



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, February 8, 2024 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](https://www.worthington.org/live), and comment in person or at [worthington.org/meeting-public-input](https://www.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 January 25, 2024 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. Window Replacement – **20 W. North St.** (Jeremy T. Yohe) **ARB 08-2024**

C. Architectural Review Board – Regular Business

1. Shed – **99 E. North St.** (Joshua Myers) **ARB 06-2024**
2. New Body Shop – **700 E. Granville Rd.** (Feldman Auto Group/Mark Wahlberg Chevrolet) **ARB 07-2024**

D. Municipal Planning Commission

1. Conditional Use Permit

- a. Automotive Services in I-1, C-4 – **700 E. Granville Rd.** (Feldman Auto Group/Mark Wahlberg Chevrolet) **CU 01-2024**

2. Amendment to Development Plan

- a. Signage – **400-406 E. Wilson-Bridge Rd.** (Moore Signs/Rush Creek Commerce Center) **ADP 01-2024**

E. Other

F. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: February 2, 2024

SUBJECT: Staff Memo for the Meeting of February 8, 2024

B. Architectural Review Board – Consent Agenda

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1. Window Replacement – 20 W. North St. (Jeremy T. Yohe) ARB 08-2024

Findings of Fact & Conclusions

Background & Request:

This 1 ½ story Cape Cod style house is one of the newer homes in Old Worthington, being built in 1991. The owner received approval for a new front door and removal of the rear deck in 2015, a new garage door in 2018, and conversion of the screened porch to a three-season room in 2019.

Project Details:

1. Replacement of the existing wood windows on the first floor in proposed. The windows are reportedly rotting.
2. The replacement windows would be white vinyl Endure EN600 that would match the size and style of the existing windows.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

New windows made of substitute materials such as aluminum, vinyl, or clad wood can be an acceptable second choice if they provide a reasonably good match for the windows being replaced. Number of panes, real muntins, and correct profiles still are important. Avoid enlarging or

downsizing window openings to accommodate stock sizes of replacements. Also avoid permanent blocking in of windows; the original window pattern of a house is part of its overall design.

Recommendation:

Staff is recommending approval of this application, as the proposed windows are appropriate.

Motion:

THAT THE REQUEST BY JEREMY T. YOHE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW WINDOWS ON THE FIRST FLOOR AT 20 W. NORTH ST. AS PER CASE NO. ARB 08-2024, DRAWINGS NO. ARB 08-2024, DATED JANUARY 26, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board – Regular Business

1. Shed – 99 E. North St. (Joshua Myers) ARB 06-2024

Findings of fact & Conclusions

Background & Request:

This 60' wide x 134.2' deep (8052 square feet in area) parcel was established in 1938, being part of lot 2 of the original plat of Worthington, and is considered an existing lot of record. A two-story house was approved and constructed last year.

This is a request to add a shed to the property.

Project Details:

1. The proposed shed is 5' deep and 10' wide and is planned for the southwest corner of the property. The shed would be tied into the adjacent fence and adjacent to the property lines.
2. An accessory building of this size would need to be 5' from the side and rear property lines so the proposed placement would require variances. Application has been made to the BZA.
3. The structure would have a shed style roof, being 8'6" on the north side and lower on the south side. The roof is proposed to be standing seam metal to match the front porch roof.
4. Siding for the shed is also planned to match the front porch, being horizontal 1" x 6" Cypress. Six foot wide bypass doors would be on the north side and finished with the same siding.

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

New outbuildings should use design cues from older nearby structures, including form, massing, roof shape, roof pitch and height, materials, window and door types and detailing. Try to create a new building compatible in appearance with the house it accompanies.

Recommendation:

Staff is recommending approval of this application. The shed style roof should minimize the impact of the structure, and the materials would be complimentary to the house. Placement of the structure is close to the property lines, but the shed is small and other outbuildings in Old Worthington are similarly placed.

Motion:

THAT THE REQUEST BY JOSH MYERS FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A SHED AT 99 E. NORTH ST. AS PER CASE NO. ARB 06-2024, DRAWINGS NO. ARB 06-2024, DATED JANUARY 23, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. New Body Shop – **700 E. Granville Rd.** (Feldman Auto Group/Mark Wahlberg Chevrolet) **ARB 07-2024**

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D. Municipal Planning Commission**1. Conditional Use Permit**

- a. Automotive Services in I-1, C-4 – **700 E. Granville Rd.** (Feldman Auto Group/Mark Wahlberg Chevrolet) **CU 01-2024**

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

Mark Wahlberg Chevrolet has been operating at this site for several years and has modified the signage and made minor alterations to the buildings and site. The Chevrolet dealership's body shop has been located at 6601 Huntley Rd. since 2000. Before that it was on the dealership site near the corner of Huntley Rd. and E. Granville Rd. This is a request to construct a new building to move the body shop back to the main business property.

Project Details:

1. Site:

- An 18,300 square foot building is proposed at the northwest corner of the site, 41.52' from the north property line; 30' from the west property line; and 249.83' from the centerline of E. Granville Rd.
- The required and provided number of parking spaces is 92. Spaces are planned along the west and north property lines; parallel along the east side of the building; in a lot east of the building; and 3 ADA and 1 regular space would be south of the western portion of the building near the entrance.
- Parking lot trees are required with new spaces. A variance would be needed if they are not provided.
- Existing pole lighting around the perimeter of the site will remain. New lighting would be from wall packs mounted on the new building.

2. Building:

- A building constructed of concrete masonry units on the bottom and corrugated metal panels with exposed fasteners on the top is proposed. The blocks would be Benjamin Moore #2121-40 Silver Half Dollar in color. The profile and color of the metal panels is to be determined. A sample will be needed at the meeting.
- The south end of the building on the west side would be an office with a 22' high parapet and made up of clear anodized aluminum storefront systems and block on the bottom, and aluminum composite panels above. The panels would be metallic with blue trim at the bottom to match the panels on the main dealership building.
- The remainder of the building would have a height of about 18'8" to the eaves of a shallow sloped roof. It is not clear what material would be on the roof. A prefinished metal gutter and downspout system is planned that would likely match the color of the metal panels.
- The overhead door facing south is planned to have storefront style glass, while the other doors would be composed of metal with a row of windows in the middle.
- Wall pack lights are proposed around the building. The color temperature of the fixtures has not been identified.
- Sign area is shown on the drawings, but details of any signage are needed.

3. Use:

- The building would be in both the C-4 and I-2 Zoning Districts. The zoning follows former separate parcel lines that were recently combined.
- The majority of the building would be in the I-2 General Industrial district which allows Automotive Services and Automotive Services – Major as Conditional Uses. The paint booths are planned for that part of the building.
- Additional building area is planned in the C-4 district which allows Automotive Sales, service, and storage as a Conditional Use.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

Connecting new development with what has come before is an important consideration. Outside Old Worthington, the form and massing of various developments tends to vary. Some buildings are square, some rectangular, some L-shaped; no one form or massing is predominant. Traditional

materials such as wood and brick are desirable in newer areas, but other materials are also acceptable. These include various metals and plastics; poured concrete and concrete block should be confined primarily to foundation walls. Design and materials should be compatible with the existing structures. Avoid excessive brightness for lighting.

Worthington Codified Ordinances:

1123.06 Automotive Service and Sales.

- (a) "Automotive sales" means the sale or rental of new or used motor vehicles, mobile homes or trailers.
- (b) "Automotive services" means the routine light maintenance primarily of the personal vehicles of the general public including the retail sale and supply of motor fuels and lubricants at service stations; the sale and installation of tires, filters and accessories with related mechanical adjustments; and the making of light repairs to vehicles which do not necessitate the dismantling or repair of the vehicle outside of a building. Automotive services may include the retail sale of convenience items and goods not related to the automotive vehicle and its maintenance. Automotive services does not include tire recapping, metal repair, spray-painting or similar types of fabrication which by nature are noxious to occupants of adjacent property or the general public.
- (c) "Automotive service major" means the repair, rebuilding or reconditioning of motor vehicles or parts thereof, including collision service, painting and steam cleaning of vehicles.

