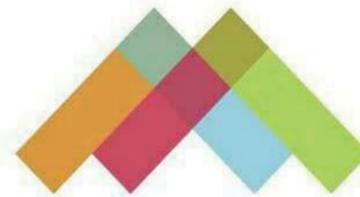


STAFFORD VILLAGE INDEPENDENT LIVING

FOR
NATIONAL CHURCH
RESIDENCES



National Church Residences STAFFORD VILLAGE

CITY OF WORTHINGTON
DRAWING NO. AR 14-19
PUD 01-19
DATE 12-20-2019

82 E Stafford Ave,
Worthington, Ohio 43085

12/20/2019

Tabled 2/14, 2/28 & 12/12/2019



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CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

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City of Worthington

PLANNED UNIT DEVELOPMENT PRELIMINARY PLAN APPLICATION

| | |
|-----------------|-------|
| Case # | _____ |
| Date Received | _____ |
| Fee | _____ |
| Meeting Date | _____ |
| Filing Deadline | _____ |



City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

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

- Property Location Northeast corner of E. Stafford Ave. and Hartford St.
- Present Zoning AR-4.5 Present Use Multi-Family Residential
- Proposed Use Multi-Family Residential/No change
- Applicant David Hodge on behalf of Owner National Church Residences Stafford Worthington OH
Address Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
Home Phone N/A Work Phone 614-335-9320
- Property Owner National Church Residences Stafford Worthington OH
Address 2335 North Bank Drive, Columbus, Ohio 43220
Home Phone N/A Work Phone 800.388.2151
- Project Description The proposed facility is a replacement facility for (7) one-story apartment structures located on approximately three acres. The existing apartment buildings will be demolished to make way for the new apartment building. The project will consist of a two and three-story wood framed structure comprised of (85) apartment units with a portion of the project sitting above a concrete parking podium. The project will also preserve an existing single-family residence on the site.

- Property Location Northeast corner of E. Stafford Ave. and Hartford St.
- Present/Proposed Use Multi-Family Residential/No change
- Zoning District AR-4.5
- Applicant David Hodge on behalf of Owner National Church Residences Stafford Worthington OH
Address Underhill & Hodge LLC, 8000 Walton Parkway, Suite 260, New Albany, Ohio 43054
Phone Number(s) 614-335-9320
- Property Owner National Church Residences Stafford Worthington OH
Address 2335 North Bank Drive, Columbus, Ohio 43220
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- 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 and three-story
 - Approximate Cost 15,000,000 Expected Completion Date Est. end of 2021

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

David Hodge 11/22/2019
Applicant (Signature) Date

David Hodge 11/22/2019
Property Owner (Signature) Date

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

David Hodge 11/22/2019
Applicant (Signature) Date

David Hodge 11/22/2019
Property Owner (Signature) Date

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

| | | | | | |
|---|--|--|---|--|---|
| APPLICANT: | David Hodge, on behalf of Property Owner Underhill & Hodge LLC 8000 Walton Parkway, Suite 260 New Albany, Ohio 43054 | | 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 |
| PROPERTY OWNER: | National Church Residences Stafford Worthington OH 2335 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 |
| ATTORNEY: | 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 |
| SURROUNDING PROPERTY OWNERS: | 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 | | | |

CITY OF WORTHINGTON

**DRAWING NO. AR 14-19
PUD 01-19**

DATE 12-20-2019

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: December 23, 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 85 meetings with members of 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 predominately 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 serving the growing need for this type of housing, and consistent with the adopted and long-standing land use recommendation for the Property. In addition to the construction of a new 85-unit senior apartment building, the proposed community will also incorporate an existing single-family home, for a total of 86 age restricted senior units.

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.
2. Single-family residential.

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. In addition to the incorporation of an existing single-family home, 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. The height of each roof element shall be in substantial conformity with the heights depicted in Elevations, included herewith as **Exhibits C-1 through C-6**.
 - 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-8**.
 - g. All condensing units shall be placed on the roof, and along with other mechanical equipment shall be screened from public view.
2. Screening:
 - a. Landscaping and screening shall be installed in substantial compliance with the Landscape Plan included herewith as **Exhibit B-10** and the Fence Typology Plan included herewith as **Exhibit B-12**.
 - b. The north perimeter will vary between a 4’ fence and a 6’ shadow box fence and will include ornamental trees. The east perimeter will vary between a 4’ fence and a 3’ retaining wall and will include a mix of hedges, ornamental grasses, and 6’ columnar deciduous vegetation.

3. Tract coverage:
 - a. Total tract coverage will be approximately 75% as reflected on the Site Plan attached as **Exhibit B-8**.
4. Lighting:
 - a. Decorative light poles shall be not higher than twelve (12) feet, and the concrete bases shall not be exposed for public sidewalk pedestrian lighting. Light color shall be 2,700 K or less. Light level shall be zero foot candles at the property line.
5. Graphics/Signage:
 - a. One low freestanding monument signage shall be located west of the main drive entrance on Stafford Avenue. The sign base shall match the material of the proximate building and sign copy may only include the property address and development name. Copy shall not exceed 25 square feet per side. Sign locations are depicted on **Exhibit B-8**.
 - b. Projection 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 and at the southeast corner of the building at the East Drive. 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-8**. 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, staff, and visitors shall park. A one-way emergency egress point to Hartford Street is located along the northern end of the site.
 - b. Service and delivery to the property shall be limited to the Stafford Avenue access point.
 - c. The Applicant conducted a traffic impact study. It was concluded that the counted traffic volumes were not increased for the following two reasons: both Stafford Avenue and Hartford Street are local streets with minimal through traffic and the surrounding area is

completely built out. Furthermore, an increase to background traffic is not expected to impact the results of the analysis.

2. Parking:
 - a. 86 parking spaces shall be provided, 53 garage spaces, 32 surface spaces, and 1 for the unit remaining along Hartford Street.
 - b. Bicycle parking shall be provided in three publicly accessible locations and accommodate a minimum of nine bicycles.

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-14**. Those included in the survey are 6 inches in diameter measured at 4.5 feet above grade. Trees are being preserved, maintained, and enhanced whenever possible, included as **Exhibit B-15**. 22 mature trees are being preserved totaling 513 caliper inches. This includes the most mature trees on the property, a 56.75-inch Pin Oak tree located along the eastern perimeter, and a 46-inch Sycamore located on Hartford Street. The Landscape Plan at **Exhibit B-10** 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 or such replacement is not feasible given site conditions the Applicants seeks to pay a fee-in-lieu to the Special Parks Fund. 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.

A Board-Certified Master Arborist, working in conjunction with a City of Worthington Arborist, shall remain engaged to analyze the present condition of the referenced mature Pin Oak and Sycamore trees, and to advise as to their protection during construction and post-development by providing a long-term maintenance plan to care for these trees into the future.

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-6**. A Preliminary Utility and Grading Plan is attached as **Exhibit B-9**. 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-6 and B-9**.

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:

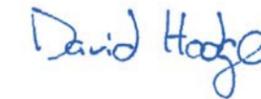
- a. The applicant is incorporating two accessible courtyards along the south side of the building, as reflected throughout the Preliminary Development Plan materials, see **Exhibit B-10**. The western courtyard is 4,150 square feet, and the eastern courtyard is 3,835 square feet. In and around these courtyards, and across the site, Public Space Amenities include sidewalk connectivity, the requisite sitting spaces, decorative waste receptacles and decorative pedestrian lighting.
- b. Bicycle parking shall be provided in three publicly accessible locations and accommodate a minimum of nine bicycles, as depicted on the Site Plan.

- c. Decorative benches shall be provided in publicly accessible locations along Stafford Avenue, and public courtyards, as depicted on the Site Plan.
- d. The Site shall increase the width of the Stafford Avenue and Hartford Street sidewalks from four feet to a minimum of five feet.
- e. The Site shall provide decorative lighting along Stafford Avenue and Hartford Street.

IV. Divergences

- 1. 1174.05(c)(2)(B) – Natural Features. The applicant requests a determination by the Municipal Planning Commission that full replacement would result in the unreasonable crowding of trees upon the Lot, and that such replacement is not feasible given site conditions. A variance is requested to the fee in lieu of replacement requirement requesting the fee in lieu paid to the Special Parks Fund be established at \$150 per caliper inch of trees lost, given the commitments to preservation of existing mature vegetation where feasible, and the installation of new landscaping.

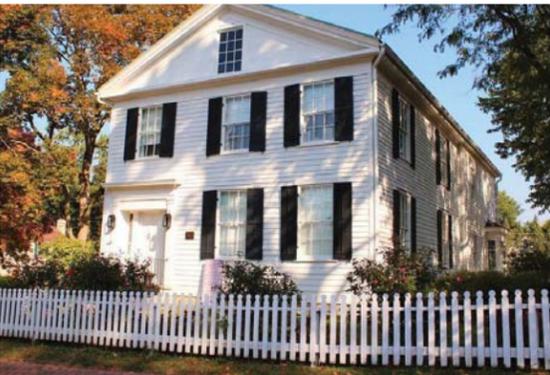
Respectfully Submitted,



David Hodge
Attorney for National Church Residences



RIPLEY HOUSE



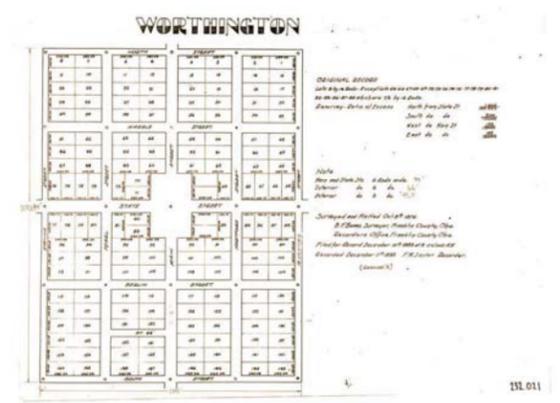
OLD RECTORY



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 12-20-2019

12/20/2019



HARTFORD STREET ELEVATION



HARTFORD AND STAFFORD VIEW



STAFFORD AND MORNING VIEW



RESIDENTIAL COURTYARD CHARACTER



RESIDENT COURTYARD



HARTFORD ELEVATION VIEW



RESIDENT COURTYARD

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
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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



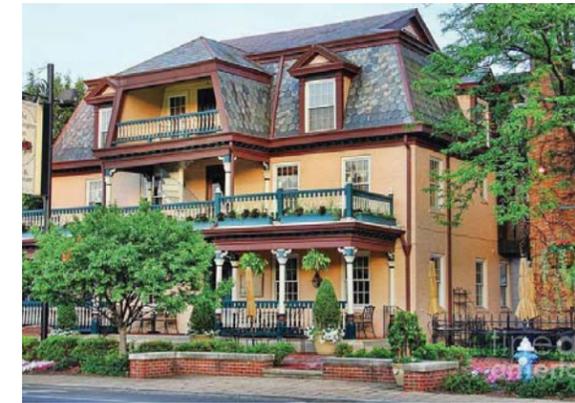
INFILL PORCH 822 OXFORD STREET



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

DESCRIPTION OF 3.062 ACRES FOR ZONING PURPOSES

Situated in the City of Worthington, County of Franklin, State of Ohio; also being all of Lots 18, 31 & 34 and parts of Lots 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, Instrument No. 201512220179248 Parcel Two, Instrument No. 201605310067263, Instrument No. 201605310067264 and Instrument No. 201705040060250; being more particularly described as follows:

Beginning 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, the westerly line of said Lot 31 and the westerly line of said Lot 18, **North 02° 56' 00" East for a distance of 403.35'** 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 33, **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 3.062 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.



