



**ARCHITECTURAL REVIEW BOARD  
MUNICIPAL PLANNING COMMISSION  
-AGENDA-  
Thursday, December 8, 2022 at 7:00 P.M.**

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

Watch online at [worthington.org/live](http://worthington.org/live) and comment in person or at [worthington.org/meeting-public-input](http://worthington.org/meeting-public-input)

---

**A. Call to Order - 7:00 pm**

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the October 27, 2022 meeting
4. Affirmation/swearing in of witnesses

**B. Architectural Review Board – Consent Agenda**

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

1. Freestanding Sign Face Replacement – **580 E. Granville Rd.** (Cindy L. Kingery/StorQuest Self Storage) **ARB 96-2022**
2. New Front Door – **882 High St.** (Greg Giessler) **ARB 97-2022**
3. Rear Window Change – **142 E. South St.** (Masako Narita) **ARB 98-2022**
4. Hot Tub – **688 Hartford St.** (Marcus W. Hitt) **ARB 102-2022**

**C. Architectural Review Board – New Business**

1. Addition & Patio – **920 High St.** (Matt Lones/Dairy Queen) **ARB 94-2022**

2. Sign – **2159 W. Dublin-Granville Rd.** (Michelle Appelbaum/EMS Fitness Body) **ARB 95-2022**
3. TWHS - Additions & Renovation – **300 W. Dublin-Granville Rd.** (Schorr Architects/Thomas Worthington High School) **ARB 99-2022**
4. Exterior Modifications – **7000 N. High St.** (J. Carter Bean Architect, LLC/Wilcox Communities) **ARB 101-2022**
5. North Office Building – **7227 N. High St.** (DRP Worthington LP/High North) **ARB 100-2022**

#### **D. Municipal Planning Commission**

##### **1. PUD – Final Plan**

- a. North Office Building – **7227 N. High St.** (DRP Worthington LP/High North) **PUD 05-2022**

##### **2. Amendment to Planning & Zoning Code**

- a. Creating Chapter 1153 Demolition of a Building – Outside the Architectural Review District and Amending Chapter 1127 Municipal Planning Commission – Powers & Duties **APZ 02-2022**

#### **E. Other**

1. Motion to reappoint Kathy Holcombe as the Municipal Planning Commission representative to the CRA Housing Council for 2022-2024.

#### **F. Adjournment**





## **MEMORANDUM**

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

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

DATE: December 2, 2022

SUBJECT: Staff Memo for the Meeting of December 8, 2022

---

### **B. Architectural Review Board – Consent Agenda**

There will be no separate discussion of Consent Agenda items as they are considered to be routine by the Board and Commission and will be adopted by one motion. If a member of the Board & Commission, staff, or public requests discussion on a particular item, that item will be removed from the Consent Agenda and considered separately on the agenda. Approval of Consent Agenda items includes conditions as listed in the staff memo.

### **Motion for Consent Agenda:**

**THAT THE CONSENT AGENDA BE APPROVED.**

1. Freestanding Sign Face Replacement – **580 E. Granville Rd.** (Cindy L. Kingery/StorQuest Self Storage) **ARB 96-2022**

### **Findings of Fact & Conclusions**

#### **Background & Request:**

In the late 1990's this property was redeveloped from a lumber company into a personal storage facility. With different owners over the years, the signage has changed accordingly. This application is a request to change the existing sign face on the freestanding sign to reflect the current owner, StorQuest Self Storage.

#### **Project Details:**

1. The 4' x 4' sign face would be installed in the existing frame. The proposed face has a brown background with white lettering and a phone number, and red accents. The cabinet would be painted brown to match.
2. The background of the sign would need to be opaque.

3. StoreQuest installed a large banner on the building and a banner on the freestanding sign. The building banner has been taken down and the sign banner will be removed when the new sign face is installed.
4. A Sign Permit will be needed before installation.

**Land Use Plans:****Worthington Design Guidelines and Architectural District Ordinance**

Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the “monument” type; they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve. Signs must be distinctive enough to be readily visible, but avoid incompatible modern colors such as “fluorescent orange” and similar colors. Bright color shades generally are discouraged in favor more subtle and toned-down shades. Signage, including the appropriateness of signage to the building, is a standard of review per the Architectural District ordinance.

**Recommendation:**

Staff is recommending approval of this application with the condition that the background of the sign face is opaque.

**Motion:**

**THAT THE REQUEST BY CINDY L. KINGERY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW SIGN FACE FOR STORQUEST SELF STORAGE AT 580 E. GRANVILLE RD., AS PER CASE NO. ARB 96-2022, DRAWINGS NO. ARB 96-2022, DATED NOVEMBER 2, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. New Front Door – **882 High St.** (Greg Giessler) **ARB 97-2022**

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

This building was constructed in 1987 and the property owners have maintained and improved the building over the years. This is a request to install a new front door and paint the side door.

**Project Details:**

1. The existing door is red and solid with tall, narrow sidelights.
2. The proposed door would have 6 lights in the top 2/3 of the door and a panel at the bottom. Sidelights are proposed on both sides of the door that would have 3 lights above a solid panel.
3. The door would be Pantone 7540 C which is like the gray approved for the sign. The side door is also proposed to be painted the same color.

**Land Use Plans:****Worthington Design Guidelines and Architectural District Ordinance**

The Worthington Design Guidelines recommend the use of simple door and trim designs compatible with the building and to use exterior materials traditionally used on commercial buildings in Worthington. Compatibility of design and materials and exterior detail and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff is recommending approval of this application, as the new door and color would be appropriate for the building.

**Motion:**

**THAT THE REQUEST BY GREG GIESSLER FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW DOOR AND PAINT AN EXISTING DOOR AT 882 HIGH ST., AS PER CASE NO. ARB 97-2022, DRAWINGS NO. ARB 97-2022, DATED NOVEMBER 7, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**3. Rear Window Change – 142 E. South St. (Masako Narita) ARB 98-2022****Findings of Fact & Conclusions****Background & Request:**

The Colonial Revival style house and detached garage on this 50' wide property were constructed in 1950 and are contributing buildings in the Worthington Historic District. In 2004 the Architectural Review Board approved a front porch addition for the existing house, and fencing was approved in 2014 & 2015. In 2018 the roof was replaced. This is a request for approval to replace a rear window.

**Project Details:**

1. Existing is a pair of double hung windows in the kitchen on the rear of the house.
2. Proposed is a picture window that would be the same size as the existing. The trim on the outside would remain.

**Land Use Plans:****Worthington Design Guidelines and Architectural District Ordinance**

Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window and door openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of windowpanes and muntins; and trim around the windows. Design and materials should be traditional, and compatible with the existing structure.

**Recommendation:**

Staff is recommending approval of this application. The opening size will not change, and the proposed window could have been part of the house originally. In addition, the window is located on the rear of the house.

**Motion:**

**THAT THE REQUEST BY MASAKA NARITA FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE A WINDOW AT 142 E. SOUTH ST. AS PER CASE NO. ARB 98-2022, DRAWINGS NO. ARB 98-2022, DATED NOVEMBER 9, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**4. Hot Tub – 688 Hartford St. (Marcus W. Hitt) ARB 102-2022****Findings of Fact & Conclusions****Background & Request:**

This house is a Cape Cod that was built in 1938 and is a contributing building in the Worthington Historic District. This property is 43' wide and extends roughly 252' to the east. In recent years the owners have constructed a rear addition; replaced the siding and windows; renovated the garage; constructed a shed; replaced existing fencing; replaced the front porch and drive; and installed a rear patio.

This request is for approval to locate a hot tub on the rear patio.

**Project Details:**

1. Placement of the 84" x 84" x 36" hot tub is proposed 8' from the property line which would require a variance of 2'.
2. The unit is a Master Spas, Clarity Spas Balance 7.
3. An additional Arborvitae was planted to help with privacy.

**Land Use Plans:****Worthington Design Guidelines and Architectural District Ordinance**

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

**Recommendation:**

Staff is recommending approval of this application, as the hot tub is appropriate in the proposed location.

**Motion:**

**THAT THE REQUEST BY MARCUS W. HITT FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A HOT TUB AT 688 HARTFORD ST., AS PER CASE NO. ARB 102-2022, DRAWINGS NO. ARB 102-2022, DATED NOVEMBER 21, 2022 BE**

**APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**C. Architectural Review Board – New Business**

**1. Addition & Patio – 920 High St. (Matt Lones/Dairy Queen) ARB 94-2022**

**Findings of Fact & Conclusions**

**Background & Request:**

The existing 861 sq. ft. Dairy Queen is located at the northeast corner of High St. and North St. and was constructed in 1955. The lot is approximately 14,810 sq. ft. in size; however, 6,752 sq. ft. is located in a highway easement for High St., leaving only 8,058 sq. ft. of usable ground. Approximately 10-feet to 12-feet of the front of the building is actually located in the public right-of-way. The property owner would like to construct a rear addition to house a new cooler and freezer along with several building and site improvements.

In anticipation of this project in 2021, City Council allocated \$80,000 in their 2022-2026 Capital Improvements Program for streetscape enhancements associated with the onsite improvements that are proposed by DQ. City staff has been working with POD Design and the owner of DQ to install seat walls, pavers, landscaping, street trees and crosswalk enhancements at this intersection that builds on previous offsite improvements associated with CVS and City National Bank.

**Project Details:**

1. Proposed Rear Building Addition:
  - a. 370 sq. ft. (20'x18.5')
  - b. Total square feet of the building with the new addition will be 1,231 sq. ft.
  - c. The space will be utilized for a new walk-in cooler and freezer along with an additional area for storage.
    - o The current cooler, freezer and storage area are located in the basement accessed by steep stairs to the rear of the building.
  - d. Brick to match existing brick with 4" cast stone cap at the foundation.
  - e. Cementitious siding on the addition. There will be 6" lap siding, trim and panels that will be painted white.
    - o Sherwin Williams Natural White SW9542.
  - f. Flat roof is proposed surrounded by a parapet to screen mechanical equipment from view.
  - g. A new insulated hollow metal door to be installed on the north side of the addition to access the building.
  - h. A variance from the Board of Zoning Appeals will required for the building addition since the location of the addition will be within the minimum 33' setback of North St.
  - i. No exterior lighting has been proposed at this time.
2. Existing Building Improvements:
  - a. Replace the existing cedar shingles with new 30-year dimensional asphalt shingles.
    - Weathered Wood – Color

- The existing cedar shingles are in poor condition and in need of replacement.
- b. Windows & Doors to be replaced in the future.
  - Staff would like to get Board approval to permit City staff to administratively approve the windows and doors in the future if they were to go to a bronze or black frame for the windows and doors and maintain a similar character and look.
  - The existing frames on the windows and doors are a mix of black and aluminum. The black framed windows were approved by the Board in 2005 when the Board approved a walkup service window on the south side of the building.
- c. Existing white trim will be painted white to match the addition.
  - Sherwin Williams Natural White SW9542
- 3. New Dumpster Enclosure:
  - a. Brick to match the existing brick on the DQ building with a 4-inch cast stone cap.
  - b. Dumpster doors will be hardi-plank siding and trim attached to a steel frame and paint to match the building.
  - c. The new dumpster enclosure will house two dumpsters. One dumpster is for trash and the other dumpster is for cardboard.
  - d. The existing grease receptacle will be removed, and a new grease receptacle will be installed inside the building and there will be an exterior pipe to pump out the grease when needed.
  - e. Screening around the dumpster is also being provided to help soften all the hardscape.
  - f. A variance from the Board of Zoning Appeals will be required for the placement of the dumpster since the location will be within the minimum 33' setback of North St.
- 4. Onsite and offsite Improvements:
  - a. The drive isles on High St. and North St. will be reduced in width to meet current Code requirements. The access drive to High St. is approximately 35-feet wide, where 22-feet is the minimum required by Code. The access drive to North St. is 27-feet wide, where 22-feet is the minimum required by Code. The reduction in the wide access points will slow traffic down for those entering and exiting the site and will provide an additional area for pedestrian improvements to the site.
  - b. Additional greenspace and landscaping are being added in the area of the dumpster enclosure along the North St. side of the property.
  - c. Additional greenspace and landscaping are also being added along the High St. portion of the property to the north and south of the access point to High St.
  - d. Additional landscaping is also being added along the northern side of the building.
  - e. The final landscape plan will be coordinated with the landscaping proposed for the offsite improvements associated with the City's portion of the project.
  - f. Removal of 7 parking spaces will occur with the addition, however with the new total square footage of 1,231 sq. ft. only 16 parking spaces are required by Code. The applicant will be providing 19 parking spaces. Additional parking is also available on the neighboring parcel and many people walk to this location from the surrounding neighborhoods.
  - g. Patio Improvements:
    - The High St. portion of the patio area is completely located in the public right-of-way; however, the North St. portion of the patio is located outside of the public right-of-way.
    - The existing seating area is a mix of concrete and asphalt, and the southern patio

- area has a severe slope down to the sidewalk.
- As many of you may know, this intersection has every type of utility located in Worthington underground at this location. The underground utilities in this area make improvements much more difficult. The City will be working with those utility providers to move their utilities to the edge of the right-of-way outside of the proposed City improvements.
  - Brick seat walls and planting beds are proposed along High St. and North St.
    - The brick for the seatwalls will be the Worthington brick that has been used at our other intersection improvements throughout the City.
    - The brick seat walls will provide additional seating; however, they will also provide a barrier for those sitting on the outdoor patio along High St.
    - The brick seat wall along the North St. side of the site will address the grade change and provide a much more usable space for patrons utilizing the patio space.
  - A mix of concrete and pavers will be used in the patio area.
  - A handicap ramp will also be installed on the North St. side of the property to provide access to those entering and exiting the site.
    - The change in grade in this location makes it impossible to not have the need for steps at the intersection, however it is an improvement over the existing conditions today.
    - A variance from the Board of Zoning Appeals will be required for the placement of the handicap ramp and seat wall associated with the onsite improvements that will be located within the minimum 33' setback of North St.
  - New patio furniture is proposed as part of the improvements, however the details related to the patio furniture have not been provided at this time.
    - Staff would like to get Board approval to permit City staff to administratively approve the patio furniture in the future.
- h. Bicycle racks will be installed on the north side of the building; however, they are not shown at this time. Bike racks will be required to be installed as part of this project.
- i. Landscaping Beds:
- Two landscaping beds will be installed along High St. and North St.
    - These planting beds are subject to change depending on final design and utility relocation.
  - The rationale for not having a tree lawn along the North St. side of the property is related to the relocation of utilities in the area and the possibility of the need to be able to access these underground utilities while still providing much needed vegetation to help soften all the hardscape.
  - Vehicular traffic and overall speed along North St. are not as intense as the High St. portion of the site. Most traffic on the North St. side of the property will be stopped waiting for a signal. This is not a perfect situation, however with the existing site conditions this seems to be the best option. High St. has a much higher volume of vehicles traveling north and south and at a higher rate of speed.
  - The landscaping bed will be able to have foundation plants along with street trees that will provide an additional screening, shade and separation from North St.
  - A Memorandum of Understanding (MOU) will need to be worked out between the City and the property owner for the future maintenance of proposed vegetation.

- j. Brick pavers will be installed at the intersection of High St. and North St. to match with the brick pavers that were installed at the northwest corner of High St. and North St. as part of the City National Bank site improvements.
5. The existing DQ Sign is to remain. No changes are proposed to the existing sign besides normal maintenance.

### **Land Use Plans:**

#### Worthington Design Guidelines and Architectural District Ordinance

While the architecture is of prime importance in a commercial district such as Worthington's, landscaping of building sites is also important. Landscaping works with other site elements such as paving and street furniture to create the district's sense of high quality.

A small amount of landscaping can have a positive impact; this is already easy to see in the many well-landscaped spots in Worthington's commercial district. Small, well-executed and well-maintained landscaping is appropriate for the relatively small spaces here and provide relief from the "hardscape" of buildings, streets, and other man-made elements. Plant materials should be selected for appropriate size, shape, color, and "pedestrian friendliness" (avoid, for example, thorny species that can catch dresses or scratch children). Pots or planters permit moving plants and flowers around for best effect.

Fences and walls are traditionally used as boundary markers and security features. In commercial districts they often are used to separate a storefront or an outdoor seating area from the activity of the street. Fences and walls can also be used and are strongly encouraged as effective screening for utility boxes, trash containers, and the like. Some businesses have placed seating and tables along the sidewalk for use by patrons having lunch or enjoying a cup of coffee. Such use of the community's sidewalks makes the entire area feel more open and pedestrian-friendly, though business owners should be sure that movement is not obstructed.

Traditional types of fences and walls include masonry walls, cast and wrought iron fences, wood rail or board fences, rows of trees and shrubs, or a combination of these

Construction of an addition to a commercial or institutional building should be approached in the same way as one for an existing home. Such a project involves important design considerations, since an addition can have a major impact on neighboring properties.

Use exterior materials traditionally used on commercial and institutional buildings in Worthington. These most commonly include brick; frame construction is less common. New materials used on an addition do not necessarily have to match the original materials of an older building -- a frame addition with beveled siding, for example, could be appropriate on a masonry building -- but starkly modern materials such as rough-cut siding, plastics, metal surfaces or painted concrete block should be avoided. The addition should be subordinate to the main building. This does not necessarily mean that the addition must be smaller than the original, but it should be designed in a way that it does not overwhelm and dominate the original.



Generally, additions should be located as far as possible to the rear of the original building. There may be some instances, however, where building an addition on the front of the original building may be a preferable option.

**Staff Analysis:**

1. Variances are needed for the building addition, dumpster, handicap ramp and the seatwall location.
  - a. Variances are not needed for the seatwalls and landscaping beds that are located in the public right-of-way. Items in the public right-of-way are reviewed and approved by the City.
2. The Board's review is over the items on private property for compliance with the Worthington Design Guidelines.
3. The final design of the streetscape improvements is subject to change related to final design work and utility relocation.
4. The onsite improvements and offsite improvements both enhance the area and provide additional safety to those utilizing the DQ patio area.
5. Bike racks will be required to be installed as part of this project.
6. The proposed building addition will provide much needed space for improvements that are needed to help the restaurant update their facility and overall functionality.
7. The final landscape plan will be coordinated with the landscaping proposed for the offsite improvements associated with the City's portion of the project. The majority of the proposed landscaping is located in the public right-of-way, only the landscaping by the dumpsters and the north side of the building addition will be on private property.
  - a. Staff would like to get Board approval to permit City staff to administratively approve the final landscaping plan so that we can coordinate the minimal landscaping with the final plan for the plants, shrubs and trees associated with the City portion of the project.
8. There will be many other small improvements on the site related to the access drives and unneeded poles, wires and signage that will be removed as part of the overall improvements on the site.
9. The site is tight, however the proposed onsite improvements and the offsite improvements proposed by DQ and the City will greatly improve the existing conditions.
10. This is a great example of a partnership between the City and a private business owner to make improvements at the intersection of High St. and North St. that will also benefit the community.
11. A Memorandum of Understanding (MOU) will be needed between the property owner and the City for the future maintenance of the landscaping in the planting beds as part of the offsite improvements.

**Recommendation:**

Staff is recommending conditional approval with the following conditions:

1. Variances from the Board of Zoning Appeals.
2. Addition of bike racks on the site.
3. MOU for the maintenance of the landscaping.
4. City staff can approve the final landscaping plan.
5. City staff can approve the patio furniture.
6. City staff can approve the replacement of the existing windows and doors in the future.

**Motion:**

**THAT THE REQUEST BY MATT LONES ON BEHALF OF DAIRY QUEEN FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A NEW BUILDING ADDITION AND PATIO AT 920 HIGH ST., AS PER CASE NO. ARB 94-2022, DRAWINGS NO. ARB 94-2022, DATED OCTOBER 28, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

2. Sign – 2159 W. Dublin-Granville Rd. (Michelle Appelbaum/EMS Fitness Body) **ARB 95-2022**

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

This shopping center was originally constructed in the 1950's, with a major addition and renovation completed in the late 1980's. At that time, the storefronts and signs were approved in a uniform manner. Over the years, many amendments have been approved including the addition of a gable at the east end, multiple sign changes and most recently a change to the color scheme. In 2008, the eastern half of the building was approved for a facelift including new fascia and a change to the sign styles. The approved sign style on the eastern half of the non-gabled part of the building included a backer panel with non-illuminated dimensional characters and external gooseneck lights if desired. The Allstate sign did not conform to those specifications.

This request for a sign is for a new business called EMS Fitness Body.

**Project Details:**

1. The proposed sign would be 2'6" high x 7' 11" wide, with internally illuminated channel letters and a logo. The letters are shown as 6" high and there is a 6" high combined "ems" and a 4" high single element tag line below. The logo is a jagged line like you would see on a heart monitor.
2. The combined elements are proposed to be white lettering on black backgrounds; individual letters would be white; and the logo would be green. All channels are shown in black.

**Land Use Plans:****Worthington Design Guidelines and Architectural District Ordinance**

Styles and colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve.

**Recommendations:**

Staff is recommending *denial* of this application, as the proposed signage does not complement the other signs in this part of the building. A backer panel with non-illuminated dimensional characters and external gooseneck lights would be appropriate. Halo illumination may also produce the desired outcome.

**Motion:**

**THAT THE REQUEST BY MICHELLE APPELBAUM ON BEHALF OF EMS FITNESS BODY FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A SIGN AT 2159 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. ARB 95-2022, DRAWINGS NO. ARB 95-2022, DATED NOVEMBER 1, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

3. TWHS - Additions & Renovation – **300 W. Dublin-Granville Rd.** (Schorr Architects/ Thomas Worthington High School) **ARB 99-2022**

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

Thomas Worthington High School was originally built in 1952 and has undergone many additions and renovations over the years. Replacement of most of the school is proposed. The applicants are not looking for approval at this time, but rather feedback regarding the still evolving plans. The schools are continuing to have public meetings regarding design, so changes are likely.

**Project Details:**

1. Most of the building would be demolished in stages to accommodate students while the project is constructed. Renovation is proposed for the athletic wing, which is the newest part of the building.
2. Along with the new building proposed for construction in place of the existing school, an addition is designed for the south side of the athletic building. The new east end of the building is proposed to be further west than the existing, with parking proposed on the east side.

**Land Use Plans:**

[Worthington Design Guidelines](#)

**Preliminary Staff Comments/Questions:**

The following are based on the current drawings and the knowledge that changes are expected.

1. A three-story building seems appropriate for the high school especially given the large site and setback from the street.
2. The height of the first story and size of the cupola seem disproportionate.
3. It is not clear why there is a separation between the front and back of the building connected only by a single corridor. What is planned for the area between?
4. The visitor entry does not seem significant, and the materials do not look authentic.
5. The use of the lighter colored brick is not typical for Worthington.
6. Samples will be needed for all materials.
7. Further information regarding site circulation, parking, bike and pedestrian connections, entrances and landscaping is needed.

**Recommendation:**

Staff recommends tabling this application after discussion.

4. Exterior Modifications – **7000 N. High St.** (J. Carter Bean Architect, LLC/Wilcox Communities) **ARB 101-2022**

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

This 8052 square foot two-story brick building was constructed in 2007 for CF Bank on a 1 acre lot that was created by combining 4 lots. The 3 easternmost lots were rezoned to the C-3 Zoning District, while the 4<sup>th</sup> lot remained in the R-10 Zoning District and was landscaped to provide screening for the adjacent residential property. The bank building sits 50' from the N. High St. right-of-way and parking is to the rear. There is access from Highland Ave. and from N. High St. by way of a drive on the Key Bank parcel to the south.

Wilcox Communities is planning to purchase the property and use the building to house its corporate office. The company would like to modify the building and site to suit its needs.

**Project Details:**

1. Site:
  - a. Removal of about 16' of asphalt and parts of the 5' sidewalk at the rear of the building is proposed to allow for installation of a concrete patio. Removal of 5 parking spaces is included to accommodate the patio, but the Code requirement for parking would still be met with the remaining 34 spaces. Re-location of an existing tree island to the east is proposed, with a 2" caliper Honeylocust to be planted amongst 8 Sumacs.
  - b. The eastern edge of the patio would have a planting area about 5' in width interspersed with 4 European Hornbeams. Other proposed plants include: Boxwood, Hydrangea, Sumac, Arborvitae, Daylily, and Hosta. Planters would frame the entry area and are proposed at the corners near the building. Bollards with low voltage lighting are proposed along the outside edge.
  - c. A similar mix of new plant material is proposed at the northwest corner of the building and behind the brick wall at the northwest corner of the property.
  - d. Other existing landscaping would remain.
2. Building:
  - a. The applicant is proposing to paint all surfaces, except the windows, Pearly White (SW 7009). The brick that was used for this building is red and 12" wide x 4" high.
  - b. A matte black standing seam metal roof with smooth metal (16" between seams) is proposed.
  - c. Removal of the lower trim elements below the roof, including the dentils and molding, is proposed. Also to be removed are the small decorative gables above the front and rear entrances.
  - d. Composite trim and etched translucent glazing are proposed between the four chimneys in the middle of the roof to form a cupola that would screen the existing mechanicals.

- e. New black aluminum entry doors and sidelights are proposed for the east and west sides of the building as are projecting canopies above the entrances. The flat metal canopies would have 2 tiebacks each and be prefinished in black.
- f. Installation of exterior muntins to match the existing interior muntin pattern is proposed, and all window frames would be painted black. The arched windows would also have the panels below painted black. EIFS headers are proposed above the windows, and along with the stone sills would be painted the same color as the building.
- g. Black cylindrical light fixtures are proposed between windows around the building. Strip lights would be installed on the canopies to light the wall and future signs above.

### **Land Use Plans:**

#### **Worthington Design Guidelines and Architectural District Ordinance**

For historic structures, unpainted brick walls that were not painted before should not be painted, however, it may be acceptable to paint newer brick walls. Generally, lighter colors should be used for this purpose, with darker colors for trim.

While the architecture is of prime importance in a commercial district such as Worthington's, landscaping of building sites is also important.

Compatibility of design and materials, exterior details and relationships are standards of review in the Architectural District ordinance.

### **Staff Analysis:**

1. The proposed changes to the site will be an enhancement.
2. While painting brick that has not been painted before is not encouraged, there are old and new brick structures that have been painted in the community. This building is part of a long stretch of red brick buildings on the east side of N. High St. The existing brick being darker and a larger size than most, though, may justify support for painting. The existing trees in the front and the proposed landscape additions could help soften the impact of the color change.
3. Standing seam metal roofs are not typical for Worthington's commercial buildings.
4. The simplification of the trim and removal of the front and rear gables should be appropriate.
5. Formation of a cupola to hide mechanicals may be acceptable.
6. Although the signs can be discussed, further detail would be needed before approval could be granted.

### **Recommendation:**

While the resultant building is attractive, it may not be compatible with the Architectural Review District. Further evidence is needed as to how the renovated building would be appropriate in this location.

### **Motion:**

**THAT THE REQUEST BY J. CARTER BEAN ARCHITECT ON BEHALF OF WILCOX COMMUNITIES FOR A CERTIFICATE OF APPROPRIATENESS TO MAKE MODIFICATIONS AT 7000 N. HIGH ST., AS PER CASE NO. ARB 101-2022, DRAWINGS**

**NO. ARB 101-2022, DATED NOVEMBER 18, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

5. North Office Building – **7227 N. High St.** (DRP Worthington LP/High North) **ARB 100-2022**

&

#### **D. Municipal Planning Commission**

##### **1. PUD – Final Plan**

- a. North Office Building – **7227 N. High St.** (DRP Worthington LP/High North) **PUD 05-2022**

#### **Findings of Fact & Conclusions**

##### **Background & Request:**

The Worthington Mall (The Shops at Worthington Place) was originally constructed in the mid 1970's and has been added onto, renovated and reworked many times over the years. The 15.66-acre property transferred at the end of 2019, and the owner was approved to rezone the property as a PUD and rebranded the property as High North. The PUD includes altering the northern and western part of the property by removing part of the existing mall; adding Class A office, entertainment, retail and restaurant uses; constructing structured parking and public spaces; modifying the existing parking lot and drive aisles; and adding improvements in the public right-of-way.

A Final Plan was approved in February of 2022 that addressed changes to the drives adjacent to the east side of the existing mall and the north side of Kroger; to the Kroger parking lot; and new freestanding signs.

Applications that addressed changes to the southern half of the existing mall building and the addition of commercial buildings at the southwest corner of the site were reviewed and tabled on October 28, 2022. Those applications will remain tabled at this time.

The new applications on this agenda would finalize the proposed office building and associated changes at the north end of the site.

##### **Project Details:**

1. Building:
  - a. A 102,000 square foot (sf) building is now proposed.
  - b. The first four levels are designed for parking and there would be five levels of Class A office above. Total building height, including a metal screen for mechanicals on the roof, is shown as 145'8".

- c. The four-story parking structure would be finished with two different brick colors (1 & 3), metal panels and louvers. Green walls are proposed along the first floor north, east and west elevations, and a mural is shown at the southeast corner. The mural would be artistic but not used for signage.
  - a. Vehicular entrances to the parking garage are proposed on the east and west sides of the building. The garage would have 369 parking spaces. The main pedestrian entrance would be on the south elevation toward the middle of the garage.
  - d. Logos are proposed on near the top of the garage structure on the south side at both ends; and on the west elevation. Tenant names would be installed on the east and west elevations.
  - e. The top of the parking structure would be a rooftop deck with seating and landscaped areas.
  - f. Storefront systems would make up the walls of the office building. The metal frames would be either dark bronze or clear anodized and the glazing is proposed as a combination of clear and spandrel (reflective) glass.
  - g. Balconies with glass and metal railings are proposed at the corners.
  - h. Tenant signs are proposed in the upper corners of the building.
2. Site:
- a. Portions of the existing buildings on the north side would be demolished. The new building would be adjacent to existing Building D to the west and there would be an exterior corridor starting at the existing north entrance and extending to the east end of Building E. The corridor is proposed to be finished with colored concrete and include planting beds, planters, benches and pedestrian light poles. The treatment would continue around the corner to the north, ending at the east drive to the parking garage.
  - b. A landscape bed is proposed around much of the new building and would include larger trees, ornamental trees, deciduous and evergreen shrubs, ornamental grasses and perennials.
  - c. A 5' sidewalk is shown curving south to run along the property. Trees would be planted between the building and sidewalk.
3. Utilities:
- a. All needed utilities are available.
  - b. Storm water detention is proposed under the garage ramp.
4. Building Code:
- a. The existing building is a unlimited area building ([OBC Section 507](#)), with a covered mall use ([OBC Section 402](#)). The new building appears to be a high rise ([OBC Section 403](#)). Phasing of the construction will be important to ensure the safety of the occupants of the existing building.
  - b. The proposed Class A Office building and parking garage would need to meet all Ohio Building Code requirements for fire separation. The building on the parcel to the east owned by The Kroger Company is also an unlimited area building. There is a no build easement to maintain a 60' open area around that building in compliance with [ORC 3781.02](#). It appears the proposed dumpster enclosure encroaches upon that required open area.

### **Worthington Land Use Plans:**

[Wilson Bridge Corridor Districts - Chapter 1181 - 1181.05 Development Standards.](#)

[Comprehensive Plan Update & 2005 Strategic Plan for Worthington](#)

[Worthington Design Guidelines](#)

[Chapter 1174 - Planned Unit District - PUD](#)

**Recommendation:**

Staff is recommending approval of these applications as the plans are substantially as approved in the PUD and previously by the ARB. Relocation of the dumpster enclosure would be needed.

**ARB Motion:**

**THAT THE REQUEST BY DRP WORTHINGTON LP FOR A CERTIFICATE OF APPROPRIATENESS TO REDEVELOP THE PROPERTY AT 7227 N. HIGH ST., AS PER CASE NO. ARB 100-2022, DRAWINGS NO. ARB 100-2022, DATED NOVEMBER 11, 2022, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**MPC Motion:**

**THAT THE REQUEST BY DRP WORTHINGTON LP FOR APPROVAL OF A PUD FINAL PLAN TO REDEVELOP THE PROPERTY AT 7227 N. HIGH ST. PER AS PER CASE NO. PUD 05-2022, DRAWINGS NO. PUD 05-2022, DATED NOVEMBER 11, 2022, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**2. Amendment to Planning & Zoning Code**

- a. Creating Chapter 1153 Demolition of a Structure – Outside the Architectural Review District and Amending Chapter 1127 Municipal Planning Commission – Powers & Duties **APZ 02-2022**

**Findings of Fact & Conclusions**

**Background & Request:**

Worthington's Architectural Review District was established in 1967 as a way to maintain a high character of community development, to protect and preserve property, to promote the stability of property values and to protect real estate from impairment or destruction. The Architectural Review Board was created to review exterior architectural characteristics of buildings and preservation and protection of buildings of architectural or historical significance. The Architectural Review District includes all the parcels within Old Worthington and parcels fronting along High Street and Dublin-Granville Road (SR-161).

The Worthington Historical Society has requested that the City look at adopting legislation that would regulate the demolition of buildings outside of the Architectural Review District. This



would give the Historical Society the opportunity to review proposed demolitions that would occur Citywide, not just the parcels within the Architectural Review District. This request is not intended to prevent demolitions throughout the City, but as a way to document the existing buildings prior to demolition for the Historical Society's archives. This recently came to the forefront as a result of a late 1800's farmhouse that was located one block outside of the Architectural Review District that was demolished in 2021. There are many other buildings throughout the City that have historical significance that should be preserved or documented prior to demolition occurring.

There are approximately 5,563 parcels in the City, however only 829 parcels located in the Architectural Review District. The remaining 4,734 parcels in the City are still subject to requirements found in the Planning & Zoning Code, however these properties would all be eligible for demolition without any prior documentation that may be of benefit to the Worthington Historical Society's archives.

On May 9, 2022, City Council made a motion to refer this topic to the Municipal Planning Commission for evaluation and authorized City staff to draft legislation. City staff along with the Kate LaLonde the Director of the Worthington Historical Society worked on draft language that is now ready for review and comments from the Municipal Planning Commission before being forwarded to City Council for review.

The proposed legislation will fall under the powers and duties of the Municipal Planning Commission, not the Architectural Review Board. The Architectural Review Board is charged with reviewing proposals for compliance with the Worthington Design Guidelines for properties located in the Architectural Review District, not areas outside of the District. The Municipal Planning Commission will be the entity to review the demolition of buildings that are more than seventy-five (75) years old that are located outside of the District. [Section 6.03](#) of the Worthington City Charter gives the Municipal Planning Commission the authority to perform such other duties, not inconsistent with this Charter, as may be required by ordinance.

#### **Chapter 1127 Municipal Planning Commission**

Amended Section [1127.02\(i\)](#) to add review and act upon applications for demolition or partial demolition of a building more than seventy-five (75) years old outside of the Architectural Review District to the Powers and Duties of the Municipal Planning Commission.

#### **Chapter 1153 Demolition of a Building – Outside the Architectural Review District**

The purpose of this newly created chapter is to recognize the need to document the City's existing quality and character while permitting redevelopment within the City for areas outside of the Architectural Review District. The complete or partial demolition of an existing building more than seventy-five (75) years old in the City shall be reviewed and documented as necessary. There was originally a discussion to review all buildings over fifty (50) years old, however after a further discussion with the Worthington Historical Society and a brief discussion with City Council we felt that seventy-five (75) years would be an appropriate age to start documentation.

The definition of a Building can be found in [Section 1123.11\(a\)](#) of the Planning & Zoning Code. "Building" means any structure having a roof supported by columns or by walls and intended for the shelter, housing or enclosure of persons, animals or materials.

The proposed Code language (**APZ 02-2022**) is included with the application materials.

**Recommendation:**

Staff is recommending approval of the proposed changes to the Planning & Zoning Code as it is consistent with staff's discussion with City Council and the Worthington Historical Society as a means of reviewing and documenting our existing buildings while permitting redevelopment opportunities in areas outside of the Architectural Review District.

**Motion:**

**THAT THE REQUEST TO AMEND THE PLANNING & ZONING CODE TO CREATE CHAPTER 1153 DEMOLITION OF A BUILDING – OUTSIDE THE ARCHITECTURAL REVIEW DISTRICT AND AMENDING CHAPTER 1127 POWERS AND DUTIES AS PER CASE NO. APZ 02-2022, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.**

**E. Other**

1. Motion to reappoint Kathy Holcombe as the Municipal Planning Commission representative to the CRA Housing Council for 2022-2024.



**ARB APPLICATION**  
**ARB 0096-2022**  
**580 E. Granville Rd.**

<b>Plan Type:</b> Architectural Review Board	<b>Project:</b>	<b>App Date:</b> 11/02/2022
<b>Work Class:</b> Certificate of Appropriateness	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$5,000.00		<b>Approval</b>
<b>Description:</b> To reface an existing monument sign.		<b>Expire Date:</b>

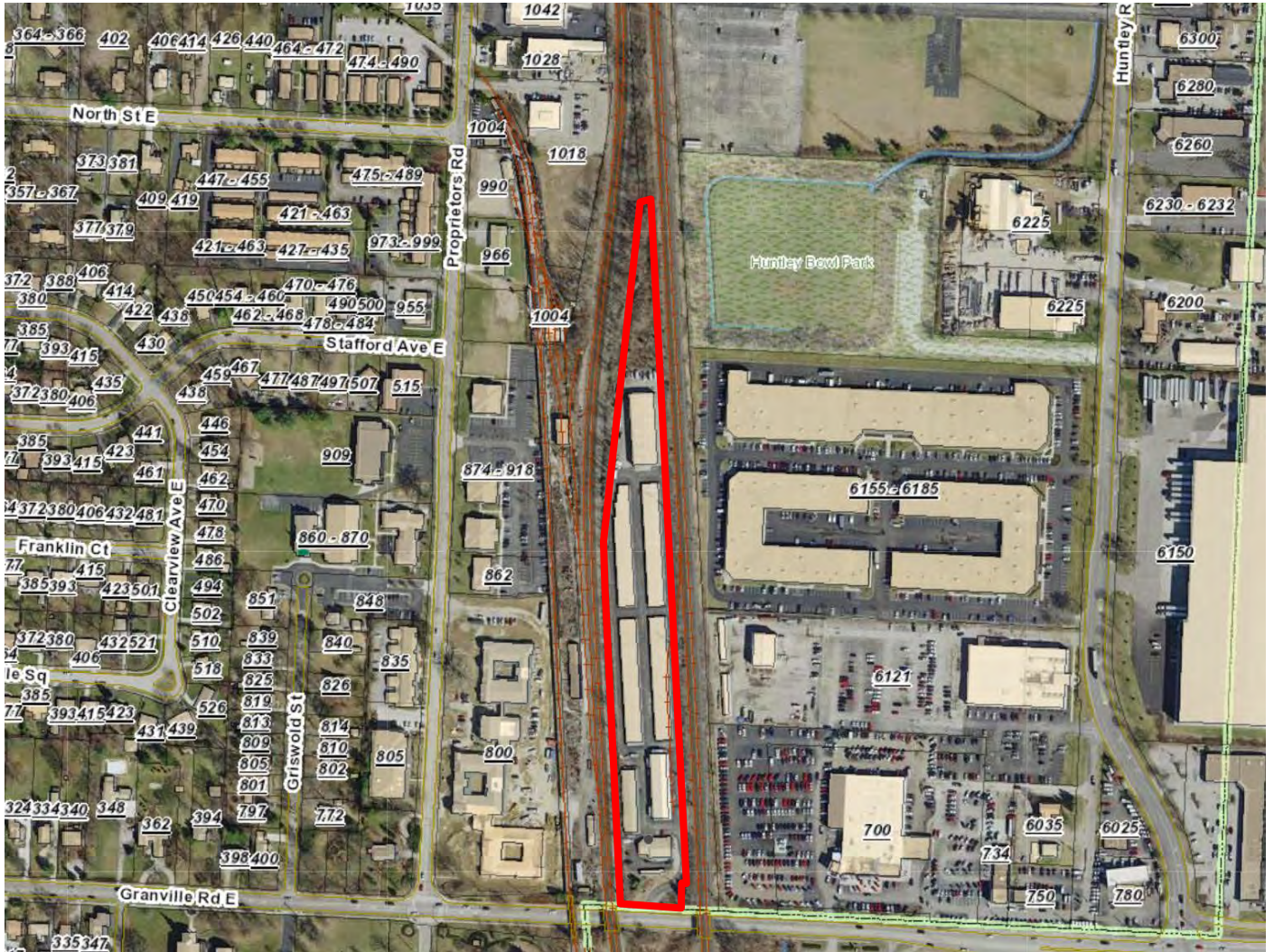
<b>Parcel:</b> 100-002240	Main	<b>Address:</b> 580 E Dublin-Granville Rd	Main	<b>Zone:</b> I-1(Restricted Industrial: Research Office)
		Worthington, OH 43085		

Current Property Owner	Applicant
Darrin Gray	Cindy L Kingery
200 Park Ave. Suite 2001	6405 Rising Sun Dr.
New York, NY 10166	Grove City, OH 43123
Home: (614) 496-4220	Mobile: (614) 395-3433

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003153	Architectural Review Board	\$5.00	\$5.00
Total for Invoice INV-00003153		\$5.00	\$5.00
Grand Total for Plan		\$5.00	\$5.00



# 580 E. Dublin-Granville Rd.



580 E. Dublin Granville Rd  
Worthington Ohio  
**StorQuest** Sign Refacing  
ARB 96-2022

### **Statement in Support**

In March of 2022, the ownership of 580 E. Dublin-Granville Rd transferred, and the new owner desired to reface the existing freestanding sign. The existing sign is 63 inches in height (including the base) and consists of 16.50 sf in area. It is 50 ft from the west property line, 87ft from the east property line, and 36.6 ft from the south property line.

The new owner proposes to reface the existing sign using the existing retainers, cabinet, and base. The proposed sign will be compliant to the existing zoning code:

1170.03.a - It does not incorporate movement.

1170.03.b - It meets illumination requirements and the light will not bleed over the right-of-way.

1170.03.c - It will have no more than two styles of letters and not more than three sizes.

1170.03.d - It will have three colors, SW 7055 Enduring Bronze, 3M3630 -143 Poppy Red, and Exposed White Lexan.

1170.05.a - It meets the sign area requirements.

