



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, July 12, 2018 at 7:00 P.M.**

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

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the June 28, 2018 meeting
4. Affirmation/swearing in of witnesses

B. Architectural Review Board – Unfinished

1. **Request for Reconsideration - Signs – 559 High St.** (Jackriya Thi/Elevated Beauty)
AR 48-18

C. Architectural Review Board – New

1. Sign Face Replacement; Paint Shutters, Front Door, & Trim– **891 High St.** (The Salt Box LLC) **AR 56-18**
2. Generator – **1890 W. Dublin-Granville Rd.** (The Electric Connection, Inc./Price)
AR 58-18
3. Canopy Replacement – **6877 N. High St.** (LCNB National Bank) **AR 60-18**
4. Patio with Fireplace, Arbor and Fence; Additional Fence – **685 Morning St.** (Laura and Brendan Ross) **AR-61-18**

5. Freestanding Sign Replacement – **777 High St.** (The City of Worthington/Griswold Center) **AR 59-18**

6. Wall Signs; Railings; Retaining Wall – **890 & 910 High St.** (MK & K Realty, Inc.) **AR 57-18**

D. Municipal Planning Commission

1. **Amendment to Development Plan**

- a. Wall Signs; Railings; Retaining Wall – **890 & 910 High St.** (MK & K Realty, Inc.) **ADP 05-18**

C. Architectural Review Board – New (continued)

7. Wall Signs; Patio Furniture & Railing; Rear Door Replacement – **890 High St.** (William S. Adams) **AR-62-18**

D. Municipal Planning Commission (continued)

- b. Wall Signs; Patio Furniture & Railing; Rear Door Replacement – **890 High St.** (William S. Adams) **ADP 06-18**

E. Other

F. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator
R. Lee Brown, Director of Planning & Building

DATE: July 5, 2018

SUBJECT: Staff Memo for the Meeting of July 12, 2018

B. Architectural Review Board – Unfinished

1. **Request for Reconsideration - Signs – 559 High St.** (Jackriya Thi/Elevated Beauty)
AR 48-18

Findings of Fact & Conclusions

Background & Request:

This application was approved at the last meeting as amended to replace the existing metal awning with a fabric awning rather than retaining and painting the metal awning. The applicant would like the ARB to reconsider the application to be allowed to reuse the existing awning. A motion to reconsider would be needed before discussing the application.

This parcel has a commercial building (constructed in 1969) at the front and a single family home (constructed in 1930) at the rear, with split zoning to reflect those uses. The property owners purchased the property in 2012, moved their business, Haddad Oriental Rugs, into the commercial building near High St., and lived in the house to the rear. Both buildings were renovated, including new siding and roofing on the commercial building and a new garage was approved behind that was never constructed. In 2012 there was also approval of a change to the signage, including a new awning sign and new sign faces for the existing freestanding sign.

This application is being made by a new tenant for the commercial building who plans to operate a spa called Elevated Beauty, and would like to change the signs accordingly.

Project Details:

1. *In 2016, the existing metal awning was painted burgundy and graphics were applied to identify Haddad oriental Rugs. This application is a request for approval to paint the*

awning semi-gloss black and apply white graphics identifying “elevated beauty” with “SPA & LOUNGE” below.

2. The freestanding sign faces are proposed to be painted with the same semi-gloss black for the existing 61” wide x 27” high background panels, and there would be white acrylic graphics to match the awning sign. The sign would either need to have an opaque background or the internal illumination could not be used.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include being efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff is recommending approval of the proposed changes as the awning and freestanding signs would be appropriate for this site.

Motion:

THAT THE REQUEST BY JACKRIYA THI OF ELEVATED BEAUTY FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AND FREESTANDING SIGNS AT 559 HIGH ST. AS PER CASE NO. AR 48-18, DRAWINGS NO. AR 48-18, DATED JUNE 5, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – New

1. Sign Face Replacement; Paint Shutters, Front Door, & Trim– **891 High St.** (The Salt Box LLC) **AR 56-18**

Findings of Fact & Conclusions

Background & Request:

According to “Styles and Structures of Old Worthington, A Photographic Survey”, this building is a farmhouse that was built in 1875 as a single-family home and was converted to a commercial use over the years. It is believed the structure is essentially as built, with the exception of the addition of a side entrance, and front multi-paned window. In 2004, the Board approved the previous property owner to install 4” vinyl siding over the existing wood shingle siding. The single-tenant structure has been used as an office for decades, and most recently housed America Interstate Tours. A new tenant is in the process opening a health and beauty spa in the currently vacant space. The applicant would like to replace the existing sign panel, paint the shutters, front door & trim on the building and cleanup the landscaping on the site.

Project Details:

1. It is our understanding that the existing wood sign panel will be replaced with an aluminum

sign panel with the name “The Salt House” while utilizing the existing posts. The new sign would not be illuminated, and would be the same size (30”x30”) as the current sign. The sign would have vinyl lettering on metal. Clarification is needed at the meeting. Information was not included in their application.

2. The existing trim will be painted the existing color, the shutters will be painted dark gray (Web Gray) and the front door will be painted light blue (After the Rain). The existing gray vinyl siding will remain untouched. The added color on the door will help add a touch of color to the entrance, and would be appropriate as an accent color. The shutter color also seems appropriate.
3. The applicant will also be removing the existing dead and overgrown vegetation, and will be installing new boxwoods along the front of the building. This will also help add visibility for the sign and compliment the building.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- While the architecture is of prime importance in a commercial district such as Worthington’s, landscaping of building sites is also important. Landscaping works with other site elements to create the district’s sense of high quality.
- Color can have a significant impact upon a building’s design and appearance, the Board encourages the use of colors appropriate to the buildings and the overall character of Worthington. There is a policy of flexibility in color use throughout the district. Overall it is important to look at the existing commercial/institutional building stock to get a sense of appropriate colors and combinations of colors.
- 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.
- Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. 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. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

Recommendation:

Staff is recommending *approval* of this application once we receive clarification on the sign material.

Motion:

THAT THE REQUEST BY THE SALT BOX LLC FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE SIGN FACE ON THE FREESTANDING SIGN, PAINT SHUTTERS, FRONT DOOR & TRIM AT 891 HIGH ST., AS PER CASE NO. AR 56-18, DRAWINGS NO. AR 56-18, DATED JUNE 25, 2018 BE APPROVED BASED ON

THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Generator – **1890 W. Dublin-Granville Rd.** (The Electric Connection, Inc./Price) **AR 58-18**

Findings of Fact & Conclusions

Background & Request:

The existing single-story ranch home was constructed in 1957 on 1.66-acres, and is approximately 1,855 sq. ft. in size. The applicant would like to install a generator on the northwest side of the house.

Project Details:

1. A backup generator is to be installed near the northwest corner of the existing house. The generator will be 2-feet by 4-feet and 30-inches in height.
2. No site plan was provided as part of this application, however staff has been able to determine that the generator would be located approximately 200-feet back off the roadway (W. Dublin-Granville Rd. – SR-161), and approximately 25-feet from the side property line. The generator would be located approximately 80-feet from the neighbor's house to the west. A landscape plan was not provided to show how the applicant plans to screen the generator. Landscaping for screening of the generator will be required as part of the approval.
3. Typically the Board requests the generator to be tested between 9:00 am and 5:00 pm, Monday through Friday. No information was provided.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Although not specifically addressed in the guidelines, mechanical equipment such as condensing units and generators have typically been approved by the Architectural Review Board if there is appropriate screening from the right-of-way and neighboring properties.

Recommendations:

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

- Landscape screening will be provided on all sides of the generator, and must be at least the height of the generator at the time of planting.
- Generator should only be tested between 9:00 am and 5:00 pm, Monday through Friday.

Motion:

THAT THE REQUEST BY THE ELECTRIC CONNECTION INC. FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A GENERATOR AT 1890 W. DUBLIN-GRANVILLE RD. AS PER CASE NO. AR 58-18, DRAWINGS NO. AR 58-18, DATED JUNE 28, 2018, BE CONDITIONALLY APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING WITH THE FOLLOWING CONDITIONS: LANDSCAPE SCREENING REQUIRED ON ALL SIDES OF THE GENERATOR AND THAT THE

GENERATOR ONLY BE TESTED BETWEEN 9:00 AM AND 5:00 PM, MONDAY THROUGH FRIDAY.

3. Canopy Replacement – **6877 N. High St.** (LCNB National Bank) **AR 60-18**

Findings of Fact & Conclusions

Background & Request:

This multi-tenant commercial building was constructed in the early 1970's. In 2007 a curved blue awning was approved above the entrance by the Board. On May 10, 2018 the Board approved a new sign for LCNB National Bank to make changes to the freestanding sign out on N. High St. The Board required the sign to be a darker green in color vs. the original proposed lighter green. The applicant would now like approval to change the awning color from its current blue to a proposed dark green.

Project Details:

1. The proposed green fabric awning will be the exact same size as the current blue awning.
2. The existing awning is approximately 6'-8" high and 14'-8" in width with the address on the front. The proposed awning will also have the address on the front to identify the building.
3. The proposed green for the awning is a matte green. A color sample has been submitted, and will be shown at the meeting.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Awnings have shaded storefronts and provide weather protection for those entering and exiting a building for decades. Fabric awnings are appropriate but should have a matte rather than glossy surface.

Recommendation:

Staff is recommending *approval* of this application. The proposed matte green awning is appropriate in color, and will complement the color on the freestanding sign.

Motion:

THAT THE REQUEST BY LCNB NATIONAL BANK FOR A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE AWNING AT 6877 N. HIGH ST., AS PER CASE NO. AR 60-18, DRAWINGS NO. AR 60-18, DATED JUNE 29, 2018 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Patio with Fireplace, Arbor and Fence; Additional Fence – **685 Morning St.** (Laura and Brendan Ross) **AR-61-18**

Findings of Fact & Conclusions

Background & Request:

A contributing property to the Worthington Historic District, the original part of this house was built in 1900 in the farmhouse style. Many additions have been constructed over the years, including a second floor constructed above part of an existing rear one-story addition in 2012, and a new room and covered porch at the rear of the structure in 2017. This application would allow installation of a patio at the recently constructed covered porch, and a fence is proposed at the southeast corner of the house.

Project Details:

1. There are 13 raised beds to the rear of the house that would be included as part of an enclosed patio area adjacent to the most recent addition. Proposed is a 5' high French gothic picket style fence to enclose the ~36' x ~70' L-shaped area. The closest distance of the fence to a neighboring property would be 35'6" from the north property line. The patio would be bluestone and gravel, and a brick or stone fireplace is proposed with an arbor behind. The cedar fence and arbor will remain natural.
2. A 4' high cedar picket fence is proposed to extend from the southeast corner of the house to the trees at the south property line, about 6' from the line. The fences appear to have spacing between pickets equal to the picket width per the enclosed photographs. The cedar fence will remain natural.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Decks and patios should be limited to the rear of buildings. 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. Although 5' fencing is proposed around the patio, the fenced area would be small compared to the property and quite a distance from the neighboring properties and the right-of-way. The other features of the patio are appropriate. Open style 4' picket fencing is appropriate to be seen from the front.

Motion:

THAT THE REQUEST BY LAURA & BRENDON ROSS FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A PATIO AND INSTALL FENCING AT 685 MORNING ST. AS PER CASE NO. AR 61-18, DRAWINGS NO. AR 61-18, DATED JUNE 29, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. Freestanding Sign Replacement – **777 High St.** (The City of Worthington/Griswold Center)
AR 59-18

Findings of Fact & Conclusions

Background & Request:

The Griswold Center was constructed in 1992 and has only had minor modifications to maintain the building and property over the years. Replacement of the freestanding sign near High St. is proposed with this application.

Project Details:

1. The proposed sign was designed as part of the City’s wayfinding program, which was adopted by the City Council in 2015. Similar signs are proposed for other City owned facilities.
2. Placement is proposed in the same location as the existing sign, which is about 10’ behind the sidewalk and 28’ south of the High St. drive to the Griswold Center.
3. The new sign is proposed with a 30” high brick base with a soldier course on top and sandstone panels with the address etched and filled. The 58 ¼” high x ~78” wide sign would be constructed with Barite White colored aluminum panels with a Cesna Black Metallic City logo on an Antwerp Blue patterned curve on the top. The building name in 7” high and ½” thick Indiglo acrylic letters is proposed on the main sign body, with the “City of Worthington” across the bottom Antwerp Blue. Proposed for the sides are Cessna Black Metallic ~10” wide columns

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

Recommendation:

Staff is recommending *approval* of this application. The proposed sign is in keeping with the citywide wayfinding package that was adopted by City Council, and is complementary to the Griswold Center.

Motion:

THAT THE REQUEST BY THE CITY OF WORTHINGTON FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE FREESTANDING SIGN AT THE GRISWOLD CENTER, 777 HIGH ST. AS PER CASE NO. AR 59-18, DRAWINGS NO. AR 59-18, DATED JUNE 28, 2018 BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. Wall Signs; Railings; Retaining Wall – **890 & 910 High St.** (MK & K Realty, Inc.) **AR 57-18**

&

D. Municipal Planning Commission

1. Amendment to Development Plan

- a. Wall Signs; Railings; Retaining Wall – **890 & 910 High St.** (MK & K Realty, Inc.) **ADP 05-18**

Findings of Fact & Conclusions

Background & Request:

Two buildings were approved south of the CVS building in 2007, and revised in 2016. PetPeople moved into the building to the north (910) last year, and the shell building at 890 was finished this year. This application is a request for signs for the second floor tenants in the 890 building, and for railings that were added due to changes in grade for both buildings.

Project Details:

1. Two second floor tenants would like to have signs both on the front of the building and near the parking lot entrance. A variance is needed to have more than one wall mounted sign per business. The front signs would consist of 14' wide x 18" high HDU panels with scalloped corners, and 13" wide x 12" high aluminum panels mounted to them. Letters and logos that are .38" thick are proposed to be mounted on the aluminum. The background would be blue with the letters, logos and borders being white. New gooseneck lamp are proposed above. For the rear of the building, one 8' wide x 3' high sign with two tenant names is proposed above the entrance to the second floor. The proposed sign would be in the same style as the front sign, except the graphics would be vinyl with no thickness. One tenant has been identified as COPC Worthington Pediatrics, and the second tenant has not yet been named.
2. Railings were needed for safety at the steps on the north side of 890 High St. (Building B) and a retaining wall and railings were needed on the north side of 910 High St. (Building A) to accommodate the change in grade. The railings are black in a simple round shape. Because the structures are within the required front yard, variances are needed.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too

much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

The Architectural District Ordinance calls for design and materials to be compatible.

Development Plan Amendment Ordinance

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

Recommendation:

Staff is recommending *approval* of these applications. Two wall mounted signs are appropriate for these tenants, and the style proposed is appropriate except the rear sign should also have raised letters. The railings are appropriately styled and located on the property.

ARB Motion:

THAT THE REQUEST BY MK&K REALTY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL WALL SIGNS AND RETAIN RAILINGS AT 890 & 910 HIGH ST., AS PER CASE NO. AR 57-18, DRAWINGS NO. AR 57-18, DATED JUNE 28, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:

THAT THE REQUEST BY MK&K REALTY TO AMEND THE DEVELOPMENT PLAN FOR THE PROPERTIES AT 890 & 910 HIGH ST. BY INSTALLING WALL SIGNS AND RETAINING RAILINGS AS PER CASE NO. ADP 05-18, DRAWINGS NO. ADP 05-18, DATED JUNE 28, 2018, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – New (continued)

7. Wall Signs; Patio Furniture & Railing; Rear Door Replacement – **890 High St.** (William Adams) **AR-62-18**

D. Municipal Planning Commission (continued)

- b. Wall Signs; Patio Furniture & Railing; Rear Door Replacement – **890 High St.** (William Adams) **ADP 06-18**

Findings of Fact & Conclusions

Background & Request:

Two buildings were approved south of the CVS building in 2007, and revised in 2016. PetPeople moved into the building to the north (910) last year, and the shell building at 890 was finished this

year. Porch Growler is a tenant planned for the first floor and is seeking approval for signs, patio accoutrements and a rear door change.

Project Details:

3. Two signs are proposed for the building, one above the High St. southernmost storefront, and a logo near the southernmost door facing the parking lot. A variance is needed to have more than one wall mounted sign. The front sign would consist of ½” thick 11.5” high individual white acrylic letters spelling “PORCH GROWLER” spanning 11’ 10.5”. To the left would be an 18.75” high round logo with a blue background and routed out white graphics of an Adirondack chair with a growler sitting on the arm. To the left of the rear door a 28” high round 1 ½” thick HDU disc with a raised border and logo with text in an outer circle is proposed. Both signs would be illuminated with existing fixtures on the building.
4. The 22 seat patio is proposed for enclosure with black decorative fencing between 6 black planter boxes matching the existing planters in front of the building. Metal and wood tables and chairs are proposed in the enclosed area. The business owner would also like the option to add black umbrellas for the seating. A 3’ wide path is planned between the tables to allow patrons to enter the front door. A variance is needed for the fencing in the required front yard.
5. A 15 light door to match the front door is proposed to replace the southern rear door which is solid with just a transom above.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades.

The Design Guidelines recognizes seating and tables for use by patrons makes an area feel more open and pedestrian-friendly. The Architectural District Ordinance calls for design and materials to be compatible.

Development Plan Amendment Ordinance

When an applicant wishes to make modifications following approval of a Final Development Plan, and variances are included, the modification must be approved by the City Council.