Michael L. Keller

Michael L. Keller
Professional Surveyor, Ohio License No. 7978

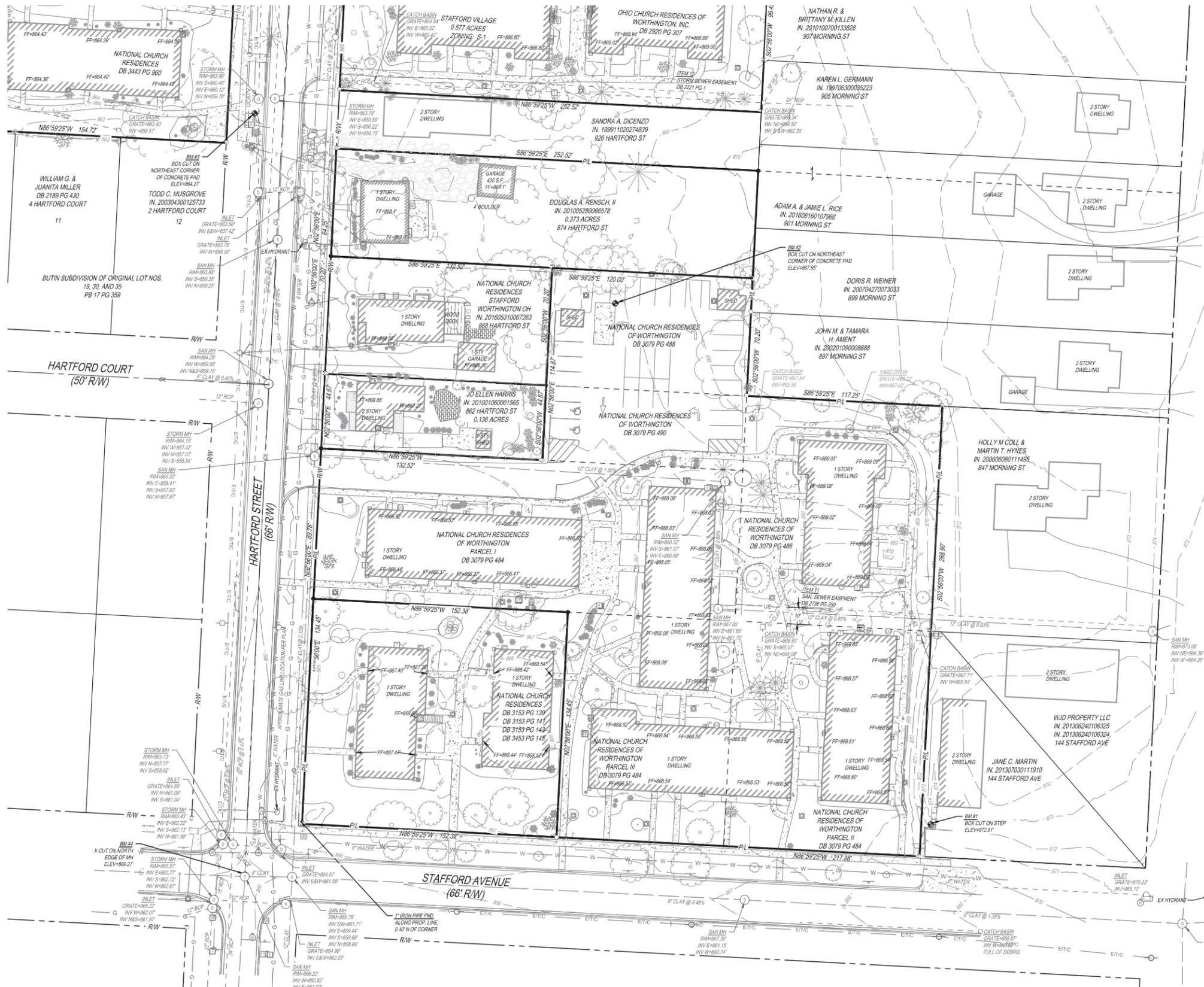
11/21/2019

Date

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

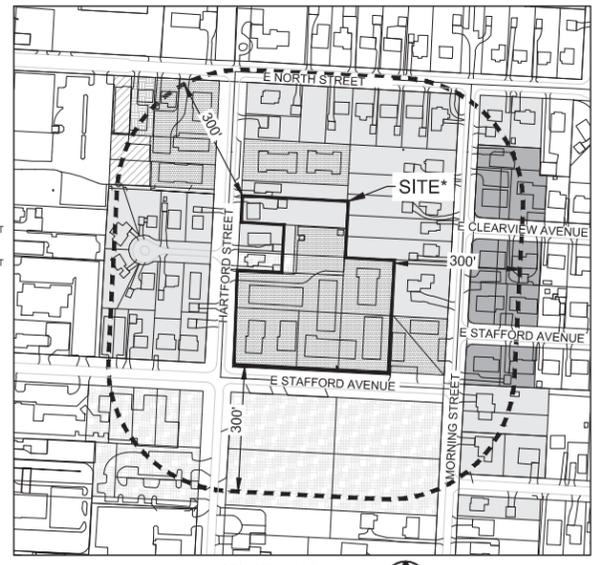
DATE 12-20-2019



ZONING LEGEND

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

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



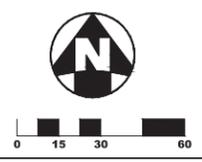
| OWNER | ARCHITECT | ENGINEER |
|---|---|--|
| NATIONAL CHURCH RESIDENCES 2245 NORTH BANK DRIVE COLUMBUS, OH 43220 CONTACT: GEORGE TABIT PHONE: (614) 273-3702 EMAIL: GTABIT@NATIONALCHURCHRESIDENCES.ORG | THE JONES STUDIO 503 S. FRONT STREET, SUITE 200 WESTERVILLE, OH 43082 CONTACT: BRIAN JONES PHONE: (614) 358-3729 CONTACT: BRENDAN FLEMING EMAIL: BRIAN@THEJONESSTUDIO.COM | THE KLEINGERS GROUP 350 WORTHINGTON ROAD, SUITE B WESTERVILLE, OH 43082 PHONE: (614) 862-5311 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 | — UCATV | UNDERGROUND CABLE TV |
| ◆ | BENCHMARK | — W | WATER MAIN |
| ○ | UTILITY POLE | Ⓜ | FIRE HYDRANT |
| — | GUY WIRE | Ⓜ | WATER VALVE |
| — UE | UNDERGROUND ELECTRIC | Ⓜ | WATER METER |
| — E | 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 |
| — UT | UNDERGROUND TELEPHONE | Ⓜ | YARD DRAIN |
| — T | OVERHEAD TELEPHONE | Ⓜ | FLAG POLE |
| Ⓜ | DOWN SPOUT | — X | FENCE |
| Ⓜ | TRAFFIC CONTROL CABINET | Ⓜ | HARDWOOD TREE |
| Ⓜ | TRAFFIC SIGNAL POLE | Ⓜ | CONTOUR LINES |
| Ⓜ | SIGN | 801 | |
| Ⓜ | GUARD POST (PIPE BOLLARD) | 805 | |
| Ⓜ | ELECTRIC METER | [Pattern] | CONCRETE |
| Ⓜ | DOWNSPOUT | [Pattern] | GRAVEL |
| Ⓜ | MAILBOX | [Pattern] | BRICK / PAVER |
| Ⓜ | TREE LOCATION AND SIZE | [Pattern] | WOOD |

- 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 NAVD88, BASED ON SOURCE BENCHMARKS "CIRCLE" AND "T12 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 39049C0159K 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, A523-801-528, A523-801, 558 & A523-801-562; ON APRIL 12, 2016; OUPS TICKET NUMBER A610-301-633, 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 DIVISION OR PARTY WALLS ARE LOCATED ALONG THE BOUNDARY.
 - 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.

1 - EXISTING CONDITIONS PLAN



A-3



Every detail.
Every possibility.

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November 22, 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 and cementitious lap siding 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 are 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 periphery 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

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- 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

CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

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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.

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.

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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 ¾" 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 2nd 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.

STRUCTURAL NARRATIVE | NCR STAFFORD VILLAGE

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 2nd floor wall framing supporting the third floor and roof framing will be carried by w-beams.

Framing at 3rd floor east wall

- Non-stacking 3rd floor wall framing supporting the roof framing will be supported by transfer beams and girder trusses at the 2nd floor roof and 3rd 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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DRAWING NO. AR 14-19
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DATE 12-20-2019

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.

CITY OF WORTHINGTON

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

END



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

January 09, 2019

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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**Stafford Village IL
Worthington, OH
Schematic Design – Narrative**

January 09, 2019

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:

- 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

CITY OF WORTHINGTON



CINCINNATI
COLUMBUS
DAYTON
LOUISVILLE

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



Memorandum
November 22, 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: November 22, 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. There will be one single-family residence along Hartford Street to remain. Features appurtenant to the new facility include a new thirty-two (32) 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 be proposed, with the Hartford Street access occurring at the northwest corner of the site and the Stafford Avenue access occurring at the southeast corner of the site. Impervious surfaces will now cover approximately 75% of the area, with the remaining 25% consisting of perimeter 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. Additionally, several existing trees will require removal throughout the site.

