

# STAFFORD VILLAGE INDEPENDENT LIVING

FOR  
NATIONAL CHURCH  
RESIDENCES



## National Church Residences

### STAFFORD VILLAGE

82 E Stafford Ave,  
Worthington, Ohio 43085

2/1/2019

Planned Unit Development Text

Amended 02/15/2019

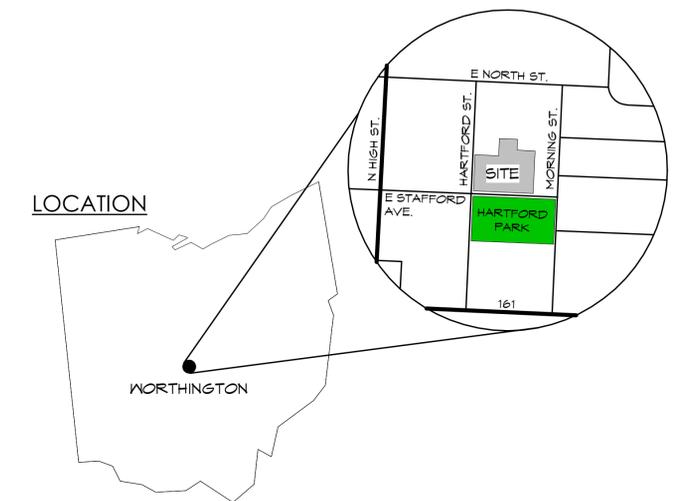


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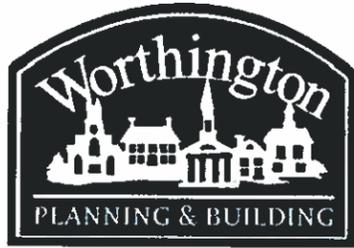
CITY OF WORTHINGTON

DRAWING NO. AR 14-19  
PUD 01-19

DATE 02-01-2019

TAB 1

CITY OF WORTHINGTON  
DRAWING NO. AR 14-19  
PUD 01-19  
DATE 02-01-2019



# City of Worthington

## PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPLICATION

Case #	PUD 01-19
Date Received	02/01/19
Fee	\$426.50
Meeting Date	02/14/19
Filing Deadline	

- Property Location NORTHEAST CORNER OF E STAFFORD AVE. & HARTFORD ST.
- Present Zoning AR-4.5 Present Use MULTI-FAMILY RESIDENTIAL
- Proposed Use MULTI-FAMILY RESIDENTIAL / NO CHANGE
- Applicant BRIAN KENT JONES ARCHITECTS ON BEHALF OF NATIONAL CHURCH RESIDENCES  
Address 448 W NATIONWIDE BLVD. LOFT 100, COLUMBUS, OH 43215  
Home Phone N/A Work Phone 614-459-2955
- Property Owner NATIONAL CHURCH RESIDENCES STAFFORD WORTHINGTON OH  
Address 2245 NORTH BANK DRIVE, COLUMBUS, OH 43220  
Home Phone N/A Work Phone 800-388-2151

### 6. Project Description

The proposed senior living community would replace a nearly 50 year-old set of apartments that will soon be unsustainable. A modern, 85 apartment community will provide more spacious apartments, enhanced community amenities, and alleviate current parking concerns. The new apartment community will be wood framed construction with brick veneer in a two and three story structure that includes a concrete podium structure designed to minimize surface parking. New parking, circulation and site infrastructure are also anticipated as part of this 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.

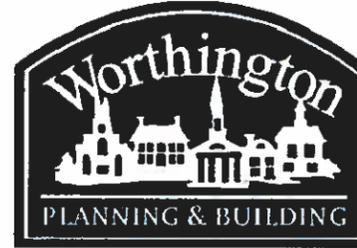
Tabled 02-14-19

[Signature]  
Applicant (Signature)

FEBRUARY 1, 2019  
Date

[Signature]  
Property Owner (Signature)

\_\_\_\_\_  
Date



# City of Worthington

## ARCHITECTURAL REVIEW BOARD

### Certificate of Appropriateness Application

Case #	AR 14-19
Date Received	02/01/19
Fee	\$200
Meeting Date	02/14/19
Filing Deadline	
Receipt #	

- Property Location NORTHEAST CORNER OF E STAFFORD AVE. & HARTFORD ST.
- Present/Proposed Use MULTI-FAMILY RESIDENTIAL / NO CHANGE
- Zoning District AR-4.5
- Applicant BRIAN KENT JONES ARCHITECTS ON BEHALF OF NATIONAL CHURCH RESIDENCES  
Address 448 W NATIONWIDE BLVD. LOFT 100, COLUMBUS, OH 43215  
Phone Number(s) 614-459-2955
- Property Owner NATIONAL CHURCH RESIDENCES STAFFORD WORTHINGTON OH  
Address 2245 NORTH BANK DRIVE, COLUMBUS, OH 43220  
Phone Number(s) 800-388-2151
- Project Description 

The proposed senior living community would replace a nearly 50 year-old set of apartments that will soon be unsustainable. A modern, 85 apartment community will provide more spacious apartments, enhanced community amenities, and alleviate current parking concerns. The new apartment community will be wood framed construction with brick veneer in a two and three story structure that includes a concrete podium structure designed to minimize surface parking. New parking, circulation and site infrastructure are also anticipated as part of this project.
- Project Details:
  - Design SEE ENCLOSED PROJECT NARRATIVES
  - Color COLOR VARIES BUT WILL BE COMPATIBLE AND CONSISTENT WITH EXISTING NEIGHBORHOOD COLORS
  - Size APPROXIMATELY 110,000 SF. TWO & THREE-STORY
  - Approximate Cost \$15,000,000 Expected Completion Date EST. END OF 2020

### 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 02-

[Signature]  
Applicant (Signature)

FEBRUARY 1, 2019  
Date

[Signature]  
Property Owner (Signature)

\_\_\_\_\_  
Date

Abutting Property Owners List for  
Stafford Village

Worthington Public Library	820 High St.	Worthington, OH 43085
Tenant	839 Morning St.	Worthington, OH 43085
Tenant	837 Morning St.	Worthington, OH 43085
Tenant	835 Morning St.	Worthington, OH 43085
Tenant	833 Morning St.	Worthington, OH 43085
WJD Property LLC	104 Highland Ave.	Worthington, OH 43085
JMAR Property LLC	104 Highland Ave.	Worthington, OH 43085
Tenant	150 Stafford Ave.	Worthington, OH 43085
Tenant	148 Stafford Ave.	Worthington, OH 43085
Tenant	146 Stafford Ave.	Worthington, OH 43085
Tenant	144 Stafford Ave.	Worthington, OH 43085
Holly Coll	Martin Hynes	847 Morning St.
John and Tamara Ament		897 Morning St.
Worthington Local School District	Board of Education	P.O. Box 480
Doris R. Tod Weiner		899 Morning St.
Adam and Jamie Rice		901 Morning St.
Karen Germann		905 Morning St.
Megan Bury		907 Morning St.
Tenant		129 E. North St.
Keith and Barbara Brown, Tr.		7602 Coteswood Dr.
Tenant		139 E. North St.
Tenant		117 E. North St.
Douglas and Ann Metz		575 Tucker Dr.
Manley and Karen Hopkins		105 E. North St.
Katherine Glenn-Applegate		912 Hartford St.
Tenant		910 Hartford St.
Claire Brill		6078 Telford Dr.
Sandra Dicenzo		876 Hartford St.
Board of Trustees of the Worthington Public Library		752 N. High St.
Blair Davis		1 Hartford Ct.
Todd Musgrove		2 Hartford Ct.
Steven and Wendy Cole		3 Hartford Ct.
William Miller		4 Hartford Ct.
Craig and Danielle Wright		5 Hartford Ct.
Jane Hummer		6 Hartford Ct.
Tenant		8 Hartford Ct.
Michael Smith, et al		2926 Redding Rd.
J Four Properties Ltd.		364 Highland Ave.
66 Frambes Ltd.		2935 Kenny Rd, Suite 100.
Thomas and Carole Kozicki, Tr.		P.O. Box 881
Laurel River Properties		364 Highland Way
Fay and Mary Walker		824 Morning St.
Mahlon and Cindy Nowland		820 Morning St.
Tenant		58 Stafford Ave.
Tenant		175 Clearview Ave.
66 Frambes Ltd.		2935 Kenny Rd. Suite 100.
Tenant		164 E. Stafford Ave.
CK Property Leasing LLC		690 Evening St.
Tenant		172 E. Stafford Ave.
Tenant		178 E. Stafford Ave.
Tenant		170 E. Clearview Ave.
Tenant		168 E. Stafford Ave.
Tenant		178 E. Clearview Ave.
Tenant		60 E. Stafford Ave.
Chester and Shelly Ridenour		398 Highgate Ave.
Connie Queeney		7 Hartford Ct.
Eugenia Martin		148 E. North St.

Northeast corner of Hartford and Stafford Sts.



## SURROUNDING PROPERTY OWNERS

<b>APPLICANT:</b>	National Church Residences c/o Brian Kent Jones Architects 448 W. Nationwide Blvd., Loft 100 Columbus, Ohio 43215		Steven and Wendy Cole 3 Hartford Ct. Worthington, Ohio 43085	Craig and Danielle Wright 5 Hartford Ct. Worthington, Ohio 43085	Jane Hummer, Tr. 6 Hartford Ct. Worthington, Ohio 43085
<b>PROPERTY OWNER:</b>	National Church Residences Stafford Worthington Ohio 2245 North Bank Drive Columbus, Ohio 43220		William Miller 4 Hartford Ct. Worthington, Ohio 43085	Todd Musgrove 2 Hartford Ct. Worthington, Ohio 43085	66 Frambes Ltd. 2935 Kenny Road, Suite 100 Columbus, Ohio 43221
<b>ATTORNEY:</b>	David Hodge Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054		Thomas and Carole Kozicki, Tr. P.O. Box 881 Centerburg, Ohio 43011	Laurel River Properties 364 Highland Way Worthington, Ohio 43085	Fay and Mary Walker 824 Morning Street Worthington, Ohio 43085
<b>SURROUNDING PROPERTY OWNERS:</b>	Worthington Local School District Board of Education City Clerk P.O. Box 480 Worthington, Ohio 43085-0480	JMAR Property LLC 104 Highland Avenue Worthington, Ohio 43085	Mahlon and Cindy Nowland 820 Morning Street Worthington, Ohio 43085		
WJD Property LLC 104 Highland Avenue Worthington, Ohio 43085	Holly Coll 847 Morning Street Worthington, Ohio 43085	John and Tamara Ament 897 Morning Street Worthington, Ohio 43085			
Doris R. Tod Weiner 899 Morning Street Worthington, Ohio 43085	Adam and Jamie Rice 901 Morning Street Worthington, Ohio 43085	Karen Germann 905 Morning Street Worthington, Ohio 43085			
Megan Bury 907 Morning Street Worthington, Ohio 43085	Keith and Barbara Brown, Tr. 7602 Coteswood Drive Myrtle Beach, SC 29572-4150	Douglas and Ann Metz 575 Tucker Drive Worthington, Ohio 43085			
Manley and Karen Hopkins 105 North Street Worthington, Ohio 43085	Katherine Glenn-Applegate 912 Hartford Street Worthington, Ohio 43085	Claire Brill 6078 Telford Drive Columbus, Ohio 43229			
Sandra Dicenzo 876 Hartford Street Worthington, Ohio 43085	Board of Trustees of the Worthington Public Library 752 North High Street Columbus, Ohio 43215	Michael Smith, et al. 2926 Redding Road Columbus, Ohio 43221			
J Four Properties Ltd. 364 Highland Way Worthington, Ohio 43085	Chester and Shelley Ridenour 398 Highgate Avenue Worthington, Ohio 43085	Blair Davis, Tr. 1 Hartford Ct. Worthington, Ohio 43085			

TAB 2

CITY OF WORTHINGTON

DRAWING NO. AR 14-19  
PUD 01-19

DATE 02-01-2019

**STAFFORD VILLAGE**

**PLANNED UNIT DEVELOPMENT TEXT**

**CURRENT ZONING:** AR-4.5, R-6.5, and R-10  
**PROPOSED ZONING:** PUD Planned Unit Development  
**APPLICANT:** National Church Residences  
c/o Brian Kent Jones Architects  
**ATTORNEY:** David Hodge, Underhill & Hodge LLC  
**DATE:** February 15, 2019

**I. Introduction:**

National Church Residences, (the “Applicant”), headquartered in Upper Arlington, is the country’s largest nonprofit provider of senior housing serving 42,000 seniors with an array of housing and health care options. The Applicant proposes redevelopment of 3.06 +/- acres located within historic Old Worthington north of Stafford Avenue and east of Hartford Street (the “Property”). “Old Worthington is the heart and symbol of the Worthington community and it is one of the most successful original town centers in Ohio.” (Comprehensive Plan Update, Page 27). Old Worthington provides a mix of land uses including commercial, residential, recreational, civic, and institutional. Pursuant to Worthington’s Comprehensive Plan, additional urban village housing opportunities should be created within Old Worthington where possible. “If one of Worthington’s core missions is to be a life-span community and provide housing alternatives to its residents across their life span, then there appear to be gaps in the available housing market. If properly designed and located, these alternate housing types can be incorporated into Worthington’s housing stock and fill missing segments that will provide living opportunities for those who want to remain in the City. However, because there is so little ground for new development, this will require redevelopment and higher densities to achieve.” (Comprehensive Plan Update, Page 24).

As recommended by the Comprehensive Plan update, the Applicant seeks to introduce the urban village development concept to the property, and seeks to fulfill the stated directive to foster the continued graceful maturation of the City of Worthington. “Urban Village development is an appropriate and encouraged redevelopment option for certain sites in the City of Worthington. It will increase the variety of housing options in the city, attract young professionals and empty-nesters (here the latter), optimize the use of the city’s valuable land, and further promote the walkability and good design that are hallmarks of this community. These condominium and apartment developments are attractive in appearance and style, tend toward individual character (though they maintain a consistent theme), and provide amenities as well as

an increased density.” “These urban village living units are townhouse-like in nature in that they are built to the sidewalk, are two to four stories in height (never one-story), share outside walls, and have differentiated architecture. These developments are oriented around or near amenities such as pocket parks. Parking and garages are usually placed internally to the development off private drives while the building facades face and anchor the public streets. Urban village design incorporates differentiated architecture so that the development does not appear as one large structure or repeated look-alike units, but rather a series of attractive, individual buildings next to each other – much like downtown Old Worthington. These developments are in close walking distance to shops, restaurants, libraries, parks, community and recreational facilities, etc.” (Comprehensive Plan Update, Page 74).

As part of the process of preparing this urban village redesign, National Church Residences reached out to and sought input from residents, neighbors, grassroots groups, historic preservationists, senior advocates, community organizations such as the library and Griswold Center, public officials and those who help set architectural standards for the community. In addition to conducting more than 35 meetings with the public, the organization also conducted a survey of Stafford Village residents and commissioned a 300-person phone survey of Worthington residents.

The research and these conversations uncovered several key objectives for the new design concept. These include: responding to the scarcity of senior housing options; respecting the affordability and diversity at the site; complementing the New England village character of this historic neighborhood; consolidating parking on-site for safety and convenience; maintaining a sense of community where neighbors and residents interact; and preserving greenspace and mature trees.

The package proposed here keeps and protects the site’s communal feel, affordability, greenspace and trees as much as possible. It adds to the number of units available to Worthington seniors, better reflects its historic home and enhances safety and convenience with on-site parking.

The property to the north and east is zoned AR-4.5 and R-10, the property to the south across East Stafford Avenue is zoned R-6.5, and the property to the west across Hartford Street is zoned R-10. The Property’s existing use is apartment residential. As with the rest of Old Worthington, and certain other areas within Worthington proper, the Property is situated within the Architectural Review District. Therefore, the design of the proposed redevelopment will take form based on the character of Old Worthington and within the context of adopted Worthington Design Guidelines.

The request is to rezone the property from AR-4.5, R-6.5, and R-10 residential districts to the PUD, Planned Unit Development District, as provided by Chapter 1174 of the Codified Ordinances of the City of Worthington (the “Code”) to foster redevelopment of the Property for a senior living community with 85 dwelling units serving the growing need for this type of housing, and consistent with adopted and long-standing land use recommendation for the Property.

## II. Permitted Uses:

1. Senior Citizen Development, as defined by Code Section 1123.641, includes the following:
  - a. “Senior residential” means multi-family facilities with occupancy restricted to age fifty-five and over. Social rooms, limited staff and garages may be included. Unit sizes may vary and be as large as typical apartments.
  - b. Facility programming space throughout the interior to accommodate a full range of congregate services, dining, health, and wellness.
  - c. There will be 85 senior residential suites consisting of 34 micro suites, 6 1-bedroom suites, 15 1-bedroom plus suites, 17 2-bedroom suites, and 13 2-bedroom plus suites, as indicated on **Exhibit B-10**.

## III. Development Standards

### A. Design Regulations:

1. Character/Design:
  - a. An architectural narrative is provided with the Preliminary Development Plan materials as **Exhibit B-1**. The architectural character and design of the Property shall be reflective of Worthington’s tradition of quality and history, with a blend of design elements and building materials. The facility consists of 85 Senior Residential units in a two and three-story wood framed structure, with a portion located above a concrete parking podium. The three-story portion of the building is confined to the central wing, while the two-story portions are located along the sides for transition to a scale compatible to surrounding single-family residential. The façade will be broken up using various materials, colors, massing, and design elements to resemble separate buildings that evolved over decades, much in keeping with the New England style village of the community and the variety of homes in near proximity. This approach makes the structure more architecturally appealing and promotes a walkable environment.

- b. The predominate building materials will be brick, cementitious fiberboard, stucco, and shingles. Vinyl siding shall be prohibited.
  - c. A variety of roof shapes will assist in breaking up the building façade and create a more interesting appearance. Proposed roof shapes include hip, gable, and gambrel roofs with dormers. Some of these elements will also help to conceal flat roof areas from view which will accommodate and fully screen mechanical equipment.
  - d. Vertically proportioned vinyl windows shall include muntins to provide a multiple-paned window look consistent with multiple-paned windows typically found in Federal, Greek Revival, Colonial, and New England styles found in Old Worthington.
  - e. To further blend the building into the neighborhood aesthetically, elements including chimneys, walk-up porches, balconies, infilled porches, shutters, and cupolas shall be incorporated. Several gardens / pocket parks will also be incorporated to create a more pedestrian friendly and natural atmosphere.
  - f. The Property shall be developed in substantial conformity with the setbacks and other standards depicted on the Site Plan, included herewith as **Exhibit B-6**.
2. Screening:
    - a. Landscaping and screening shall be installed in substantial compliance with the Landscape Plan included herewith as **Exhibit B-8**.
  3. Tract coverage:
    - a. Total tract coverage will be approximately 75% as reflected on the Site Plan attached as **Exhibit B-6**.
  4. Lighting:
    - a. All parking lot lights and building wall-mounted lights shall be in substantial compliance with **Exhibits B-12 and B-13** included herewith. Decorative light poles shall be not higher than fifteen (15) feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting.

5. Graphics/Signage:

- a. Low freestanding monument signage shall be located west of the main drive entrance on Stafford Avenue, at the southwest corner of the property at the intersection of Hartford Street and Stafford Avenue, and south of the limited / guest parking entrance on Hartford Street. The sign base shall match the material of the proximate building and sign copy may only include the property address and development name. Copy on monument signages shall not exceed 25 square feet per side. Sign locations are depicted on **Exhibit B-6**.
- b. Projecting signage shall be used as reflected on **Exhibits C-1** through **C-6**, mounted on the angle at the southwest corner of the building at the intersection of Hartford Street and Stafford Avenue; at the Hartford Entrance; along the East Drive; and along the Stafford Avenue Courtyard. Colors shall be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated.

**B. Traffic & Parking**

1. Traffic:

- a. Access to the property shall be as depicted throughout the Preliminary Development Plans, refer to Site Plan **Exhibit B-6**. Primary access to the property shall be along the southeast from Stafford Avenue, which is the only access point to the parking structure and surface parking where both residents and staff shall park. The secondary access point is from Hartford Street, which provides eight (8) parking spaces to be limited in use for first-time visitors, potential new residents and short-term parking for staff as necessary. An emergency only access point is located along the northern end of the site. This point shall not be accessible except for by emergency vehicles and shall be blocked by knock-down bollards, Knox box, or as required and approved by the Worthington Division of Fire.
- b. Service and delivery to the property shall be limited to the Stafford Avenue access point.
- c. The proposed development is very low-impact from a traffic generation perspective. A traffic access study shall be conducted by the applicant.

