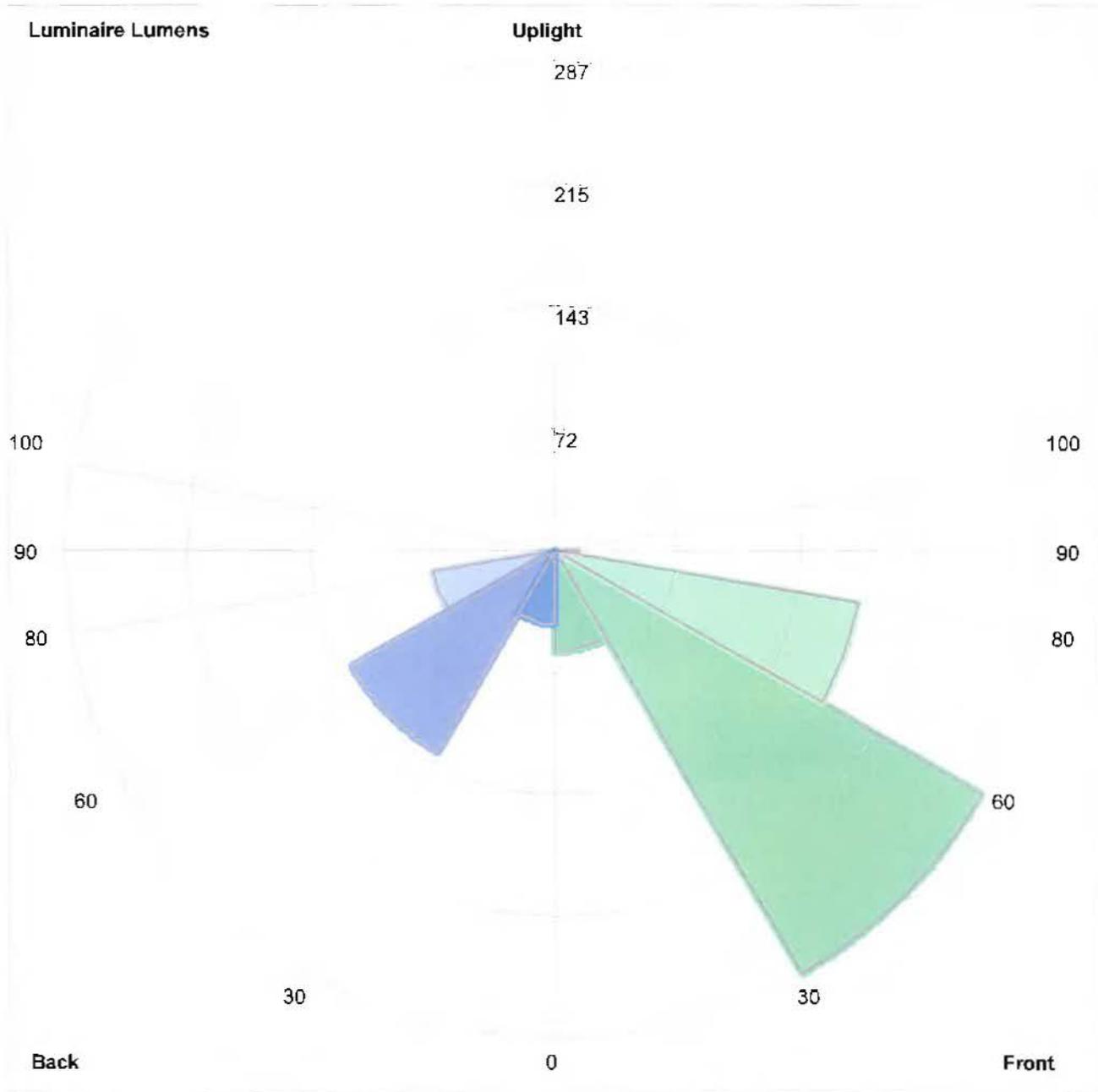
Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height
1/2 Maximum Candela Trace Shown As Dashed Curve
(+) = Maximum Candela Point

CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16

7h.

IES ROAD REPORT
PHOTOMETRIC FILENAME : FLO2109LS.IES

LUMINAIRE CLASSIFICATION SYSTEM (LCS) GRAPH

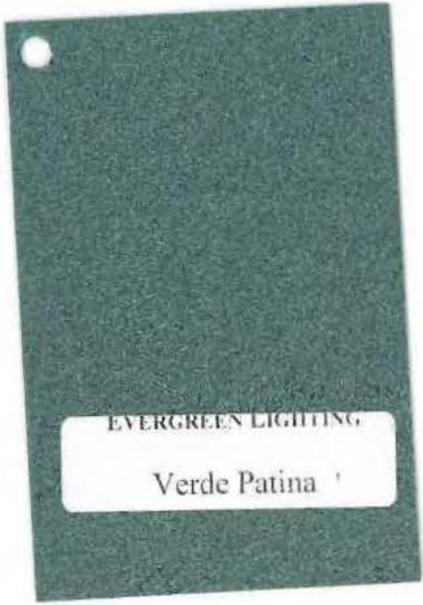
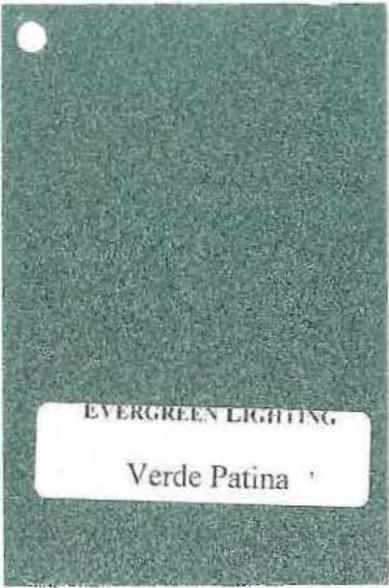


Luminaire Lumens:
 Front: Low=59.6, Medium=286.6, High=178.8, Very High=12.8
 Back: Low=43.2, Medium=136.5, High=71.6, Very High=8.9
 Uplight: Low=0.0, High=0.0

BUG Rating : B0-U0-G1

CITY OF WORTHINGTON
 AR 88-16
 DRAWING NO.

DATE 6-10-16



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16



CITY OF WORTHINGTON
DRAWING NO. AR 88-16
DATE 6-10-16

McGraw-Edison

DESCRIPTION

The TopTier™ parking garage, canopy and low-bay luminaire is an innovative solution that delivers an unparalleled combination of performance and visual comfort. The patented WaveStream™ optical technology blocks the line of sight from the LED light sources to the observer, while extracting the maximum amount of light on task. This approach results in a high level of uniformity and vertical footcandles that enhances safety in the application environment. The TopTier luminaire is UL/cUL listed for wet locations, IP66 and 3G vibration rated.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

Construction

One-piece, low copper die-cast aluminum housing provides a clean and symmetric housing. Formed aluminum top is slanted to prevent bird nesting. Metal electrical tray allows for easy electrical access for field servicing.

Optics

Unique optical distributions are accomplished using various combinations of reflective backing plates and WaveStream optical technology. The optical Waveguide is manufactured using precision injection molded acrylic. The optics contain features that form a repeatable and redundant pattern to direct light in a precisely prescribed distribution. For the ultimate level of glare control and visual comfort, specify the SG option which adds a Solite® glass lens that works in combination with the Waveguide lens and reflective backing plate. Offered standard in 4000K (+/- 275K) CCT, optional 3000K and 6000K. Minimum 70 CRI.

Electrical

LED driver(s) are mounted to metal electrical tray for optimal thermal performance. 120-277V 50/60Hz, 347V 60Hz or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Standard with 0-10V dimming driver(s), specify 5LTD for Fifth Light DALI driver(s) Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. Greater than 90% lumen maintenance expected at 50,000 hours, based off LM-80 test data and TM-21. Suitable for ambient temperature applications from -40°C (-40°F) to 40°C (104°F). For 50°C (122°F) applications, specify the HA high ambient option. IP66 rated against the ingress of dust and water.

Mounting

Standard fixture mounts to a square or octagonal 4" surface or recessed j-box via heavy-gauge quick mount bracket. With the addition of a field supplied wet location j-box, the luminaire can be pendant mounted to a rigid or free swinging pendant. Optional mounting methods include trunnion mount and wall mount.

Finish

Housing finished in white Super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Optional colors include black, bronze, grey, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



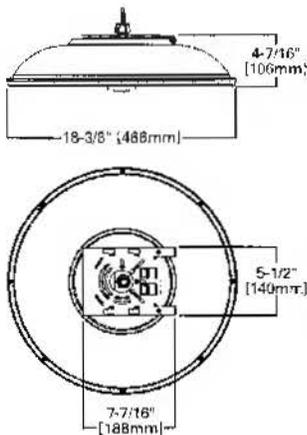
TT TOPTIER LED

Solid State LED

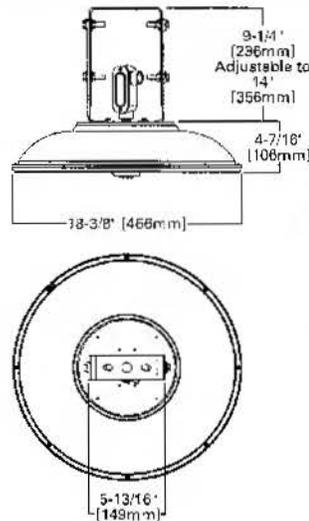
**PARKING GARAGE/
CANOPY/
LOW-BAY LUMINAIRE**

DIMENSIONS

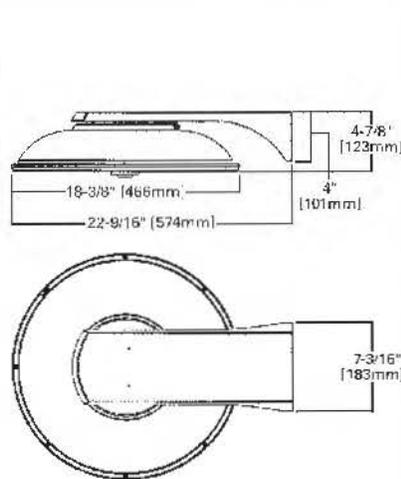
SURFACE OR PENDANT MOUNT



TRUNNION MOUNT



WALL MOUNT



CERTIFICATION DATA

UL/cUL Wet Location Listed
3G Vibration Rated
LM79 / LM80 Compliant
IP66 Rated
ISO 9001
DesignLights Consortium Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V/50 & 60Hz, 347V/60Hz,
480V/60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
16 lbs. (7.2 kgs.)

CITY OF WORTHINGTON

AR 88-16
DRAWING NO.

DATE 6-10-16



POWER AND LUMENS

Lumen Package			B1	B2	B3	B4	B5	B6
Power (Wattage)			28	31	45	58	77	108
Current @ 120V (A)			0.26	0.31	0.41	0.52	0.69	0.96
Current @ 277V (A)			0.13	0.14	0.19	0.24	0.30	0.41
3000K CCT	Lumens	CQ Concentrated	2,933	3,631	4,613	5,518	7,272	9,438
	Lumens per Watt		105	107	103	95	91	87
	BUG Rating		B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1
	Lumens	MQ Medium	2,890	3,577	4,545	5,436	7,165	9,298
	Lumens per Watt		103	105	101	94	93	86
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2
	Lumens	WQ Wide	2,670	3,305	4,199	5,022	6,619	8,590
	Lumens per Watt		95	97	93	87	86	80
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B2-U0-G2	B3-U0-G3
4000K CCT	Lumens	CQ Concentrated	3,334	4,133	5,581	7,198	8,730	11,138
	Lumens per Watt		119	122	124	124	113	103
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,285	4,072	5,498	7,091	8,601	10,973
	Lumens per Watt		117	120	122	122	112	102
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	WQ Wide	3,035	3,762	5,079	6,551	7,946	10,137
	Lumens per Watt		108	111	113	113	103	94
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3
6000K CCT	Lumens	CQ Concentrated	3,390	4,104	5,701	7,157	8,672	11,369
	Lumens per Watt		121	121	127	123	113	105
	BUG Rating		B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G2
	Lumens	MQ Medium	3,339	4,043	5,617	7,051	8,544	11,201
	Lumens per Watt		119	119	125	122	111	104
	BUG Rating		B2-U0-G1	B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3
	Lumens	WQ Wide	3,095	3,735	5,180	6,514	7,893	10,348
	Lumens per Watt		110	110	115	112	103	96
	BUG Rating		B2-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3

NOTE: Nominal data. All configurations that include color or occupancy sensor options refer to T1 standard. ILS files for lumen output data.

CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16



Eaton
1121 Highway 4 South
Buckley, GA 30209
T: 770-626-7800
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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LUMEN MAINTENANCE

Ambient Temperature	Lumen Maintenance				
	25,000 Hours	50,000 Hours	80,000 Hours TM-21 Rating	100,000 Hours	Theoretical L70 (Hours) Per TM-21 Data
B1 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 96%	> 94%	> 94%	> 93%	> 500,000
50°C	> 95%	> 94%	> 93%	> 93%	> 400,000
B2 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 94%	> 93%	> 91%	> 500,000
50°C	> 95%	> 93%	> 92%	> 90%	> 400,000
B3 Lumen Package					
25°C	> 96%	> 93%	> 93%	> 89%	> 300,000
40°C	> 95%	> 91%	> 90%	> 85%	> 240,000
50°C	> 95%	> 90%	> 89%	> 83%	> 200,000
B4 Lumen Package					
25°C	> 96%	> 95%	> 95%	> 93%	> 500,000
40°C	> 95%	> 92%	> 92%	> 88%	> 300,000
50°C	> 94%	> 91%	> 90%	> 85%	> 250,000
B5 Lumen Package					
25°C	> 96%	> 93%	> 92%	> 88%	> 300,000
40°C	> 94%	> 90%	> 89%	> 83%	> 200,000
B6 Lumen Package					
25°C	> 95%	> 92%	> 90%	> 86%	> 250,000
40°C	> 95%	> 92%	> 91%	> 86%	> 250,000

ORDERING INFORMATION

Sample Number: TT-B2-LED-E1-WQ-AP

Product Family	Lumen Package	Lamp Type	Voltage	Distribution	Mounting	Color
TT=TopTier	B1=Nominal 3,000 Lumens B2=Nominal 4,000 Lumens B3=Nominal 5,000 Lumens B4=Nominal 7,000 Lumens B5=Nominal 9,000 Lumens ^{2,3,4} B6=Nominal 11,000 Lumens ^{2,3,4}	LED=Solid State Light Emitting Diodes	E1=Electrical (120-277V) ⁵ 347=347V 480=480V ⁶	CG=Concentrated MQ=Marlumi WQ=Wide	[BLANK]=Surface or Pendant Mount TMB=Trunnion Mount with Connection Box WM=Wall Mount	[BLANK]=White AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic
Options (Add as Suffix)				Accessories (Order Separately)		
7060=70 CRI / 6000K ⁷ 8030=80 CRI / 3000K ⁷ 30L=Extra Long 30" Wires ⁸ HA=50°C High Ambient ^{2,8} CG=Clear Glass ⁹ SG=Solite® Glass ¹⁰ TR=Tamper Resistant Hardware X=Driver Surge Protection Only SLTD=Five Light DALI Driver(s) ^{5,7,8,12,13,14} IBP=Integral Battery Pack (Specify 120V or 277V, Must Specify Voltage) ^{2,8} ICP=Integral Cold Weather Battery Pack (Specify 120V or 277V, Must Specify Voltage) ^{2,8} DOS=Dimming Occupancy Sensor (8" - 20" Mounting) ¹⁵ DIMRF-LW=LumaWatt Wireless Sensor, Wide Lens (8" - 16" Mounting) ¹⁶ DIMRF-LN=LumaWall Wireless Sensor, Narrow Lens (16" - 40" Mounting) ¹⁶				FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁶ MA1252=10kV Circuit Module Replacement		

NOTES:

- Design Lights Consortium (DLC) Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
- The B5 and B6 lumen packages are not available with the HA high ambient option.
- The IBP option is only available in 120V or 277V, must specify voltage, 0°C minimum, 25°C maximum ambient temperature. Not available with B6 lumen package.
- The ICP option is only available in 120V or 277V, must specify voltage, -20°C minimum, 25°C maximum ambient temperature. Not available with B6 lumen package.
- Replace E1 with specific voltage when selecting the SLTD option (120, 208, 240 or 277V).
- Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
- Extended lead times apply.
- Not available with WM or TMB mounting options.
- The SLTD, IBP and ICP options are not available with dimming (DIM, DOS, DIMRF-LN or DIMRF-LW) or the HA high ambient option.
- CG clear glass option only available with MQ and WQ distributions.
- SG (Solite® glass) - Included as standard with the CG distribution. Only available with WQ distribution.
- Not available in combination with the IB² and ICP³ options.
- Multiply published IES files by .95 when SLTD is used with the B5 or B6 lumen package.
- Not available with B6 lumen package.
- The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time relay, cutoff and more. Consult your lighting representative at Eaton for more information.
- DIMRF-LN and DIMRF-LW are not available in 347 or 480V.



Eaton
127 Highway 74 South
Fresno, CA 93726
P: 570-964-5000
www.eaton.com/lighting

Specifications and dimensions subject to change without notice.

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DRAWING NO.

DATE 6-10-16

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Parking Garage Applications

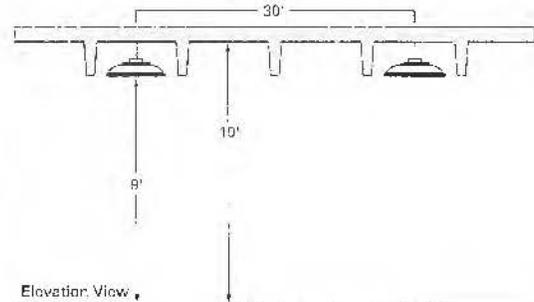
Design Practices

Lighting design for parking structures normally follows specific published guidelines and design practices as defined by the Illuminating Engineering Society of North America (IESNA). IESNA publishes recommended guidelines to help facilitate garage lighting design. The following minimum guidelines are established for safety and security of pedestrians and property within the space.

IESNA RP-20-98 Recommended Maintained Illuminance Values for Parking Garage Facilities

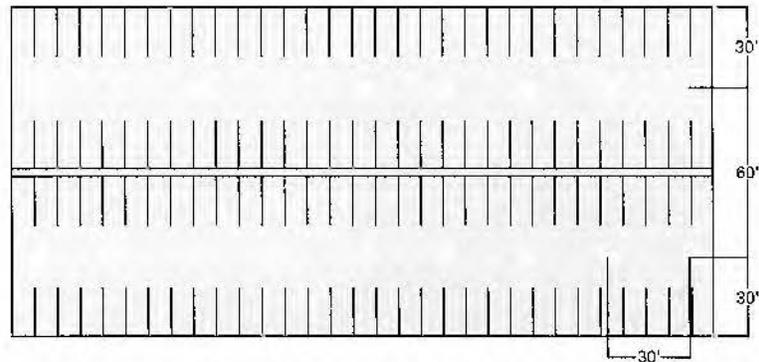
Area of Illumination	Minimum Footcandle Level (On Floor)	Maximum / Minimum Footcandle Level (On Floor)	Vertical Reading Area Of Illumination (On Floor)	Minimum Footcandle Level (60" Above Floor) ¹
Basic	1.0	10:1	Basic	0.5
Ramps (Day)	2.0	10:1	Ramps (Day)	1.0
Ramps (Night)	1.0	10:1	Ramps (Night)	0.5
Entrance Areas (Day)	50	10:1	Entrance Areas (Day)	25
Entrance Areas (Night)	10	10:1	Entrance Areas (Night)	0.5
Stairways	2.0	N/A	Stairways	1.0

NOTE: ¹ Vertical reading is taken at lowest point of horizontal illuminance on level.



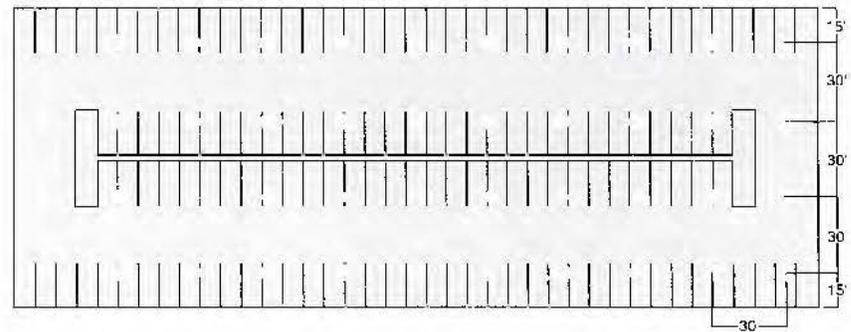
Center of Drive Fixture Location

Fixture spacing = 30' centered down drive lane; 60' on center between driving lanes (one per bay). Fixtures mounted 9' to bottom of fixture, even with the bottom of t-joists.



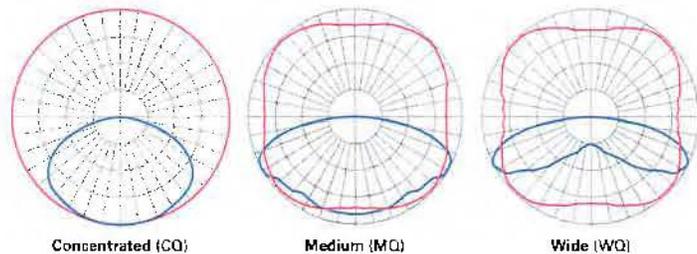
Sides of Drive Fixture Location

Fixture spacing = 30' x 30' on center spacing (two per bay). Fixtures mounted 9' to bottom of fixture, even with the bottom of t-joists.



Optical Distributions

The TopTier Luminaire is designed with three different optical distributions, each optimized for different applications. The concentrated (CQ) distribution is designed for the entrance of a parking garage or building canopies, where IES recommended light levels are higher and where fixture spacings are approximately one to two times the mounting height. The medium (MQ) distribution is ideal for mounting heights above 12', or for applications that have higher than typical light levels. The wide (WQ) distribution is for typical parking garages and is designed for optimal fixture spacing and reduced fixture counts.



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16

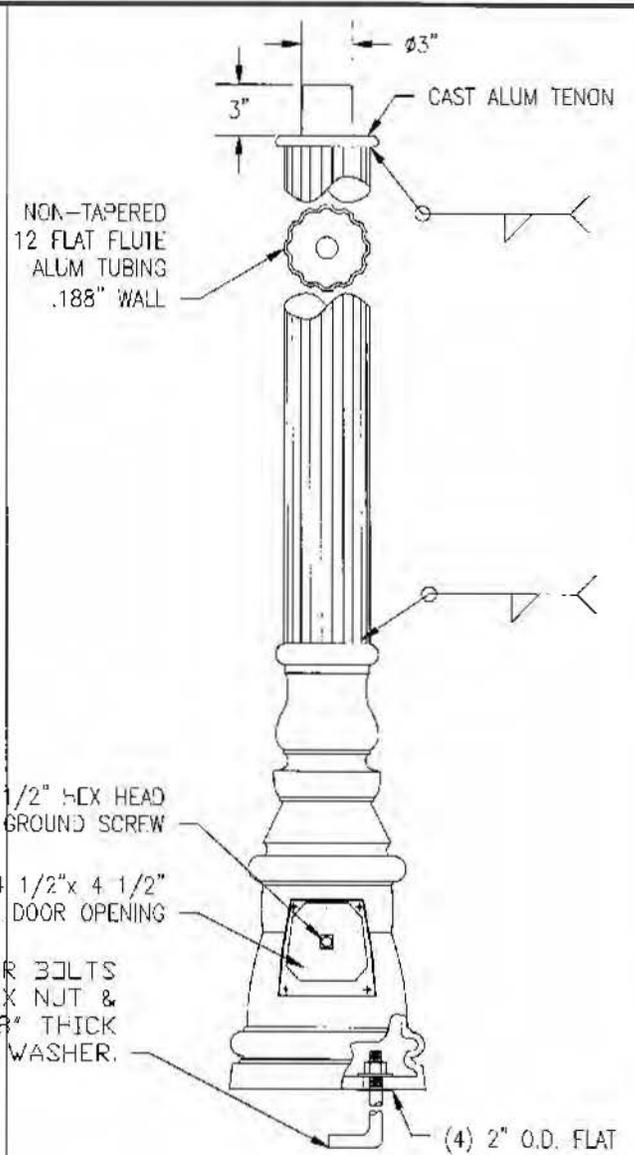
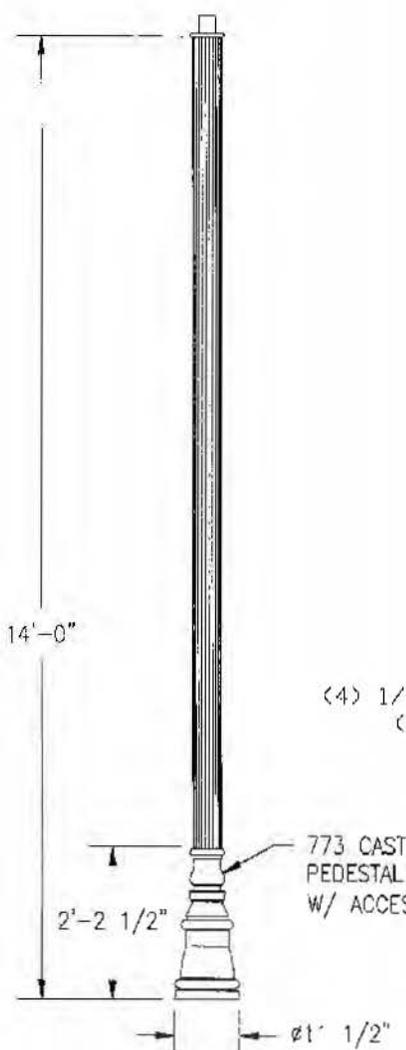


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AR 88-16
DRAWING NO.
DATE 10-10-16



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16

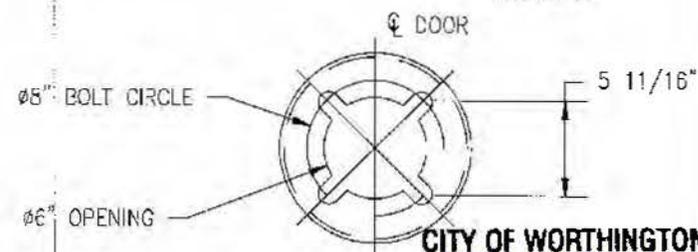
Enlargement of this document are considered unenforced and are to be used for reference only. These using this document for reference must take all precautions available to ensure that this document matches the current revision maintained in digital format, within ten a single source and promoted by edit restrictions.



