



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, October 13, 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 September 22, 2016 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board

1. New

- a. Balcony Alterations – **5935 N. High St.** (Linda H. Karr/Residences of Worthington) **AR 115-16**
- b. Roof, Soffit & Gutter Replacement - **250 E. Granville Rd.** (Richardson Exteriors/Troester) **AR 116-16**
- c. Railings - **882 High St.** (Greg Giessler/Cam Taylor) **AR 118-16** (Amendment to AR 01-16)
- d. New Building & Demolition – **780 E. Granville Rd.** (Danny Popp/Jack Maxton Chevrolet) **AR 120-16**

- e. Changes to Detached Condominium Plans – **41 E. New England Ave.** (Robert & Theresa Capace) **AR 117-16** (Amendment to AR 50-14)

C. Municipal Planning Commission

1. Planned Unit Development Modification

- a. Changes to Detached Condominium Plans – **41 E. New England Ave.** (Robert & Theresa Capace) **PUDM 02-16** (Modification to PUD 03-14)

2. Conditional Use

- a. Office in the C-5 Zoning District – **752 High St.** (COhatch Worthington LLC) **CU 16-16**

3. Amendment to Development Plan

- a. New Buildings – **890 & 910 High St.;** Demolition - **33 E. North St.** (Plank Law Firm, LPA) **ADP 07-16**

B. Architectural Review Board (continued)

1. New (continued)

- f. New Buildings – **890 & 910 High St.;** Demolition - **33 E. North St.** (Plank Law Firm, LPA) **AR 119-16**

2. Unfinished

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

D. Other

E. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: October 7, 2016

SUBJECT: Staff Memo for the Meeting of October 13, 2016

B. Architectural Review Board

1. New

- a. Balcony Alterations – **5935 N. High St.** (Linda H. Karr/Residences of Worthington) **AR 115-16**

Findings of Fact & Conclusions

Background & Request:

Approval was granted in 1996 for the Residences of Worthington condominiums to be built, and construction was completed in 1997. There are 54 units in the building which can be occupied by people 55 and older.

Some residents on the north and south sides of the building have had trouble with water dripping through the balconies above. This is a proposal for 10 of the balconies to address the problem.

Project Details:

1. Four of the balconies are on the north side; six are on the south side of the building.
2. The proposal involves installing ONDURA corrugated asphalt roofing sheets, which are made with a tough organic fiber core and completely infused with asphalt as the weather protection barrier, to the bottom of the balcony decks to allow water to drain to the sides.
3. A sample piece was installed under one of the balconies to make sure it was a good solution. The sample is brown, but the proposed color is white to match the sides and tops of the decks.

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 and adding onto structures in the District. Compatibility of design and materials, and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application. The proposed seems to be a practical solution that will blend in with the balconies and building.

Motion:

THAT THE REQUEST BY LINDA H. KARR ON BEHALF OF THE RESIDENCES OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO MODIFY SOME OF THE BALCONIES AT 5935 N. HIGH ST., AS PER CASE NO. AR 115-16, DRAWINGS NO. AR 115-16, DATED SEPTEMBER 23, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- b. Roof, Soffit & Gutter Replacement - **250 E. Granville Rd.** (Richardson Exteriors/Troester)
AR 116-16

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

This house at the northeast corner of E. Granville Rd. and Pingree Dr. is a one-story house that was constructed in 1959. The house is mainly stucco, but has brick on the front elevation, and the roof has 3 tab brown shingles. This is a request to replace the roof, soffits, fascia and gutters.

Project Details:

1. Proposed for the roof are dimensional asphalt shingles that are Driftwood in color, which has shades of brown and gray.
2. The existing gutters and downspouts are proposed for replacement with new 6” aluminum gutters and 4” downspouts.
3. Existing wood fascia would be replaced with wood, and wood soffits would be replaced with vented aluminum soffits.
4. The proposed color for the fascia, soffits, gutters and downspouts would be white.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

When installing a new roof on a building that currently has asphalt shingles, avoid the uneven, “staggered-butt” design or other shingle patterns that try to create an older look; a medium gray color generally is appropriate on an older building if it originally had a slate roof. Green, red or black shingles may also be appropriate, depending on the building’s predominant colors. Avoid very light-colored shingles. When replacing gutters or downspouts, duplicate the existing as

closely as possible. As with other building elements, the simplest design is usually the best. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application, as the proposed work is appropriate for the house.

Motion:

THAT THE REQUEST BY RICHARDSON EXTERIORS ON BEHALF OF TIMOTHY A. TROESTER FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE ROOF, SOFFITS AND GUTTERS AT 250 E. GRANVILLE RD. AS PER CASE NO. AR 116-16, DRAWINGS NO. AR 116-16, DATED SEPTEMBER 23, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Railings - **882 High St.** (Greg Giessler/Cam Taylor) **AR 118-16** (Amendment to AR 01-16)

Findings of Fact & Conclusions

Background & Request:

Approval of this building was granted in 1986, and it was constructed in 1987. The existing accessible ramp was added in 1993. The property owners received approval to remove the existing ramp and steps by the front door and install a new version in January of this year. This application is a request to change the style of the railings used for the steps and ramp.

Project Details:

1. Approved originally was a wrought iron railing with top and bottom rails and no balusters. Now, a railing with vertical balusters is proposed.
2. Board of Zoning Appeals approval was granted for the railings to be located in the front setback. The existing building is about 21' from the right-of-way.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

There are recommendations in the Worthington Design Guidelines to use exterior materials traditionally used on commercial building in Worthington.

Recommendation:

Staff is recommending *approval* of this application. The proposed railing style is appropriate for this building and the District.

Motion:

THAT THE REQUEST BY GREG GIESSLER TO AMEND CERTIFICATE OF APPROPRIATENESS AR 01-16 BY MODIFYING THE PROPOSED RAILINGS FOR THE ENTRANCE AT 882 HIGH ST., AS PER CASE NO. AR 118-16, DRAWINGS NO. AR 118-16, DATED SEPTEMBER 28, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. New Building – **780 E. Granville Rd.** (Danny Popp/Jack Maxton Chevrolet) **AR 120-16**

Findings of Fact & Conclusions

Background & Request:

This Chevrolet dealership has been in Worthington since 1926, and at this location since the 1960's. Four buildings are used by the business, including an auto maintenance building at the northwest corner of E. Granville and Huntley Roads on a parcel in the I-2 Zoning District. The existing service building was constructed in 1960 and has 2 bays and a small office.

With this application, demolition of the existing building and construction of a new auto maintenance building are proposed.

Project Details:

1. The proposed building would be located north of the existing building, and the existing would be demolished after the new building is finished. Distances from the property line would be: 25' from the north (also owned by Maxton); 11' 11" from the west (Old Huntley Rd. right-of-way); 25' from the east (New Huntley Rd. right-of-way); and 106' 11" from the south (E. Granville Rd. right-of-way). Variances would be needed for location in proximity to both sides and the rear property lines.
2. The 100' wide x 43' 8" deep building would house 4 service bays, a detailing bay, and an office area. The remainder of the lot, except for parts of landscaped areas along the E. Granville Rd. right-of-way, would remain paved to accommodate customer parking.
3. A flat roof is proposed for the building to match the other dealership building. Materials and colors would also match the other buildings.
4. Two foot high internally illuminated blue channel letters are proposed in the bottom half of the band at the top of the building. The main dealership building was renovated in 2012, and approved with signs that are 22" in height. Also, "JACK MAXTON" is all capitals and "Certified Service" has lower and upper case letters on the main building.

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. 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.

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.

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: Use traditional sizes, proportions and spacing for 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.

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.

Recommendation:

Staff is recommending *approval* of this application. Although the proposed building does not meet the design guidelines in most ways, it would be complimentary to the other buildings that are part of the dealership in design and materials. The details of the sign size and lettering style should match the main building. Variances must be granted before any permits could be obtained.

Motion:

THAT THE REQUEST BY DANNY POPP ON BEHALF OF CAR JMC LLC FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE EXISTING BUILDING AND CONSTRUCT A NEW BUILDING AT 780 E. GRANVILLE RD., AS PER CASE NO. AR 120-16, DRAWINGS NO. AR 120-16, DATED SEPTEMBER 30, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- e. Changes to Detached Condominium Plans – **41 E. New England Ave.** (Robert & Theresa Capace /Worthington Lodge LLC) **AR 117-16** (Amendment to AR 50-14)

&

C. Municipal Planning Commission

1. Planned Unit Development Modification

- a. Changes to Detached Condominium Plans – **41 E. New England Ave.** (Robert & Theresa Capace/Worthington Lodge LLC) **PUDM 02-16** (Modification to PUD 03-14)

Findings of fact & Conclusions

Background & Request:

This parcel, which includes the former lodge and the area west of the access drive to the Worthington United Methodist Church (WUMC) parking lot, was rezoned as a PUD in 2015. The portion of the property at 41 E. New England Ave. was approved as a single family structure. Although the parcel is not proposed to be split, the applicants plan to build the structure and own it as a condominium. These applications are a request for approval of modifications to the previously approved plans for the house.

Project Details:

1. The house is proposed in the same location as was previously approved, which is 19.1' from the east side of the access drive to the WUMC parking lot; 6.7' from the east property line; about 41' from the south property line, with the drive being 14.3' from the south property line; and 30.5' from the north property line.
2. The original approval showed the house being constructed at grade, but the new owners would like to construct a basement foundation for the house. Visually, 2.5' of the foundation would be exposed under the house, and is proposed to be faced with Dutch Quality Stone (Ohio White View Limestone – color). Because the front porch would also be raised, steps with rails would be needed, therefore requiring MPC approval for proximity to the front property line. The porch foundation would also be faced with the stone, and the deck and railings would be Trex material, which is a composite that includes recycled material. White railings and natural wood colored decking are proposed. Steps with railings are also proposed for the side entrance from the house to the patio.
3. Building height is also proposed to increase so the first floor ceiling can be 10' instead of 9' high.
4. Proposed materials are mainly the same as were approved previously, although minor changes and additional specifications have been submitted:

- 6” lap LP Smart Siding is proposed to be painted “Charcoal Cashmere” (gray), and “Falling Snow” (white) would be used for the trim.
 - The asphalt shingles for the roof would be “Driftwood”.
 - Standing seam metal proposed for the front porch and garage roofs, and as a trim element in the gables, is proposed to be “Charcoal Gray”.
 - Windows are proposed to be double-hung 6 over 6 Andersen vinyl clad windows, and the window trim would also be from Andersen. The windows are proposed as simulated divided light with muntins on the outside, and removable muntins on the inside.
 - The doors would be Andersen fiberglass with simulated wood for staining. The front door would be 6 panels, with the top 2 being windows, painted “Arroyo Red”, and include sidelights and a transom above. On the side would be double doors with simulated divided light muntins. The lights in and around the doors would match the proportions of the lights in the windows as closely as possible.
 - The rear attached garage is proposed with a white, double, raised panel, steel door with windows at the top. Two different styles for the panels are included in the packet, but both have windows at the top.
 - Two carriage lights are proposed for each of the three doors. A catalogue cut is in the packet.
 - Aluminum gutters and vinyl soffits are proposed and would match the trim color.
 - Fiberglass columns are proposed for the front porch.
5. The landscaping plan approved before would not change. Included were: ornamental and shade trees; shrubs; perennials; a patio on the west side; a concrete drive to the south; and screening for the condensing unit.
6. The expected completion of this structure would be about 12 months after approval.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Infill sites should be developed in a way that is complementary to their neighborhoods and that integrates well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.

Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.

Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

Entries: As with other design considerations, study Worthington's rich collection of 19th and 20th century architecture for design ideas for entrances and doors. For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.

Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.

Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other

landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Worthington Comprehensive Plan

Village centers like Old Worthington are logical places to add residential density in and behind the main corridor. Such residential development adds more pedestrian activity, increases the market base for the retail stores, and can be designed as a product that is attractive to young professionals and empty nesters. In Worthington, redeveloping residential lots within the first High Street block requires expertise to prevent it from tearing into the historic fabric of the City. Such development must be evaluated on a case-by-case basis, but it would be critical to be appropriate for the site in scale and design while at the same time creating a continuous street front.

Final Plan Modifications from Code:

City Staff - The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:

1. Minor adjustments in lot lines provided no additional lots are created;

2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
3. Minor adjustments in Building height;
4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
5. Minor modifications of landscaping, including substitution of materials.

Municipal Planning Commission - The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.

1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD, and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.
2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

Recommendation:

Staff is recommending ARB & MPC approval of the applications, as the modifications keep the essential character of the approved PUD, and are appropriate based on the Design Guidelines.

Motion for ARB application:

THAT THE REQUEST BY ROBERT AND THERESA CAPACE TO AMEND CERTIFICATE OF APPROPRIATENESS AR 50-14 TO CONSTRUCT A SINGLE FAMILY HOUSE AT 41 E. NEW ENGLAND AVE. AS PER CASE NO. AR 117-16, DRAWINGS NO. AR 117-16, DATED SEPTEMBER 27, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

Motion for PUDM application:

THAT THE REQUEST BY ROBERT AND THERESA CAPACE TO MODIFY PUD 03-14 WITH MINOR DESIGN CHANGES TO THE PROPOSED STRUCTURE AT 41 E. NEW ENGLAND AVE. AS PER CASE NO. PUDM 02-16, DRAWINGS NO. PUDM 02-16, DATED SEPTEMBER 27, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Conditional Use

- a. Office in the C-5 Zoning District – **752 High St.** (COHatch Worthington LLC) **CU 16-16**

Findings of Fact & Conclusions

Background & Request:

The James Kilbourne Memorial Library Building was built in 1927, with additions constructed in 1932 and 1956. The building was originally the library, and was more recently used as the

Worthington Schools administrative offices. The City of Worthington took possession of the building in 2006. In an ongoing effort to preserve the building, and provide leasable space to prospective commercial tenants, various alterations were approved and have been constructed. In 2009, the City Council rezoned the property to the C-5 Zoning District to allow leasing of the space to a variety of users. The Municipal Planning Commission approved a Conditional Use Permit for a restaurant last year that did not move forward. The only tenant in the building at this time is Sew to Speak, which is an arts and crafts business and therefore allowed in the building without special approval. Sew to Speak is located in the northern part of the building on the first floor.

This application is for approval of a Conditional Use Permit to allow an office use in most of the remainder of the building, and potentially outdoor space.

Project Details:

1. COhatch is the proposed tenant for this space. COhatch offers office rentals and meeting spaces that are available by the hour, day, or month. This office space would be in addition to its recently opened space at 659 High St.
2. The proposed use would occupy about 2422 sf on the first floor and include roughly 5-15 offices, 2-4 meeting rooms and an event space. A makerspace is proposed for the basement that would include things like a 3D printer, sound studio, art studio, photo studio and other equipment. That area would be about 2042 sf and be in the northern part of the building. The southern part of the basement would likely be used for storage. COhatch has also expressed an interest in construction of patio space, which would come to the ARB for approval.
3. COhatch anticipates 50-100 members using the space at different times. There are 22 parking spaces north of the building and along the Village Green Dr. that can be used by the building tenants. In addition, there is public parking available west of High St. near the Griswold Center and south of SR 161. Bike racks are in place near the north end of the building and there is easy pedestrian access to the site.
4. The offices would be open for member use at all times.

Conditional Use Permit Basic Standards and Review Elements:

1. Effect on traffic pattern – With parking available at the north end of the property, along the Village Green Dr., and in the public parking lots in Old Worthington, it should be sufficient to handle the demand. Additional traffic to this quadrant of the Village Green would add to the vibrancy of the downtown.
2. Effect on public facilities – The effect should be minimal.
3. Effect on sewerage and drainage facilities - The effect should be minimal.
4. Utilities required - The increase should be minimal.
5. Safety and health considerations – None have been identified.
6. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards – None have been identified.
7. Hours of use – The hours would be 24 hours per day, 7 days per week.
8. Shielding or screening considerations for neighbors – No changes are proposed at this time, but could be addressed by the Architectural Review Board when proposed.

9. Appearance and compatibility with the general neighborhood – No changes are proposed at this time, but could be addressed by the Architectural Review Board when proposed. This building was used as an office for many years.

Land Use Plans:

Comprehensive Plan

Focus retail and office uses in the High Street corridor with particular attention on retail for first floors in Old Worthington. Continue to reinforce the contributing uses and community orientation of the Village Green.

Recommendation:

Staff is recommending *approval* of this application. Although office uses are not typically desired on the first floor, the nature of this business is such that it should contribute to the vibrancy of the location. Patio space could also be beneficial.

MPC Motion:

THAT THE REQUEST BY COHATCH FOR A CONDITIONAL USE PERMIT TO OPERATE AN OFFICE IN THE C-5 ZONING DISTRICT AT 752 HIGH ST. AS PER CASE NO. CU 16-16, DRAWINGS NO. CU 16-16, DATED SEPTEMBER 23, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission (continued)

3. Amendment to Development Plan

- a. New Buildings – **890 & 910 High St.**; Demolition - **33 E. North St.** (Plank Law Firm, LPA)
ADP 07-16

&

B. Architectural Review Board (continued)

1. New (continued)

- f. New Buildings – **890 & 910 High St.**; Demolition - **33 E. North St.** (Plank Law Firm, LPA)
AR 119-16

Findings of Fact & Conclusions

Background & Request:

Two buildings were approved at this location south of the CVS building in 2007 when CVS was approved. The buildings were planned with second floors in the front portion of building to accommodate 4 residential units for a total of 4960 sf of upstairs building area. In the larger building to the south (“B”), the units would have been 1417 sf each; in the smaller building to the north (“A”), the units would have been 1063 sf each. At the July 2012 meeting, the Board

and Commission approved a modified version of the two buildings, which were proposed without usable second floors. The City Council denied the Amendment to Development plan application because it did not include usable second floors.

With the new applications, the property owner is requesting approval of 2 buildings that are similar in footprint and design to the previously approved, but now 6402 sf of office space is proposed above Building “B” to the south. Building “A” would not have a usable second floor. Also, demolition of the office building at 33 E. North St. and construction of additional parking is proposed.

Project Details:

1. Site: The buildings are proposed further from High St. than was originally approved, with Building “A” shown 18’ 1½” from the property line (~42’ from the roadway), and Building “B” shown 19’ 5⅝” from the property line (~43’ from the roadway). Previously, the buildings were at 11’ and 16.3’ from the property line. Brick paver patios are proposed in front of each building, as are curbed planter beds, benches, waste receptacles and bike racks. These items would match those previously approved for the site, except the owner is willing to modify the color from the existing green to black. The existing sidewalk and tree lawn would stay.

Early this year the City Council approved the division of the CVS property from the rest of the parcel, with the lot line being along the south end of the CVS building. A variance would be needed to construct Building “A” in the proposed location, which is 8’ from the newly created property line. Building “A” was 8’ from the CVS building in the previously approved plans, so the only change is due to the lot split.

The access drive located between the buildings sites would remain, as would the existing parking behind CVS and Building “A”. The asphalt parking lot would be extended into the area behind Building “B” as was previously approved, and 13 spaces and a drive aisle are proposed in place of the building at 33 E. North St.

The three dumpsters with enclosures near the back of the site would remain.

Lighting for the site would include the addition of three poles to match the existing, with the fixtures at 14’, the pole top at 16’6”, and the pole base at grade so the concrete foundation is not exposed. The poles and fixtures would be black, with the lamps being 250 watt metal halide. The fixtures at the east corners of the rear parking would have shields on the rear so light would not spill onto the adjacent residential properties and the light source would not be seen. The photometrics show 0 footcandles at the property lines.

2. Buildings:
Building “A” is proposed as 4272 sf in area, with a gabled asphalt roof and dormers over the front part of the building. The rear part of the building would have a flat roof with a solid rail around the edge to screen equipment. A brick veneer finish is proposed for the building with a combination of wood and metal trim in off-white. Although proposed to

be occupied by a single retail tenant, PetPeople, the building façade would have the look of three storefronts, and could be divided if necessary in the future. Columns would be placed between the storefronts, and would support a narrow roof structure. The window systems are proposed with clad casement windows with integral muntins and wood trim. The three dormers would be centered on the storefronts below, and finished with Hardi lap siding, wood trim, standing seam metal roofing, and 6 over 6 windows. On the south side, there would be 4 double-hung windows with transoms, brick soldier courses, awnings and lights above. At the rear of the south side and at the rear of the building, herringbone patterned brick accent panels with a soldier course above are proposed instead of windows. The north side would have brick panels instead of windows.

Building “B” is proposed to be a full two story brick building with 6402 sf of area per floor. The first floor would likely be retail or restaurant, with the second floor being office space. Like “A”, “B” would have a gable across the front part of the building, but would then have a hipped roof extending to the rear. Two chimneys are proposed at the ends of the front gable. The first floor could accommodate 1-3 tenants, and would have 3 storefront elements across the front. The center element is proposed with a gable above and extends out further than the sides. The side elevations show columns framing the center, but the front elevation and renderings do not. Clarification is needed.

The storefront windows would have wood trim with sign bands above. Three double-hung windows are proposed for the second floor centered on each of the storefronts. The sides would have 9 over 6 double hung windows with transoms, brick soldier courses, awnings and lights above at the front, and herringbone patterned brick accent panels with a soldier course above to the rear. On the south elevation a double door is proposed that would provide access to the front stairs. The second floors would have nine 6 over 6 double hung windows lined up with the windows or brick panels below. At the rear, three doors would be accessed from a raised walkway with steps at one end and a ramp at the other end. The wall of the walk would be faced with brick to match the building. A small canopy with a standing seam metal roof is proposed above each entrance. The building is proposed with interior stairwells in the northeast and southwest corners of the building, and would have an elevator at the northeast corner.

Materials for the buildings are as follows:

- Dimensional Asphalt Shingles – Owens Corning - Estate Gray
- Fabric Awnings – Sunbrella – Toast for “A”; Navy for “B”
- Brick – Glen-Gery – Rustic Burgundy; Mortar – Cemex 40A
- Windows & Doors – Pella Architect Series Double Hung and Casment Windows – Putty (integral muntins – on inside and outside of glass)
- Metal Fascia, Downspouts & Gutters – Sandstone for “A”; Classic Bronze for “B” (prefinished color)
- Paint – Benjamin Moore
 - Monterey White - Railing/fence on back of “A”
 - Lenox Tan - Fascia, rake, frieze and trim boards
 - Hodley Red – Window and door head, sill & surrounds for “A” first floor
 - Old Navy – Window and door head, sill & surrounds for “B”

- 6” Hardieplank Lap Siding – “A” dormers
- Vinyl, PVC or Clear Cedar - Fascia, rake, frieze and trim boards; window and door head, sill & surrounds; pilasters; roof canopies

Lighting for the buildings would consist of small gooseneck lamps above the sign bands and awnings, and wall packs along the sides and rear of the buildings. All fixtures would be black, and made by LSI Industries.

33 E. North St. from the applicant: “...was constructed in 1965 and purchased by M.K. & K. Realty, Inc. in 1986. The building is a two story building with the first floor being more of a basement due the majority of it being subsurface. The building was poorly designed in a long and narrow configuration that results in inefficient tenant space layouts. The second floor and basement each consist of approximately 3,750 s.f. The basement is not desirable tenant space and is further made worse by the structural block walls throughout the floor limiting the useable space and possibilities for tenants. The first floor of the building has also been historically difficult to lease due to the long and narrow construction of the building and only containing 3,750 s.f. Demolishing this old office building will allow for additional parking and construction of the two story building depicted on the site plan as Building “B” with 6,402 s.f. of new, better useable, second floor office space fronting N. High St.” The building at 33 E. North St. is not a contributing structure in the Worthington Historic District.

3. Landscaping/Screening: The street trees across the High St. frontage are well established and will remain. Also, existing vegetation along the south property line would be preserved. Shrubs and trees are proposed along the south property line to fill in gaps toward the rear, and shrubs would continue around the corner to the north. Also, shrubs are proposed for the northeast corner of the rear parking lot. A wood shadowbox fence is in place along the property line that borders residential to the rear, but needs to be repaired and/or replaced in some areas.

New trees, perennials and shrubs are proposed in front of each building, and on the south and east sides of Building “B”.

A planting area consisting of Spartan Junipers, Winter Gem Boxwoods, Shenandoah Switchgrass, Little Spire Russian Sage, Gracillimus Maiden Grass and Dense Yews is proposed to screen the new parking area from North St.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Scale, Form & Massing: New construction should take special care to employ scale, form, and massing that are similar to and compatible with existing building designs.

Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington. 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.

Materials: New buildings should employ only traditional wood and brick. Contemporary materials that simulate wood can be acceptable if done well, and brick veneer construction over a wood frame also is acceptable. 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: 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. 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.

Sustainability:

Sustainability can be achieved by ensuring the economic, environmental and social concerns of Worthington are addressed in a balanced manner. The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Recommendations

include: encouraging energy conservation methods; using landscape concepts to preserve energy; managing storm water run-off in an environmentally friendly way; using solar panels in locations that minimize the visual impact as seen from the right-of-way and surrounding properties; adding bike racks; using streetscape elements that are of a human scale; making use of recycled, renewable and energy efficient materials; using natural and controlled light and natural ventilation; and minimizing light pollution.

Worthington Comprehensive Plan

Buildings at North St. and High St. should frame the pedestrian space and street, invite browsing, create second story-office or residential opportunities, and locate and screen the parking in the rear of the site

Recommendation:

Staff is recommending *approval* of this application. The site and building design are in character with the Design Guidelines and the previous Development Plan for this property. Demolition of an obsolete office building and the addition of new office space in Old Worthington is desirable.

ARB Motion:

THAT THE REQUEST BY PLANK LAW FIRM, LPA ON BEHALF OF M.K.&K. REALTY, INC. FOR A CERTIFICATE OF APPROPRIATENESS TO DEMOLISH THE BUILDING AT 33 E. NORTH ST. AND CONSTRUCT NEW BUILDINGS AT 890 AND 910 HIGH ST., AS PER CASE NO. AR 119-16, DRAWINGS NO. AR 119-16, DATED SEPTEMBER 29, 2016, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:

THAT THE REQUEST BY PLANK LAW FIRM, LPA ON BEHALF OF M.K.&K. REALTY, INC. TO AMEND THE DEVELOPMENT PLAN FOR THE PROPERTY AT 890, 910 AND 918 HIGH ST. BY DEMOLISHING THE BUILDING AT 33 E. NORTH ST. AND CONSTRUCTING NEW BUILDINGS AT 890 AND 910 HIGH ST., AS PER CASE NO. ADP 07-16, DRAWINGS NO. ADP 07-16, DATED SEPTEMBER 29, 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.

2. Unfinished

- a. Site Redevelopment - Hotels and Restaurants – **7007 N. High St.** (Alliance Hospitality, Inc./Holiday Inn) **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 now proposing demolition of the existing hotel, and redevelopment of the site with a mix of uses. Concepts for the site were discussed at the March 10th and June 23rd ARB meetings, and the applicant received feedback from the Board and the public. This submittal contains more detail of the proposal, including architectural renderings.

Project Details: *(Italicized information is unchanged from previous memo.)*

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, personal and business services and hotels are Permitted Uses. Restaurants and offices 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 buildings are laid out as in the last submission, concentrated to the north and east sides of the site.*
- *W. Wilson Bridge Rd. - Three building are proposed along W. Wilson Bridge Rd. about 36' from the roadway and 20' from the existing right-of-way line. The City has requested an additional 15' of right-of-way be dedicated, so the building would be 5' from the new line. In addition to the existing grass strip and sidewalk in the right-of-way, an area to plant street trees and sidewalk adjacent to the building are proposed. Two pedestrian access points would be provided between the buildings which would also allow for restaurant seating areas.*
 - *At the west end of the site would be the drive entrance with one lane in, an island with trees, and two lanes out.*
 - *A small parking area with a screen wall would be adjacent to the east. Included is a service area that apparently leads to interior storage of trash, etc. Clarification of how service areas work is needed for the entire site.*
 - *Building #1 – This building would be about 158' from the west property line, and 95' wide. The building is designated for professional services.*
 - *Building #2 - A 140' wide restaurant is proposed 40' west of Building #1 with a pedestrian access, planting and seating area in between the buildings.*
 - *Building #3 - At the east end would be a 131' wide building housing the Holiday Inn Express, and a restaurant on the first floor. Between Buildings #2 and #3 would be a pedestrian access, planting and seating area. Building #3 would be*

17' from the east property, at the rear of the BP site.

- Building #4 – This building would be a Hampton Inn located 153' from the south property line and about 225' from the west property line. A 5400 square foot restaurant would be on the first floor at the west end of the hotel.
- A traffic circle denoted as the “Village Square” is proposed between Buildings #2, 3 & 4, with a fountain in the middle. The areas adjacent to the traffic lanes would provide pedestrian access, planting and seating opportunities. The road leading to the “Village Square” from the W. Wilson Bridge Rd. entrance would be tree-lined, and have sidewalks and parallel parking. From the south entrance off of Caren Ave., there would also be tree islands and a sidewalk to accommodate pedestrians.
- N. High St. – Two buildings are proposed along the N. High St. frontage with a drive entrance between. The buildings are proposed 15' from the existing right-of-way. Additional right-of-way dedication was discussed along N. High St. but is not shown on the plan. There would be sidewalks extending from both N. High St. and Caren Ave. to these buildings, with a pedestrian connection between the buildings.
 - Building #5 – This building is shown 16' from the BP property line and 69' in width. It is designated as a restaurant.
 - Building # 6 – Designated as a professional service building, this building would be 71' wide along N. High St. and 128' wide along Caren Ave.
- A sidewalk is shown along the southern edge of the site, with access to the public sidewalk east of the Caren Ave. entrance and at the southwest corner of Building #6.
- Stairs to the existing sidewalk west of the site are planned to allow pedestrian access for the residents.
- The remainder of the site would be surface parking with tree islands added. The applicant calculates 541 parking spaces would be required on the site based on the proposed uses, and 388 spaces are being provided. Should there be any times the site could not accommodate all of the guests, parking agreements with property owners to the south may be possible. Any parking agreements obtained would be subject to approval by the Board of Zoning Appeals with the variance request.
- *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.*
- *Consideration should be given to burying overhead utility lines at the south property line.*
- *A storm water plan will be required.*
- A preliminary traffic study has been submitted, but additional information will be needed to determine the viability of installation of a traffic signal at the W. Wilson Bridge Rd. entrance.

3. Buildings:

- The buildings are all shown as having four-sided architecture that is described as Colonial style. A variety of building heights, roof forms, materials and details are proposed across the site. A sheet with a large variety of proposed materials is included in the packet. The renderings do not necessarily reflect the exact color and

materials. Storage of mechanical equipment on the roof would likely be possible on all buildings.

- Building #1 –
 - One-story, 7200 square feet (sf), professional services
 - Combination of different gabled roof lines to give the look of many different 1 ½ story buildings; asphalt shingles, standing seam metal
 - South side entrance
 - Bricks, lap siding, divided light windows, chimneys
- Building #2 –
 - One story, two 5000 sf restaurant spaces
 - Combination of different roof lines to give the look of many different 1 ½ and 2 story buildings; asphalt shingles, standing seam metal
 - Entrances on the south, east and west sides; service entrances on the north side
 - Bricks, lap siding, divided light windows on first and second floors, storefront windows, chimneys, dormers
- Building #3 –
 - Four story Holiday Inn Express with 3000 sf restaurant space on first floor
 - Look of hipped roof with standing seam metal and asphalt shingles
 - Main hotel entrance on west side, fitness center entrance on north side; restaurant entrances on west and south sides
 - Combination of bricks, lap siding
 - Divided light windows with shutters, store front windows, chimneys, trellis, brick detailing, “Widow’s Walk” at entrance roof
- Building #4 –
 - Four story Hampton Inn with 5400 sf restaurant space on first floor
 - Look of hipped and mansard roofs; asphalt shingles, standing seam metal
 - Main hotel entrance on north side; restaurant entrances on west and north sides
 - Combination of bricks, lap siding
 - Divided light windows with and without shutters, store front windows, dormers, brick detailing, arched entry for hotel and passageway between hotel and restaurant
- Building #5 –
 - One story, 5500 sf restaurant space
 - Combination of gables to give the look of 1 ½ and 2 story building; standing seam metal
 - Entrances on the south sides; service entrance on the west side
 - Brick, lap siding, divided light windows on first and second floors, storefront windows, two-story features
- Building #6 –
 - Two story, 17,000 sf professional services space
 - Combination of mansard, gable and barrel roof lines; standing seam metal
 - Entrance on the north side; service entrance on the west side
 - Brick, lap siding, divided light windows on first and second floors, two-story features

4. Lighting:

- A lighting plan has been submitted, and includes photometrics and catalogue cuts of fixtures.
- The photometric plan shows some light level spilling onto adjacent properties.
- A variety of light fixtures are proposed for the buildings.

5. *Signage:*

- *Signage review will be required.*

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

Site Layout:

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

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

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

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

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

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

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

Building Design:

- A principal building shall be oriented parallel to Wilson Bridge Road (or High Street), or as parallel as the site permits, and should have an operational entry facing the street.
- The height of a building shall be a minimum of 18’ for flat roof buildings measured to the top of the parapet, or 12’ for pitched roof buildings measured to the eave.
- Extensive blank walls that detract from the experience and appearance of an active streetscape should be avoided.
- Building Frontage that exceeds a width of 50’ shall incorporate articulation and offset of the wall plane to prevent a large span of blank wall and add interest to the facade.
- Details and materials shall be varied horizontally to provide scale and three-dimensional qualities to the building.
- Entrances shall be well-marked to cue access and use, with public entrances to a building enhanced through compatible architectural or graphic treatment.
- When designing for different uses, an identifiable break between the building’s ground floors and upper floors shall be provided. This break may include a change in material, change in fenestration pattern or similar means.
- Where appropriate, shade and shadow created by reveals, surface changes, overhangs and sunshades to provide sustainable benefits and visual interest should be used.

- Roof-mounted mechanical equipment shall be screened from view on all four sides to the height of the equipment. The materials used in screening must be architecturally compatible with the rooftop and the aesthetic character of the building.

Materials:

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

Windows and Doors:

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

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: All development on parcels abutting properties in "R" districts shall be permanently screened in the setback area with the combination of a solid screen and landscape screening. The solid screen shall consist of a wall or fence at least 6' in height and maintained in good condition without any advertising thereon. Supporting members for walls or fences shall be installed so as

not to be visible from any other property which adjoins or faces the fences or walls. This shall not apply to walls or fences with vertical supporting members designed to be identical in appearance on both sides.

Landscape screening shall consist of one of the following options at a minimum:

- One large evergreen tree with an ultimate height of 40' or greater for every 20 linear feet, plus one medium evergreen tree with an ultimate height of 20' to 40' for every 10 linear feet. Evergreen trees shall be at least 6' in height at the time of planting. Shrubs and ornamental grasses shall be incorporated into the setback area as to complement the tree plantings. A minimum of one shrub or ornamental grass, at least 24" in height, shall be provided for every 5 linear feet. Shrubs and grasses may be planted in clusters and do not need to be evenly spaced.

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

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

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

- The average illumination level shall not exceed 3 footcandles. The light level along a property line shall not exceed 0 footcandles.
- The height of parking lot lighting shall not exceed 15' above grade and shall direct light downward. Parking lot lighting shall be accomplished from poles within the lot, and not building-mounted lights.
- For pedestrian walkways, decorative low light level fixtures shall be used and the height of the fixture shall not exceed 12' above grade.
- Security lighting shall be full cut-off type fixtures, shielded and aimed so that illumination is directed to the designated areas with the lowest possible illumination level to effectively allow surveillance.

Signs:

Exterior lighting fixtures are the preferred source of illumination.

- Freestanding Signs
 - There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.

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

Parking:

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

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

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

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 site and landscaping plans generally reflect the discussions at the ARB meetings, and are appropriate for the site.
2. Right-of-way vacation along both streets is still requested, but has only been shown along W. Wilson Bridge Rd.
3. The following comments relate to the Worthington Design Guidelines and Wilson Bridge Corridor Development Standards regarding the buildings:
 - While the effort to have the development look like a village that has developed over time is honorable, some of the resultant buildings may be too complicated in their massing and form. The roof lines that are especially complex may not feel as authentic as intended. Some design elements seem out of character with the community.
 - A simpler mix of materials and colors may be warranted. The extensive use of lap siding, bright colors and metal roofing, especially on the larger buildings, does not seem appropriate. A simpler more subtle use of colors could provide a development that fits in better with Worthington.
 - Entrances face the interior roads but do not face the public streets.
 - Lighting should not spill onto neighboring properties. LED lighting above 2700 K is not appropriate.
4. 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.



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 115-16
Date Received	9/23/16
Fee	7 th pd
Meeting Date	10/13/16
Filing Deadline	
Receipt #	62723

1. Property Location 5935 North High St.
2. Present/Proposed Use To drain balcony
3. Zoning District _____
4. Applicant Linda H. Karr
 Address 5935 North High St #112
 Phone Number(s) 614-980-2593
5. Property Owner Residences of Worthington
 Address Condo Association
 Phone Number(s) (same)
6. Project Description to drain water off balconies
by providing a drain on underside to run
it off the ends
7. Project Details:
 - a) Design 10 balconies to have the same
 - b) Color work
 - c) Size _____
 - d) Approximate Cost \$1000 Expected Completion Date Nov. 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.

Linda H. Karr 9-23-16
 Applicant (Signature) Date

Linda H. Karr 9-23-16
 Property Owner (Signature) Date

President, Board, Residences of
Worthington

ABUTTING PROPERTY OWNERS
FOR
5935 N. High St.

Rutherford Funeral Home Inc.		515 High St.	Worthington, OH 43085
Walhalla Ravine Properties LLC		252 Walhalla Rd.	Columbus, OH 43202
Encore CBT Co.		5900 N. High St.	Worthington, OH 43085
Mark Watson	Megan Damschroder	1951 McCoy Rd.	Columbus, OH 43220
Cheryl DeBoard		3965 Riverview Dr.	Columbus, OH 43221
Kevin DiStefano DDS		5868 N. High St.	Worthington, OH 43085
Development Investments V Ltd.		6838 Barronsmore Way	Dublin, OH 43016
FC Bank		5858 N. High St.	Worthington, OH 43085
Constance & Larry France		231 Abbot Ave.	Worthington, OH 43085
Tenant		5921 N. High St.	Worthington, OH 43085
William Owen		1940 Westlane Rd.	Indianapolis, IN 46260
Kyle & Mandi Dy		36 W. Riverglen Dr.	Columbus, OH 43085
William & Tracey Hale		1111 Travis Ct.	Southlake, TX 76092
Tenant		44 W. Riverglen Dr.	Columbus, OH 43085
Frances West		50 W. Riverglen Dr.	Columbus, OH 43085
Aaron Bakhshi		58 W. Riverglen Dr.	Columbus, OH 43085
Robin Myers		460 Oxford Ct.	Worthington, OH 43085
Ellen Patricia		468 Oxford Ct.	Worthington, OH 43085
Robert & Patricia Myers		476 Oxford Ct.	Worthington, OH 43085
Tenant		482 Oxford Ct.	Worthington, OH 43085
Alcizio & Rebecca Carifa		8154 Central College Rd.	New Albany, OH 43054
Megan Cavanaugh	Donnie Austin	488 Oxford Ct.	Worthington, OH 43085

Project Details for 5935 N. High St.

These are the 10 balconies that fall under this project:

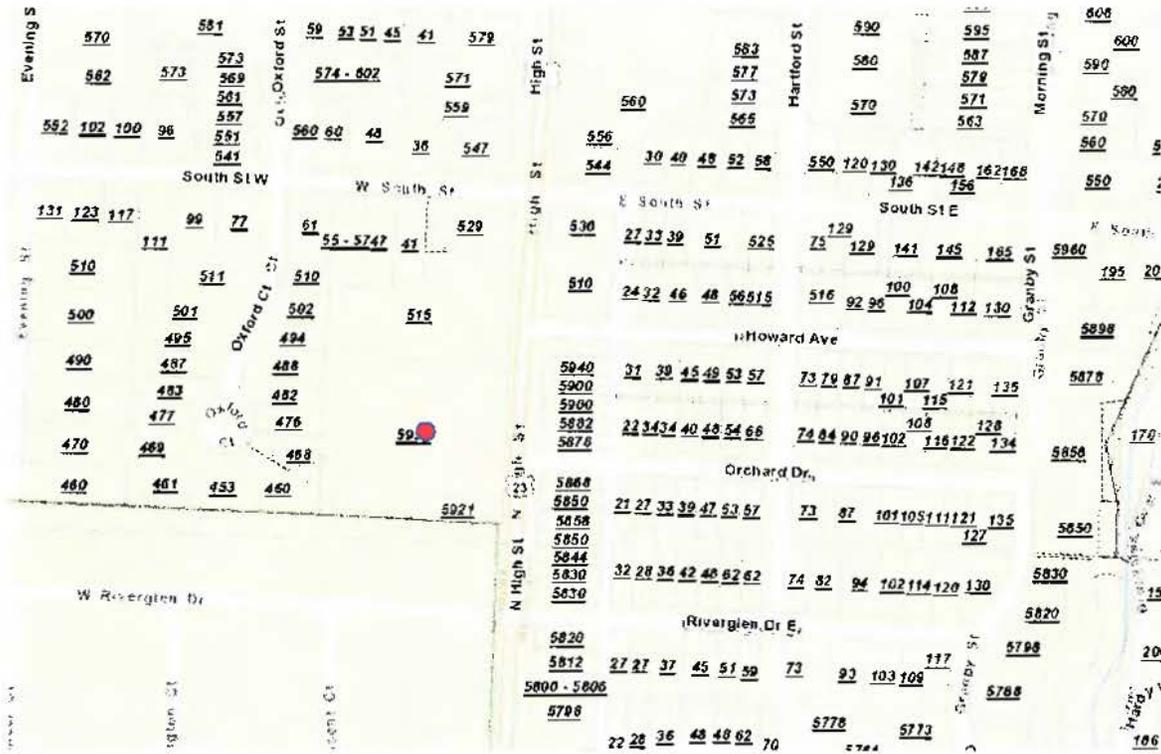
200 201
300 301
206 207
306 307
214 215

The problem was rain water standing and not draining off the patios. With removal of a cover over the wood and putting the drain under the balcony the problem is resolved. We are using Ondura roofing product to attach under the flooring of the above balcony to drain any water to the outside of the balcony. The sample one is brown while we are looking at doing all of them white instead. The trim will be painted along with all the balconies once the project is complete.

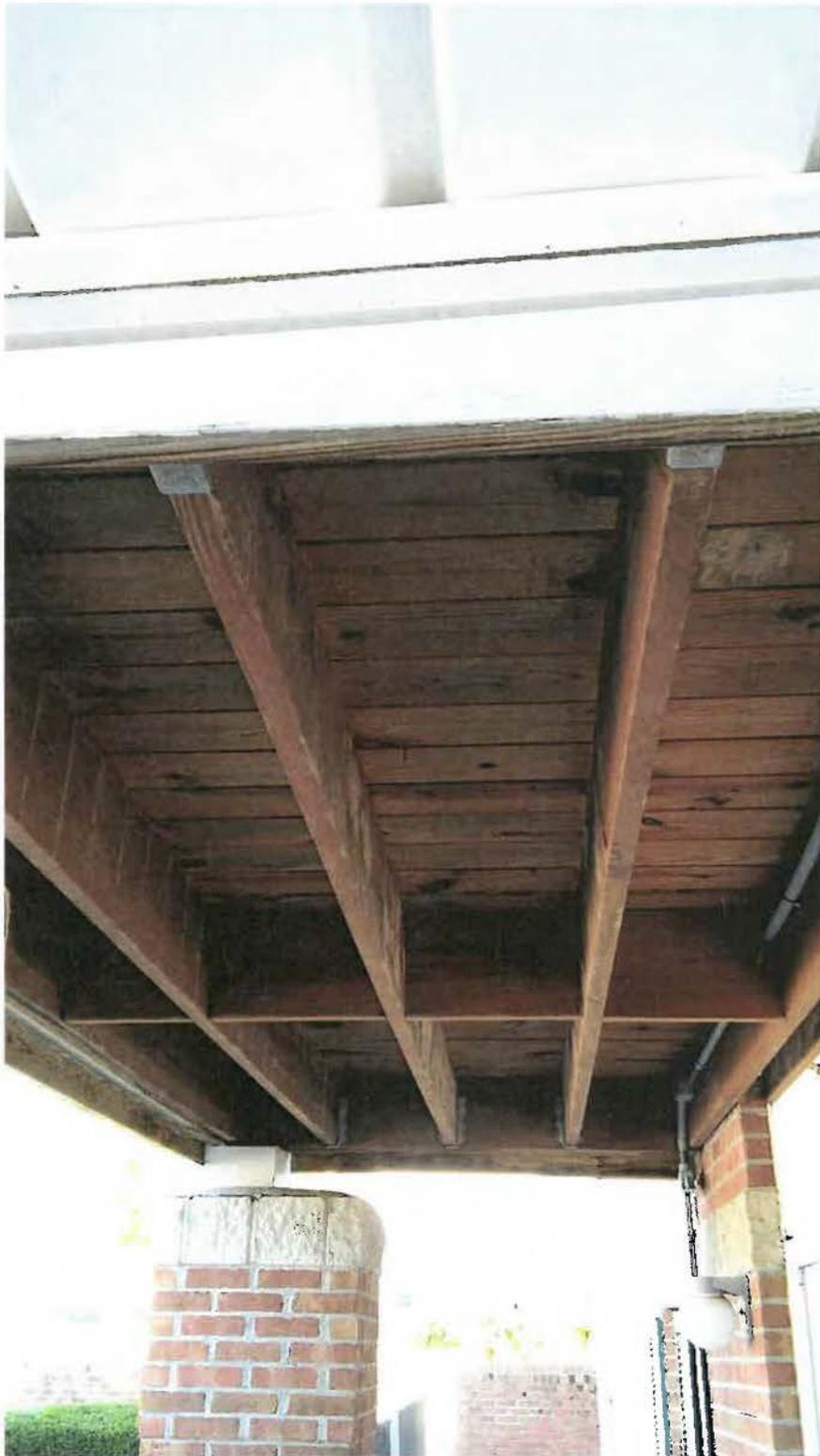
We had a structural engineer look and examine all balconies with the conclusion that there was nothing structurally incorrect and just made the suggestion to get bids on fixing the problem. We have had three bids now and we have decided to go with Jack Perishing to contract him to do the work. We need to complete this project before winter sets in. It has taken us all summer with engineer, bids and more bids with all different solutions. This one seems to work the best.

Linda H. Karr
President
Residence of Worthington Condo Association

5935 N. High St.



100-006403 08/22/2014



CITY OF WORTHINGTON
AR 115-16
DRAWING NO.

DATE 9-23-16



CITY OF WORTHINGTON
AR 115-16
DRAWING NO.
DATE 9-23-16

Color to be White



ONDURA
The New Wave In Roofing

IDEAL FOR NEW ROOFS

Better than metal. Will never rust or corrode. Reduces condensation and leaks. Saves money. Cuts time, labor and material cost. Easy to install - goes up faster than shingles. Can be installed without scaffolding. Lightweight and easy to handle - even for one person. Perfect for the do-it-yourselfer.

Made in the USA, and backed by a Lifetime Limited Warranty.

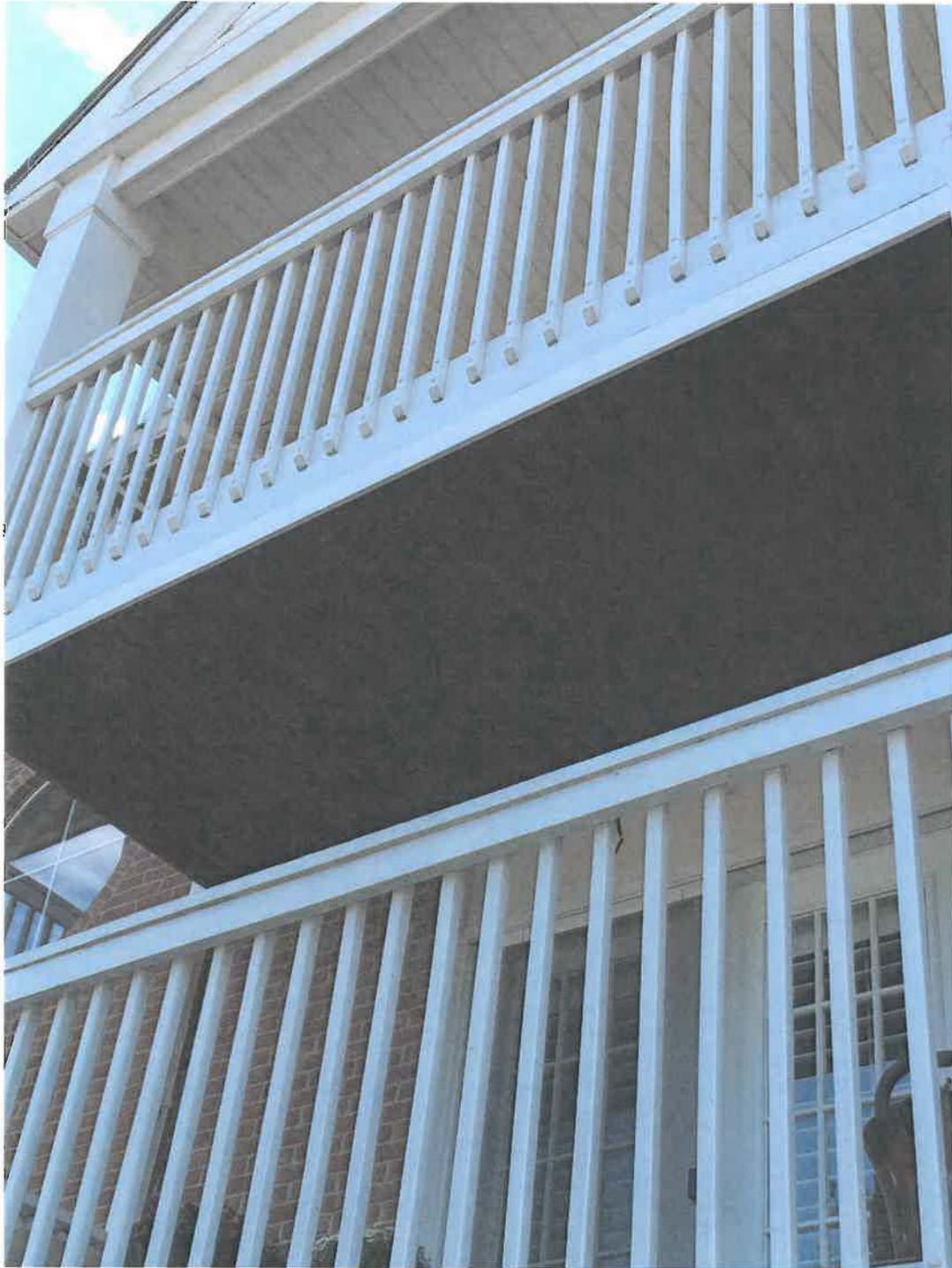
PERFECT FOR RE-ROOFING

Removes over old shingles, metal, almost anything. Easy to handle - only small roof equipment (and this is not included) is needed. Works on hills, valleys and overhangs. Cuts time & labor. Eliminates expense of reroofing existing roof. Great for the environment. Old roofing is removed & can be recycled or even used for mulch.



CITY OF WORTHINGTON
AR 115-16
DRAWING NO.

DATE 9-23-16



CITY OF WORTHINGTON
AR 115-16
DRAWING NO.
DATE 9-23-16



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case # AD 116-16
 Date Received 9-23-16
 Fee \$16
 Meeting Date 10-13-16
 Filing Deadline _____
 Receipt # 62725

1. Property Location Worthington 250 E. Dublin Granville Rd
2. Present/Proposed Use RESIDENTIAL 43085
3. Zoning District _____
4. Applicant RICHARDSON EXTERIORS
 Address 893 High ST Suite A Worthington Ohio 43085
 Phone Number(s) 614-754-1225
5. Property Owner TIMOTHY A TROESTER
 Address 250 E. GRANVILLE RD.
 Phone Number(s) 614-754-1225
6. Project Description REMOVE EXISTING 3 TAB SHINGLES
INSTALLING NEW DIMENSIONAL SHINGLES. REMOVE EXISTING
WOOD SOTTD. INSTALLING ALUMINUM SOTTD AND NEW GUTTER.
7. Project Details:
 - a) Design _____
 - b) Color _____
 - c) Size _____
 - d) Approximate Cost 15,558⁰⁰ Expected Completion Date _____

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Ronald Richardson
 Applicant (Signature)

9/23/16
 Date

Tim Troester
 Property Owner (Signature)

9-21-16
 Date

ABUTTING PROPERTY OWNERS
FOR
250 E. Granville Rd.

Daniel & Nanette Fields
Salvatore Malguarnera
Craig Hackman
Walter & Laurie McEnery

396 Pingree Dr.
256 E. Granville Rd.
242 E. Granville Rd.
397 Pingree Dr.

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

250 E. Granville Rd.



100-002471 03/31/2014

PROPOSAL

RICHARDSON EXTERIORS

30 Years of Home Improvement Experience 3692
 893 High Street, #A
 Worthington, Ohio 43085
 office: 614-754-1225 fax: 614-732-4688
 www.RichardsonExteriors.com
 email: richardsonexteriors@gmail.com

PROPOSAL SUBMITTED TO: <i>Tim Troester</i>	PHONE: <i>614-329-9447</i>	DATE: <i>8/10/16</i>
STREET: <i>250 E. Dublin Granville Rd.</i>	JOB NAME:	
CITY, STATE and ZIP CODE: <i>Worth, OH 43085</i>	JOB LOCATION: <i>Install roof w/ hot dipped galvanized ring Shank nail</i>	
ARCHITECT:	DATE OF PLANS:	JOB PHONE:

We hereby submit specifications and estimates for:

- Remove and haul away all existing shingles and all job related debris. Run magnet on yard area.
 - Furnish and install Timberline HD GAF shingles on all of house with 15 pound felt underneath.
 - Furnish and install double course of Ice Guard on all soffit areas. Furnish and install painted aluminum valley metal with Ice Guard.
 - Furnish and install Ridge Vent II, (2) soil boots and drip edge on all soffit area. Install 2 Hat Vent
 - Furnish and install New chimney counter & step flashing. 10 year warranty on labor & Material
- Labor & Material*
8977.00 *Color: TBD*

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

A down

dollars (\$)

Payment to be made as follows:

8977.00 upon completion

-5% Discount w/ Angie List Review

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

Authorized Signature: *X*

Ronald Richardson 8/10/16

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

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

Signature: *X*

Tim Troester

Date of Acceptance: _____

Signature: *X*

CITY OF WORTHINGTON
AR 116-116
DRAWING NO.

PROPOSAL

RICHARDSON EXTERIORS

30 Years of Home Improvement Experience 3693

893 High Street, #A
Worthington, Ohio 43085

office: 614-754-1225 fax: 614-732-4688

www.RichardsonExteriors.com

email: richardsonexteriors@gmail.com

CALL MASON & WATKINS

PROPOSAL SUBMITTED TO: Tim Troester	PHONE: 614-329-9447	DATE: 8/10/16
STREET: 250 E. Dublin Granville Rd.	JOB NAME:	
CITY, STATE and ZIP CODE: North, ON 43085	JOB LOCATION: 5" gutter w/ 3" D/S	1560.00
ARCHITECT:	DATE OF PLANS:	JOB PHONE:

We hereby submit specifications and estimates for:

- Remove and haul away all existing gutters and downspouts.

- Furnish and install 6" seamless aluminum gutter with 4" downspout on all of house

- All new gutters to be installed with hidden hangers and wood screws
Labor & Material

1832.00

OPTION: Furnish and install Grater Gutter Guard on all new gutters Labor & Material

1176.00 YES

- 5 year warranty on labor & material

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

3 down

dollars (\$)

Payment to be made as follows:

3008.00 upon completion

- 5% Discount w/ Angie List review

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

Authorized Signature: X

Ronald Richardson 8/10/16

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

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

Signature: X

Carrie Troester

CITY OF WORTHINGTON

AR 116-16
DRAWING NO.

Date of Acceptance:

Signature: X

DRAWING NO.

DATE 9-23-16

PROPOSAL



30 Years of Home Improvement Experience 3694
 893 High Street, #A
 Worthington, Ohio 43085 2598.00
 office: 614-754-1225 fax: 614-732-4688
 www.RichardsonExteriors.com
 email: richardsonexteriors@gmail.com

PROPOSAL SUBMITTED TO: <i>Tim Troester</i>	PHONE: <i>614-329-9447</i>	DATE: <i>8/10/16</i>
STREET: <i>250 E Dublin Granville Rd.</i>	JOB NAME: <i>unforeseen labor & Material</i>	
CITY, STATE and ZIP CODE: <i>Worthington, OH 43085</i>	JOB LOCATION: <i>1x6 wood, 4.60 per lineal ft.</i>	
ARCHITECT:	DATE OF PLANS:	JOB PHONE:

We hereby submit specifications and estimates for:

- Prime all cuts*
- Remove and haul away rotten fascia, existing soffit vents, and all job related debris
 - Furnish and install Mastec V-Groove aluminum soffit to all soffit overhangs
 - Cut-in continuous soffit vent in all overhangs
 - Furnish and install ~~31~~ ^(RSP) of 1x6 wood fascia on all of house @ 19' all primed all for sale
 - Furnish and install aluminum coil on existing freeze board
Labor & Material
 $2822.00 + 691.00 = 3573.00$
 - 5 year warranty on labor & material *Color:*

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

Payment to be made as follows:

0 down dollars (\$)

691.00 + 2822.00 upon completion = 3573.00

- 5% Discount w/ Angie List review

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

Authorized Signature: *x Donald Richardson 8/10/16*

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

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

Signature: *x Tim Troester*

Date of Acceptance: _____

Signature: *X*

CITY OF WORTHINGTON
AR 116-16
DRAWING NO.