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 around the proposed building 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 also be explored. 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%-80% 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

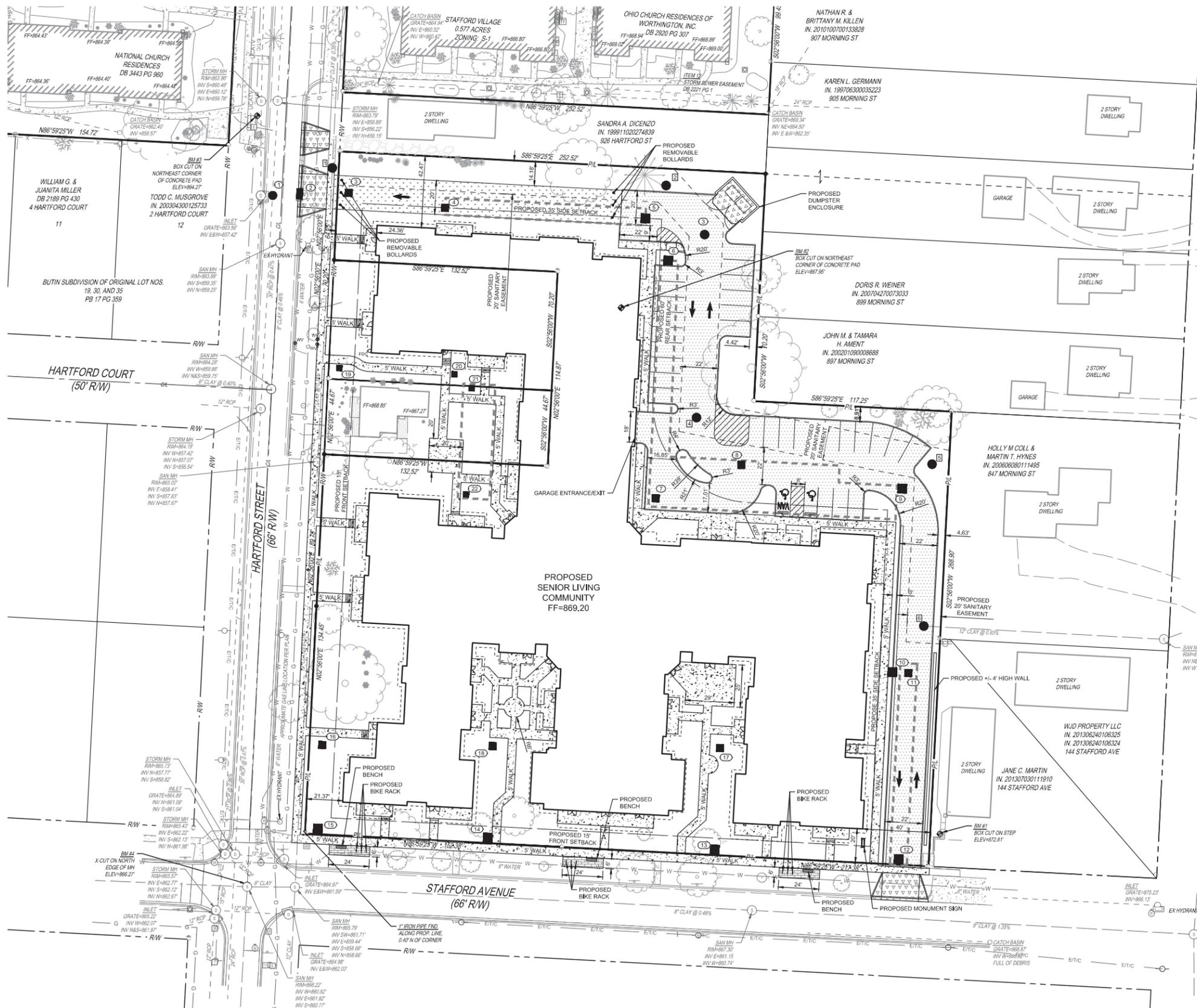
There is an existing 6" main within Hartford Street that will serve as the service connection. New fire and domestic services (sized by others) will split off a single tap to the main near the right-of-way and continue to the building. Backflow prevention and metering can occur within the building based on the current location chosen, and there will be no need for an external meter pit. Fire code will also require an FDC from the utility room to be placed near an existing fire hydrant on the street side of the building. Further coordination will need to be done with the City of Worthington Division of Fire & EMS to determine the location of the FDC and the need for additional fire hydrants.

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PROPOSED LEGEND

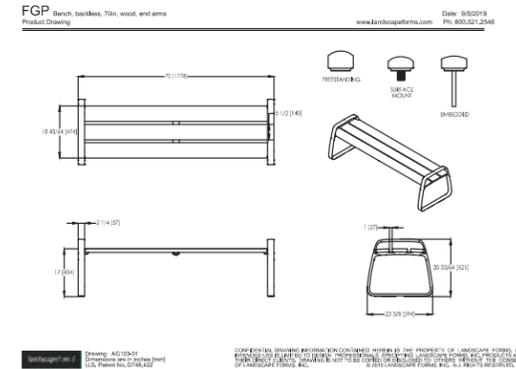
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED GRASS PAVERS (FOR EMERGENCY VEHICLES ONLY)
- PROPOSED BRICK
- PROPOSED UNDERGROUND DETENTION SYSTEM LIMITS
- STORM MANHOLE
- PROPOSED CATCH BASIN
- SANITARY MANHOLE
- PROPOSED WATER VALVE
- REMOTE FIRE DEPARTMENT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

NOTES:

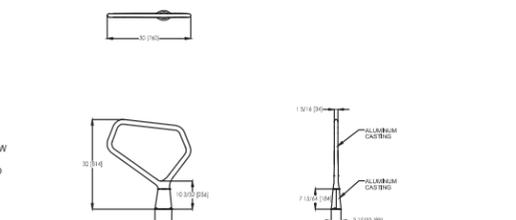
1. ALL RADII ARE 5' UNLESS OTHERWISE NOTED
2. ALL DIMENSIONS ARE TO EDGE OF PAVEMENT OR FACE OF CURB UNLESS OTHERWISE NOTED

SITE DATA TABLE

THIS PROJECT INCLUDES THE PROPOSED CONSTRUCTION OF A NEW SENIOR LIVING APARTMENT BUILDING WITH ASSOCIATED PARKING AND UTILITIES. EXISTING HOUSES AND PARKING WILL BE REMOVED EXCEPT FOR ONE EXISTING HOUSE THAT WILL BE TO THE WEST OF THE PROPOSED BUILDING.



FGP Block rack
 Proposed Drawing
 DATE: 9/20/19
 P#: 800.201.2548
 www.kleingers.com



FGP Block rack
 Proposed Drawing
 DATE: 9/20/19
 P#: 800.201.2548
 www.kleingers.com

SITE DATA TABLE

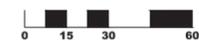
| | |
|---|---|
| PID(S) | 100-000096-00; 100-000284-00; 100-000040-00; 100-004125-00; 100-003051-00 |
| EXISTING ZONING DISTRICT | AR-4.5, S-1, R-10 |
| PROPOSED ZONING DISTRICT | PLANNED UNIT DEVELOPMENT (PUD) |
| ADJACENT ZONING DISTRICTS | S-1 (SOUTH); R-10 (NORTH); AR-4.5 AND R-10 (EAST); R-10 (WEST) |
| 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 | 57,831 SF |
| DWELLING UNITS PER ACRE | 85 DWELLING UNITS / 3.06 AC = 28 DWELLING UNITS PER ACRE |
| PROPOSED FRONT BUILDING SETBACK | 20' (STAFFORD AVENUE); 21.37' (HARTFORD STREET) |
| PROPOSED SIDE SETBACK | 42.47' (NORTH); 40.00' (EAST) |
| TOTAL REQUIRED PARKING | 1 SPACE FOR EACH BEDROOM AND/OR STUDIO |
| TOTAL REQUIRED PARKING SPACES = 85 UNITS x 1 SPACES = 85 SPACES | |
| TOTAL PROVIDED PARKING | 32 SURFACE SPACES (INCLUDING 2 ADA SPACES) |
| | 53 GARAGE SPACES (INCLUDING 2 ADA SPACES) |
| | 32 + 53 = 85 SPACES |
| TOTAL REMOVED PARKING | 1 STREET PARALLEL SPACE (HARTFORD STREET) |
| PROPOSED PARKING SETBACKS | 14.18' (NORTH); 4.63' (EAST); |
| EXISTING BUILDING COVERAGE | 24.2% |
| PROPOSED BUILDING COVERAGE | 43.4% |
| EXISTING LOT COVERAGE | 46.7% |
| PROPOSED LOT COVERAGE | 75.0% |
| CRITICAL YEAR STORM | 5 |
| FLOOD DESIGNATION | ZONE X (FRM MAP 39049C0159K EFFECTIVE 06/17/2008) |
| WATERSHED ID | OLENTANGY RIVER |

2 - SITE PLAN

CITY OF WORTHINGTON

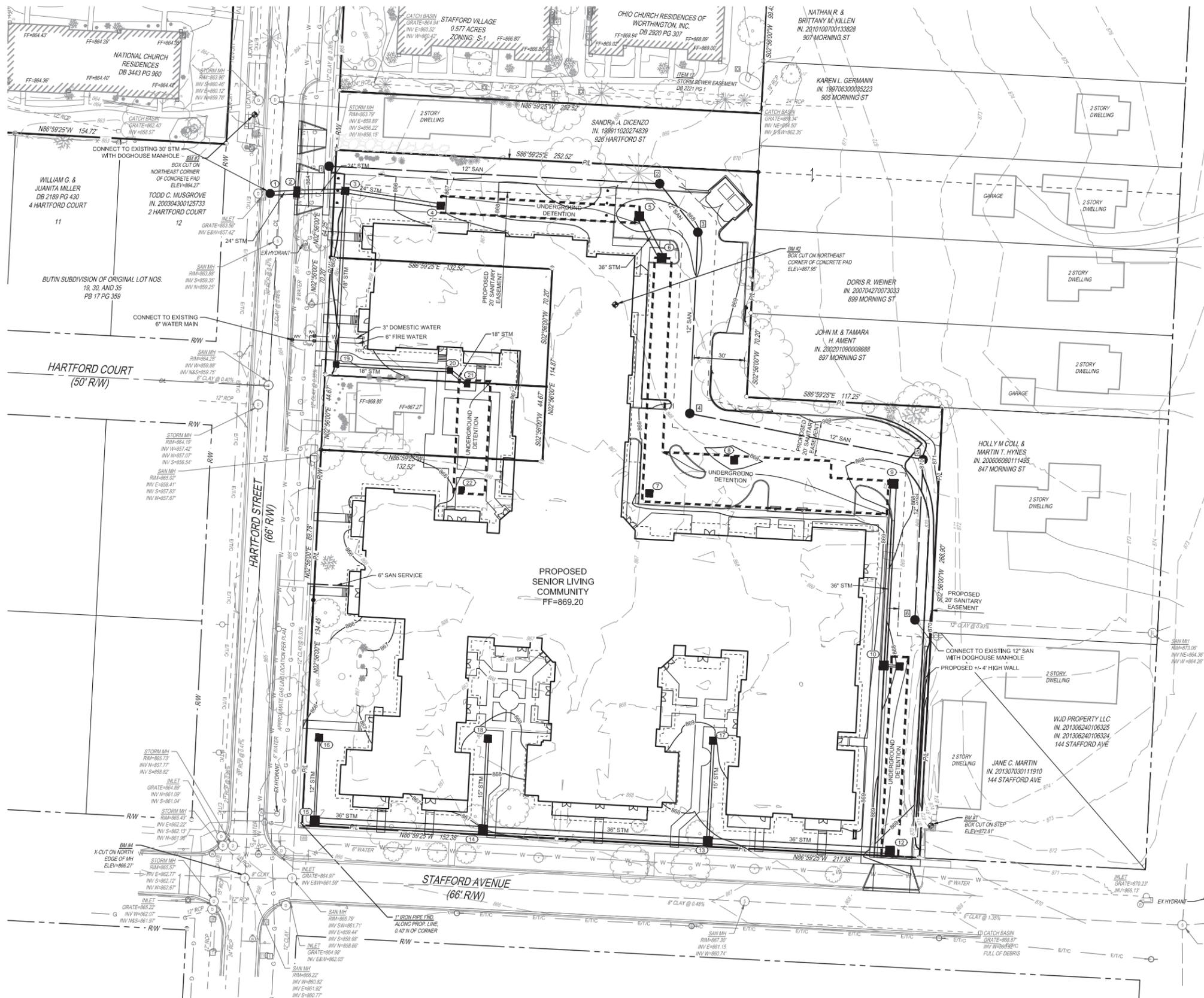
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12/20/2019