(4) 1/2"x17"x3" ELL ANCHOR BOLTS
 (2 1/2" PROJ.) W/ HEX NJT &
 (1) 1 1/2" I.D. x 3/8" THICK
 FLAT WASHER.

773 CAST ALUM.
 PEDESTAL BASE
 W/ ACCESS DOOR.

(4) 2" O.D. FLAT
 WASHERS (500405)
 & (4) 16GA SHIMS
 PROVIDED.



SPECIFICATIONS:
 FLUTED SHAFT: ASTM B221 6063-T6
 PLATE, BAR: 6063, 6061
 CASTINGS: ASTM B26 356.0-T6
 HARDWARE: AISI 300 SERIES (18-8)
 ANCHOR BOLTS ASTM A307
 FINISH: POWDER COATED, COLOR PER SALES ORDER

CITY OF WORTHINGTON
 AR 88-16
 DRAWING NO.
 DATE 6-10-16

STATE: WASHINGTON	REQ# / SO# : NWA45772	REV	DESCRIPTION	DATE	REV BY/CHK BY
PROJECT NAME: JOVITA BLVD, EDGEWOOD		REVISIONS			

14'-0" ALUMINUM LIGHTING STANDARD, 5" DIA. 12 FLAT FLUTE TUBE
 DESIGN NUMBER DP773-A8-Y1

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		MB	MRB	8/17/12		
ND773-A8					REVISION	SHEET
					R0.1	1 OF 1

Product Bulletin

SMAS-LED Memphis Luminaire

The SMAS-LED Memphis luminaire evokes the traditional decorative post-top theme of many North American landmark parks and cities while delivering the benefits associated with solid state lighting technology. Most notably, users will realize a reduction in energy consumption, maintenance, down time, and various costs associated with today's sustainable initiatives.

At the heart of SMAS-LED is Sentry's optical system, which works in tandem with the LED module to provide comfortable, pleasing, indirect light. Several light distribution choices, system wattages and color temperatures satisfy a multitude of application needs.



Features

- Choices of lumen output, color temperature, and light distributions to suit multiple applications.
- Driver and light engine are backed by 5-year system warranty.
- Built-In Category C3 surge protection to help ensure long-term reliability
- High gloss Super Durable polyester powder coat paint enhances the aesthetic appearance and provides a long-lasting, protective finish.
- Lightweight, impact-resistant globe for ease of installation, reduced shipping costs, and repelling of would-be vandals.
- Corrosion resistant stainless steel mounting hardware.
- Made in USA.

Ambient Temperature	-40° C minimum to 35° C maximum (Luminaire not to operate at maximum temperature for a period of time longer than 15% of total operating hours.)
CRI	80
Color Temperature	2700K, 3000K, 3500K, 4000K
Rated Life (L70B50) @ 25° C Ambient Temperature	50,000 Hours at 70% lumen maintenance
Surge Protection	Surge current rating of 20 kA using standard 8/20 µSec wave. Protected line-neutral, line-ground, and neutral-ground in accordance with ANSI/IEEE 62.41, Category C3.
Driver Specifications	<ul style="list-style-type: none"> • 120-277V power supply • Compatible with 0-10V and step dimming lighting control systems • Complies with the requirements of UL and CSA

Sentry
ELECTRIC CITY OF WORTHINGTON
AR 88-16
DRAWING NO.

DATE 6-10-16

SMAS-LED

Sentry Electric LLC
185 Buffalo Avenue, Freeport, New York 11520
Telephone: 516.379.4660 Fax: 516.378.0624
www.sentrylighting.com info@sentrylighting.com

Ordering Information

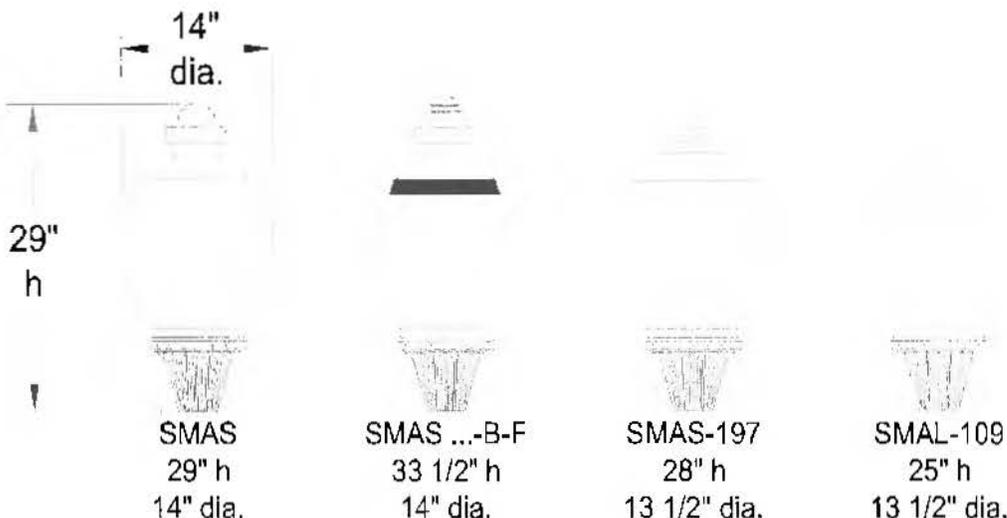
Choose the **boldface** catalog references that best suit your needs.

Example: **SMAS - 32LEDV18-1.05A - 840 - KHT5 - BPC120V - BK**

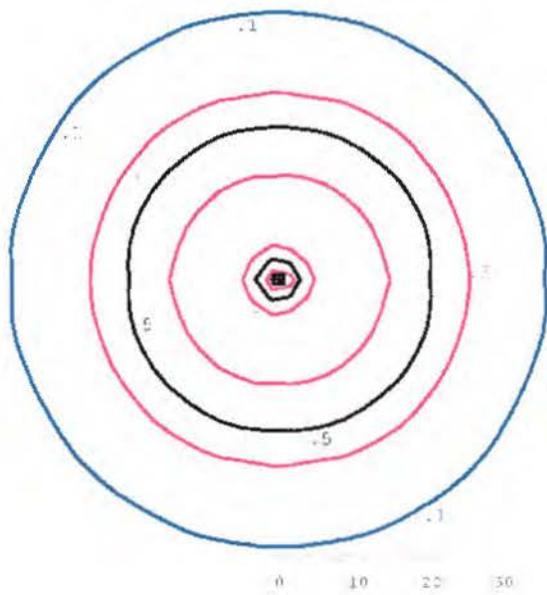
Model	Light Source	CRI & Color Temperature	Distribution	Options	Finish
SMAS	32LEDV18-1.05A	827 80 CRI, 2700K	KHT5 Type V	BPC120V Button Photo Cell, 120V	BK Black (Standard)
SMAS-197	19LEDV18-0.7A	830 80 CRI, 3000K	STLA Type III	BPC208V-277V Button Photo Cell, 208V-277V	BZ Bronze
SMAS-109		835 80 CRI, 3500K		Solid Band (SMAS Only)	FG Federal Green
	Consult factory for	840 80 CRI, 4000K	additional light source and light distribution options.	Finial	Consult factory for custom finish.

Light Source	System Watts	KHT5 (Type V)		STLA (Type III)	
		Delivered Lumens	Luminaire Efficacy (lm/W)	Delivered Lumens	Luminaire Efficacy (lm/W)
32LEDV18-1.05A	36	3247	90	3170	88
19LEDV18-0.7A	22	2275	103	2195	100

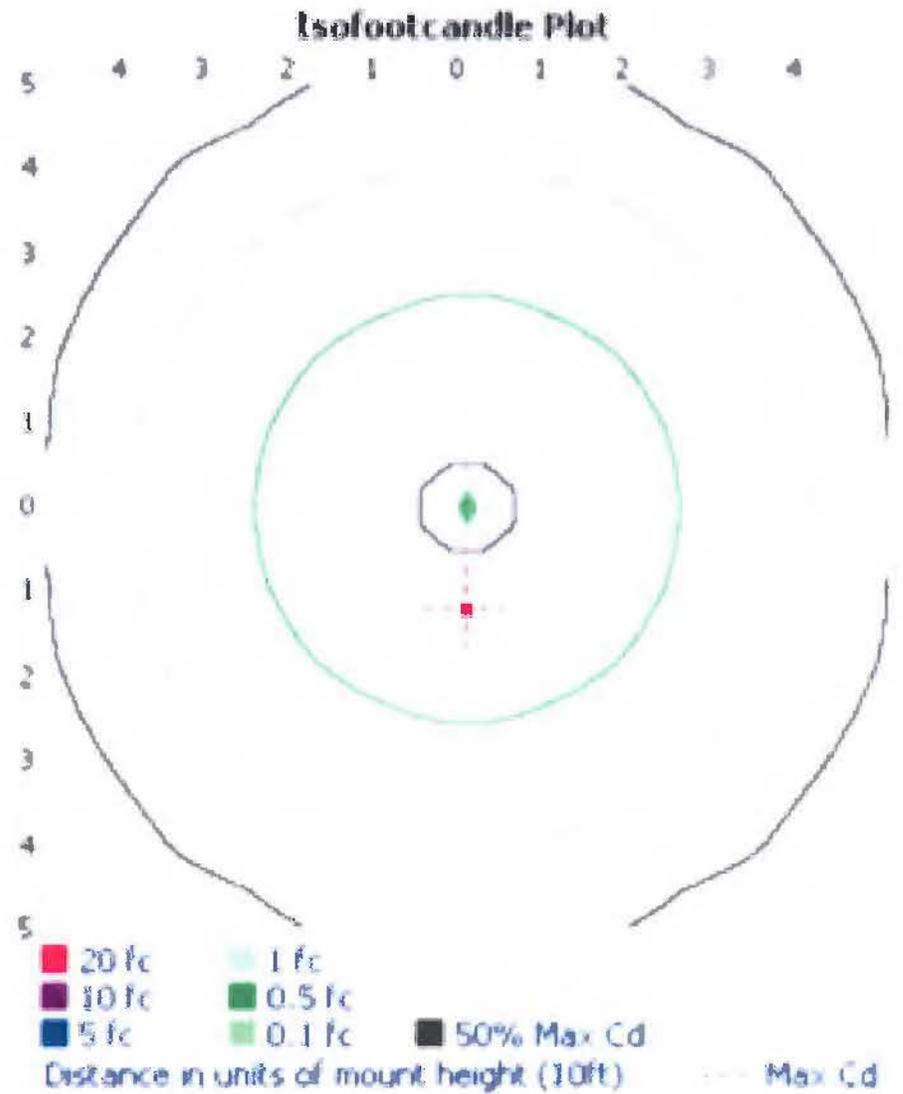
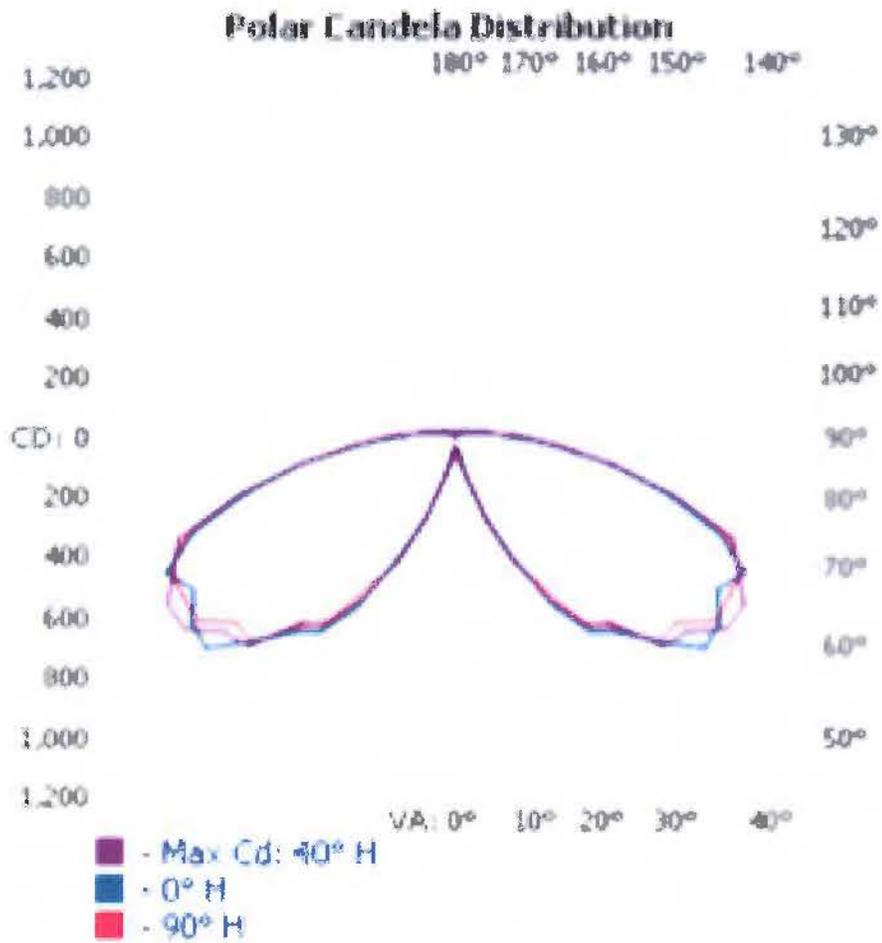
Note: Initial values shown above are with 80 CRI and 4000K color temperature.