Recommendation:

Staff is recommending approval of these applications. Two wall mounted signs are appropriate for this suite given the two entrances, and the style proposed is appropriate. The proposed patio furniture and fencing is suitable in this location.

ARB Motion:

THAT THE REQUEST BY WILLIAM S. ADAMS FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL WALL SIGNS AND ADD PATIO FURNITURE AND FENCING AT 890 HIGH ST., SUITE C, AS PER CASE NO. AR 62-18, DRAWINGS NO. AR 62-18, DATED JUNE 29, 2018, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Motion:

THAT THE REQUEST BY WILLIAM S. ADAMS TO AMEND THE DEVELOPMENT PLAN FOR THE PROPERTY AT 890 HIGH ST. BY INSTALLING WALL SIGNS AS PER CASE NO. ADP 06-18, DRAWINGS NO. ADP 06-18, DATED JUNE 29, 2018, BE RECOMMENDED TO THE CITY COUNCIL FOR APPROVAL BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	<u>AR 48-18</u>
Date Received	<u>6-5-2018</u>
Fee	<u>\$2 pd</u>
Meeting Date	<u>6-28-2018</u>
Filing Deadline	
Receipt #	<u>65340</u>

- Property Location** 559 HIGH ST. WORTHINGTON OH 43085
- Present/Proposed Use** Beauty Salon & Spa (Eco friendly)
- Zoning District** CMIXED-YC-5Y
- Applicant** Jackriya Thi - Owner of Elevated Beauty
Address 1449 Worthington Woods Blvd. Worthington OH 43085
Phone Number(s) 614.270.0994
- Property Owner** SADJARPUR AKBAR & HADJARPUR MINOC
Address 559 HIGH ST. WORTHINGTON OH 43085
Phone Number(s) 614.579.8505
- Project Description** Change business name on awning and front sign to reflect change of business "Elevated Beauty"
- Project Details:**
 - Design** AWNING: Black paint background w/ 12" Mylar stencil (white)
FRONT SIGN: Black paint background w/ 8" Mylar stencil (white)
 - Color** Black background / white letters
 - Size** AWNING: 276" x 36" FRONT SIGN: 61" x 27"
 - Approximate Cost** \$300 **Expected Completion Date** 6.29.18

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
 Applicant (Signature)

6.5.18
 Date

[Signature]
 Property Owner (Signature)

6-5-18
 Date

With Fabric Awning
 APPROVED
 ARCHITECTURAL REVIEW BOARD
 CITY OF WORTHINGTON
 DATE 6/28/18

CLERK [Signature]
Request to Reconsider
6/29/18

ABUTTING PROPERTY OWNERS
FOR
559 High St

571 High LLC		634 High St. Suite A	Worthington, OH 43085
Maris Clary		602 Oxford St.	Worthington, OH 43085
Chad Owens		48 W. South St.	Worthington, OH 43085
Bryan Fletcher	Jessica Hemmelgarn	36 W. South St.	Worthington, OH 43085
Guernsey Bank		547 High St.	Worthington, OH 43085
Colin & Robin Wigney		556 High St.	Worthington, OH 43085
Worthington Methodist Church		600 High St.	Worthington, OH 43085

1449 Worthington Woods Blvd

Worthington OH 43085

June 6, 2018

ATTN: City of Worthington Architectural Review Board

374 Highland Ave

Worthington OH 43085

To City of Worthington:

I am requesting to "change of copy" of the existing signs at 559 High St. The previous business of Haddad Oriental Rugs, currently have their business name on the awning and front marquis location (in white letters with brown backgrounds). I am simply requesting to repaint the brown backgrounds (awning and marquis) to black -- while our business name "Elevated Beauty - Spa & Lounge" -- will replace "Haddad Oriental Rugs" and remain white.

Please see attached pics to better illustrate my request ...

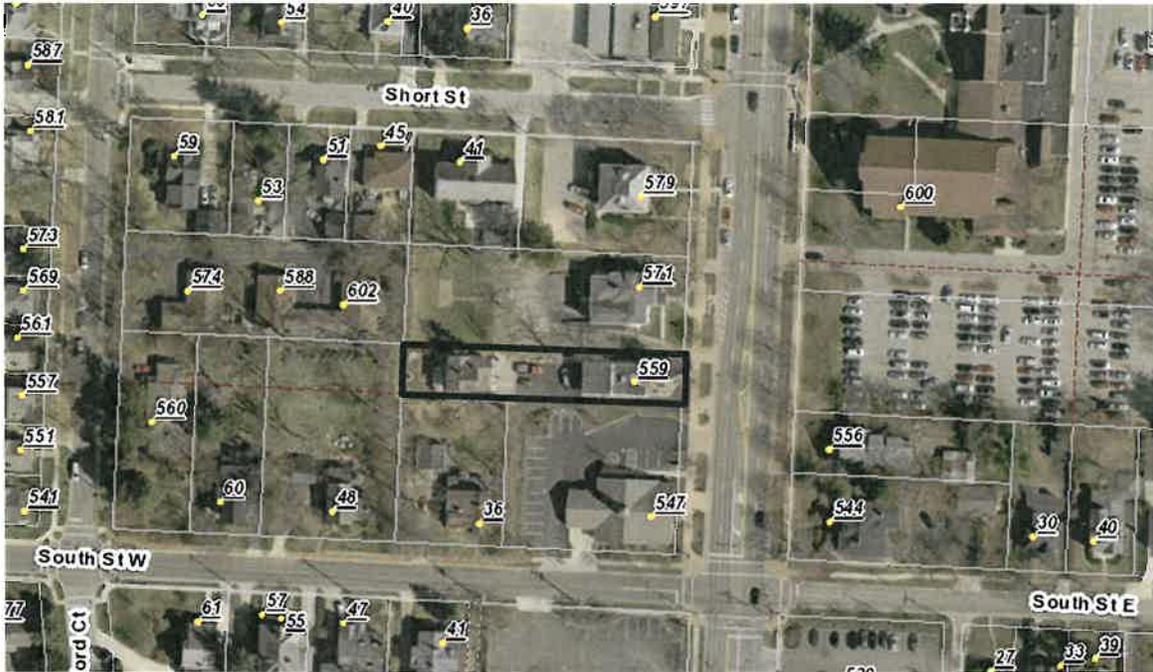
Best,



Jackiya Thi

614.270.0994

559 High St.



100-000326 04/22/2017

Haddad ORIENTAL RUGS

559

559



CITY OF WORTHINGTON

DRAWING NO. AR 48-18

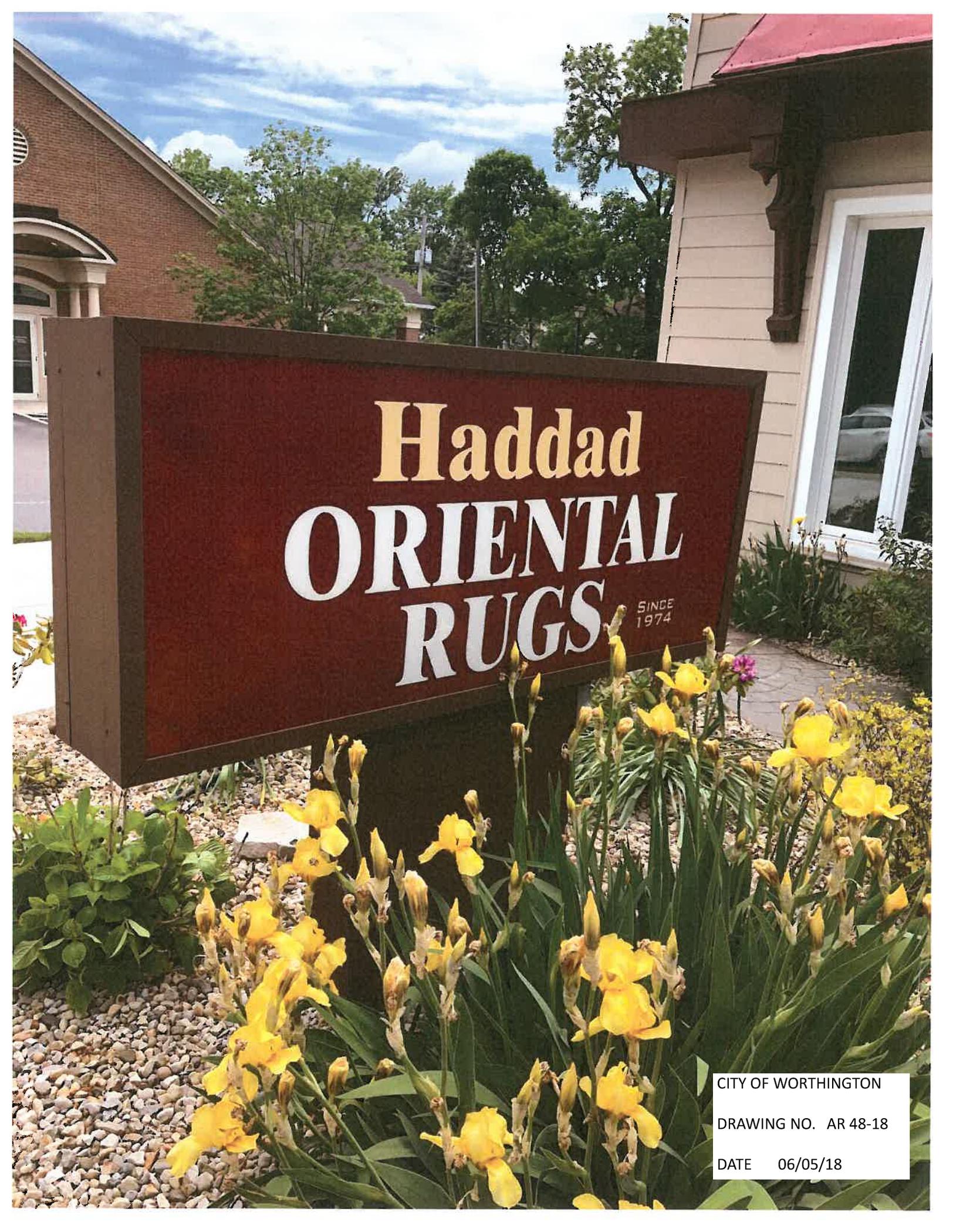
DATE 06/05/18



CITY OF WORTHINGTON

DRAWING NO. AR 48-18

DATE 06/05/18



Haddad
ORIENTAL
RUGS SINCE 1974

CITY OF WORTHINGTON

DRAWING NO. AR 48-18

DATE 06/05/18

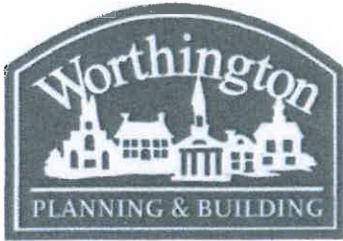
27"

elevated beauty

SPA & LOUNGE

61"

CITY OF WORTHINGTON
DRAWING NO. AR 48-18
DATE 06/05/18



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	<u>AR 56-18</u>
Date Received	<u>6/23/18</u>
Fee	<u>\$ 2 pd</u>
Meeting Date	<u>7-12-2018</u>
Filing Deadline	_____
Receipt #	_____

1. Property Location 891 N. HIGH ST.

2. Present/Proposed Use PERSONAL SERVICE/HIMALAYAN SALT SPA

3. Zoning District C-1

4. Applicant THE SALT BOX LLC / STEPHANIE GILLESPIE

Address 2475 WICKLIFFE RD, COLUMBUS 43221

Phone Number(s) 937-215-3697

5. Property Owner BRUCE HASH

Address 67 Spring Creek Dr. Westerville, OH 43081

Phone Number(s) 614-207-0827

6. Project Description PAINT SHUTTERS, FRONT DOOR, BLDG. TRIM
SIGN FACE REPLACEMENT 30" x 30"

7. Project Details:
- a) Design NO CHANGE
 - b) Color SEE ATTACHMENT
 - c) Size N/A
 - d) Approximate Cost \$500 Expected Completion Date JULY 30, 2018

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.

Stephanie Gillespie
 Applicant (Signature)

6-15-18
 Date

Bruce Hash
 Property Owner (Signature)

06/20/2018
 Date

ABUTTING PROPERTY OWNERS
FOR
891 High St.

Worthington Center LLC
MK & K Realty Inc.
Providential Properties LLC
Donald Drabant
Gregory and Amy Jane Sumner

c/o Christopher Kessler

893 High St., Suite F
7215 Busey Rd.
1601 W. 5th Ave. #193
872 Oxford St.
870 Oxford St.

Worthington, OH 43085
Canal Winchester, OH 43110
Columbus, OH 43212
Worthington, OH 43085
Worthington, OH 43085

891 High St.



100-000050 04/25/2017

1st FLOOR

BACK ROOM:

- Replace carpet with vinyl flooring
- Remove existing fluorescent lighting

BACK ROOM
12'4" x 15'9"

LOBBY:

- Replace carpet with vinyl flooring
- Remove existing fluorescent lighting

LOBBY
13' x 13'

FRONT ROOM:

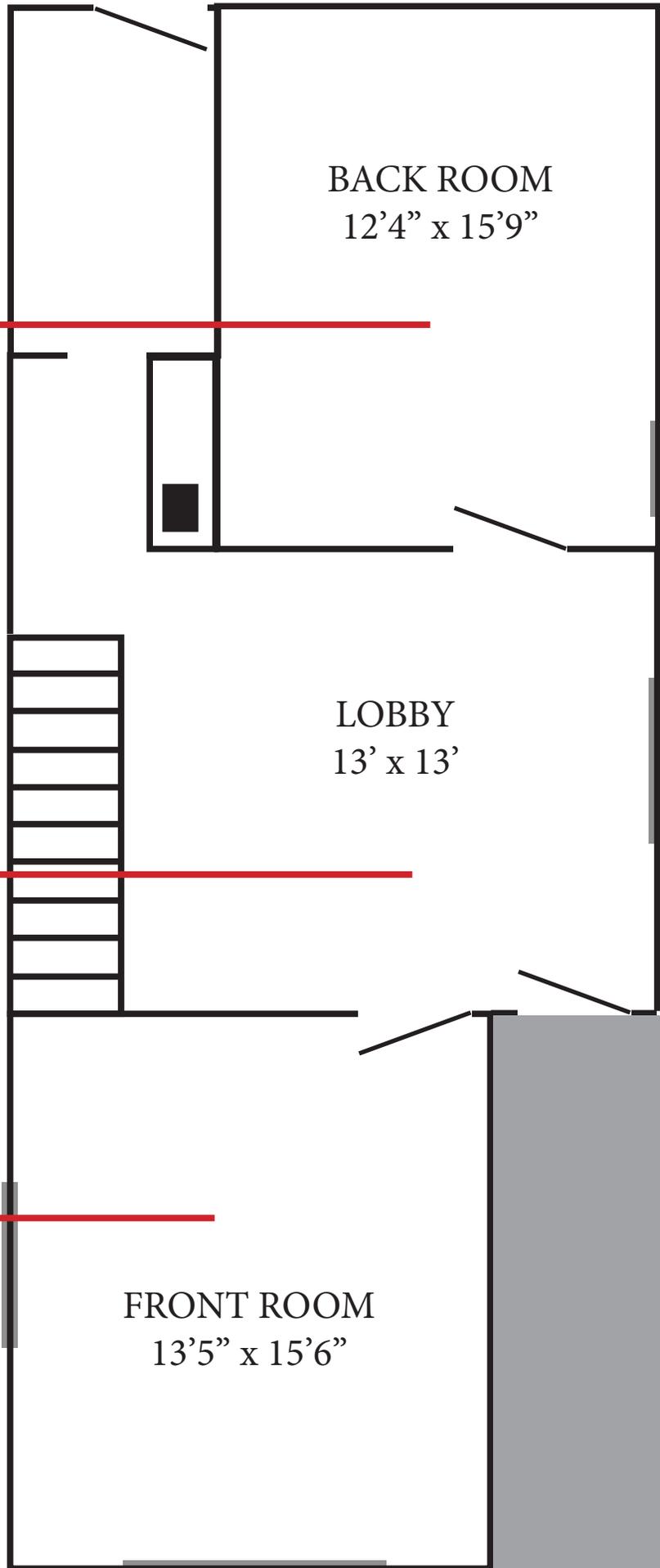
- Remove existing fluorescent lighting

FRONT ROOM
13'5" x 15'6"

CITY OF WORTHINGTON

DRAWING NO. AR-56-18

DATE 06/25/18



2nd FLOOR

BACK ROOM:

- no changes

MIDDLE ROOM:

- Plum for and install shampoo bowl/sink and small on-demand hot water tank (to service shampoo bowl only)
- Replace carpet with vinyl flooring