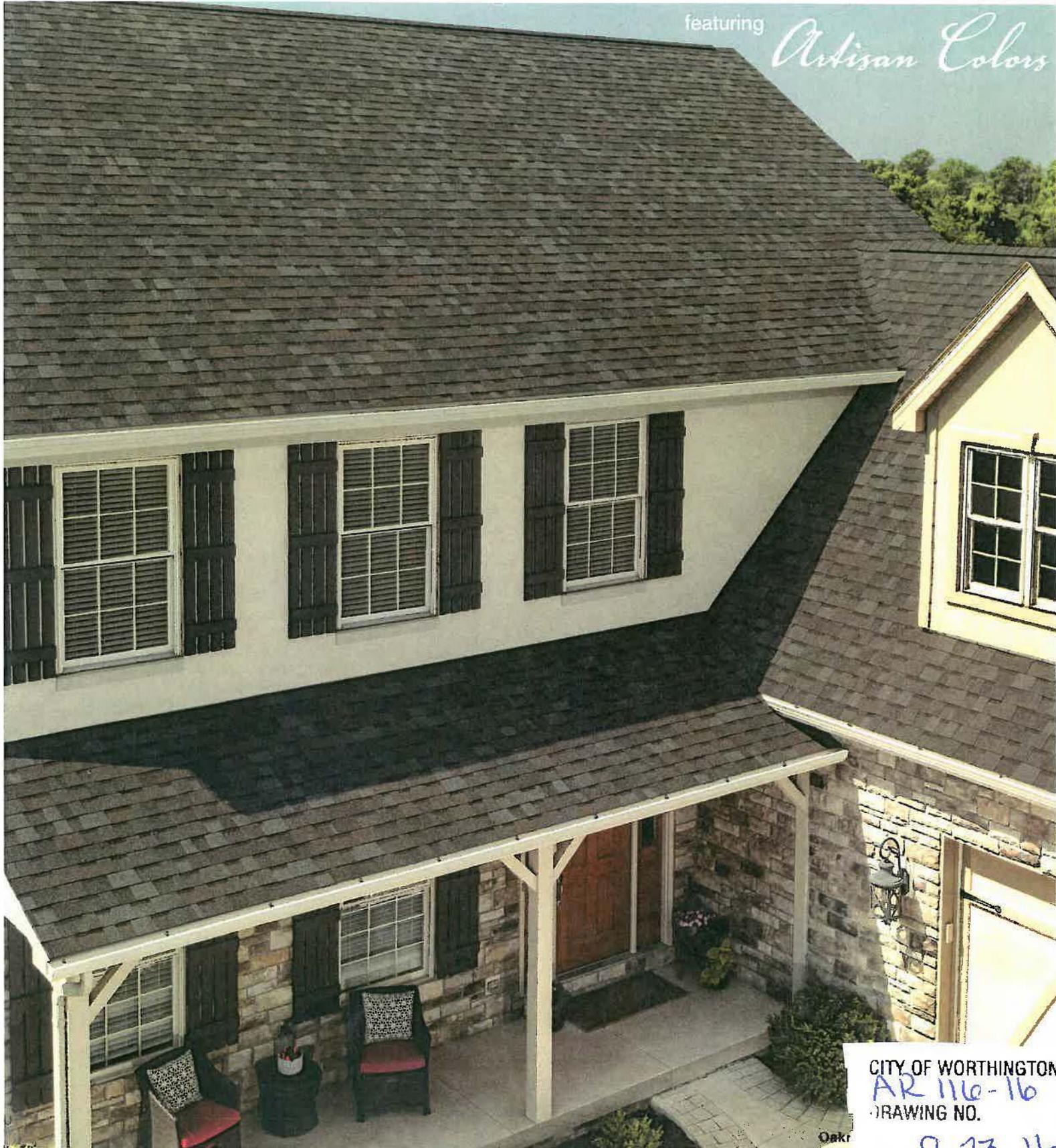


CITY OF WORTHINGTON
AR-116-16
DRAWING NO.
DATE 9-23-16



Oakridge® Shingles

featuring *Artisan Colors*



CITY OF WORTHINGTON
AR 116-16
DRAWING NO.
DATE 9-23-16

Oakridge® Shingles are a component of the Owens Corning® Total Protection Roofing System

Traditional favorites that feel like home.

Oakridge® Shingles

The Right Choice.®

Oakridge® Shingles are The Right Choice® for long-lasting performance and striking looks. In addition to a wide range of inviting, popular colors, they also offer:

- Limited Lifetime Warranty*††† (for as long as you own your home)
- 110/130-MPH Wind Resistance Limited Warranty**



Desert Tan¹



Brownwood¹



Teak¹
Not Available in Service Area 1 (see map).



Driftwood¹



Onyx Black¹

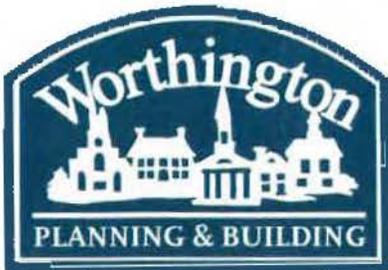


Estate Gray¹



CITY OF WORTHINGTON
AR 116-16
DRAWING NO.
DATE 9-23-16





City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 118-16 Date Received 9/28/16 Fee \$3.00 Meeting Date 10/13/16 Filing Deadline Receipt # 62746 Amend AR 01-16

- 1. Property Location 882 High Street, Worthington, Ohio 43085
2. Present/Proposed Use Residential Real Estate - Commercial Property
3. Zoning District C-3y
4. Applicant Greg Giessler Address 387 Highgate Avenue, Worthington, Ohio 43085 Phone Number(s) 614.832.7679 ; 614.888.0307
5. Property Owner Phil and Carol Giessler - Carol & Co. LLC Address 453 Hinsdale Ct., Worthington, Ohio 43085 Phone Number(s) 614.832.7675 ; 614.888.0307
6. Project Description Railing for front office entrance
7. Project Details: a) Design See attached drawings b) Color Black c) Size See attached drawings d) Approximate Cost \$3,000-\$5,000 Expected Completion Date as soon as possible

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)

9.27.2016 Date

Property Owner (Signature)

9.28.2016 Date

Abutting Property Owners List for
882 High St.

Herbert & Mary Vaughan		6959 Shetland St.	Worthington, OH 43085
Dirk & Linda Smith		8 Hartford Ct.	Worthington, OH 43085
Connie Queeney		7 Hartford Ct.	Worthington, OH 43085
Alto Inc.	Barrister's Inc.	3363 Tremont Rd.	Columbus, OH 43221
Kernos LLC		879 High St.	Worthington, OH 43085
Providential Properties LLC		1601 W. 5th Ave., Suite 193	Columbus, OH 43212

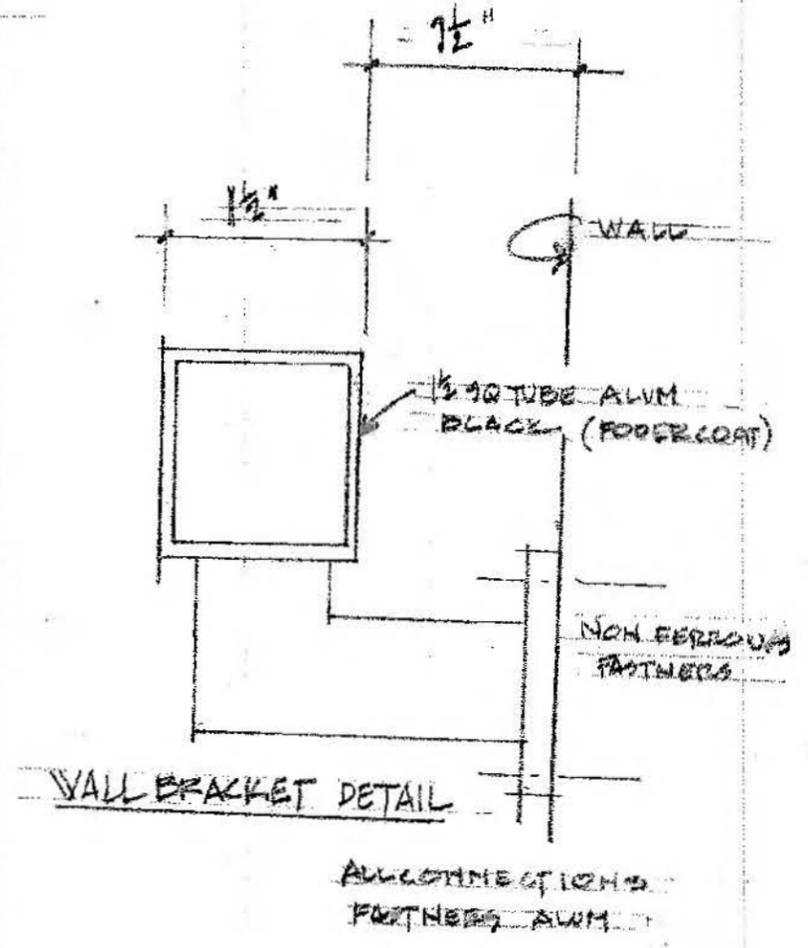
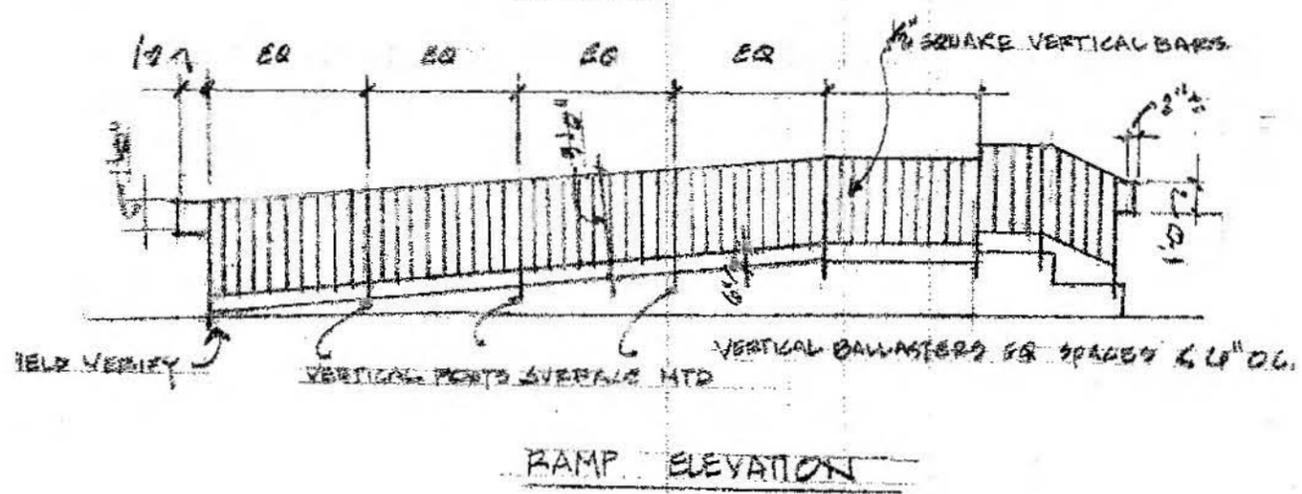
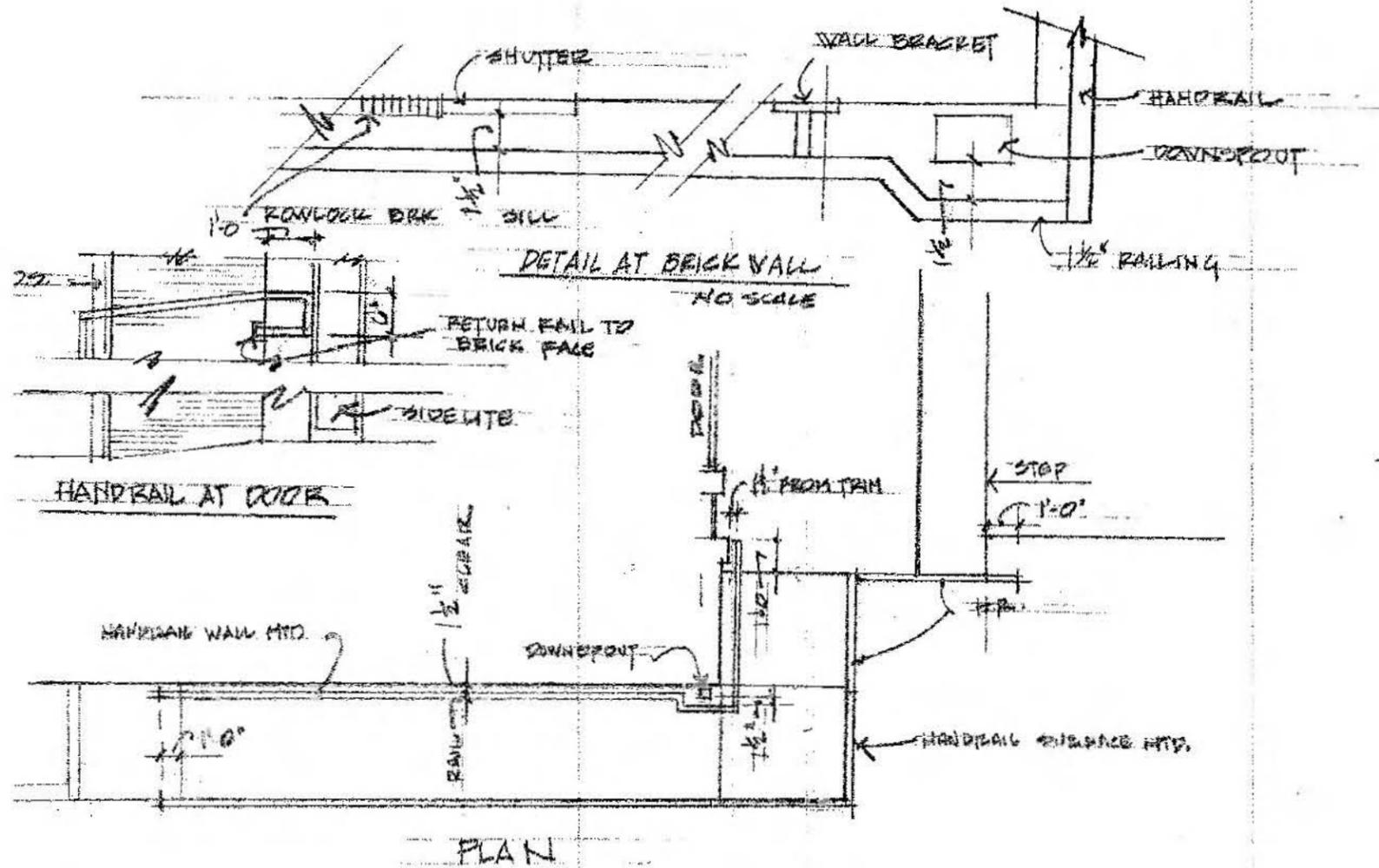
882 High St.

Modifications were made to the previous railing that was approved because we thought the horizontal bars had less of an aesthetic appeal to the vertical bars. Upon further observations of other railings in Worthington, we felt that the vertical bars were more conducive to the Old Worthington landscape.

882 High St.



100-000308 04/10/2014



RAILING DETAILS
 NOT TO SCALE
 MUST FIELD MEASURE FOR ALL RAILINGS.
 MUST MEET ALL ADA REQUIREMENTS.



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 120-11 Date Received 9-30-16 Fee \$200 Meeting Date 10-13-16 Filing Deadline Receipt # 62762

- 1. Property Location 780 E. DUBLIN - COUNCIL BLVD.
2. Present/Proposed Use AUTO MAINTENANCE
3. Zoning District I-2
4. Applicant DISTRICT POP Address 855 E. LOOKE RD., COLUMBUS, OH 43224 Phone Number(s) 614-262-7973
5. Property Owner CAR JTAG LLC Address 780 E. DUBLIN - COUNCIL BLVD. Phone Number(s) 614-621-5005
6. Project Description CONSTRUCTION OF NEW AUTO MAINTENANCE BUILDING FOR OIL CHANGES & TIRE REPLACEMENT
7. Project Details: a) Design CONTEMPORARY - MODERN BUSTLING BUILDING b) Color WHITE & BLUE c) Size 100' x 36' d) Approximate Cost \$350K Expected Completion Date DEC 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)

9/29/16 Date

Property Owner (Signature)

9/29/16 Date

ABUTTING PROPERTY OWNERS
FOR
780 E. Granville Rd.

DLZ Corporation
B&N Co.
Speedway
Shell
Edward Girard

6121 Huntley Rd.
241 S. Parkview Ave.
821 E. Dublin-Granville Rd.
777 E. Dublin-Granville Rd.
733 E. Dublin-Granville Rd.

Columbus, OH 43229
Columbus, OH 43209
Columbus, OH 43229
Columbus, OH 43229
Columbus, OH 43229

DDP and Associates

architects/planners

855 East Cooke Road - Columbus, Ohio 43224

September 30, 2016

City of Worthington
380 Highland Ave.
Worthington, Ohio 43085-1885

Att. Architectural Review Board

Re. Jack Maxton's Chevrolet
New Maintenance/Service Building

Dear Board Members,

The owner wishes to construct a new auto maintenance building for serving their ever increasing customer base. This building will have 4 service bays as apposed to the existing buildings 2 along with a detailing bay. This building will only perform oil changes and tire repairs/rotations. The detailing bay is for just that car washing, custom detailing and bed liner installation for trucks now and then.

As can be seen on the attached drawings the design of the new building will blend/mimic the dealership building with matching aluminum storefront windows and doors, wall panels and wall finishes. The signage will be as shown on the building's front elevation also matching the existing building signage in shape and color.

In order to maintain customer satisfaction the existing building will remain in operation while the new structure is being built. Once built the existing building will be demolished and site work completed. The switch over is expected to take place over a long week end type set up.

Upon your review do contact me should you have any questions or need for additional information. I apologize for not having our color samples at this time but will bring them with me to the review meeting. Please note all exterior materials and colors will match the dealership building's exterior materials, color scheme and signage. Thanks you for your understanding, I look forward to presenting and meeting everyone at the meeting.

Sincerely yours,

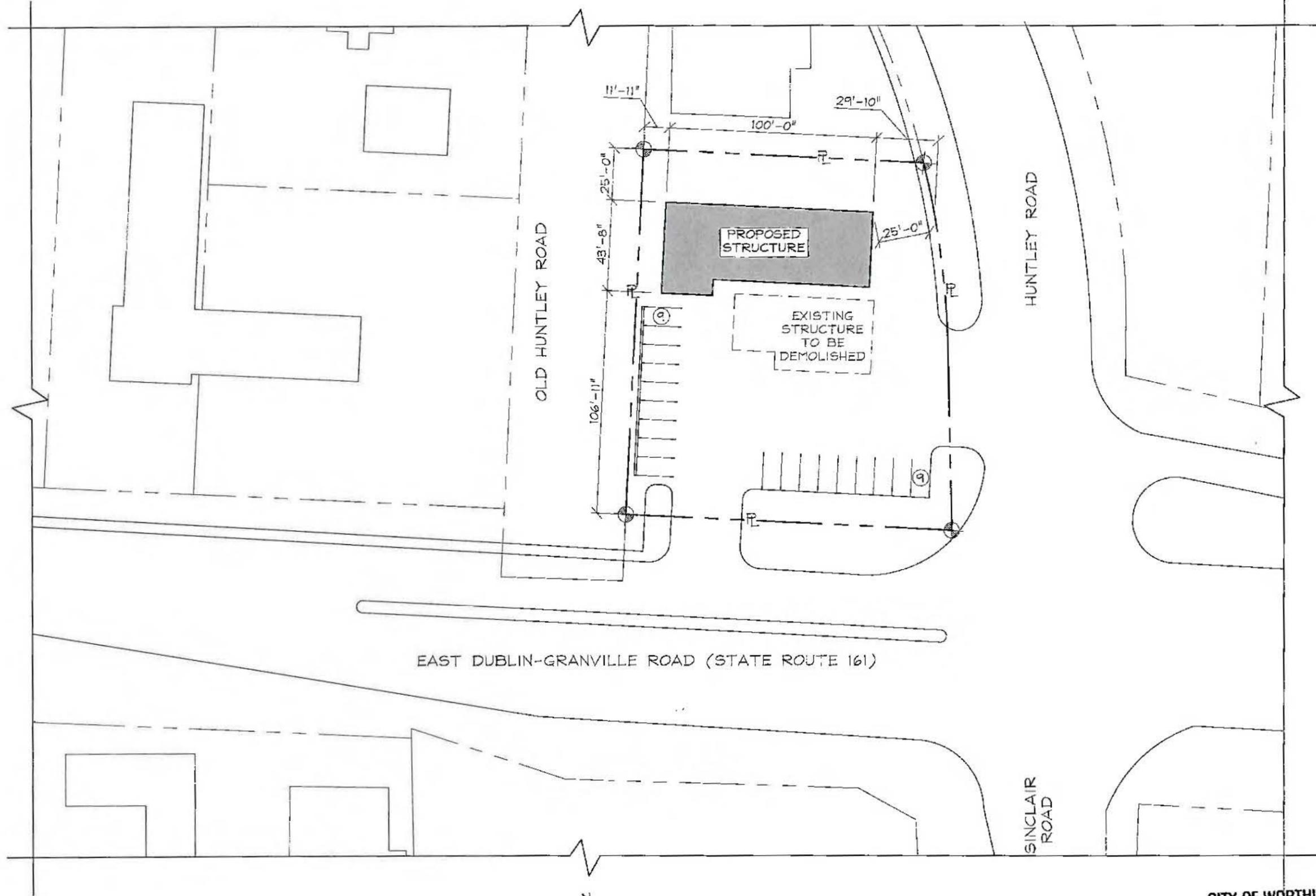
Danny Popp, Architect, NCARB, ICC, FPA

780 E. Granville Rd.



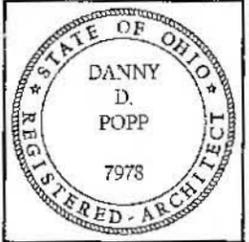
100-002798 12/11/2013

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SITE PLAN
SCALE: 1"=50'-0"

CITY OF WORTHINGTON
AR 120-11e
DRAWING NO.
DATE 9-30-16



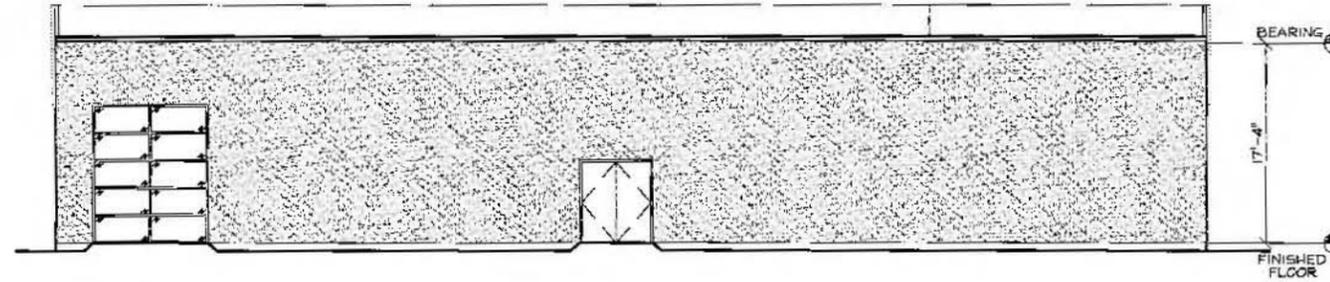
DDP and ASSOCIATES
architects/planners
855 EAST COOKE ROAD,
COLUMBUS, OH 43224
PHONE: (614) 262-7973
FAX: (614) 262-7963

JACK MAXTON QUICK SERVICE
EAST DUBLIN GRANVILLE ROAD
COLUMBUS, OHIO 43085
FRANKLIN COUNTY

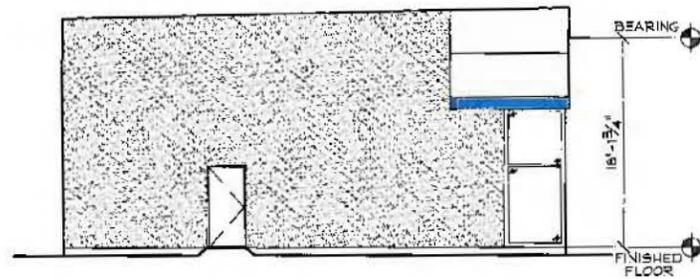
ISSUED:	09/30/2016
REVISED:	
DRAWN:	IDA
CHECKED:	DDP
SHEET TITLE:	SITE PLAN
PROJECT:	16-945

AS1

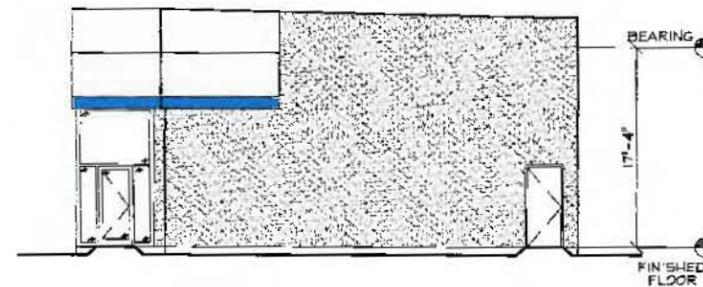
© COPYRIGHT ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED, OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.



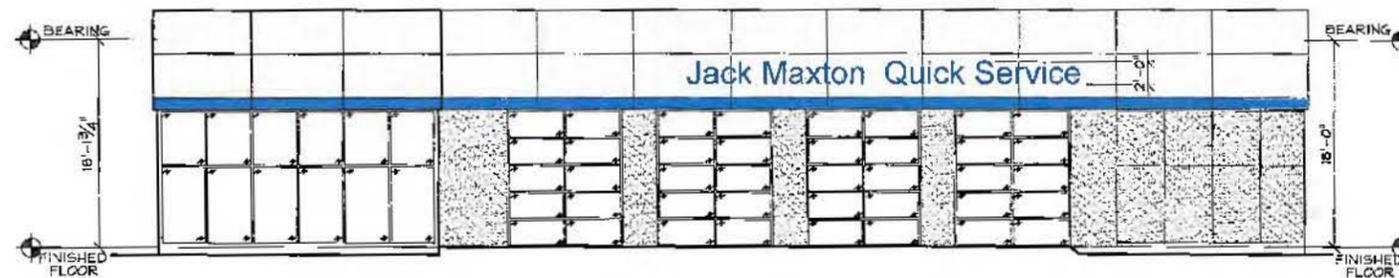
④ REAR ELEVATION
 SCALE: 1/16" = 1'-0"



② LEFT ELEVATION
 SCALE: 1/16" = 1'-0"

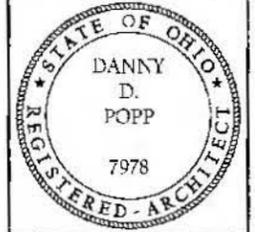


② RIGHT ELEVATION
 SCALE: 1/16" = 1'-0"



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

CITY OF WORTHINGTON
 AR 120-16
 DRAWING NO.
 DATE 9-30-16



DDP and ASSOCIATES
 architects/planners

855 EAST COOKE ROAD,
 COLUMBUS, OH 43224
 PHONE: (614) 262-7973
 FAX: (614) 262-7963

JACK MAXTON QUICK SERVICE
 EAST DUBLIN GRANVILLE ROAD
 COLUMBUS, OHIO 43085
 FRANKLIN COUNTY

ISSUED: 09/30/2016

REVISED:

DRAWN: IDA

CHECKED: DDP

SHEET TITLE:

EXTERIOR ELEVATIONS

A1

PROJECT: 16-945



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 117-16 Date Received 9/27/16 Fee 200.00 Meeting Date 10/12/16 Filing Deadline Receipt # 61410 Amend AR 50-14

- 1. Property Location 41 E. New England Ave.
2. Present/Proposed Use Vacant/Single-Family House
3. Zoning District PUD 03-14
4. Applicant Robert & Theresa Capace
Address 3953 Kul Circle South, Hilliard, OH 43026
Phone Number(s) 614-638-6730
5. Property Owner Worthington Lodge LLC
Address 45 North 4th Street, Suite 200, Columbus, OH 43215
Phone Number(s) 305-978-7264
6. Project Description Modification to previously approved two-story structure to include: addition of foundation; change to front porch; clarification of windows
7. Project Details:
a) Design Two-story House
b) Color Duxbury Gray with Monterey White trim
c) Size Basement - 988 SF; 1st Floor - 988 SF; 2nd Floor - 1242 SF; Garage - 494 SF
d) Approximate Cost \$350,000 Expected Completion Date 12 months

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)

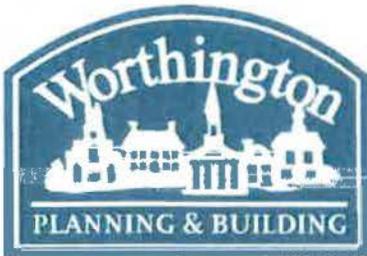
9-28-16 Date

[Signature] Property Owner (Signature)

09-28-2016 Date

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

Dewey's Pizza	640 High St.	Worthington, OH 43085
Michael & Taryn Shadwick	38 E. New England Ave.	Worthington, OH 43085
Robert Bloomer	12318 Ivy Ridge Pl	Galena, OH 43021
Resident	48 E. New England Ave.	Worthington, OH 43085
Daniel & Sarah Mullen	655 Hartford St.	Worthington, OH 43085
James Smith III	49 E. New England Ave.	Worthington, OH 43085
James & Lindsay Roop	617 Hartford St.	Worthington, OH 43085
Marilyn Kling	615 Hartford St.	Worthington, OH 43085
Worthington United Methodist Church	600 High St.	Worthington, OH 43085
615 High St Ltd.	615 High St.	Worthington, OH 43085
Peacock Lane Home	615 High St.	Worthington, OH 43085
Ripley Partners	623 High St.	Worthington, OH 43085
SGS General Inc.	1550 W. Lane Ave.	Columbus, OH 43221
La Chatelaine French Bakery & Bistro	627 High St.	Worthington, OH 43085



City of Worthington

PLANNED UNIT DEVELOPMENT MODIFICATION APPLICATION

Case #	PUDMO2-16
Date Received	9/27/16
Fee	\$100 pd 6/16/16
Meeting Date	10/13/16
Filing Deadline	Amend PUD 03-14

- Property Location 41 E. New England Ave.
- Present Zoning PUD 03-14 Present Use Vacant
- Proposed Use Single-Family House
- Applicant Robert & Theresa Capace
Address 3953 Kul Circle South, Hilliard, OH 43026
Home Phone 614-638-6730 Work Phone _____
- Property Owner Worthington Lodge LLC
Address 45 North 4th Street, Suite 200, Columbus, OH 43215
Home Phone 305-978-7264 Work Phone _____
- Project Description Addition of foundation and modified front porch to previously approved two-story structure.

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.

Robert Capace
Applicant (Signature)

9-28-16
Date

[Signature]
Property Owner (Signature)

09-28-2016
Date

41 E. New England Ave.



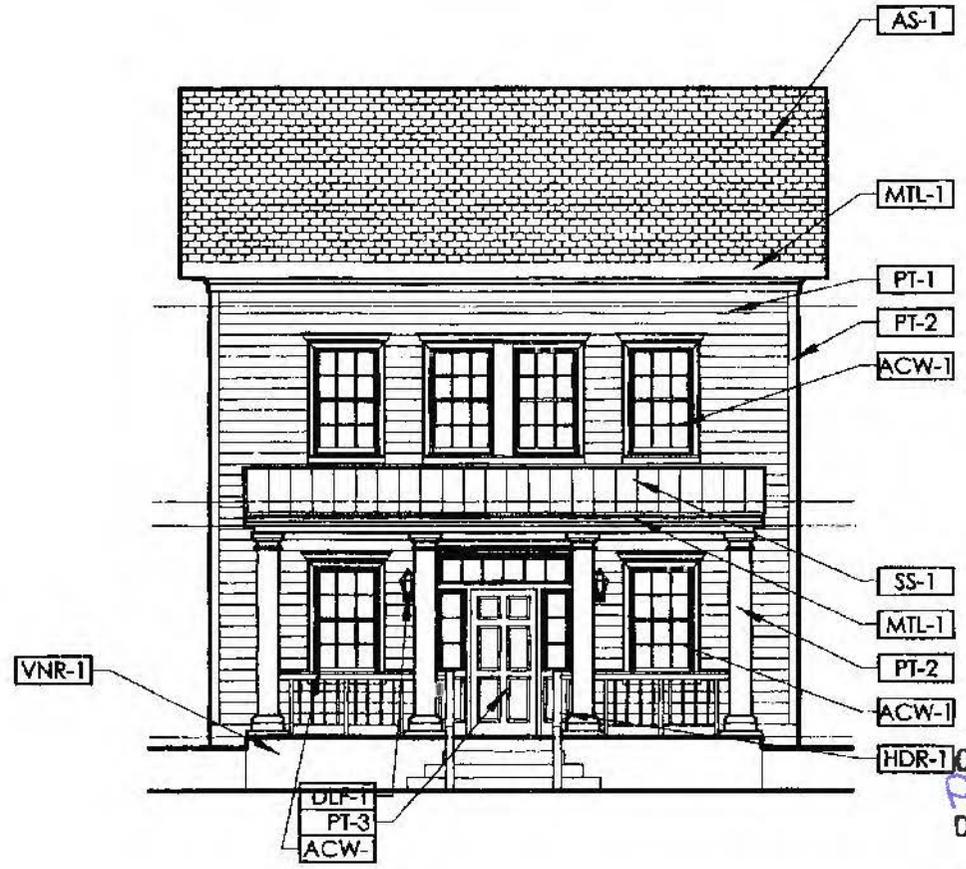
Project Details for 41 E. New England Ave.

1. Building height has changed due to the addition of a 2.5' foundation. As a result, steps and rails were added to the front and side entrances. The Owners desire the creation of a more traditional, semi-private front porch in lieu of the more public, slab-on-grade as previously approved for the site. See attached railing cut sheets and photographs of the foundation stone and roofing. Material samples will be shown at the meeting.
2. First floor height is now shown as 10', rather than the 9' shown originally. The Owner's desire a higher 10'-0" ceiling in the main living spaces (living and dining) with ceiling interest and variation possible at 9"-0" for the kitchen and supporting spaces on the first floor.
3. The windows are to be 6 over 6 Andersen wood, vinyl clad, white exterior. Muntins are simulated divided lite, interior removable...see attached cut sheet (Option2). The proposed trim around the windows is as shown in the Andersen cut sheet.
4. The front door will be a traditional 6 panel door as shown on Drawing B/A201 North Elevation. The two top panels will be glass without muntins. The door will be insulated fiberglass with simulated wood grain, opaque stained to look like wood. The transom and side lites will contain glass lites with proportions as close to the 6 over 6 windows as can be sourced by the owner from Andersen.
5. The west side double doors are to be Andersen insulated fiberglass with simulated wood grain suitable for opaque staining to look like wood like the front door. There will be simulated divided lite muntins matching the same for the 6 over 6 windows described.
6. Garage door will be made by Wayne Dalton, insulated steel with embossed wood grain texture, traditional paneled, painted white. The first choice for the door is shown in "Garage Door #1", but "Garage Door #2" would also be acceptable.
7. It was determined that with continuous soffit and ridge vents on the cross gable roofs, louvered vents will not be required in the gable ends, so decorative medallions as previously approved are proposed. See attached Fypon cut sheet (round as shown but to be sought as oval 36" long by 18" high if available).
8. See attached cut sheet for the proposed 6 Carriage Lights...exterior wall mounted.
9. See attached standing seam metal catalogue cut. The proposed color is charcoal gray – a sample has been submitted.
10. LP Smart Siding and Trim is proposed with the main color painted "Charcoal Cashmere" (gray) and "Falling Snow" (white) as the trim.
11. Photographs of the "Driftwood" colored roofing and the "Ohio Shite Vien Limestone" foundation material are in the packet and the samples will be at the meeting.

12. Trex decking and railing are proposed for the front and side porches. The railings would be white, with the floor being wood color.
13. Typically the elevations are an accurate representation of how the building elements will look. The catalogue cuts just give further detail of how the elements are constructed.

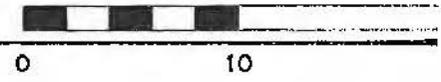
Drawing B/A201

- 120'-0" FINISH CEILING
- 111'-0" SECOND FINISH FLOOR
- 110'-0" FINISH CEILING
- 100'-0" FINISH FLOOR
- 99'-6" FINISHED GRADE
- 97'-6" FINISHED GRADE



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





TILT-WASH DOUBLE-HUNG WINDOWS

Andersen® 200 Series tilt-wash double-hung windows feature a tilt-in sash for easy cleaning. They have low-maintenance Perma-Shield® exteriors along with clear pine interiors to bring the warmth of natural wood into your home. Or, if you prefer, choose a factory-painted white interior with an ultra-smooth low-maintenance finish. Either way, they come in our most popular sizes and give you our most requested options, along with our renowned Owner-2-Owner® warranty.

DURABLE

- Virtually maintenance-free
- Perma-Shield® exteriors never need painting and won't peel, blister, flake or corrode*
- Frame exterior is protected by a tough vinyl cover that resists dents and repels water and provides long-lasting protection
- Wood sash members are treated with a water-repellent preservative and coated on the exterior with a Flexacron® finish
- The frame members are covered with seamless rigid vinyl cover to eliminate corner joints/welds that adds rigidity and provides an attractive appearance

ENERGY EFFICIENT

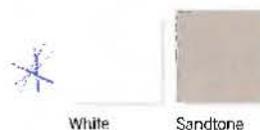
- Weather-resistant construction for greater comfort and energy efficiency
- Weathersripping is designed to seal out drafts, wind and water
- A variety of Low-E glass options are available to control heating and cooling costs in any climate
- Many 200 Series tilt-wash double-hung windows have options that achieve ENERGY STAR® version 6.0 certifications in all 50 states**



BEAUTIFUL

- Two exterior color options
- Natural pine or white interiors
- Add style with grilles, exterior trim or patterned glass

EXTERIOR COLORS



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*Visit andersenwindows.com/warranty for details.

**Visit andersenwindows.com to verify that the product and glass type are ENERGY STAR certified in your area. "ENERGY STAR" is a registered trademark of the U.S. Environmental Protection Agency.

200 SERIES TILT-WASH DOUBLE-HUNG WINDOWS

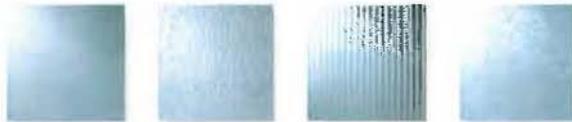
GLASS OPTIONS

LOW-E GLASS

- Low-E glass
- Low-E glass with HeatLock™ technology
- Low-E SmartSun™ glass
- Low-E SmartSun™ glass with HeatLock™ technology
- Tempered glass and other glass options are available. Contact your Andersen dealer.

PATTERNED GLASS

Ideal for letting light into the home while obscuring vision. Available in four attractive patterns.



Obscure Cascade Reed Fern

INTERIOR OPTIONS



Pine



White

Naturally occurring variations in grain, color and texture of wood make each window one-of-a-kind. All wood interiors are unfinished unless prefinished. White is specified.

HARDWARE FINISHES



Antique Brass



Black



Bright Brass



Oil Rubbed Bronze



Gold Dust



Satin Nickel



Stone



White

HARDWARE

Stone finish is standard with wood interior units. White finish comes with prefinished interiors.

Lock & Keeper



Antique Brass | Black | Bright Brass
Gold Dust | Oil Rubbed Bronze
Satin Nickel | Stone | White

Classic Series™ Lift™



Stone | White
** Hardware sold separately.

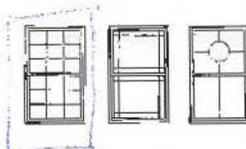
EXTERIOR TRIM



Available in 11 colors to complement your exterior.

GRILLES

Choose from dozens of popular designs or work with Andersen to create custom patterns.



ADDITIONAL FEATURES

- Tilting sash allows for easy cleaning

*Simulated Divided Light

*White Exterior

Printing limitations prevent exact color and finish duplication. See your Andersen dealer for actual finish samples. "Flexicon" is a registered trademark of PPG Industries, Inc. "Andersen" and all other marks where denoted are trademarks of Andersen Corporation. ©2015 Andersen Corporation. All rights reserved. SS_053_11/15_MS1511_103E

WINDOWS • DOORS
Andersen

For more information visit andersenwindows.com/200series

For help finding an Andersen product or dealer near you, please call us at 877.577.7655 or visit andersenwindows.com

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Simulated Divided Light Grilles

Simulated divided light grilles have two options when ordering. Both options feature grilles permanently applied to the exterior glass surface.

Option 1 (top image): The interior grille can be ordered permanently applied to the interior surface.

Option 2 (bottom image): The interior grille can be a removable grille.

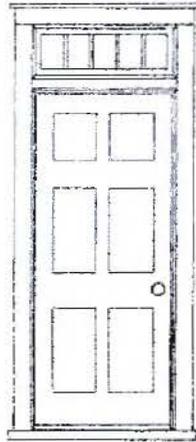


Interior & Exterior Color

The exterior grille will match the exterior color of your Andersen® product.

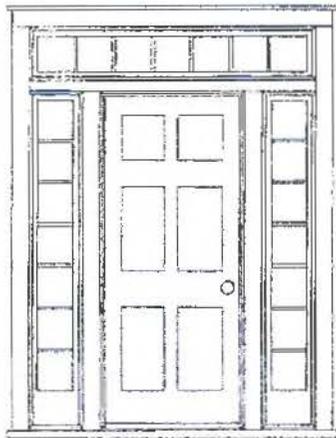
The interior grille is available in prefinished white, natural wood or (if available) stained to match the interior finish.

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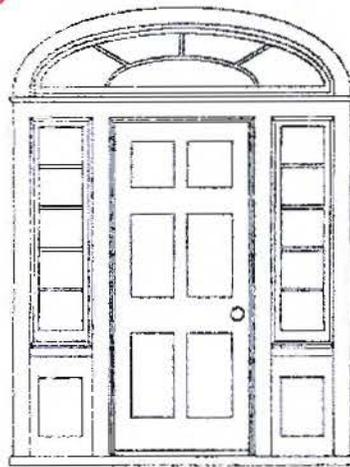


Transom window added to door brings light into entry. A five-light transam window is typical.

FRONT DOOR SURROUND NORTH ELEVATION



Door with transom window and side lights adds light and viewing opportunities.



Federal style entry grouping commonly used in Cape Cod Revival style homes.

TYPICAL TRIM CONDITIONS

For an authentic appearance, double-hung windows should utilize a wide mullion spacing. Inversely, casement windows are most authentic with a narrower mullion spacing, preferably 4" or less.

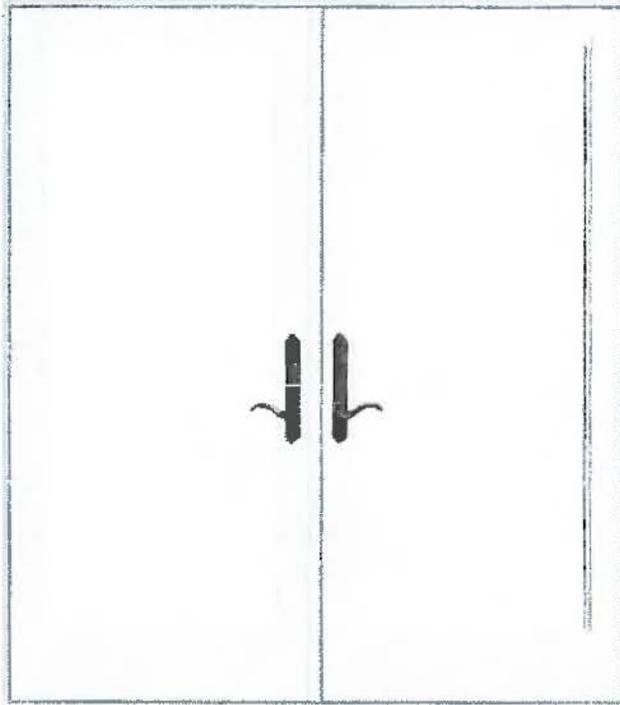
	Jamb	Vertical Mullion	Shutter
Head			
Horizontal Mullion			
Sill			
Horizontal Section			
Vertical Section			



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PATIO DOORS - WEST ELEVATION

400 Series Frenchwood® Hinged Patio Door



Interior



Exterior

SUMMARY

To purchase this product or customize it further, take this summary to your Andersen dealer.

Interior	White
Exterior Door Color	White
Hardware Options	Covington™, Antique Brass
Grille Style	Colonial
Exterior Trim Profile	3.5" Flat w/ 3 5/8" Cornice Top
Exterior Trim Color	White

* Distressed bronze and oil rubbed bronze are 'living' finishes that will change with time and use.

* Options shown are not available for all products within the series. Computer monitor limitations prevent exact color duplication. For an accurate representation of color options please view actual color samples available at your Andersen window & patio door supplier.

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Garage Door #1



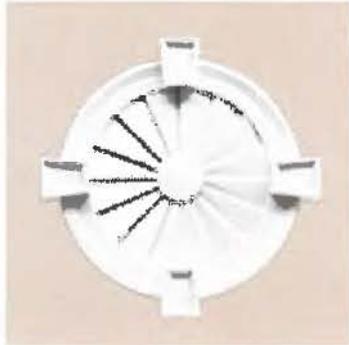
Garage Door #2



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POLYURETHANE - PUR » DECORATIVE MILLWORK » LOUVER DECORATIVE

Compare Selected



RS16K

Product
LOUVER DECO ROUND W/ DC TRIM & KEY 18-1/4X2-7/16 SMOOTH

CAD Elevation: [DWG](#) [DXF](#)

CAD Profile: [DWG](#) [DXF](#)

Price Compare

\$70.96



Compare Selected

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Home Services

DIY Projects & Ideas

Credit Services

Pro Xtra

Store Finder

Order Status

Local Ad

Products and Services

What can we help you find?

Your Store
Cleveland Ave

Sign in
or Register



Hampton Bay Model HB7024-05TP Internet #205299587 Store SKU #1000638388

Black Outdoor LED Wall Lantern (2-Pack)



(35)

[Write a Review](#)

[Questions & Answers \(21\)](#)



\$59.97 /each

- Protective black finish; suitable for outdoor/wet use
- Sturdy cast aluminum construction; built to last
- Energy Star certified for safety and efficiency

In Stock At Your Selected Store

Cleveland Ave #3811
Columbus, OH 43229

6 In Stock
Back wall, Bay 032
[Text Product Location](#)

[Open Expanded View](#)

[Click Image to Zoom](#)

[Recommended Items](#)

[Product Overview](#)

[Specifications](#)

[Questions & Answers](#)

[Customer Reviews](#)

Frequently Bought Together



Price for all three:

\$119.91

[Add To Cart](#)

This item: Black Outdoor LED Wall Lantern (2-Pack) **\$59.97**

Hampton Bay Black Outdoor LED Wall Lantern **\$19.97**

Hampton Bay Black Outdoor LED Flushmount **\$39.97**

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Product Overview

ENVIRONMENTALLY SMART COLORS - DESIGNED ENERGY EFFICIENT



TERRA COTTA



AGED COPPER



SOLAR WHITE



SANDSTONE



SURREY BEIGE



COLONIAL RED



PATINA GREEN



REGAL WHITE



ASH GRAY



SIERRA TAN



*REGAL RED



*HEMLOCK GREEN



STONE WHITE



DOVE GRAY



MEDIUM BRONZE



*BURGUNDY



*HARTFORD GREEN



SLATE BLUE



SLATE GRAY



MANSARD BROWN



MATTE BLACK



EVERGREEN



*REGAL BLUE



CHARCOAL GRAY



DARK BRONZE

METALLIC COLORS



*SILVER



*COPPER



*CHAMPAGNE



*PRE-WEATHERED GALVALUME[®]

NON-PAINTED



ACRYLIC COATED GALVALUME[®]

WEATHERED METAL COLORS



*GALV-TEN[™] RAW



*COPPER-TEN[™] RAW



*COR-TEN AZP[®] RAW



Sheffield Metals International

CLEVELAND: 800.283.5262

ATLANTA: 800.929.9359

DALLAS: 877.853.4904

DENVER: 877.375.1477

SAN JOSE: 408.916.3262

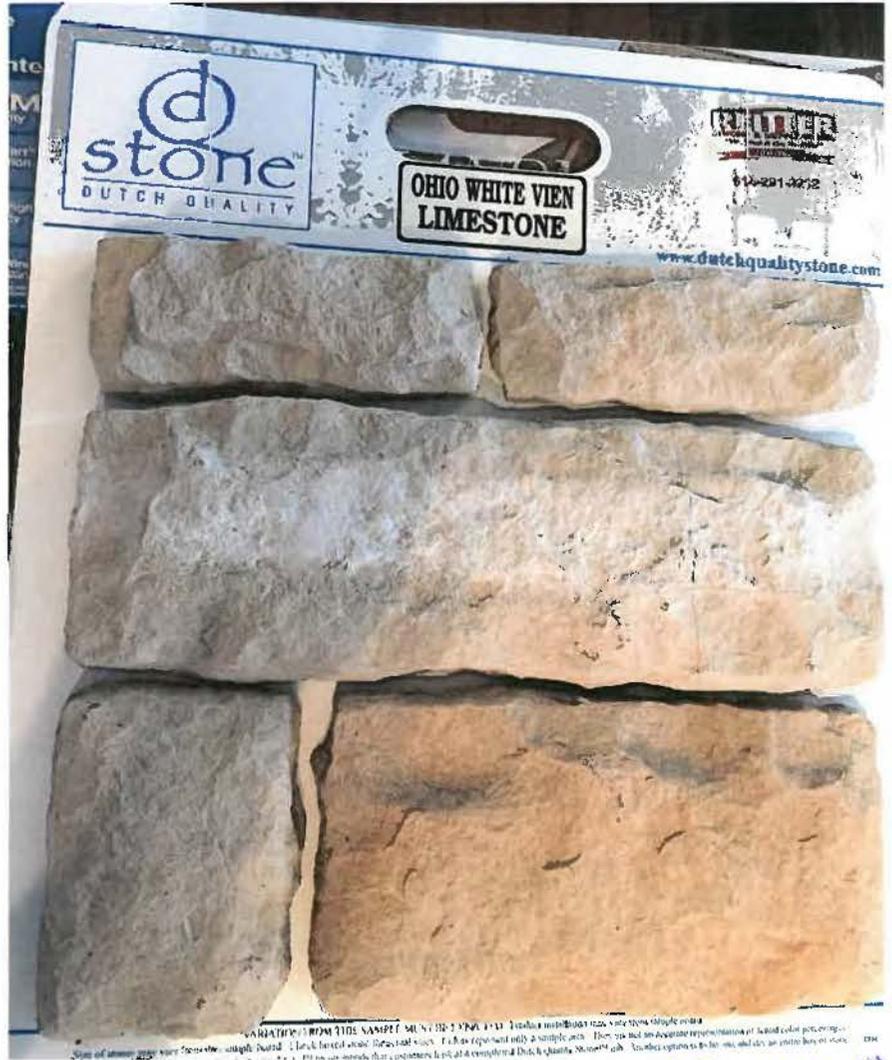
www.WhyItsCooler.com

*Available at a slight price premium.

Colors shown are matched as accurately as possible, but may vary slightly from finished product. These rich and vibrant colors are produced with either Kynar 500[®] or Hylar 5000[®] resins which provide superior color retention, and allow us to offer non-privated coating warranties for most applications. Coating warranty varies for Regal Red, Matte Black, Copper, Silver, Champagne, and Pre-Weathered Galvalume. Metallics are warranted for chip, crack, and peel only. Please contact your representative for more information.

*Also available in Robust.





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CHARCOAL Gas Sample Bag
N48

N48

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Explore Products > Deck Railing > Select® Railing

SELECT® RAILING

SHARE: Save:



TREX SELECT® RAILING IN CLASSIC WHITE

Select decking in Saddle and Winchester Grey perfectly complement the railing and beyond.



RAILING COLORS

FOR NORTH ELEVATION
• FRONT PORCH

FOR WEST ELEVATION
• PATIO STOOP

PERENNIAL BEAUTY

- » Mix and match Classic White rails and balusters with Trex® post sleeves, post sleeve caps and post sleeve skirts in any of our seven colors
- » Versatile white complements any decking or house color to create luxe outdoor living spaces



TREX THROUGH & THROUGH

- » Designed for the DIY homeowner
- » Contains a minimum of 40% recycled material
- » Backed by the Trex 25-Year Limited Residential Warranty

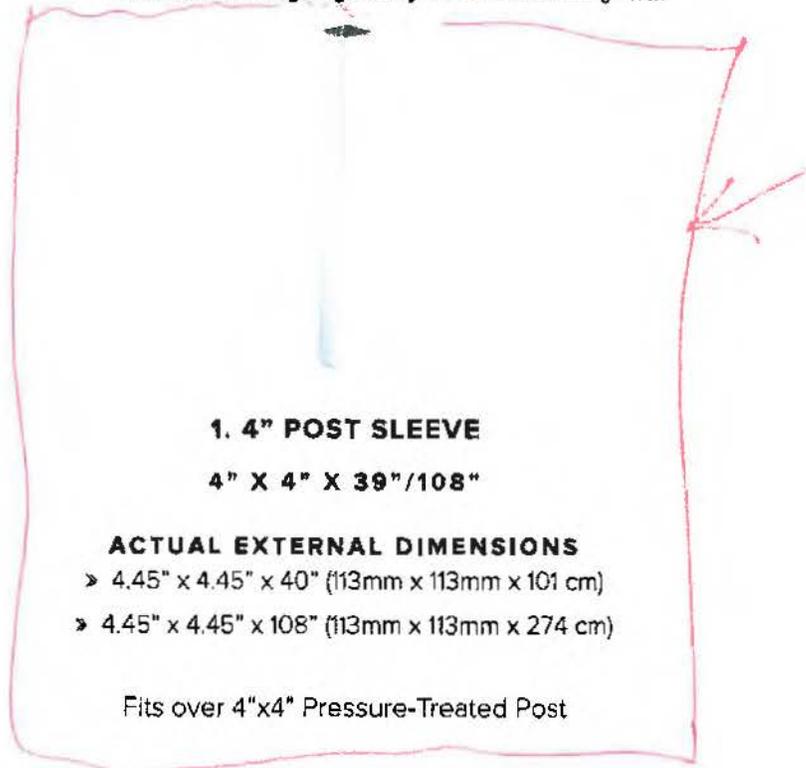
SELECT COMPONENTS

Trex Select is a 3-step process. Choose Trex post sleeves, caps and skirts (steps 1 & 2) and pair with a Select rail & baluster kit (step 3)

1. Post Sleeve
- 2a. Post Sleeve Cap
- 2b. Post Sleeve Skirt

<http://www.trex.com/products/railing/select/>

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1. 4" POST SLEEVE

4" X 4" X 39"/108"

ACTUAL EXTERNAL DIMENSIONS

- » 4.45" x 4.45" x 40" (113mm x 113mm x 101 cm)
- » 4.45" x 4.45" x 108" (113mm x 113mm x 274 cm)

Fits over 4"x4" Pressure-Treated Post



1. 6" POST SLEEVE

6" X 6" X 39"/108"

ACTUAL EXTERNAL DIMENSIONS

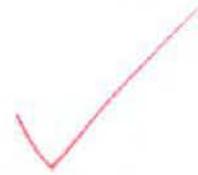
- » 5.5" x 5.5" x 39" (139 mm x 139 mm x 990 mm)
- » 5.5" x 5.5" x 108" (139 mm x 139 mm x 274 cm)

Fits over 4"x4" Pressure-Treated Post

Available in Classic White only.

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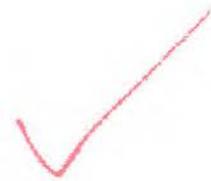
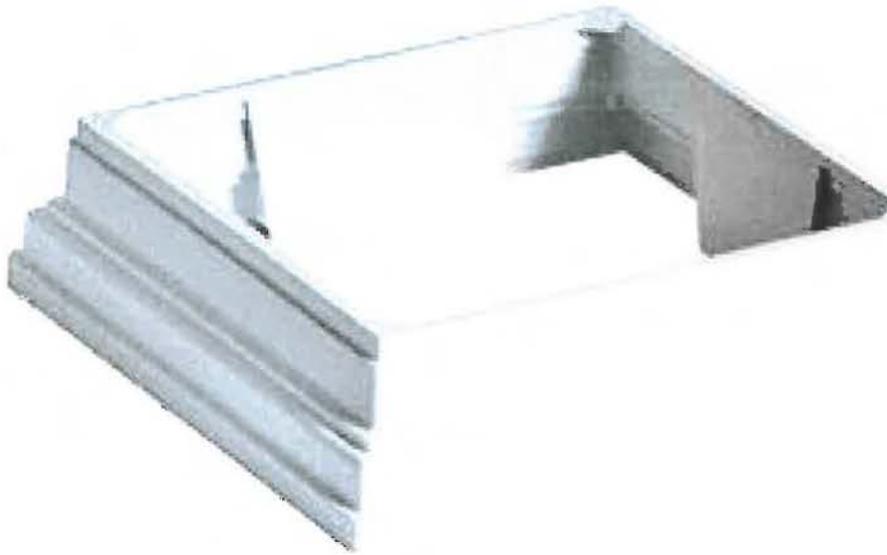
2A. FLAT POST SLEEVE CAP

ACTUAL EXTERNAL DIMENSIONS

- ▶ 4" x 4": 4.55" x 4.55" (115 mm x 115 mm)
- ▶ 6" x 6": 5.55" x 5.55" (140 mm x 140 mm)

12 per box. Cap topping each post is the decorative finish that also withstands the weather.

6" Available in Classic White only.