2. Parking:

- a. 98 parking spaces shall be provided, 53 garage spaces, and 45 surface spaces – consisting of 8 spaces in the Hartford Street limited use parking, and 37 in the primary surface parking lot.

**C. General Requirements**

1. Environment:

- a. The City may request environmental studies for the property, and may request and receive reports and studies from any agency having jurisdiction over the property, indicating whether there are any environmental issues that would affect the property and/or surrounding properties with the proposed development.

2. Natural Features:

- a. Landscaping shall be provided in a manner substantially similarly to that reflected on the submitted Landscape Plans.
- b. Natural Features shall be preserved as shown on the submitted Preservation Plan.
- c. Tree Inventory and Preservation Plan. A tree inventory was conducted by a Board Certified Master Arborist, included as **Exhibit B-15**. Those included in the survey were those 6 inches in diameter measured at 4.5 feet above grade. Trees are being preserved, maintained, and enhanced whenever possible. 18 mature trees are being preserved totaling just under 328 caliper inches, and three evergreen trees that are 8 feet and 10 feet in height, and which includes the most mature tree on the property, the 56.75-inch Pin Oak tree located along the eastern perimeter. 15 additional trees smaller than 6-inch caliper are being maintained on the site. The Landscape Plan at **Exhibit B-8** reflects that the new plantings will restore, maintain, and enhance the character of the surrounding neighborhood and community. The submitted Landscape Plan are an appropriate accommodation for Natural Features. Full replacement would result in unreasonable overcrowding of trees, and a fee-in-lieu to the Special Parks Fund is unnecessary where, as here, the Applicant is making appropriate Natural Feature and screening commitments throughout the Property. It should be noted that the stormwater mitigation chamber was designed and located on the site to ensure preservation of the 56.75-inch landmark Pin Oak tree.

3. Stormwater Drainage:

- a. Preliminary engineering and feasibility studies were conducted for the proposed development of the Property, a Civil Narrative is attached as **Exhibit B-3**. A Preliminary Utility and Grading Plan is attached as **Exhibit B-7**. Stormwater runoff will be mitigated in accordance with all Worthington requirements, and approved by its engineering or consulting engineering staff.

2. Utilities & Facilities:

- a. The development will be serviced by the existing available City of Worthington water and sewer lines, **Exhibits B-3 and B-7**.

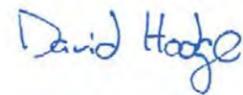
3. Public Area Payments:

- a. The applicant shall comply with Code Section 1174.05(c)(3)(B), requiring a monetary contribution to the City of Worthington Special Parks Fund.

4. Public Space Amenities:

- a. The applicant is incorporating two accessible courtyards along the south side of the building, as reflected throughout the Preliminary Development Plan materials, see **Exhibits B-8, B-10, and B-11**. The western courtyard is 3,350 square feet, and the eastern courtyard is 4,225 square feet. Each are created for pedestrians and will include sidewalk connectivity, the requisite sitting spaces, decorative waste receptacles and decorative pedestrian lighting.

Respectfully Submitted,



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David Hodge  
Attorney for National Church Residences



RIPLEY HOUSE



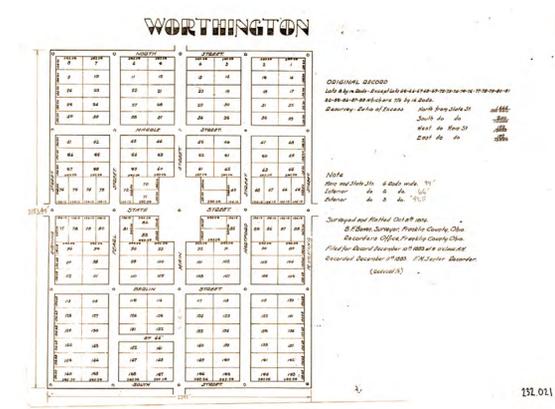
OLD RECTORY



ORANGE JOHNSON HOUSE



72 EAST NORTH STREET



WORTHINGTON INN



DR. LONGENECKER OFFICE



TOPPING-EVANS HOUSE

CITY OF WORTHINGTON

DRAWING NO. AR 14-19  
PUD 01-19

DATE 02-01-2019

02/01/2019



HARTFORD STREET ELEVATION



HARTFORD AND STAFFORD VIEW



STAFFORD AND MORNING VIEW



POCKET PARK CHARACTER



POCKET PARK



HARTFORD COURT VIEW



POCKET PARK

CITY OF WORTHINGTON

DRAWING NO. AR 14-19  
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DATE 02-01-2019

02/01/2019



CHIMNEY 721 VILLAGE GREEN SW



PORCH 80 WEST DUBLIN GRANVILLE



PORCH 682 OXFORD STREET



94 WEST DUBLIN GRANVILLE



581 OXFORD STREET



GAMBREL ROOF 28 WEST DUBLIN GRANVILLE



CUPOLA KILBOURNE MIDDLE SCHOOL



SHUTTERS



INFILL PORCH 822 OXFORD STREET



WINDOW DETAIL 347 EAST DUBLIN GRANVILLE



HARTFORD AND STAFFORD VIEW



OCHRE

WORTHINGTON INN



WHITE SIDING

OLD RECTORY



LIGHT YELLOW SIDING

847 MORNING STREET



67 EAST DUBLIN GRANVILLE



77 WEST SOUTH STREET



DARK BRICK

159-161 EAST DUBLIN GRANVILLE



RED SIDING

109 EAST DUBLIN GRANVILLE

CITY OF WORTHINGTON

02/01/2019

DRAWING NO. AR 14-19  
PUD 01-19

DATE 02-01-2019

TAB 3

CITY OF WORTHINGTON

DRAWING NO. AR 14-19  
PUD 01-19

DATE 02-01-2019

**DESCRIPTION OF 2.792 ACRES FOR ZONING PURPOSES**

Situated in the City of Worthington, County of Franklin, State of Ohio; also being all of Lot 34 and part of Lots 17, 18, 31, 32, and 33 of Plat of Worthington as recorded in Plat Book 3 Page 330; also being those lands as conveyed to National Church Residences Stafford Worthington OH as described in Instrument No. 201512220179244 Parcels One through Six and Instrument 201512220179248 Parcel Two and a portion of those lands as conveyed to National Church Residences Stafford Worthington OH as described in Instrument No.201605310067263 and a portion of those lands as conveyed to National Church Residences Stafford Worthington OH as described in Instrument No. 201605310067264; being more particularly described as follows:

Commencing at the intersection of the northerly line of Stafford Avenue (66' right-of-way) and the easterly right-of-way line of Hartford Avenue (66' right-of-way), said point being the southwesterly corner of said Lot 34, said point also being the **TRUE POINT OF BEGINNING**, and from said beginning point running thence,

Along the easterly right-of-way line of Hartford Avenue, also being along the westerly line of said Lot 34 and then along a portion of the westerly line of said Lot 31, **North 02° 56' 00" East for a distance of 224.23'** to a point thence,

Along a line through a portion of said Lot 31, **South 86° 59' 25" East for a distance of 102.29'** to a point; thence,

Along a line through a portion of said Lot 31 and then through a portion of said Lot 18, **North 03° 00' 52" East for a distance of 114.87'** to a point; thence,

Along a line through a portion of Lot 18, **North 86° 59' 25" West for a distance of 102.45'** to a point along the easterly right-of-way line of Hartford Street and along the westerly line of said Lot 18; thence,

Along the easterly right-of-way line of Hartford Street and along a portion of the westerly line of said Lot 18, **North 02° 56' 00" East for a distance of 64.25'** to a point; said point being the northwesterly corner of said Lot 18; thence,

Along the northerly line of said Lot 18, **South 86° 59' 25" East for a distance of 252.52'** to a point, said point being the northeasterly corner of said Lot 18 and the northwesterly corner of Lot 17 of said Plat of Worthington; thence,

Along the easterly line of said Lot 18 and along the westerly line of said Lot 17, **South 02° 56' 00" West for a distance of 134.45'** to a point, said point being a common corner of said Lots 17, 18, 31 and 32; thence,

Along a portion of the northerly line of said Lot 32, **South 86° 59' 25" East for a distance of 117.25'** to a point; thence,

Along a line through said Lot 32 and then through said Lot 31, **South 02° 56' 00" West for a distance of 268.90'** to a point, said point being along the northerly right-of-way line of Stafford Avenue and along the southerly line of said Lot 33; thence,

Along the northerly right-of-way line of Stafford Avenue, also being along a portion of the southerly line of said Lot 33 and then the southerly line of said Lot 34, **North 86° 59' 25" West for a distance of 369.77'** to the point of beginning, containing 2.792 acres of land, more or less.

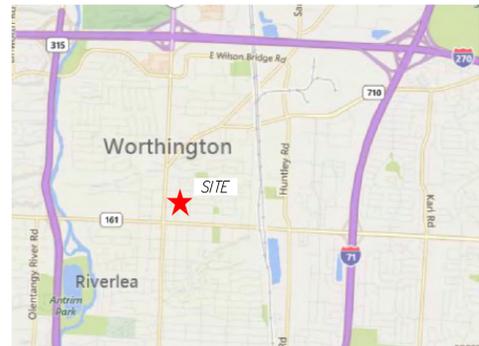
Basis of bearings is the State Plane Coordinate System, Ohio South Zone (NAD83-NSRS2007).

This description is intended to be used for zoning purposes only.

CITY OF WORTHINGTON  
DRAWING NO. AR 14-19  
PUD 01-19  
DATE 02-01-2019



*Michael L. Keller*  
\_\_\_\_\_  
Michael L. Keller  
Professional Surveyor, Ohio License No. 7978  
1/28/19  
\_\_\_\_\_  
Date



VICINITY MAP  
NOT TO SCALE

**STAFFORD VILLAGE**

FIDELITY TITLE INSURANCE COMPANY  
 COMMITMENT FOR TITLE INSURANCE  
 COMMITMENT NO.: 15-50690  
 EFFECTIVE DATE: MARCH 13, 2015 AT 6:59 AM  
 REVISION 1: SEPTEMBER 19, 2015  
 SCHEDULE B-SECTION II EXCEPTIONS

- 1.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 2.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 3.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 4.) ITEM INTENTIONALLY DELETED.
- 5.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 6.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 7.) ITEM REFERS TO TAXES AND CANNOT BE SHOWN GRAPHICALLY.
- 8.) ITEM REFERS TO TAXES AND CANNOT BE SHOWN GRAPHICALLY.

**EXCEPTIONS AS TO PARCEL ONE, TWO, THREE, FOUR, FIVE AND SIX:**

- 9.) DEED OF EASEMENT GRANTED TO WARNER AMEX CABLE COMMUNICATIONS INC., OF RECORD IN OFFICIAL RECORD 1671 E-10, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. ITEM ENCUMBERS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.
- 10.) DEED OF EASEMENT GRANTED TO WARNER AMEX CABLE COMMUNICATIONS INC., OF RECORD IN OFFICIAL RECORD 2019 J-07, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO. ITEM ENCUMBERS THE SUBJECT PROPERTY BUT IS BLANKET IN NATURE AND CANNOT BE GRAPHICALLY SHOWN.

**EXCEPTIONS AS TO PARCEL SIX:**

- 11.) DEED OF EASEMENT FOR SANITARY SEWER LINE PURPOSES GRANTED TO THE CITY OF WORTHINGTON, OHIO, DEED BOOK 2736 PAGE 259. ITEM ENCUMBERS THE SUBJECT PROPERTY AS SHOWN.

**EXCEPTIONS AS TO PARCEL SEVEN:**

- 12.) EASEMENT FOR STORM SEWER PURPOSES GRANTED TO THE CITY OF WORTHINGTON, DEED BOOK 2221 PAGE 1. ITEM ENCUMBERS THE SUBJECT PROPERTY AS SHOWN.

**EXCEPTIONS AS TO ALL PARCELS:**

- 13.) ITEM IS BLANKETED IN NATURE AND CANNOT BE SHOWN GRAPHICALLY.
- 14.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 15.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 16.) ITEM INTENTIONALLY DELETED.
- 17.) ITEM INTENTIONALLY DELETED.
- 18.) ITEM IS NOT SURVEY-RELATED AND CANNOT BE SHOWN GRAPHICALLY.
- 19.) ITEM INTENTIONALLY DELETED.
- 20.) ITEM REFERS TO PREVIOUS VERSION OF THIS SURVEY SUBMITTED SEPTEMBER 9, 2015.

**LEGAL DESCRIPTION:**

**PARCEL ONE:**  
 Situated in the County of Franklin, in the State of Ohio, and in the City of Worthington and bounded and described as follows:

Being 120 feet off the east end of seventy and two-tenths (70.2) feet off of the south side of Inlot Number Eighteen (18) in the said City of Worthington, as the same is numbered and delineated upon the Plat of Resurvey thereof, of record in Plat Book 3, page 330, Recorder's Office, Franklin County, Ohio.

**PARCEL TWO:**  
 Situated in the County of Franklin, in the State of Ohio, and in the City of Worthington and bounded and described as follows:

Being 120 feet off the east end of 44.33 feet off of the north side of Inlot 31 of the City of Worthington as the same is numbered and delineated upon the Plat of the City of Worthington, as the same is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 330, Recorder's Office, Franklin County, Ohio.

**PARCEL THREE:**  
 Being a part of Lot Number Thirty-one (31) of the Village of Worthington, Ohio as numbered and delineated upon the plat of resurvey thereof, of record in Plat Book 3, page 330, Recorder's Office, Franklin County, Ohio, and more particularly described as follows: Beginning at the southwest corner of said Lot 31; thence north 89-1/2 feet; thence east 252.25 feet to the east line of said Lot 31; thence south 89-1/2 feet to the southeast corner of said Lot 31; thence west along the south line of said lot to the place of beginning.

**PARCEL FOUR:**  
 Being 100 feet off the East end of Lot Number 34 in the Village of Worthington, Franklin County, Ohio as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 330, Recorder's Office, Franklin County, Ohio.

**PARCEL FIVE:**  
 Being 117.25 feet off the West end of Lot Number 33 in the Village of Worthington, Franklin County, Ohio as said lot is numbered and delineated upon the recorded plat thereof, of record in Plat Book 3, page 330, Recorder's Office, Franklin County, Ohio.

**PARCEL SIX:**  
 Being 117.25 feet off the West end of Inlot Number Thirty Two (32) in the City of Worthington, as the same is numbered and delineated upon the plat of resurvey thereof, of record in Plat No. Book 3, Page 330, Recorder's Office, Franklin County, Ohio.

**PARCEL SEVEN:**  
 Situated in the County of Franklin, in the State of Ohio and in the City of Worthington and bounded and described as follows: Being Lot Number Fifteen (15) except thirty-five (35) feet sold off of the South Side of said Lot Fifteen (15) to Victor W. James, as the same is described on the recorded plat of said Village.

CITY OF WORTHINGTON  
 DRAWING NO. AR 14-19  
 PUD 01-19  
 DATE 02-01-2019

**NOTES**

- 1.) OCCUPATION IN GENERAL FITS SURVEY, WITH NO ENCROACHMENTS OVER THE PROPERTY LINES. THE DIMENSIONS FOR ADJOINING PROPERTY OWNED BY M.K. & K. REALTY, INC. DESCRIBED IN VESTING DEED, OFFICIAL RECORD 8666 J-13, TRACT II, OVERLAPS THE SUBJECT PROPERTY AS SHOWN.
- 2.) SOURCE DOCUMENTS AS NOTED.
- 3.) ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 4.) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-NSRS2007).
- 5.) VERTICAL DATUM IS NAVD88, BASED ON SOURCE BENCHMARKS "CIRCLE" AND "F12 RESET 1995".
- 6.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 38049C0159K EFFECTIVE JUNE 17, 2008.
- 7.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON AUGUST 26, 2015; OUPS TICKET NUMBER A523-801-478, A523-801-490, A523-801-219, A523-801-526, A523-801, 558 & A523-801-562.
- 8.) THERE ARE 27 REGULAR PARKING SPACES AND 2 HANDICAP PARKING SPACES ON THE PROPERTY.
- 9.) THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
- 10.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
- 11.) THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
- 12.) THE SUBJECT PROPERTY IS ZONED R-2 (MEDIUM DENSITY RESIDENTIAL DISTRICT). FRONT YARD SETBACK IS 25'; SIDE YARD SETBACK IS 5'; AND REAR YARD SETBACK IS 30'; MAXIMUM BUILDING HEIGHT IS 35'.
- 13.) NO DIVISION OR PARTY WALLS ARE LOCATED ALONG THE BOUNDARY.
- 14.) NO EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES WAS SEEN.
- 15.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN AUGUST, 2015.

**LEGEND**

●	5/8" CAPPED IRON PIN SET	Ⓣ	TELEPHONE MANHOLE	□	DOWN SPOUT
●	5/8" IRON PIN FOUND	Ⓣ	TELEPHONE PEDESTAL	Ⓣ	TRAFFIC CONTROL CABINET
●	1" IRON PIPE FOUND	— G —	GAS MAIN	Ⓣ	TRAFFIC SIGNAL POLE
▲	NAIL SET	⊗	GAS VALVE	— S —	SIGN
▲	NAIL FOUND	— UC —	UNDERGROUND CABLE TV	— GP —	GUARD POST (PIPE BOLLARD)
⊕	BENCHMARK	— W —	WATER MAIN	Ⓣ	FLAG POLE
⊕	UTILITY POLE	Ⓣ	FIRE HYDRANT	— X —	FENCE
— G —	GUY WIRE	⊗	WATER VALVE	Ⓣ	HARDWOOD TREE
— UE —	UNDERGROUND ELECTRIC	⊗	WATER METER	— 801 —	CONTOUR LINES
— E —	OVERHEAD ELECTRIC	⊗	IRRIGATION CONTROL VALVE	— 801 —	CONTOUR LINES
Ⓣ	HVAC UNIT	⊗	MANHOLE	— 801 —	CONTOUR LINES
Ⓣ	TRANSFORMER	○	CLEAN OUT	— 801 —	CONTOUR LINES
Ⓣ	GROUND LIGHT	— S —	SANITARY SEWER	— 801 —	CONTOUR LINES
Ⓣ	ELECTRIC BOX	— SS —	STORM SEWER	— 801 —	CONTOUR LINES
Ⓣ	LIGHT POLE	— CB —	CATCH BASIN	— 801 —	CONTOUR LINES
— UT —	UNDERGROUND TELEPHONE	— I —	INLET	— 801 —	CONTOUR LINES
— T —	OVERHEAD TELEPHONE	Ⓣ	YARD DRAIN	— 801 —	CONTOUR LINES
		■	CONCRETE		
		■	ASPHALT		

I hereby certify to Arlington Bank, an Ohio banking Corporation, National Church Residences, National Church Residences Stafford Worthington OH, Commonwealth Land Title Insurance Company and Fidelity National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 3, 4, 5, 6(a), 7(a), 8, 9, 11(b), 14, 16, 17, 18, and 19 of Table A thereof. The field work was completed on September 3, 2015.

MICHAEL L. KELLER  
 OHIO PROFESSIONAL SURVEYOR NO. 7978

DATE

**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
 www.kleingers.com  
 350 Worthington Rd, Ste B  
 Westerville, OH 43082  
 614.882.4311

SEAL:

NO.	DATE	DESCRIPTION
1	11/22/15	UPDATED TITLE POLICY
2	12/18/15	REV. CERTIFICATION

**STAFFORD VILLAGE**  
 CITY OF WORTHINGTON,  
 FRANKLIN COUNTY, OHIO

PROJECT NO. 150491.000

DATE: 09/09/15

SHEET NAME:

**ALTA/ACSM LAND TITLE SURVEY**

SHEET NO.

