



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, February 9, 2017 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. Affirmation/swearing in of witnesses
4. Approval of minutes of the January 26, 2017 meeting

B. Architectural Review Board

1. New

- a. Window Changes & New Front Door – **686 Greenwich St.** (Miller Troyer Custom Homes/Graupmann) **AR 10-17**
- b. Shutter Removal – **666 High St.** (Gloria Yonadi) **AR 11-17**
- c. Fence – **820 Morning St.** (Mahlon & Cindy Nowland) **AR 12-17**
- d. Addition – **614 Oxford St.** (Sean Kocheran/Senff) **AR 13-17**
- e. Roof – **867 High St.** (Able Roof, LLC/867 High Street Condominium Association) **AR 14-17**

- f. Modifications to Proposed Gasoline/Convenience Store Station – **2182 W. Dublin-Granville Rd.** (United Dairy Farmers, Inc.) **AR 15-17** (Amendment to AR 128-16)

C. Municipal Planning Commission

1. Subdivision without Plat

- a. Lot Split – **128 Highland Ave.** (John Hitzemann) **SWOP 01-17**

B. Architectural Review Board (continued)

2. Unfinished

- a. New Medical Office Building & Building Demolition – **1033 High St.** (United Methodist Children’s Home) **AR 114-16**

C. Municipal Planning Commission (continued)

2. Amendment to Development Plan - Unfinished

- a. New Medical Office Building - **1033 High St.** (United Methodist Children’s Home) **ADP 06-16**

D. Other

E. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: February 3, 2017

SUBJECT: Staff Memo for the Meeting of February 9, 2017

B. Architectural Review Board

1. New

- a. Window Changes & New Front Door – **686 Greenwich St.** (Miller Troyer Custom Homes/Graupmann) **AR 10-17**

Findings of Fact & Conclusions

Background & Request:

In 1989, the 2 lots at the southeast corner of E. Granville Rd. and Greenwich St. were re-subdivided to create 4 lots with frontage along Greenwich St. At the time, all 4 lots were required to remain part of the Architectural Review District. This application is for the house on the southernmost lot which was constructed in 1992. The house is two stories with a gabled roof. The applicant plans to remodel the kitchen, which requires some exterior changes.

Project Details:

1. With installation of new cabinets and the sink on the south wall, the existing double hung windows would be relocated to the east to be part of the family room. A smaller casement window is proposed above the sink. The window style and trim would match the existing.
2. Approval of a new front door is also requested. The new fiberglass door would have 3 lights above 2 tall narrow panels, with near full height sidelights. The existing has 2 lights over 2 panels of about equal height.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Be sure that window designs are appropriate for the style or time period of the house. It is important that any doors and the entrances in which they are set should be compatible with the style and period of a building. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *approval* of the application. The proposed window changes and new door are appropriate for this house.

Motion:

THAT THE REQUEST BY MILLER TROYER CUSTOM HOMES ON BEHALF OF BRAD AND KATHY GRAUPMANN FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE SOUTH SIDE WINDOWS AND THE FRONT DOOR AT 686 GREENWICH ST. AS PER CASE NO. AR 10-17, DRAWINGS NO. AR 10-17, DATED JANUARY 23, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

b. Shutter Removal – **666 High St.** (Gloria Yonadi) **AR 11-17**

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

This commercial building was constructed in 1964, with the first floor for shops and restaurants and the second floor for offices. The more recent approvals were for the Whitney House on the first floor, Rolls Realty on the second floor, and joint identification signs for all of the second floor tenants. Approval is sought to leave shutters off of the front of the building

Project Details:

1. Shutters were originally in place for the second floor windows in the front part of the building, and the first floor windows at the rear of the building. The shutters were blue in the early 1990's and early 2000's and then painted black when P.K. O'Ryan's opened for business in 2002.
2. The shutters were removed from the three second floor windows on the front of the building due to poor condition, and the building owner prefers not to replace them. The shutters are still in place on the north side of the building.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Shutters should be installed if they are appropriate to the character of the building. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

Recommendations:

Staff is recommending *denial* of this application. The shutters add to the character of this building and should be maintained and replaced as necessary.

Motion:

THAT THE REQUEST BY KERBYS LLC FOR A CERTIFICATE OF APPROPRIATENESS TO LEAVE SHUTTERS OFF OF THE BUILDING AT 666 HIGH ST. AS PER CASE NO. AR 11-17, DRAWINGS NO. AR 11-17, DATED JANUARY 23, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

c. Fence – 820 Morning St. (Mahlon & Cindy Nowland) AR 12-17

Findings of Fact & Conclusions

Background & Request:

This property at the northeast corner of Morning St. and Franklin Ave. has a two-story house that was constructed in 1993 with a deck to the rear. A screened porch was added to the south in 1997. This application is a request to enclose the rear yard with a fence.

Project Details:

1. The owners would like the fence to extend 11’ south of the room addition to the 20’ setback line for Franklin Ave. At the north end the fence would connect to the house near the rear.
2. The proposed black metal picket fence would be 4’ tall.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendation:

Staff is recommending *approval* of this application, as the style and placement of the proposed fence meet the Design Guidelines.

Motion:

THAT THE REQUEST BY MAHLON & CINDY NOWLAND FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A FENCE AT 820 MORNING ST. AS PER CASE NO. AR 12-17, DRAWINGS NO. AR 12-17, DATED JANUARY 25, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

d. Addition – **614 Oxford St.** (Sean Kocheran/Senff) **AR 13-17**

Findings of Fact & Conclusions

Background & Request:

This farmhouse was constructed in the late 1800's, and there have been modifications and additions over the years. The house is a contributing building in the Worthington Historic District. Last year, the owners received approval to remove the porch railings, and the house was painted white. This request would allow for construction of an addition to the rear.

Project Details:

1. The 837 square foot rear one-story addition would allow the owners to expand the kitchen.
2. A gabled roof is proposed in the same pitch as the garage, extending up from and to the rear of that gable. The peak of the new gable would be visible from the front of the house.
3. The materials are planned to look like the existing house, with the siding being fiber cement.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendations:

Staff is recommending *approval* of this application, as the addition is compatible with the existing house and meets the recommendations of the design guidelines.

Motion:

THAT THE REQUEST BY SEAN KOCHERAN ON BEHALF OF A.J. & KRISTEN SENFF TO CONSTRUCT AN ADDITION TO THE REAR OF 614 OXFORD ST. AS PER CASE NO. AR 13-17, DRAWINGS NO. AR 13-17, DATED JANUARY 27, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

e. Roof – **867 High St.** (Able Roof, LLC/867 High Street Condominium Association) **AR 14-17**

Findings of Fact & Conclusions

Background & Request:

This building was constructed in 1954 and houses 4 office condominiums. The brick building is two stories with a hipped roof. On the south side are 2 shed roof additions, and replacement of the roof is proposed for these structures.

Project Details:

1. The existing shed roofs are metal and the wood structure underneath has considerable damage to the wood.
2. Repair and replacement of the roofs are proposed, with asphalt shingles to match the black shingles on the roof of the main building.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

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 material is appropriate for this building.

Motion:

THAT THE REQUEST BY ABLE ROOF, LLC ON BEHALF OF THE 867 HIGH STREET CONDOMINIUM ASSOCIATION FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE ROOFING AT 867 HIGH ST. AS PER CASE NO. AR 14-17, DRAWINGS NO. AR 14-17, DATED JANUARY 30, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

- f. Modifications to Proposed Gasoline/Convenience Store Station – **2182 W. Dublin-Granville Rd.** (United Dairy Farmers, Inc.) **AR 15-17** (Amendment to AR 128-16)

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

A new UDF convenience store and gas station at the northeast corner of W. Dublin-Granville Rd. and Linworth Rd. was approved by the Architectural Review Board in September of 2014. In December of 2016 an extension of the previous approval was granted, with the bollards by the building, the front elevation, and light poles and fixtures needing to come back for further approval.

Project Details:

1. With the last submittal, 29 bollards were to be placed along the front of the building, lining up with building and window features and spaced about 3'11" apart. This proposal would extend the distance between bollards to 5'3", reducing the number to 22, and they would no longer line up with building and window features. The color was to be bronze with silver reflective stripes at the top, but can be discussed at the meeting.
2. The front of the building had been modified from the original approval to accommodate a coffee station, and the Board felt the exterior was not acceptable. The proposed elevation

now would have full height windows adjacent to the east of the door, and 4 adjacent windows ending at the water table.

3. The proposed light poles and fixtures are proposed to be an aluminum color, as the applicant feels that would be less noticeable than a darker version. The fixture height would be no more than 15' above grade. Lighting levels were approved to be ≤ 0 footcandles at the east property line and ≤ 30 footcandles under the canopy. The lighting color has not been identified, but was previously shown as available in 5000k or 4000k.
4. A new version of a freestanding sign has been presented, with a sign cabinet 30 square feet in size. The shown base is stone, but the base would include brick to match the building. The base is about 30" in height.

Land Use Plans:

Worthington Comprehensive Plan Update & 2005 Strategic Plan

A neighborhood retail service center should be established at the West Dublin-Granville Road and Linworth Road intersection to create a commercial node for the community.

Worthington Design Guidelines

Windows: Use traditional sizes, proportions and spacing for windows. Doing so will help link Old Worthington and newer areas through consistent design elements.

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 (standing vertically, mounted on a ground-level base and not on a pole); 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.

Recommendation:

Staff is recommending *approval* of this application with the followings considerations:

- The bollards by the building may be less noticeable in the previous configuration, lining up with architectural and window features.
- The window tinting should be non-reflective and as light in color as possible to achieve the desired interior effect.
- Color temperature for the lighting is typically approved to be no greater than 2700K. Selection of different fixtures may be necessary.
- The freestanding sign size and design are now appropriate.
- The transformer must be screened with landscape material and be a color to blend in with the screening.

Motion:

THAT THE REQUEST BY UNITED DAIRY FARMERS, INC. TO AMEND AR #125-16 TO CONSTRUCT A NEW GASOLINE/CONVENIENCE STORE STATION AT 2182 WEST DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 15-17, DRAWINGS NO. AR 15-17, DATED JANUARY 27, 2017, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Subdivision without Plat

- a. Lot Split – **128 Highland Ave.** (John Hitzemann) **SWOP 01-17**

Findings of Fact & Conclusions

Background & Request:

This lot is 0.92 acres at the northeast corner of Highland Ave. and the Westview Dr. right-of-way, which is unimproved at that location. The property is in the R-10 Zoning District. When originally platted as part of the Northhigh Acre subdivision in 1923, there were 2 separate lots (100' & 111' wide) that extended approximately 380' north to south. At some point, the lots were re-divided so the division was east-west rather than north-south, creating two 211' wide x 189' deep lots. A 1596 square foot house constructed in 1968 sits on the eastern part of the southern lot, with access to Highland Ave. The owners would like to construct a second single family house on the property, and are asking for approval to subdivide the property again.

Project Details:

1. Division of the parcel would be by way of a new north to south property line, creating a 100' wide lot to the west, and a 111' wide lot to the east, matching the widths of the original platted parcels. The new lots would be 18,900 square feet and 20,979 square feet, exceeding the Code requirement for minimum lot width of 10,400 square feet in R-10. Required setbacks would be 30' in the front and rear; 20' for the west side adjacent to the Westview Dr. right-of-way; and 8' on the east side.
2. One-family dwellings must be a minimum of 1600 square feet in area in the R-10 Zoning District. A sample floor plan is included with the application materials showing a >2000 square foot ranch house.
3. When subdividing property, sidewalks are required along public streets, whether improved or unimproved. The applicant will construct sidewalks along Highland Ave., but is requesting a variance to eliminate the requirement along Westview Dr. as it is unimproved. The City has discussed a path for bicycles and pedestrians in this area, but does not have plans at this point for construction of either.
4. Street trees are required to be planted as part of subdivisions. Coordination with the City's arborists would be required.

Land Use Plans:

Worthington Subdivision Regulations

"Subdivision" means the division or combination of any parcel or parcels of land shown as a unit or as contiguous units on the latest tax roll. A proposed Subdivision of a parcel of land along an existing Public Street in any R-16 or R-10 Zoning District, not involving the opening, widening or extension of any street, road or access point and involving a tract of land from which no more than five Lots can be created after the original tract has been completely subdivided may be submitted to the Municipal Planning Commission for approval without Plat. The Commission may establish

reasonable necessary procedures and requirements to be met by the owner desiring to subdivide property.

Whenever any new single-family lots are created in accordance with the provisions of this Code in any residential zoning district, then the subdivider, developer or owner, as the case may be, shall make a cash payment to the City of five hundred dollars (\$500.00) per each new lot created for deposit in the Special Parks Fund. Such deposits shall be used for the capital costs associated with the City's parks, playground and recreation areas.

Sidewalks shall be provided on both sides of all streets in any Subdivision, except that along streets without curb and gutter either Recreation Paths or Sidewalks shall be constructed, and none are required in Alleys. Monuments and stakes, and street trees shall be required.

Recommendation:

Staff is recommending *approval* of this application be recommended to the City Council, with the following items being required as part of the subdivision:

- A variance be obtained from the City Council so a sidewalk would not have to be constructed along the Westview Dr. Right-of-way.
- A public area payment of \$500 be made to the City for the Special Parks Fund.
- Installation of street trees and survey stakes.

Motion:

THAT THE REQUEST BY JOHN HITZEMANN FOR APPROVAL OF SUBDIVISION WITHOUT PLAT TO SPLIT THE PROPERTY AT 128 HIGHLAND AVE. INTO TWO LOTS, AS PER CASE NO. SWOP 01-17, DRAWINGS NO. SWOP 01-17, DATED JANUARY 27, 2017, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

B. Architectural Review Board (continued)

2. Unfinished

- a. New Medical Office Building & Building Demolition – **1033 High St.** (United Methodist Children's Home) **AR 114-16**

&

C. Municipal Planning Commission (continued)

1. Amendment to Development Plan - Unfinished

- a. New Medical Office Building - **1033 High St.** (United Methodist Children's Home) **ADP 06-16**

Findings of Fact & Conclusions

Background & Request:

The United Methodist Children's Home (UMCH) site is approximately 41 acres in size, with existing buildings (occupied and vacant), parking and driveways. The majority of the property is zoned S-1, Special, except in 1987 just under 10 acres of land along the N. High St. frontage was rezoned to C-3, Institutions and Offices (~9.2 acres) and C-2, Community Shopping Center (~0.6 acres). Since the Comprehensive Plan was updated in 2005 and included a strategic redevelopment plan for the site, City leaders have anticipated a redevelopment that included a mix of uses across the entire site. The City studied the property again in 2014 and adopted amendments to the 2005 Comprehensive Plan, refining the desired outcome for the property.

These applications are a request for approval to build a two-story medical office building along the High St. frontage of the UMCH. The building would house an OhioHealth emergency room on the first floor, and medical offices on the second floor. The project was originally heard at the September 22, 2016 ARB/MPC meeting, and tabled after discussion. The proposal now includes the demolition of the chapel on the site.

Project Details:

1. Site Plan:

- Location of the two-story 20,000 square foot building would be about 57' west of N. High St. (36' from right-of-way line) and about 375' north of Wesley Blvd. The building would be about 12' further west of N. High St. than the previous submittal, to accommodate retention of a Sycamore tree.
- A new one-way drive from Wesley Blvd., starting about 50' west of N. High St. and curving to the north is proposed to connect to the southeast corner of the parking lot, which is approximately the same location as the existing parking. The connection would run between the new building and the existing building housing the West Ohio Conference of the United Methodist Church office (two-stories, 25,000 square feet). The existing drive west on Wesley Blvd. would also provide access at the west side of the parking lot.
- Existing parking would be repositioned and new parking would be added west of the lot to accommodate both buildings. Demolition of the chapel is proposed to allow space for the parking, rather than proposing new parking north of the building in proximity to N. High St. as was shown previously. The UMCH did not plan to retain the chapel as part of site redevelopment. The proposed parking count would be 196 spaces, which allows 4 spaces per 1000 square feet of building space, meeting the Code requirement. Eighty spaces would be designated for use by the conference facility, but method of identification has not been identified.
- Drop-off lanes for the emergency room and medical offices are proposed adjacent to the back of the building.
- A sidewalk extending directly from the public sidewalk framed with walls and landscaping is proposed. Also, sidewalk would run in front of the building and connect to the entrance at the rear.

- A generator and dumpster would be enclosed in a wall attached to the northwest corner of the building. The doors would be metal, and designed similarly to the building doors. The transformer is shown east of that wall and screened with grasses.
- The retention of as many trees as possible should be considered as part of the development, particularly the healthy trees near High St.
- Acceptable plans for landscaping, screening, lighting, storm water management and traffic would be expected before approval of the applications would be granted.
- Variances would be needed for the placement of a building and parking in the required High St. front yard, which is 100' for buildings and 50' for parking.

2. Building:

- The two-story 20,000 square foot building would be approximately 143' x 74', with the longer side of the building parallel with High St. The building has the look of 3 sections on the front, with storefront style windows on the first floor and smaller windows on the second floor. A hipped style roof has been added, which would double as a screen for equipment.
- The entrances to the building would be on the west side, adjacent to the parking lot. At the south end, larger storefront-like windows are proposed on both floors for the emergency room entrance. Flat-roofed canopies supported by brick columns are proposed above the emergency room entrance and office entrance at the north end of the building.
- Material samples have been submitted.
- Window, door and lighting details would be needed for approval.

3. Signage:

- Signs are proposed on all four sides of the building. On the east, west and north sides, the applicant would like to identify "OhioHealth" and "Emergency 24/7". On the south side only an "Emergency 24/7" sign is requested. Small signs are also proposed above the two entrances.
- Materials, illumination and color samples for the signs would be needed.

4. Lighting:

- Parking lot lighting is proposed, with fixtures at 27' above grade. Lighting design with lower poles has been requested.
- Building lighting details are needed.

Staff Comments:

1. Although these applications do not represent a comprehensive plan for the 41 acre site, the proposed medical office building provides a component of the plan that is desired in the community, and particularly along the High St. frontage. The development size and location would allow for other desired uses to be added in the future.
2. Extending parking to the rear is preferable to constructing parking along N. High St.
3. The pedestrian connection from N. High St. is appropriate. The N. High St. sidewalk is being considered for widening, and could be decided by the City in the future. Money should be set aside as part of this project. Bicycle parking accommodations are needed.

4. The placement of the generator and dumpster at the northwest corner of the building and screened by an integrated wall is an appropriate treatment. Larger, year-round plant material would be preferred for the transformer screening vs. the proposed grasses. Placement of equipment on the roof behind a screen would be appropriate.
5. The proposed building and sidewalk entrance design give the feel of having a main entrance to the building.
6. The building design is appropriate for Worthington and this site. Window glass should be as clear as possible.
7. Details of the wall signs are needed to determine the appropriateness. Internally illuminated signs are not appropriate in this location; halo or external illumination would be preferred. Material and number of signs should be reviewed.
8. The freestanding sign should be located at least 10' from the right-of-way. Incorporation of the Methodist Conference and this facility on the same sign would be preferable to installing a second sign.
9. Other issues needing addressed are: traffic; storm water; easement agreements; and possible subdivision.

Recommendation:

Staff is recommending *tabling* of these applications after discussion to allow the applicant to make modifications and provide additional information.

Land Use Plans (as reference for UMCH proposal):

Worthington Comprehensive Plan

The 2005 Worthington Comprehensive Plan identified 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. The UMCH property was specifically addressed in that section of the plan, with concepts establish for mixed use development on the site.

The following objectives were established in the 2014 amendment to the Comprehensive Plan:

1. Consideration of the redevelopment potential of this site (UMCH) recognizing the critical resource and opportunity this 40+ acre site represents within the City.
2. Provision of a mix of desirable uses and green space that are compatible with surrounding neighborhoods and are currently underserved in Worthington.
3. Addressing the needs of current and future residents by providing new housing types/options that are underrepresented in the market and complement Worthington's current offerings.
4. Recognition of the financial goals of UMCH to enable it to continue its mission within the region.
5. Expansion of the City of Worthington's tax base by incorporating uses that allow for new or enhanced sources of revenue.

6. Preservation and integration of the existing natural features found on the site related to Tucker Creek.
7. Creation of a well-planned, vibrant, walkable, and integrated development of the highest quality that meets or exceeds current best practices for mixed use development, including the provision of communal space and complete streets.

The High Street Mixed Use zone is described in the 2014 document as follows:

North High Street is the commercial spine of the City of Worthington and is a good location for commercial office use. Income tax generating employment uses such as office are critical to the fiscal sustainability of the City. In addition, this site's close proximity to historic Old Worthington makes it a prime location for walkable residential development and denser, amenity-rich housing types. This location along High Street is attractive for retail and service uses as well. It is not the desire of the City, however, to create a third retail center in close proximity to Old Worthington and the Shops at Worthington Place. Retail in this location should be neighborhood scale and serve the development that occurs on this site and that exists in the surrounding neighborhood; and it should help to activate the High Street frontage.

The High Street Mixed Use zone consists of the frontage of the UMCH site along High Street. It recommends a mix of office, residential, and retail uses with the focus on commercial office and medical uses with subordinate residential and limited retail uses. Buildings in this zone should be a minimum of two stories and a maximum of five stories in height with attractive, four-sided architecture. Buildings in this zone should address the streets, activate the street frontage, and include opportunities for outdoor dining and other pedestrian-focused activities. It is expected that the buildings adjacent to High Street will be commercial offices. Residential uses might occur behind as a transition to the Neighborhood Core. Neighborhood-oriented retail uses can complement the development in the first floors of office and residential buildings.

The objective of the High Street Mixed Use zone is to create a high-quality, dense, walkable, connected, mixed-use development that creates a dynamic space and signature address to attract Class A office tenants along High Street and add vitality and life to the High Street corridor. In order to create a walkable environment, it is expected that buildings will line public streets and most parking will be located at the center of blocks, screened from public streets by attractive buildings. Parking beneath buildings may also be considered, provided the public street frontage of a building is activated. By providing a mix of uses within the High Street Mixed Use zone, parking areas can be shared to optimize their use. To achieve the desired densities, parking decks are encouraged to be integrated into the site. Features expected as part of any parking deck or structure include masonry and architectural elements to dress up the exterior, windowed stair towers, and lush landscaping and pedestrian connections. Parking structures and/or parking lots could be lined with residential and/or retail development to separate and screen them from the Neighborhood Core.

Where the High Street Mixed Use zone is opposite existing single-family residential development, it is expected that the new development will consist of residential development and/or substantial and attractive buffers. As with all development in the UMCH focus area, it is to be high-quality in character and design with four-sided architecture. It should follow the Worthington Design Guidelines.

High Street Frontage Guidelines:

The potential redevelopment of the UMCH focus area creates a change in the consideration of setbacks along High Street in these blocks. To achieve the desired walkability, vitality, and screening of parking along Worthington's signature street, it is expected that multi-story buildings will be constructed closer to the High Street right-of-way, with parking located behind the buildings. The buildings should engage High Street with broad sidewalks, storefronts, front entries, and outdoor seating that provide an inviting strolling environment for pedestrians. The buildings constructed along High Street will set the tone and impression for the entire UMCH focus area. As such their architecture, materials, quality, interest, aesthetics, and vitality are critical. These buildings should have a predominance of brick and complement the community character. Buildings along High Street must have the majority of their building face fronting/parallel to the street. Buildings are expected to be at least two stories in height with substantially transparent storefronts on the first floor, whether retail or office, to activate the street. Operational building entries must be provided along High Street regardless of parking orientation. Neither single-story commercial buildings nor retail buildings on outlots are part of the vision for the UMCH focus area, nor are buildings placed in the middle of parking lots. Generally it is anticipated that buildings will be setback from the High Street curb line an appropriate distance based upon the architecture and use(s) of the buildings. The streetscape section between the building and the curb should include a sizable tree lawn or street trees in planters (ten feet +/-), at least an eight-foot wide unobstructed sidewalk, and an outdoor seating and/or landscape planting area. As the building height increases, the buildings should consider the relationship between the setback, the street corridor, and the building height. It is expected that if fourth or fifth stories are included, a variety of techniques will be implemented to mitigate any potential "canyon" effect along High Street, such as the use of floor terracing, changes in building massing, insertion of a green commons, recessed seating and dining areas, and lush landscaping to name a few.

While it is preferred that parking be provided to the rear of building, if parking is provided in front, it should be consistent across the frontage and be limited to either one row (single bay) of parking or on-street parking for short customer visits. Parking visible between buildings should be screened by landscape and/or masonry wall.

Development within the UMCH should be well landscaped, with particular focus on the streetscapes, building edges, buffers, and public park/community commons. Landscaping should be substantial, lush, well-planned, and commonly-maintained. Landscape should emphasize native species where possible.

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.

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.



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR10-17 Date Received 1/23/17 Fee 2nd Meeting Date 2/9/17 Filing Deadline Receipt # 63152

- 1. Property Location 686 Greenwich St
2. Present/Proposed Use Residential
3. Zoning District R
4. Applicant Miller Trayer Custom Homes - Angie Szabo Address 102 W. Main St #492, New Albany, OH 43054 Phone Number(s) 614-595-7270 or angie@millertrayer.com
5. Property Owner Brock + Kathy Graupmann Address 686 Greenwich St Phone Number(s)
6. Project Description kitchen remodel with moving a window down into family room + installing new small window and changing front door
7. Project Details: a) Design see plans b) Color same as current for windows c) Size see plans d) Approximate Cost \$2000 Expected Completion Date end of May with whole project

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.