1127.03 Conditional Use Permits.

(d) Basic Standards and Review Elements.

- (1) The following general elements are to be considered when hearing applications for conditional use permits:
 - A. Effect on traffic pattern
 - B. Effect on public facilities
 - C. Effect on sewerage and drainage facilities
 - D. Utilities required
 - E. Safety and health considerations
 - F. Noise, odors and other noxious elements, including hazardous substances and other environmental hazards
 - G. Hours of use
 - H. Shielding or screening considerations for neighbors
 - I. Appearance and compatibility with the general neighborhood
- (4) The following basic standards shall apply to conditional uses in any "C" or "I" District: the location, size, nature and intensity of the use, operations involved in or conducted in connection with it, its site layout and its relation to streets giving access to it, shall be such that both pedestrian and vehicular traffic to and from it will not be hazardous, both at the time and as the same may be expected to increase with increasing development of the Municipality. The provisions for parking, screening, setback, lighting, loading and service areas and sign location and area shall also be specified by the applicant and considered by the Commission.

1171.02 Special Parking Provisions.

- (h) Landscaping of Parking Areas. All parking lots shall provide, in addition to screening requirements, two inches dbh (diameter, breast, height) tree trunk size for every six parking

spaces. All trees shall be balled and burlapped. The minimum diameter at breast height of any tree shall be two inches. Planting beds for parking lot trees shall be constructed so as to distribute landscaping throughout the parking lot and minimize damage to trunks and roots of the trees from vehicles, pedestrians and parking lot maintenance through the use of adequate soil planting area and curbing or parking blocks. Planting soil area per tree shall be a minimum of forty-five square feet. The minimum dimension for the planting area shall be five feet on any one side. All trees shall be maintained in a healthy condition. Any lot with a minimum dimension of fifty feet on any one side shall have at least one tree planting bed per 6,000 square feet of paved surface. The minimum distance between deciduous trees needed to meet code requirements located in separate planting beds shall be thirty-six feet. Additional landscaping, trees, ground cover, hedge or evergreens may be located between deciduous trees.

Fire Department Comments:

- Fire apparatus access to the proposed building must comply with Ohio Fire Code Section 503.
- A water supply for fire protection must comply with Ohio Fire Code Section 507.

Please note the following:

- OFC 507. 1 An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which buildings are constructed.
- OFC 507.3 Fire flow requirements for buildings shall be determined by an approved method (See OFC Appendix B).
- OFC 507.5.1 Where a portion of the building is more than 400 feet from a hydrant on a fire apparatus access road, on-site hydrants and mains shall be provided. The distance requirement shall be 600 feet for buildings equipped throughout with an approved automatic sprinkler system.

Planning Comments:

- Parking lot landscaping is needed. Although 92 spaces are required per the Code, the amount seems excessive. Reducing the amount of parking (and adding trees) is preferred as a variance instead of a variance to not provide trees.
- More information about the metal siding and wall lights is needed.
- The building would be seen from the right-of-way but is planned far enough back that it would not be a focal point for the site.
- Due to the building location in relation to the zoning and surrounding uses, the body shop should be an acceptable use.

ARB Recommendation:

Staff is recommending this application be approved once the landscape and building material information is complete and acceptable. The building seems appropriate for this site as it is complementary to the other buildings on this property.

ARB Motion:

THAT THE REQUEST BY FELDMAN AUTO GROUP ON BEHALF OF MARK WAHLBERG CHEVROLET FOR A CERTIFICATE OF APPROPRIATENESS TO

CONSTRUCT A BODY SHOP AT 700 E. GRANVILLE RD. AS PER CASE NO. ARB 07-2024, DRAWINGS NO. ARB 07-2024, DATED JANUARY 24, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

MPC Recommendation:

Staff is recommending approval of the Conditional Use Permit.

Negative impacts to traffic and utilities have not been identified. The Ohio Fire Code requirements would need to be met and would be reviewed as part of the permit process.

Safety and health considerations and potential environmental hazards should be managed by meeting current Code requirements.

Hours of use have not been identified but should not have an impact on adjacent properties.

Additional shielding or screening considerations for neighbors should not be necessary due to the nature of the adjacent uses.

Appearance and compatibility with the general neighborhood are appropriate.

MPC Motion:

THAT THE REQUEST BY FELDMAN AUTO GROUP ON BEHALF OF MARK WAHLBERG CHEVROLET FOR A CONDITIONAL USE PERMIT TO OPERATE A BODY SHOP AT 700 E. GRANVILLE RD. AS PER CASE NO. CU 01-2024, DRAWINGS NO. CU 01-2024, DATED JANUARY 24, 2024, BE APPROVED BASED ON THE PLANNING GOALS OF THE CITY AS REFERENCED IN THE LAND USE PLANS, AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Amendment to Development Plan

1. Signage – **400-406 E. Wilson-Bridge Rd.** (Moore Signs/Rush Creek Commerce Center)
ADP 01-2024

Findings of Fact & Conclusions

Background & Request:

The Rush Creek Commerce Center was developed in the early 1980's on a parcel that is approximately 9.1 acres in area. The site has four multi-tenant buildings and is in the I-1 Restricted Light Industrial zoning district.

As part of the Northeast Gateway project, right-of-way was acquired by the City to allow for the widening of E. Wilson Bridge Rd. to add turn lanes. The impact to this property was a tapering amount of property loss, resulting in about 16.5' less property at the sign location. The previous

freestanding sign was removed as part of the construction project.

This application is a request to install a new freestanding sign for the property and new directory signs for each of the buildings.

Project Details:

1. The new freestanding sign would be located east of the drive entrance to the property and about 5' from the new right-of-way line. The proposed sign is planned as an 87" wide x 50" tall non-illuminated aluminum cabinet in dark green (PMS 3536C), above a 16" base and a 3" white spacer. Planned graphics would be flat cut-out dimensional pin mounted white letters: "Rush Creek" – 12"; "COMMERCE CENTER" – 5"; and "400-406 E. Wilson Bridge Rd." – 5". Two light green (PMS 2464C) lines would run between the text.
2. Each of the buildings is planned to get a directory wall sign. The signs would consist of aluminum pan signs faces with 2" returns and tenant panels with 1" returns. The color is to be determined, but the vinyl graphics for the tenants would be white in all the same 3.1" high font. The building addresses at the top or the signs are shown as 8.1 – 8.3" high white vinyl.
 - 400 building: Sign location on east side at south end with 7 tenant panels.
 - 402 building: Sign location on south side between westernmost suites with 4 tenant panels.
 - 404 building: Sign location on south side, western half of building with 4 tenant panels.
 - 406 building: Sign location on south side with 4 tenant panels.
3. Various businesses also have wall signs above the suite entrance.

Land Use Plans:

1107.01 Variations by Council Action.

On recommendation of the Municipal Planning Commission, or on its own initiative, Council may, by Ordinance, permit variations from the standards established in the Planning and Zoning Code with regard to the approval of a Subdivision, Development Plan, Planned Use District or Wilson Bridge Corridor plan in order to afford justice and address practical difficulties to interested persons. Council may by Resolution permit variations from the standards established in the Planning and Zoning Code with regard to the approval of an amendment to a Development or Wilson Bridge Corridor plan. Once Council grants a variation or exception, the approval of the same by the Board of Zoning appeals is not required.

1170.05 Commercial and Industrial District Requirements.

(a) Sign area. Allowable permanent sign area for any single business shall be limited according to the widths of the building or part of the building occupied by such enterprise. For the purposes of this section, width shall be measured along the building face nearest parallel to the street line. In the case of a corner lot, either frontage may be used in determining maximum area for signage. The area of all permanent signs for any single business shall be equivalent to one and one-half square feet of sign area for each lineal foot of width of the building or part of the building, but shall not exceed a maximum area of 100 square feet per business.