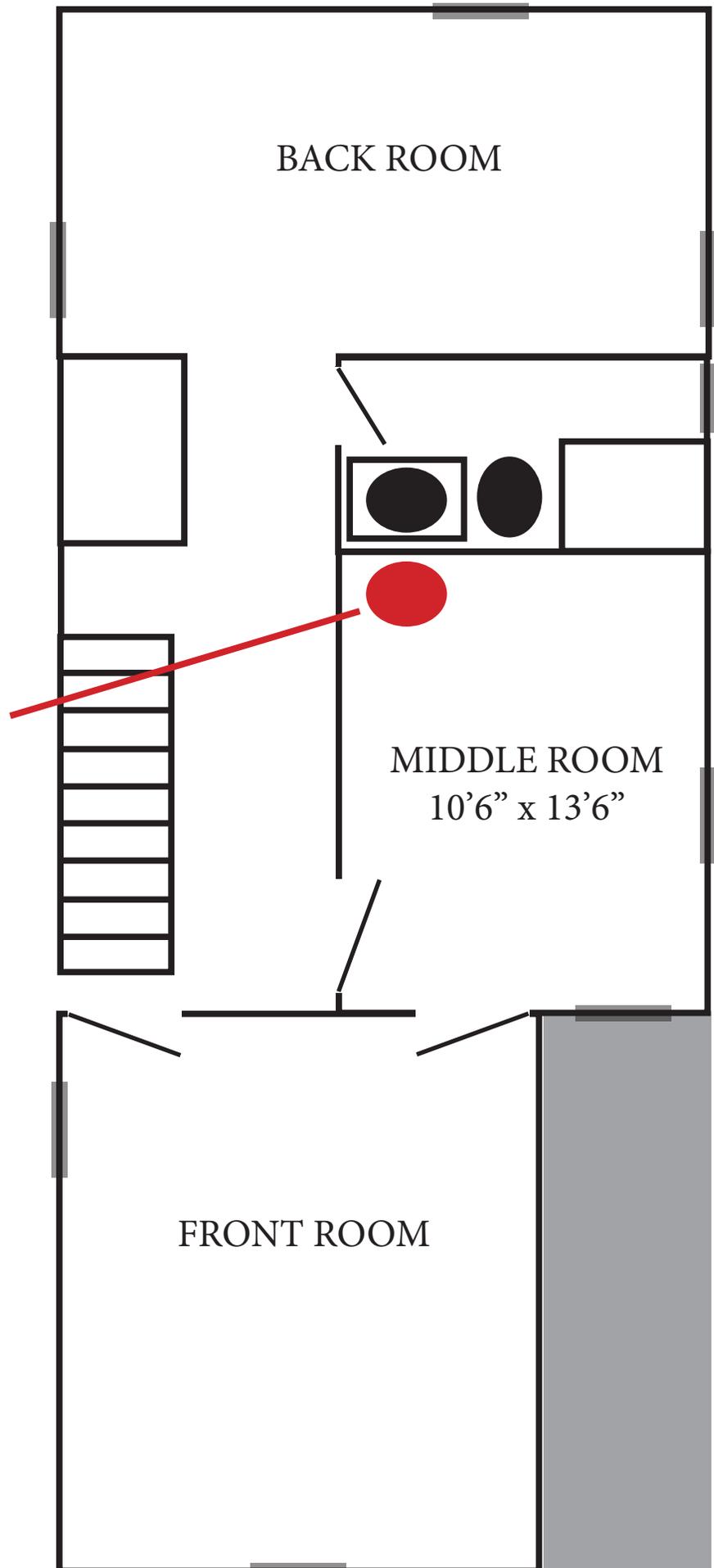
FRONT ROOM:

- no changes

CITY OF WORTHINGTON

DRAWING NO. AR-56-18

DATE 06/25/18



PROJECT DESCRIPTION

We plan to change very little about this building.

OUTSIDE:

- Paint trim with existing color.
- Paint shutters Color #1.
- Paint inside front door Color #2.
- Remove E-W row of shrubs from front yard to make sign more visible.
- Remove dead tree on front corner of the house.
- Add boxwood bushes along front of house.

INSIDE 1st FLOOR:

Back Room:

- Replace carpet with laminate flooring approved by owner.

Lobby:

- Replace carpet with vinyl “wood look” flooring approved by owner.

Front Room:

- No change.

INSIDE 2nd FLOOR:

Back Room:

- No change.

Middle Room:

- Replace carpet with laminate flooring (same as existing flooring in upstairs hallway).
- Add shampoo bowl/sink on west wall (other side of the wall from bathroom sink).

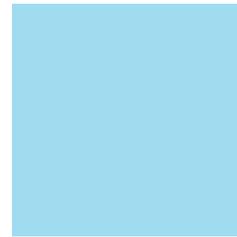
Bathroom:

- Add small on-demand water tank to service shampoo bowl.

Front Room:

- No change.

COLOR #1:



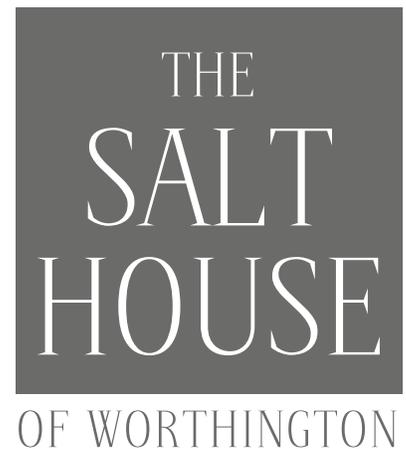
COLOR #2:



CITY OF WORTHINGTON

DRAWING NO. AR-56-18

DATE 06/25/18





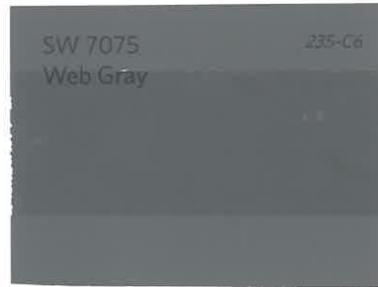
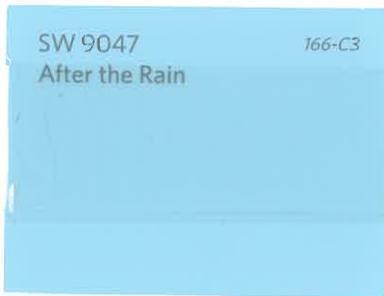
CITY OF WORTHINGTON

DRAWING NO. AR-56-18

DATE 06/25/18

891 N. HIGH ST.

THE SALT HOUSE



CITY OF WORTHINGTON

DRAWING NO. AR56-18

DATE 6/25/18



City of Worthington ARCHITECTURAL REVIEW BOARD Certificate of Appropriateness Application

Case # AR 58-18 Date Received 6-28-18 Fee \$8.00 pd Meeting Date 7-12-2018 Filing Deadline Receipt # 65487

- 1. Property Location 1890 W. DUBLIN GRANVILLE
2. Present/Proposed Use RESIDENTIAL
3. Zoning District R-16 Y
4. Applicant THE ELECTRIC CONNECTION, INC. Address 5441 WESTERVILLE RD. Phone Number(s) 614-436-1121
5. Property Owner BENJAMIN PRICE Address 6533 PRESENTON DR. S. Phone Number(s) 614-256-9601
6. Project Description BACK UP GENERATOR

7. Project Details:

- a) Design GENERAL
b) Color OFF WHITE
c) Size 4' x 2.5' x 2'
d) Approximate Cost 8,600 Expected Completion Date JULY 12

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
Applicant (Signature)

6/28
Date

[Signature]
Property Owner (Signature)

6/28
Date

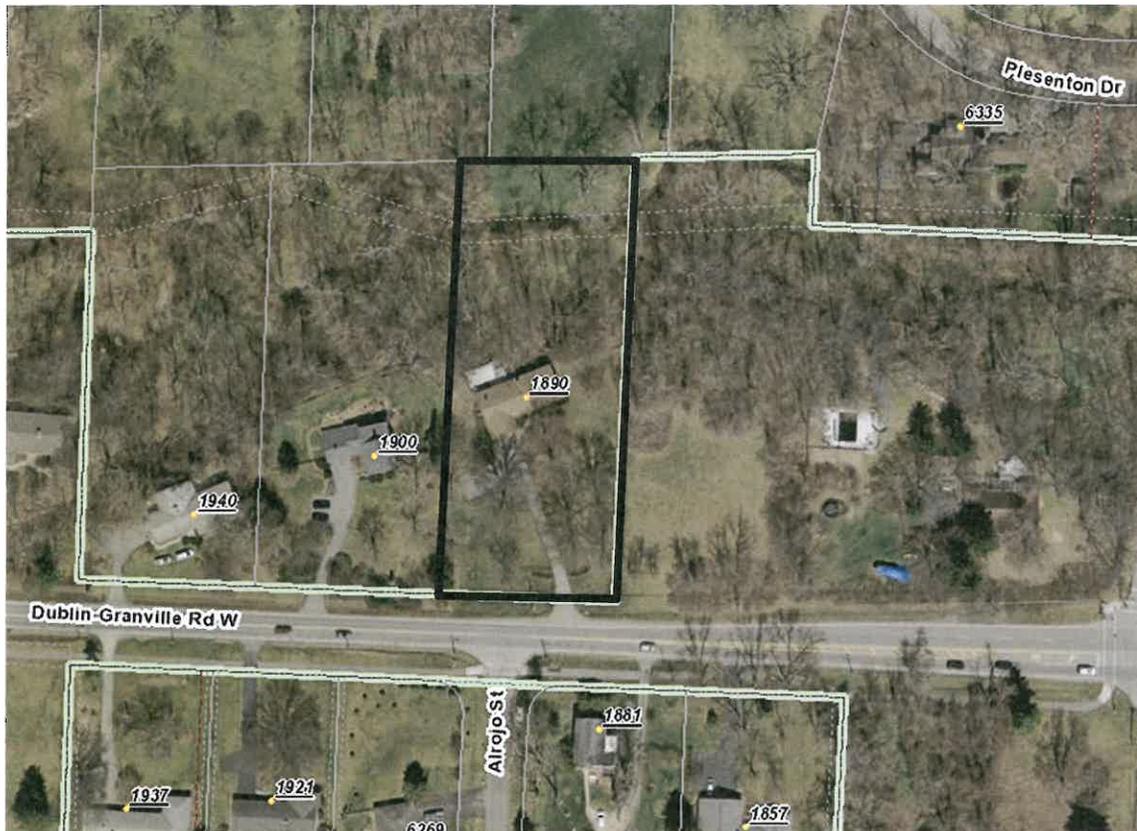
ABUTTING PROPERTY OWNERS
FOR
1890 W. Dublin-Granville Rd.

Juan Jose and Sarah Crabtree Perez
William and Charla Bartelt
Nancy Schools
Barbara Lenore Jones

1900 W. Dublin-Granville Rd.
1881 W. Dublin-Granville Rd.
1857 W. Granville Rd.
6269 Alrojo St.

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

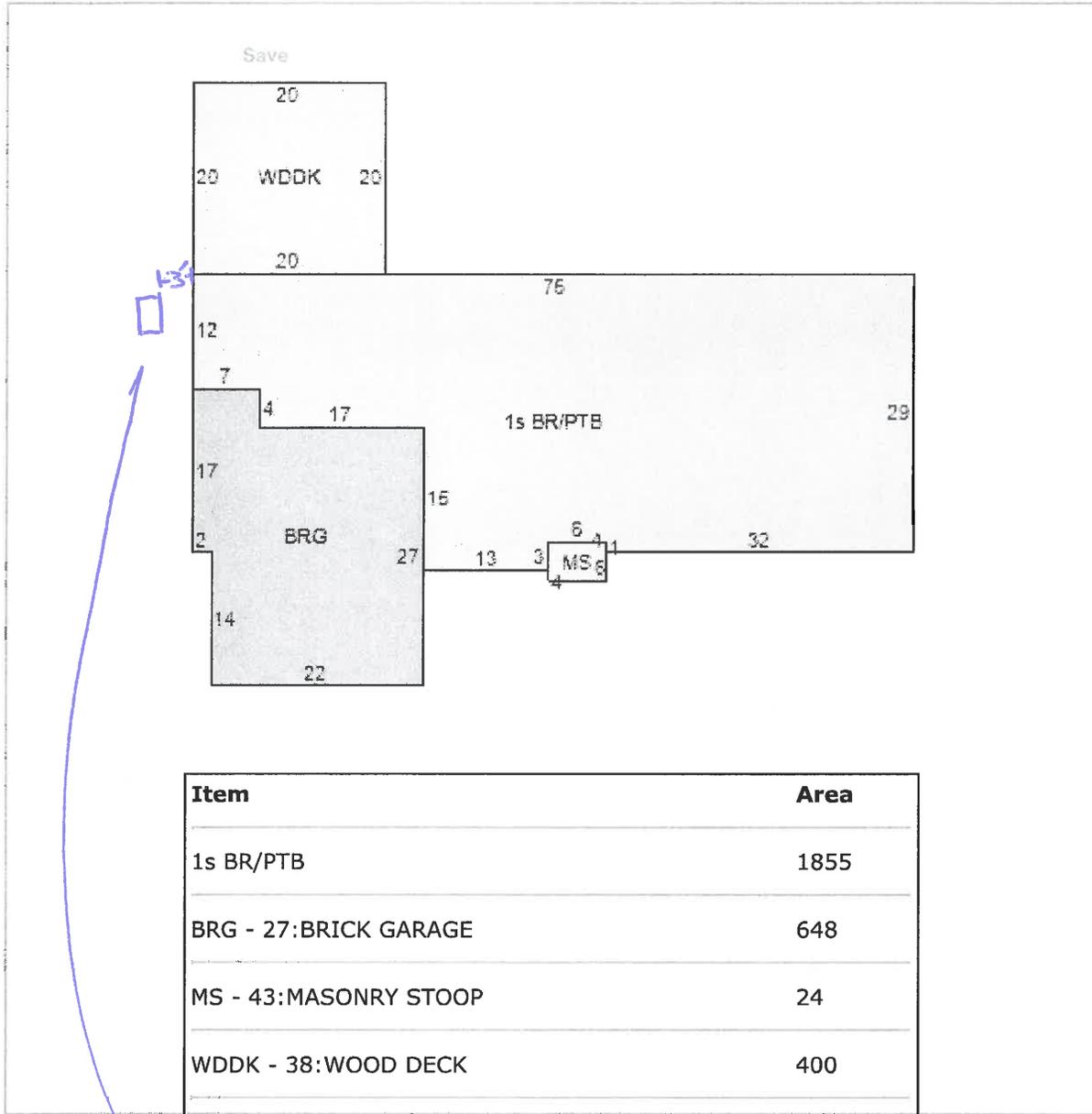
1890 W. Dublin Granville Rd.



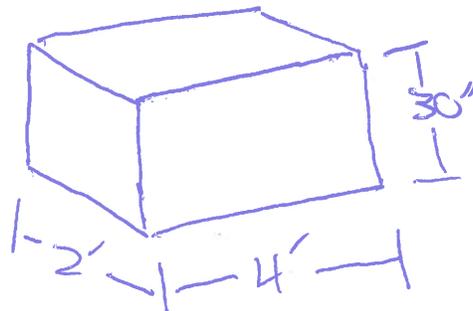
100-006315 04/18/2017

ParcelID: 100-006315-00
PRICE BENJAMIN B

Map-Rt: 100-0099A -005-00
1890 W DUBLIN GRANVILLE RD



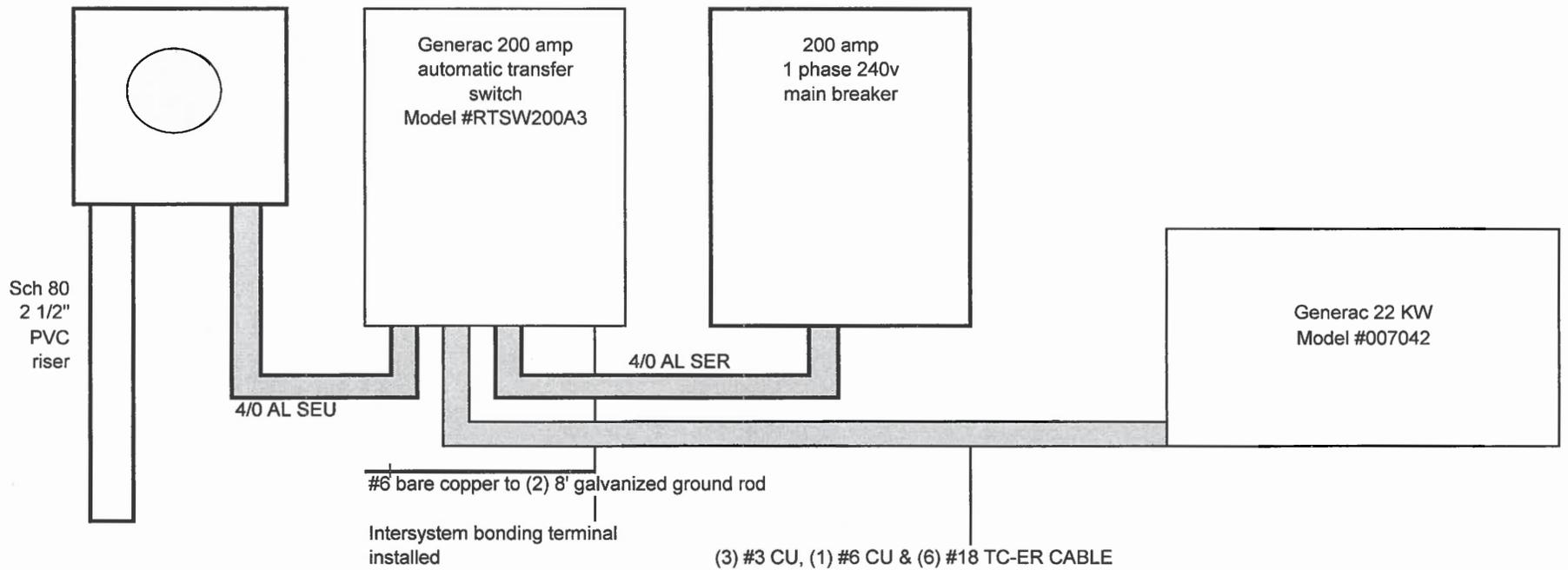
Printed on Thursday, June 28, 2018, at 8:26:42 AM EST



CITY OF WORTHINGTON

DRAWING NO. AR-58-18

DATE 06/28/18



CITY OF WORTHINGTON

DRAWING NO. AR-58-18

DATE 06/28/18

The Electric Connection, Inc.
5441 Westerville, Ohio 43081
(614) 436-1121 (614) 436-1691 fax

Date: 6/28/2018

Name: Elizabeth Price	Project #:
Address: 1890 W Dublin Granville Rd	Municipality: Worthington
Worthington, Oh 43085	Municipality permit #:

Square footage:	Qty:	Watts:	Total:
	1855	3	5565

- Article 220.82 (B)(1) General Loads. The floor area for each floor shall be computed from the outside dimension of the dwelling unit. The computed floor area shall not include open porches, garages, or unused or unfinished spaces not adaptable for future use.