The closest building length is 60.5 linear ft which allows for 90.75sf for the entire building.

The maximum area for a freestanding sign is 54.45sf. The proposed sign is 16.59sf.

1170.05.e -It is less than 60sf.

1170.05.e - It is less than 15ft in height.

The proposed sign is a reface of an existing sign that is compliant with the City code. It is small and similar to the existing sign. The proposed freestanding sign is a simply geometric shape and small in scale. It is consistent with the architectural review guidelines in that applicant proposes refacing and repairing an existing sign. The proposed refaced sign is smaller in area than the regulations allow. The proposed sign is monument style. The predominate color of the sign is a toned-down shade.

Thank you for considering the refacing of this sign.





WORTHINGTON, OH - #1137

CITY OF WORTHINGTON  
DRAWING NO. ARB 96-2022  
DATE 11/02/2022

(220132) SQE #1137 - Worthington, OH:  
<https://kami.app/epu-x7e-U9r-F45>

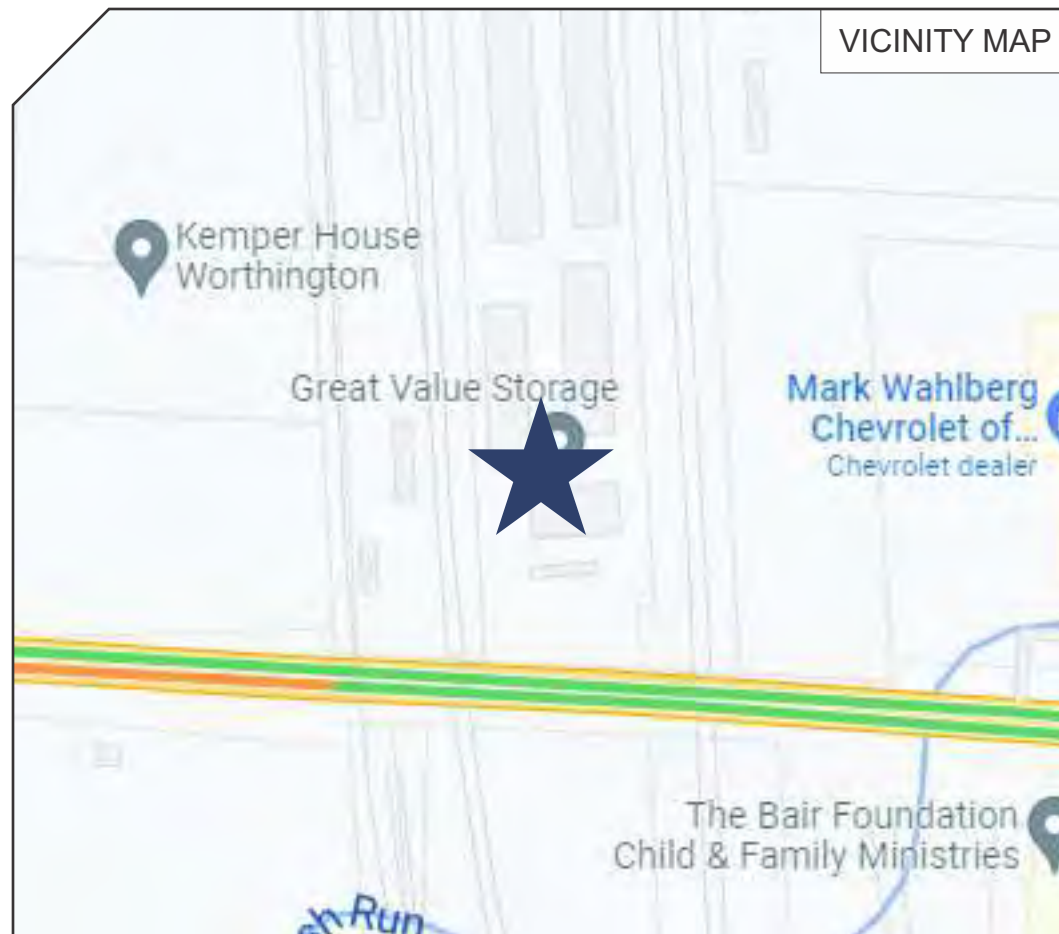
DESIGN REVIEW: 10/21/22

# PERMANENT SIGN PACKAGE

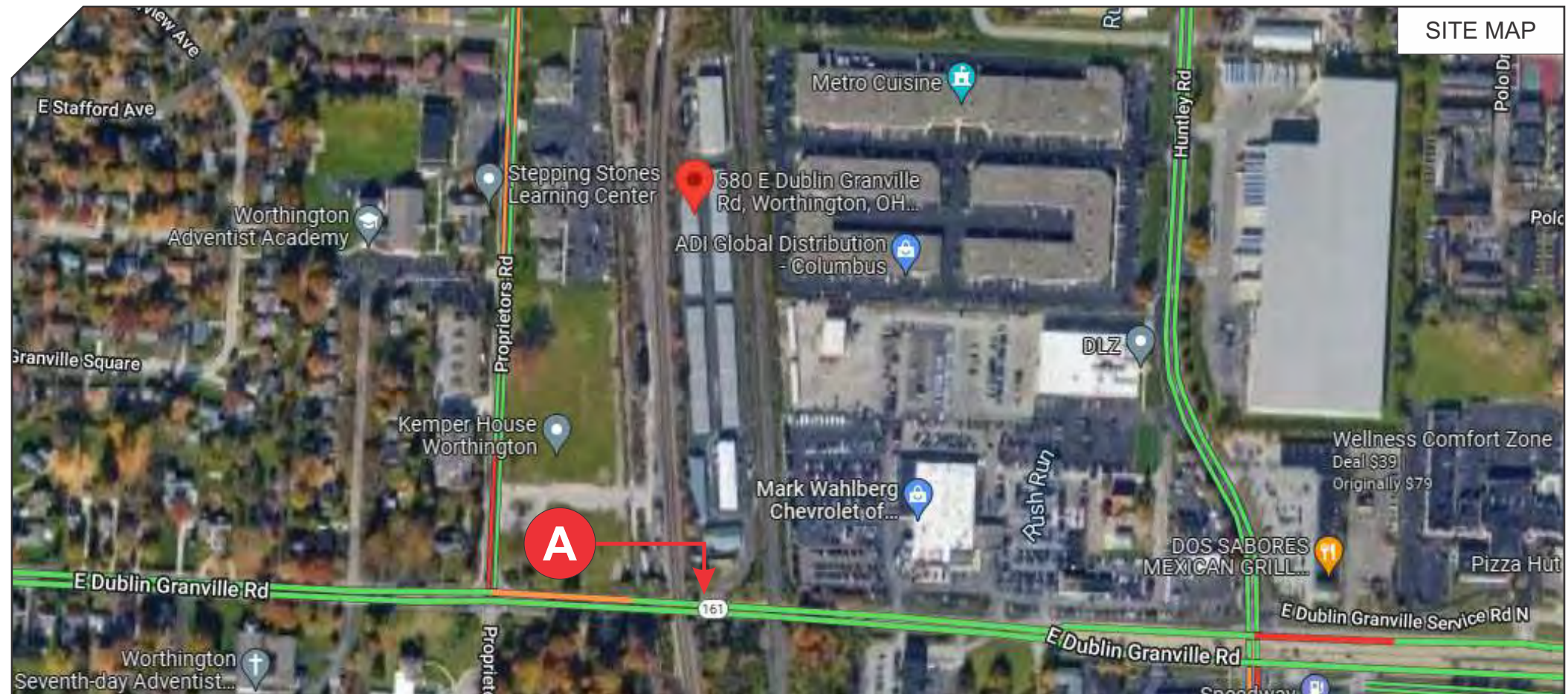
## SCOPE OF WORK

SIGN A: Replacement face (2) for existing Monument Sign

VICINITY MAP



SITE MAP



13158 ARCTIC CIR.  
SANTA FE SPRINGS  
CALIFORNIA 90670  
PH: (562) 436-5188  
[www.TDISIGNS.com](http://www.TDISIGNS.com)

THIS DESIGN IS THE PROPERTY OF  
TDI SIGNS INC. IT IS NOT TO BE  
SHOWN TO ANYONE OUTSIDE OF  
YOUR ORGANIZATION,  
REPRODUCED, OR COPIED IN ANY  
FASHION WITHOUT THE WRITTEN  
AUTHORIZATION OF TDI SIGNS INC..  
COLORS DEPICTED ARE A GRAPHIC  
REPRESENTATION. REFER TO  
CALLOUTS FOR ACTUAL COLORS TO  
BE USED.

**PROJECT INFO:**  
StorQuest Economy  
Worthington, OH - #1137

580 E Dublin Granville Rd  
Worthington, OH 43085

**Account Manager:** C. Flores  
**Designer:** Jon V.

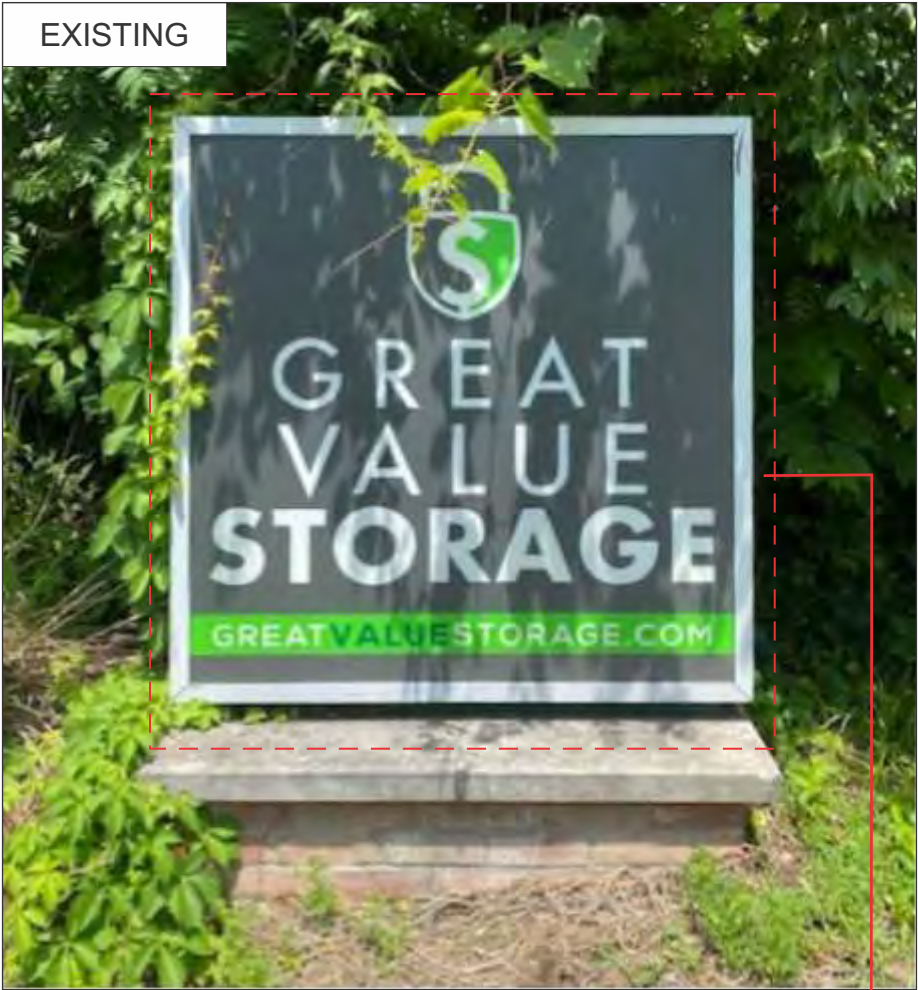
**Approval:**



#	INT.	DATE	DESCRIPTION
1	EA	04/28	UPDATED LOGO & REMOVED TEMP GATE BANNER
2	EA	07/18	UPDATE TO PERMANENT SIGN PACKAGE
3	EA	08/22	UPDATED SIGN A PHONE NUMBER & ADDED PHOTO
4	VN	10/25	VFP

1 OF 3  
10/25/22  
220132-04.0





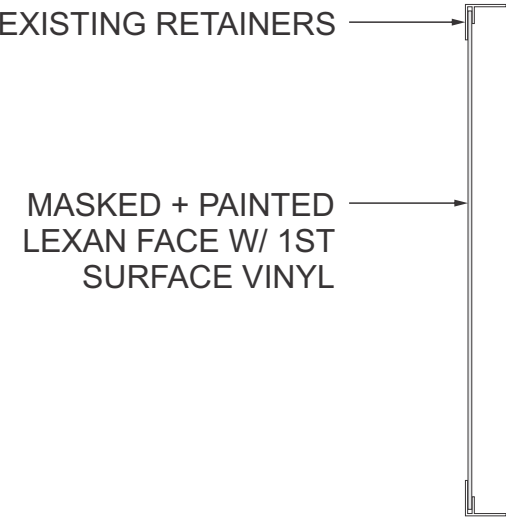
**NOTE:** EXISTING CABINET & RETAINERS TO BE REPAINTED T/M ENDURING BRONZE.

CITY OF WORTHINGTON  
DRAWING NO. ARB 96-2022  
DATE 11/02/2022

**SCALE:**                      **APPROX. 1" = 1'-0"**

#	INT.	DATE	DESCRIPTION
1	EA	04/28	UPDATED LOGO & REMOVED TEMP GATE BANNER
2	EA	07/18	UPDATE TO PERMANENT SIGN PACKAGE
3	EA	08/22	UPDATED SIGN A PHONE NUMBER & ADDED PHOTO
4	VN	10/25	VFP

SURVEY INFO:



CITY OF WORTHINGTON  
DRAWING NO. ARB 96-2022  
DATE 11/02/2022

**SIGN A**

**QTY: 1 unit**

FLAT FACE: 3/16" White Lexan  
VINYL COPY: Weeded out to show white

**COLOR CHART**

SW 7055 'Enduring Bronze'

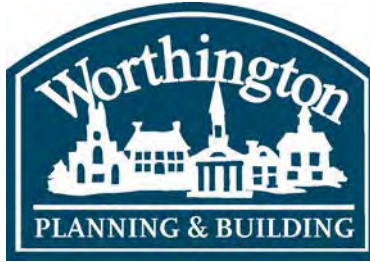
3M 3630-143 'Poppy Red' Vinyl

Exposed White Lexan

**SIGN AREA:** 16.58 SF

**SCALE:** 1 1/2" = 1'





## ARB APPLICATION

### ARB 0097-2022

### 882 High St.

<b>Plan Type:</b> Architectural Review Board	<b>Project:</b>	<b>App Date:</b> 11/07/2022
<b>Work Class:</b> Certificate of Appropriateness	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$7,000.00		<b>Approval</b>
<b>Description:</b> A new front door and side panels. Along with painting of the side door on the north side of the building to match the new front door. (Photograph attached is sample of the door/similar color not exact) Same style as next door at 888 High Street.		<b>Expire Date:</b>

<b>Parcel:</b> 100-000308	Main	<b>Address:</b> 882 High St Worthington, OH 43085	Main	<b>Zone:</b> C-3(Institutions and Offices)
---------------------------	------	--	------	--

Current Property Owner	Applicant
Greg Giessler	Greg Giessler
882 High St.	882 High St.
Worthington, OH 43085	Worthington, OH 43085
Business: 614-888-0307	Business: 614-888-0307
Mobile: (614) 832-7679	Mobile: (614) 832-7679

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003165	Architectural Review Board	\$7.00	\$7.00
		Total for Invoice INV-00003165	\$7.00
		Grand Total for Plan	\$7.00

# 882 High St.







6192 U.S. Highway 42 ~ Ostrander, Ohio 43061

Office 740-520-3325  
Fax 740-925-0525  
www.NBRcontracting.com

# QUOTATION

**Quote Number: 51352**

Quote Date: Oct 27, 2022

Page: 1

Good Thru 11/26/22

Pay Terms 30% deposit

Sales Rep Joe Nichols

**Project / Quoted To:**

greg@camtaylor.com  
Cam Taylor Office Building  
882 North High Street  
Worthington, OH 43085  
Greg 832-7679

CITY OF WORTHINGTON

DRAWING NO. ARB 97-2022

DATE 11/07/2022

**Purchase Order # Geissler**

Quantity	Description	Unit Price	Amount
1.00	Masonite VistaGrande 3/4-lite fiberglass door-sidelite unit - 68.5" x 81.75" - 4 9/16" Framesaver jambs - right hand inswing - Bronze saddle sill	6,800.00	6,800.00
1.00	Door to include 6-lite SDL grilles w/ 1-panel bottom; sidelites to include 3-lite SDL grilles w/ 1-panel bottom		
1.00	Door-sidelite unit to include factory sprayed paint finish. To be custom Charcoal Gray color interior & exterior. (Color to be provided by owner.)		
1.00	Hardware Allowance for Emtek Davos thumb-turn handleset in choice of finish.	350.00	350.00
1.00	Dump fee for haul away & disposal of old windows & job related trash.	40.00	40.00
1.00	To proceed with order, a signed quotation & 30% deposit check required. Please send to 6192 U.S. Highway 42, Ostrander, OH 43061		
1.00	Credit Card payment, add 2.9% convenience fee to total. Please email or call Steve to for credit card payment. Steve@NBRcontracting.com 740-520-3325		
	* Above totals include complete insert installation, casement mull removal, custom formed exterior aluminum capping, applicable interior stops & finish sealants. New casing trim, if applicable, to be installed by other carpenters.		

I have read the above quotation and understand that you are to do only what is written on the face of  
the quotation. I agree to pay cash or check to the terms quoted. Seller is entitled lien right to the  
property shown as the address of the project unless otherwise specified.

**TOTAL 7,190.00**

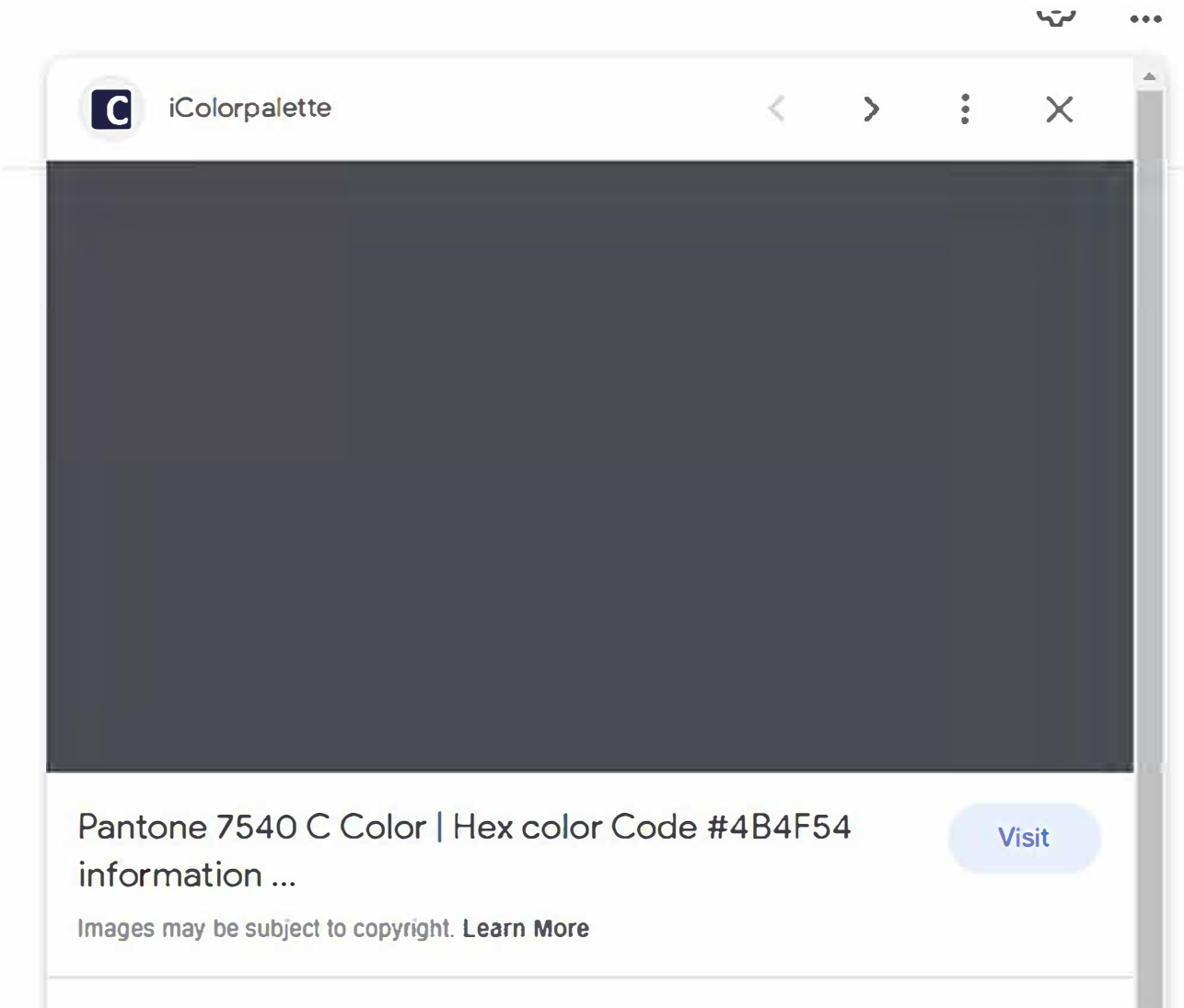
**2.9% Convenience Fee for Visa, Mastercard or Discover**  
**VENMO - Account info: @NBRcontracting**  
**ZELLE - Account info: Steve@NBRcontracting.com**

**X**

**Date**

BUYERS RIGHT TO CANCEL - You, the buyer, may cancel this transaction at anytime prior to midnight the third business day after the date of this transaction.







VistaGrande 3/4 lite Doors

Where to Buy



## VistaGrande 3/4 lite Doors

### VistaGrande

VistaGrande 3/4 lite Doors | Exterior French Doors | Masonite

### Glass Options

#### Types



Textured/Privacy



Clear

#### Designs



Chord



Chord  
SDL



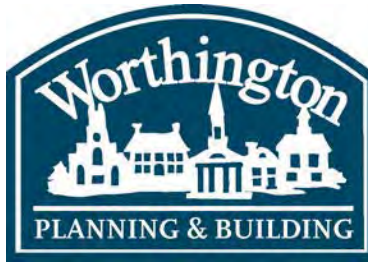
Pearl



Pearl



Pearl  
SDL



## ARB APPLICATION ARB 0098-2022 142 E. South St.

<b>Plan Type:</b> Architectural Review Board	<b>Project:</b>	<b>App Date:</b> 11/09/2022
<b>Work Class:</b> Certificate of Appropriateness	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$2,000.00		<b>Approval</b>
<b>Description:</b> Replacing the existing kitchen window to a picture window (both Andersen Windows)		<b>Expire Date:</b>

<b>Parcel:</b> 100-000127	Main	<b>Address:</b> 142 E South St Worthington, OH 43085	Main	<b>Zone:</b> R-10(Low Density Residence)
---------------------------	------	---	------	--

Applicant / Owner	Owner
Masako Narita	Anthony Bruns
142 E SOUTH ST	142 E SOUTH ST
Worthington , OH 43085	Worthington , OH 43085
Mobile: (614) 915-5964	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003251	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00003251		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00



# 142 E. South St.





## Project Summary

Prepared	11/29/2022
Location	142 E South Street, Worthington, OH 43085
Owner	Anthony Bruns & Masako Narita
Project	Replacing one of two existing Andersen windows for the kitchen facing backyard

Existing Window      Existing Andersen Window Close-up (Exterior)



Existing Andersen Window Close-up (Interior)



## Project Summary

Prepared 11/29/2022  
Location 142 E South Street, Worthington, OH 43085  
Owner Anthony Bruns & Masako Narita  
Project Replacing one of two existing Andersen windows for the kitchen facing backyard

Location of the window circled on the photo below



Replacement Window \* Andersen Windows 400 Series

<https://www.andersenwindows.com/windows-and-doors/windows/picture-windows/400-series-picture-window/#/learn>

Andersen Windows 400 Series Product Guide

<https://www.flipsnack.com/andersenwindows/400-series-product-guide.html>

Design	Picture
Size	Custom Size H 45 x W 49.5
Color	White
Material	Wood Interior, Vinyl Exterior
Profile	Contemporary

\* Subject to change to a similar product based on availability and its price at purchase

# 400 SERIES PICTURE WINDOW

BEST SELLING

## The crowd-pleasing picture window

You can make this picture window look classic or contemporary, combine it with matching windows and use it to frame your best views. It's no wonder it's our most popular picture window.

★★★★ 4.0 (12) | \$\$\$

Request a quote →





## ARB APPLICATION ARB 0102-2022 688 Hartford St.

<b>Plan Type:</b> Architectural Review Board	<b>Project:</b>	<b>App Date:</b> 11/21/2022
<b>Work Class:</b> Certificate of Appropriateness	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$9,000.00		<b>Approval</b>
		<b>Expire Date:</b>

**Description:** Project Overview

Requesting permit / approval to place hot tub on existing patio behind house. Also, requesting two-foot variance to place the hot tub eight feet from the northern property line, rather than 10 feet.

Project Details

Placement: Hot tub will be placed on the existing patio, 8-10 feet (depending on variance approval) from the northern property line.

Hot tub specifications:

- Master Spas, Clarity Balance 7
- Dimensions: 84" x 84" x 36"
- Balance 7 Hot Tub Model from Clarity Spas (masterspas.com)

Added tree to tree line: Plan to plant a 6-7 foot arborvitae tree for additional privacy.

Electrical: 50-amp GFCI breaker spa box placed over 5' away, in line of sight of hot tub

<b>Parcel:</b> 100-000587	Main	<b>Address:</b> 688 Hartford St Worthington, OH 43085	Main	<b>Zone:</b> R-10(Low Density Residence)
---------------------------	------	--	------	--

Applicant / Current Property Owner	Current Property Owner
Marcus W Hitt	Rebecca Hitt
688 HARTFORD ST	688 HARTFORD ST
Worthington , OH 43085	Worthington , OH 43085
Mobile: (937) 541-5428	Home: 6144069950

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003232	Architectural Review Board	\$9.00	\$9.00
Total for Invoice INV-00003232		\$9.00	\$9.00
<b>Grand Total for Plan</b>		<b>\$9.00</b>	<b>\$9.00</b>



# 688 Hartford St.





# Hitt Architecture Review Board Application

*688 Hartford Street*

**November 2022**

**Submitted by:**

***Marcus W. Hitt***  
***Rebecca M. Hitt***

## ***Project Overview***

Requesting permit / approval to place hot tub on existing patio behind house. Also, requesting two-foot variance to place the hot tub eight feet from the northern property line, rather than 10 feet.

## ***Project Details***

Placement: Hot tub will be placed on the existing patio, 8-10 feet (depending on variance approval) from the northern property line.

Hot tub specifications:

- Master Spas, Clarity Balance 7
- Dimensions: 84" x 84" x 36"
- [Balance 7 Hot Tub Model from Clarity Spas \(masterspas.com\)](https://masterspas.com/balance-7-hot-tub-model-from-clarity-spas)

Added tree to tree line: Plan to plant a 6-7 foot arborvitae tree for additional privacy.

Electrical: 50-amp GFCI breaker spa box placed over 5' away, in line of sight of hot tub

## *View from behind house*

Shows placement of hot tub.






## ***View looking to north property line***

Shows placement of hot tub and silhouette for where new tree will be planted.





 Master Spas®

Clarity Spas  
Balance 7

CITY OF WORTHINGTON  
DRAWING NO. ARB 102-2022  
DATE 11/21/2022



## ARB APPLICATION ARB 0094-2022 920 High St.

<b>Plan Type:</b> Architectural Review Board	<b>Project:</b>	<b>App Date:</b> 10/28/2022
<b>Work Class:</b> Certificate of Appropriateness	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$150,000.00		<b>Approval</b>
<b>Description:</b> New single story brick and cementitious siding addition to the east side of the existing Dairy Queen. This addition will house a walk-in cooler/ freezer.		<b>Expire Date:</b>

<b>Parcel:</b> 100-000003	Main	<b>Address:</b> 920 High St Worthington, OH 43085	Main	<b>Zone:</b> C-2(Community Commercial)
---------------------------	------	--	------	--

Current Property Owner	Applicant
Ron Overstreet	Matt Lones
90 WILSON DR	411 Meditation Lane
Worthington , OH 43085	Columbus, OH 43235
Mobile: (614) 216-3070	Home: (614) 436-8334
	Mobile: (614) 578-1707

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003136	Architectural Review Board	\$150.00	\$150.00
Total for Invoice INV-00003136		\$150.00	\$150.00
Grand Total for Plan		\$150.00	\$150.00



920 High St.





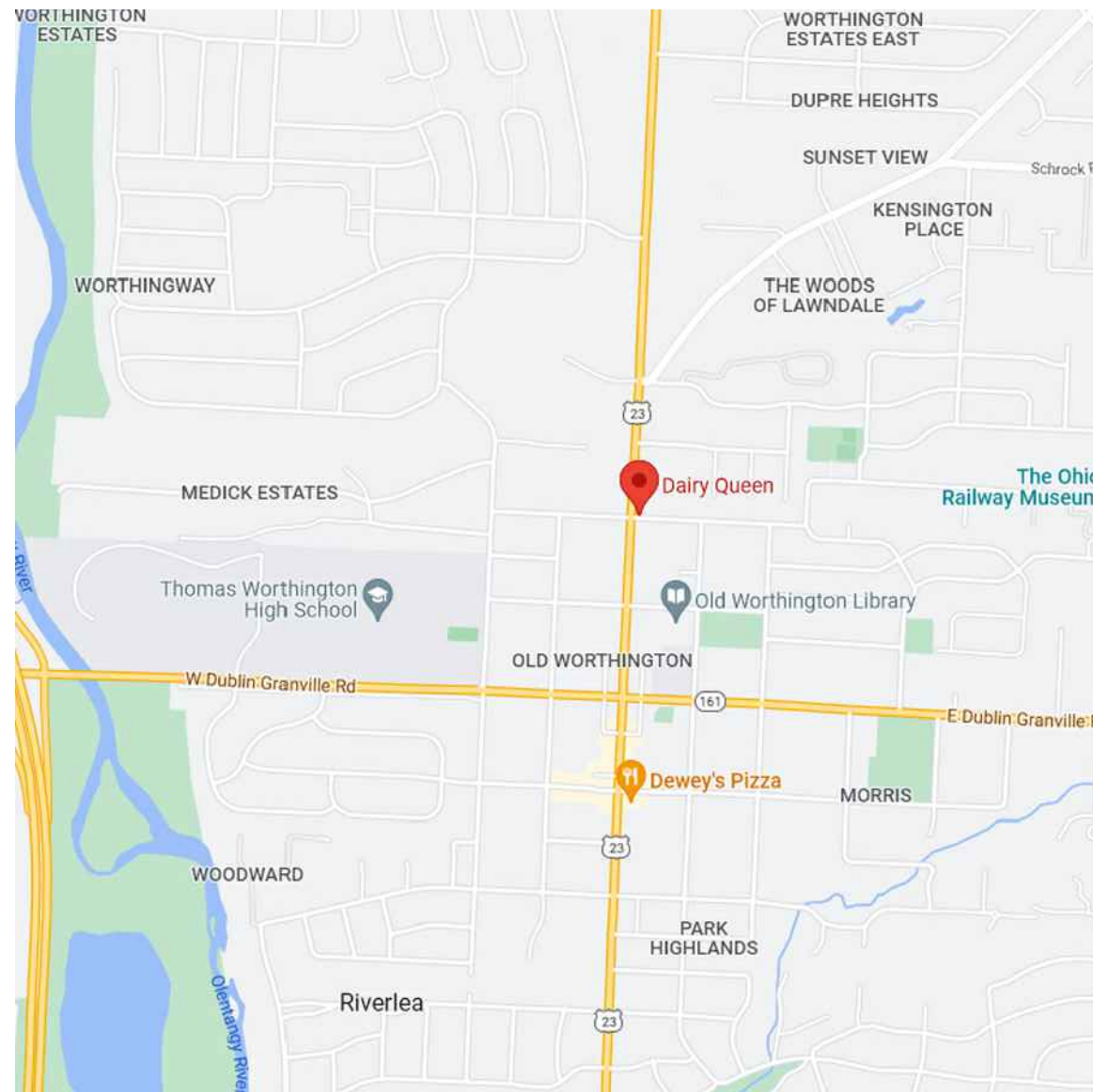


Orange **frog** Design Grou  
411 Meditation Lane  
Columbus, Ohio 43235  
P 614.578.1707

# DAIRY QUEEN - ADDITION

920 HIGH STREET WORTHINGTON, OHIO 43085

## LOCATION MAP



## SHEET INDEX

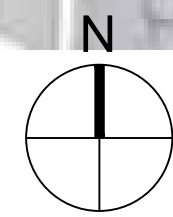
A000	COVER
A100	AERIAL SITE PLAN
A101	ENLARGED RENDERED SITE PLAN
A301	EXISTING BASEMENT/ ADDITION FOUNDATION & FIRST FLOOR PLANS
A302	EXISTING & ADDITION ROOF PLANS - DUMPSTER ENCLOSURE PLAN & ELEVATIONS
A401	CONCEPTUAL 2D EXTERIOR ELEVATIONS
A402	CONCEPTUAL RENDERING
A403	CONCEPTUAL RENDERING
A404	CONCEPTUAL RENDERING
A405	CONCEPTUAL RENDERING
A406	CONCEPTUAL RENDERING
A407	CONCEPTUAL RENDERING

CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022

COVER SHEET

PROJECT INFORMATION  
ISSUED FOR: ARB PACKAGE  
DATE OF ISSUE: 10.28.2022  
PROJECT NUMBER: 2022-12

A000



AERIAL SITE PLAN  
SCALE: NOT TO SCALE

CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022



Orange frog Design Group

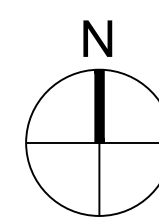
411 MEDITATION LANE COLUMBUS, OHIO 43235

PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

**A100 - AERIAL SITE PLAN**

10.28.2022





ENLARGED RENDERED SITE PLAN  
SCALE: NOT TO SCALE

CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022



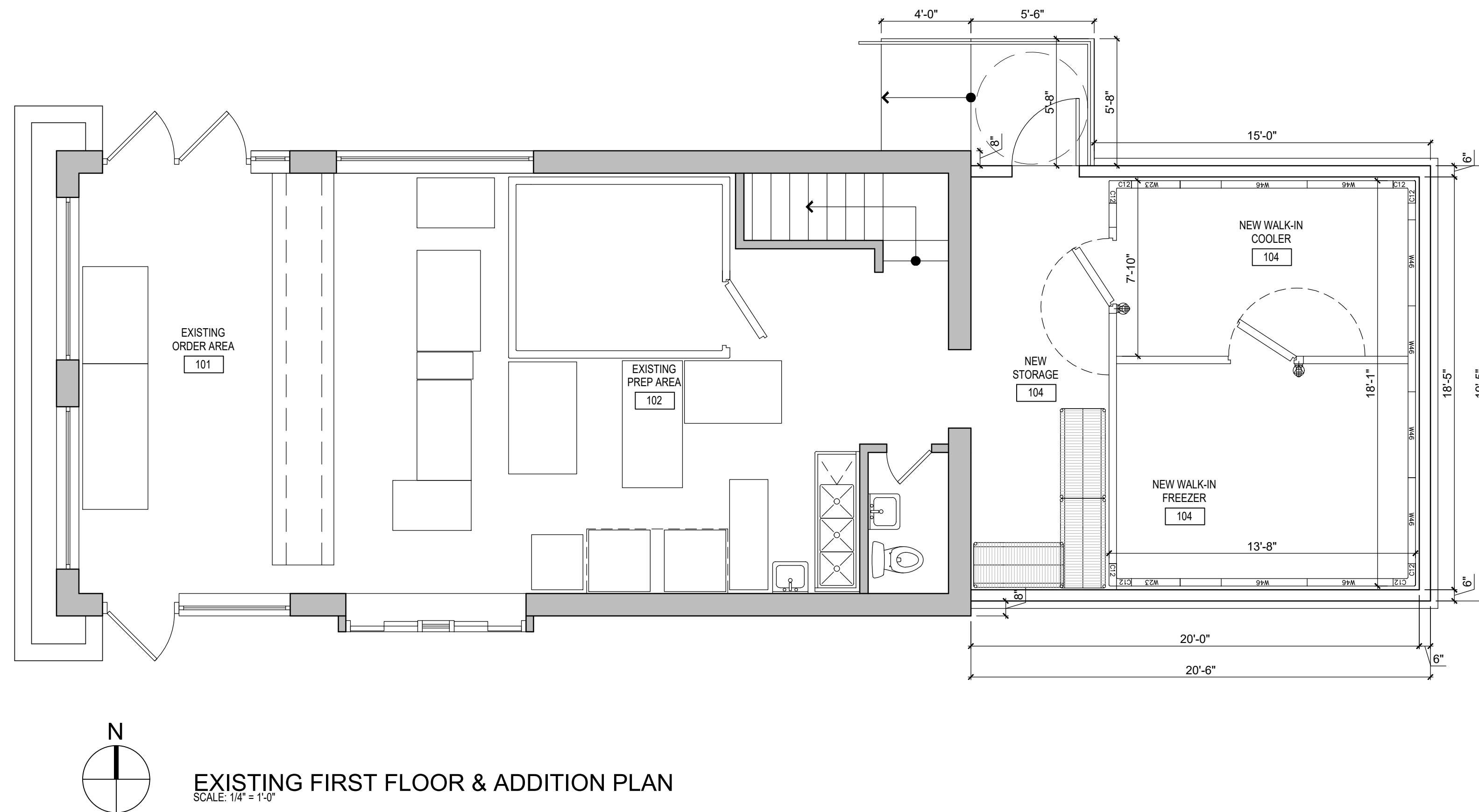
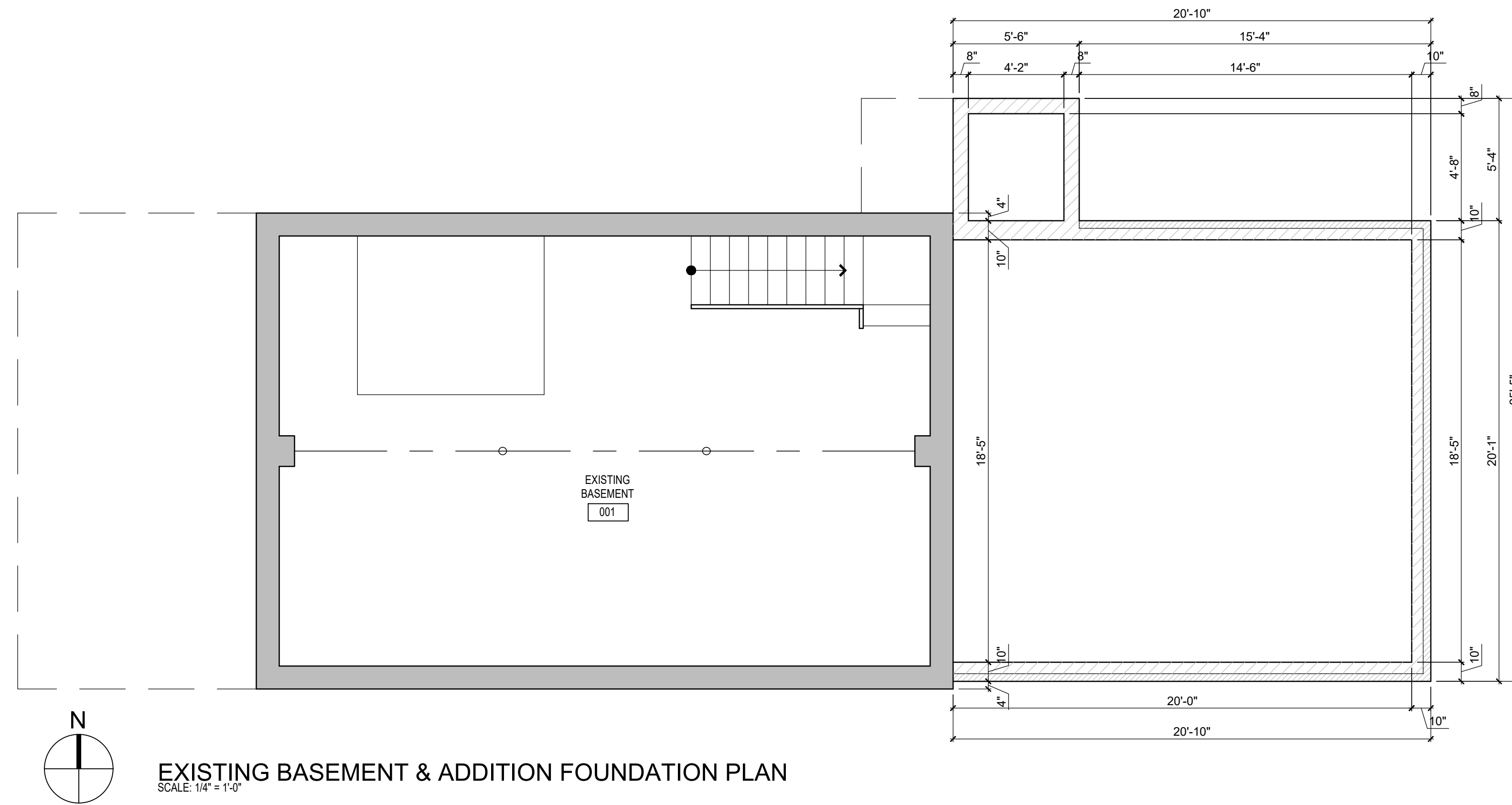
Orange frog Design Group