(b) Wall-mounted signage. Each business shall be permitted one wall-mounted sign.

(c) Freestanding Signage. There shall be no more than one freestanding sign per parcel. No part of any freestanding sign shall exceed an above-grade height of fifteen feet. Freestanding signs shall not be larger than sixty percent (60%) of the total sign area allowed for under Section 1170.05 (a). Freestanding signs shall be located not closer than ten feet to a public right of way or thirty-five feet to an adjoining property line.

(e) C-3 and I-1 Zoning Districts – Integrated Institutional, Office or Industrial Uses.

Integrated Institutional, Office or Industrial Uses in the C-3 and I-1 zoning districts as provided for in Section 1175.02 shall be permitted a maximum of two freestanding signs per development. Each sign shall not be over fifteen feet in height and shall have a maximum total area of 60 square feet.

1175.02 Integrated Institutional, Office or Industrial Uses.

(f) Changes, Adjustments, or Rearrangements of the Final Development.

(1) After the final development plan has been approved by Council, a request for the change, adjustment, or rearrangement of buildings, parking areas, entrances, heights, or yards shall be submitted to the Director of Planning and Building for a determination as to whether a review of such change, adjustment, or rearrangement by the Planning Commission is required.

(4) The Planning Commission may:

- A. Disapprove such proposed amendment with no further review by Council; or
- B. Approve such proposed amendment with no further review by Council if it determines that the amendment substantially conforms to the standards established by the final development plan and it complies with this Planning and Zoning Code.

1181.05 Development Standards. (Wilson Bridge Corridor)

(e) Signs.

(1) General.

- A. All new signs, including sign face replacement, shall be subject to the provisions herein.
- B. The provisions in Chapter 1170 shall apply to all signs in the WBC unless otherwise stated in this section.
- C. Exterior lighting fixtures are the preferred source of illumination.

(2) Freestanding Signs

- A. There shall be no more than one freestanding sign on parcels less than 2 acres in size, and no more than two freestanding signs on parcels 2 acres in size or greater.
- B. Freestanding signs shall be monument style and no part of any freestanding sign shall exceed an above-grade height of 10'. Sign area shall not exceed 50 square feet per side, excluding the sign base. The sign base shall be integral to the overall sign design and complement the design of the building and landscape.
- C. Freestanding signs may include the names of up to eight tenants of that parcel.
- D. Light sources shall be screened from motorist view.

(3) Wall-mounted Signs

- A. Each business occupying 25% or more of a building may have one wall sign and one projection sign. Wall-mounted signs shall not exceed 40 square feet in area, and projection signs shall not exceed 12 square feet in area per side.
- D. Wall-mounted and projection signs shall be designed appropriately for the building and shall not be constructed as cabinet box signs or have exposed raceways.

Recommendation:

Staff is recommending approval of this application as the proposed signage is appropriate in this location. City Council will need to grant variances to deviate from the Codified Ordinances for freestanding sign setback and number of wall signs, both of which seem to be justified for this property.

Motion:

THAT THE REQUEST BY STEVE P. MOORE ON BEHALF OF 400-406 EAST WILSON BRIDGE ROAD LLC FOR APPROVAL OF AN AMENDMENT TO DEVELOPMENT PLAN APPLICATION THAT WILL REQUIRE VARIANCES FOR SIGNAGE AT 400-406 E. WILSON BRIDGE RD. AS PER CASE NO. ADP 01-2024, DRAWINGS NO. ADP 01-2024, DATED JANUARY 28, 2024, 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. Architectural Review Board – New Business

3. Window Replacement – 129 E. North St. (Home Depot USA/Brown) ARB 102-2023

Findings of fact & Conclusions

Background & Request:

This vernacular style one-story house was built in 1953 and is a contributing building in the Worthington Historic District. This is a request to replace all 9 windows in the house.

Project Details:

1. The existing windows are aluminum and appear to have interior storm windows in place. The exteriors of the windows are painted to match the house.
2. Proposed are Simonton 6100 vinyl windows. The new windows would be the same size as the existing, and white on the exterior and interior. Horizontal muntins are not proposed.
3. The front of the house has 2 larger windows made up of 3 panels each. The new windows would be sliders rather than having casement windows at the ends. The horizontal muntins (dividers) are not proposed.
4. The other windows in the house appear to be two panel casement windows with 3 lights on each side for 6 total. Five are proposed as double hung with one over one panes, and one would be a two-panel slider.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

The original window pattern of a house is part of its overall design. Number of panes, real muntins, and correct profiles still are important. Avoid enlarging or downsizing window openings.

Recommendation:

The original window pattern would be maintained as far as the placement of the openings and sizes, but the style of windows are proposed to change without the horizontal muntins. Other comparable houses in the neighborhood have had the original windows replaced with similar styles, so the change may keep the character of this part of the District.

Motion:

THAT THE REQUEST BY HOME DEPOT USA ON BEHALF OF BARBARA BROWN FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE THE WINDOWS AT 129 E. NORTH ST. AS PER CASE NO. ARB 102-2023, DRAWINGS NO. ARB 102-2023, DATED DECEMBER 29, 2023, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. New Signage – 5601 N. High St. (Saharalux Entertainment) ARB 01-2024

Findings of Fact & Conclusions

Background & Request:

This space was most recently occupied by Natalie's Coal Fired Pizza and Live Music which closed in 2022. The new tenant, Saharalux Restaurant and Lounge, is requesting approval to install new signage; possibly patio tables, chairs, umbrellas; and modify the sidewalk and ramp with railing.

Project Details:

1. Two panels each are proposed for both sides of the existing freestanding sign. The panels would be 6' wide x 19.5" high with a black opaque background and gold lettering. One panel would read "SAHARA LUX" and the other "RESTAURANT AND LOUNGE."
2. For the wall sign, individual letters would be mounted to a raceway and halo lit. The sign is proposed to be 135" wide x 24.82" high for 23.3 square feet of area. The exact mounting location has not been identified.
3. The application calls for umbrellas and chairs, but further information has not been provided.
4. A plan was submitted with the application calling for new sidewalk, a ramp and railing, but the business owner claims that work is not happening.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Signs: While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information. Free-standing signs should be of the "monument" type (standing vertically, mounted on a ground-level base and not on a pole); they should be as low as possible. Such signs should have an appropriate base such as a brick planting area with appropriate landscaping or no lighting. Colors for signs should be chosen for compatibility with the age, architecture and colors of the buildings they serve, whether placed on the ground or mounted on the building.

Recommendation:

- The freestanding sign panels should be acceptable if installed as described and depicted in the memo and packet. Verification is needed.
- For wall signs, visible raceways are not typical or preferred in the Architectural Review District. Backlit lettering would be appropriate if the wiring is on the other side of the wall. Use of a matching gooseneck lamp would also be appropriate.
- Details of patio furniture are needed.

Motion:

THAT THE REQUEST BY SAHARALUX ENTERTAINMENT FOR A CERTIFICATE OF APPROPRIATENESS FOR SIGNAGE AND PATIO FURNITURE AT 5601 N. HIGH ST. AS PER CASE NO. ARB 01-2024, DRAWINGS NO. ARB 01-2024, DATED JANUARY 2, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. Sign Face Replacement – **1000 High St.** (Christine Salem/Precision Health & Wellness)

Findings of Fact & Conclusions

Background & Request:

This multi-tenant building at the southeast corner of High St. and Wilson Dr. was constructed in 1960 and currently houses a variety of businesses. Precision Health and Wellness has located in the westernmost suite that was formerly occupied by Dr. Lordo's dentistry practice. This is a request to install new faces for the freestanding sign structure.

Project Details:

1. The sign has a white decorative structure and lights that shine up from the pole.
2. The new faces would have a blue background and white lettering with a logo.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendation:

Staff is recommending approval of this application. The proposed sign faces would keep the character of the building and site.