PROPOSED LEGEND

- 865 — EXISTING CONTOUR
- 866 — EXISTING CONTOUR
- 865 — PROPOSED CONTOUR
- 866 — PROPOSED CONTOUR
- STM — PROPOSED STORM PIPE
- SAN — PROPOSED UNDERGROUND DETENTION SYSTEM
- SAN — PROPOSED SANITARY SEWER PIPE
- W — PROPOSED WATER
- 1 — STORM MANHOLE
- 2 — PROPOSED CATCH BASIN
- — SANITARY MANHOLE
- — PROPOSED WATER VALVE
- — BUILDING MOUNTED FIRE DEPARTMENT CONNECTION

NOTES:

1. 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.
2. CONTRACTOR TO ENSURE 18" MINIMUM CLEARANCE ON ALL UTILITY CROSSINGS
3. WATER SIZES SERVICING THE BUILDING SHALL BE CONFIRMED BY THE MEP



B-9

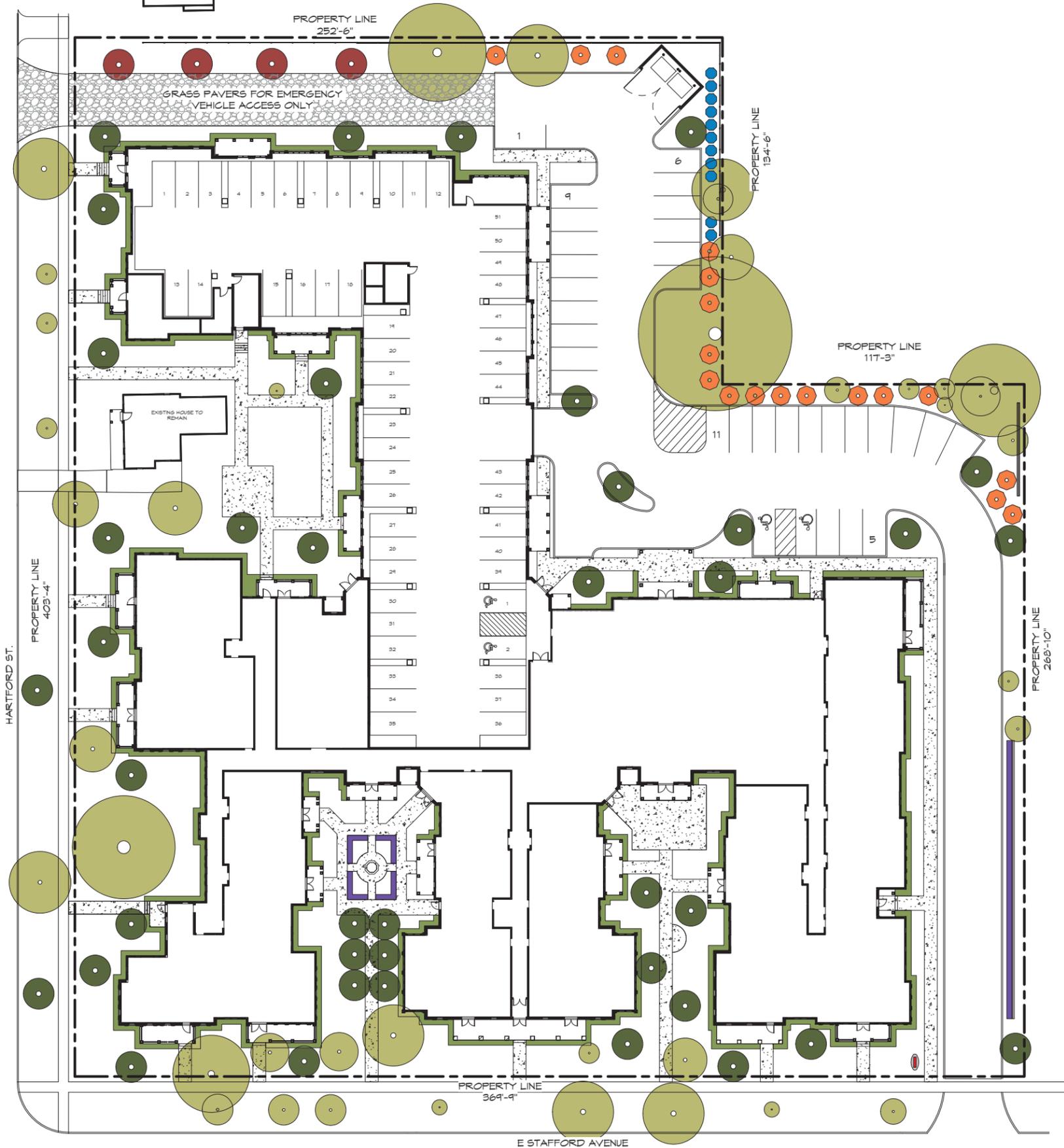
3 - UTILITY AND GRADING PLAN

CITY OF WORTHINGTON

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DATE 12-20-2019

12/20/2019

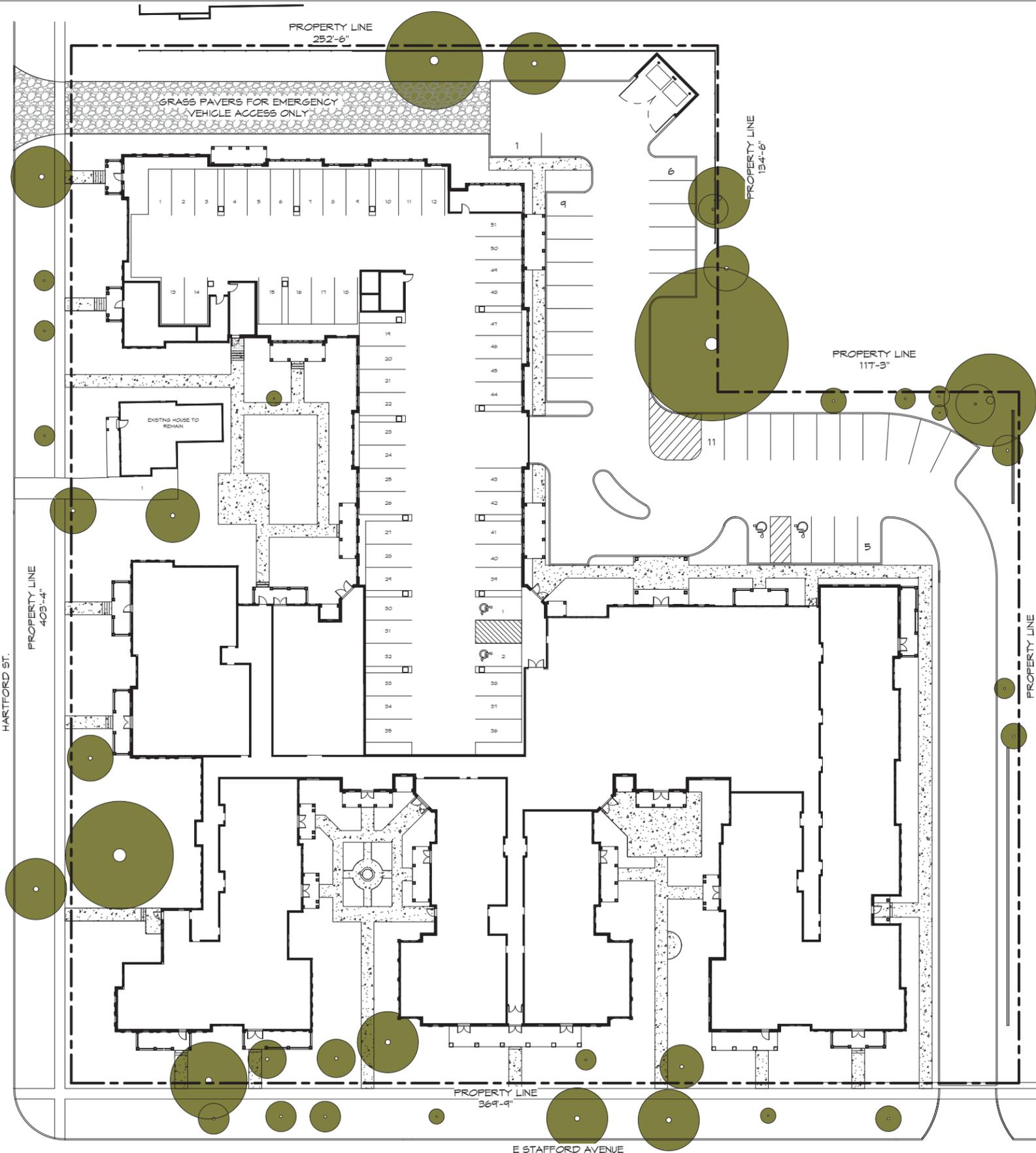


-  EXISTING TREE
-  NEW DECIDUOUS TREE
-  NEW ORNAMENTAL TREE
-  NEW EVERGREEN
-  NEW ORNAMENTAL GRASS
-  NEW HEDGE
-  NEW FOUNDATION PLANTING (ASSORTED VARIETIES)
-  NEW MONUMENT SIGN WITH FOUNDATION PLANTING