411 MEDITATION LANE COLUMBUS, OHIO 43235

PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

**A101 - ENLARGED RENDERED SITE PLAN**

10.28.2022

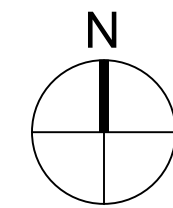
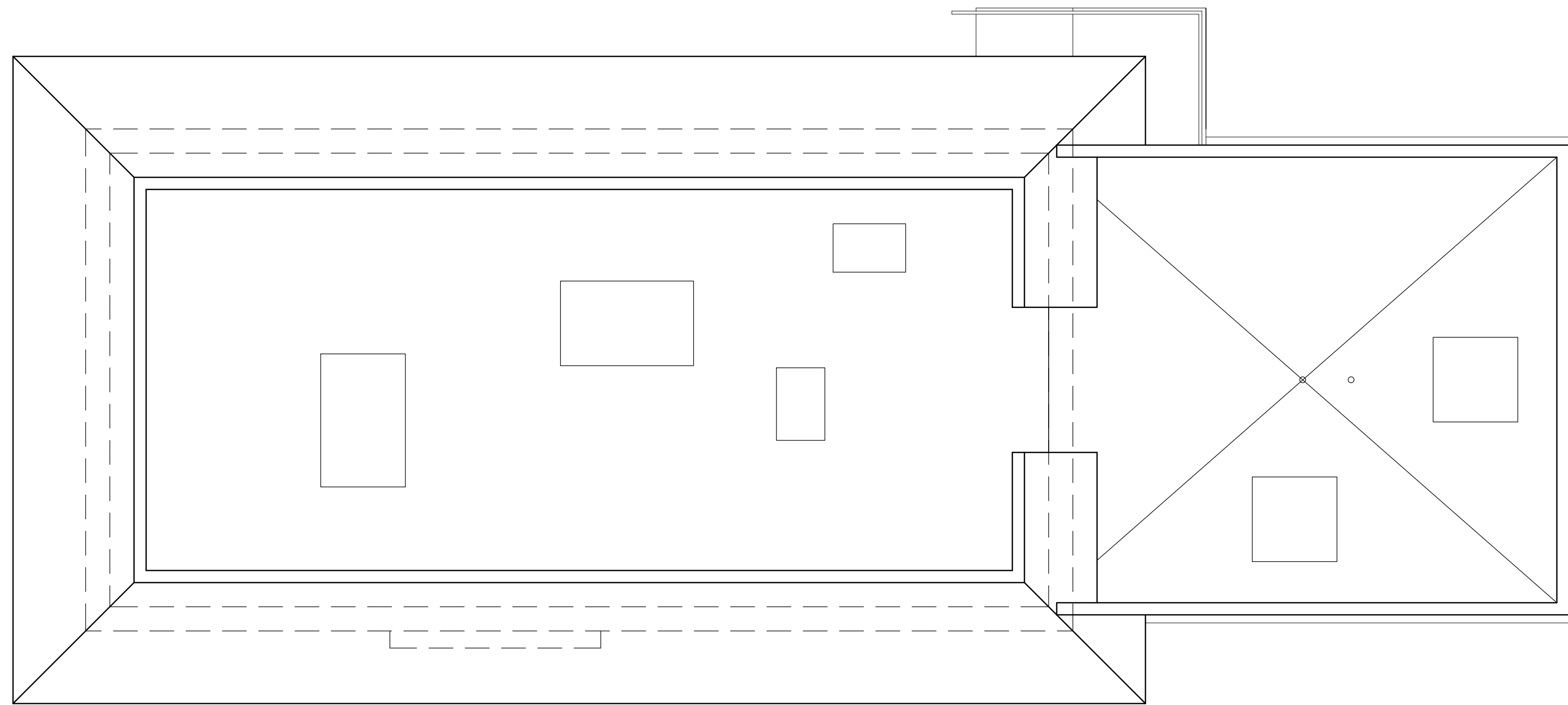


CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022

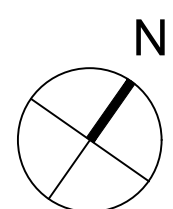
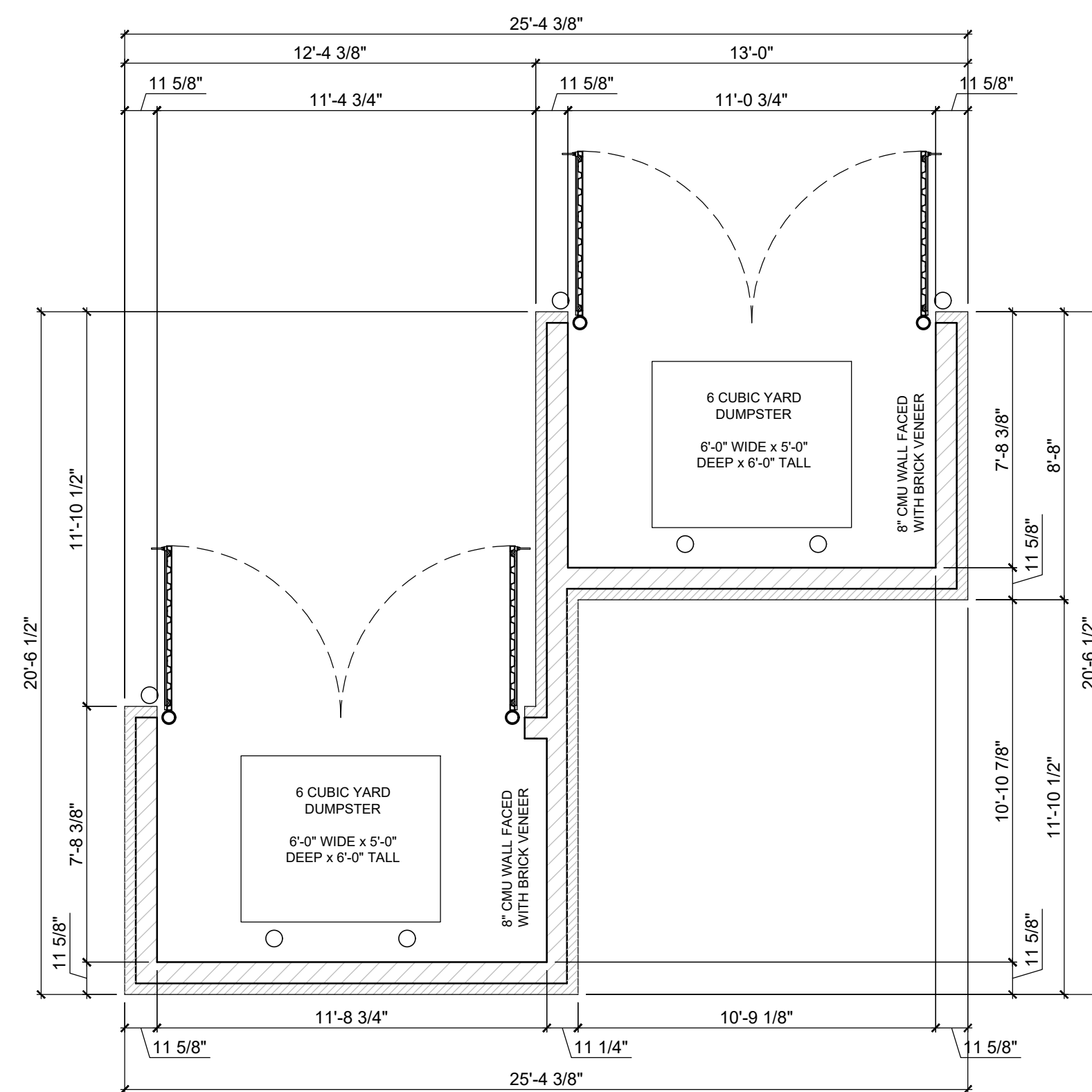
## A301 - EXISTING BASEMENT/ ADDITION FOUNDATION & FIRST FLOOR PLANS



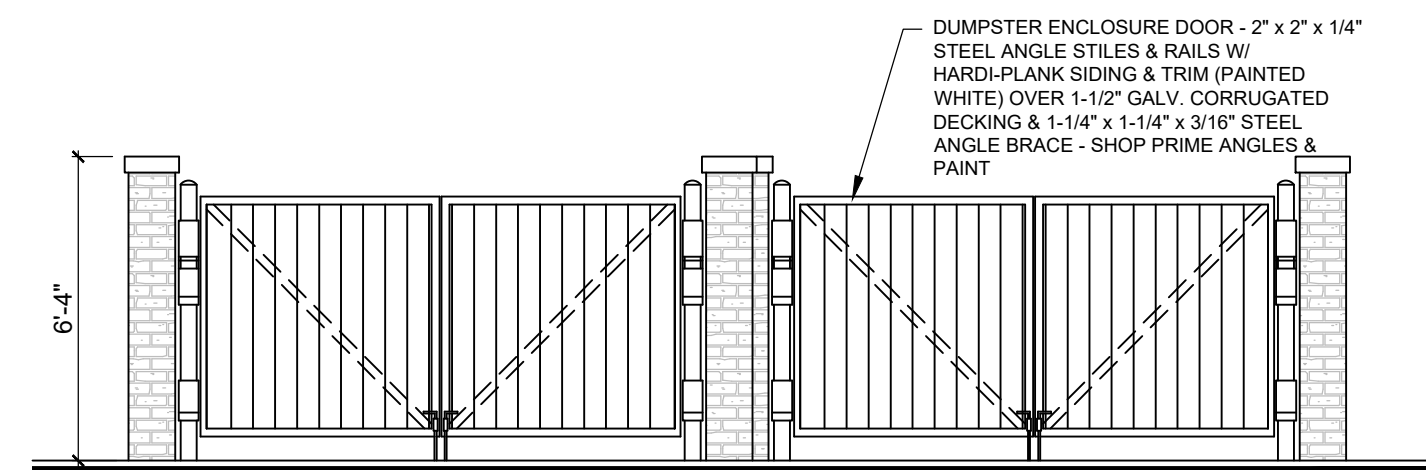




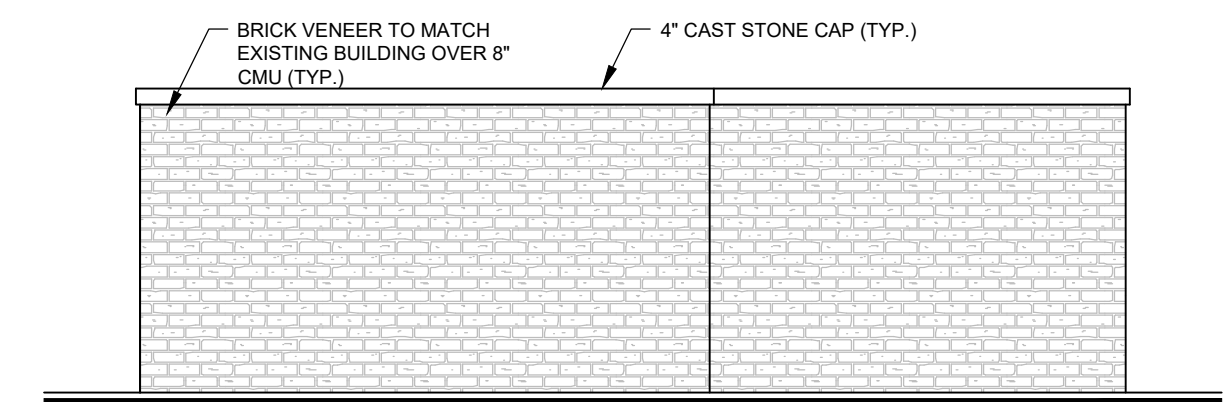
**EXISTING ROOF & ADDITION ROOF PLAN**  
SCALE: 1/4" = 1'-0"



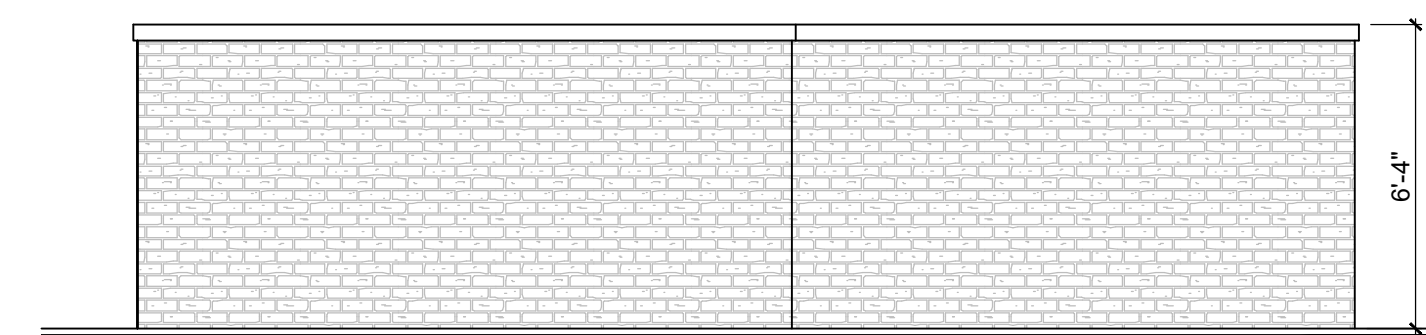
**NEW DUMPSTER ENCLOSURE PLAN**  
SCALE: 1/4" = 1'-0"



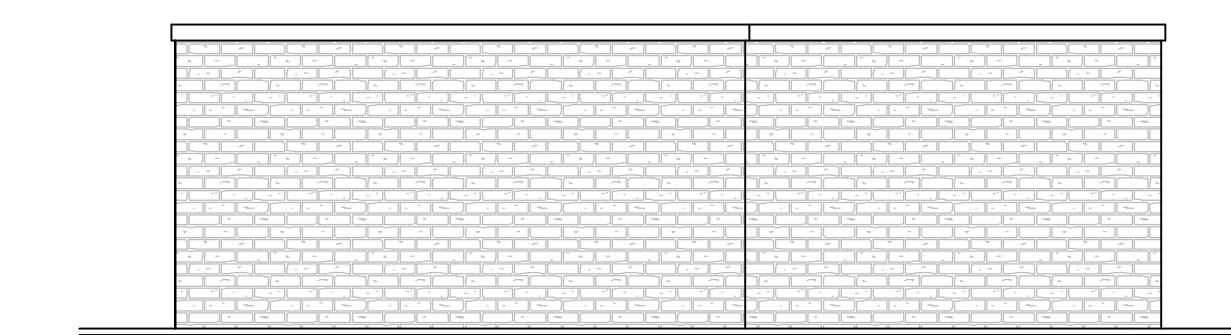
**NEW DUMPSTER NORTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0" LOOKING SOUTHEAST



**NEW DUMPSTER NORTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0" LOOKING SOUTHWEST



**NEW DUMPSTER SOUTHEAST ELEVATION**  
SCALE: 1/4" = 1'-0" LOOKING NORTHWEST



**NEW DUMPSTER SOUTHWEST ELEVATION**  
SCALE: 1/4" = 1'-0" LOOKING NORTHEAST

CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022



**Orange frog Design Group**

411 MEDITATION LANE COLUMBUS, OHIO 43235

PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

10.28.2022

## A302 - EXISTING & ADDITION ROOF PLANS - DUMPSTER ENCLOSURE PLAN & ELEVATIONS





**NORTH ELEVATION**  
SCALE: NOT TO SCALE    LOOKING SOUTH



**SOUTH ELEVATION**  
SCALE: NOT TO SCALE    LOOKING NORTH



**EAST ELEVATION**  
SCALE: NOT TO SCALE    LOOKING WEST

CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022







CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022



Orange frog Design Group

411 MEDITATION LANE COLUMBUS, OHIO 43235

PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

**A402 - CONCEPTUAL RENDERING**

10.28.2022





CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022







CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022







CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022



Orange frog Design Group

411 MEDITATION LANE COLUMBUS, OHIO 43235

PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

**A405 - CONCEPTUAL RENDERING**

10.28.2022





CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022



Orange frog Design Group

411 MEDITATION LANE COLUMBUS, OHIO 43235

PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

**A406 - CONCEPTUAL RENDERING**

10.28.2022





CITY OF WORTHINGTON  
DRAWING NO. ARB 94-2022  
DATE 10/28/2022



Orange frog Design Group

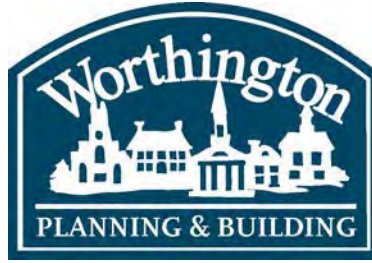
411 MEDITATION LANE COLUMBUS, OHIO 43235

PROJECT: DAIRY QUEEN - ADDITION WORTHINGTON, OHIO

**A407 - CONCEPTUAL RENDERING**

10.28.2022





# ARB APPLICATION

## ARB 0095-2022

### 2159 W. Dublin-Granville Rd.

<b>Plan Type:</b>	Architectural Review Board	<b>Project:</b>		<b>App Date:</b>	11/01/2022
<b>Work Class:</b>	Certificate of Appropriateness	<b>District:</b>	City of Worthington	<b>Exp Date:</b>	
<b>Status:</b>	In Review			<b>Completed:</b>	
<b>Valuation:</b>	\$5,265.00			<b>Approval</b>	
<b>Description:</b>	Flush mount illuminated channel letters on building. Total size: 2'-6"H x 7'-10 7/8"W. Black aluminum channels and trim caps. White acrylic faces with colored vinyl overlays. Illuminated with white LEDs.				
	<b>Expire Date:</b>				

<b>Parcel:</b>	<b>Address:</b> 2159 W Dublin Granville Rd. Main Worthington, OH 43085	<b>Zone:</b> C-2(Community Commercial)
----------------	---	--

Applicant	Tenant	Current Property Owner
Michelle Appelbaum	EMS Fitness Body	161 Linworth Properties LLC
1640 Harmon Ave.	2159 W DUBLIN-GRANVILLE	2145 W DUBLIN-GRANVILLE RD
Columbus, OH 43223	RD	Worthington , OH 43085
Business: (614) 444-3333	Worthington , OH 43085	
	Business: 6149875747	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003149	Architectural Review Board	\$6.00	\$6.00
Total for Invoice INV-00003149		\$6.00	\$6.00
Grand Total for Plan		\$6.00	\$6.00

# 2159 W. Dublin-Granville Rd.









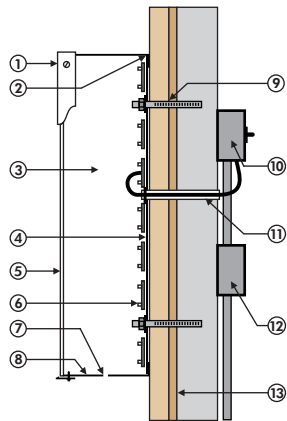


CITY OF WORTHINGTON  
DRAWING NO. ARB 95-2022  
DATE 11/01/2022

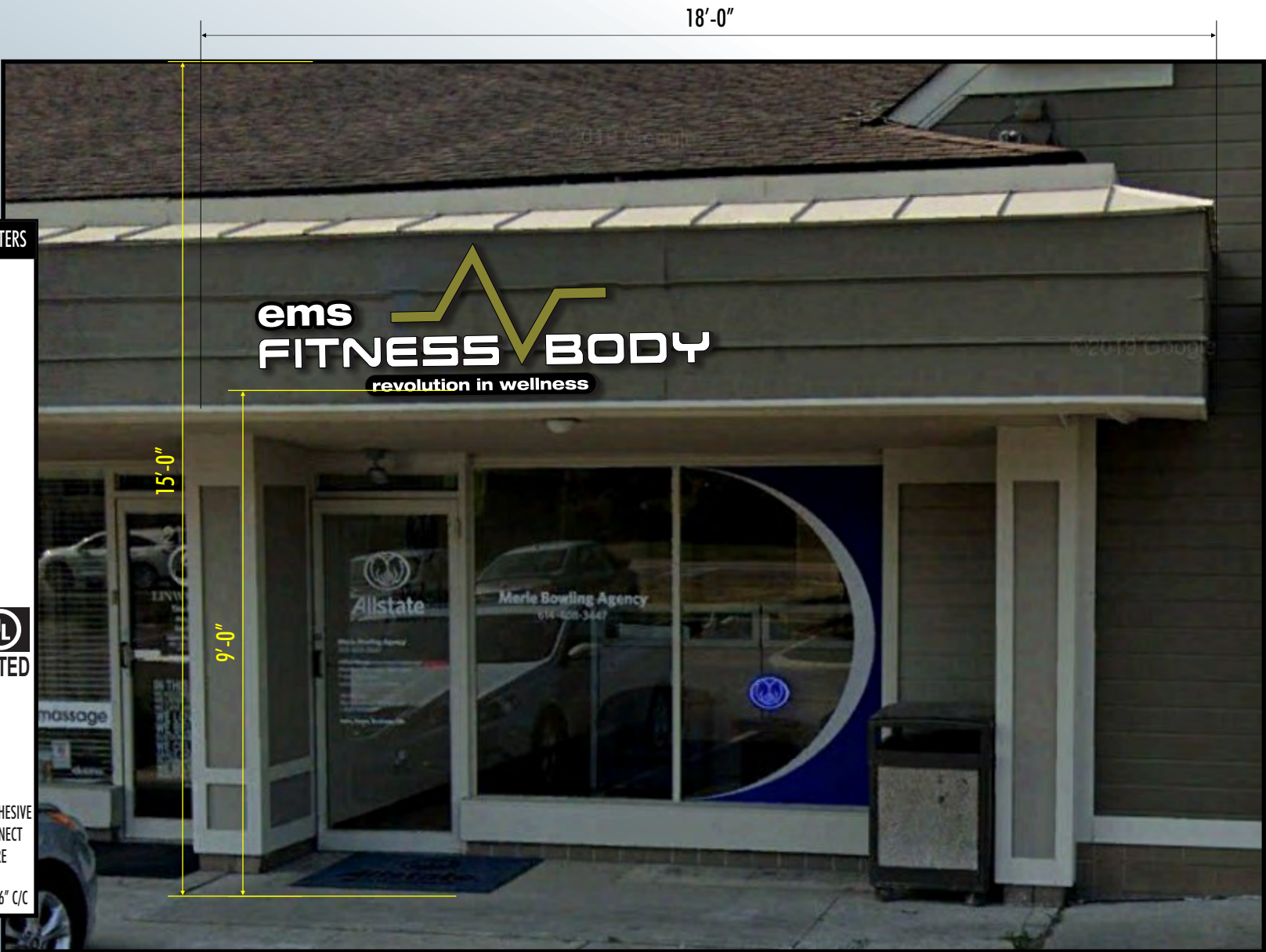
#S1-2487.22-R3: FLUSH MOUNT (LED) ILLUMINATED CHANNEL LETTERS      3/4" = 1'-0"

- LOGO: BLACK ALUMINUM CHANNELS.
- LOGO FACE: WHITE ACRYLIC WITH BLACK TRIM-CAP AND DIGITALLY PRINTED GREEN VINYL.
- ILLUMINATION: WHITE LED
  
- LETTERS: BLACK ALUMINUM CHANNELS.
- LETTER FACES: WHITE ACRYLIC WITH BLACK TRIM-CAP AND BLACK VINYL OVERLAY.
- ILLUMINATION: WHITE LED.

FLUSH MOUNT LED FACE-LIT CHANNEL LETTERS



1. FACE TRIM-CAP
2. SILICONE SEAL - TYPICAL
3. INTERIOR PAINTED WHITE
4. .063" ALUMINUM BACK
5. ACRYLIC FACE
6. LED MODULES
7. WEEP HOLES
8. .040 ALUMINUM RETURN
9. 1/4"D. X 4" LONG ALL-THREAD WITH SILICONE ADHESIVE
10. LOW VOLTAGE LED POWER SUPPLY WITH DISCONNECT
11. METAL PASS-THRU WITH 16GA LOW VOLTAGE WIRE
12. 20 AMP / 120 VOLT JUNCTION BOX BY OTHERS
13. 1 1/2" EIFS OVER 5/8" PLYWOOD ON STUDS @ 16" C/C



PROPOSED CONCEPTUAL: SCALE: 3/8" = 1'-0"



Proudly Serving Central Ohio Since 1954  
1640 Harmon Ave, Columbus, Ohio, 43223  
(614) 444-3333 (FAX) 444-3026  
www.danitesign.com

UL LISTED via STANDARD UL48  
FILE NO: E60042 DaNITE SIGN CO.

UL APPLIES TO ILLUMINATED SIGNS ONLY.

EXISTING STOREFRONT

COLORS

- WHITE
- BLACK
- R:140 G:136 B:12

APPROVED-CUSTOMER      DATE



JOB NAME    EMS FITNESS BODY    #S1-2497.22-R2  
STREET    2159 W. DUBLIN GRANVILLE ROAD  
CITY, STATE    WORTHINGTON, OH  
SIGN TYPE    CHANNEL LETTERS

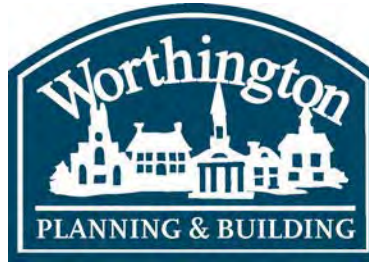
DATE    10/10/22    REV. DATE: 10/14/22  
FILE NAME    EMS FITNESS BODY.CDR  
DIRECTORY    ANYA > 2022 > E

SCALE AS NOTED    SALE MA    DESIGNER AG

This project is an original unpublished design concept protected by copyright laws of The United States of America. Prior to sale or paid design fees, all visual materials, specifications, annexes and revisions remain the exclusive property of DaNite Sign Company. The use of any part herein to manufacture, sell or adapt this concept to other mediums by unauthorized parties constitutes an actionable plagiarism.







## ARB APPLICATION ARB 0099-2022 300 W. Dublin-Granville Rd.

<b>Plan Type:</b>	Architectural Review Board	<b>Project:</b>		<b>App Date:</b>	11/10/2022
<b>Work Class:</b>	Certificate of Appropriateness	<b>District:</b>	City of Worthington	<b>Exp Date:</b>	
<b>Status:</b>	In Review			<b>Completed:</b>	
<b>Valuation:</b>	\$0.00			<b>Approval</b>	
<b>Description:</b>	This first meeting with the Architectural Review Board is for initial feedback only. The project is addition and renovations to Thomas Worthington High School.				
				<b>Expire Date:</b>	

<b>Parcel:</b>	100-006617	Main	<b>Address:</b>	300 W Dublin-Granville Rd Worthington, OH 43085	Main	<b>Zone:</b>	
----------------	------------	------	-----------------	--	------	--------------	--

Applicant	Current Property Owner
Schorr Architects, Inc.	Jeff Eble
Nathan Gammella	Business: (614) 450-6037
230 Bradenton Ave.	
Dublin, OH 43017	
Business: 6147982096	
Mobile: 4409152422	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003172	Architectural Review Board	\$200.00	\$0.00
Total for Invoice INV-00003172		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Condition	Description	Date Created	Satisfied
No Build Document Must Be Reviewed	A no build document has been recorded for this parcel. Please review this document to ensure the permit cannot be issued.	06/29/2022	No
Building Code Variance On File	There is a building code variance on file that may affect future projects. Please check the parcel record.	07/13/2022	No

# 300 W. Granville Rd.





## Thomas Worthington High School Additions and Renovation Supporting Statement 11/22/2022

The Design Team is delighted to present the current iteration for the design of the Thomas Worthington High School Additions and Renovation project. This submission is a representation of the design direction the Team is pursuing but is by no means finalized. We are excited to further engage the Worthington Community through community meetings like this one for the Team to receive feedback to bolster the final design. Thus, this submission for the December 8<sup>th</sup> Architectural Review Board hearing is for initial feedback only. ***Worthington Schools and Schorr Architects are not seeking approval for the project at this meeting.***

This project consists of demolition, addition, and renovation from 2023 to 2026 to the existing Thomas Worthington High School. The athletic wing – consisting of the main gymnasium, auxiliary gymnasium, and locker rooms, is the portion of the building most recently constructed, and will be renovated as a part of this project. The remaining areas of the existing building will be selectively demolished at various stages to allow for the construction of new facilities within those same stages.

The documents included in this submission illustrate the Design Team's current layout for the footprint of Thomas Worthington High School as it will be at project completion. The attached site plan has been rendered diagrammatically for discussion of the finished project's relationship to its surroundings. Site elements which are not yet shown on the site plan will not be discussed at this hearing; however, all feedback on site elements of concern is welcome and will be taken into consideration.

As the diagrammatic site plan illustrates, no portion of the existing south façade, including that of the renovated gymnasium, will remain at project completion. The footprint of the new addition begins at the south-west corner of the existing athletic wing and continues south, extending to the existing sidewalk. As shown on the site plan overlay, the furthest extent of the footprint of the new addition is just shy of the media center wing of the existing building. The addition then extends approximately 650 feet to the east to create the boundary for the new south façade.

Inspired by Kilbourne Middle School, the design maintains many of the elements of the historic middle school while incorporating new elements to address its larger scale as well the expectations of a present-day high school. The prime example of this mode of thinking are the windows. The windows in this design are scaled as though they are a part of a contemporary design but retain the historic sightlines and ornament of the Worthington style. Expanding the scope, the façade consists of a three-story wing flanked by two, symmetrical two-story wings. The center three-story portion consists of three facades elevated by a rusticated base, forming a piano nobile on which the third-floor rests. The three facades feature ornamented pediments seated on a continuous entablature supported by pilasters capped with a sloped roof which ties the center portion together. The main façade features additional elements to establish its hierarchy over the adjacent facades such as decorative railings, a material change in the base, and a cupola. The two-story portions react to the center with similar window cadence, and pilaster placement. These portions feature a low-sloped roof behind a parapet wall, but the end of each wing is adorned with a sloped roof above a microcosm of the larger facades of the three-story portion. Therefore, in the current design iteration the new south façade reflects the Design Teams vision of a state-of-the-art, contemporary high school within the Worthington design style.

Thank you, we look forward to your feedback on December 8<sup>th</sup>, 2022.

**Thomas Worthington High School**  
**Additions and Renovation**  
12.08.2022





CITY OF WORTHINGTON  
DRAWING NO. ARB 99-2022  
DATE 11/10/2022



**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

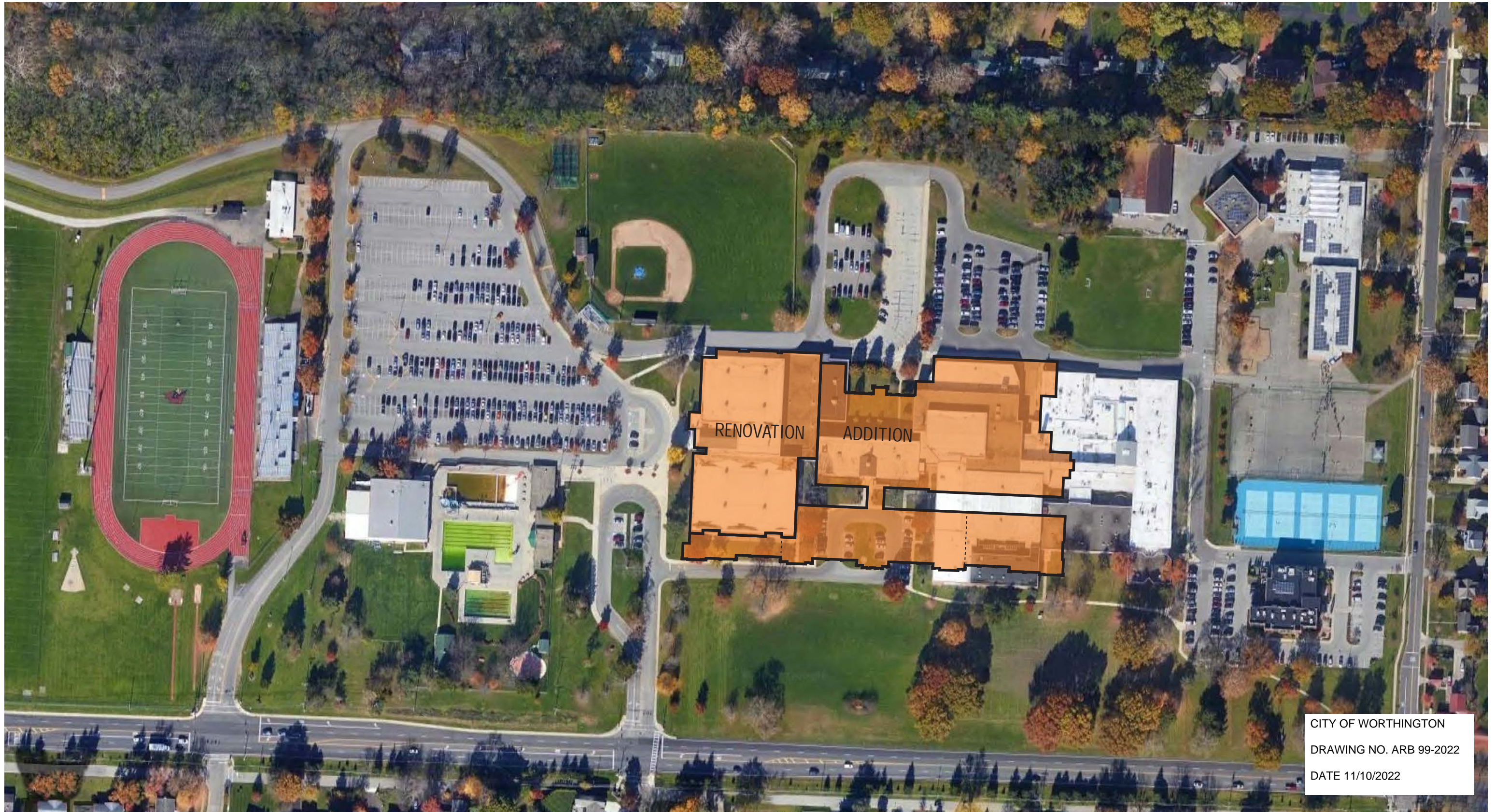
**SITE PLAN - EXISTING AERIAL**

CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022







**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

**SITE PLAN - EXISTING/PROJECT COMPLETE  
OVERLAY**

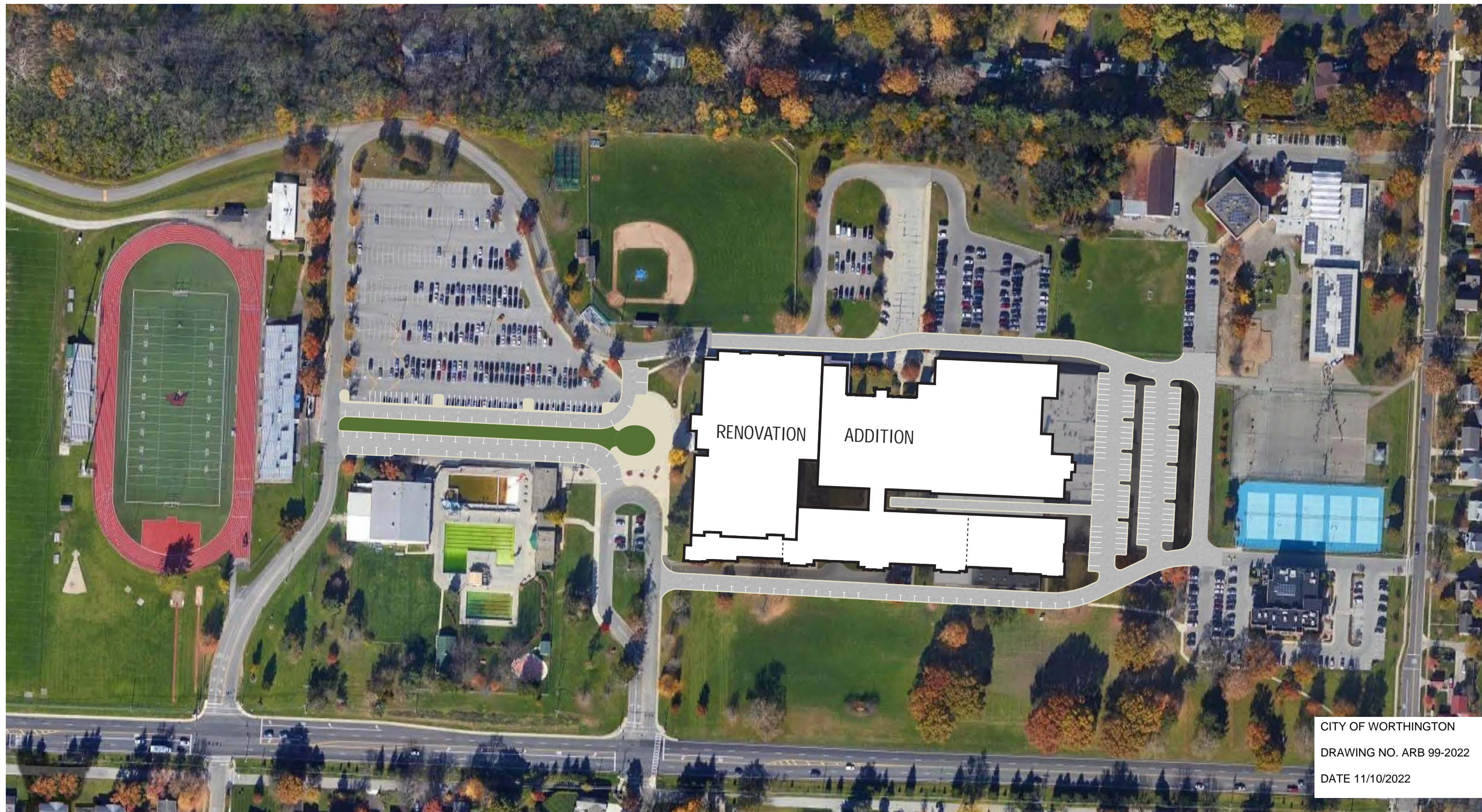
CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

**SITE PLAN - COMPLETE WITH ADDITIONAL  
SITE ELEMENTS**

CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







CITY OF WORTHINGTON  
DRAWING NO. ARB 99-2022  
DATE 11/10/2022



**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

**ELEVATION - ADDITION SOUTH FACADE**

CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







CITY OF WORTHINGTON  
DRAWING NO. ARB 99-2022  
DATE 11/10/2022



**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

**RENDER - TYPICAL ANGLE FROM 161**

CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







CITY OF WORTHINGTON  
DRAWING NO. ARB 99-2022  
DATE 11/10/2022



**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

**RENDER - VISITOR ENTRY**

CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







CITY OF WORTHINGTON  
DRAWING NO. ARB 99-2022  
DATE 11/10/2022



**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

**RENDER - VISITOR PARKING 01**

CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







CITY OF WORTHINGTON  
DRAWING NO. ARB 99-2022  
DATE 11/10/2022



**Thomas Worthington High School  
ADDITIONS AND RENOVATION**

Thomas Worthington High School  
300 WEST DUBLIN GRANVILLE RD.  
WORTHINGTON, OH 43085

**RENDER - VISITOR PARKING 02**

CITY OF WORTHINGTON  
ARCHITECTURAL REVIEW BOARD SUBMISSION

Sub. 11/22/2022  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_







## ARB APPLICATION ARB 0101-2022 7000 High St.

<b>Plan Type:</b>	Architectural Review Board	<b>Project:</b>		<b>App Date:</b>	11/18/2022
<b>Work Class:</b>	Certificate of Appropriateness	<b>District:</b>	City of Worthington	<b>Exp Date:</b>	
<b>Status:</b>	In Review			<b>Completed:</b>	
<b>Valuation:</b>	\$300,000.00			<b>Approval</b>	
				<b>Expire Date:</b>	

**Description:** Site modifications to reduce parking field and introduce entry patio space; introduction of new landscaping at proposed patio, around northwest corner of building, and behind masonry wall at intersection. Removal of existing, western parking lot pole light fixture; installation of new bollard-type light fixtures along new, western edge of parking.

Exterior building modifications to include: standing seam metal roof with removal of superficial gable elements on east and west sides; new cupola element to serve as mechanical screen at location of existing (4) faux chimney elements; removal of some dentil and moulding elements at roof eaves; new entry doors and sidelites on east & west sides of building; new projecting canopies above east and west entrances; proposed painting of existing windows; newly proposed surface-applied muntins on existing windows to match existing muntin patterning; proposed painting of existing brick veneer; proposed up/down cylindrical light fixtures on all sides of building.

<b>Parcel:</b>	100-004112	Main	<b>Address:</b>	7000 N High St	Main	<b>Zone:</b>	Mixed
				Worthington, OH 43085			

Current Property Owner	Applicant
Barb Pyke	J. Carter Bean Architect, LLC
Business: (614) 318-4669	James C Bean
	4400 North High Street Suite 401
	Columbus, OH 43214
	Mobile: (614) 595-2285

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003217	Architectural Review Board	\$200.00	\$200.00
		<b>Total for Invoice INV-00003217</b>	<b>\$200.00</b>
		<b>Grand Total for Plan</b>	<b>\$200.00</b>



# 7000 N. High St.



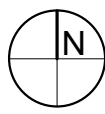


# WILCOX OFFICE BUILDING

EXTERIOR BUILDING IMPROVEMENTS AND MODIFICATIONS  
NOVEMBER 18, 2022

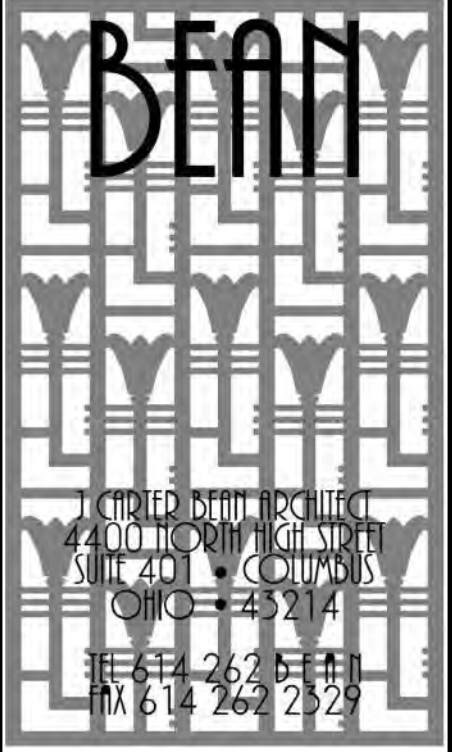


VICINITY MAP - N.T.S.