Motion:

THAT THE REQUEST BY CHRISTINE SALEM FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL SIGN FACES AT 1000 HIGH ST. AS PER CASE NO. ARB 02-2024, DRAWINGS NO. ARB 02-2024, DATED JANUARY 5, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. New Signage – **547 High St.** (Georgi Persons/United Midwest Savings) **ARB 03-2024**

Findings of Fact & Conclusions

Background & Request:

This building was constructed in 1999 and has always been used as a bank. Over the years a freestanding sign along High St. has been the identifier for the property. The sign box has been a couple of different shapes, and the sign was approved for a variance to be 2' 8" from the front property line rather than 10'. In 2014, a new, wider brick base was constructed to accommodate a wider but shorter sign.

This is a request to install a new sign cabinet and a wall sign on the south side of the building.

Project Details:

1. The proposed freestanding sign cabinet would be mounted on the existing 8' wide x 2' high brick base that has a stone cap. The aluminum cabinet is shown as 90" wide, 48" tall to the center of the arched top, and 17" deep or 30 square feet in area per side. The proposed sign faces would have: a blue background – PMS 288C in a matte finish with white trim on the edges; white acrylic lettering that is ½" thick in two sizes – 8.42" for "United Midwest" and 4.35" for "Savings Bank"; and a white logo that is 21.3" x 21.3" and ½" thick. External illumination mounted on the ground is proposed for the sign.
2. A wall sign is proposed for the south building elevation and would consist of 1" thick white acrylic letters and a logo mounted on the brick. The dimensions would be 72" high x 58.6" wide or 29.3 square feet.

Land Use Plans:Worthington Design Guidelines and Architectural District Ordinance

Guideline recommendations for signage include:

- Be efficient in using signs. Try to use as few and as small signs as are necessary to get the business message across to the public.
- Use traditional sign materials and lighting. Painted wood, or material that looks like painted wood, is the most appropriate material for signs, with external lighting.
- Colors for signs in Old Worthington should be chosen for compatibility with the age, architecture and colors of the buildings with which they are associated. Signs must be distinctive enough to be readily visible but should avoid incompatible modern colors. Bright color shades generally are discouraged in favor of 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.

Recommendations:

- The freestanding sign is not as elegant as previous versions have been, but it does have an arched top and is not internally illuminated. Matte finishes may be helpful for the sign to look like it is made of a natural material.
- The proposed wall sign seems unnecessary as the freestanding sign can be seen from the northbound traffic on High St., and those traveling east on South St. would likely be coming from the neighborhood and would already be aware of the bank. If a wall sign is allowed, reduction in size is recommended to fit in with other Old Worthington signs in this pedestrian friendly area.

Motion:

THAT THE REQUEST BY GEORGI PERSONS ON BEHALF OF UNITED MIDWEST SAVINGS BANK FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW SIGNAGE AT 547 HIGH ST., AS PER CASE NO. ARB 03-2024, DRAWINGS NO. ARB 03-2024, DATED JANUARY 10, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

7. Roof, Fence, Cameras, Window Boxes – **721 High St.** (Ursula O’Brien-Schroeder) **ARB 05-2024**

Findings of fact & Conclusions

Background & Request:

This Federal style house was built in 1818, is listed on the National Register of Historic Places, and is a contributing building in the Worthington Historic District. The property is 83.25’ wide and 134.68’ deep, located at the corner of W. Granville Rd. and the Southwest Village Green Dr. The property is in the R-10 Low Density Residence Zoning District

The applicant is asking for approval to replace some roofing; retain fencing, window boxes, and a security camera; and install additional security cameras.

Project Details:

1. The roofing to be replaced is on a 5.7’ x 18.8’ shed roof above a single-story bump out on the west side of the house. The existing metal roof is rusting; the replacement would be copper. The standing seems would be 18” on center to match the existing. Copper was used for recent flashing work at the chimneys.
2. Four iron planter boxes painted black with copper inserts were added below second floor windows on the east side of the house. The dimensions are 36” wide, 10”-11.5” high, and 8” deep.
3. Fencing was added to the west side of the yard in a planting bed 5.5’ from the property line about 7 years ago. The fencing is 3.5’ tall with 4” wide pickets and is in 8’ wide panels. The additional panels are meant to slide over to create the look of a solid fence.
4. A security camera was added to the southwest corner of the garage, and a second one is proposed at the northwest corner to monitor the western property line area. On the house, cameras are proposed for the northern porch, and the northeast corner of the house, facing south. The cameras would be white, 9.5” long and 3.6” wide.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- Watch for roof problems such as bulges or dips in the roof (older roofs often have some simply from age, but such areas can cause open joints in metal roofing or lifted shingles); and interior stains around chimneys, dormers and skylights (these usually are symptoms of a flashing problem). Repair and retain existing traditional roofs.
- Side yard fences should be open in style (avoid solid, opaque fences that block all views) and three to four feet in height.
- Compatibility of design and materials and exterior details and relationships are standards for review in the Architectural District ordinance.

Recommendation:

- Replacement of the roof with copper that will patina seems appropriate.

- The window boxes seem compatible with this house.
- Solid fencing is typically not desired, but that it is movable/temporary and not visible from the right-of-way may make it acceptable.
- As security cameras become more common, the Board will likely have to find ways to accommodate them if homeowners find them necessary. The camera already mounted on the rear of the garage on a piece of wood does not seem appropriate.

Motion:

THAT THE REQUEST BY URSULA O'BRIEN-SCHROEDER FOR APPROVAL FOR MODIFICATIONS AT 721 HIGH ST., AS PER CASE NO. ARB 05-2024, DRAWINGS NO. ARB 05-2024, DATED JANUARY 12, 2024, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



ARB APPLICATION

ARB 0008-2024

20 W. North St.

Plan Type: Architectural Review Board **Project:** **App Date:** 01/26/2024
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$10,000.00
Description: Install replacement windows on first floor of house

Parcel: 100-000610	Main	Address: 20 W North St Worthington, OH 43085	Main	Zone:
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Owner	Applicant
Jeremy T Yohe	Jeremy T Yohe
20 W NORTH ST	20 W NORTH ST
Worthington , OH 43085	Worthington , OH 43085
Home: (202) 590-8361	Home: (202) 590-8361
Business: (202) 590-8361	Business: (202) 590-8361
Mobile: (202) 590-8361	Mobile: (202) 590-8361

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005118	Architectural Review Board	\$10.00	\$10.00
Total for Invoice INV-00005118		\$10.00	\$10.00
Grand Total for Plan		\$10.00	\$10.00

20 W. North St.





YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Garage

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 35" x 62"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile DA Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen Mesh