LANDSCAPE PLAN  

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 DATE 12-20-2019

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AREAS TOTAL

| | |
|----------------|-------------------|
| GARAGE | 21,105 SF |
| FIRST FLOOR | 35,870 SF |
| SECOND FLOOR | 55,256 SF |
| THIRD FLOOR | 21,887 SF |
| TOTAL | 113,013 SF |
| (EXCL. GARAGE) | (EXCL. GARAGE) |
| TOTAL | 134,118 SF |
| (INCL. GARAGE) | (INCL. GARAGE) |

UNIT TOTAL

| | |
|----------------------|-----------|
| ONE BEDROOM | 34 |
| ONE BEDROOM PLUS | 24 |
| TWO BEDROOM | 27 |
| STANDALONE RESIDENCE | 1 |
| TOTAL | 86 |

PARKING TOTAL

| | |
|--------------------------------|-----------|
| STANDARD (SURFACE) | 30 |
| GARAGE (SURFACE) | 51 |
| ADA (SURFACE) | 2 |
| ADA (GARAGE) | 2 |
| STANDALONE RESIDENCE (SURFACE) | 1 |
| TOTAL | 86 |

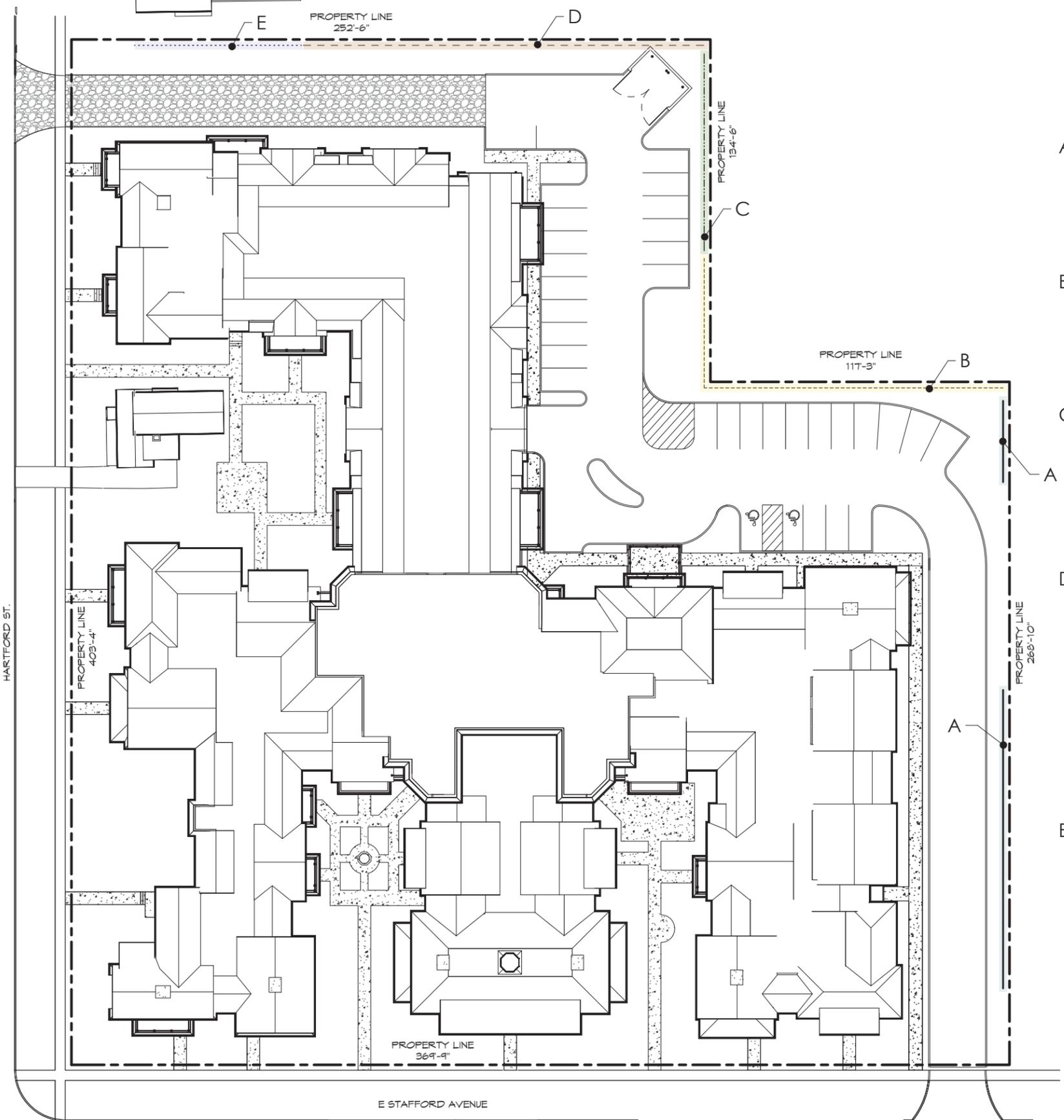
CITY OF WORTHINGTON

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019

B-11

SITE PARKING AND PAVING PLAN

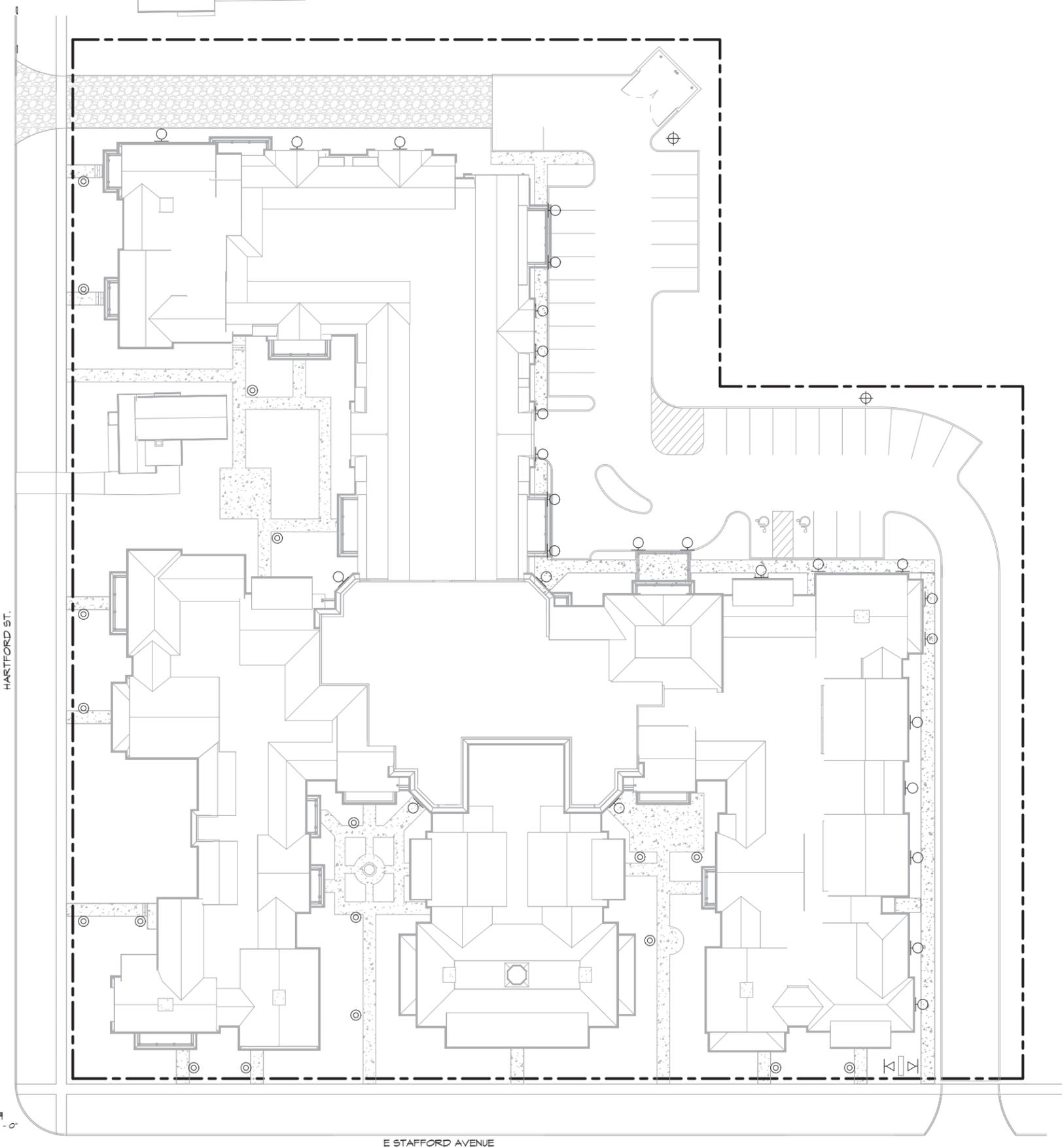


FENCE TYPOLOGIES



FENCE TYPOLOGY PLAN

B-12



LIGHTING SYMBOL LEGEND

- ⊕ PARKING LOT LIGHTING.
- ⊙ WALL MOUNTED PARKING LOT LIGHTING.
- ⊗ PEDESTRIAN PATHWAY LIGHTING.
- ⋈ GROUND MOUNTED SIGN LIGHTING.

- LIGHTING NOTES:**
- ALL LIGHTING SHALL BE CUT-OFF TYPE FIXTURES.
 - ALL LIGHTING LEVELS WILL REACH ZERO FOOT CANDLES AT THE PROPERTY LINES.
 - ALL LIGHTING LAMP TEMPERATURE TO BE 2700K OR LESS.

HARTFORD ST.