7000 N. HIGH STREET, WORTHINGTON, OHIO 43085

DRAWING INDEX				
		ISSUE DATE	REVISION	COMMENTS
ARCHITECTURAL DRAWINGS				
A-0.1	TITLE SHEET			
L-1.1	BEFORE / AFTER SITE PLAN			
L-1.2	LANDSCAPE PLAN			
A-1.1	EXISTING IMAGES			
A-1.2	EXISTING IMAGES			
A-1.3	EXISTING IMAGES			
A-1.4	PRECEDENT IMAGES			
A-1.5	PRECEDENT IMAGES			
A-1.6	EXTERIOR MODIFICATIONS			
A-1.7	BUILDING ELEVATIONS			
A-1.8	EXTERIOR MATERIALS & FINISHES			
A-1.9	EXTERIOR MATERIALS & FINISHES			
A-1.10	3D IMAGE			
A-1.11	3D IMAGE			
A-1.12	3D IMAGE			
A-1.13	3D IMAGE			



WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSION	

DRAWING TITLE  
TITLE SHEET

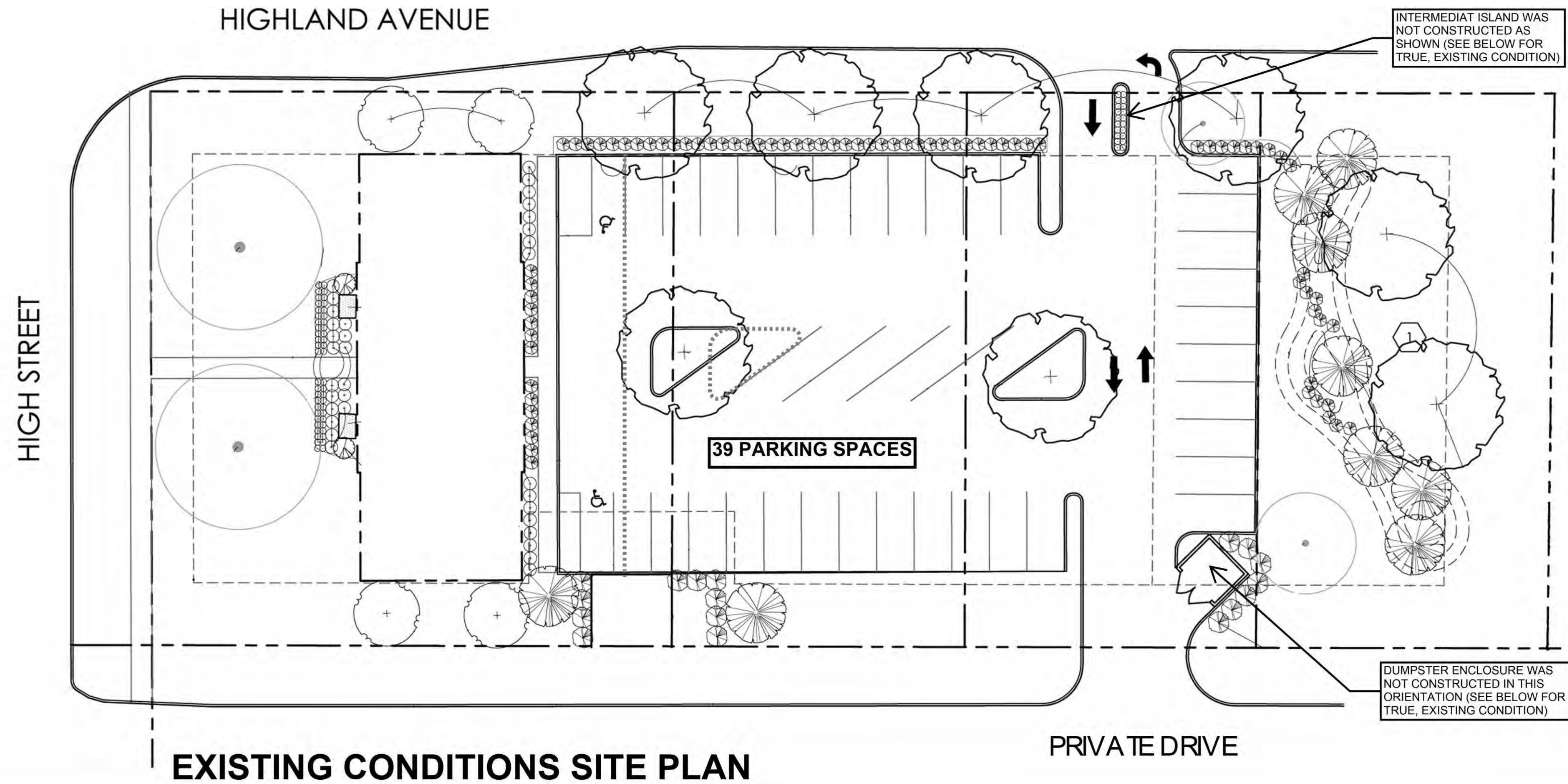
DRAWING NUMBER

A-0.1

BEANProject Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022





EXISTING CONDITIONS SITE PLAN

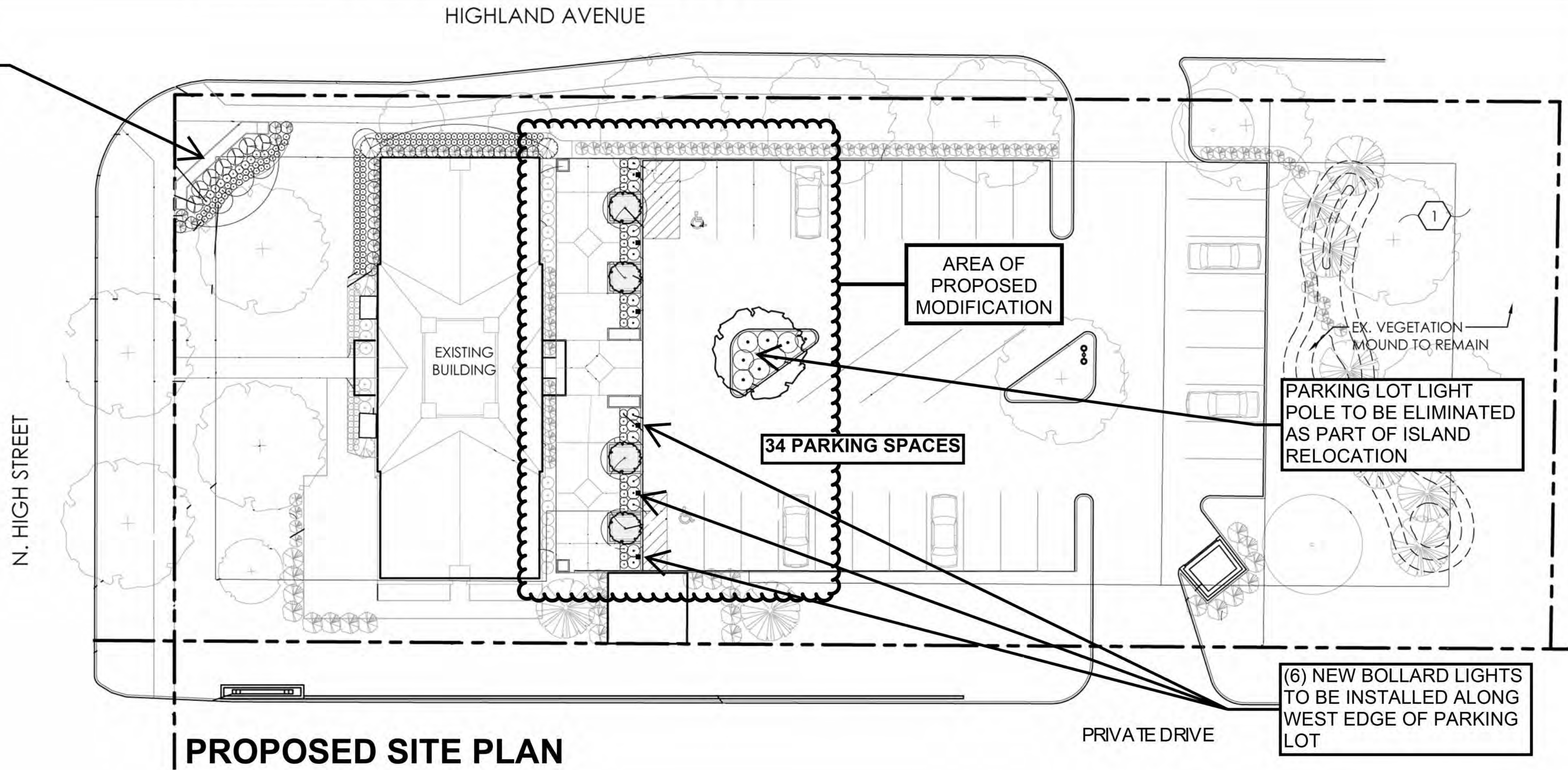
PRIVATE DRIVE

7000 North High Street  
Worthington, Ohio 43085

PID #: 100-004112

Zoning Classification: C-3

NEW MASONRY WALL  
CONSTRUCTED BY CITY  
(EXISTING)



PROPOSED SITE PLAN

PRIVATE DRIVE

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITIES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No. Date Description  
11.18.22 ARB SUBMISSION

DRAWING TITLE  
BEFORE / AFTER SITE  
PLAN

DRAWING NUMBER

L-1.1

BEAM Project Number



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

- 1 LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2 LANDSCAPE AREA. PROVIDE 3" DEPTH HARDWOOD MULCH. POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 3 PLANTERS. STYLE AND LOCATION BY OWNER.
- 4 LIMESTONE CURBING. STYLE BY OWNER.
- 5 CONCRETE PATIO. MATERIAL BY OWNER.
- 6 EXISTING LANDSCAPE BED TO REMAIN.
- 7 TBL ARCHITECTURAL BOLLARD LOW VOLTAGE LANDSCAPE LIGHTING FROM NLS LIGHTING. COLOR FIXTURE BLACK OR OWNER APPROVED EQUAL. SEE DETAIL 3. THIS SHEET FOR MORE INFORMATION.

ORNAMENTAL TREE

LARGE DECIDUOUS SHRUB

EXISTING TREE

EVERGREEN SHRUB

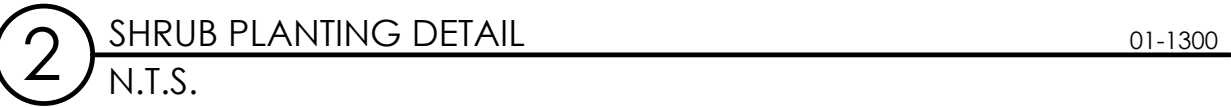
DECIDUOUS SHRUB

EVERGREEN TREE

PERENNIALS

GROUNDCOVER

SHADE TREE



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



## A large, two-story brick building with a central entrance and many windows, set against a sunset sky. A bare tree is in the foreground on the right, and a paved area is in the foreground.



J. CARL BEAN ARCHITECT  
4400 NORTH HIGH STREET  
SUITE 401 • COLUMBUS  
OHIO • 43214  
TEL 614 262 5511  
FAX 614 262 2329

**WILCOX OFFICE BUILDING**  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
**WILCOX COMMUNITES**  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSIO	

DRAWING TITLE  
EXISTING IMAGES

WING NUMBER

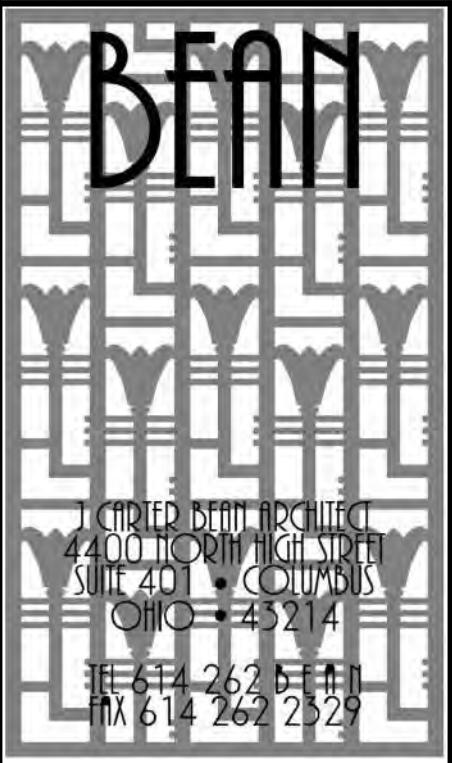
## A-1.1

Project Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



EXISTING IMAGES



WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSION	

DRAWING TITLE  
EXISTING IMAGES

DRAWING NUMBER

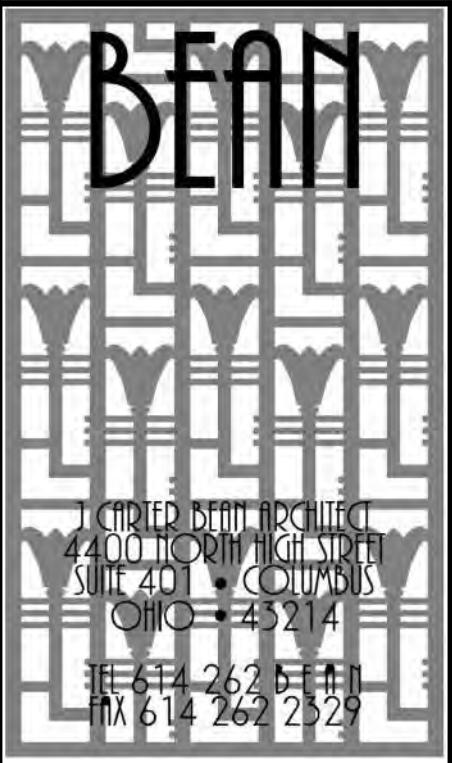
A-1.2

BEAN Project Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



EXISTING IMAGES



**wilcox**  
COMMUNITIES

**WILCOX OFFICE BUILDING**  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
**WILCOX COMMUNITES**  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSION	

DRAWING TITLE  
EXISTING IMAGES

DRAWING NUMBER  
**A-1.3**

BEAN Project Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



PRECEDENT IMAGES - WORTHINGTON



BEAM

1117/2022 2:01:55 PM  
C:\Users\Beam\Desktop\Wilcox\Presentation model.rvt

wilcox  
COMMUNITIES

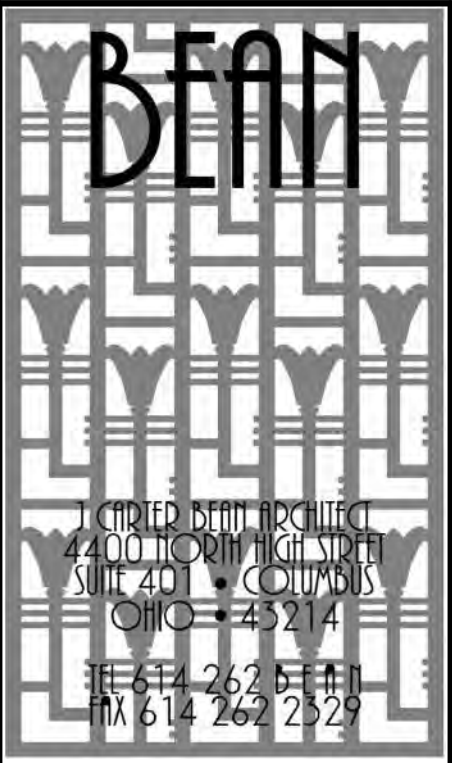
CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022

WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSION	
DRAWING TITLE		
PRECEDENT IMAGES		
DRAWING NUMBER		
A-1.4		
BEAM Project Number		



PRECEDENT IMAGES



WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITIES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB	SUBMISSION
DRAWING TITLE		
PRECEDENT IMAGES		
DRAWING NUMBER		
A-1.5		
BEAM Project Number		

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



11/17/2022 2:24:56 PM C:\Users\Beam\Desktop\wilcox\Presentation model.rvt

- 1
- 10
- 2
- 3
- 4
- 5
- 6
- 7
- 9

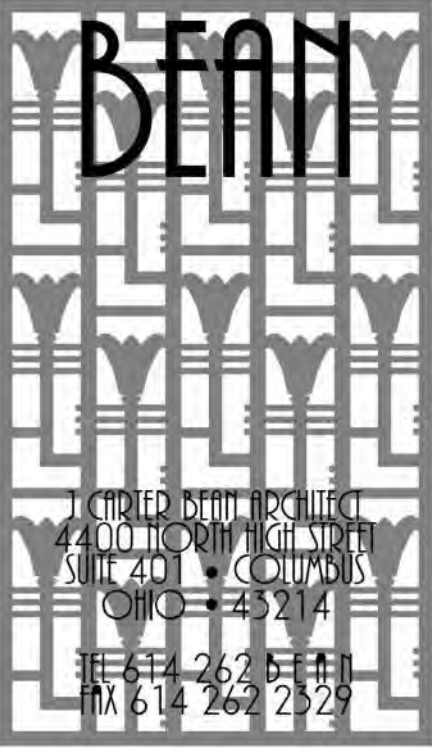


- 1
- 10
- 2
- 3
- 4
- 5
- 6
- 7
- 9
- 11
- 12
- 12



### SCOPE OF DEMOLITION WORK

1. REMOVE EXISTING MECHANICAL SCREEN / RAIL IN PREPARATION FOR NEW SCREEN INFILL
2. REMOVE EXISTING ROOF DORMER / CREST
3. REMOVE EXISTING LOWER SECTION OF COMPOSITE TRIM (DENTALS / MOLDING)
4. EXISTING WINDOWS TO REMAIN, TYP.
5. REMOVE EXISTING COMPOSITE ENTRY TRIM IN PREPARATION FOR METAL FRAMING, GLAZING AND TRIM, TYP.
6. REMOVE EXISTING EXTERIOR SCENCE LIGHTING IN PREPARATION FOR NEW LIGHTING
7. REMOVE EXISTING COMPOSITE WINDOW SHUTTERS
8. REMOVE EXISTING BUILDING MOUNTED SIGNAGE, TYP.
9. REMOVE EXISTING ENTRY DOOR, SIDELIGHTS, AND SELECTIVE AREAS OF EXTERIOR MASONRY WALL IN PREPARATION FOR NEW ENTRY
10. REMOVE EXISTING DIMENSIONAL ASPHALT SHINGLE ROOFING IN PREPARATION FOR NEW ROOFING
11. REMOVE EXISTING PARKING LOT ISLAND
12. REMOVE EXISTING PARKING LOT LIGHT FIXTURE
13. REMOVE SELECTIVE AREAS OF SIDEWALK IN PREPARATION FOR PROPOSED EXTERIOR PATIO EXTENSION



**WILCOX OFFICE BUILDING**  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
**WILCOX COMMUNITES**  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No. Date Description  
11.18.22 ARB SUBMISSION

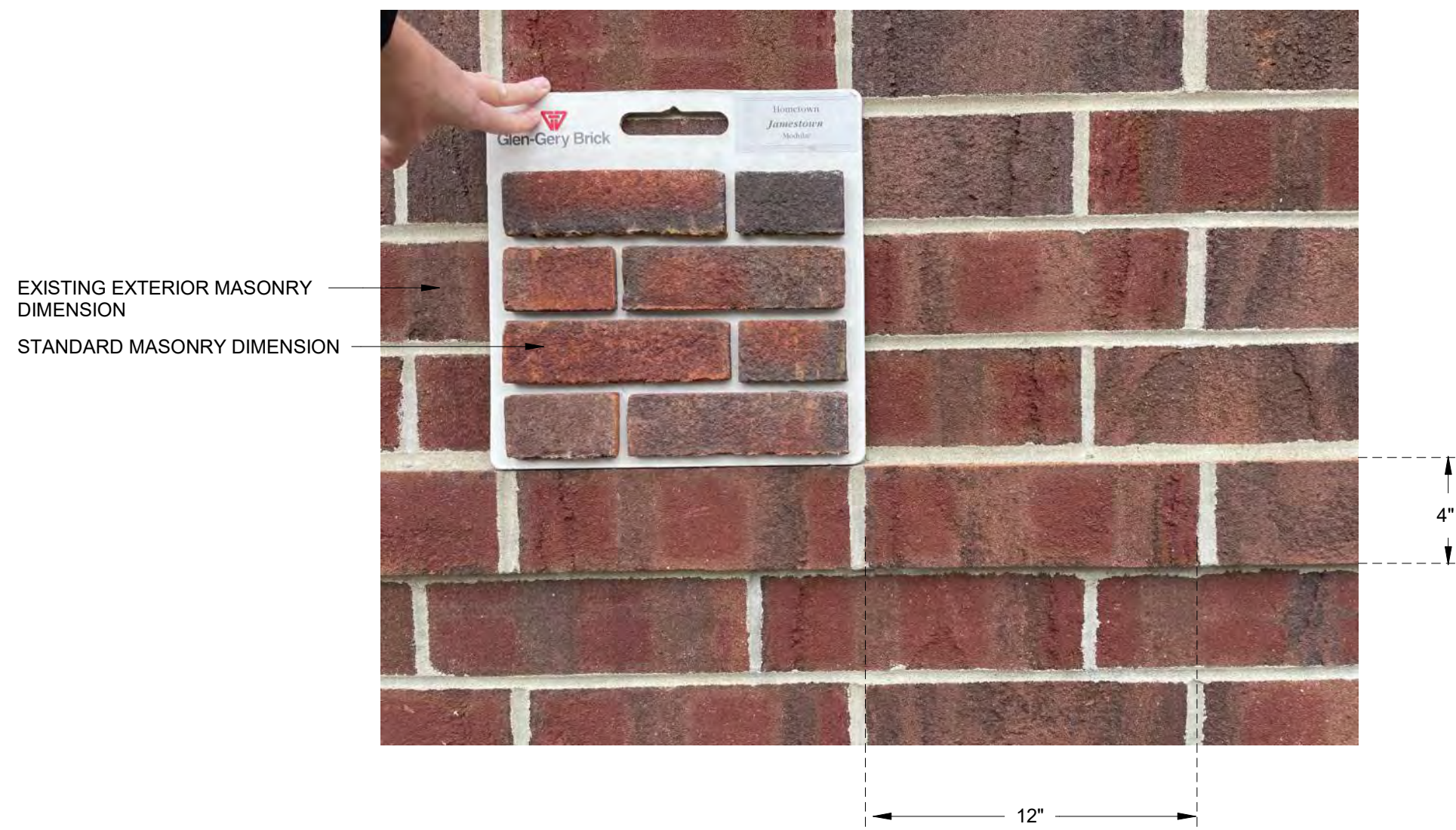
DRAWING TITLE  
EXTERIOR  
MODIFICATIONS

DRAWING NUMBER  
**A-1.6**  
BEAMProject Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



11/17/2022 2:01:55 PM C:\Users\Beam\Desktop\wilcox\Presentation model.rvt



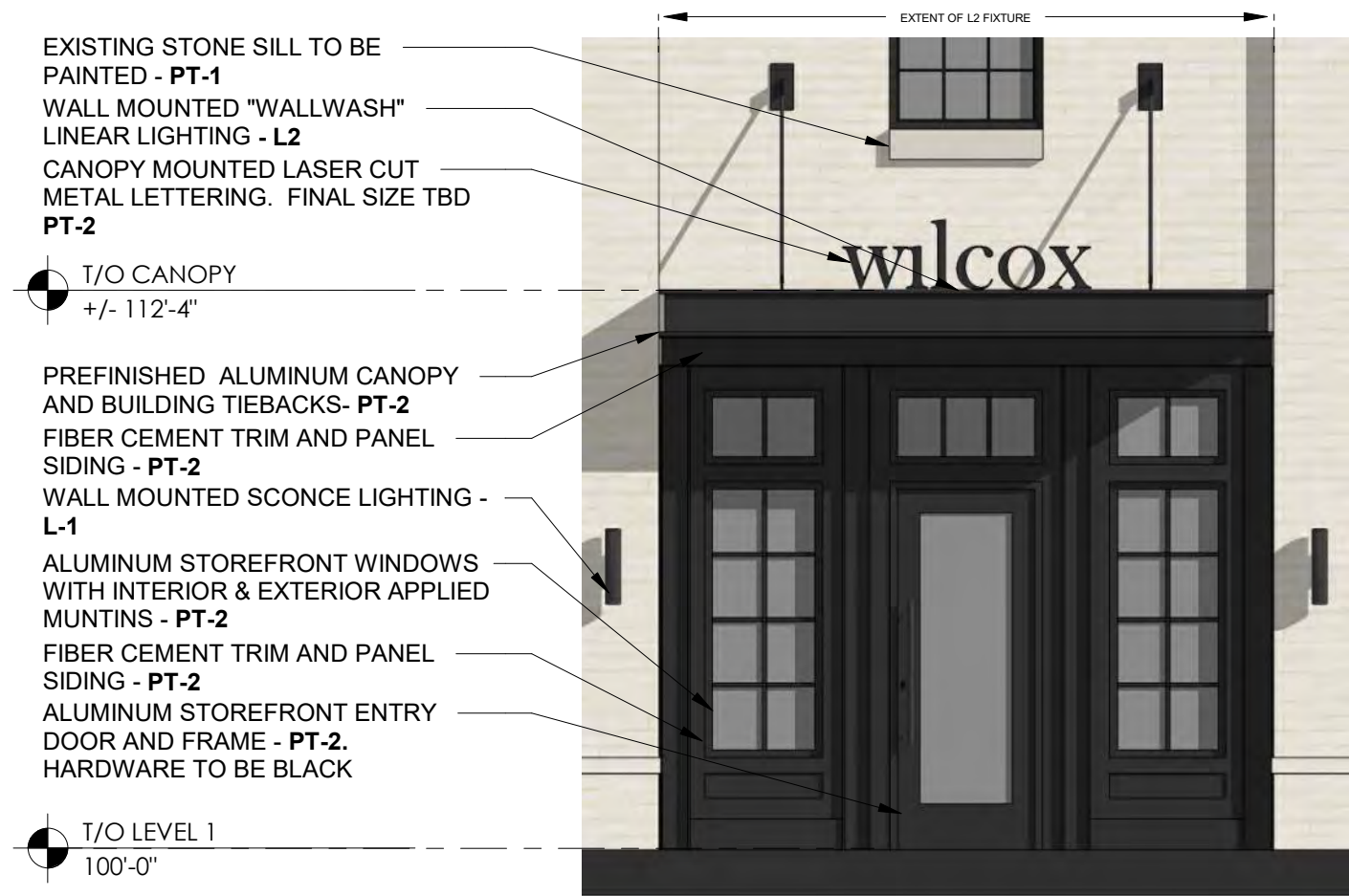
4 WEST ELEVATION  
1/8" = 1'-0"

NOTE:  
\* ALL PROPOSED BUILDING SIGNAGE IS CONCEPTUAL.  
\* FINAL SIGNAGE PACKAGE TO BE PROVIDED BY SIGNAGE VENOR AS A SUPPLEMENTAL SUBMISSION.



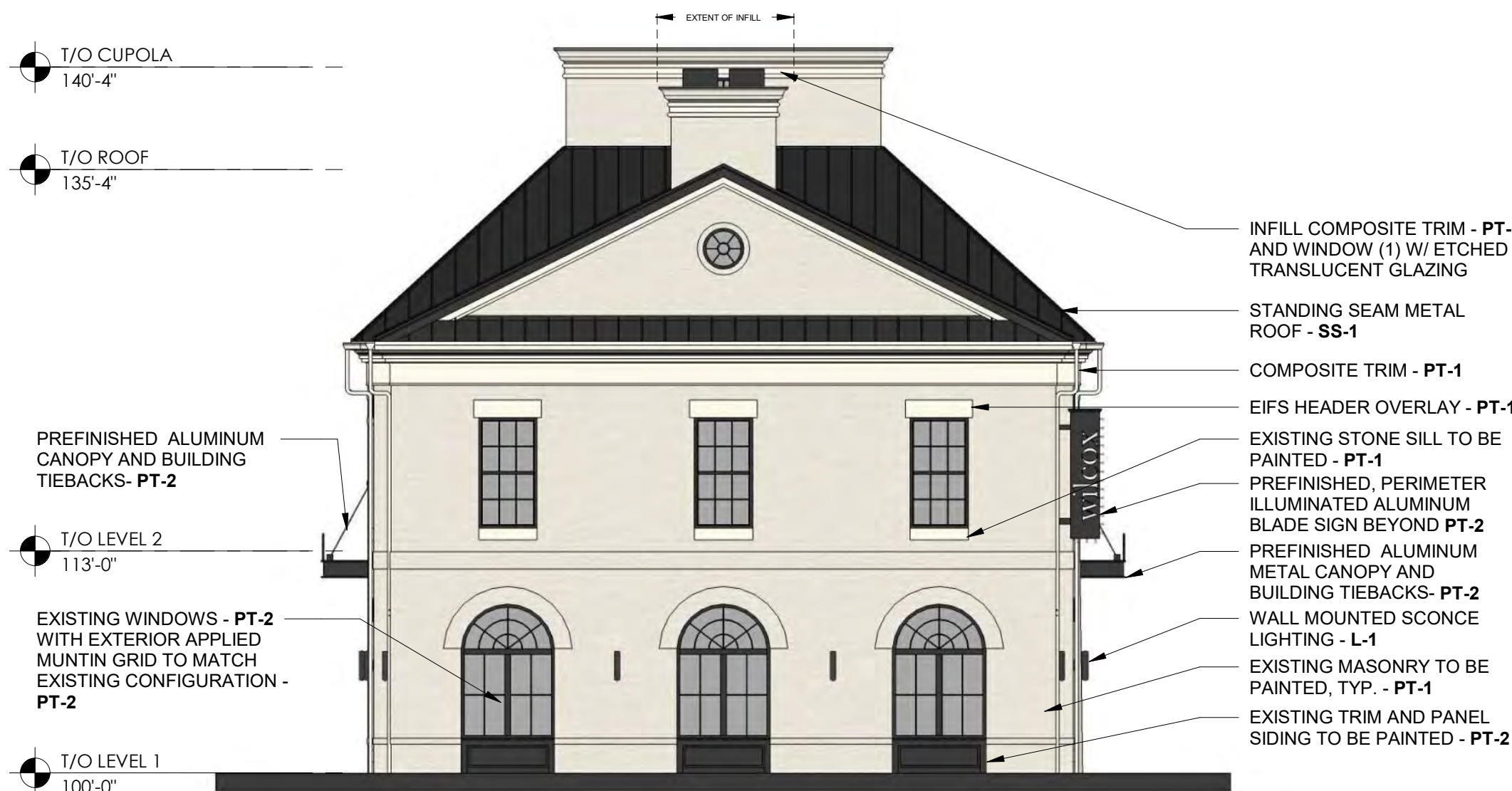
2 EAST ELEVATION  
1/8" = 1'-0"

NOTE:  
\* ALL PROPOSED BUILDING SIGNAGE IS CONCEPTUAL.  
\* FINAL SIGNAGE PACKAGE TO BE PROVIDED BY SIGNAGE VENOR AS A SUPPLEMENTAL SUBMISSION.



5 ENLARGED EAST & WEST ENTRY  
1/4" = 1'-0"

NOTE:  
\* ALL PROPOSED BUILDING SIGNAGE IS CONCEPTUAL.  
\* FINAL SIGNAGE PACKAGE TO BE PROVIDED BY SIGNAGE VENOR AS A SUPPLEMENTAL SUBMISSION.



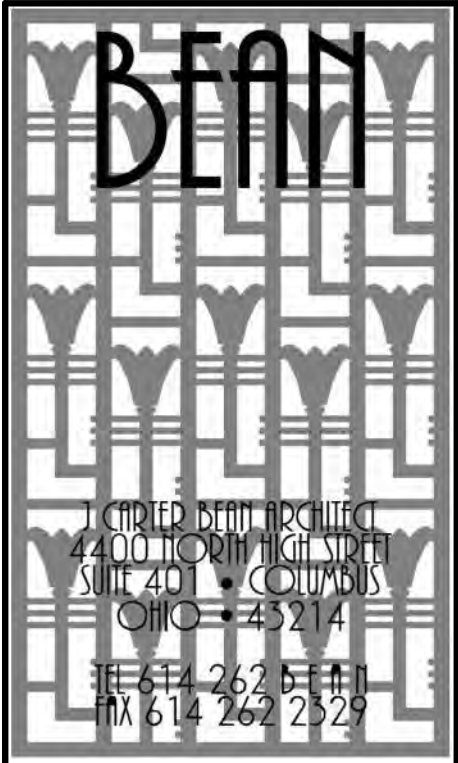
3 NORTH ELEVATION  
1/8" = 1'-0"

NOTE:  
\* ALL PROPOSED BUILDING SIGNAGE IS CONCEPTUAL.  
\* FINAL SIGNAGE PACKAGE TO BE PROVIDED BY SIGNAGE VENOR AS A SUPPLEMENTAL SUBMISSION.



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

NOTE:  
\* ALL PROPOSED BUILDING SIGNAGE IS CONCEPTUAL.  
\* FINAL SIGNAGE PACKAGE TO BE PROVIDED BY SIGNAGE VENOR AS A SUPPLEMENTAL SUBMISSION.



wilcox  
COMMUNITIES

WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITIES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022

No.	Date	Description
11.18.22	ARB SUBMISSION	

DRAWING TITLE  
BUILDING ELEVATIONS

DRAWING NUMBER  
A-1.7

BEAM Project Number



## EXTERIOR PAINT



**MATTE BLACK**

## A black metal awning with decorative bolts and recessed lighting, mounted on a light-colored brick building. A yellow pedestrian crossing sign is visible in the background.

**PT-2**  
**SHERWIN WILLIAMS - SW 6258**  
**TRICORN BLACK**

1/8" = 1'-0"

WEST ELEVATION

100'-0"

T/O LEVEL 1

EXISTING TRIM AND PANEL SIDING TO BE PAINTED - PT-2

EXISTING MASONRY TO BE PAINTED, TYP. - PT-1

WALL MOUNTED SCONCE LIGHTING - L-1

EXISTING WINDOWS - PT-2 WITH EXTERIOR APPLIED MUNTIN GRID TO MATCH EXISTING CONFIGURATION - PT-1

WALL MOUNTED SCONCE LIGHTING - L-1

T/O LEVEL 2

113'-0"

EXISTING MASONRY TO BE PAINTED, TYP. - PT-1

EXISTING STONE SILL TO BE PAINTED - PT-1

EIFS HEADER OVERLAY - PT-1

COMPOSITE TRIM - PT-1

STANDING SEAM METAL ROOF - SS-1

135'-4"

T/O ROOF

140'-4"

T/O CUPOLA

INFL COMPOSITE TRIM - PT-1 AND WINDOW (3) W/ ETCHED TRANSLUCENT GLAZING.

WALL MOUNTED "WALLWASH" LINEAR LIGHTING - L2

EXTENT OF INFILL

PREFINISHED ALUMINUM CANOPY AND BUILDING TIEBACKS- PT-2

wilcox

11

**BLACK**

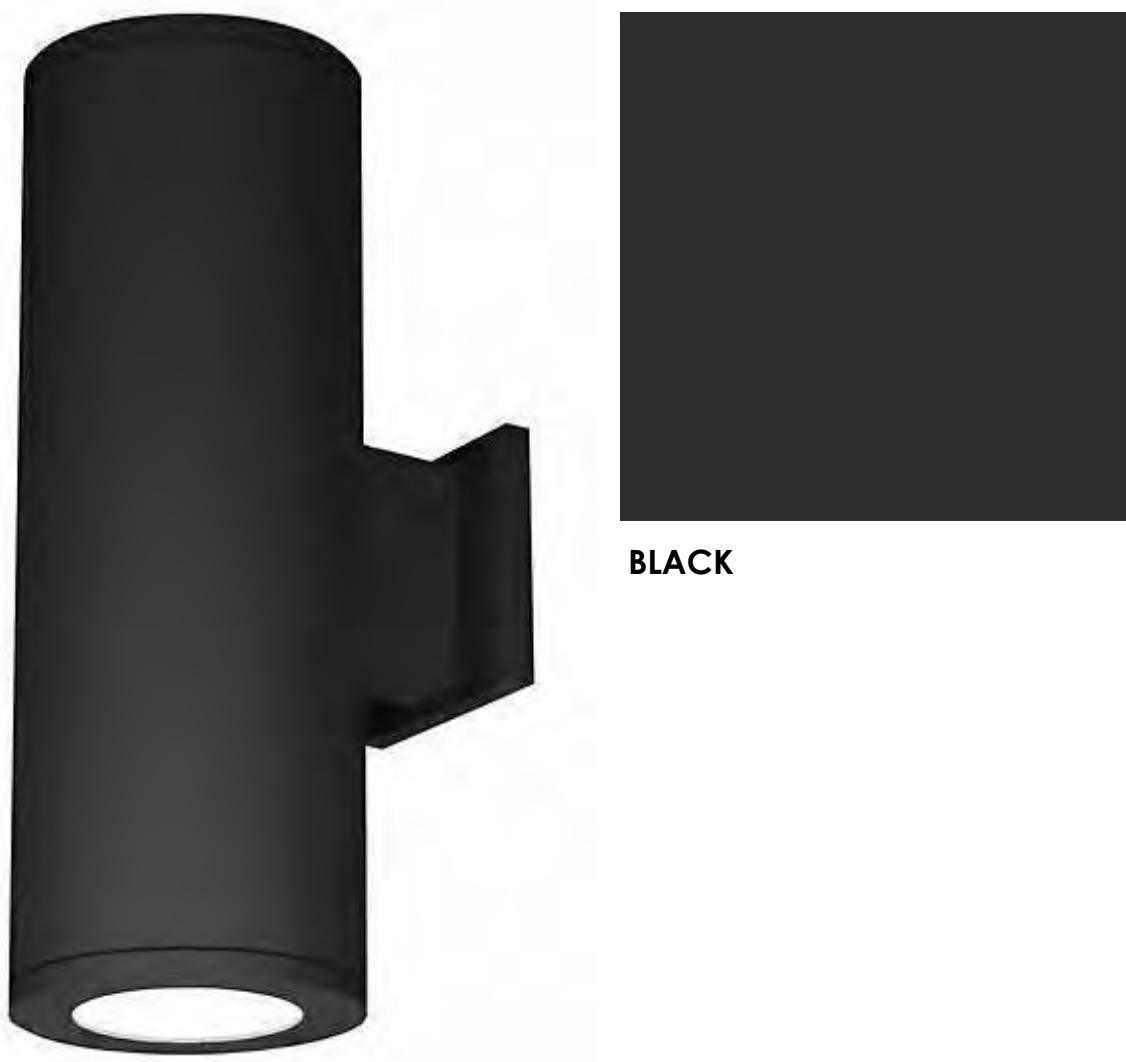
**KAWNEER TRIFAB VG 451-T SERIES (OR ACCEPTABLE ALTERNATE)  
2" x 4 1/2" FOR 1" INSULATED GLAZING**

MANUFACTURER TBD  
SXB-73 DARK GRAY SANDBLAST

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



EXTERIOR LIGHTING (L-1 SCONCE - 20) EXTERIOR LIGHTING (L-2 WALLWASH - 2)

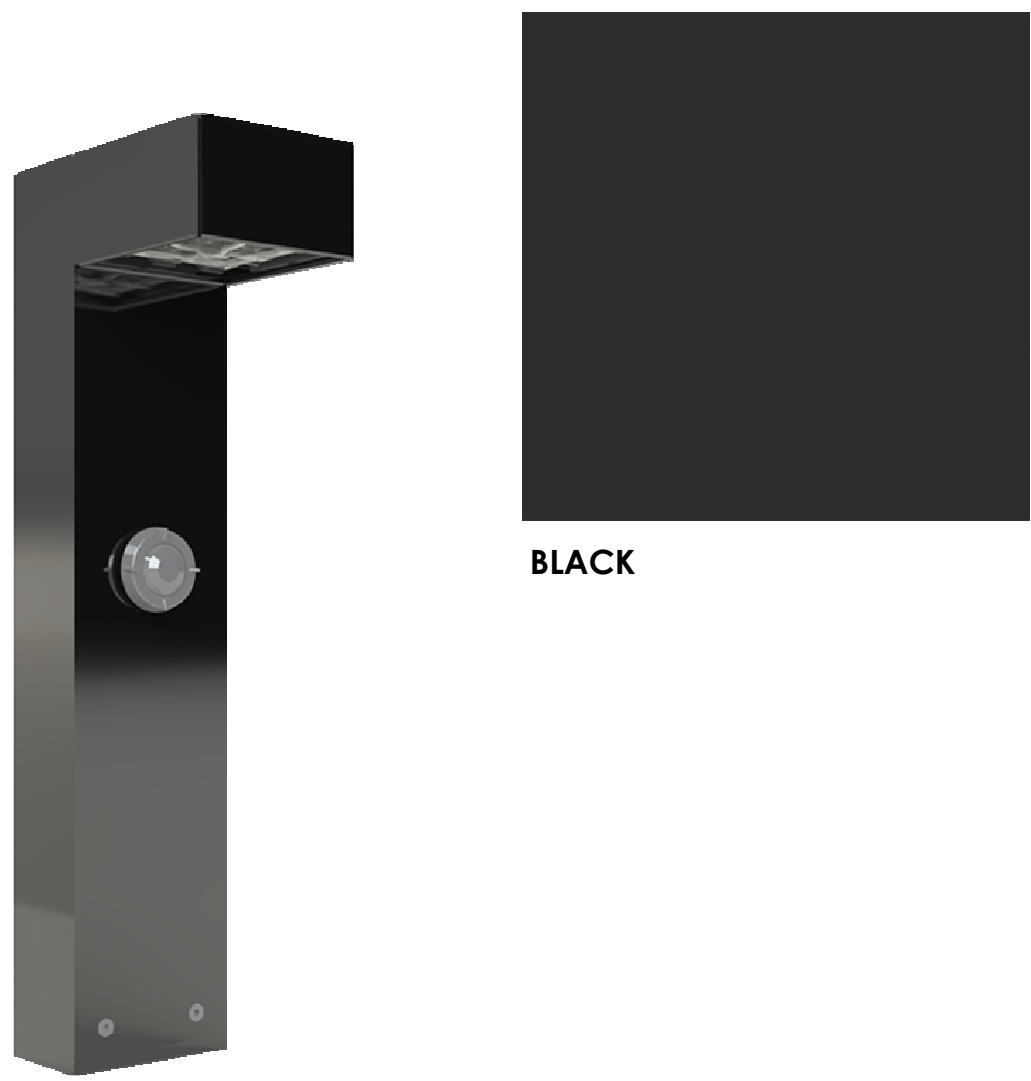


BLACK



BLACK

EXTERIOR LIGHTING (L-3 EAST PATIO BOLLARD - 6)



BLACK

WAC LIGHTING - LED WALL MOUNT  
DS-WD08 - 22" TALL

LUMENPULSE - LED WALL MOUNT  
1'-4" INCREMENTAL SECTIONS

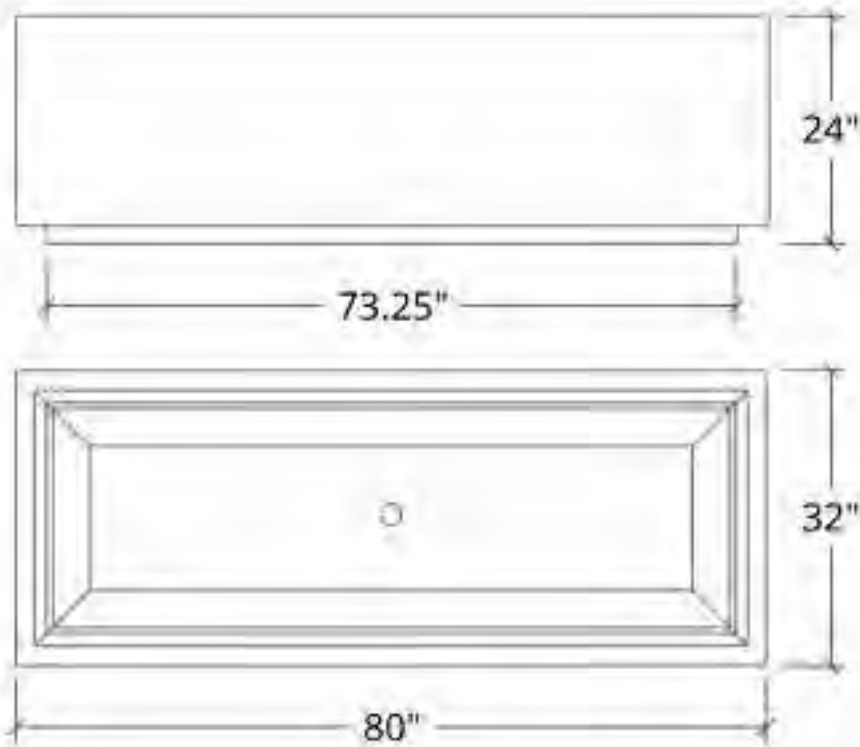
NLS LIGHTING - TRAC BOLLARD TBL  
36" TALL



EXTERIOR PLANTERS (EAST PATIO)

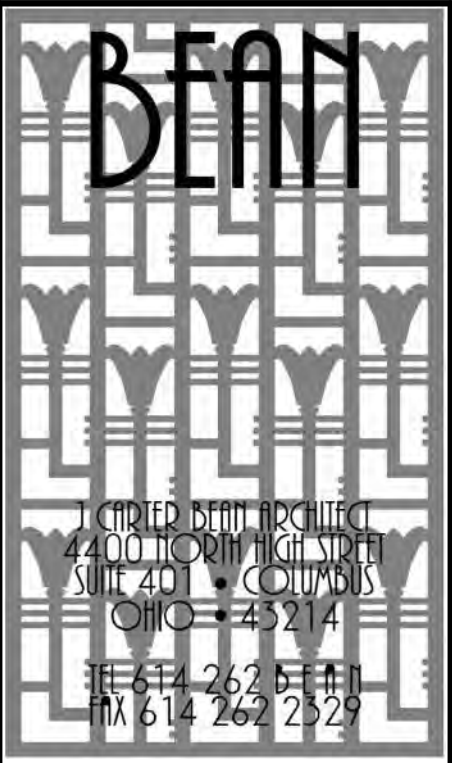


FINISH  
GRAPHITE (IRON OXIDE)



LANDSCAPE FORMS - ASPECT KORNEGAY DESIGN  
32" W X 80" L X 24" T

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSION	
DRAWING TITLE EXTERIOR MATERIALS & FINISHES		
DRAWING NUMBER A-1.9		
BEAMProject Number		



3D IMAGE LOOKING SOUTHEAST - N.T.S.