2B. POST SLEEVE SKIRT

ACTUAL EXTERNAL DIMENSIONS

- » 4" x 4": 4.55" x 4.55" (115 mm x 115 mm)
- » 6" x 6": 5.6" x 5.6" (140 mm x 140 mm)

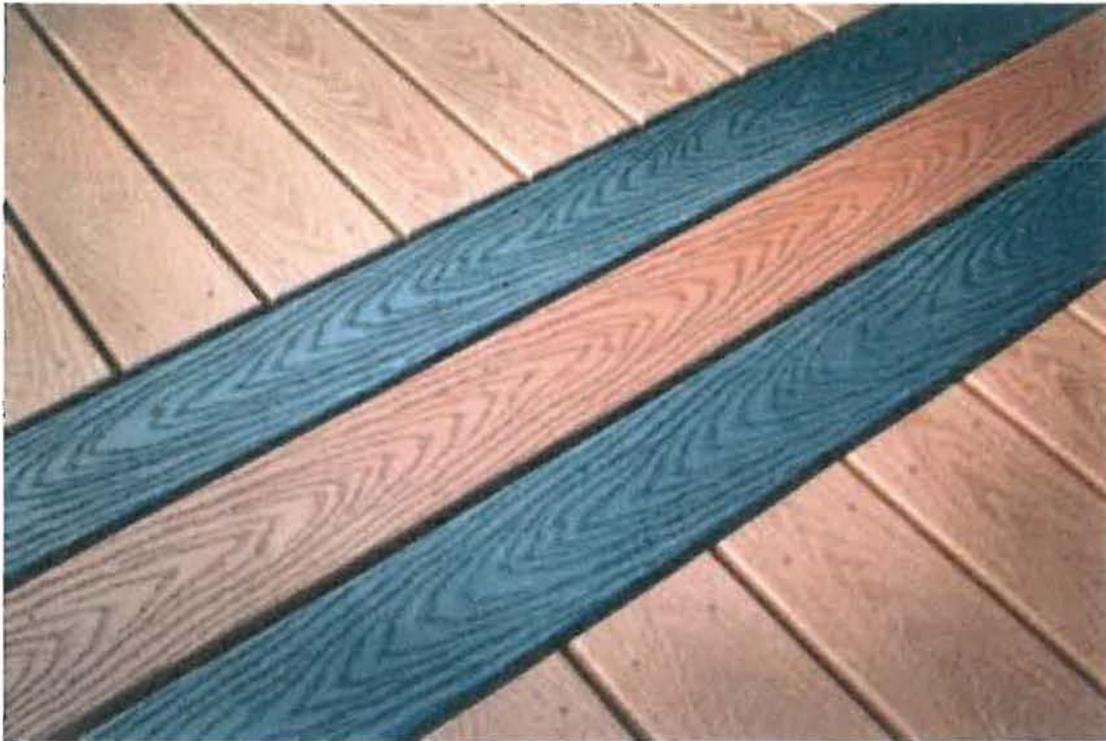
12 per box. Finishing piece at the base of the post that covers any cuts where the decking and railing meet. Usually coordinates with the cap.

6" Available in Classic White only.

WORKS WELL WITH

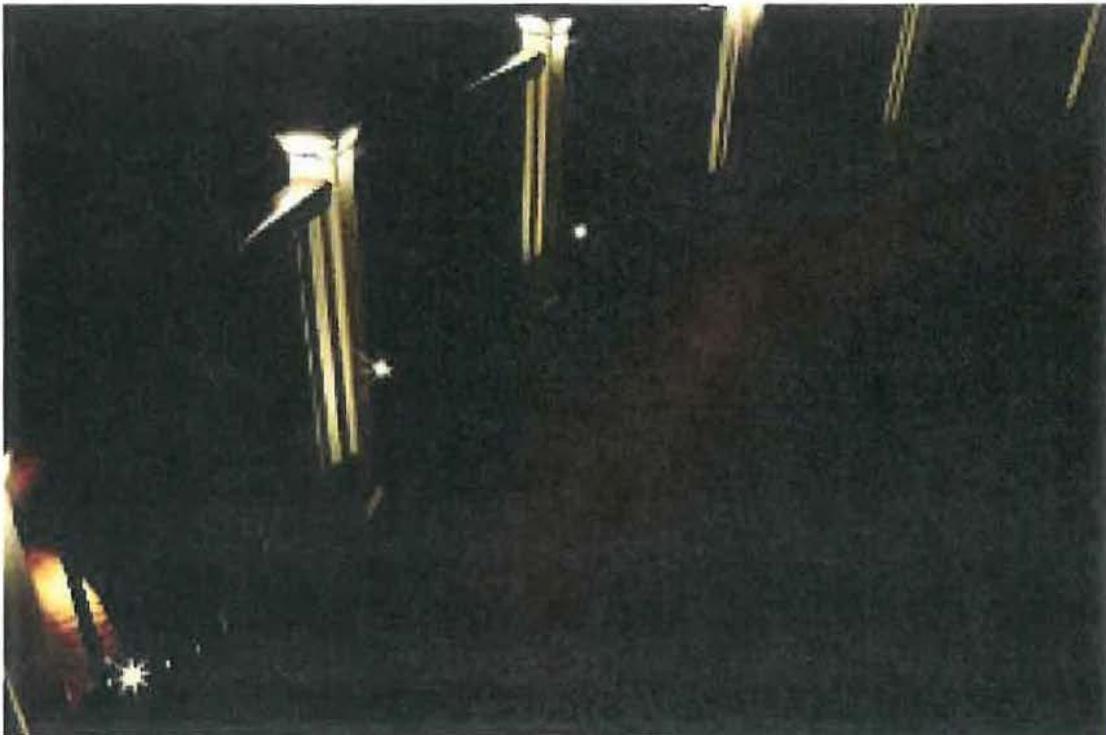
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SELECT DECKING

The ease of all-white Select railing is a no-brainer with our four nature-inspired Select decking colors. Same low-maintenance finish, same high-performance durability...for surprisingly approachable luxury.



AR 117-16

GENERAL NOTES

All information contained herein may not apply to the scope of this project. Items may appear within the drawing set which conflict with the contents herein. If more than one conflict, the architect's intent shall prevail.

- These plans have been designed and prepared in accordance with the 2013 Residential Code of Ohio (IRC 2013) and applicable local codes, ordinances, and regulations, etc. All items shall be in accordance with the specifications of this building and are to be accepted in lieu of any conflict with these items.
- All HVAC work shall be installed in accordance with the Building Code as stated in this jurisdiction.
- All electrical shall be installed in accordance with the N.E.C. in effect in this jurisdiction.
- Dimensional lumber used for all framing, except trusses, shall be 2x4s, and top plates shall be 2x12s, 2x10s, 2x8s, or better, (where).
- Areas to receive life or motion loads may need to be stiffened beyond minimum code requirements to prevent cracking - builder and installer shall determine same.
- Dimensional lumber used for all studs, sole plates, and top plates shall be Spruce Pine Fir No.2 or better, (where).
- All dimensional lumber shall have a maximum moisture content of 19%.
- Where the term "to be" is noted on the plan set it means glue and nail. Glue shall conform to the information stated below. Glue shall apply enough bonding force to hold the glued mating surfaces in contact until the glue attains full strength.
- Where gluing of wood members is specified the glue that is to be used is "Titebond Construction Adhesive" as manufactured by Franklin International or equal.
- Where gluing a scaffold it shall be completed as follows:
 - Place continuous beam(s) of glue on one of the surfaces to be glued.
 - Hold so that surfaces are held tightly together until glue attains full strength.
 - Wipe away any excess glue which is expelled if its appearance will be unacceptable in the finished structure.
- The following fastening schedule outlines the minimum requirements and shall be used in conjunction with the complete fastening schedule in the current code.

OSB - ring shank nail	OSB - common wire nail
A. Sub floor to joists: fasten with glue and 1-5d 16d @ 6" c/c	B. Sole plates to sub floor: glue and 1-16d @ 6" c/c
C. Sills to sole plates: fasten with 2-16d OSB	D. Studs to top plates: fasten with 2-16d OSB
E. Stud-to-stud and plate-to-stud: 2-10d OSB @ 6" c/c	F. Roof sheathing to trusses: 8d OSB @ 4" c/c
- Roof trusses to walls: Simpson Strong-Tie anchor H2.5. Multiple 2x4 bracing: 16d OSB @ 24" c/c is required.
 - Multiple LM, L-Track: Fasten per manufacturer's recommendations.
 - Roof trusses to LVL: Simpson Anchor H2.0C.
 - Sheathing to studs: 1-8d 16d @ 12" c/c at all intermediate studs.
- Where "LVL", "OSB", or "PSI" is noted on the drawings the products used must meet the following criteria:
 - MICROLAM (LVL) M.O.E. = 1,800,000 psi - F_v = 2600 psi
 - TRUSSTRONG (OSB) M.O.E. = 1,300,000 psi - F_v = 1700 psi
 - PARALAM (PSI) M.O.E. = 2,000,000 psi - F_v = 2900 psi
- All framing shall span throughout the structure so as to create a continuous load path through all levels of the structure, from the foundation walls and footings, through all levels of members, to the roof. All framing shall be fastened to the member below. The builder shall provide additional bracing or 2x6 (min) vertical bracing under the sills, when the sills exceed 5'.
- It is the responsibility of the contractor to notify the owner that if there are a potential to have radon levels which may exceed the recommended levels established by the United States Environmental Protection Agency, the contractor, in order to comply with the radon action level, shall obtain radon test action shall be taken concerning radon. It is not the responsibility of Micron Architecture, LLC or the Engineer to determine if a radon abatement system is required.
- All elements of construction not specifically noted on these drawings shall comply with the Local Governing Code, International Building Code, and applicable codes.
- It is the contractor's responsibility to provide proper bracing during construction and to provide a safe working environment during construction. Micron Architecture, LLC and the Engineer are not engaged in construction and do not supervise construction. It is the responsibility of the contractor to follow all safety codes.
- All steel joists in these plans are designed for 50 ksi yield strength.
 - * APPLICABLE ONLY WHERE IT IS REQUIRED BY LOCAL CODE.

PLANNING

- All exterior and interior stairways shall be provided with a means to illuminate the stair, including the landing and the treads.
- Carry heights in basements without habitable spaces shall not be less than 6 feet 8 inches clear, except for over beams, girders, ducts or other obstructions where the clear height shall be 6 feet 4 inches.
- Garage floor surfaces shall be sloped to facilitate the movement of liquids toward the vehicle entry.
- The dimensions of a window well serving a E.E.O. window shall provide a min. net clear area of 8 square feet with a minimum vertical projection and width of 36 inches.
- Hazardous glazing shall be located in the following locations: in all doors including sliding glass doors and side-lighting glass in doors and windows for hot tubs, whirlbaths, hot tubs and showers; glazing in walls above bathtubs or within a 24" area of a door in a closed position or otherwise noted on these plans.
- Openings between the garage and the residence shall be equipped with either solid wood doors 1 3/4 inches in thickness or 20-minute fire-rated doors.
- The garage shall be completely separated from the residence and it's attic area by installing 1 layer of 5/8" fire code gypsum board on the garage side.
- Every sleeping room shall have at least one egress window or exterior door approved for emergency escape or rescue with a min. net clear opening hgt. of 20 inches and a width of 20 inches and a net clear opening not less than 5.7 sq. ft.
- A minimum 2" x 2" lighting shall be provided at all exterior doors, with 3 or more risers, at no more than 7 3/4" below the finished floor, including doors into garages.
- The maximum stair height shall be 7 3/4" and the maximum tread depth shall be 10" with a nosing of not less than 3/4" but not more than 1 1/4" at stairs with open risers unless noted otherwise on plans.
- The greatest stair height and tread depth with any flight of stairs shall not exceed the smaller one by more than 3/8".
- Where stair treads at a point not more than 12" from the side where the treads are narrower shall not be less than 9" and the minimum depth of any tread shall not be less than 6".
- Unfinished accessible space under stairs shall have walls, under stair surfaces and any soffits protected with 5/8" fire code gypsum board.
- Hazardous glazing shall be provided at all stairs with (3) or more risers. Handrails shall have a minimum hgt. of 34" and a maximum hgt. of 38" from the nosing of the treads.
- Handrails shall have a circular cross section with a diameter of 1 1/4" to 2", or a non-circular cross section with a perimeter diameter of at least 4" but not more than 6 1/4" and a largest cross-section dimension not exceeding 2 1/4".
- Perches, balconies or rolled floor surfaces located more than 30" above the floor or grade shall have guardrails not less than 36" in hgt. Open sides of stairs with a total rise of more than 30" above the floor shall have guardrails not less than 36" in hgt. from the nosing of the stair.
- Required guardrails shall have intermediate rails or intermediate closures which do not allow the passage of a 4" sphere. The triangular opening formed by the riser, tread and bottom rail shall not allow the passage of a 6" sphere.

- Required smoke detectors shall be hard-wired or interconnected with a battery back-up in rooms with bedrooms or sleeping quarters. The location of the smoke detector shall be 2" vertically from the highest point or per the manufacturer's recommendations.
- Open plastic shall be installed from the interior of the building by a minimum 2" gypsum board. The gypsum board shall be installed using a recognized system.
- Insulation and ceiling finishes shall have a flame spread index of not greater than 200.
- All exposed insulation, materials installed in floor, roof, and wall assemblies, crawl spaces and attics, shall have a flame spread index not to exceed 25 with an accompanying smoke developed index not to exceed 450 when tested in accordance with ASTM E 84.
- Moisture vapor retarder shall be provided in all frame walls with a max. Perm rating of 1.0 or less in winter side of the thermal insulation.
- Sills on slabs shall be of concrete or masonry and shall be in direct contact with the ground shall be continuously treated or epoxy resin coated with a minimum 2" back-splash of concrete.
- Wood columns shall be approved wood of natural decay resistance or approved pressure preservative treated wood.
- Protection against radon shall be installed as required per local jurisdiction.
- When exhaust fans are to be installed or access panel must be provided to the underside of the fan platform for the servicing, maintenance and / or removal of the fan and pump.

FOUNDATIONS & CONCRETE

- The assumed soil bearing capacity shall be 1,000 psf U.N.O.
- The finished grade shall fall a minimum of 3" in the first 10' feet from building perimeter.
- All concrete shall have a minimum 28 day compressive strength of 3000 psi except as noted. Garage slabs are concrete grade and shall have a minimum 28 day compressive strength of 4000 psi and shall contain 3% to 4% air. Concrete shall not contain calcium chloride. Basement walls shall be a minimum 3 1/2". Foundations, sills and garage floor slabs shall be a minimum 4".
- All concrete walls shall comply with:
 - ACI 308.3R "Specifications for Structural Concrete for Buildings" (revised 1987)
 - ACI 318-13 "Building Code Requirements for Reinforced Concrete" (revised 1989)
- All footings shall be as follows: (based on 1500 psi soil bearing)

footing depth - footing width	8" - 16"
12" - 20"	16" - 24"
- Masonry fireplace footings shall be a pad type footing which shall extend 5' (min) past all faces of the fireplace foundation and shall be 12" (min) deep.
- Footings shall extend below the frost line of the Local Governing minimum accepted frost depth. (see design criteria for local).
- Foundation anchors shall be min. 1/2" diameter bolts, hot dipped galvanized or stainless steel and shall extend a minimum 7" into approved anchors or masonry. Bolts shall be spaced 6-12" or greater from 12" from corners, rebar and shall be compatible with adjacent materials.
- When required, foundation waterproofing shall consist of a 3/4" bitumen-based felt, 50 lb. roll weight, 5 mil. polyethylene, 6 mil. polyethylene or 40 mil. polyethylene applied full height from the top of footing to grade. Details in the membrane shall be lapped and sealed with a compatible sealant. When an existing home has a supplemental exterior foundation drainage system tied to a sump pump, no water proofing shall be required.
- Backfill shall not be placed against the wall until the wall has sufficient strength and has been subjected to 1 1/2" toe above, or has been sufficiently cured to prevent damage by the backfill.
- All surfaces of steel columns shall be given a shop coat of rust-inhibitive paint unless treated to provide corrosion resistance.
- Crawl space shall be provided with continuously operated mechanical ventilation of a rate of 1.0 cfm per 50 sq. ft. of crawl space in minimum with approved vapor barrier over base course.
- All anchor bolts shall conform to ASTM A307.
- All reinforcing steel shall be grade 60.
- Center footings are column centerlines.
- Edges of steel columns, bearing plates, and anchor bolts below grade with a minimum 3" concrete cover.
- Foundations shown on these drawings are designed for an allowable soil bearing pressure of 1500 psf. It is the responsibility of the Owner and Contractor to determine that the soil is adequate to support the building on the foundation and walls shown. The Owner and Contractor are responsible for determining that the soil and differential settlements of the foundation are within the allowable limits of the structure and shall consult the appropriate reinforcement schedule provided on the foundation plan sheet. The Owner and the Contractor are encouraged to assist the services of a soils engineering firm to determine the suitability of the foundations and the walls shown on these drawings. In any situation the structure will not be detrimental effects to the building. The Contractor shall inform the originator of their plans of any unusual soil conditions. Foundations shall not be placed on frozen ground and shall not be allowed to freeze.

FLOOR CONSTRUCTION

- Joists under partial load bearing partitions shall be doubled or a beam of adequate size to support the load shall be provided.
- The ends of each joist, beam, or girder shall have a minimum depth of load bearing on wood or masonry and a minimum of 2" of masonry or concrete.
- Pre-engineered floor joists, joists or trusses shall be engineered by the manufacturer, engineered data sheets shall be provided prior to framing erection.
- Dilling and notching of pre-engineered floors shall be done in accordance with manufacturer's recommendations.
- Sub flooring shall be 3/4" tongue and groove (1 & 2) exterior grade.
- Drift-notching shall be provided as required when there is a usable space above and below the concealed space of a floor/ceiling assembly.

WALL CONSTRUCTION

- All structural members shall be fastened in accordance with chapter 6 of the building code in effect.
- Engineered joist shears for built-up beams shall be provided prior to framing inspection.
- All headers in exterior walls to be (2) 2x6 U.N.O. on plans.
- Fire blocking shall be provided to cut off all concealed draft openings (both vertical and horizontal) to form or effective fire barrier between stories, and between a top story and the roof space. Fireblocking shall consist of 2-inch nominal lumber, or two 1x2s of 1-inch nominal lumber with broken top joints, or one thickness of 3/4-inch wood structural panel with joints sealed by 3/4-inch wood structural panels or one thickness of 8-inch particle board with joints sealed by 8" particle board, 1-inch gypsum board, or a inch cement-board mill board. Unfinished floor joist insulation used as fireblocking shall fill the entire cross section of the wall cavity to a minimum height of 16 inches measured vertically. When piping, conduit or similar construction are encountered, the insulation shall be packed tightly around the obstruction.

- All exterior bracing shall be provided by the use of 1/2" plywood or 7/16" x 3.5 structural sheathing full height on the entire perimeter of the structure. All interior walls shall be braced by attaching 1/2" (min.) gypsum board to wall studs spaced no more than 24" c/c, with corner bracing @ 7' o.c. (max.), or 1-1/2" long, 3/16" thick, OSB gypsum board @ 7' o.c. (max.), or Type 3 or 4 screen per ASTM C 1002. Screens shall be attached to studs to provide good bracing not less than 4 1/2".
- Masonry veneer shall be anchored to the supporting wall with corrosion resistant metal ties.
- Each tie shall be spaced not more than 32" on center horizontally and shall support not more than 2 2/3 sq. ft. of wall area.
- The veneer shall be separated from the structure by an air space of a minimum of 1" but not more than 1 1/2".
- Flashing shall be located beneath the first course of masonry above finished ground level above the foundation wall or slab, and at other points of support.
- Wall studs shall be provided in the outside wythe of masonry walls at a max. spacing of 32" on center. Wall holes shall be a min. of 3/16" in diameter located immediately above the flashing.
- Wall studs shall be 2x4's @ 16" o/c or 2x6's @ 16" o/c and shall be one piece full height. Provide a minimum of 2 studs of each size of all openings through bearing walls (Garage LS) studs when opening is equal to or greater than 7'-0" wide) unless cutted otherwise on plans.
- The contractor may, at his/her option, attach the sheath in accordance with the fastening schedule in the Local Governing Code, or in accordance with the adhesive method as recommended by the United States Gypsum Company.

ROOF CONSTRUCTION

- Trusses shall be pre-engineered by the manufacturer, all truss data and layout sheets shall be provided prior to framing inspection.
- Rafters shall be nailed to ceiling joists to form a continuous tie between exterior walls where joists are present in the rafters. Where not present, rafters shall be tied with a rafter tie, located as near the plate as practical. Rafter ties shall be spaced not more than 4 feet on center. Rafters shall be fastened to ridge board or to each other with a gable plate (a tie).
- Ridge board shall be at least 1" nominal thickness and not less in depth than the cut end of the rafter. At all valleys and dips there shall be a valley or hip rafter not less than 2" nominal thickness and not less in depth than the cut end of the rafter. Hip and valley rafters shall be supported at the ridge by a brace to a load carrying partition or be designed to carry and distribute the specific load at that point. When the cut end of the rafter exceeds 14" the ridge brace shall be constructed of a solid 2x12 with an additional 2x (as required) nailed to the bottom edge of the 2x12.
- Roof assemblies shall have rafter or truss line provided at load bearing locations.
- Roof sheathing shall be supported with blocking or edge clips when rafters or trusses are 24" on center or greater.
- Roofs less than four in twelve pitches shall be installed over (2) layers of #15 felt applied parallel to eaves with 18" top lap and 12" end lap, with end laps located at least 6 feet from end laps in prevailing course.
- Roof sheathing shall be 1/2" plywood or 7/16" OSB exterior grade. Provide plywood clips at unsupported edges minimum between members.
- Trusses shall be designed by a Structural Engineer registered in the State of Ohio. Trusses shall be designed in accordance with the National Design Specification for wood and the Texas State Multiple Recommended Practice of Design TR-65. Roof trusses shall be designed for the following loads:

Top chord live load	- 20 psf
Top chord dead load	- 10 psf
Bottom chord live load	- 0 psf
Bottom chord dead load	- 10 psf
Total load (for attic storage)	- 45 psf
Bottom chord live load	- 20 psf
Total load (w/ attic storage)	- 65 psf

FIREPLACES

- Chimneys shall extend a minimum of 2 feet higher than any portion of the building within 10 feet, but shall not be less than 3 feet above the point where the chimney passes through the roof.
- A portion of a chimney located in the interior of the building or within the exterior wall of the building shall have a minimum air space clearance to combustibles of 2".
- Chimneys located entirely outside the exterior walls of the building, including chimneys that pass through the roof or ceiling, shall have a minimum air space clearance of 1" the spaces shall not be filled, except to provide fire blocking.
- Hearth extensions shall extend a minimum of 16" in front of, and a minimum of 16" beyond each side of the fireplace opening less than 6 square feet and 20" on 12" reactively for 6 square feet or larger.
- Wood of combustible materials shall not be placed within 2" of the outside front, back, or side surface of a masonry fireplace, including the smoke chamber, and not less than 6" from the inside surface of the nearest fire lining.
- Fireplace built or masonry fireplace shall be provided with an exterior air supply to ensure proper fuel combustion.

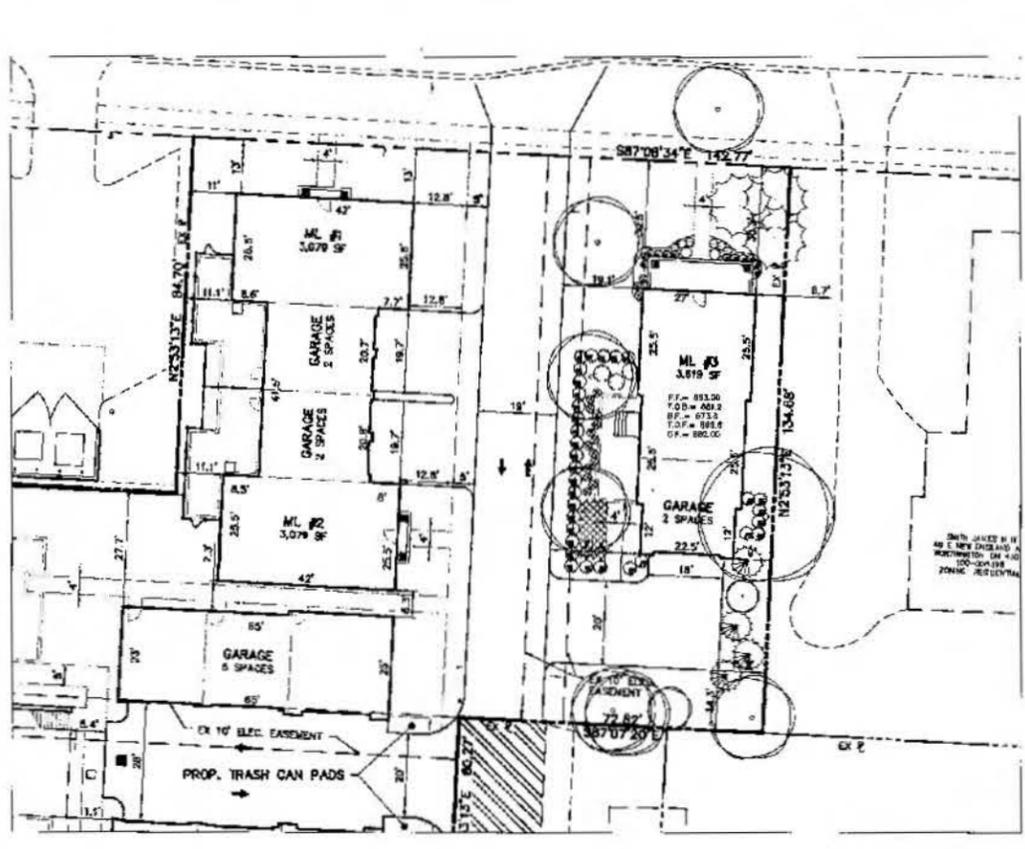
HEATING & COOLING

- When heating and cooling equipment is located in an equipment room, an unobstructed working space not less than 30 inches wide and not less than 30 inches high shall be provided along the control side of the equipment when the door of the equipment room is open.
- Fuel burning heating and cooling equipment shall be provided with a volume of 50 cubic ft. per 1000 Btu/h. or an air supply shall be provided to ensure proper fuel combustion.
- An approved drain shall be provided to dispose of condensate from the cooling coil, condensate drains shall terminate outside of the building, or to a floor drain, plumbing fixture, sump or approved device.

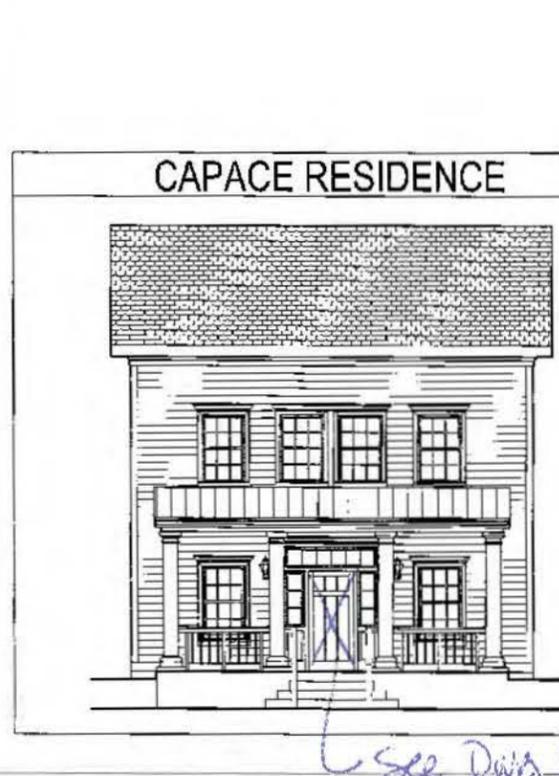
DESIGN CRITERIA

Load:	Live:	Dead:
Roof	20psf	20psf
Roof Snow	20psf	10psf
Attic (w/Storage)	20psf	0psf
2nd Floor	40psf	10psf
1st Floor	40psf	10psf
Ext. Balconies	80psf	10psf
Ext. Decks	40psf	10psf

2. Basic wind speed 90mph (category - C)
 3. Seismic zone 1
 4. Subject to damage from Weathering, Termites and Decay
 5. Minimum required frost depth 35"



CAPACE RESIDENCE



OWNER INFORMATION:
 WORTHINGTON LODGE LLC
 43 N. 4TH STREET
 SUITE 200
 COLUMBUS, OH 43215

KEVIN M. SHOME
 PHONE: 614-481-8156
 FAX: 614-481-8158

2013 OHIO RESIDENTIAL CODE (JANUARY 2013 UPDATES)
 2011 NFPA 70: NATIONAL ELECTRICAL CODE
 2011 2013 INTERNATIONAL CODE (JANUARY 2013 UPDATES)
 2011 OHIO PLUMBING CODE (JANUARY 2013 UPDATES)
 2011 OHIO FIRE CODE
 ANSI Z99-2012

FINISH	SQ. FT.
FINISHED BASEMENTS	388 SF
UNFINISHED BASEMENTS	388 SF
TOTAL BASEMENT SQ. FT.	776 SF
FIRST FLOOR	988 SF
SECOND FLOOR	1,262 SF
GARAGE	404 SF
TOTAL FINISHED	3,218 SF
TOTAL BUILDING SQ. FT.	3,712 SF

2 WORKING DAYS
BEFORE YOU DIG
 CALL TOLL FREE: 1-800-368-2764 (Ohio) or 811 (National)
 OHIO JURIED PROTECTION SERVICE

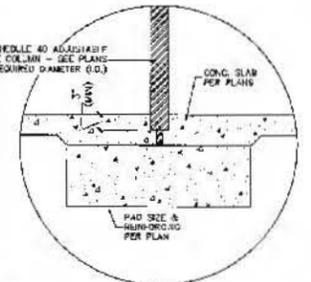
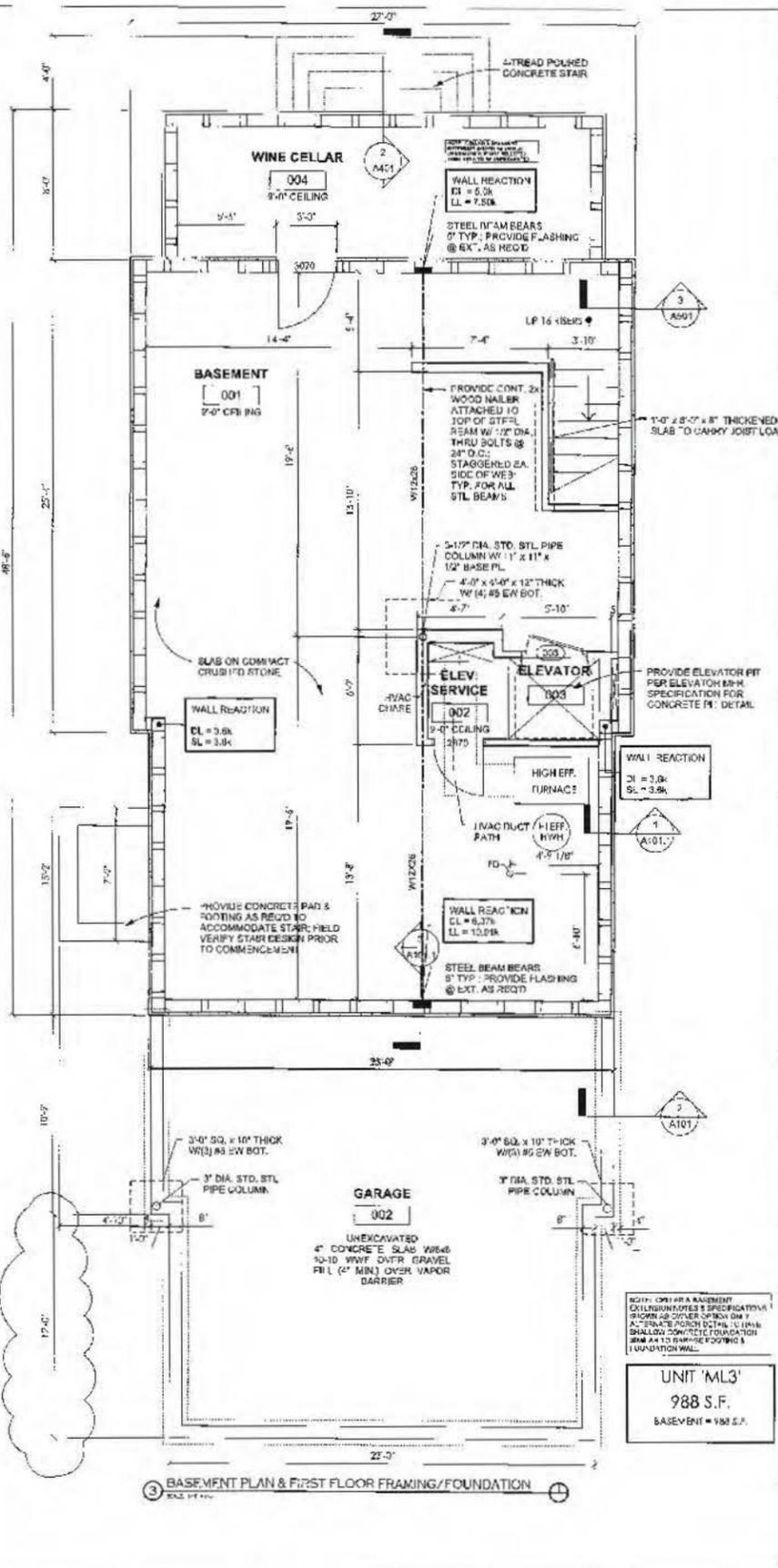
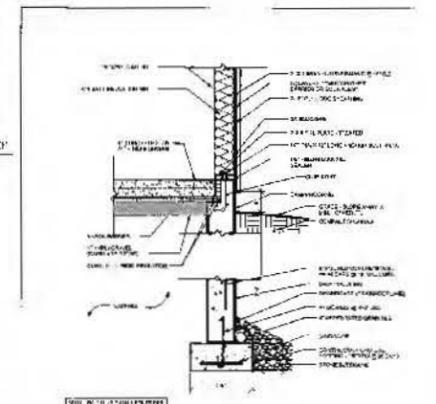
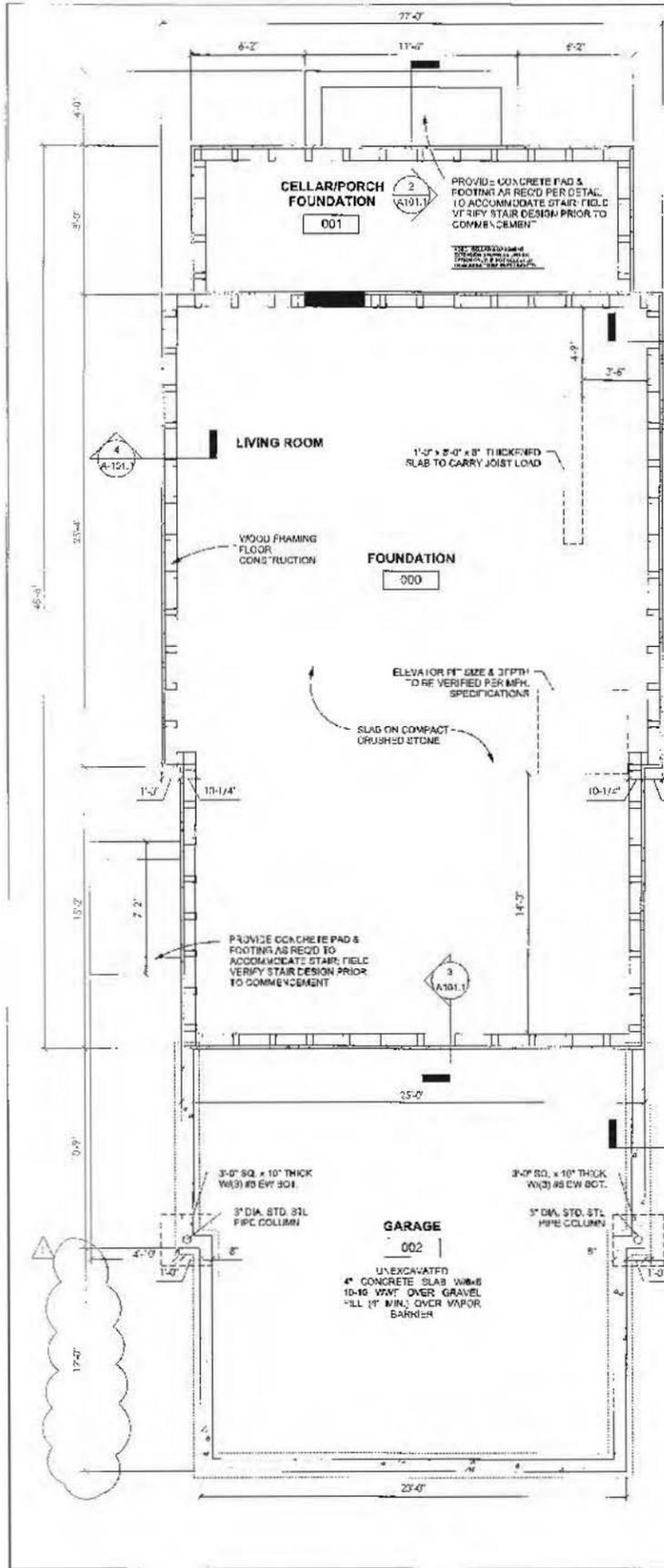
NO.	DATE	DESCRIPTION
1	02/17/16	ISSUED FOR PERMITS
2	02/27/16	ISSUED FOR PERMITS

Drawn by: x80e
 Revision Date:
 Issue Date: 02/27/16
 Sheet Number:
A-CS

CAPACE RESIDENCE
 41 E. NEW ENGLAND AVENUE | WORTHINGTON, OH 43086

CITY OF WORTHINGTON
 AR 17-16
 DRAWING NO.
 PWD 02-16
 DATE 9-27-16

COVER SHEET & SITE PLAN



NOTE: ALL PIPE COLUMNS INSTALLED PER THE ABOVE DETAIL SHALL BE CONSIDERED AS A FIXED COLUMN FOR LOADING PURPOSES. IN AREAS WHERE THE ADJUSTABLE SCREW CANNOT BE ENCASED PER THE DETAIL ABOVE, IT IS THE BUILDER'S RESPONSIBILITY TO VERIFY THAT THE COLUMNS INSTALLED ARE RATED FOR THE LOADS LISTED ON THESE PLANS.

- STRUCTURAL LEGEND**
- 1. BEAM POCKET (4" BEARING)
 - 2. BEAM POCKET (4" BEARING) + PLASTER OF BEARING
 - 3. RIFT JOIST FROM ASB (CLASH'S OWN BEARING)

NOTE: BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
ALL DIM. & QUANTITY NOTED TO BE FIELD DIMENSIONS BY THE DRAWER & BUILDER.
ALL DIMENSIONS TO BE RECHECKED & ENGINEERED BY MASS MPFR.

ALL STRUCTURE SHOWN ON THESE CONSTRUCTION DOCUMENTS SHOULD BE CONSIDERED AS "MINIMUM REQUIREMENTS". THE BUILDER OR CONTRACTOR MAY CHOOSE TO UP-SIZE OR ADD MEMBERS FOR EASE OF CONSTRUCTION.

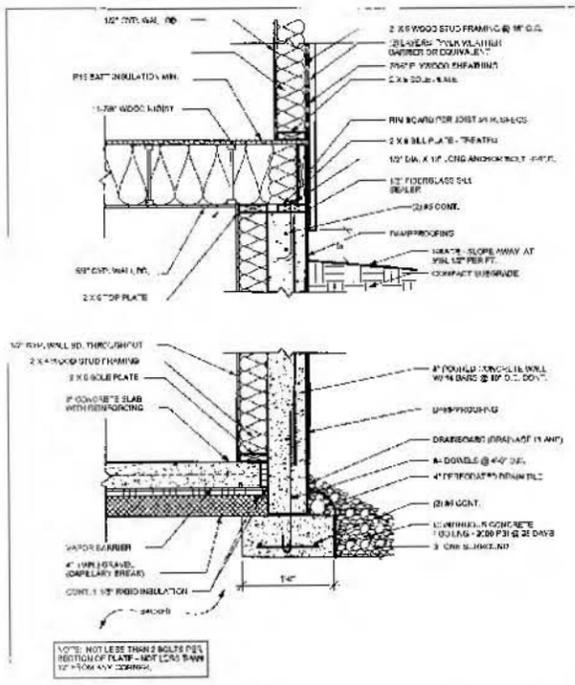
- FOUNDATION NOTES**
1. ALL FOUNDATION SHALL BE CONSIDERED TO BE INSTALLED ON THE PROPOSED FINISH GRADE UNLESS OTHERWISE NOTED.
 2. ALL FOUNDATION SHALL BE CONSIDERED TO BE INSTALLED ON THE PROPOSED FINISH GRADE UNLESS OTHERWISE NOTED.
 3. ALL FOUNDATION SHALL BE CONSIDERED TO BE INSTALLED ON THE PROPOSED FINISH GRADE UNLESS OTHERWISE NOTED.
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 9. ALL FOUNDATION SHALL BE CONSIDERED TO BE INSTALLED ON THE PROPOSED FINISH GRADE UNLESS OTHERWISE NOTED.
 10. ALL FOUNDATION SHALL BE CONSIDERED TO BE INSTALLED ON THE PROPOSED FINISH GRADE UNLESS OTHERWISE NOTED.

UNIT 'ML3'
988 S.F.
BASEMENT = 988 S.F.

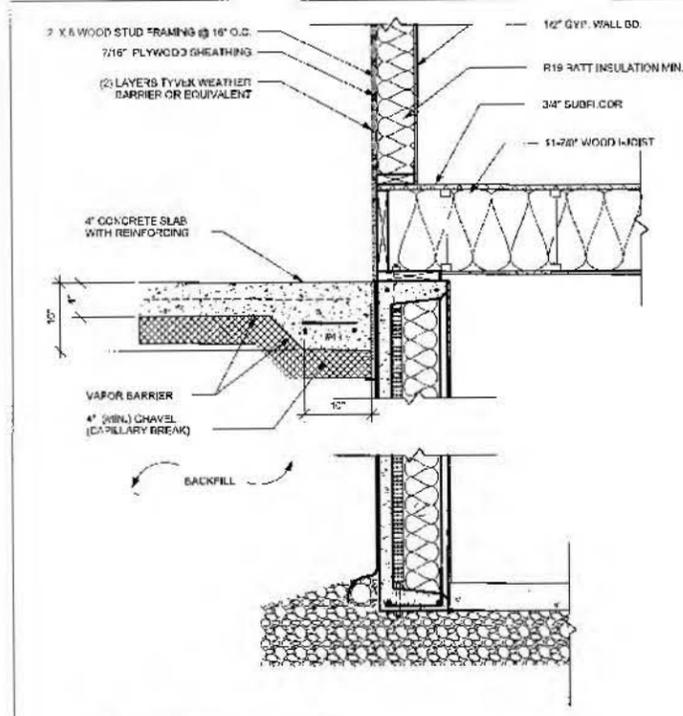
CAPACE RESIDENCE
41 E. NEW ENGLAND AVENUE | WORTHINGTON, OH 43086

CITY OF WORTHINGTON
AR 117-16
DRAWING NO.
PLD 02-16
DATE 9-27-16

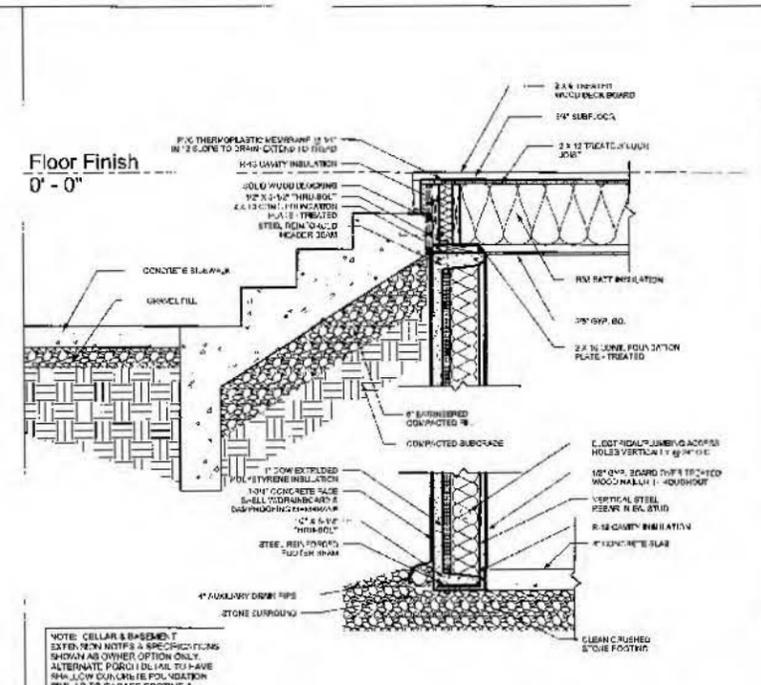
BASEMENT & 1ST FLOOR FDN./FRMG.
Drawn by: KSPM
Issue Date: 9/29/16
Sheet Number: A101



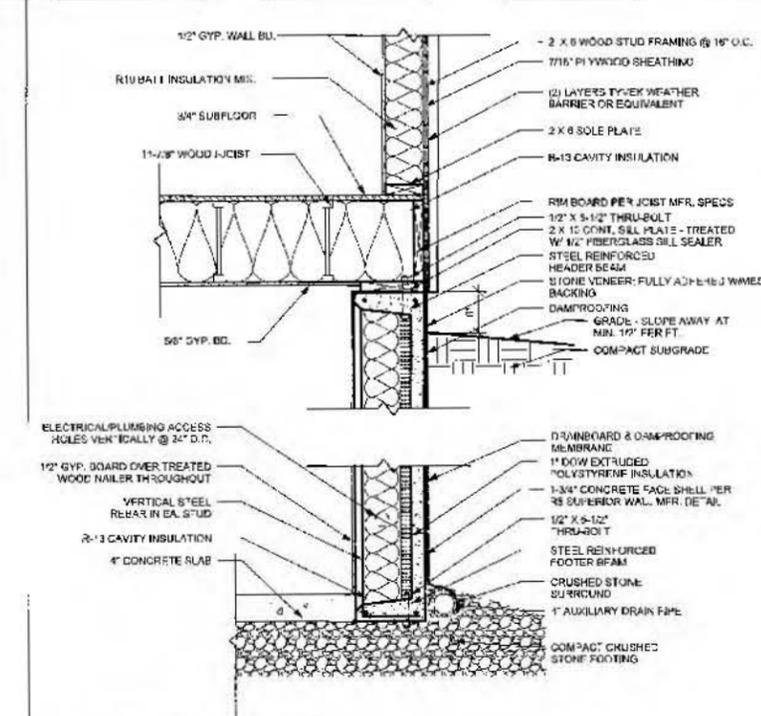
1 ALT. POURED CONCRETE FOUNDATION DETAIL
SCALE: 3/4" = 1'-0"



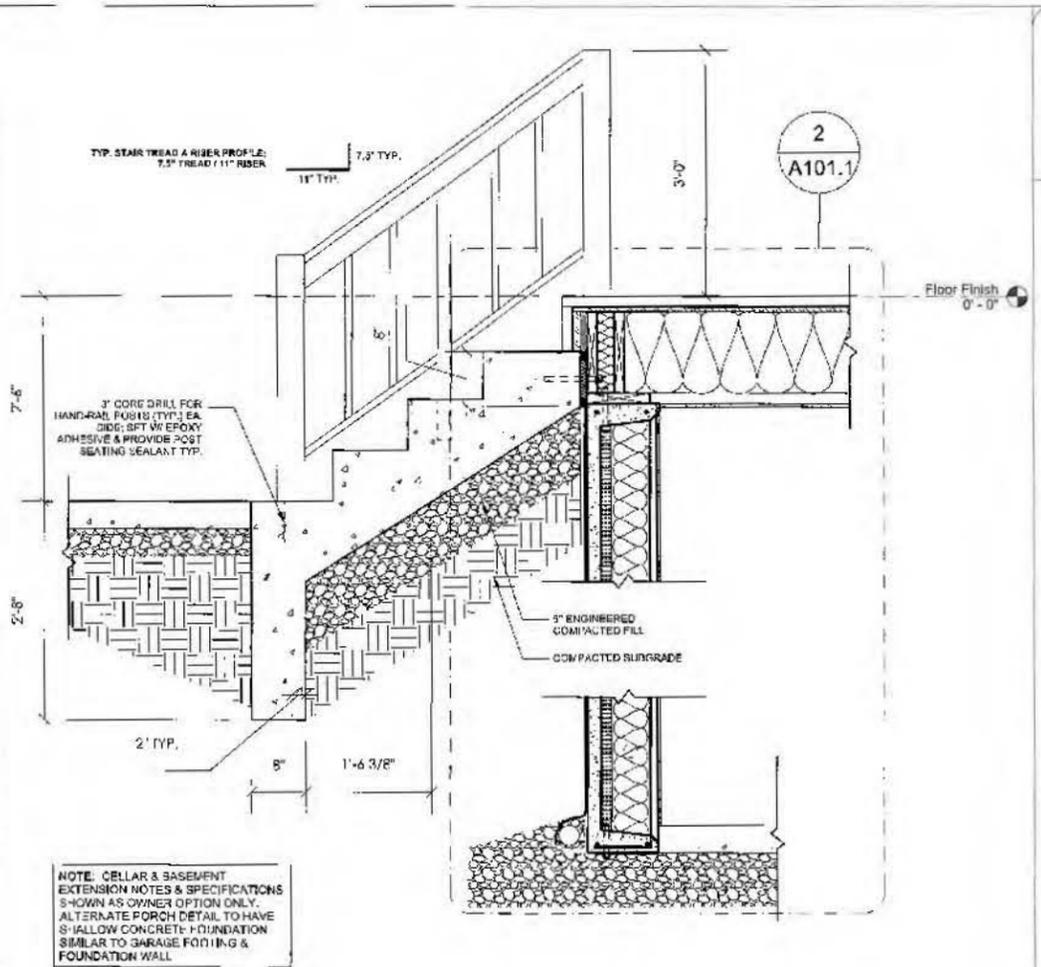
3 GARAGE SLAB & R-5 SUPERIOR FOUNDATION
SCALE: 1" = 1'-0"



2 PORCH STAIR & R5 SUPERIOR FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



4 R-5 SUPERIOR FOUNDATION WALL DETAIL
SCALE: 1" = 1'-0"



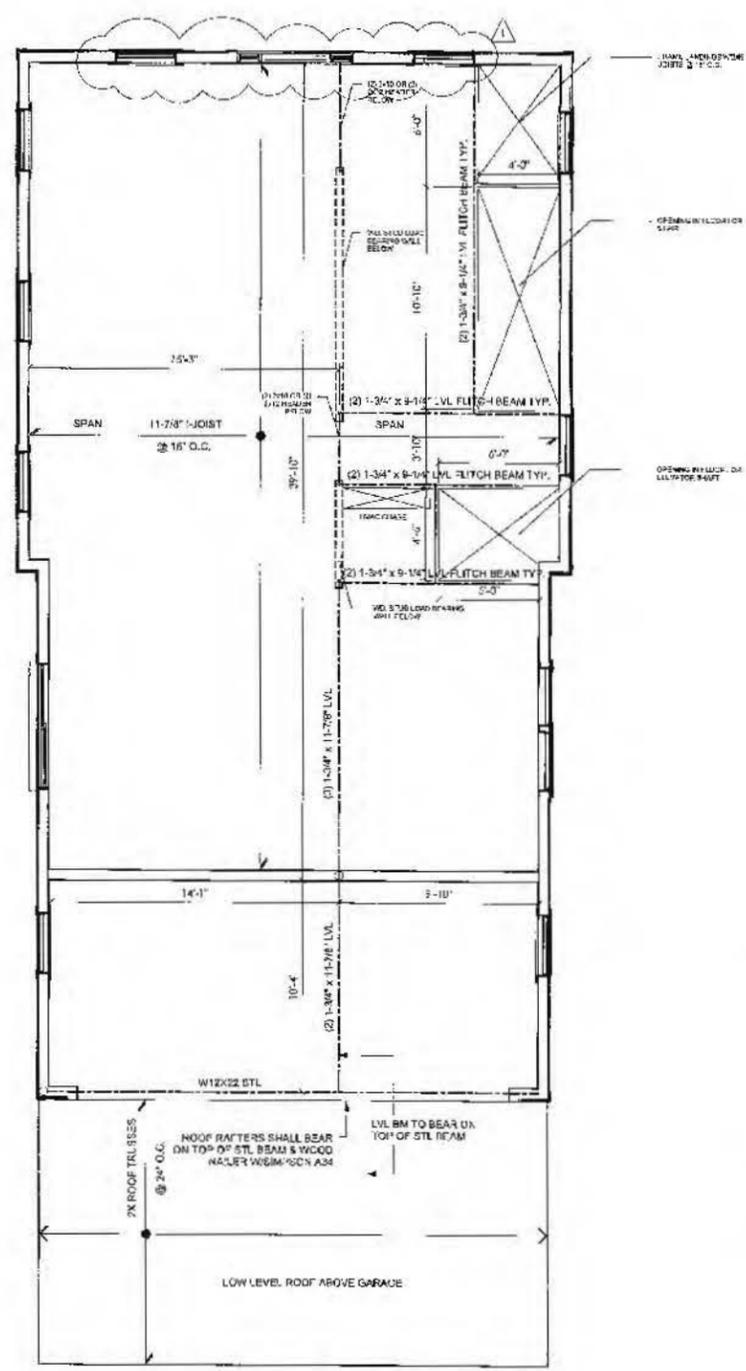
5 PORCH STAIR & BASEMENT DETAIL
SCALE: 1" = 1'-0"

CAPACE RESIDENCE
41 E. NEW ENGLAND AVENUE | WORTHINGTON, OH 43085



CITY OF WORTHINGTON
AR117-16
DRAWING NO.
PUD 02-16
DATE 9-27-16

FOUNDATION & BASEMENT DTL.
Drawn by: KSPM
Revision Date:
Issue Date: 10/20/16
Sheet Number: A101.1



1 2ND FLOOR FRAMING PLAN & LOW LEVEL ROOF
SCALE: 1/4" = 1'-0"

GENERAL FRAMING NOTES

1. ALL WALLS ARE DIMENSIONED STUD TO STUD
2. ALL INTERIOR WALLS ARE 3-1/2"
3. ALL ANGLED WALLS ARE 45 DEG. U.N.O.; BOTH SIDES OF THE SQUARE OF THE SQUARE OF THE ANGLE ARE EQUAL, EVEN IF ONLY ONE SIDE IS DIMENSIONED.
4. ALL OPENINGS IN EXTERIOR & LOAD BEARING WALLS SHALL HAVE A MIN. LINTEL OF (2) 2X8'S W/ 1/2" PLYWOOD SPACER. APPLY GLUE TO THE FULL JOINING SURFACE OF BOTH 2X8'S & NAIL TOGETHER PER FASTENING DETAIL PROVIDED. ALL OTHER LINTELS SHALL BE BUILT IN THE SAME APPLICATION.
5. ALL POSTS SHALL BE A MIN. OF (2) 2X4'S W/GLUE APPLIED ON THE FULL JOINING SURFACE & NAILED PER THE FASTENING DETAIL PROVIDED.
6. FLOOR JOISTS ARE TO BE CROWNED BEFORE PLACEMENT & SHALL BE DOUBLED UNDER PARALLEL WALLS.
7. REFER TO ALL STAIR & WINDOW NOTES PROVIDED ON THIS SHEET
8. SMOKE & CARBON MONOXIDE DETECTORS SHALL BE HARDWIRED & INTERCONNECTED W/BATTERY BACK-UP AS SHOWN ON SHEET E-101
9. CONTRACTOR SHALL SHIM ALL EXTERIOR DOOR THRESHOLDS 3/4"; VERIFY W/BUILDER PRIOR TO COMMENCEMENT
10. THE GARAGE SHALL BE SEPARATED FROM ITS ATTIC BY 5/8" TYPE-X DRYWALL APPLIED TO THE CEILING OF THE GARAGE. WHERE THE SEPARATION IS A FLOOR TO CEILING ASSEMBLY, THE STRUCTURE SUPPORTING THE SEPARATION SHALL ALSO HAVE 5/8" TYPE-X DRYWALL PROTECTION
11. ALL STRUCTURE SHOWN WITHIN THESE CONSTRUCTION DOCUMENTS SHALL BE CONSIDERED AS "MINIMUM REQUIREMENTS." THE BUILDER OR CONTRACTOR MAY CHOOSE TO UPSIZE OR ADD MEMBERS FOR EASE OF CONSTRUCTION
12. CONTRACTOR TO PROVIDE WOOD TRUSS MFR. SHOP DRAWINGS, SIGNED & SEALED BY STATE OF OHIO LICENSED ENGINEER
13. CONTRACTOR TO PROVIDE ENGINEERED SHOP DRAWINGS, SIGNED & SEALED BY STATE OF OHIO LICENSED ENGINEER FOR STEEL FABRICATED FRAMING
14. NO DROP BEAMS; BEAMS IN LINE WITH FRAMING

STRUCTURAL LEGEND

(Symbol)	INDICATE & SPAN OF STRUCTURAL MEMBERS (SPACING & AREA INDICATED)
(Symbol)	DIRECTION & SPAN OF STRUCTURAL MEMBERS
(Symbol)	ROOF #/PIER
(Symbol)	PIPE COLUMN w/MAP
(Symbol)	BEAM POCKET (6" BEARING)
(Symbol)	BEAM POCKET w/PLASTER (6" BEARING)
(Symbol)	POINT LOAD FROM AXIL
(Symbol)	(2)2x4 @ 24" ON CENTER

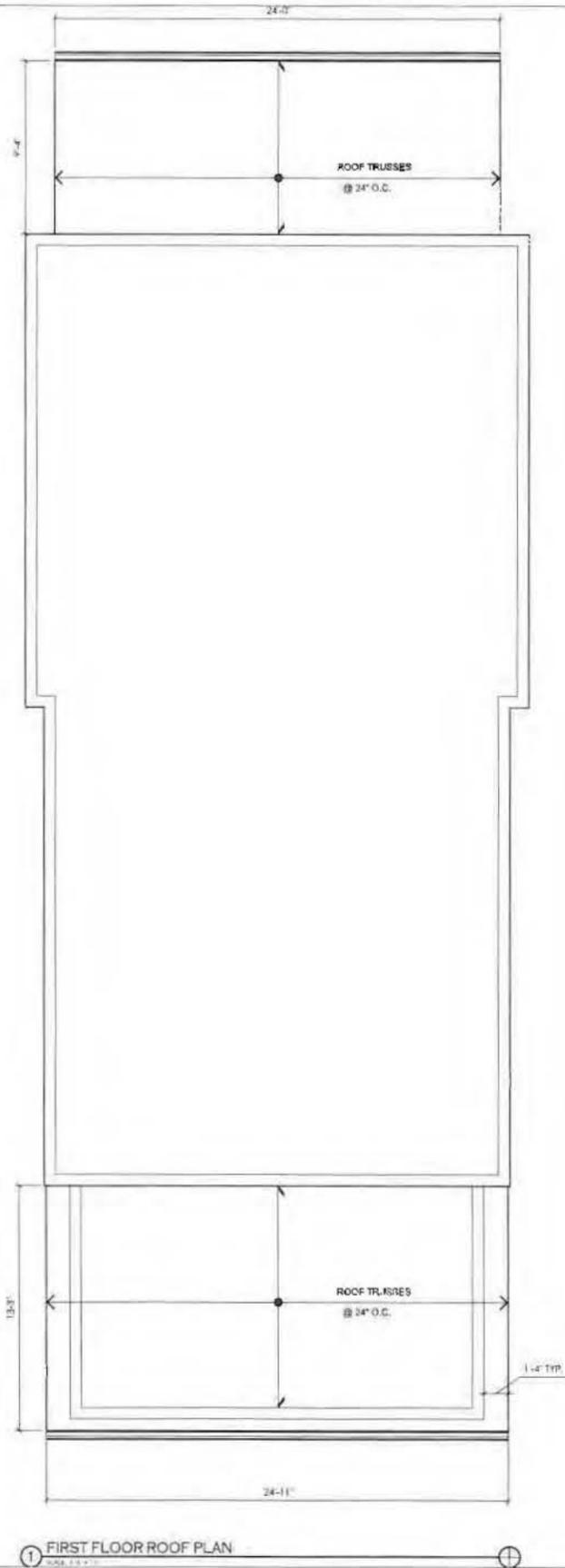
NOTES:
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL BEAMS & JOIST SPACERS TO BE FIELD DESIGNED BY THE OWNER & BUILDER.
- ALL TRUSSES TO BE LARGES & QUANTIFIED BY TRUSS MFR.