**A-2**



CITY OF WORTHINGTON  
 DRAWING NO. AR 14-19  
 PUD 01-19  
 DATE 02-01-2019

**THE KLEINGERS GROUP**  
 CIVIL ENGINEERING SURVEYING LANDSCAPE ARCHITECTURE  
 www.kleingers.com  
 350 Worthington Rd, Ste B  
 Westerville, OH 43082  
 614.882.4311

NO. DATE DESCRIPTION

- 11/22/15 UPDATED TITLE POLICY
- 12/18/15 REV. CERTIFICATION

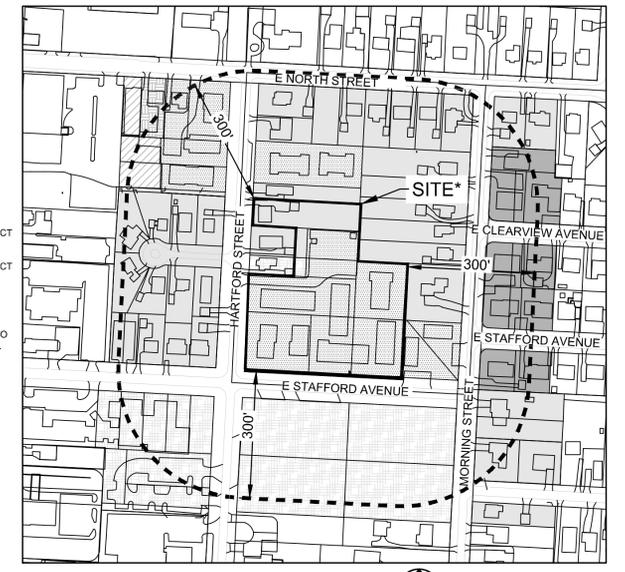
**STAFFORD VILLAGE**  
 CITY OF WORTHINGTON,  
 FRANKLIN COUNTY, OHIO

PROJECT NO. 150491.000  
 DATE 09/09/15



**ALTA/ACSM LAND TITLE SURVEY**

SHEET NAME  
 SHEET NO. **A-2**



**ZONING LEGEND**

- RESIDENTIAL-AR-4.5
- RESIDENTIAL-R-6.5
- RESIDENTIAL-R-10
- COMMERCIAL-C-2 ZONING DISTRICT
- COMMERCIAL-C-3 ZONING DISTRICT
- SPECIAL-S-1 ZONING DISTRICT

(\*) = SUBJECT PROPERTY IS TO BE REZONED TO PUD AS PART OF THIS APPLICATION PROCESS.

**OWNER**  
 NATIONAL CHURCH RESIDENCES  
 2245 NORTH BANK DRIVE  
 COLUMBUS, OH 43220  
 CONTACT: GEORGE TABIT  
 PHONE: (614) 273-7027  
 EMAIL: GTABIT@NATIONALCHURCHRESIDENCES.ORG

**ARCHITECT**  
 THE JONES STUDIO  
 503 S. FRONT STREET, SUITE 200  
 COLUMBUS, OH 43215  
 CONTACT: BRIAN JONES  
 PHONE: (614) 358-3729  
 EMAIL: BRIAN@THEJONESSTUDIO.COM

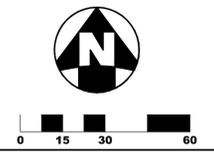
**ENGINEER**  
 THE KLEINGERS GROUP  
 350 WORTHINGTON ROAD, SUITE B  
 WESTERVILLE, OH 43082  
 PHONE: (614) 882-4131  
 CONTACT: BRENDAN FLEMING  
 EMAIL: BRENDAN.FLEMING@KLEINGERS.COM

**LEGEND**

	5/8" CAPPED IRON PIN SET		TELEPHONE MANHOLE
	5/8" IRON PIN FOUND		TELEPHONE PEDESTAL
	1" IRON PIPE FOUND		GAS MAIN
	NAIL SET		GAS VALVE
	NAIL FOUND		UNDERGROUND CABLE TV
	BENCHMARK		WATER MAIN
	UTILITY POLE		FIRE HYDRANT
	GUY WIRE		WATER VALVE
	UNDERGROUND ELECTRIC		WATER METER
	OVERHEAD ELECTRIC		IRRIGATION CONTROL VALVE
	HVAC UNIT		MANHOLE
	TRANSFORMER		CLEAN OUT
	GROUND LIGHT		SANITARY SEWER
	ELECTRIC BOX		STORM SEWER
	LIGHT POLE		CATCH BASIN
	LAMP		INLET
	UNDERGROUND TELEPHONE		YARD DRAIN
	OVERHEAD TELEPHONE		FLAG POLE
	DOWN SPOUT		FENCE
	TRAFFIC CONTROL CABINET		HARDWOOD TREE
	TRAFFIC SIGNAL POLE		CONTOUR LINES
	SIGN		CONCRETE
	GUARD POST (PIPE BOLLARD)		GRAVEL
	ELECTRIC METER		BRICK / PAVER
	DOWNSPOUT		WOOD
	MAILBOX		
	TREE LOCATION AND SIZE		

- NOTES**
- OCCUPATION IN GENERAL FITS SURVEY, WITH THE EXCEPTION OF GRAVEL DRIVE EXTENDING OVER NORTHERLY PROPERTY LINE AS SHOWN AS SHOWN; ALSO, HOUSE APPEARS TO BE WITHIN THE FRONT YARD SETBACK.
  - SOURCE DOCUMENTS AS NOTED.
  - ALL MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.
  - BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO SOUTH ZONE (NAD83-NSRS2007).
  - VERTICAL DATUM IS NAVD83, BASED ON SOURCE BENCHMARKS "CIRCLE" AND "F12 RESET 1995".
  - THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 3904901059K EFFECTIVE JUNE 17, 2008.
  - UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. THE OHIO UTILITY PROTECTION SERVICE (OUPS) WAS CONTACTED ON AUGUST 26, 2015; OUPS TICKET NUMBER A523-801-478, A523-801-490, A523-801-219, A523-801-526, A523-801-558 & A523-801-562; ON APRIL 12, 2016; OUPS TICKET NUMBER A610-301-833, A610-301-0641, A610-301-656 & A610-301-657; AND ON MARCH 23, 2017; OUPS TICKET NUMBER A708-200-990 & A708-200-998.
  - THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.
  - THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.
  - THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.
  - NO EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES WAS SEEN.
  - THIS DRAWING IS BASED ON ACTUAL FIELD SURVEYS PERFORMED BY THE KLEINGERS GROUP IN AUGUST, 2015; APRIL, 2016; AND MARCH, 2017.

CITY OF WORTHINGTON  
 DRAWING NO. AR 14-19  
 PUD 01-19  
 DATE 02-01-2019



1 - EXISTING CONDITIONS PLAN

TAB 4

CITY OF WORTHINGTON

DRAWING NO. AR 14-19  
PUD 01-19

DATE 02-01-2019



Every detail.  
Every possibility.

448 W Nationwide Blvd  
Loft 100  
Columbus, OH 43215  
P 614.459.2955  
F 614.455.2955

February 1, 2019

## ARCHITECTURAL NARRATIVE

The proposed senior living community would replace a nearly 50 year-old set of apartments that will soon be unsustainable. A modern, 85 apartment community will provide more spacious apartments, enhanced community amenities, and alleviate current parking concerns. The new apartment community will be wood framed construction with brick veneer in a two and three story structure that includes a concrete podium structure designed to minimize surface parking. New parking, circulation and site infrastructure are also anticipated as part of this project.

A variety of roof shapes will give the building a more interesting appearance and give the viewer a sense that these were separate buildings that evolved over decades, much in keeping with the New England style village of the community and the variety of homes in near proximity. Some of these elements will also help to conceal flat roof areas from view which will accommodate mechanical equipment.

Vertically proportioned vinyl windows are proposed to be used with muntins to provide a multiple-paned window look consistent with multiple-paned windows typically found in Federal, Greek Revival, Colonial, and New England building styles found in the neighborhood.

Miscellaneous architectural elements will be used to help the building blend in with the style of the existing neighborhood. Such elements include chimneys, walk-up porches, balconies, infilled porches, shutters, and cupolas. Several gardens / pocket parks will also be incorporated to create a more pedestrian friendly and natural atmosphere.

The three-story portion of the building will be confined to the central wing of the design while the two-story portions are located on the sides so as to transition to a scale compatible to the surrounding homes. The facade will be broken up using various materials, colors, massing, and design elements to resemble clusters of homes rather than one large structure. The materials proposed include primarily brick, siding, stucco, and shingles. brick areas will be left natural in color and siding and trim will be painted in colors to blend in with the existing neighborhood.

Interior finishes will consist of the following:

### Common Areas:

- Solid core Masonite 6 panel doors, 8'-0" tall, painted where visible by public
- Solid core Masonite flush panel doors, 6'-8" tall, painted in back of house areas
- Luxury vinyl tile flooring in high-traffic areas
- Broadloom carpet in corridors, lounges, and resident amenity spaces
- Ceramic tile floors in public toilet rooms
- 5 ¼" painted wood base
- Painted wood door and window trim
- Painted wood crown moulding in public and common area spaces
- Painted gypsum board walls
- Vinyl wall covering on specialty / accent walls

- Schlage locksets and cylinders
- Schlage electronic card readers / keypads at areas requiring access control
- A mixture of painted gypsum board ceilings with decorative soffits in public spaces and acoustical tile ceilings in back of house spaces. Cleanable ceiling tile will be specified in the kitchen area.
- Painted wood handrails along corridor walls
- Merillat Classic collection cabinets with thermofoil finish, Ralston style doors, and satin nickel hardware
- Standard Kohler fixtures in public toilet rooms
- Solid surface countertops in public spaces
- Plastic laminate countertops in back of house spaces
- LED light fixtures

### Resident Units:

- Solid core Masonite 6 panel entry doors, 8'-0" tall, painted
- Hollow core Masonite 6 panel interior unit doors, 6'-8" tall, painted
- Luxury vinyl tile flooring in kitchens
- Broadloom carpet in living rooms, bedrooms, and closets
- Ceramic tile floors in bathrooms
- 5 ¼" painted wood base
- Painted wood door and window trim
- Painted wood crown moulding in living rooms
- Painted gypsum board walls
- Ceramic tile walls to 6'-0" at tubs
- Prefabricated shower units
- 12" deep wire shelving with hangar rod
- Schlage locksets and cylinders
- Painted gypsum board ceilings
- Merillat Classic collection cabinets with thermofoil finish, Ralston style doors, and satin nickel hardware
- Standard Kohler fixtures in kitchens and bathrooms
- Solid surface countertops in kitchens and bathrooms
- LED light fixtures
- Standard Whirlpool stainless steel appliances

## FOUNDATION SYSTEMS

Preliminary foundation design is based upon the assumption of using shallow spread footings. This assumption requires that all the existing structures, including subgrade structures, basements and footings, will be completely removed prior to start of the new building construction. Furthermore, it is assumed that voids from the excavation of existing structures will be regraded with compacted engineered fill and that the native soil will be improved to both achieve a minimum allowable soil bearing capacity of 3,000 psf. In the absence of a site-specific geotechnical report, soil conditions will be verified prior to construction. The final site grading is assumed to be flat and no footing steps will be required. Exterior and perimeter footings will be founded at a minimum of 36" below finish grade for frost protection.

### Typical perimeter wall footings supporting wood framing

- Approximately 2'-0"x1'-0" spread footing with a 12" concrete stem wall at brick support and 8" at walls supporting siding (12" and 8" fully grouted CMU stem walls are a possible alternate).

### Typical perimeter wall footings supporting concrete walls (around the perimeter of the podium)

- Approximately 3'-0"x1'-6" spread footing with a 16" concrete stem wall at brick support and 12" at walls supporting siding and adhered brick.

### Typical exterior post footings (usually at patios and porches)

- 3'-0"x3'-0"x1'-6" isolated spread footings (pad and pier) with a concrete pedestal

### Concrete column footings (in the podium)

- Typical column load of approximately 230 kips
- Typical column footing is 9'-0"x9'-0"x2'-0" spread footing reinforced with rebar at bottom
- Column supporting storage and mechanical area load of approximately 345 kips
- Typical column footing is 11'-0"x11'-0"x2'-0" spread footing reinforced with rebar at bottom

### Steel column footings

- Typical column load of approximately 60 kips
- Typical column footing is 6'-0"x6'-0"x2'-0" spread footing reinforced with rebar at bottom

### Typical interior bearing wall footings supporting wood framing

- 2'-0"x1'-0" thickened slab with (2) #5 continuous bottom reinforcing

### Typical interior bearing wall footings supporting concrete walls

- 4'-0"x1'-0" thickened slab with (4) #5 continuous bottom reinforcing

### Slab on ground

- 4"-5" thick with fiber reinforcing or 6x6-W2.9xW2.9 welded wire mesh throughout the building and parking garage.

CITY OF WORTHINGTON

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## PODIUM

Preliminary podium framing narrative is based-on the assumption that the podium is supported internally by concrete columns and a concrete wall along the perimeter of the podium, except at the drive aisle.

### Podium

- 12" to 14" thick two-way post tensioned concrete slab with drop panels at columns.
- Mild reinforcing: 3.0 to 3.5 psf
- PT: 1.0 to 1.5 psf

### Podium Support Framing

- 18"x18" concrete columns spaced at a maximum of 30'-0" ± x 30'-0" ± on center.
- Perimeter of podium is supported by a 12" thick concrete wall. It is assumed that walls will be reinforced with two layers of rebar.
- Lateral force resisting system is concrete shear walls at the perimeter of the podium.

### Typical elevator and stair shaft framing

- Elevator and stair shafts will be 12" concrete walls at the exterior walls supporting the podium and 8" CMU at the interior with reinforcing steel in grouted cells likely spaced at 48" on center.

## GROUND FLOOR FRAMING

Preliminary framing design is based-on the assumption of typical stacked wood framing (structural walls and openings align vertically). Areas not stacked will require atypical framing not described below, most likely with the use of steel beams and columns.

### Typical wall framing

- 7/16" APA span rating 24/16 wall sheathing on 2x6 studs spaced at 24" on center for all bearing walls. Studs shall align directly under truss bearing locations. Additional studs may be required to meet architectural UL and/or STC assembly requirements. Stud quantities in bearing walls will increase from the top to the bottom of the building.
- Window and door headers will be of conventional 2x framing. Large openings will likely require engineered lumber (LVLs).
- Sill plates for exterior and bearing walls will be anchored to the stem wall or thickened slab as required.
- Double top plates and sill plates of exterior walls and bearing walls will be engineered lumber, either LVL or PSL to mitigate shrinkage and differential movement associated with the concrete podium protruding into the inside of the building footprint.
- Loose laid steel lintels will support brick veneer over typical openings with conventional brick veneer.

### Typical stair shaft framing

- Stair shafts will be 8" CMU with reinforcing steel in grouted cells likely spaced at 48" on center.

## STRUCTURAL NARRATIVE | NCR STAFFORD VILLAGE

### Typical lateral force resisting system framing

- Wood shear walls sheathed with 7/16" OSB. Dependent on quantity and layout of shear walls, some shear walls may require OSB sheathing on both sides.
- Shear walls will be anchored to the foundations with traditional Simpson hold-downs at each end.

### Framing at south center wing south of stair shaft

- Steel w-beams on HSS or w-columns will support elevated framing.
- Moment frames will be required as the lateral force resisting system framing

## ELEVATED FLOOR & ROOF FRAMING

Preliminary framing design is based-on the assumption of typical stacked wood framing (structural walls and openings align vertically). Areas not stacked will require atypical framing not described below, most likely with the use of steel beams and columns. Transition from conventional wood framed support of the elevated framing to podium supported framing will happen at a corridor or a bearing wall (i.e. not in the middle of the units) for the entirety of the protrusion of the podium into the building. A building construction/expansion joint is likely required at this transition from podium supported framing to ground-supported framing.

### Typical floor framing

- 23/32" Advantech span rating 48/24 tongue and groove sheathing with 3/4" max gypcrete on 24" deep pre-engineered open web wood trusses spaced at 24" on center. Long span trusses may require special delivery and installation procedures.
- Trusses at the 2<sup>nd</sup> floor elevation and over the conventionally wood framed ground floor will be hung off of the top plate and will not bear on the interior or exterior bearing walls. This atypical arrangement is due to the likelihood of differential movement and increased probability of shrinkage across the transition from podium supported to ground supported wood floor framing.
- Floor framing configuration and orientation will either be placed to span the floor trusses from exterior walls to corridor walls or to span trusses between interior demising walls.

### Typical roof framing

- 19/32" APA span rating 40/20 sheathing on pre-engineered open web wood trusses spaced at 24" on center. Truss profiles required to achieve architectural requirements include common truss, mono truss, mansard truss, flat truss and gambrel truss. In addition to pre-engineered trusses, certain roof profiles will require over-framing, stick built.
- The height and pitch of the roofs will likely require trusses to have multiple segments piggy-backed on top of the main roof truss in certain locations.
- Areas of flat roof will have the top chord sloped to drain while maintaining a minimum of 18" of truss depth.
- Dormers are considered atypical roof framing and will be stick built.
- Roof trusses will typically span from exterior wall to corridor wall.
- Roof trusses will be fastened with hurricane ties to wall double 2x top plates or nailers attached to the top of steel beams.
- Cupolas are premanufactured and will bolt down to the framing below.

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### Typical wall framing

- 7/16" APA span rating 24/16 wall sheathing on 2x6 studs spaced at 24" on center for all bearing walls. Studs shall align directly under truss bearing locations. Additional studs may be required to meet architectural UL and/or STC assembly requirements. Stud quantities in bearing walls will increase from the top to the bottom of the building.
- Window and door headers will be of conventional 2x framing. Large openings will likely require engineered lumber (LVLs).
- Loose laid steel lintels will support brick veneer over typical openings with conventional brick veneer.
- Thin-brick or adhered brick will be utilized in areas where brick is not supported by the ground.

### Typical shaft framing

- Elevator and stair shafts will be 8" CMU with reinforcing steel in grouted cells likely spaced at 48" on center.

### Typical lateral force resisting system framing

- Wood shear walls sheathed with 5/8" gypsum board in the upper level and 7/16" OSB in the lower levels. Dependent on quantity and layout of shear walls, some shear walls may require OSB sheathing on both sides. OSB sheathing will likely be required on at least one side of all shear walls on the second floor.
- Shear walls will be anchored between floors with traditional Simpson hold-downs at each end.

### Framing at south center wing south of stair shaft

- Conventional wood floor trusses described above spanning between steel w-beams supported by steel columns.
- Conventional gambrel wood roof trusses and framing described above with dormers stick built.
- Moment frames will be required as the lateral force resisting system framing.

### Framing at club room

- Conventional wood floor trusses described above spanning between steel w-beams supported by steel columns.
- Non-stacking 2<sup>nd</sup> floor wall framing supporting the third floor and roof framing will be carried by w-beams.

### Framing at 3<sup>rd</sup> floor east wall

- Non-stacking 3<sup>rd</sup> floor wall framing supporting the roof framing will be supported by transfer beams and girder trusses at the 2<sup>nd</sup> floor roof and 3<sup>rd</sup> floor framing.

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**Stafford Village Senior Living  
Worthington, OH  
Schematic Design – Narrative**

**January 9, 2019**

**D22 PLUMBING**

**D2200 PLUMBING CODES AND STANDARDS**

- A. Applicable Codes and Guidelines
  - 1. 2017 Ohio Plumbing Code
  - 2. 2012 International Energy Conservation Code
  - 3. 2012 International Fuel Gas Code
  - 4. All other local and State Codes and Standards shall be complied with where applicable and available.
- B. Plumbing systems shall consist of plumbing fixtures, domestic hot water heating equipment, hot water re-circulating pumps, cold and hot water piping, gas piping, sanitary sewer and vent piping.
- C. Plumbing fixtures shall include water closets, lavatories, urinals, showers, service sinks, sinks, hose bibs and drinking fountains. Handicapped type fixtures meeting the requirements of ADA Standards shall be provided, where required.
- D. Domestic water heating system for Independent Living shall consist of Bradford White 4.5kw 45 gallon tank located within units.
- E. Domestic water heating system for commercial kitchen and common areas shall consist of centralized tank type gas-fired domestic water heaters equal to (1) 199,900 btu AO Smith Cyclone series. Domestic hot water shall be provided in loops with circulation pumps, mixing valves, etc. as required to meet demand.

**D2210 PLUMBING FIXTURES**

General: Plumbing fixtures will be selected to meet program requirements and to meet handicapped accessibility and water conservation standards. Plumbing Fixtures to be low flow type.