Angie Szabo Applicant (Signature)

1/27/17 Date

Property Owner (Signature)

Date

Abutting Property Owners List for
686 Greenwich St.

Casimiro Martinez
James Morgan
William Fallon
Resident
Resident

Jennifer Wene
Sara Radabaugh

696 Greenwich St.
305 E. Granville Rd.
PO Box 465
676 Greenwich St.
674 Greenwich St.

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



MILLER TROYER

CUSTOM HOMES, AMISH CABINETRY AND REMODELING

January 25, 2017

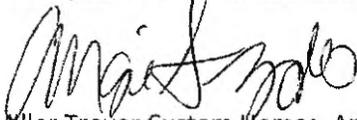
City of Worthington ARB
374 Highland Ave
Worthington, OH 43085

Dear ARB,

We are doing a kitchen remodel for the Graupmann's at 686 Greenwich St. One of the reasons they are doing this remodel is so that they can obtain more cabinet space. With their current design, it does not allow them to have much storage space. In order to achieve what they desire, we need to move the large window currently located in the kitchen down to the family room and the install a smaller set of windows that will be above the cabinetry in the kitchen. This allows them more natural light in their family room and still allows light in the kitchen.

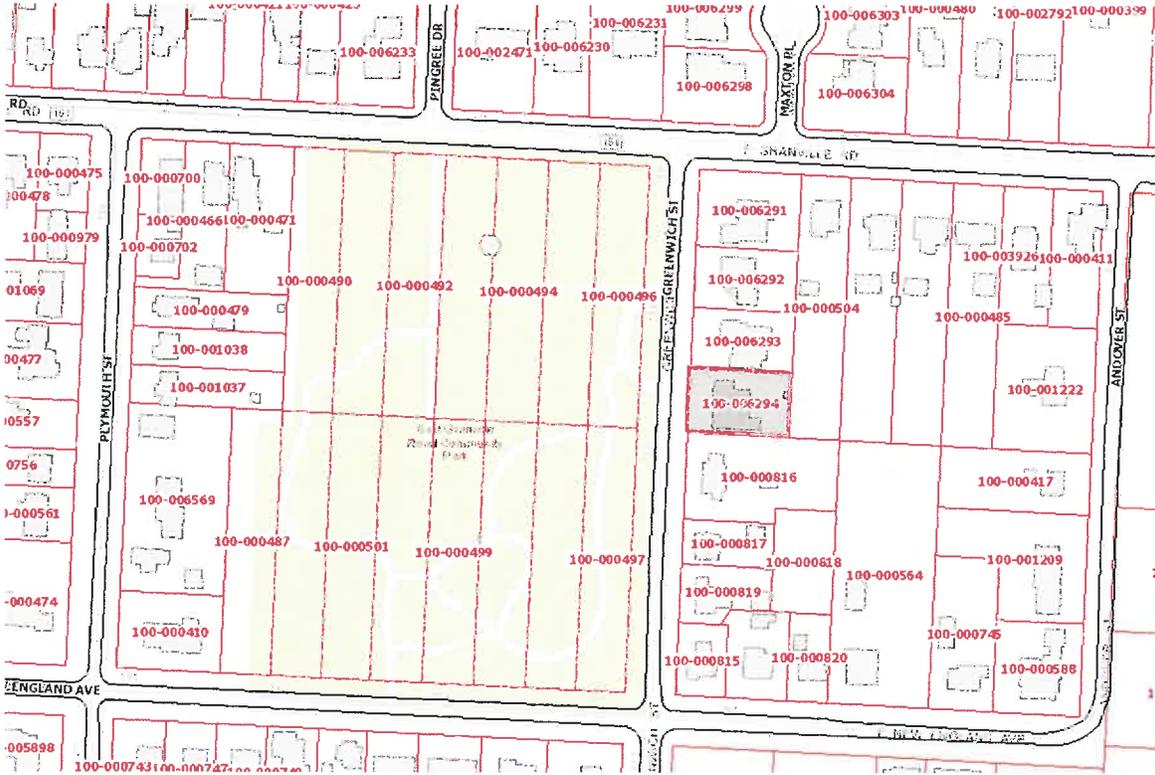
They would also like to replace their current front door. They reason for this change is to allow for sidelites on both sides of the door.

Thank you for your consideration.



Miller Troyer Custom Homes, Amish Cabinetry and Remodeling
614-595-7270
angie@millertroyer.com

686 Greenwich St.



100-006294 04/09/2014

SPECIALTY NORTH AMERICAN

Address: 400 E WILSON BRIDGE RD
 WORTHINGTON, OHIO 43085

Phone: 614-505-7336



Quote

Page 1 of 1

Quote Number:

Date: 1/24/2017

Sales Person: VERN ELLIS

Customer Information

Name: MILLER TROYER

Address:

Phone 1:

Phone 2:

Fax:

Contact:

Job Name: MILLER TROYER-Graupmann

Specifications

U.D. = 64 1/2" x 81 5/8"; R.O. = 65 1/4" x 82"

O.M. of Exterior Trim = 67" x 82 7/8"

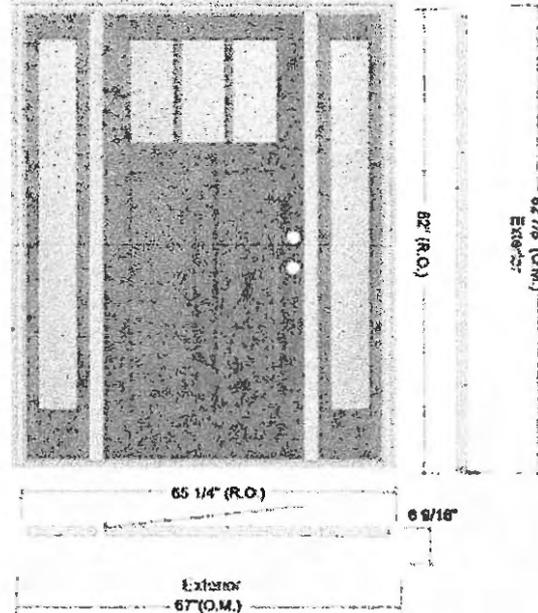


Image is viewed from Exterior!

Lead Time: Special Order

| Item Description | Qty |
|--|-----|
| 3' 0" x 6' 8" CCA230-SDLLE Classic-Craft American Style Fiberglass Door w/Simulated Divided Lite Low E Glass - Left Hand Inswing | 1 |
| 2 3/8" Backset - Double Bore (2 1/8" Dia. Bore) w/Faceplate Lockset Latch Prep w/Standard Strike Prep w/Deadbolt Therma-Tru 2-1/4" Full Lip Strike Prep | 1 |
| Set of Ball Bearing - Oil Rubbed Bronze Hinges | 1 |
| Set Double Sidelites 12" Wide CCA3400SL-LE w/Low E Glass | 1 |
| Fir Wood Frame (Continuous Head/Sill w/Exact-Size (Back-to-Back Jambs)) - 6 9/16" Jamb w/Fir Brickmould Exterior Trim (Applied) w/(2)Polished Chrome Adjustable Strike Plates (for Lockset and Deadbolt) | 1 |
| Bronze Compression Weatherstrip | 1 |
| Tru-Defense Composite Adj. - Mill Finish Sill (Continuous) | 1 |
| Sill Cover | 1 |
| Premium Packaging | 1 |
| MANUALLY ENTERED ITEM: freight *Non-Taxable Item | 1 |
| Item Total | |

Order Sub Total:

Tax:

Order Total:

Version #: 2.18

Version Date: 8/2/2016

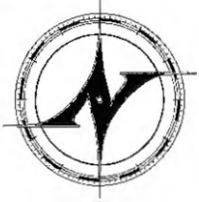


CITY OF WORTHINGTON
 AR 10-17
 DRAWING NO.

DATE 1-23-17

Graupmann Residence Remodel

686 Greenwich Street, Worthington, Ohio



NEW AVENUE
architects • engineers

www.new-avenue.net

4740 REED ROAD, SUITE 201
UPPER ARLINGTON, OHIO 43220
INFO@NEW-AVENUE.NET

614 . 884 . 8888

PERMIT SET 12/29/15

Building Summary:

| | |
|---------------------|---|
| Structure: | One and a Half Story, Single-Family Home w/ Full Basement w/ Partial Crawl |
| Exterior Wall: | |
| Basement: | Existing - 12 Course CMU |
| First Floor: | Existing - Wood Stud Walls w/ Brick & Wood Siding |
| Second Floor: | Existing - Wood Stud walls w/ Brick & Wood Siding |
| Floor Construction: | |
| Basement: | Concrete Slab |
| First Floor: | Conventional Framing |
| Second Floor: | Conventional Framing |
| Roof Construction: | Conventional Framing |
| Construction Type: | V-B |
| Use Group: | R |

Scope of Work:

Summary:
This Project is for the remodel of an existing single-family residence in Worthington, Ohio. The remodel shall consist of new kitchen cabinetry and island, opening up an existing family room wall to the kitchen, re-location of existing window, and a new front entry door.

Drawing List:

| | | |
|----|------|--------------------------------|
| 1. | | Cover Sheet |
| 2. | A1.1 | General Notes & Specifications |
| 3. | A1.0 | Partial Foundation Plan |
| 4. | A1.1 | Partial First Floor Plans |
| 5. | A2.1 | Right Elevation |

General Requirements

1. Builder shall be familiar with provisions of all applicable codes and shall insure compliance of work to those codes.
2. These documents do not include the necessary components for construction safety. Safety, care of adjacent properties during construction, compliance with state and federal regulations regarding safety, and compliance with requirements specified in the Owner/Builder contract is, and shall be, the Builder's responsibility.
3. Builder shall supervise and direct the work and shall be solely responsible for all construction means, methods, techniques, and safety procedures and for coordinating all portions of the work.
4. If in the event of conflict between local, state, and national codes, the more stringent shall govern.
5. All construction is to be in compliance with the following code: Residential Code of Ohio - 2013 (R.C.O. 2013).
6. Use of these Documents beyond the construction of a single family home, including sale of these plans to a third party for any use whatsoever, without the written permission of New Avenue, LLC of Upper Arlington, Ohio is strictly forbidden and is just cause for filing suit against the perpetrator.
7. Square footage calculations as shown in the floor plans include all conditioned space on the first and second floors and measure to the exterior face of the wall. Stairs going to the basement and to upper floors are included. Garage, basements, unfinished attics, fireplaces extending beyond the exterior walls, and the upper portion of vaulted and two-story spaces are not included. We adhere to the National ANSI Standard Z765-2003, as recognized by the National Association of Home Builders.
8. The term "Work" as used in these notes shall include all provisions as drawn or specified in these documents as provided by New Avenue, LLC.

Building Code Information:

| | |
|-------------------|---------------------------------------|
| Applicable Codes: | |
| Building Code: | Residential Code of Ohio (RCO) - 2013 |
| Mechanical Code: | Residential Code of Ohio (RCO) - 2013 |
| Plumbing Code: | Residential Code of Ohio (RCO) - 2013 |
| Electrical Code: | National Electrical Code - 2011 |

Graupmann Residence
Single Family Remodel

686 Greenwich Street
Worthington, Ohio

OWNERS:
Brad and Karen Graupmann

BUILDER:
Miller Troyer Custom Homes

Project No. 15-0249

ORIGINAL SIGNATURE IN RED
REQUIRED FOR AUTHENTICITY



COVER SHEET
&
SITE LOCATION
INFORMATION

CITY OF WORTHINGTON
AR 10-17
DRAWING NO.

DATE 1-23-17

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GENERAL NOTES AND SPECIFICATIONS

GENERAL

- THESE REQUIREMENTS MAY BE SUPERCEDED BY MORE STRINGENT INFORMATION CONTAINED WITHIN THE DRAWINGS. THE MORE STRINGENT SHALL BE FOLLOWED.
- SOIL CONDITIONS SHALL CONFORM TO THE FOLLOWING CONDITIONS:
 - BEARING CAPACITY - 1500 PSF MAX.
 - WATER TABLE - SHALL BE BELOW BOTTOM OF LOWEST FLOOR LINE OF STRUCTURE. WHEN WATER TABLE FOUND ABOVE, NOTIFY ENGINEER OF RECORD IMMEDIATELY.
- BOTTOM OF ALL FOOTINGS SHALL EXTEND TO BELOW FROST LINE OF THE LOCALITY. SEE TABLE BELOW.
- UNLESS OTHERWISE NOTED, MINIMUM CONCRETE FOOTING WIDTHS SHALL BE:

| | | |
|-------------------------------|---|--------|
| 1-STORY, NO BRICK VENEER | - | 24 IN. |
| 2-STORY, NO BRICK VENEER | - | 30 IN. |
| 1-STORY, WITH BRICK VENEER | - | 24 IN. |
| 2-STORY, WITH BRICK VENEER | - | 30 IN. |
| 2-STORY, HOLLOW CONC MASONRY | - | 24 IN. |
| 2-STORY (CF OR SOLID MASONRY) | - | 24 IN. |

- FREE DRAINING GRANULAR BACKFILL SHALL BE USED AGAINST FOUNDATION WALLS. ALL BACKFILL SHALL BE FREE OF VEGETATION AND FOREIGN MATERIAL SUCH AS ORGANIC MATERIALS, DEBRIS, PIECES OF DEMOLISHED CONCRETE, OR ANY OTHER HARD AND/OR POINTED OBJECTS SPECIFICALLY ROCKS LARGER THAN FOUR INCHES IN DIAMETER. FOUNDATION WALLS ARE DESIGNED FOR A MAXIMUM LATERAL SOIL PRESSURE OF 45 PCF UNLESS NOTED OTHERWISE ON THE FOUNDATION DETAILS. FOR WALLS WITH UNBALANCED BACKFILL, GREATER THAN 4-FEET, BRACING IS REQUIRED TO PREVENT DAMAGE BY THE BACKFILL. THE MINIMUM HEIGHT OF BACKFILL ABOVE THE FOOTING SHALL BE 6-INCHES ABOVE THE FOOTING FOR A MINIMUM WIDTH OF 12-INCHES BEYOND THE FOOTING EDGE. ALL DRAIN TILES SHALL SIT ON TOP OF A MINIMUM OF 2-INCHES OF WASHED GRAVEL, AND BE COVERED BY NOT LESS THAN 6-INCHES OF THE SAME MATERIAL.

- SURFACE DRAINAGE SHALL BE DIVERTED AWAY FROM THE FOUNDATION WALLS, PREFERABLY TO A STORM SEWER SYSTEM, BY GRADING THE SURFACE TO FALL A MINIMUM OF 6-INCHES WITHIN THE FIRST 10 FEET OF THE PERIMETER OF THE HOUSE. SWALES MAY BE INCORPORATED WHERE NECESSARY WHERE LOT LINES PROHIBIT THE ABOVE.

1. THE MINIMUM DESIGN LIVE LOADS USED IN THE CALCULATIONS FOR THIS SET OF DRAWINGS ARE AS FOLLOWS:

| | | |
|----------------------------------|---|---------------------------------------|
| DECKS | - | 40 psf |
| ATTICS WITHOUT STORAGE | - | 10 psf (ROOF SLOPE 3:12 OR LESS) |
| ATTICS WITH STORAGE | - | 20 psf (ROOF SLOPE GREATER THAN 3:12) |
| HABITABLE ATTICS W/ FIXED STAIRS | - | 40 psf |
| FIRST FLOOR ROOMS | - | 40 psf |
| SECOND FLOOR ROOMS | - | 40 psf |
| STAIRS | - | 40 psf |
| GUARDRAILS/HANDRAILS | - | 200 lbs |
| ROOF | - | 20 psf |

2. THE MINIMUM DESIGN WIND LOADS USED IN THE CALCULATIONS FOR THIS SET OF DRAWINGS ARE AS FOLLOWS:

| | | |
|------------|---|--------|
| WIND SPEED | - | 30 MPH |
| EXPOSURE | - | B |

3. THE STRUCTURAL ELEMENTS OF THIS HOUSE HAVE BEEN DESIGNED TO MEET STANDARD DEFLECTION CRITERIA AS FOLLOWS: (MAXIMUM LIVE LOAD DEFLECTION OF 1/2-INCH FOR ALL CASES WITH ATTACHED DRYWALL)

| | | |
|-------------------------------|---|----------------------|
| RAPERS (3/4 PITCH OR LARGER) | - | 1/300 |
| ENGINEERED FLOOR JOISTS | - | 1/400 |
| NOMINAL LUMBER FLOOR JOISTS | - | 1/360 |
| CERAMIC, TERRAZO, MARBLE TILE | - | 1/720 |
| EXTERIOR WALLS | - | 4/560 |
| EXTERIOR WALLS WITH SIDING | - | 4/240 |
| INTERIOR WALLS | - | 4/240 |
| CANTILEVERS | - | DOUBLE THE STIFFNESS |
| LINTELS SUPPORTING MASONRY | - | 1/600 |
| ALL OTHER STRUCT. ELEMENTS | - | 1/240 |

CONCRETE

1. ALL CONCRETE SHALL ATTAIN THE FOLLOWING MINIMUM 28-DAY COMPRESSIVE STRENGTHS (f'c) AS FOLLOWS:

| | | |
|-------------------|---|---|
| FOUNDATION WALLS | - | 3,000 psi (6% air-entrained) |
| EXTERIOR PIERS | - | 3,000 psi (6% air-entrained) |
| FOOTINGS AND PADS | - | 2,500 psi (6% air-entrained) |
| INTERIOR SLABS | - | 2,500 psi (6% air-entrained if exposed to freezing during construction) |
| EXTERIOR SLABS | - | 3,500 psi (6% air-entrained) |
| GARAGE SLABS | - | 3,500 psi (6% air-entrained) |
| RETAINING WALLS | - | 3,000 psi (6% air-entrained) |

2. ALL REINFORCING STEEL (REBAR, OR BAR) SHALL CONFORM TO ASTM A-615, GRADE 60. (60,000 psi)

3. ALL WELDED WIRE MESH SHALL CONFORM TO ASTM A-185, LAPPING A MINIMUM OF 8-INCHES.

4. ALL OPENINGS IN FOUNDATION WALLS SHALL BE REINFORCED WITH A MINIMUM OF ONE #5 REBAR x 48-INCHES LONG, PLACED DIAGONALLY AT EACH CORNER.

5. MAXIMUM SLUMP OF 5-INCHES.

6. ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ACI 318-08.

LUMBER

1. ALL STRUCTURAL WOOD JOISTS AND HEADERS SHALL BE STRESS GRADED #1 SPRUCE-PINE-FIR (SPF), 15% M.C. IN ACCORDANCE WITH NDS UNLESS NOTED OTHERWISE ON THE DRAWINGS. ALL LUMBER SHALL COMPLY TO THE FOLLOWING MINIMUM SPECIFICATIONS:

| MEM-FIR NORTH (NO. 2) | (4-PN #1) | ENGINEERED LUMBER - LVL (19E) |
|-----------------------|-----------|-------------------------------|
| Fb | - | 150 psi (REPETITIVE USE) |
| Ft | - | 2300 psi (REPETITIVE USE) |
| E | - | 2600 psi (NON-REPETITIVE) |
| Fv | - | 1,900,000 psi |
| Fc, parallel | - | 145 psi |
| Fc, perp. | - | 490 psi |

| SPRUCE PINE FIR (NO. 2) | (SPF #2) | ENGINEERED LUMBER - PSL (2.0E) |
|-------------------------|----------|--------------------------------|
| Fb | - | 1000 psi (REPETITIVE USE) |
| Ft | - | 3330 psi (REPETITIVE USE) |
| E | - | 2900 psi (NON-REPETITIVE) |
| Fv | - | 2,000,000 psi |
| Fc, parallel | - | 130 psi |
| Fc, perp. | - | 230 psi |

| SOUTHERN YELLOW PINE (NO. 2) (10" WIDE) | (SYP #2) | SPRUCE PINE FIR (Stud Grade) | (SPF Stud) | | |
|---|----------|------------------------------|--------------|---|--------------------------|
| Fb | - | 1200 psi (REPETITIVE USE) | Fb | - | 716 psi (REPETITIVE USE) |
| Ft | - | 1050 psi (NON-REPETITIVE) | Ft | - | 675 psi (NON-REPETITIVE) |
| E | - | 1,600,000 psi | E | - | 1,200,000 psi |
| Fv | - | 130 psi | Fv | - | 130 psi |
| Fc, parallel | - | 1500 psi | Fc, parallel | - | 120 psi |
| Fc, perp. | - | 565 psi | Fc, perp. | - | 425 psi |

2. ALL MANUFACTURED WOOD TRUSSES (INCLUDING GIRDERS) SHALL BE DESIGNED BY THE SUPPLIER OR MANUFACTURER AND IN ACCORDANCE WITH TPI 1-2007, NATIONAL DESIGN STANDARD FOR METAL PLATE CONNECTED WOOD TRUSS CONSTRUCTION. MANUFACTURER/SUPPLIER SHALL SUBMIT STAMPED (SEALED BY PROFESSIONAL ENGINEER, REGISTERED IN THE GOVERNING JURISDICTION) SHOP DRAWINGS TO THE BUILDING DEPARTMENT, UNLESS THE DESIGN DOES NOT MEET THE DESIGN OF THE ENGINEER OF RECORD. IN THIS CASE, SHOP DRAWINGS SHALL BE SUBMITTED FOR APPROVAL TO THE ENGINEER OF RECORD, PRIOR TO CONSTRUCTION OF THE TRUSSES.

3. THESE DRAWINGS HAVE BEEN DESIGNED BY A STRUCTURAL ENGINEER. THE TRUSS SUPPLIER/MANUFACTURER SHALL DESIGN THEIR ELEMENTS (TRUSSES AND GIRDERS) FOR A MAXIMUM BEARING PRESSURE OF 425 psi, AS IF SET ON SPF #1 WALL PLATES.

4. ERECTION OF TRUSSES SHALL BE IN ACCORDANCE WITH THE TRUSS PLATE INSTITUTE'S (TPI) RECOMMENDATIONS AND COMPLY WITH THE MANUFACTURER'S SPECIFICATIONS.

5. PRESSURE TREATED WOOD IS REQUIRED IN ALL OF THE FOLLOWING AREAS OF CONSTRUCTION:

- ALL STRUCTURAL WOOD EXPOSED TO THE EXTERIOR ELEMENTS
- ALL STRUCTURAL WOOD BEARING DIRECTLY ON CONCRETE OR MASONRY AND IS LESS THAN 8-INCHES FROM EXPOSED GROUND
- ALL STRUCTURAL WOOD BEARING DIRECTLY ON A CONCRETE SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND
- ALL WOOD SIDING, SHEATHING, AND FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6-INCHES FROM THE GROUND

6. FASTENERS FOR PRESSURE TREATED OR FIRE-RETARDANT WOOD SHALL BE HOT-DIPPED GALVANIZED STEEL, STAINLESS STEEL, OR COPPER WITH ONE EXCEPTION. ONE-HALF-INCH DIAMETER OR GREATER STEEL BOLTS ARE ALLOWED.

7. ALL WALL SILL PLATES BEARING DIRECTLY ON CAST IN PLACE CONCRETE OR CMU FOUNDATION WALLS SHALL BE ANCHORED WITH 1/2" DIAMETER ANCHOR BOLTS OR APPROVED GALVANIZED STEEL ANCHORS INTO THE WALL A MINIMUM OF 1-INCHES OF EMBEDMENT. MINIMUM TWO ANCHORS PER SECTION OF PLATE. MAXIMUM SPACING OF ANCHORS IS 6'-0". ANCHORS SHALL BE PLACED WITHIN 12-INCHES FROM EACH END OF EACH PLATE. PRE-CAST FOUNDATION WALL SILL ANCHORS SHALL BE INSTALLED PER MANUFACTURER INSTRUCTIONS.

8. PROVIDE A CONTINUOUS DOUBLE TOP PLATE AT ALL BEARING STUD WALLS.

9. PROVIDE BLOCKING BETWEEN ALL NOMINAL LUMBER FLOOR JOISTS SPANNING 8'-0" OR MORE, AT INTERVALS NOT TO EXCEED 6'-0".

10. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE DRAWINGS, ALL STRUCTURAL WOOD POSTS UNDER BEAMS OR HEADERS SHALL ADHERE TO THE FOLLOWING TABLE:

| WOOD POSTS BENEATH BEAMS / HEADERS | | |
|------------------------------------|-----------|------------------------|
| SPANS | STUD SIZE | QUANTITY OF JACK STUDS |
| 0' TO 4'-0" | 2x4 | 1 |
| 4'-0" TO 6'-0" | 2x4 | 2 |
| OVER 6'-0" | 2x4 | 3 |

11. UNLESS NOTED SPECIFICALLY OTHERWISE ON THE DRAWINGS, ALL STRUCTURAL WOOD HEADERS SHALL ADHERE TO THE FOLLOWING TABLE:

| WOOD HEADERS | | |
|----------------|--------------------------|--------------------------|
| SPANS | HEADER SIZE AT 2x4 WALLS | HEADER SIZE AT 2x6 WALLS |
| 0' TO 4'-0" | (2)-2x6 | (3)-2x6 |
| 4'-0" TO 6'-0" | (2)-2x8 | (3)-2x8 |
| OVER 6'-0" | (2)-2x10 | (3)-2x10 |

12. PROVIDE SOLID BLOCKING AT 24-INCHES ON-CENTER BETWEEN RM JOINT AND FIRST INTERIOR PARALLEL JOIST, FOR BOTH NOMINAL LUMBER AND MANUFACTURED WOOD FLOOR JOISTS. THIS PERMANENT BLOCKING IS USED TO HELP LATERALLY SUPPORT THE FOUNDATION WALL.