Appliances

Kitchen circuits 110 volt	2	1500	3000
Refrigerator	1	1100	1100
Microwave	1	1000	1000
Sump pump	1	1200	1200
Washer	1	1500	1500
Water heater	1	4500	4500
Gas furnace	1	900	900
Garage door opener	2	1200	2400
Clothes dryer	1	6000	6000
Dishwasher	1	1200	1200
Disposal	1	1200	1200

Total general load (watts).....	+	29565
Less 100% of the first 10,000 watts.....	-	10000
Remaining watts.....	=	19565
		7826
Remaining watts at 40%.....		

Largest HVAC:

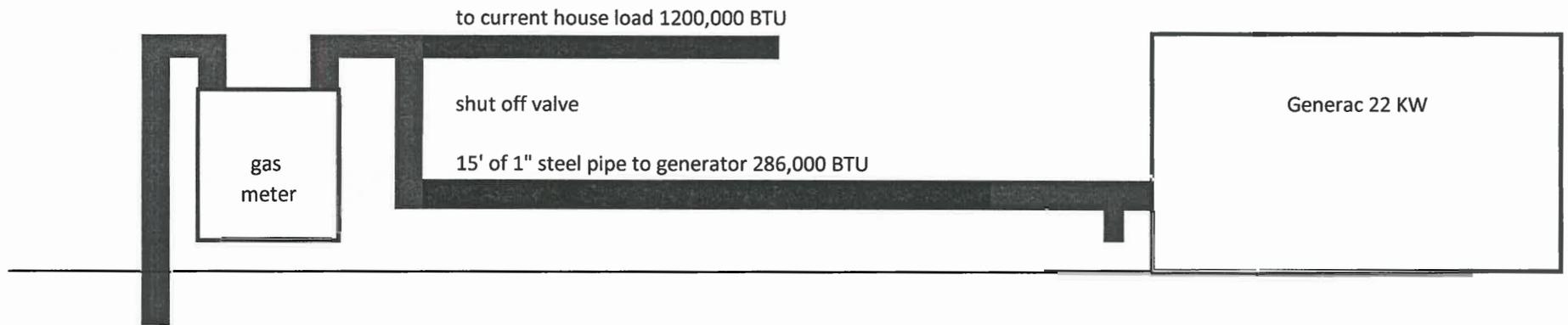
Heating			
Cooling on load shed	1		

100% of the first 10,000 watts	10000
Remaining 40%	7826
Largest HVAC load	
Total load watts 17826 / 240 volts	74 AMPS

CITY OF WORTHINGTON

DRAWING NO. AR-58-18

DATE 06/28/18



CITY OF WORTHINGTON

DRAWING NO. AR-58-18

DATE 06/28/18



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case #	AR-00-18
Date Received	6/29/18
Fee	\$3
Meeting Date	7/17/18
Filing Deadline	6/29/18
Receipt #	05498

1. **Property Location** 6877 N High St, Columbus, OH
2. **Present/Proposed Use** Commerical
3. **Zoning District** C-3
4. **Applicant** LCNB National Bank
Address 2 N Broadway, Lebanon, OH 45036
Phone Number(s) 1-800-344-2265
5. **Property Owner** Bob Albert, HIGH/270 LLC
Address 3130 N High St, Columbus, OH 43202
Phone Number(s) 614-433-9612
6. **Project Description** Replace canopy at front entrance. Size is staying the same change color change.
7. **Project Details:**
 - a) **Design** See attached drawing
 - b) **Color** Hunter green
 - c) **Size** 12' X 14'
 - d) **Approximate Cost** \$3,000.00 **Expected Completion Date** JULY 30, 2018

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.

Mark Pennington
Applicant (Signature)

6-27-2018
Date

[Signature]
Property Owner (Signature)

6/27/18
Date

ABUTTING PROPERTY OWNERS
FOR
6877 N. High St.

Fifth Third Bank
PNC
Shanghi Enterprises LLC
Telhio Credit Union
KCP RE LLC
T & S Realty Venture LLC
High/270 LLC

Bob Albert

6895 N. High St.
6900 N. High St.
7765 Wavetree Ct.
6851 N. High St.
2601 S. Bayshore Dr.
P.O. Box 24550
3130 N. High St.

Worthington, OH 43085
Worthington, OH 43085
Columbus, OH 43235
Worthington, OH 43085
Coconut Grove, FL 33133
Columbus, OH 43224-4550
Columbus, OH 43202



TO: Architectural Review Board

From: Mark Pennington

Date: June 29, 2018

RE: Supporting Statement

We are looking for approval to change the awning color located at 6877 N High St. The current color is Blue and we would like to change the color to Hunter Green. The size and design of the canopy would stay the same. The canopy has blue gutters these would be painted to match the color of the canopy.

Thank you

A handwritten signature in blue ink that reads "Mark Pennington".

Mark Pennington

LCNB National Bank
Facilities Officer

CITY OF WORTHINGTON

DRAWING NO. AR-60-18

DATE 06/29/18

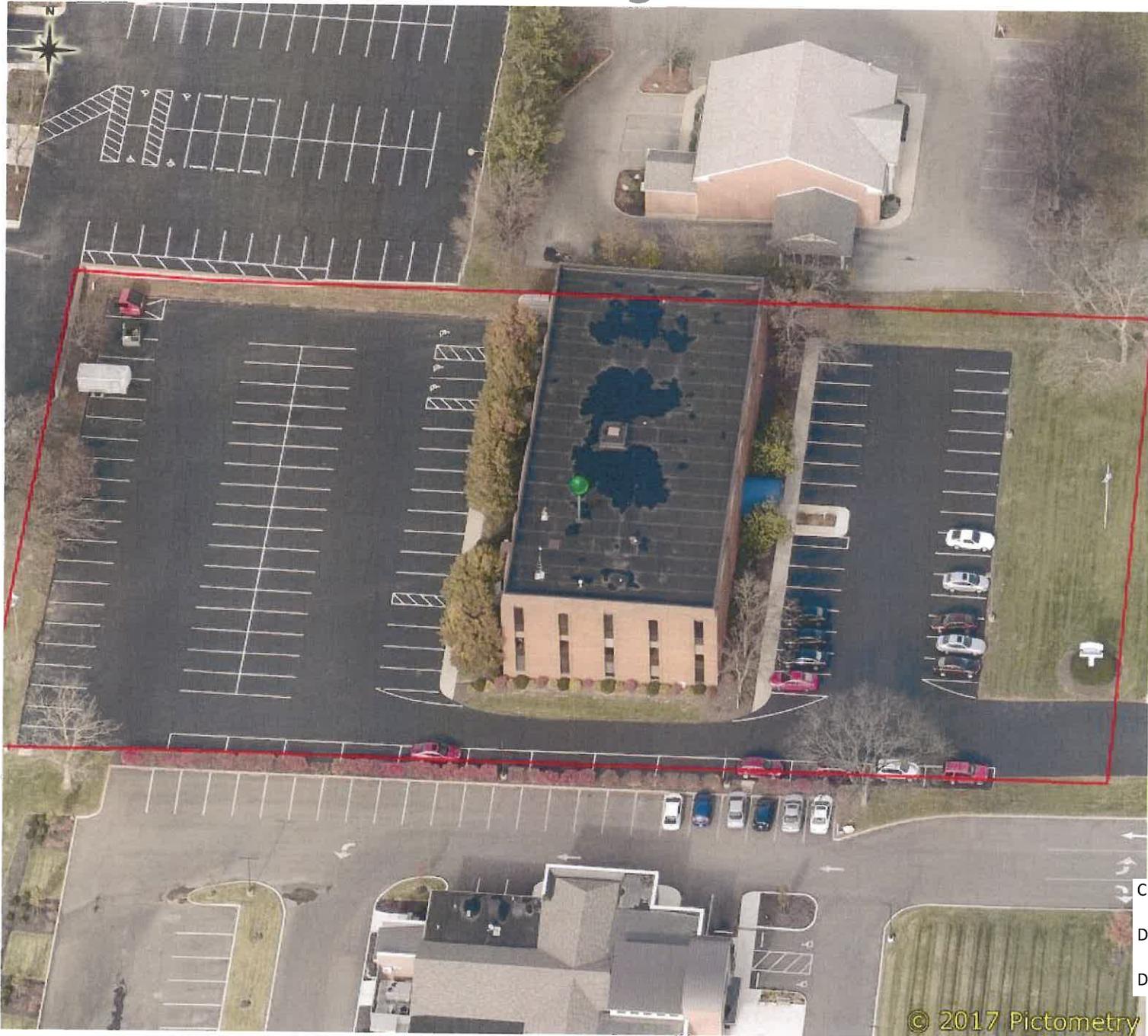


6877 N. High St.



100-005050 04/10/2017

Worthington



CITY OF WORTHINGTON

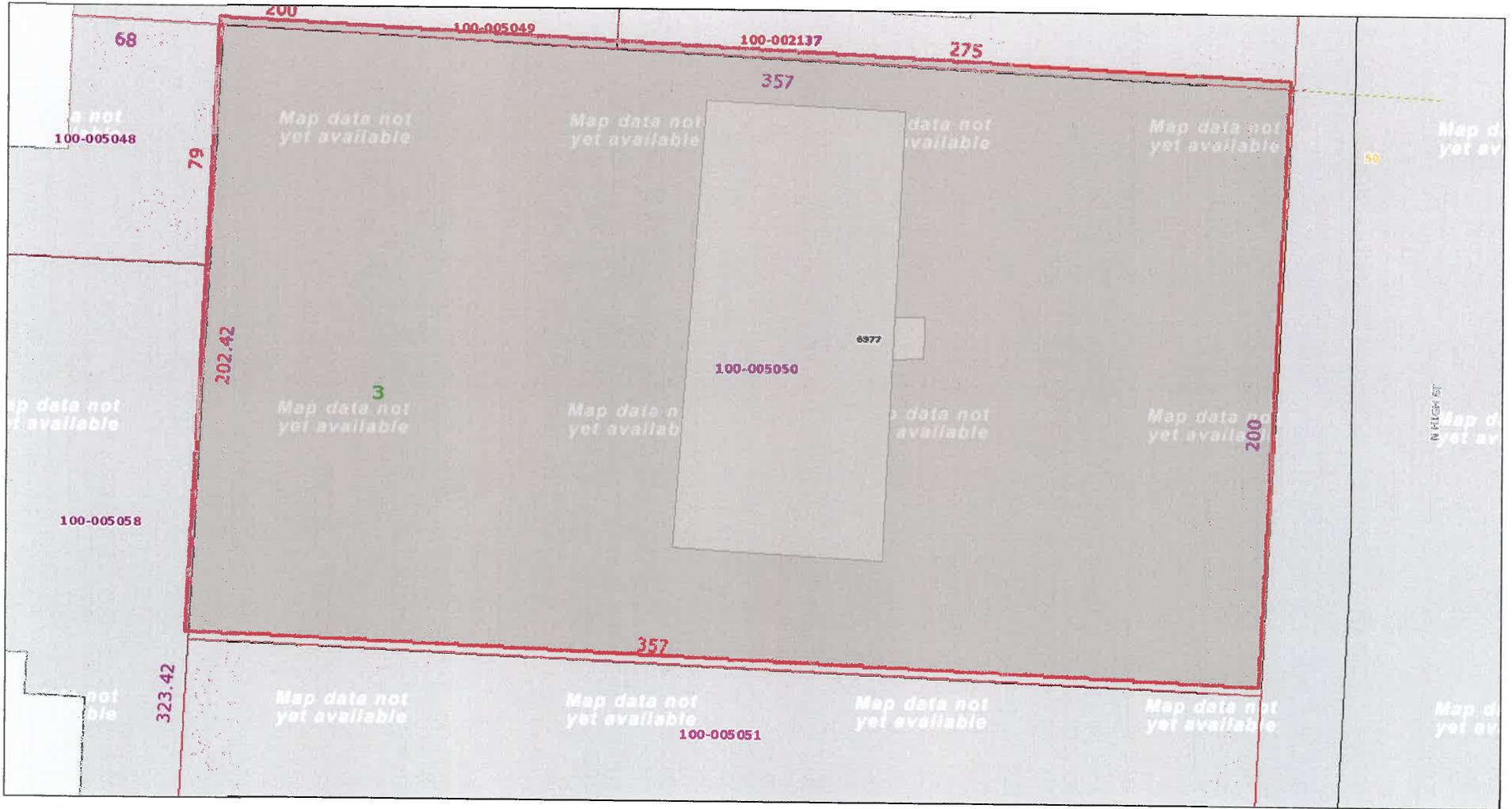
DRAWING NO. AR-60-18

DATE 06/29/18

11/23/2017

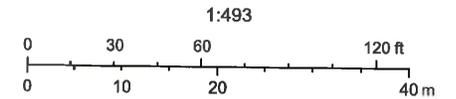
© 2017 Pictometry

100N238A 01100



March 28, 2018

Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, © OpenStreetMap contributors, and the GIS User Community



CITY OF WORTHINGTON

DRAWING NO. AR-60-18

DATE 06/29/18

Franklin County Auditors Office
Copyright 2015

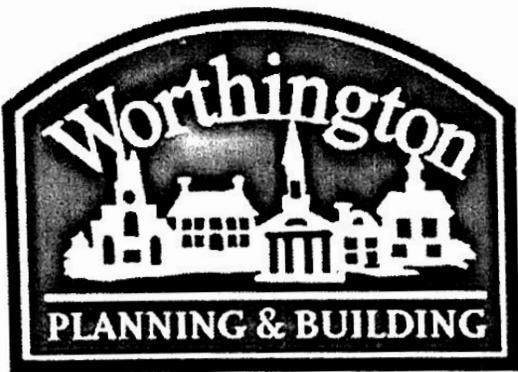


6877

LCNB
CUSTOMER
PARKING
ONLY

WHEELCHAIR
RAMP
ENTRANCE
To the Door
of Building

CITY OF WORTHINGTON
DRAWING NO. AR-60-18
DATE 06/29/18



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	_____
Date Received	_____
Fee	_____
Meeting Date	_____
Filing Deadline	_____
Receipt #	_____

1. Property Location 685 Morning Street

2. Present/Proposed Use Residential

3. Zoning District _____

4. Applicant Laura + Brendan Ross

Address 685 Morning Street, Worthington 43085

Phone Number(s) L(c) 614.598.1650 B(c) 614.240.7464

5. Property Owners (same)

Address _____

Phone Number(s) _____

6. Project Description LANDSCAPE: 4' fence spanning side yard, 5' fence around kitchen garden, outdoor fireplace, trellis, gravel + bluestone patio

7. Project Details:

a) Design fence: cedar French gothic picket. See attachments for fireplace design

b) Color _____

c) Size See attachments for size information. Fireplace: center 15' 6" W x 12' H with sides 3' W x 4' H.

d) Approximate Cost \$45,000 Expected Completion Date 10/2018

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.

Laura Ross
 Applicant (Signature)

6/28/18
 Date

Laura Ross
 Property Owner (Signature)

6/28/18
 Date

Abutting Property Owners List for
685 Morning St.

Daniel & Rachel Gibson	701 Morning St.	Worthington, OH 43085
Timothy & Sherril Berridge	686 Morning St.	Worthington, OH 43085
Arthur Holdford	88 Sheffield Rd.	Columbus, OH 43214
Resident	680 Morning St.	Worthington, OH 43085
Kathryn Keller	670 Morning St.	Worthington, OH 43085
Stephen & Tiffany Poteet	675 Morning St.	Worthington, OH 43085
Frank & Kathy Cordray	668 Hartford St.	Worthington, OH 43085
Walter & Constance Kobalka	674 Hartford St.	Worthington, OH 43085
Ronald & Karen Zalac	680 Hartford St.	Worthington, OH 43085

6/29/18
Laura & Brendan Ross
685 Morning Street: Residential Landscape Project

Supporting Statement

We built an addition last year that left our vegetable garden in shambles and which disturbed some of the grading around our home. We are proposing to build a bluestone and gravel patio area that incorporates our 13 raised beds, resolves grading issues, and visually ties our new addition to the older portion of our home. We have worked with a designer to help with scale, layout and materials. We propose a 5' fence around the new garden area, the scale complimenting the surrounding structures and appropriate to the size our our yard (.75 acres). The fence will be 35 feet from our neighbor to the north, 75 feet from our back (west) neighbor, and 58 feet from our south neighbor. It will be a French gothic picket style with two matching gates.

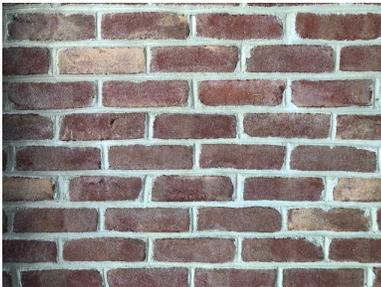
We would like to build an outdoor fireplace within the garden. It would be made of either brick that matches our existing chimneys or ledge stone that matches an interior wall in our kitchen (see below samples). The center portion of the fireplace is 6 feet wide by 12 feet high, with both sides designed as 3 feet wide by 4 feet high. There will be a spark arrestor on top of the fireplace chimney and a 9 foot arbor that softens the structure allowing us to grow wisteria.