BEAM

11182022  
11:48:43 AM

C:\Users\Beam\Desktop\Wilcox\Presentation model.rvt

**wilcox**  
COMMUNITIES

**WILCOX OFFICE BUILDING**  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
**WILCOX COMMUNITES**  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22		ARB SUBMISSION

DRAWING TITLE  
3D IMAGE

DRAWING NUMBER

**A-1.10**

BEAMProject Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



3D IMAGE LOOKING NORTHEAST - N.T.S.



BEAM

10000 HIGH STREET  
SUITE 400  
COLUMBUS, OHIO 43214  
TEL 614 262 5111  
FAX 614 262 2525

wilcox  
COMMUNITIES

WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITIES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSION	

DRAWING TITLE  
3D IMAGE

DRAWING NUMBER

A-1.11

BEAM Project Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



3D IMAGE LOOKING SOUTHWEST - N.T.S.



BEAN

BEAN ARCHITECTURE  
4200 HIGH STREET  
SUITE 400 COLUMBUS  
OHIO 43214  
TEL 614 262 5111  
FAX 614 262 2529

wilcox  
COMMUNITIES

WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITIES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB SUBMISSION	

DRAWING TITLE  
3D IMAGE

DRAWING NUMBER

A-1.12

BEAN Project Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022



3D AERIAL IMAGE LOOKING SOUTHWEST - N.T.S.



BEAN

CREATED WITH ARCHVIZ  
4200 HIGHWAY 101 SOUTH  
SUITE 200 COLUMBUS  
OHIO 43214  
TEL 614 262 5111  
FAX 614 262 2529

wilcox  
COMMUNITIES

WILCOX OFFICE BUILDING  
7000 N HIGH STREET, WORTHINGTON, OHIO 43085  
FOR  
WILCOX COMMUNITIES  
250 W OLD WILSON BRIDGE RD SUITE 140, WORTHINGTON, OH 43085

No.	Date	Description
11.18.22	ARB	SUBMISSION

DRAWING TITLE  
3D IMAGE

DRAWING NUMBER

A-1.13

BEANProject Number

CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022

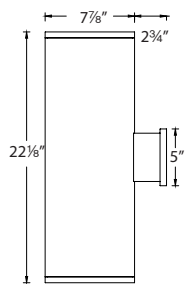


# L-1 FIXTURE

## TUBE ARCHITECTURAL DS-WD08

### LED Wall Mounts

## WAC LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

#### PRODUCT DESCRIPTION

The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

#### FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

#### SPECIFICATIONS

<b>Input:</b>	Universal voltage 120V - 277VAC, 50/60Hz
<b>Dimming:</b>	Electronic low voltage (ELV) : 100% - 5% 0-10V: 100% - 1%
<b>Light Source:</b>	High output 3 Step Mac Adam Ellipse COB Rated life of 60,000 hours at L70
<b>Finish:</b>	Electrostatically powder coated, white, black, bronze and graphite
<b>Standards:</b>	IP65 rated, ETL & cETL wet location listed Title 24 JA8-2016 Compliant
<b>Operating Temp:</b>	-13°F to 122°F (-25°C to 50°C)

#### ORDERING NUMBER

Diameter	Watt	Beam	Beam Angle	Color Temp	CRI	Reference Output <sup>1</sup>		Efficacy (lm/w)	Light Distribution	Finish
DS-WD08 8" 46W x 2	S Straight up and down	18°	927S	2700K	90	3080 x 2	15187	67x 2		<div><div>BK</div>Black</div> <div><div>WT</div>White</div> <div><div>BZ</div>Bronze</div> <div><div>GH</div>Graphite</div>
			27S	2700K	85	3865 x 2	19064	84x 2		
			930S	3000K	90	3275 x 2	16156	71x 2		
			30S	3000K	85	3935 x 2	19387	86x 2		
			35S	3500K	85	4030 x 2	19872	88 x 2		
			40S	4000K	85	4095 x 2	20195	89 x 2		
	N Straight up and down	25°	927S	2700K	90	3185 x 2	10536	68 x 2		
			27S	2700K	85	4000 x 2	13226	87 x 2		
			930S	3000K	90	3390x 2	11208	74 x 2		
			30S	3000K	85	4070 x 2	13450	88 x 2		
			35S	3500K	85	4170 x 2	13786	91 x 2		
			40S	4000K	85	4240 x 2	14010	92 x 2		
	F Straight up and down	35°	927S	2700K	90	3015 x 2	5475	66 x 2		
			27S	2700K	85	3785 x 2	7211	82x 2		
			930S	3000K	90	3210 x 2	6111	70x 2		
			30S	3000K	85	3850 x 2	7334	84 x 2		
			35S	3500K	85	3945 x 2	7517	86 x 2		
			40S	4000K	85	4010 x 2	7639	87 x 2		
DS-WD0869 8" 34W x 2	F Away from the wall	N/A	927A	2700K	90	3020 x 2	N/A	66 x 2		
			27A	2700K	85	3790 x 2		82 x 2		
			930A	3000K	90	3210 x 2		70 x 2		
			30A	3000K	85	3855 x 2		84 x 2		
			35A	3500K	85	3950 x 2		86 x 2		
			40A	4000K	85	4015 x 2		87 x 2		
	F Towards the wall	N/A	927B	2700K	90	3020 x 2	N/A	66 x 2		
			27B	2700K	85	3790 x 2		82 x 2		
			930B	3000K	90	3210 x 2		70 x 2		
			30B	3000K	85	3855 x 2		84 x 2		
			35B	3500K	85	3950 x 2		86 x 2		
			40B	4000K	85	4015 x 2		87 x 2		
	F One side each	N/A	927C	2700K	90	3020 x 2	N/A	66 x 2	One side away from wall, one side towards the wall	
			27C	2700K	85	3790 x 2		82 x 2		
			930C	3000K	90	3210 x 2		70 x 2		
			30C	3000K	85	3855 x 2		84 x 2		
			35C	3500K	85	3950 x 2		86 x 2		
			40C	4000K	85	4015 x 2		87 x 2		
CITY OF WORTHINGTON										
DRAWING NO. ARB 101-2022										
DATE 11/18/2022										

**DS-WD08-** \_\_\_\_\_ - \_\_\_\_\_ Example: **DS-WD08-F930A-WT** <sup>1</sup>Reference output shows 46W output. Multiply by 0.8 to determine output for 34W combinations

wacighting.com  
Phone (800) 526.2588  
Fax (800) 526.2585

Headquarters/Eastern Distribution Center  
44 Harbor Park Drive  
Port Washington, NY 11050

Central Distribution Center  
1600 Distribution Ct  
Lithia Springs, GA 30122

Western Distribution Center  
1750 Archibald Avenue  
Ontario, CA 91760



**ARCHITECTURAL BOLLARDS**

The Trac Bollard TBL is a combination of security and vandal resistance that blends beautifully into any pathway environment.

Designed as a slim bollard. A beautiful performance is created while combining uniform illumination for pathways or landscape at 24", 36" or 42" heights. With two designs to choose from; linear and slope.

TBL offers Kelvin temperatures of (warm) 3000, (neutral) 4000 and (cool) 5000 in Type 2, 3, 4 and 5 light distribution.

Conforms to the strictest Made in America standards—designed, tooled, fabricated and assembled in the USA.


**MICRO OPTIC SYSTEM**


Our new cell-enclosed, micro optic silicone modules produce high clarity and outstanding performance.

**LED WATTAGE CHART**

	16L	
175 milliamps	10w	
350 milliamps	17w	
530 milliamps	26w	
700 milliamps	35w	
1050 milliamps	56w	

Project Name

Type:

Cat #	Length	Light Dist	No of LEDs	Milliamps	Kelvin	Volts	Mounting	Color	Options
 TBL (TBL)	24 in (24)	Type 2 (T2)	16 (16L)	175 (175)	3000K (30K)	120-277 (UNV)	Anchor Base (AB)	Bronze (BRZ)	Surge Protector (10K)
	36 in (36)	Type 3 (T3)		350 (35)	4000K (40K)			White (WHT)	Marine Grade Finish (MGF)
	42 in (42)	Type 4 (T4)		530 (53)	5000K (50K)			Silver (SVR)	Dual Head (DH)
		Type 5 (T5)		700 (7)				Hunter Green (HGN)	
				1050 (1)				Black (BLK)	
								Graphite (GPH)	
								Grey (GRY)	
								Custom (CS)	
CITY OF WORTHINGTON									
DRAWING NO. ARB 101-2022									



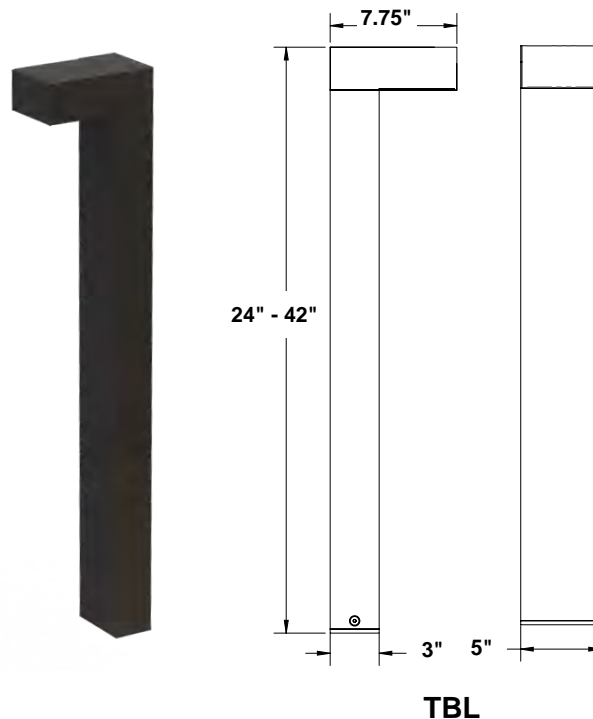
## PRODUCT SPECIFICATIONS

**Material:** Extruded Aluminum  
**LED:** Lumileds Luxeon MX. CRI 70  
**Optics:** Micro Optic T2, T3, T4 and T5  
**Watts:** 10-56  
**Listings:** Conforms to UL 1598 Standards

**Driver:** 0-10V Dimming driver as standard by Philips Advance  
 THD @ Max Load < 15%  
 Power Factor @ Max Load < 0.95  
**Kelvin:** 3000, 4000, or 5000  
**Finish:** 5 mils Powder Coat  
**Hardware:** Stainless Steel  
**Warranty:** Standard Warranty is 5 years for Driver and LEDs

## PRODUCT DIMENSIONS

LUMENS									
PART NUMBER	T2 LUMENS	T2 LM/W	T3 LUMENS	T3 LM/W	T4 LUMENS	T4 LM/W	T5 LUMENS	T5 LM/W	Watts
TBX-16L-175-30K	774	77	765	77	799	80	808	81	10
TBX-16L-175-40K	799	80	791	79	825	83	833	83	10
TBX-16L-175-50K	833	73	816	82	850	85	859	86	10
TBX-16L-35-30K	1547	91	1530	90	1598	94	1615	95	17
TBX-16L-35-40K	1598	94	1581	93	1649	97	1666	98	17
TBX-16L-35-50K	1666	98	1632	96	1700	100	1717	101	17
TBX-16L-53-30K	2366	91	2340	90	2444	94	2470	95	26
TBX-16L-53-40K	2444	94	2418	93	2522	97	2548	98	26
TBX-16L-53-50K	2548	98	2496	96	2600	100	2626	101	26
TBX-16L-7-30K	3185	91	3150	90	3290	94	3325	95	35
TBX-16L-7-40K	3290	94	3255	93	3395	97	3430	98	35
TBX-16L-7-50K	3430	98	3360	96	3500	100	3535	101	35
TBX-16L-1-30K	5096	91	5040	90	5264	94	5320	95	56
TBX-16L-1-40K	5264	94	5208	93	5432	97	5488	98	56
TBX-16L-1-50K	5488	98	5376	96	5600	100	5656	101	56



CITY OF WORTHINGTON  
 DRAWING NO. ARB 101-2022  
 DATE 11/18/2022





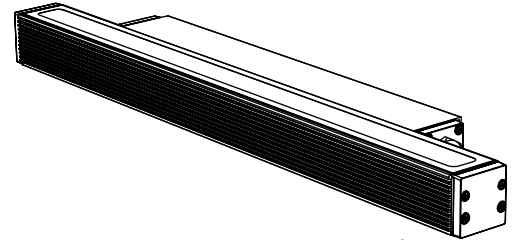
Client \_\_\_\_\_ Project name \_\_\_\_\_

Order# \_\_\_\_\_ Type \_\_\_\_\_ Qty \_\_\_\_\_

### FEATURES AND BENEFITS

#### Physical :

- Low copper content extruded aluminum housing
- Available in 1', 2', 3' or 4' sections
- Electro-statically applied polyester powder coat finish
- Machined aluminum end caps and silicone gaskets
- Stainless steel hardware
- Clear tempered glass
- Asymmetric wallwash, 10° x 10°, 10° x 60°, 30° x 60° or 60° x 60° optics
- Right or left feeding side options available
- IP66
- IK07 rated (asymmetric wallwash lens is IK06 rated)
- Corrosion-resistant coating for hostile environments\*\*
- Meets 3G ANSI C136.31 Vibration standard for bridge applications



UL US CE RoHS IK07\*

lumen talk EcoSystem Enabled

#### Performance :

- CRI values: 85+ (2700K), 80+ (3000K), 78+ (4000K)
- Lumen maintenance 120,000 hrs [L70 @ 25°C]
- Lumen measurements comply with LM - 79 - 08 standard
- Resolution per foot or per fixture (see page 7)
- Operating temperatures: -25° C to 50° C [-13F to 122F]

4ft HO 4000K	Delivered Output [lm]	Intensity [peak cd]
10°x10°	-	-
10°x60°	3,692	19,654
30°x60°*	3,584	4,750
60°x60°*	3,676	3,137
WW	3,592	5,159

Estimated. Consult lumenpulse website for the latest files.

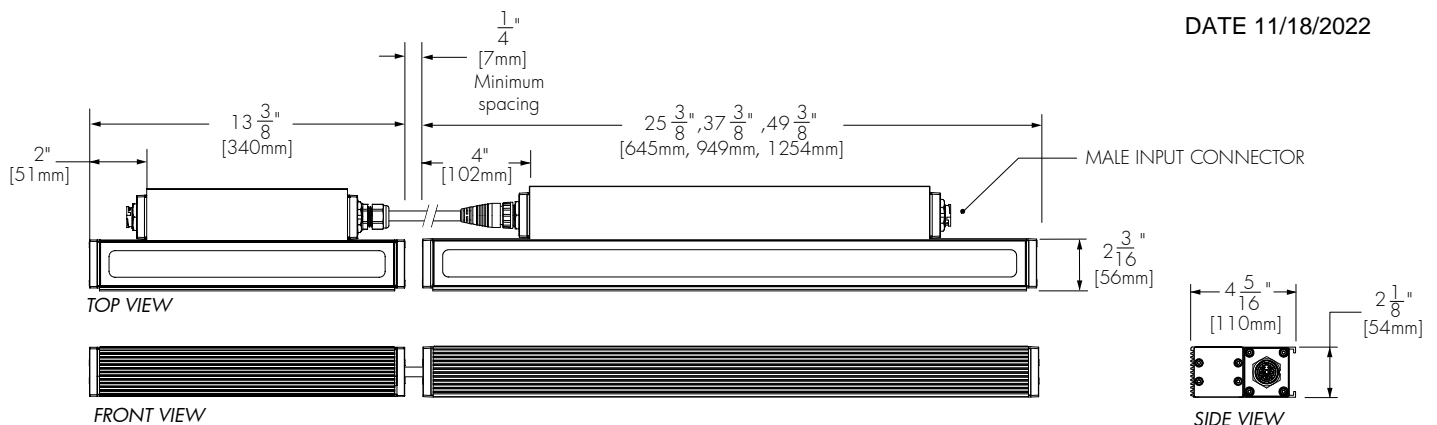
#### Electrical :

- Line voltage luminaire for 100 to 277V
- Power and data in 1 cable (#16-5)
- Up to 88 feet with a single 120V power feed, HO version
- 5W/ft version meets ASHRAE standards for linear lighting on building facades
- 8.5W/ft Regular Output version
- 15.25W/ft High Output version
- Dimming options: 0-10 volt, DMX, DALI, Lumentalk, or Lutron® EcoSystem® enabled

CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022

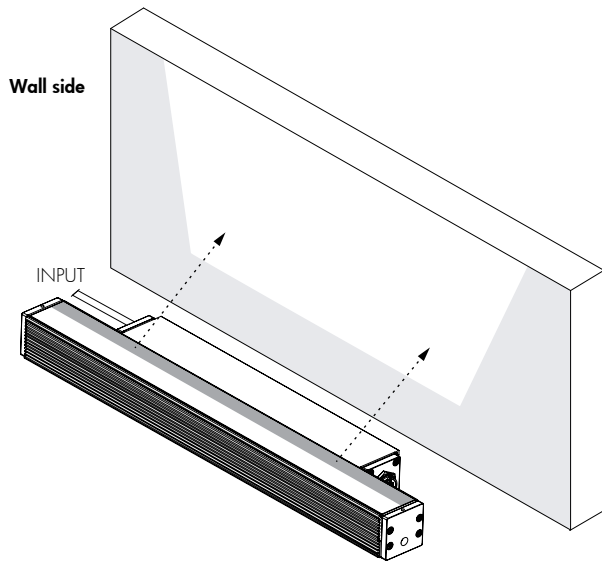


\* Asymmetric wallwash lens is IK06 rated.

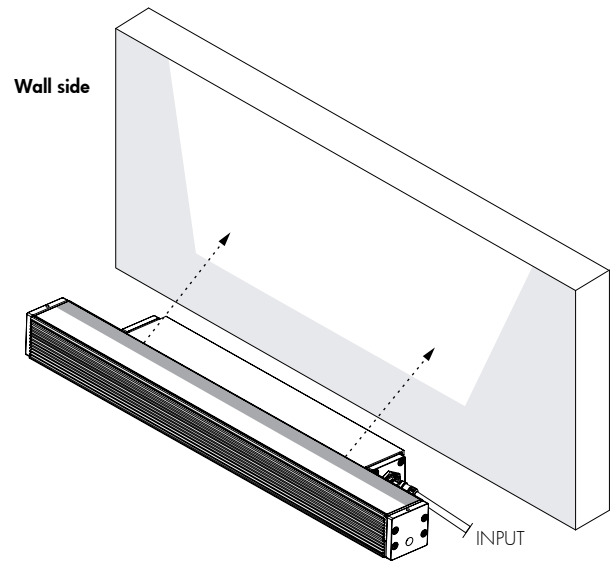
\*\* Use only when exposed to salt spray and harsh chemicals. This option is not required for normal outdoor exposure!



## ASYMMETRIC WALLWASH OPTIC FEEDING SIDE DETAIL

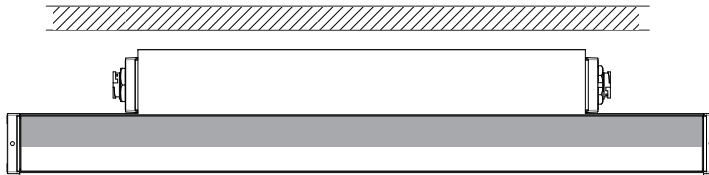


**WW-LF**  
Asymmetric Wallwash Optic, Left Feed

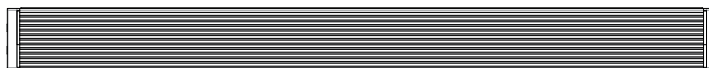


**WW-RF**  
Asymmetric Wallwash Optic, Right Feed

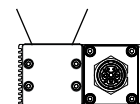
**Always position frosted side toward the wall**



TOP VIEW



FRONT VIEW



RIGHT SIDE VIEW  
(Fixture pointing upwards)

\*Fixture's feeding side is based on upright installations. Feeding sides are reversed when fixture is used in a downlight application.

Recommended setback from wall is 1/10 of the wall height.

Example: 2ft setback for a 20ft wall.

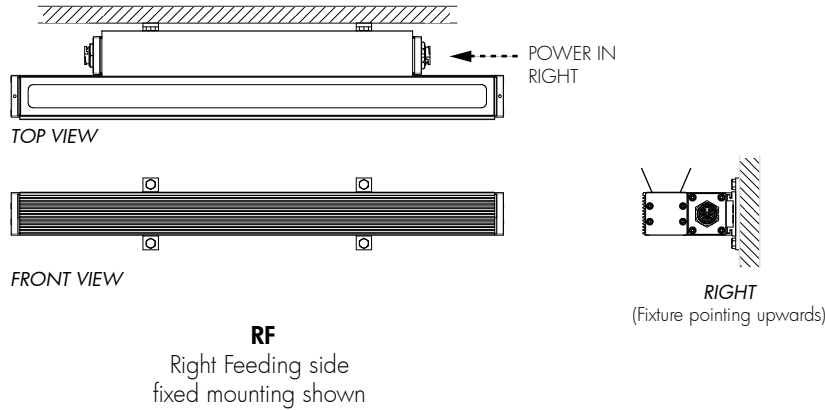
CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

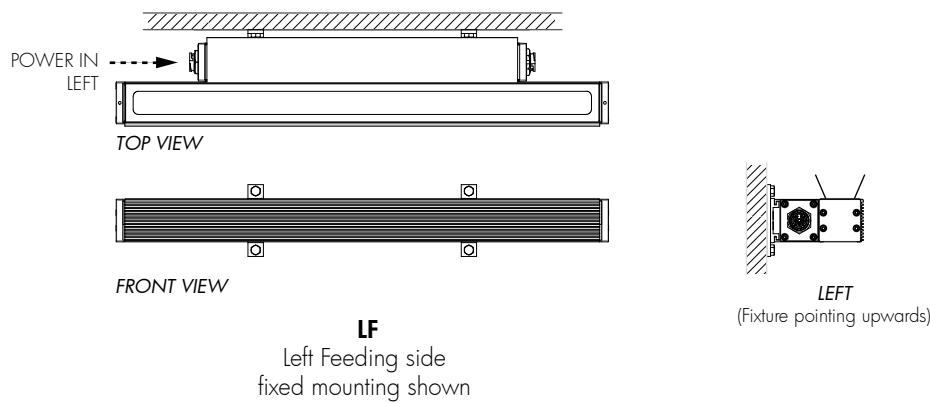
DATE 11/18/2022



## FEEDING SIDE

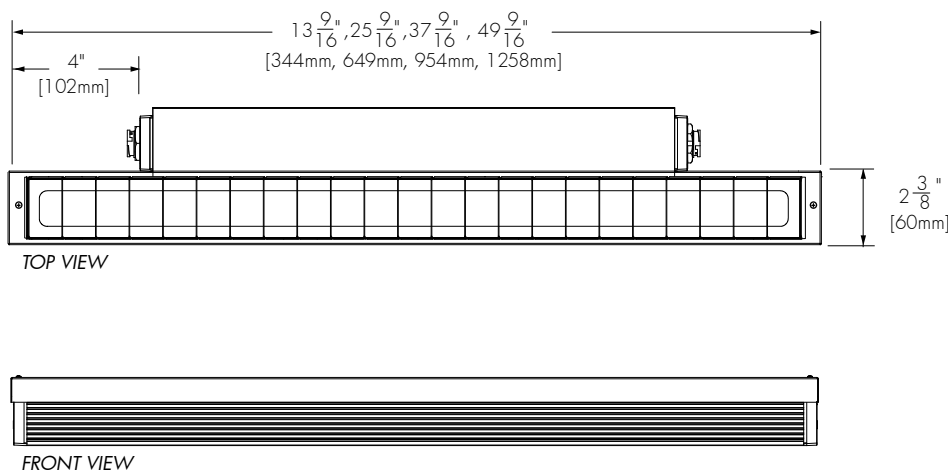


\*Fixture's feeding side is based on upright installations. Feeding sides are reversed when fixture is used in a downlight application.



## LOUVER ACCESSORY INSTALLATION DETAIL

Not suitable for asymmetric wallwash optic



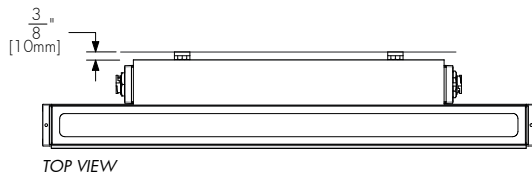
CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022

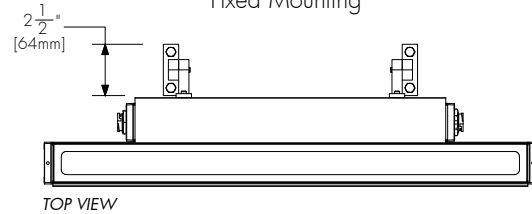


## MOUNTING OPTIONS



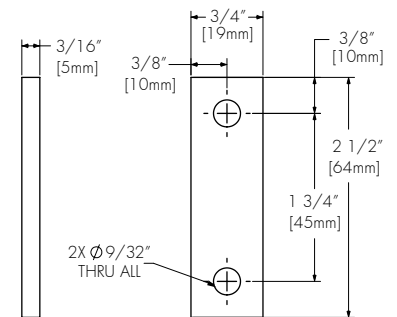
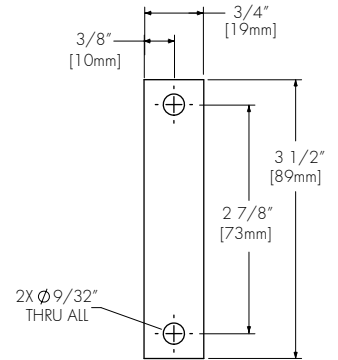
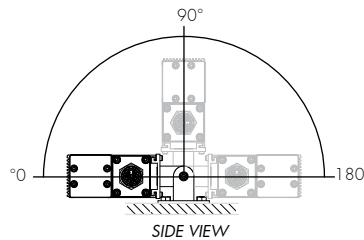
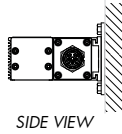
**UMP**

Fixed Mounting



**UMAS**

Universal Adjustable Mounting



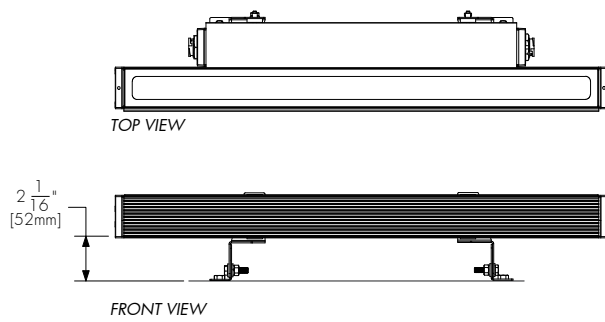
CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022

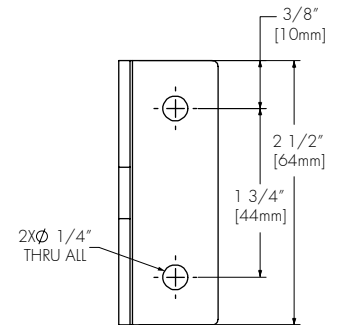
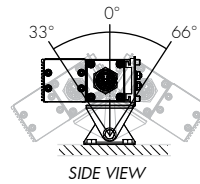


## MOUNTING OPTIONS - continued



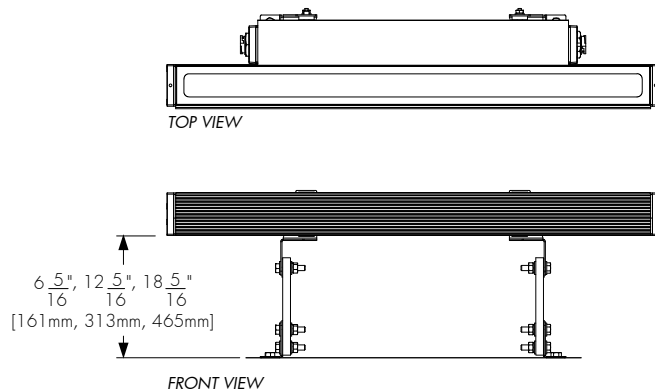
### WAM2

Adjustable Wall Mounting 2 inches



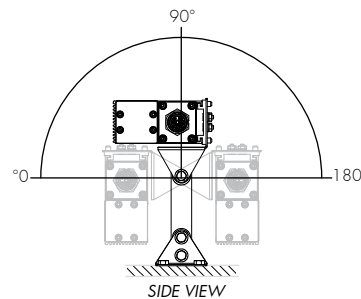
### WAM

Mounting Hole Pattern



### WAM6, WAM12 & WAM18

Adjustable Extended Arm Mounting



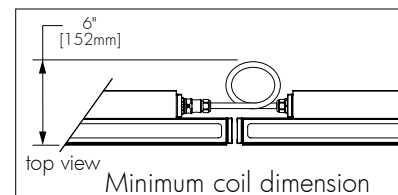
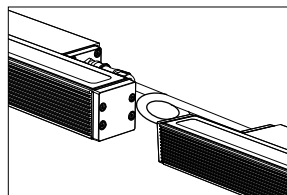
CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022

## OPTION

**ETE** - End-to-end configuration,  
no jumper cable needed.  
16" cable included at input.





## ACCESSORIES

Order separately

### Control Systems:

- ITO2** Lumentouch is a wall mount DMX 512 controller keypad.
- LCU** Lumencue is a USB / mini SD DMX 512 controller.
- LID** LumenID is a diagnostic and addressing DMX 512 controller.  
It must be specified on all DMX applications.  
Refer to LID specification sheet for details.
- LITN** Lumentone is a simple pre-programmed DMX 512 controller with a push button rotary dial and live feedback.

### Control Boxes:

- CBX** DMX/RDM control box.  
Up to six power and data outputs to fixtures or fixture runs.  
Ethernet enabled option.  
Refer to CBX specification sheet for details.

### Leader Cable :

- LOGLCD\_\_\_** Leader Cable for Lumenfacade.  
Please add desired cable length : 10', 25' or 50' [3m, 7.6m or 15.2m] standard lengths  
Sealing endcap is mandatory for any unused connector.  
(1) included with every leader cable
- LOGLCD\_\_\_-ETE** Leader Cable for Lumenfacade, ETE option.  
Please add desired cable length : 10', 25' or 50' [3m, 7.6m or 15.2m] standard lengths  
Sealing endcap is mandatory for any unused connector.  
(1) included with every leader cable

### Jumper Cable :

- LOGJCD\_\_\_** Jumper Cable for Lumenfacade.  
Please add desired cable length : 2' or 4' [0.6m, 1.2m] standard lengths
- LOGJCD\_\_\_-ETE** Jumper Cable for Lumenfacade, ETE option.  
Please add desired cable length : 2' or 4' [0.6m, 1.2m] standard lengths

### Radial Louver :

Not suitable for asymmetric wallwash optic

- LOGHRD\_\_\_-\_\_\_** Radial louver for Lumenfacade Horizontal.
  1. Please specify desired nominal length: 1', 2', 3' or 4'.
  2. Please specify finish as BK - Black SandText  
(Custom color available on request, please specify as CC together with RAL color : \_\_\_\_\_)

CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022

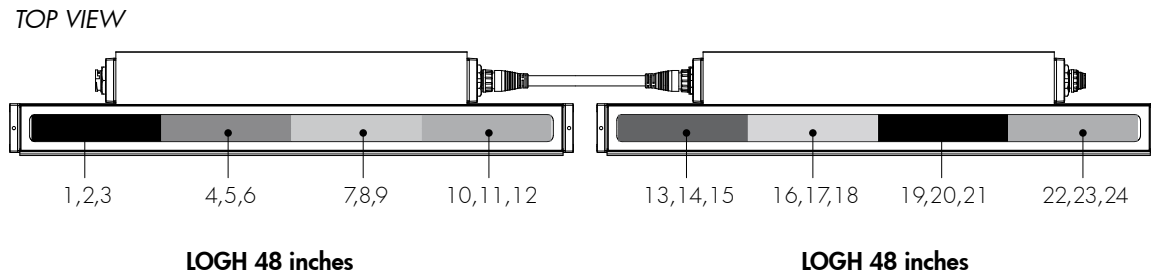


## RESOLUTION DETAILS

### APPLICABLE FOR DMX DIMMING OPTION ONLY

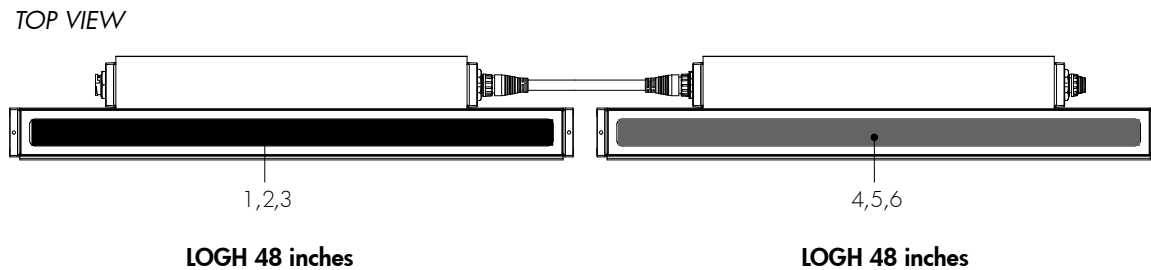
**DMX 1FT** - Resolution per foot: each foot is addressed independently (recommended for most installations)

DMX ADDRESSES:



**DMX 1FX** - Resolution per fixture: each fixture is addressed independently

DMX ADDRESSES:



CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022

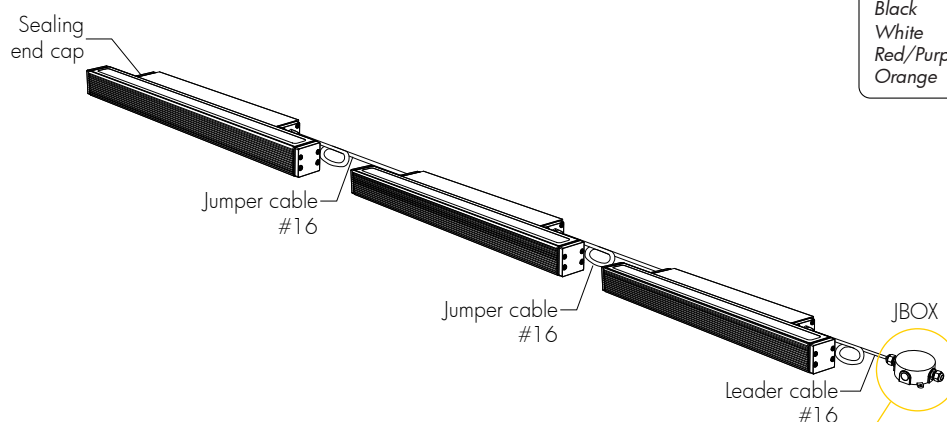
\*Warning: resolution is a factory setting and cannot be changed in the field.



## TYPICAL WIRING DIAGRAMS

### Non-Dimming or Lumentalk Dimming Version

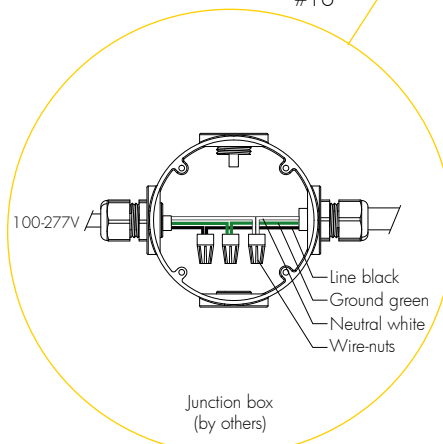
1% minimum dimming value for Lumentalk dimming



American Color Code	CE Color Code	USE
Green	Yellow/Green	Ground
Black	Brown	Live 100-277V
White	Blue	Neutral
Red/Purple	Black	0-10V / Data +
Orange	Grey	0-10V / Data -

Maximum run length by 15A circuit - Lumenpulse horizontal HO			
Cable length/Voltage	120V	240V	277V
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenpulse horizontal RO			
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft
ASHRAE Code Compliant - Lumenpulse™ Horizontal 5W/ft Maximum run length by 15A circuit			
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

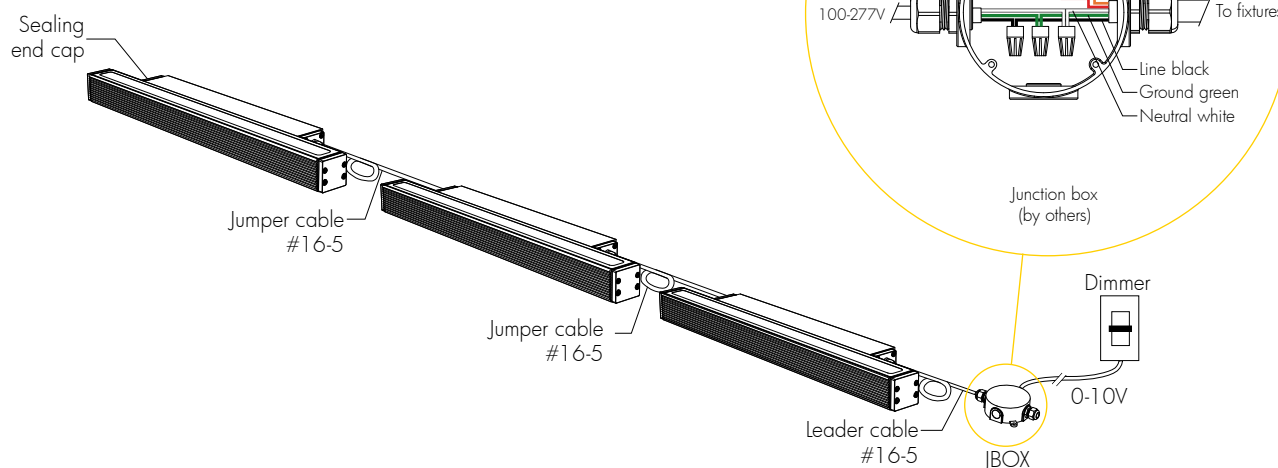
\*Maximum run length calculations are typically based on 4ft fixtures.