13. PLYWOOD SUBFLOORS SHALL BE GLUED AND NAILED TO THE FLOOR JOISTS WITH APA APPROVED ELASTOMERIC STRUCTURAL ADHESIVE AND 8d COMMON NAILS SPACED AT 6-INCHES ON-CENTER AT PANEL EDGES AND 12-INCHES ON-CENTER AT INTERMEDIATE SUPPORTS.

14. ALL WOOD POSTS LABELED CONTINUOUS (CONT.) SHALL BE CONTINUOUS FROM UNDER SIDE OF BEAM TO CONCRETE OR STEEL BEARING.

15. ALL PLYWOOD OR OSB ROOF, FLOOR, AND WALL SHEATHING SHALL BE APA APPROVED.

STEEL

- ALL STRUCTURAL STEEL W (WIDE FLANGE) SHAPES SPECIFIED IN THESE DRAWINGS SHALL CONFORM TO ASTM A-992 (50 ksi).
- ALL STRUCTURAL STEEL L (ANGLE) SHAPES SPECIFIED IN THESE DRAWINGS SHALL CONFORM TO ASTM A-36 (36 ksi).
- ALL STRUCTURAL STEEL HSS (SQUARE/RECT. TUBE) SHAPES SPECIFIED IN THESE DRAWINGS SHALL CONFORM TO ASTM A-500 Gr. B (46 ksi).
- ALL STRUCTURAL STEEL FIXED LENGTH ROUND COLUMNS SHALL CONFORM TO ASTM A-53 Gr. B (35 ksi).
- ADJUSTABLE STRUCTURAL STEEL ROUND POSTS AND FIXED LENGTH POSTS SPECIFIED ON THESE DRAWINGS WERE SELECTED ACCORDING TO THE FOLLOWING SPECIFICATIONS. SUPPLIED POSTS MUST COMPLY WITH THE MINIMUM CAPACITIES LISTED IN THIS TABLE:

| DRAWING MARK | OD. | MIN. THICKNESS | FABRICATOR/SUPPLIER | CAPACITY (LBS.) | | | |
|---------------------|--------|----------------------------|---------------------|-----------------|--------|--------|--------|
| | | | | 7'-4" | 8'-4" | 9'-4" | 10'-4" |
| 3" - ADJUSTABLE | 3 1/2" | 0.216" (SCHED. 40) 150 PLF | SUBURBAN STEEL | 35,300 | 31,300 | 30,300 | 27,600 |
| 3 1/2" - ADJUSTABLE | 4" | 0.276" (SCHED. 40) 210 PLF | SUBURBAN STEEL | 40,500 | 37,000 | 34,900 | 32,100 |
| 3 1/2" - FIXED | 4" | 0.226" (SCHED. 40) 210 PLF | SUBURBAN STEEL | 40,500 | 37,000 | 34,900 | 32,100 |
| 4" - FIXED | 4 1/2" | 0.237" (SCHED. 40) 108 PLF | SUBURBAN STEEL | 50,100 | 48,000 | 45,100 | 42,200 |

6. ALL WELDS SHALL COMPLY WITH THE STRUCTURAL WELDING CODE, 2006 AWS D11.

7. ALL BOLTS IN BOLTED CONNECTIONS SHALL CONFORM TO ASTM A-325.

8. ALL REQUIRED STEEL ANCHOR STRAPS, JOIST HANGERS, ETC. SHALL BE CONSTRUCTED OF CODE APPROVED GALVANIZED STEEL, PAYING PARTICULAR ATTENTION TO GALVANIZED STEEL CONNECTORS ON PRESSURE TREATED LUMBER. SEE NOTE ON THE FOUNDATION SHEET FOR CLARIFICATION.

9. ALL CONNECTIONS SHALL CONFORM TO AISC STANDARDS.

MASONRY

- MATERIALS:

| | | | |
|-------------|---------------------|------------------|------------|
| MORTAR: | TYPE 'S' ASTM C-270 | HOLLOW CMU: | ASTM C-90 |
| FACE BRICK: | ASTM C-216 | GROUT AGGREGATE: | ASTM C-404 |

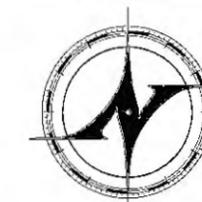
2. ALL MASONRY SHALL BE PROTECTED FROM FREEZING FOR NOT LESS THAN 48 HOURS AFTER INSTALLATION AND SHALL NOT BE CONSTRUCTED BELOW 40 deg. F WITHOUT PRECAUTIONS NECESSARY TO PREVENT FREEZING. NO ANTI-FREEZE ADMIXTURES SHALL BE ADDED TO THE MORTAR.

3. BRICK VENEER SHALL BE ATTACHED TO WOOD FRAMING WITH A MINIMUM OF 22 GA. GALVANIZED, CORRUGATED METAL TIES A MIN. OF 1/8-INCH WIDE AT 16-INCH MAXIMUM VERTICAL SPACING.

4. PROVIDE WEEP HOLES AT 2'-0" ON-CENTER AT FIRST COURSE ABOVE GRADE.

5. THE TOP COURSE OF ALL MASONRY WALLS SHALL BE CONSTRUCTED OF SOLID MASONRY UNITS OR GROUT FILLED HOLLOW UNITS.

6. ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA) AND THE BRICK INDUSTRY ASSOCIATION (BIA).



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UPPER ARLINGTON, OHIO 43220
INFO@NFW-AVENUE.NET

614.884.8888

PERMIT SET 12/29/15

Graupmann Residence
Single Family Remodel

686 Greenwich Street
Worthington, Ohio

OWNERS:
Brad and Karen Graupmann

BUILDER:
Miller Troyer Custom Homes

Project No. 15-0249

ORIGINAL SIGNATURE IN RED
REQUIRED FOR AUTHENTICITY



GENERAL NOTES
AND SPECIFICATIONS

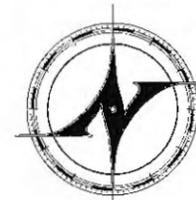
CITY OF WORTHINGTON

AR 10-17
DRAWING NO.

DATE 1-23-17

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A0.0



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PERMIT SET 12/23/17

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Graupmann Residence
Single Family Remodel

686 Greenwich Street
Worthington, Ohio

OWNERS:
Brad and Karen Graupmann

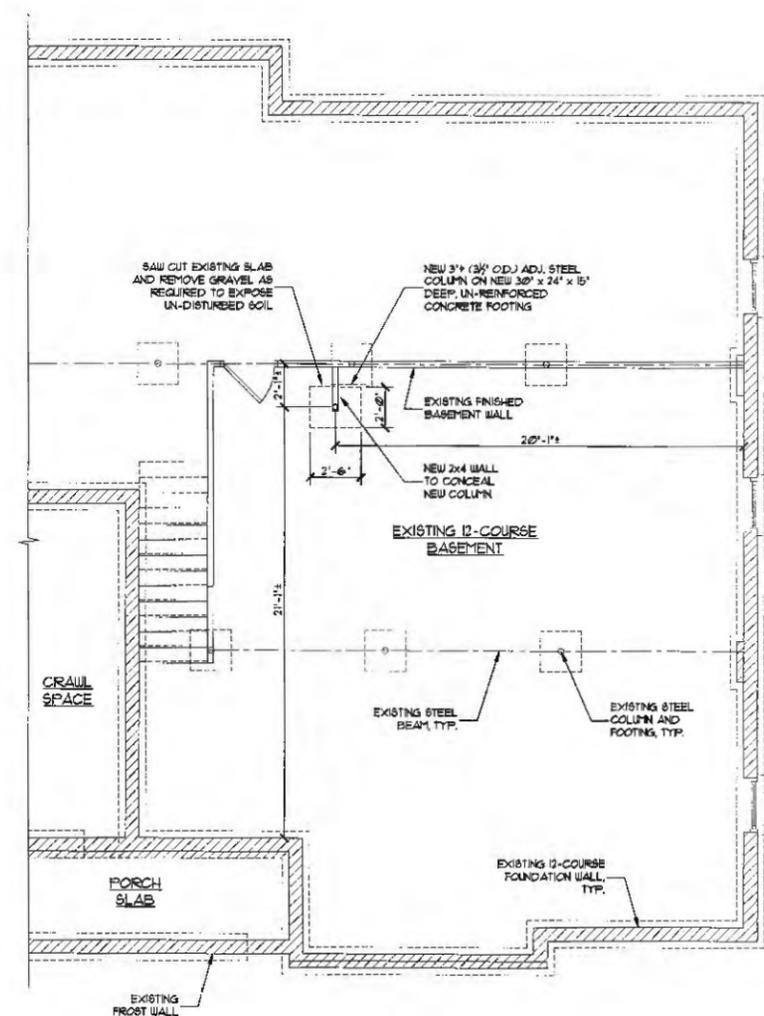
BUILDER:
Miller Troyer Custom Homes

Project No. 15-0249

ORIGINAL SIGNATURE IN RED
REQUIRED FOR AUTHENTICITY



**PARTIAL FOUNDATION
PLAN**



BASEMENT PLAN

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

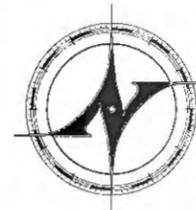
CITY OF WORTHINGTON

**AR 10-17
DRAWING NO.**

DATE 1-23-17

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| | |
|------------|----------|
| PERMIT SET | 12/29/16 |
| | |
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| | |

Graupmann Residence
Single Family Remodel

686 Greenwich Street
Worthington, Ohio

OWNERS:
Brad and Karen Graupmann

BUILDER:
Miller Troyer Custom Homes

Project No. 15-0249

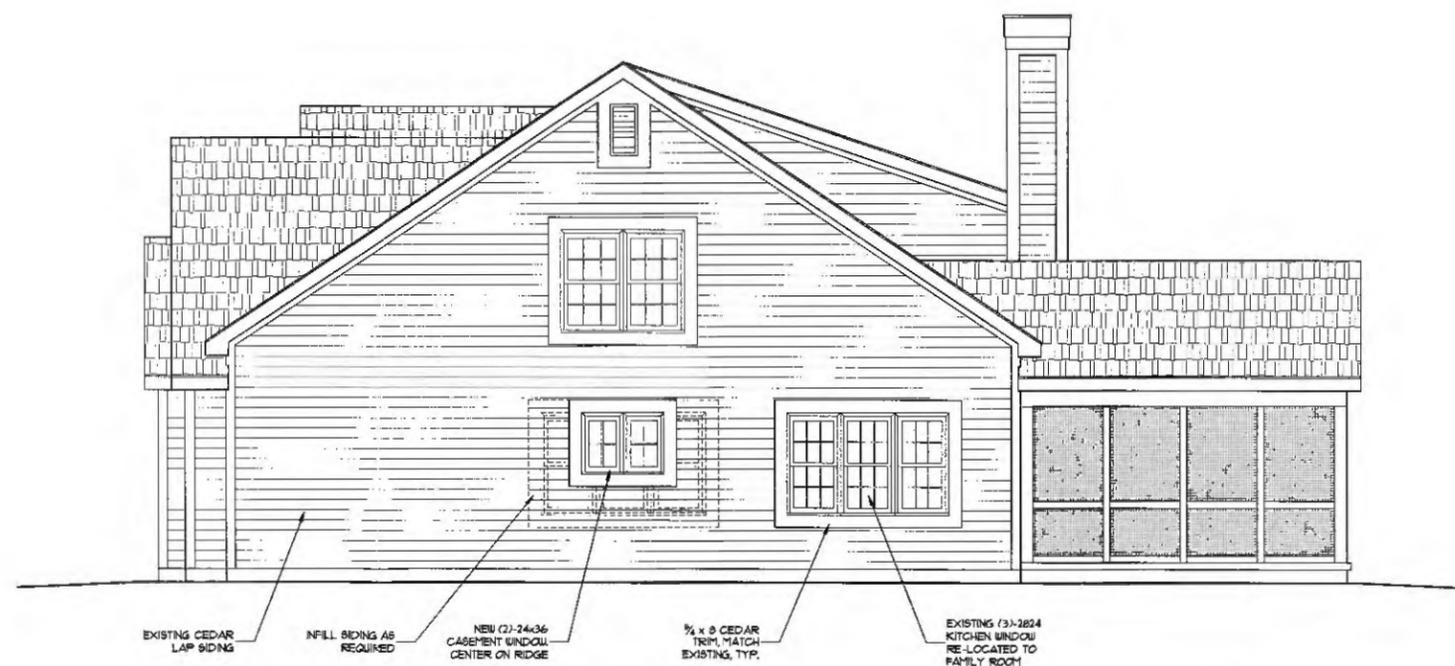
ORIGINAL SIGNATURE IN RED
REQUIRED FOR AUTHENTICITY



RIGHT
ELEVATION

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A2.1



RIGHT ELEVATION - NEW WORK

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

CITY OF WORTHINGTON

AR 10-17
DRAWING NO.

DATE 1-23-17



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 11-17 Date Received 1-23-17 Fee \$2 Meeting Date 2-9-17 Filing Deadline Receipt #

1. Property Location 666 HIGH ST.

2. Present/Proposed Use SAME

3. Zoning District CBD

4. Applicant GLORIA YONADI

Address 1160 GREEN RAVINE DR WESTERVILLE, OH 43081

Phone Number(s) 614-846-8989

5. Property Owner GLORIA YONADI

Address SAME

Phone Number(s) "

6. Project Description REMOVED ROTTEN SHUTTERS FOR FEAR OF FALLING ON PEOPLE

7. Project Details:

a) Design

b) Color

c) Size

d) Approximate Cost 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.

Gloria Yonadi Applicant (Signature)

1/14/17 Date

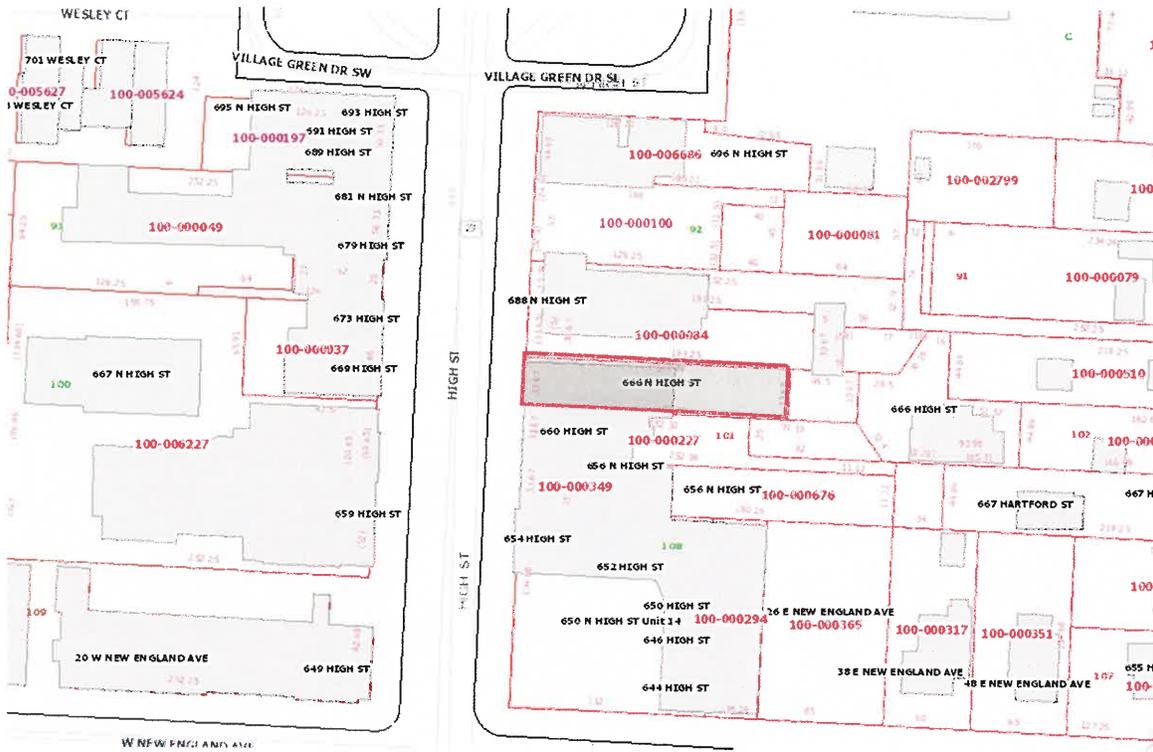
Gloria Yonadi Property Owner (Signature)

1/14/17 Date

Abutting Property Owners List for
666 High St.

| | | |
|-----------------------------|--------------------------|-----------------------|
| The Whitney House | 666 High St. | Worthington, OH 43085 |
| Meacham Real Estate Company | 666 N High St Suite 200F | Worthington, OH 43085 |
| US Bank | 688 High St. | Worthington, OH 43085 |
| James & Nicole Peters | 675 Hartford St. | Worthington, OH 43085 |
| Anita Bucknam | 671 Hartford St. | Worthington, OH 43085 |
| Robert Click | 2970 Greenvale Dr. | Columbus, OH 43235 |
| Resident | 667 Hartford St. | Worthington, OH 43085 |
| Michael & Taryn Shadwick | 40 E. New England Ave. | Worthington, OH 43085 |
| Phyllis & Edgar Owen | 2492 Onandaga Dr. | Columbus, OH 43221 |
| Cummins & Davis Inc | 2020 Roundwyck Ln. | Powell, OH 43065 |
| The Old Bag of Nails Pub | 663 High St. | Worthington, OH 43085 |
| Finery | 667 High St. | Worthington, OH 43085 |
| Olde Village Barbers | 669 High St. | Worthington, OH 43085 |
| High Street Real Estate LLC | 673 High St., Suite 204 | Worthington, OH 43085 |

666 High St.



100-000391 04/10/2014



CITY OF WORTHINGTON
AR 11-17
DRAWING NO.
DATE 1-23-17



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

| | |
|-----------------|------------|
| Case # | AR 12-17 |
| Date Received | 1/25/17 |
| Fee | \$6,000 pd |
| Meeting Date | 2/9/17 |
| Filing Deadline | |
| Receipt # | 63188 |

1. Property Location 820 Morning St., Worthington
2. Present/Proposed Use Residential
3. Zoning District R10
4. Applicant Mahlon & Cindy Nowland
 Address 820 Morning St., Worthington, OH 43085
 Phone Number(s) 614-561-2924 (MN); 614-580-7374 (CN)
5. Property Owner Mahlon & Cindy Nowland
 Address 820 Morning St., Worthington, OH 43085
 Phone Number(s) 614-561-2924 (MN); 614-580-7374 (CN)
6. Project Description Residential Fence - partial yard only
7. Project Details:
 - a) Design Active Yards Fence - style: Granite
 - b) Color Black (Metal)
 - c) Size 195 feet (large area); 154 (small area)
 - d) Approximate Cost \$6,000 Expected Completion Date 1 month after approval

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.

Mahlon Nowland
 Applicant (Signature)

1/25/17
 Date

[Signature]
 Property Owner (Signature)

1/25/17
 Date

Abutting Property Owners List for
820 Morning St.

Fay & Mary Walker
Kathleen Kozero
Terry Hughes

824 Morning St.
146 Franklin Ave.
796 Morning St.

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

Supporting Statement for Architectural Review Board
Certificate of Appropriateness Application

Address: 820 Morning Street, Worthington, OH 43085
Owners: Cindy and Mahlon Nowland
Phone: 614-885-3756 (home)
614-580-7374 (cell- Cindy)
614-561-2924 (cell-Mahlon)

The Application is for the installation of a four foot tall black metal fence. The area of the fence is as follows:

10 feet from the east side of the brick chimney to the north lot line of the property

40 feet along the north lot line to the northeast corner of the lot

80 feet along the lot line from the northeast corner of the lot heading south (leaving 20 feet from the end of the fence to Franklin Avenue unfenced)

34 feet from the southeast corner of the fence (leaving 70 feet from the fence line to Morning Street unfenced)

11 feet from the southwest corner of the fence to the southeast corner of the screened-in-porch attached to the south side of the house

Gates:

There would be two arched gates on the west sides of the fence. One gate on the 10 foot section described above and one gate on the 11 foot section described above.

There would be one flat-topped gate in the middle of the 80 foot section of the fence described above



Why ActiveYards®

-  Decorative
-  Protection
-  Pools
-  Privacy

Fencing solutions for life®



ActiveYards®
Fencing solutions for life®

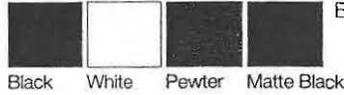
CITY OF WORTHINGTON
AR 12-17
DRAWING NO.

DATE 1-25-17

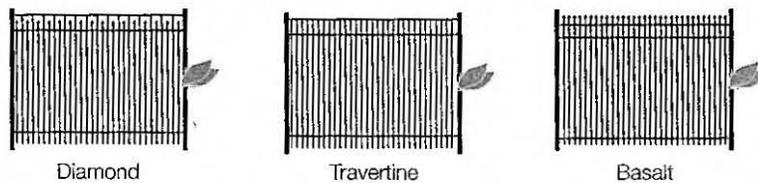
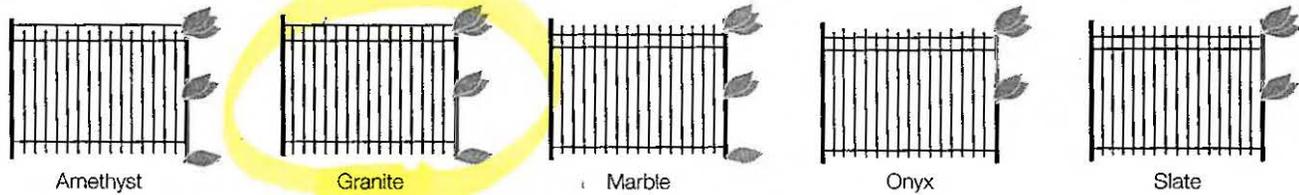
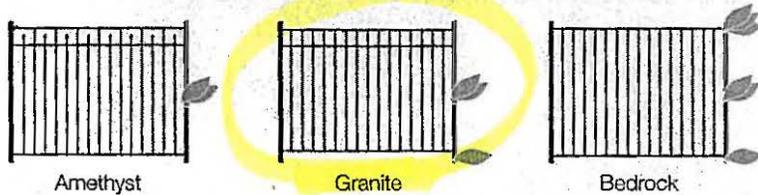
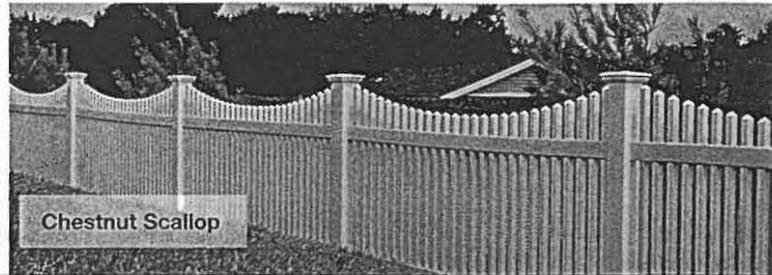
Solution fencing summary

| Series | Widths | Heights | Locking Pickets | Features | | | Colors | Ingenuities | |
|---|--------|---------------------|-----------------|-----------|-------------|----------------|-----------------------------------|-------------|----------|
| | | | | Rail Size | Picket Size | Picket Spacing | | SolarGuard® | Corigin® |
| HAVEN SERIES  | 8' | 4', 4½', 5', 6' | Corigin® | 1½" x 1½" | ¾" | 3¾" | Black, White, Pewter, Black Matte | ✓ | ✓ |
| HOME SERIES  | 6' | 3', 4', 4½', 5', 6' | Corigin® | 1" x 1" | ¾" | 3¾" / 1½" | Black, White, Pewter, Black Matte | ✓ | ✓ |
| HARBOR SERIES  | 6' | 4' and 4½' | Corigin® | 1" x 1" | ¾" | 3¾" | Black | ✓ | ✓ |

Colors Available:



Bedrock Haven Series only available in 6' width



AYtip

All ActiveYards® aluminum fences can also be utilized as a decorative solution to add curb appeal to your home.



Available panel sizes and colors vary by style. Not all heights and colors available in all styles. Please contact an ActiveYards dealer or representative for full product list or visit www.activeyards.com for more information.