\*Final plumbing fixture selections in public areas to be reviewed and approved by Architect or Interior Designer

**II plumbing fixtures**

- A. Water Closets:
  - 1. Resident Units
    - a. Sterling floor mounted comfort height (17") for seniors
    - b. Kohler Seat and Lid
    - c. Approved Alternates By: American Standard, Zurn
- B. Lavatory Sinks:
  - 1. Under-mount Lavatories
    - a. Kohler under-mount lavatory
    - b. Kohler Faucet Set
    - c. Kohler Drain
    - d. Kohler P-trap

- e. Approved Alternates by: American Standard, Zurn
- C. Kitchen and Bar Sinks: 20 gauge, stainless steel.
  - 1. Compartment Kitchen Sinks: Self rimming stainless steel, 20 gauge with sound dampening undercoating, undermount stainless steel at granite countertop locations.
    - a. Sterling Southaven double compartment
    - b. Kohler Faucet
    - c. McGuire Strainer
    - d. McGuire P-trap
    - e. Approved Alternates By: American Standard, Elkay
- D. Showers and Bath Tubs: Single-control, thermostatically regulated temperature.
  - 1. Showers
    - a. Shower Enclosures (Transfer Showers)
      - a. Sterling Accord
      - b. Kohler shower drain
      - c. Kohler hand shower and accessories, Kohler valve and trim.
    - b. Shower Enclosure (Roll In)
      - a. Aquatic series with all accessories trim include
  - 2. Bath Tubs
    - a. Bath/Shower Enclosures (ADA)
      - a. Sterling Ensemble
      - b. Kohler tub and overflow drain
      - c. Kohler hand shower and accessories, valve and trim.
    - b. Bath/Shower Enclosures (Non-ADA)
      - d. Aquatic series
      - e. Kohler tub and overflow drain
      - f. Kohler hand shower and accessories, Kingsley valve and trim.
    - a. Approved Alternates By: American Standard, Kohler

**Amenities Fixture**

- A. Drinking Fountains/Cooler: ADA-compliant type.
  - 1. Electric Water Coolers: Bi-level, wall hung stainless steel
    - a. Hasley Taylor Wall Hung Vandal Resistant Barrier-Free
- B. Water Closets:
  - a. Sterling floor mounted comfort height (17") for seniors
  - b. Kohler Seat and Lid
  - c. Approved Alternates By: American Standard, Zurn
- C. Lavatory Sinks:
  - 2. Under-mount Lavatories
    - f. Kohler under-mount lavatory
    - g. Kohler Faucet Set
    - h. Kohler Drain
    - i. Kohler P-trap
    - j. Approved Alternates by: American Standard, Zurn

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**D2220 DOMESTIC WATER DISTRIBUTION**

- A. Domestic water systems under this scope of work will extend to 5' outside the building consisting of a 3" service size at 150gpm. Points-of-connection to main will be coordinated with the Civil Engineer.
- B. Domestic water piping systems will be sized in accordance with the following table:

SYSTEM	MAXIMUM VELOCITY FEET/SEC	MAXIMUM PRESURE DROP PSIG/100'
Domestic Water Mains	8	2
Domestic Water Branches & Risers	8	2
Domestic Water Fixture Runouts	5	3

- C. Circulating Systems: Domestic hot water circulating systems will be provided for kitchen and public fixtures. These systems will be fed from a separate centrifugal pump package. Water heaters will be set at 125° for all resident use areas and 140° for kitchen area.
- D. Cold water and hot water isolation valves will be provided at each kitchen, resident unit, mechanical room, restroom, and other group of six or more fixtures.
- E. Shut-Off Valves
  - 1. Shut-off valves and unions or flanges will be provided for each piece of equipment, such as; water heaters, water softeners and pumps, and will be clearly and permanently labeled.
  - 2. Shut-off valves in domestic water systems will be gate valves or ball valves.
- F. Pressure Reducing Valves: Pressure reducing Valves will be provided to limit pressure to 80 PSIG at first fixture, if pressure exceeds 80 PSIG and if required.
- G. Water Hammer Arrestors: Manufactured water hammer arrestors will be provided in piping serving fixtures utilizing flush valves, dishwashers and washing machines.
- H. Domestic water piping may be installed underground within the building, at branch piping to island sinks. This piping will be Type K copper (if underground) without joints or Schedule 40 CPVC with Armaflex insulation or sleeve. Aboveground piping within the building to be CPVC or PEX. Primary plumbing equipment connections shall be Type L Copper. Primary plumbing equipment includes, but not limited to the following, reduced pressure zone backflow preventer, domestic hot water heaters, water softeners and domestic water booster pump, if required.
- I. Piping Concealment: All domestic water piping will be concealed above ceilings (between floors) and within walls. Sufficient headroom will be maintained throughout the building. No domestic piping to be installed in unconditioned space, attic etc.
- J. Access Panels: Access panels will be provided in hard ceilings and walls for access to all domestic water valves above ceiling. Fire-rated panels shall be provided as necessary per rated ceiling locations.
- K. Hydrants: Wall hydrants will be provided around the perimeter of the building at grade level spaced not more than 50' apart or more than 20' from exterior mechanical equipment.
  - 1. Concealed, freeze-proof, wall hydrant with lockable cover.
- L. Water Heaters: Domestic water heaters will be sized in accordance with ASPE and ASHRAE recommendations.
- M. Pipe Insulation: Cold water, hot water and hot water circulating piping will be insulated in accordance with specifications.

**D2230 GAS PIPING**

- A. The building gas service will be piped from the meter to all gas-fired equipment including, but not limited to the following: commercial gas kitchen equipment, fireplace (in core area only), and building heating equipment. The system will consist of low to medium-pressure gas piping and regulators. A gas meter/regulator assembly shall

be installed at the new building, per local gas utility requirement with the gas main extended from the street gas main, by the local gas utility provider. Final connection will be coordinated with civil contractor.

**D2240 SANITARY WASTE**

- A. Description:
  - 1. Sanitary sewer service(s) exiting the building and extending to manholes outside the building, shall be sized according to drainage fixture unit totals.
    - a. System may be broken into multiply drainage lateral exits, reducing the overall size of service to manholes outside of the building.
  - 2. Grease waste piping will be provided within the commercial kitchen area and will exit to (1) 1500 gallon grease interceptor, located outside of the building.
  - 3. All sanitary piping shall be traditionally vented, except for kitchen island sink locations , where waste-vent piping methods shall be used, as allowed by code.
  - 4. Coordination will take place with project Civil Engineer for points-of-connection at manholes and sewer mains.
- B. Piping - General: Schedule 40 PVC with solvent welded joints, piping 3" and larger shall be sloped at 1/8" per foot. Piping 3" and smaller shall be sloped at 1/4" per foot.
- C. Floor Drains and Sinks: Floor drains shall be placed, per local code requirements, for the following but not limited to public restrooms, water and fire risers, trash areas, and mechanical back of house areas. Provide floor sinks as called out by food service. Floor drains and floor sinks will have flashing rim and clamp.
  - 1. Floor drains: Adjustable, round body floor sinks
- D. Trap Primers: Trap primers and or Trap seal guards will be provided for all floor drains / hub drains subject to infrequent discharge into traps, which are at risk to evaporation.
- E. Floor Cleanouts: Floor cleanouts and wall cleanouts will be provided throughout the facility in accordance with code requirements. Floor cleanouts will not be located in high traffic or public areas; contractor shall provide wall cleanouts instead. Wall cleanouts will be provided with stainless steel wall caps.

**D2250 STORM SYSTEM**

- A. Storm drainage system: Storm water will be drained from flat roof area by primary and secondary roof drains. Primary and overflow drain piping shall be routed internally. Overflow drains shall be routed internally and discharge above grade, through a downspout nozzle. All sloped roofs with downspouts shall be discharged to grade, with a splash block or tie into site storm system. Design team to coordinate connection points and fixture specification.
- B. Piping - General: Schedule 40 or cast iron piping. Cast iron is recommended to be used to avoid sound attenuation, from moving water in the piping system. Schedule 40 PVC is an acceptable alternate.

**D2260 OTHER PLUMBING SYSTEMS**

- A. Fire Protection System: A complete and operational fire protection system will be design-build, by a separate fire protection contractor. A performance specification and limited single line representation will be provided. The system will comply with owner's insurance carrier, NFPA and local Fire Marshal requirements. Refer to Division 21 for fire protection system components.
- B. For Core amenities (A occupancies) to be designed to NFPA 13 standard.
- C. For IL (R-2 occupancies) to be designed NFPA 13R standard.

D. No fire protection to be installed in unconditioned space.

END



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**D30 HEATING, VENTILATION, AND AIR CONDITIONING (HVAC)**

**D3000 CODES AND STANDARDS**

- A. The following design conditions will be used for heating loads, cooling loads and equipment selection:
1. Location: Worthington, OH
  2. Latitude: 40.09° N.
  3. Elevation: 863 feet.
  4. Winter DB: -1° F.
  5. Summer DB: 90° F.
  6. Summer WB: 74° F.
- B. The Mechanical system will be designed in compliance with:
1. 2017 Ohio Mechanical Code
  2. 2012 International Energy Conservation Code
  3. 2005 ASHRAE Handbook of Fundamentals
  4. ASHRAE Standard 15, Safety Code for Mechanical refrigeration

**D3010 HVAC SYSTEM**

- A. The building(s) shall be supplied with direct expansion split systems (minimum 14.0 SEER) with electric heat as specified. All condensers shall be roof mounted.
1. Resident Units: Equipment serving living units shall be ducted split systems. These shall be comprised of vertical air handlers with resistance heating coils located in dedicated mechanical closets. Basis of design shall be Goodman. HVAC shall be sized for: 1.5-tons for units less than 750 sf, 2.0-tons for units 750-1,000 sf, and 2.5-tons for units 1,001-1,250 sf.
    - a. Indoor Unit: Goodman model AWUF
    - b. Outdoor Unit: Goodman model GSX14
  2. Public Areas: Units serving public amenity areas shall be ducted split systems and/or electric cooled / natural gas heating packaged roof top units. These shall be comprised of vertical air handlers with resistance heat located in dedicated mechanical closets. Basis of design shall be Goodman air handlers and Carrier roof top units. HVAC shall be sized for approximately 300-350 sf/ton, but may vary on an individual space-by-space case.
    - a. Indoor Unit: Goodman model ASPT
    - b. Outdoor Unit: Goodman model GSX14
    - c. Outdoor Unit: Carrier model 48HC

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### **D3040 HVAC DISTRIBUTION**

- A. All low pressure duct systems will be sized at a maximum 0.10"/100 FT pressure drop using equal friction and shall be sealed in accordance with IECC leakage requirements.
- B. All ductwork will be galvanized sheet metal installed in accordance with the SMACNA Duct Construction Standards. Dimensions shown are clear, inside dimensions. Allowances shall be made for duct liner for the first 5'-0" of duct downstream of all air handling units, or where called for on plans.
  - 1. Fiberglass ductboard will be allowed for discharge plenums only as approved by owner.
- C. All supply ductwork will be round spiral or rectangular sheet metal without duct sealer and rated for pressures up to +2" WC. Insulate with 2", 1 1/2# foil face duct wrap in unconditioned spaces.
- D. All flexible ducts shall be UL Listed Class 0 or Class 1 insulated flexible duct.
  - 1. Public Areas: flexible duct may be used for branch runs from trunk line to air device. All runs shall be pulled tight to avoid any unnecessary bends. Any bends shall be as large of a radius as possible. Spin-in or Tab Type fittings with bell mouth flange will be provided for each device.
  - 2. Living Units: flexible duct may be used for branch runs from trunk line to air device. All runs shall be pulled tight to avoid any unnecessary bends. Any bends shall be as large of a radius as possible.
- E. All duct connections to air outlets will be the same size as the device neck.
- F. All general exhaust ductwork will be 26 ga galvanized sheet metal for fire rated assemblies and 28 ga galvanized sheet metal for non-fire assemblies.
- G. All spaces shall be mechanically ventilated. Outside air shall be ducted to each air handler via 26 ga galvanized sheet metal duct. All outside air ducts shall connect to return air duct/plenum upstream of air filter.
  - a. Intake louvers shall be utilized for the ventilation air serving the ground level and second floor common areas.
- H. All air handlers shall be provided with 1" thick MERV 6 filters, sized for a maximum 250 fpm face velocity. Provide plenum box with filter rack beneath air handler as filter size required will not fit in integral air handler filter rack.
- I. All ductwork in unconditioned spaces shall be insulated with R-4 minimum. Where ductwork is located outside the thermal envelope, ductwork shall be insulated with R-8 minimum.
- J. All gas-fired water heaters, furnaces, fire places, etc. shall have a flue vent and combustion air intake routed to the exterior.
- K. Public Spaces:
  - 1. Manual volume dampers will be provided in the main and branch ductwork at all splits in supply, return and exhaust ductwork where the branch flow is 20% or greater than the main flow.
  - 2. Fire dampers or fire/smoke dampers will be provided in all rated floor, ceiling and wall openings where required by code. Access doors will be provided in ductwork for each damper. For dampers installed above hard ceilings, access doors will be provided for ceiling to be installed by others.
  - 3. Miscellaneous exhaust systems will be provided as required for restrooms and as required.
  - 4. All air intakes will be of the low water penetration type, aluminum type with bird screen, and will be sized for a maximum face velocity of 750 FPM with a maximum pressure of 0.10" WC. All exhaust caps will be of the low water penetration type with approved color, integral bird screen (except dryer exhaust), and sized per manufacturer's recommendations.
  - 5. Supply air distribution will be provided with louvered face ceiling diffusers with adjustable pattern. Construction will be mitered face. Diffuser spacing will not exceed twice the ceiling height. Diffuser model will be as approved by the Architect for all public areas.
  - 6. Extruded aluminum linear type diffusers will be provided in wet areas, or where approved and required by Architect.
  - 7. Return air grilles will be louvered face type sized for a maximum of 500 FPM face velocity. Grille model will be as approved by the Architect.

- 8. All restrooms will be exhausted at the rate of 75 CFM/water closet (WC).
- L. Living Units:
  - 1. Ceiling radiation dampers shall be provided at all rated ceiling penetrations as required by code. CRD's shall be accessible by removal of air device. Access doors will be provided in ductwork where necessary.
  - 2. Dryer vents shall be 4" and route from a UL-listed vent box recessed in a 6" wall, up through the top plate, and out to an exterior wall cap.
  - 3. All intake louvers will be of the low water penetration type and will be sized for a maximum face velocity of 750 FPM with a maximum pressure of 0.10" WC. All exhaust louvers will be of the low water penetration type and sized for a maximum face velocity of 1000 FPM and a maximum pressure drop of 0.22" WC.
  - 4. Return air grilles will be louvered face type sized for a maximum of 500 FPM face velocity. Grille model will be as approved by the Architect.
  - 5. Sidewall supply registers will be 3-way deflection louvered face with 20° blades and multi-shutter dampers. Registers will be as approved by the Architect.
  - 6. Living unit bathrooms shall be vented at a rate of 50 cfm via a wall-mounted exhaust fan ducted up through the top plate and out to an exterior wall cap. Fan shall be interlocked to the light fixture over (or directly in front of) the tub/shower. Exhaust fans shall be Energy Star rated (Broan LP-80 or equal). Bathroom exhaust duct shall be 4".
- M. Sufficient headroom will be maintained throughout building under all duct systems, minimum of 8'.
- N. Access doors in ductwork and hard ceilings will be provided for access to valves, dampers, etc. Access doors in fire rated ceilings will also be fire rated. Access doors for ceiling to be installed by others. All access door locations will be coordinated with the Architect.
- O. Sufficient access as required by building operations will be provided around all mechanical equipment for ease of servicing.
- P. Secondary drain pans will be provided under all air-handling units and fan coil units installed above finished ceilings. Secondary drains shall be terminated as required by code.
- Q. Rooms containing fire risers and water entrances will be heated with electric unit heaters.
- R. Stair wells shall be provided with an electric wall heater at the first level.

### **D3060 HVAC INSTRUMENTATION AND CONTROLS**

- A. Local 7-day programmable thermostats shall be provided for each zone of conditioned area.
- B. Living units will each be considered a single zone except for Memory Care.

### **D3080 TESTING, ADJUSTING, AND BALANCING**

- A. Test and balance shall be performed by Mechanical Contractor for all common area units.
- B. All equipment warranty periods and start dates will be submitted to the Owner in spreadsheet form, by the Mechanical Contractor. Minimum information will include type of equipment, type of warranty, length of warranty, local equipment supplier and contact name including phone number.

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**D26 ELECTRICAL**

**D26-1 APPLICABLE CODES, GUIDELINES, AND STANDARDS**

- A. 2017 National Electrical Code with local amendments.
- B. 2012 International Energy Conservation Code with local amendments.
- C. All other local and state codes and standards shall be complied with where applicable and available.

**D26-2 ELECTRICAL SERVICES AND DISTRIBUTION**

- A. Electrical Service:
  - 1. The main house electrical service will be 120/208V three-phase, sized approximately 1600A.
  - 2. The main residential electrical service will be divided into (2) 120/208V three-phase services, both sized approximately 1600A each.
    - a. Each IL residential unit will receive a 120/208V single-phase, 125A-150A loadcenter.
  - 3. Branch Circuit Panelboards will be placed locally throughout the facility for misc. power requirements.
- B. The utility transformer will be located on our site electrical plan and will be coordinated with the local power company, the civil engineer, and the architect. Proposed location are as shown on DD plans.
- C. Service Equipment:
  - 1. The main service will be shown in the proposed location on the site plan and building plan. We will utilize a basis of design of Square-D equipment for space allocation.
    - a. QED Series main breaker type switchgear will be used for the house service main.
    - b. EZM Easy Meter Equipment – For the residential service; this equipment will be 3-phase incoming and 3-phase outgoing to the meter sections.
    - c. EZM Easy Meter Equipment – For the residential meter sections; this equipment will be 3-phase incoming and 1-phase outgoing to each apartments loadcenter.
    - d. Service disconnects fused appropriately where required.
    - e. We will show a direct service lateral from the utility transformer to the fire pump controller, if a fire pump is required.
- D. Branch Circuit Panelboards: House panels will be located within the areas that they serve.
  - 1. The basis of design is Square-D NF/NQ for panelboards for space allocation.
  - 2. General Requirements for Panelboards:
    - a. Enclosures: Flush and surface mounted.
      - 1) Indoor general purpose: NEMA 250, Type 1.
      - 2) Wet / outdoor locations: NEMA 250, Type 3R. (lockable).

- 3) Hazardous locations and protected against heavy splashing or hose-directed water: NEMA 250, Type 4X.
    - 4) Front: Secured to box with concealed trim clamps.
    - 5) Directory card.
  - b. Incoming Mains Location: Top and bottom.
  - c. Service and panelboard feeder conductors: Aluminum or copper.
  - d. Phase, Neutral, and Ground Buses: Aluminum or Copper.
    - 1) Optional Buses: Equipment ground, isolated ground and extra-capacity neutral.
  - e. Conductor Connectors: Mechanical-type main and neutral lugs.
    - 1) Optional Features: Mechanical-type feed-through lugs and extra-capacity neutral lugs.
  - f. Panelboard Short-Circuit Current Rating: UL Listed series-rated combinations or Fully rated to interrupt symmetrical short-circuit current available at terminals.
- 3. Lighting and Appliance Branch-Circuit Panelboards:
  - a. Branch Overcurrent Protective Devices: Bolt-on circuit-breaker type.
- 4. Disconnecting and Overcurrent Protective Devices:
  - a. Molded-Case Circuit Breaker: Interrupting capacity to meet available fault currents.
    - 1) Circuit Breakers: Thermal-magnetic types.

**D26-3 LIGHTING AND BRANCH WIRING**

- A. Electrical Wiring:
  - 1. Materials:
    - a. Conductors and Cables:
      - 1) Branch circuitry conductors: Copper.
      - 2) Conductor Insulation: Types THW, THHN-THWN, XHHW and SO.
      - 3) Multiconductor Cable: Metal-clad cable, Type MC, and Type SO with ground wire.
      - 4) Type NM (Romex) allowed only with AHJ approval.
    - b. Connectors and Splices: Factory fabricated.
  - 2. Conductor and insulation applications: (Clubhouse and apartment building common areas).
    - a. Service Entrance: Type XHHW, single conductors in raceway.
    - b. Exposed Feeders: Type THHN-THWN, single conductors in raceway.
    - c. Feeders Concealed in Ceilings, Walls, Partitions, and Crawlspace: Type THHN-THWN, single conductors in raceway.
    - d. Feeders Concealed in Concrete, below Slabs-on-Grade, and Underground: Type THHN-THWN, single conductors in raceway.
    - e. Exposed Branch Circuits: Type THHN-THWN, single conductors in raceway and Metal-clad cable, Type MC.
    - f. Branch Circuits Concealed in Ceilings, Walls, and Partitions: Type THHN-THWN, single conductors in raceway, Metal-clad cable, Type MC, and Type NM (Romex), where permitted by NEC Article 334 and the AHJ.
    - g. Branch Circuits Concealed in Concrete, below Slabs-on-Grade, and Underground: Type THHN-THWN, single conductors in raceway.
  - 3. Raceway and boxes materials:
    - a. Metal Conduit and Tubing:
      - 1) Conduit: Rigid steel.