E STAFFORD AVENUE

SITE LIGHTING PLAN 0 16'-0" 32'-0" 48'-0"

CITY OF WORTHINGTON
 DRAWING NO. AR 14-19
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 DATE 12-20-2019

B-13

12/20/2019

| Tree | DBH | Condition | Remarks - Russell Tree Experts Arborist | Remarks - City Arborist | Way - Not Counted | Trees | Being Removed | Retained |
|---|----------------------|------------------------|---|---|-------------------|-------|---------------|----------|
| 1. Silver Maple | 30" | F, mature | | | | | | 30 |
| 2. Silver Maple | 30" | F, mature | Some decay. | | | | | 30 |
| 3. Hackberry | 16" | G, young | | | | | 16 | |
| 4. Pin Oak | 56.75" | G, Peak maturity | | | | | | 57 |
| 5. Norway Maple | 8" | G, young | | | | | | 8 |
| 6. Norway Maple | 7" | G, young | | | | | | 7 |
| 7. Hackberry | 30" | G, mature | | | | | | 30 |
| 8. Black Cherry | 14" | G, mature | | | | | | 14 |
| 9. Hackberry | 6" | G, young | Remove to give clearance to mature Hackberry. | | | | | 6 |
| 10. Crabapple | 9" | F, mature | | | | | | 9 |
| 11. Norway Spruce | 20" | G, mature | | | | | 20 | |
| 12. Silver Maple | 30" | G, mature | Possible risk to adjacent building foundation- | Non-preffered species- | | 30 | | |
| 13. Sugar Maple | 15" | G, mature | | | | | 15 | |
| 14. Silver Maple | 30" | F, mature | Possible risk to adjacent building foundation- | | | | 30 | |
| 15. Sweetgum | 15" | G, young | | | | | 15 | |
| 16. Sweetgum | 18" | G, mature | | | | | 18 | |
| 17. Honeylocust | 11" | G, young | | | | | 11 | |
| 18. Norway Spruce | 20" | G, mature | | | | | 20 | |
| 19. Norway Spruce | 12" | G, young | | | | | 12 | |
| 20. Tulip Poplar | 15" | G, young | Possible risk to adjacent building foundation- | | | | 15 | |
| 21. Scotch Pine | 11" | F, mature | Species is susceptible to disease in Ohio. | | | | 11 | |
| 22. Norway Maple, Crimson King | 11" | P, mature | Removal may be merited as tree is declining rapidly. | | | | 11 | |
| 23. Hackberry | 24", 28" | G, mature | Possible risk to adjacent building foundation- | | | | 24 | |
| 24. Sycamore | 24" | G, mature | Possible risk to adjacent building foundation- | | | | 24 | |
| 25. Sweetgum | 20" | G, mature | | | | | | 20 |
| 26. Sycamore | 46" | G, Peak maturity | Possible risk to adjacent building foundation | | | | | 46 |
| 27. Silver Maple | 14", 10", 15" | (Fair to poor), mature | Storm damage, stem wound, poor structure. | | | | | 39 |
| 28. Bradford Pear | 20" | F, mature | Species is listed as Invasive (Ohio Invasive Plants Council) | | | | | 20 |
| 29. Bradford Pear | 18" | F, mature | Species is listed as Invasive (Ohio Invasive Plants Council) | | | | | 18 |
| 30. Silver Maple | 38" | G, mature | | Invasive species | | | | 38 |
| 31. Bradford Pear | 14", 14" | F, mature | Species is listed as Invasive (Ohio Invasive Plants Council); possible risk to adjacent building foundation- | Non-preffered species; invasive- | | 14 | | |
| 32. Sweetgum | 20" | G, mature | Possible risk to adjacent building foundation- | | | | 20 | |
| 33. Magnolia | 5" x 5" | G, mature | | | | | 5 | |
| 34. Sycamore | 24" | G, mature | | | | | 24 | |
| 35. Crabapple | 9" | P, mature | Tree may have fire blight. Possible risk to building foundation- | Tree has been removed- | | 9 | | |
| 36. Sweetgum | 12" | G, young | | | | | 12 | |
| 37. Sweetgum | 20" | G, mature | Possible risk to adjacent building foundation- | | | | 20 | |
| 38. Pear (Cleveland Select or Chanticleer) | 10" | G, young | Species is listed as Invasive (Ohio Invasive Plants Council) | Non-preffered species; invasive- | | 10 | | |
| 39. Pear (See #38) | 10" | F, young | Species is listed as Invasive (Ohio Invasive Plants Council) | | | | | 10 |
| 40. Scotch Pine | 20" | G, mature | Species is susceptible to disease in Ohio. | Diseased | | | | 20 |
| 41. Colorado Blue Spruce | 12" | F, mature | Species is susceptible to disease in Ohio. | Diseased | | 13 | | |
| 42. Colorado Blue Spruce | 12" | F, mature | Species is susceptible to disease in Ohio. | Diseased | | 13 | | |
| 43. Colorado Blue Spruce | 12" | F, mature | Species is susceptible to disease in Ohio. | | | | 13 | |
| 44. Crabapple | 7" | G, mature | | | | | 7 | |
| 45. Black Locust | 8" | G, young | | | | | | 8 |
| 46. Crabapple | 18" tall | G | Multi-stem tree | | | | 18 | |
| 47. Magnolia | 12" tall | G | Multi-stem tree | | | | 12 | |
| 48. Gallery Pear | 10" | G, young | Species is listed as Invasive (Ohio Invasive Plants Council) | Non-preffered species; invasive- | | 10 | | |
| 49. Crabapple | 6" | G | | | | | 6 | |
| 50. Crabapple | 4" | G | | | | | 4 | |
| 51. Freeman Maple | 4" | G, young | Street tree | | 4 | | | |
| 52. Maple (possibly Tatarian) | 8" | G | Street tree | | 8 | | | |
| 53. Maple (possibly Tatarian) | 8" | G | Street tree | | 8 | | | |
| 54. Silver Maple | 36" | P, mature | Possible risk to adjacent building foundation- | Non-preffered species- | | 26 | | |
| 55. Silver Maple | 36" | F, mature | | Non-preffered species- | | 26 | | |
| 56. Silver Maple | 30" | G | | Non-preffered species- | | 30 | | |
| 57. Silver Maple | 12" | G, young | | | | | 12 | |
| 58. Hackberry | 28" | G, mature | Possible risk to adjacent building foundation- | | | | 28 | |
| 59. Silver Maple | 50" | G | Multi-stem tree | | | | | 50 |
| 60. Norway Spruce | 24" | G, mature | | | | | | 24 |
| 61. Silver Maple | 18" + 16" | F | Multi-stem tree | | | | 34 | |
| 62. Silver Maple | 30" | G, mature | | | | | 30 | |
| 63. Mulberry | 14" | G | | | | | 14 | |
| 64. Black Locust | 10" | G, young | | | | | 10 | |
| 65. Black Locust | 7" | G, young | | | | | 7 | |
| 66. Silver Maple | 20" | G | | | | | | 20 |
| 67. Silver Maple | 9" | F | | | | | | 9 |
| | | | | | | 201 | 518 | 513 |

GROSS LOSS: -518
NEW INCHES ADDED: (44 TREES @ 3" ea.) 132
NET INCHES LOST: -386

TREE SURVEY



CITY OF WORTHINGTON

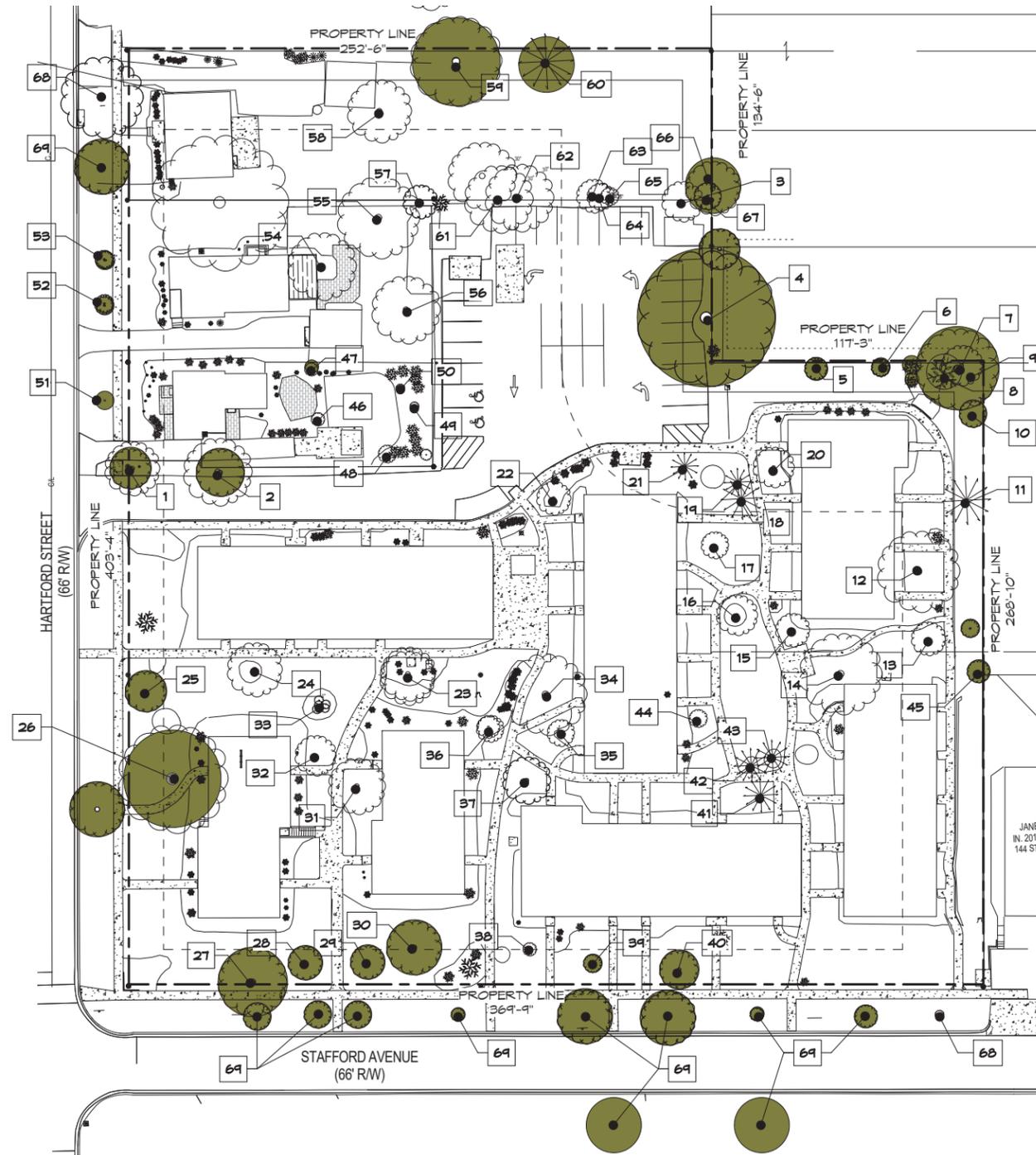
DRAWING NO. AR 14-19
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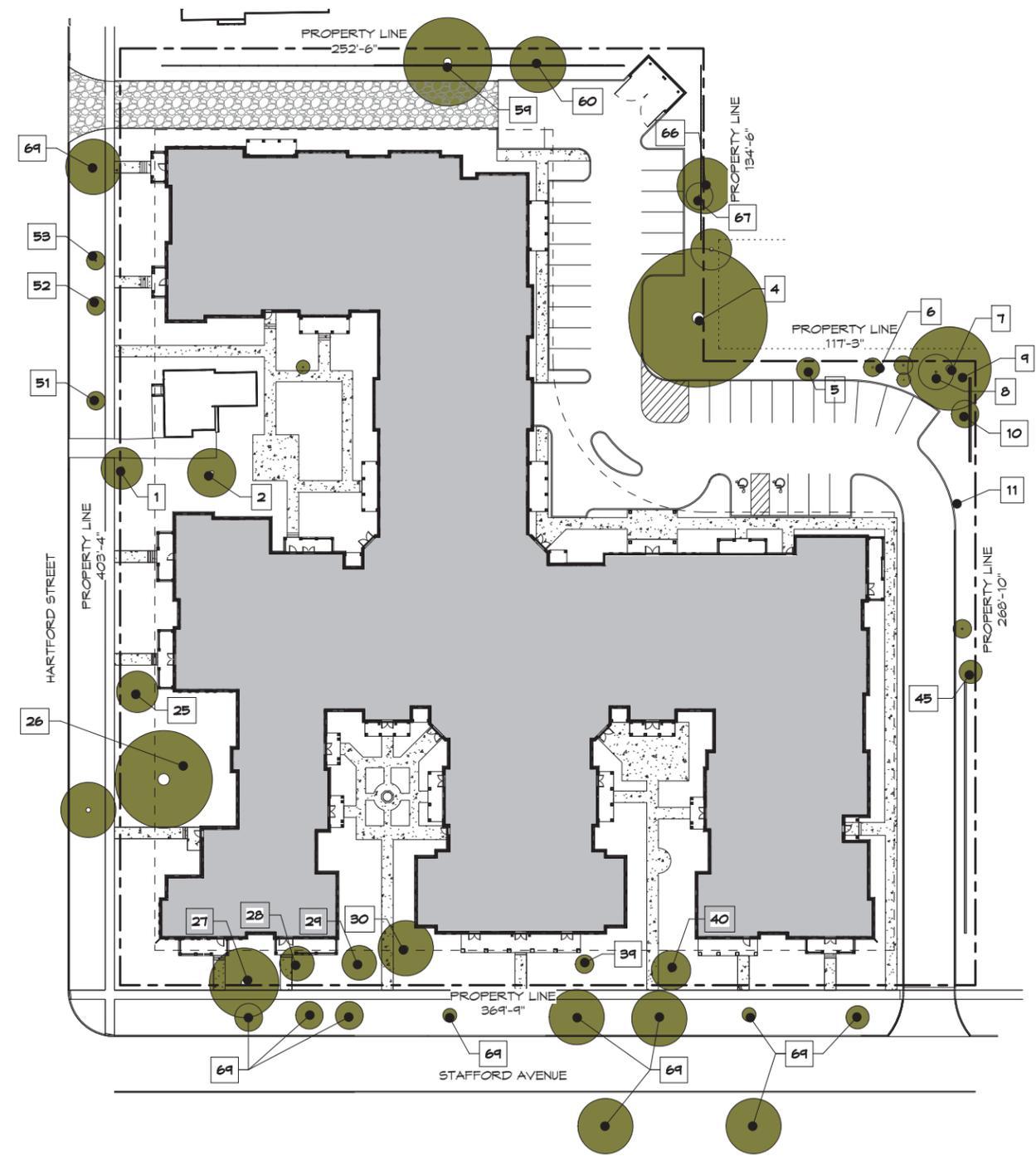