HEATING & COOLING
1. WHEN HEATING AND COOLING EQUIPMENT IS LOCATED IN AN EQUIPMENT ROOM, AN UNOBSERVED WORKING SPACE NOT LESS THAN 30 INCHES WIDE AND NOT LESS THAN 30 INCHES HIGH SHALL BE PROVIDED ALONG THE CONTROL SIDE OF THE EQUIPMENT WHEN THE DOOR OF THE EQUIPMENT ROOM IS OPEN.
2. FUEL BURNING HEATING AND COOLING EQUIPMENT SHALL BE PROVIDED WITH A VOLUME OF 50 CUBIC FEET PER 1000 BTU/Hr. OR AN AIR SUPPLY SHALL BE PROVIDED TO ASSURE PROPER FUEL COMBUSTION.
3. AN APPROVED DRAIN SHALL BE PROVIDED TO DISPOSE OF CONDENSATE FROM THE COOLING COIL. CONDENSATE DRAINS SHALL TERMINATE OUTSIDE OF THE BUILDING, OR TO A FLOOR DRAIN, PUMPING FIXTURE, SUMP OR APPROVED LOCATION.
4. A MINIMUM 22 INCH-WIDE BY 30-INCH-HIGH PASSAGEWAY SHALL BE PROVIDED FROM THE ATTIC OPENING TO THE EQUIPMENT AND ITS CONTROLS. THE OPENING AND PASSAGEWAY SHALL BE LARGE ENOUGH TO ALLOW REPLACEMENT OF ANY PART WHERE APPLICABLE.

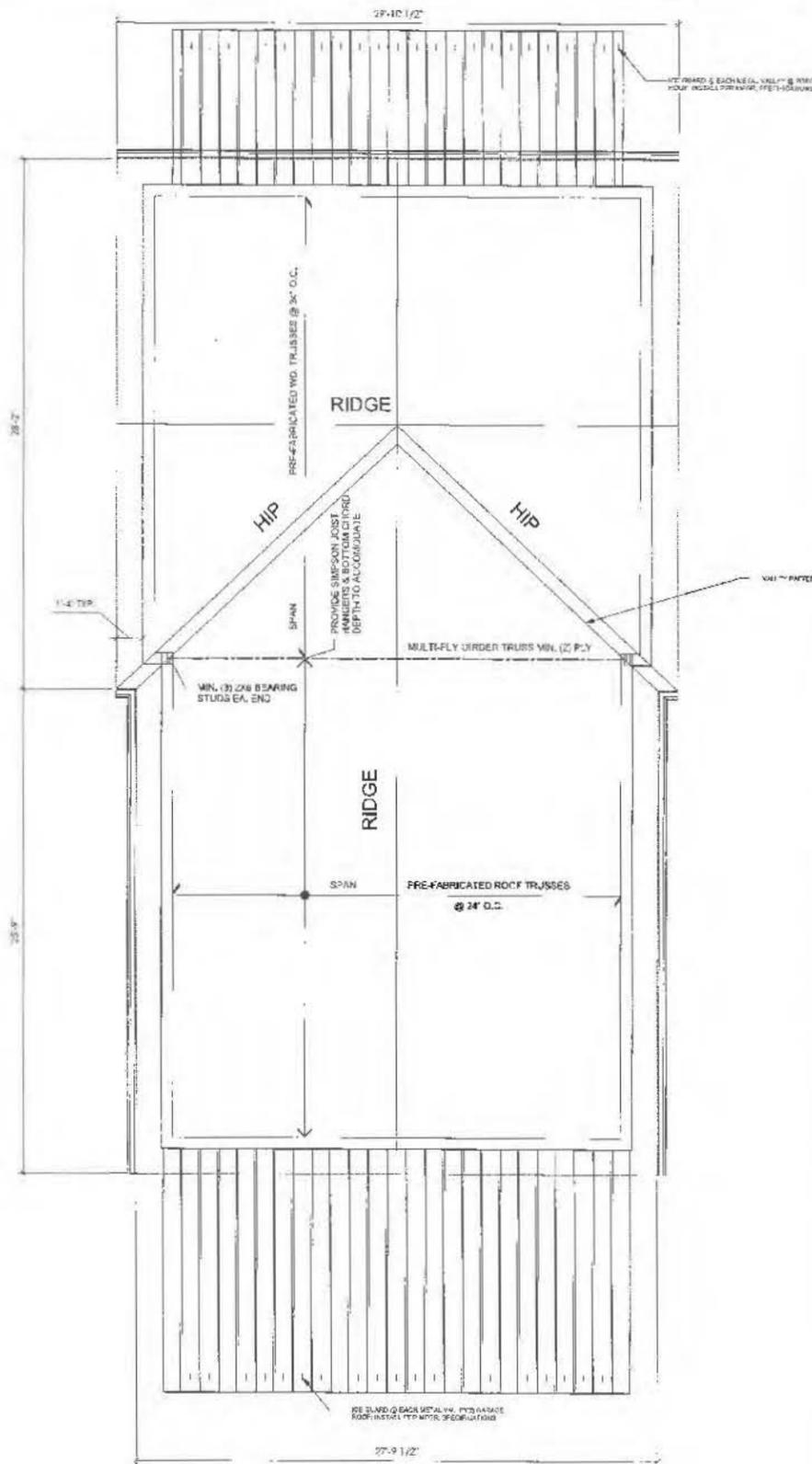
CAPACE RESIDENCE
41 E. NEW ENGLAND AVENUE | WORTHINGTON, OH 43086

CITY OF WORTHINGTON
AR 117-16
DRAWING NO.
PUD 02-16
DATE 9-27-16

SECOND FLOOR FRAMING PLAN
Drawn by: KSPH
Revision Date:
Issue Date: 9/27/16
Sheet Number: A103



1 FIRST FLOOR ROOF PLAN



2 HIGH LEVEL ROOF PLAN

ROOF PLAN NOTES

- REFER TO THE FASTENING NOTES PROVIDED ON DETAIL SA-R32.
- ALL RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM A CONTINUOUS TIE BETWEEN EXT. WALLS WHERE JOISTS ARE PARALLEL TO THE RAFTERS. WHERE NOT PARALLEL, RAFTERS SHALL BE TIED WITH A RAFTER TIE LOCATED AS CLOSE AS PRACTICALLY POSSIBLE. RAFTER TIES SHALL BE SPACED NOT MORE THAN 4'-0" O.C. RAFTERS FRAMED TO RIDGE BOARD OR TO EACH OTHER W/ GUSSET PLATES AS A TIE.
- RIDGE BOARD SHALL BE AT LEAST 1" NOMINAL THICKNESS & NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER. WHEN THE RAFTER'S CUT END EXCEEDS 1 1/4" THE RIDGE BOARD SHALL BE CONSTRUCTED OF A SOLID 2X12 W/ AN ADDITIONAL 2X (AS REQ'D) FURRED TO THE BOTTOM EDGE OF THE 2X12.
- VALLEY & HIP RAFTERS SHALL NOT BE LESS THAN 2" NOMINAL THICKNESS, WITH THEIR DEPTH NO LESS THAN THE CUT END OF THE RAFTERS.
- HIP AND VALLEY RAFTERS SHALL BE SUPPORTED AT THE RIDGE BY A BRACE TO A BEARING PARTITION WALL OR DESIGNED TO CARRY & DISTRIBUTE THE SPECIFIC LOAD AT THAT POINT.
- ENDS OF CEILING JOISTS SHALL BE LAPPED OR BUTTED OVER BEARING PARTITIONS OR BEAMS & TOENAIL TO THE BEARING MEMBER. WHEN CEILING JOISTS ARE USED TO PROVIDE RESISTANCE TO RAFTER THRUST, LAP JOISTS SHALL BE GLUED & NAILED TOGETHER, BUTTED JOISTS SHALL BE TIED TOGETHER IN A MANNER TO RESIST SUCH THRUST.
- BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION.
- ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MANUFACTURER W/ SHOP DRAWINGS THAT ARE SIGNED & SEALED BY STATE OF OHIO LICENSED ENGINEER.

1559.0 S.F. ATTIC SPACE - MAIN HOUSE

NOTE: PROVIDE VENTS OR SOFFIT VENTS 1" x 4" @ 24" O.C. (NEED 15)

1720 S.F. / 300 = 5.73 / 2 = 2.86 SQ. FT. OF FREE FLOW REQUIRED IN UPPER 1/2 OF ROOF AND 2.86 OF FLOW REQUIRED AT EAVES.

329.0 S.F. ATTIC SPACE - GARAGE

NOTE: PROVIDE VENTS OR SOFFIT VENTS 1" x 4" @ 24" O.C. (NEED 15)

STRUCTURAL LEGEND

(Symbol)	TRUSS & SPAN OF STRUCTURAL JOISTS (SPECIFIC AREA INDICATED)
(Symbol)	TRUSS & SPAN OF STRUCTURAL RAFTERS
(Symbol)	2" x 6" COLUMN W/ PDS
(Symbol)	BEAM JOIST (2" x 6" BEARING)
(Symbol)	BEAM JOIST W/ RAFTER (2" x 6" BEARING)
(Symbol)	POINT LOAD FROM AWAY
(Symbol)	2" x 4" x (SH. DEATH)

NOTE: TRUSS CLIPS TO BE USED TO CONNECT TOP WALL PLATES TO TRUSS TO ACCOMMODATE TRUSS LIFT. SIMPSON MODEL STC OR ALL INTERIOR WALL CONNECTIONS USE SIMPSON T224 OR T225 ON EXTERIOR WALLS WITH SOFFIT TRUSSES-DO NOT NAIL TRUSSES TO TOP PLATE OF WALLS. 1" DRYWALL ON CEILING TO HAVE DRYWALL CLIPS AT ALL INTERIOR WALLS - DRYWALL SCREWED TO ALL SURFACE SCREWS & GLUE ON ALL WALLS. USE SIMPSON DS DRYWALL STOPS WHEN APPLYING TO CEILING - HOLD BACK SCREWS & NAILS IN CEILING DRYWALL "5" FROM ALL WALLS.

NOTE: BUILDER TO VERIFY THAT ALL STRUCTURAL LOADS TRANSFER TO FOUNDATION. ALL BATH & KITCHEN SINKS TO BE FIELD BEARING BY THE OWNER & BUILDER. ALL TRUSSES TO BE DESIGNED & ENGINEERED BY TRUSS MFR.

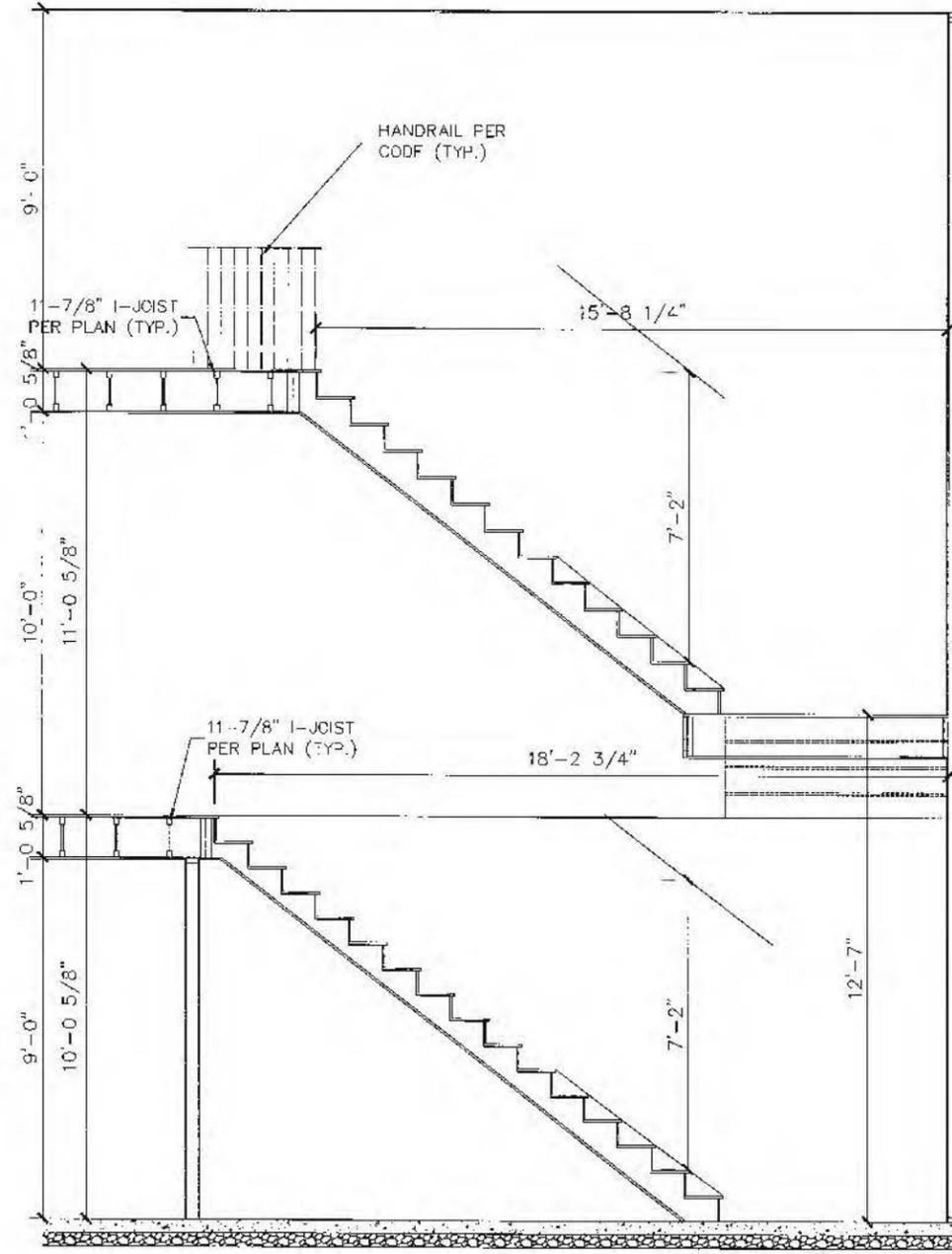
NOTE TO FRAMING CONTRACTOR AND BUILDER
 BECAUSE IT IS IMPOSSIBLE TO KNOW HOW EACH CONTRACTOR WOULD PREFER TO FRAME THE ROOF OF EACH HOUSE, WE HAVE STANDARDIZED ON PROVIDING THE MINIMUM SIZE STRUCTURAL MEMBER THAT WILL MEET THE NEEDS OF EACH SITUATION AS REVIEWED BY THE STRUCTURAL ENGINEER. WE CONSULT WITH THIS MEANS THAT YOU WILL HAVE A LARGER MEMBER THAN THE ADJACENT RAFTERS AND SOME ADJUSTMENTS IN PLATE HEIGHT AND/OR SEAT CUTS SHOULD BE ANTICIPATED. UPSIZING MEMBERS FOR ALIGNMENT OR EASE OF CONSTRUCTION IS YOUR CHOICE.
 ON ROOFS THAT HAVE UNEVEN PITCHES WHERE THE EAVE IS AT A UNIFORM HEIGHT, THE PLATE HEIGHT LABELED IS NOMINAL. YOU WILL NEED TO ADJUST SLIGHTLY FOR THE FITCH. TYPICAL OTHER YOUR SEAT CUT OR PLATE HEIGHT.
 FALSE CHIMNEYS, DORMERS, CUPOLAS, AND OTHER SIMILAR FEATURES, SHOULD NOT BE FRAMED AS A BOX ON THE ROOF. THE BOX SHOULD BE FRAMED DOWN INTO THE ROOF TO CEILING JOIST, PLY AND STRUCTURALLY TIED INTO THE ADJACENT RAFTERS AND CEILING JOISTS OR TRUSSES. THE EXTERIOR SHEATHING SHOULD EXTEND DOWN TO THIS LEVEL OTHER THAN WHERE A METAL FLUE NEEDS TO GO THROUGH FROM THE FIREBOX.

CITY OF WORTHINGTON
 DRAWING NO. 17-16
 PWD 02-16
 DATE 9-27-16

ROOF PLANS
 Drawn by: JSM
 Revision Date:
 Issue Date: 9/27/16
 Sheet Number: A104

CAPACE RESIDENCE

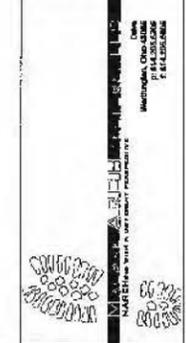
41 E. NEW ENGLAND AVENUE | WORTHINGTON, OH 43085



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

CAPACE RESIDENCE

41 E. NEW ENGLAND AVENUE | WORTHINGTON, OH 43085



CITY OF WORTHINGTON
AR 117-16
DRAWING NO.
PUD 02-16
DATE 9-27-16

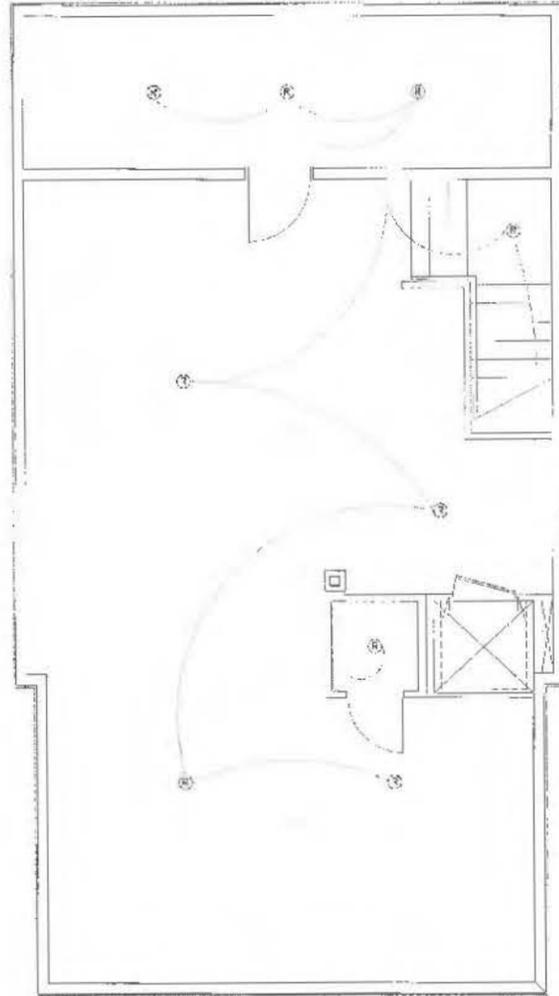
NO.	DATE
1	09/27/16
STAIR SECTION DETAIL	
Drawn by:	WGS
Revision Date:	
Issue Date:	09/27/16
Sheet Number:	A502

ELECTRICAL LEGEND:

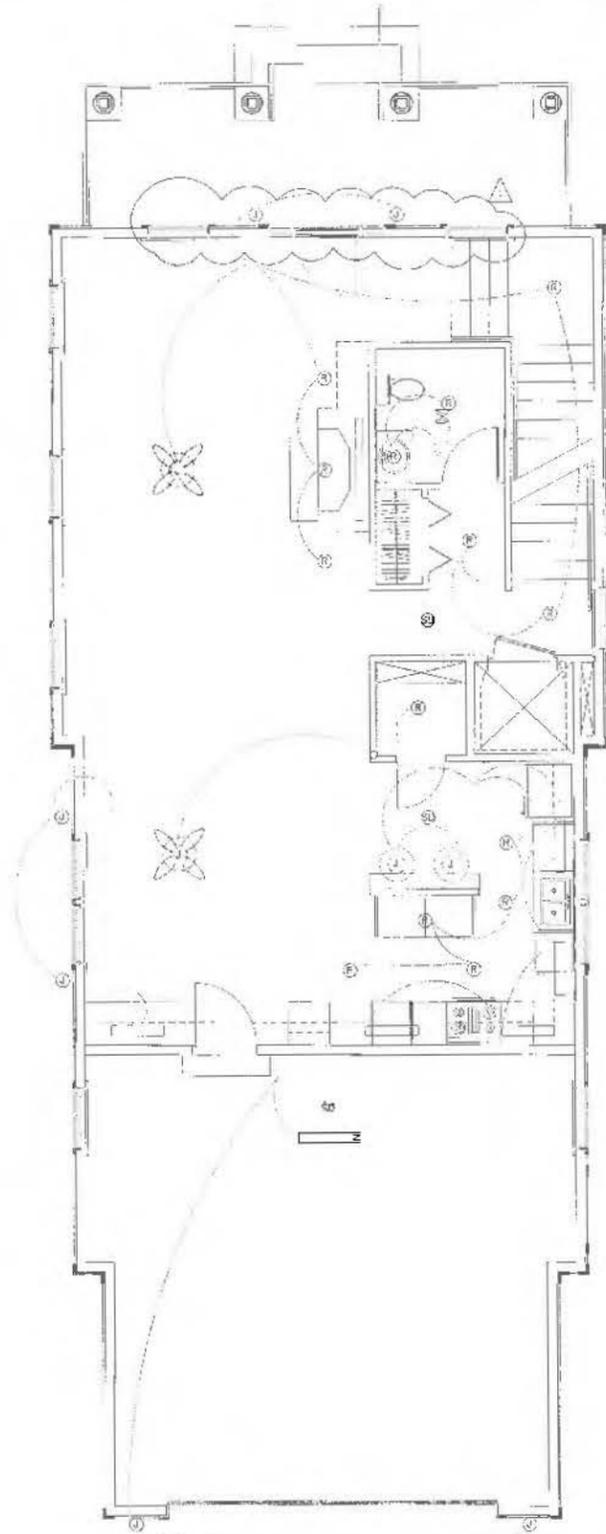
-  DECORATIVE HANGING DECORATIVE LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE
-  CEILING FAN
-  CIRCUIT BREAKER AND CAPACITOR NON-DETECTABLE HARD WIRED
-  LIGHT FIXTURE
-  RECESSED LIGHT FIXTURE
-  DECORATIVE HANGING OR FLUSH MOUNTED LIGHT FIXTURE
-  UNDERCABINET FLUORESCENT LIGHT FIXTURE
-  SWITCH
-  FOUR-WAY SWITCH
-  THREE-WAY SWITCH
-  DUPLEX SWITCH
-  GARAGE DISPOSAL SWITCH

GENERAL ELECTRICAL NOTES:

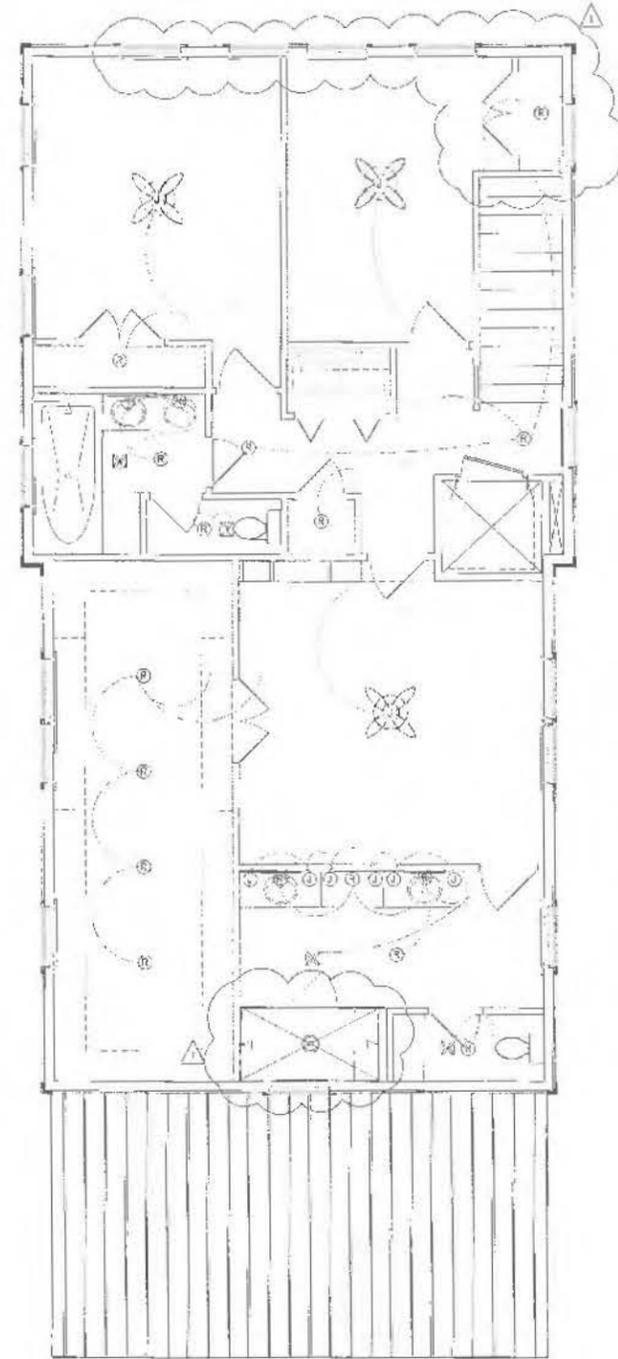
1. CONTRACTOR SHALL INSTALL GROUND-FAULT CIRCUIT INTERRUPTER PROTECTED ELECTRICAL OUTLETS IN COMPLIANCE WITH CHAPTER 33 GENERAL REQUIREMENTS - NFPA 70 (2011, 84) DWELLING UNITS.
2. ALL ELECTRICAL WORK SHALL COMPLY WITH THE REQUIREMENTS OF THE 2011 RCO AND THE 2014 NATIONAL ELECTRICAL CODE NFPA 70, APPROVED EDITION.



1. BASEMENT ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



2. FIRST FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"



3. SECOND FLOOR ELECTRICAL PLAN
SCALE: 1/8" = 1'-0"

CAPACE RESIDENCE
41 E. NEW ENGLAND AVENUE | WORTHINGTON, OH 43085



CITY OF WORTHINGTON
AR 117-16
DRAWING NO.
REV 02-16
DATE 9-27-16

ELECTRICAL PLANS
Drawn by: KJTB
Revision Date:
Issue Date: 02/02/15
Sheet Number: E101



City of Worthington

CONDITIONAL USE PERMIT APPLICATION

Case #	CU 116-116
Date Received	9-23-16
Fee	\$25 + 6273-3
Meeting Date	10-13-16
Filing Deadline	

RECEIVED
SEP 23 2016

- Property Location 752 High Street
BT:
- Zoning District C-5
- Applicant COHatch Worthington LLC
Address 659 High Street, Worthington, OH 43085
Home Phone (614) 738-3250 Work Phone _____
- Property Owner City of Worthington
Address 6550 N. High Street, Worthington, OH 43085
Home Phone (614) 436-4518 Work Phone _____
- Business Name COHatch Worthington LLC
- Type of Business/Conditional Use Administrative and Business Office

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.

[Signature]
Applicant (Signature)

[Signature]
Property Owner (Signature)

ABUTTING PROPERTY OWNERS
FOR
752 High St.

Huntington National Bank
Worthington Board of Education
St. Johns Church
John & Ursula Schroeder
Christine Lahue
Worthington Presbyterian Church

800 High St.
200 E. Wilson Bridge Rd.
700 High St.
721 High St.
28 W. Granville Rd.
775 High St.

Worthington, OH 43085
Worthington, OH 43085

**CONDITIONAL USE PERMIT SUPPORTING STATEMENT
for COHatch Worthington LLC
Location: 752 HIGH; Worthington, OH 43085**

9/21/16

Applicant

COHatch Worthington LLC
659 High Street
Worthington, OH 43085

To the Municipal Planning Commission:

This application pertains to approximately 2,422 square feet of first floor office space and 2,042 square feet of basement-level makerspace at 752 High Street. The project area is located in The James Kilbourne Memorial Library Building. COHatch will occupy the southern portion of the first floor for office and event space, and will occupy the northern portion of the basement level for a makerspace. COHatch will also occupy approximately 1,700 square feet in the southern portion of the basement for storage and other similar uses.

The first floor space will include approximately 5-15 offices, 2-4 meeting rooms, and one event space. The basement-level makerspace may include a 3D printer, sound studio, art studio, photo studio, and other equipment. COHatch also intends to construct a public/private patio. It is anticipated that 50-100 COHatch members will use these spaces.

Access to COHatch's space will be from the existing entrances along Village Green Drive. The (22) parking spaces on the property will be shared by COHatch and the business currently leasing the northern portion of the first floor, Sew to Speak. Hours of operation for members will be 24 hours per day, 7 days per week.

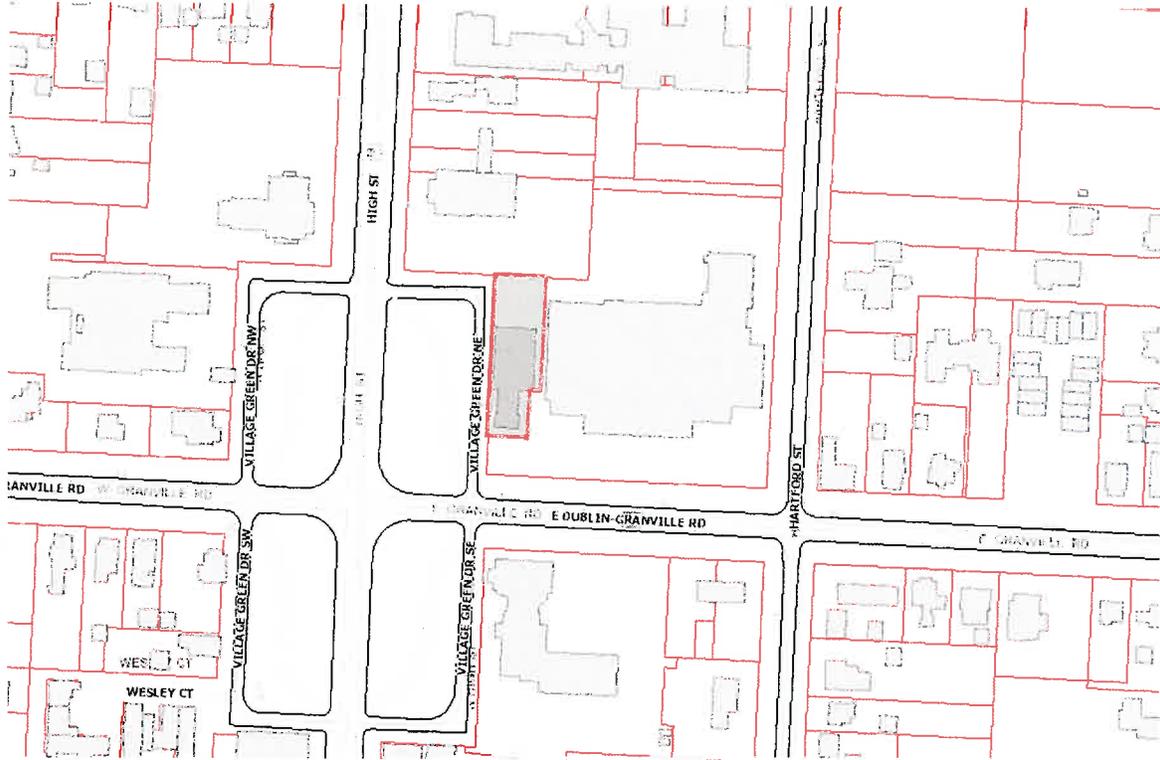
COHatch Overview

When a coffee shop won't cut it and business offices feel too restrictive, remote workers can turn to the modern, stylish, high-tech offices at COHatch. Our office and meeting spaces are conveniently located in the heart of the city and may be rented by individuals or entire business teams by the month, day or even by the hour. COHatch offers self-employed professionals, remote workers and visiting business executives much more than a desk and a chair. We have setups for every situation, including cozy, lounge-style nooks, open-top tables and co-working space and even conference rooms with display-size monitors and white boards. Visitors can store their personal items in a locker, grab a cup of coffee in the kitchen, and get right to work. And when they're ready for a break, they'll find local restaurants, retail centers and fitness facilities close by. In a time when most people can work from anywhere in the world, COHatch is making remote work feel more local than ever before.

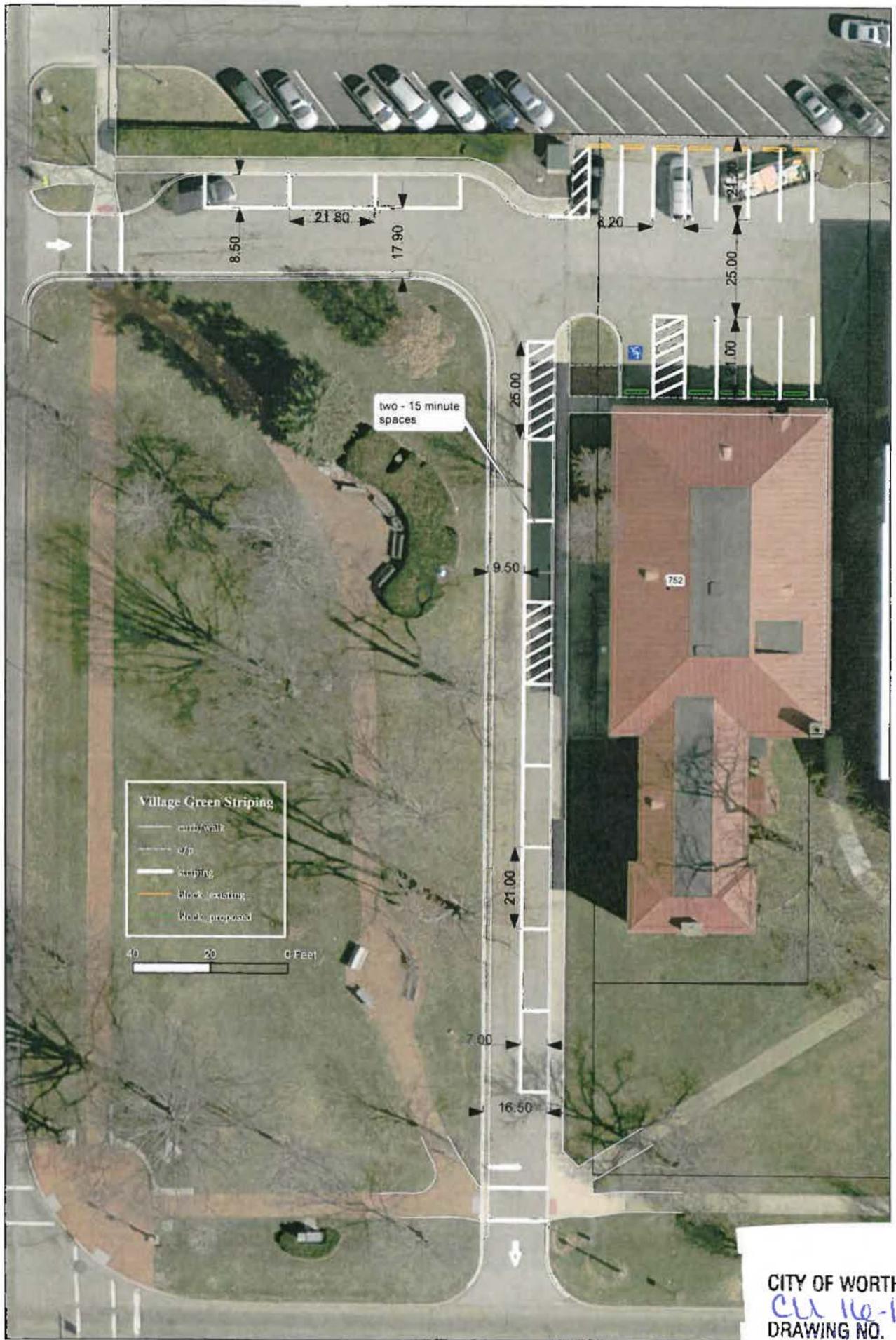
Attachments include:

- Parking map
- Exterior elevations
- Site plan
- Floor plans

752 High St.

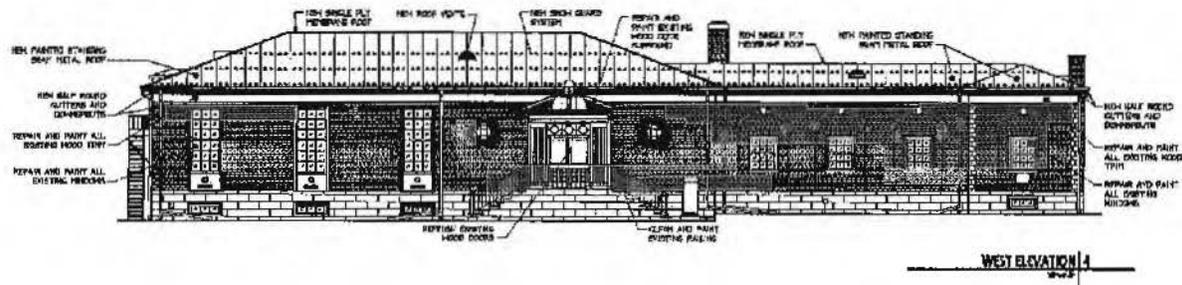


100-006616 04/10/2014

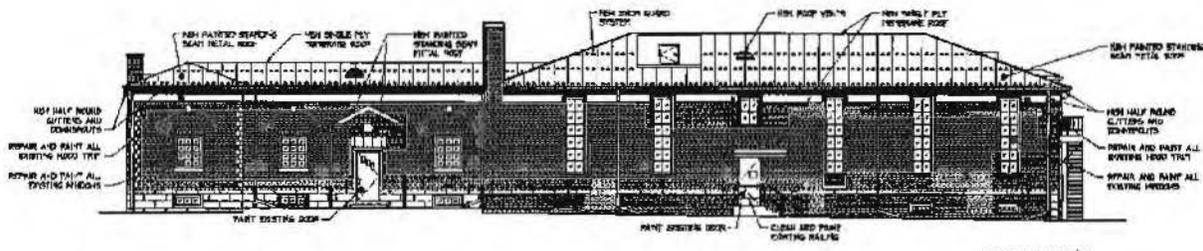


CITY OF WORTHINGTON
 CU 16-16
 DRAWING NO.

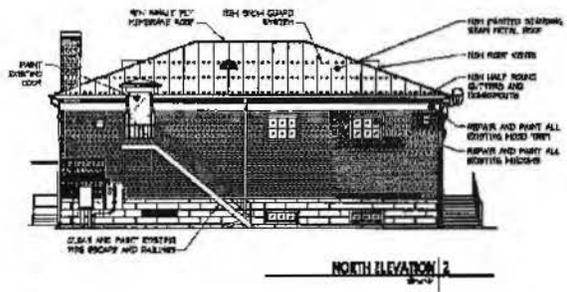
DATE 9-23-16



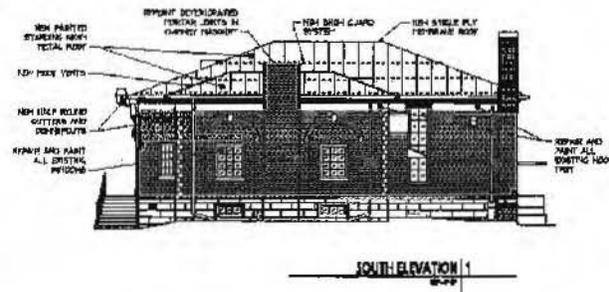
WEST ELEVATION 1
3/23



EAST ELEVATION 3
3/23



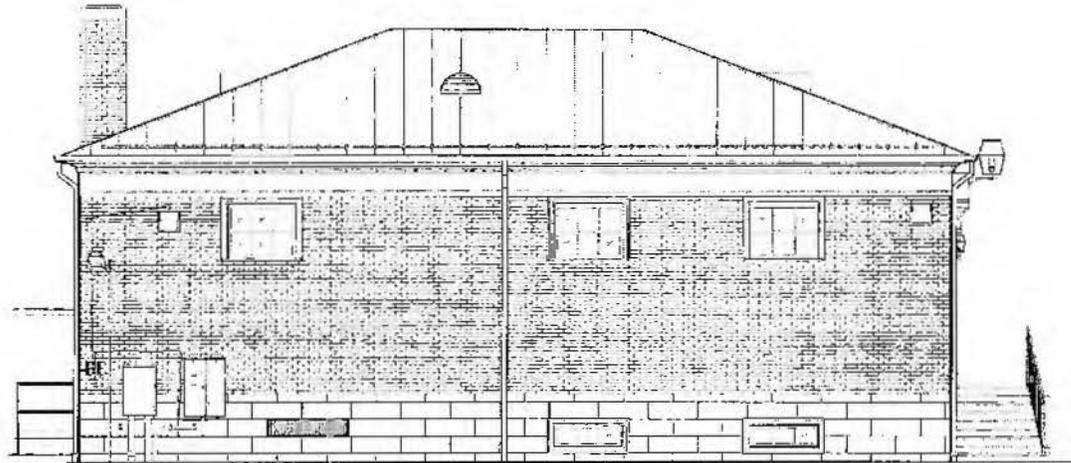
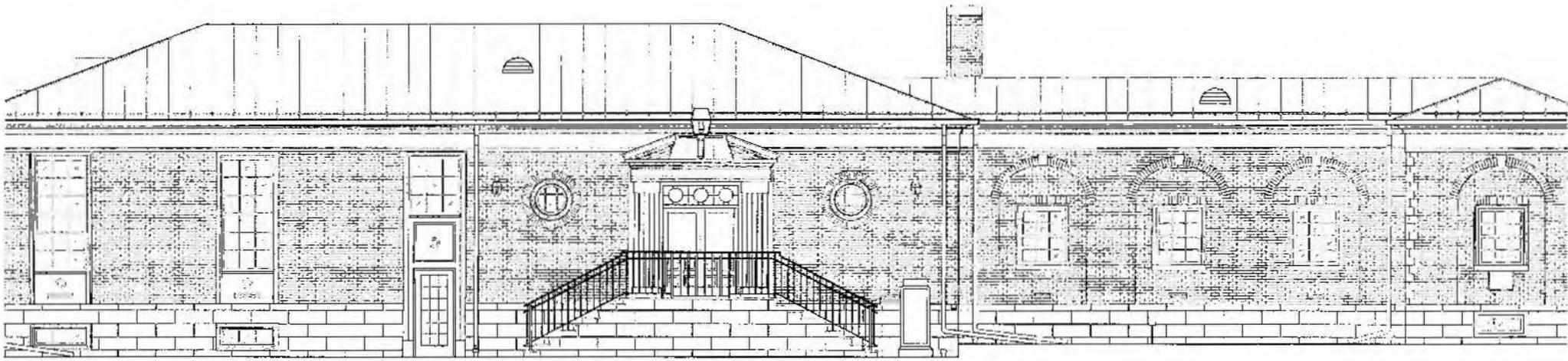
NORTH ELEVATION 2
3/23



SOUTH ELEVATION 1
3/23

CITY OF WORTHINGTON
CU 16-16
 DRAWING NO.
 DATE *9-23-16*

Exterior Elevations



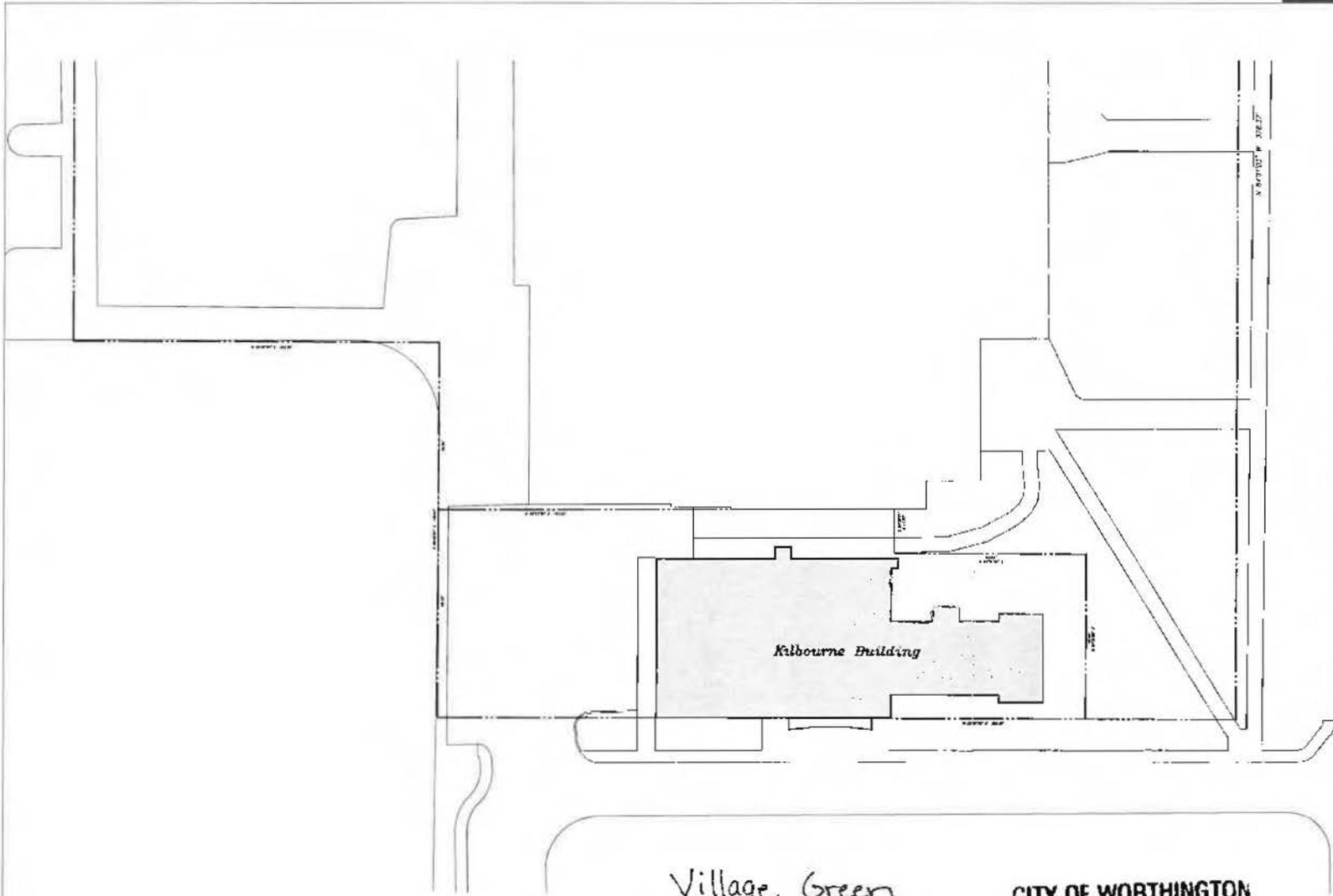
CITY OF WORTHINGTON
CU 116-16
DRAWING NO.

DATE 9-23-16

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

Kilbourne Building Renovation

03-2



E. DUBLIN-GRANVILLE ROAD - S.R. 161 ~ 99'

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

Village Green

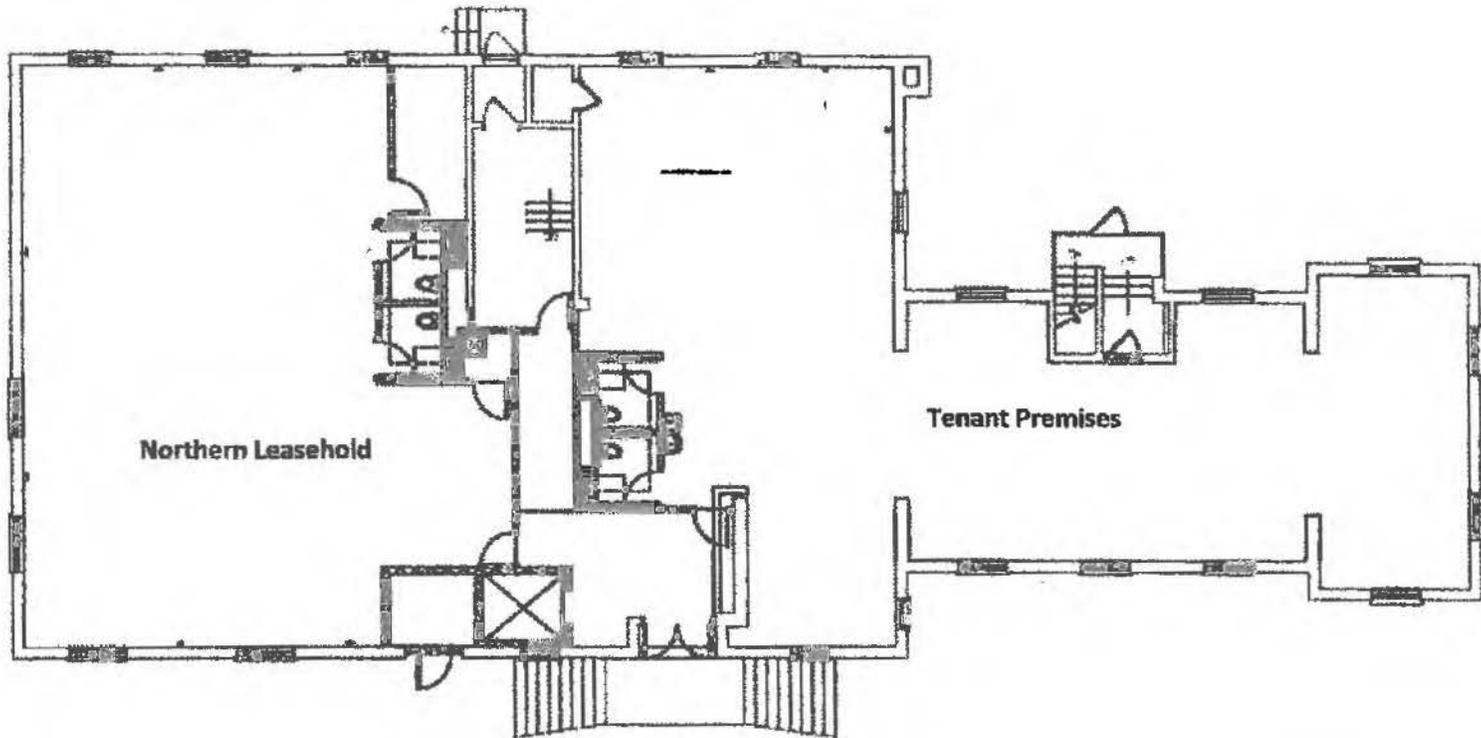
CITY OF WORTHINGTON
CU 16-16 Kilbourne Building Renovation
DRAWING NO. 08 26 15

DATE 9-23-16



DesignGroup

City of Worthington
Site Plan



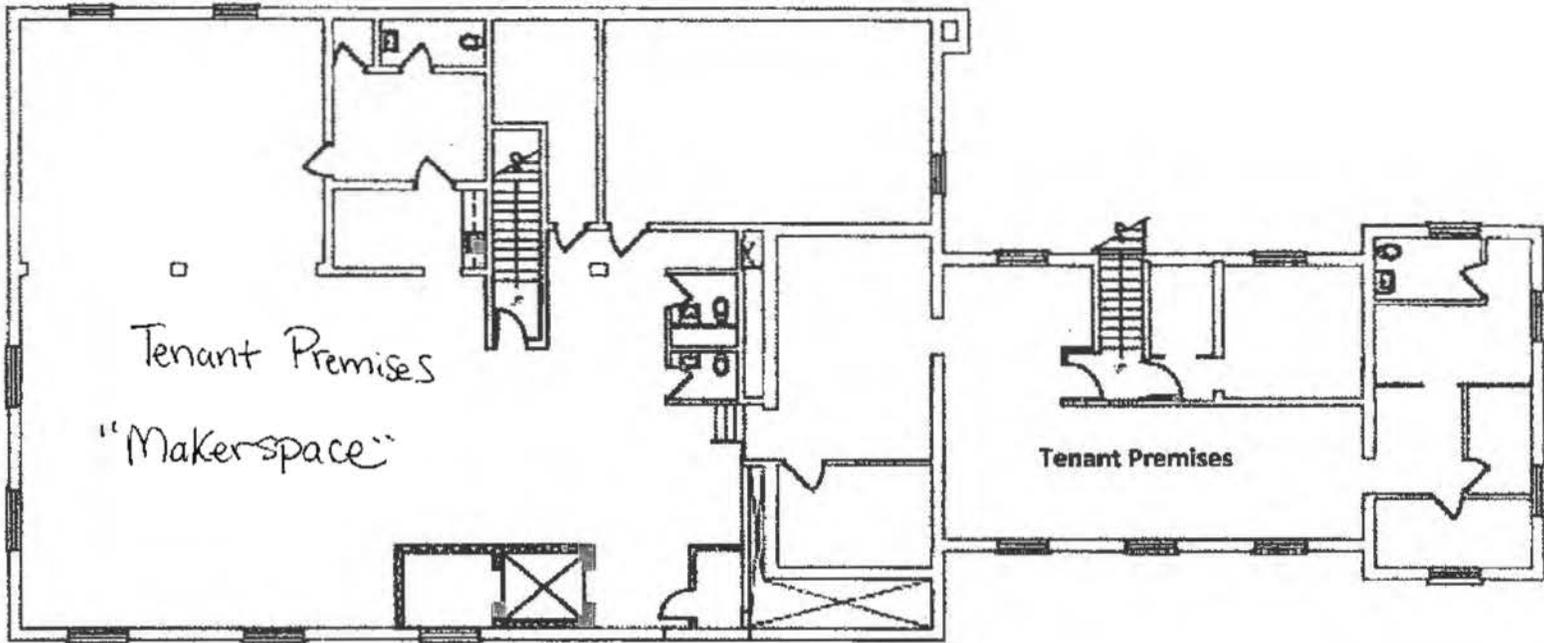
Northern Leasehold

Tenant Premises

FIRST FLOOR PLAN | 1
20-10 | AT-1

CITY OF WORTHINGTON
CU 16-16
DRAWING NO.

DATE 9-23-16



BASEMENT FLOOR
PLAN 2

10-10 A1-1

CITY OF WORTHINGTON
CU 16-16
DRAWING NO.
DATE 9-23-16



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 119-116 Date Received 9-29-16 Fee \$200 Meeting Date 10-13-16 Filing Deadline Receipt # 62755

- 1. Property Location 890 & 910 North High Street ; 33 E North St
2. Present/Proposed Use Present - Vacant; Proposed - Retail & Office
3. Zoning District C-2
4. Applicant Plank Law Firm, LPA c/o Donald T. Plank
Address 423 East Town Street, Fl. 2, Columbus, Ohio 43215
Phone Number(s) 614-947-8600
5. Property Owner M.K. & K. Realty, Inc.
Address P.O. Box 31, Canal Winchester, Ohio 43110
Phone Number(s) 614-679-9488
6. Project Description See Exhibit "A"

7. Project Details:

- a) Design Colonial Revival
b) Color Masonry veneer with painted wood trim
c) Size Building "A" = 4,272 SF; Building "B" = 12,804 SF (1st Floor = 6,402 SF; 2nd Floor = 6,402 SF)
d) Approximate Cost Expected Completion Date 2017

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.

Donald Plank 9/29/16
Applicant (Signature) Date

[Signature] 9/29/16
Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
890 and 910 High St.

CVS	918 High St.	Worthington, OH 43085
DQ Properties	920 High St.	Worthington, OH 43085
DQ Properties	1505 S. James Rd.	Columbus, OH 43227
CVS 3407 OH LLC	1 CVS Dr.	Woonsocket, RI 02895
FedEx Office	940 High St.	Worthington, OH 43085
Schreiner Ace Hardware	926 High St	Worthington, OH 43085
Conroy Properties North LLC	43 E. North St.	Worthington, OH 43085
National Church Residences Stafford Worthington OH	2245 North Bank Dr.	Columbus, OH 43220
Jame Hummer	6 Hartford Ct.	Worthington, OH 43085
Dirk & Linda Smith	8 Hartford Ct.	Worthington, OH 43085
Herbert & Mary Vaughan	6959 Shetland St.	Worthington, OH 43085
Providential Properties LLC	1601 W. 5th Ave., Suite 193	Columbus, OH 43212
Bruce Hash	67 Spring Creek Dr.	Westerville, OH 43081
Worthington Center LLC	893 High St.	Worthington, OH 43085
Worthington Pizza Primo	895 High St.	Worthington, OH 43085
Worthington Cleaners	899 High St.	Worthington, OH 43085
Mrs. Goodman's Baking	901 High St.	Worthington, OH 43085
Salom Demir	903 High St.	Worthington, OH 43085
Subway	905 High St.	Worthington, OH 43085
Chaudhary & Laura Inc.	3018 Stonebluff Dr.	Columbus, OH 43232
Marathon	911 High St.	Worthington, OH 43085
Sprint Lube	923 High St.	Worthington, OH 43085



Amendment to Development Plan Application

Case #	ADP 07-16
Date Received	9-29-16
Fee	\$50
Meeting Date	10-13-16
Filing Deadline	
Rept #	62754

1. **Property Location** 890 & 910 North High Street
2. **Present Use & Proposed Use** Current - Vacant; Proposed - Retail & Office
3. **Present & Proposed Zoning** C-2
4. **Applicant** Plank Law Firm, LPA c/o Donald T. Plank
Address 423 East Town Street, FL 2, Columbus, Ohio 43215
Phone 614-947-8600
5. **Property Owner** M.K. & K. Realty, Inc.
Address P.O. Box 31, Canal Winchester, Ohio 43110
Phone 614-679-9488
6. **Project Description** See Exhibit "A"
7. **Variances Requested** See Exhibit "A"

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.