Sentry Electric SMAS-32LEDV18-1.05A-830-KHT5



CITY OF WORTHINGTON
AR 88-16
DRAWING NO.
DATE 6-10-16



CITY OF WORTHINGTON:
 DRAWING NO. AR 88-16
 DATE 6-10-16

166



CITY OF WORTHINGTON
DRAWING NO. AR 88-16
DATE 6-10-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 89-116
Date Received	6-10-16
Fee	\$2
Meeting Date	6-23-16
Filing Deadline	
Receipt #	62199

1. **Property Location** 653 Oxford Street

2. **Present/Proposed Use** Single Family Residence

3. **Zoning District** _____

4. **Applicant** Nathan & Emma Lindholm

Address 653 Oxford Street

Phone Number(s) 614-747-0497

5. **Property Owner** Nathan & Emma Lindholm

Address 653 Oxford Street

Phone Number(s) 614-747-0497

6. **Project Description** Extend current fence to the back of the property line, replace rotted/broken fence pickets and repaint the fence.

7. **Project Details:**

a) **Design** _____

b) **Color** White

c) **Size** _____

PLEASE READ THE FOLLOWING STATEMENTS AND SIGNATURE: 7/31/16
 \$250

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.

Nathan Lindholm
 Applicant (Signature)

6/10/2016
 Date

Nathan Lindholm
 Property Owner (Signature)

6/10/2016
 Date

Abutting Property Owners List for
653 Oxford St.

Patrick & Nicole Porter	659 Oxford St.	Worthington, OH 43085
Worthington Historical Society	50 W. New England Ave.	Worthington, OH 43085
Adam & Mary Moore	59 W. New England Ave.	Worthington, OH 43085
William Fallon	PO Box 465	Worthington, OH 43085
Resident	633 Oxford St.	Worthington, OH 43085
Resident	91 W. New England Ave.	Worthington, OH 43085
Bryan Fouss	99 W. New England Ave.	Worthington, OH 43085
John Marsh & Jodi Utterback	115 W. New England Ave.	Worthington, OH 43085
Nancy Ratey	100 W. New England Ave.	Worthington, OH 43085

Architecture Review Board:

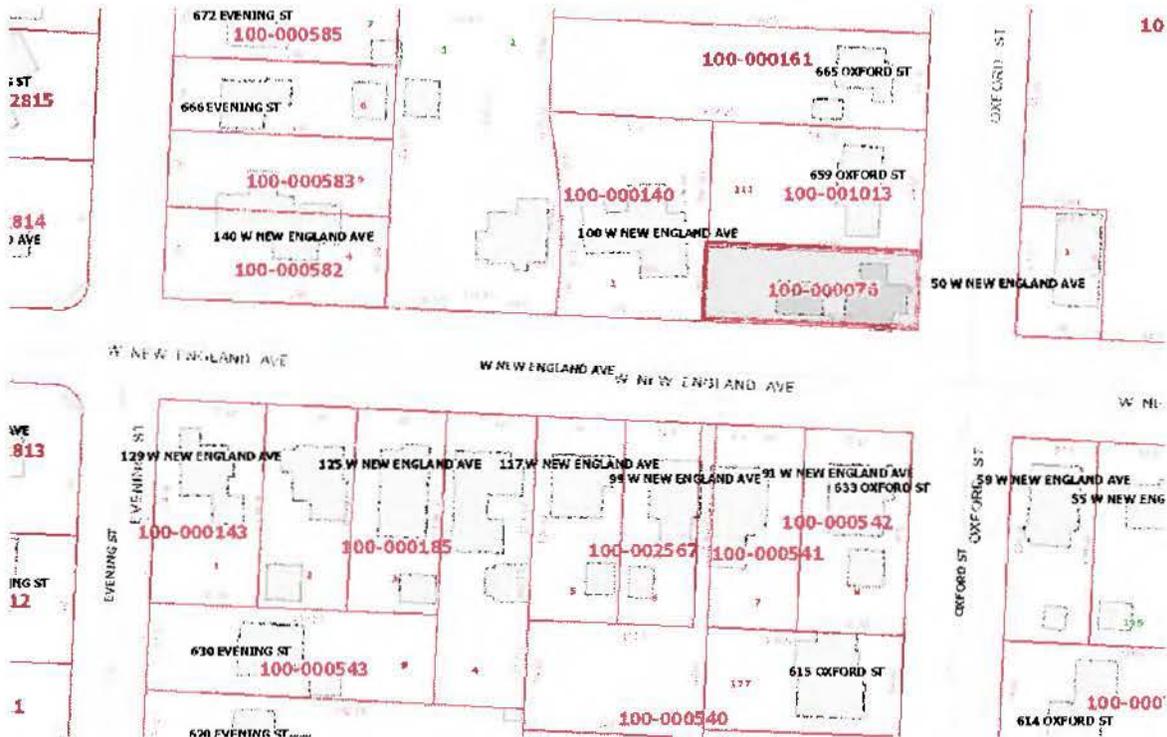
We are submitting this application to extend the fence on the west side of our property from its current location to the property line. We're seeking approval to extend the fence to give our dog and daughter more room to play in the back yard, as well as make it easier to maintain the area that isn't currently fenced in. The style of the fence will be the same as the existing, with 4" wood pickets and 4" gaps between each picket, and 42" height of the pickets. The new area that will be fenced in is 50' in length and 12' in width. Additionally, we're going to replace any rotted/broken pickets on the current fence and repaint the fence white. We appreciate your consideration of this proposal.

Respectfully,



Nathan and Emma Lindholm
653 Oxford Street
Worthington, Ohio 43085

653 Oxford St.



100-000076 04/10/2014

fence



11/15/2015

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CITY OF WORTHINGTON
AR 89-16
DRAWING NO.

DATE 6-10-16



CITY OF WORTHINGTON
AR 89-16
DRAWING NO.
DATE 6-10-16



CITY OF WORTHINGTON
AR 89-16
DRAWING NO.
DATE 6-10-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 32-116
Date Received 2-21-16
Fee \$ 200
Meeting Date 3-11-16
Filing Deadline
Receipt # 61658

- 1. Property Location 7007 N. High Street
- 2. Present/Proposed Use Hotel / Multi-Use Development
- 3. Zoning District C-4
- 4. Applicant Alliance Hospitality, Inc.
Address 600 Enterprise Dr, Lewis Center, Ohio 43035
Phone Number(s) 614-846-6600
- 5. Property Owner HE HARI INC
Address 7007 N High Street, Worthington, Ohio 43085
Phone Number(s) 614-436-0700
- 6. Project Description Redevelopment of existing site to construct
two (2) new hotels and *personal or prof. service* restaurant buildings
- 7. Project Details:
 - a) Design see architectural sketches and imagery
 - b) Color see architectural sketches and imagery
 - c) Size see architectural sketches and imagery
 - d) Approximate Cost \$40 Million Expected Completion Date June 2019

PLEASE READ THE FOLLOWING 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.

Tabled 3/10/16

Applicant (Signature)

2/26/16
Date

Property Owner (Signature)

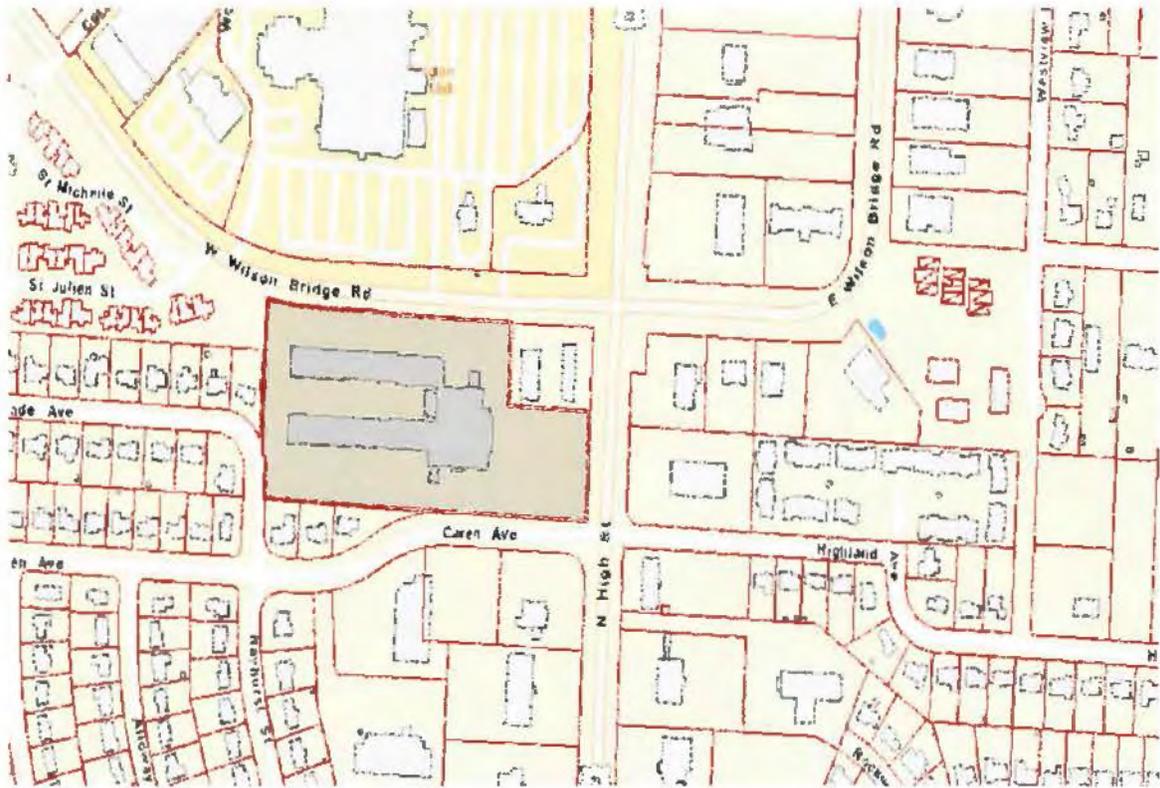
2/26/16
Date

ABUTTING PROPERTY OWNERS
FOR
7007 N. High St.