Additionally, we propose adding a fence to our side yard to visually break up the long expanse into rooms, to provide privacy to the side and back yards, and to keep our dog further separated from pedestrians. This natural cedar fence would be 4 feet in height, would visually match the French gothic picket fence surrounding our garden and would terminate on the South side of our property into a treed area 6 feet before our property line. Shrubs and plantings will be added along the fence line to soften the look.

We plan to begin construction late summer with completion early fall. Thank you for your consideration.

-Laura & Brendan Ross

Fireplace brick & stone sample



CITY OF WORTHINGTON

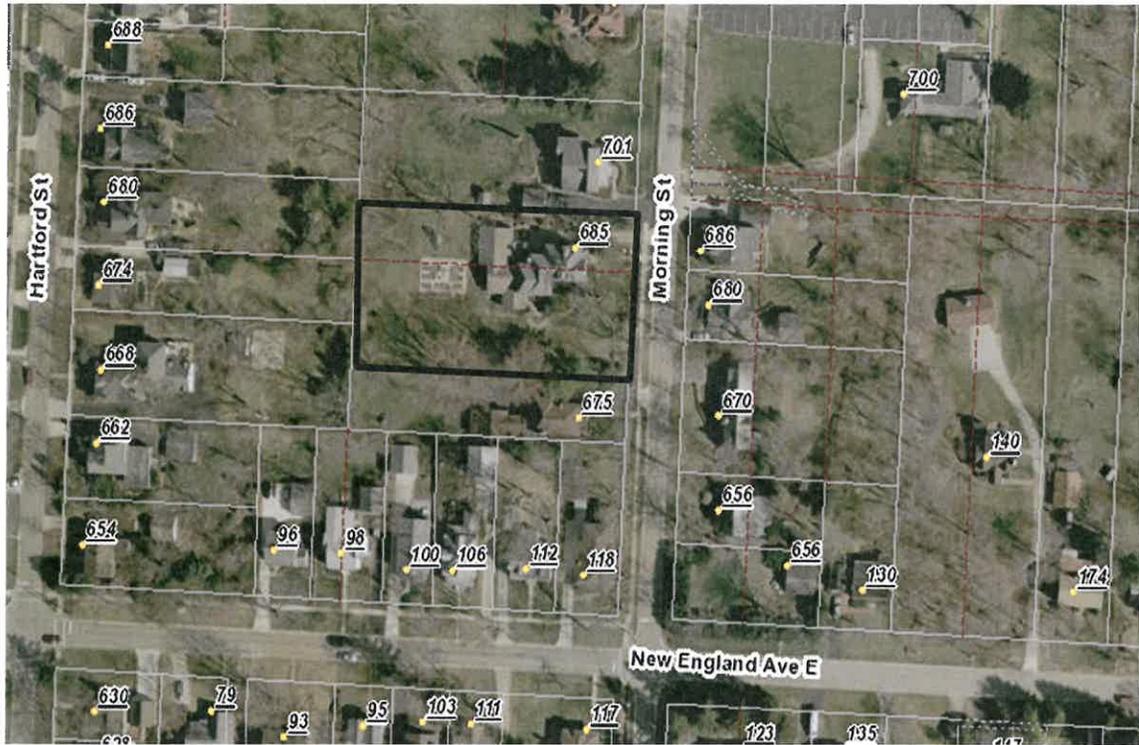
DRAWING NO. AR-61-18

DATE 06/29/18

Garden area & view of side yard from sidewalk



685 Morning St.



100-000107 04/25/2017

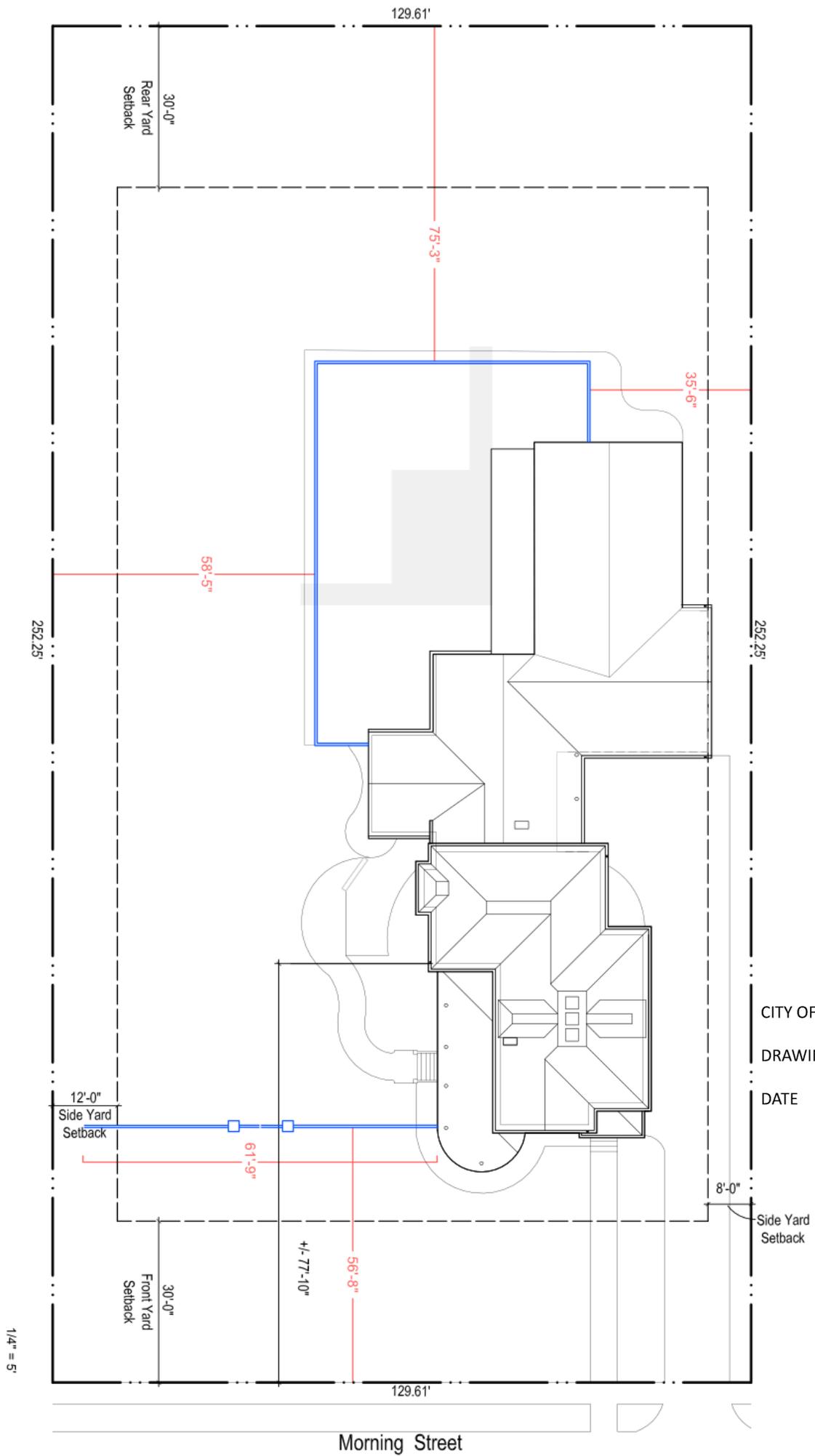
French gothic picket fence example



CITY OF WORTHINGTON

DRAWING NO. AR-61-18

DATE 06/29/18



CITY OF WORTHINGTON
 DRAWING NO. AR-61-18
 DATE 06/29/18

Morning Street

CITY OF WORTHINGTON

DRAWING NO. AR-61-18

DATE 06/29/18



1013 Gahanna Pkwy
Columbus, Ohio 43230
Nathan@HedgeLandscape.com
Cell: 330.352.1482

ROSS RESIDENCE
685 Morning Street
Worthington, Ohio 43085



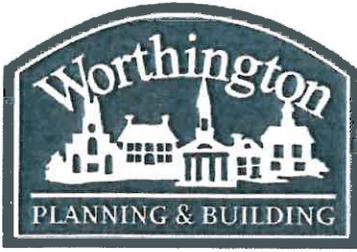
DESIGNED BY
Nathan Graham
DESCRIPTION
DESIGN 06/13/2018

A

A/1000

CITY OF WORTHINGTON
DRAWING NO. AR-61-18
DATE 06/29/18





City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	<u>AR 59-18</u>
Date Received	<u>6/28/18</u>
Fee	<u>NA</u>
Meeting Date	<u>7/12/18</u>
Filing Deadline	_____
Receipt #	_____

1. **Property Location** 777 High Street

2. **Present/Proposed Use** Griswold Center - City of Worthington - Senior Center

3. **Zoning District** S-1

4. **Applicant** City of Worthington - Department of Planning & Building - Lee Brown & Lynda Bitar

Address 374 Highland Avenue

Phone Number(s) 614-431.2424

5. **Property Owner** City of Worthington - Matt Greeson - City Manager

Address 6550 North High Street

Phone Number(s) 614-436-3100

6. **Project Description** New freestanding monument sign to be installed in the same location as the existing sign.
The existing sign is located 2-feet from the ROW, 10-feet from the sidewalk and 30-feet from the edge of the roadway.
Proposed sign matches the approved Citywide Wayfinding Signage that was approved by MPC & City Council in 2015.

7. **Project Details:**

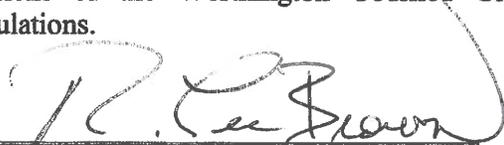
a) **Design** Please see attached.

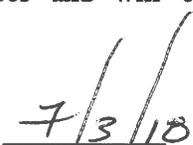
b) **Color** Please see attached.

c) **Size** Please see attached.

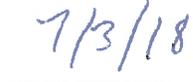
d) **Approximate Cost** Approx \$4,500.00 **Expected Completion Date** Fall 2018

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:
 The information contained in this application and in all attachments is true and correct to the best of my knowledge. I further acknowledge that I have familiarized myself with all applicable sections of the Worthington Codified Ordinances and will comply with all applicable regulations.


 Applicant (Signature)


 Date


 Property Owner (Signature)


 Date

ABUTTING PROPERTY OWNERS
FOR
777 High St.

Thomas Metz and David Brightman	31 W. Stafford Ave.	Worthington, OH 43085
James and Sharon Kristene Case	35 W. Stafford Ave.	Worthington, OH 43085
Kevin and Suellyn Stotts	39 Stafford Ave.	Worthington, OH 43085
Shoma Jha	45 Stafford Ave.	Worthington, OH 43085
Charles Cooper and Carly Edelstein	790 Oxford St.	Worthington, OH 43085
Worthington Presbyterian Church	775 High St.	Worthington, OH 43085
Huntington National Bank	PO Box 182334	Columbus, OH 43218
David and Malayna Chadwell	PO Box 434	Worthington, OH 43085
Resident	808 High St.	Worthington, OH 43085
Worthington Public Library	820 High St.	Worthington, OH 43085
Anne Riley	784 Oxford St.	Worthington, OH 43085

777 High St.



100-006349 04/25/2017

City of Worthington

777 High Street



City of Worthington Dept. of Engineering - GIS Thu Jun 28 2018 03:51:43 PM.

CITY OF WORTHINGTON

DRAWING NO. AR 59-18

DATE 06/28/18

City of Worthington

777 High Street



City of Worthington Dept. of Engineering - GIS Thu Jun 28 2018 03:54:03 PM.

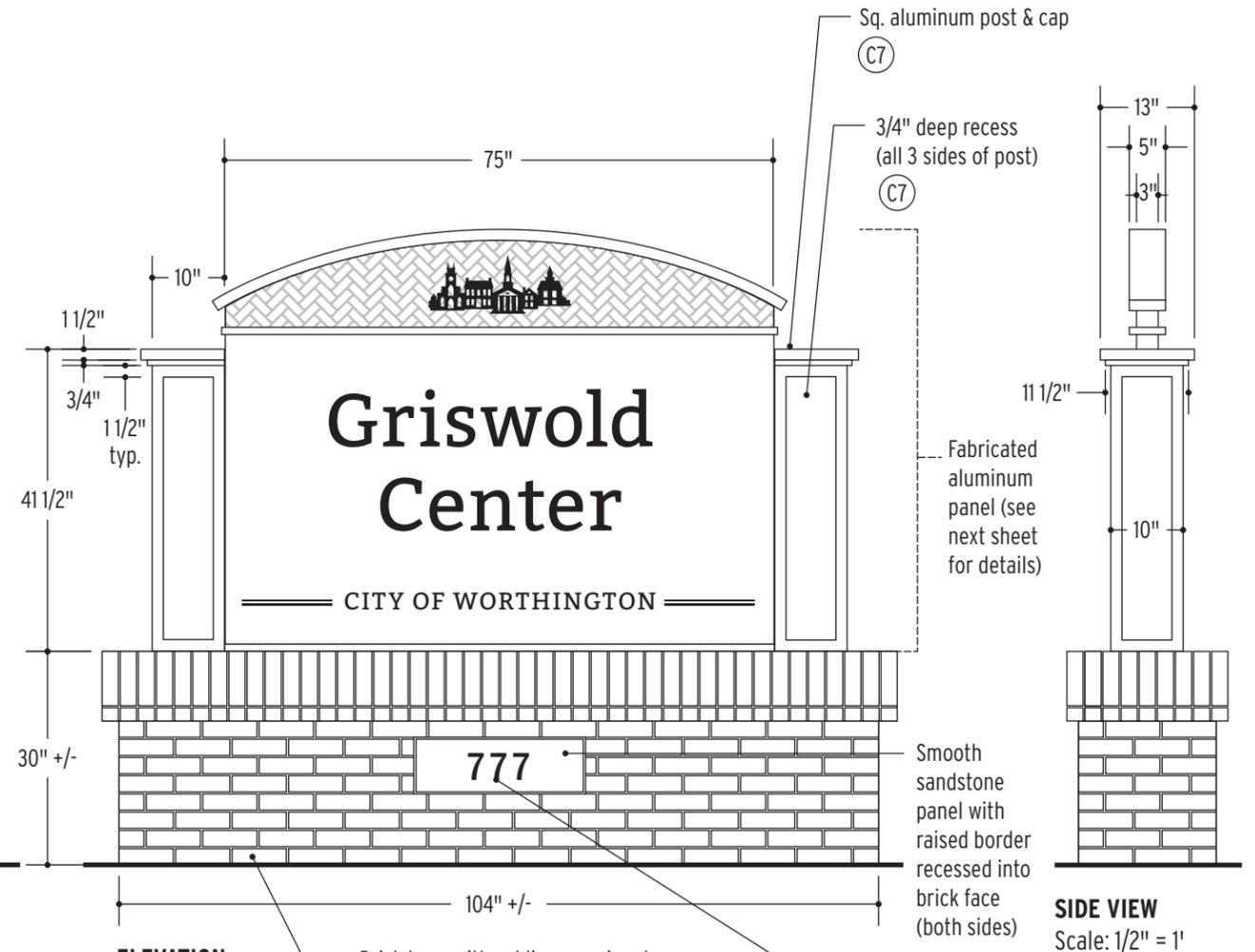
CITY OF WORTHINGTON

DRAWING NO. AR 59-18

DATE 06/28/18



SIGN TYPE J2 | PARK/COMMUNITY BUILDING ID (MASONRY BASE)
Scale: 1/2" = 1'



ELEVATION
Scale: 1/2" = 1'

SIDE VIEW
Scale: 1/2" = 1'

Brick base with soldier coursing top (brick & mortar color TBD) & inset limestone address panel
***NOTE:** Sign Contractor is to submit detailed masonry drawings showing final dimensions, footer & construction details, internal supports, etc.