12/20/2019

B-14



2 TREES TO BE REMOVED
1" = 30'-0"



1 TREES TO BE PRESERVED
1" = 30'-0"

TREE PRESERVATION PLAN



B-15

MATERIAL LEGEND

| | |
|---|---|
|  P-1 ROCKWOOD AMBER S/N2817 SIDING |  P-6 EXTRA WHITE S/N7006 TRIM |
|  P-2 GRISAM WHITE S/N7636 SIDING |  P-7 CAVIAR S/N6490 SHUTTER |
|  P-3 SPORTY BLUE S/N6522 SIDING |  B-1 GLEN GERY TOASTED BELGIUM |
|  P-4 ROCKWOOD BLUE GREEN S/N2811 SIDING |  B-2 GLEN GERY DANISH |
|  P-5 KIND GREEN S/N6451 SIDING |  R-1 SHINGLE ROOF |



SOUTH ELEVATION - STAFFORD AVENUE

C-1

MATERIAL LEGEND

| | |
|--|---|
|  P-1 ROCKWOOD AMBER S16211 SIDING |  P-6 EXTRA WHITE S17006 TRIM |
|  P-2 ORISAMI WHITE S17636 SIDING |  P-7 CAVIAR S16990 SHUTTER |
|  P-3 SPORTY BLUE S16522 SIDING |  B-1 GLEN GERY TOASTED BELGIUM |
|  P-4 ROCKWOOD BLUE GREEN S16211 SIDING |  B-2 GLEN GERY DANISH |
|  P-5 KIND GREEN S16451 SIDING |  R-1 SHINGLE ROOF |



ELEVATIONS - STAFFORD AVENUE COURTYARDS



C-2



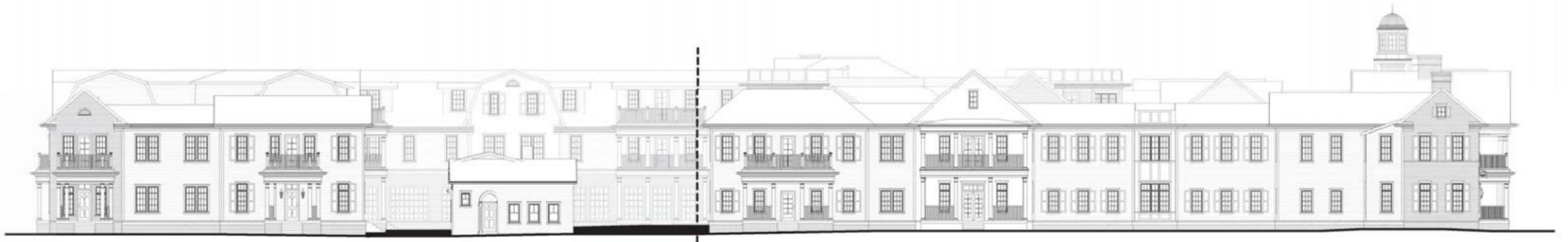
PARTIAL WEST ELEVATION
1/8" = 1'-0"

MATERIAL LEGEND

| | | | |
|--|--|--|--------------------------------------|
| | P-1 LOOKWOOD AMBER SH2B11 SIDING | | P-6 EXTRA WHITE SH2006 TRIM |
| | P-2 ORIGAMI WHITE SH1636 SIDING | | P-7 CAVIAR SH2000 SHUTTER |
| | P-3 SPORTY BLUE SH2522 SIDING | | B-1 GLEN GERY TOASTED BELGIUM |
| | P-4 LOOKWOOD BLUE GREEN SH2B11 SIDING | | B-2 GLEN GERY DANISH |
| | P-5 KIND GREEN SH16451 SIDING | | R-1 SHINGLE ROOF |



PARTIAL WEST ELEVATION
1/8" = 1'-0"



C-3

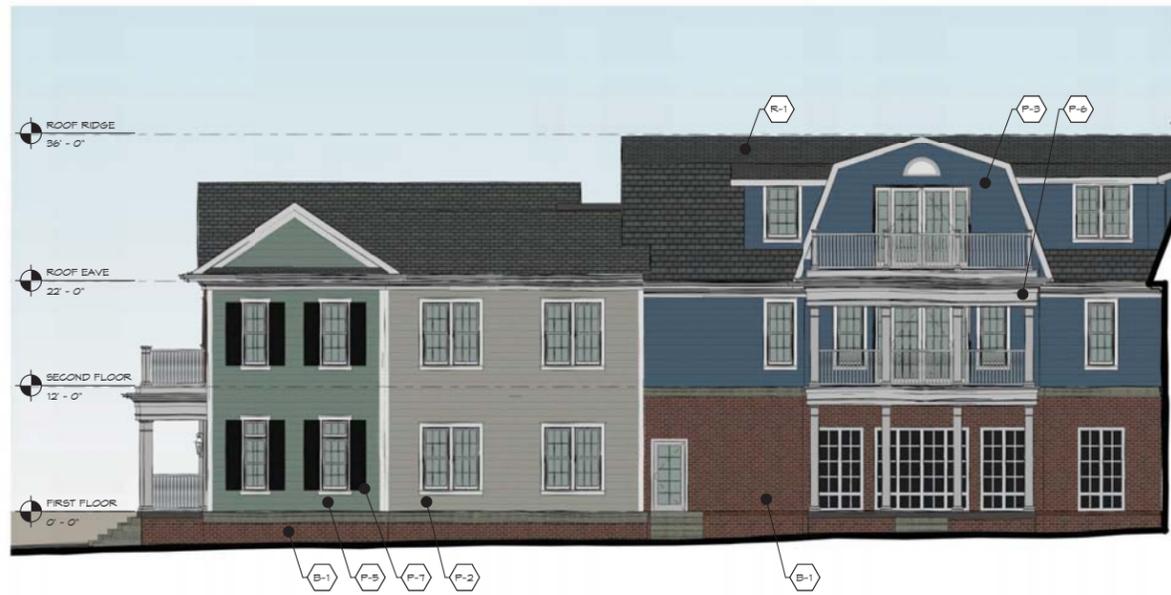
WEST ELEVATION - HARTFORD STREET

MATERIAL LEGEND

| | |
|---|---|
|  P-1 ROCKWOOD AMBER S1A2817 SIDING |  P-6 EXTRA WHITE S1A7006 TRIM |
|  P-2 ORIGAMI WHITE S1A7636 SIDING |  P-7 CAVIAR S1A6490 SHUTTER |
|  P-3 SPORTY BLUE S1A6522 SIDING |  B-1 GLEN GERY TOASTED BELGIUM |
|  P-4 ROCKWOOD BLUE GREEN S1A2811 SIDING |  B-2 GLEN GERY DANISH |
|  P-5 KIND GREEN S1A6451 SIDING |  R-1 SHINGLE ROOF |



HARTFORD COURTYARD - WEST ELEVATION
1/8" = 1'-0"



HARTFORD COURTYARD - SOUTH ELEVATION
1/8" = 1'-0"



HARTFORD COURTYARD - NORTH ELEVATION
1/8" = 1'-0"