CITY OF WORTHINGTON  
DRAWING NO. ARB 101-2022  
DATE 11/18/2022

### Dimming Version (0-10V)

10% minimum dimming value

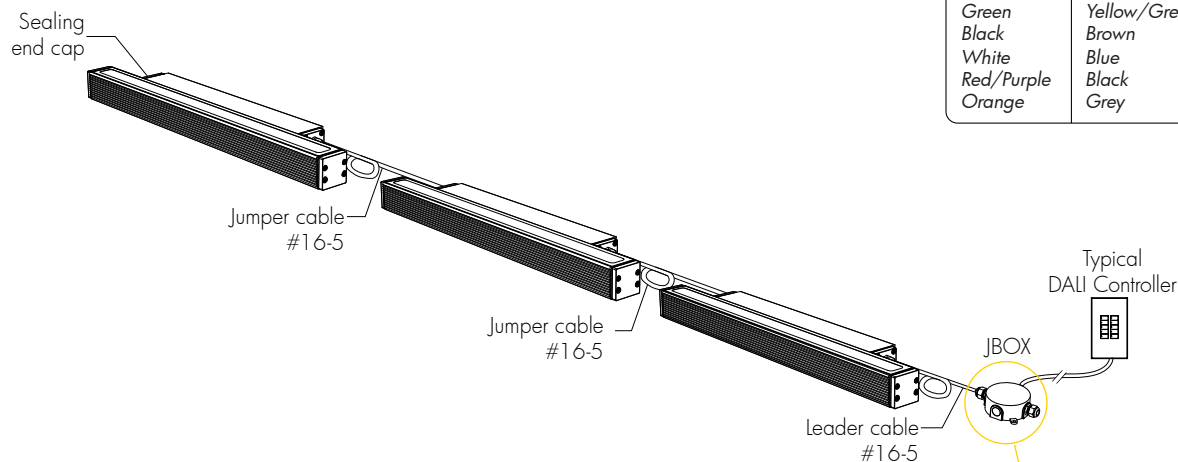




## TYPICAL WIRING DIAGRAMS - continued

### Dimming Version (DALI)

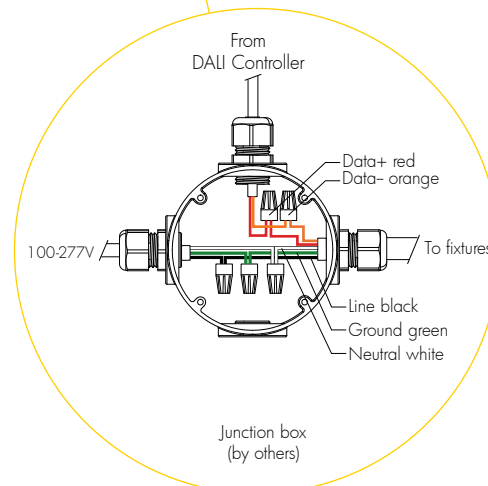
1% minimum dimming value



American Color Code	CE Color Code	USE
Green	Yellow/Green	Ground
Black	Brown	Live 100-277V
White	Blue	Neutral
Red/Purple	Black	0-10V / Data +
Orange	Grey	0-10V / Data -

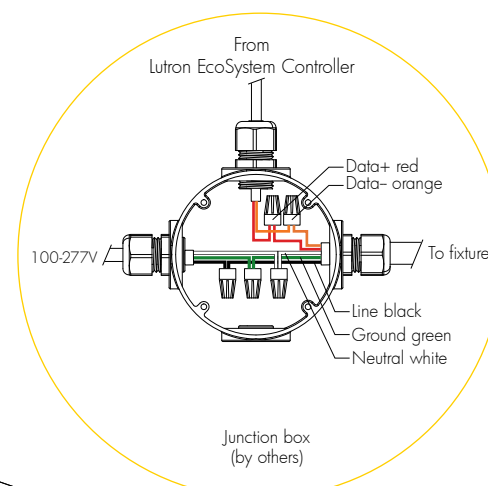
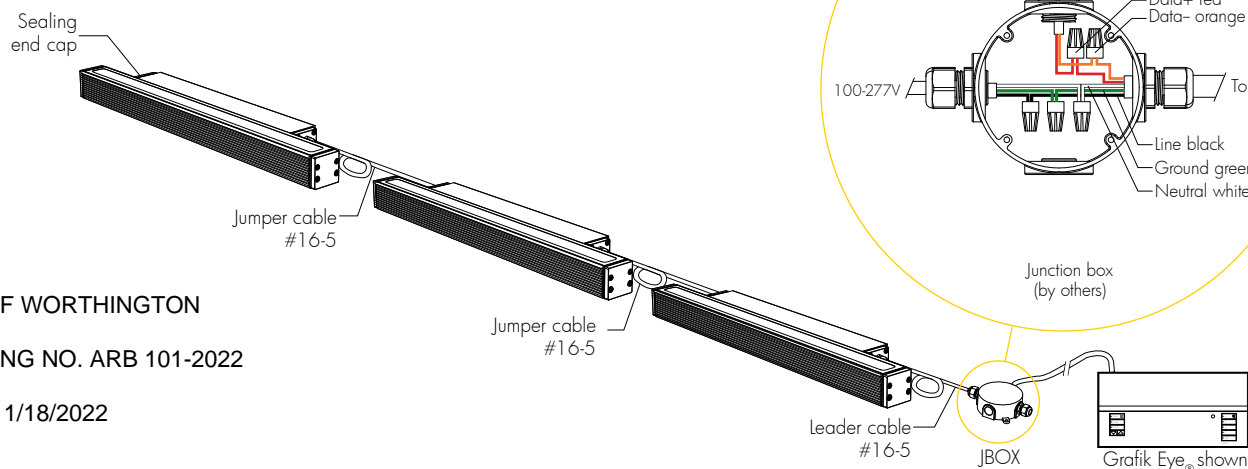
Maximum run length by 15A circuit - Lumenpulse horizontal HO			
Cable length/Voltage	120V	240V	277V
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenpulse horizontal RO			
10ft leader cable	148ft	168ft	184ft
50ft leader cable	120ft	132ft	148ft
ASHRAE Code Compliant - Lumenpulse™ Horizontal 5W/ft Maximum run length by 15A circuit			
10ft leader cable	180ft	250ft	300ft
50ft leader cable	168ft	230ft	280ft

\*Maximum run length calculations are typically based on 4ft fixtures.



### Dimming Version (EcoSystem®)

1% minimum dimming value



CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

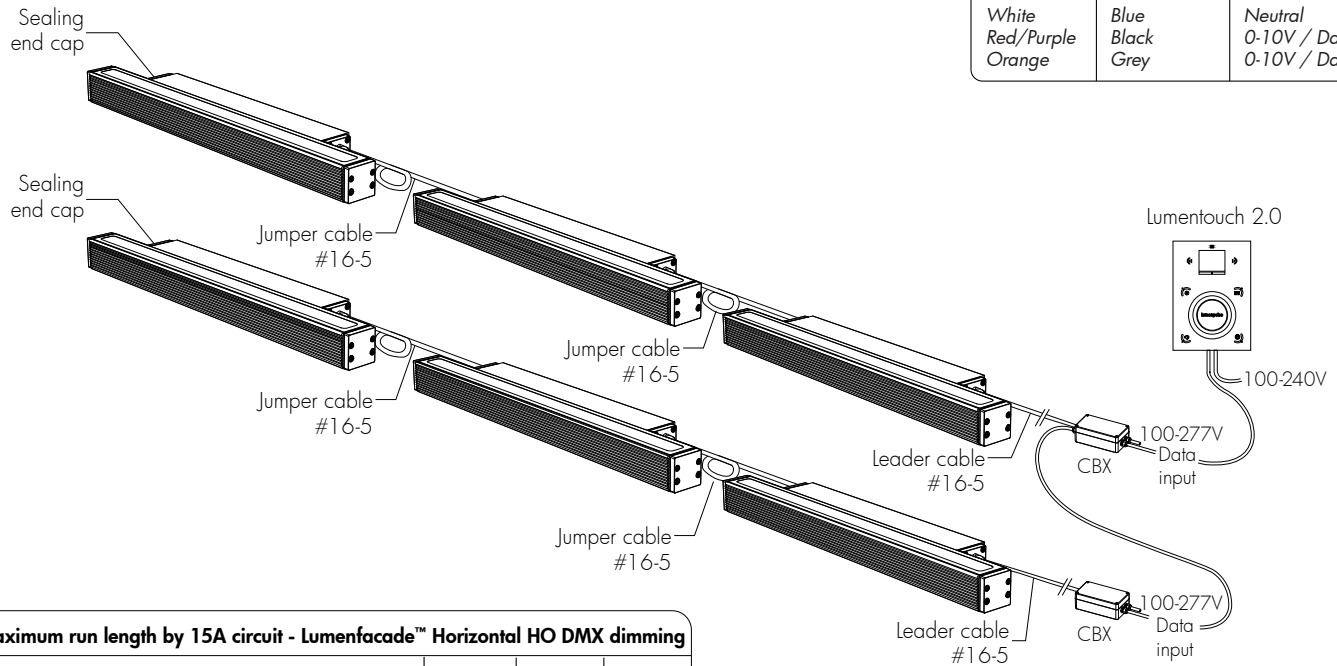
DATE 11/18/2022



## TYPICAL WIRING DIAGRAMS - continued

### DMX Dimming Version (Daisy Chain Layout)

1% minimum dimming value



American Color Code	CE Color Code	USE
Green	Yellow/Green	Ground
Black	Brown	Live 100-277V
White	Blue	Neutral
Red/Purple	Black	0-10V / Data +
Orange	Grey	0-10V / Data -

Maximum run length by 15A circuit - Lumenpulse™ Horizontal HO DMX dimming			
Cable length/Voltage	120V	240V	277V
10ft leader cable	88ft	100ft	112ft
50ft leader cable	68ft	76ft	84ft
Maximum run length by 15A circuit - Lumenpulse™ Horizontal RO DMX dimming			
10ft leader cable	148ft	168ft	170ft
50ft leader cable	120ft	132ft	148ft
ASHRAE Code Compliant - Lumenpulse™ Horizontal 5W/ft DMX dimming Maximum run length by 15A circuit			
10ft leader cable	170ft	170ft	170ft
50ft leader cable	168ft	170ft	170ft

\*Up to 170 individually addressable 1 foot sections per DMX run.  
\*Maximum run length calculations are typically based on 4ft fixtures.  
Consult factory for specific applications.

CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022



# Specification Sheet

## HOW TO ORDER

**lumenfacade™**

HORIZONTAL  
WHITE & STATIC COLORS

### LOGH

1

2

3

4

5

6

7

8

9

10

1

#### Housing:

**LOGH ASHRAE** - lumenfacade™ Horizontal, 5W/ft  
ASHRAE compliant

**LOGH RO** - lumenfacade™ Horizontal Regular  
Output, 8.5W/ft

**LOGH HO** - lumenfacade™ Horizontal High Output,  
15.25W/ft

2

#### Voltage:

**100** - 100 volts **220** - 220 volts

**120** - 120 volts **240** - 240 volts

**208** - 208 volts **277** - 277 volts

3

#### Length:

**12** - 13 3/8 inches (340mm) (2 kg/4.5 lbs)

**24** - 25 3/8 inches (645mm) (3.17 kg/7 lbs)

**36** - 37 3/8 inches (949mm) (4.75 kg/10.5 lbs)

**48** - 49 3/8 inches (1254mm) (6.35 kg/14 lbs)

4

#### Colors and Color temperatures:

**27K** - 2700K

**30K** - 3000K

**35K** - 3500K

**40K** - 4000K

**RD** - Red

**GR** - Green

**BL** - Blue

CITY OF WORTHINGTON

DRAWING NO. ARB 101-2022

DATE 11/18/2022

5

#### Optics:

**WW** - Asymmetric Wallwash optic\*

**10x10** - 10° x 10°\*\*

**10x60** - 10° x 60°

**30x60** - 30° x 60°

**60x60** - 60° x 60°

\*Available September 2015.

\*\*For best results use with HO fixtures at a 6-inch (15cm)  
setback from surface. Contact factory for application support.

6

#### Feeding Side:

Please specify one of the following:

(Right Feeding side is standard unless otherwise specified.)

**LF** - Left Feeding side

**RF** - Right Feeding side

7

#### Mounting Option:

**UMP** - Fixed Mounting

**UMAS** - Universal Adjustable Mounting

(Suitable to use when **3GV** option is specified)

**WAM2** - Adjustable Wall Mounting 2"

**WAM6** - Adjustable Extended Arm Mounting 6"

**WAM12** - Adjustable Extended Arm Mounting 12"

**WAM18** - Adjustable Extended Arm Mounting 18"

8

#### Finish:

**SI** - Silver SandText

**BK** - Black SandText

**WH** - White

**CC** - Custom (please specify RAL color)

9

#### Control:

**NO** - No Dimming

**LT** - Lumentalk Dimming

(available for 2' RO, 3' and 4' lengths only)

(1% minimum dimming value)

**DIM** - 0-10V Dimming option (10% minimum dimming value)

**DMX 1FT** - DMX Dimming option, resolution per foot

(1% minimum dimming value)

**DMX 1FX** - DMX Dimming option, resolution per fixture

(1% minimum dimming value)

**DALI** - DALI Dimming option (1% minimum dimming value)

**ES** - Lutron® EcoSystem® Enabled Dimming

(available for 2' RO, 3' and 4' lengths only)

(1% minimum dimming value)

10

#### Option:

**ETE** - End - to - end configuration, no jumper cable needed

**CRC** - Corrosion-resistant coating for hostile environments

**3GV** - 3G ANSI C136.31 Vibration Rating

N.B. Available with UMAS mounting option only.

11/11

2015.05.01  
EM - R23

© Copyright Lumenpulse 2015

1751 Richardson, Suite 1505  
Montreal (Quebec) Canada  
H3K 1G6

1.877.937.3003

P.514.937.3003

F. 514.937.6289

info@lumenpulse.com

[www.lumenpulse.com](http://www.lumenpulse.com)

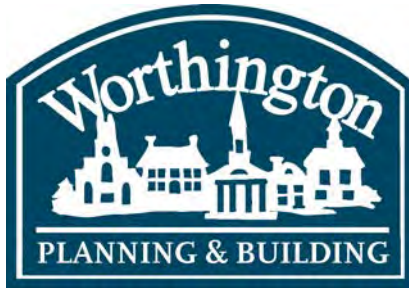
5-year limited warranty.

Consult [www.lumenpulse.com](http://www.lumenpulse.com)  
for our complete Standard Terms  
and Conditions of Sales.

**lumenpulse**

Lumenpulse reserves the right to make changes to this product at any time  
without prior notice and such modification shall be effective immediately.





## ARB & PUD APPLICATIONS

### ARB 0100-2022 & PUD 05-2022

### 7227 N. High St.

<b>Plan Type:</b> Architectural Review Board	<b>Project:</b>	<b>App Date:</b> 11/11/2022
<b>Work Class:</b> Certificate of Appropriateness	<b>District:</b> City of Worthington	<b>Exp Date:</b>
<b>Status:</b> In Review		<b>Completed:</b>
<b>Valuation:</b> \$30,000,000.00		<b>Approval</b>
<b>Description:</b> Phase II High North		<b>Expire Date:</b>

<b>Parcel:</b> 100-006788	Main	<b>Address:</b> 7227 N High St	Main	<b>Zone:</b>
		Worthington, OH 43085		

Current Property Owner      Applicant  
 DRP Worthington LP          Kendra Stephenson  
 David Watson                4801 Steinbeck Circle  
 5310 Harvest Hill Rd. Ste. 250      Flower Mound, TX 75022  
 Dallas, TX 75230  
 Business: 2148913222  
 Mobile: 2145580555

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003214	Architectural Review Board	\$200.00	\$200.00
Total for Invoice INV-00003214		\$200.00	\$200.00
<b>Grand Total for Plan</b>		<b>\$200.00</b>	<b>\$200.00</b>

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00003252	Final Plan	\$200.00	\$200.00
Total for Invoice INV-00003252		\$200.00	\$200.00
<b>Grand Total for Plan</b>		<b>\$200.00</b>	<b>\$200.00</b>

Condition	Description	Date Created	Satisfied
Building Code Variance On File	There is a building code variance on file that may affect future projects. Please check the parcel record.	08/17/2021	No
No Build Document Must Be Reviewed	A no build document has been recorded for this parcel. Please review this document to ensure the permit cannot be issued.	08/18/2021	No



# 7227 N. High St.







Date: November 11, 2022

Mr. Lee Brown  
Director of Planning and Building  
374 Highland Ave.  
Worthington, OH 43085

Dear Lee,

The Architectural Review Board and Final Plan applications for High North Phase II have been submitted on behalf of DRP Worthington LP. Phase II includes the northern office building as well as an open space area between the north end of the existing retail space and the office building and landscaping of the office building perimeter.

In keeping with the elevations submitted at the time of zoning, the office buildings architecture at pedestrian level reflects the traditional architecture that Worthington is known for while the upper floors incorporate the open, airy architecture that Class A office tenants demand.

At the time of zoning, a 125,000 square foot Class A office building was anticipated. During the pandemic and after, the office market has seen shifts in demand that are expected to continue as work from home becomes part of corporate life in the United States. As a result, the size of the building has been reduced to 102,000 square feet. This has allowed us to reduce the footprint of the building.

The Direct team is available to discuss the application and address any questions you may have.

Sincerely,

Kendra Stephenson

*Kendra Stephenson*

Principle, Portmanteau Consulting

CITY OF WORTHINGTON

DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022

Kendra Stephenson

4801 Steinbeck Circle. Flower Mound, TX 75022  
Phone: 214-707-6117 E-Mail: Kendra@Portmanteauconsulting.com



**HN**  
**HIGH NORTH**  
AT WORTHINGTON  
**MIXED USE DEVELOPMENT**

---

WORTHINGTON, OH

NOVEMBER 2022

CITY OF WORTHINGTON

DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022























## BRICK



BRICK 01



BRICK 02



BRICK 03



BRICK 04



BRICK 05

## WOOD SLATS

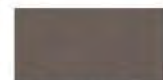
ALUMINUM W/ WOOD OR SOLID FINISH LOOK



COLOR 01



COLOR 02



COLOR 03

## EIFS TRIM / SOFFIT



COLOR 01



COLOR 02

## WOOD SIDING



COMPOSITE WOOD MATERIAL 01



COMPOSITE WOOD MATERIAL 02



## STOREFRONT & DOORS



KAWNEER  
DARK BRONZE



KAWNEER  
CLEAR ANODIZED

## GLASS



SOLARBAN  
67- REFLECTIVE



SOLARBAN  
72- CLEAR

## PERFORATED METAL SIGN SCREEN



CORRUGATED ZINC PANELS  
W/ROUND HOLES

## PRE-FINISHED METAL COPING



COLOR 01

## PRE-CAST PANELS ENTERPRISE



COLOR 01

COLOR 02

## SOFFIT



WOOD STAINED  
AND SEALED



VINYL W/WOOD  
LOOKING FINISH

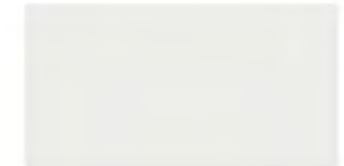


ALUMINUM  
W/WOOD  
FINISH LOOK

## PAINT COLORS



COLOR 01



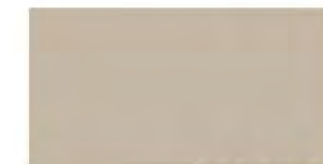
COLOR 02



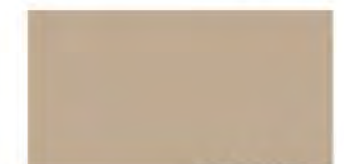
COLOR 03



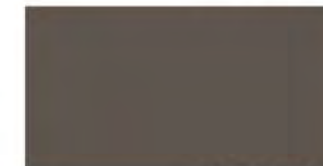
COLOR 04



COLOR 05



COLOR 06



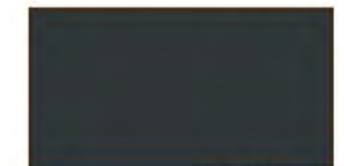
COLOR 07



COLOR 08



COLOR 09

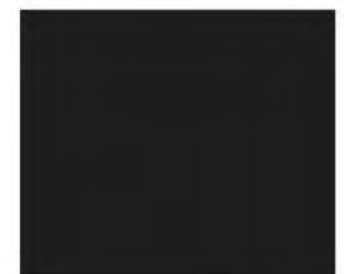


COLOR 10

## METAL PANELS



COLOR 01



COLOR 02

CITY OF WORTHINGTON

DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022



STANDARD PAVING



BUFFWASH CONCRETE  
NATURAL COLOR



BUFFWASH CONCRETE  
INTEGRAL COLOR

WALLS



WALL STONE

GREEN WALLS



GREEN WALL



GREEN WALL

STAIRS



MODEL VIEW - SHOWN FOR REFERENCE



PRECAST STAIRS

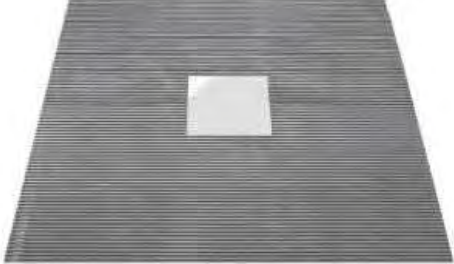


CONCRETE STAIRS

TREE GRATES



ROUND GRATE



SQUARE GRATE 2



RECTANGULAR GRATE



# BUILT-IN PLANTERS & BENCHES



MODEL VIEW - SHOWN FOR REFERENCE



MODEL VIEW - SHOWN FOR REFERENCE



WOOD BENCH



WOOD BENCH BACK

# MOVEABLE SEATING



BISTRO TABLES & CHAIRS



DINING TABLES & CHAIRS



LOUNGE CHAIRS



LOUNGE CHAIRS

# MOVEABLE PLANTERS & BENCHES



PRECAST PLANTER



WOOD PLANTER



PRECAST PLANTER



PRECAST BENCH

# LIGHTING

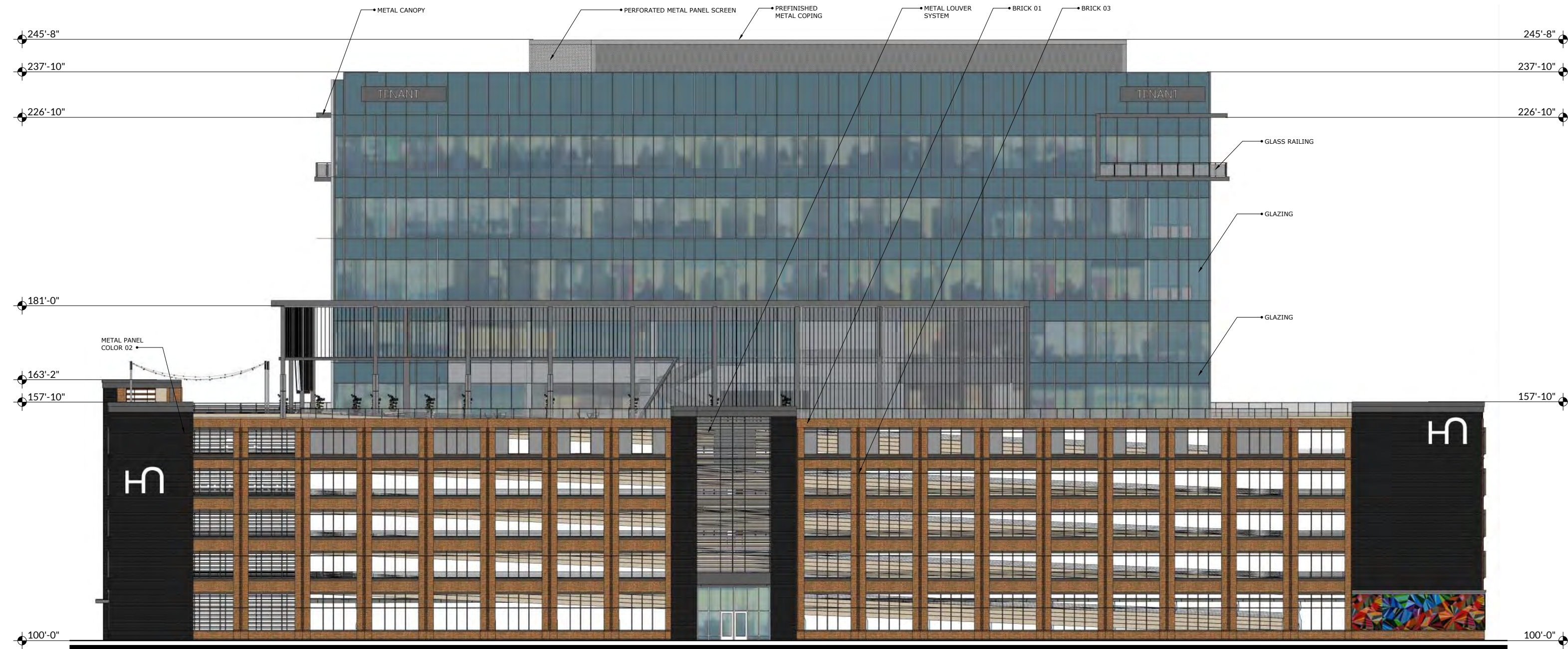


PEDESTRIAN POLE



BOLLARD



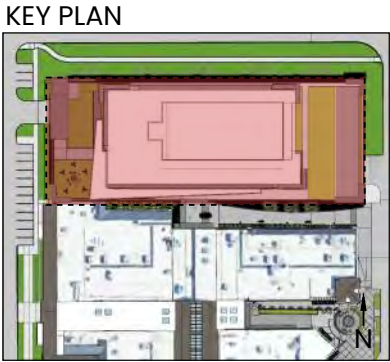


SOUTH ELEVATION



**PHASE 2 OFFICE BUILDING – SOUTH ELEVATION**  
 WORTHINGTON, OHIO

CITY OF WORTHINGTON  
 DRAWINGS NO. ARB 100-2022  
 PUD 05-2022  
 DATE 11/11/2022



SCALE: 3/32" = 1'-0"



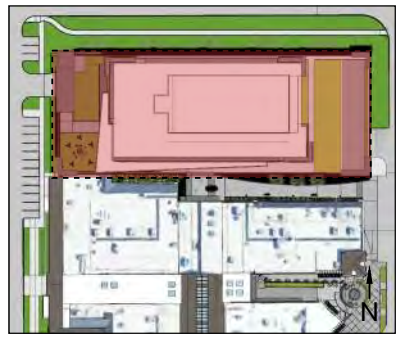


EAST ELEVATION



WEST ELEVATION

KEY PLAN



CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022  
  
DATE 11/11/2022

SCALE: 3/32" = 1'-0"

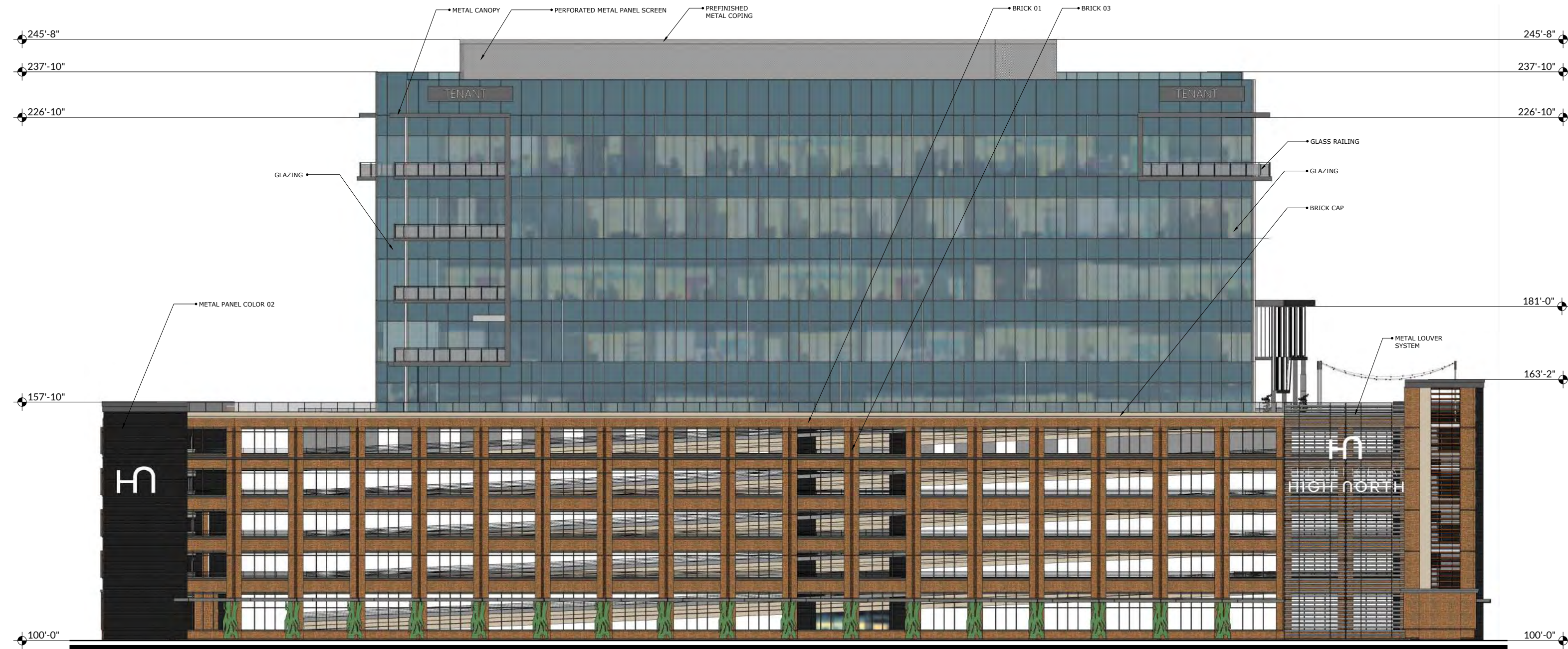


# PHASE 2 OFFICE BUILDING – EAST & WEST ELEVATIONS

WORTHINGTON, OHIO





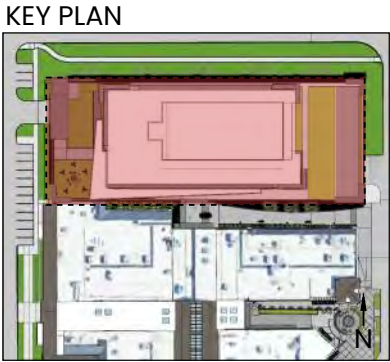


NORTH ELEVATION



**PHASE 2 OFFICE BUILDING – NORTH ELEVATION**  
 WORTHINGTON, OHIO

CITY OF WORTHINGTON  
 DRAWINGS NO. ARB 100-2022  
 PUD 05-2022  
 DATE 11/11/2022



SCALE: 3/32"= 1'-0"



CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
FINAL PLAN  
FOR  
HIGH NORTH  
PHASE 2  
2022

SHEET INDEX

Title Sheet	1
Site Details	2
Existing Conditions & Demolition Plan	3
Overall Plan	4
Site Layout Plan	5
Site Utility Plan	6
Site Grading & Drainage Plan	7

MASTER PLAN AREA TABULATIONS

EXISTING:	
Existing Mall Leasing Area	127,018 SF gross
Common Area	31,762 SF
Kroger	55,690 SF
Piada	2,800 SF

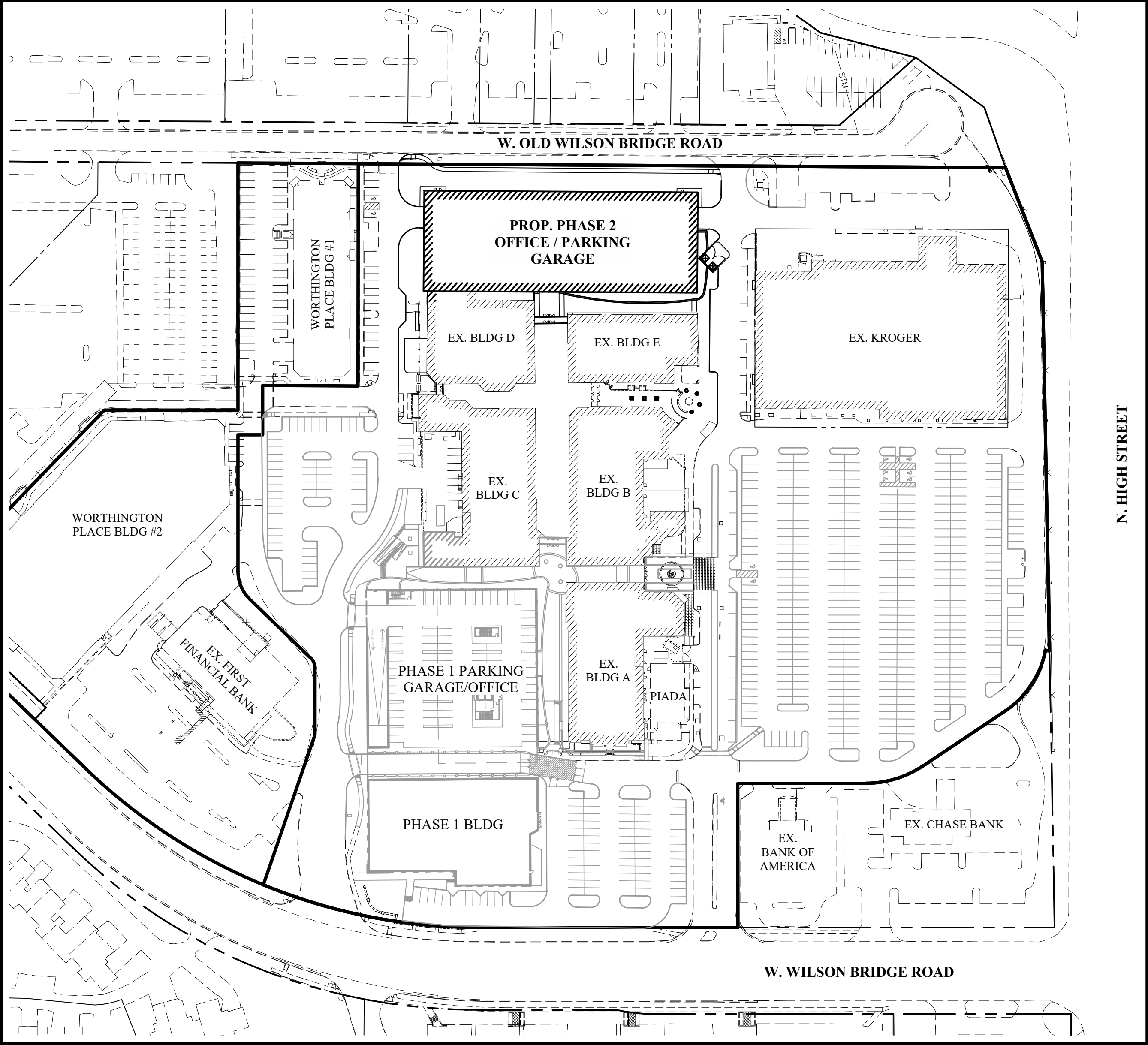
PHASE 1 DEMO:	
Mall Demo	37,752 SF
Common Area Demo	15,867 SF
Total Mall Demo	53,619 SF

MALL ENABLING:	
Existing Mall Area A	20,618 SF
Existing Mall Area B	21,156 SF
Existing Mall Area C	22,087 SF
Existing Mall Area D	13,542 SF
Existing Mall Area E	11,934 SF
Covered Common Area	15,824 SF
Total Mall Area To Remain	105,161 SF

PHASE 2 DEMO:	
Mall Demo	6,428 SF

OFFICE	
Phase 1	75,000 SF
Phase 2	102,000 SF

PARKING:  
See Sheet 4 for Detailed Tabulation



INDEX MAP  
Scale: 1" = 100'

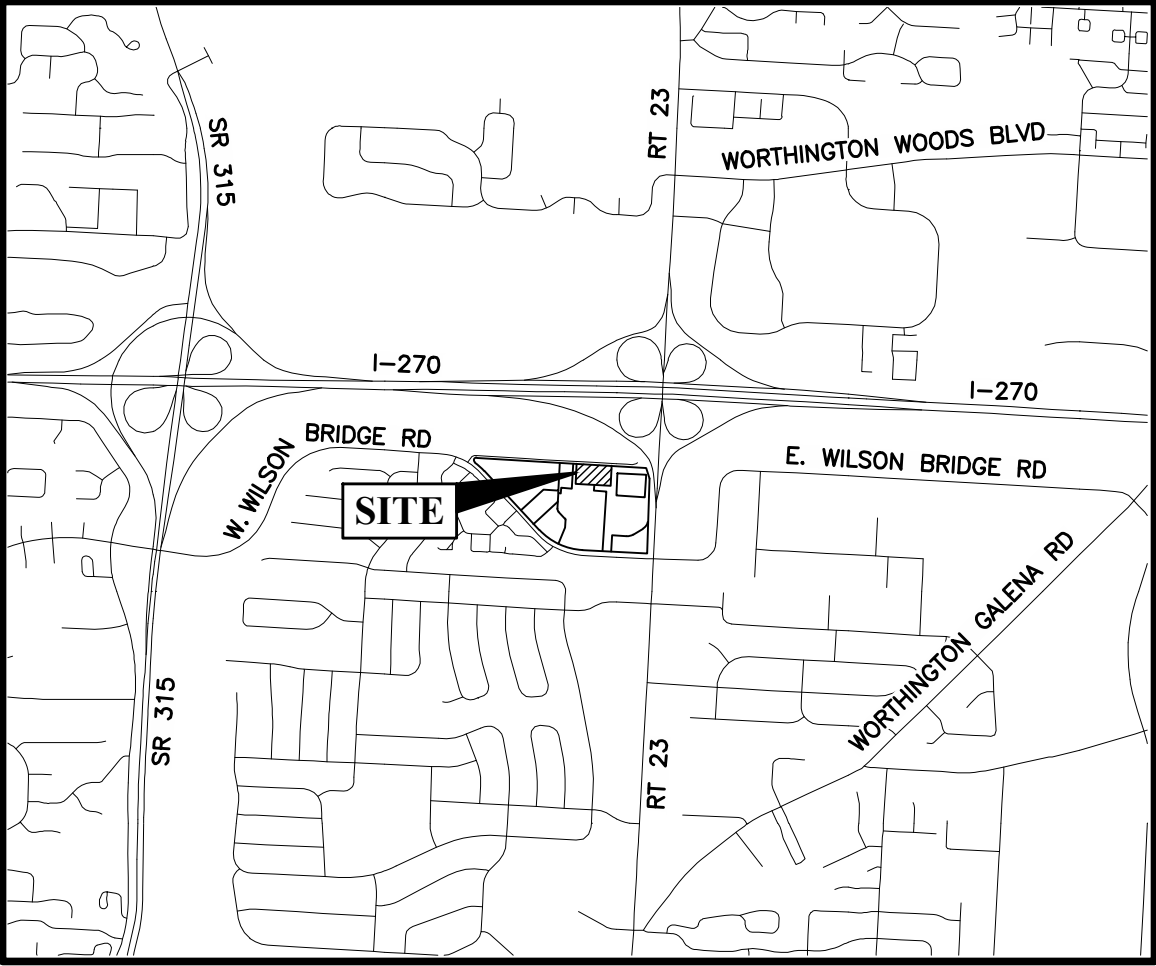
DEVELOPER/OWNER

Direct Partners  
David Watson  
12221 Merit Drive, Suite 1220  
Dallas, TX 75251  
Tel: (214) 891-3225  
Fax: (214) 891-3223  
email: DWatson@thedirectpartners.com

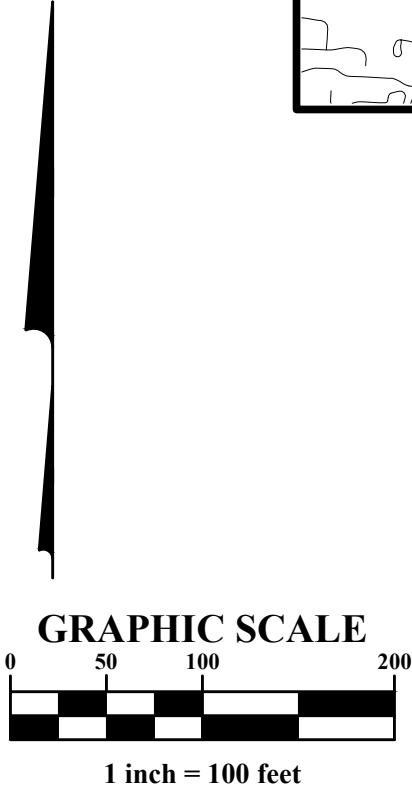
CITY OF WORTHINGTON

DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022



LOCATION MAP  
Not to Scale



GRAPHIC SCALE  
0 50 100 200  
1 inch = 100 feet

PREPARED BY:

**EMHT**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3646  
emht.com

Registered Engineer No.

Date

Ohio Utilities Protection Service  
**Call 811**  
before you dig

PRELIMINARY

NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
November 10, 2022

MARK	DATE	DESCRIPTION

DIRECT PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
FINAL PLAN  
FOR  
HIGH NORTH  
PHASE 2  
TITLE SHEET

**EMHT**  
Evans, Mechwart, Hambleton & Tilton, Inc.  
Engineers • Surveyors • Planners • Scientists  
5500 New Albany Road, Columbus, OH 43054  
Phone: 614.775.4500 Toll Free: 888.775.3646  
emht.com

DATE

November 10, 2022

SCALE

AS NOTED

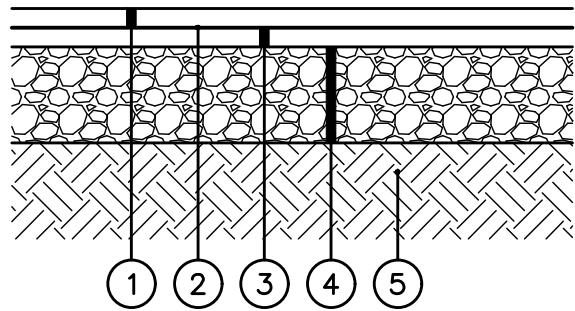
JOB NO.