(C7) (T3) +50% tracking
Etched & filled address

CITY OF WORTHINGTON
DRAWING NO. AR 59-18
DATE 06/28/18

date 05.18.18



13110 Shaker Square, Suite 101
Cleveland, OH 44121

contact
design review
tel

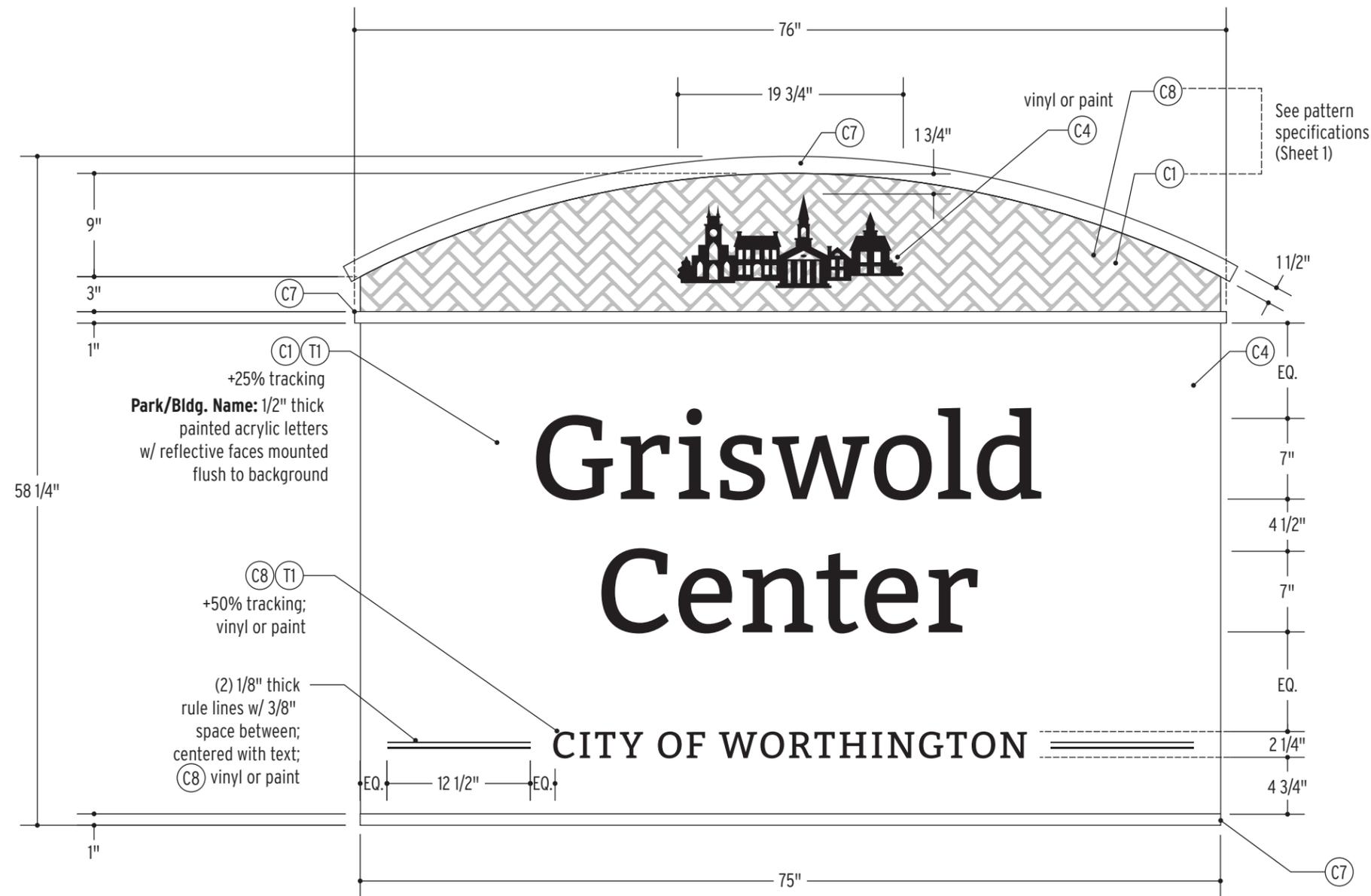
J. Wilhelm
K. Fromet
216-921-0750

project WOR1491
CITY OF WORTHINGTON
Wayfinding Program

phase Phase 2
SIGN TYPE J2
Community Building ID

NOT FOR CONSTRUCTION
These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of Fabricator and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.

sheet
5

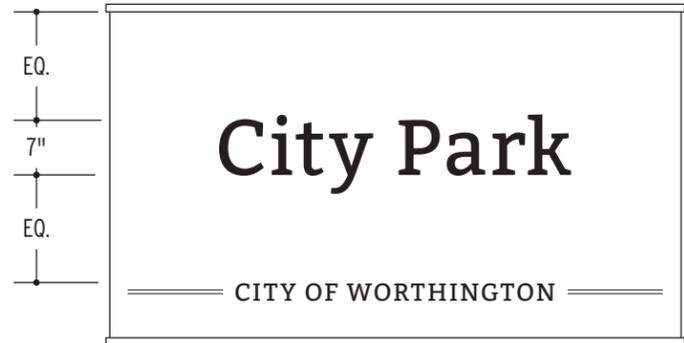


+25% tracking
Park/Bldg. Name: 1/2" thick
 painted acrylic letters
 w/ reflective faces mounted
 flush to background

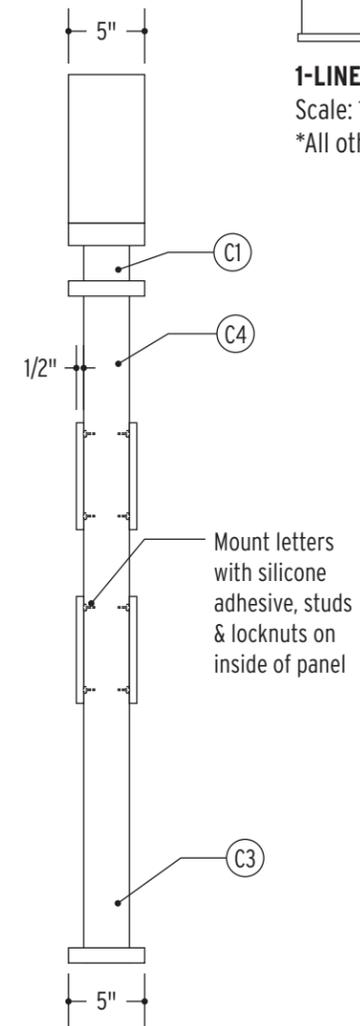
+50% tracking;
 vinyl or paint

(2) 1/8" thick
 rule lines w/ 3/8"
 space between;
 centered with text;
 (C8) vinyl or paint

SIGN TYPE J2 | SIGN PANEL DETAIL (FRONT & BACK)
 Scale: 1" = 1'



1-LINE NAME
 Scale: 1/2" = 1'
 *All other dimensions & specifications match



SIDE VIEW
 Scale: 1" = 1'

CITY OF WORTHINGTON
 DRAWING NO. AR 59-18
 DATE 06/28/18

date 05.18.18



13110 Shaker Square, Suite 101
 Cleveland, OH 44121

contact
 design
 review
 tel

J. Wilhelm
 K. Fromet
 216-921-0750

project WOR1491

CITY OF WORTHINGTON
 Wayfinding Program

phase Phase 2

SIGN TYPE J2
 Community Building ID

NOT FOR CONSTRUCTION

These drawings and notes are for the sole purpose of expressing visual design intent and are not intended for actual fabrication purposes. Sign Contractor accepts total responsibility for final material selection, fabrication and installation methods. Electronic files are not construction documents and cannot be relied upon as identical to construction documents because of changes or errors induced by translation, transmission, or alterations while under the control of others. Use of information contained in the electronic files is at the user's sole risk and without liability to Design Professional and its consultants. Refer to provided performance specifications for details on designer expectations of Fabricator and fabrication process. Copyright © Guide Studio, Inc. All rights reserved.

sheet

6

COLORS



C1 **C2** **C3** **C4** **C5** **C6** **C7** **C8**

Paint¹ MP03597 Indiglo MP04510 Blue and Grey MP11959 Sweet Olive MP32250 Barite White MP14402 Dark Tatar Red 42202SP Natural White MP19925 Cessna Black Metallic MP03362 Antwerp Blue

Vinyl² Retro-Reflective to meet ODOT/MUTCD requirements

¹Matthews Paint
²Certain sign faces require retro-reflective graphics (See sign type drawings)—Digitally printed colors should match Matthews Paint colors

PATTERN



Paint: MP03597 (Satin Finish) & MP03362 (Gloss Finish)

***Digital Print:** Match paint colors (Digital print should be priced as an alternate to painting)

Note: Designer to provide final scaled artwork

CITY LOGO

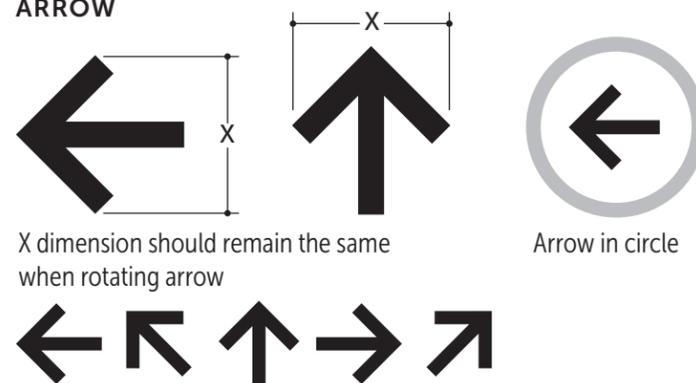


LOGOTYPE

== Old ==
Worthington

Note: Designer to provide final artwork

ARROW



X dimension should remain the same when rotating arrow Arrow in circle

PARKING SYMBOL



TYPOGRAPHY

Bitter Regular T1

Worthington
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmonqrstuvwxyz
 0123456789

ITC Franklin Gothic Book Condensed T2

Community Center
 ABCDEFGHIJKLMNOPQRSTUVWXYZ
 abcdefghijklmonqrstuvwxyz
 0123456789

ITC Franklin Gothic Medium Condensed T3

Public Parking CITY OF WORTHINGTON
 ABCDEFGHIJKLMNOPQRSTUVWXYZ DRAWING NO. AR 59-18
 abcdefghijklmonqrstuvwxyz DATE 06/28/18
 0123456789

date 05.18.18

Guide ↑
 13110 Shaker Sqare, Suite 101
 Cleveland, OH 44121

contact

design J. Wilhelm
review K. Fromet
tel 216-921-0750

project WOR1491

CITY OF WORTHINGTON
Wayfinding Program

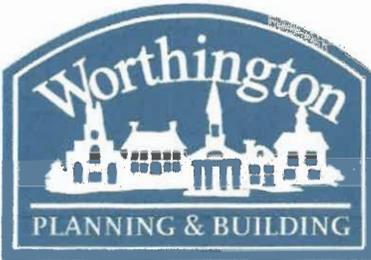
phase Phase 2

COLORS, GRAPHICS & TYPOGRAPHY

NOT FOR CONSTRUCTION
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sheet

1



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR 57-18
Date Received	6-28-18
Fee	0.00
Meeting Date	7-12-18
Filing Deadline	6-29-18
Receipt #	

1. **Property Location** 890 & 910 N. High St.

2. **Present/Proposed Use** Retail, Restaurant & Office

3. **Zoning District** C-2

4. **Applicant** M.K. & K. Realty, Inc. c/o Christopher Kessler

Address 7215 Busey Rd., Canal Winchester, OH 43110

Phone Number(s) 614.679.9488

5. **Property Owner** M.K. & K. Realty, Inc.

Address 7215 Busey Rd., Canal Winchester, OH 43110

Phone Number(s) 614.679.9488

6. **Project Description** See attached

7. **Project Details:**

a) **Design** See attached

b) **Color** _____

c) **Size** _____

d) **Approximate Cost** \$5,900 **Expected Completion Date** Early August 2018

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.

MK+K Realty, Inc.

By: [Signature], Vice President
 Applicant (Signature)

6/27/18
 Date

MK+K Realty, Inc.

By: [Signature], Vice President
 Property Owner (Signature)

6/27/18
 Date

ABUTTING PROPERTY OWNERS
FOR
890 and 910 High St.

Herbert & Mary Vaughan
Nationwide Insurance
CVS
Worthington Center LLC
Poaga LLC
Providential Properties LLC
Dirk J & Linda B Smith

6959 Shetland St.
888 N High St.
918 High St.
893 High St., Suite F
67 Spring Creek Dr.
1601 W. 5th Ave. #193
8 Hartford Ct.

Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Westerville, OH 43081-2549
Columbus, OH 43212
Worthington, OH 43085

SUPPORTING STATEMENT

SIGNAGE

West Elevation (Tenants)

Back Panels

2 HDU boards to be used by the second floor tenants

Dimensions (Each): 14 feet in length by 18 inches in width

Color: Dark Blue

Located between soldier course and crown molding

Tenant Panels

2 aluminum panels attached to the HDU boards to be used by the second floor tenants

Dimensions (Each): 13 feet in length by 12 inches in width

Color: Dark Blue background with white lettering/logo

Tenant 1 is COPC Worthington Pediatrics

Tenant 2 is to be determined

East Elevation-Directional Signage for Second Floor (Owner)

Back Panel

HDU board to be used installed above the second floor entrance overhang

Dimensions: 8 feet in length by 3 feet in width

Color: Dark Blue

Tenant Panels-(Changeable)

2 aluminum panels attached to the HDU boards to be used by the second floor tenants

Dimension (Each) 3 feet in length by 2 feet in width

Color: Dark Blue background with white lettering

Tenant 1 is COPC Worthington Pediatrics

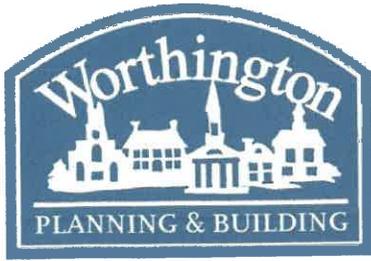
Tenant 2 is to be determined

HANDRAILS/GUARDRAIL/RETAINING WALL

The handrails are one and one-half inch (1-1/2") diameter. The retaining wall is the same masonry brick used for the building and capped with limestone to compliment the adjacent retaining walls in front of 918 N. High St. The guardrail on top of the retaining wall is one and one-half inch (1-1/2") diameter with half inch (1/2") diameter pickets. The handrails and guardrail are painted black to match the other site amenities.

890 & 910 High St.





Amendment to Development Plan Application

Case # ADP 05-18
Date Received 06-28-18
Fee \$50.00
Meeting Date 7-12-18
Filing Deadline 6-29-18

1. **Property Location** 890 & 910 N. High St.
2. **Present Use & Proposed Use** Retail, Restaurant & Office
3. **Present & Proposed Zoning** C-2
4. **Applicant** M.K. & K. Realty, Inc. c/o Christopher Kessler
Address 7215 Busey Rd., Canal Winchester, OH 43110
Phone 614.679.9488
5. **Property Owner** M.K. & K. Realty, Inc.
Address 7215 Busey Rd., Canal Winchester, OH 43110
Phone 614.679.9488
6. **Project Description** See attached
7. **Variances Requested** See attached

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.

MK+K Realty, Inc.
By: [Signature], Vice President

6/27/18
Date

MK+K Realty, Inc.
By: [Signature], Vice President

6/27/18
Date

MPC Approval Date:

City Council Approval Date:

SUPPORTING STATEMENT

The development at 890 & 910 N. High St. was approved by the Architectural Review Board (“ARB”) and Municipal Planning Commission on October 27, 2016 (AR 119-16) and by City Council on November 7, 2016, with minor revisions subsequently approved on March 9, 2017 (AR 19-17). PetPeople opened for business in the building at 910 N. High St. (“Building A”) in October 2017 and the construction of the two-story shell building at 890 N. High St. (“Building B”) finished the beginning of 2018.

1. Variance Section 1149.02 – to reduce the required front yard to five feet four inches (5’4”).

During construction issues with grade transitions were realized that required steps, handrails and a small retention wall to be added. At the northwest corner of Building A, a small retaining wall with a limestone cap, steps and handrails were added to connect the sidewalk between Building A and the building to the north at 918 N. High St. One step and handrails were added at the northwest corner of Building B. The addition of the step and handrails required the bicycle rack on the west side of Building B to be relocated to the location depicted on the site plan included with this application.

Pursuant to the City Code, the handrails are considered “structure[s]” and therefore encroach in the front yard further than the previously approved front yard variance allows. Section 1123.70 of the City Code, defines “Structure” as “anything constructed or erected, the use of which requires permanent location on the ground, including, but without limiting the generality of the foregoing to signs, buildings and backstops for sports, walls or fences.” A variance is requested to reduce the required front yard to five feet four inches (5’4”) for the handrails.

The City’s Comprehensive Plan recommends moving the buildings forward to the sidewalk along High Street. The handrails added are similar in style to the handrails and guard rails previously approved for the east (rear) portions of the buildings. The handrails were added as a result of constructability issues that were not realized until after construction started which presented a practical difficulty. The variance is not substantial, does not affect the character of the neighborhood, does not adversely affect the delivery of governmental services and does not offend the spirit and intent behind the zoning requirement.

2. Variance to Section 1170.05(b) to allow two (2) wall-mounted signs for two (2) second floor tenants.

The second floor of Building B has access via a stairwell on the west elevation facing High Street or the primary entrance that has stairs and an elevator on the east elevation – the closest proximity to the parking lot. Signage on the west elevation provides for visibility from High Street and a second sign is needed above the entrance to the lobby on the east elevation to give direction to the visitors which set of doors is the entrance for the second floor. The additional signage on the east elevation will be externally lit by existing gooseneck lights. The adjacent

buildings at 918 & 910 N. High St. were previously granted the same variance to allow one (1) business to have two (2) wall mounted signs. The requested variance is not substantial, does not affect the character of the neighborhood, does not adversely affect the delivery of governmental services and does not offend the spirit and intent behind the zoning requirement.