Donald Plank
Applicant (Signature)

9/29/16
Date

[Signature]
Property Owner (Signature)

9/29/16
Date

MPC Approval Date:

City Council Approval Date:

890 & 910 High St.



EXHIBIT "A"

SUPPORTING STATEMENT

In 2007 development plans were submitted and approved for a new 13,013 s.f. building at the southeast corner of N. High St. and E. North St., along with two additional buildings, fronting N. High St., totaling approximately 12,300 s.f. Parking was designed to be located at the rear (east) of the buildings incorporating one curb cut from E. North Street and one curb cut from N. High Street.

The 13,013 s.f. building (the "Existing Building") was completed, along with site development, including curb cuts, curbs, landscape islands, paving, dumpster enclosures, site lighting and underground utilities. The buildings pads for the two additional buildings were completed along with the underground utilities, site lighting, perimeter curb and part of the parking.

The current submission is to amend the existing approved development plan to construct a new free-standing 4,272 s.f. single-story retail building with a two-story facade, Building "A", and a 12,804 s.f. two-story retail and office building, Building "B". The office building owned by M.K. & K. Realty, Inc. located at 33 E. North Street will be razed with additional parking constructed in its place. The rear parking area east of Building "B" will be completed.

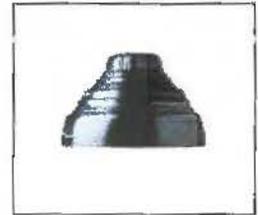
Changes to the currently approved development plan include an adjustment in the size of Building "A" and Building "B", modification of their placement, modification of the exterior elevation designs, and allow for outdoor patio areas along the front of the buildings.

The architectural style of the proposed Building "A" and Building "B" will complement the Existing Building. Colonial Revival design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. New building materials are proposed to be the same as the development plan approved in 2007 – brick masonry, paint finishes, awning fabric and shingled roof are intended to compliment the Existing Building.

Variance Requested:

Section 1149.02 – to reduce the required side yard from twenty feet (20') to eight feet (8') from the north side of Building "A."

- IES full cutoff reflector systems (horizontal reflectors)
- Memory retentive silicone gaskets keep the optical chamber free of dirt and contaminants
- Tool-less removal of the reflector and ballast modules
- Optical grade acrylic lens will not yellow from UV radiation from the sun and metal halide lamps
- Cast aluminum construction and stainless steel hardware for corrosion resistance
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE	2. LAMP/BALLAST	3. COLOR	4. OPTIONS	5. MOUNTING	PRM2
PRM2 H5	250PSMH	BL		TRA5D	

1. LUMINAIRE

ARM MOUNT

Vertical Lamp (Sag glass lens, cutoff)

PRM2 V3 (Type 3)

PRM2 V5 (Type 5)

Horizontal Lamp (Flat glass lens, full cutoff)

PRM2 H2 (Type 2)

PRM2 H3 (Type 3)

PRM2 H4 (Type 4)

PRM2 H5 (Type 5)

POST TOP MOUNT

Vertical Lamp (Sag glass lens, cutoff)

PRM2-PM V3 (Type 3)

PRM2-PM V5 (Type 5)

Horizontal Lamp (Flat glass lens, full cutoff)

PRM2-PM H2 (Type 2) PRM2-PM H3 (Type 3)

PRM2-PM H4 (Type 4) PRM2-PM H5 (Type 5)

2. LAMP/BALLAST

PULSE START METAL HALIDE (120/208/240/277 volt ballast)

Mogul base, ED 28 lamp

150PSMH

175PSMH (Vertical reflectors base up only)

200PSMH (Vertical reflectors base up only)

250PSMH 320PSMH

350PSMH 400PSMH

HIGH PRESSURE SODIUM (120/208/240/277 volt ballast)

Mogul base, EU-23 1/2 lamp

150HPS

Mogul base, ED 18 lamp

200HPS

250HPS

400HPS

All ballasts are factory wired for 277 volts, unless specified. Lamps not included (except 1L options). For horizontal reflector models with PSMH mogul base ballasts, use a lamp approved for horizontal burning.

3. COLOR

WH Arctic White

BL Black

RT Matte Black

DGN Dark Green

DB Dark Bronze

WDB Weathered Bronze

MDB Bronze Metallic

VBU Verde Blue

CRT Corten

MAL Matte Aluminum

MG Medium Grey

AGN Antique Green

LG Light Grey

RAL Premium Color

CUSTOM ** Contact Factory

4. OPTIONS

HSS (House side shield for horizontal or vertical reflectors. Factory installed. Not available for Type 5)

MAT (Mast arm adapter slips over a 2 3/8" 760 mm DIA pipe and is secured with four stainless steel set screws)

QL (Socket for T-4 mini-can lamp, field wired to a separate circuit. Lamp wattage not to exceed ballast wattage)

QRS (Restrike controller and T-4 mini-can socket. Not required with electronic ballast. Lamp wattage not to exceed ballast wattage)

RST (Instant restrike ballast for 70, 100, or 150 watt HPS lamp. Comes with mogul socket. Mogul base lamp only)

347 (120/277/347 volt ballast)

5. MOUNTING – Standard is arm mount

WALL MOUNT

WMA2M

WMA2L

WMA35D

WMA36D

WMA37

WMA38

WMA39

WMA4

WMA6

WMA8

WMA9D

WMA10

WMA11

WMA12

WMA16

WMA17

WMA18

WMA22D

POLE MOUNT

TRA2M

TRA2L

TRA4

TRA5D

TRA6D

TRA7

TRA7-2

TRA8

TRA8-2

TRA9

TRA9-2

SLA3

SLA4

SLA4-2

SLA7

SLA7-2

SLA7(5)

SLA7(5)-2

SLA8D

SLA9

SLA9-2

SLA10

SLA10-2

SLA16

SLA16-2

SLA17

SLA17-2

SLA17 (5)

SLA17 (5)-2

SLA18

SLA18-2

SLA22D

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

The ballast housing shall be a one piece, high strength casting with an integral heat sink for the ballast assembly. Housing shall be A35C cast free of any porosity, foreign materials or cosmetic fillers. The hood shall be spun aluminum welded circumferentially to the ballast housing. The housing shall have an inner rolled flange to support the door frame. The door frame shall be an aluminum casting, hinged to the housing. The door frame shall be sealed to the housing with a molded silicone gasket and be secured with four captive screws. The lens shall be clear, tempered glass sealed to the door frame with a silicone gasket. Vertical lamp fixture shall have a sag glass lens, the horizontal lamp fixture shall have a flat glass lens. All internal and external hardware is stainless steel.

REFLECTOR MODULE

The optical assembly shall consist of an die cast aluminum housing, sealed with a silicone gasket to prevent dust, insect or moisture contamination. The reflector module shall consist of segmented, specular and semi-specular Alzak® panels precisely formed and positioned within the housing and rotatable on ninety degree increments for proper field positioning. Reflectors shall meet the ANSI-IES standard for full cutoff in horizontal models or cutoff in vertical models.

ELECTRICAL

Ballasts shall be high power factor rated for -30°C starting. The ballast shall be mounted to a cast holder for maximum heat dissipation. Mogul base porcelain sockets shall be pulse rated. The electrical assembly shall be installed and prewired in the fixture. Sockets for T-6 lamps are G12 type.

MOUNTING

The fixture shall be welded to the cast arm for mounting the TRA5 and TRA6 arm.

Wall mounting the WMA35 or WMA36: the fixture shall be welded to the cast arm.

Arm or wall mounting other AAL arms: The fixture shall attach to a transition casting that is welded to the arm. The transition piece shall attach to the fixture with three stainless steel 1/4-20 bolts and sealed with a silicone gasket.

See next page

JOB _____

TYPE _____

NOTES _____



AR 119-16
 CITY OF WORTHINGTON
 ADP 07-16
 DRAWING NO.
 DATE 9-29-16

PRM2 – Promenade™ Series

TYPE

TOOL-LESS RELAMPING

The lens door frame of the fixture shall hinge down for relamping. Four captive screws shall be loosened to open the fixture for relamping.

FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 2604-02 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

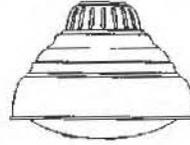
CERTIFICATION

Fixtures shall be listed with UL Testing Laboratories for outdoor, wet location use. 1598 and Canadian CSA std. C22.2 no.250.

WARRANTY

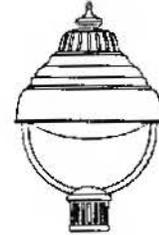
Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

DIMENSIONS



PRM2

20 7/8" x 10mm x 25 7/8" x 635mm DIA
WT: 45 lbs IP: 54 EPA: 1.9



PRM2-PM

40 7/16" x 15mm x 25 7/8" x 635mm DIA
WT: 45 lbs IP: 54 EPA: 1.9

PRM2 H3 250MH

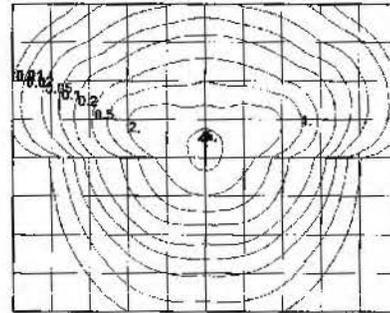
WATTAGE: 295

LUMEN OUTPUT: 16568

EFFICACY: 56.2 Lm/W

B3 U0 G3

FORWARD LIGHT		LUMEN
FL	30° 8.0%	1322
FM	60° 31.1%	5151
FH	80° 29.3%	4855
FVH	90° 0.3%	46
BACK LIGHT		LUMEN
BL	30° 6.2%	1027
BM	60° 17.1%	2829
BH	80° 7.9%	1301
BVH	90° 0.2%	39
UPLIGHT		LUMEN
UL	100° 0%	0
UH	180° 0%	0



UPLIGHT 0%
DOWNLIGHT 72%

16' MOUNTING HEIGHT

PRM2 V5 250MH

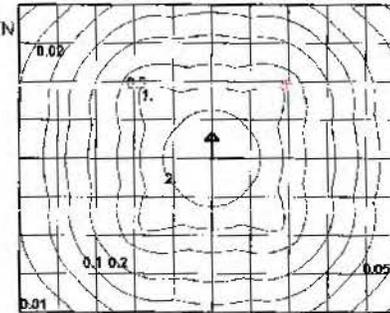
WATTAGE: 295

LUMEN OUTPUT: 16760

EFFICACY: 56.8 Lm/W

B4 U2 G2

FORWARD LIGHT		LUMEN
FL	30° 4.6%	764
FM	60° 20.4%	3419
FH	80° 23.8%	3981
FVH	90° 1.1%	179
BACK LIGHT		LUMEN
BL	30° 4.6%	764
BM	60° 20.4%	3419
BH	80° 23.8%	3981
BVH	90° 1.1%	179
UPLIGHT		LUMEN
UL	100° 0.3%	52
UH	180° 0.2%	26



UPLIGHT 0.4%
DOWNLIGHT 81.4%

16' MOUNTING HEIGHT

AAL reserves the right to change product specifications without notice.

IES files can be found at www.aal.net



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AR 119-116
CITY OF WORTHINGTON
ADP 07-16
DRAWING NO.

DATE 9-29-16

PRM2 – Promenade™ Series

TYPE

P4

- IES full cutoff reflector systems (horizontal reflectors)
- Memory retentive silicone gaskets keep the optical chamber free of dirt and contaminants
- Tool-less removal of the reflector and ballast modules
- Optical grade acrylic lens will not yellow from UV radiation from the sun and metal halide lamps

- Cast aluminum construction and stainless steel hardware for corrosion resistance
- Powder coat finish in 13 standard colors with a polymer primer sealer



1. LUMINAIRE	2. LAMP/BALLAST	3. COLOR	4. OPTIONS	5. MOUNTING	PRM2
PRM2 H4	250PSMH	BL	HSS	TRA5D	

1. LUMINAIRE

ARM MOUNT

Vertical Lamp (Sag glass lens, cutoff)

PRM2 V3 (Type 3)

PRM2 V5 (Type 5)

Horizontal Lamp (Flat glass lens, full cutoff)

PRM2 H2 (Type 2) PRM2 H3 (Type 3)

PRM2 H4 (Type 4) PRM2 H5 (Type 5)

POST TOP MOUNT

Vertical Lamp (Sag glass lens, cutoff)

PRM2-PM V3 (Type 3)

PRM2-PM V5 (Type 5)

Horizontal Lamp (Flat glass lens, full cutoff)

PRM2-PM H2 (Type 2) PRM2-PM H3 (Type 3)

PRM2-PM H4 (Type 4) PRM2-PM H5 (Type 5)

2. LAMP/BALLAST

PULSE START METAL HALIDE (120/208/240/277 volt ballast)

Mogul base, ED-28 lamp

150PSMH

175PSMH (Vertical reflectors base up only)

200PSMH (Vertical reflectors base up only)

250PSMH

320PSMH

350PSMH

400PSMH

HIGH PRESSURE SODIUM (120/208/240/277 volt ballast)

Mogul base, ED-23 1/2 lamp

150HPS

Mogul base, ED-18 lamp

200HPS

250HPS

400HPS

All ballasts are factory wired for 277 volts, unless specified. Lamps not included (except HL options). For horizontal reflector models with PSMH mogul base ballasts, use a lamp approved for horizontal burning.

3. COLOR

WH Arctic White

BL Black

RIT Matte Black

DGN Dark Green

DB Dark Bronze

WDB Weathered Bronze

MDB Bronze Metallic

VBU Verde Blue

CRT Corten

MAL Matte Aluminum

MG Medium Grey

AGN Antique Green

LG Light Grey

RAL Premium Color

CUSTOM ** Contact Factory

4. OPTIONS

HSS (House side shield for horizontal or vertical reflectors. Factory installed. Not available for Type 5)

MAT (Mast arm adapter slips over a 2 3/8" 60 mm DIA pipe and is secured with four stainless steel set screws)

QL (Socket for T-4 mini-can lamp, field wired to a separate circuit. Lamp wattage not to exceed ballast wattage)

QRS (Restrike controller and T-4 mini-can socket. Not required with electronic ballast. Lamp wattage not to exceed ballast wattage)

RST (Instant restrike ballast for 70, 100, or 150 watt HPS lamp. Comes with mogul socket. Mogul base lamp only) 347 (120/277/347 volt ballast)

5. MOUNTING Standard is arm mount

WALL MOUNT

WMA20M

WMA21

WMA35D

WMA36D

WMA37

WMA38

WMA39

WMA4

WMA6

WMA8

WMA9D

WMA10

WMA11

WMA12

WMA16

WMA17

WMA18

WMA22D

POLE MOUNT

TRA2M

TRA2L

TRA4

TRA5D

TRA6D

TRA7

TRA7-2

TRA8

TRA8-2

TRA9

TRA9-2

SLA3

SLA4

SLA4-2

SLA7

SLA7-2

SLA7(5)

SLA7(5)-2

SLA8D

SLA9

SLA9-2

SLA10

SLA10-2

SLA16

SLA16-2

SLA17

SLA17-2

SLA17 (5)

SLA17 (5)-2

SLA18

SLA18-2

SLA22D

Visit www.aal.net for Arms, Poles & Accessories Specification Guide

SPECIFICATIONS

HOUSING

The ballast housing shall be a one piece, high strength casting with an integral heat sink for the ballast assembly. Housing shall be ADCO cast free of any porosity, foreign materials or cosmetic fillers. The hood shall be spun aluminum welded circumferentially to the ballast housing. The housing shall have an inner rolled flange to support the door frame. The door frame shall be an aluminum casting, hinged to the housing. The door frame shall be sealed to the housing with a molded silicone gasket and be secured with four captive screws. The lens shall be clear, tempered glass sealed to the door frame with a silicone gasket. Vertical lamp fixture shall have a sag glass lens, the horizontal lamp fixture shall have a flat glass lens. All internal and external hardware is stainless steel.

REFLECTOR MODULE

The optical assembly shall consist of an die cast aluminum housing, sealed with a silicone gasket to prevent dust, insect or moisture contamination. The reflector module shall consist of segmented, specular and semi-specular Alzak® panels precisely formed and positioned within the housing and rotatable on ninety degree increments for proper field positioning. Reflectors shall meet the ANSI-IES standard for full cutoff in horizontal models or cutoff in vertical models.

ELECTRICAL

Ballasts shall be high power factor rated for -30°C starting. The ballast shall be mounted to a cast holder for maximum heat dissipation. Mogul base porcelain sockets shall be pulse rated. The electrical assembly shall be installed and prewired in the fixture. Sockets for T-6 lamps are G12 type.

MOUNTING

The fixture shall be welded to the cast arm for mounting the TRA5 and TRA6 arm.

Wall mounting the WMA35 or WMA36; the fixture shall be welded to the cast arm.

Arm or wall mounting other AAL arms: The fixture shall attach to a transition casting that is welded to the arm. The transition piece shall attach to the fixture with three stainless steel 1/4"-20 bolts and sealed with a silicone gasket.

See next page

JOB _____
 TYPE _____
 NOTES _____



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AR 119-16
 CITY OF WORTHINGTON
 ADP 07-16
 DRAWING NO.

DATE 9-29-16

PRM2 – Promenade™ Series

TYPE

TOOL-LESS RELAMPING

The lens door frame of the fixture shall hinge down for relamping. Four captive screws shall be loosened to open the fixture for relamping.

FINISH

Fixture finish shall consist of a five stage pretreatment regimen with a polymer primer sealer, oven dry off and top coated with a thermoset super TGIC polyester powder coat finish. The finish shall meet the AAMA 2604-02 performance specification which includes passing a 3000 hour salt spray test for corrosion resistance.

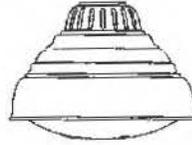
CERTIFICATION

Fixtures shall be listed with UL Testing Laboratories for outdoor, wet location use, 1598 and Canadian CSA std. C22.2 no.250.

WARRANTY

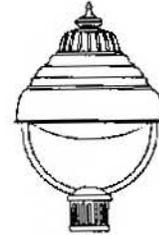
Fixture is warranted for three years. Ballast components carry the ballast manufacturer's limited warranty. Any unauthorized return, repair, replacement or modification of the Product(s) shall void this warranty. This warranty applies only to the use of the Product(s) as intended by AAL and does not cover any misapplication or misuse of said Product(s), or installation in hazardous or corrosive environments. Contact AAL for complete warranty language, exceptions, and limitations.

DIMENSIONS



PRM2

20"/510mm x 25"/635mm DIA
WT: 45 lbs IP: 54 EPA: 1.9



PRM2-PM

40"/1015mm x 25"/635mm DIA
WT: 45 lbs IP: 54 EPA: 1.9

PRM2 H3 250MH

WATTAGE: 295

LUMEN OUTPUT: 16568

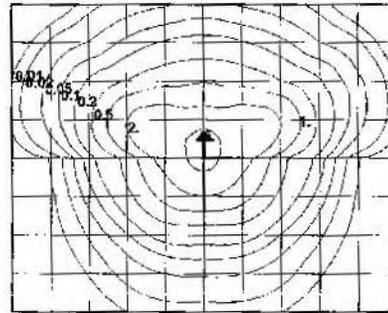
EFFICACY: 56.2 Lm/W

B3 U0 G3

FORWARD LIGHT		LUMEN
FL	30° 8.0%	1322
FM	60° 31.1%	5151
FH	80° 29.3%	4855
FVH	90° 0.3%	46

BACK LIGHT		LUMEN
BL	30° 6.2%	1027
BM	60° 17.1%	2829
BH	80° 7.9%	1301
BVH	90° 0.2%	39

UPLIGHT		LUMEN
UL	100° 0%	0
UH	180° 0%	0



UPLIGHT 0%
DOWNLIGHT 72%

PRM2 V5 250MH

WATTAGE: 295

LUMEN OUTPUT: 16760

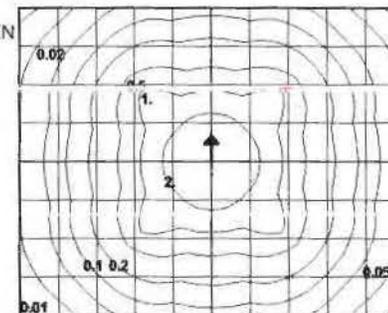
EFFICACY: 56.8 Lm/W

B4 U2 G2

FORWARD LIGHT		LUMEN
FL	30° 4.6%	764
FM	60° 20.4%	3419
FH	80° 23.8%	3981
FVH	90° 1.1%	179

BACK LIGHT		LUMEN
BL	30° 4.6%	764
BM	60° 20.4%	3419
BH	80° 23.8%	3981
BVH	90° 1.1%	179

UPLIGHT		LUMEN
UL	100° 0.3%	52
UH	180° 0.2%	26



UPLIGHT 0.4%
DOWNLIGHT 81.4%

AAL reserves the right to change product specifications without notice.

[iES files can be found at www.aal.net](http://www.aal.net)



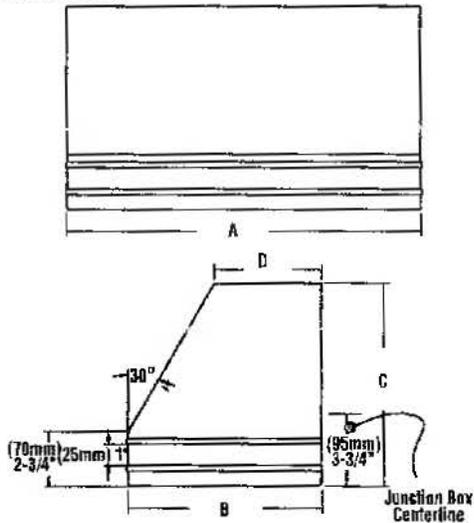
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DATE 9-29-16

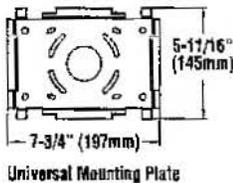
GREENBRIAR® WALL SCONCE (Various reflectors are protected by U.S. Patent No. 6,464,378)



DIMENSIONS



	A	B	C	D
Small	(448mm) 17-5/8"	(244mm) 9-5/8"	(257mm) 10-1/8"	(137mm) 5-3/8"
Medium	(508mm) 20"	(347mm) 13-7/16"	(283mm) 11-5/32"	(218mm) 8-5/8"



Catalog Number	Est. Weight (kg/abs.)	Length (mm/in.)	Width (mm/in.)	Height (mm/in.)
GBWS-HID	10 / 22	616 / 24.25	394 / 15.5	343 / 13.5
GBWM-HID	15 / 32	616 / 24.25	394 / 15.5	419 / 16.5
GBWS-CFL	8 / 17	616 / 24.25	394 / 15.5	343 / 13.5
GBWM-CFL	11 / 24	616 / 24.25	394 / 15.5	419 / 16.5



wet location (Downlight only)

damp location (Uplight - covered locations only)



ARRA
Funding Compliant



HOUSING - The aluminum housing is available in two sizes and is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel.

WALL MOUNT - A galvanized-steel universal wall mounting plate easily mounts directly to a 4" octagonal or square junction box. An EPDM gasket is supplied to be installed between the mounting plate and junction box, sealing the junction box from entrance of water. The galvanized-steel universal plate allows the fixture to securely attach to the mounting plate using a unique clamping design which is locked into place with two hex-head screws. The universal plate permits the fixture to be mounted in the uplighting position (listed for damp locations) or downlighting position (listed for wet locations).

DOOR FRAME - The aluminum door frame with two stainless steel captive fasteners allows easy access into the fixture. A one piece extruded silicone gasket seals the door frame against the housing. The door swings open and is held in place by a retainer.

LENS/GASKET - A flat clear tempered glass lens, which is sealed to the door frame with EPDM gasketing, is standard. An optional polycarbonate lens is available on most Compact Fluorescent fixtures.

BALLASTS/ELECTRICAL COMPONENTS - Electrical components are factory-mounted in housing and prewired with voltage specific leads which extend out the back of the unit through a rubber grommet. This grommet prevents the entry of insects, dust, and moisture into the fixture. The need to open the fixture to make wiring connections is eliminated, thus making installation quick and easy. UL listed HID components with high-power factor ballasts rated for -20°F starting. Compact Fluorescent ballasts are Electronic Universal Voltage (120-277V 50/60 Hz) or 347V (60 Hz), 0°F starting. Compact Fluorescent fixtures with UE (Universal Electronic) voltage are available with an optional dimming ballast for multiple types of controls such as building lighting controls and occupancy sensors. Available battery back-up of BB (32° starting temperature) and CWBB (0° starting temperature) are 120 or 277 voltage for U.S. applications for 26 watt through 70 watt lamps. Consult factory for available wattages and voltages for

use in Canada.

SOCKETS - HID lampholders are glazed porcelain, medium base for the small fixture and mogul base for the medium fixture, 4KV pulse rated. The Compact Fluorescent fixtures feature a one-piece thermoplastic socket.

LIGHT SOURCES - The fixture is designed to operate with horizontal Pulse-Start Metal Halide, Pulse-Start Metal Halide Reduced, Ceramic Metal Halide, Metal Halide, High Pressure Sodium, and single, double or triple Compact Fluorescent lamps. Lamps supplied as standard - HID (clear, shipped installed), and Compact Fluorescent (coated, 4100K).

EMERGENCY OPERATION - A variety of integral emergency options are available to comply with Life Safety Codes which require emergency lighting along the path of egress on the building's exterior, so building occupants can exit safely. Integral Emergency Battery Back-up options are available on Compact Fluorescent units. Emergency Quartz options are offered on HID units. Options for one or two 12 volt separate circuit(s), for use with up to 35 watt Halogen lamp(s) are available on both Compact Fluorescent and HID units.

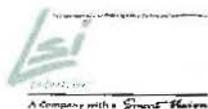
REFLECTORS/DISTRIBUTION PATTERNS - Forward Throw (FTM, FT) and Type III (3) reflectors are available on small and medium. Wall Wash (WW) reflectors are also available on small. All are high performance, full cut-off distribution as defined by the IESNA (downlight position only). Photometric data is tested in accordance with IESNA guidelines.

FINISHES - Each fixture is finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling, and is guaranteed for five full years. Standard colors include bronze, black, platinum plus, white, satin verde green, metallic silver, and graphite.

DECAL STRIPING - LSI offers optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

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

AD 119-16
CITY OF WORTHINGTON
ADP 07-16
DRAWING NO.
DATE 9-29-16



GREENBRIAR® WALL SCONCE

LUMINAIRE ORDERING INFORMATION



TYPICAL ORDER EXAMPLE: **GBWM 3 400 PSMHR F 120 BRZ SQT**

Luminaire Prefix	Distribution	Lamp Wattage	Light Source	Lens	Line Voltage	Luminaire Finish	Options
GBWS (Small)	3 - Type III FT - Forward Throw WW - Wall Wash	50	CMH - Ceramic Metal Halide 150 Watt ¹	F - Flat Clear Tempered Glass	120	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PGI120 - Button-Type Photocell PGI208 - Button-Type Photocell PGI240 - Button-Type Photocell PGI277 - Button-Type-Photocell PGI347 - Button-Type-Photocell TP - Tamper Proof ⁷ PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options PMAR - Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options DIM - CFL Control Voltage Dimming Ballast ⁹ C - Coated MH or PSMH Lamp except 250 PSMH SQT - Standby Quartz (Time Delay) ¹⁰ SON - Standby Quartz (Non-Time Delay) ¹⁰ EQ - Emergency Quartz (separate 120V circuit - HID only) ¹⁰ EQ2 - Two Emergency Quartz (2 separate 120V circuits - HID only) ¹¹ BB - CFL Battery Back-up ¹² CWBB - Cold Weather Battery Back-up ¹² EMR1 - One Emergency 12V Circuit Provision with 35 Watt Halogen Lamp ¹³ EMR1LL - One Emergency 12V Circuit Provision - Less Halogen Lamp ¹³ EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ¹³ EMR2LL - Two Emergency 12V Circuit Provisions - Less Halogen Lamps ¹³ LL - Less Lamp Color Decals 45 - Light Gold Metallic 20 - Charcoal Metallic 94 - Blue Metallic 58 - Dark Green 21 - Tomato Red 55 - Black 50 - White 51 - Dark Red 700 - Aztec Silver Metallic
		70	MH - Metal Halide 50, 70, 100 ² , 150 ¹ Watt		208		
		100	HPS - High Pressure Sodium 50 ³ , 70, 100, 150 Watt		240		
GBWM (Medium)	3 - Type III FT - Forward Throw	250	PSMH - Pulse Start Metal Halide 250, 320 Watt	F - Flat Clear Tempered Glass	120	UE - Universal Electronic (120-277V 50/60Hz) 347 ⁶	PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options PMAR - Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options DIM - CFL Control Voltage Dimming Ballast ⁹ C - Coated MH or PSMH Lamp except 250 PSMH SQT - Standby Quartz (Time Delay) ¹⁰ SON - Standby Quartz (Non-Time Delay) ¹⁰ EQ - Emergency Quartz (separate 120V circuit - HID only) ¹⁰ EQ2 - Two Emergency Quartz (2 separate 120V circuits - HID only) ¹¹ BB - CFL Battery Back-up ¹² CWBB - Cold Weather Battery Back-up ¹² EMR1 - One Emergency 12V Circuit Provision with 35 Watt Halogen Lamp ¹³ EMR1LL - One Emergency 12V Circuit Provision - Less Halogen Lamp ¹³ EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ¹³ EMR2LL - Two Emergency 12V Circuit Provisions - Less Halogen Lamps ¹³ LL - Less Lamp Color Decals 45 - Light Gold Metallic 20 - Charcoal Metallic 94 - Blue Metallic 58 - Dark Green 21 - Tomato Red 55 - Black 50 - White 51 - Dark Red 700 - Aztec Silver Metallic
		320	PSMHR - Pulse Start Metal Halide Reduced 400 Watt		208		
		400	HPS - High Pressure Sodium 250, 400 Watt		240		
	WW - Wall Wash	26	CFL - Compact Fluorescent Single 26, 32, 42 Watt	F - Flat Clear Tempered Glass FPC - Flat Clear Polycarbonate ⁴	120	UE - Universal Electronic (120-277V 50/60Hz) 347 ⁶	PMA - Pole Mount Adaptor for use with square poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options PMAR - Pole Mount Adaptor for use with round poles (for S or D180 mounting configurations only) ⁸ Not compatible with EMR1, EMR2, EQ or EQ2 options DIM - CFL Control Voltage Dimming Ballast ⁹ C - Coated MH or PSMH Lamp except 250 PSMH SQT - Standby Quartz (Time Delay) ¹⁰ SON - Standby Quartz (Non-Time Delay) ¹⁰ EQ - Emergency Quartz (separate 120V circuit - HID only) ¹⁰ EQ2 - Two Emergency Quartz (2 separate 120V circuits - HID only) ¹¹ BB - CFL Battery Back-up ¹² CWBB - Cold Weather Battery Back-up ¹² EMR1 - One Emergency 12V Circuit Provision with 35 Watt Halogen Lamp ¹³ EMR1LL - One Emergency 12V Circuit Provision - Less Halogen Lamp ¹³ EMR2 - Two Emergency 12V Circuit Provisions with (2) 35 Watt Halogen Lamps ¹³ EMR2LL - Two Emergency 12V Circuit Provisions - Less Halogen Lamps ¹³ LL - Less Lamp Color Decals 45 - Light Gold Metallic 20 - Charcoal Metallic 94 - Blue Metallic 58 - Dark Green 21 - Tomato Red 55 - Black 50 - White 51 - Dark Red 700 - Aztec Silver Metallic
		32	CFL2 - Compact Fluorescent Double 26, 32, 42 Watt		208		
		42	CFL3 - Compact Fluorescent Triple 26, 32, 42 Watt		240		

Consult Factory for International Voltages and Light Sources

FOOTNOTES:

- 1- 150 MH must be used for downlight only.
- 2- Supplied with a HX-HPF transformer as standard. Also available with a 120/277 volt CWA transformer. Consult factory.
- 3- 50 Watt HPS is not available in TT or 347V.
- 4- FPC lens is not available with DIM options.
- 5- If a polycarbonate lens is required on an Uplight Medium fixture in 70 CFL2 or 42 CFL3, the glass lens with Polycarbonate Shield (GBWM PLS) accessory must be ordered.
- 6- 347V CFL is not available with dimming ballast (DIM) option. Consult factory for battery back-up (BB) options.
- 7- Tamper-proof Screwdriver must be ordered separately. (See Accessory Ordering Information)
- 8- Use with 5" traditional drilling pattern.
- 9- CFL Dimming Control by others.
- 10- HID lamp wattages 50 and 70 are supplied with a 50 watt, 120V quartz lamp, HID lamp wattages 100 through 250 are supplied with a 100 watt, 120V quartz lamp, HID lamp wattages of 320 & 400 are supplied with a 250 watt, 120V quartz lamp. EQ option is not compatible with EMR, PMA or PMAR options.
- 11- Available on 100 watt minimum HID fixtures. HID lamp wattages 100 through 175 are supplied with two 50 watt, 120V quartz lamps. 250 through 400 watt HID fixtures are supplied with two 190 watt, 120V quartz lamps. EQ2 option is not compatible with EMR, PMA or PMAR options.
- 12- Battery Back-up available on single, double and triple 120 or 277 voltage specific units for U.S. applications. Please change Line Voltage of UE to 120 or 277 when ordering this option. On double and triple units, one lamp will be energized by Battery Back-up (BB) option. Consult factory for specific Means of Egress job application compliance.
- 13- Utilizes G24 socket(s), 12 volt separate circuit(s) required. Not compatible with EQ, EQ2, PMA or PMAR option or FPC lens.

ACCESSORY ORDERING INFORMATION		(Accessories are field installed)	
Description	Order Number	Description	Order Number
FK120 - Single Fusing	FK120+	GBWS PLS - Polycarbonate Shield for Small	172786
FK277 - Single Fusing	FK277+	GBWM PLS - Polycarbonate Shield for Medium	172787
DFK208, 240 - Double Fusing	DFK208, 240+	SW BLK - Surface Wiring Box	173156BLK++
DFK480 - Double Fusing	DFK480++	SCD - Tamper-proof Screwdriver	477974
FK347 - Single Fusing	FK347+		

+ Available on HID fixtures only. Fusing to be installed in a compatible junction box supplied by contractor.
 ++ Available on HID Medium fixture only. Fusing to be installed in a compatible junction box supplied by contractor.
 †† SW BLK not compatible with PMA or PMAR option.

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Project Name High Street Retail Fixture Type 100 watt metal halide
 Catalog # GBWS FT 100 MH F 120 BLK

DLF-1, gooseneck signage fixture

LSI ABOLITE ANGLED REFLECTOR

FINISH - Available in either Architectural Textured or High Gloss finish.

LAMP OPTIONS - Designed to accommodate Incandescent, Compact Fluorescent, and HID lamps. CFL and HID lamps available – order separately; Incandescent lamps by others.

BALLAST - CFL and HID require a Wall, Ceiling, or Remote Ballast. See Accessories page.

MOUNTING - Fixed hub tapped for 3/4" NPT conduit. Choose from a wide variety of wall and gooseneck brackets (see accessory section).

REFLECTOR - Heavy-duty, spun galvanized steel construction.

SOCKETS - Incandescent (rated 660 Watt/600 Volt) and HID fixtures (4KV pulse rated) are medium base porcelain. Compact Fluorescent sockets feature smart push-pull thermoplastic design for ease of lamping.

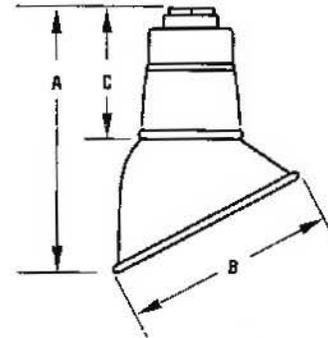


ARRA
Funding Compliant



Shown with Gooseneck Bracket Accessory

DIMENSIONS



All LSI ABOLITE products available as Wall, Pole, & Ceiling Mounted and can be used Indoors. (See Accessories page)

Also available in LED

Not Designed For Uplight Applications

Fixture	Height (A)	Width (B)	Neck (C)	Weight (kg/lbs.)
AD 100	10" (254mm)	7" (178mm)	5" (127mm)	.8kg / 2.0 lbs.
AD 150	11-1/2" (292mm)	9" (229mm)	5-1/4" (133mm)	1.1kg / 2.0 lbs.
AD 200	13-1/2" (343mm)	11" (279mm)	5-1/2" (140mm)	1.1kg / 2.5 lbs.

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **AD 200 INC 120 MSV LDS96 WL PG3**

Luminaire Prefix	Lamp Wattage	Light Source	Line Voltage	Luminaire Finish	Mounting	Factory Installed Options	Field Installed Options
AD 100 AD 150 AD 200	(100 Watt Max.) (150 Watt Max.) (200 Watt Max.)	INC - Incandescent	120	MSV - Metallic Silver GWT - Gloss White GBK - Gloss Black GRD - Gloss Red GPT - Textured Graphite RUS - Textured Rust SVG - Satin Verde Green SCP - Satin Copper STQ - Satin Turquoise	LDS96WL - Factory prewired leads for use with stem or bracket mounting in wet locations	PG3 - Globe ⁴	Gooseneck & Wall Brackets
AD 200	26/32/42	CFL - Compact Fluorescent ² (Globe option required)	UE		Remote Ballasts		
AD 100 AD 150 AD 200	50 70 100	MP - Metal Halide ^{2,3} (for use with open optics in indoor applications only)	120 277		Not available with card sets		Wire Guards
AD 200	50 70 100 175 ¹	MH - Metal Halide ² (PG3 Globe option required) PSMV - Pulse-Start Metal Halide ² (PG3 Globe option required)					Stems

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FOOTNOTES:

- Requires the use of Pulse-Start Medium Base Reduced Envelope lamp. Consult factory for other light sources available for export.
- CFL, PSMV, and MH remote ballast required (see accessory section).
- Damp location listed only.
- For use with AD200 only.



Project Name: High Street Retail Fixture Type: 70 watt Metal Halide
Catalog #: AD 200 MH 120 GBK LDS96 WL PG3

05/09/12

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LSI INDUSTRIES INC.



Shown in Black

Bench 19

- 19-60** 6' long, 2 supports, 375 lbs.
- 19-80** 8' long, 2 supports, 465 lbs.

- Available in extended lengths in multiples of 6' & 8'
- Seat portion welded into one unit
- Custom lettering available on side panels
- Optional armrest*

Materials

- Seating Surface: 5/8"-diameter steel bars
- Supports: Cast iron
- Bracing: 1-1/16" O.D. steel pipe
- Fasteners: Stainless steel
- Finish: See pg 5 for choice of polyester powder finish.

* Add \$ to unit price for center armrest.



Shown in Bronze

Bench 106

- 106-60** 6' long, 2 supports, 267 lbs.
- 106-80** 8' long, 2 supports, 325 lbs.

- Seat portion welded into one unit
- Cast iron supports

Materials

- Seating Surface: 5/8"-diameter steel bars
- Supports: Cast iron
- Bracing: 1-1/16" O.D. steel pipe
- Fasteners: Stainless steel
- Finish: See pg 5 for choice of polyester powder finish.



Shown in Black

Receptacle 102

- 102-22** 22-gal. All-Steel Receptacle, 263 lbs.
- 102-22SH** 22-gal. All-Steel Receptacle w/ optional steel shield, 285 lbs.
- 102-32** 32-gal. All-Steel Receptacle, 294 lbs.
- 102-32SH** 32-gal. All-Steel Receptacle w/ optional steel shield, 321 lbs.

- Shown with optional 18-gauge steel shield

Materials

- Top & Bottom Bands: 3/8" x 2-1/2" steel
- Center Band: 3/8" x 2" steel

- Cover: 3/8"-thick steel plate w/10"-diameter opening
- Receptacle Liner: 22- or 32-gal. plastic
- Internal Steel Shield (opt): 18-gauge CR steel
- Rosettes: 4-1/4" O.D. x 3/4"-thick cast iron
- Vertical Straps: 1/2" x 1" (32-gal.) or 3/8" x 1" (22-gal.) HR steel bar
- Reveal Strip: 1/4" x 2" HR steel bar
- Finish: See pg 5 for choice of polyester powder finish.



Shown in Black

Planter 122

- 122-00** All-Steel Planter, 203 lbs.
- 122-00SH** All-Steel Planter w/optional steel shield, 220 lbs.

- One-piece all-steel construction
- Heavy-duty polyethylene liner
- Shown with optional 18-gauge steel shield

Materials

- Top & Bottom Bands: 3/8" x 2-1/2" steel
- Center Band: 3/8" x 2" steel
- Internal Steel Shield (Optional): 18-gauge CR steel
- Rosettes: 4-1/4" O.D. x 3/4"-thick cast iron
- Vertical Straps: 1/2" x 1" HR steel bar
- Reveal Strip: 1/4" x 2" HR steel bar
- Liner: Polyethylene
- Size: 26" x 24-1/2" (Dia x H)
- Finish: See pg 5 for choice of polyester powder finish.



Shown in Hunter Green

Ash Urn 123

- 123-00** All-Steel Ash Urn, 110 lbs.
- 123-00SH** All-Steel Ash Urn w/optional steel shield, 124 lbs.

- One-piece all-steel construction
- Shown with optional 20-gauge steel shield

Materials

- Top & Bottom Bands: 1/4" x 2-1/2" steel
- Center Band: 1/4" x 2" steel
- Internal Steel Shield (opt): 20-gauge CR steel
- Rosettes: 4-1/4" O.D. x 3/4"-thick cast iron
- Vertical Straps: 1/2" x 1" HR steel bar
- Reveal Strip: 1/4" x 2" HR steel bar
- Ash Pan: 10"-dia. spun aluminum
- Finish: See pg 5 for choice of polyester powder finish.

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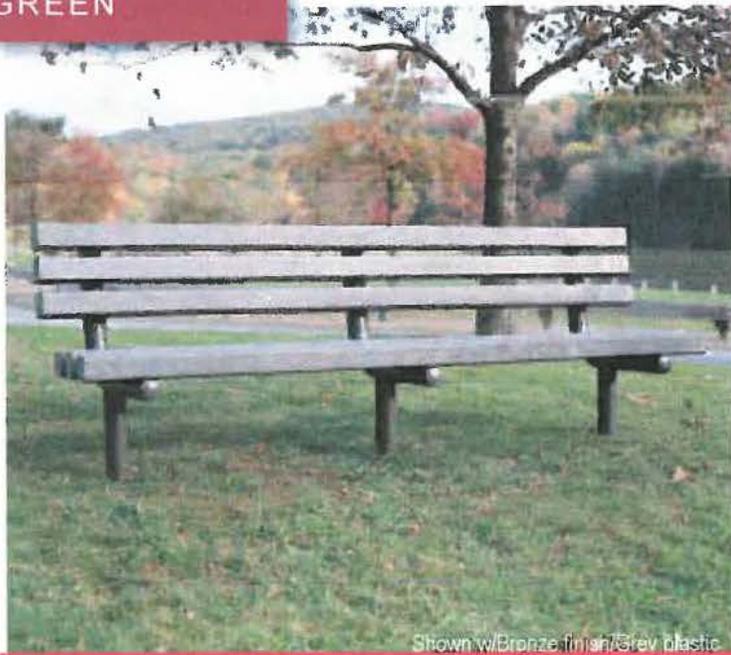
65-986



65-606



64-661



Shown w/Bronze finish/Grey plastic

Bench 11PL



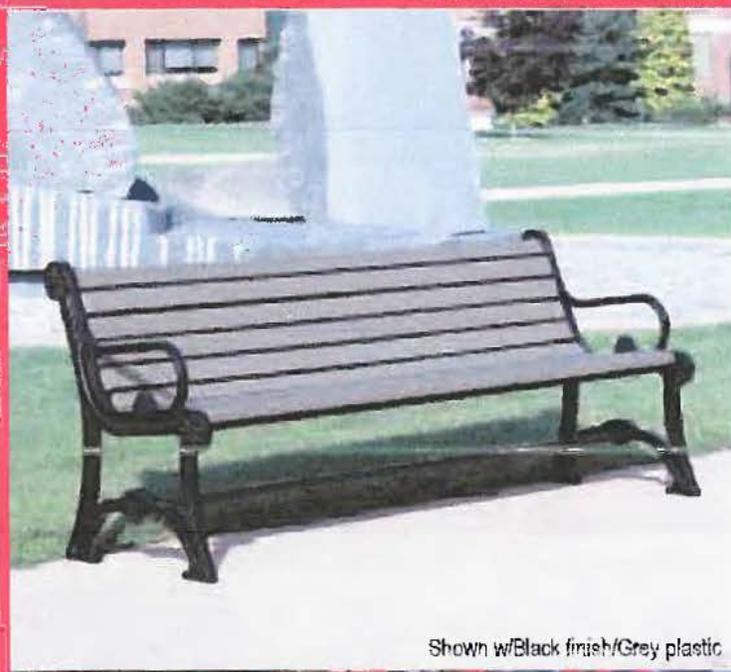
- 11-60PL** 6' long, 3 supports, 225 lbs.
- 11-80PL** 8' long, 3 supports, 245 lbs.

• Excellent for heavily used areas

Support Options: S-1 Embedment, S-2 Surface Plate, and S-4 Sub-Floor

Materials

- Slats:** 4" x 4" nom. recycled plastic w/color molded in
- Supports:** 2-7/8" O.D. steel pipe
- Fasteners:** Stainless steel
- Finish:** See pg 5 for choice of recycled plastic color and polyester powder finish.



Shown w/Black finish/Grey plastic

Bench 57PL



- 57-40PL** 4' long, 2 supports, 182 lbs.
- 57-60PL** 6' long, 2 supports, 220 lbs.
- 57-80PL** 8' long, 3 supports, 311 lbs.

- Custom lettering available for side panels
- Also available with wood slats

Materials

- Slats:** 2" x 3" nom. recycled plastic w/color molded in
- Supports:** Cast iron
- Fasteners:** Stainless steel
- Finish:** See pg 5 for choice of recycled plastic color and polyester powder finish.



Shown w/Black finish/Cedar plastic

Bench 88PL



- 88-40PL** 4' long, 2 supports, 165 lbs.
- 88-50PL** 5' long, 2 supports, 208 lbs.
- 88-60PL** 6' long, 3 supports, 251 lbs.
- 88-80PL** 8' long, 3 supports, 304 lbs.

- Profiled slats for extra comfort
- Also available w/Wood slats
- Available with optional armrest

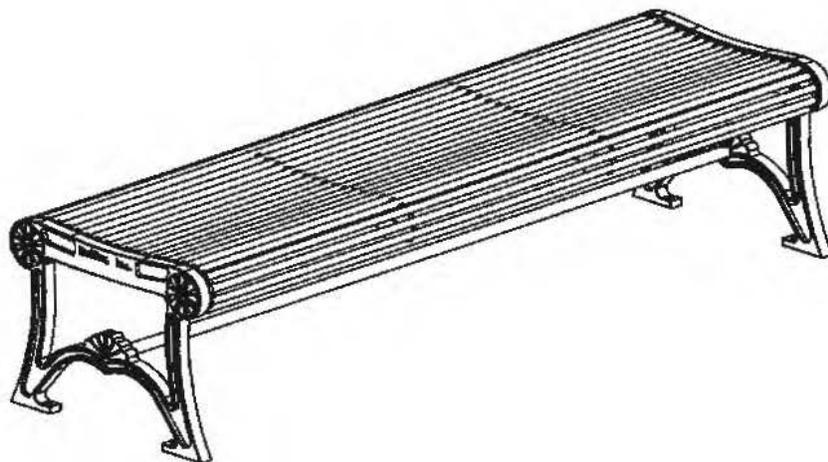
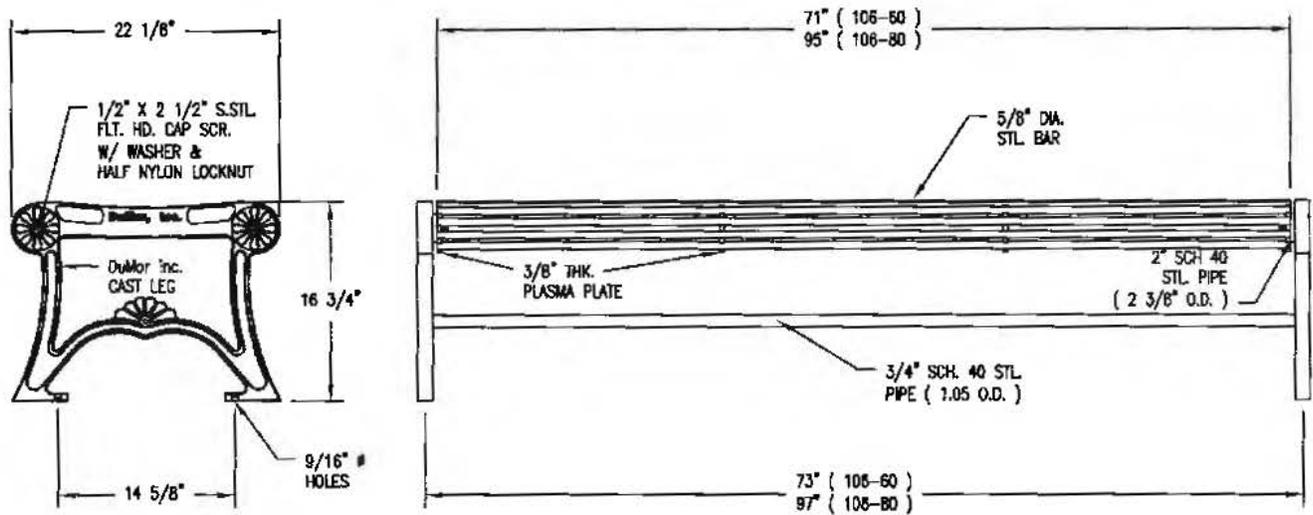
Support Options: S-1 Embedment, S-2 Surface Plate, S-3 Gull-Wing, and S-4 Sub-Floor

Materials

- Slats:** 3" x 4" nom. and 3" x 6" nom. recycled plastic
- Supports:** 3/8" x 4-1/2" steel bar and 3" square x 1/4" wall steel tube
- Fasteners:** Stainless steel
- Finish:** See page 5 for choice of recycled plastic color and polyester powder finish.

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LENGTH OPTIONS

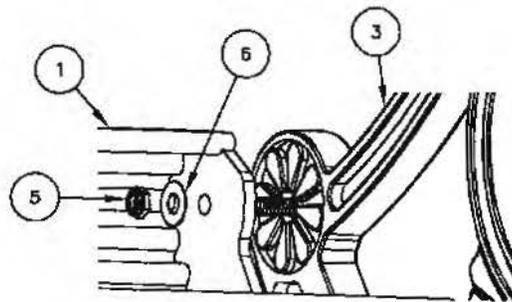
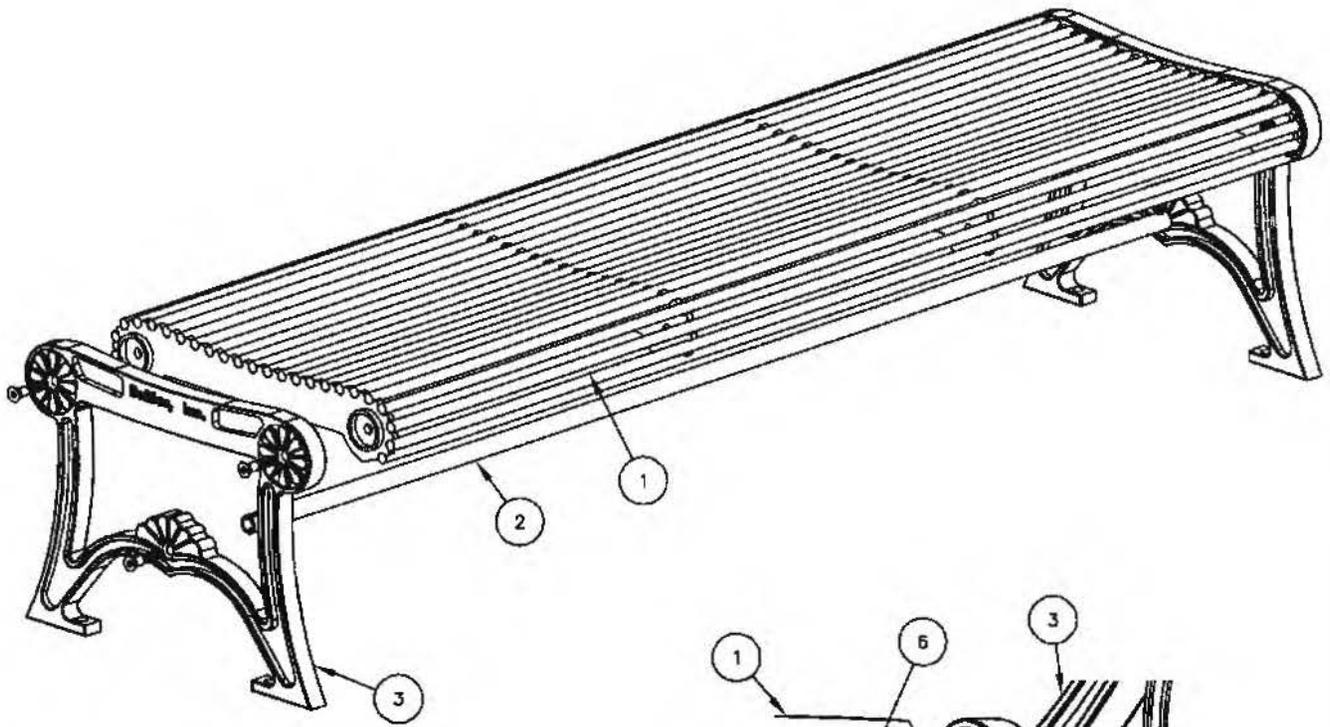
- 6' BENCH
- 8' BENCH

NOTES:

- 1.) ALL STL MEMBERS COATED W/ ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
- 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLTS PROVIDED.

AR 119-16
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 DuMor, inc. P.O. Box 142 Mifflintown, PA 17059-0142	SCALE :	NONE	TITLE :	BENCH	
	DATE DRAWN :	12/12/96	REV. :	D	DRAWING NUMBER 106 SERIES
	DRAWN BY :	AH			
	DATE REV. :	3/11/05			
	REV. BY :	AWH			SHEET 1 OF 2



BOLTING DETAIL

NOTE:

- 1.) DURING ASSEMBLY PROCEDURE;
DO NOT COMPLETELY TIGHTEN HARDWARE.
- 2.) THE ACTUAL PARTS WILL NOT BE NUMBERED
NUMBERS ONLY APPLY TO DRAWING.

STEP 1:

- USE 1 - PC. 6' SEAT ASSEMBLY (1)
- 2 - PCS. CAST IRON BENCH SUPPORT (3)
- 4 - PCS. 1/2" X 2 1/2" SS FLT. SKT. HD CAP SCR. (4)
- 4 - PCS. 1/2" SS THIN NYLON LOCKNUT (5)
- 4 - PCS. 1/2" SS FLAT WASHER (6)

ATTACH CAST IRON BENCH SUPPORT (3) TO 6' SEAT ASSEMBLY (1) USING 1/2" X 2 1/2" SS. FLT. SKT. HD. CAP SCR. (4) & 1/2" SS. FLT WASHER (6) & 1/2" SS THIN NYLON LOCKNUT (5). TIGHTEN TO SNUG FIT.

STEP 2:

- USE 1 - PC 71 3/4" PIPE BRACE (2)
 - 2 - PCS. 1/2" X 2 1/2" FLT. SKT. HD. CAP SCR. (4)
- ATTACH 71 3/4" PIPE BRACE (2) TO STEP 1 ASSEMBLY USING HARDWARE (4). TIGHTEN TO SNUG FIT.

STEP 3:

UPON COMPLETION OF BENCH ASSEMBLY SQUARE ALL COMPONENTS THEN TIGHTEN ALL HARDWARE.

STEP 4:

MOUNT AND ANCHOR AS SPECIFIED.

AR 119-116
CITY OF WORTHINGTON
ADP 07-16
DRAWING NO.