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- 2) EMT.
- 3) FMC: Zinc-coated steel.
- 4) LFMC.
- b. Nonmetallic Conduit and Tubing: RNC.
- c. Metal Wireways: Sheet metal, NEMA Type 1.
  - 1) Wireway Covers: Screw-cover type.
- d. Surface Raceways: Metal, galvanized steel.
- e. Boxes, Enclosures, and Cabinets:
  - 1) Outlet and Device Boxes: Sheet metal.
  - 2) Floor Boxes: Sheet metal.
  - 3) Pull and Junction Boxes: Sheet metal.
  - 4) Hinged-Cover Enclosures: Metal.
  - 5) Cabinets: Galvanized steel.
- f. Hand holes and Boxes for Exterior Underground Wiring: Polymer concrete, prototype tested for compliance with SCTE 77.
- 4. Raceway Applications:
  - a. Outdoors:
    - 1) Exposed: Rigid steel or RNC, Type EPC-80-PVC.
    - 2) Concealed, Aboveground: Rigid steel or EMT.
    - 3) Underground: RNC, Type EPC-40-PVC, direct buried.
    - 4) Connection to Vibrating Equipment: LFMC.
    - 5) Boxes and Enclosures, Aboveground: NEMA Type 4.
    - 6) Underground hand holes and Boxes: SCTE tier 15 3000-lbf structural load rating.
  - b. Indoors:
    - 1) Exposed: EMT or RNC.
    - 2) Exposed and Subject to Severe Damage: Rigid steel.
    - 3) Concealed: EMT.
    - 4) Connection to Vibrating Equipment: FMC, except LFMC in damp or wet locations.
    - 5) Damp or Wet Locations: Rigid steel.
    - 6) Raceways for Distribution of Communications Cable: EMT.
    - 7) Boxes and Enclosures: NEMA Type 1, except Type 4 in damp or wet locations.
- B. Interior Lighting: Lighting product selection shall be provided to architect and/or owner for their approval. We will strive to have all LED lighting with a color range of 3000-3500K and a CRI of 90% wherever possible.
  - 1. Provide all LED luminaire fixtures where possible.
  - 2. Color range of 3000-3500K where possible.
  - 3. CRI of 90% where possible
- C. Exit Lighting:
  - 1. Exit signs will be LED type and will be circuited to the local lighting circuit ahead of any controls with battery back-up.
- D. Egress Lighting:

CITY OF WORTHINGTON

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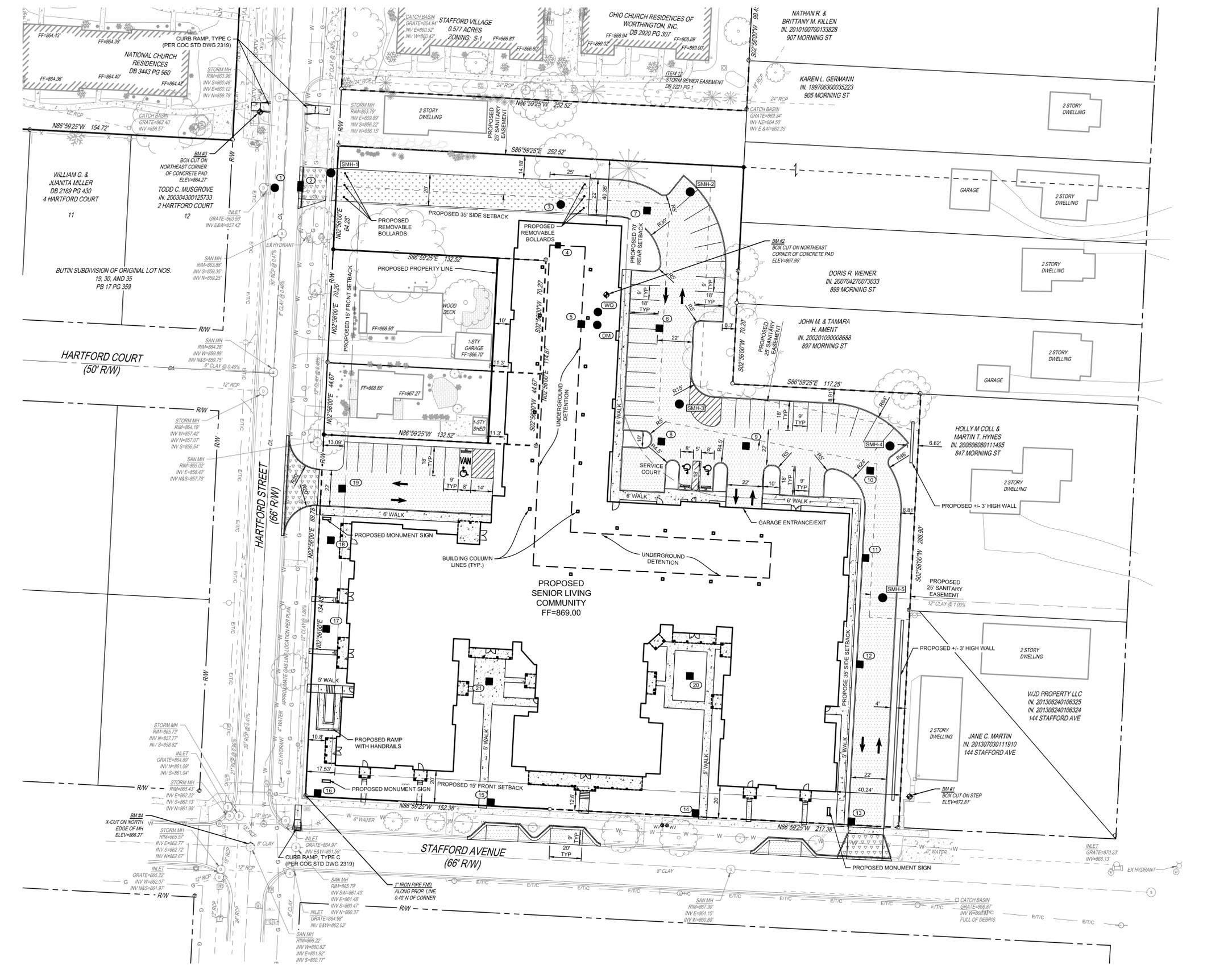
DATE 02-01-2019

- 1. Egress lighting will be provided in corridors and public areas with normal fixtures that are backed up by battery.
- E. Exterior Building Lighting:
  - 1. Exterior lighting, for security, egress or accent lighting will be coordinated with the architect and landscape lighting professional.
    - a. Per code emergency lighting will also be provided exterior of the building at each exit door and connected to the exit sign on the inside of the building.
  - 2. The lighting power density shall comply with the unit lighting power densities for building exteriors indicated per applicable energy codes.
  - 3. The minimum efficacy of the exterior lighting shall comply with applicable energy codes.
  - 4. Provide all LED luminaire fixtures where possible.
  - 5. Color range of 4000-5000K where possible.
  - 6. CRI of 90% where possible
- F. Lighting Controls:
  - 1. Occupancy sensors will be utilized where appropriate to meet energy code requirements.
  - 2. Photocell sensors will be utilized for outdoor lighting and signage.
  - 3. Lighting control panels will be utilized for other circuitry and networked together for universal control through one computer.
    - a. Basis of design will be Cooper Greengate or Lithonia Blue Box.
- G. Power will be provided (if required) to any water booster pump.
- H. Power will be provided (if required) to any trash compactors. Basis of design will be 10HP until notified otherwise.
- I. Power will be provided (if required) to any elevator. Basis of design shall be 40HP until notified otherwise.
- J. Power will be provided (if required) to any jockey pump. Basis of design shall be 5HP until notified otherwise.

**D28-1 LOW-VOLTAGE / OTHER ELECTRICAL SYSTEMS**

- A. Telephone / Data Outlets:
  - 1. Conduit stub and single gang boxes for these devices will be shown on the power plans in common locations for the specified device and/or per the architect's direction.
  - 2. Receptacles and branch circuiting will be provided to support the voice data system as needed and / or per the architect's direction.
- B. Cable TV Outlets:
  - 1. Conduit stub and single gang boxes for these devices will be shown on the power plans in common locations for the specified device and/or per the architect's direction.
  - 2. Receptacles and branch circuiting will be provided to support the Cable TV system as needed and / or per the architect's direction.
- C. IT / Cable:
  - 1. IT / Telephone / Data and/or Cable TV equipment locations will be indicated on our site utility plan and will be coordinated with the civil engineer and the architect.
- D. Fire Alarm System plans will be provided by others.
  - 1. We will provide performance spec device layout for an addressable system with battery back-up.

**END**



**PROPOSED LEGEND**

- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED GRASS PAVERS (FOR EMERGENCY VEHICLES ONLY)
- PROPOSED UNDERGROUND DETENTION SYSTEM LIMITS
- STORM MANHOLE
- PROPOSED CATCH BASIN
- WATER QUALITY STRUCTURE
- STORM DIVERSION MANHOLE
- SANITARY MANHOLE
- PROPOSED WATER VALVE
- REMOTE FIRE DEPARTMENT CONNECTION
- TRAFFIC FLOW DIRECTION (FOR REFERENCE ONLY)

**NOTES:**

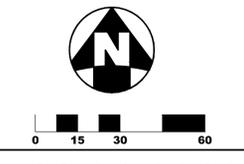
- ALL RADII ARE 5' UNLESS OTHERWISE NOTED
- ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED

**SITE DATA TABLE**

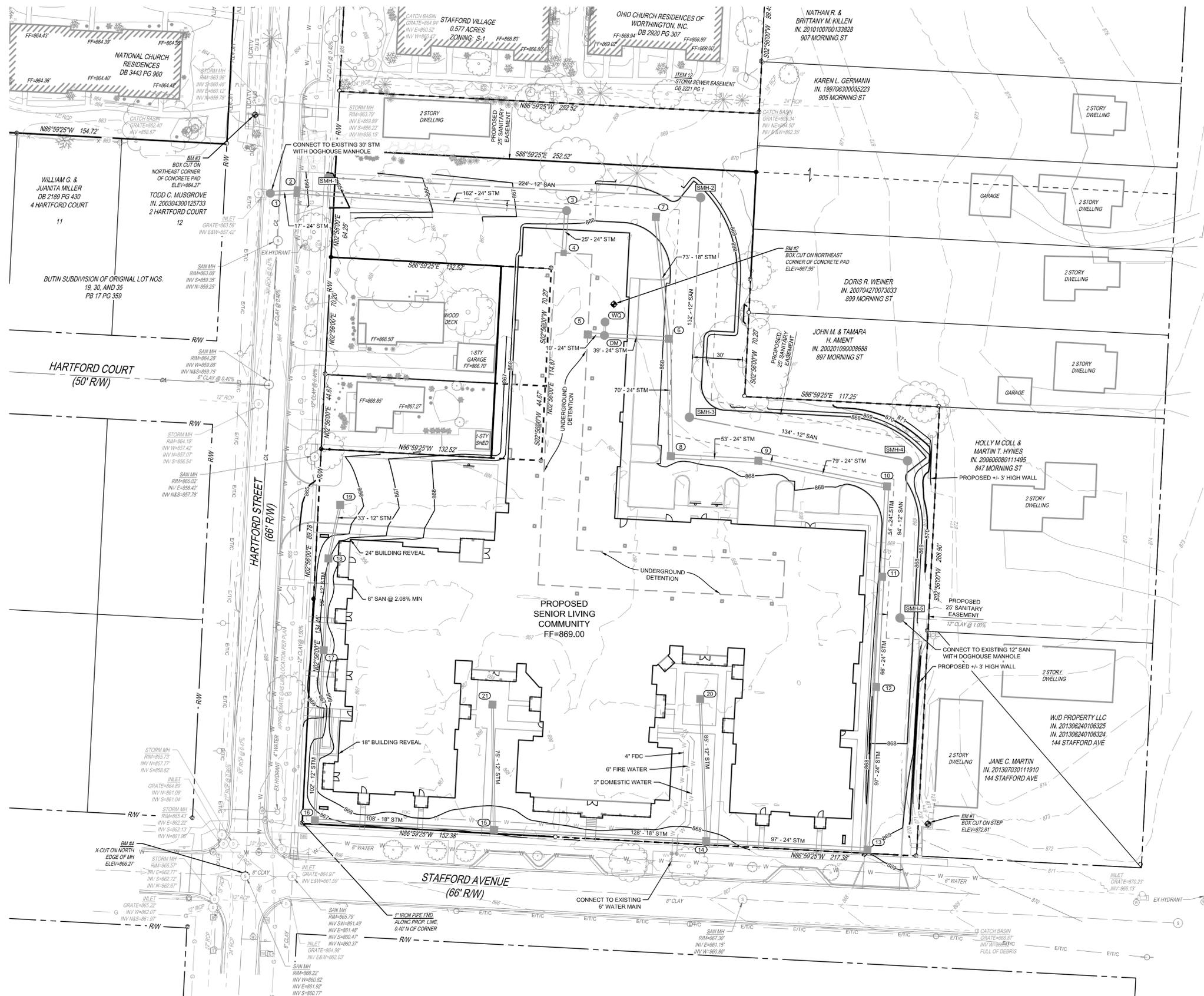
PID(S):	100-000096-00; 100-000284-00; 100-000040-00; 100-004125-00; 100-003051-00
EXISTING ZONING DISTRICT:	AR-4.5, S-1, R-10
PROPOSED ZONING DISTRICT:	PLANNED UNIT DEVELOPMENT (PUD)
ADJACENT ZONING DISTRICTS:	S-1 (SOUTH); R-10 (NORTH); AR-4.5 AND R-10 (EAST); R-10 (WEST)
EXISTING USE:	APARTMENT RESIDENCES
PROPOSED USE:	SENIOR LIVING COMMUNITY, 85 DWELLING UNITS
PROPOSED BUILDING HEIGHT:	39.5'
TOTAL PROPOSED SITE AREA:	3.06 AC (133,381 SF)
PROPOSED BUILDING AREA:	54,187 SF
DWELLING UNITS PER ACRE:	85 DWELLING UNITS / 3.06 AC = 28 DWELLING UNITS PER AC
PROPOSED FRONT BUILDING SETBACK:	20' (STAFFORD AVENUE); 17.53' (HARTFORD STREET)
PROPOSED SIDE SETBACK:	40.35' (NORTH); 40.24' (EAST)
TOTAL REQUIRED PARKING:	1 SPACE FOR EACH BEDROOM AND/OR STUDIO
TOTAL PROVIDED PARKING:	TOTAL REQUIRED PARKING SPACES = 85 UNITS x 1 SPACES = 85 SPACES
TOTAL REMOVED PARKING:	46 SURFACE SPACES (INCLUDING 3 ADA SPACES)
PROPOSED PARKING SETBACKS:	53 GARAGE SPACES (INCLUDING 4 ADA SPACES)
EXISTING BUILDING COVERAGE:	3 STREET PARALLEL PARKING SPACES
PROPOSED BUILDING COVERAGE:	46 + 53 + 3 = 102 SPACES
EXISTING LOT COVERAGE:	1 STREET PARALLEL SPACE (HARTFORD STREET)
PROPOSED LOT COVERAGE:	
CRITICAL YEAR STORM:	8.91' (NORTH); 6.62' (EAST); 12.71' (WEST)
FLOOD DESIGNATION:	5
WATERSHED ID:	ZONE X (FIRM MAP 39049C0159K EFFECTIVE 06/17/2008)
	OLENTANGY RIVER

2 - SITE PLAN

CITY OF WORTHINGTON  
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02/01/2019



**PROPOSED LEGEND**

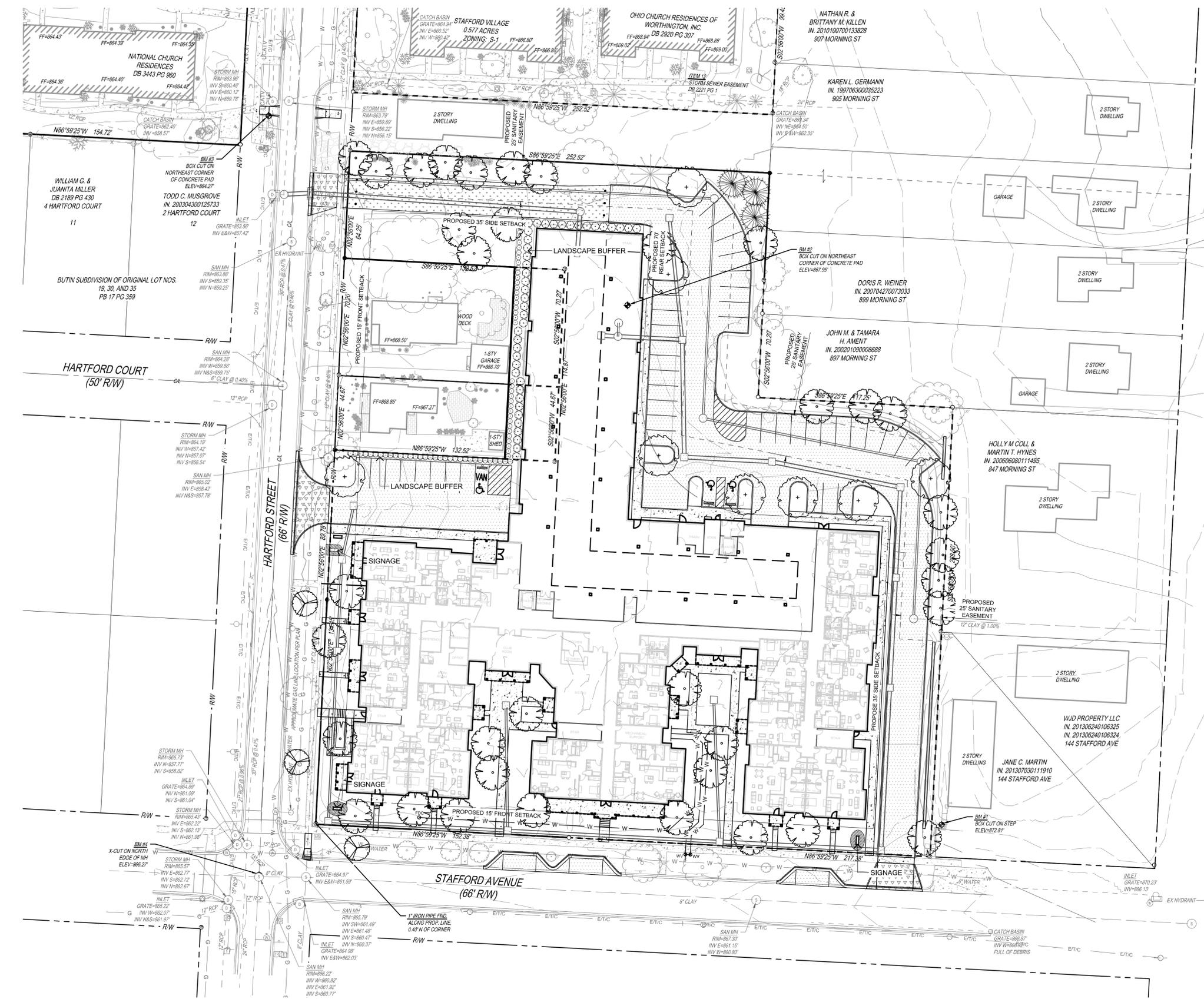
- 865 — EXISTING CONTOUR
- 869 — EXISTING CONTOUR
- 866 — PROPOSED CONTOUR
- 866 — PROPOSED CONTOUR
- STM — PROPOSED STORM PIPE
- — PROPOSED UNDERGROUND DETENTION SYSTEM
- SAN — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER
- ① — STORM MANHOLE
- ② — PROPOSED CATCH BASIN
- WC — WATER QUALITY STRUCTURE
- BM — STORM DIVERSION MANHOLE
- SMH-1 — SANITARY MANHOLE
- WV — PROPOSED WATER VALVE
- FDC — REMOTE FIRE DEPARTMENT CONNECTION