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231-3661
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ALTERATIONS



C
REET

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is on your side
Gwynn Vaughan

FDC
910 HIGH STREET





FDC

HIGH STREET RETAIL - BUILDING B
890 NORTH HIGH ST. & E. NORTH ST.
WORTHINGTON, OH. 43085

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

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Mark P. Ford, License #9337
Expiration Date 12/31/2017

ISSUE	REVISION	DATE
PERM/BD SET		JAN. 25, 2017
RTU & SITE REV		SEPT. 07, 2017

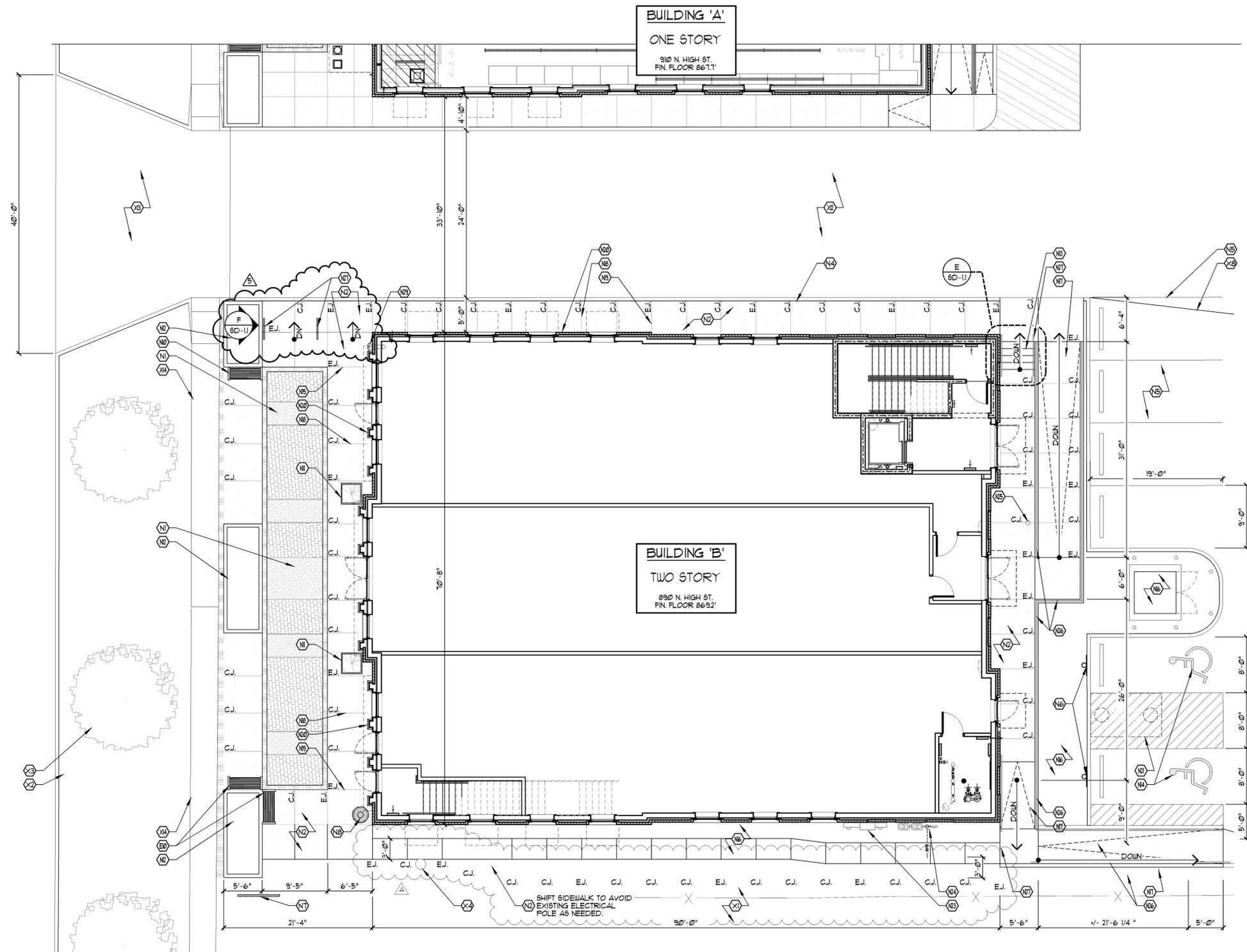
ENLARGED SITE PLAN AND DETAILS

FAA #1638-00

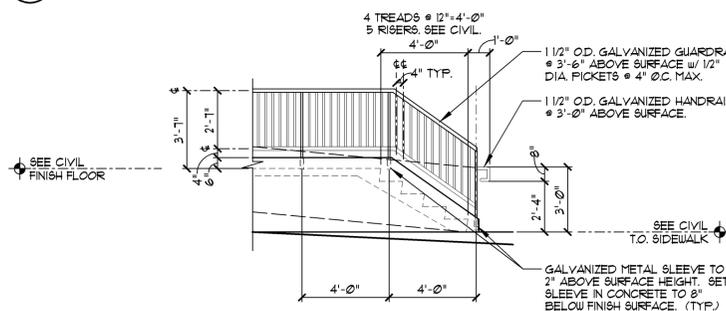
RETAIL SHELL BUILDING 'B'

SD-1.1

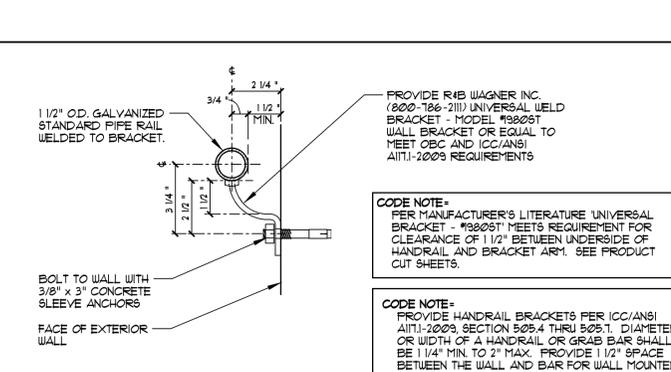
DEVELOPMENT PLAN MODIFICATION



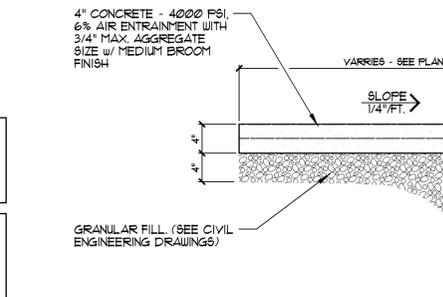
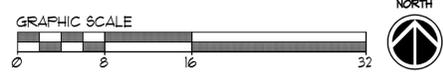
A ENLARGED SITE PLAN
SCALE 1/8" = 1'-0"



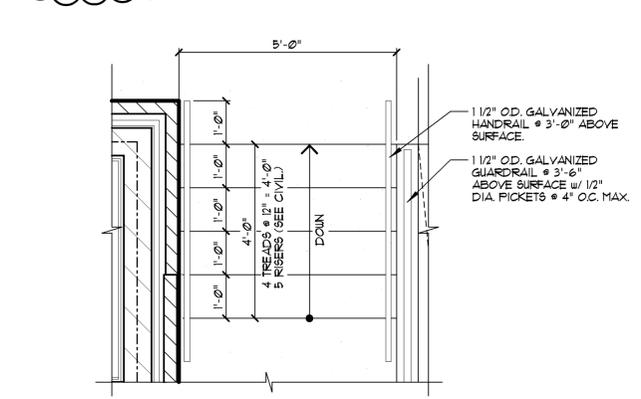
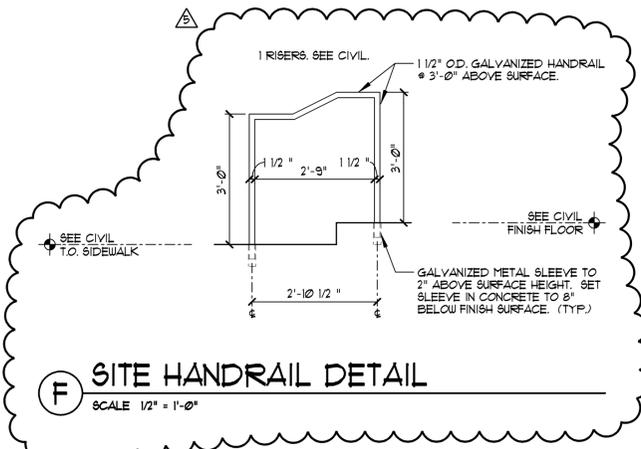
B SITE GUARDRAIL DETAIL
SCALE 1/4" = 1'-0"



C HANDRAIL DETAIL
SCALE 3" = 1'-0"



D INTEGRAL CURB DETAIL
SCALE 1" = 1'-0"



E ENLARGED STAIR DETAIL
SCALE 1/2" = 1'-0"

CITY OF WORTHINGTON
AR 56-18
DRAWING NO. ADP 05-18
DATE 06/28/18

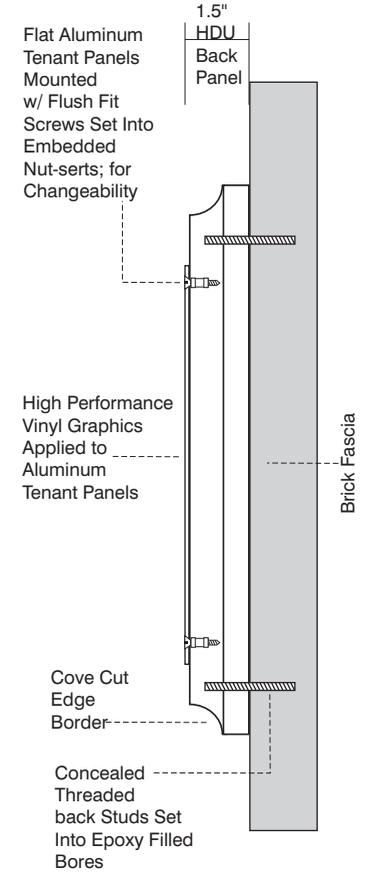


8' Back Panel

Goose Neck Light Fixtures

3' Back Panel
3' - 5" Wall Space

9' - 4" Entry



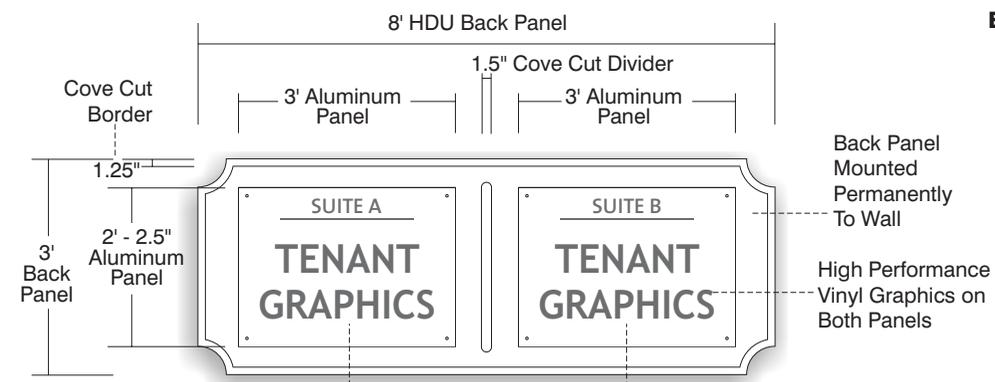
All Hardware is Corrosive Resistant.

CITY OF WORTHINGTON
AR 56-18
DRAWING NO. ADP 05-18
DATE 06/28/18

EAST ELEVATION

6' - 8" Entry

SCALE 1/8" = 1'



SCALE 3/8" = 1'

Changeable Tenant Panels Mounted Flush to Back Panel

1 Total-----
EXTERNALLY ILLUMINATED WALL PANEL

All Information Shown as Preliminary & Subject to Verification

Colors-----
Back Panel & Returns - Dark Blue.
Tenant Panels - Dark Blue.
Cove Cut Border & Divider - White.
Letters - White, Overall



CLIENT APPROVAL _____ DATE _____

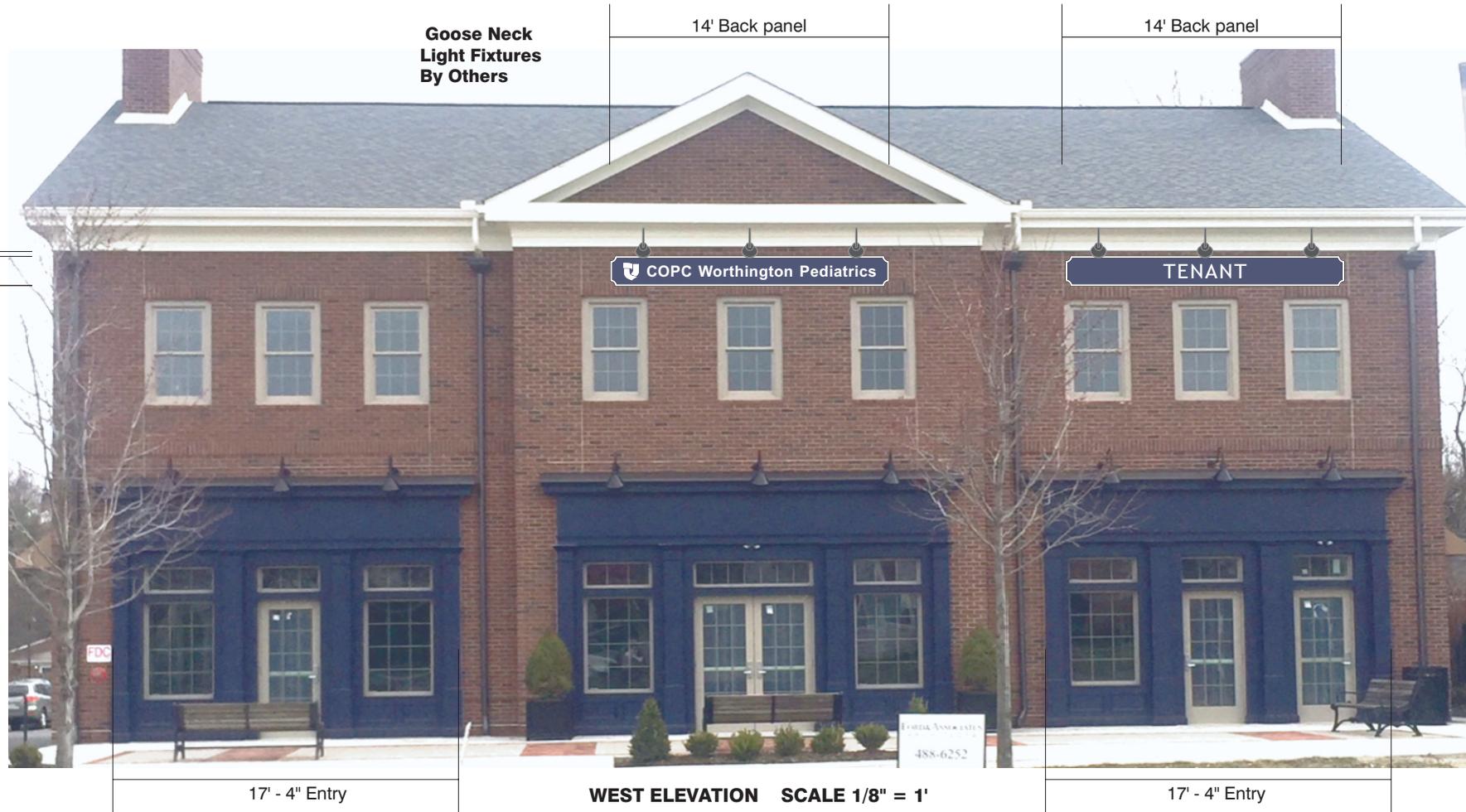
PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME 890 NORTH HIGH STREET
LOCATION _____
CITY WORTHINGTON STATE OH

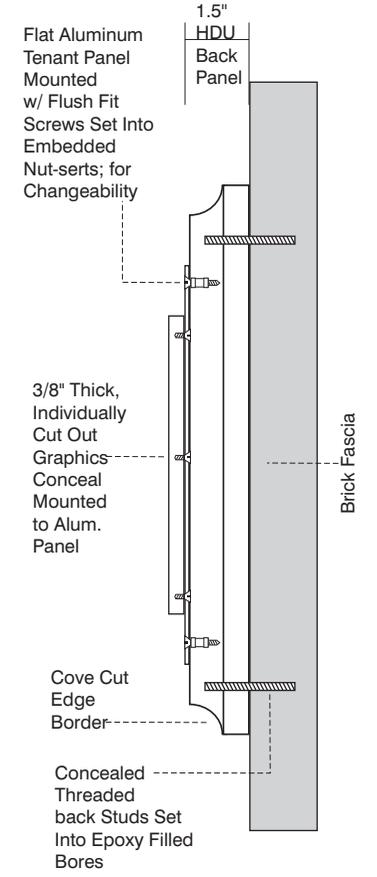
REVISION _____

SALES BMS
DESIGN KD
SIZE 14

DATE 3-28-18
SCALE Noted
PROJECT# 18230



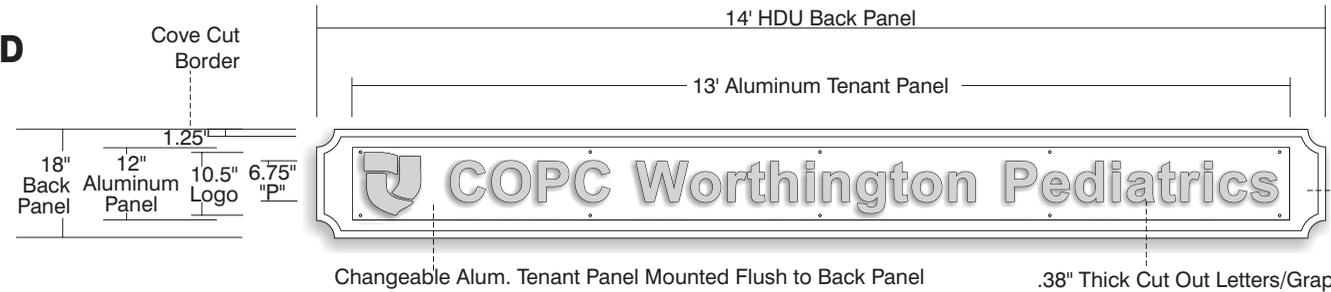
20" Between Soldier Course & Crown Molding
18" Back Panel



All Hardware is Corrosive Resistant.
CITY OF WORTHINGTON
AR 56-18
DRAWING NO. ADP 05-18

**2 Total-----
EXTERNALLY ILLUMINATED
WALL PANELS**

All Information Shown as Preliminary & Subject to Verification



Back Panel Mounted Permanently To Wall

Colors-----
Back Panel & Returns - Dark Blue.
Tenant Panel - Dark Blue.
Cove Cut Border - White.
Letters - White, Overall



CLIENT APPROVAL	DATE

PRODUCTION ART REQUIRED
Colors on Printed Documents May Vary

PROJECT NAME 890 NORTH HIGH STREET
LOCATION
CITY WORTHINGTON STATE OH

REVISION 4-20-18
4-26-18
6-20-18

SALES_BMS
DESIGN_KD
SIZE 14

DATE 3-28-18
SCALE Noted
PROJECT# 18230



Amendment to Development Plan Application

Case #	ADP-06-18
Date Received	6-29-18
Fee	\$50.00
Meeting Date	7-12-18
Filing Deadline	10-29-18

1. Property Location 890 High St. Ste C 43085
2. Present Use & Proposed Use Addition of front & Rear Building Signage and Rear Door Replacement
3. Present & Proposed Zoning _____
4. Applicant William S Adams
Address 866 Pipestone Dr. Colis, OH 43238
Phone 614-595-7522
5. Property Owner MK+K Realty Inc
Address _____
Phone _____
6. Project Description Addition of Business Signage on Front & Rear of Building (see attached) and Rear Door Replacement
7. Variances Requested _____

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.