JATE 9-29-16

ITEM	QTY	PART NO	DESCRIPTION
1	1	0-106-60-01	6' STL BKLS SEAT SECTION
2	1	0-57-60-04	71 3/4" PIPE BRACE
3	2	0-91-00-02	BKLESS CAST IRON BNCH SUPT
4	6	1-12-065	1/2" X 2 1/2" FLT SKT HD CAP SCR
5	4	1-20-018	1/2" SS THIN NYLON LOCKNUT
6	4	1-22-015	1/2" SS FLAT WASHER



DuMor, inc.
P.O. Box 142 Mifflintown, PA 17059-0142

SCALE : NONE
DATE DRAWN : 12/12/96
DRAWN BY : AH
DATE REV. : 3/11/05
REV. BY : AWH

TITLE : BENCH ASSEMBLY

REV. D	DRAWING NUMBER 106 SERIES	SHEET 2 OF 2
--------	---------------------------	--------------



100% POLYESTER
COLOR: BROWN
TEXTURE: SMOOTH



100% POLYESTER
COLOR: YELLOW
TEXTURE: SMOOTH



100% POLYESTER
COLOR: TAN
TEXTURE: SMOOTH



100% POLYESTER
COLOR: DARK RED
TEXTURE: SMOOTH



100% POLYESTER
COLOR: DARK BLUE
TEXTURE: SMOOTH



100% POLYESTER
COLOR: LIGHT BROWN
TEXTURE: SMOOTH



100% POLYESTER
COLOR: LIGHT GREEN
TEXTURE: RIBBED



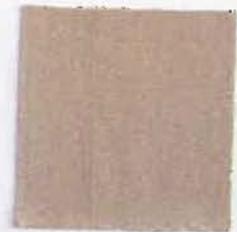
100% POLYESTER
COLOR: CREAM
TEXTURE: SMOOTH



100% POLYESTER
COLOR: DARK
TEXTURE: TEXTURED



100% POLYESTER
COLOR: DARK CHARCOAL
TEXTURE: SMOOTH



100% POLYESTER
COLOR: LIGHT TAN
TEXTURE: SMOOTH



100% POLYESTER
COLOR: LIGHT BROWN
TEXTURE: SMOOTH



100% POLYESTER
COLOR: DARK CHARCOAL
TEXTURE: SMOOTH



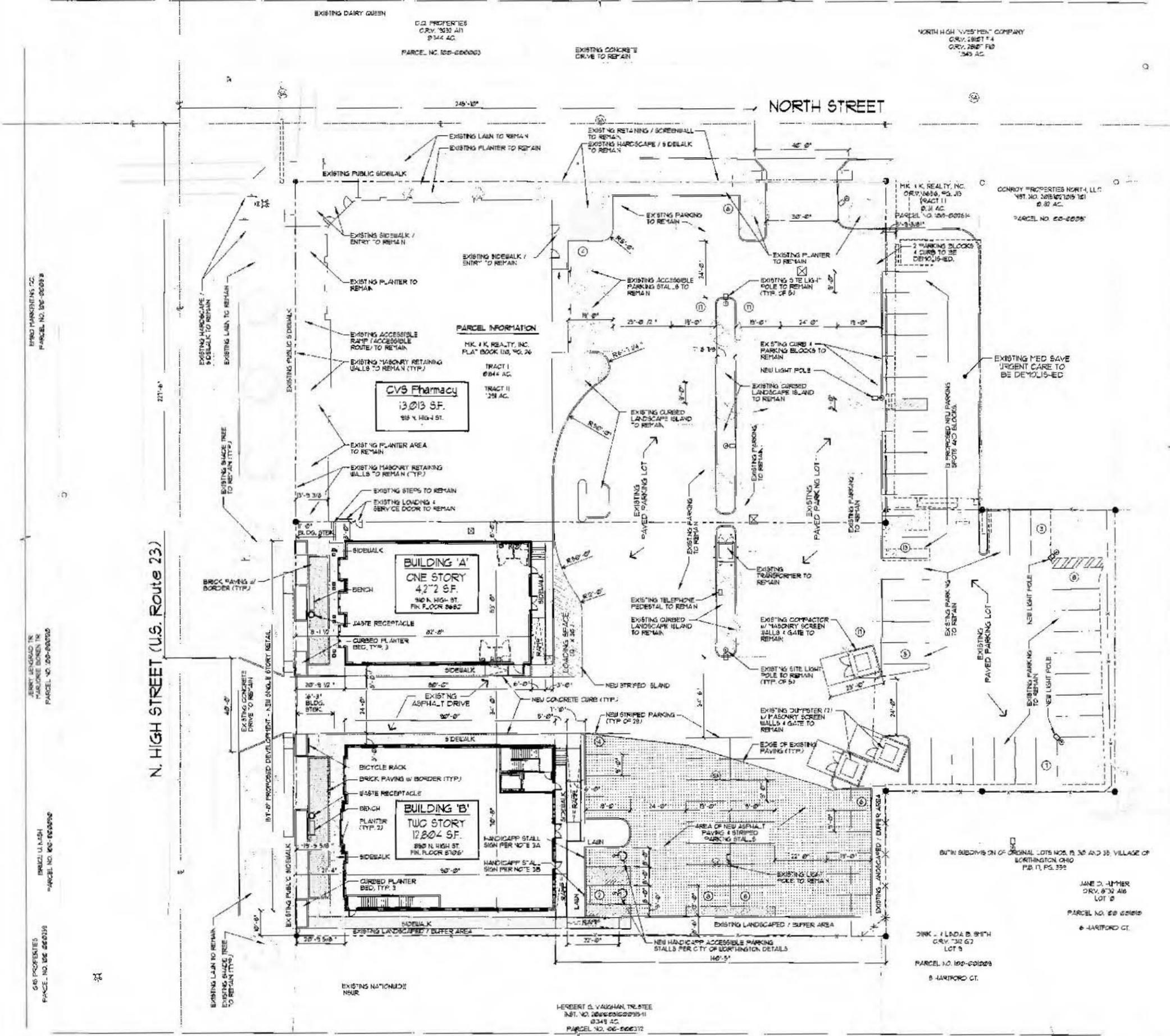
100% POLYESTER
COLOR: CREAM
TEXTURE: SMOOTH

HOUSE ASSOCIATES
ARCHITECTS

High Street Retail
North High Street, Worthington, Ohio 43085
July 28, 2012

AR 119-16
CITY OF WORTHINGTON
ADD 07-16
DRAWING NO.

DATE 9-29-15



- NOTES**
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP (DATED APRIL 21, 1992), THE SUBJECT PARCEL SHOWN HEREON LIES WITHIN ZONE X (AREA OUTSIDE OF 500-YEAR FLOOD PLAIN) COMMUNITY PANEL NO. 39040C 0358.
 - THE INFORMATION SHOWN CONCERNING EXISTING UTILITIES IS NOT REPRESENTED, WARRANTIES OR GUARANTEED TO BE COMPLETE OR ACCURATE. EXISTING SITE DATA HAS PROVIDED TO P.L. SYSTEMS INC. BY THE CLIENT. INVESTIGATION ON LOCATION SUPPORT PROTECTION AND REMEDIATION OF ALL EXISTING UTILITIES AND APPEARANCES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO CONSTRUCTION TO DETERMINE IN THE FIELD THE ACTUAL LOCATION AND ELEVATIONS OF ALL EXISTING UTILITIES WHETHER SHOWN ON THE PLANS OR NOT. THE CONTRACTOR SHALL CALL THE OHIO UTILITIES PROTECTION SERVICES, CURS AT 1-800-363-7364 TWO (2) WORKING DAYS PRIOR TO THE START OF CONSTRUCTION.
 - HEAD CAP SIGNAGE TO MEET 2009 INTERNATIONAL CODE COUNCIL (ICC) / AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) NUMBER A111 - "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES SPECIFICATIONS" MOUNTING HEIGHT TO BE BETWEEN 54" AND 66".
 - A. POLE MOUNTED 12" X 18" ODOT R7-B, WITH ODOT R7-HBB SIGN TO BE INCLUDED AT VAN ACCESSIBLE PARKING STALL.
 - B. POLE MOUNTED 12" X 18" ODOT R7-B.
 - ZONING
 - THE SITE IS CURRENTLY ZONED C-2 COMMUNITY SHOPPING CENTER, AND ALSO LOCATED WITHIN THE ARCHITECTURAL REVIEW DISTRICT.
- | SETBACKS | HIGH ST. | NORTH 5' | REAR |
|----------|----------|----------|------|
| BUILDING | 50' | 30' | 20' |
| PARKING | 5' | 5' | 5' |
| SIGN | 30' | 15' | 10' |
- 60' WHEN ABUTTING ANY RESIDENTIAL DISTRICT
 - 25' WHEN ABUTTING ANY RESIDENTIAL DISTRICT
- MAXIMUM HEIGHT OF BUILDING 2 STORIES OR 35 FEET
MIN LOT WIDTH 60'
MIN LOT AREA 12000 SQFT.
- PARKING
 - BUILDINGS WITH LESS THAN 5,000 SQFT. GROSS FLOOR AREA - 6 SPACES
 - BUILDINGS WITH 5,000 TO 15,000 SQFT. GROSS FLOOR AREA - 10 SPACES PROVIDED - (2'x10'x15')
 - PARKING PROVIDED - 15 SPACES
- SEE 2001 CVS PHARMACY DOCUMENTS FOR LOT COVERAGE CALCULATIONS AND CALCULATED AREAS (AC)
- SEE SL-II FOR SITE LIGHTING LAYOUT, DETAILS AND PHOTOMETRICS
- FOR SITE CONSTRUCTION DETAILS SEE CIVIL SHEETS
- LANDSCAPE CALCULATIONS- PER CITY OF WORTHINGTON, OH. CODE
 - IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE THE FOLLOWING:
 - LANDSCAPING OF PARKING AREAS- REQUIRED: 100 INCHES DBH TREE TRUCK SIZE FOR EVERY SIX PARKING SPACES OR 21 PARKING SPACES / 6 = 14.9 x 2' = 29' DBH
 - PROVIDED EXISTING: (4) SUGAR TREES, (5) 7" HOMESTRAC 2.1" DBH SERVICEBERRY TREES = TOTAL 52" CALIPER
 - ADDITIONAL LANDSCAPING: TREES, GROUND COVER, HEDGE OR EVERGREENS LOCATED BETWEEN DECIDUOUS TREES
 - SCREENING AND BUFFERING: DUMPSTERS, SOUTH PROPERTY LINE (PROVIDED EXISTING) ARBORVITAE AND VIBURNUM PLANTINGS TO SCREEN DUMPSTER AREA, ARBORVITAE, Y BURNING, AND SERVICEBERRY TO BUFFER FENCE AT SOUTH AND SOUTHWEST PARKING AREA PROPERTY LINE.

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
T: 614.488.6253
F: 614.488.9963

ARCHITECTS

HIGH STREET RETAIL
890 AND 910 NORTH HIGH ST. & E. NORTH ST.
WORTHINGTON, OH 43085

FOR
MK & K REALTY INC.
7215 BUSEY RD. CANAL WINCHESTER, OH. 43110

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
AR 2/20/10		02.14.2010

PROPOSED REDEVELOPMENT SITE PLAN

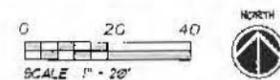
RETAIL SHELL BUILDING

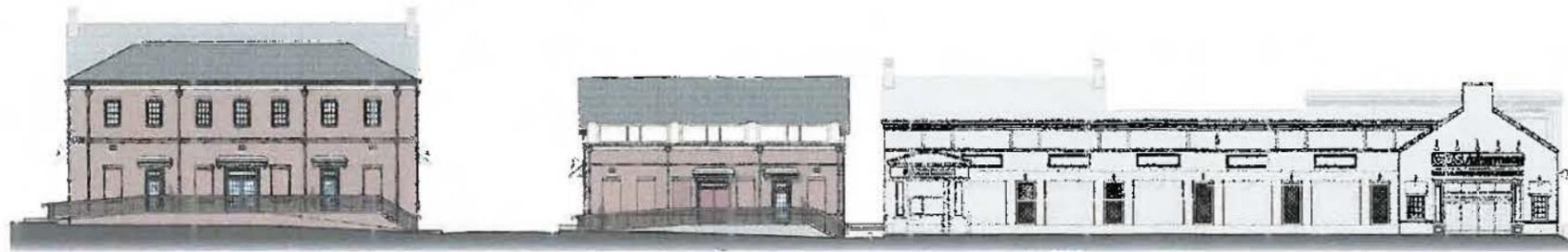
ZSD-1.1

DEVELOPMENT PLAN MODIFICATION

AR 119-16
CITY OF WORTHINGTON
ADP 07-16
DRAWING NO.
DATE 9.29.16

PROPOSED SITE PLAN
SCALE 1" = 20'-0"





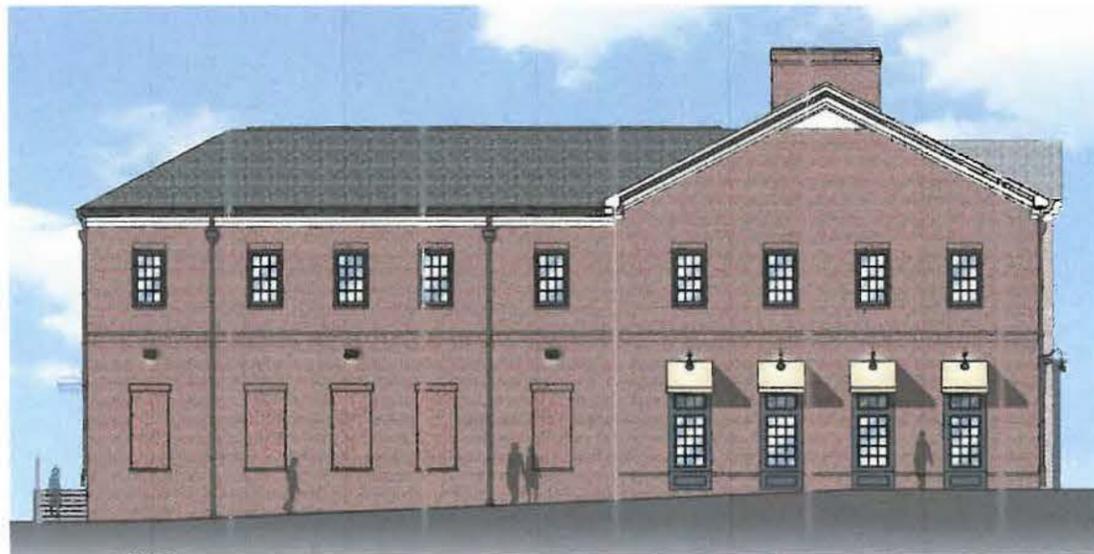
STREET ELEVATION



WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



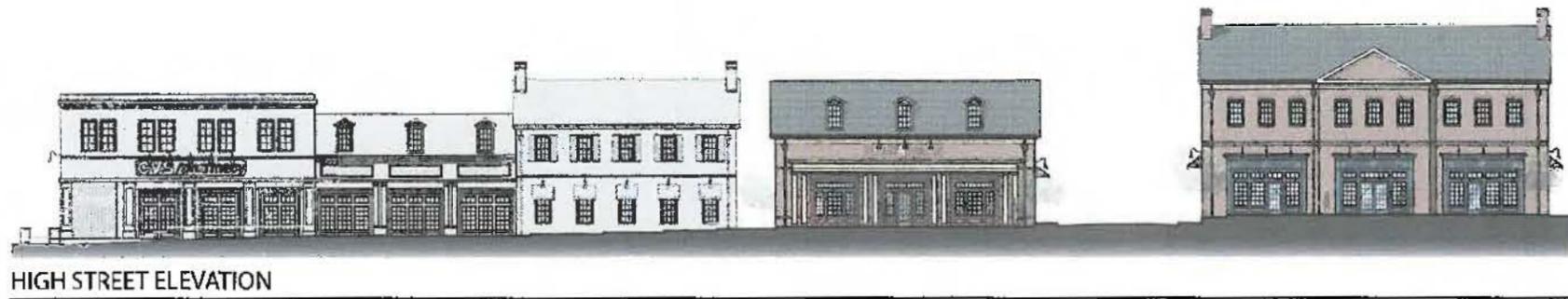
NORTH BUILDING ELEVATION



SOUTH BUILDING ELEVATION

BUILDING 'B'

AR 119-16
CITY OF WORTHINGTON
ADP 07-16
DRAWING NO.
DATE 9-29-16



HIGH STREET ELEVATION



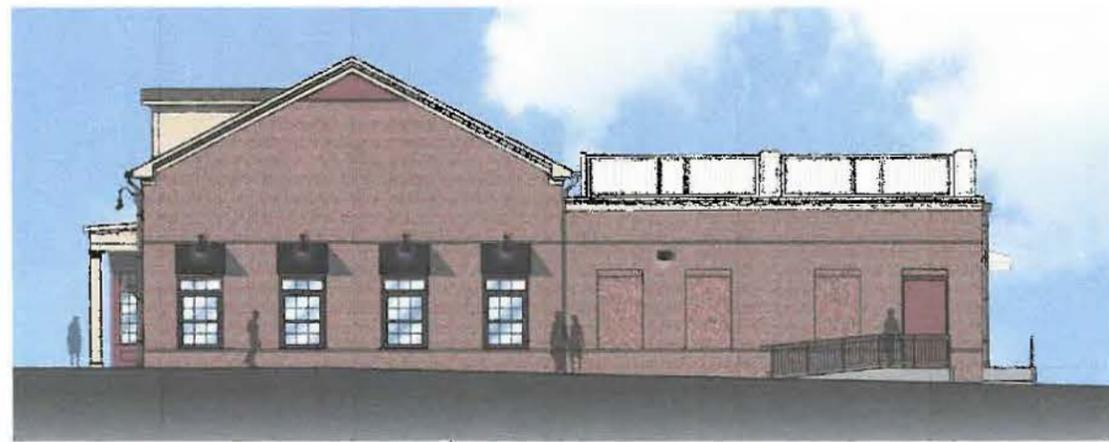
WEST BUILDING ELEVATION



EAST BUILDING ELEVATION



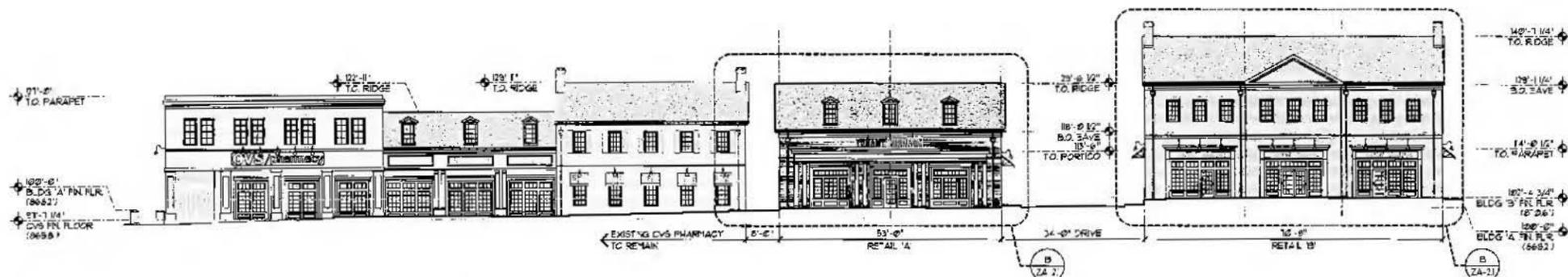
NORTH BUILDING ELEVATION



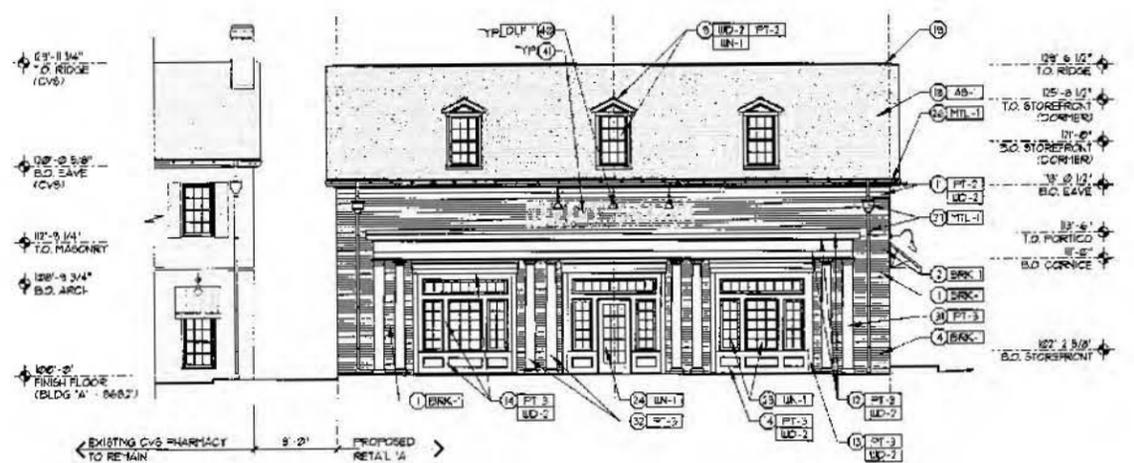
SOUTH BUILDING ELEVATION

BUILDING 'A'

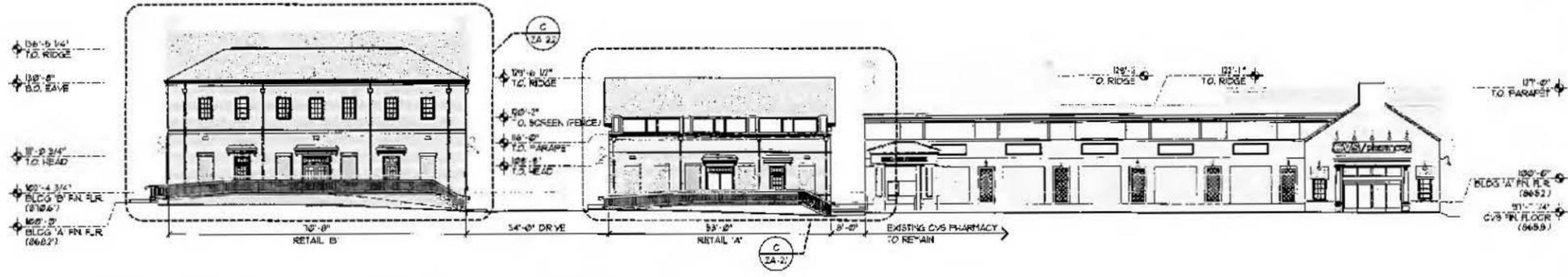
AR 119-16
 CITY OF WORTHINGTON
 ADP 07-16
 DRAWING NO.
 DATE 9-29-16



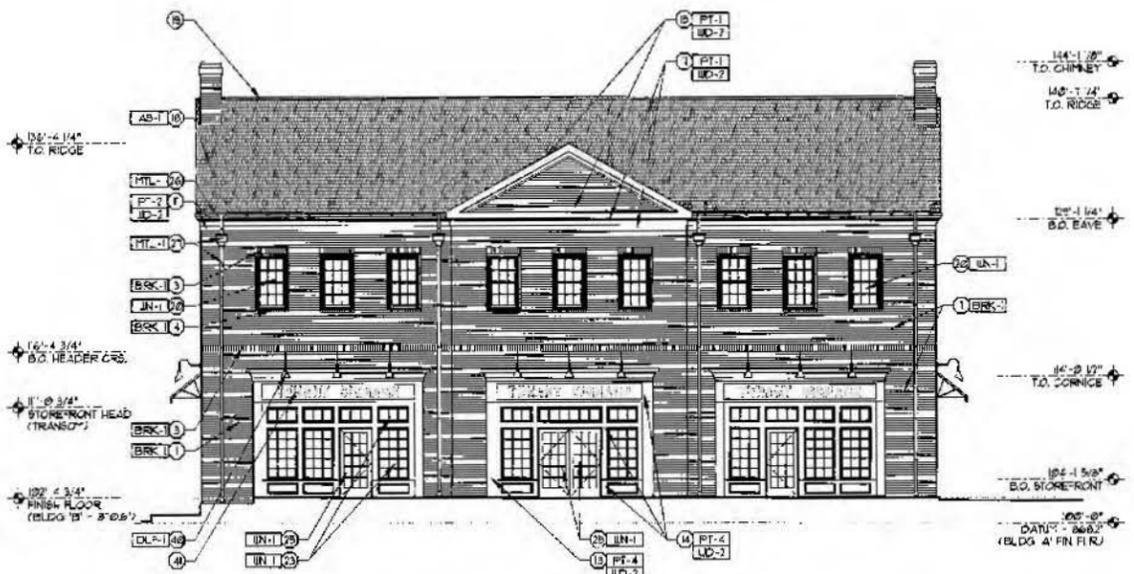
A OVERALL WEST BUILDING (N. HIGH ST) ELEVATION
SCALE: 1/8" = 1'-0"



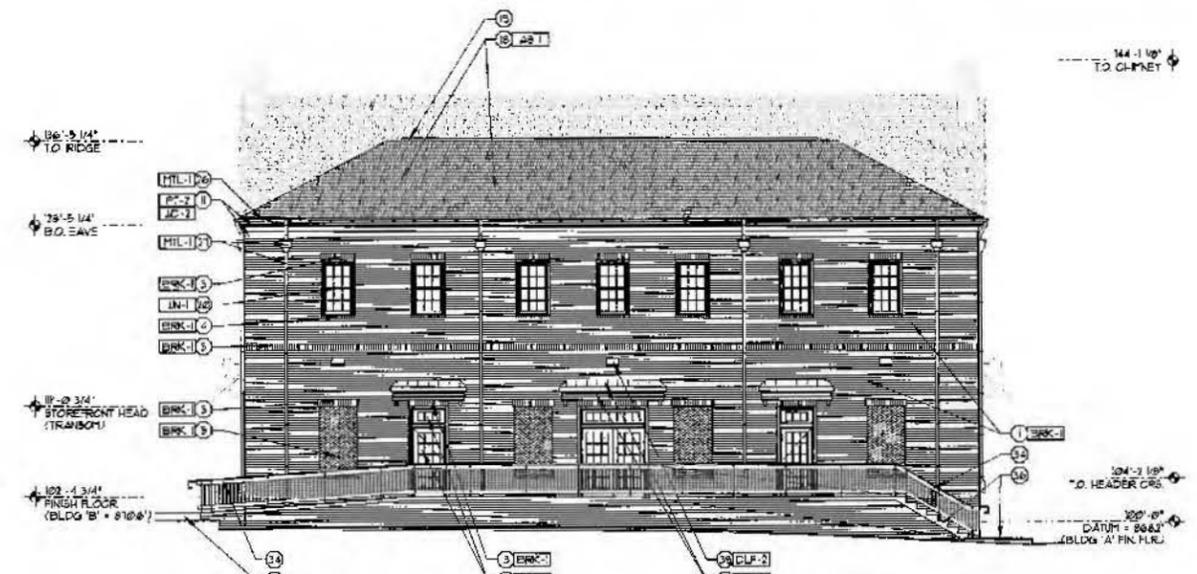
EXTERIOR FINISH SCHEDULE		
MARK	TYPE	NOTES
AS-1	DIMENSIONAL ASPHALT SHINGLES	OWENS CORNING, SUPREME PANDA-MENTAL SERIES SHINGLE, FIBERGLAS CORE, CLASS A, (25 YR) ESTATE GRAY
AIN-1	FABRIC LINING	SUNBRELLA COLOR: NAVY STYLE # 4636
AIN-2	FABRIC LINING	SUNBRELLA COLOR: TOAST # 4628
BRK-1	BRICK	GLEY-GERY BRICK, MEDALLIA COLLECTION - RUST C BURGINDY MODULAR - MORTAR - CEMENT 404
LN-1	WINDOW	VELLA ARCHITECT SERIES DOUBLE-HUNG CASSEMENT WINDOW DOOR - COLOR - PELLA ENHANCED GLAZING COATING, PUTTY
ML-1	PREFINISHED METAL FASCIA DOWNSPOUT & GUTTER	DHI COLOR - CLASSIC BRONZE
ML-2	PREFINISHED METAL FASCIA EDGE FLASHING	DHI COLOR - SANDSTONE
PT-1	FAN	BENJAMIN MOORE, MONTEREY WHITE # HC-21
PT-2	FAN	BENJAMIN MOORE, LENOX TAN # 1C-44
PT-3	PAINT	BENJAMIN MOORE, MODLEY RED # 2C-69
PT-4	PAINT	BENJAMIN MOORE, OLD NAVY # 2063-10
SD-1	6" LAP SIDING	6" EXPOSURE HARD PLANK LAP SIDING, SHOOT BY JAMES HARDIE SIDING PRODUCTS
SD-2	WOOD CORNICE AND TRIM TO BE PAINTED	VINYL PVC OR CLEAR CEDAR, PAINT - SEE SECTIONS FOR SIZES & PROFILES
DLP-1	DECORATIVE LIGHT FIXTURE - MOOSENECK SIGNAGE	LSI INDUSTRIES ABSOLUTE ANGLED REFLECTOR w/ ART. - BLACK FINISH
DLP-2	DECORATIVE LIGHT FIXTURE - EXTERIOR JAIL FACE	LSI INDUSTRIES GREENBRIAR BALL SCENCE - BLACK FINISH



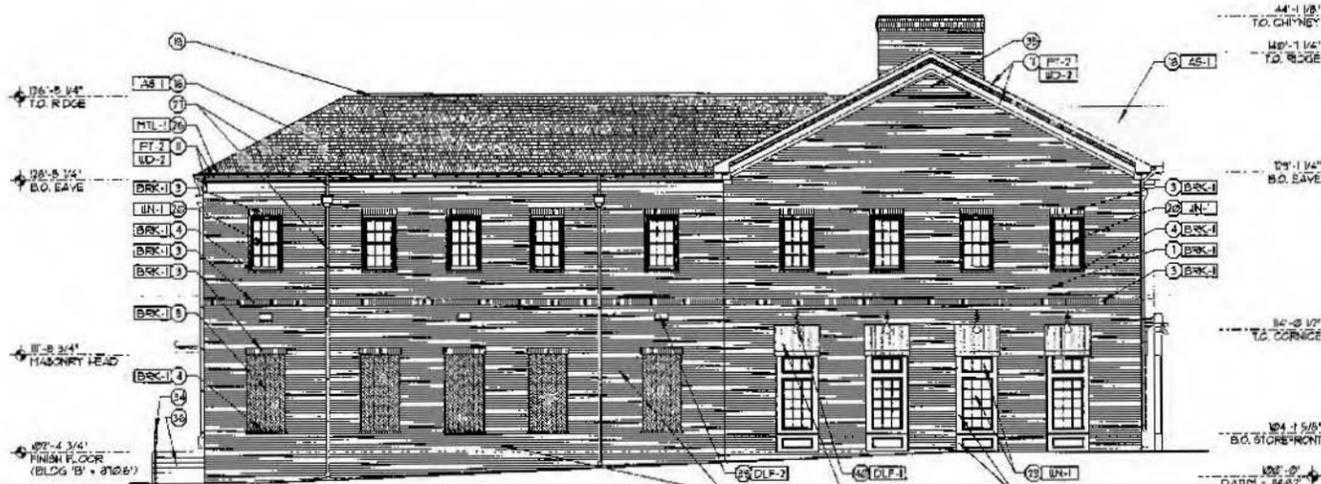
A OVERALL EAST BUILDING (PARKING LOT) ELEVATION
SCALE: 1/8" = 1'-0"



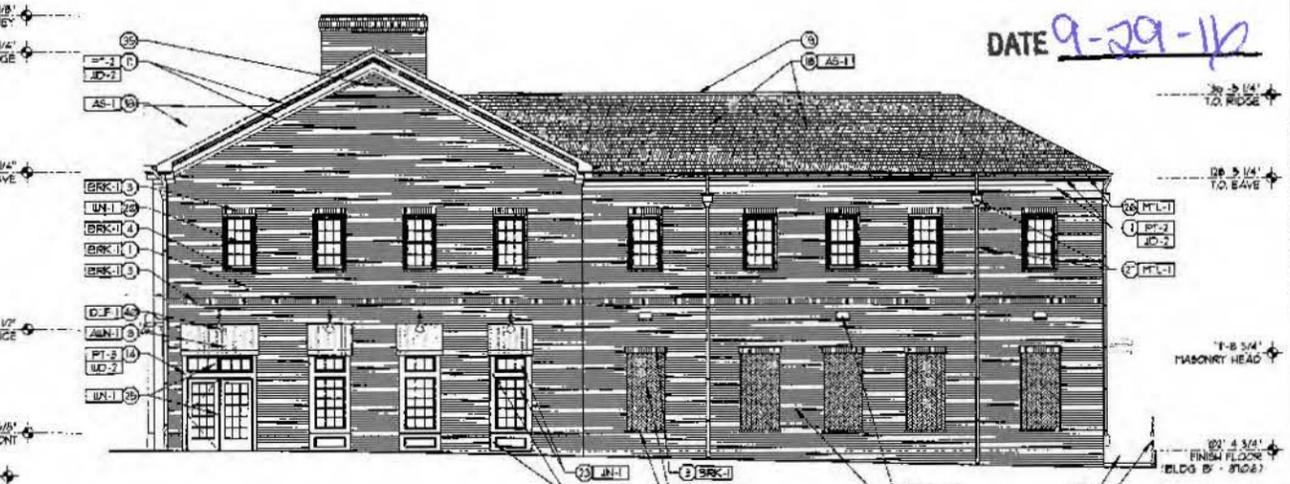
B BUILDING 'B' WEST ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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

AR 119-10
CITY OF WORTHINGTON
ADD 07-16
DRAWING NO.
DATE 9-29-16

FORD & ASSOCIATES

1500 West First Avenue
Columbus, Ohio 43212
P: 614.488.4252
F: 614.488.9963

ARCHITECTS

HIGH STREET RETAIL
890 AND 910 NORTH HIGH ST. & E. NORTH ST.
WORTHINGTON, OH 43085

FOR
MK & K REALTY INC.
7215 BUSEY RD. CANAL WINCHESTER, OH 43110

Copyright 2016. All Developments are and shall remain the property of Ford & Associates Architects, and may not be used, duplicated, or altered without the written consent of the Architect.

PRELIMINARY
NOT FOR CONSTRUCTION

ISSUE	REVISION	DATE
ARL 22/10		OCT 18, 2016

PROPOSED BUILDING ELEVATIONS - RETAIL

RETAIL SHELL BUILDING

ZA-2.2

DEVELOPMENT PLAN MODIFICATION

PLANT LIST

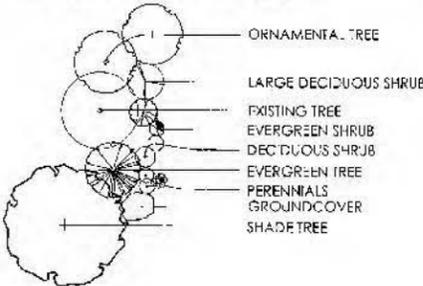
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
1	CBF	CARPINUS BETULUS 'FRANS FONTAINE'	FRANS FONTAINE EUROPEAN HORNBEAM	1.5" CAL.	B&B	
1	ACG	AMELANCHIER CANADENSIS 'GLENNFORM'	RAINBOW PILLAR SERVICEBERRY	10' HGT.	B&B	CLUMP FORM
3	AC	AMELANCHIER CANADENSIS 'GLENNFORM'	RAINBOW PILLAR SERVICEBERRY	1.5" CAL.	B&B	SINGLE STEM
SHRUBS						
16	ARO	ARONIA MELANOCARPA 'AUTUMN MAGIC'	AUTUMN MAGIC BLACK CHOKERRY	24' HGT.	B&B	
2	PGC	PICEA GLAUCA 'CONICA'	DWARF ALBERTA SPRUCE	4' HGT.	B&B	
4	BGM	BUXUS X 'GREEN MOUNTAIN'	GREEN MOUNTAIN BOXWOOD	8' HGT.	B&B	
69	BMW	BUXUS MICROPHYLLA 'WINTER GEM'	WINTER GEM BOXWOOD	18' HGT.	B&B	SEE L-1 & L-2
11	VB	VIBURNUM X BURKWOODII	BURKWOOD VIBURNUM	24' HGT.	B&B	
17	JCK	JUNIPERUS CHINENSIS 'KETELEERT'	KETELEERT JUNIPER	5' HGT.	B&B	
8	SUM	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24' SPD.	B&B	SEE L-2
9	IMD	TAXUS AMFIDIA 'DENSIFORMIS'	DENSE YEW	18' HGT.	B&B	SEE L-2
11	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5' HGT.	B&B	SEE L-2
PERENNIALS/ORNAMENTAL GRASSES						
73	HHR	HEMEROCALIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONT.	
45	LMB	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	1 GAL.	CONT.	
13	MIS	MISCANTHUS SINENSIS 'ORACILLIMUS'	GRACILLIMUS MAIDEN GRASS	2 GAL.	CONT.	SFF -2
7	PAN	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	2 GAL.	CONT.	SFF -2
9	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	1 GAL.	CONT.	SEE -2
14	SNM	SAIVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	1 GAL.	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



GENERAL PLANTING NOTES:

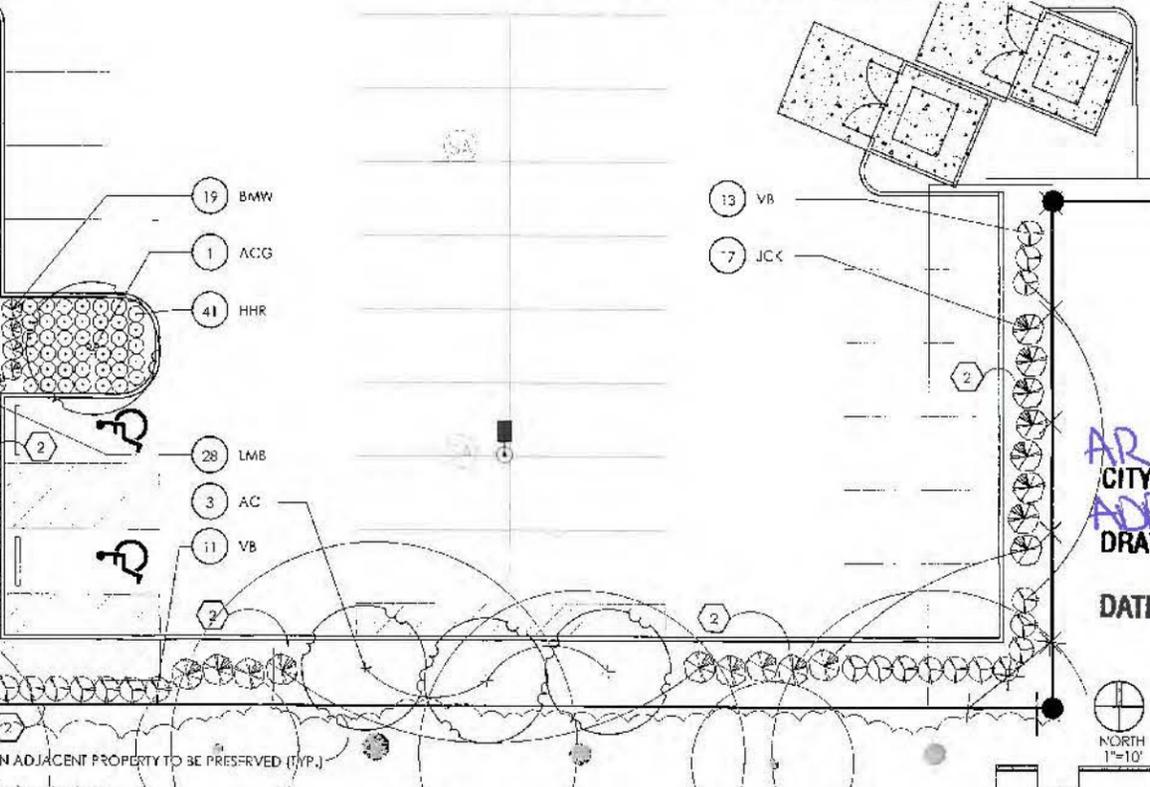
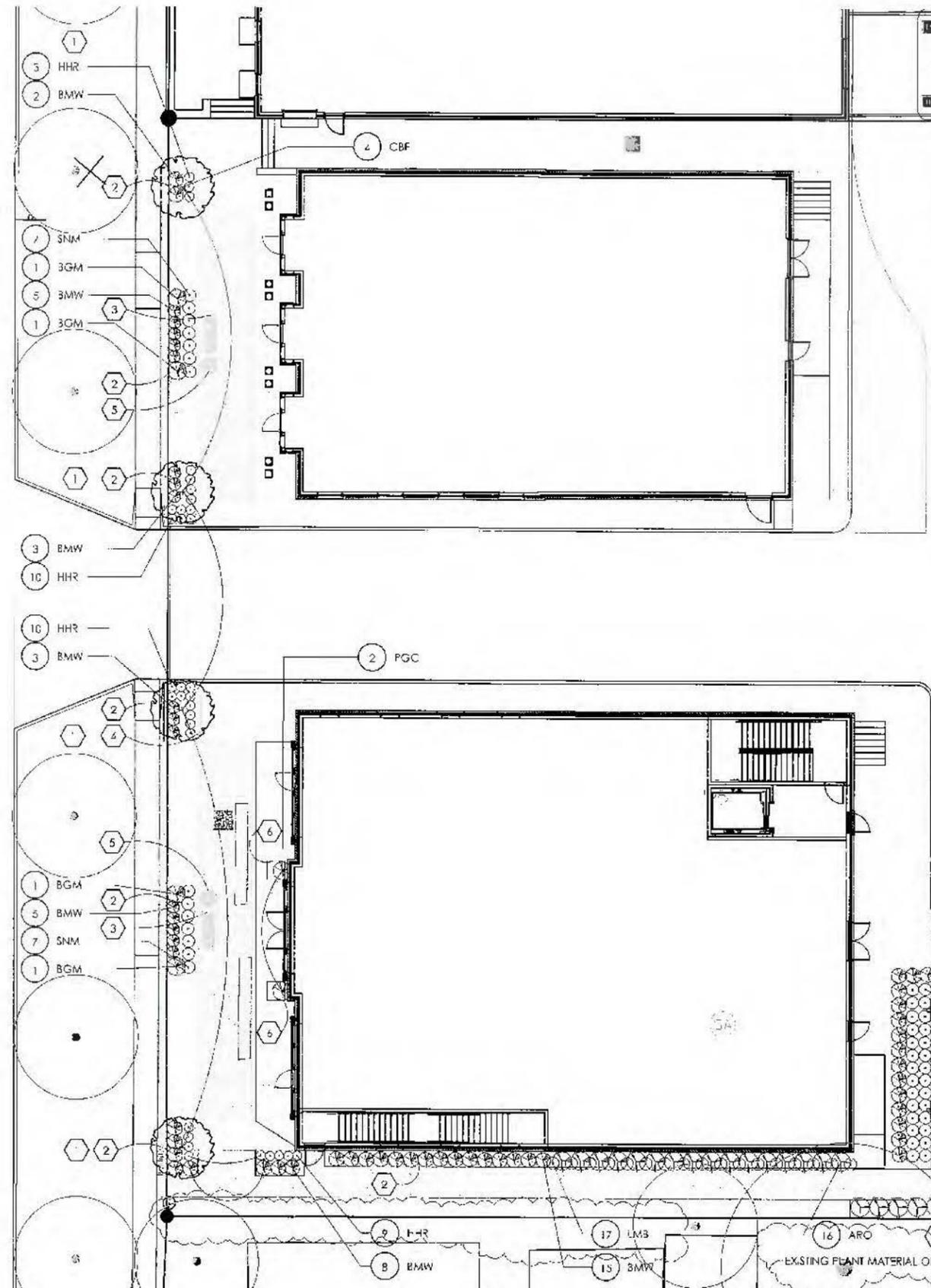
- ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
- ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH BEDGES IN A CONTINUOUS BED.
- ALL PLANTING BEDS TO BE FILLED TO A MINIMUM DEPTH OF 12".
- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
- THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.
- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, REGRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- LAWN AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- LANDSCAPE AREA. PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- BACKLESS BENCH. SEE DETAIL 4 SHEET L-2.
- BICYCLE RACK. SEE DETAIL 5 SHEET L-2.
- TRASH RECEPTACLE. SEE DETAIL 6 SHEET L-2.
- PLANTER BOX. SEE DETAIL 7, SHEET L-2.

NORTH HIGH STREET

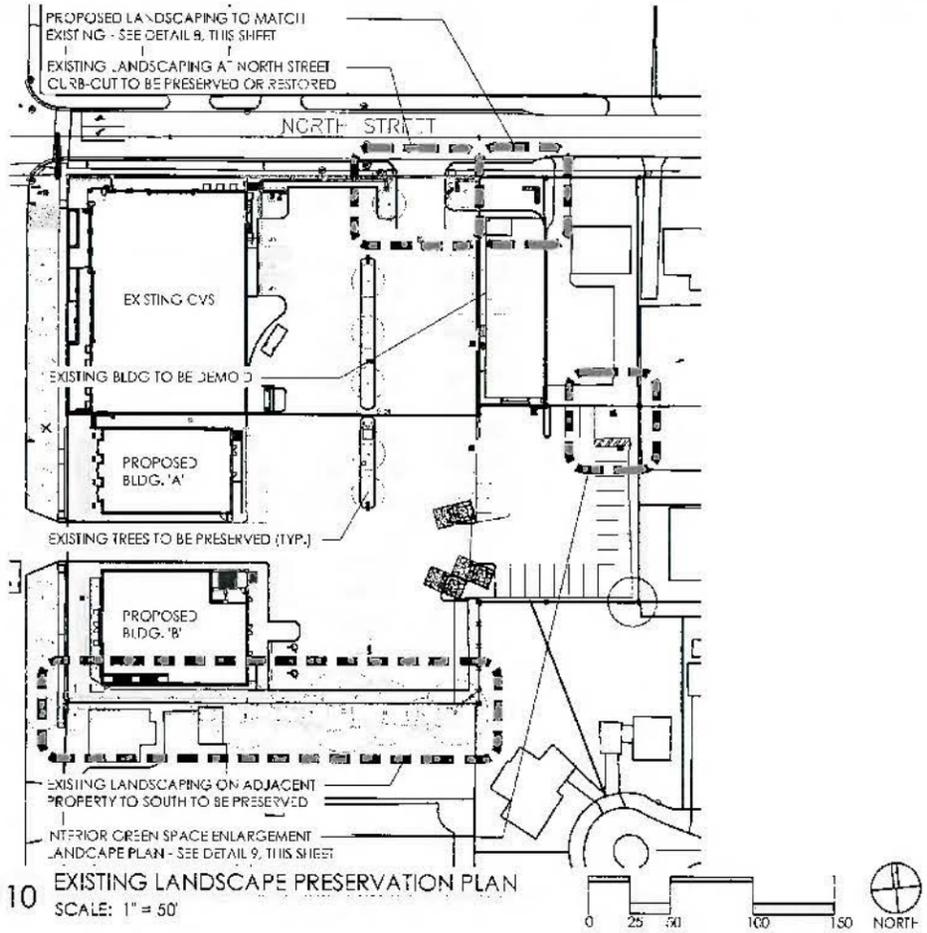
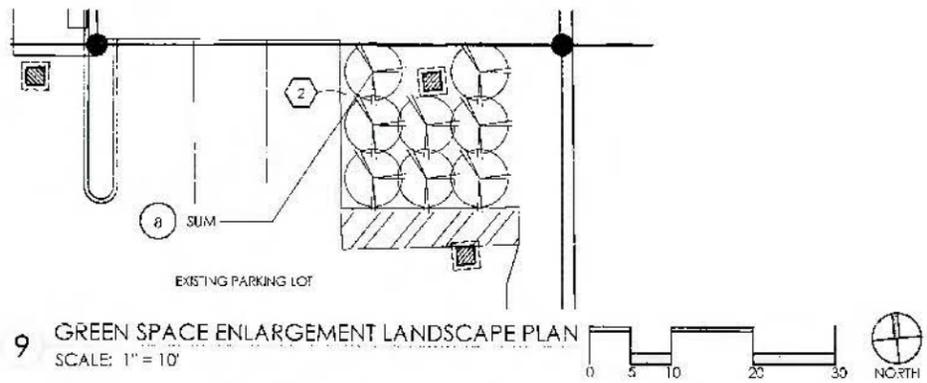
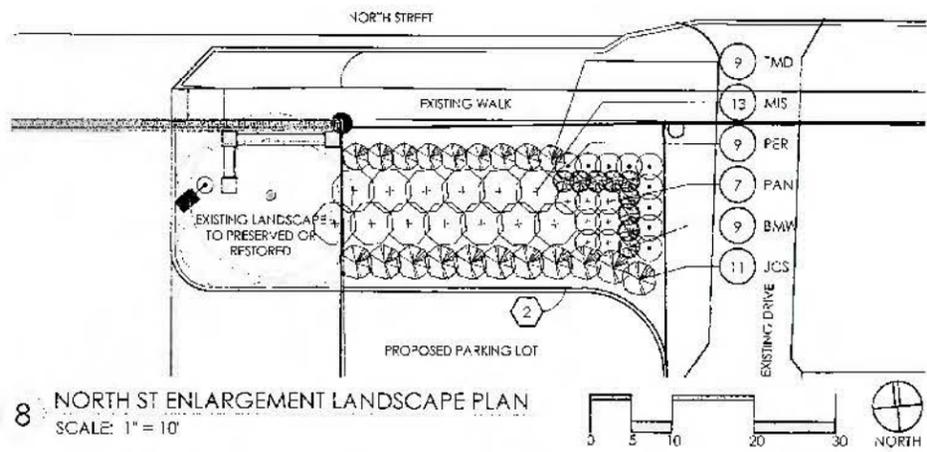
U.S. ROUTE 23



AR 119-16
CITY OF WORTHINGTON
ADD 07-16
DRAWING NO.
DATE 9-29-16



REVISIONS	
LANDSCAPE PLAN	
HIGH STREET RETAIL <small>WITH A RETAIL FOR</small> FORD & ASSOCIATES ARCHITECTS <small>1350 W 131ST AVE COLUMBUS, OH 43212</small>	
Faris Planning & Design <small>LANDSCAPE ARCHITECTURE 245 N. 3rd Street Columbus, OH 43215 www.farisplanning.com</small>	
DATE	10/13/16
PROJECT	13025
SHEET	L-1



4 BACKLESS BENCH (DUMOR SITE FURNISHING)
SCALE: N.T.S.



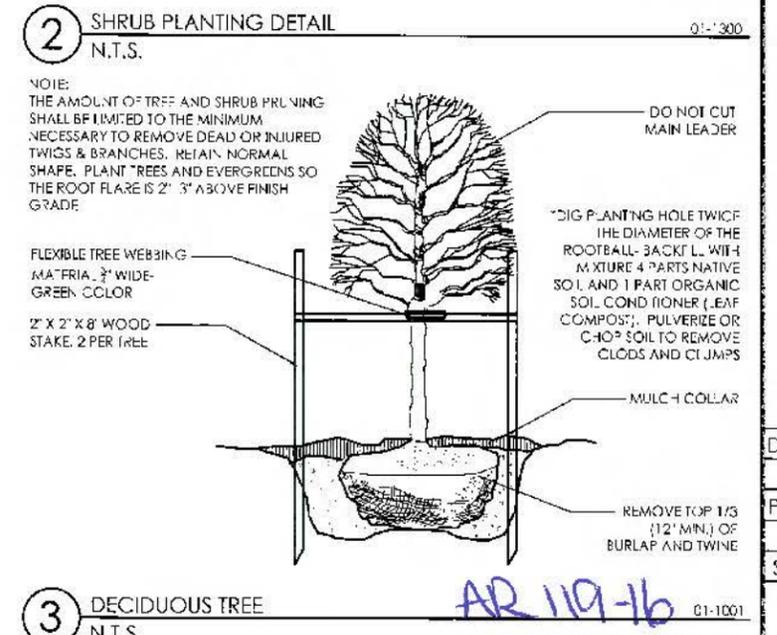
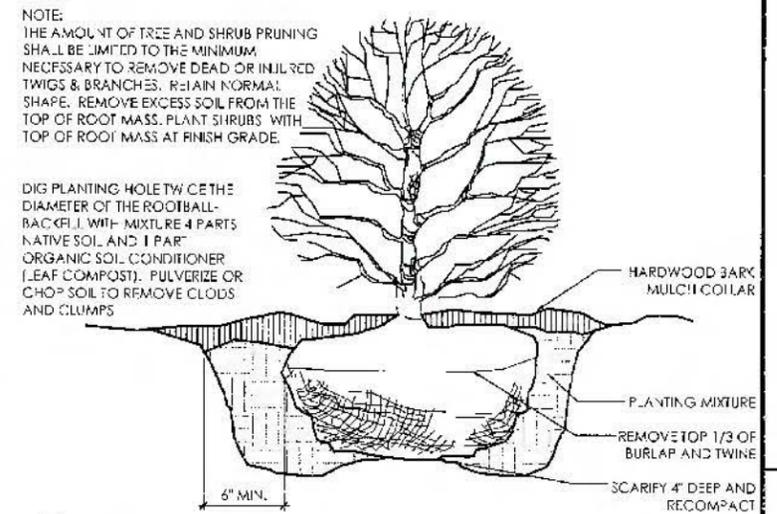
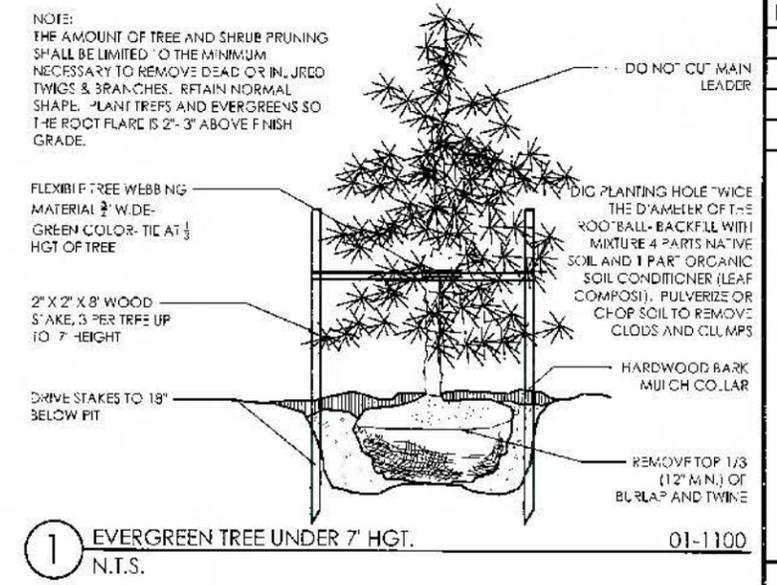
5 BICYCLE RACK (DUMOR SITE FURNISHING)
SCALE: N.T.S.



6 TRASH RECEPTACLE (DUMOR SITE FURNISHING)
SCALE: N.T.S.



7 PLANTER BOX (DUMOR SITE FURNISHING)
SCALE: N.T.S.



AR 119-16
CITY OF WORTHINGTON
ADP 07-16
DRAWING NO.
DATE 9-29-16

REVISIONS	

DETAILS

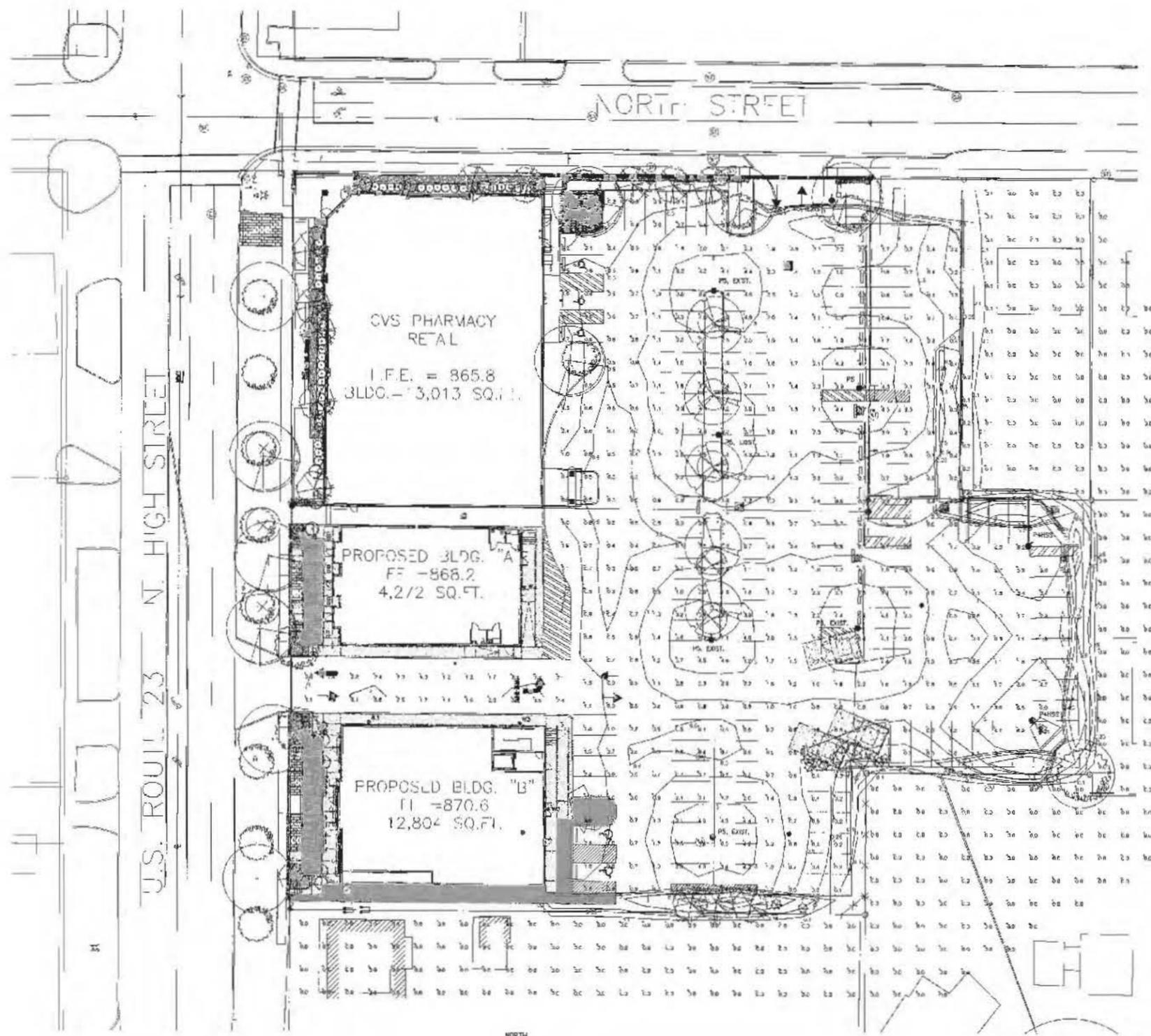
HIGH STREET RETAIL
FORD & ASSOCIATES ARCHITECTS
500 W. 31st AVE
COLUMBUS, OH 43212

Paris Planning & Design
245 N. 31st Street
Columbus, OH 43212
www.parisplanninganddesign.com

DATE	10/13/16
PROJECT	13025
SHEET	

L-2

WORTHINGTON ENGINEERING CO., INC.
 111 200 3300
 703.311.8000
 www.worthingtoneng.com



SITE LIGHTING POINT BY POINT PLAN
 SCALE 1" = 20'-0"

Point	Height	Beam	Angle	Beam	Beam	Beam	Beam
Point 1	2.0	16%	0.1%	0.1%	0.1%	0.1%	0.1%
Point 2	2.0	16%	0.1%	0.1%	0.1%	0.1%	0.1%
Point 3	2.0	16%	0.1%	0.1%	0.1%	0.1%	0.1%

Symbol	Label	Quantity	Description	Manufacturer	Notes	Beam	Beam	Beam	Beam	Beam	Beam
○	P4HSS	1	PROPOSED 4' HSS LIGHT FIXTURE	OSRAM	FOR USE IN THE PHARMACY RETAIL BUILDING	2.0	16%	0.1%	0.1%	0.1%	0.1%
○	P5	1	PROPOSED 5' HSS LIGHT FIXTURE	OSRAM	FOR USE IN THE PROPOSED BLDG. 'A'	2.0	16%	0.1%	0.1%	0.1%	0.1%
□	W2	1	WALL MOUNTED LIGHT FIXTURE	OSRAM	FOR USE IN THE PROPOSED BLDG. 'B'	2.0	16%	0.1%	0.1%	0.1%	0.1%
□	W3	1	WALL MOUNTED LIGHT FIXTURE	OSRAM	FOR USE IN THE PROPOSED BLDG. 'B'	2.0	16%	0.1%	0.1%	0.1%	0.1%

AR 119-16
 CITY OF WORTHINGTON
 ADD 07-16
 DRAWING NO.
 DATE 9-29-16

Worthington MK & K
 890 AND 910 NORTH HIGH ST. & E NORTH ST
 WORTHINGTON, OH, 43085
 MK & K REALTY INC.
 7255 BUSEY R. CANAL VINCESTER, OH 43110



Item	Revised	Date
1		02/11/2010

SITE LIGHTING POINT BY POINT PLAN

SL-1.2



City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

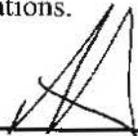
Case # AR 32-16
Date Received 2-21-16
Fee \$ 200
Meeting Date 3-11-16
Filing Deadline
Receipt # 66658

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

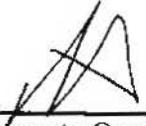
PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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, 4/28/16


Applicant (Signature)

2/22/16
Date


Property Owner (Signature)

2/26/16
Date

**ABUTTING PROPERTY OWNERS
FOR
7007 N. High St.**

The Shops at Worthington Place		7227 N. High St.	Worthington, OH 43085
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
BP		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Park National Bank		7140 N. High St.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Joel Cohen		139 Caren Ave.	Worthington, OH 43085
Carol Meehan		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Resident		130 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085



**The Village at Worthington Square
Worthington, Ohio**

September 30, 2016

Brief Supporting Statement

The Village at Worthington Square is comprised of 6 individual buildings arranged on a sloping site with 3 convenient entrances off the bordered Wilson Bridge Road to the north, North High Street to the east and Caren Avenue to the south. The buildings are arranged along internal streets and a village square. The hotels are placed on opposite corners of the village square, which creates a sense of enclosure and reinforces the place making aspects of a village or town center. Two areas off of Wilson Bridge Road provide outdoor dining as well as pedestrian access and views into the village. The parking lots are located to the south and west of the buildings and provide convenient access to the buildings. Internal sidewalks will provide easy access to all buildings from the parking areas as well as from the bordering streets and neighborhoods.