Tom Carter		7227 N. High St.	Worthington, OH 43085
Telhio Credit Union		54 W. Wilson Bridge Rd.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
BP		7141 N. High St.	Worthington, OH 43085
Englefield Oil Co.	John S. Gordon	447 James Parkway	Heath, OH 43056
Park National Bank		7140 N. High St.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T&S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
Carol Meehan		130 Caren Ave.	Worthington, OH 43085
Steven & Jane Rosandich		140 Caren Ave.	Worthington, OH 43085
Kristin Spyer	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Resident		130 Greenglade Ave.	Worthington, OH 43085
Ville Charmante	Joseph Mezera	146 Saint Julien Ave.	Worthington, OH 43085

THE REDEVELOPMENT AT THE CORNER OF WEST WILSON BRIDGE ROAD AND NORTH HIGH STREET IS KNOWN AS THE VILLAGE AT WORTHINGTON SQUARE. THE DEVELOPMENT STRIVES TO CREATE A SENSE OF PLACE THROUGH THE "TOWN CENTER" APPROACH TO MIXED USE DEVELOPMENT. THE IDEA IS TO FOSTER A COMMUNITY EXPERIENCE THROUGH A SMALL COLLECTION OF STREETS, PLAZAS, AND A TOWN SQUARE. THE TOWN SQUARE IS AN AUTO ROUNDABOUT ANCHORED BY A ROUND FOUNTAIN IN THE CENTER. THIS WILL BECOME THE FOCAL POINT TO THE SQUARE. THE TWO HOTEL STRUCTURES WHICH ARE THE TALLEST DEFINE THE OPPOSITE CORNERS OF THE SQUARE WHILE SINGLE STORY RESTAURANTS MAKE UP THE BALANCE TO CREATE AN URBAN SPACE. THE RETAIL AND OFFICE BUILDINGS FACING WEST WILSON BRIDGE ROAD ARE SPACED APART TO CREATE TWO INDIVIDUAL PLAZAS THAT CONNECT THE MAIN SIDEWALK TO THE INTERIOR STREET AND THE TOWN SQUARE. WHILE PROVIDING VISUAL CLUES INTO THE DEVELOPMENT, THESE PLAZAS ALSO SERVE AS OUTDOOR DINING FOR THE RESTAURANTS AS WELL AS LEISURE SPACE. TWO BUILDINGS TO THE EAST PROVIDE A STREET FRONT TO NORTH HIGH STREET AND ARE CONNECTED TO THE TOWN SQUARE VIA PARKING FIELDS AND SIDEWALKS. THE MAJORITY OF THE PARKING IS TO THE SOUTH AND WEST OF THE DEVELOPMENT PROVIDING CONVENIENT ACCESS AS WELL AS LIMITING THE DEVELOPMENT ADJACENT TO THE RESIDENTIAL NEIGHBORHOOD.

7007 N. High St.



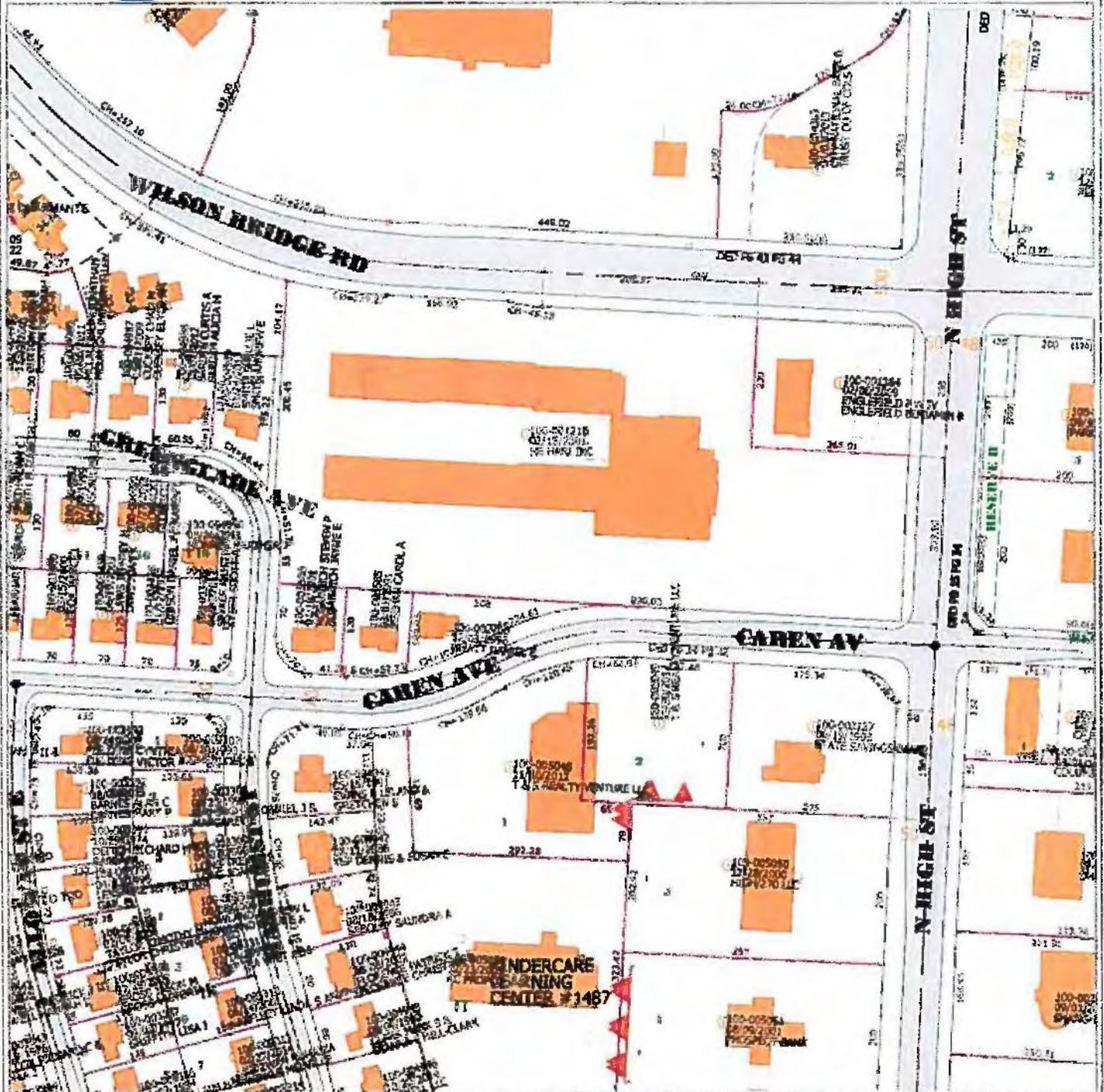
100-001218 04/07/2014



CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 12/9/15



Disclaimer

Scale = 200



This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

CITY OF WORTHINGTON
AR 32-116
DRAWING NO.

DATE 2-26-16

Instr: 200102150031704 02/15/2001
Page: 5 Fee: \$25.00 \$ 03PM
Robert C. Montgomery 120010021271
Franklin County Recorder 6010L4001

SPECIAL WARRANTY DEED

BOULEVARD MOTEL CORP., a Maryland corporation, with an address of 10770 Columbia Pike, Silver Spring, Maryland 20901 ("Grantor"), for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BARGAINS, SELLS, RELEASES AND CONVEYS**, but solely under the special warranty hereinafter expressed, to **HE HARI, INC.**, an Ohio corporation, with an address of 131 Bluebell Drive, SW, New Philadelphia, Ohio (the "Grantee"), the real estate legally described on Exhibit A attached hereto and made a part hereof together with all improvements thereon (the "Property"), situated in Franklin County, Ohio.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the Property, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD, the same, together with all rights, privileges and appurtenances to the same belonging, unto the said Grantee and to its successors and assigns forever, the Grantor hereby covenanting that except for the permitted exceptions set forth on Exhibit B attached hereto and made a part hereof, it, its successors and assigns, shall and will warrant and defend the title of the above described property, unto the Grantee, and to its successors and assigns forever, against the lawful claims of all person whomsoever, lawfully claiming, or to claim the same or any part thereof, by, through or under said Grantor, and not further.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents by its duly authorized officer, this 14th day of February, 2001.

WITNESS


Print Name: Pamela H. Williams


Print Name: Candia L. Tamar

BOULEVARD MOTEL CORP., a
Maryland corporation

By: 
Name: Kevin P. Hanley
Title: Executive Vice President

TRANSFERRED

FEB 15 2001
CLERK OF COURTS
ALDOR
FRANKLIN COUNTY, OHIO

2662

CONVEYANCE TAX
4,150.00

7

CITY OF WORTHINGTON
AR 32-16
DRAWING NO.
DATE 2-21-16

This Instrument Prepared by:

Pam Williams, Esquire
10770 Columbia Pike
Silver Spring, Maryland 20901

Send Subsequent Tax Bills To:

He Hari, Inc
131 Bluebell Drive, SW
New Philadelphia, Ohio

STATE OF Maryland

SS

COUNTY OF Montgomery

I HEREBY CERTIFY that on this 14th day of February, 2001, before me the subscriber, a Notary Public, in and for the jurisdiction aforesaid, personally appeared Kevin P. Hanley, who executed the within deed as Executive Vice President of Boulevard Motel Corp., and acknowledged that they executed the same for the purposes therein contained, and did each acknowledge the foregoing deed to be their respective act

IN WITNESS WHEREOF, I have hereunto set my hand and Notary Seal.

Amy H. Trainer
Notary Public

Amy H. Trainer
Printed Name of Notary

My Commission Expires: 12/15/02

CITY OF WORTHINGTON

AR 32-16
DRAWING NO.

DATE 2-26-10

EXHIBIT "A"

Situate in the County of Franklin, State of Ohio, City of Worthington, being located in Quarter Township 2, Township 2, Range 18, United States Military Lands, and being 8.984 acres of the original 168.112 acre tract conveyed to Planned Communities, Inc. by deed of record in Deed Book 2748, page 503, all references being to records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

Beginning at an iron pin at the intersection of the southerly line of the said 168.112 acre tract with the easterly right-of-way line of Hayhurst Street as dedicated by the plat of "Worthington Estates" recorded in Plat Book 33, pages 38, 39 and 40;

thence along the northerly projection of the easterly line of the said Hayhurst Street, North 4 degrees 55 minutes East, 55.0 feet to an iron pin at the point of a curvature of a curve to the left;

thence along the arc of the said curve (Radius-130.00 feet, Sub-Delta-22 degrees 58 minutes 23 seconds), the chord of which bears North 6 degrees 34 minutes 11 seconds West, a chord distance of 51.78 feet to a point;

thence North 4 degrees 31 minutes 58 seconds East, 308.45 feet to an iron pin in the arc of the curve of the southerly right-of-way line of the proposed westerly extension of the relocation of Wilson Bridge Road;

thence along the arc of the said curve to the left (Radius-750.00 feet, Sub-Delta-10 degrees 20 minutes 52 seconds), the chord of which bears South 80 degrees 17 minutes 18 seconds East, a chord distance of 135.27 feet to an iron pin at the point of tangency of the said curve;

thence along the said southerly right-of-way line of the proposed westerly extension of the relocation of Wilson Bridge Road, South 85 degrees 27 minutes 44 seconds East 168.02 feet to an iron pin at the point of intersection of the said line with the arc of the curve of the southerly right-of-way line of relocated Wilson Bridge Road as established by an easement conveyed to the State of Ohio;

thence along the arc of the said curve (Radius-205.00 feet, Sub-Delta-12 degrees 40 minutes 51 seconds), the Chord of which bears South 79 degrees 7 minutes 19 seconds East, a chord distance of 45.28 feet to the point of tangency of the said curve;

thence North 4 degrees 32 minutes 16 seconds East 55.0 feet to a point in the centerline of the said Wilson Bridge Road;

thence along the centerline of the said Wilson Bridge Road South 85 degrees 27 minutes 44 seconds East 551.98 feet to a point at the intersection of the said line with the original centerline of North High Street (U.S. Route 23);

thence along the original centerline of the said U.S. Route 23, South 4 degrees 31 minutes 58 seconds West, 457.92 feet to a point;

thence along the northerly right-of-way line of Caren Avenue, dedicated by plat of record in Plat Book 34, page 32 and along the said line extended westerly, being the southerly line of the said original Planned Communities, Inc., 168.112 acre tract, North 85 degrees 05 minutes West, 690.03 feet to the place of beginning, containing 8.984 acres, more or less, of which 1.079 acres lies within the westerly right-of-way of North High Street and the southerly

CITY OF WORTHINGTON

AP 32-16
DRAWING NO.