20200732

SHEET

1/7





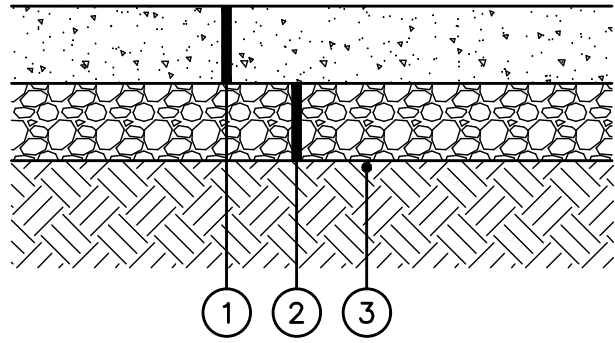
- ① CMSC Item 441, X" Asphalt Concrete, Surface Course, Type 1, (448) PG 64-22
- ② CMSC Item 407, Tack Coat, Applied At A Rate Of 0.10 Gal. Per Sq. Yd.
- ③ CMSC Item 441, X" Asphalt Concrete, Intermediate Course, Type 2, (448)
- ④ CMSC Item 304, X" Aggregate Base
- ⑤ CMSC Item 204, Subgrade Compaction

NOTES

1. Pavement Recommendation Provided By [Geotechnical Consultant] EMH&T Assumes No Liability For Pavement Section

STANDARD DUTY ASPHALT PAVEMENT SECTION

Not to Scale



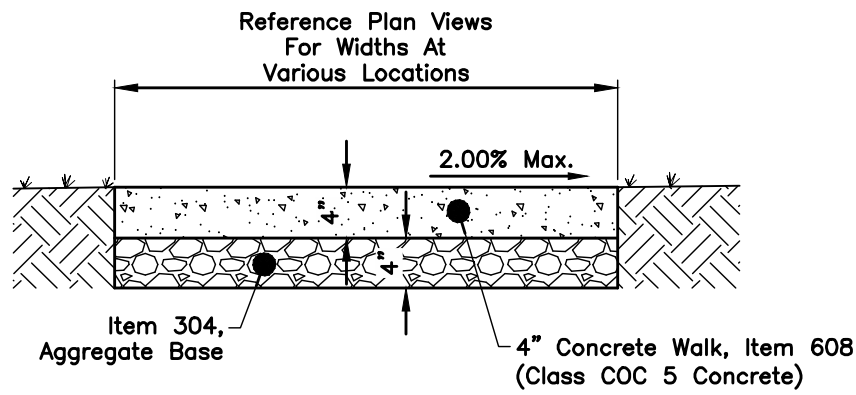
- ① CMSC Item 451, X" Concrete Pavement (Class C)
- ② CMSC Item 304, X" Crushed Aggregate Base
- ③ CMSC Item 204, Subgrade Compaction

NOTES

1. Pavement Recommendation Provided By [Geotechnical Consultant] EMH&T Assumes No Liability For Pavement Section

CONCRETE PAVEMENT SECTION

Not to Scale

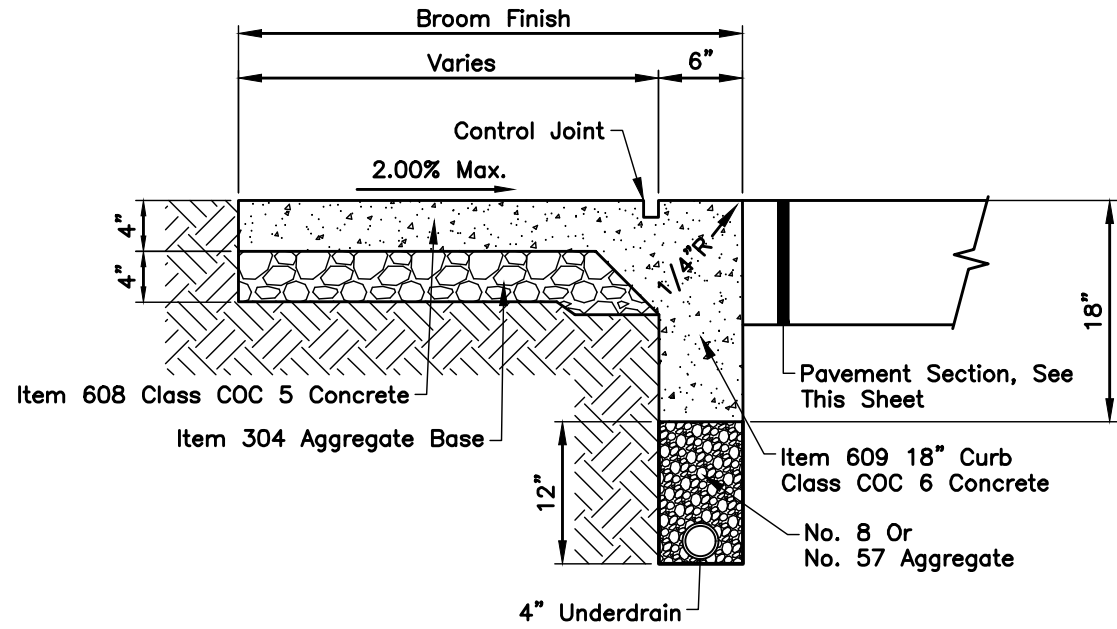


NOTES

Sidewalk Joints Shall Be In Accordance With CMSC Item 608.03 Unless Otherwise Detailed As A Part Of The Building Or Landscape Architect Plans.

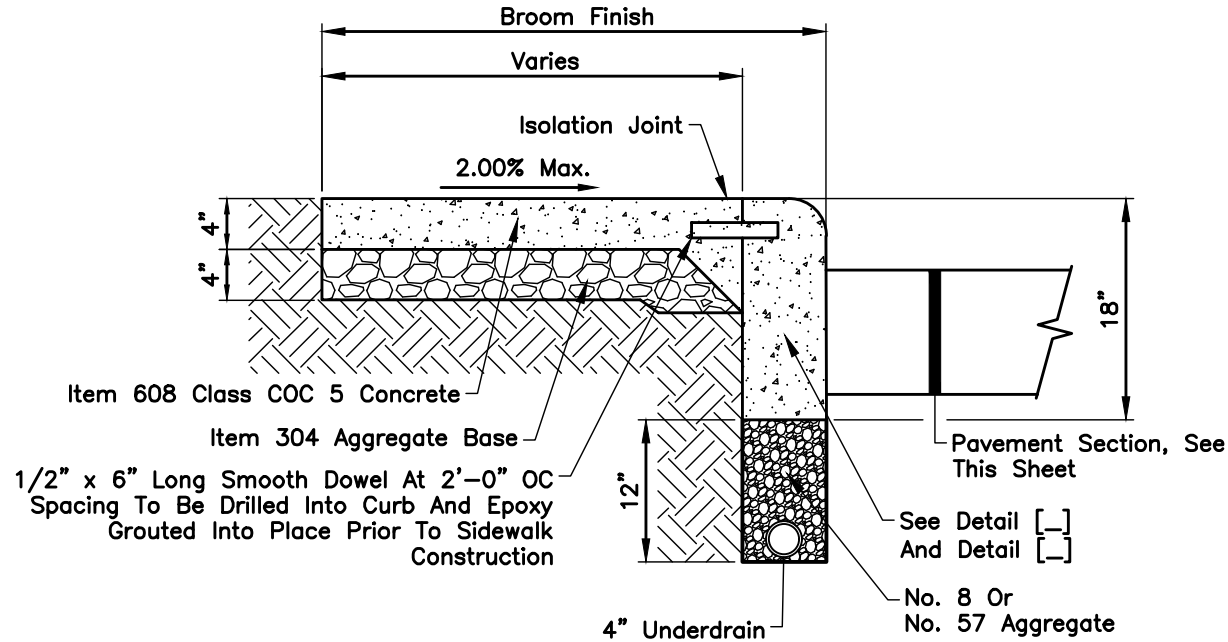
CONCRETE SIDEWALK

Not to Scale



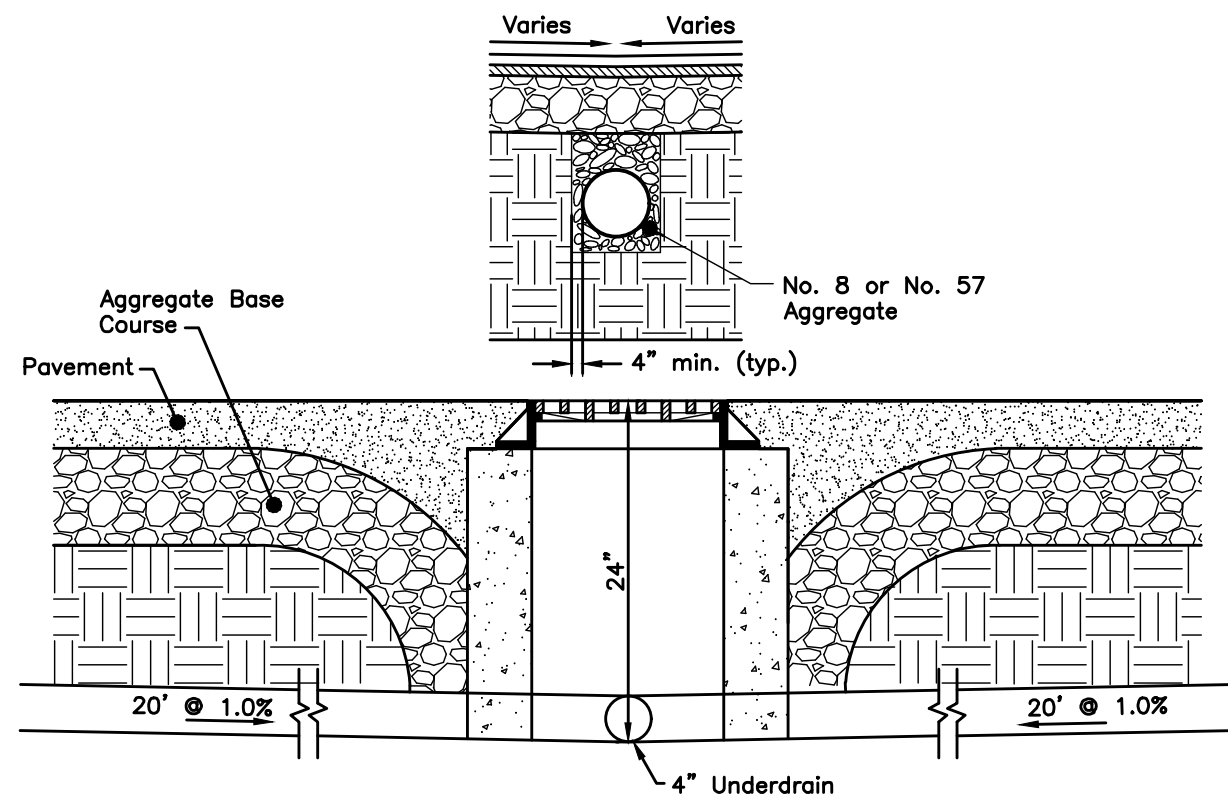
COMBINED FLUSH CURB & SIDEWALK

Not to Scale



COMBINED CURB & SIDEWALK

Not to Scale

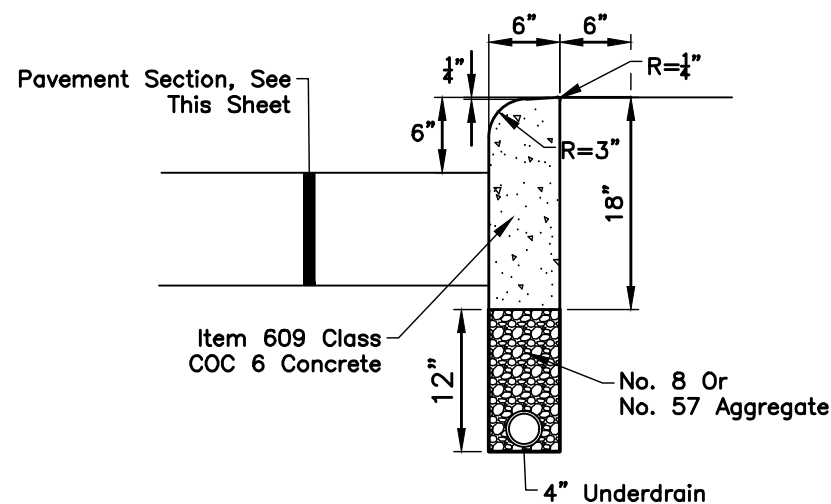


The 4" Perforated Underdrain shall be Provided in all Four Directions for all Structures within Pavement.

The Perforated Pipe shall be Protected from Heavy Traffic After Installation Prior to Placement of Proposed Pavement.

TYPICAL 4" UNDERDRAIN DETAIL

Not to Scale



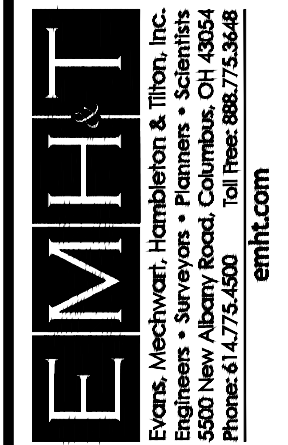
18" STRAIGHT CURB

Not to Scale

MARK	DATE	DESCRIPTION

DIRECT PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
FOR  
FINAL PLAN  
HIGH NORTH  
PHASE 2  
SITE DETAILS



DATE
November 10, 2022
SCALE
NONE
JOB NO.
20200732
SHEET
2/7

PRELIMINARY  
NOT TO BE USED FOR  
CONSTRUCTION

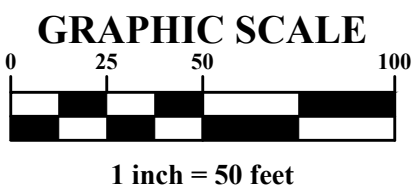
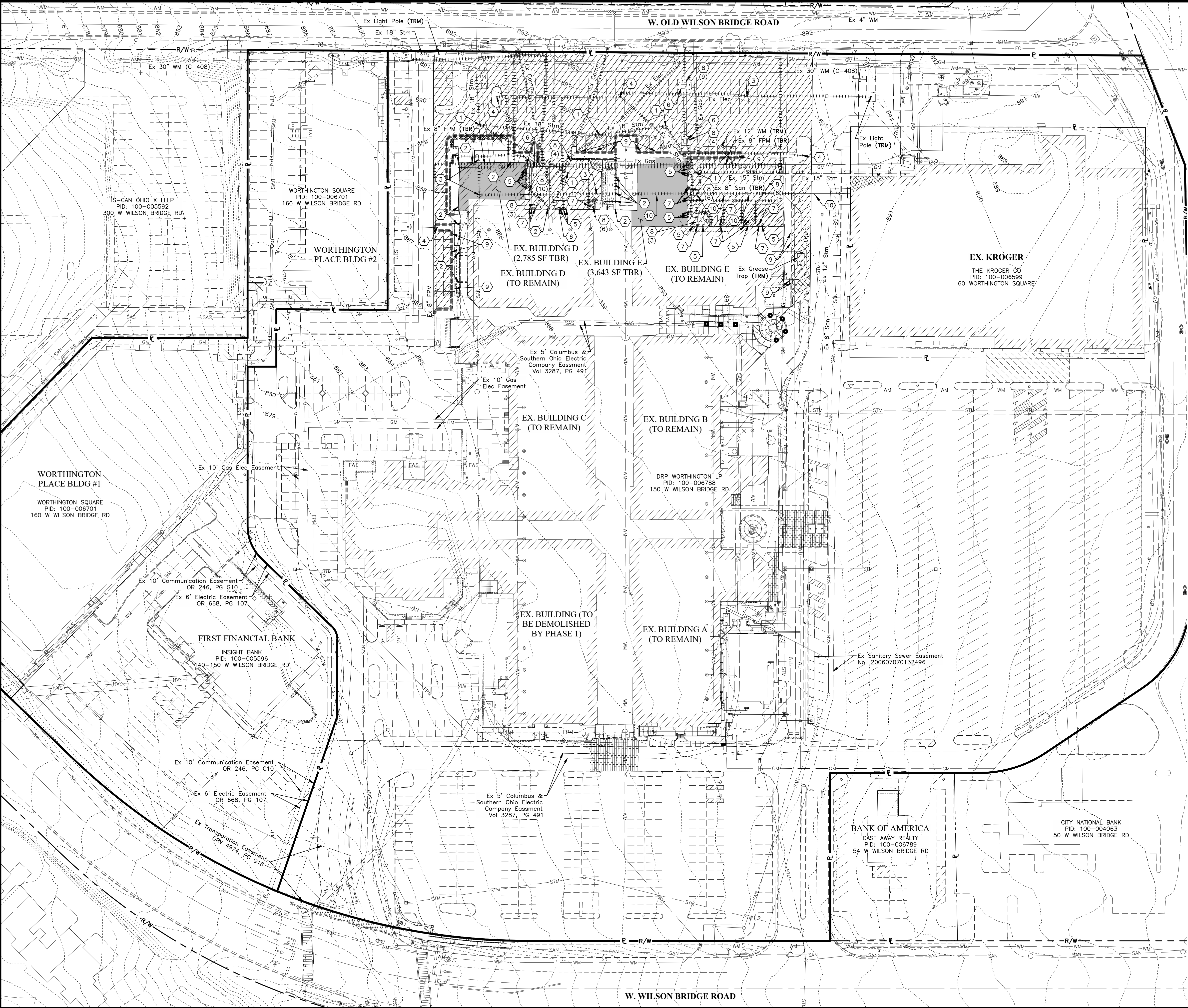
PLAN SET DATE  
November 10, 2022

CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022



J:\20200732\Drawings\45Sheets\PHASE 2\Final Plan\20200732 FNP\_Existing.dwg, Last Saved By: ventresca, 11/10/2022 11:16 AM Last Printed By: Ventresca, Nick, 11/11/2022 3:14 PM (No Xrefs)



- LEGEND**
- (TBR) To Be Removed  
(TRM) To Remain
- STM — Ex. Storm Sewer  
— SAN — Ex. Sanitary Sewer  
— WM — Ex. Water Main  
— FPM — Ex. Fire Protection Main  
— E — Ex. Underground Electric  
— GM — Ex. Gas Main
- ++++ETM++++ Ex. Storm Sewer (TBR)  
++++EAN++++ Ex. Sanitary Sewer (TBR)  
++++EWM++++ Ex. Water Main (TBR)  
++++EGM++++ Ex. Gas Main (TBR)
- Ex Pavement (TBR)  
Ex. Building (To Be Demolished)  
Ex. Conc. Sidewalk/Conc. Pavement (TBR)
- \*X Ex. Trees (TBR)  
① Ex. Storm Structure (TBR)  
② Ex. Storm Roof Drain (TBR)  
③ Ex. Sanitary Manhole (TBR)  
④ Ex. Light Pole (TBR)  
⑤ Ex. Electric Meter (TBR)  
⑥ Ex. Transformer (TBR)  
⑦ Ex. Gas Meter (TBR)  
⑧ Ex. Bollard (TBR)  
⑨ Ex. Sign (TBR)  
⑩ Ex. Sanitary Service (TBR)
- # of Bollards TBR in Area (51 Total Bollards TBR)

CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022  
DATE 11/11/2022

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
November 10, 2022

REVISIONS

MARK DATE DESCRIPTION

DIRECT PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
FINAL PLAN

HIGH NORTH  
PHASE 2

EXISTING CONDITIONS & DEMOLITION PLAN

**EMHT**  
8000 N. Newland Road, Columbus, OH 43244  
Engineers • Surveyors • Planners • Scientists  
Phone: 614.775.5500 Fax: 614.775.5501  
emht.com

DATE

November 10, 2022

SCALE

1" = 50'

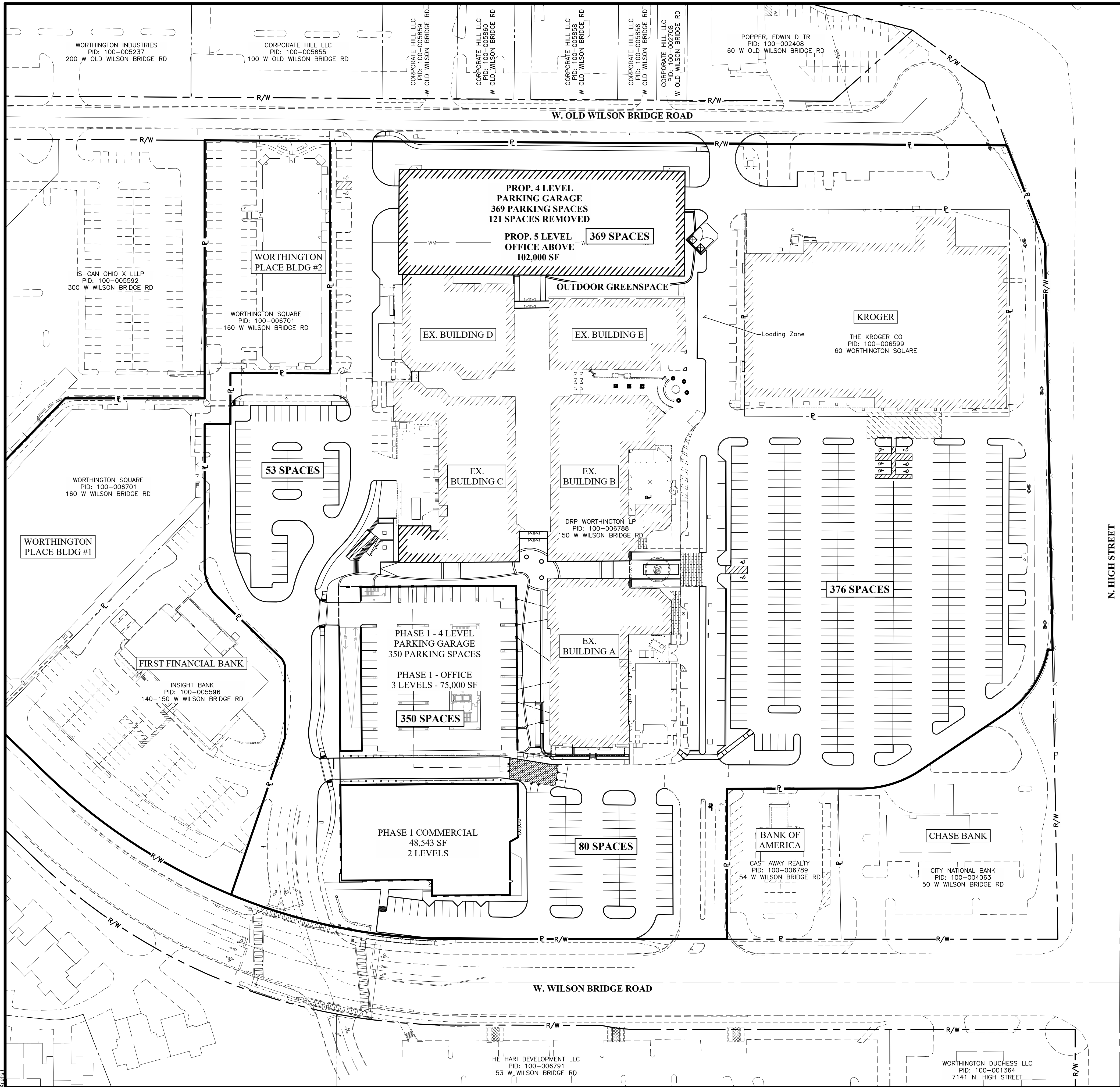
JOB NO.

20200732

SHEET

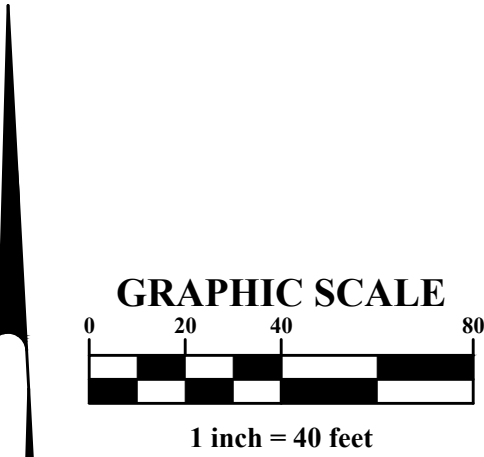
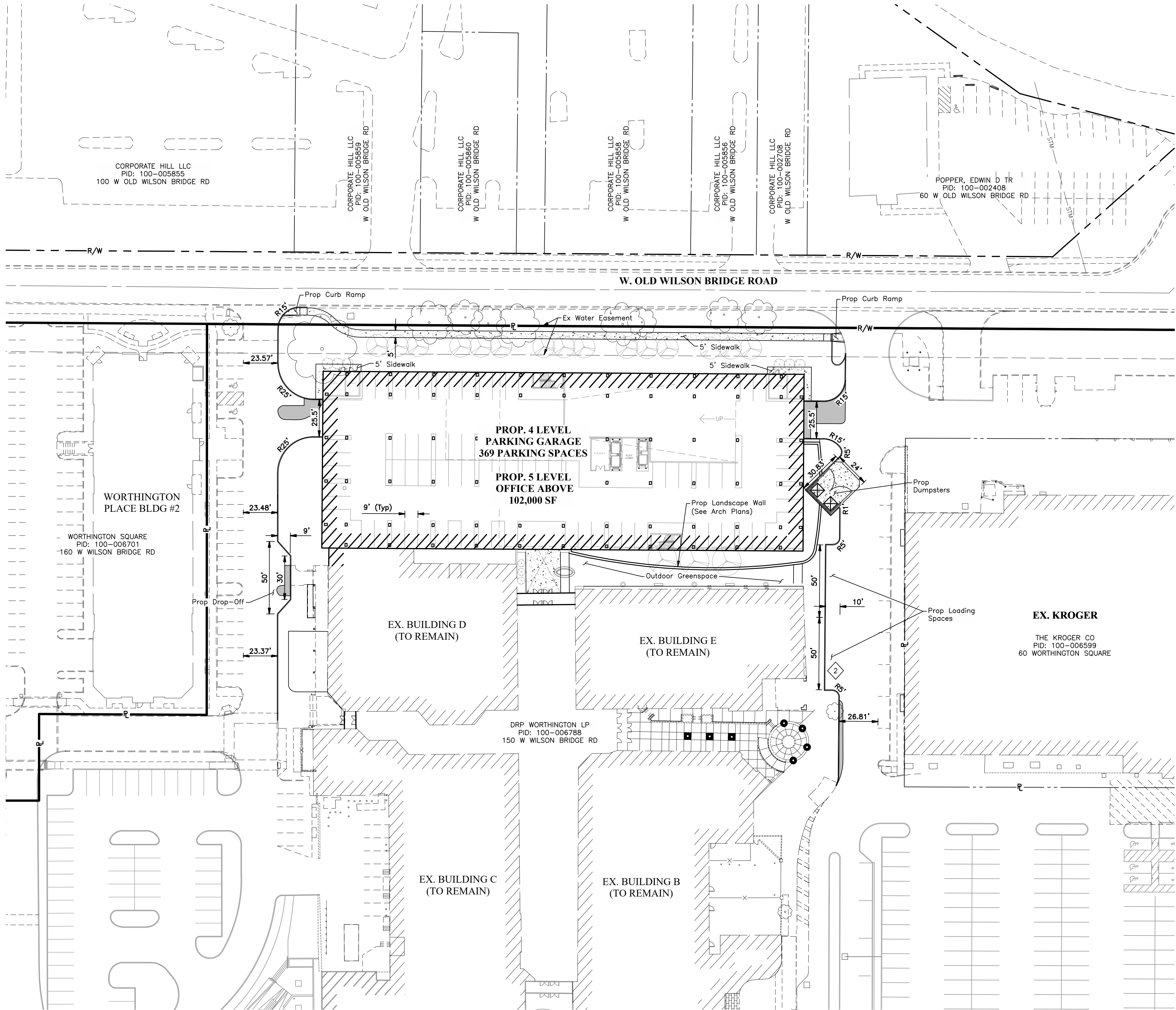
3/7







J:\20200732\Drawings\4Sheets\PHASE 2\Final Plan\20200732 FNPL\_Site Layout Plan.dwg, Last Saved By: inventresca, 11/10/2022 4:14 PM Last Printed By: Ventresca, Nick, 11/11/2022 3:14 PM

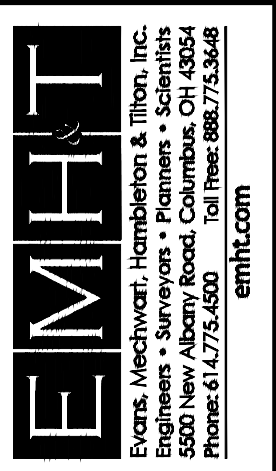


- LEGEND**
- Heavy Duty Asphalt Pavement (See Detail, Sheet 2)
  - Concrete Sidewalk (See Detail, Sheet 2)
  - Parking Count

REVISIONS		
MARK	DATE	DESCRIPTION

DIRECT PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
FOR  
FINAL PLAN  
**HIGH NORTH**  
**PHASE 2**  
SITE LAYOUT PLAN



DATE  
November 10, 2022

SCALE  
1" = 40'

JOB NO.  
20200732

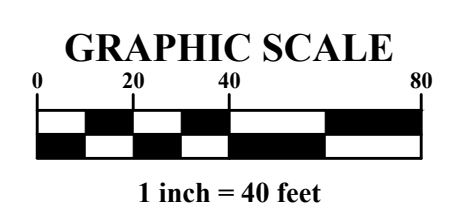
SHEET  
5/7

CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022  
DATE 11/11/2022

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION

PLAN SET DATE  
November 10, 2022





**NOTE:**

All utilities shown on this plan are a compilation of field located structures, OUPS markings, and record plans and maps provided by City of Columbus and City of Worthington. The exact location of all waterlines shall be verified prior to any construction or relocation.

**NOTE:**

All utilities shown on this plan are a compilation of field located structures, OUPS markings, and record plans and maps provided by City of Columbus and City of Worthington. The exact location of all waterlines shall be verified prior to any construction or relocation.

[illegible]

## DIRECT PARTNERS

WORTHINGTON, FRANKLIN COUNTY, OHIO  
FINAL PLAN  
FOR  
**HIGH NORTH  
PHASE 2**  
SITE UTILITY PLAN



DATE

**November 10, 2022**

SCALE

1" = 40'

**JOB NO.**

**20200732**

SHEET

6/7

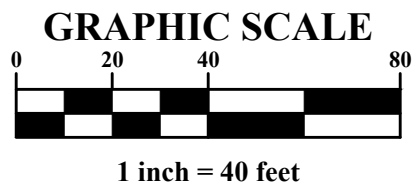
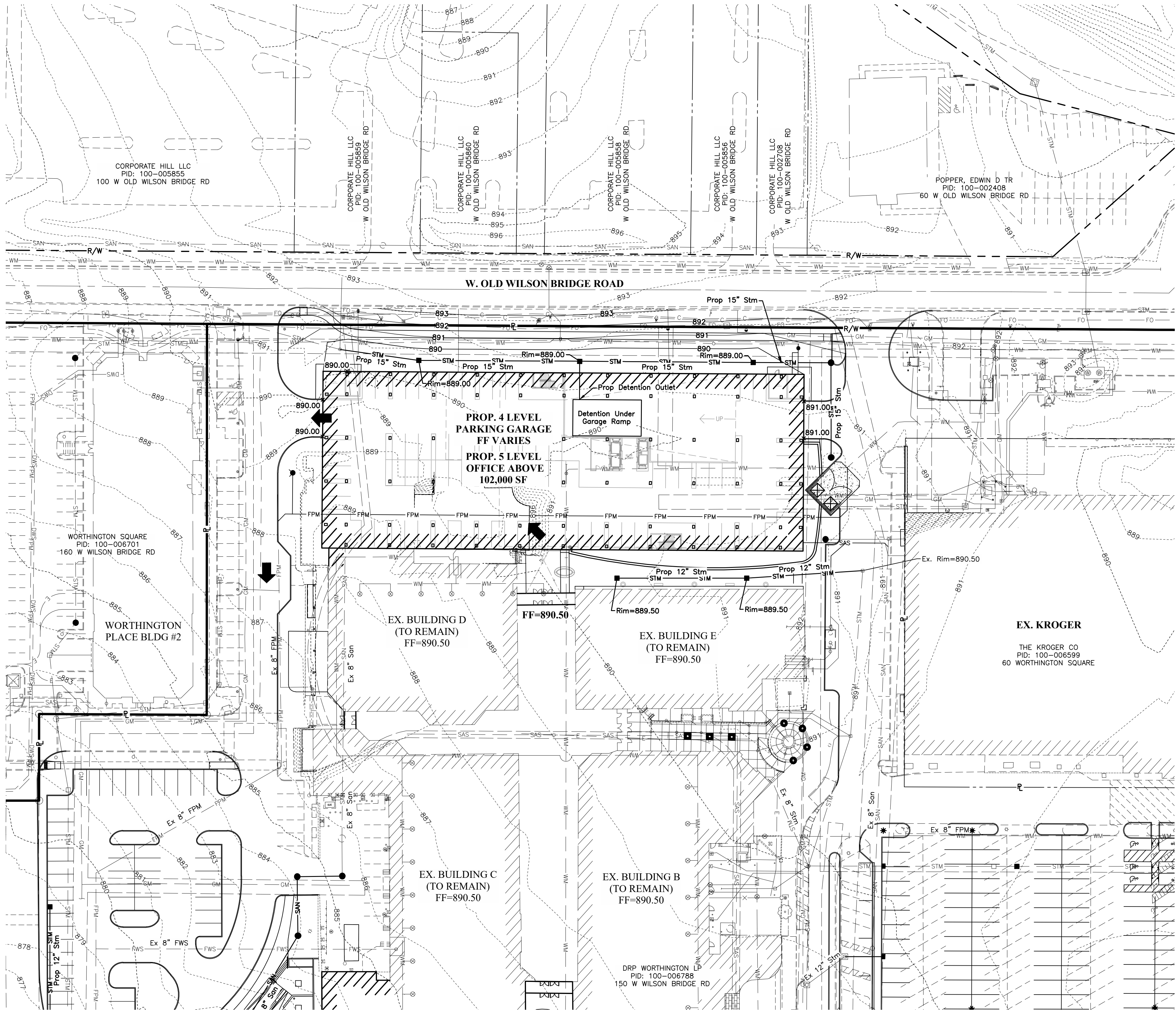
**PRELIMINARY**  
.....  
**NOT TO BE USED FOR  
CONSTRUCTION**

**PLAN SET DATE**  
**November 10, 2022**

CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022  
  
DATE 11/11/2022



J:\20200732\DWG\04Sheets\PHASE 2\Final Plan\20200732 FNP\Grading.dwg, Last Saved By: nventresca, 11/10/2022 4:13 PM Last Printed By: Ventresca, Nick, 11/11/2022 3:14 PM (No Xrefs)

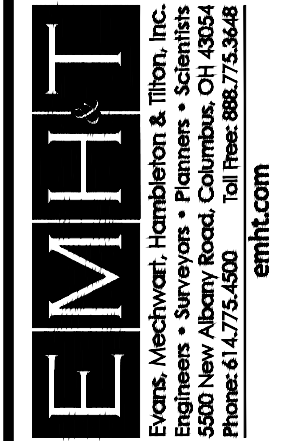


LEGEND	
EXISTING	
889-890	Contours
*Ex900.00	Spot Elevations
STM	Storm Sewer
SAN	Sanitary Sewer
WM	Water Main
FPM	Fire Protection Main
FWS	Fire Water Service
GM	Gas Main
PROPOSED	
899-900	Contours
*900.00	Spot Elevation
STM	Storm Sewer
SAN	Sanitary Sewer
FPM	Fire Protection Main
Major Flood Route	

REVISIONS	
MARK	DESCRIPTION

DIRECT PARTNERS

CITY OF WORTHINGTON, FRANKLIN COUNTY, OHIO  
FOR  
FINAL PLAN  
**HIGH NORTH**  
**PHASE 2**  
SITE GRADING & DRAINAGE PLAN



DATE  
November 10, 2022

SCALE  
1" = 40'

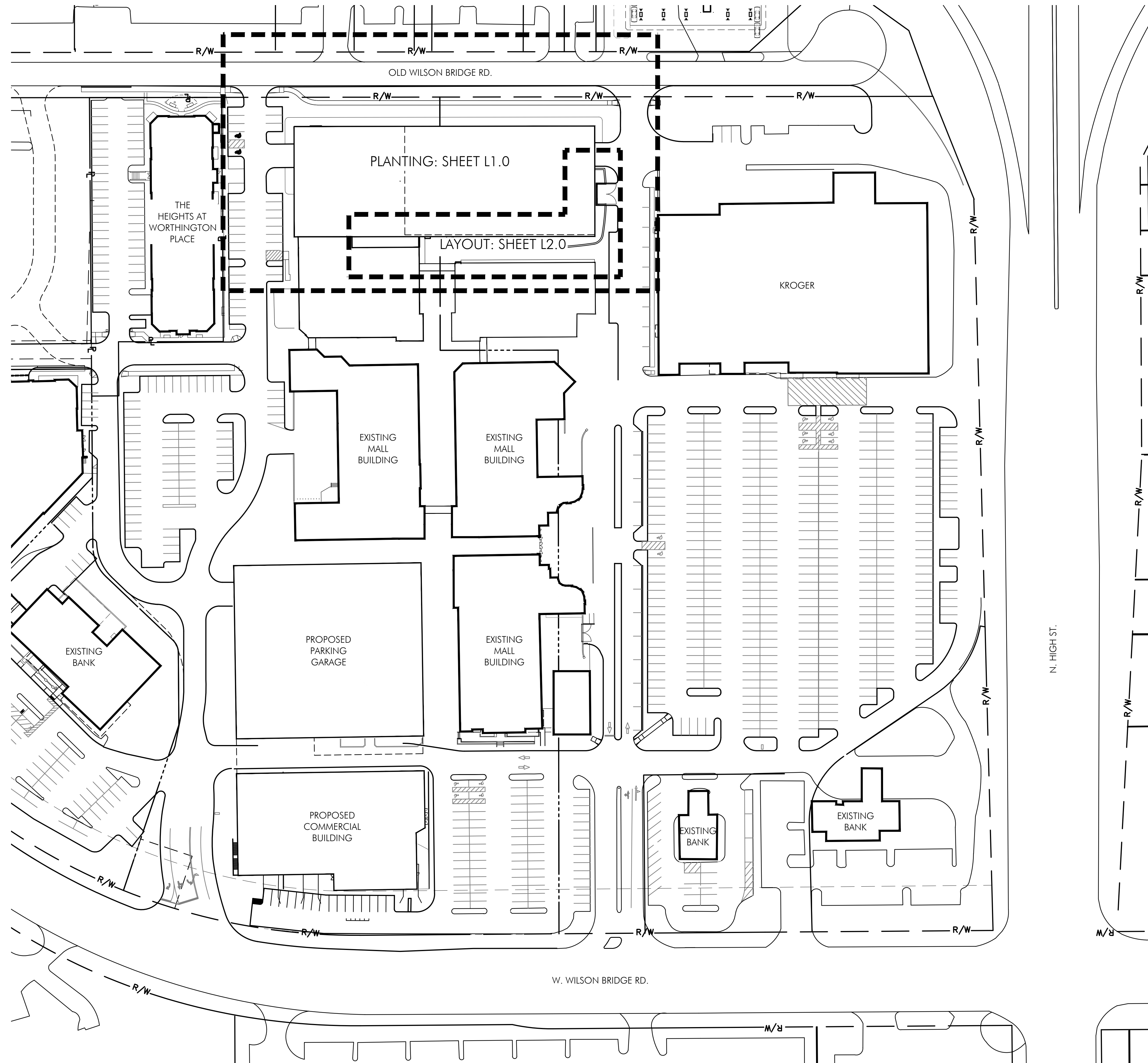
JOB NO.  
20200732

SHEET  
7/7

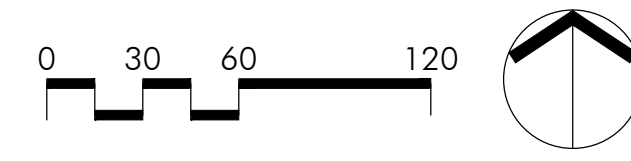
CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022  
DATE 11/11/2022

**PRELIMINARY**  
NOT TO BE USED FOR  
CONSTRUCTION  
**PLAN SET DATE**  
November 10, 2022





Site Reference Plan  
SCALE: 1" = 60'-0"



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**  
**High North  
Phase 2 Final  
Plan**

7227 North High St.  
Worthington, OH 43085



**Prepared For**  
Direct Retail Partners  
5310 Harvest Hill Road #250  
Dallas, TX 75230

**Project Info**  
Project # 20057  
Date 11/10/2022  
By BD, JW  
Scale As Shown

**Revisions**

**Sheet Title**

**Site Reference  
Plan**



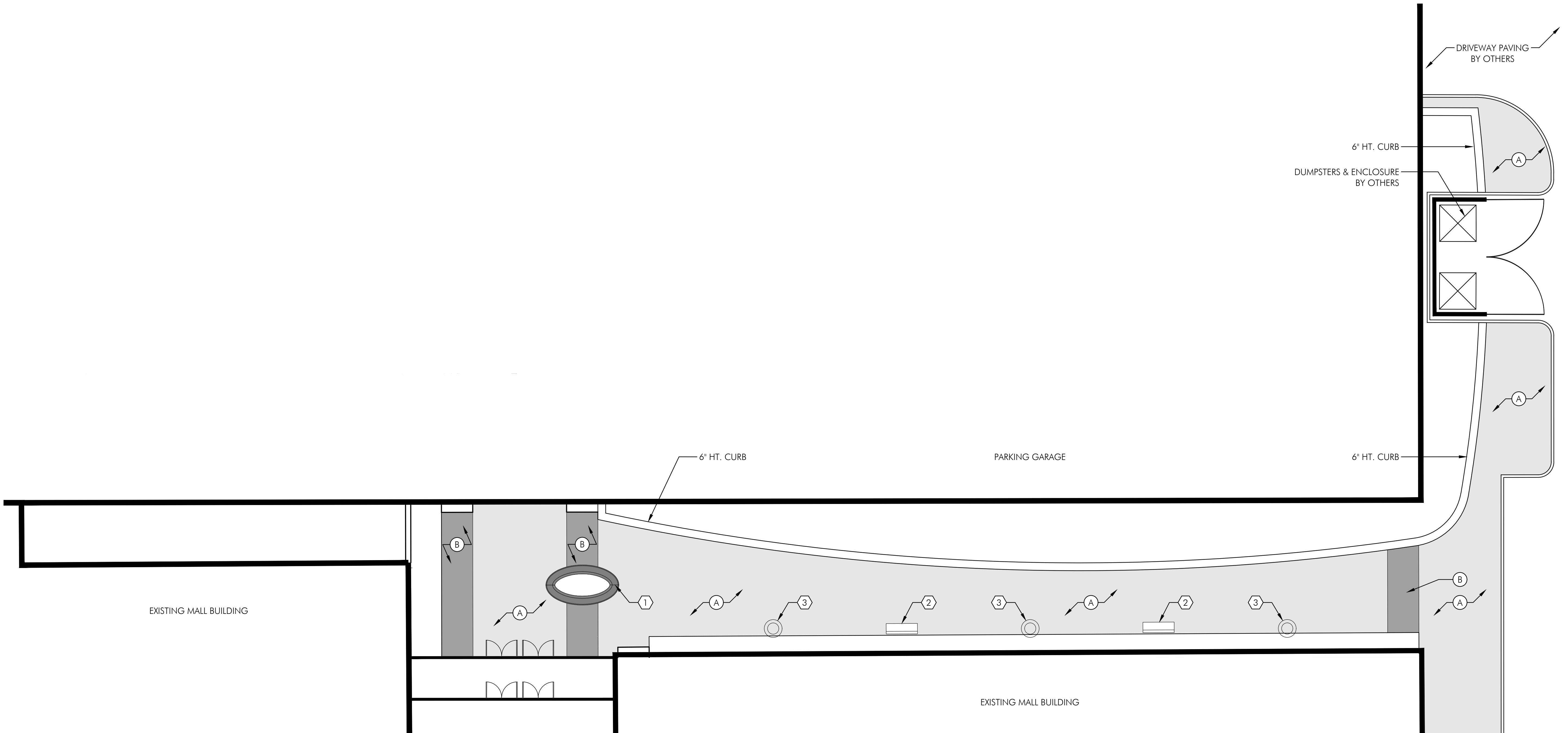
**Sheet #**

**L0.1**

CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022





Layout Plan  
SCALE: 1" = 10'-0"

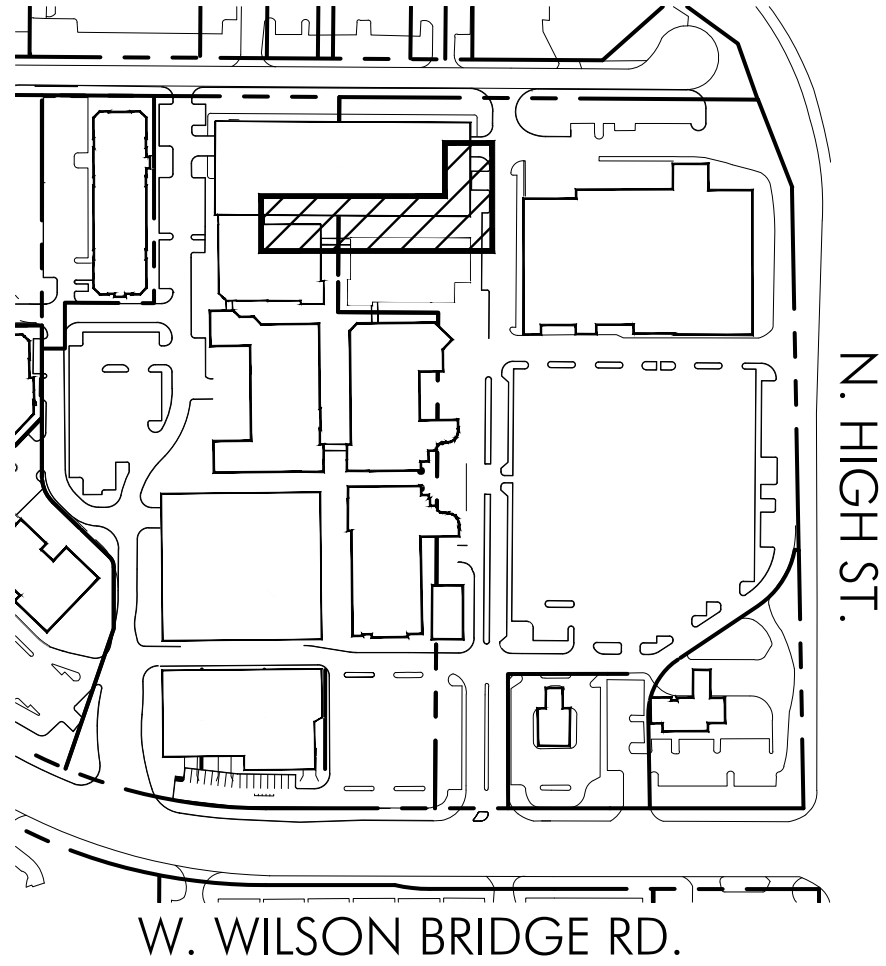


CODED NOTES

- 1. PLANTER / BENCH
- 2. BENCH
- 3. PEDESTRIAN LIGHT POLE, TYP.