CITY OF WORTHINGTON
 AR 12-17
 DRAWING NO.

DATE 1-25-17

You're protected



You can feel good about the fact that all of our components and materials are made right here in the United States. We use only the finest materials and back all of our products with a transferable Limited Lifetime Warranty. For more information and a detailed copy of our full warranty, please visit us at www.activeyards.com.



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

| | |
|-----------------|----------|
| Case # | AR 13-17 |
| Date Received | 1-27-17 |
| Fee | \$200 |
| Meeting Date | 2-9-17 |
| Filing Deadline | |
| Receipt # | 63210 |

1. Property Location 614 Oxford St.
2. Present/Proposed Use _____
3. Zoning District _____
4. Applicant Jean Kockeran
Address 351 W. South St.
Phone Number(s) 614-679-3863
5. Property Owner Ad & Kristen Jenff
Address 614 Oxford St.
Phone Number(s) _____
6. Project Description Single story addition for kitchen
off rear of home
7. Project Details:
 - a) Design _____
 - b) Color Match existing
 - c) Size 837 sq. ft
 - d) Approximate Cost 240,000. Expected Completion Date September 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.

Jean Kockeran
Applicant (Signature)

1.27.17
Date

A. J. Jenff
Property Owner (Signature)

1.27.17
Date

Abutting Property Owners List for
614 Oxford St.

| | | |
|----------------------------------|------------------------|-----------------------|
| Richard & Deanna Stovall | 59 W. New England Ave. | Worthington, OH 43085 |
| Martin Raupple & Amanda Shirilla | 55 W. New England Ave, | Worthington, OH 43085 |
| Showe Builders Inc. | 45 N. 4th St. Ste 200 | Columbus, OH 43215 |
| Jerry C. Olds | 623 High St. | Worthington, OH 43085 |
| 615 High St. Ltd. | 615 High St. | Worthington, OH 43085 |
| Donald & Julia Brogan | 38 Short St. | Worthington, OH 43085 |
| Punit & Janelle Agrawal | 40 W. Short St. | Worthington, OH 43085 |
| Donald & Heather Miesle | 54 W. Short St. | Worthington, OH 43085 |
| Denis & Natalie Moore | 60 W. Short St. | Worthington, OH 43085 |
| Diane Smullen | 609 Oxford St. | Worthington, OH 43085 |
| Lynn Bird | 615 Oxford St. | Worthington, OH 43085 |
| Resident | 633 Oxford St. | Worthington, OH 43085 |
| Resident | 91 W. New England Ave. | Worthington, OH 43085 |
| William Fallon | PO Box 465 | Worthington, OH 43085 |



R.A.S. Construction

**Supporting Statement
for
Kristen & AJ Senff
614 Oxford Street
Worthington, OH 43085
614-679-3863**

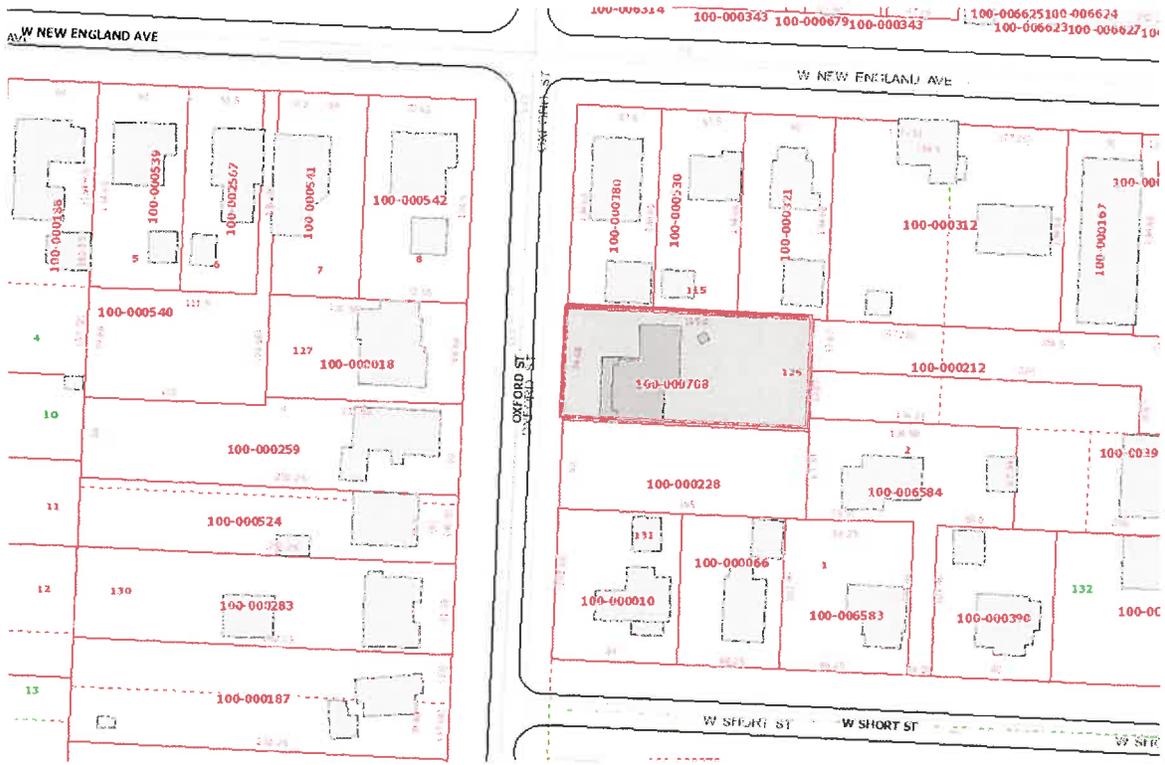
1/27/17

To Whom It May Concern,

We propose a single story addition off the rear of the home to add needed square footage for a more modern kitchen. This modest addition will not visually impact the front of the home and will blend well with the existing architecture of the home. Material on exterior will be fiber cement siding to match existing home.

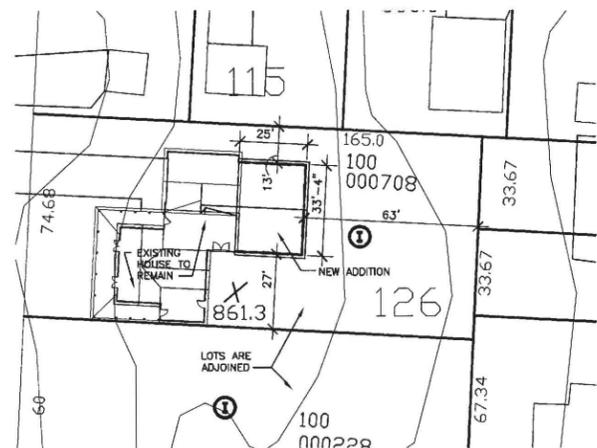
Respectfully Submitted,
Sean Kocheran

614 Oxford St.

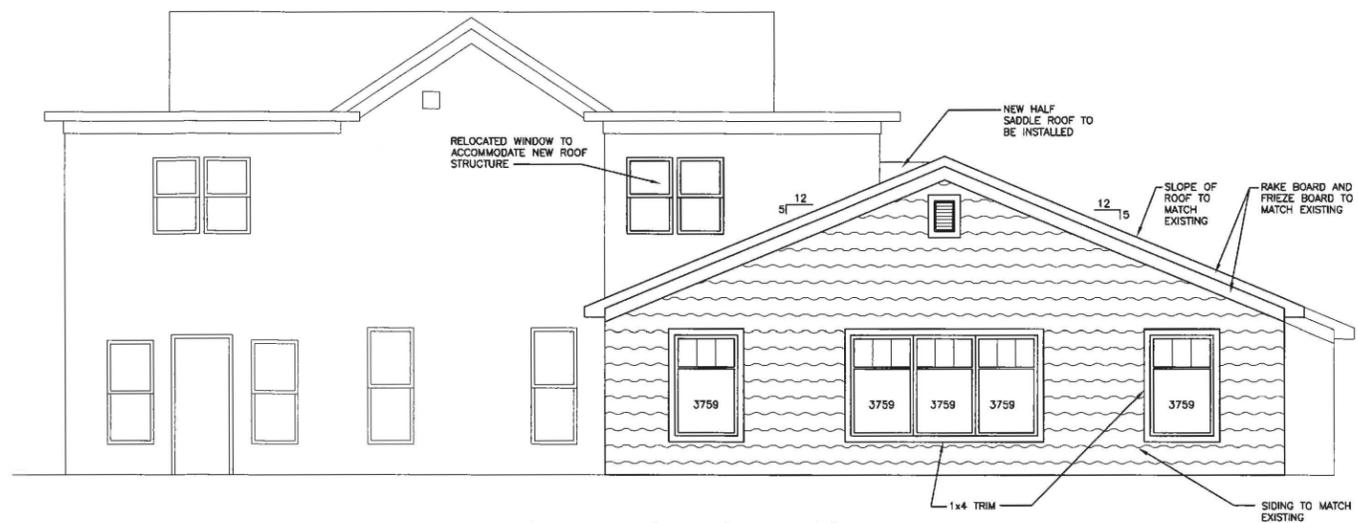


100-000708 04/10/2014

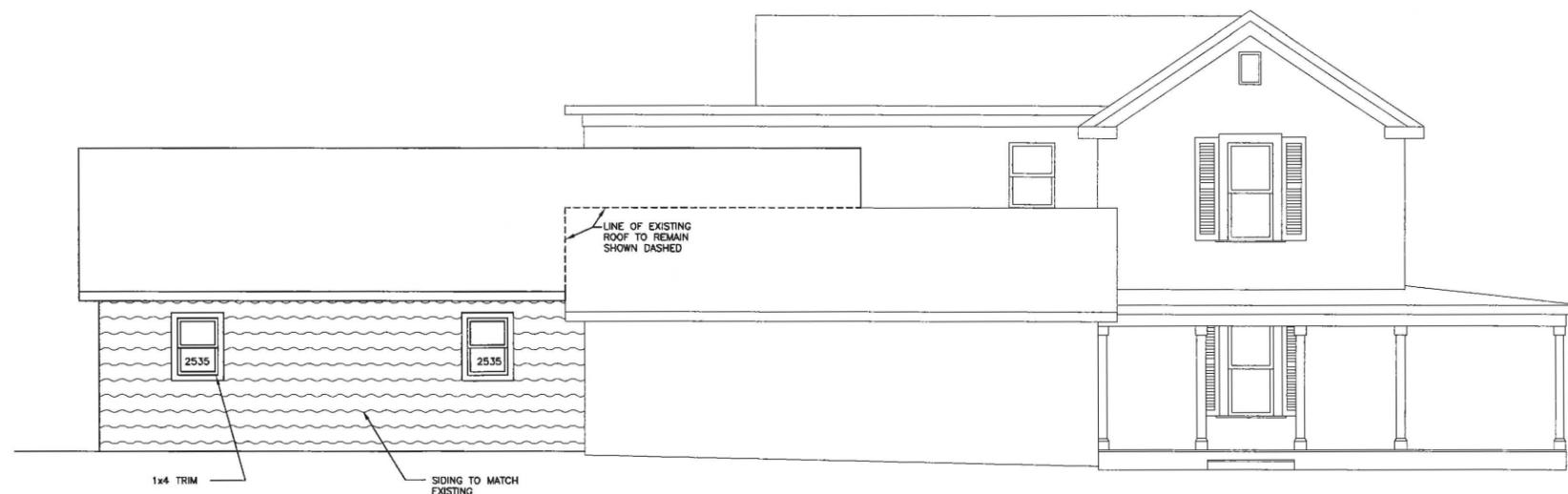
THESE DRAWINGS HAVE BEEN PREPARED BY JOHN YOUNG (YOUNG'S CAD SERVICE) 7952 TRELAGE CT. POWELL, OHIO 43065 (614) 507-9578 FOR RAS CONSTRUCTION.



site plan
1" = 30'-0"



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



proposed north elevation
1/4" = 1'-0"

PROPOSED NEW ROOM ADDITION FOR THE RESIDENCE AT
614 OXFORD STREET WORTHINGTON, OHIO 43085

NA

CITY OF WORTHINGTON
AR 13-17
DRAWING NO.
DATE 1-27-17



proposed west elevation
1/4" = 1'-0"



proposed south elevation
1/4" = 1'-0"

PROPOSED NEW ROOM ADDITION FOR THE RESIDENCE AT
614 OXFORD STREET WORTHINGTON, OHIO 43085

CITY OF WORTHINGTON
AR 13-17
DRAWING NO.
DATE 1-27-17



RUSH — CURRENT LEAKS !!



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

| | |
|-----------------|---------|
| Case # | AR14-17 |
| Date Received | 1-30-17 |
| Fee | \$ 2 |
| Meeting Date | 2-9-17 |
| Filing Deadline | |
| Receipt # | |

- Property Location 867 High Street
- Present/Proposed Use Update metal roofs on side w/shingle
- Zoning District ORIG Commercial C4 2/27/1928 H-35
- Applicant Able Roof, LLC
Address 4777 Westerville Rd Col, OH 43281
Phone Number(s) (614) 509-2066
- Property Owner 867 HIGH STREET CONDOMINIUM ASSOC*
Address 867 High Street Suite C Col, OH 43085
Phone Number(s) (614) 885-8118
- Project Description (2) Metal Roofs on left side of bldg, Replace existing metal w/new dimensional shingles, felt & ice guard @ eaves, Replace bad wood if needed
- Project Details:
 - Design RGL - Dimensional
 - Color Estate Black
 - Size Total of 6.33 square
 - Approximate Cost \$1950.00 Expected Completion Date 2/15/17

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
Applicant (Signature)

1/27/17
Date

[Signature]
Property Owner (Signature)

1-27-17
Date

*Contact: John Jones, Pres.

Abutting Property Owners List for
867 High St.

| | | | |
|---------------------------|-------------------|---------------------|-----------------------|
| Kernos LLC | | 881 High St. | Worthington, OH 43085 |
| Alto Inc. | | 870 High St. | Worthington, OH 43085 |
| 825 N High Holdings LLC | | 6104 Langston Cir. | Westerville, OH 43082 |
| Evelyn Stratton | John Lundberg III | 28 W. Stafford Ave. | Worthington, OH 43085 |
| Sara Deahl | | 38 W. Stafford Ave. | Worthington, OH 43085 |
| Angus Fletcher | Sarah Lagrotteria | 850 Oxford St. | Worthington, OH 43085 |
| Timothy & Christine Bowen | | 860 Oxford St. | Worthington, OH 43085 |

Kristin Richard

From: Todd Cannon <tpc3416@yahoo.com>
Sent: Friday, January 27, 2017 10:49 AM
To: Kristin Richard
Subject: 867 Condo Edward Johnston

The condition of the 2 galvanized roofs on the back of the existing building is extremely poor. The old metal roof is rusted, with numerous nails coming up and out of the metal roof. The wood below the rusting galvanized roof is rotting and will be replaced. The upper main roof is a nice dimensional shingle which we will match. These two rear roofs are out of sight from the street and parking lot due to the direction they face and the pitch of the roof. They are at a point where waiting any longer will cause substantial damage to the interior of the building.

*Todd Cannon
Senior Project Manager
Able Roof
4777 Westerville Rd. Columbus, OH 43231
Cell 614.260.4848 Fax 855.880.5256*

867 High St.





DATE: 10-31-2016

PROPOSAL SUBMITTED TO:
 867 Condo
 867 High St. Suite D
 Columbus, OH 43085
 Attn: Edward Johnston
 496-9689
edwardjohnstonPI@yahoo.com

WORK TO BE DONE AT:
 Same

I (We) do hereby agree with ABLE, hereinafter called "Contractor", that Contractor will furnish labor and material necessary to complete the following specifications:

2 Metal roofs on the left side of the building. Both have numerous nails and screws penetrating the metal roof. Roof is beyond repair. Recommend tear off with new dimensional roof.

Replace existing metal roofing with new dimensional shingles, felt, ice guard at eaves, new black apron metal, flash under windows, new flashing at pipes, apron vent at peak, clean up and haul. Any deficient wood replaced at \$4 per linear foot. Photograph deficient wood.

*Total: \$1950 plus permit as needed
 Terms: Payment due upon completion.*

****Commercial Discount Given ** Add For Permit If Required ****

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of: see above.

Change orders must be agreed upon by both parties, and may be necessary for future warranty.

Able will provide all necessary warranty service from a result of defective installation only for 10 years - See above.

****This proposal may be withdrawn by ABLE if not accepted within 30 days****

Todd Cannon
 Senior Project Manager

tpc3416@yahoo.com 614-260-4848

CITY OF WORTHINGTON
 AR-14-17
 DRAWING NO.

DATE 1-30-17

ACCEPTANCE OF PROPOSAL

All above prices, specifications, conditions and disclaimers are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above. Terms: Balance upon completion. All accounts more than 30 days past due shall incur interest at the rate of 2% per month on the unpaid balance. If ABLE incurs any costs or expenses in collecting or attempting to collect money due ABLE as a result of customer's failure to make payment as due, all such costs and expenses will be charged to customer's account. Such costs and expenses include, but are not limited to, filing fees, lien fees, collection costs and attorney's fees.

Date 1/18/17

Signature [Signature] Ronnie 867 Condo Assoc.

Your E-Mail Ejohnston@APIservices.us Company Federal ID # _____

CONFIDENTIAL FOR INTERNAL USE ONLY

Customer Name: **867 Condo**

Left metal roofs only

Est.: **Todd C.**

Both of them

Job #:

| | | | |
|---|------------------------|------|-----|
| Tear off 1 Layer Shingles 2/12-7/12 | | 6.33 | Sq. |
| Tear off 1 Layer Shingles 8/12 - Up | | | Sq. |
| Tear off Each Additional Layer Shingles | | | Sq. |
| Tear off and install OSB | | | Sq. |
| Extra if decking is not plywood | | 6.33 | Sq. |
| Install Thundershield, required with Thunderguard roofs | | | Sq. |
| Install 15# Felt | | 6.33 | Sq. |
| Install 30# Felt | | | Sq. |
| Install Kool deck | | | Sq. |
| Install Fiberglass 2/12 - 7/12 | | 6.33 | Sq. |
| Install Fiberglass 8/12 - Up | | | Sq. |
| Shingles/Cost | RGL Estate Black \$67 | | |
| Shingles/Item number | RGL Estate Black 77979 | | |
| Hip & Ridge Shingles price is based on 3-tab, for specialty shingles call for pricing | | | Ft. |
| 1st Chimney Flash | | | Ea. |
| Extra Chimneys to Flash (all include ice and weather) | | | Ea. |
| Soil Pipe 1.5"-3" Black | 1-3" Black 83507 | | |
| Soil Pipe 3" | Black 3" 83792 | 5 | Ea. |
| Soil Pipe 4" | | | Ea. |
| Soil Pipe Critter Guard | | | |
| Closed Valley - Includes IWG | | | Ft. |
| Metal Valley, Includes IWG - Color: | | | Ft. |
| Thunder Vents - Color: | | | Ea. |
| Metal Hat Vents - Color: | | | Ea. |
| Install Shingle Over Ridge Vent APRON VENT | | 20 | Ft. |
| Install Solar Vent | | | Ea. |
| Cut & Install Smart Vent | | | Ft. |
| Install Drip Edge - Color: | White 83530 | 54 | Ft. |
| Install Rake Edge - Color: | White 83530 | 44 | Ft. |
| Install IWG 36" | | 54 | Ft. |
| Step Flashing | | | Ft. |
| IWG step (18") | | | Ft. |
| Remove/Reinstall siding | | | Sq. |
| Re-use/Re-vamp Apron - Color: | | | Ft. |
| Install New Apron - Color | Black 75488 | 54 | Ft. |
| Re-use/Re-vamp Counter - Color: | | | Ft. |
| Install New Counter - Color: | | | Ft. |
| Re-flash Existing Skylights | | | Ea. |
| Cover Over Existing Holes - Type: | | | Ea. |
| Re-use B-Vent, Power Pole, etc. | | | Ea. |
| Pictometry | | | Ea. |
| Hand seal shingles | | | Sq. |
| Misc. | | | Ea. |
| Notes, enter \$ in column C | Extra for small job | 50 | \$ |
| Notes, enter \$ in column C | | | \$ |
| Notes, enter \$ in column C | | | \$ |

CITY OF WORTHINGTON
AR 14-17
 DRAWING NO.