ELEVATIONS - HARTFORD STREET COURTYARD

C-4



MATERIAL LEGEND

| | | | |
|--|--|--|--------------------------------------|
| | F-1 ROOKWOOD AMBER S16211 SIDING | | F-6 EXTRA WHITE S11006 TRIM |
| | F-2 ORIGAMI WHITE S11636 SIDING | | F-7 CAVIAR S1690 SHUTTER |
| | F-3 SPORTY BLUE S16522 SIDING | | B-1 GLEN GERY TOASTED BELGIUM |
| | F-4 ROOKWOOD BLUE GREEN S16211 SIDING | | B-2 GLEN GERY DANISH |
| | F-5 KIND GREEN S16451 SIDING | | R-1 SHINGLE ROOF |



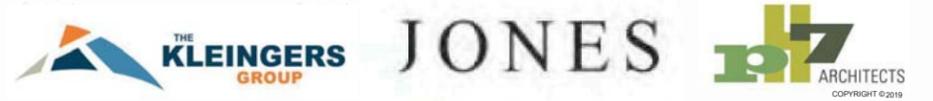
NORTH ELEVATION

C-5



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 DATE 12-20-2019

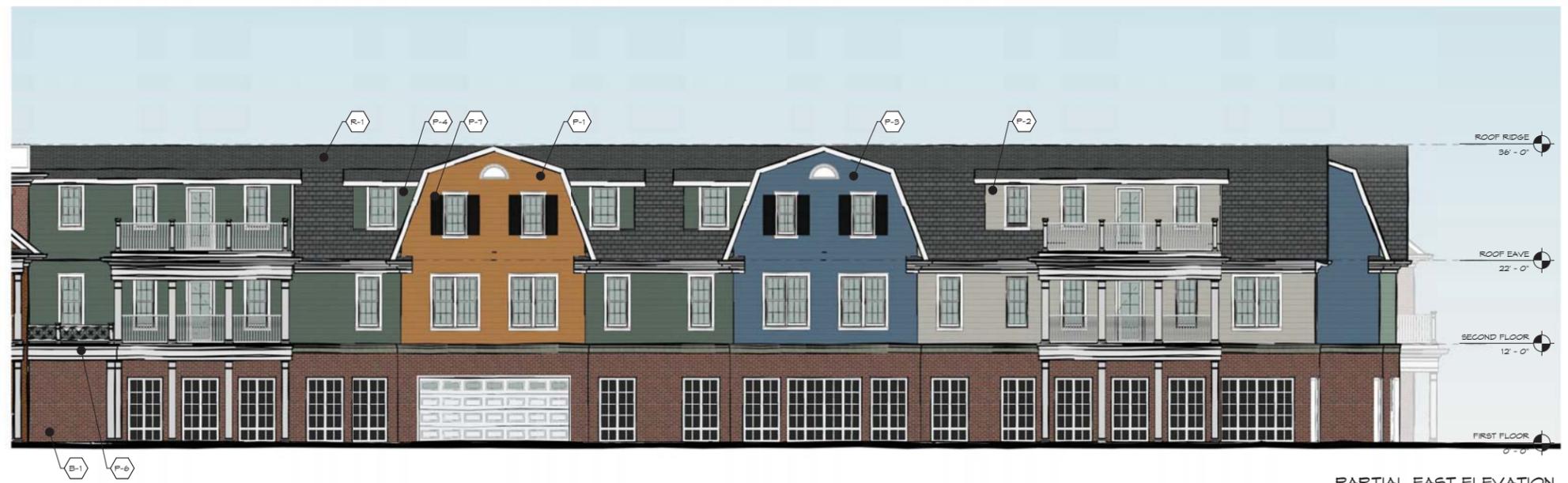
12/20/2019





MATERIAL LEGEND

| | |
|--|--|
|  P-1 ROCKWOOD AMBER SN2817 SIDING |  P-6 EXTRA WHITE SN1006 TRIM |
|  P-2 ORIGAMI WHITE SN1636 SIDING |  P-7 CAVIAR SN690 SHUTTER |
|  P-3 SPORTY BLUE SN6522 SIDING |  B-1 GLEN GERY TOASTED BELGIUM |
|  P-4 ROCKWOOD BLUE GREEN SN2811 SIDING |  B-2 GLEN GERY DANISH |
|  P-5 KIND GREEN SN6487 SIDING |  R-1 SHINGLE ROOF |



PARTIAL EAST ELEVATION
1/8" = 1'-0"



EAST ELEVATION

C-6



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



SPORTY BLUE
SW6522



ANTIQUE RED
SW7587



ROCKWOOD BLUE GREEN
SW2811



KIND GREEN
SW6457



ACCESSIBLE BEIGE
SW7036



EXTRA WHITE
SW7006



CAVIAR
SW6990

MATERIAL BOARD

ELEVATION COMPARISON

ORIGINAL STAFFORD AVE. ELEVATION



REVISED STAFFORD AVE. ELEVATION



C-8

12/20/2019



STAFFORD AVEUNE AND HARTFORD STREET

RENDERINGS

FEBRUARY 2019 SUBMISSION (INCLUDED FOR COMPARISON ONLY)

C-9

CITY OF WORTHINGTON

12/20/2019



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JONES





STAFFORD AVEUNE AND HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-10

CITY OF WORTHINGTON

12/20/2019

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STAFFORD AVEUNE AND HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-11

CITY OF WORTHINGTON

12/20/2019

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019





STAFFORD AVEUNE

RENDERINGS

FEBRUARY 2019 SUBMISSION (INCLUDED FOR COMPARISON ONLY)

C-12



STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-13

CITY OF WORTHINGTON

12/20/2019


National Church Residences
STAFFORD VILLAGE

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PUD 01-19

DATE 12-20-2019

 THE KLEINGERS
GROUP

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STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

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National Church Residences
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HARTFORD STREET

RENDERINGS

FEBRUARY 2019 SUBMISSION (INCLUDED FOR COMPARISON ONLY)

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HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-16



HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-17



STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-18

CITY OF WORTHINGTON

12/20/2019



STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-19

CITY OF WORTHINGTON

12/20/2019



STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-20

CITY OF WORTHINGTON

12/20/2019



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DATE 12-20-2019



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STAFFORD AVEUNE

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-21



HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-22

CITY OF WORTHINGTON

12/20/2019


National Church Residences
STAFFORD VILLAGE

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HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

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HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

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DATE 12-20-2019



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HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-25



HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-26

CITY OF WORTHINGTON

12/20/2019


National Church Residences
STAFFORD VILLAGE

DRAWING NO. AR 14-19
PUD 01-19

DATE 12-20-2019



JONES





HARTFORD STREET

RENDERINGS

CURRENT PROPOSED SUBMISSION

C-27

CITY OF WORTHINGTON

12/20/2019


National Church Residences
STAFFORD VILLAGE

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PUD 01-19

DATE 12-20-2019



JONES



ELEVATION COMPARISON

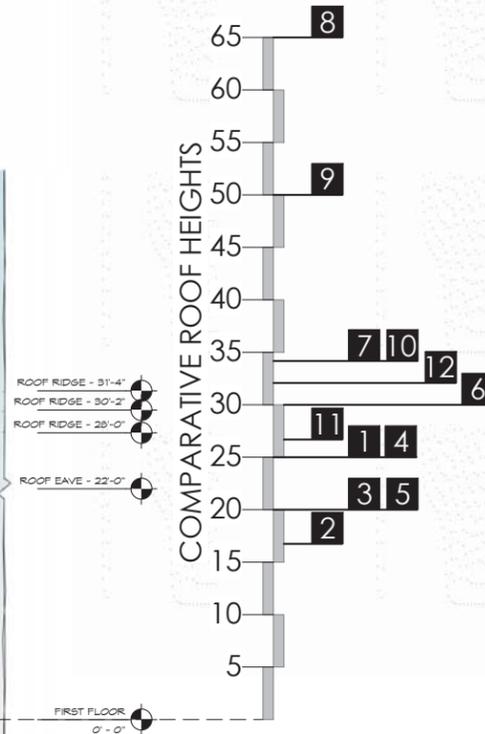
APPROXIMATE COMPARATIVE BUILDING HEIGHTS (ROOF PEAK UNLESS NOTED OTHERWISE)

- | | | |
|----------------------------|--|--|
| 1 876 HARTFORD - 25' | 5 WORTHINGTON LIBRARY (820 HIGH STREET) - 20' | 9 HUNTINGTON BANK BUILDING (800 NORTH HIGH STREET) - 50' |
| 2 1 HARTFORD CT. - 17' | 6 KILBOURNE MIDDLE SCHOOL (50 E. DUBLIN GRANVILLE ROAD) - 30' | 10 SHARON MEMORIAL HALL (137 E. DUBLIN GRANVILLE ROAD) - 33' |
| 3 144 STAFFORD - 20' | 7 ST. JOHN'S EPISCOPAL CHURCH (700 HIGH STREET) - 33' | 11 WORTHINGTON HISTORICAL SOCIETY (50 WEST NEW ENGLAND STREET) - 26' |
| 4 897 MORNING STREET - 25' | 8 ST. JOHN'S EPISCOPAL CHURCH - BELL TOWER (700 HIGH STREET) - 65' | 12 WORTHINGTON INN - PEAK OF HIP MANSARD (649 HIGH STREET) - 31' |





PARTIAL WEST ELEVATION
1/8" = 1'-0"

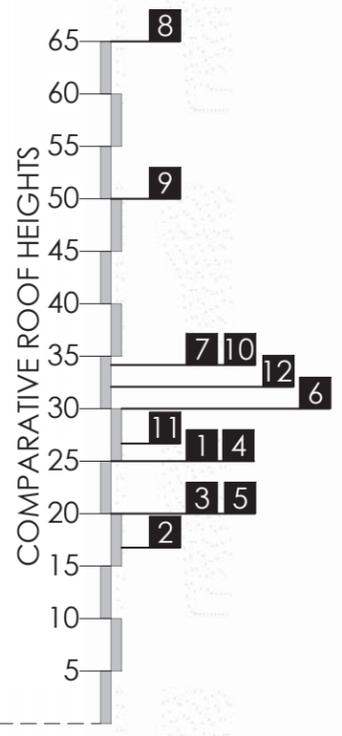


APPROXIMATE COMPARATIVE BUILDING HEIGHTS (ROOF PEAK UNLESS NOTED OTHERWISE)

- | | |
|--|---|
| 1 876 HARTFORD - 25' | 7 ST. JOHN'S EPISCOPAL CHURCH (700 HIGH STREET) - 33' |
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PARTIAL WEST ELEVATION
1/8" = 1'-0"



WEST ELEVATION HEIGHT COMPARISON - HARTFORD STREET