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- NOTES:**
- CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES. IF IN CONFLICT WITH PROPOSED THEN LOWER EXISTING UTILITIES. CAUTION WHEN EXCAVATING. IF SITE CONDITIONS WOULD PROHIBIT THE LOWERING OR RELOCATION OF EXISTING UTILITIES, THE DESIGN ENGINEER SHALL BE NOTIFIED IMMEDIATELY.
  - CONTRACTOR TO ENSURE 18" MINIMUM CLEARANCE ON ALL UTILITY CROSSINGS
  - WATER SIZES SERVICING THE BUILDING SHALL BE CONFIRMED BY THE MEP



**3 - UTILITY AND GRADING PLAN**

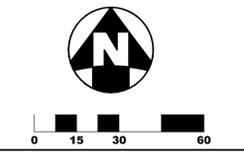


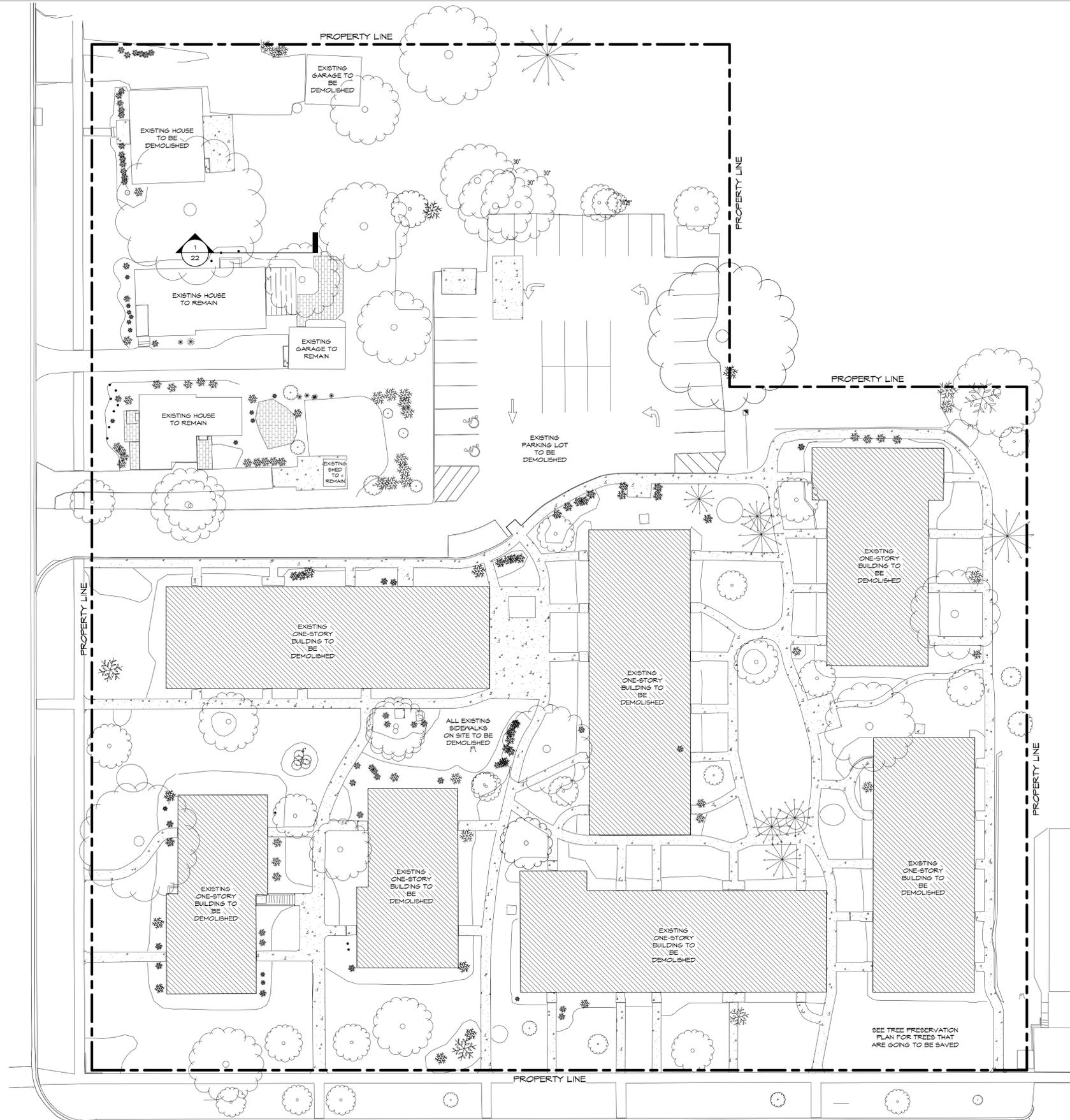
CITY OF WORTHINGTON, OHIO LANDSCAPE ZONING REQUIREMENTS		
	REQUIRED	PROPOSED
<b>PARKING LANDSCAPING</b>		
TREES	PROVIDE 1 TREE PER 6 PARKING SPACES (2" CALIPER MIN.) 46 SPACES = 8 TREES	8 TREES PROVIDED
<b>TREE REPLACEMENT</b>		
	REPLACE ANY TREE REMOVED WITH A 6" OR LARGER CALIPER ON A 1:1 CALIPER 1,006 CALIPERS REMOVED = 1,006 CALIPERS REPLACED	36 TREES PROVIDED (3" CALIPERS EACH) = 108 CALIPERS 898 CALIPERS PAID TO CITY

- LEGEND**
- PLANT BED AT SIGNAGE
  - DECIDUOUS TREE, PARKING
  - DECIDUOUS TREE, STREET
  - DECIDUOUS TREE, REPLACEMENT

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4 - LANDSCAPE PLAN





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 PUD 01-19  
 DATE 02-01-2019

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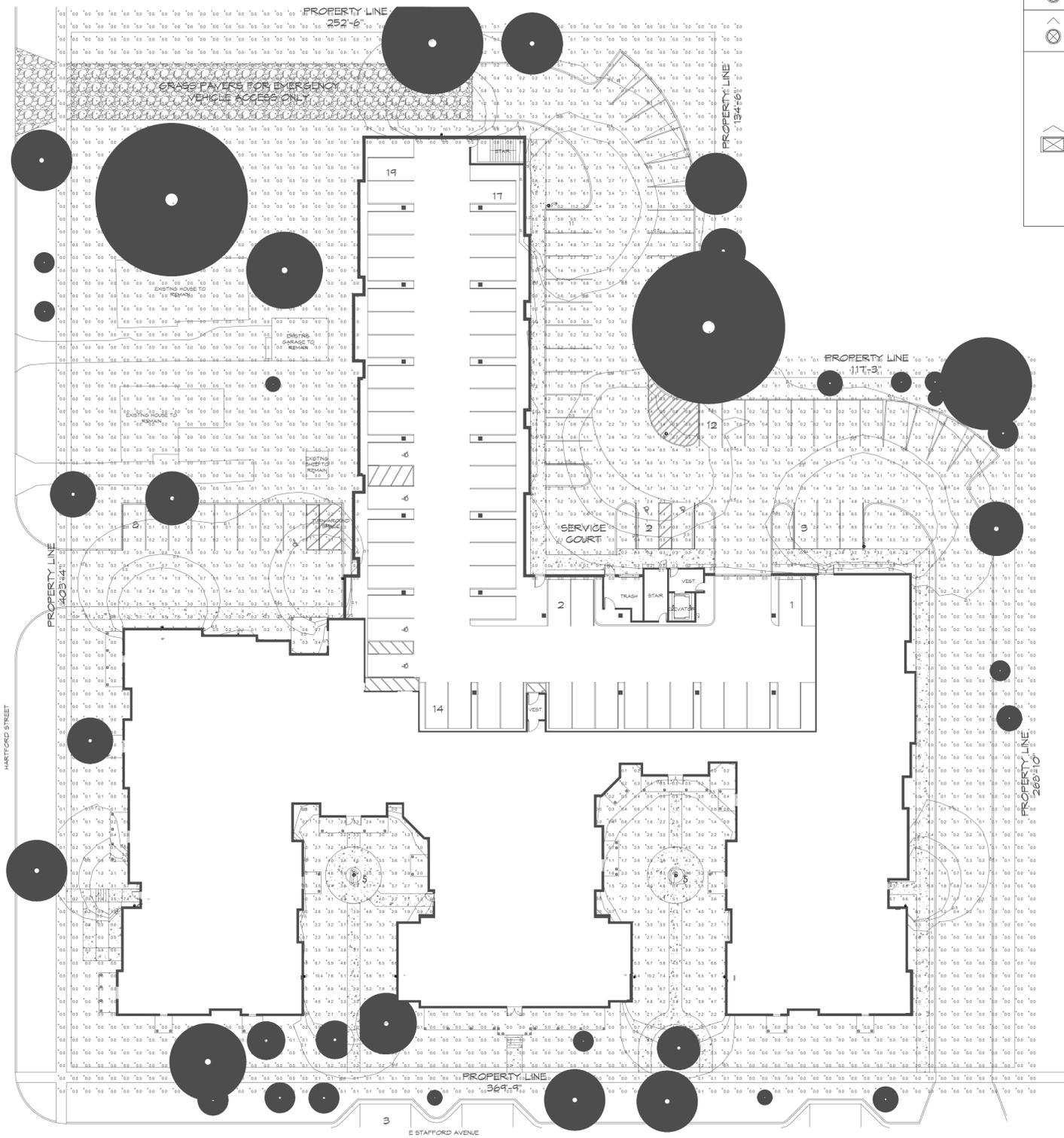
CITY OF WORTHINGTON  
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-  NEW DECIDUOUS SHRUB
-  EXISTING DECIDUOUS SHRUB
-  NEW MULTI-STEM ORNAMENTAL
-  NEW COLUMNAR DECIDUOUS
-  NEW EVERGREEN
-  NEW EUROPEAN HOLMBEAM
-  EVERGREEN HEDGE W/  
GROUND COVER PANEL
-  DRIFTS OF ORNAMENTAL  
GRASSES
-  NEW HEDGE
-  GROUND SIGN
-  TREE
-  GROUND COVER
-  ACCENT PAVING

SITE PLAN

02/01/2019

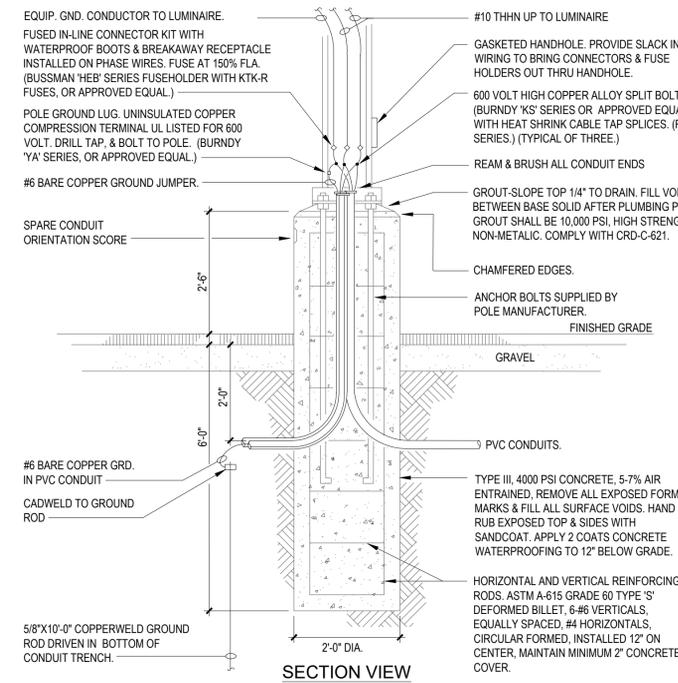
B-11



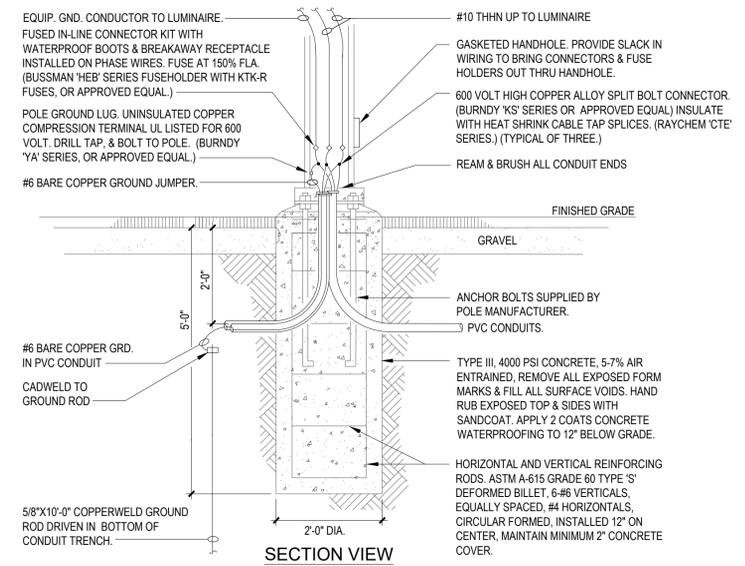
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
⊗	A3	2	NATIONAL LIGHTING SOLUTIONS	LEG-1-T3-48L-53-40K	17.375"DIA. X 25.5"H. LED LUMINAIRE ALUMINUM REFLECTOR WITH CLEAR LENS		1	NLS Post Top T3.ies	8806	1	80
⊗	A5	3	NATIONAL LIGHTING SOLUTIONS	LEG-1-T5-48L-53-40K	17.375"DIA. X 25.5"H. LED LUMINAIRE ALUMINUM REFLECTOR WITH CLEAR LENS		1	NLS Post Top T5.ies	9120	1	80
⊗	B	11	RAB LIGHTING INC.	WPLED26N-WPLED26ND10 (WALLPACK) - ALED26N-ALED26ND10 (AREA LIGHTER)	CAST FINNED METAL HOUSING, MACHINED METAL HEAT SINK, 1 CIRCUIT BOARD WITH 1 LED, MOLDED PLASTIC REFLECTOR WITH SEMI-SPECULAR FINISH, CLEAR FLAT GLASS LENS IN CAST BROWN PAINTED METAL FRAME.	ONE WHITE MULTI-CHIP LIGHT EMITTING DIODE (LED), TILTED 33-DEGREES FROM VERTICAL BASE-UP POSITION. INPUT VOLTAGE TO THE LED DRIVERS: Facade, Government, Harbor, Healthcare, Hospitality, Hotel, Industrial, Institutional, Library Manufacturing, Marine, Medical, Office, Parking, Parks, Pathway Pedestrian, Pool, Recreation, Residential, Retail, Site, Tunnel, Underpass, Utility, Walkway Warehouse, Water Treatment, Direct, Emergency, Security	1	RAB Wallpack.ies	3467	1	29.8

P ST P TU S S N T15  
 P TU S S N T12  
 TN S 000 T P TU TN  
 D P S S DT ND S D NP T NSP DT S

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POLE BASE DETAIL - PARKING LOT 2  
 NTS SP-1



POLE BASE DETAIL - SIDEWALK 1  
 NTS SP-1

SP 1 Site Photometric Plan

**NLS LIGHTING** **LEGACY**  
ARCHITECTURAL LIGHTING

How can an outdoor luminaire possibly deserve the name "Legacy," which features breakthrough Lighting technology? The answer is simple. There are at least three distinct reasons: Performance, design and function.

The Legacy is the perfect luminaire designed to replace existing post top fixtures saving seventy five percent energy while meeting IES minimum foot candle levels and improving light distribution and uniformity.

The Full Cutoff Dark Sky Legacy luminaire features LEDs recessed deep into the luminaire eliminating any direct glare. The Legacy also features a clear tempered safety glass lens with silicone gasket which improves fixture reliability.

Legacy is available from 18 to 102 watts and its scale is perfect to replace any wattage between 70-400 watt HID. The Legacy throws light four to five mounting heights in all directions which is a major improvement of existing optical technology. The Legacy features the Star Power Reflector system, a diffused 95 percent reflective low glare optical material.

Legacy is available in two different Kelvin temperatures of 3000, 4000 and 5000 in both Type 3 and 5 light distributions.



**STAR POWER OPTICAL SYSTEM**  
The Star Power reflector is an excellent system which provides great value and performance.

**LED WATTAGE CHART**

	16L	32L	48L	64L
350 milliwatts	15w	30w	45w	60w
530 milliwatts	22w	44w	66w	88w
700 milliwatts	30w	60w	90w	120w

Project Name: \_\_\_\_\_ Type: \_\_\_\_\_

Cat #	Light Dist.	# of LED	Milliwatts	Kelvin	Volts	Color	# of Bars	Mounting	Options
Legacy (LEG-1)	Type 3 (T3)	16 (16L)	350 (35)	3000K (30K)	120-277 (UNV)	Bronze (BRZ)	2 Bar (2B)	Post Top Over 2-3/8" OD (PTZ)	Marine Grade Finish (MGF)
		32 (32L)	530 (53)	4000K (40K)		White (WHT)	3 Bar (3B)	Post Top Over 3" OD (PT3)	FSP-211 with Motion Sensor (MS) Voltage (FSP-8) *For 6" & Below (FSP-30) *For 6" to 20" (FSP-40) *For 21" to 40"
	Type 5 (T5)	48 (48L)	700 (7)	5000K (50K)		Silver (SVR)	3 Bar (3B)	Mast Arm Fitter (MAF)	Photocell (PC) *Mat Specially Voltage (MS) Surge Protector (SP) House Sizing Shield (HSS) Front Edge Shield (FES)
		64 (64L)				Hunter Green (HGN)	3 Bar (3B)	Fluted Holder + 2 Bar (FH)	
					Black (BLK)				
					Graphite (GRH)				
					Gray (GRY)				
					Custom (CS)				

**PRODUCT SPECIFICATIONS**

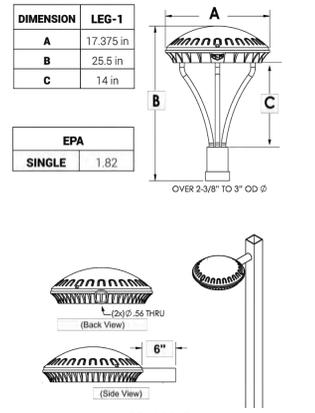
**Housing:** Cast Aluminum  
**LED:** Lumeon M Series by Lumileds  
**Optics:** Star Power System; Type 3 and Type 5 Optics  
**Watts:** 18-102  
**Electrical:** UL 1598 Listed

**Driver:** 0-10V Dimmable driver by Philips Advance  
**Kelvin:** 3000, 4000 or 5000  
**Finish:** 5 mils Powder Coat  
**Hardware:** Stainless Steel  
**Warranty:** Standard Warranty is 5 years for Driver and LEDs

**PRODUCT DIMENSIONS**

**LEGACY - LUMEN DATA CHART**

PART NUMBER	T3 LUMENS	L/W	T5 LUMENS	L/W	Watts
LEG-116L-35-30K	1890	105	1998	111	18
LEG-116L-35-40K	1980	110	2052	114	18
LEG-116L-35-50K	2070	115	2124	118	18
LEG-116L-53-30K	2940	105	3108	111	28
LEG-116L-53-40K	3090	110	3192	114	28
LEG-116L-53-50K	3220	115	3304	118	28
LEG-116L-7-30K	3780	105	3996	111	36
LEG-116L-7-40K	3960	110	4104	114	36
LEG-116L-7-50K	4140	115	4248	118	36
LEG-132L-35-30K	3465	105	3663	111	33
LEG-132L-35-40K	3630	110	3762	114	33
LEG-132L-35-50K	3795	115	3894	118	33
LEG-132L-53-30K	5670	105	5994	111	54
LEG-132L-53-40K	5940	110	6156	114	54
LEG-132L-53-50K	6210	115	6372	118	54
LEG-132L-7-30K	7455	105	7881	111	71
LEG-132L-7-40K	7810	110	8094	114	71
LEG-132L-7-50K	8165	115	8378	118	71
LEG-148L-35-30K	5355	105	5661	111	51
LEG-148L-35-40K	5610	110	5814	114	51
LEG-148L-35-50K	5865	115	6018	118	51
LEG-148L-53-30K	8400	105	8880	111	80
LEG-148L-53-40K	8800	110	9120	114	80
LEG-148L-53-50K	9200	115	9440	118	80
LEG-148L-7-30K	10920	105	11544	111	104
LEG-148L-7-40K	11440	110	11856	114	104
LEG-148L-7-50K	11960	115	12272	118	104
LEG-164L-35-30K	6930	105	7224	111	66
LEG-164L-35-40K	7260	110	7524	114	66
LEG-164L-35-50K	7590	115	7788	118	66
LEG-164L-53-30K	10710	105	11322	111	102
LEG-164L-53-40K	11220	110	11628	114	102
LEG-164L-53-50K	11730	115	12036	118	102



**NLS LIGHTING** 701 Kinghill Place, Carson, CA 90746  
Call Us Today (310) 341-2037 [www.nslighting.com](http://www.nslighting.com)

Design Lights Consortium (DLC) qualified Product. Some configurations of this product family may not be Design Lights Consortium (DLC) listed, please refer to the DLC qualified products list to confirm listed configurations. <http://www.designlights.org>

UL LISTED

**WPLED26N/PC LED WALL PACKS RAB**

LED 26W Wallpacks. Patent Pending thermal management system. 100,000 hour L70 lifespan. 5 Year Warranty.  
Color: Bronze Weight: 7.5 lbs

<b>Project:</b>	<b>Type:</b>
<b>Prepared By:</b>	<b>Date:</b>

<b>Driver Info</b>	<b>LED Info</b>
Type: Constant Current	Watts: 26W
120V: 0.26A	Color Temp: 4000K
208V: N/A	Color Accuracy: 71 CRI
240V: N/A	L70 Lifespan: 100000
277V: N/A	Lumens: 3468
Input Watts: 29W	Efficacy: 118 LPW
Efficiency: 88%	

**Technical Specifications**

**Electrical:**  
**Photocell:** 120V Button Photocell Included. Photocell is only compatible with 120V.  
**Driver:** Multi-chip 26W High output long life LED Driver Constant Current, 720mA, Class 2, 6kV Surge Protection, 100V-277V, 50-60 Hz, 100-240V-4 Amps.  
**Listings:**  
**DLC Listed:** This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities.  
**UL Listing:** Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.  
**Dark Sky Approved:** The International Dark Sky Association has approved this product as a full cutoff, fully shielded luminaire.  
**LED Characteristics:**  
**Lifespan:** 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations.  
**Color Consistency:** 3-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color.