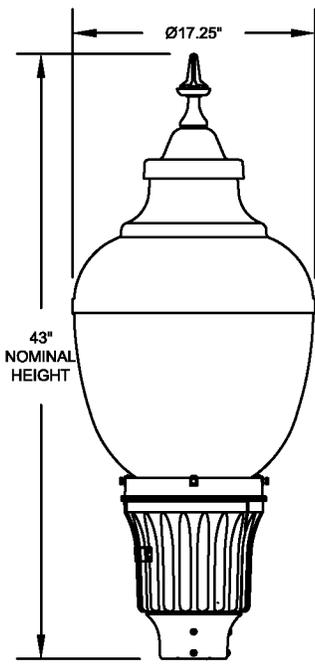
The architecture of the village is a traditional Colonial Style. All buildings explore the use of many roof forms from Mansard, Gabel, Hip, Etc. Each building is unique in massing, form, fenestration, and material selections. The hotels are expressed as a collection of buildings with varying roofs and materials thus breaking down the scale and reinforcing the village aesthetic. Architectural detailing will include cornice lines, moldings, brackets, traditional windows and doors, brick soldiers and rowlocks, chimneys, awnings, canopies, etc.

The overall idea of this development is to evoke the nature of a village that has developed over a period of time and not as a singular development. The site has incorporated the recommendations from the Wilson Bridge Road Corridor Study to help achieve the City's redevelopment goals for this area.

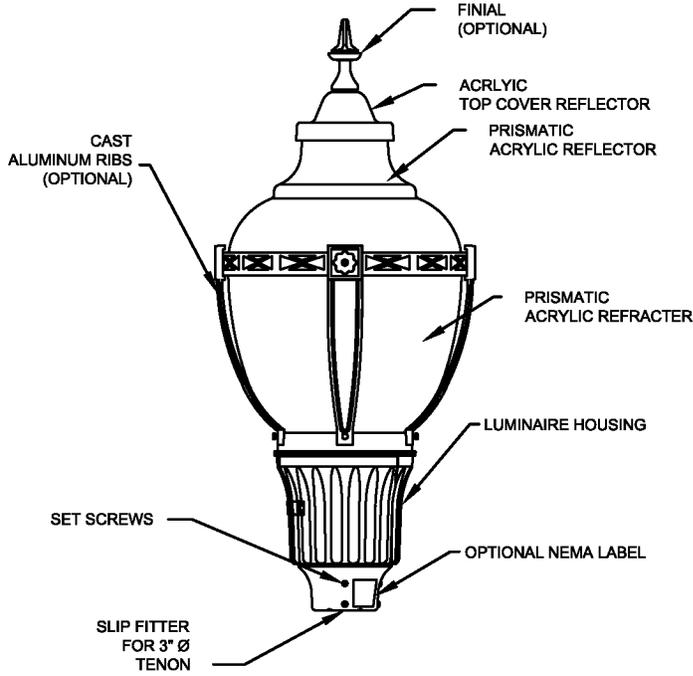
7007 N. High St.



100-001218 04/07/2014



Maximum weight - 37 lbs
 Maximum effective projected area - 2.19 sq. ft.



Acrylic Washington Postlite LED Series Luminaire
Prismatic Style: Acrylic Washington Housing Size: Utility

DECORATIVE OUTDOOR

HOLOPHANE
 LEADER IN LIGHTING SOLUTIONS
 An Acuity Brands Company
 © 2008 Acuity Brands Lighting, Inc., All Rights Reserved

ORDERING INFORMATION:

AWDE2

HOUSING
 AWDE2 = ACRYLIC WASHINGTON
 POSTLITE UTILITY

LED PERFORMANCE PACKAGE
 (SEE PRODUCT COMPATIBILITY TABLE FOR OPTIONS)
 P10 = AS=26W / AH=33W
 P20 = AS=39W / AH=49W
 P30 = AS=60W / AH=68W
 P40 = AS=81W / AH=90W
 P50 = AS=100W / AH=100W

COLOR TEMPERATURE
 30K = 3000 K CCT
 40K = 4000 K CCT
 50K = 5000 K CCT

HOUSING
 M = MODERN STYLE SWING OPEN DESIGN
 T = LEAF STYLE SWING OPEN DESIGN

VOLTAGE
 AS = AUTO-SENSING VOLTAGE (120 THRU 277 V)
 AH = AUTO-SENSING VOLTAGE (347 THRU 480 V)

HOUSING COLORS
 BK = BLACK
 BZ = BRONZE
 GH = GRAPHITE
 GN = GREEN
 GR = GREY
 PP = PRIME PAINT
 WH = WHITE
 CMC = CUSTOM MATCH COLOR
 TDC = TIGER DRYLAC COLOR (RALxxx)
 XX = STD FINISH, TBD

OPTICS
 (SEE PRODUCT COMPATIBILITY TABLE FOR OPTIONS)
 3 = IES TYPE III DISTRIBUTION
 5 = IES TYPE V DISTRIBUTION
 6 = IES TYPE III LUNAR OPTIC
 8 = IES TYPE V LUNAR OPTIC

FINIAL
 B = BALL
 C = CLEAR
 E = EAGLE
 F = FLOWER
 K = KNURLED CAP
 P = PAWN
 R = CROSS
 S = STANDARD
 T = ROM CROSS

TRIM/FINIAL COLORS
 BK = BLACK
 BZ = BRONZE
 GL = GOLD
 GH = GRAPHITE
 GN = GREEN
 GR = GREY
 PP = PRIME PAINT
 WH = WHITE
 CMC = CUSTOM MATCH COLOR
 TDC = TIGER DRYLAC COLOR (RALxxx)
 XX = STD FINISH, TBD
 U² = NO TRIM & CLEAR FINIAL

TRIM
 N = NO TRIM
 D = FULL COVER WITH MEDALLIONS AND BAND
 F = FULL COVERS ONLY
 M = MEDALLIONS AND BAND

OPTIONS

CONTROL OPTIONS

AO² = FIELD ADJUSTABLE OUTPUT
 DE⁴ = ROAM 0 - 10V DIMMING CONTROL, INCLUDES NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE
 FPD^{xx} = FACTORY PROGRAMMED DRIVER (xx = % OF LUMENS OR WATTS)
 H⁸ = NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE
 P5⁷ = DIMMING PC RECEPTACLE - 5 PIN
 P7⁸ = DIMMING PC RECEPTACLE - 7 PIN
 PCLL⁹ = LONG LIFE DTL TWISTLOCK PHOTOCONTROL FOR SOLID STATE
 PCS¹⁰ = DTL TWISTLOCK PHOTOCONTROL FOR SOLID STATE (AS VOLTAGE ONLY)
 PND¹¹ = 0-10V PART-NIGHT DIMMING, INCLUDES BLC2 & NEMA TWISTLOCK PHOTOCONTROL RECEPTACLE
 PSC¹² = SHORTING CAP

OPTIC OPTIONS

TB = BLACK TOP REFLECTOR AND CAP

NEMA WATTAGE LABEL OPTIONS

NL1X1 = 1 X 1 NEMA LABEL NL2X2 = 2 X 2 NEMA LABEL

PREWIRE LEAD OPTIONS

L1H = 1.5 FEET OF PREWIRED LEADS L20 = 20 FEET OF PREWIRED LEADS
 L03 = 3 FEET OF PREWIRED LEADS L25 = 25 FEET OF PREWIRED LEADS
 L10 = 10 FEET OF PREWIRED LEADS L30 = 30 FEET OF PREWIRED LEADS

SHIPPING OPTIONS

UA = OPTIC AND HOUSING SHIPS ATTACHED IN ONE CARTON

ACCESSORIES

DECORATIVE BAND OPTIONS

RBMX = RIBS AND BAND KIT, FIELD INSTALLED
 (INSERT TRIM FINISH FOR X)

HOUSE SIDE SHIELD OPTIONS

GVDHSS90¹³ = HOUSE SIDE SHIELD SOLID 90 DEGREE
 GVDHSS120¹³ = HOUSE SIDE SHIELD SOLID 120 DEGREE
 GVDHSS180¹³ = HOUSE SIDE SHIELD SOLID 180 DEGREE
 GVDHSL90¹⁴ = HOUSE SIDE SHIELD SOLID 90 DEGREE (LUNAR)
 GVDHSL120¹⁴ = HOUSE SIDE SHIELD SOLID 120 DEGREE (LUNAR)
 GVDHSL180¹⁴ = HOUSE SIDE SHIELD SOLID 180 DEGREE (LUNAR)

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NOTES ARE LOCATED ON PAGE 3

ORDER #: _____
 TYPE: _____
 DRAWN: RAF
 DATE: 6-16-2016
 DWG #: LUM_AWDE2U

Performance Data

AS Voltage Option Data

LED Package	Distribution	System Watts	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P10	3	26	3,261	125	1	4	2	3,429	132	1	4	2	3,429	132	1	4	2
	5	26	3,348	129	2	3	2	3,520	135	2	3	2	3,520	135	2	3	2
P20	3	39	4,911	126	2	4	3	5,164	132	2	4	3	5,164	132	2	4	3
	5	39	5,042	129	3	4	3	5,302	136	3	4	3	5,302	136	3	4	3
P30	3	60	6,915	115	2	5	3	7,271	121	2	5	3	7,271	121	2	5	3
	5	60	7,099	118	3	4	3	7,465	124	3	4	3	7,465	124	3	4	3
P40	3	81	8,693	107	3	5	3	9,140	113	3	5	3	9,140	113	3	5	3
	5	81	8,925	110	3	5	3	9,384	116	4	5	3	9,384	116	4	5	3
P50	3	100	10,171	102	3	5	4	10,694	107	3	5	4	10,694	107	3	5	4
	5	100	10,442	104	4	5	3	10,980	110	4	5	4	10,980	110	4	5	4

AH Voltage Option Data

LED Package	Distribution	System Watts	30K (3000K, 70 CRI)					40K (4000K, 70 CRI)					50K (5000K, 70 CRI)				
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
P10	3	33	3,261	99	1	4	2	3,429	104	1	4	2	3,429	104	1	4	2
	5	33	3,348	101	2	3	2	3,520	107	2	3	2	3,520	107	2	3	2
P20	3	49	4,911	100	2	4	3	5,164	105	2	4	3	5,164	105	2	4	3
	5	49	5,042	103	3	4	3	5,302	108	3	4	3	5,302	108	3	4	3
P30	3	68	6,915	102	2	5	3	7,271	107	2	5	3	7,271	107	2	5	3
	5	68	7,099	104	3	4	3	7,465	110	3	4	3	7,465	110	3	4	3
P40	3	90	8,693	97	3	5	3	9,140	102	3	5	3	9,140	102	3	5	3
	5	90	8,925	99	3	5	3	9,384	104	4	5	3	9,384	104	4	5	3
P50	3	100	10,171	102	3	5	4	10,694	107	3	5	4	10,694	107	3	5	4
	5	100	10,442	104	4	5	3	10,980	110	4	5	4	10,980	110	4	5	4

FPDxx Data Table (Only Available With AS Option)

FPDxx setting		P10 30K		P10 40K		P10 50K	
		Not Available		Not Available		Not Available	
FPDxx setting	AS Wattage	P20 30K		P20 40K		P20 50K	
Standard	39	4,911	5,042	5,164	5,302	5,164	5,302
FPD95	38	4,695	4,820	4,937	5,068	4,937	5,068
FPD90	36	4,474	4,594	4,705	4,831	4,705	4,831
FPD85	34	4,252	4,365	4,471	4,590	4,471	4,590
FPD80	32	4,026	4,133	4,233	4,347	4,233	4,347
FPD75	30	3,797	3,898	3,993	4,099	3,993	4,099
FPDxx setting	AS Wattage	P30 30K		P30 40K		P30 50K	
Standard	60	6,915	7,099	7,271	7,465	7,271	7,465
FPD95	57	6,740	6,919	7,087	7,276	7,087	7,276
FPD90	54	6,543	6,717	6,880	7,064	6,880	7,064
FPD85	51	6,325	6,494	6,651	6,828	6,651	6,828
FPD80	48	6,087	6,249	6,400	6,571	6,400	6,571
FPD75	45	5,829	5,984	6,129	6,292	6,129	6,292
FPDxx setting	AS Wattage	P40 30K		P40 40K		P40 50K	
Standard	81	8,693	8,925	9,140	9,384	9,140	9,384
FPD95	76	8,400	8,624	8,832	9,068	8,832	9,068
FPD90	72	8,090	8,305	8,505	8,733	8,505	8,733
FPD85	68	7,762	7,969	8,161	8,379	8,161	8,379
FPD80	64	7,418	7,616	7,799	8,007	7,799	8,007
FPDxx setting	AS Wattage	P50 30K		P50 40K		P50 50K	
Standard	100	10,171	10,442	10,694	10,980	10,694	10,980
FPD95	95	9,913	10,178	10,423	10,702	10,423	10,702
FPD90	90	9,624	9,881	10,119	10,390	10,119	10,390
FPD85	85	9,304	9,552	9,782	10,044	9,782	10,044

Acrylic Washington Postlite LED Series Luminaire
Prismatic Style: Acrylic Washington
Housing Size: Utility

DECORATIVE OUTDOOR


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ORDER #: _____
 TYPE: _____
 DRAWN: RAF
 DATE: 6-16-2016
 DWG #: LUM_AWDE2U

NOTES

1. Not available with "AO", "DE", "FPDXX", "PCLL", "PCS" or "PND".
2. Only use if "N" for Trim and "C" for Finial is selected.
3. Not available with "AH", "DE", "P5", "P7", "PCS" or "PND". Refer to instructions on website for details.
4. Not available with "AO", "AH", "H", "PCLL", "PCS", "PSC" or "PND".
5. Refer to the FPDxx Data Table for lumens and wattages options.
6. Photocontrol not included. "AS" (120-277) only. Not available with option "DE", "PND", "P5" or "P7".
7. Photocontrol not included. Not available with options "DE", "H", "PND" and "P7".
8. Photocontrol not included. Not available with options "DE", "H", "PND" and "P5".
9. Requires "H", "P5", "P7" or "PND". Not available with "AO", "PCS" or "PSC" options.
10. Requires "H", "P5", "P7" or "PND". Not available with "AO", "PCLL" or "PSC".
11. Available with "AS" voltage only. Not available with options "AO", "DE", "H", "P5" and "P7".
12. Requires "H", "P5" or "P7" option photocontrol receptacle or "PND" (includes photocontrol receptacle). Not available with "PCLL" or "PCS".
13. Field installed, not available with "D" or "M" Trim.
14. Field installed, for use with Optic "3" or "5" only.
15. Field installed, for use with Optic "6" or "8" only.

Acrylic Washington Postlite LED Series Luminaire
Prismatic Style: Acrylic Washington
Housing Size: Utility

DECORATIVE OUTDOOR

Product Compatibility Table

LUMINAIRE, HOUSING & LED PACKAGE CONFIGURATIONS			
LUMINAIRE	HOUSING		LED PACKAGE
AWDE2	M	Modern style - Swing open design	P10, P20, P30,
	T	Leaf Style - Swing open design	P40, P50

WATTAGE TABLE		
LED PACKAGE	AS	AH
P10	26W	33W
P20	39W	49W
P30	60W	68W
P40	81W	90W
P50	100W	100W

OPTICS/HOUSING/LED CONFIGURATION		
OPTICS	HOUSING	LED PACKAGE
3	A, C, F, L, S, M, T	P10, P20, P30,
5		P40, P50
6	A, C, F, L, S, M, T	P10, P20, P30, P40
8		



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Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Average Lumen Ambient Temperature (LAT) Multipliers			
°C	°F	Lumen Multiplier	LED Packages
0	32	1.06	P10, P20, P30, P40, P50
5	41	1.05	
10	50	1.04	
15	59	1.03	
20	68	1.01	
25	77	1.00	
30	86	0.99	
35	95	0.97	
40	104	0.96	

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Lumen Maintenance - LLD (same for all LED packages)							
Hours	0	25,000	36,000	50,000	60,000	75,000	100,000
Factor	1	0.93	0.93	0.92	0.91	0.9	0.89

The italicized data is extrapolated beyond the TM-21 standard.

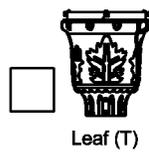
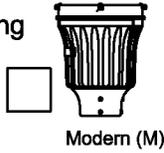
$$E = (LM) \times (CU) \times (LAT) \times (LLD)$$

LM and CU are obtained from published photometry.

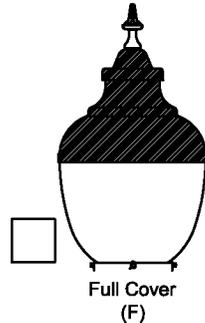
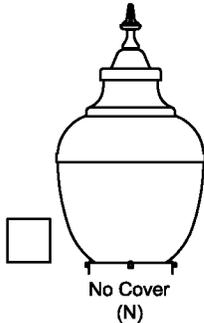
ORDER #:
TYPE:
DRAWN: RAF
DATE: 6-16-2016
DWG #: LUM_AWDE2U

Mark Appropriate Box for Trim Option

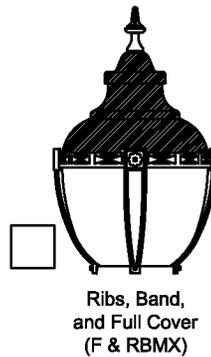
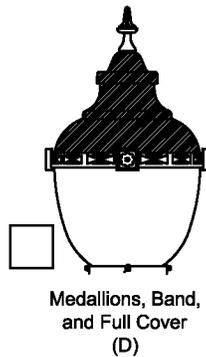
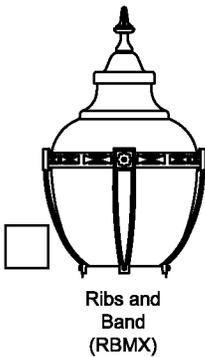
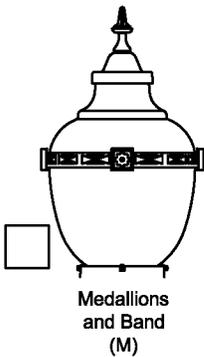
Housing



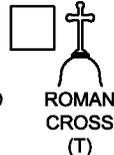
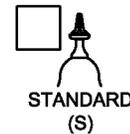
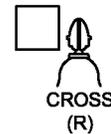
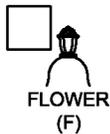
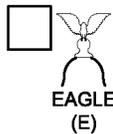
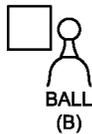
Cover



Ribs



Finial



Acrylic Washington Postlife LED
Series Luminaire
Prismatic Style: Acrylic Washington
Housing Size: Utility

DECORATIVE
OUTDOOR

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ORDER #:
TYPE:
DRAWN: RAF
DATE: 6-16-2016
DWG #: LUM_AWDE2U

Specifications

GENERAL DESCRIPTION

The Acrylic Washington Postlife II LED Utility is designed for ease of maintenance with the plug-in electrical module common to each of the luminaires in Holophane's Utility Luminaire Series. The large acorn shaped luminaire, while reminiscent of the 1920's, contains a precision optical system that maximizes post spacings while maintaining uniform illumination.

OPTICAL SYSTEM

The optical system consists of a precisely molded thermal resistant acrylic plastic refractor and top reflector mounted within the decorative aluminum ribs and banding. The top reflector redirects over 50% of the upward light into the controlling refractor while allowing a soft uplight component to define the traditional acorn shape of the luminaire. The lower refractor uses precisely molded prisms to maximize pole spacings while maintaining uniform illuminance. Two distributions are available, designed for asymmetric and symmetric patterns.

LUMINAIRE HOUSING

The luminaire housing, cast of aluminum, provides an enclosure for the plug-in electrical module. Four uniquely designed stainless steel spring clips enclosed in a clear polyvinyl chloride sleeve and adjusted by hex head 1/4-20 bolts securely cradle the prismatic acrylic refractor. The same 1/4-20 bolts support the decorative rib and banding assembly. The slipfitter will accept a 3" by 2-7/8" to 3-1/8" O.D. tenon.

LUMINAIRE HOUSING / DOOR

Cast of aluminum, the housing opens with minimum use of tools and is retained on a hinge. For units with an E.E.I.-N.E.M.A. twist lock photocell receptacle, the housing contains a "window" to allow light to reach the cell.

ELECTRICAL MODULE

The electrical components are mounted on an aluminum plate that is removable with minimum use of tools. A matching five conductor plug connects to the receptacle in the luminaire housing to complete the wiring. For photoelectric operation, the electrical module is provided with an E.E.I.-N.E.M.A. twist lock photocell receptacle.

DRIVER

AS drivers are programmable dimmable drivers, with 0-10V control leads and AH drivers are dimmable (0-10V) drivers.

FINISH

The luminaire is finished with polyester powder paint to insure maximum durability.

WARRANTY

Limited warranty located at <http://www.acuitybrands.com/resources/terms-and-conditions>

NOTE

Fixture is CSA listed for Wet Locations.

Luminaire housing is IP55 rated, Optical chamber is IP66 rated.

Specification subject to change without notice.



D-Series LED Bollard



d#series

Specifications

Diameter: 8" Round
(20.3 cm)

Height: 42"
(106.7 cm)

Weight (max): 27 lbs
(12.25 kg)



Catalog
Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

The D-Series LED Bollard is a stylish, energy-saving, long-life solution designed to perform the way a bollard should—with zero uplight. An optical leap forward, this full cut-off luminaire will meet the most stringent of lighting codes. The D-Series LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information

EXAMPLE: DSXB LED 16C 700 40K SYM MVOLT DDBXD

DSXB LED	Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Control options	Other options	Finish <i>(required)</i>	
DSXB LED	Asymmetric	12C 12 LEDs ¹	350 350 mA	30K 3000 K	ASY Asymmetric ¹	MVOLT ⁵	Shipped installed	Shipped installed	DWHXD White	
			450 450 mA ^{3,4}	40K 4000 K						DNAXD Natural aluminum
	530 530 mA	50K 5000 K	SYM Symmetric ²	DMG 0-10V dimming driver (no controls)	DF Double fuse (208, 240V) ^{4,7}					DDBXD Dark bronze
	700 700 mA	AMBPC Amber phosphor converted		ELCW Emergency battery backup ⁶	H24 24" overall height					DBLXD Black
Symmetric	16C 16 LEDs ²		AMBLW Amber limited wavelength ^{3,4}			H30 30" overall height	DDBTXD Textured dark bronze			
						H36 36" overall height	DBLBXD Textured black			
						FG Ground-fault festoon outlet	DNATXD Textured natural aluminum			
						L/AB Without anchor bolts	DWHGXD Textured white			
						L/AB4 4-bolt retrofit base without anchor bolts ⁸				

Accessories

Ordered and shipped separately.

MRAB U Anchor bolts for DSXB⁸

NOTES

- 1 Only available in the 12C, ASY version.
- 2 Only available in the 16C, SYM version.
- 3 Only available with 450 AMBLW version.
- 4 Not available with ELCW.
- 5 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options), or photocontrol (PE option).
- 6 Not available with 347V. Not available with fusing. Not available with 450 AMBLW.
- 7 Single fuse (SF) requires 120, 277, or 347 voltage option. Double fuse (DF) requires 208 or 240 voltage option.
- 8 MRAB U not available with L/AB4 option.



Performance Data

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Actual performance may differ as a result of end-user environment and application. Actual wattage may differ by +/- 8% when operating between 120-480V +/- 10%.

Light Engines	Drive Current	System Watts	3000 K					4000 K					5000 K					Limited Wavelength Amber					
			Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	
Asymmetric (12 LEDs)	350	16	1,194	75	1	0	1	1,283	80	1	0	1	1,291	81	1	0	1						
	530	22	1,719	78	1	0	1	1,847	84	1	0	1	1,859	85	1	0	1						
	700	31	2,173	70	1	0	1	2,335	75	1	0	1	2,349	76	1	0	1						
	Amber 450	16																348	22	1	0	1	
Symmetric (16 LEDs)	350	20	1,558	78	1	0	0	1,674	84	1	0	0	1,685	84	1	0	0						
	530	28	2,232	80	2	0	1	2,397	86	2	0	1	2,412	86	2	0	1						
	700	39	2,802	72	2	0	1	3,009	77	2	0	1	3,028	78	2	0	1						
	Amber 450	20																419	21	1	0	1	

Note: Available with phosphor-converted amber LED's (nomenclature AMBPC). These LED's produce light with 97+% >530 nm. Output can be calculated by applying a 0.7 factor to 4000 K lumen values and photometric files.

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.00	0.98	0.97	0.95

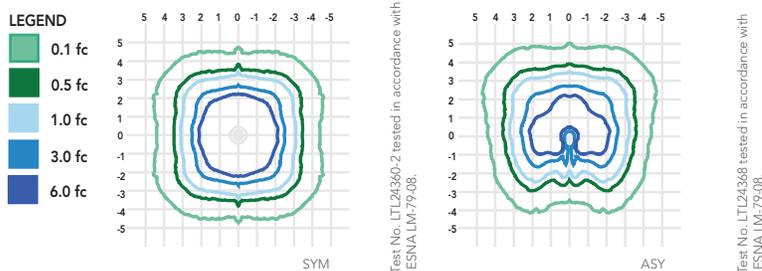
Electrical Load

Light Engines	Drive Current (mA)	System Watts	Current (A)				
			120	208	240	277	347
12C	350	16W	0.158	0.118	0.114	0.109	0.105
	530	22W	0.217	0.146	0.136	0.128	0.118
	700	31W	0.296	0.185	0.168	0.153	0.139
	Amber 450	16W	0.161	0.120	0.115	0.110	0.106
16C	350	20W	0.197	0.137	0.128	0.121	0.114
	530	28W	0.282	0.178	0.162	0.148	0.135
	700	39W	0.385	0.231	0.207	0.185	0.163
	Amber 450	20W	0.199	0.139	0.130	0.123	0.116

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [D-Series Bollard homepage](#).

Isfootcandle plots for the DSXB LED 700 40K. Distances are in units of mounting height (3').



FEATURES & SPECIFICATIONS

INTENDED USE

The rugged construction and maintenance-free performance of the D-Series LED Bollard is ideal for illuminating building entryways, walking paths and pedestrian plazas, as well as any other location requiring a low-mounting-height light source.

CONSTRUCTION

One-piece 8-inch-round extruded aluminum shaft with thick side walls for extreme durability, and die-cast aluminum reflector and top cap. Die-cast aluminum mounting ring allows for easy leveling even in uneven areas and full 360-degree rotation for precise alignment during installation. Three 1/2" x 11" anchor bolts with double nuts and washers and 3-5/8" max. bolt circle template ensure stability. Overall height is 42" standard.

FINISH

Exterior parts are protected by a zinc-infused super durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering for maximum retention of gloss and luster. A tightly controlled multi-stage process ensures a minimum 3-mil thickness for a finish that can withstand the elements without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS

Two 0% uplight optical distributions are available: symmetrical and asymmetrical. IP66 sealed LED light engine provides smoothly graduated illumination without uplight. Light engines are available in standard 4000 K (>70 CRI) or optional 3000 K (>80 CRI) or 5000 K (67 CRI). Limited-wavelength amber LEDs are also available.

ELECTRICAL

Light engines consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (L95/100,000 hours at 700mA at 25°C). Class 2 electronic drivers are designed for an expected life of 100,000 hours with < 1% failure rate. Electrical components are mounted on a removable power tray.

LISTINGS

CSA certified to U.S. and Canadian standards. Light engines are IP66 rated. Rated for -40°C minimum ambient. Cold-weather emergency battery backup rated for -20°C minimum ambient.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five-year limited warranty. Complete warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx.

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications subject to change without notice.





TUCKER 1964MB-LED
MUSEUM BLACK

WIDTH:	9.0"
HEIGHT:	14.8"
WEIGHT:	6.5 LBS
MATERIAL:	ALUMINUM
GLASS:	CLEAR SEEDY
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	6.8"
SOCKET:	1-15W LESM-100 *INCLUDED

LED INFO:	
LUMENS:	900
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
EXTENSION:	10.3"
TTO:	3.5"
VOLTAGE:	120V
UPC:	640665196474

AT HINKLEY, WE EMBRACE THE DESIGN PHILOSOPHY THAT YOU CAN MERGE TOGETHER THE LIGHTING, FURNITURE, ART, COLORS AND ACCESSORIES YOU LOVE INTO A BEAUTIFUL ENVIRONMENT THAT DEFINES YOUR OWN PERSONAL STYLE. WE HOPE YOU WILL BE INSPIRED BY OUR COMMITMENT TO KEEP YOUR 'LIFE AGLOW.'

*life*AGLOW®



REEF 1956VZ-LED
VICTORIAN BRONZE

WIDTH:	5.5"
HEIGHT:	8.0"
WEIGHT:	3.0 LBS
MATERIAL:	CAST ALUMINUM
GLASS:	INSIDE ETCHED
BACKPLATE WIDTH:	4.5"
BACKPLATE HEIGHT:	5.3"
SOCKET:	1-15W LESM-100 *INCLUDED

LED INFO:	
LUMENS:	900
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
EXTENSION:	6.5"
TTO:	2.8"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665195750

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*life*AGLOW®



PEMBROOK 2080SB-LED	
SPANISH BRONZE	

WIDTH:	10.0"
HEIGHT:	13.8"
MATERIAL:	ALUMINUM
GLASS:	ETCHED OPAL
BACKPLATE WIDTH:	6.0"
SOCKET:	1-15W UNI-100 *INCLUDED
LED INFO:	
LUMENS:	800
COLOR TEMP:	2700k
CRI:	96
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	No
NOTES:	PATENT: US AND FOREIGN PATENTS PENDING
EXTENSION:	10.5"
TTO:	4.3"
CERTIFICATION:	C-US WET RATED
UPC:	640665208023

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CALISTOGA 2090SB-LED	
SPANISH BRONZE	

WIDTH:	8.5"
HEIGHT:	16.3"
WEIGHT:	3.0 LBS
MATERIAL:	ALUMINUM
GLASS:	CLEAR SEEDY
BACKPLATE WIDTH:	6.0"
SOCKET:	1-15W LESM-100 *INCLUDED

LED INFO:	
LUMENS:	900
COLOR TEMP:	2700k
CRI:	90
LED WATTAGE:	15w
INCANDESCENT EQUIVALENCY:	100w
DIMMABLE:	Yes, on any Incandescent, MLV, ELV, or C-L dimmer.
EXTENSION:	9.8"
TTO:	7.3"
CERTIFICATION:	C-US WET RATED
VOLTAGE:	120V
UPC:	640665209013

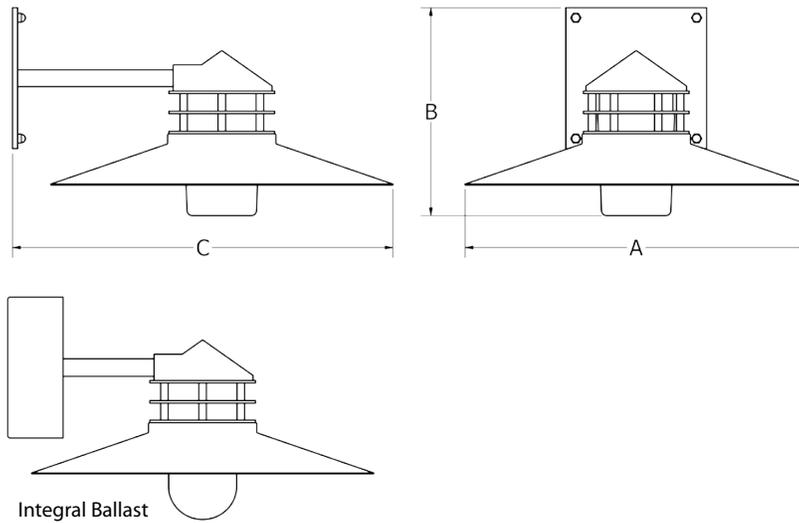
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GL-5000

SOPHIA



GENERAL SPECIFICATION

Lamping: GU24 base accepts any style or wattage GU24 fluorescent or LED lamp. GU24 fluorescent lamp supplied with fixture.

Body: Cast aluminum cap. Spun .50 aluminum shade.

Acrylic: Cylinder is UL-94 HB Flame Class rated.

Standard Finishes: Highly durable oven cured no VOC premium powder coat.

SAMPLE CATALOG NUMBER:				
GL-5000-	A-	C-	NSN-	A
MODEL NO.	LAMPING	DIFFUSER	FINISH	OPTION(S)
GL-5000 W in 17" mm 430 H in 10" mm 255 10lbs 4.5kg D in 18" mm 460	L. LED11# M. LED16# B. 1GU13* C. 1GU18* D. 1GU26*	Glass: A. White Opal Flat Bottom B. Frosted Round Bottom C. Clear Round Bottom D. Clear Prismatic Round Bottom Polycarbonate: E. White Opal Flat Bottom F. Clear Prismatic Flat Bottom Acrylic is UL-94 HB Flame Class rated.	Standard: Powder Coat Specify code from G-Lighting color chart.	A. No Options E. Emergency Remote mount up to 5' from lamps. Fluorescent only.
GL-5001 W in 17" mm 430 H in 10" mm 255 10lbs 4.5kg D in 18" mm 460	L. LED11 M. LED16 E. 1CFQ13 F. 1CFQ18 G. 1CFT26 H. 1CFT32 I. 1MH70 J. 1MH100 K. 1MH150			

All dimensions are nominal.
*Available in 120V only #Driver located in 4" sq x 2 1/8" box

Lamp Definition

Lamp	LED	Rated Life Hrs ¹	Board Lumens	Kelvin	CRI	Lamp	Fluorescent	Lamp Base	Rated Life Hrs ^{1,3}	Lumens
LED11	11W LED	50000	1200	3500	80	CFQ13	CFQ 13W	GX24q-1 4-PIN	12000	755
LED16	16W LED	50000	1779	3500	80	CFQ18	CFQ 18W	GX24q-2 4-PIN	12000	1010
	Fluorescent		Lumens			CFT26	CFTR 26W	GX24q-3 4-PIN	12000	1440
1GU13	GU24 13W	GU24	10000	900	2700	CFT42	CFTR 32W	GX24q-3 4-PIN	12000	1850
1GU18	GU24 18W	GU24	10000	1250	2700		Metal Halide			
1GU26	GU24 26W	GU24	10000	1650	2700	1MH70	MH 70W	PR MED BASE	15000	3300
						1MH100	MH 100W	PR MED BASE	15000	5900
						1MH150	MH 150W	PR MED BASE	15000	8300

¹Per MAXLITE & GE lamp products catalog ²12HR start

STONEWALL™ LED

VANDAL RESISTANT CEILING OR WALL MOUNTED LUMINAIRE

OVAL, 22W OR 35W LED

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

Cat. No.: _____

PRODUCT DESCRIPTION

Stonewall architectural luminaires combine vandal resistant features with the energy efficiency and low maintenance cost of LED lighting. This virtually eliminates any maintenance for years after installation. Stonewall luminaires are ideal for schools and high traffic areas where the fixtures may be subjected to intentional or unintentional abuse. Acculite LED engines carry a 5 year limited warranty.

PRODUCT SPECIFICATIONS

Optics Luminaires have opal white, translucent or clear lenses • All lenses are UV stabilized molded polycarbonate with high impact resistance properties

Mounting Mounts flush to the wall or ceiling • Mounts on 3-1/2" or 4" junction boxes • Housings have four threaded and plugged 1/2" conduit entries

Construction Die cast, marine grade aluminum housing
 • Face plates are injection molded polycarbonate
 • Lenses and face plates are a minimum 1/8" thick for maximum resistance to vandalism • Drain channels are molded into the face plate keeping the luminaire clean
 • Torx™ T-15 pin-in-head tamperproof screws • Formed aluminum heat sink

LED Thermal Management Stonewall luminaires are equipped with a formed aluminum heat sink that creates a strong bond between the LED arrays and the aluminum housing, thus utilizing the entire mass and surface area of the luminaire as a heat sink. This reduces LED operating temperature and increases LED life

Electrical The luminaire is equipped with one LED driver with universal 120-277VAC input • Driver minimum operating temperature is -30°C (-22°F) • Total Harmonic Distortion (THD) 20% Max • Power factor > 92% at full load, 115VAC, 230VAC • An independent surge suppressor provides 10 KAMP protection

Finish Bronze, white, black or silver • Die cast parts are polyester powder coat • Polycarbonate parts have the color molded in

Certification UL1598 and CSA C22.2-250 • Suitable for wet locations • Union made • Meets "Buy American Act" and ARRA

Specifications subject to change without notice.



VOM: Face Plate - Ring Mounted Vertically
 Lens - White
 Finish - Bronze



VOM: Face Plate - Ring Mounted Horizontally
 Lens - White
 Finish - Bronze



VOM: Face Plate - Vertical Eyelid
 Lens - Translucent
 Finish - Bronze



VOM: Face Plate - Horizontal Eyelid
 Lens - Translucent
 Finish - White



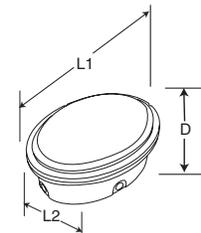
VOM: Face Plate - Cross Mounted Vertically
 Lens - White
 Finish - Black



VOM: Face Plate - Cross Mounted Horizontally
 Lens - White
 Finish - Black

DIMENSIONS

Housing / Face Plate	L1	L2	D
Medium With Ring	13 1/16"	9 3/16"	6 1/4"
With Face Plate	13 1/16"	9 3/16"	6 1/2"



LED DATA

Engine Code	Lens	Face Plate	System Watts	LED Array CCT	CRI (min)	Luminaire Initial Absolute Lumens	Luminaire Efficacy
A026	Clear	Ring	35	4000K	80	2896	84
A026	Clear	Cross	35	4000K	80	2110	61
A026	Clear	Horizontal Eyelid	35	4000K	80	1073	31
A026	Clear	Vertical Eyelid	35	4000K	80	1032	30
A026	Translucent	Ring	35	4000K	80	2193	63
A026	Translucent	Cross	35	4000K	80	1575	46
A026	Translucent	Horizontal Eyelid	35	4000K	80	806	23
A026	Translucent	Vertical Eyelid	35	4000K	80	802	23
A026	White	Ring	35	4000K	80	1459	42
A026	White	Cross	35	4000K	80	1030	30
A026	White	Horizontal Eyelid	35	4000K	80	482	14
A026	White	Vertical Eyelid	35	4000K	80	517	15

All tests performed according to IES LM79.
 For 3500K version, multiply by 0.94.
 For A017 lumens at 4000K CCT apply a 0.64 multiplier to the above tabulated lumens.
 For A017 lumens at 3500K CCT apply a 0.60 multiplier to the above tabulated lumens.

ELECTRICAL DATA

Engine Code	A017	A026
Input Voltage	120V	120V
Input Power	22W	35W
Frequency	50/60Hz	50/60Hz
Minimum Starting Temperature	-30°C (-22°F)	-30°C (-22°F)

LED LUMEN DEPRECIATION

Ambient Temperature (°C)	L70 Hours
25°C	50,000

ORDERING INSTRUCTIONS

Series	Engine Code	CCT	Volts	Lens	Face Plate	Finish	Options
VOM							
VOM	A017 22W LED	3K 3000K	UN Universal 120-277VAC	W White	R Outer Ring	BZ Bronze	F Fused (must specify voltage)
	A026 35W LED	35K 3500K	E12 120VAC	T Translucent	X Cross Horizontal	WH White	
		4K 4000K	E27 277VAC	C Clear	H Horizontal Eyelid	BL Black	
			E34 347VAC		V Vertical Eyelid	SR Silver	



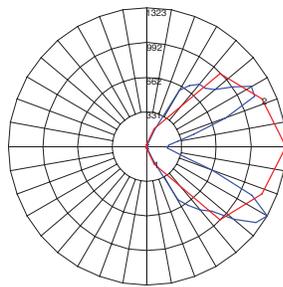
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PHOTOMETRY

	VOM-A026-4K-UN-C-R		VOM-A026-4K-UN-C-X		VOM-A026-4K-UN-C-H		VOM-A026-4K-UN-C-V	
	Total Lumens: 2919		Total Lumens: 2124		Total Lumens: 1084		Total Lumens: 1029	
Zone	Luminaire Lumens	% of Luminaire Lumens						
Forward Light	1427	48.9%	1035	48.8%	922	85.0%	917	89.1%
FL (0°-30°)	27	0.9%	22	1.0%	22	2.0%	46	4.5%
FM (30°-60°)	533	18.3%	443	20.9%	443	40.9%	403	39.2%
FH (60°-80°)	624	21.4%	405	19.1%	362	33.4%	348	33.8%
FVH (80°-90°)	244	8.3%	166	7.8%	95	8.8%	119	11.6%
Back Light	29	1.0%	19	0.9%	6	0.6%	4	0.4%
BL (0°-30°)	5	0.2%	3	0.1%	1	0.1%	1	0.1%
BM (30°-80°)	10	0.4%	7	0.3%	2	0.2%	1	0.1%
BH (60°-80°)	9	0.3%	6	0.3%	2	0.2%	1	0.1%
BVH (80°-90°)	5	0.2%	3	0.1%	1	0.1%	1	0.1%
Up Light	1463	50.1%	1069	50.3%	156	14.4%	109	10.6%
UL (90°-100°)	257	8.8%	173	8.2%	79	7.3%	63	6.1%
UH (100°-180°)	1206	41.3%	895	42.2%	77	7.1%	46	4.5%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B0-U5-G1		B0-U4-G1		B0-U2-G1		B0-U2-G1	

VOM-A026-4K-UN-C-R POLAR GRAPH

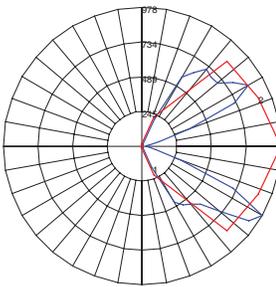
Total Luminaire Watts: 35W
Total Luminaire Lumens: 2919



Maximum Candela = 1323
Located At Horizontal Angle = 0, Vertical Angle = 60
1 - Vertical Plane Through Horizontal Angles (0 -180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (60) (Through Max. Cd.)

VOM-A026-4K-UN-C-X POLAR GRAPH

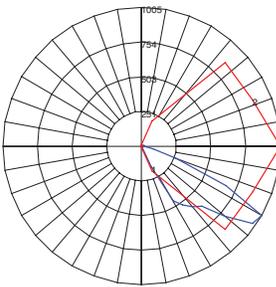
Total Luminaire Watts: 35W
Total Luminaire Lumens: 2124



Maximum Candela = 976
Located At Horizontal Angle = 0, Vertical Angle = 60
1 - Vertical Plane Through Horizontal Angles (0 -180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (60) (Through Max. Cd.)

VOM-A026-4K-UN-C-H POLAR GRAPH

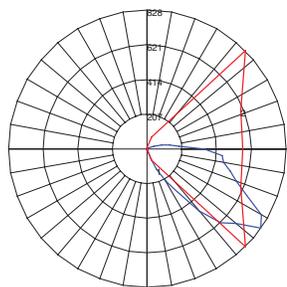
Total Luminaire Watts: 35W
Total Luminaire Lumens: 1084



Maximum Candela = 1005
Located At Horizontal Angle = 0, Vertical Angle = 60
1 - Vertical Plane Through Horizontal Angles (0 -180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (60) (Through Max. Cd.)

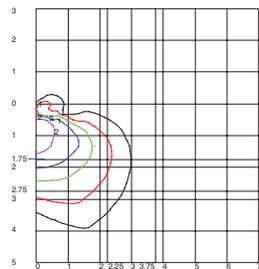
VOM-A026-4K-UN-C-V POLAR GRAPH

Total Luminaire Watts: 35W
Total Luminaire Lumens: 1029



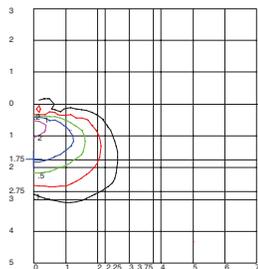
Maximum Candela = 828
Located At Horizontal Angle = 45, Vertical Angle = 55
1 - Vertical Plane Through Horizontal Angles (45-225) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (55) (Through Max. Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



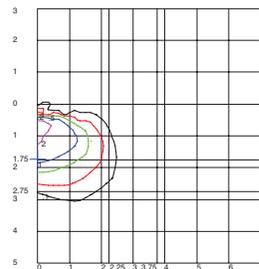
Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



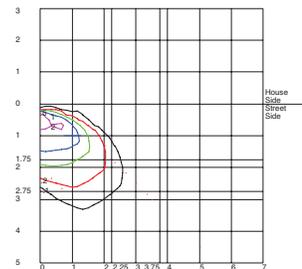
Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height



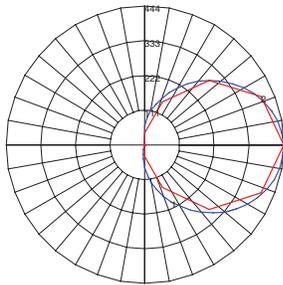
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PHOTOMETRY

	VOM-A026-4K-UN-W-R		VOM-A026-4K-UN-W-X		VOM-A026-4K-UN-W-H		VOM-A026-4K-UN-W-V	
	Total Lumens: 1457		Total Lumens: 1029		Total Lumens: 481		Total Lumens: 516	
Zone	Luminaire Lumens	% of Luminaire Lumens						
Forward Light	704	48.3%	487	47.3%	335	69.6%	318	61.5%
FL (0°-30°)	56	3.9%	42	4.1%	39	8.1%	29	5.6%
FM (30°-60°)	237	16.3%	159	15.4%	129	26.8%	115	22.2%
FH (60°-80°)	263	18.1%	181	17.6%	113	23.6%	115	22.3%
FVH (80°-90°)	148	10.1%	105	10.2%	54	11.2%	59	11.5%
Back Light	35	4.4%	29	2.8%	24	5.0%	22	4.3%
BL (0°-30°)	13	0.9%	11	1.1%	10	2.1%	4	0.9%
BM (30°-80°)	12	0.8%	10	1.0%	9	1.8%	8	1.6%
BH (60°-80°)	7	0.5%	6	0.6%	4	0.8%	7	1.3%
BVH (80°-90°)	3	0.2%	3	0.3%	1	0.3%	3	0.6%
Up Light	717	49.2%	513	49.9%	122	25.4%	177	34.2%
UL (90°-100°)	150	10.3%	107	10.4%	47	9.7%	57	10.9%
UH (100°-180°)	567	38.9%	406	39.5%	76	15.7%	120	23.2%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B0-U4-G1		B0-U3-G1		B0-U2-G1		B0-U3-G1	

VOM-A026-4K-UN-W-R POLAR GRAPH

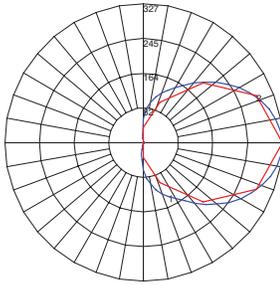
Total Luminaire Watts: 35W
Total Luminaire Lumens: 1457



Maximum Candela = 444
Located At Horizontal Angle = 0, Vertical Angle = 90
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (90) (Through Max. Cd.)

VOM-A026-4K-UN-W-X POLAR GRAPH

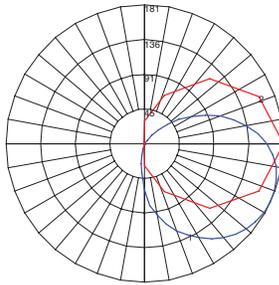
Total Luminaire Watts: 35W
Total Luminaire Lumens: 1029



Maximum Candela = 327
Located At Horizontal Angle = 0, Vertical Angle = 90
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (90) (Through Max. Cd.)

VOM-A026-4K-UN-W-H POLAR GRAPH

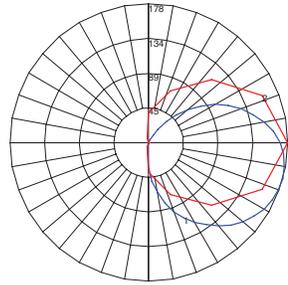
Total Luminaire Watts: 35W
Total Luminaire Lumens: 481



Maximum Candela = 181
Located At Horizontal Angle = 0, Vertical Angle = 65
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (65) (Through Max. Cd.)

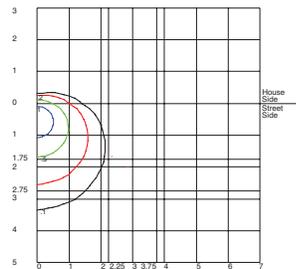
VOM-A026-4K-UN-W-V POLAR GRAPH

Total Luminaire Watts: 35W
Total Luminaire Lumens: 516



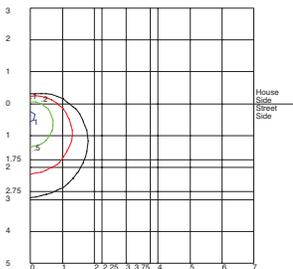
Maximum Candela = 178
Located At Horizontal Angle = 0, Vertical Angle = 75
1 - Vertical Plane Through Horizontal Angles (0 - 180) (Through Max. Cd.)
2 - Horizontal Cone Through Vertical Angle (75) (Through Max. Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



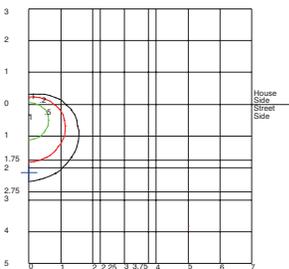
Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



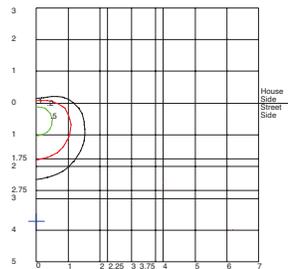
Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE

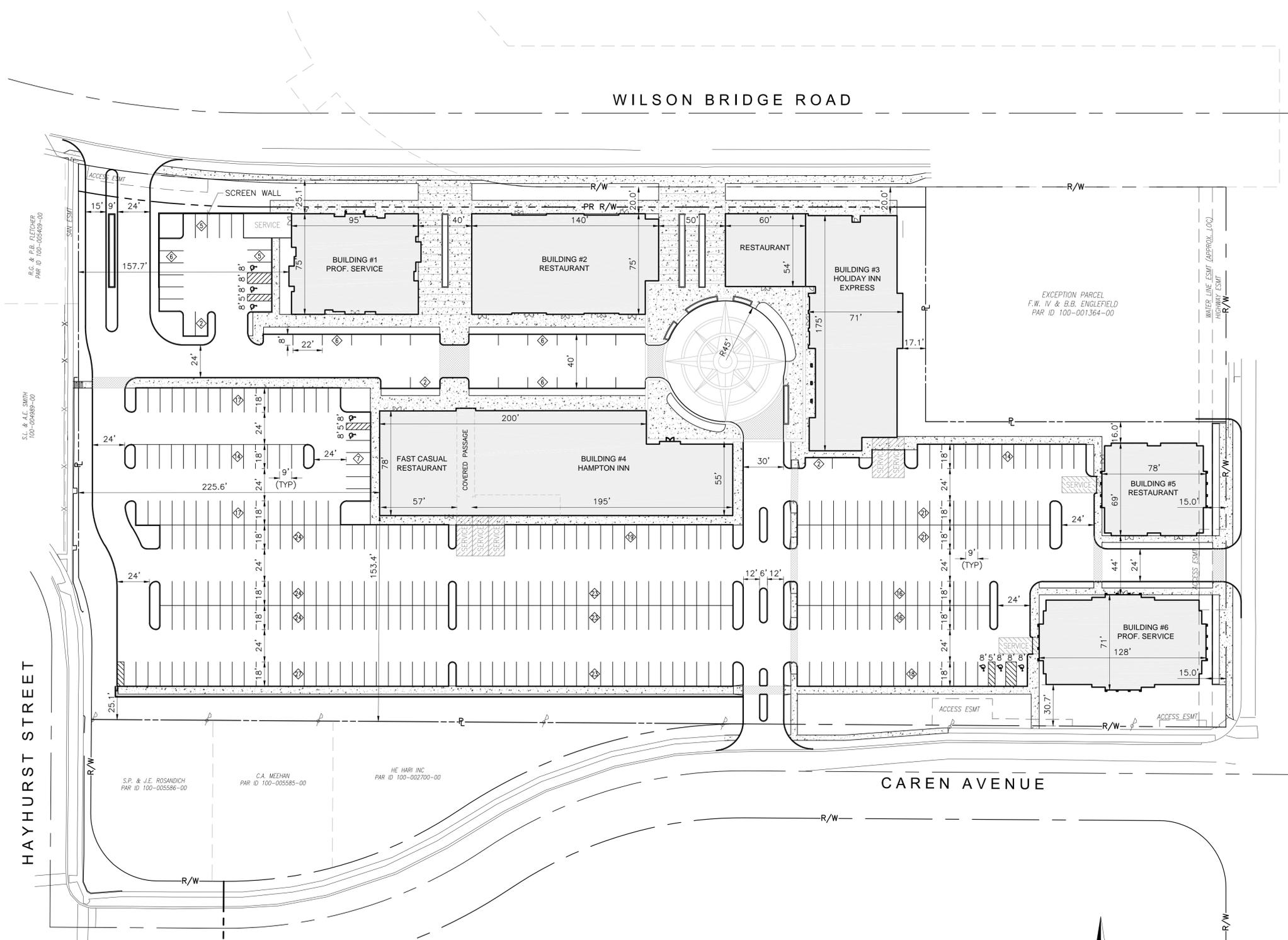


Distance In Units Of Mounting Height
Values Based On 10 Foot Mounting Height

Warranty: AccuLite will replace or repair the following Stonewall Series parts in the event of damage due solely to intentional vandalism: Polycarbonate Lens, Polycarbonate Face, Polycarbonate Trim Ring. The warranty does not cover any other conditions that may cause damage such as, but not limited to, Acts of War, Acts of God or misapplication or improper installation. This warranty is valid for the duration of the installation, and does not cover peeling or fading finishes due to weathering and environmental conditions. The warranty excludes destruction by fire, acid, paint or gunfire. Yellowing of lenses due to heat or radiation are also excluded. Product must be properly installed by a qualified electrician according to the instructions included with this product. This warranty does not include labor, shipping or handling. AccuLite's entire liability on any claim of loss or damage resulting from defect is limited to the replacement cost of the product. This warranty shall not apply to products which have been altered, improperly used, or repaired outside of AccuLite's factory. Owner must provide proof of purchase and may be required to ship complete fixture back to AccuLite for evaluation.