DATE 2-24-16

right-of-way of the said Wilson Bridge Road, leaving the net usable acreage of 7.905 acres, more or less, and being the same land described in the conveyance from Planned Communities, Inc. to Humble Oil and Refining Company, dated January 21, 1969, recorded February 3, 1969 and re-recorded February 10, 1969, Deed Records, Franklin County, Ohio.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

1.399 acres of land out of the 8.984 acre tract herein described:

Beginning at the Northeast corner of the said 8.984 acre tract, said point of beginning being the point where the centerline of the relocated Wilson Bridge Road intersects with the centerline of the original centerline of North High Street (U.S. Route 23);

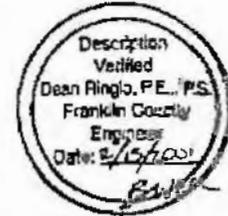
Thence along the original centerline of the North High Street (U.S. Route 23), South 4 degrees 31 minutes 58 seconds West 230.00 feet to a point for corner;

Thence North 85 degrees 27 minutes 44 seconds West, a distance of 265.01 feet to a point for corner;

Thence North 4 degrees 31 minutes 58 seconds East, a distance of 230.00 feet to a point for corner, also being a point in the centerline of the said relocated Wilson Bridge Road;

Thence along the centerline of the said Wilson Bridge Road South 85 degrees 27 minutes 44 seconds East, a distance of 265.01 feet to the Point of Beginning and containing 1.399 acres, more or less.

0-97-F
All of
(100)
1218



CITY OF WORTHINGTON
AR 32-16
DRAWING NO.

DATE 2-26-16

EXHIBIT 'B'

POOR ORIGINAL

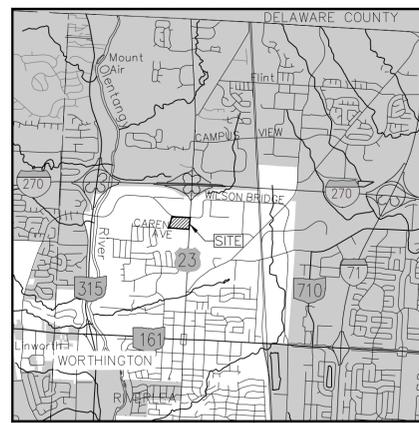
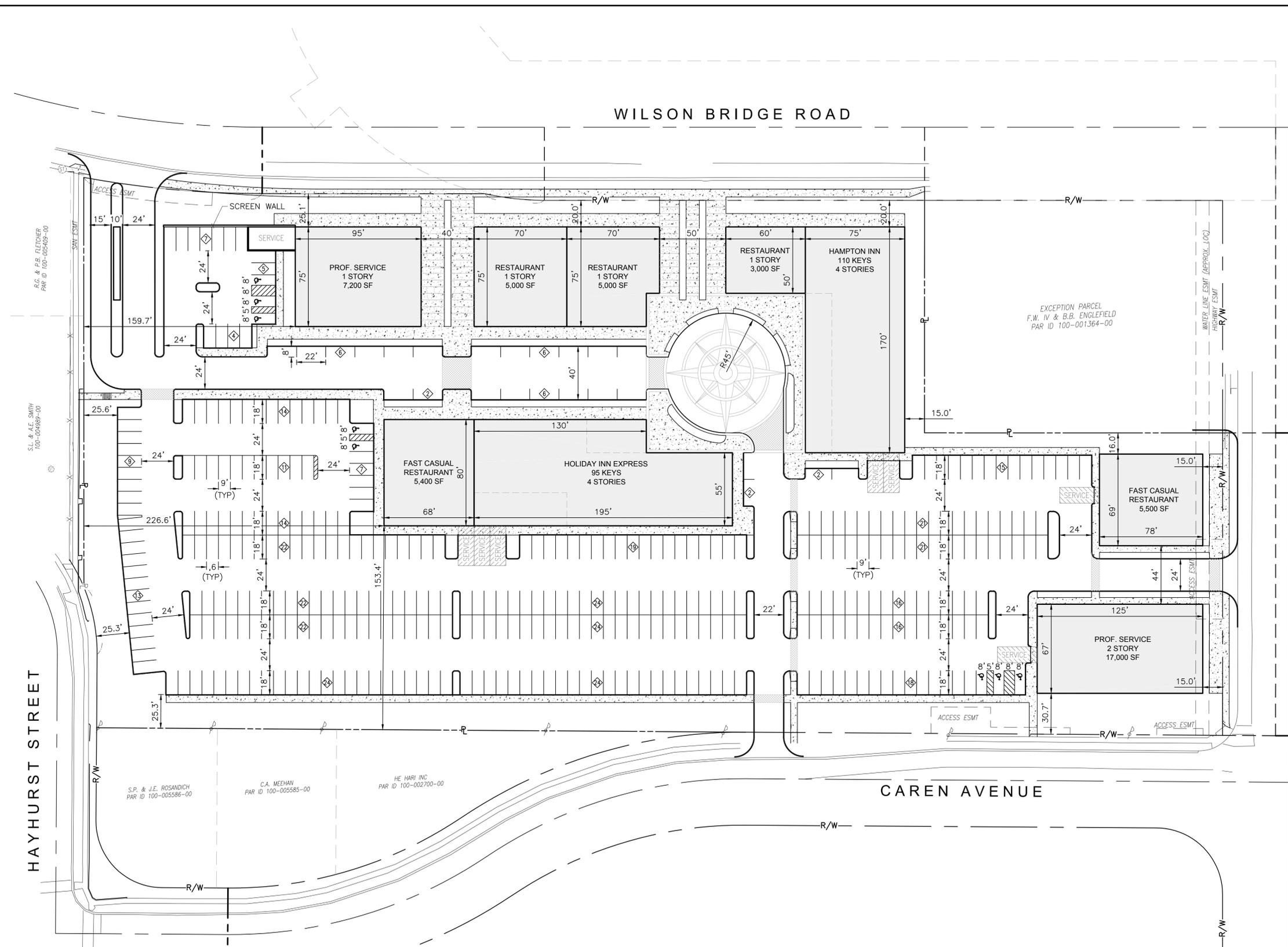
This Special Warranty Deed is made expressly subject to the following:

1. Easement, recorded in Deed Book 2732, Page 222 of Franklin County Records
2. Easement to City of Worthington, recorded in Deed Book 2558, Page 459 of Franklin County Records.
3. Right of Entry to City of Worthington, recorded in ORV 12632, Page F12 of Franklin County Records.
4. Right of Entry to City of Worthington, recorded in ORV 12632, Page F14 of Franklin County Records.
5. Right of Entry to City of Worthington, recorded in ORV 12632, Page F16 of Franklin County Records.
6. Easement for Highway Purposes to City of Worthington, recorded in ORV 12632, Page F18 of Franklin County Records.
7. General and special taxes or assessments for 2001 and subsequent years not yet due and payable.

CITY OF WORTHINGTON
AR 32-16
DRAWING NO.

DATE *2-21-16*

L:\Projects\Projects\A-E\202007\CAD\SITE PLANNING\COMMISSION_2\Worthington\MPC 01 SITE PLAN.dwg - Last printed 8/10/2016 11:58 AM



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SITE PLAN	1
LANDSCAPE PLAN	2
SITE PLAN RENDERING	3

NO.	DATE	BY	DESCRIPTION

815 GRANDVIEW AVENUE
SUITE 650
COLUMBUS, OH 43215
TEL: 614.441.4222
FAX: 688.488.7340

PROJECT DATE: 08/10/2016
PROJECT NO.: A326007
DRAWN BY: GEO
CHECKED BY: SCH

TECHNICAL SKILL
CREATIVE SPIRIT.

www.MannikSmithGroup.com

PREPARED FOR
ALLIANCE HOSPITALITY, INC
600 ENTERPRISE DRIVE
LEWIS CENTER, OH 43085

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
The Village at Worthington Square
7007 N. HIGH STREET

SITE PLAN

1 / 3

ZONING
DEVELOPMENT ADDRESS 7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
EXISTING PARCEL ID: 100-001218
ZONING: C-4

PROPOSED LOT AREA: 7,015 AC.
SETBACKS: AS SHOWN

OWNER
HE HARI INC
7007 N HIGH STREET
WORTHINGTON, OHIO 43085

GREEN SPACE
PRE/POST = 1.295/1.062 ACRES

LANDSCAPING
PLANTING INTENT PER "LANDSCAPE PLAN", SHEET 2/3, TO COMPLY WITH CHAPTER 1171.02 OF ZONING CODE.

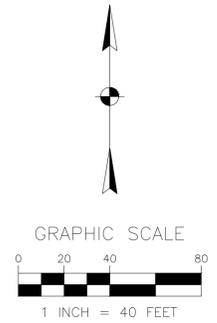
PARKING
PARKING REQUIRED: PROFESSIONAL SERVICES (24,200 SF @ 1:250) = 97
RESTAURANT (23,900 SF @ 1:100) = 239
HOTEL (205 ROOMS @ 1:1) = 205
541 TOTAL SPACES REQUIRED

PARKING PROVIDED: 396 SPACES TOTAL (73%)
INCLUDES 8 ACCESSIBLE SPACES (2 VAN / 6 CAR)

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

LIGHTING
PROPOSED LIGHTING TO COMPLY WITH CHAPTER 909 OF ZONING CODE.

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



L:\Projects\Projects_A-E\020007\CA\SITE PLANNING\COMMISSION 2\Worthington\WPC_03_RENDER\SITE_03_RENDER.dwg - Last printed 6/10/2016 12:23 PM



the village at worthington square
 COOPER CARRY



PREPARED FOR: ALLIANCE HOSPITALITY, INC. <small>600 ENTERPRISE DRIVE LEWIS CENTER, OH 43035</small>		TECHNICAL SKILL: CREATIVE SPIRIT. 	PROJECT NO.: A326007
CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO The Village at Worthington Square 7007 N. HIGH STREET	PROJECT DATE: 06/10/2016	DRAWN BY: GEO	CHECKED BY: SCH
815 GRANDVIEW AVENUE SUITE 650 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340	NO.	DATE	DESCRIPTION
SITE PLAN RENDERING	3	3	



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case #	CU 11-16
Date Received	6-1-16
Fee	\$25.00
Meeting Date	6-23-16
Filing Deadline	6-23-16

1. Property Location 7200 Huntley Road, Suite B, Columbus, OH 43229
2. Zoning District I-1
3. Applicant PETER WHITE
Address 1880 BILLINGSLEY RD. CUL. OH 43235
Home Phone 614 515 8880 Work Phone 614 489 8355
4. Property Owner ~~Vincenzina And Luigi Fantozzi Trust~~ Gerardo D. Fantozzi Trust
7200 HUNTLEY RD LLC.
Address 4110 Greensview Drive, Columbus, OH 43220
Home Phone 614-459-5905 Work Phone 614-440-5905
6. Business Name AUTOMATION LLC
7. Type of Business/Conditional Use Wholesale automobile sales

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.

Peter White
Applicant (Signature)

Gerardo D. Fantozzi
Property Owner (Signature)

Gerardo D. Fantozzi Trustee Member
7200 HUNTLEY RD. LLC.

*As trustees we acknowledge the application, but cannot verify the statements or information provided by applicant.

ABUTTING PROPERTY OWNERS
FOR
7200 Huntley Rd., Suite B

Anheuser-Busch Company Inc.
Mayfam Realty
Geldreich Family LP
Capital Enterprises
Rush Creek Investors LLC

Commercial One Property
1 Busch Pl.
535 Greenglade Ave.
8 Wildlake Dr.
1515 Bethel Rd., Suite 200
540 Office Center Pl., Suite 260

Saint Louis, MO 63118
Worthington, OH 43085
Covington, KY 41015
Columbus, OH 43220
Gahanna, OH 43230

Conditional Use Permit Application

7200 Huntley Road # 13

1. Supporting Statement:

A. Effect on traffic pattern:

There is no projected effect on the traffic pattern should the conditional use permit (the “Permit”) be granted. The business is a wholesale car business, and, as such, vehicles will generally be purchased from sources and delivered directly from the seller to various car dealerships for retail sales.

B. Effect on public facilities:

There is no projected effect on public facilities should the Permit be granted.

C. Effect on sewerage and drainage facilities:

There is no projected effect on sewerage or drainage facilities should the Permit be granted.

D. Utilities required:

All utilities that are required are already present and in place. There is no projected impact or effect on utility requirements.

E. Safety and health considerations:

There are no special safety and health considerations. The operations would present no safety and health considerations different than any regularly permitted business.