LEGEND

- CONCRETE PAVEMENT, COLOR & FINISH TYPE A
- CONCRETE PAVEMENT, COLOR & FINISH TYPE B



KEY PLAN



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

Project Name  
**High North  
Phase 2 Final  
Plan**

7227 North High St.  
Worthington, OH 43085



**Prepared For**  
Direct Retail Partners  
5310 Harvest Hill Road #250  
Dallas, TX 75230

Project Info

Project # 20057  
Date 11/10/2022  
By BD, JW  
Scale As Shown

Revisions

Sheet Title

Layout Plan



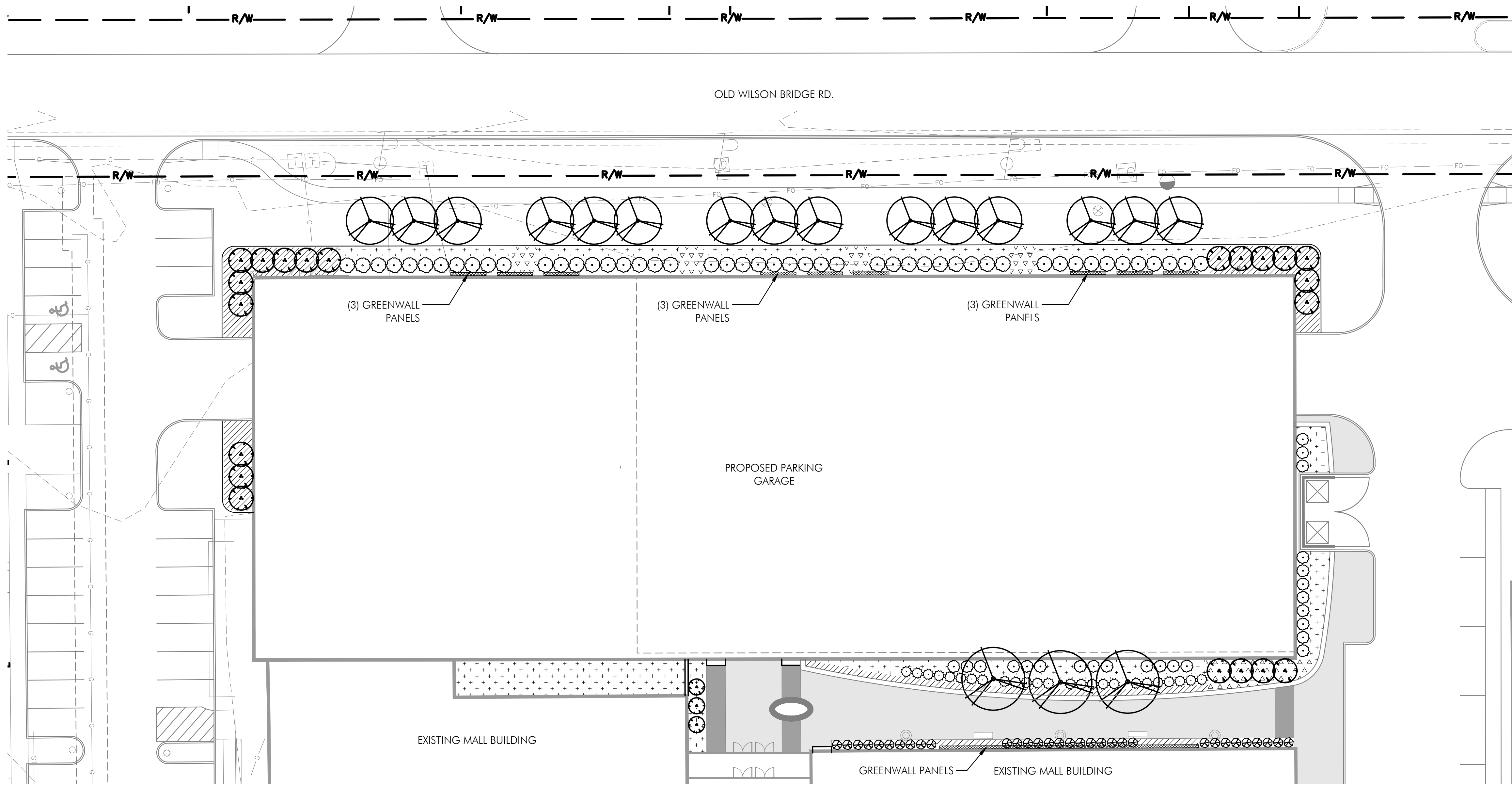
Sheet #

L1.0

CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022





Planting Plan  
SCALE: 1" = 20'-0"



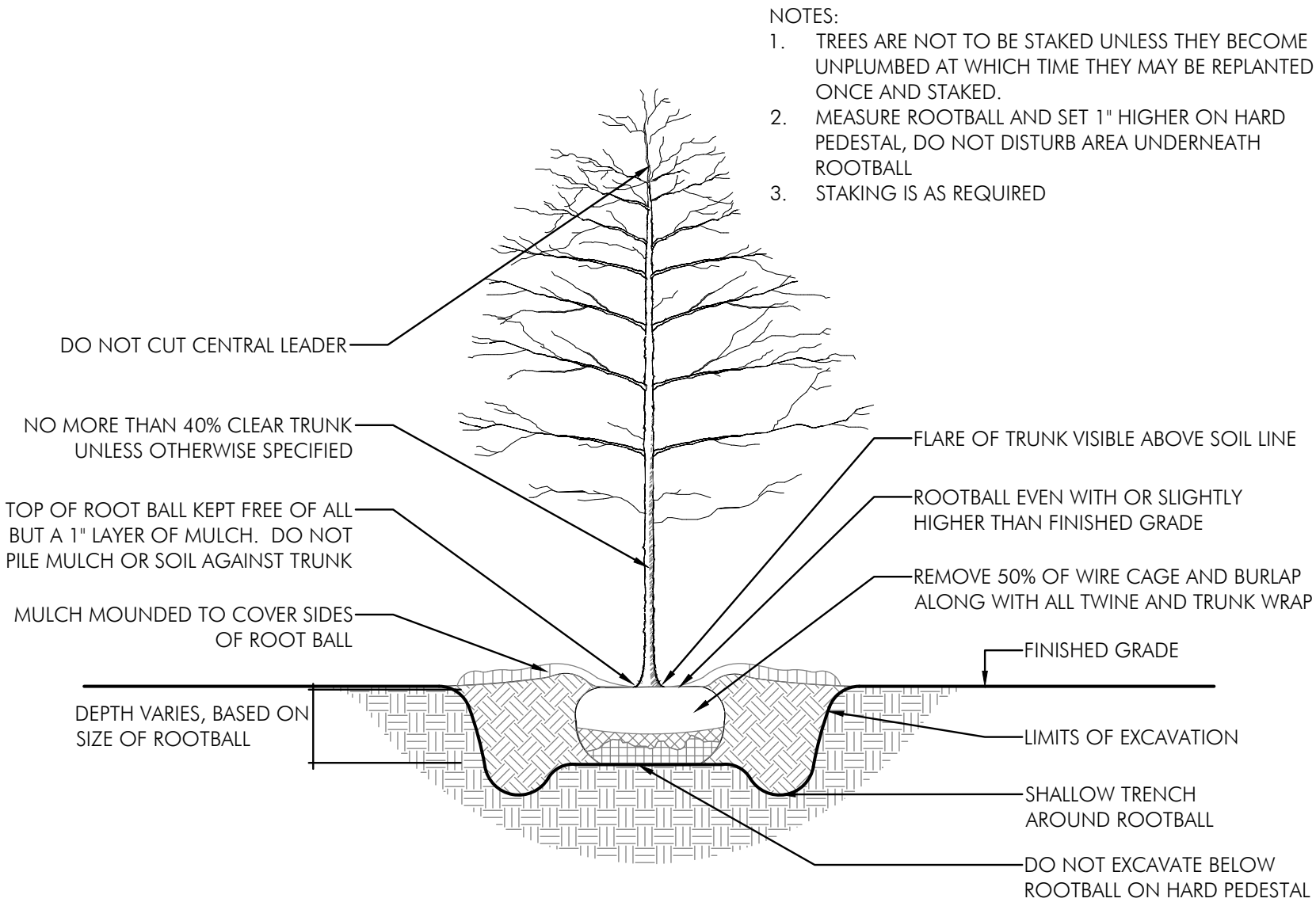
PLANT LIST

KEY	SYMBOL	BOTANICAL NAMES	COMMON NAMES	SIZE	COND.
CANOPY TREES					
	AC RU	<i>Acer rubrum</i> 'Sun Valley'	Sun Valley Red Maple	2" Cal.	Multistem, B&B
	BE NI	<i>Betula nigra</i> 'Cully'	Heritage® River Birch	2" Cal.	Multistem, B&B
	BE PA	<i>Betula papyrifera</i> 'Select'	Paper Birch	2" Cal.	B&B
	GL TR	<i>Gleditsia triacanthos</i> f. inermis 'Skycole'	Skyline Honeylocust	2" Cal.	B&B
	PL AC	<i>Platanus x acerifolia</i> 'Morton Circle'	Exclamation! London Planetree	2" Cal.	B&B
	UL PA	<i>Ulmus parvifolia</i>	Lacebark Elm	2" Cal.	B&B
ORNAMENTAL TREES					
	AC GR	<i>Acer griseum</i>	Paperbark Maple	2" Cal.	B&B
	AM CA	<i>Amelanchier x grandiflora</i> 'Autumn Brilliance'	Autumn Brilliance Serviceberry	2" Cal.	B&B
	CE CA	<i>Cercis canadensis</i>	Eastern Redbud	2" Cal.	B&B
	MA GR	<i>Magnolia grandiflora</i> 'Bracken's Brown Beauty'	Bracken's Brown Beauty Southern Magnolia	2" Cal.	Multistem, B&B
	MA VI	<i>Magnolia virginiana</i>	Sweetbay Magnolia	2" Cal.	Multistem, B&B
	PR VI	<i>Prunus virginiana</i> 'Canada Red'	Canada Red Select Chokecherry	2" Cal.	B&B
DECIDUOUS SHRUBS					
	AR ME	<i>Aronia melanocarpa</i> 'UCONNAM165'	Lowscape Mound Chokeberry	24" ht.	Cont.
	FO GA	<i>Fothergilla gardenii</i>	Dwarf Fothergilla	24" ht.	Cont.
	HY PA	<i>Hydrangea paniculata</i> 'ILVOBO'	Bobo Hydrangea	24" ht.	Cont.
	HY QU	<i>Hydrangea quercifolia</i> 'Snowflake'	Snowflake Oakleaf Hydrangea	24" ht.	Cont.
	IT VI	<i>Itea virginica</i>	Virginia Sweetspire	24" ht.	Cont.
	RH AR	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Fragrant Sumac	24" ht.	Cont.
	VI PL	<i>Viburnum plicatum</i> 'Popcom'	Popcom Viburnum	24" ht.	Cont.

PLANT LIST

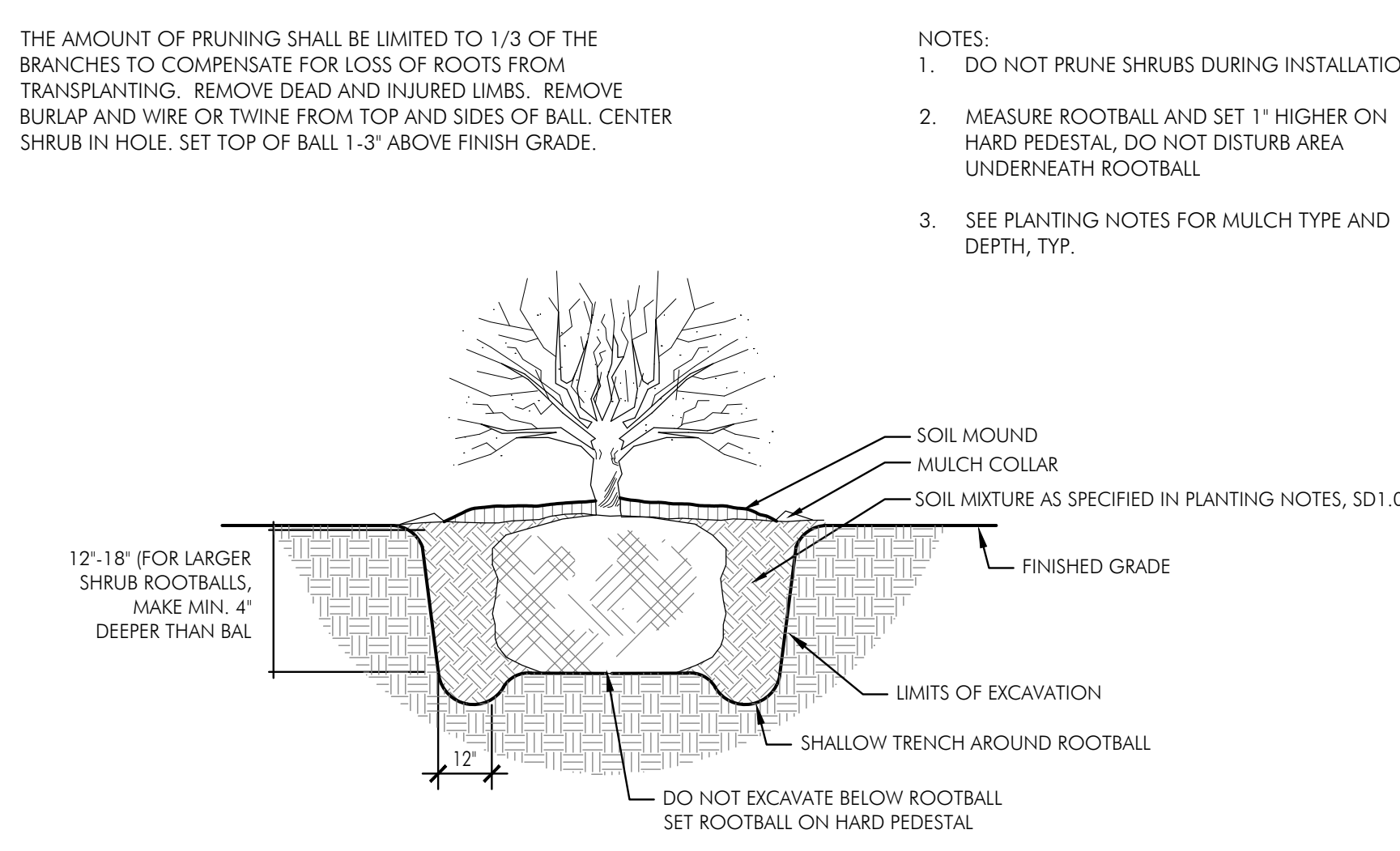
KEY	SYMBOL	BOTANICAL NAMES	COMMON NAMES	SIZE	COND.	
CANOPY TREES						
	BU GV	<i>Buxus</i> x 'Green Velvet'	Green Velvet Boxwood	24" ht.	Cont.	
	IL GL	<i>Ilex glabra</i> 'SMNIGAB17'	Gem Box Inkberry	24" ht.	Cont.	
	JU CH	<i>Juniperus chinensis</i> 'Trautman'	Trautman Juniper	6' ht.	B&B	
	JU GO	<i>Juniperus virginiana</i>	Eastern Red Cedar	6' ht.	B&B	
	JU VI	<i>Juniperus virginiana</i> 'Grey Owl'	Grey Owl Juniper	24" ht.	Cont.	
	TA HI	<i>Taxus x media</i> 'Hicksii'	Hick's Yew	24" ht.	Cont.	
	PI JA	<i>Pieris japonica</i> 'Mountain Fire'	Mountain Fire Andromeda	24" ht.	Cont.	
EVERGREEN SHRUBS						
	CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.	
	CA MO	<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
	DR FI	<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
	HA MA	<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
	HE HY	<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
	HE LL	<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
	HE PP	<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass	#2	Cont.
CA MO		<i>Carex morrowii</i> 'Ice Dance'	Ice Dance Sedge	#2	Cont.	
DR FI		<i>Dryopteris filix mas</i> 'Undulata Robusta'	Robust Undulata Male Fern	#2	Cont.	
HA MA		<i>Hakonechloa macro</i> 'All Gold'	All Gold Japanese Forest Grass	#2	Cont.	
HE HY		<i>Helleborus</i> x <i>hybridus</i>	Lenten Rose	#1	Cont.	
HE LL		<i>Heuchera</i> x 'Lemon Love'	Lemon Love Coral Bell	#1	Cont.	
HE PP		<i>Heuchera</i> x 'Plum Pudding'	Plum Pudding Coral Bell	#1	Cont.	
	HO SI	<i>Hosta sieboldiana</i> 'Elegens'	Elegens Hosta	#2	Cont.	
	LI MU	<i>Liriope muscari</i> 'Big Blue'	Big Blue Lilyturf	#1	Cont.	
	LI SP	<i>Liriope spicata</i>	Creeping Lilyturf	#1	Cont.	
	PA TE	<i>Pachysandra terminalis</i>	Pachysandra	2" Cell	Flat	
	PA TR	<i>Parthenocissus quinquefolia</i>	Virginia Creeper	#1	Cont.	
	ORNAMENTAL GRASSES & PERENNIALS					
		CA AC	<i>Calamagrostis acutiflora</i> 'Karl Foerster'			





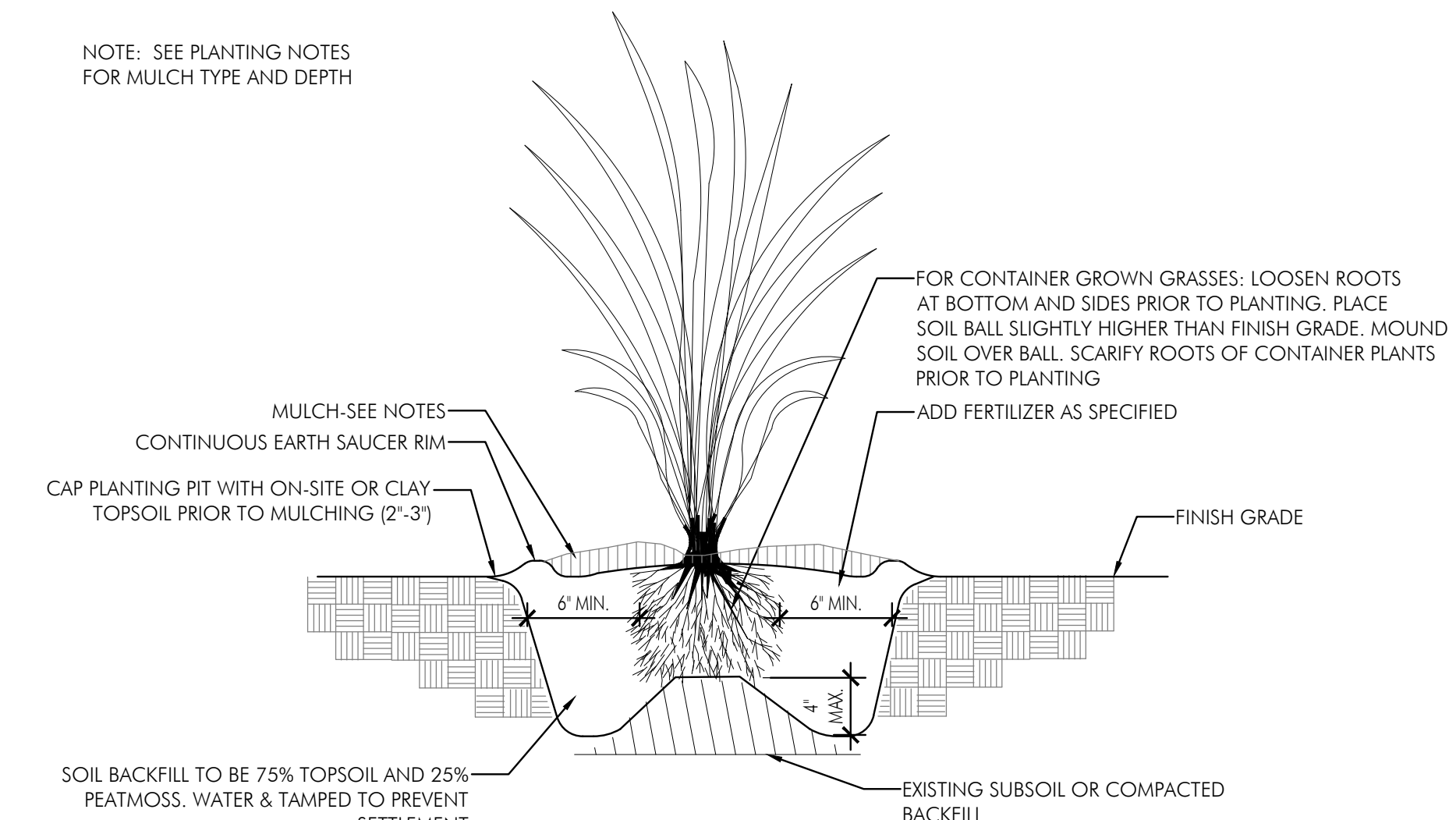
## 1 Tree Planting

N.T.S.



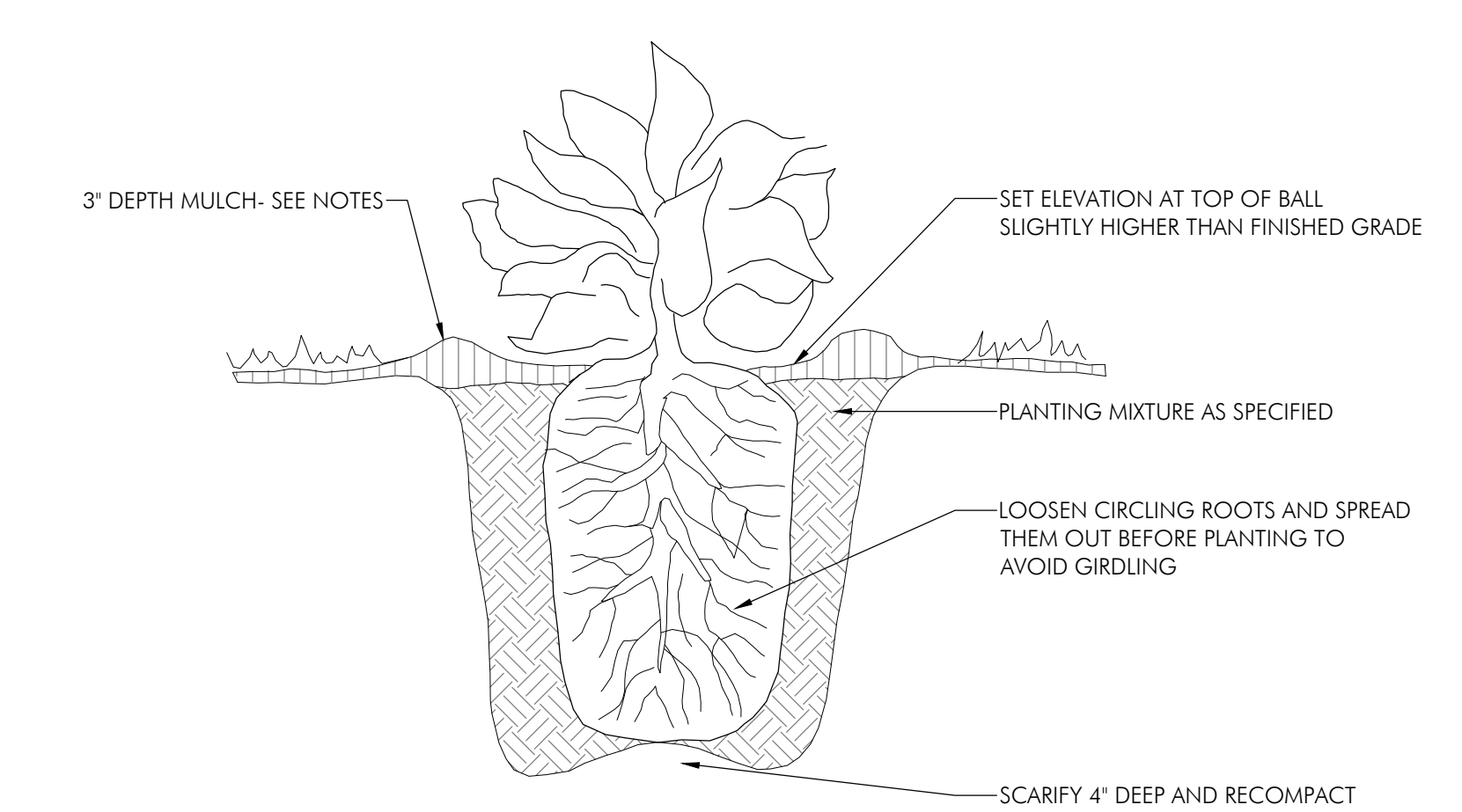
## 2 Shrub Planting

N.T.S.



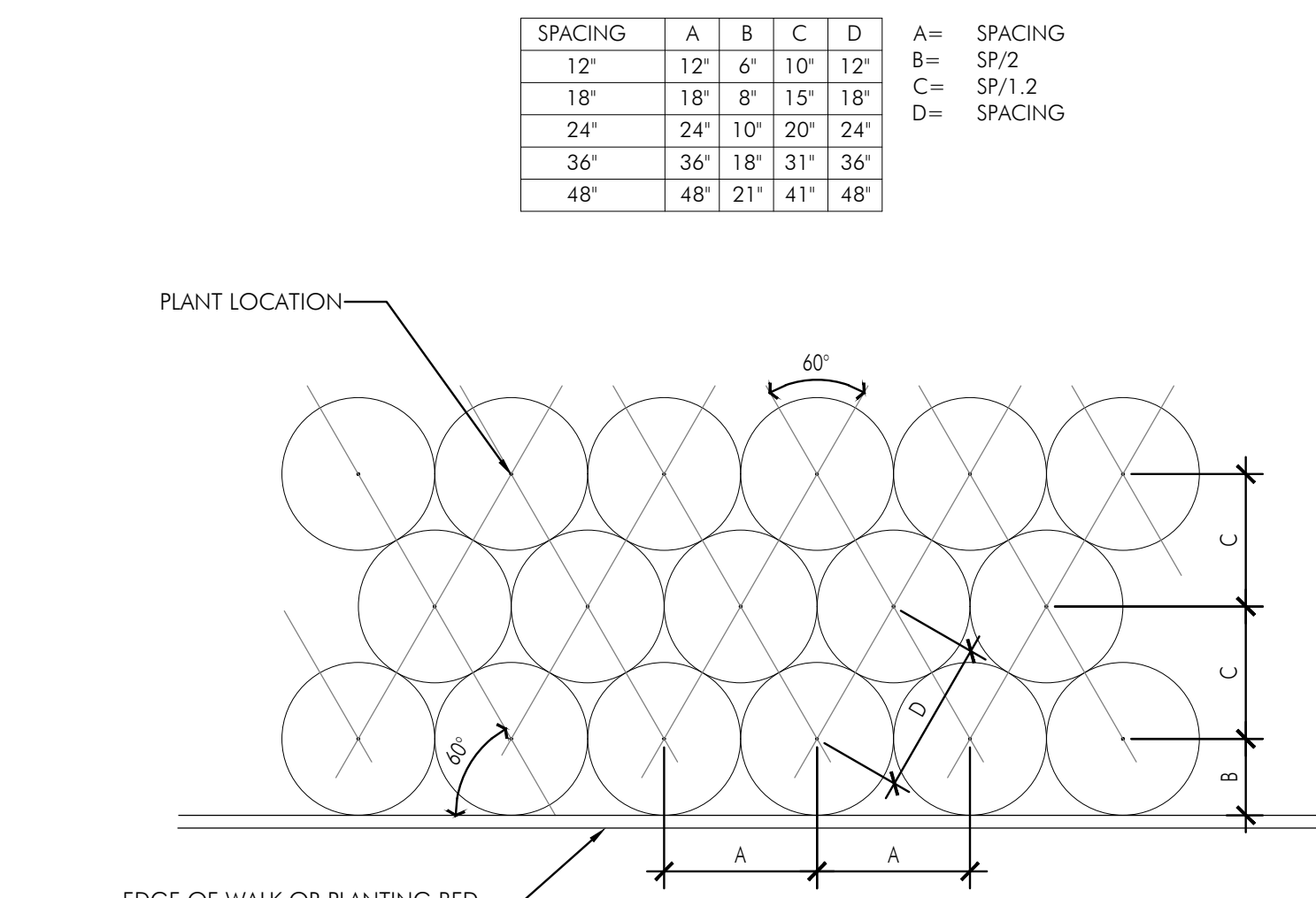
## 3 Grass Planting

1 1/2" = 1'-0"



## 4 Perennial Planting

1 1/2" = 1'-0"



## 5 Perennial Spacing

N.T.S.



**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

**Project Name**  
**High North Phase 2 Final Plan**  
7227 North High St.  
Worthington, OH 43085



**Prepared For**  
Direct Retail Partners  
5310 Harvest Hill Road #250  
Dallas, TX 75230

**Project Info**  
Project # 20057  
Date 11/10/2022  
By BD, JW  
Scale As Shown

**Revisions**

**Sheet Title**

**Planting Details**



Sheet #

**L2.1**

CITY OF WORTHINGTON  
DRAWINGS NO. ARB 100-2022  
PUD 05-2022

DATE 11/11/2022



# APZ 02-2022

## CHAPTER 1127 Municipal Planning Commission

### 1127.02 POWERS AND DUTIES.

*The Municipal Planning Commission shall have the following powers and it shall be its duty to:*

- (a) Recommend to Council a master plan, official map, area plans, development standards for the Municipality and at least every five years undertake a review and recommend appropriate revision of the master plan;*
  - (b) Report to Council on the land use planning needs of the Municipality and recommend to Council amendments to the zoning plan and ordinances of the Municipality;*
  - (c) Recommend to Council for newly annexed areas;*
  - (d) Recommend to Council action on applications for rezoning;*
  - (e) Recommend to Council subdivision platting where proposals comply with development standards of the Municipality and determine the disposition of requests for subdivision without plat in R-16 and R-10 Zoning Districts;*
  - (f) Recommend to Council action on development plans as required by Chapters [1173](#) and [1175](#);*
  - (g) Hear and determine the disposition of requests for conditional use permits;*
  - (h) Act as the Board of Architectural Review as provided by ordinance. Council shall annually appoint as additional voting members of the Board two representatives of the Architectural Review District, one or both of whom shall be a resident freeholder of such District; and*
  - (i) Review and act upon applications for demolition or partial demolition of a building more than seventy-five years old outside of the Architectural Review District.*
  - (j) Perform such other duties as may be appropriate or necessary.*
- (Ord. XX-XX. Passed XX-XX2023.)*

*\*Existing text in italics*

## CHAPTER 1153 DEMOLITION OF A BUILDING – OUTSIDE THE ARCHITECTURAL REVIEW DISTRICT

### 1153.01 PURPOSE.

The purpose of this chapter is to recognize the need to document the City's existing quality and character while permitting redevelopment within the City for areas outside of the Architectural Review District. The complete or partial demolition of an existing building more than seventy-five years old in the City shall be reviewed and documented as necessary.

### 1153.02 APPLICABILITY.

No building more than seventy-five years old shall be demolished or partially demolished until an application for such demolition or removal has been submitted to and reviewed by the Municipal Planning Commission, and the Commission has issued a certificate of demolition, except when demolition is determined by the City's Chief Building Official to be required to abate a nuisance or eliminate an unsafe building.

CITY OF WORTHINGTON

DRAWING NO. APZ 02-2022

DATE 12/01/2022



## **APZ 02-2022**

### **1153.03 APPROVAL REQUIRED FOR DEMOLITION OR PARTIAL DEMOLITION.**

No person shall demolish, in whole or in part, a building that is more than seventy-five (75) years old without the prior approval of the Commission.

### **1153.04 APPLICATION FOR DEMOLITION OR PARTIAL DEMOLITION.**

An application for demolition or partial demolition of any building in the area outside of the Architectural Review District which is more than seventy-five (75) years old shall be reviewed and acted upon by the Commission in accordance with the following procedures:

- (a) Whenever a building, as defined by this Zoning Ordinance, whether public or private, within the area outside of the Architectural Review District is proposed to be demolished or partially demolished, an application for a certificate of demolition shall be filed with the Director of Planning and Building together with a twenty-five-dollar (\$25) fee.
- (b) The application shall be accompanied by a detailed narrative description of the proposed demolition, and a site plan and building elevations if requested by the Director of Planning and Building drawn to scale indicating at a minimum, the lot dimensions, size, shape and dimensions of the building, the location and orientation of the building on the lot and the actual building setback lines. Exterior and interior photos of the building, building and accessory building are required. This site plan shall include information on backfill, proposed landscaping, what buildings will remain like foundations and subsurface slabs, and method of preventing voids and underwater accumulation.
- (c) A demolition and restoration schedule shall be submitted including: 1) when utilities are to be disconnected, 2) when demolition or partial demolition is to start, 3) the time duration of demolition or partial demolition of buildings, 4) when site restoration is to start, and 4) the time duration of site restoration. The entire schedule duration shall not exceed 90 days.
- (d) A site restoration plan is not required for detached accessory buildings under 120 square feet; however, the site must still be restored.
- (e) Any substantive changes to the site plan, site restoration plan, or schedule shall be submitted for review and action by the Commission following the same process as the original application.
- (f) Upon receipt of an application for a certificate of demolition, which is accompanied by the material required by the provisions of subsection (b-d) hereof, the Director of Planning and Building shall place the application on the agenda for the Commission at its next regular meeting following ten (10) days from the date the application is filed if the applicant has already met with the Worthington Historical Society prior to making application and the City of Worthington has received a written report from the Worthington Historical Society.
- (g) If the City of Worthington has not received a report from the Worthington Historical Society at the time of application, the application will be placed on a future agenda not to exceed thirty (30) days from the date the application is filed. The applicant shall meet with the Worthington Historical Society within this time period and the Worthington Historical Society shall provide a report to the City of Worthington in advance of the Commission meeting. The Director of Planning and Building shall provide the Commission a copy of the Worthington Historical Society written report, along with the City staff report.

CITY OF WORTHINGTON

DRAWING NO. APZ 02-2022

DATE 12/01/2022



## **APZ 02-2022**

- (h) The Director of Planning and Building shall further cause a public notice of the scheduled hearing date of the application together with a general description of the nature of the application to be posted on the City's website at least ten days prior to the hearing and post a placard on the property that is the subject of the application stating the date and location of the hearing within that same time period. The applicant shall be notified by mail or email of the date of the hearing. At the hearing, the applicant may appear in person or by attorney.

### **1153.05 STANDARDS FOR REVIEW: CERTIFICATE OF DEMOLITION.**

The requirements for approval by the Municipal Planning Commission are the following:

- (a) Verification that the applicant has cooperated with reasonable requests by the Worthington Historical Society to understand the significance of the building and its neighborhood.
- (b) Verification that the applicant has cooperated with the Worthington Historical Society to permit the documenting of the building including any reasonable requests to photograph the exterior and interior of the building and the surrounding property.
- (c) In conducting its inquiry and review, the Commission may request from the applicant additional information that would document the building's contribution to the City's existing quality and character while permitting redevelopment within the City.
- (d) When its review is concluded, the Commission will determine by a vote of its members, whether the application for a certificate of demolition shall be approved. If approved by three (3) or more of its members, the Commission shall return the application and appended material to the Director of Planning and Building with the instruction that the Certificate of Demolition be issued, provided all other requirements for a permit, if applicable, are met. The certificate of demolition shall be valid for eighteen (18) months from the date of approval, or such extension as may be granted by the Commission. If not approved, the Commission shall return the application and appended material to the applicant with a notice that the certificate of demolition shall not be issued because the application did not meet the criteria and standards set forth herein.

### **1153.06 APPEALS.**

- (a) Any person, firm or corporation, or any officer, department, board or agency of the City who has been aggrieved by any decision of the Commission involving an application for demolition or partial demolition approval, or any member of Council whether or not aggrieved, may appeal such decision to Council by filing notice of intent to appeal with the City Clerk within ten days from the date of the decision, identifying the application appealed and the basis for the appeal.
- (b) Council shall hold a public hearing on such appeal not later than thirty days after such appeal has been filed with the Clerk of Council. Council, by an affirmative vote of a majority vote of its members, shall decide the matter on the merits of the case do novo after giving due consideration to the deliberations and decisions of the Commission and Council's decision shall be final.

(Ord. XX-XX. Passed XX-XX2023.)

CITY OF WORTHINGTON

DRAWING NO. APZ 02-2022

DATE 12/01/2022