Graphite Foam Insulation

Sill Extender

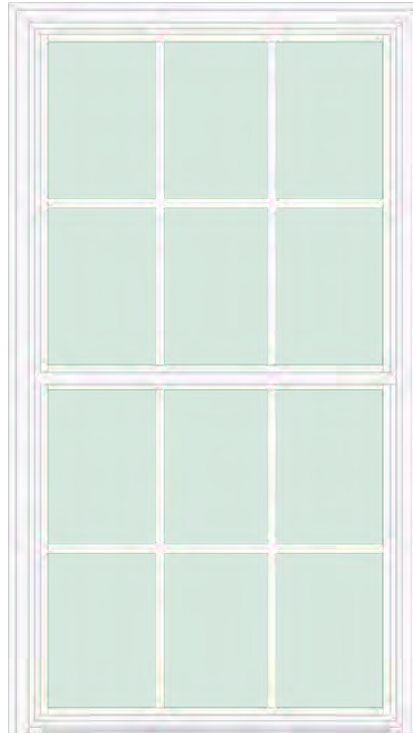
ComforTech DLA

Single Strength Glass

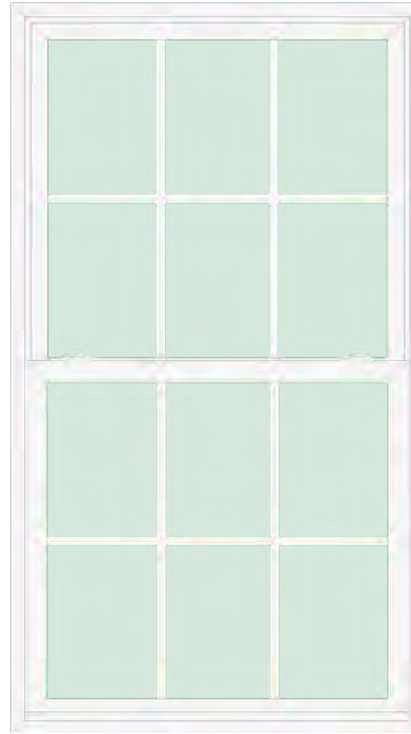
3/4" IG Thickness

Colonial Flat Grid - 2V x 1H

White Grids



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 35 1/4" to 35 1/2"
Opening Height Range: 62 1/4" to 62 1/2"
Window Size: 35" x 62"
United Inches: 97
Egress Size: 30" x 25 17/32"
Egress Square Foot: 5.3243
Egress Meets Criteria: No
Top Sash Size: 31" x 29 9/16"
Top Glass Size: 29 3/16" x 27 13/16" x 3/4"
Top Glass Viewable Size: 28 3/16" x 26 13/16"
Bottom Sash Size: 32" x 30 9/16"
Bottom Glass Size: 29 3/16" x 27 13/16" x 3/4"
Bottom Glass Viewable Size: 28 3/16" x 26 13/16"
Size:
Bottom Screen: 31 1/2" x 31"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/LS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.24

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.44 60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

Installation Instructions



CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024

Friday, January 26, 2024 | Due to variances in color and manufacturing process, images shown may vary from final product. | David Schultz PPM:18454

All discounts applied. Balance due upon completion of work. APCO agrees that all material used in this contract is guaranteed to be as specified, and the entire job is to be done in a neat and professional manner. This contract constitutes the entire understanding of the parties and no other understanding, collateral, verbal or otherwise shall be binding unless in writing signed by both parties. Agreements made with our mechanics not recognized. Upon failure of the Purchaser to comply with any payment provision me



YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Living Room 1

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 35" x 62"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile DA Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen Mesh

Graphite Foam Insulation

Sill Extender

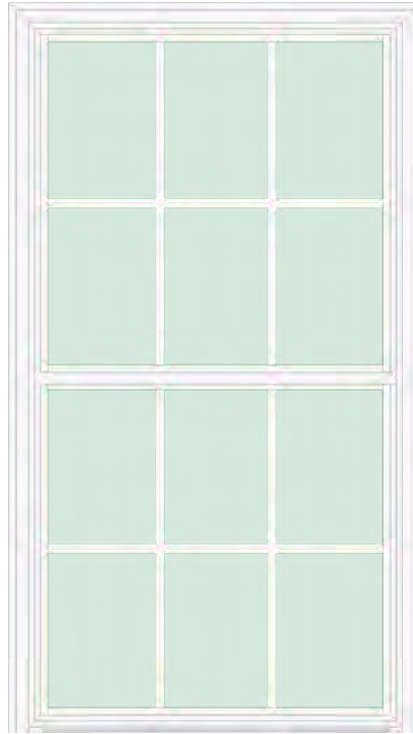
ComforTech DLA

Single Strength Glass

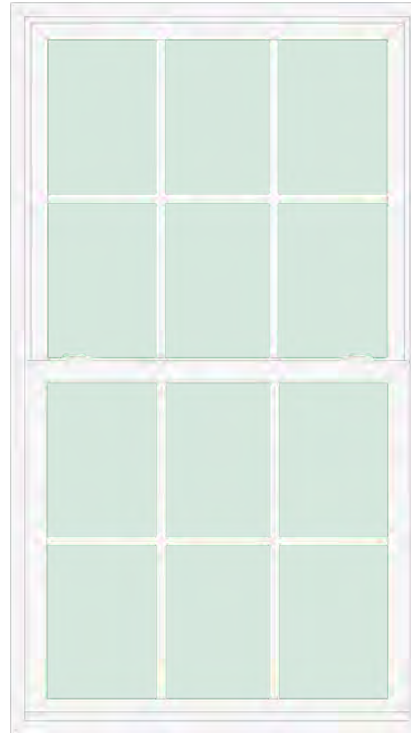
3/4" IG Thickness

Colonial Flat Grid - 2V x 1H

White Grids



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 35 1/4" to 35 1/2"
Opening Height Range: 62 1/4" to 62 1/2"
Window Size: 35" x 62"
United Inches: 97
Egress Size: 30" x 25 17/32"
Egress Square Foot: 5.3243
Egress Meets Criteria: No
Top Sash Size: 31" x 29 9/16"
Top Glass Size: 29 3/16" x 27 13/16" x 3/4"
Top Glass Viewable Size: 28 3/16" x 26 13/16"
Bottom Sash Size: 32" x 30 9/16"
Bottom Glass Size: 29 3/16" x 27 13/16" x 3/4"
Bottom Glass Viewable Size: 28 3/16" x 26 13/16"
Size:
Bottom Screen: 31 1/2" x 31"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/LS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.24

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.44

60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

Installation Instructions



CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024

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YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Living Room 2

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 35" x 62"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile DA Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen Mesh

Graphite Foam Insulation

Sill Extender

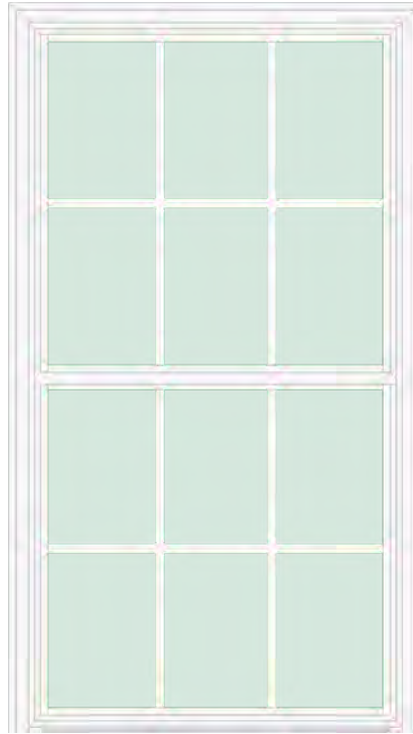
ComforTech DLA

Single Strength Glass

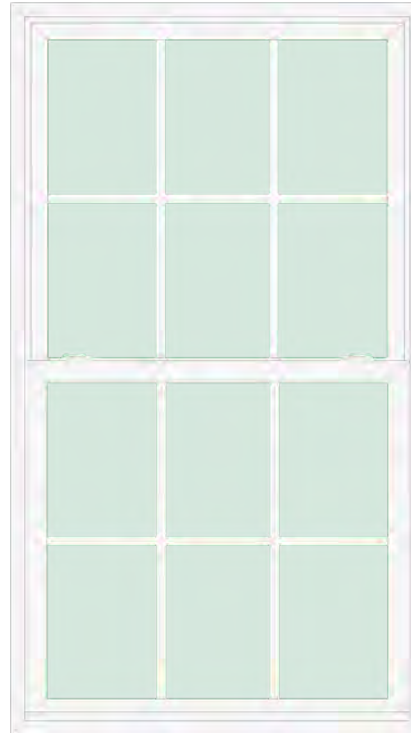
3/4" IG Thickness

Colonial Flat Grid - 2V x 1H

White Grids



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 35 1/4" to 35 1/2"
Opening Height Range: 62 1/4" to 62 1/2"
Window Size: 35" x 62"
United Inches: 97
Egress Size: 30" x 25 17/32"
Egress Square Foot: 5.3243
Egress Meets Criteria: No
Top Sash Size: 31" x 29 9/16"
Top Glass Size: 29 3/16" x 27 13/16" x 3/4"
Top Glass Viewable Size: 28 3/16" x 26 13/16"
Bottom Sash Size: 32" x 30 9/16"
Bottom Glass Size: 29 3/16" x 27 13/16" x 3/4"
Bottom Glass Viewable Size: 28 3/16" x 26 13/16"
Size:
Bottom Screen: 31 1/2" x 31"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/LS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.24