**Color Stability:** LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.  
**Color Uniformity:** RAB... a range of CCT (Correlated color temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2017.  
**Construction:** IP Rating: Ingress Protection rating of IP66 for dust and water.  
**Finish:** Formulated for high durability and long lasting color.  
**Ambient Temperature:** Suitable for use in 40°C (104°F) ambient temperatures.  
**Cold Weather Starting:** Minimum starting temperature is -40°C (-40°F).  
**Green Technology:** Mercury and UV free. RoHS compliant components. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

**For use on LEED Buildings:** IDA Dark Sky Approval means that this fixture can be used to achieve LEED Credits for Light Pollution Reduction.  
**Patents:** The WPLED design is protected by U.S. Pat. D634879, Canada Pat 134878, China Pat. CN301649064S.  
**Equivalency:** Equivalent to 175W Metal Halide.  
**Buy American Act Compliance:** RAB values USA manufacturing! Upon request, RAB may be able to manufacture the product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.  
**Optical:**  
**BUG Rating:** B1 U0 G0

CITY OF WORTHINGTON  
DRAWING NO. PUD 01-17F  
AR 23-18  
DATE 3-30-18

Need help? Tech help line: (888) RAB-1000 Email: [sales@rabweb.com](mailto:sales@rabweb.com) Website: [www.rabweb.com](http://www.rabweb.com)  
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Page 1 of 2

**WPLED26N/PC RAB**

**Dimensions**

**Features**  
High performance LED light engine  
Maintains 70% of initial lumens at 100,000 hours  
Weatherproof high temperature silicone gaskets  
Superior heat sinking with die cast aluminum housing and external fins  
100 up to 277 Volts  
5-year warranty

**Ordering Matrix**

Family	Wattage	Color Temp	Sensor	Finish	Photocell	Dimming
WPLED	26 = 26W	Blank = 5000K (Cool) Y = 3000K (Warm) N = 4000K (Neutral)	Blank = No Sensor MS = Mini Sensor	Blank = Bronze W = White	Blank = No Photocell /PC = 120V Button /PCS = 277V Button	Blank = No Dimming /D10 = Dimmable

CITY OF WORTHINGTON  
DRAWING NO. PUD 01-17F  
AR 23-18  
DATE 3-30-18

Need help? Tech help line: (888) RAB-1000 Email: [sales@rabweb.com](mailto:sales@rabweb.com) Website: [www.rabweb.com](http://www.rabweb.com)  
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SP 2 Site i htin ixt e



02/01/2019

CITY OF WORTHINGTON  
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DATE 02-01-2019



CINCINNATI  
COLUMBUS  
DAYTON  
LOUISVILLE

350 Worthington Rd, Suite B  
Westerville, OH 43082  
phone 614.882.4311  
fax 614.882.4479  
www.kleingers.com



**Memorandum**  
January 8, 2019  
Site Civil Narrative for National Church Residences  
150491.004

Memorandum

Project # 150491.004

TO: Blake Williams (pH7 Architects)  
CC: Charity Sims (pH7), Michael Healy (pH7)  
FROM: Brendan M. Fleming, P.E.  
DATE: January 8, 2019  
RE: **Site Civil Narrative for National Church Residences**

**Existing Site Features**

The development site is located at the northeast corner of Stafford Avenue and Hartford Street in the City of Worthington, Franklin County, Ohio. It is made up of several residential properties and is surrounded by existing residential development on all sides, with Stafford Avenue to the south and Hartford Street to the west. There are currently two (2) curb openings for the subject site along Hartford Street. The southern is a shared access for an existing single-family dwelling and interior driveway connecting the central parking area. The northern is for a private drive serving a single-family dwelling. Impervious surfaces cover approximately 47% of the area, with the remaining 53% consisting of grass areas, trees, vegetation, and common open spaces. The topography of the site falls from a high spot at the southeast corner (873) to a low spot at the NW corner (865), equating to approximately eight (8') feet of relief across the entire area. Slopes range onsite from about 33% along the eastern property line to about 1.5% over the interior parking areas.

**Proposed Site Development**

The proposed development will consolidate the various residential properties and demolish the existing centralized dwellings and appurtenant features to accommodate the construction of a new eighty-five (85) unit senior living facility. The two single-family residences along Hartford Street will remain. Features appurtenant to the new facility will include a new forty-six (46) space surface parking lot, lighting and landscaping measures, utility connections, and subsurface stormwater conveyance/detention. New curb openings onto Hartford Street and Stafford Avenue will also be proposed, with the Hartford Street access occurring at the existing location and the Stafford Avenue access occurring at the southeast corner of the site. Impervious surfaces will now cover approximately 70% of the area, with the remaining 30% consisting of grass areas and common open spaces. Slopes within the development will be consistent with existing conditions, but three (3') to five (5') foot high retaining walls will be required to make up the grade difference along the eastern property line. New ADA access ramps will also be proposed just to the north of the development connecting either side of Hartford Street, and at the northeast corner of Stafford and Hartford. Additionally, several existing trees will require removal throughout the site.

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**Storm Water Management**

The increase in impervious surface onsite will increase peak runoff release rates/volumes and therefore will require water quantity (detention) and quality treatment. This will be accomplished with an underground system that will be sized to temporarily store the additional volumes of runoff, and release rates will be attenuated to local authority acceptable levels via the use of a staged outlet structure. Placement of the underground system will be under the proposed parking area and runoff will be conveyed to this location via new storm water conduit conveyance. The option of placing the underground storm water storage under the building's ground level parking will be explored. It may not be possible for the underground storage to be completely contained under the footprint of the building's ground level parking. New inlets will be at the connection points of this conveyance system to collect runoff generated over the new impervious surfaces. Roof runoff will be conveyed to the system via a collection manifold system around its perimeter. The ultimate release point for the system will be the existing storm sewer that runs along the center of Hartford Street. Connection to this system may require the lowering of existing utilities within the right-of-way. It is recommended that all utilities be field verified (pot-holed) prior to construction.

The disturbance and exposure of soil will also require water quality treatment measures to be imposed onsite pursuant to the current Ohio EPA Stormwater General Construction Permit. Conformance with the requirements of this permit will be demonstrated via extended detention within the underground system, and pretreatment of tributary runoff via the use of upstream manufactured treatment devices sized to treat 50% of all total suspended solids.

**Sanitary Sewer**

There is an existing 12" sanitary sewer that runs through the center of the development site which conveys runoff from Morning Street to the 12" sewer main within Hartford Street. The proposed building will require the re-routing of this sewer along the eastern and northern property lines to a connection point further downstream within Hartford Street. Due to the extended length of pipe needed to redirect the line, as well as the need to maintain slope capacity, there is the potential that the rerouting of the sewer will not meet the original capacity. Further investigation is required however to determine the capacity within the sewer and the ability to run the pipe at a flatter slope. If capacity is not able to be met, this could result in the need of a lift station just prior to the downstream connection point. Connection of the new building will most likely occur at the 12" main within Hartford Street, although further investigation into this matter is also required to certify upstream capacity. Options to locate the sanitary sewer main and easement away from the east property line will be explored to save the large tree.

**Water**

There is an existing 4" main within Hartford Street and an existing 6" main within Stafford Avenue that are both available for connection to the proposed senior living facility. However, due to the bigger size and preference to keep the utility room along the building frontage, connection to the main within Stafford is more adequate. New fire and domestic services (sized by others) will split off a single tap to the main near the right-of-way and continue up through the central corridor entrance area. Backflow prevention and metering can occur within the building based on the current location chosen, and there will be no need for an external meter pit. Fire code will also require the extension of a remote FDC from the utility room to be placed near the existing fire hydrant at the



northeast corner of Hartford and Stafford, but there should be no requirement to place additional private hydrants on site.

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**Tree inventory for Stafford Village, 814 Hartford St., Worthington, OH 43085**  
**Performed by José Fernández, ISA Board Certified Master Arborist OH 5129-A**

Tree numbers correspond to the numbers noted on the map of the property.

D= dead; P= poor; F= fair; G= Good

Tree condition may be a composite of various factors. For example in some cases, the tree health was found to be good, but the structure was not, resulting in a F or P.

DBH = Diameter at breast height, visually estimated, approximately 4 1/2 feet above grade.

Tree	DBH	Condition	Remarks/recommendation
1. Silver Maple	30"	F, mature	Some recent storm damage. Prune. Dynamic cable.
<del>2. Silver Maple</del>	<del>30"</del>	<del>F, mature</del>	<del>Some decay. Clearance prune. Cable.</del>
<del>3. Hackberry</del>	<del>16"</del>	<del>G, young</del>	<del>Remove low limb over shed.</del>
4. Pin Oak	56.75"	G, Peak maturity	Clean up large storm damaged stubs. Remove dead wood.
5. Norway Maple	8"	G, young	Raise to about 6' above grade. (Tree may be a Crimson King).
6. Norway Maple	7"	G, young	Same as #5.
7. Yew	8' tall	G, mature	
8. Hackberry	30"	G, mature	Dead wood cleaning and clear residence.
9. Black Cherry	14"	G, mature	Dead wood cleaning.
<del>10. Hackberry</del>	<del>6"</del>	<del>G, young</del>	<del>Remove to give clearance to mature Hackberry.</del>
11. Crabapple	9"	F, mature	Dead wood. Possibly some fire blight.
<del>12. Norway Spruce</del>	<del>20"</del>	<del>G, mature</del>	<del>Dead wood.</del>
<del>13. Silver Maple</del>	<del>30"</del>	<del>G, mature</del>	<del>Prune trunk sprouts to clear residence. Cut and remove surface girdling roots.</del>
<del>14. Sugar Maple</del>	<del>15"</del>	<del>G, mature</del>	<del>Cable.</del>
15. Silver Maple	30"	F, mature	Possibly a Freeman Maple. Some decay in main trunk, but tree appears stable. Dead wood, increase clearance to residence, cable.
16. Lilac	10' tall	F, mature	Remove dead stems.
17. Sweetgum	15"	G, young	Dead wood. Raise to balance. Remove surface girdling root.
18. Sweetgum	18"	G, mature	Dead wood. Raise to 10' above grade.
19. Honeylocust	11"	G, young	Dead wood. Raise to 10'. Increase clearance to residence.
<del>20. Norway Spruce</del>	<del>20"</del>	<del>G, mature</del>	<del>Dead wood. Raise to 8'.</del>
<del>21. Norway Spruce</del>	<del>12"</del>	<del>G, young</del>	<del>Dead wood. Raise to 8'.</del>
22. Tulip Poplar	15"	G, young	Dead wood. Remove three lower limbs to increase clearance over residence.
23. Scotch Pine	11"	F, mature	Canopy looks good. Sapsucker damage to trunk. May be affected by Zimmerman Pine Moth.



Tree	DBH	Condition	Remarks/recommendation
<del>24. Norway Maple, Crimson King</del>	<del>11"</del>	<del>P, mature</del>	<del>Substantial dead wood and appears to have Verticillium Wilt. Removal may be merited as tree is declining rapidly.</del>
<del>25. Hackberry</del>	<del>24", 28"</del>	<del>G, mature</del>	<del>2 cables. Dead wood. Clear house by 10'-12'. Multi-stem tree.</del>
<del>26. Sycamore</del>	<del>24"</del>	<del>G, mature</del>	<del>Dead wood. Clear house 10'-12'.</del>
<del>27. Yew</del>	<del>10' tall</del>	<del>G, mature</del>	
28. Sweetgum	20"	G, mature	Dead wood.
<del>29. Sycamore</del>	<del>46"</del>	<del>G, Peak maturity</del>	<del>Large loose dead wood hanging over walkway. Tree is a fine specimen, though lower scaffold limbs are growing faster than top of crown. This is unusual for this species.</del>
30. Silver Maple	14", 10", 15"	(Fair to poor), mature	Storm damage, stem wound, poor structure. If tree is kept, prune and cable. Multi-stem tree.
31. Bradford Pear	20"	F, mature	Good health, poor structure. Weight reduction pruning. Multiple cables for support.
32. Bradford Pear	18"	F, mature	Same as #31, but only 1 cable needed.
33. Silver Maple	38"	G, mature	Prune for house clearance, storm damage.
34. Mugo Pine	10' tall	(Fair to poor), mature	Dothistroma needle blight progressing. Tree still looks okay from the west. Walkway pruning on east side has made the tree look poor.
<del>35. Bradford Pear</del>	<del>14", 14"</del>	<del>F, mature</del>	<del>See # 31. Multi-stem tree.</del>
<del>36. Sweetgum</del>	<del>20"</del>	<del>G, mature</del>	<del>Dead wood. Cable.</del>
<del>37. Magnolia</del>	<del>5" x 5</del>	<del>G, mature</del>	<del>Minor dead wood. Tree may be soulangeana species. Beautiful specimen.</del>
<del>38. Sycamore</del>	<del>24"</del>	<del>G, mature</del>	<del>Dead wood, raise to 10', house clearance.</del>
<del>39. Crabapple</del>	<del>9"</del>	<del>P, mature</del>	<del>Remove mostly dead entire stem, clean up sprouts, dead wood, clear house. Tree may have fire blight.</del>
<del>40. Sweetgum</del>	<del>12"</del>	<del>G, young</del>	<del>Dead wood, clear house.</del>
<del>41. Sweetgum</del>	<del>20"</del>	<del>G, mature</del>	<del>Dead wood, clear house.</del>
<del>42. Pear (Cleveland Select or Chanticleer)</del>	<del>10"</del>	<del>G, young</del>	
43. Pear (See #42)	10"	F, young	Clear house well. Tree is leaning away from Oak at street.
44. Scotch Pine	20"	G, mature	Dead wood, clear walkway.
<del>45. Colorado Blue Spruce</del>	<del>13"</del>	<del>F, mature</del>	<del>Looks surprisingly good for this species in central Ohio. Dead wood, house clearance.</del>



<del>46. Colorado Blue Spruce</del>	<del>13"</del>	<del>F, mature</del>	<del>See #45</del>
<del>47. Colorado Blue Spruce</del>	<del>13"</del>	<del>F, mature</del>	<del>See #45</del>
<del>48. Crabapple</del>	<del>7"</del>	<del>G, mature</del>	<del>Dead wood, trunk sprouts, house clearance.</del>
49. Black Locust	8"	G, young	Cut out grape vine.

Not Surveyed

50. Keep	<del>51. Remove</del>	52. Keep	53. Keep
54. Keep	55. Keep	56. Keep	<del>57. Remove</del>
<del>58. Remove</del>	<del>59. Remove</del>	<del>60. Remove</del>	<del>61. Remove</del>
<del>62. Remove</del>	63. Keep	64. Keep	<del>65. Remove</del>
<del>66. Remove</del>	67. Keep	68. Keep	<del>69. Remove</del>
<del>70. Remove</del>	<del>71. Remove</del>	<del>72. Remove</del>	<del>73. Remove</del>
<del>74. Remove</del>	<del>75. Remove</del>	76. Keep	77. Keep
78. Keep	79. Keep	80. Keep	<del>81. Remove</del>
<del>82. Remove</del>	<del>83. Remove</del>	<del>84. Remove</del>	<del>85. Remove</del>
<del>86. Remove</del>	<del>87. Remove</del>	<del>88. Remove</del>	<del>89. Remove</del>
<del>90. Remove</del>	<del>91. Remove</del>	<del>92. Remove</del>	

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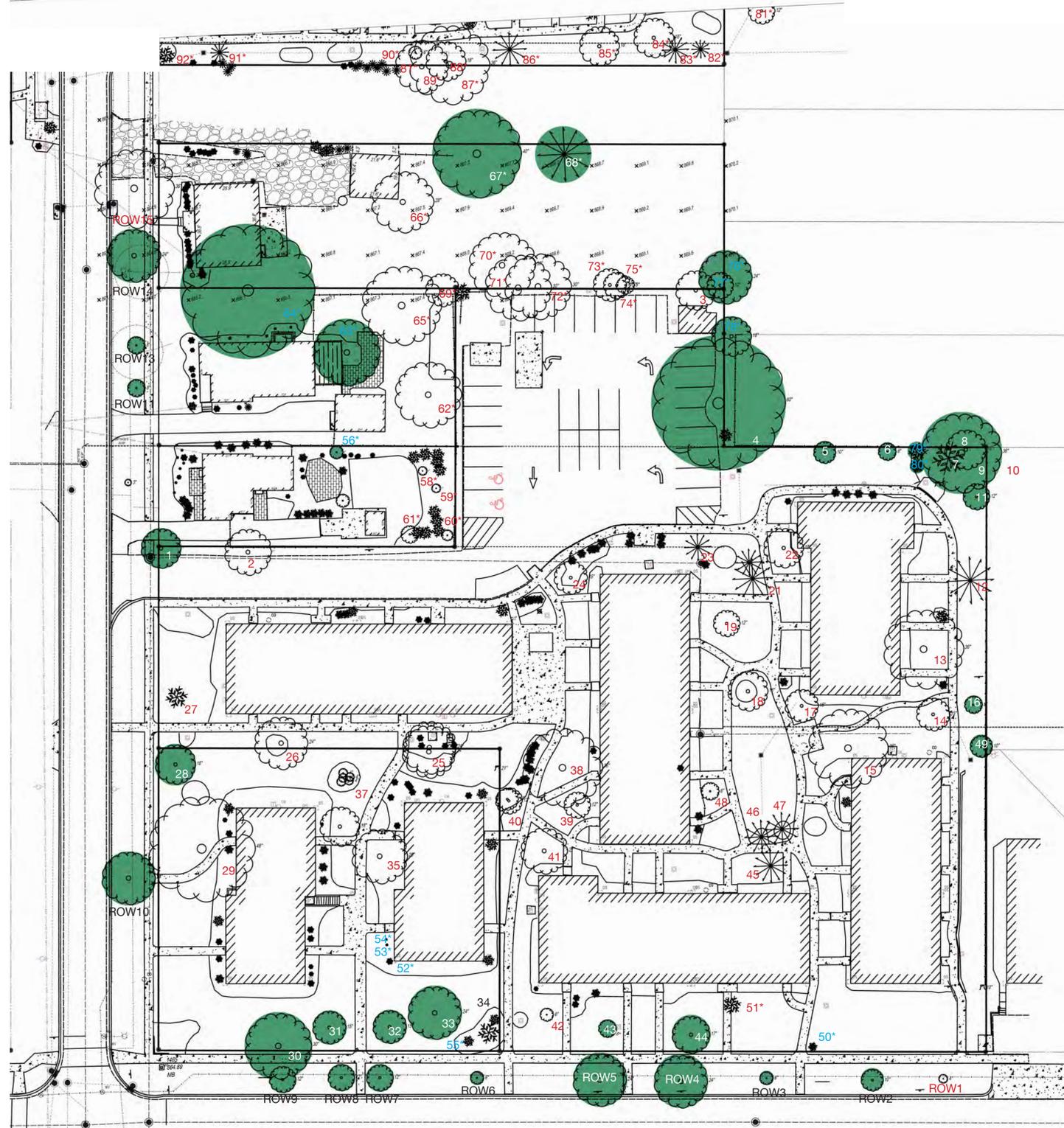
02/01/2019