F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards:

There are no special noise, odors, or other noxious elements, including hazardous substances and other environmental hazards associated with the operations of the Business.

G. Hours of use:

The hours of use will be normal business hours, with occasional extra hours as necessary. There are no special or unusual hours of use.

H. Shielding or screening considerations for neighbors:

Because all of the vehicles will be inside the already present fence, and because the previous tenant operated a car business, there should be no shielding or screening considerations necessary for neighbors.

I. Appearance and compatibility with the general neighborhood:

No changes are planned to the facility, either inside or out, and therefore approving the Permit should have no effect on the appearance or compatibility with the general neighborhood.

2. Site Plan:

No changes are to be made to the structure, grounds, or fences. The only signage will be attached to the building, and will comply with signage requirements.

3. Elevations:

No construction is planned. The Business will utilize the current facilities in their present state and location.

4. Lighting Cuts:

N/A

5. Floor plan:

A floor plan can be submitted if requested, but, no changes are being made to the current floor plan.

7200 Huntley Rd.



100-002695 12/11/2013

7200 Huntley Rd. Suite A



100-002695 12/11/2013

CITY OF WORTHINGTON
CU 11-16
DRAWING NO.

DATE 10-1-16



Amendment to Development Plan Application

Case # ADP 04-16
Date Received 6-9-16
Fee \$50
Meeting Date 6-23-16
Filing Deadline
Rec'd # 62181

1. Property Location 7099 Huntley Rd. Columbus Easteners

2. Present Use & Proposed Use Warehouse / Warehouse

3. Present & Proposed Zoning Industrial / Industrial

4. Applicant Sign Vision Co. Inc. - Bri Bailey

Address 987 Claycraft Rd, Columbus OH 43230

Phone 614-475-5161

5. Property Owner Geldreich Family LP

Address 8 Wildlake Dr., Covington KY 41015

Phone N/A

6. Project Description Install (1) 3'x6' aluminum sign panel onto Street front;
and install (1) 3'x6' aluminum sign panel onto side elevation.

7. Variances Requested Install (2) additional signs at property

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.

Bri Bailey
Applicant (Signature)

6/7/16
Date

[Signature]
Property Owner (Signature)
MARCEL GELDREICH FAMILY LLC

6-7-16
Date

MPC Approval Date:

City Council Approval Date:

ABUTTING PROPERTY OWNERS
FOR
7099 Huntley Rd.,
Unit 101

Rush Creek Investors LLC	540 Office Center Pl., Suite 260	Gahanna, OH 43230
7200 Huntley Rd LLC	4110 Greensview Dr.	Columbus, OH 43220
Mayfam Realty	535 Greenglade Ave.	Worthington, OH 43085
Werstler Holdings LLC	2101 9th St. SW	Massillon, OH 44647
Worthington Galena LLC	68 S. Fourth St.	Columbus, OH 43215
Under PSI Properties	7046 Worthington Galena Rd.	Worthington, OH 43085
Top World Legacy LLC	PO Box 252	Worthington, OH 43085
Colombo Cautela	Pia Rmdr Truman 7059 Worthington Galena Rd.	Worthington, OH 43085
Carlo Cautela	7069 Worthington Galena Rd.	Worthington, OH 43085
Capital Enterprises	Commercial One Prop 1515 Bethel Rd., Suite 200	Columbus, OH 43220



Corporate Address:
987 Claycraft Road
Columbus, OH
43230

Email: Sales@SignVisionCo.com
Phone: (614) 475-5161
Fax: (614) 864-0302

When You're Ready... We're Here!

June 8, 2016

To Whom It May Concern:

The proposed signage for Columbus Fasteners, located at 7099 Huntley Rd will serve as a business endeavor and help to bring location awareness to fellow patrons. From my own personal experience, when I met at site to discuss potential signage, I ended up in the back of the building trying to enter through a locked door, due to lack of signage. The property is proposing one sign on the building front that faces Worthington Galena Rd. to serve as a known business to those possible patrons coming this direction.

Columbus Fasteners also believes it will be beneficial to have an additional sign on the West front elevation that faces the intersection of Huntley Rd and Worthington Galena Rd. From this intersection, as you continue onto Huntley Rd, there is no beneficial signage to guide you in the correct direction.

Columbus Fasteners is trying to draw in business and offer financial gain to the area but they are not able to do this without proper knowledge of them being there, lacking guidance from signage. Your consideration for additional signage would be greatly appreciated

Sincerely,

Bri Bailey

Sign Vision Co., Inc.

7099 Huntley Rd. Unit 101



100-000085 01/20/2014



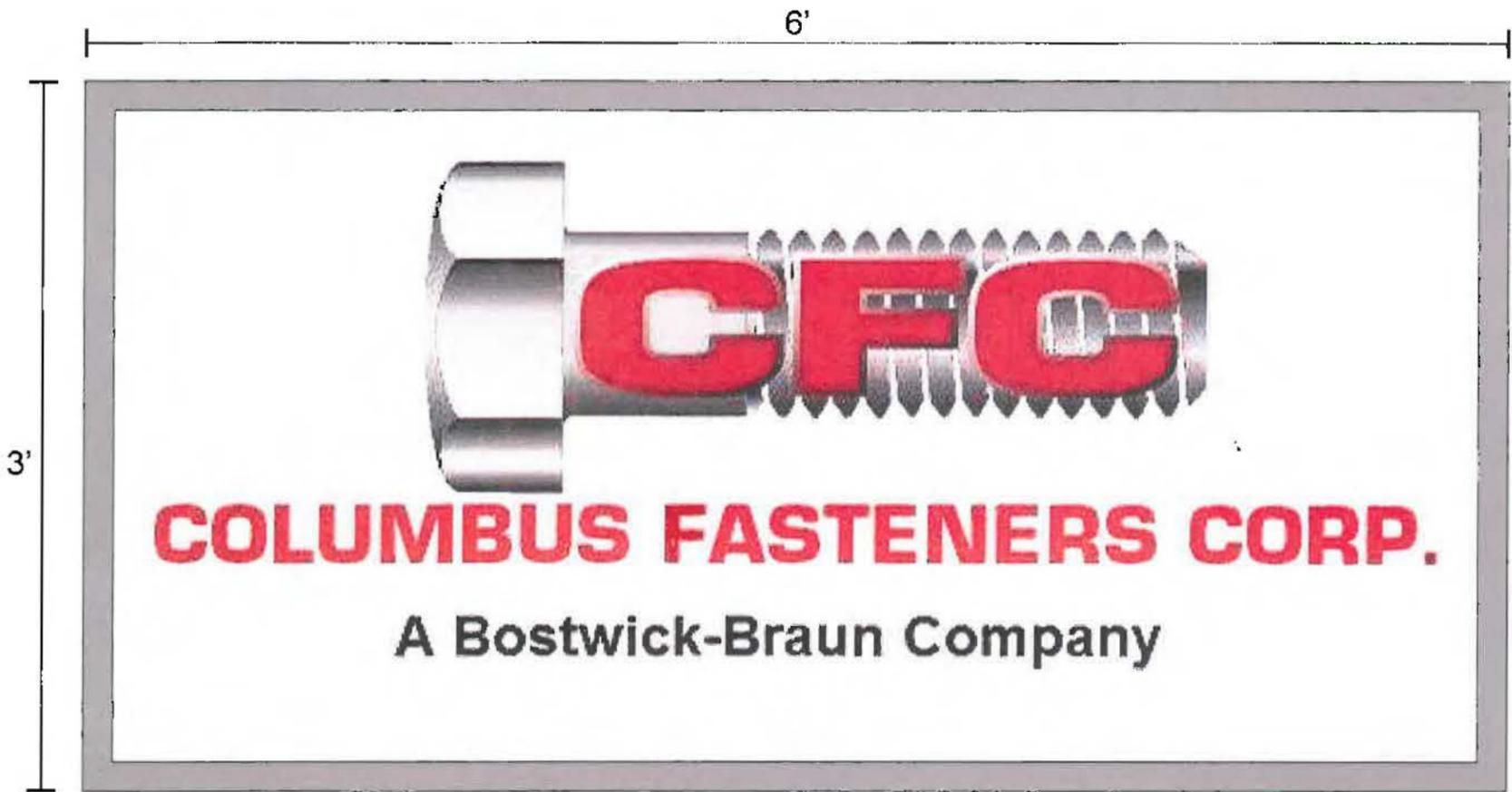
Google earth

feet
meters



CITY OF WORTHINGTON
ADP 04-16
DRAWING NO.
DATE 10-9-16

SIGN VISION CO.



QTY. X 2 - 3' X 6' WALL SIGN

3MM WHITE ACM BOARD

DIGITALLY PRINTED CFC LOGO

BLACK & RED VINYL COPY

1.5" ALUMINUM BORDER, PAINTED FINE SILVER

SIGN ATTACHED TO BRICK FACADE W/ 3" SELF TAPPERS
(SIX PER SIGN, TAPERS TO BE COVERED BY 1.5" ALUMINUM BORDER)



CITY OF WORTHINGTON
 ADP 04-16
 DRAWING NO.
 DATE 6-9-16



CORPORATE OFFICES:
 987 CLAYCRAFT ROAD
 COLUMBUS, OHIO 43230
 PHONE: (614) 475-5161

JOB TITLE:
 COLUMBUS FASTENERS
 WALL SIGNS

DATE: MAY 18, 2016
 SALESMAN: BRI BAILEY
 DESIGNER: CN
 DRAWING #2016-145

FILE: CFC 2016-145
 REVISION: 6.3
 REVISION:
 REVISION:

APPROVED
 APPROVED WITH CORRECTIONS
 NOT APPROVED RESUBMIT

SIGNATURE: _____



Amendment to Development Plan Application

Case # ADP 05-16
Date Received 6-10-16
Fee 50
Meeting Date 6-23-16
Filing Deadline
Receipt # 62107

- 1. Property Location 2245⁰²²⁸⁵ Dublin Granville Rd. West
- 2. Present Use & Proposed Use Two building Strip MALL
- 3. Present & Proposed Zoning _____
- 4. Applicant Tom Hayer
Address 611 Centerwoods Dr.
Phone (614) 989-9852
- 5. Property Owner Linworth Crossing LLC
Address _____
Phone _____
- 6. Project Description Two Building Strip MALL (24 spaces)
- 7. Variances Requested Locate TRANSFORMERS (1 EACH blding')
on south side of parking Lot curb

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)

6/10/2016
Date

Property Owner (Signature)

Date

MPC Approval Date:

City Council Approval Date:

Abutting Property Owners
for
2245 and 2285 W. Dublin-Granville Rd.

Richard Russell
Strait Real Estate LLC
MV2T Investments LLC
Charles & Loranna Bishop
DK Erwin Properties LLC
Paul & Judith Doran
Linworth Duchess LLC
United Dairy Farmers Inc.
United Dairy Farmers Inc.
161 Linworth Properties LLC

595 Retreat Ln.
2573 Swisher Creek Dr.
2290 W. Dublin-Granville Rd.
6167 Hutchinson St.
395 Country Cove
8378 Bevelhymmer Rd.
447 James Pkwy.
3955 Montgomery Rd.
2204 W. Dublin-Granville Rd.
6629 Millbrae Rd.

Powell, OH 43065
Blacklick, OH 43004
Columbus, OH 43085
Westerville, OH 43081
Cabot, AR 72023
Westerville, OH 43081
Newark, OH 43056
Cincinnati, OH 45212
Columbus, OH 43085
Columbus, OH 43235



June 10, 2016

Lynda Bitar
Municipal Planning Commission
Worthington, Ohio 43085

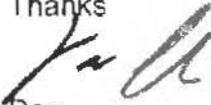
Lynda;

Below is a brief narrative concerning a modification to the approved Site Plan for Linworth Crossing:

AEP has refused to let us install the transformer pads over the sanitary sewer. We do not want to lose any parking and therefore request a variance to move the pads to the south of the parking curb. Landscaping plants will be moved with the pads to conceal transformers from the south.

Please call if you have any questions.

Thanks



Dan



Daniel Cline & Associates, Inc.
Architecture/Retail Design
112 S. Parkview Ave.
Columbus, Ohio 43209
Tel. 614-485-9400

2245 & 2285 W. Dublin-Granville Rd



LINWORTH CROSSING
2233 W. UJBLING GRANVILLE RD
COLUMBUS, OH.