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.44 60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

Installation Instructions



CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024

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YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Dining Room 1

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 27" x 49"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile DA Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen Mesh

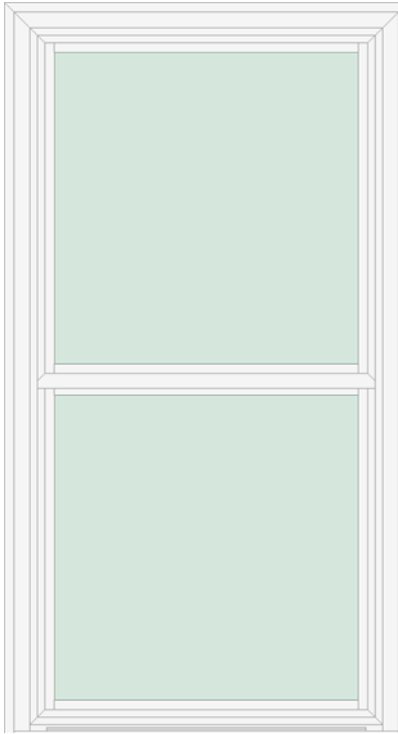
Graphite Foam Insulation

Sill Extender

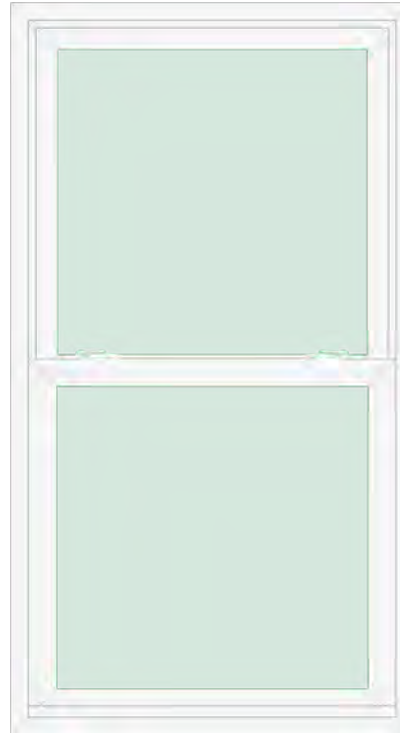
ComforTech DLA

Single Strength Glass

3/4" IG Thickness



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 27 1/4" to 27 1/2"
Opening Height Range: 49 1/4" to 49 1/2"
Window Size: 27" x 49"
United Inches: 76
Egress Size: 22" x 19 1/32"
Egress Square Foot: 2.9114
Egress Meets Criteria: No
Top Sash Size: 23" x 23 1/16"
Top Glass Size: 21 3/16" x 21 5/16" x 3/4"
Top Glass Viewable Size: 20 3/16" x 20 5/16"
Bottom Sash Size: 24" x 24 1/16"
Bottom Glass Size: 21 3/16" x 21 5/16" x 3/4"
Bottom Glass Viewable: 20 3/16" x 20 5/16"
Size:
Bottom Screen: 23 1/2" x 24 1/2"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/IS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.27

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.50

60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

Installation Instructions

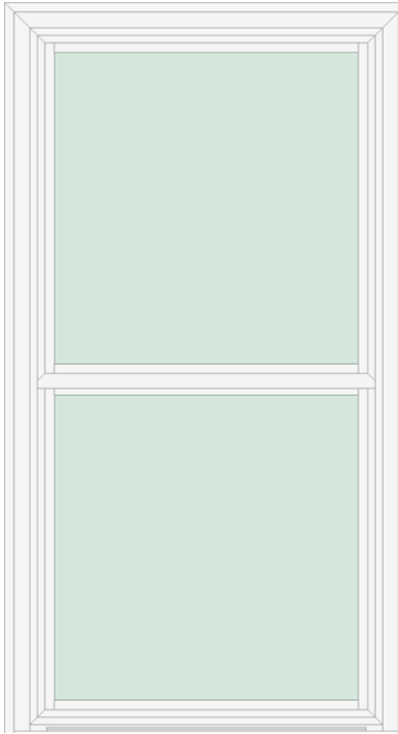


CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024

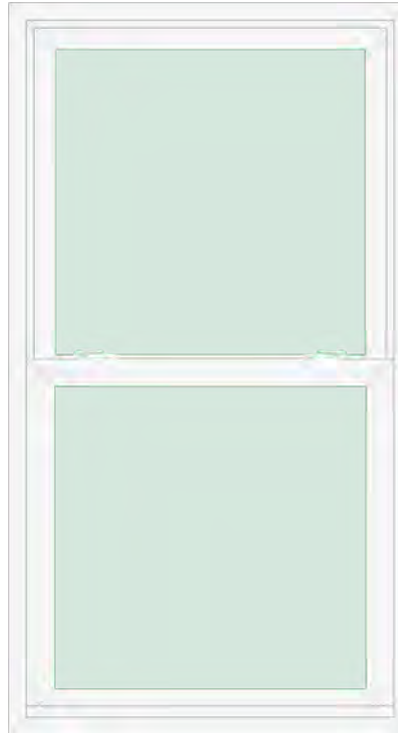


YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Dining Room 2

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 27" x 49"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile DA Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen

Mesh

Graphite Foam Insulation

Sill Extender

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

Installation Instructions



SIZING

Opening Width Range: 27 1/4" to 27 1/2"
Opening Height Range: 49 1/4" to 49 1/2"
Window Size: 27" x 49"
United Inches: 76
Egress Size: 22" x 19 1/32"
Egress Square Foot: 2.9114
Egress Meets Criteria: No
Top Sash Size: 23" x 23 1/16"
Top Glass Size: 21 3/16" x 21 5/16" x 3/4"
Top Glass Viewable Size: 20 3/16" x 20 5/16"
Bottom Sash Size: 24" x 24 1/16"
Bottom Glass Size: 21 3/16" x 21 5/16" x 3/4"
Bottom Glass Viewable: 20 3/16" x 20 5/16"
Size:
Bottom Screen: 23 1/2" x 24 1/2"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283

Water:
7.52 psf
ASTM E 547

Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/IS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.27

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.50 60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11



CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024



YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Kitchen Sink

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 35" x 38"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile DA Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen

Mesh

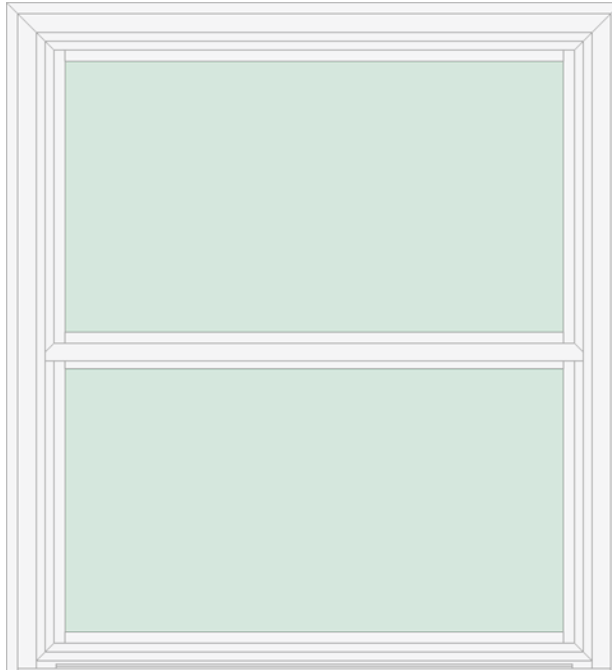
Graphite Foam Insulation

Sill Extender

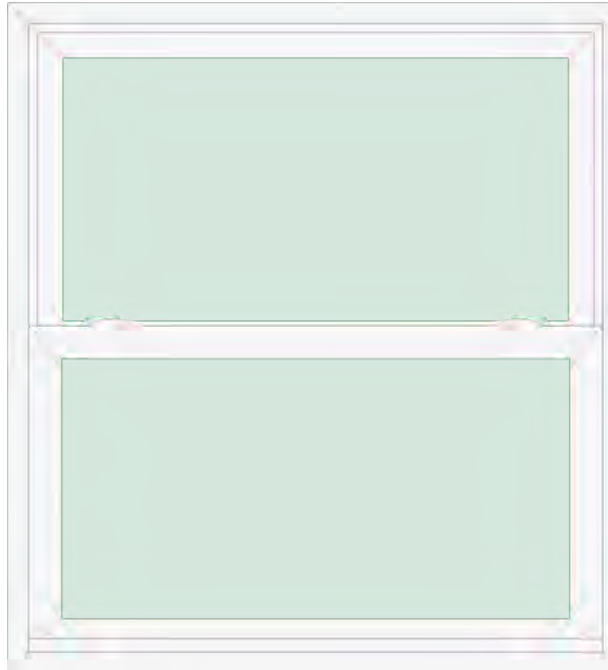
ComforTech DLA

Single Strength Glass

3/4" IG Thickness



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 35 1/4" to 35 1/2"

Opening Height Range: 38 1/4" to 38 1/2"

Window Size: 35" x 38"

United Inches: 73

Egress Size: 30" x 13 17/32"

Egress Square Foot: 2.8243

Egress Meets Criteria: No

Top Sash Size: 31" x 17 9/16"

Top Glass Size: 29 3/16" x 15 13/16" x 3/4"

Top Glass Viewable Size: 28 3/16" x 14 13/16"

Bottom Sash Size: 32" x 18 9/16"

Bottom Glass Size: 29 3/16" x 15 13/16" x 3/4"

Bottom Glass Viewable Size: 28 3/16" x 14 13/16"

Size:

Bottom Screen: 31 1/2" x 19"

Structural

Air:

0.05 cfm/ft² @ 1.57 psf

ASTM E 283

Water:

7.52 psf

ASTM E 547

Structural:

LC-PG50 141mph

AAMA/WDMA/CSA 101/LS.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P)

0.27

Solar Heat Gain Coefficient

0.27

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance

0.50

Condensation Resistance

60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11

Installation Instructions

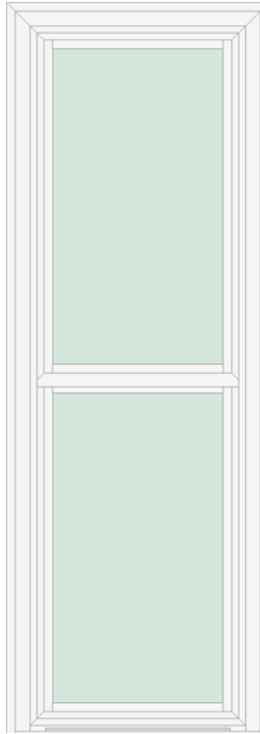


CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024



YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 19 1/4" to 19 1/2"
Opening Height Range: 53 1/4" to 53 1/2"
Window Size: 19" x 53"
United Inches: 72
Egress Size: 14" x 21 1/32"
Egress Square Foot: 2.0472
Egress Meets Criteria: No
Top Sash Size: 15" x 25 1/16"
Top Glass Size: 13 3/16" x 23 5/16" x 3/4"
Top Glass Viewable Size: 12 3/16" x 22 5/16"
Bottom Sash Size: 16" x 26 1/16"
Bottom Glass Size: 13 3/16" x 23 5/16" x 3/4"
Bottom Glass Viewable Size: 12 3/16" x 22 5/16"
Size:
Bottom Screen: 15 1/2" x 26 1/2"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283
Water:
7.52 psf
ASTM E 547
Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27

0.27

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.50

60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Kitchen Bay 1

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 19" x 53"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Single Passive Sweep Lock

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen

Mesh

Graphite Foam Insulation

Sill Extender

Comfortech DLA

Single Strength Glass

3/4" IG Thickness

INFORMATION AND WARNINGS

Double Hung Windows less than 19 3/8 have a single DualTech sweep lock and low profile tilt latches. These are different than the double Dualtech locks and latch assemblies on larger double hung windows.

Installation Instructions

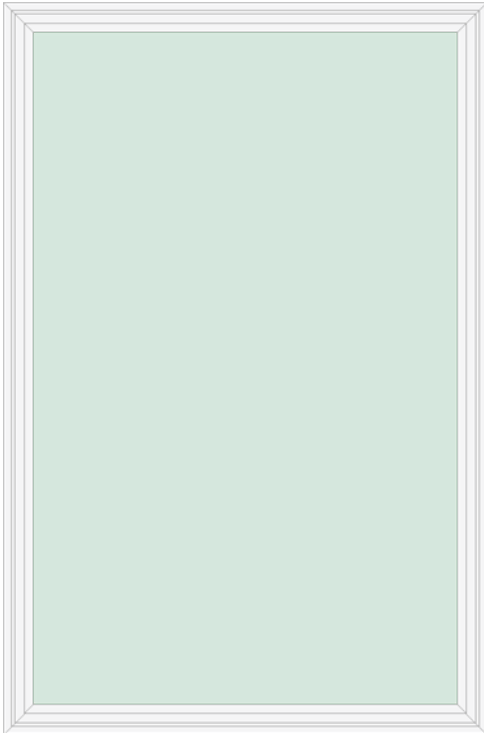


CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024

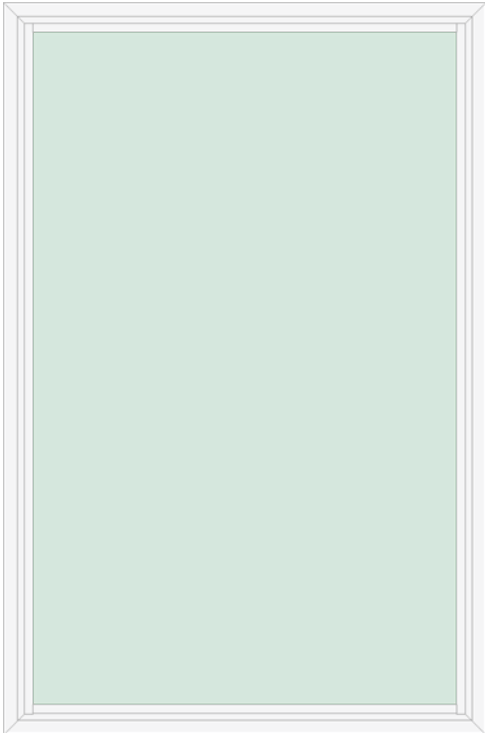


YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 609 - Picture Window



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 35 1/4" to 35 1/2"
Opening Height Range: 53 1/4" to 53 1/2"
Window Size: 35" x 53"
United Inches: 88
Fixed Glass Size: 30 13/16" x 48 15/16" x 3/4"
Fixed Glass Viewable Size: 29 15/16" x 48"

Structural

N/A

Installation Instructions



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.26

0.30

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.55

60.00

Air Infiltration (cfm/ft2)

<= 0.01



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Kitchen Bay 2

Qty: 1

DETAILS

Endure Window - EN600 Series

609 - Picture Window

White

Exact Size: 35" x 53"