1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
Visit us at www.junolightinggroup.com



VICINITY MAP
NOT TO SCALE

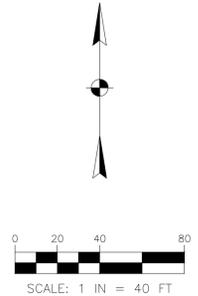
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 CAMERA VIEWS ENTRY EX-ARB-21
 CAMERA VIEWS PASSAGE EX-ARB-22
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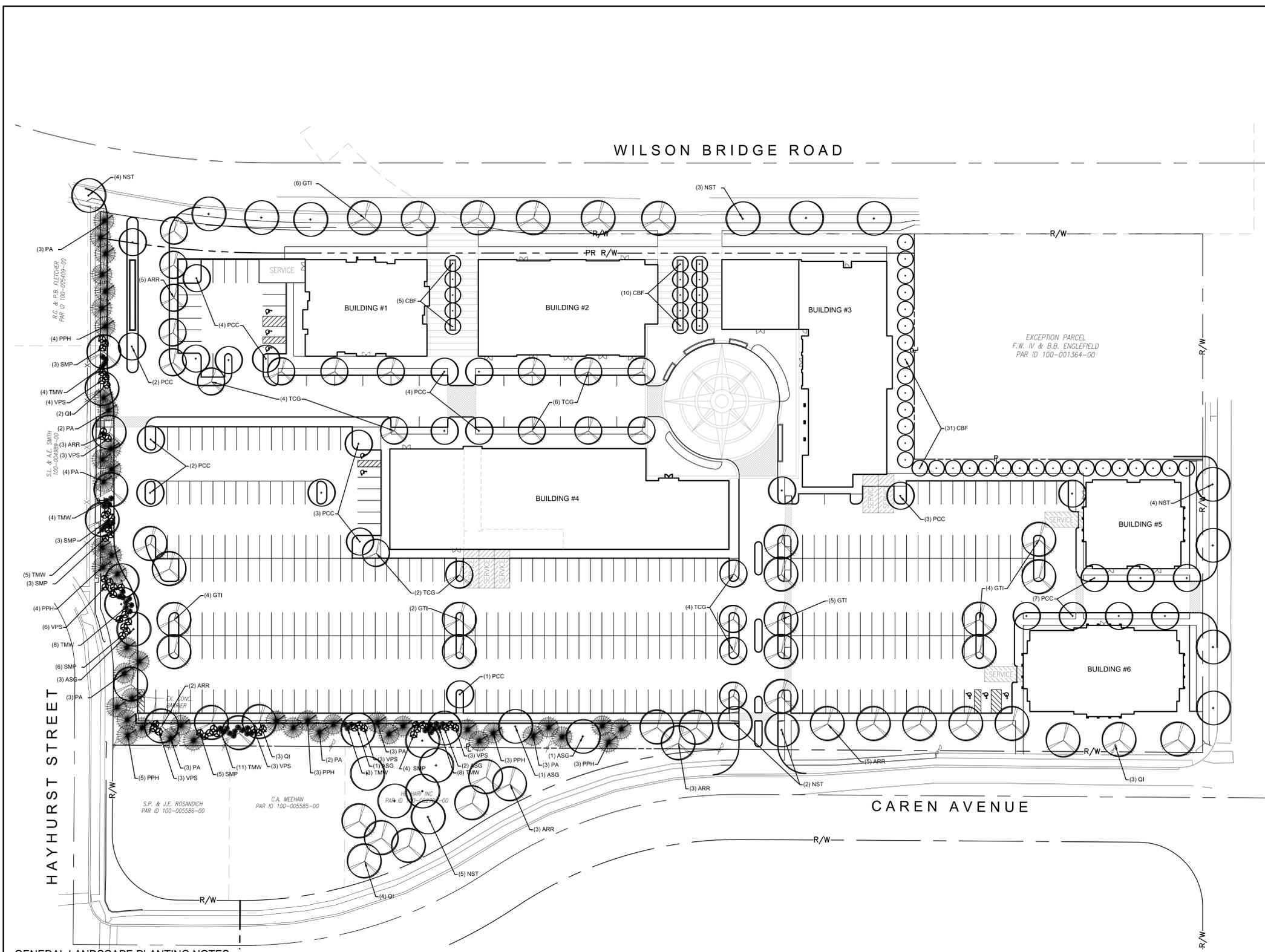
ZONING
 DEVELOPMENT ADDRESS 7007 NORTH HIGH STREET
 WORTHINGTON, OHIO 43085
 EXISTING PARCEL ID: 100-001218
 ZONING: C-4
 PROPOSED LOT AREA: 7.015 AC.
 SETBACKS: AS SHOWN
OWNER
 HE HARI INC
 7007 N HIGH STREET
 WORTHINGTON, OHIO 43085
GREEN SPACE
 PRE/POST = 1.295/1.069 ACRES

LANDSCAPING
 PLANTING INTENT PER "LANDSCAPE PLAN", 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: 388 SPACES TOTAL (72%)
 INCLUDES 8 ACCESSIBLE SPACES (2 VAN / 6 CAR)

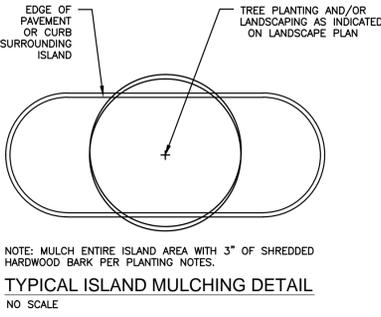
FLOOD_ZONE
 SUBJECT PROPERTY FOUND ON FLOOD COMMUNITY PANEL NUMBER 39049 C0157K.
 FLOOD_ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR, EFFECTIVE JUNE 17, 2008).
LIGHTING
 PROPOSED LIGHTING TO COMPLY WITH CHAPTER 909 OF ZONING CODE.
LOADING
 5,000 SF TO 14,999 SF (BUILDING SPACE) = 12'X30' (TYPE B)
 15,000 SF TO 29,999 SF (BUILDING SPACE) = 14'X55' (TYPE A)



815 GRANDVIEW AVENUE SUITE 650 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 614.441.4222	PROJECT NO.: A260007 PROJECT DATE: 08/11/2016 DRAWN BY: KJW CHECKED BY: CEO
CITY OF WORTHINGTON ARCHITECTURAL REVIEW BOARD	OCTOBER 13, 2016
PREPARED FOR: WITNESS HOSPITALITY, LLC 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 / 26



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



LANDSCAPE PLANT LIST

ABRY. QUAN.	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
SMP X	SYRINGA MEYERI 'PALIBINNA'	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS X	VIBURNUM PLICATUM TOM 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
TMW X	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB
PA X	PICEA ABIES	NORWAY SPRUCE	6" HEIGHT	B&B	EVG. TREE
PPH X	PICEA FUNGENS 'HOOPSI'	HOPSI BLUE SPRUCE	6" HEIGHT	B&B	EVG. TREE
ACC X	AMELANCHIER X 'GRANDIFLORA 'CUMULUS'	CUMULUS SERVICEBERRY (TREE FORM)	2" CALIPER	B&B	DECIDUOUS TREE
ARR X	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2" CALIPER	B&B	DECIDUOUS TREE
ASG X	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	2" CALIPER	B&B	DECIDUOUS TREE
CBF X	CARPINUS BETULA 'FASTIGIATA'	UPRIGHT HONEY LOCUST	2" CALIPER	B&B	DECIDUOUS TREE
GTI X	GLEDITSIA TRI. 'INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2" CALIPER	B&B	DECIDUOUS TREE
NST X	NYSSA SYLVATICA 'TUPELO TOWER'	TUPELO TOWER BLACK GUM	2" CALIPER	B&B	DECIDUOUS TREE
PCC X	PYRUS CALERYANA 'CLEVELAND SELECT'	CLEVELAND SELECT PEAR	2" CALIPER	B&B	DECIDUOUS TREE
OI X	QUERCUS IMBRICARIA	SHINGLE OAK	2" CALIPER	B&B	DECIDUOUS TREE
TCG X	TILIA CORDATA 'GREENSPHIRE'	GREENSPHIRE LINDEN	2" CALIPER	B&B	DECIDUOUS TREE

- GENERAL LANDSCAPE PLANTING NOTES**
- THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.
 - REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.
 - ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.
 - PLANTING BEDS. ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60° CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 6 INCHES USING A PLOW, DISC, OR ROTO-TILLER.
 - BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
 - ONE PART EXCAVATED SOIL.
 - ONE PART EPA RATED CLASS IV COMPOST.
 - A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
 - IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
 NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE

- SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.
- MULCH. SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.
 - PERIOD OF ESTABLISHMENT. BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER. ON OR ABOUT AUGUST 15, THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.
 - RESTORATION OF DISTURBED AREAS FOR NEW LAWN: ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN

- PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).
- LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING: THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.
 - TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING): ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS/1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

<p>815 GRANDVIEW AVENUE SUITE 650 COLUMBUS, OH 43215 TEL: 614.441.4222 FAX: 688.488.7340</p>		<p>PROJECT NO.: A260007 PROJECT DATE: 08/11/2016 DRAWN BY: KJW CHECKED BY: CEO</p>
<p>TECHNICAL SKILL CREATIVE SPIRIT.</p> <p>www.MannikSmithGroup.com</p>		<p>CITY OF WORTHINGTON ARCHITECTURAL REVIEW BOARD</p>
<p>PREPARED FOR: WITNESS HOSPITALITY, LLC</p>		<p>OCTOBER 13, 2016</p>
<p>CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO</p> <p>The Village at Worthington Square</p> <p>7007 N. HIGH STREET</p>		<p>LANDSCAPE PLAN</p>
2	26	



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-1 - SITE PLAN
P:\2015\20150241\1d-7 drawings\1d-7-1 revit\users\option 3\20150241_2015_option3_stevej.rvt
9/30/2016 9:39:34 AM

1 SITE PLAN
EX-ARB-1 SCALE: 1/32" = 1'-0"

THE VILLAGE AT WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO
Owner

SITE PLAN

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/26/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-1



SCOPE DOCUMENTS

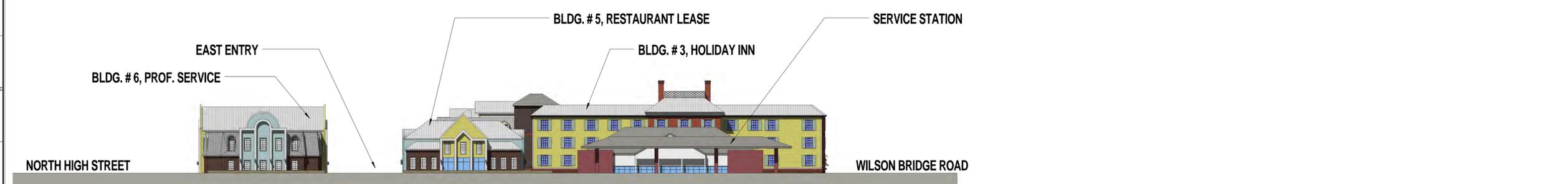
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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 SITE ELEVATION NORTH
EX-ARB-2 SCALE: 1" = 30'-0"



3 SITE ELEVATION EAST
EX-ARB-2 SCALE: 1" = 30'-0"



2 SITE ELEVATION SOUTH
EX-ARB-2 SCALE: 1" = 30'-0"



4 SITE ELEVATION WEST
EX-ARB-2 SCALE: 1" = 30'-0"

THE VILLAGE AT WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO
Owner

SITE ELEVATIONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-2

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE SHEET NUMBER: EX-ARB-2 - SITE ELEVATIONS P:\2015\20150241\1d-7 drawings\1d-7-1 revit\users\option 3\20150241_2015_option3_slevej.rvt 9/30/2016 9:40:13 AM

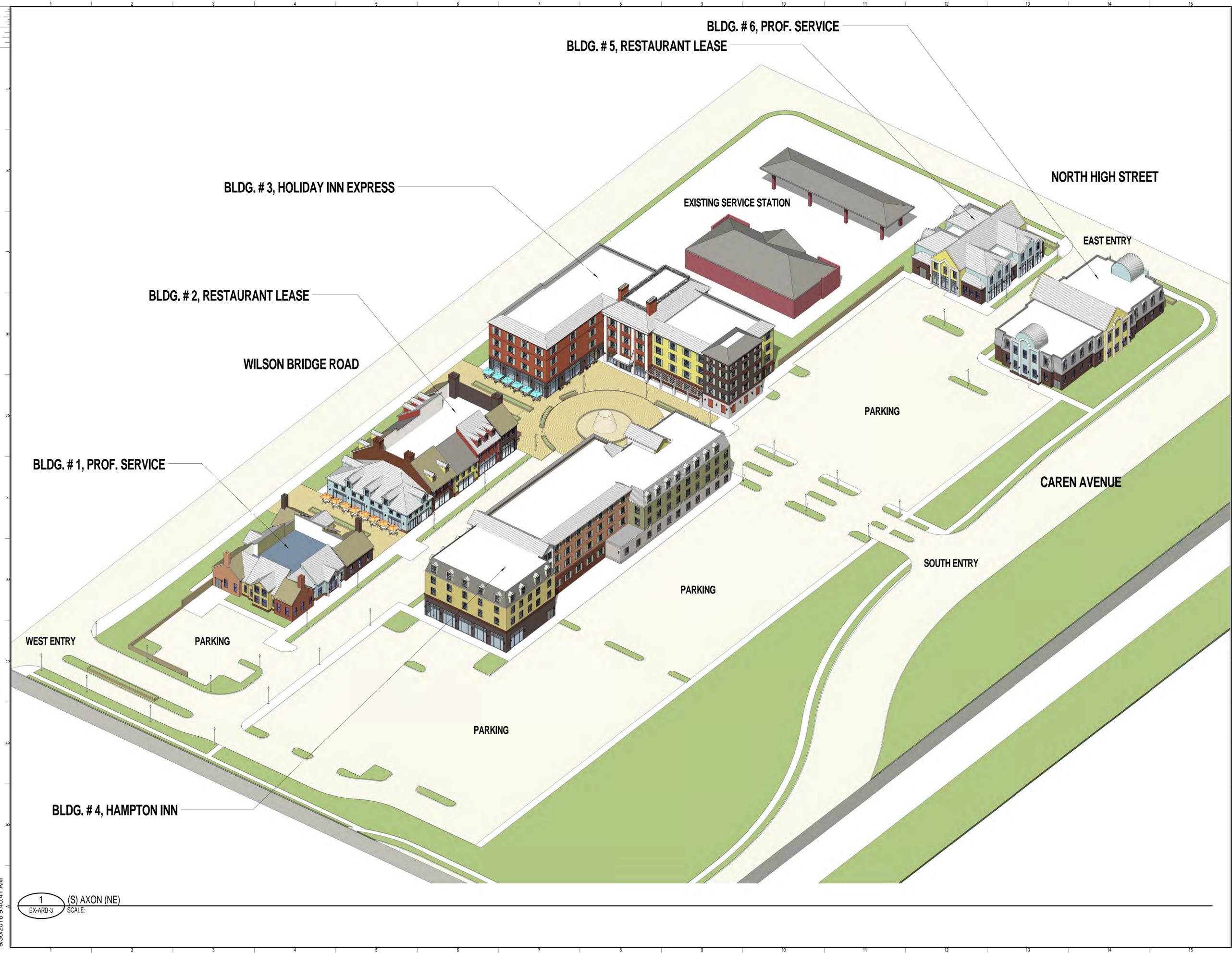


SCOPE DOCUMENTS

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No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



THE VILLAGE AT WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

SITE AXON NE

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/29/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-3

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-3 - SITE AXON NE
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9/30/2016 9:40:41 AM

1 (S) AXON (NE)
EX-ARB-3 SCALE:

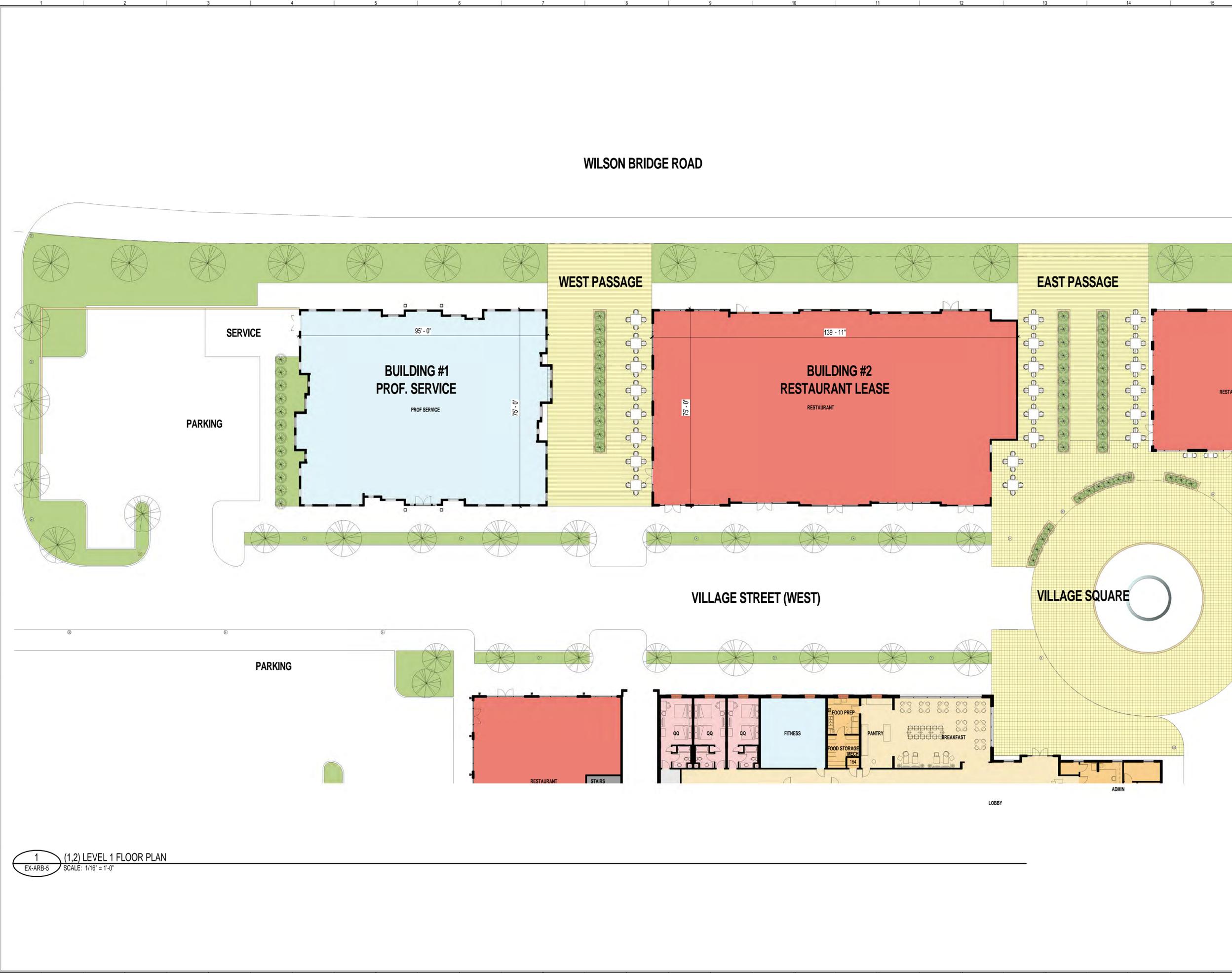


SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



**THE VILLAGE AT
WORTHINGTON SQUARE**

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

**BLDG #1 PROF.SERVICE, BLDG
#2 RESTAURANT**

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/26/16
Project Manager	Date
Checker	
Project Architect	
Author	EX-ARB-5
Staff Architect	

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-5 - BLDG #1 PROF.SERVICE, BLDG #2 RESTAURANT
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1 (1.2) LEVEL 1 FLOOR PLAN
EX-ARB-5 SCALE: 1/16" = 1'-0"



SCOPE DOCUMENTS

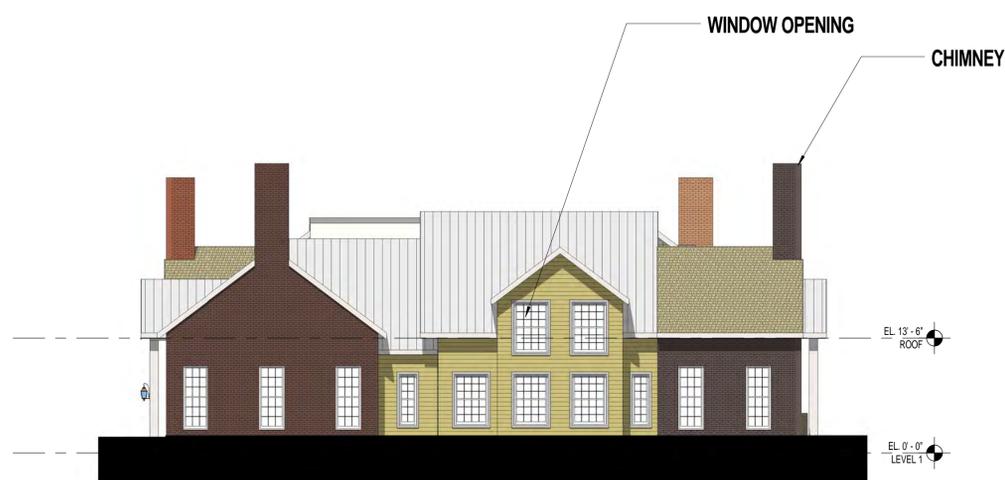
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ISSUANCES

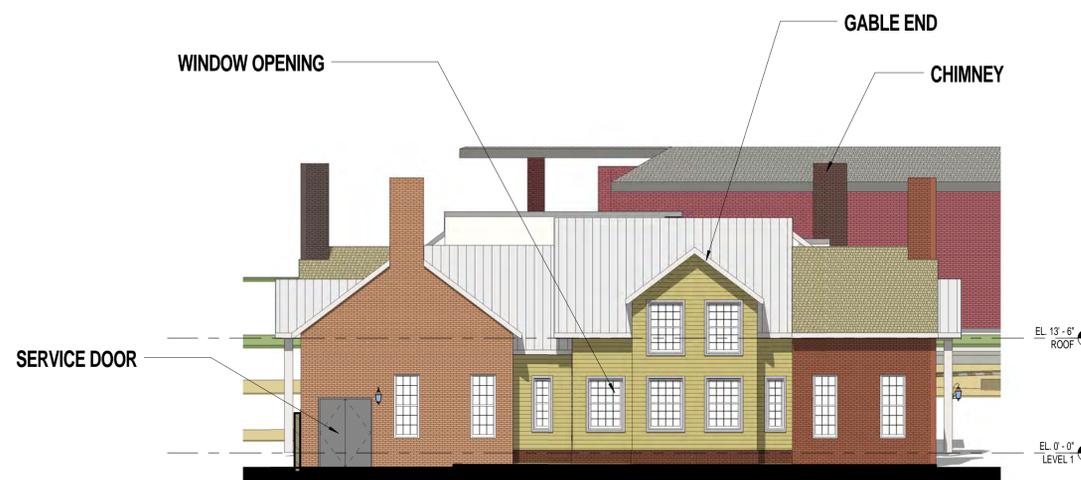
No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



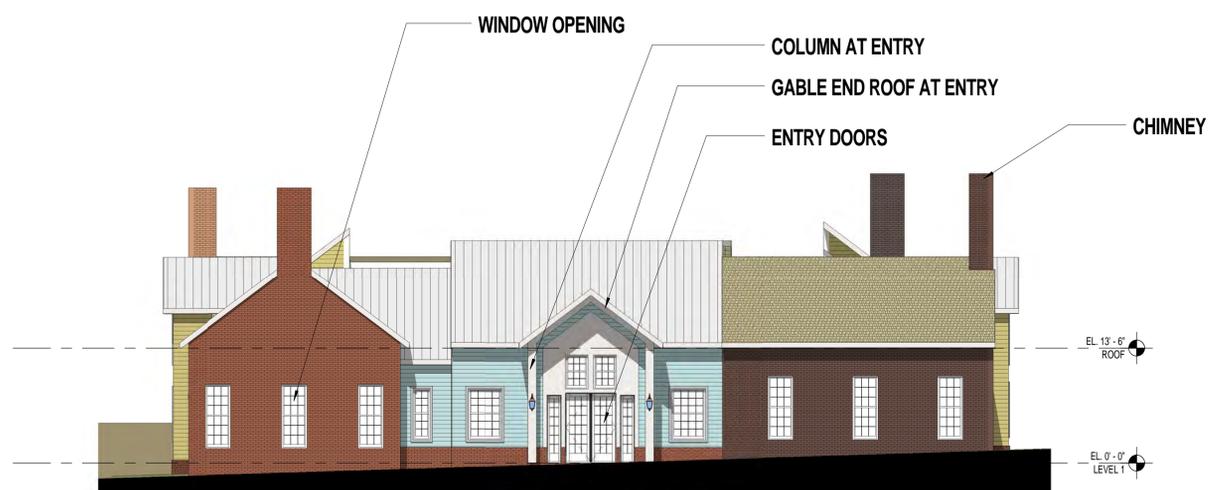
1 (1) ELEVATION NORTH
EX-ARB-6 SCALE: 1" = 10'-0"



2 (1) ELEVATION EAST
EX-ARB-6 SCALE: 1" = 10'-0"



4 (1) ELEVATION WEST
EX-ARB-6 SCALE: 1" = 10'-0"



3 (1) ELEVATION SOUTH
EX-ARB-6 SCALE: 1" = 10'-0"

**ELEVATION DIAGRAMS,
COLORS MAY NOT
REFLECT ACTUAL
MATERIAL SELECTIONS**

**THE VILLAGE AT
WORTHINGTON SQUARE**

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

WEST OFFICE ELEVATIONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-6



SCOPE DOCUMENTS

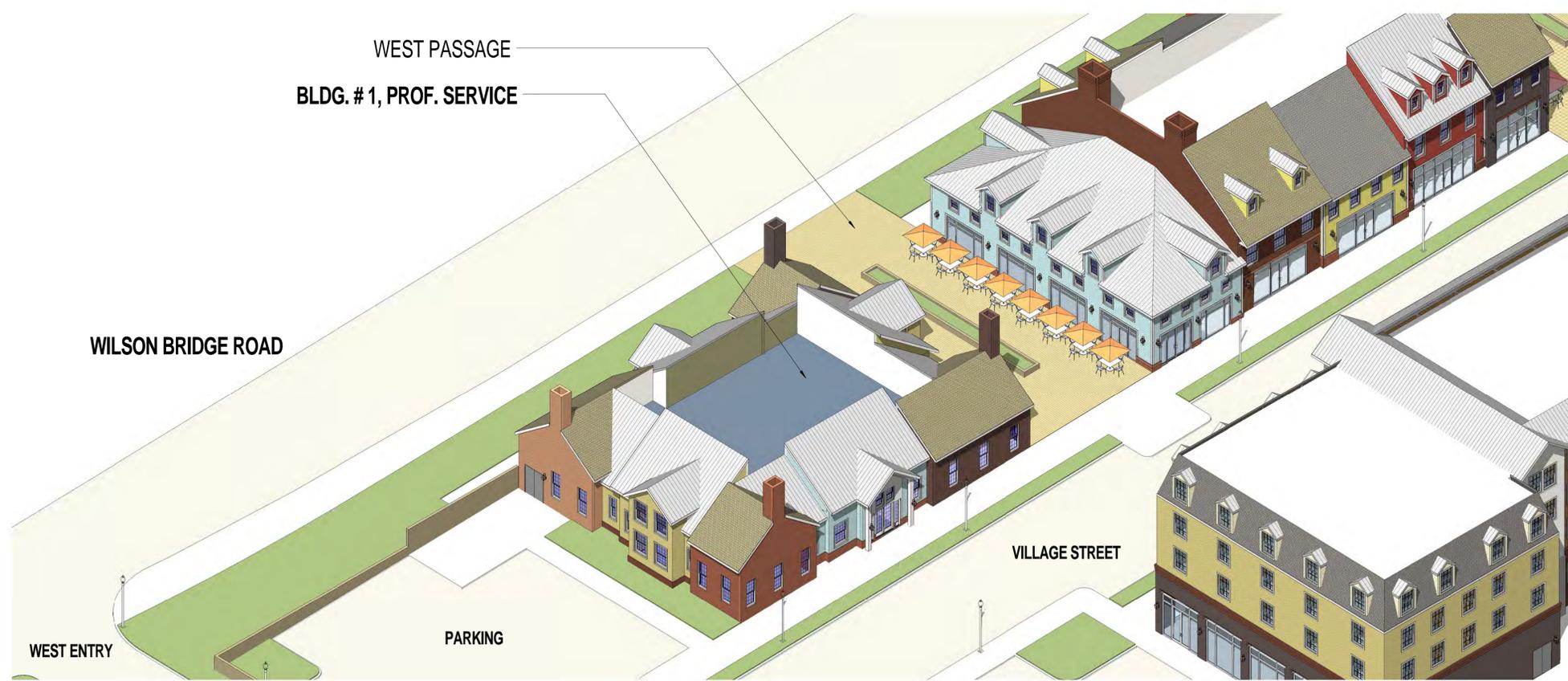
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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (1) AXON (NE)
EX-ARB-7 SCALE:



2 (1) AXON (SW)
EX-ARB-7 SCALE:

THE VILLAGE AT WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

WEST OFFICE AXONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-7

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-7 - WEST OFFICE AXONS
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9/30/2016 9:41:46 AM



SCOPE DOCUMENTS

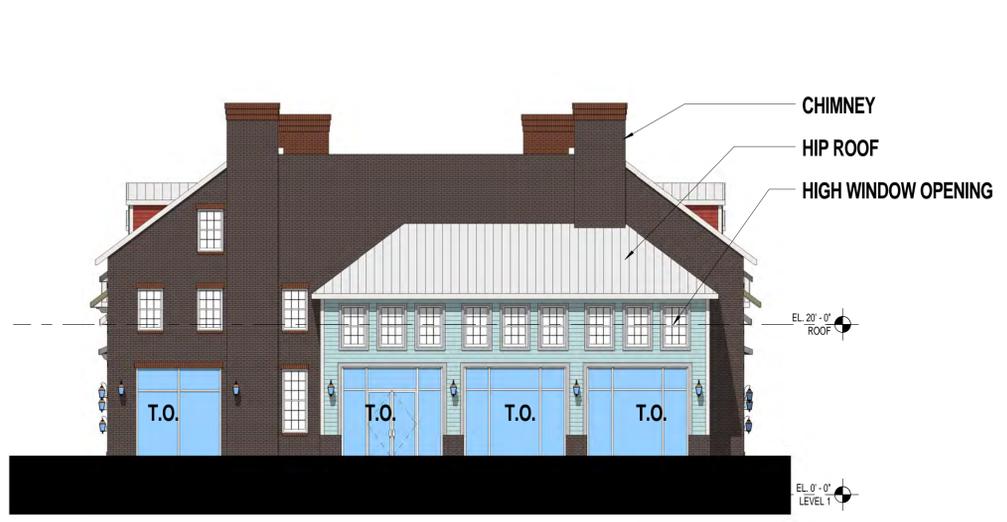
The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

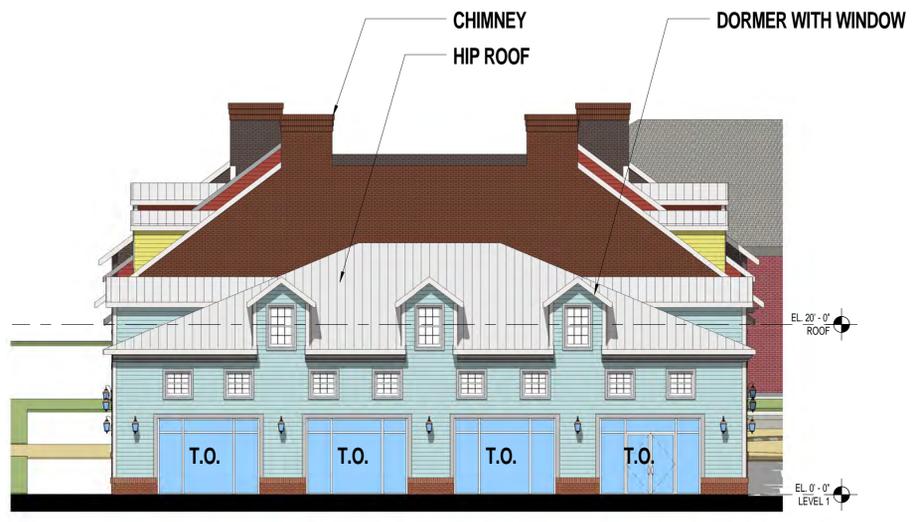
No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (2) ELEVATION NORTH
EX-ARB-8 SCALE: 1" = 10'-0"



2 (2) ELEVATION EAST
EX-ARB-8 SCALE: 1" = 10'-0"



4 (2) ELEVATION WEST
EX-ARB-8 SCALE: 1" = 10'-0"



3 (2) ELEVATION SOUTH
EX-ARB-8 SCALE: 1" = 10'-0"

**ELEVATION DIAGRAMS,
COLORS MAY NOT
REFLECT ACTUAL
MATERIAL SELECTIONS**

**THE VILLAGE AT
WORTHINGTON SQUARE**

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

**NORTH RESTAURANT
ELEVATIONS**

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-8

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-8 - NORTH RESTAURANT ELEVATIONS
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9/30/2016 9:41:57 AM



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (2) AXON (NE)
EX-ARB-9 SCALE:



2 (2) AXON (SW)
EX-ARB-9 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

NORTH RESTAURANT AXONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-9



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016

WILSON BRIDGE ROAD

WILSON BRIDGE ROAD



1 (3) LEVEL 1 FLOOR PLAN
EX-ARB-10 SCALE: 1/16" = 1'-0"

2 (3) LEVEL 2 FLOOR PLAN
EX-ARB-10 SCALE: 1/16" = 1'-0"

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

BLDG #3 HOLIDAY INN FLOOR
PLANS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/26/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-10

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-10 - BLDG #3 HOLIDAY INN FLOOR PLANS
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9/30/2016 9:42:48 AM

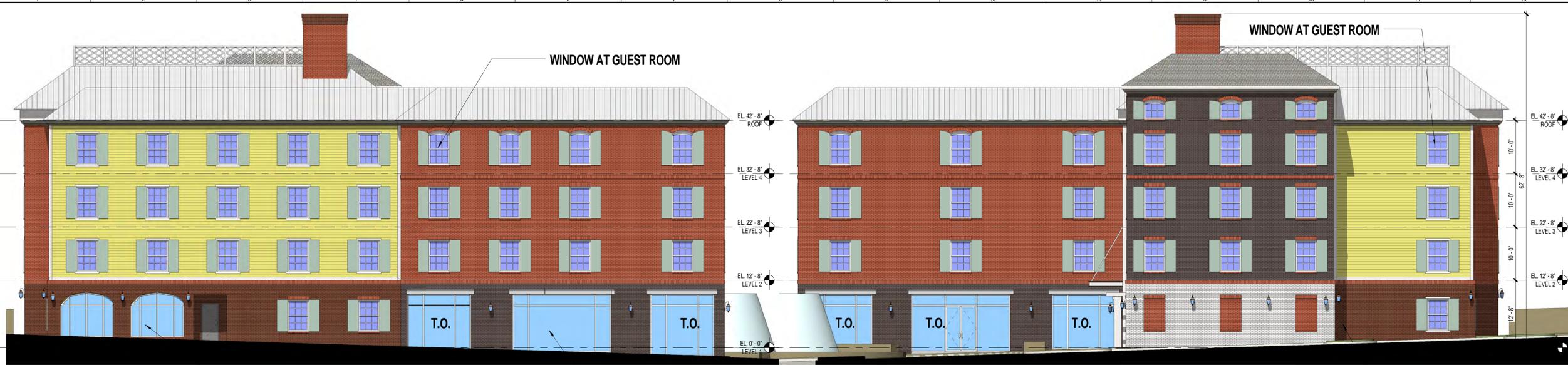


SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (3) ELEVATION NORTH
EX-ARB-11 SCALE: 1" = 10'-0"

3 (3) ELEVATION SOUTH
EX-ARB-11 SCALE: 1" = 10'-0"



2 (3) ELEVATION EAST
EX-ARB-11 SCALE: 1" = 10'-0"



4 (3) ELEVATION WEST
EX-ARB-11 SCALE: 1" = 10'-0"

**ELEVATION DIAGRAMS,
COLORS MAY NOT
REFLECT ACTUAL
MATERIAL SELECTIONS**

**THE VILLAGE AT
WORTHINGTON SQUARE**

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

HOLIDAY INN ELEVATIONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-11

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-11 - HOLIDAY INN ELEVATIONS
P:\2015\20150241\10-7 drawings\10-7-1 revit\users\option 3\20150241_2015_option3_slevej.rvt
9/30/2016 9:43:14 AM



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (3) AXON (NE)
EX-ARB-12 SCALE:



2 (3) AXON (SW)
EX-ARB-12 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

HOLIDAY INN AXONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-12



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (4) LEVEL 1 FLOOR PLAN
EX-ARB-13 SCALE: 1/16" = 1'-0"



2 (4) LEVEL 2 FLOOR PLAN
EX-ARB-13 SCALE: 1/16" = 1'-0"

THE VILLAGE AT WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

BLDG #4 HAMPTON INN FLOOR PLANS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/26/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-13

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-13 - BLDG #4 HAMPTON INN FLOOR PLANS
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9/30/2016 9:44:01 AM



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of rational, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (4) ELEVATION NORTH
EX-ARB-14 SCALE: 1" = 10'-0"



2 (4) ELEVATION EAST
EX-ARB-14 SCALE: 1" = 10'-0"



3 (4) ELEVATION WEST
EX-ARB-14 SCALE: 1" = 10'-0"

ELEVATION DIAGRAMS,
COLORS MAY NOT
REFLECT ACTUAL
MATERIAL SELECTIONS



4 (4) ELEVATION SOUTH
EX-ARB-14 SCALE: 1" = 10'-0"

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

HAMPTON INN ELEVATIONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-14

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-14 - HAMPTON INN ELEVATIONS
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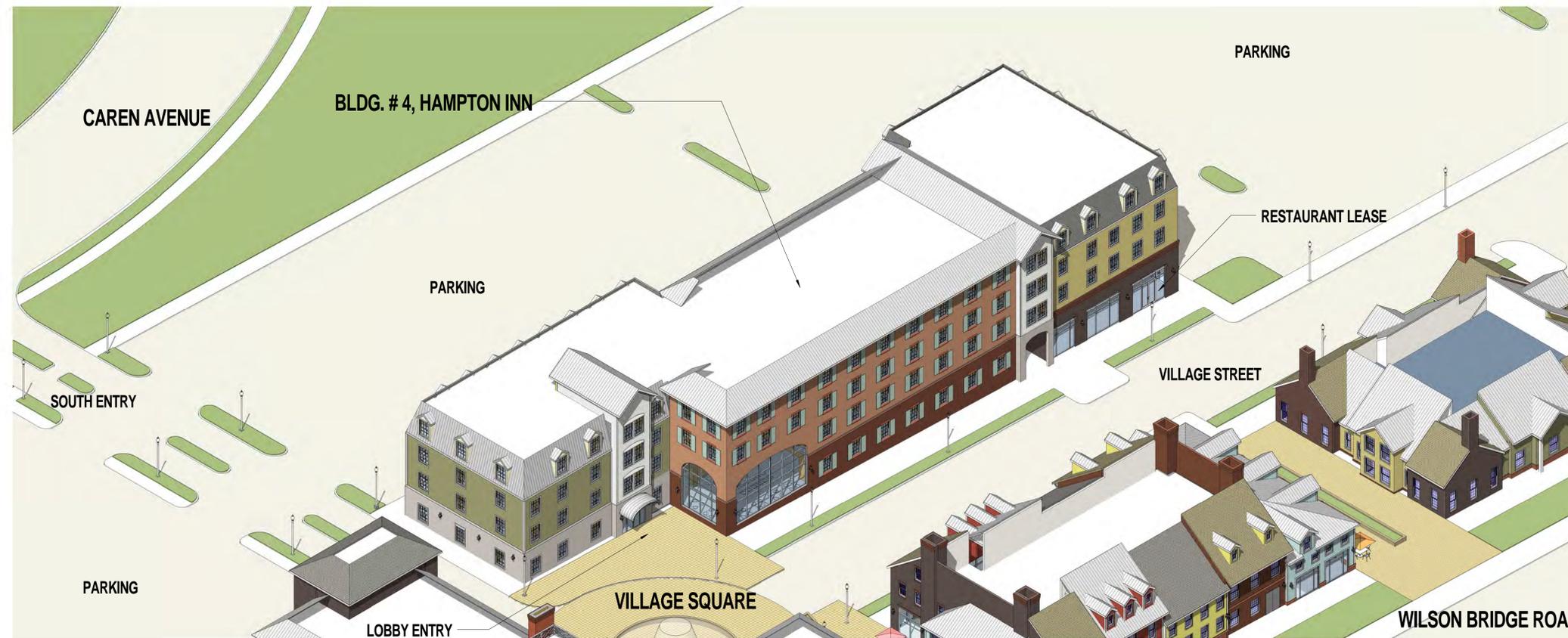


SCOPE DOCUMENTS

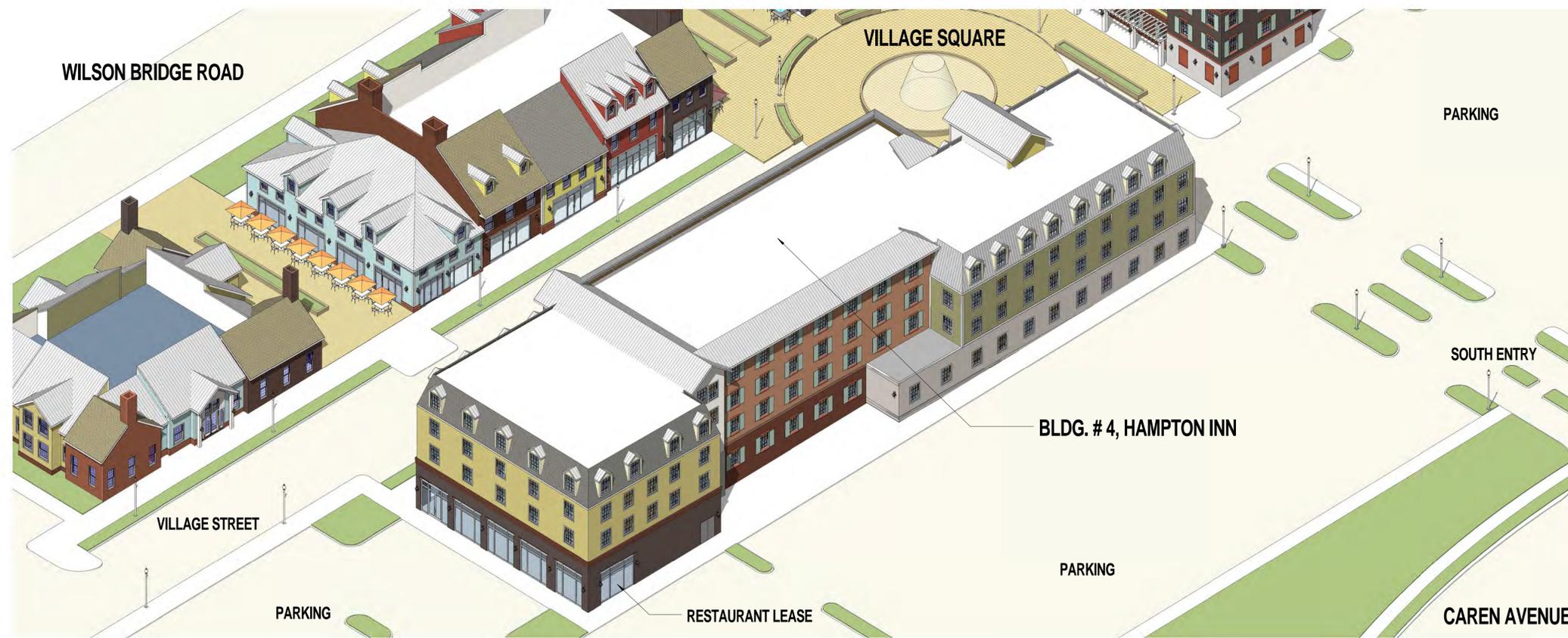
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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (4) AXON (NE)
EX-ARB-15 SCALE:



2 (4) AXON (SW)
EX-ARB-15 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

HAMPTON INN AXONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-15



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-16 - BLDG #5 RESTAURANT, BLDG #6 PROF. SERVICE
P:\2015\20150241\1d-7 drawings\1d-7-1 revit\users\option 3\20150241_2015_option3_slevej.rvt
9/30/2016 9:45:03 AM

1 (5,6) LEVEL 1 FLOOR PLAN
EX-ARB-16 SCALE: 1/16" = 1'-0"

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

BLDG #5 RESTAURANT, BLDG
#6 PROF. SERVICE

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/29/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-16



SCOPE DOCUMENTS

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ISSUANCES

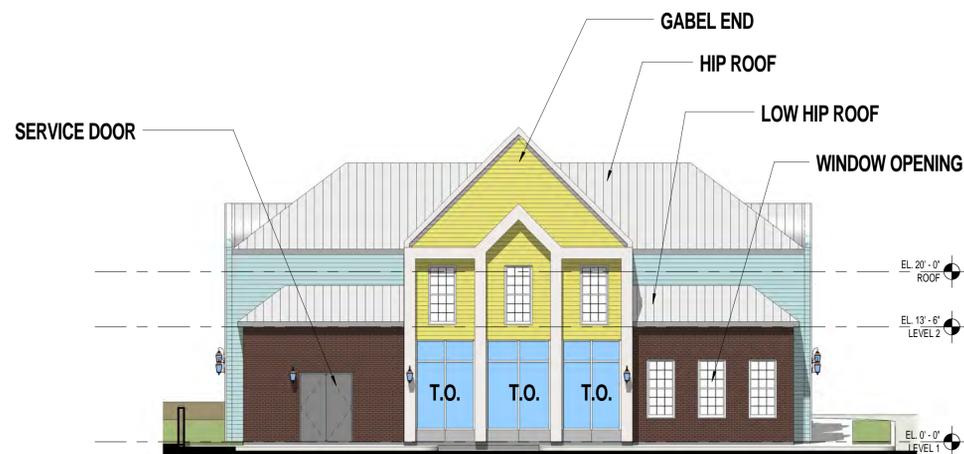
No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (5) ELEVATION NORTH
EX-ARB-17 SCALE: 1" = 10'-0"



2 (5) ELEVATION EAST
EX-ARB-17 SCALE: 1" = 10'-0"



4 (5) ELEVATION WEST
EX-ARB-17 SCALE: 1" = 10'-0"



3 (5) ELEVATION SOUTH
EX-ARB-17 SCALE: 1" = 10'-0"

**ELEVATION DIAGRAMS,
COLORS MAY NOT
REFLECT ACTUAL
MATERIAL SELECTIONS**

**THE VILLAGE AT
WORTHINGTON SQUARE**

7007 N. HIGH STREET
WORTHINGTON, OHIO
Owner

**EAST RESTAURANT
ELEVATIONS**

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-17

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-17 - EAST RESTAURANT ELEVATIONS
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SCOPE DOCUMENTS

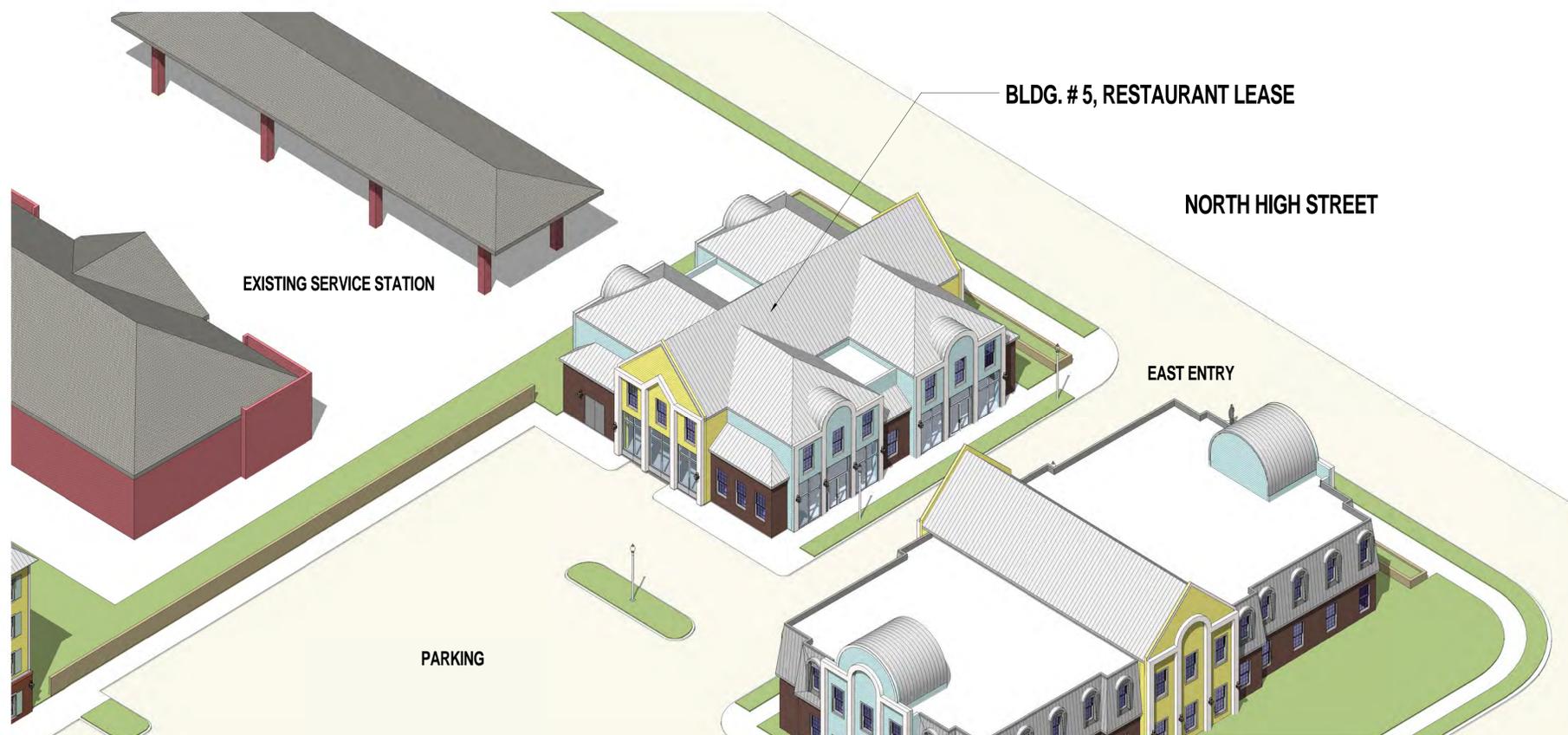
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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (5) AXON (NE)
EX-ARB-18 SCALE:



2 (5) AXON (SW)
EX-ARB-18 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

EAST RESTAURANT AXONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-18



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016

GABEL END
GLASS ENTRY DOORS
MANSARD ROOF
WINDOW OPENING AT LEVEL 2
WINDOW OPENING AT LEVEL 1
BARREL ROOF



1 (6) ELEVATION NORTH
EX-ARB-19 SCALE: 1" = 10'-0"



2 (6) ELEVATION EAST
EX-ARB-19 SCALE: 1" = 10'-0"



4 (6) ELEVATION WEST
EX-ARB-19 SCALE: 1" = 10'-0"



3 (6) ELEVATION SOUTH
EX-ARB-19 SCALE: 1" = 10'-0"

**ELEVATION DIAGRAMS,
COLORS MAY NOT
REFLECT ACTUAL
MATERIAL SELECTIONS**

**THE VILLAGE AT
WORTHINGTON SQUARE**

7007 N. HIGH STREET
WORTHINGTON, OHIO
Owner

EAST OFFICE ELEVATIONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-19

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-19 - EAST OFFICE ELEVATIONS
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SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 (6) AXON (NE)
EX-ARB-20 SCALE:



2 (6) AXON (SW)
EX-ARB-20 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

EAST OFFICE AXONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-20



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 CAM/NORTH WEST ENTRY
EX-ARB-21 SCALE:



2 CAMEAST ENTRY
EX-ARB-21 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

CAMERA VIEWS ENTRY

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-21

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-21 - CAMERA VIEWS ENTRY
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9/30/2016 9:47:37 AM



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 CAM/NORTH WEST PASSAGE
EX-ARB-22 SCALE:



2 CAM/NORTH EAST PASSAGE
EX-ARB-22 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

CAMERA VIEWS PASSAGE

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-22



SCOPE DOCUMENTS

The Construction Documents have not been completed therefore this drawing may be incomplete or not coordinated. The documents issued indicate the general scope of the Project. The Contractor is responsible for complete and coordinated pricing and Work, and shall include all items necessary for the proper execution and completion of the Project, whether indicated or not. All components of the Project shall comply with any and all requirements of national, state, and local codes. The Contractor shall inform the Owner and Architect of any omissions, inconsistencies or errors in the information provided. If no notice is given and any omissions, inconsistencies or errors are discovered, the Architect's decisions on items of Work included in the scope shall be binding on the Contractor, when consistent with the general scope and quality of the Project.

ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016



1 CAM/PLAZA/HOLIDAY INN
EX-ARB-23 SCALE:



2 CAM/PLAZA/HAMPTON INN
EX-ARB-23 SCALE:

THE VILLAGE AT
WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO

Owner

CAMERA VIEWS PLAZA

Designer	20150241
Principal in Charge	Project No.
Approver	09/25/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-23



SCOPE DOCUMENTS

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ISSUANCES

No.	Drawing Issue Description	Date
1	PRELIMINARY ARB	09/30/2016

ROOFING TILES

MULTI-WIDTH SLATE



ABERDEEN SLATE GRAY WEATHERED GREEN

SINGLE-WIDTH SLATE



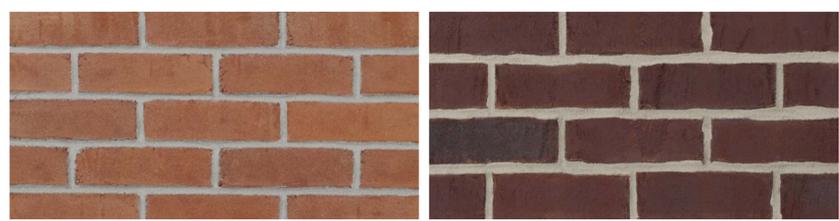
BROWNSTONE CANYON EVERGREEN

SINGLE-WIDTH SHAKE

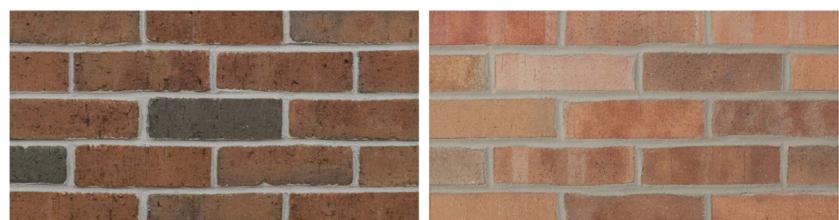


AUTUMN MOUNTAIN TAHOE

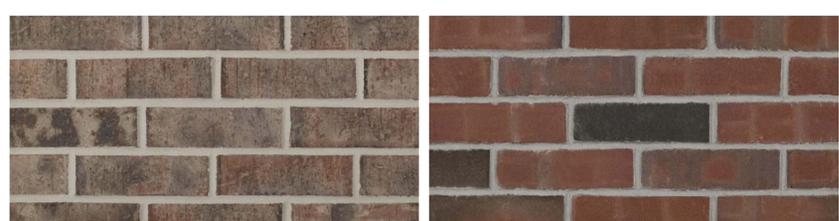
BRICKS



26HB REDBURN ELLSWORTH



ABERDEEN ILLINI COMMONS



CELTIC GREY RUSTIC BURGUNDY

SIDING

LAP SIDING



SELECT CEDARMILL SMOOTH BEADED CEDARMILL BEADED SMOOTH

VERTICAL SIDING



SELECT CEDARMILL STUCCO SMOOTH SIERRA 8

SHINGLE SIDING



HALF ROUNDS INDIVIDUAL SHINGLES STAGGERED EDGE PANEL STRAIGHT EDGE PANEL

AVAILABLE COLORS



STONE VENEER



YORK BANFF-SPRINGS



MONTECITO BRUNELLO



CATANIA ORCHARD

STANDING SEAM METAL ROOF



PAINT



CAST STONE



metal sales COLOR GUIDE
PVDF (Kynar 500®) Paint System Standard Stocked Colors

Snowdrift White (W81)	Linen White (81)	Sandstone (W51)	Weathered Copper (W50)	Dark Bronze (50)
Khaki (88)	Classic Green (66)	Old Zinc Grey (W29)	Colonial Red (W75)	Terra Cotta (W72)
Metallic Silver (K7)	Mistique Plus (W31)	Galvalume® (41) <small>Non-painted Finish + 25 Year Warranty</small>		

PVDF (Kynar 500®) Paint System Standard Non-Stocked Colors

Parchment (W74)	Taupe (74)	Medium Bronze (H4)	Mansard Brown (133)	Matte Black (106)
Aged Copper (65)	Patina Green (W58)	Hemlock Green (M7)	Felt Green (W66)	River Teal (59)
Ash Grey (25)	Old Town Grey (W25)	Slate Grey (W38)	Patriot Red (73)	Brandywine (P8)
Tahoe Blue (W71)	Ocean Blue (35)	Regal Blue (W35)	Champagne Metallic (168)	Antique Patina (M1)

PROJECT NUMBER: 20150241 PROJECT NAME: THE VILLAGE AT WORTHINGTON SQUARE
SHEET NUMBER: EX-ARB-24 - MATERIAL SELECTIONS
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9/30/2016 10:26:49 AM

THE VILLAGE AT WORTHINGTON SQUARE

7007 N. HIGH STREET
WORTHINGTON, OHIO
Owner

MATERIAL SELECTIONS

Designer	20150241
Principal-in-Charge	Project No.
Approver	09/30/16
Project Manager	Date
Checker	
Project Architect	
Author	
Staff Architect	

EX-ARB-24