B-15

TREE SURVEY

ALL TREES

WHITE OR BLUE = KEEP    RED = REMOVE    STAR\* = NOT SURVEYED    ROW = RIGHT OF WAY



TREES TO BE SAVED



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TREE SURVEY

TAB 5

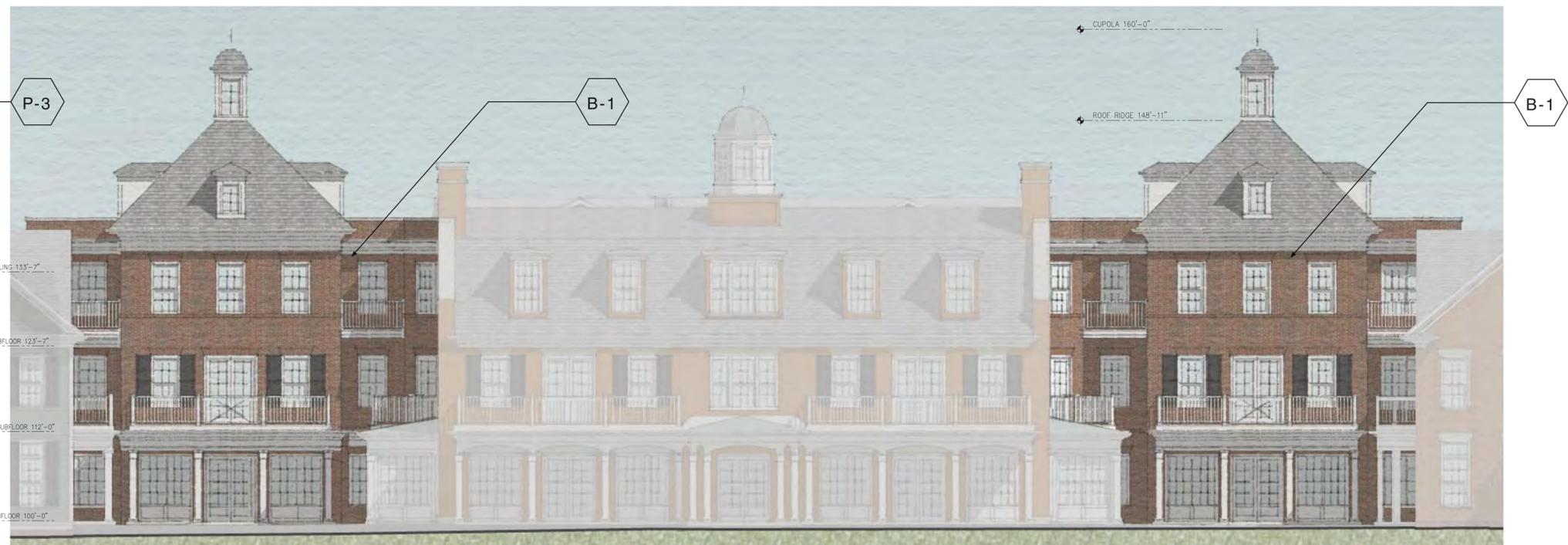
CITY OF WORTHINGTON

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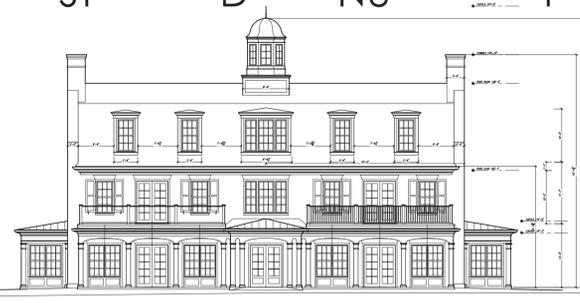
LEGEND	
	P-1 ROOKWOOD AMBER SW2817 SIDING
	P-2 CLASSICAL YELLOW SW2865 SIDING
	P-3 SPORTY BLUE SW6522 SIDING
	P-4 ANTIQUE RED SW7587 SIDING
	P-5 ROOKWOOD BLUE GREEN SW2811 SIDING
	P-6 KIND GREEN SW6457 SIDING
	P-7 ACCESSIBLE BEIGE SW7036 STUCCO
	P-8 EXTRA WHITE SW7036 TRIM
	P-9 CAVIAR SW6990 SHUTTER
	P-10 ORIGAMI WHITE SW7636 STUCCO
	B-1 GLEN GERY TOASTED BELGIUM
	B-2 GLEN GERY DANISH
	B-3 SHINGLE ROOF



ST D NU T N ST ND

ST D NU T N ST ND ST UT DS

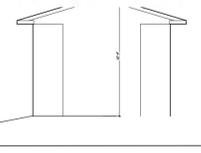
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CITY OF WORTHINGTON

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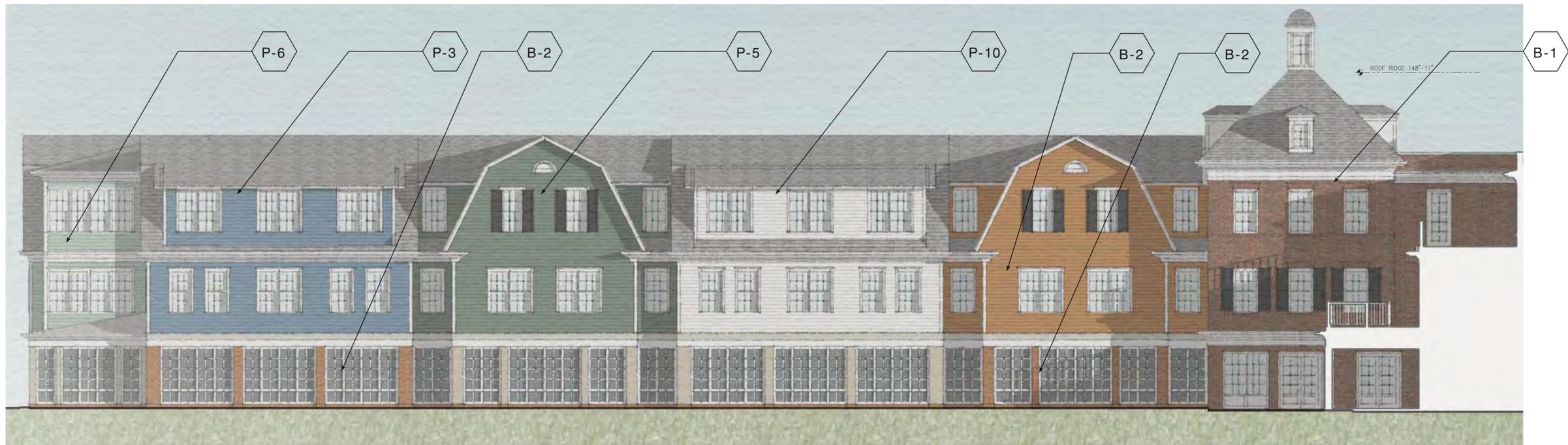
DATE 02-01-2019



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02/01/2019

LEGEND	
	P-1 ROOKWOOD AMBER SW2817 SIDING
	P-2 CLASSICAL YELLOW SW2865 SIDING
	P-3 SPORTY BLUE SW6522 SIDING
	P-4 ANTIQUE RED SW7587 SIDING
	P-5 ROOKWOOD BLUE GREEN SW2811 SIDING
	P-6 KIND GREEN SW6457 SIDING
	P-7 ACCESSIBLE BEIGE SW7036 STUCCO
	P-8 EXTRA WHITE SW7036 TRIM
	P-9 CAVIAR SW6890 SHUTTER
	P-10 ORIGAMI WHITE SW7536 SIDING
	B-1 GLEN GERY TOASTED BELGIUM
	B-2 GLEN GERY DANISH
	R-1 SHINGLE ROOF



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T DST T T N

CITY OF WORTHINGTON

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PUD 01-19

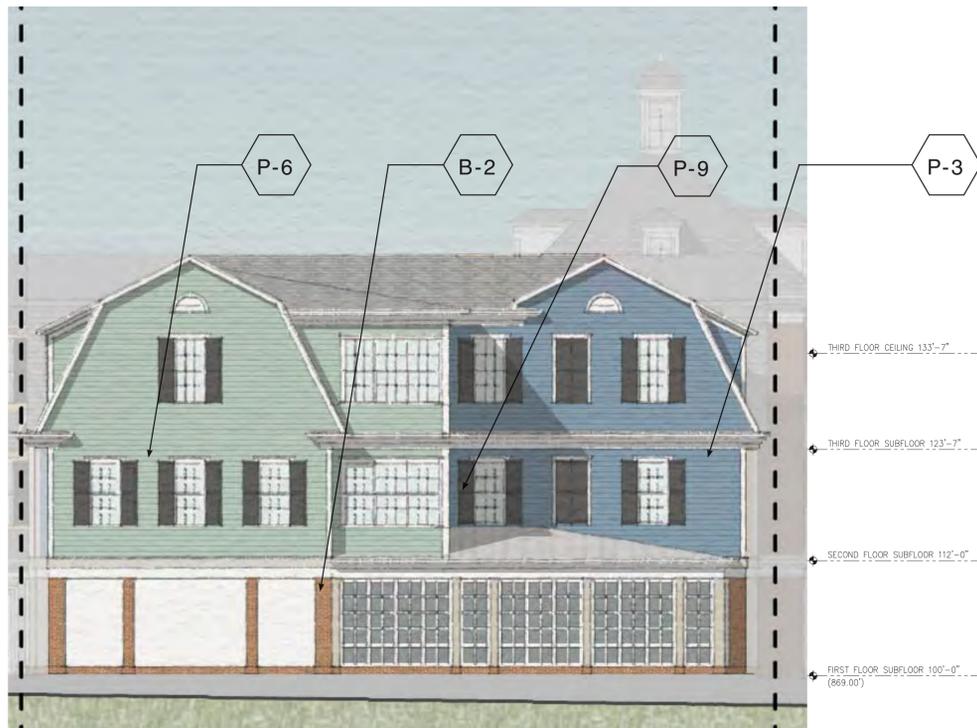
DATE 02-01-2019

this sign location  
mounted on a  
diagonal

02/01/2019



LEGEND	
P-1 ROOKWOOD AMBER SW2817 SIDING	P-7 ACCESSIBLE BEIGE SW7036 STUCCO
P-2 CLASSICAL YELLOW SW2865 SIDING	P-8 EXTRA WHITE SW7036 TRIM
P-3 SPORTY BLUE SW6522 SIDING	P-9 CAVIAR SW6990 SHUTTER
P-4 ANTIQUE RED SW7587 SIDING	P-10 ORIGAMI WHITE SW7658
P-5 ROOKWOOD BLUE GREEN SW2811 SIDING	B-1 GLEN GERY TOASTED BELGIUM
P-6 KIND GREEN SW6457 SIDING	B-2 GLEN GERY DANISH
	R-1 SHINGLE ROOF



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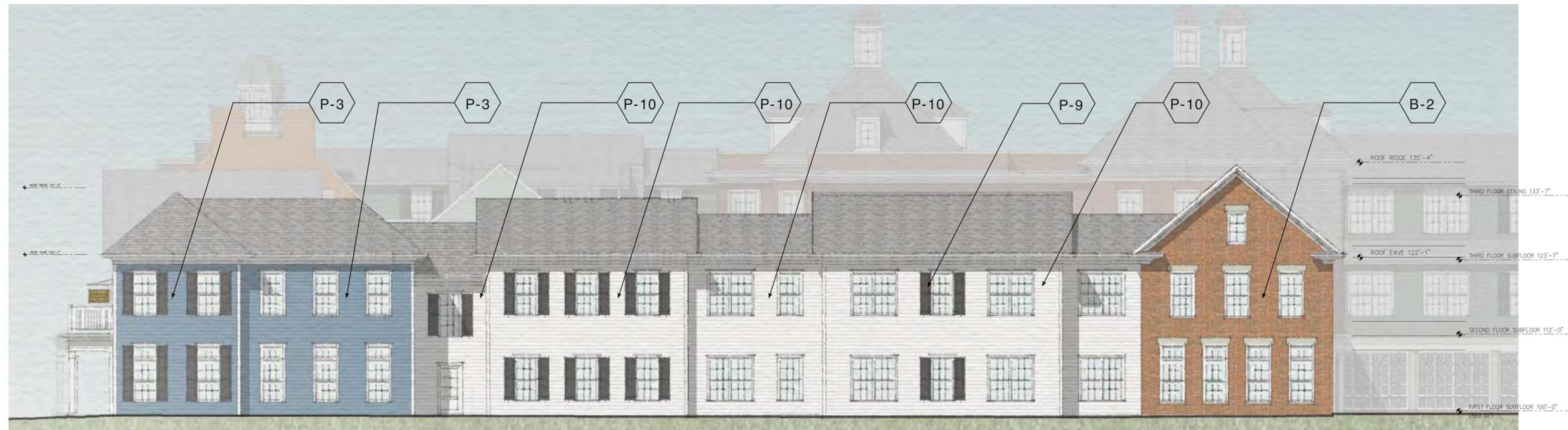


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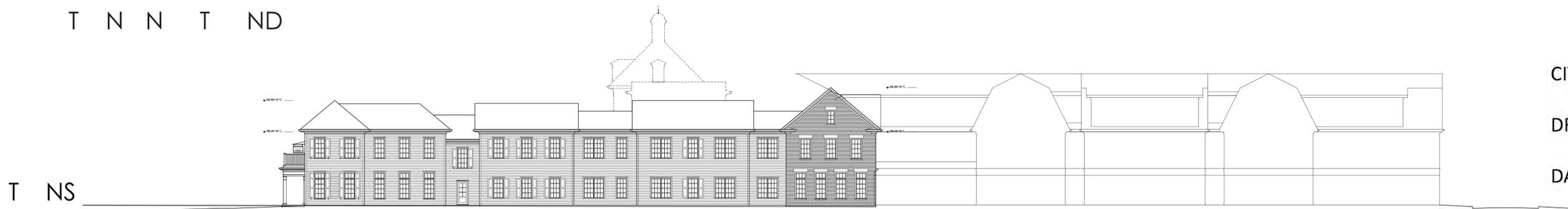
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	P-2 CLASSICAL YELLOW SW2885 SIDING		P-8 EXTRA WHITE SW7036 TRIM
	P-3 SPORTY BLUE SW6522 SIDING		P-9 CAVIAR SW6990 SHUTTER
	P-4 ANTIQUE RED SW7587 SIDING		P-10 ORIGAMI WHITE SW7636
	P-5 ROOKWOOD BLUE GREEN SW2811 SIDING		B-1 GLEN GERY TOASTED BELGIUM
	P-6 KIND GREEN SW6457 SIDING		B-2 GLEN GERY DANISH
			B-1 SHINGLE ROOF



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LEGEND			
	P-1 ROOKWOOD AMBER SW2917 SIDING		P-7 ACCESSIBLE BEIGE SW7036 STUCCO
	P-2 CLASSICAL YELLOW SW2865 SIDING		P-8 EXTRA WHITE SW7036 TRIM
	P-3 SPORTY BLUE SW6522 SIDING		P-9 CAVIAR SW6990 SHUTTER
	P-4 ANTIQUE RED SW7587 SIDING		P-10 ORIGAMI WHITE SW7636 TRIM
	P-5 ROOKWOOD BLUE GREEN SW2811 SIDING		B-1 GLEN GERY TOASTED BELGIUM
	P-6 KIND GREEN SW6457 SIDING		B-2 GLEN GERY DANISH
			R-1 SHINGLE ROOF



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C-5

LEGEND	
	P-1 ROOKWOOD AMBER SIDING SW2817
	P-2 CLASSICAL YELLOW SIDING SW2885
	P-3 SPORTY BLUE SIDING SW6522
	P-4 ANTIQUE RED SIDING SW7587
	P-5 ROOKWOOD BLUE GREEN SIDING SW2811
	P-6 KIND GREEN SIDING SW6457
	P-7 ACCESSIBLE BEIGE STUCCO SW7036
	P-8 EXTRA WHITE TRIM SW7036
	P-9 CAVIAR SHUTTER SW6990
	P-10 ORIGAMI WHITE SW7636
	B-1 GLEN GERY TOASTED BELGIUM
	B-2 GLEN GERY DANISH
	R-1 SHINGLE ROOF



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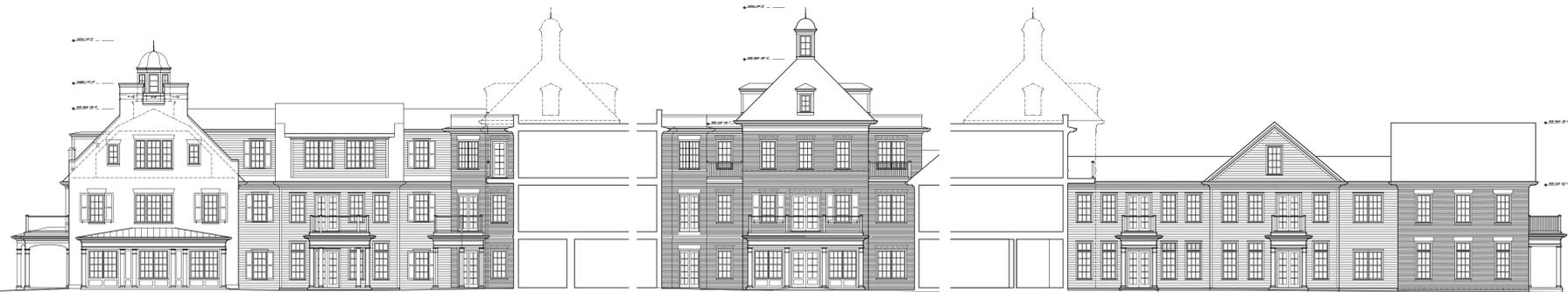
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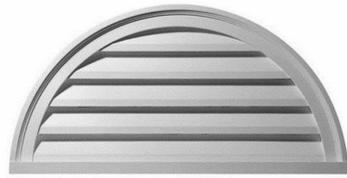
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WHITE VENTILATION LOUVER



WHITE VINYL WINDOW



VINYL SHUTTERS



WHITE FIBERGLASS DOORS



DIMENSIONAL ASPHALT SHINGLES



STANDING SEAM METAL ROOF



CEMENTITIOUS SHIPLAP SIDING



BRICK  
GLEN-GERY TOASTED BELGIUM



BRICK  
GLEN-GERY DANISH



STUCCO



ROCKWOOD AMBER  
SW2817



CLASSICAL YELLOW  
SW2865



SPORTY BLUE  
SW6522



ANTIQUERED  
SW7587



ROCKWOOD BLUE GREEN  
SW2811



KIND GREEN  
SW6457



ACCESSIBLE BEIGE  
SW7036



EXTRA WHITE  
SW7006



CAVIAR  
SW6990

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HARTFORD STREET AND STAFFORD AVE

02/01/2019



CITY OF WORTHINGTON  
DRAWING NO. AR 14-19  
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HARTFORD STREET NEAR STAFFORD AVE

02/01/2019



CITY OF WORTHINGTON  
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MORNING STREET NEAR FRANKLIN AVE

02/01/2019



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STAFFORD AVE AND MORNING STREET

02/01/2019



CITY OF WORTHINGTON  
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PARK AND STAFFORD AVE

02/01/2019



CITY OF WORTHINGTON  
DRAWING NO. AR 14-19  
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DATE 02-01-2019

HARTFORD FROM SCHOOL

02/01/2019



CITY OF WORTHINGTON  
DRAWING NO. AR 14-19  
PUD 01-19  
DATE 02-01-2019

HARTFORD FROM LIBRARY  
PARKING ENTRANCE

02/01/2019