Daniel Cline & Associates, Inc.
ARCHITECTS & LANDSCAPERS
112 South 7th St. Columbus, Ohio 43215
Phone: 614.882.3900

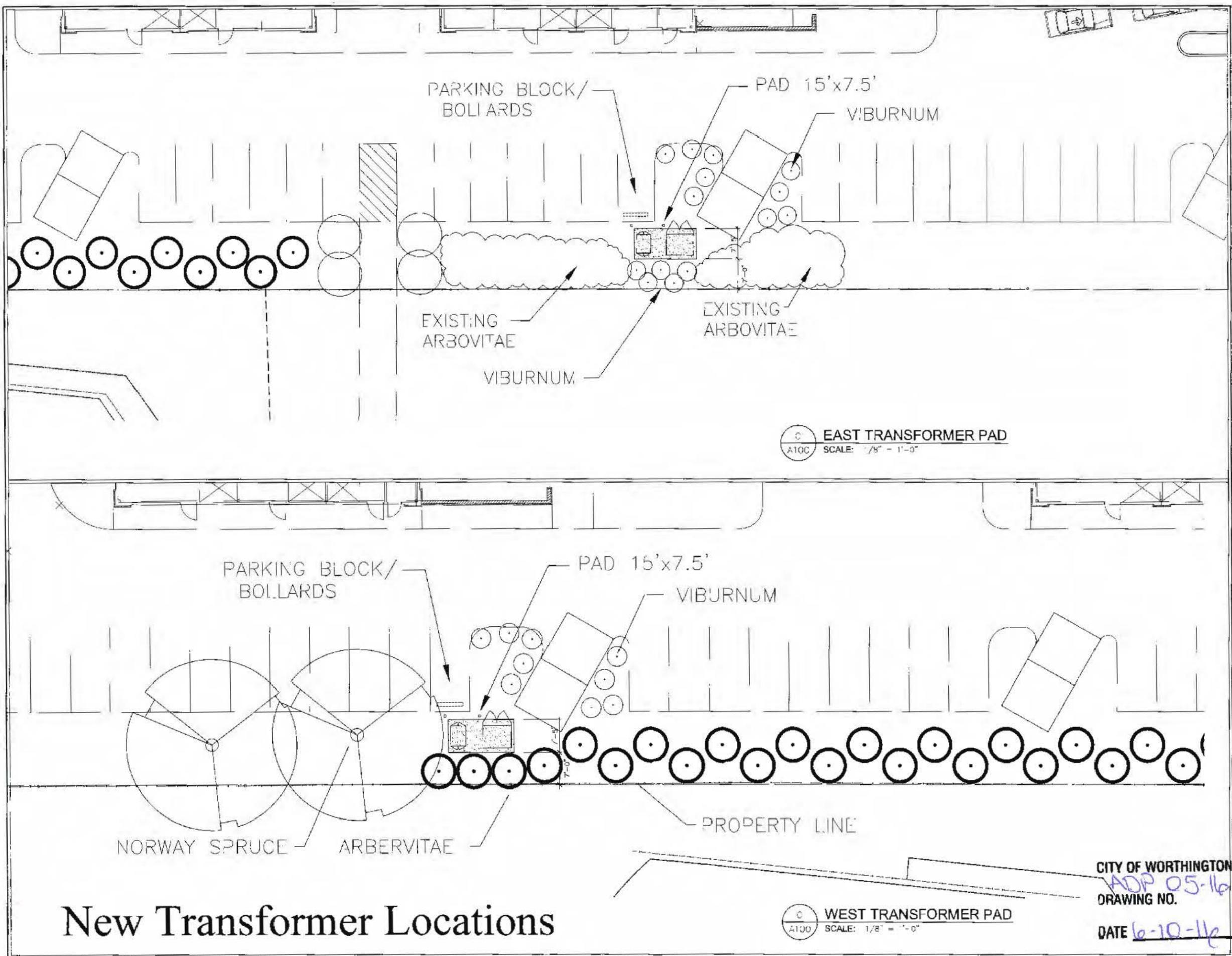
LINWORTH CROSSING

PROJECT NO. 40642.00

ISSUE	DATE
PERM. RPT	2.12.2005
LEASER PLAN	3.20.2013
LEASER PLAN	6.23.2015
REV. SITE PLAN	7.21.12-'15
REV. SITE PLAN	12.20.2015
NEW TRANSFORMER	03.11.2015



CITY OF WORTHINGTON
ADP 05-16
DRAWING NO.
DATE 6-10-16
TRANSFORMER PLANS
SITE A5

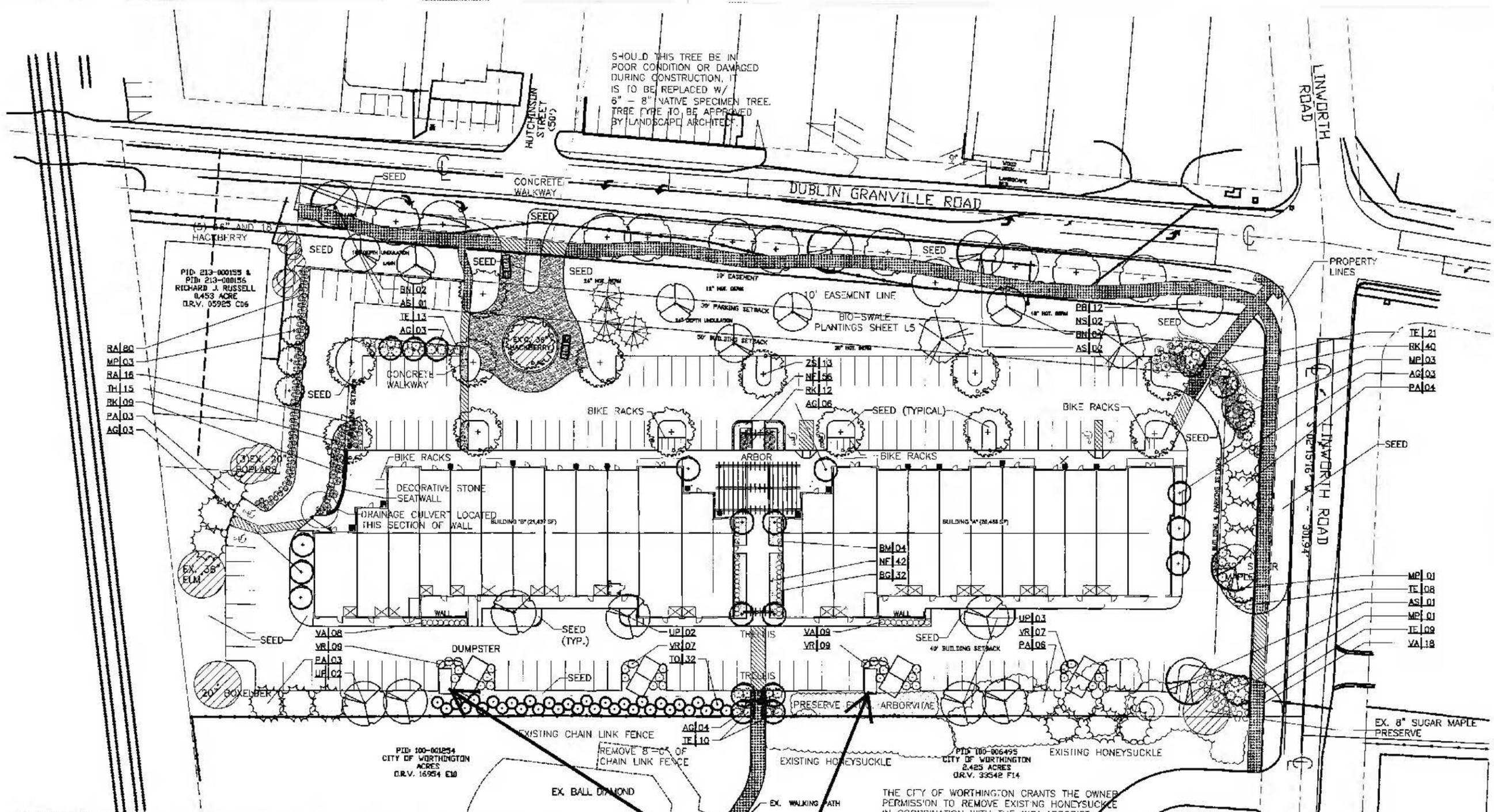


New Transformer Locations

LINWORTH CROSSING
 W. DUBLIN GRANVILLE RD
 COLUMBUS, OH

Daniel Cline & Associates, Inc.
 Architects & Planners
 11111 J. Taylor Road
 Columbus, OH 43240
 Phone: 614-251-2400

CONSULTANT
 Mark A. Schieber Associates, LLC
 A studio of horticulture and landscape architecture and sustainable design
 2807 B Dwyer Dr.
 Columbus, OH 43232
 Phone: 614-754-0200, Fax: 614-496-1303
 www.schieberassociates.com

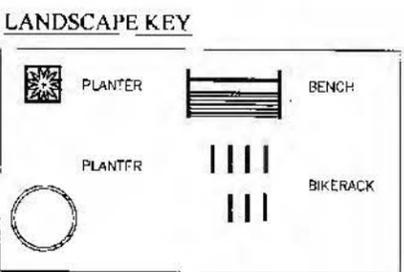


LINWORTH CROSSING

PLANT LIST:

QTY	KEY	BOTANICAL NAME	COMMON NAME	DBH	SIZE	MINI/TW	REMARKS/COMMENTS
DICHOCHOUS TREES							
19	AG	AMELANCHIER GRAND 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	0	8'	8'-7'	B&B MULTISTEM
4	ZS	ACER SACHINUM	SUGAR MAPLE	D	2.5" CAL		B&B
6	BN	BETULA NIGRA 'HERITAGE'	HERITAGE REDDER BIRCH	D	1.5" CAL		B&B
8	WP	MAHUA 'FRANZINI'	'FRANZINI' FLOWERING ORANGEPLUM	D	1.5" CAL		B&B
3	UP	NYSSA SYLVAICA	BLACK YUPELO	D	1.5" CAL		B&B
12	PR	PLATANUS X ACERIFOLIA 'BLOODGOOD'	BLOODGOOD LONDON PLANETREE	D	2.0" CAL		B&B
7	UP	ULMUS WIL. PROSPECTOR	PROSPECTOR ELM	D	2.5" CAL		B&B
14	ZS	ZELKOVIA SEROTINA 'GREEN VASE'	GREEN VASE ZELKOVA	D	2.5" CAL		B&B
COLUMNAR TREES							
18	PA	PICEA ABIES	NORWAY SPRUCE	E	5'-8'		B&B
3	TD	TAXODIUM DISTICHUM	BALD CYPRESS	E	2.5" CAL		B&B
32	TD	THUJA OCCIDENTALIS 'NIGRA'	GREEN GIANT ARBORVITAE	E	8'-7'		B&B SPACING AS SHOWN
SHRUBS							
4	BM	BUXUS S. 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	D	24"-30"		CONF.
32	BO	BUXUS X. 'GREEN VELVET'	GREEN VELVET BOXWOOD	D	8"		CONF.
86	RA	RHUS AROMATICA 'GLO-SUN'	GLO-SUN AROMATIC SUMAC	D	18"		CONF.
52	RR	ROSA KNOCKOUT 'SUNNYSIDE'	SUNNYSIDE KNOCK-OUT ROSE	D	18"		CONF.
81	TE	TAXUS X MEDIA 'EVERLOW'	EVERLOW YEW	E	24"		CONF.
13	TH	TAXUS X MEDIA 'HOKSI'	HOKSI YEW	D	24"		CONF.
32	VR	VIBURNUM DENTATUM	ARBUSTIVE VIBURNUM	D	16"		B&B
32	VR	VIBURNUM RHYTHYDAPHNOLIDES 'ALLEGHENY'	ALLEGHENY VIBURNUM	D	16"		B&B
PERENNIALS							
88	MP	HEPETA FASSENII 'WALKER'S LOW'	WALKER'S LOW CATMINT	D	075		CONF.

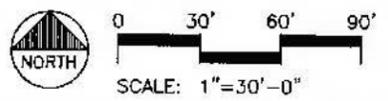
**Originally Approved
Transformer Locations**



NOTE: SITE PLAN PROVIDED BY J. ROBERT HAYSLIP P.E., BRH GROUP, INC. FIELD VERIFICATION AND IDENTIFICATION PROVIDED BY MARK A. SCHIEBER AND ASSOCIATES.

CITY OF WORTHINGTON
 ADP 05-16
 DRAWING NO.

DATE 6-10-16



PROJECT NO. 40642.00

ISSUE	DATE
PERMIT DEL.	12.08.2014
REVIEW SET	11.18.2014
REVISIONS	2.05.15
REVISIONS	2.16.16
CONSTRUCTION SET	2.17.16
ISSUED FOR CITY	4.17.2015
CORRECTION LETTER	