W.S. Adams
Applicant (Signature)

6-29-18
Date

MK+K Realty Inc by [Signature]
Property Owner (Signature)

6-29-2018
Date

MPC Approval Date:

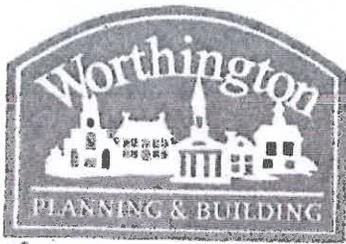
City Council Approval Date:

ABUTTING PROPERTY OWNERS
FOR
890 and 910 High St.

Herbert & Mary Vaughan
Nationwide Insurance
CVS
Worthington Center LLC
Poaga LLC
Providential Properties LLC
Dirk J & Linda B Smith

6959 Shetland St.
888 N High St.
918 High St.
893 High St., Suite F
67 Spring Creek Dr.
1601 W. 5th Ave. #193
8 Hartford Ct.

Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Westerville, OH 43081-2549
Columbus, OH 43212
Worthington, OH 43085



City of Worthington
ARCHITECTURAL REVIEW BOARD
 Certificate of Appropriateness
 Application

Case #	AR-102-18
Date Received	6-29-18
Fee	\$3.00
Meeting Date	7-12-18
Filing Deadline	6-29-18
Receipt #	

1. Property Location 890 High St. Ste C 43085
2. Present/Proposed Use Addition of patio furniture & fence
3. Zoning District _____
4. Applicant William S Adams
 Address 866 Pipestone Dr., Colis, OH 43235
 Phone Number(s) 614-595-7522
5. Property Owner MK:K
 Address _____
 Phone Number(s) _____
6. Project Description Addition of patio tables, chairs, umbrellas and fencing (See Attached)
7. Project Details: 2 Signs + Rear Door
 - a) Design 1 1/2" Routed HDU & 1/2" pin mounted Acrylic
 - b) Color Blue White
 - c) Size West 18" x 15' (22 1/2' x 5'); East 28" (22 1/2' x 5') } Attached
 - d) Approximate Cost \$8,400+ } See Attached
\$2900 signs Expected Completion Date 2 weeks from 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.

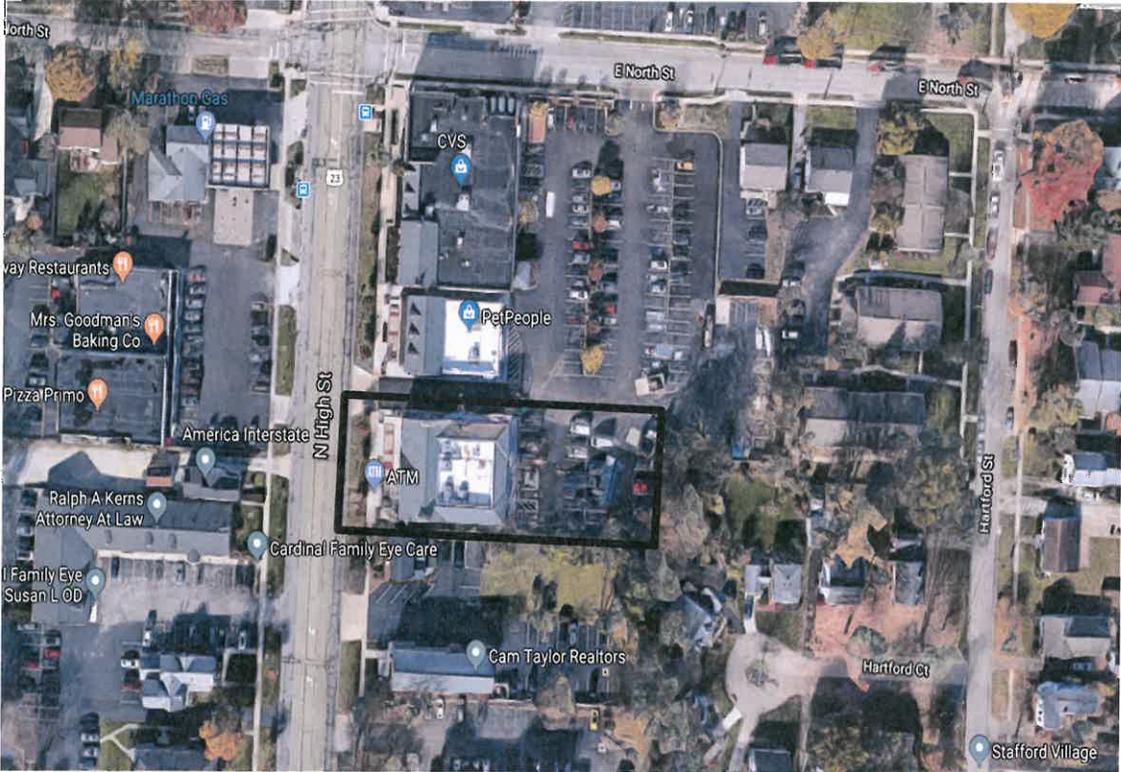
William S Adams
 Applicant (Signature)

6-29-18
 Date

MK:K Realty, Inc. Co.
Butler
 Property Owner (Signature)

6-29-2018
 Date

890 High St.





June 29, 2018

For Your Consideration:

Porch Growler would like to add a fenced patio space to the front (East Side) of its 890 High St. Ste. C location, in order to provide an outdoor seating space for our customers. The patio would contain space for up to 22 patrons, seated at approx. 7 tables. This project will include wood & metal framed tables with accompanying chairs, which will complement the styles, colors, and materials to be used in the interior of the business. Additionally, I would like to request the option of using patio umbrellas with the new tables, if eventually deemed valuable by our guests. Finally, I will be required to install a liquor control fence along the perimeter of the patio. The fence is planned as a combination of black metal fence, coupled with decorative planters matching those already installed by the building owner in the front (West Side) outdoor space.

Thank you for your time and effort.

Bill

William S. Adams
Porch Growler, LLC.
William.adams@porchgrowler.com
614-595-7522



June 29, 2018

For Your Consideration:

Porch Growler would like to add business signage to the front (East Side) and rear (West Side) facing facades of its 890 High St. Ste. C location, in order to advertise to potential customers. The size, material and color of the signage will be consistent with the signage of other building tenants, as well as the adjacent Pet People retail location. In addition, I request permission to replace the solid panel rear (West Side) entrance door with a glass door that matches the front (East Side) entrance door, in order to provide symmetry and appeal to the customers that will use the rear entrance.

Thank you for your time and effort.

Bill

William S. Adams
Porch Growler, LLC.
William.adams@porchgrowler.com
614-595-7522



CITY OF WORTHINGTON

DRAWING NO. AR-62-18
ADP-06-18

DATE 06/25/18

CITY OF WORTHINGTON

DRAWING NO. AR-62-18
ADP-06-18

DATE 06/25/18





CITY OF WORTHINGTON

DRAWING NO. AR-62-18
ADP-06-18

DATE 06/25/18





CITY OF WORTHINGTON

DRAWING NO. AR-62-18
ADP-06-18

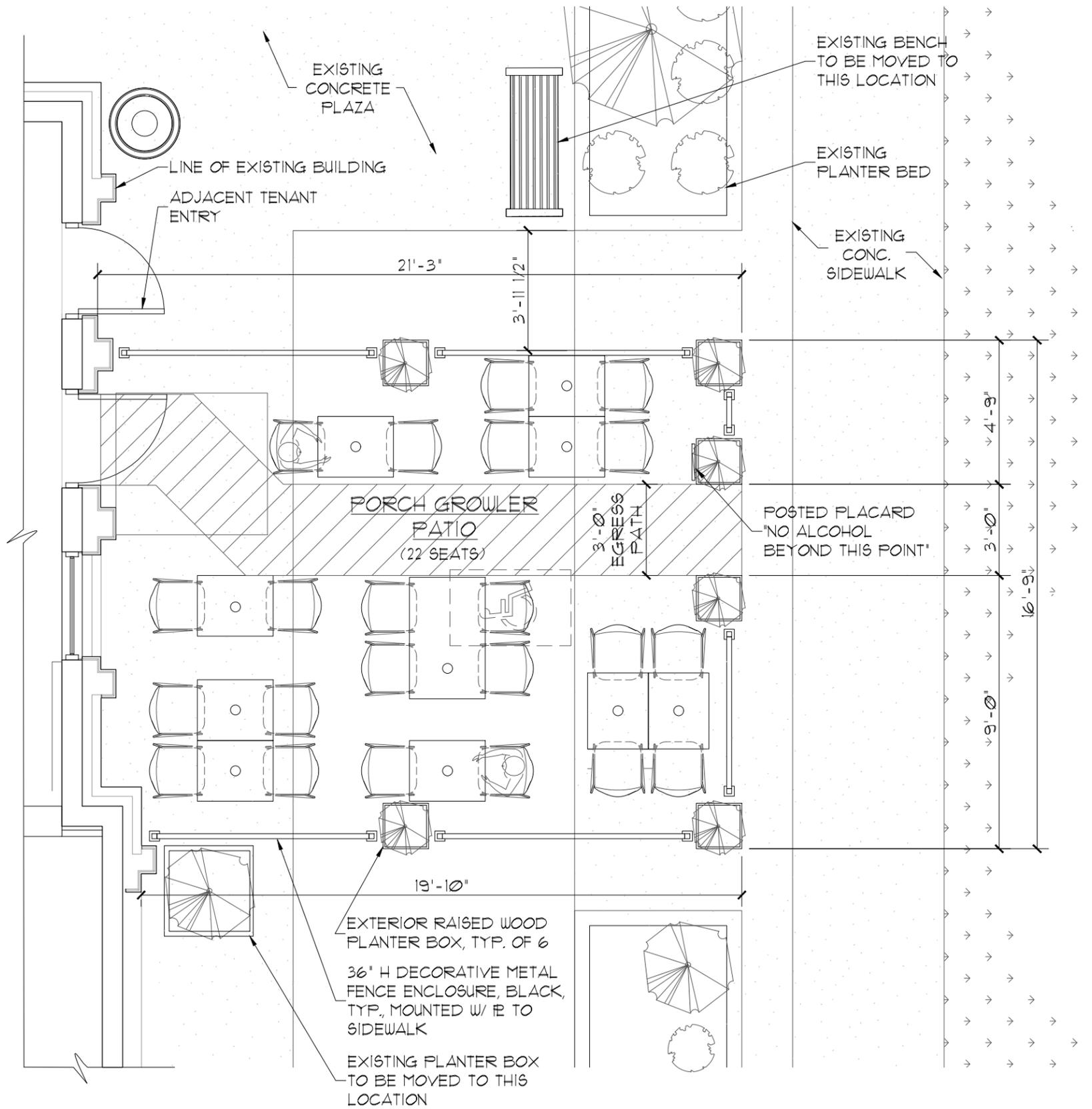
DATE 06/25/18



CITY OF WORTHINGTON

DRAWING NO. AR-62-18
ADP-06-18

DATE 06/25/18



PROPOSED PATIO PLAN - SCHEME 1

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



NORTH HIGH STREET

CITY OF WORTHINGTON
 DRAWING NO. AR-62-18
 ADP-06-18
 DATE 06/25/18

THE PORCH GROWLER- TENANT IMPROVEMENT- PATIO

830-C NORTH HIGH STREET
 WORTHINGTON, OHIO 43085

NEW AVENUE
 architects • engineers
 4740 REED ROAD SUITE 201
 UPPER ARLINGTON, OH 43220
 614 . 884 . 8888

PROJ. NO. 17-0204
 DRAWN SPS
 DATE 06/04/2018
 SHEET NUMBER
 SD-1

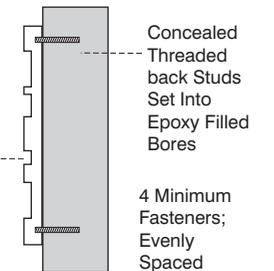


CITY OF WORTHINGTON
 DRAWING NO. AR-62-18
 ADP-06-18
 DATE 06/25/18

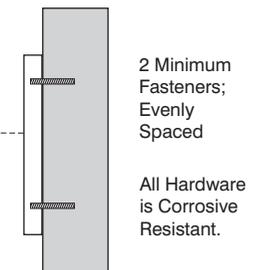
Colors-----
 Letters - White.
 Logo Background Disc - Dark
 Blue to Match Wall.
 Graphic & Edge Border -
 White

11.5" 18.75" 2"
 Logo Header

1/2" Thick Disc.
 Background
 Routed Out;
 Raised Border
 & Graphic



1/2" Thick,
 Individually
 Cut Out
 Letters
 Conceal
 Mounted to
 Wood Header
 Panel



17' - 4" Entry

WEST ELEVATION SCALE 1/8" = 1'

17' - 4" Entry

**1 Total-----
 DIMENSIONAL WALL GRAPHICS**

Externally Illuminated w/ Existing Gooseneck Fixtures

22.39 SQ.FT.

All Information Shown as Preliminary
 & Subject to Verification



1/2" Thick Disc.
 Background Routed Out;
 Raised Border & Graphic

PORCH GROWLER

1/2" Thick White Acrylic Letters. Individually Cut Out.
 All Edges are Smooth & Finished



CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
 Colors on Printed Documents May Vary

PROJECT NAME PORCH GROWLER
 LOCATION 890 NORTH HIGH STREET
 CITY WORTHINGTON STATE OH

REVISION _____

SALES BMS
 DESIGN KD
 SIZE 14

DATE 6-28-18
 SCALE Noted
 PROJECT# 18891



9' - 4" Entry
6' - 2" to Graphic Center

2' - 4" Panel
3' - 9" Entry

EAST ELEVATION

SCALE 1/8" = 1'

Colors-----
 Raised Edge Border & Returns - Dark Blue.
 Inline Border - White.
 Recessed Background Behind Letters - Dark Blue.
 Letters - White.
 Raised Inner Circle - Dark Blue w' White Edge Border & Graphic Background.
 Graphic Shows Thru as Dark Blue

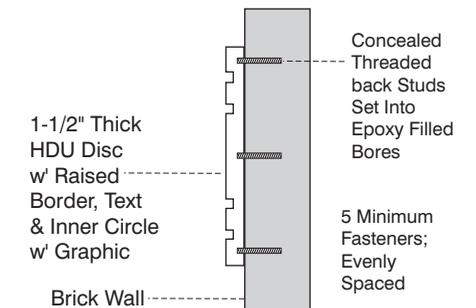
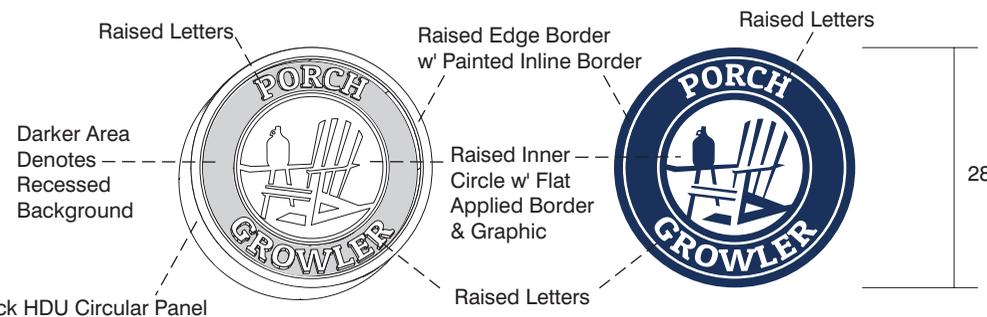
CITY OF WORTHINGTON
 DRAWING NO. AR-62-18
 ADP-06-18
 DATE 06/25/18

**1 Total-----
 DIMENSIONAL WALL PANEL**

Externally Illuminated (By Others)

5.44 SQ.FT.

All Information Shown as Preliminary & Subject to Verification



CLIENT APPROVAL _____ DATE _____

PRODUCTION ART REQUIRED
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