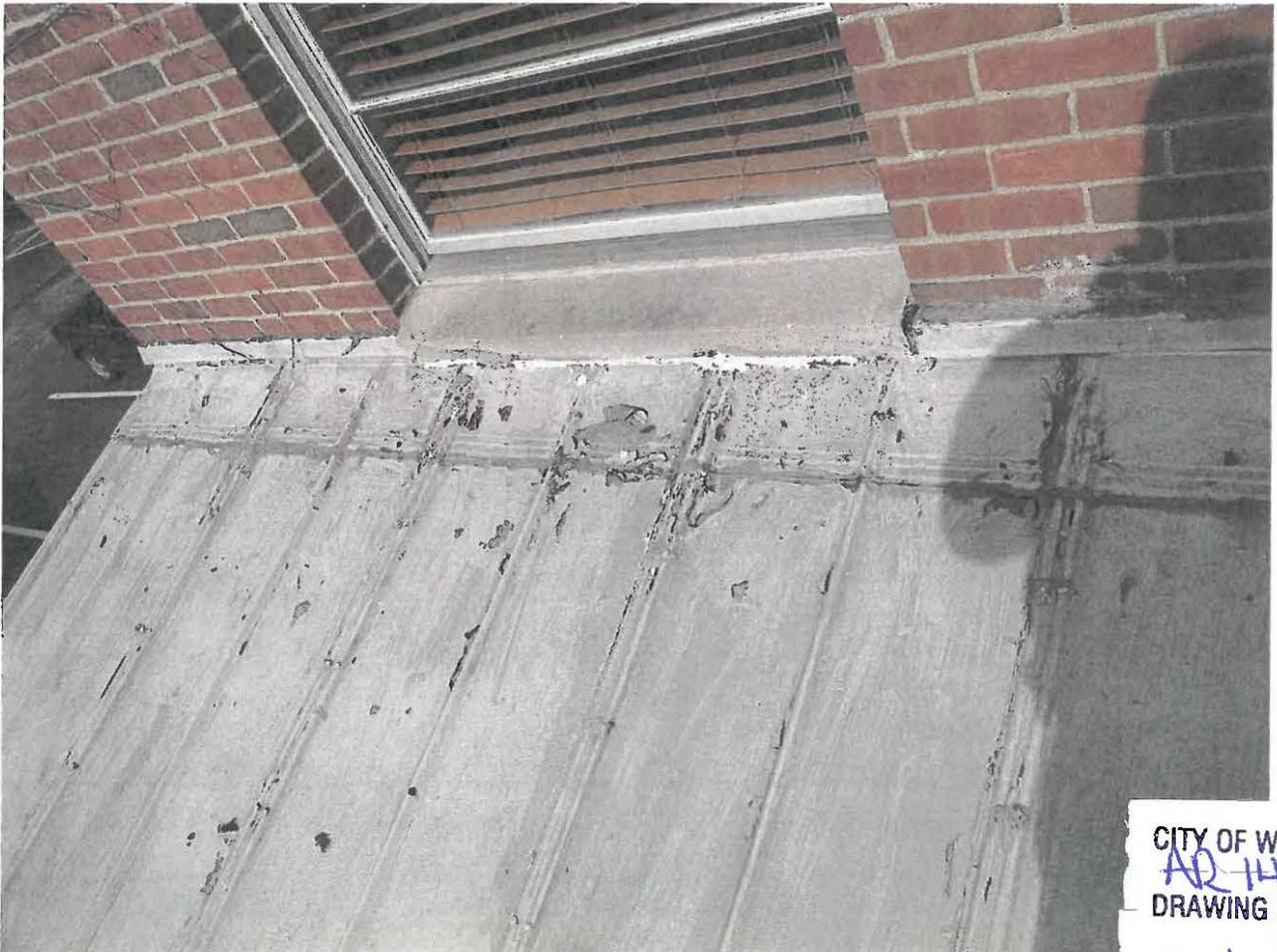
DATE 1-30-17



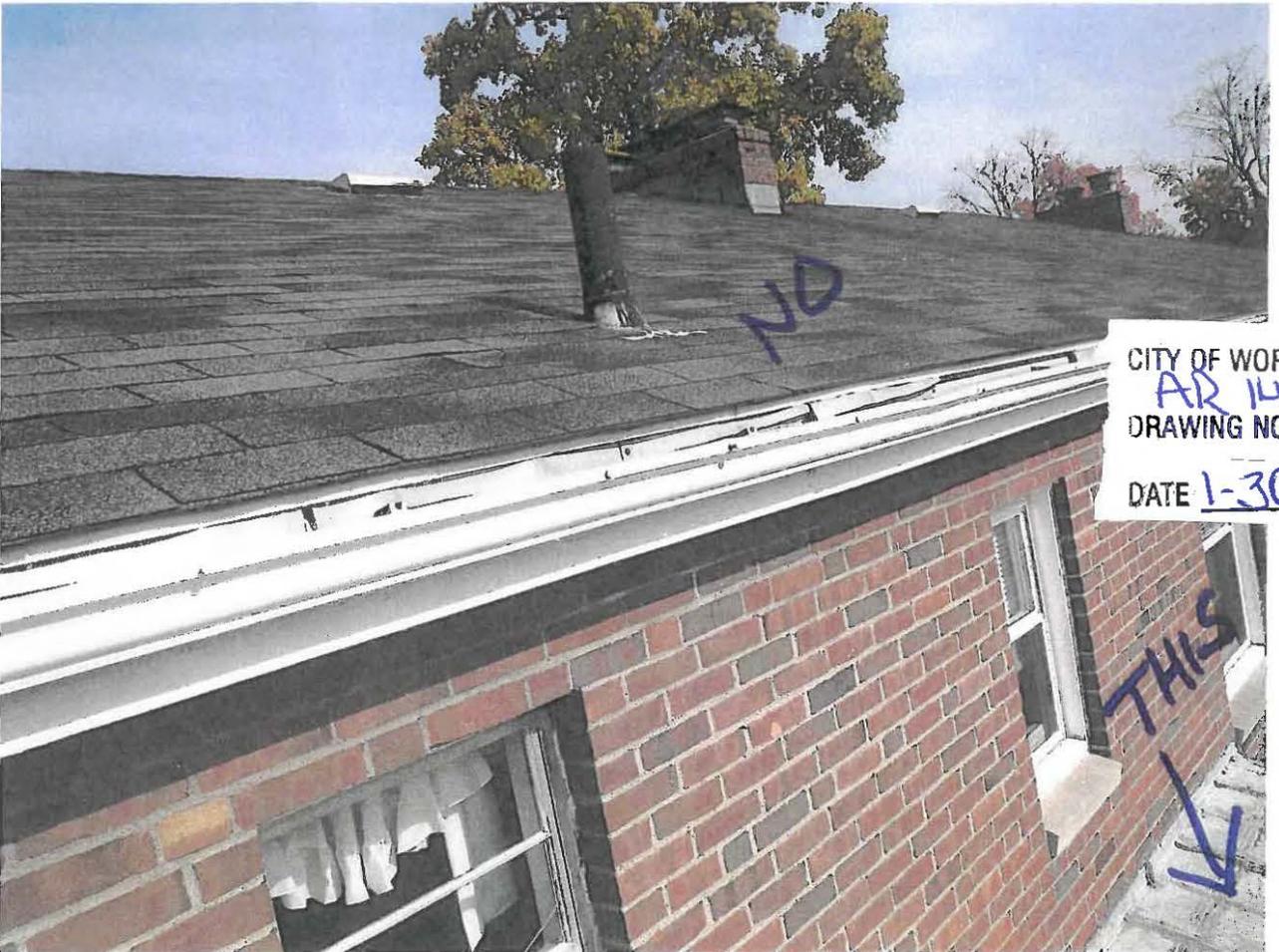
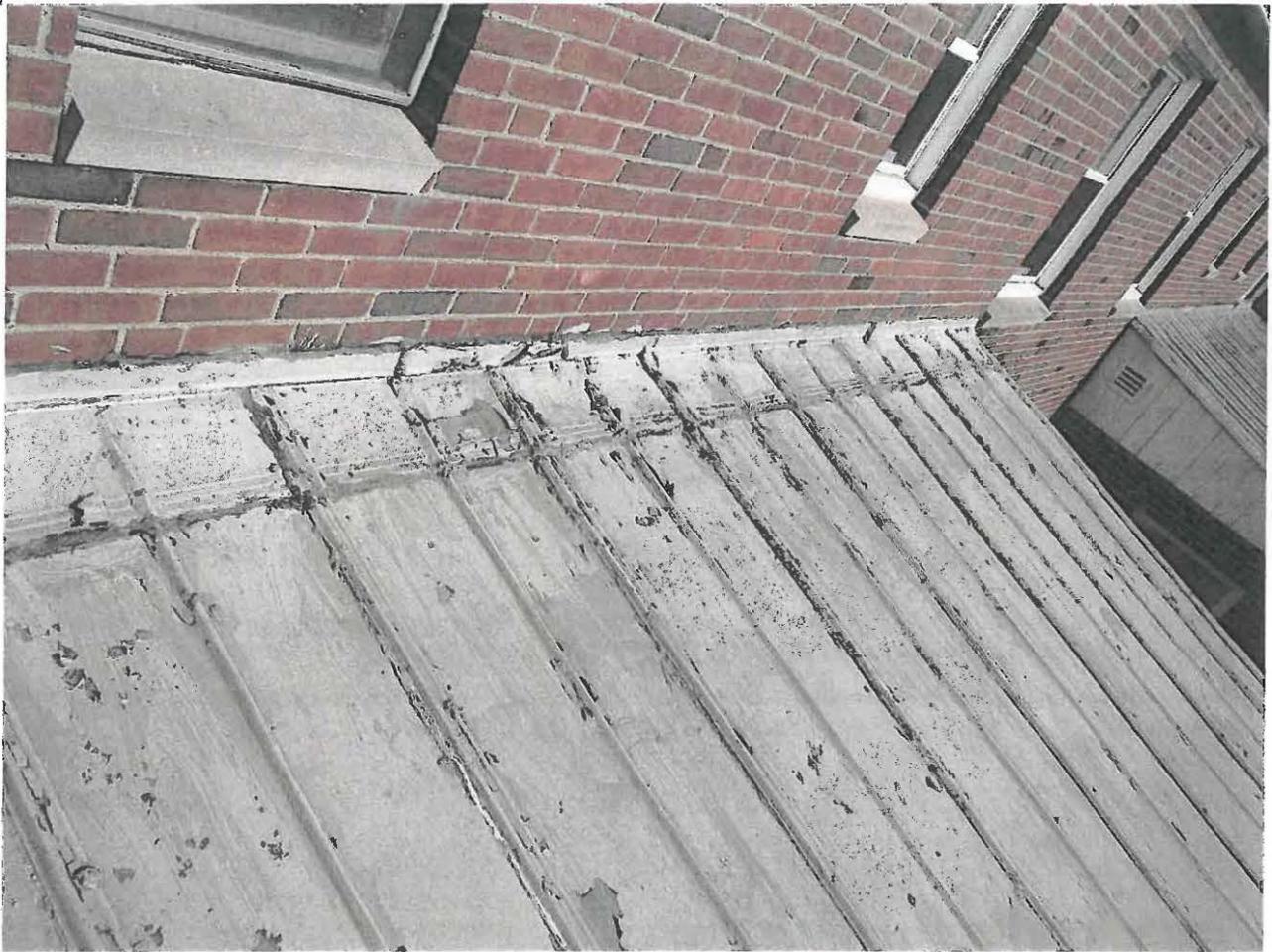
CITY OF WORTHINGTON
AR 14-17
DRAWING NO.
DATE 1-30-17



CITY OF WORTHINGTON
AR 14-17
DRAWING NO.
DATE 1-30-17



CITY OF WORTHINGTON
AR 14-17
DRAWING NO.
DATE 1-30-17

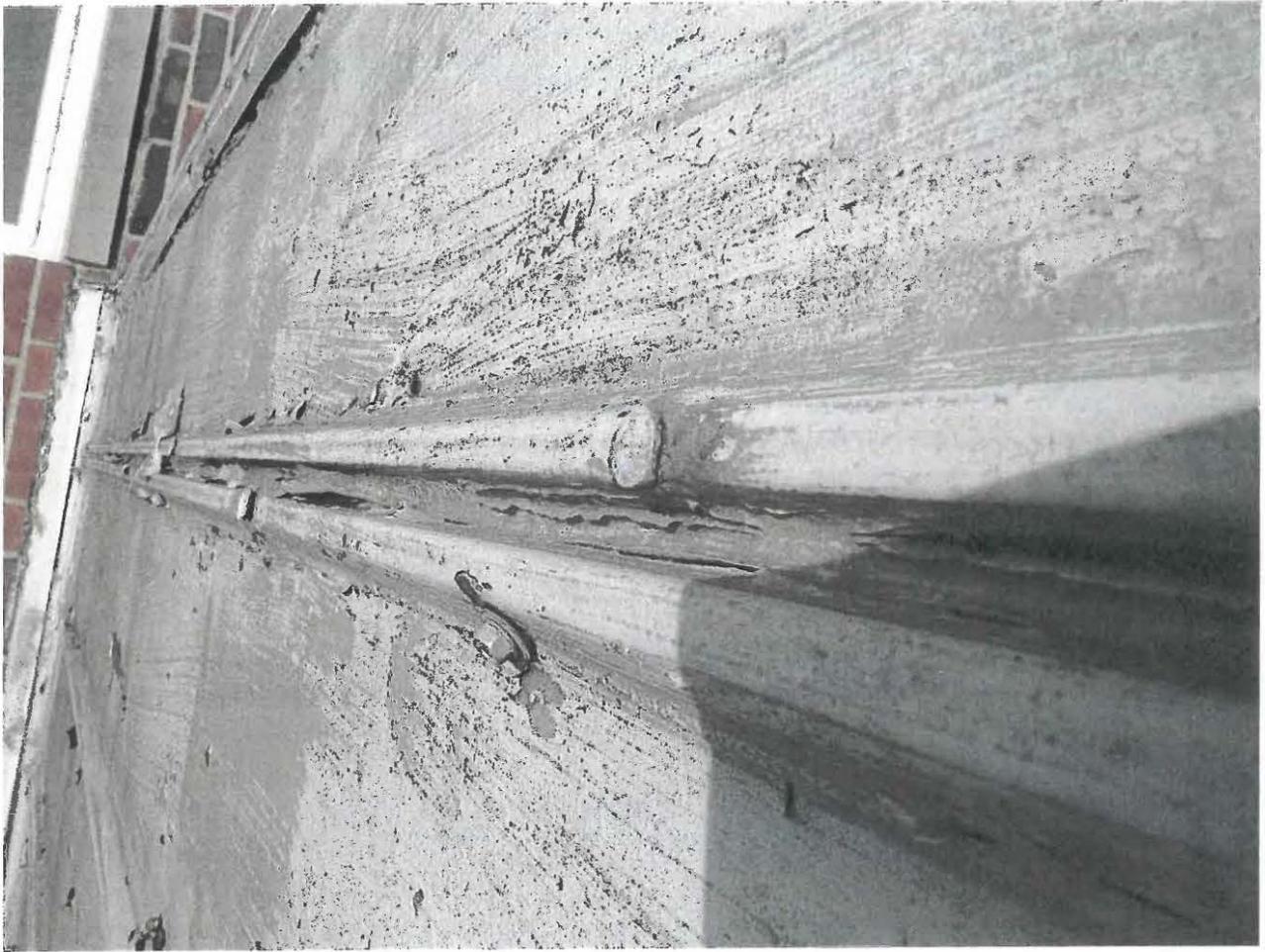


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AR 14-17
DRAWING NO.
DATE 1-30-17

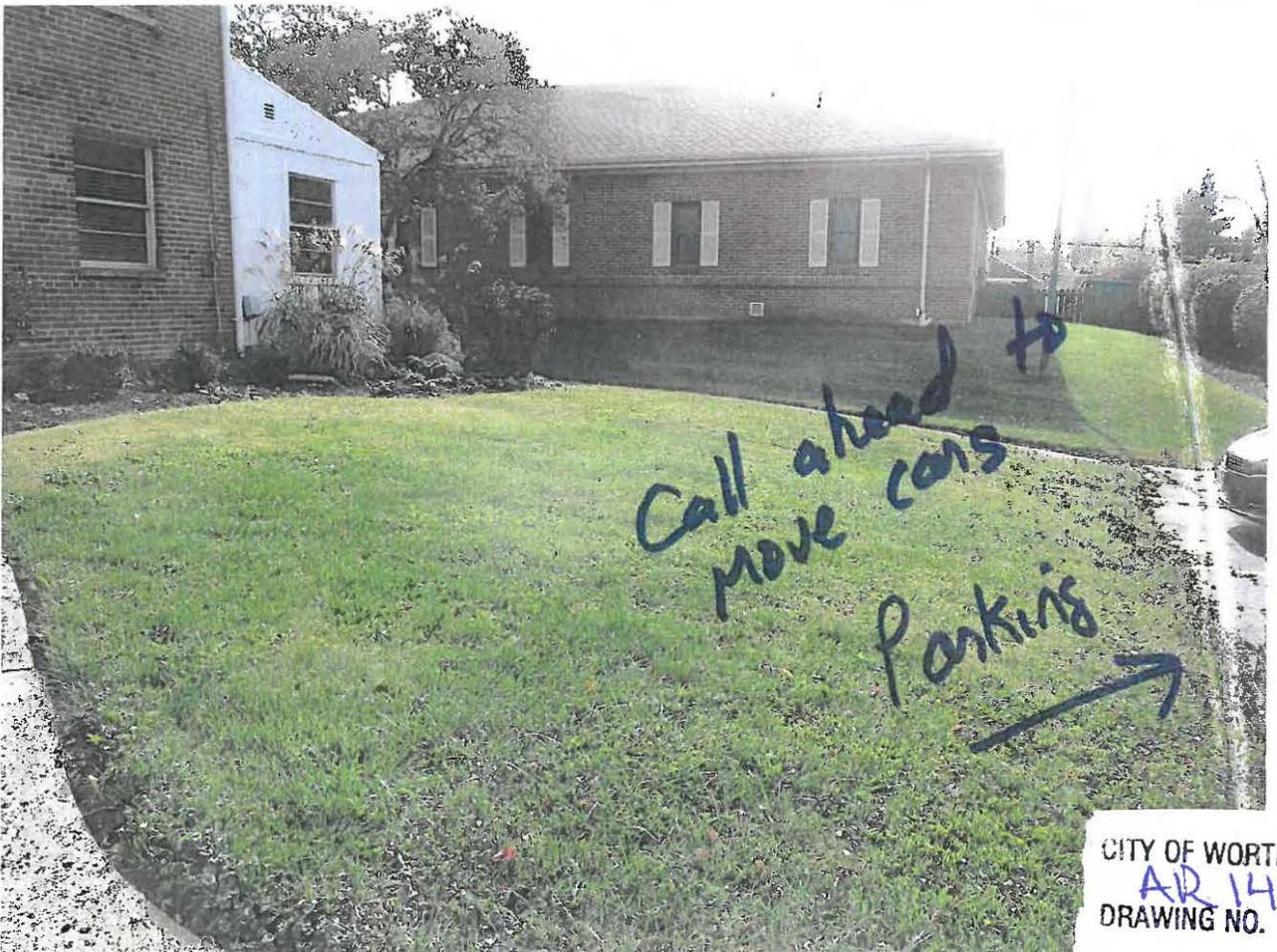


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AR 14-17
DRAWING NO.

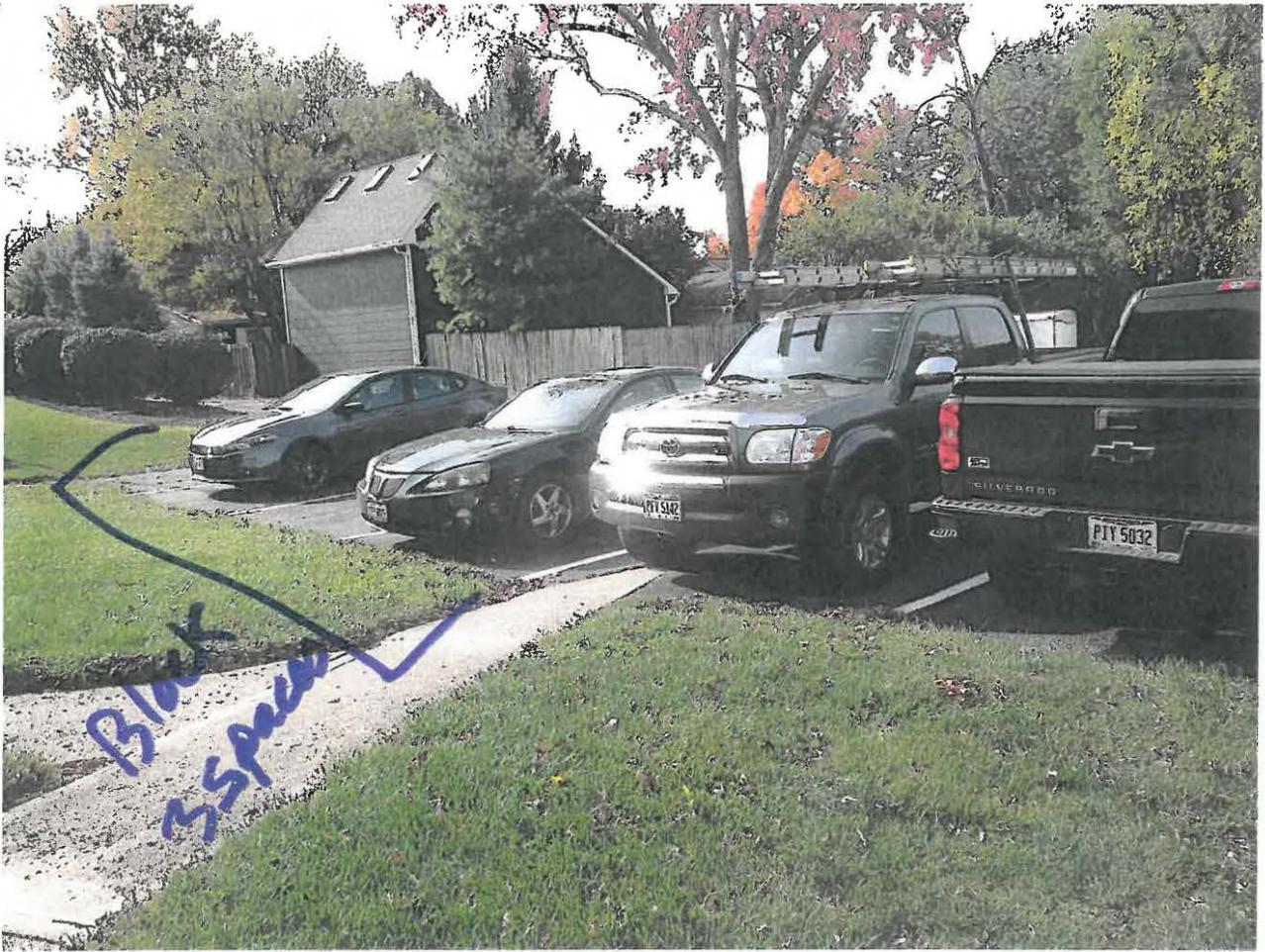
DATE 1-30-17



CITY OF WORTHINGTON
AR 14-17
DRAWING NO.
DATE 1-30-17



CITY OF WORTHINGTON
AR 14-17
DRAWING NO.
DATE: 1-30-17

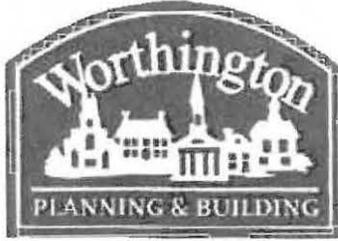


Black
35 speed

CITY OF WORTHINGTON

AR 14-17
DRAWING NO.

DATE 1-30-17



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

| | |
|-----------------|----------|
| Case # | AR 15-17 |
| Date Received | 1/27/17 |
| Fee | \$2 |
| Meeting Date | |
| Filing Deadline | |
| Receipt # | |

1. **Property Location** 2182 W. Dublin Granville Road, 43085
2. **Present/Proposed Use** A vacant bank/convenience store with gas sales
3. **Zoning District** C-4
4. **Applicant** United Dairy Farmers, Inc. c/o Donald Plank, Plank Law Firm, LPA
Address 423 E. Town St., FL 2, Columbus, OH 43215
Phone Number(s) (614) 947-8600
5. **Property Owner** United Dairy Farmers, Inc.
Address 3955 Montgomery Road, Cincinnati, OH 45212
Phone Number(s) Timothy A. Kling (513) 396-8744
6. **Project Description** Demolish existing building, construct new convenience store with gasoline sales and ice cream parlor on two properties
7. **Project Details:**
 - a) **Design** Residential Style
 - b) **Color** Primarily earth tones with accents
 - c) **Size** 4,536 s.f.
 - d) **Approximate Cost** \$3,000,000 **Expected Completion Date** Summer 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.

[Signature]
Applicant (Signature)

2/1/17
Date

[Signature]
Property Owner (Signature)

1/31/17
Date

Abutting Property Owners List for
2182 W. Dublin-Granville Rd.

| | | |
|-----------------------------|------------------------------|-----------------------|
| 161 Linworth Properties LLC | 6629 Milbrae Rd. | Columbus, OH 43235 |
| 161 Linworth Properties LLC | 2425 N. High St. | Columbus, OH 43202 |
| Wendy's | 6130 Linworth Rd. | Worthington, OH 43085 |
| Cameron's American Bistro | 2185 W. Dublin-Granville Rd. | Worthington, OH 43085 |
| Goodwill | 2171 W. Dublin-Granville Rd. | Worthington, OH 43085 |
| Rotolo's Pizza | 2163 W. Dublin-Granville Rd. | Worthington, OH 43085 |
| Allstate Insurance | 2159 W. Dublin-Granville Rd. | Worthington, OH 43085 |
| Rick Young Hair Studio | 2155 W. Dublin-Granville Rd. | Worthington, OH 43085 |
| The Blarney Stone Tavern | 2151 W. Dublin-Granville Rd. | Worthington, OH 43085 |
| Up-Towne Flowers | 2145 W. Dublin-Granville Rd. | Worthington, OH 43085 |
| Judith & Paul Doran | 8378 Bevelhymer Rd. | Westerville, OH 43081 |
| Englefield Oil Company | 447 James Pkwy | Newark, OH 43056 |
| Julia Keiser | 6180 Linworth Rd. | Worthington, OH 43085 |
| Linworth Baptist Church | 6200 Linworth Rd. | Worthington, OH 43085 |
| Mark & Sherry McGoron | 6197 Linworth Rd. | Worthington, OH 43085 |
| Jim & Gail Caldwell | 6476 Strathaven Ct. W | Worthington, OH 43085 |

28 January 2017

To: Lynda Bitar
City of Worthington
374 Highland Avenue
Worthington, Ohio 43085

Subject: Architectural Review Board
Revised Design Elements – Suggested Changes

Attachments; Drawing ARB1
Drawing ARB2
Profile of Monument Sign by Sign Company

Dear Ms. Bitar;

I have revisited the documents which were discussed at the most recent Design Review Board, that occurred on Jan 12, 2017 and offer the review of these revisions, for consideration and approval at the next meeting scheduled for 9 February 2017.

1. Reduction of Bollards along front of the store; 25%

The bollards are shown respaced on the floor plan ARB 1 offering spacing increase from 3'-11" to 5'-3". Bollards have been revised on ARB2 as well noting this change.

Color of bollards to be discussed at 9 February meeting.

2. Storefront Elevation Revision.

ARB2 notes the recommended revised storefront windows that occur along the exterior wall in front of the coffee station. Full height panels (2) to the side of the entry door and halve panels along the coffee station wall. Glass will be insulated material, to match the windows occurring elsewhere.

A partial elevation of the store front window layout that was discussed at the Jan 12 meeting is included to note the comparison with this suggested change.

The bollard placement revision is noted on this full elevation as well.

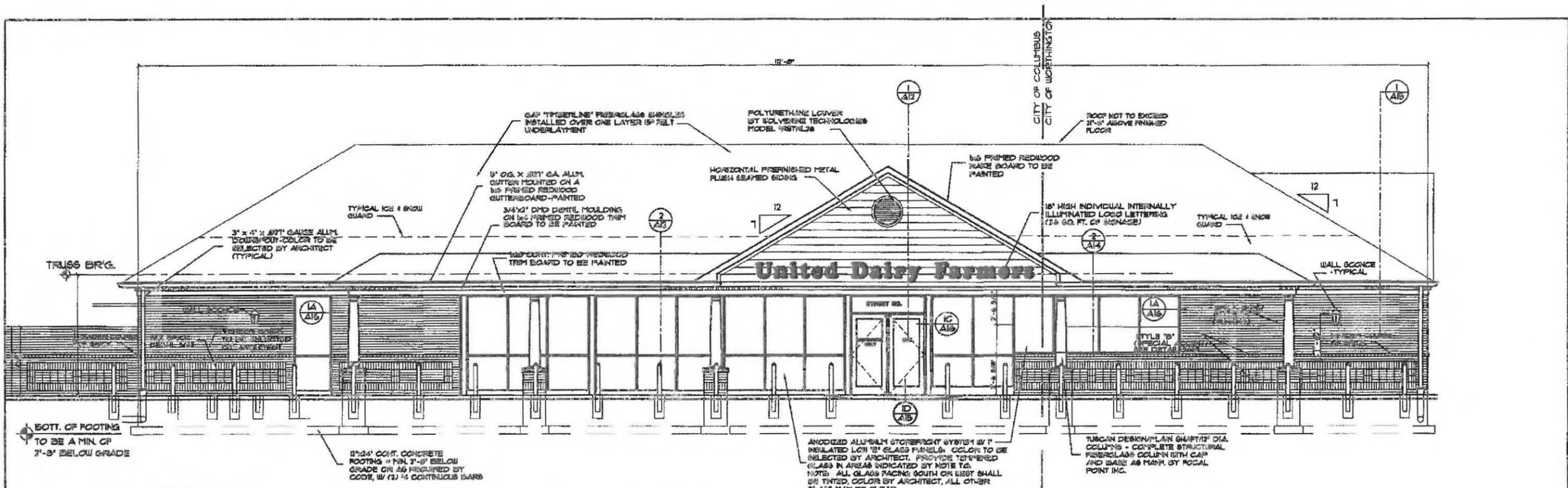
3. Profile of Monument Sign

A revised dimensioned elevation of the monument sign is also provide on ARB2. It notes the limits of the sign that has been reduced to a 30 sf sign sitting on a masonry base. Base will be detailed to repeat the wainscot detailing on the building. See Sign Company drawing for color information – base to be as on ARB2

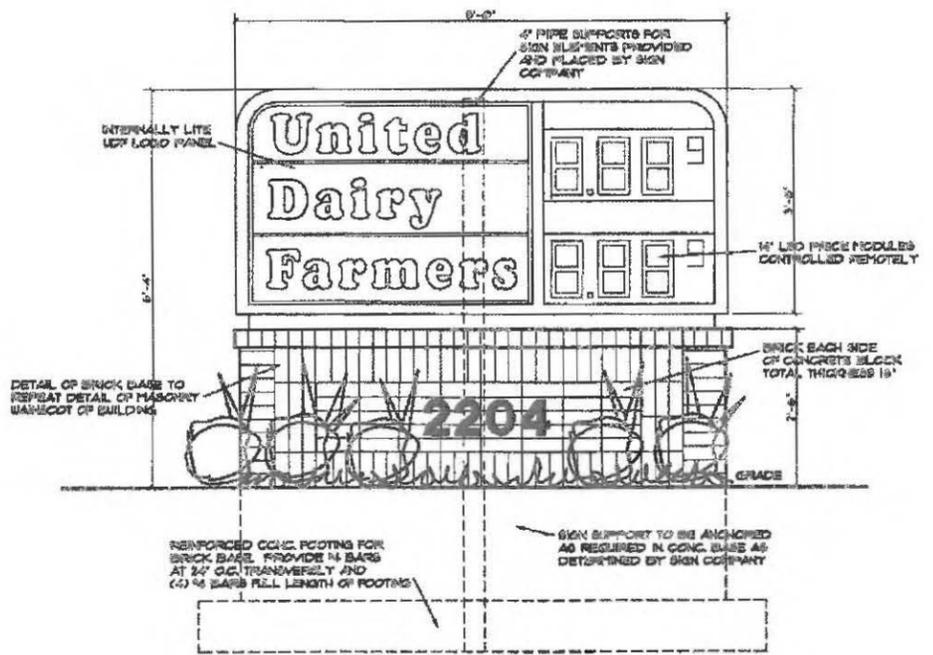
4. Final item is the color of the light poles. As stated I desired to use a light colored pole for this site as I feel they blend into the surroundings of the site, are less noticeable than anodized bronze units. I will have samples of these finishes to review at the 9 February meeting



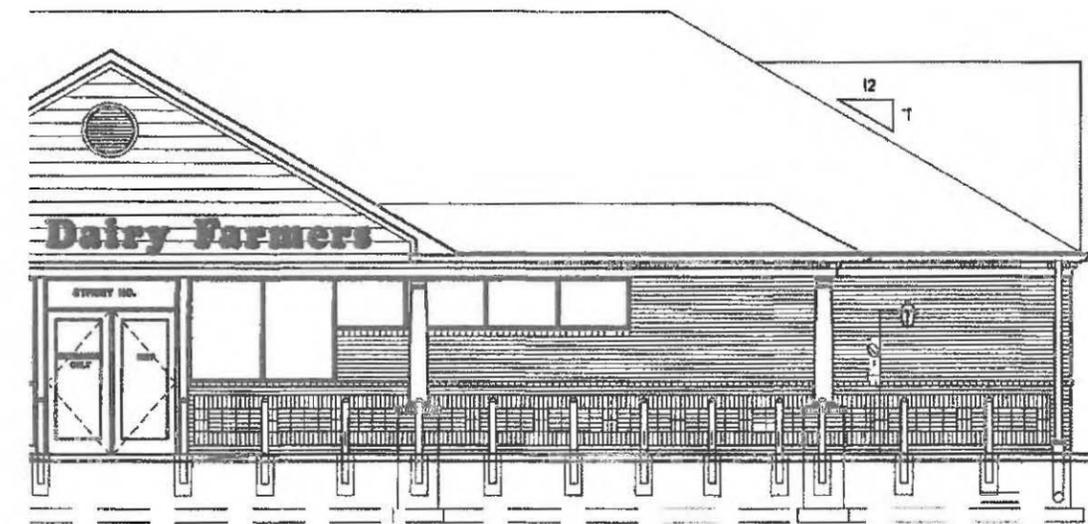
John Johnston
Architect for United Dairy Farmers.



1 ELEVATION $1/4" = 1'-0"$ FRONT OF STORE FACING DUBLIN ROAD (SR 161) ELEVATION NOTES REVISED REDUCTION OF BOLLARDS AND STOREFRONT CHANGES TO WINDOWS AT COFFEE AREA



3 DETAIL $1/4" = 1'-0"$ GROUND SIGN - SIGN FACES HAS 36 SF. PER SIDE

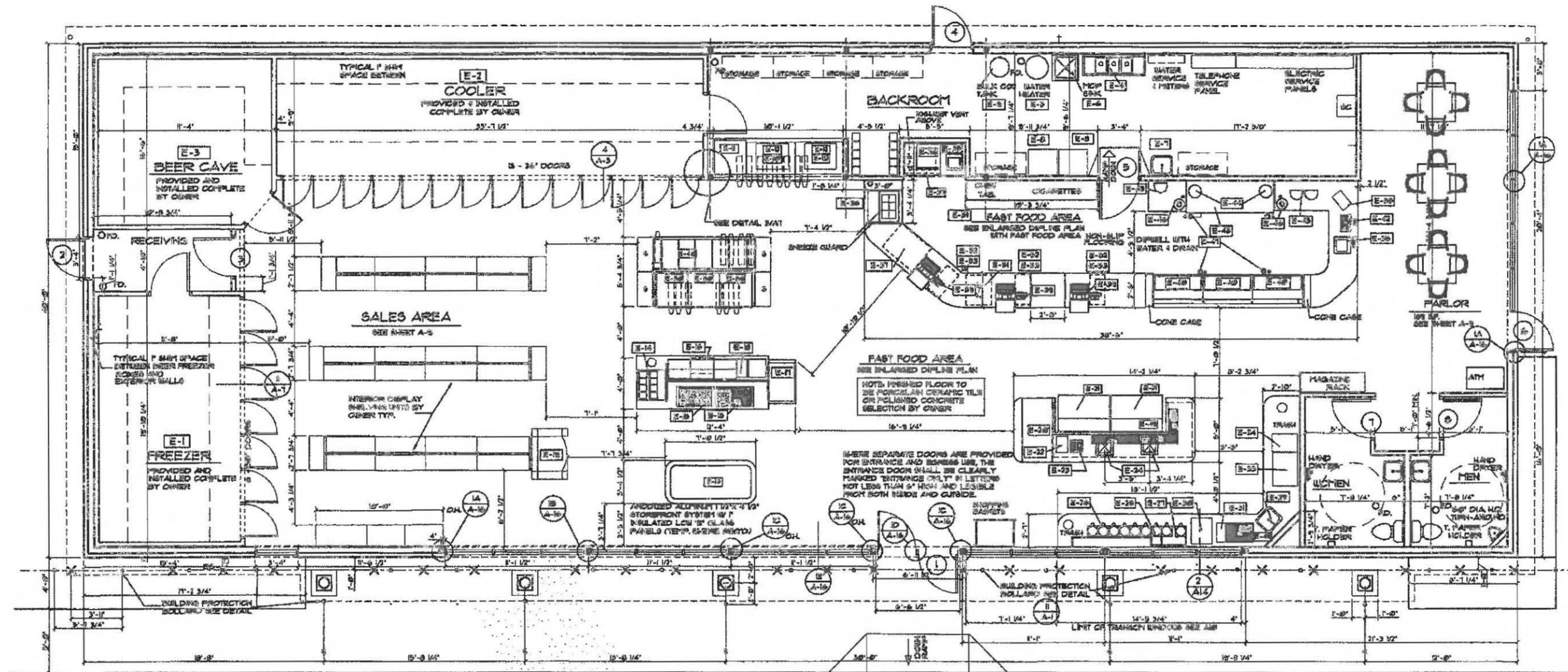


2 ELEVATION $1/4" = 1'-0"$ FRONT OF STORE FACING DUBLIN ROAD (SR 161) PREVIOUS ELEVATION PRESENTED

| NO. | DATE | DESCRIPTION |
|-----|-----------|---|
| 1 | 1/24/2017 | ARB REV. BOLLARDS AND STOREFRONT ARB REV. SIGN MONUMENT SIZE |
| | | |
| | | |
| | | |
| | | |

| | | | |
|---|--|--|--|
| A CONVENIENCE STORE FOR UNITED DAIRY FARMERS 2204 WEST DUBLIN GRANVILLE ROAD COLUMBUS, OHIO 43085 | | JOB NO. DRAWN BY CHECKED BY DATE 11.17.18 | SHEET NO. A 10 STORE NO. 613 |
| JOHN D. JOHNSTON ARCHITECTS 3055 MONTGOMERY ROAD CINCINNATI, OHIO 45212 513-398-0743 | | CITY OF WORTHINGTON AR 15-17 DRAWING NO. DATE 1-27-17 | |

ARB 2



FLOOR PLAN

1/4" = 1'-0"

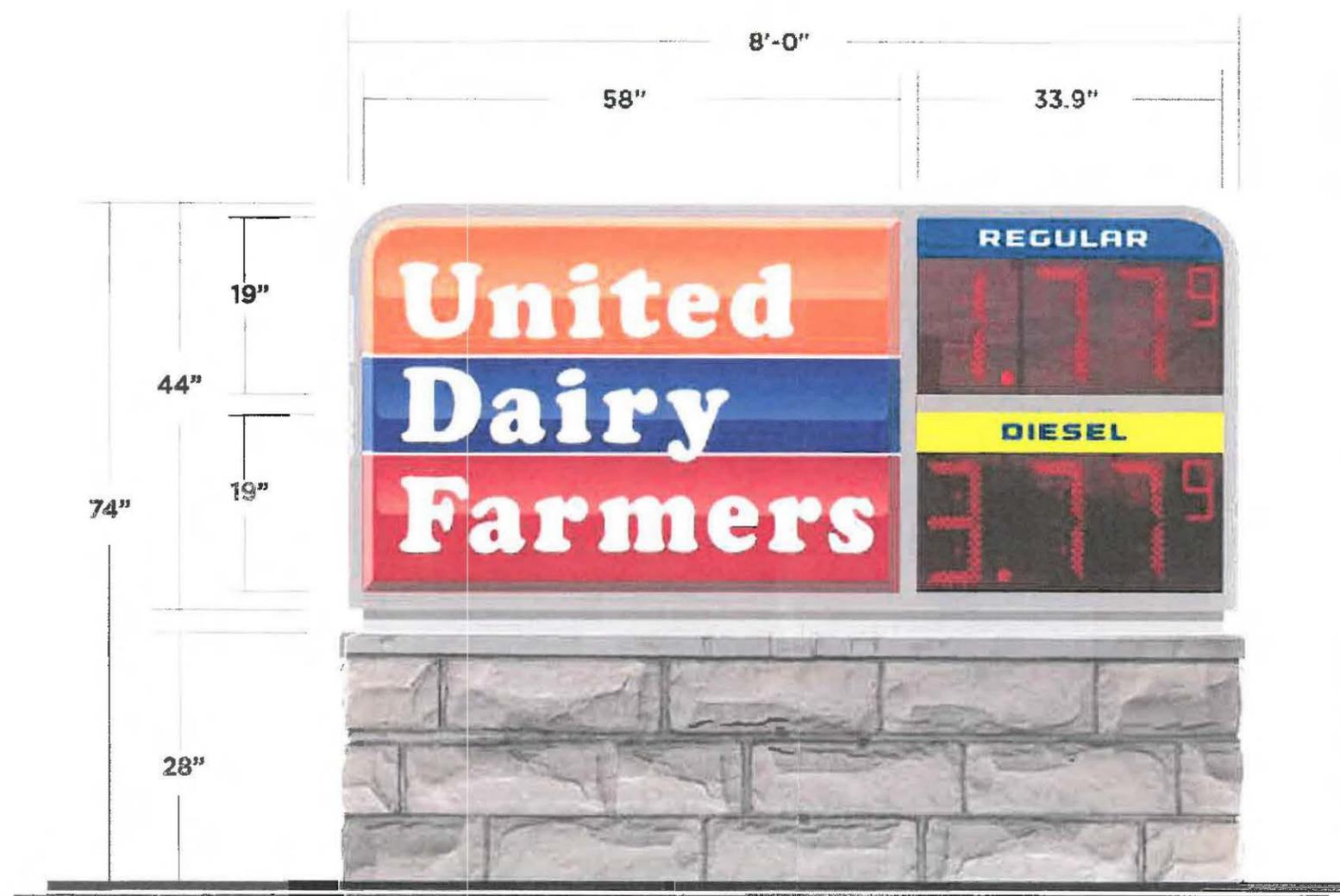
- 24 x BOLLARD LOCATIONS ON ORIGINAL PERMIT APPLICATION SPACED AT APPROXIMATELY 3'-11" OC.
 - 18 • NEW PROPOSED BOLLARD LOCATIONS ALONG FRONT OF BUILDING SPACED AT APPROXIMATELY 5'-3" OC.
- EQUATES TO A 25% REDUCTION OF BOLLARDS

CITY OF WORTHINGTON
 AR 15-17
 DRAWING NO.
 DATE 1-27-17

ARB 1

| REVISION | DATE | DESCRIPTION |
|----------|-----------|---------------------------------|
| 1 | 1/24/2017 | ARB REV. BOLLARDS AND STOPFRONT |
| | | |
| | | |
| | | |
| | | |

| | | |
|---|--|---|
| A CONVENIENCE STORE FOR UNITED DAIRY FARMERS 2204 WEST DUBLIN GRANVILLE ROAD COLUMBUS, OHIO 43085 | | JOB NO. DRAWN BY CHECKED BY DATE 11.17.16 STORE NO. 813 |
| JOHN D. JOHNSTON ARCHITECTS 2965 MONTGOMERY ROAD CINCINNATI, OHIO 45212 513-599-6743 | | SHEET NO. A 10 |



| | |
|--|---|
| job name | |
| location | Cincinnati, OH |
| drawn by | <i>[Signature]</i> |
| date | 1.6.17 |
| scale | 3/4" = 1.0' |
| notes: | Proposed internally illuminated sign cabinet with custom pan faces, EMC pricing units. Faces to have painted second surface graphics. |
| This drawing and the designs herein are protected under the U.S. copyright law and shall remain the property of Holthaus Lackner Signs, Inc. Drawings and designs produced by Holthaus Lackner Signs, Inc. may not be reproduced or used in any manner without the expressed written consent of Holthaus Lackner Signs, Inc. | |
| <p>PO Box 29373 817 Ridgeway Ave Cincinnati, Oh. 45229 (513) 861.0060 (513) 559.0975</p> | |
| www.HLSigns.com | |
| customer signature | |

CITY OF WORTHINGTON
 AR 15-17
 DRAWING NO.
 DATE 1-27-17



City of Worthington

SWOP (SUBDIVISION WITHOUT PLAT) APPLICATION

| | |
|---------------|---------------|
| Case # | SWOP 01-17 |
| Fee | \$25.00 #6320 |
| Date Received | 1/27/17 |
| Action/Date | 2-9-17 |

A. General Information

1. Property Location 128 Highland Ave, Worthington Ohio 43085 2. Zoning Residential
3. Applicant John Hitzemann POA for Rudy and Jean Hitzemann
 Address 128 Highland Ave Worthington Ohio 43085
 Phone 614 332-4663
4. Property Owner Rudy and Jean Hitzemann
 Address 128 Highland Ave Worthington Ohio 43085
 Phone 614 901-0760

B. Existing

1. Number of lots 1 2. Area of each 39,879sq. ft.

C. Proposed

1. Number of lots 2 2. Area of each a) 18,900sq. ft. b) 20,979sq. ft.
3. Dimensions 100'x189' / 111'x189' 4. Frontage 100' / 111'

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)

01/25/2017
 Date

[Signature]
 Property Owner (Signature)

01/25/2017
 Date

POA for Rudy Hitzemann
POA for Jean Hitzemann

Abutting Property Owners List for
128 Highland Ave.

| | | |
|--|--|-----------------------|
| Chakroff Family Limited Partnership II | 6561 Olentangy River Rd. | Worthington, OH 43085 |
| Robert & Sue Swihart | 151 Highland Ave. | Worthington, OH 43085 |
| Brian & Mary Weaver | 141 Highland Ave. | Worthington, OH 43085 |
| Cheryl Dickson | 133 Highland Ave. | Worthington, OH 43085 |
| Ritchie Harris | Melissa Honeycutt 123 Highland Ave. | Worthington, OH 43085 |
| Christopher & Meredith Kephart | 114 Highland Ave. | Worthington, OH 43085 |

SWOP

City of Worthington

Supporting Statement:

Property Address: 128 Highland Ave, Worthington Ohio 43085

Owner of the Property: Rudy and Jean Hitzemann

Contact: John Hitzemann (614) 332-4663 john@letsgetahome.com

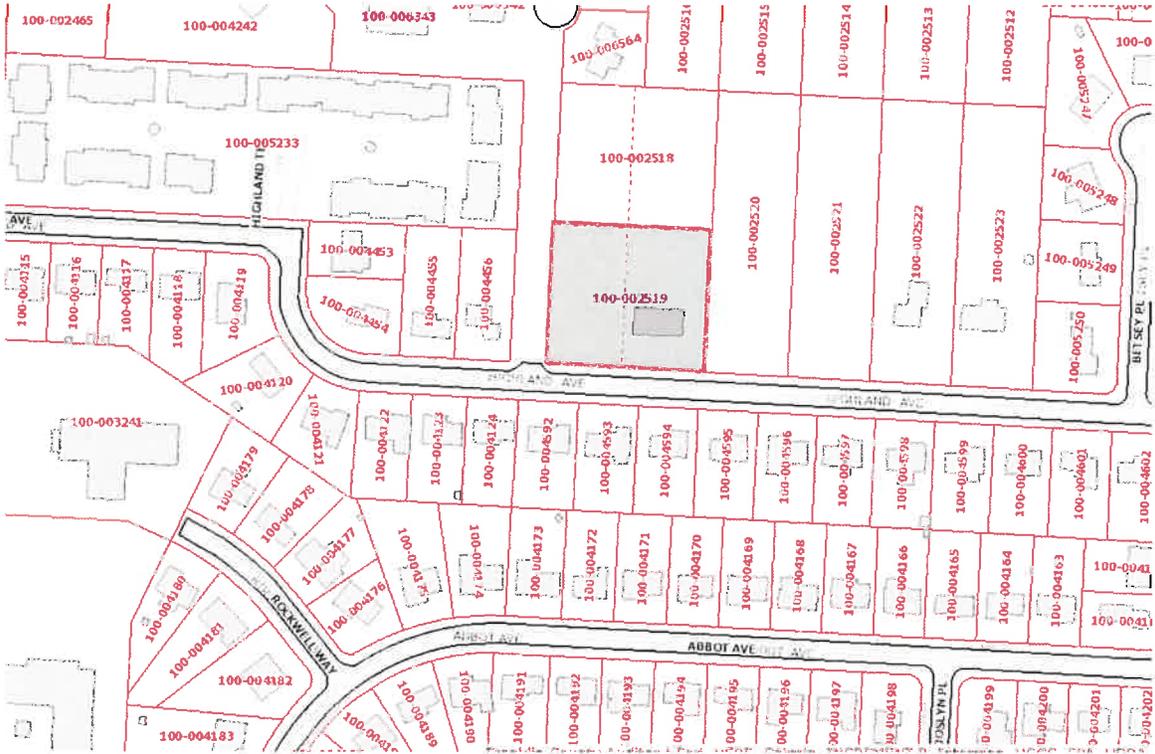
Builder: Wayne Homes LLC (740) 548-7500 Contact: Julie Hurt 11N. 3B's & K Rd. Sunbury, Oh 43074

We intend to build a 2000+ sq ft ranch style home on the property next to the present house. We have contacted Wayne Homes in Delaware Ohio and are contracted to start building when the lot split and permits are approved. We intend to follow the Worthington City, Franklin County and Ohio building codes.

We would like to request a variance on the requirement to put a sidewalk down on the Westview Dr. side of the property. One reason is it would lead to nowhere. Westview Dr. is blocked off and unused with a wooded area behind our property that we prefer that people other than the owners of the lot stay out of.

Mr. Rudy Hitzemann is 89 and Jean Hitzemann is 87 years old. John Hitzemann is their son, licensed in Ohio to sell Real Estate and has their general power of attorney. All questions and information should be directed to the attention of John Hitzemann. John Hitzemann will be handling all details.

128 Highland Ave.



100-002519 04/05/2014

Location Survey

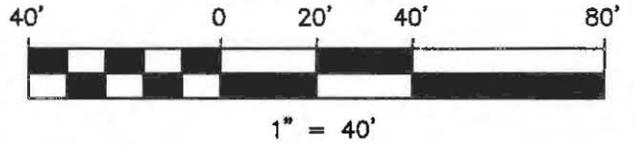
City of Worthington, Franklin County, Ohio
South Half of Lots 57 & 58, Northhigh Acres Addition, P.B 15, Page 34

ADDRESS 128 Highland Avenue CITY Worthington COUNTY Franklin

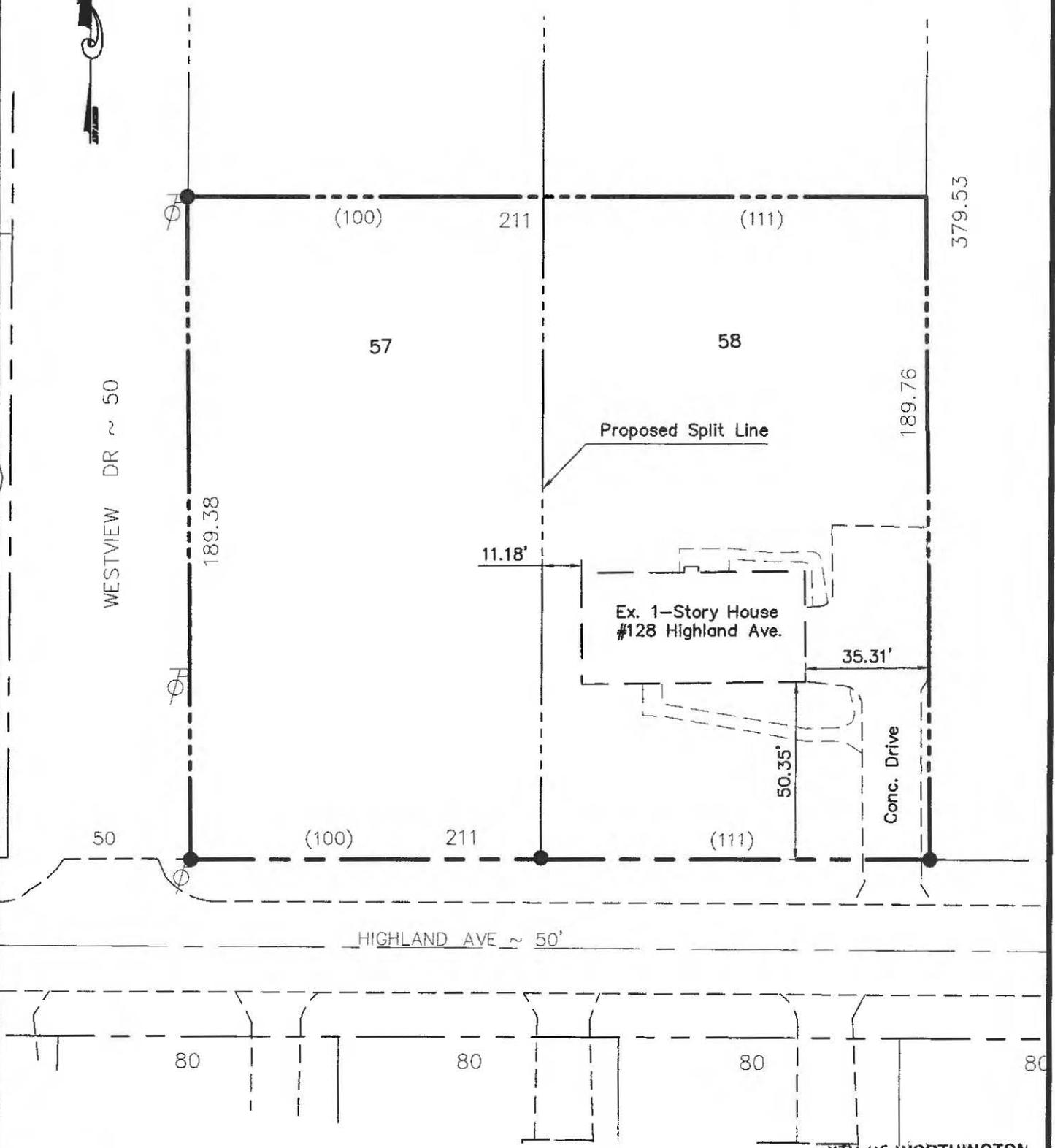
OWNER Rudy C. Hitzemann Trustee of The Rudy C. Hitzemann Trust, I.N. 199805110114202

No easements were found to affect this lot based on the records in a title search performed by Crown Search (Order #1701173) on January 12, 2017.

GRAPHIC SCALE



C:\Users\dhock\Desktop\Hitzemann - Highland Avenue.dwg Layout2--Layout1 Jan 24, 2017 - 5:32:19pm dhock



We certify that this Location Survey was performed in accordance with Chapter 4733-38, Ohio Administrative Code, and is not a boundary survey under Chapter 4733-37 of said code.

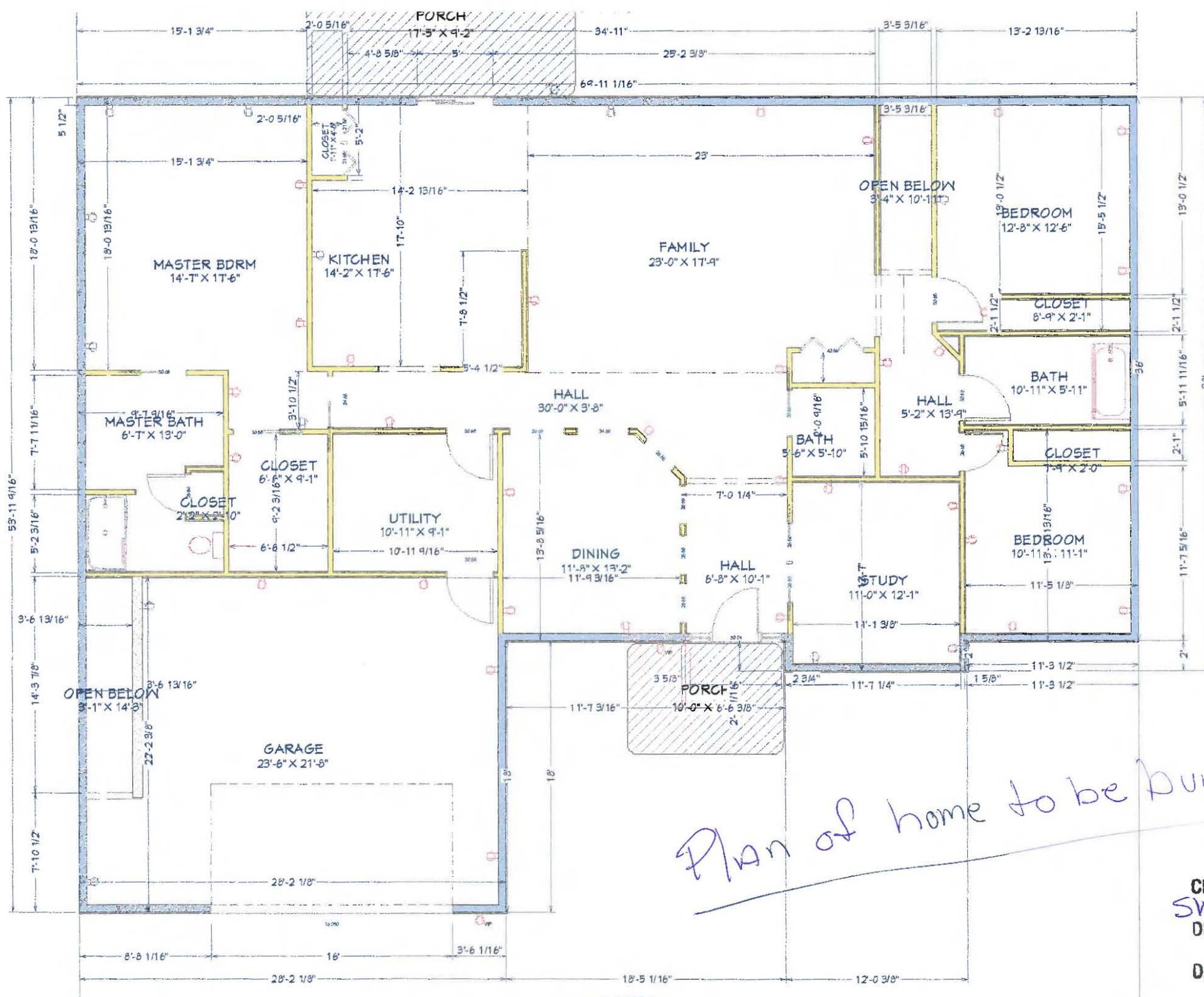
CITY OF WORTHINGTON
SWOP 01-17
DRAWING NO.
DATE **1-27-17**

PROFESSIONAL SURVEYOR _____ DATE: _____

| | | |
|-----------|-------|----------------------|
| REVISION: | DATE: | DRAWN BY: DRH |
| | | DATE: 1/24/2017 |
| | | SCALE: 1" = 40' |
| | | JOB NO.: HITZ - 2017 |
| | | CHECKED BY: DRH |

ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755



Plan of home to be built

CITY OF WORTHINGTON
SWQP 01-17
DRAWING NO.
DATE 1-27-17



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

| | |
|-----------------|-----------|
| Case # | AR 114-16 |
| Date Received | 9/9/16 |
| Fee | \$200.00 |
| Meeting Date | 9/22/16 |
| Filing Deadline | |
| Receipt # | 02665 |

1. Property Location 1033 N. High Street (Parcel ID: 100-006391)

2. Present/Proposed Use Present - Surface parking, Proposed - Medical office

3. Zoning District C-3/C-2

4. Applicant Same as owner

Address _____

Phone Number(s) _____

5. Property Owner United Methodist Children's Home

Address 431 E. Broad St. Columbus, OH 43215

Phone Number(s) 614-885-5020

6. Project Description Two-story, 20,000 square foot medical office building.

7. Project Details:

a) Design See attached description.

b) Color See attached description.

c) Size ± 20,000 square feet

d) Approximate Cost TBD Expected Completion Date TBD

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.

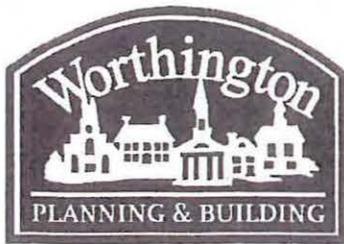
Tabled 9/22/16

United Methodist - Children's Home
By [Signature] 9/9/2016
 Applicant (Signature) Date

United Methodist - Children's Home
By [Signature] 9/9/2016
 Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
1033 High St.

| Name | Name 2 | Address | CityStateZip |
|--------------------------------|-----------------|-----------------------|------------------------|
| Christopher & Jill Taylor | | 170 Longfellow Ave. | Worthington, OH 43085 |
| Kathryn Hamer | | 160 Longfellow Ave. | Worthington, OH 43085 |
| James & Stephanie Moulton | | 150 Longfellow Ave. | Worthington, OH 43085 |
| Quentin & Catherine Jung | | 140 Longfellow Ave. | Worthington, OH 43085 |
| Lisa & Maxwell Marti | | 74 E. Kanawha Ave. | Columbus, OH 43214 |
| Resident | | 130 Longfellow Ave. | Worthington, OH 43085 |
| Samir & Christa Gharbo | | 120 Longfellow Ave. | Worthington, OH 43085 |
| Elmer & Takeko Troxell | | 110 Longfellow Ave. | Worthington, OH 43085 |
| Makana & Fanny Lee | | 100 Longfellow Ave. | Worthington, OH 43085 |
| Steven & Wendy Putka | | 80 Longfellow Ave. | Worthington, OH 43085 |
| Castle Family Real Estate LLC | | 217 Lake Bluff Dr. | Columbus, OH 43235 |
| Resident | | 70 Longfellow Ave. | Worthington, OH 43085 |
| Walter & Deborah Beaver | | 57 Larrimer Ave. | Worthington, OH 43085 |
| Rodger & Anne Russi | | 47 Larrimer Ave. | Worthington, OH 43085 |
| Ohio Bell Telephone Co. | | 6650 N. High St. | Worthington, OH 43085 |
| FC Bank | | 6600 N. High St. | Worthington, OH 43085 |
| Laurel Health Care | | 1030 High St. | Worthington, OH 43085 |
| Podoki Real Estate LLC | | 1020 High St. | Worthington, OH 43085 |
| Kids Academy | | 1012 High St. | Worthington, OH 43085 |
| Marco Martinez | Maria Duran | 321 Amber Wood Way | Lewis Center, OH 43035 |
| Marco Martinez | Maria Duran | 951 High St., E-1 | Worthington, OH 43085 |
| Media Mouse Ink Art Design Co. | | 951-B High St. | Worthington, OH 43085 |
| 965 High LLC | | 965 High St. | Worthington, OH 43085 |
| 965 High LLC | | 951 High St., E-3 | Worthington, OH 43085 |
| Stephen & Kristine Harness | | 287 Greenbrier Ct. | Worthington, OH 43085 |
| Greg & Mary Offenburger | | 267 Greenbrier Ct. | Worthington, OH 43085 |
| Robert Harbrecht | | 247 Greenbrier Ct. | Worthington, OH 43085 |
| Jason Shonk | | 237 Greenbrier Ct. | Worthington, OH 43085 |
| Scott & Pamela Fair | | 217 Greenbrier Ct. | Worthington, OH 43085 |
| Elaine Smith | | 960 Evening St. | Worthington, OH 43085 |
| Glenn Tucker | | 160 Tucker Dr. | Worthington, OH 43085 |
| Chester & Mary Winter | | 6425 Evening St. | Worthington, OH 43085 |
| James & Megan Dugan | | 215 Highgate Ave. | Worthington, OH 43085 |
| Scott & Brenna Palmer | | 6465 Evening St. | Worthington, OH 43085 |
| Andrew & Shelly Strange | | 1171 E. Ridgedale Dr. | Worthington, OH 43085 |
| Resident | | 6470 Evening St. | Worthington, OH 43085 |
| Richard Elliott | | 6480 Evening St. | Worthington, OH 43085 |
| Erichard Piloseno | Carol Ellingson | 6490 Evening St. | Worthington, OH 43085 |
| James & Beverly Matson | | 6500 Evening St. | Worthington, OH 43085 |
| Justin & Riann Taylor | | 6510 Evening St. | Worthington, OH 43085 |
| C-Shell LLC | | 398 Highgate Ave. | Worthington, OH 43085 |
| Resident | | 6522 Evening St. | Worthington, OH 43085 |
| Noel & Janet Guitry | | 6530 Evening St. | Worthington, OH 43085 |
| Lisa Chakroff | | 6540 Evening St. | Worthington, OH 43085 |
| Justin & Corinne Fields | | 6550 Evening St. | Worthington, OH 43085 |
| Michael & Susan Bates | | 6560 Evening St. | Worthington, OH 43085 |
| Daniel & Beverly Ryan | | 173 Longfellow Ave. | Worthington, OH 43085 |



Amendment to Development Plan Application

| | |
|-----------------|-----------------|
| Case # | ADP 06-16 |
| Date Received | 9-9-16 |
| Fee | \$ 50 |
| Meeting Date | 9-22-16 |
| Filing Deadline | Report 10/16/16 |

- Property Location 1033 N. High Street (Parcel ID: 100-006391)
- Present Use & Proposed Use Present - Surface parking, Proposed - Medical Office
- Present & Proposed Zoning Primarily C-3 (surface parking has a small overlap into C-2)
- Applicant Same as Owner
Address _____
Phone _____
- Property Owner United Methodist Children's Home
Address 431 E. Broad St. Columbus, OH 43215
Phone 614-885-5020
- Project Description Two-story, 20,000 square foot medical office building
- Variations Requested Building & pavement setbacks along High Street (see attachment)
Signage (still in design)

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.

United Methodist Children's Home
B. Gandy 9/9/2016
Applicant (Signature) Date

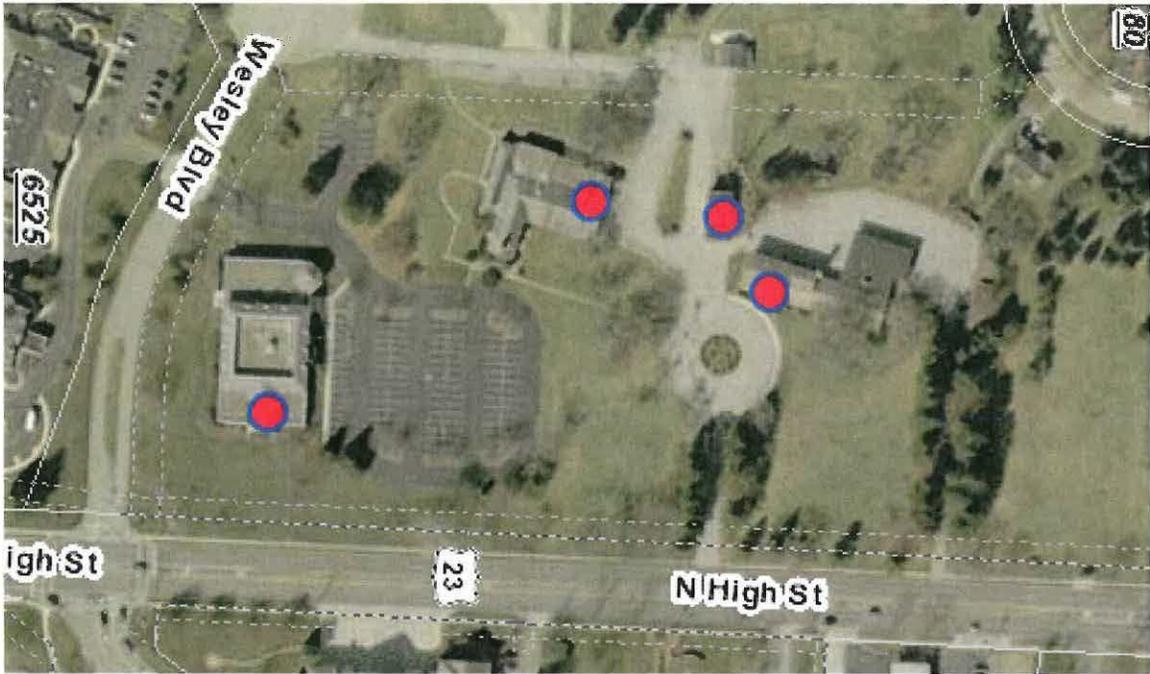
Tabbed 9/7-2/16

United Methodist Children's Home
B. Gandy 9/9/2016
Property Owner (Signature) Date

MPC Approval Date:

City Council Approval Date:

1033 High St.



Supporting Statement

About the Occupant:

OhioHealth is a nationally recognized not-for-profit, charitable healthcare organization with Methodist roots. Based in Central Ohio, OhioHealth has been recognized by U.S. News & World Report, Truven Health, the American Heart Association and others as a leading provider of healthcare service, as well as being on FORTUNE magazine's "100 Best Companies to Work For" list ten consecutive years.

Proposed Project:

The site for the proposed project is located within a 40.93-acre tract that is zoned C-3, with a small portion of the proposed surface parking overlapping in a C-2 zone. Medical office is a permitted use under the C-3 classification.

The project will consist of a two-story, 20,000 square foot, state-of-the-art medical facility. This new facility will house an emergency room operator on the first floor and medical offices on the second floor. The existing two-story, 25,000 square foot, United Methodist facility located immediately north of Wesley Boulevard will remain. Site parking will be repositioned to accommodate United Methodist facility as well as the proposed OhioHealth building. In total, there will be 196 parking spaces, 80 of which will be dedicated to the OhioHealth facility (allowing for 1 space per 250 square feet). This parking allocation meets code. The overall strategy has been to consolidate parking as much as possible to the rear of the building.

The proposed development would allow for OhioHealth to provide the most comprehensive and convenient care options to its patients in and around Worthington by providing a close to home and easily accessible facility to address their immediate medical needs that cannot be served by a primary care or urgent care office, with shorter wait times and 24-hour accessibility.

Project Design:

Architecturally, the design is intended to be complimentary with the variety of other New England style structures found in the area on High Street in Worthington, utilizing similar materials, colors, scale and fenestration patterns. To support the rich pedestrian experience that Worthington is known for, the design has incorporated large first floor windows and small second floor windows, set within a formal, symmetrical façade that utilizes the A-B-A pattern typical of brick colonial architecture. The steeply sloping roof will conceal the roof-top mounted mechanical equipment without obvious impact to building architecture, and contributes to creating a contextually appropriate mass and style for this building, complimentary with other buildings fronting High Street in the vicinity.

With the building set back from the street to preserve the trees and lawn along High Street, a pedestrian walk will lead directly from the sidewalk to the center of the High Street façade, which is accented architecturally to be suggestive of "entry." After proceeding through a low brick pier portal flanked by low brick landscape walls and soft-scaping just in front of the building, the walk then sweeps gently around the south side of the building to lead pedestrians to the actual entry on the west elevation.

The main entry and ambulance canopy for the building are situated in the rear of the building, in order to facilitate patient safety and privacy as well as to prioritize the formal relationship of the front façade to the street. The large glass atrium associated with the entry and waiting areas, an important patient experience and wayfinding element for OhioHealth, will utilize white framed windows and paneling trim commonly employed in a similar fashion in other contextual buildings in Worthington.

Exterior materials will be predominantly sand-mold red brick, with white trim utilized both at windows and eave details. Limited stone accents will be incorporated for wall caps and first floor lintels. Brick detailing in keeping with the Colonial style will include corbelling to define column capitals, jack arch lintels, a water table at the base of the building, top-of-wall frieze board, crown molding and ogee gutter, with dimensional fiberglass shingles for the roof.

Windows will be predominantly simulated divided light (SDL) aluminum-clad wood, with some large single panes where shown, and all openings will incorporate traditional brick mold trim. "Punched" windows will incorporate angled brick sills, and larger storefront windows will incorporate bottom panels aligning with the water table, that will include bed mold trim.

Light fixtures will be selected to accent building architecture and will be per the appropriate style and responsive to Worthington design guidelines.

Please refer also to building sketches and details provided with the submission packet.

Variances:

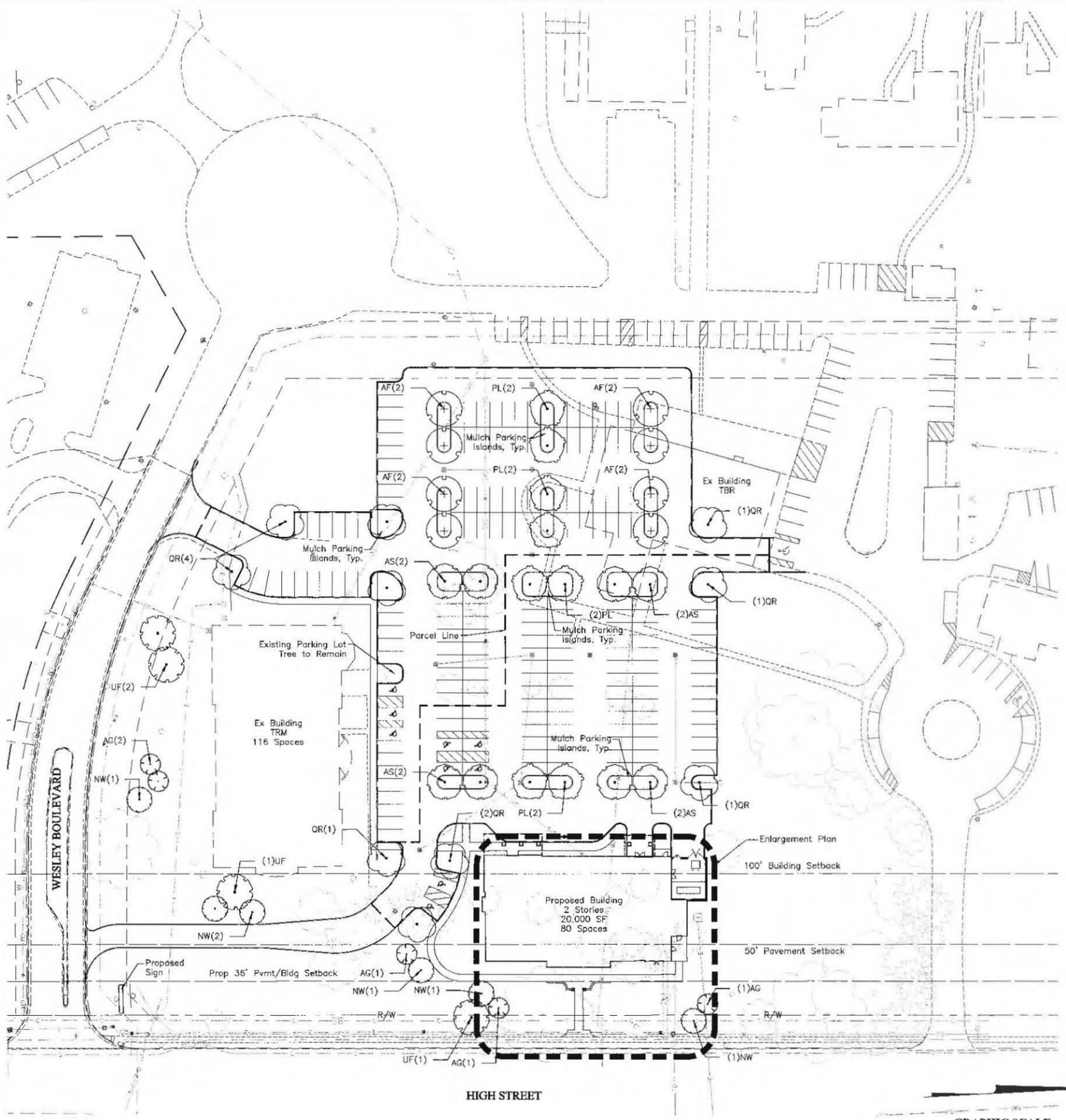
1.) Signage

| Code | Variance Request |
|---|--|
| 1 building sign per business | Allow 9 building signs |
| 100 SF of wall signage | Allow 220.9 SF of wall signage |
| 60 SF of freestanding signage | Allow 67 SF of freestanding signage |
| 10' setback from ROW for freestanding signage | 0' setback from ROW for freestanding signage |

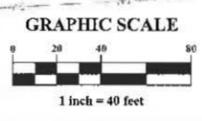
2.) Setbacks – The existing zoning provides for a parking setback of 50' and a building setback of 100'. The proposed setback for both the building and the pavement is 36'. The reduced setback is consistent with the UMCH Comprehensive Plan which calls for buildings to address the street and activate the street frontage.

Notes:

Further analysis on the traffic impact is underway and will be included a future submittal.



HIGH STREET



PLANT SCHEDULE NORTH SITE LANDSCAPE

| PARKING LOT TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|-------------------|-----|-----------------------------|----------------------------|-----------|-----------|
| AS | 6 | Acer miyabei 'State Street' | State Street Miyabei Maple | 2.5" Cal. | B&B |
| PL | 4 | Platanus x acerifolia | London Plane Tree | 2.5" Cal. | B&B |
| QR | 4 | Quercus rubra | Red Oak | 2.5" Cal. | B&B |

| SITE TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|------------|-----|---|--------------------------------|-----------|-----------|
| AG | 3 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2.5" Cal. | B&B |
| NW | 3 | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 2.5" Cal. | B&B |
| UF | 1 | Ulmus x 'Frontier' | Frontier Elm | 2.5" Cal. | B&B |

PLANT SCHEDULE SOUTH SITE LANDSCAPE

| PARKING LOT TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|-------------------|-----|---------------------------------|------------------------------|-----------|-----------|
| AF | 8 | Acer freemanii 'Autumn Fantasy' | Autumn Fantasy Freeman Maple | 2.5" Cal. | B&B |
| AS | 2 | Acer miyabei 'State Street' | State Street Miyabei Maple | 2.5" Cal. | B&B |
| PL | 4 | Platanus x acerifolia | London Plane Tree | 2.5" Cal. | B&B |
| QR | 6 | Quercus rubra | Red Oak | 2.5" Cal. | B&B |

| SITE TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|------------|-----|---|--------------------------------|-----------|-----------|
| AG | 2 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2.5" Cal. | B&B |
| NW | 3 | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 2.5" Cal. | B&B |
| UF | 3 | Ulmus x 'Frontier' | Frontier Elm | 2.5" Cal. | B&B |

Landscape Calculations

1171.02(h) Landscaping of Parking Areas

Parking Lot Trees:
2" dbh Tree Required/6 parking spaces

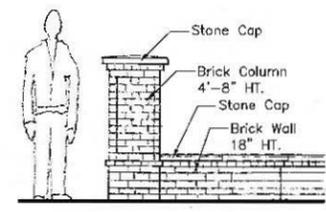
North Parking Lot Trees:
80 Total Spaces
80/6 = 14 Trees Required
14 Trees Provided

South Parking Lot Trees:
116 Total Spaces
116/6 = 20 Trees Required
20 Trees Provided

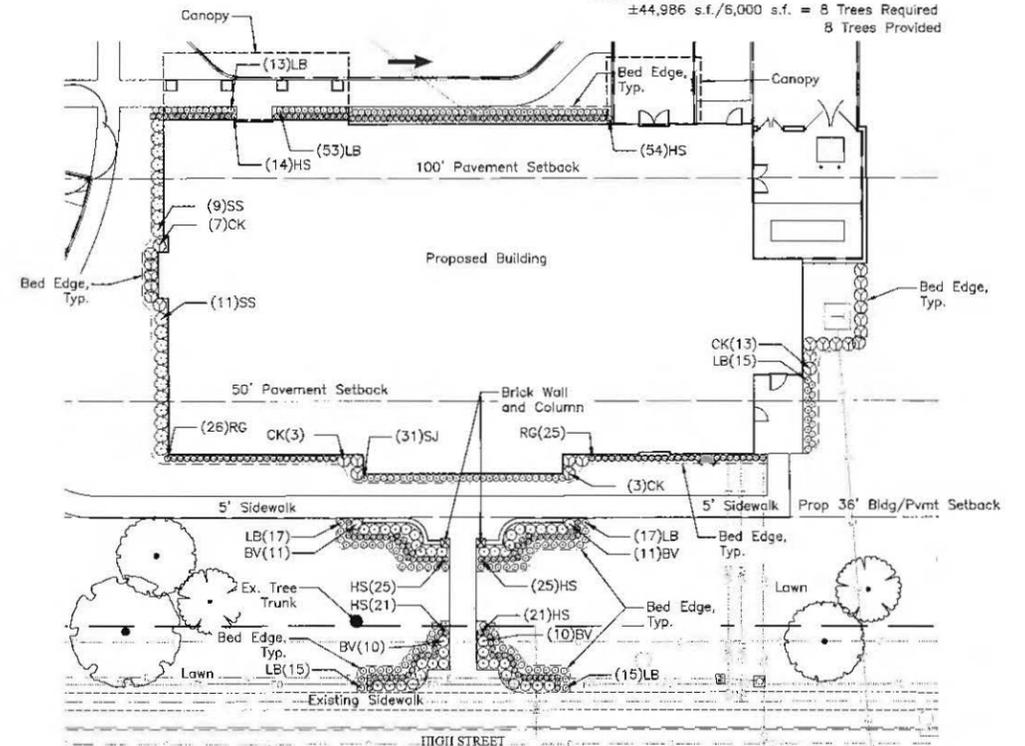
Site Trees:
1 Tree Required/6,000 s.f. of paved surface

North Site Trees:
±36,349 s.f./6,000 s.f. = 7 Trees Required
7 Trees Provided

South Site Trees:
±44,986 s.f./6,000 s.f. = 8 Trees Required
8 Trees Provided



Brick Wall and Column
No Scale



Enlargement Plan
Scale: 1" = 20'

PLANT SCHEDULE ENLARGEMENT PLAN

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|--------|-----|------------------------------------|---------------------------------|---------|-----------|
| BV | 42 | Buxus x 'Green Velvet' | Green Velvet Boxwood | 30" Ht. | B&B |
| SS | 20 | Spiraea japonica 'Little Princess' | Little Princess Japanese Spirea | 18" Ht. | B&B |

| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|---------|-----|--|--------------------|------|-----------|
| CK | 19 | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | #2 | Cont. |

| PERENNIALS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|------------|-----|---|-----------------------|------|-----------|
| HS | 160 | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | #1 | Cont. |
| LB | 145 | Liriope muscari 'Big Blue' | Big Blue Liriope | #1 | Cont. |
| RG | 51 | Rudbeckia fulgida sulkiventii 'Goldsturm' | Black-eyed Susan | #2 | Cont. |
| SU | 31 | Sedum x 'Autumn Joy' | Autumn Joy Sedum | #2 | Cont. |

PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
JANUARY 26, 2017

| MARK | DATE | DESCRIPTION |
|------|------|-------------|
| | | |

ADD 06-10
CITY OF WORTHINGTON
AR 114-16
DRAWING NO.
DATE 1-27-17

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
WORTHINGTON MOB/SE
LANDSCAPE PLAN



DATE
JANUARY 26, 2017

SCALE
As Noted

JOB NO.
2016-1018

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PLANT SCHEDULE NORTH SITE LANDSCAPE

| PARKING LOT TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|-------------------|-----|-----------------------------|----------------------------|-----------|-----------|
| AS | 6 | Acer miyabei 'State Street' | State Street Miyabei Maple | 2.5" Cal. | B&B |
| PL | 4 | Platanus x acerifolia | London Plane Tree | 2.5" Cal. | B&B |
| QR | 4 | Quercus rubra | Red Oak | 2.5" Cal. | B&B |

| SITE TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|------------|-----|---|--------------------------------|-----------|-----------|
| AG | 3 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2.5" Cal. | B&B |
| NW | 3 | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 2.5" Cal. | B&B |
| UF | 1 | Ulmus x 'Frontier' | Frontier Elm | 2.5" Cal. | B&B |

PLANT SCHEDULE SOUTH SITE LANDSCAPE

| PARKING LOT TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|-------------------|-----|---------------------------------|------------------------------|-----------|-----------|
| AF | 6 | Acer freemanii 'Autumn Fantasy' | Autumn Fantasy Freeman Maple | 2.5" Cal. | B&B |
| AS | 2 | Acer miyabei 'State Street' | State Street Miyabei Maple | 2.5" Cal. | B&B |
| PL | 4 | Platanus x acerifolia | London Plane Tree | 2.5" Cal. | B&B |
| QR | 6 | Quercus rubra | Red Oak | 2.5" Cal. | B&B |

| SITE TREES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|------------|-----|---|--------------------------------|-----------|-----------|
| AG | 2 | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 2.5" Cal. | B&B |
| NW | 3 | Nyssa sylvatica 'Wildfire' | Wildfire Black Gum | 2.5" Cal. | B&B |
| UF | 3 | Ulmus x 'Frontier' | Frontier Elm | 2.5" Cal. | B&B |

Landscape Calculations

1171.02(h) Landscaping of Parking Areas

Parking Lot Trees:
2" dbh Tree Required/6 parking spaces

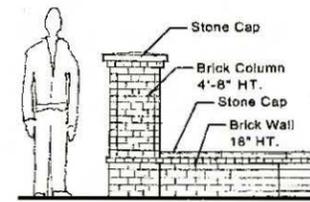
North Parking Lot Trees:
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116 Total Spaces
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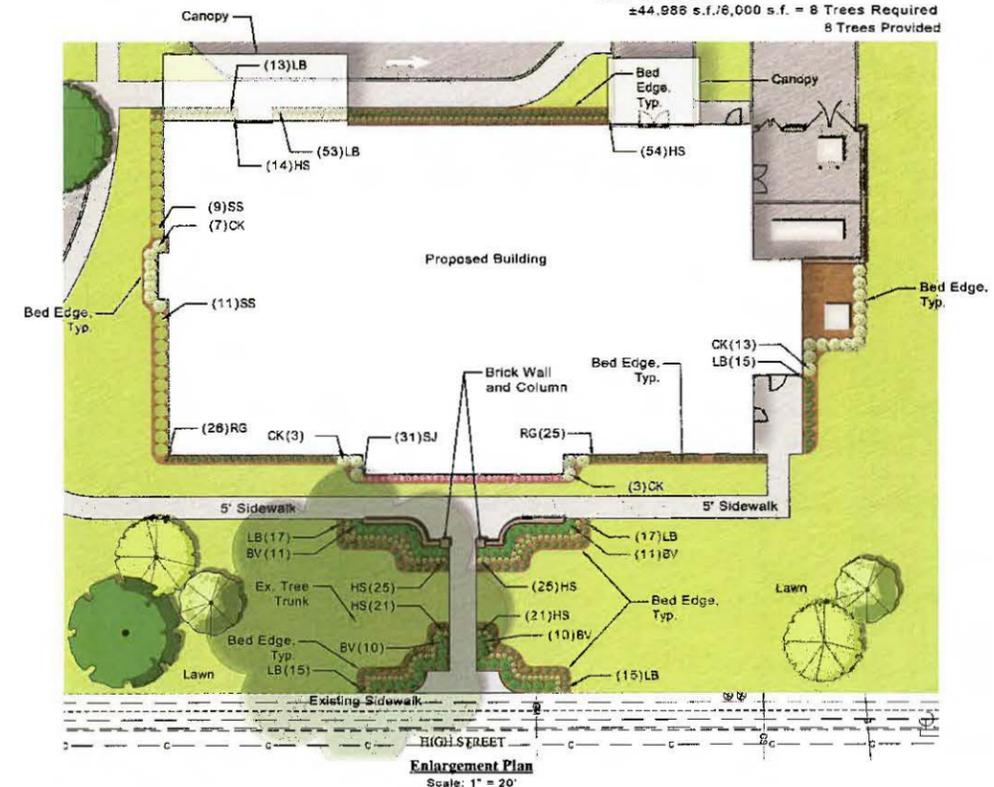
Site Trees:
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North Site Trees:
±36,349 s.f./6,000 s.f. = 7 Trees Required
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South Site Trees:
±44,988 s.f./6,000 s.f. = 8 Trees Required
8 Trees Provided



Brick Wall and Column
No Scale



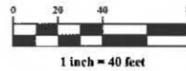
PLANT SCHEDULE ENLARGEMENT PLAN

| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|--------|-----|------------------------------------|---------------------------------|---------|-----------|
| BV | 42 | Buxus x 'Green Velvet' | Green Velvet Boxwood | 30" Ht. | B&B |
| SS | 20 | Spiraea japonica 'Little Princess' | Little Princess Japanese Spirea | 18" Ht. | B&B |

| GRASSES | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|---------|-----|--|--------------------|------|-----------|
| CK | 19 | Calamagrostis x acutiflora 'Karl Foerster' | Feather Reed Grass | #2 | Cont. |

| PERENNIALS | QTY | BOTANICAL NAME | COMMON NAME | SIZE | CONDITION |
|------------|-----|---|-----------------------|------|-----------|
| HS | 180 | Hemerocallis x 'Stella de Oro' | Stella de Oro Daylily | #1 | Cont. |
| LB | 145 | Liriope muscari 'Big Blue' | Big Blue Liriope | #1 | Cont. |
| RG | 51 | Rudbeckia fulgida sultivantii 'Goldsturm' | Black-eyed Susan | #2 | Cont. |
| SJ | 31 | Sedum x 'Autumn Joy' | Autumn Joy Sedum | #2 | Cont. |

GRAPHIC SCALE



ADD 01.06
CITY OF WORTHINGTON
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DRAWING NO.
DATE 1-27-17

REVISIONS

| MARK | DATE | DESCRIPTION |
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CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
EXHIBIT
FOR
WORTHINGTON MOB/USED
LANDSCAPE PLAN



DATE
JANUARY 26, 2017

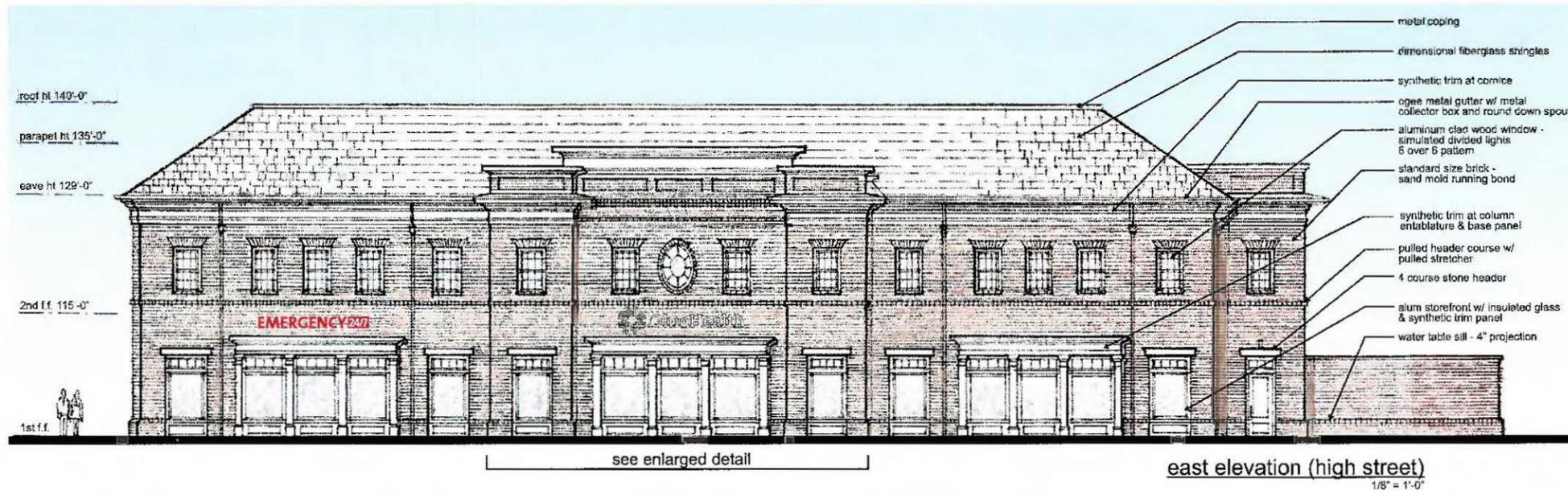
SCALE
As Noted

JOB NO.
2016-1018

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PRELIMINARY
NOT TO BE USED FOR
CONSTRUCTION

PLAN SET DATE
JANUARY 26, 2017



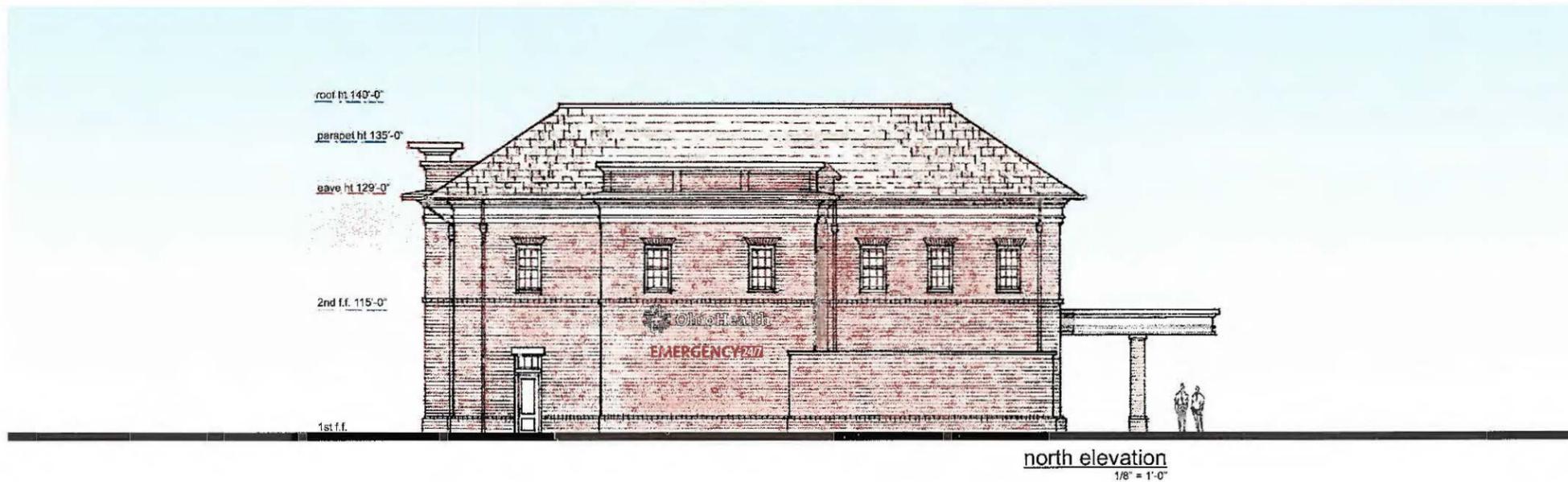
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 CITY OF WORTHINGTON
 AR 14-16
 DRAWING NO.
 DATE 1-27-17



WORTHINGTON FSED / MOB
 ELEVATION STUDIES

m-a architects

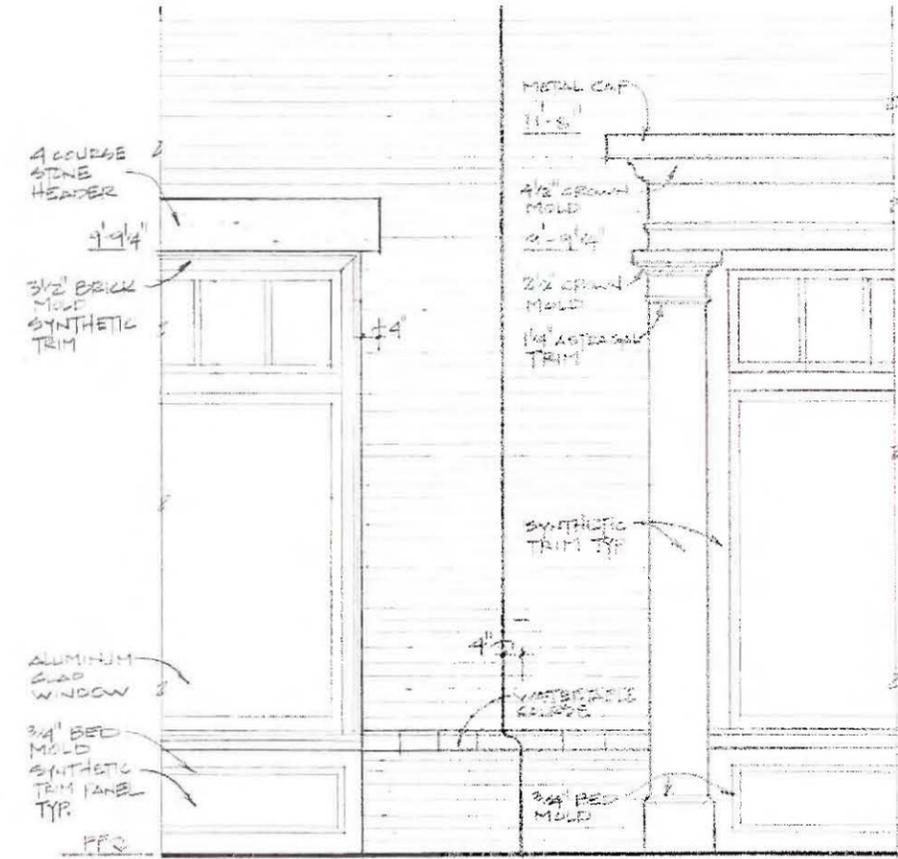
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 page 1



ADP 06-16
CITY OF WORTHINGTON,
AR 114-16
DRAWING NO.
DATE 1-27-17



partial east elevation
1/4" = 1'-0"



1 typ first floor window detail
1/4" = 1'-0"

ADP 016-16
CITY OF WORTHINGTON
AR 114-16
DRAWING NO.
DATE 1-27-17



WORTHINGTON FSED / MOB
ELEVATION STUDIES

ma architects

2016.192.03
1.27.2017
page 3

McGraw-Edison

Cooper Lighting
by E.C.C.



| Luminaire Schedule | | | | | |
|--------------------|-----|-----------------------------|----------------|-------|-------------------------------------|
| Symbol | Qty | Label | Arrangement | LLF | Description |
| | 3 | GLEON-AF-04-LED-E1-5WQ | 4 @ 90 DEGREES | 0.912 | Galleon - 4sq, type V (quad) |
| | 5 | GLEON-AF-04-LED-E1-T4W | SINGLE | 0.912 | Galleon - 4sq, type IV (wide) |
| | 1 | GLEON-AF-04-LED-E1-T4W 2@90 | 2 @ 90 DEGREES | 0.912 | Galleon - 4sq; type IV (wide, 2@90) |
| | 2 | GLEON-AF-04-LED-E1-T2 | SINGLE | 0.912 | Galleon - 4sq; type II |

| Calculation Summary | | | | | | |
|---------------------|-------|------|-----|-----|---------|---------|
| Label | Units | Avg | Max | Min | Avg/Min | Max/Min |
| UMCH Lot | Fc | 3.89 | 8.3 | 0.9 | 4.32 | 9.22 |

NOTES:

- fixtures mounted at 27'

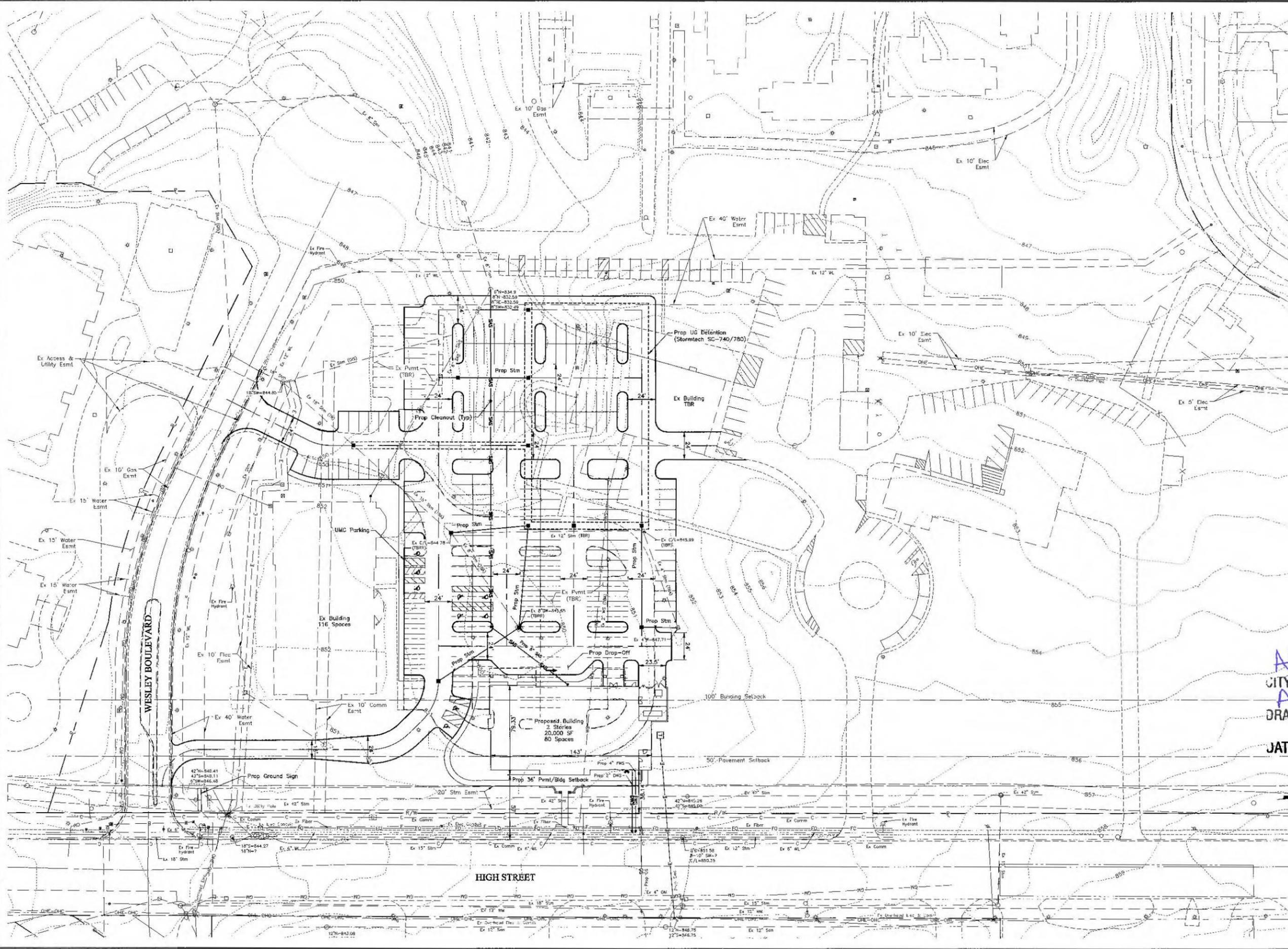


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 CITY OF WORTHINGTON
 AR 114-16
 DRAWING NO.
 DATE 1-27-17

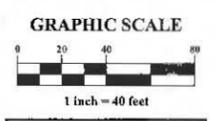



SPECTRUM LIGHTING
 ADP 06-16
 CITY OF WORthington
 AR 114-16
 DRAWING NO.
 DATE 1-27-17

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 AR 114-16
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PLAN SET DATE
 January 26, 2017

| MARKS | DATE | DESCRIPTION |
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CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO
 EXHIBIT
WORTHINGTON MOB/FSE
 FOR
SITE UTILITY LAYOUT

EMM
 SOUTH & NORTHWEST ENGINEERS & ARCHITECTS
 ENGINEERS • SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS
 880 New Albany Road, Columbus, OH 43204
 Phone: 614.775.4500
 Fax: 614.775.4500
 emm.com

DATE
 January 26, 2017

SCALE
 1" = 40'

JOB NO.
 2016-1018

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