Graphite Foam Insulation

Sill Extender

ComforTech DLA

Single Strength Glass

3/4" IG Thickness

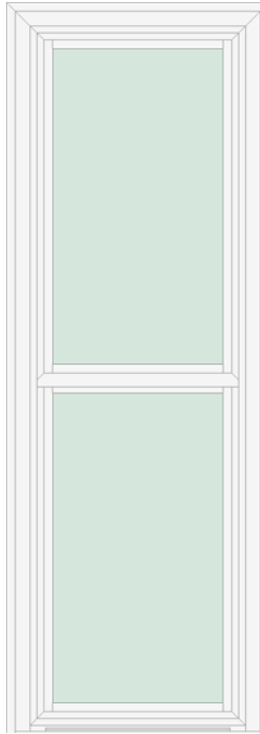


CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024



YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 19 1/4" to 19 1/2"
Opening Height Range: 53 1/4" to 53 1/2"
Window Size: 19" x 53"
United Inches: 72
Egress Size: 14" x 21 1/32"
Egress Square Foot: 2.0472
Egress Meets Criteria: No
Top Sash Size: 15" x 25 1/16"
Top Glass Size: 13 3/16" x 23 5/16" x 3/4"
Top Glass Viewable Size: 12 3/16" x 22 5/16"
Bottom Sash Size: 16" x 26 1/16"
Bottom Glass Size: 13 3/16" x 23 5/16" x 3/4"
Bottom Glass Viewable: 12 3/16" x 22 5/16"
Size:
Bottom Screen: 15 1/2" x 26 1/2"

Structural

Air:
0.05 cfm/ft² @ 1.57 psf
ASTM E 283
Water:
7.52 psf
ASTM E 547
Structural:
LC-PG50 141mph
AAMA/WDMA/CSA 101/I.S.2/A440-08 and 11
DP 50

ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.27

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.50 60.00

Air Infiltration (cfm/ft²)

<= 0.05

STC: 25; OITC: 22; Acoustic Test Report: f2964.01-113-11



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Kitchen Bay 3

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 19" x 53"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Single Passive Sweep Lock

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen

Mesh

Graphite Foam Insulation

Sill Extender

Comfortech DLA

Single Strength Glass

3/4" IG Thickness

INFORMATION AND WARNINGS

Double Hung Windows less than 19 3/8 have a single DualTech sweep lock and low profile tilt latches. These are different than the double Dualtech locks and latch assemblies on larger double hung windows.

Installation Instructions



CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024



YOUR PROFESSIONAL-CLASS PRODUCT

Endure EN600 Series 601 - Double Hung



614-224-2345
2030 Dividend Drive
Columbus, OH 43228

QUOTE INFORMATION

Job: Yohe, Jeremy

Tag: Bathroom

Qty: 1

DETAILS

Endure Window - EN600 Series

601 - Double Hung

White

Exact Size: 24" x 38"

Constant Force Roller Tilt Balance System

Snap-In Frame Sash Stops

Double Profile DA Locks

White Hardware

INNERGY Thermal Sash Reinforcement

Extruded Bottom Screen (White) with BetterVue Screen Mesh

Graphite Foam Insulation

Sill Extender

ComforTech DLA

Double Strength Glass (Tempered)

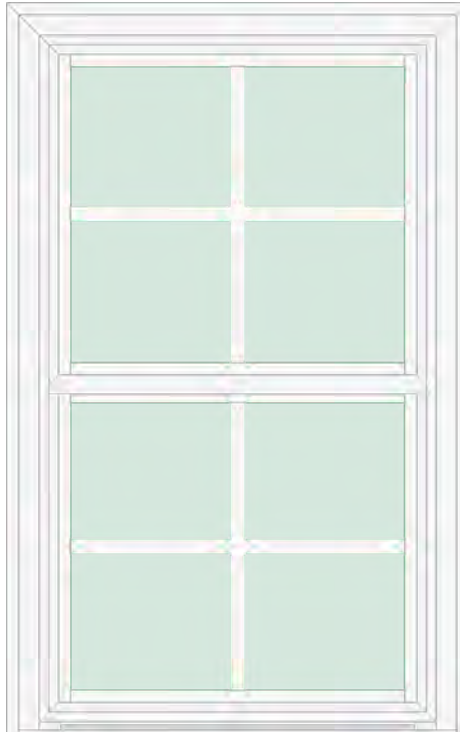
3/4" IG Thickness

Cottage Flat Grid - 1V x 1H

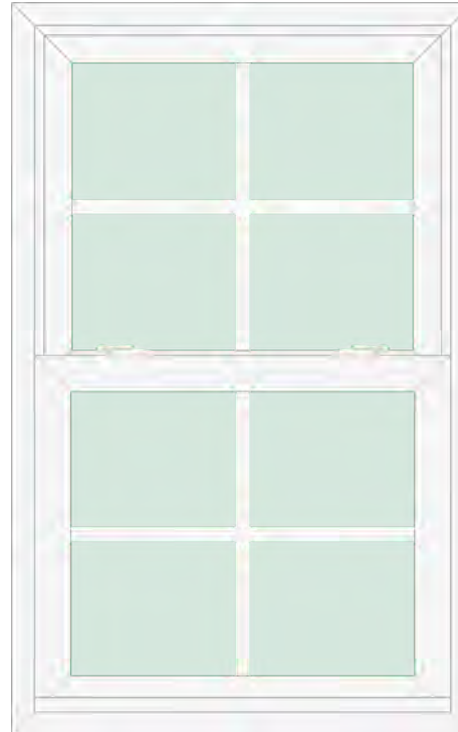
White Grids

INFORMATION AND WARNINGS

Tempered glass requires additional lead time.



OUTSIDE VIEW



INSIDE VIEW

SIZING

Opening Width Range: 24 1/4" to 24 1/2"
Opening Height Range: 38 1/4" to 38 1/2"
Window Size: 24" x 38"
Unit Inches: 62
Egress Size: 19" x 13 17/32"
Egress Square Foot: 1.7887
Egress Meets Criteria: No
Top Sash Size: 20" x 17 9/16"
Top Glass Size: 18 3/16" x 15 13/16" x 3/4"
Top Glass Viewable Size: 17 3/16" x 14 13/16"
Bottom Sash Size: 21" x 18 9/16"
Bottom Glass Size: 18 3/16" x 15 13/16" x 3/4"
Bottom Glass Viewable: 17 3/16" x 14 13/16"
Size:
Bottom Screen: 20 1/2" x 19"

Structural

Product: Vinyl Double Hung
Cert #: 462-H-001.01
Class: LC-PG50
Max Test Size: 44" x 75"
Test Std: AAMA/WDMA/CSA
101/1.S.2/A440-11



ENERGY

ENERGY PERFORMANCE RATINGS

U-Factor (U.S./I-P) Solar Heat Gain Coefficient

0.27 0.24

ADDITIONAL PERFORMANCE RATINGS

Visible Transmittance Condensation Resistance

0.44 59.00

Air Infiltration (cfm/ft2)

<= 0.05

STC: 27; OITC: 24; Acoustic Test Report: f2964.01-113-11

Installation Instructions



CITY OF WORTHINGTON
DRAWING NO. ARB 08-2024
DATE 01/26/2024

Friday, January 26, 2024 | Due to variances in color and manufacturing process, images shown may vary from final product. | David Schultz PPM:18454

All discounts applied. Balance due upon completion of work. APCO agrees that all material used in this contract is guaranteed to be as specified, and the entire job is to be done in a neat and professional manner. This contract constitutes the entire understanding of the parties and no other understanding, collateral, verbal or otherwise shall be binding unless in writing signed by both parties. Agreements made with our mechanics not recognized. Upon failure of the Purchaser to comply with any payment provision me



ARB APPLICATION
ARB 0006-2024
99 E. North St.

Plan Type: Architectural Review Board **Project:** **App Date:** 01/23/2024
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review
Valuation: \$1,500.00
Description: 5ft deep x 10ft wide garden shed.

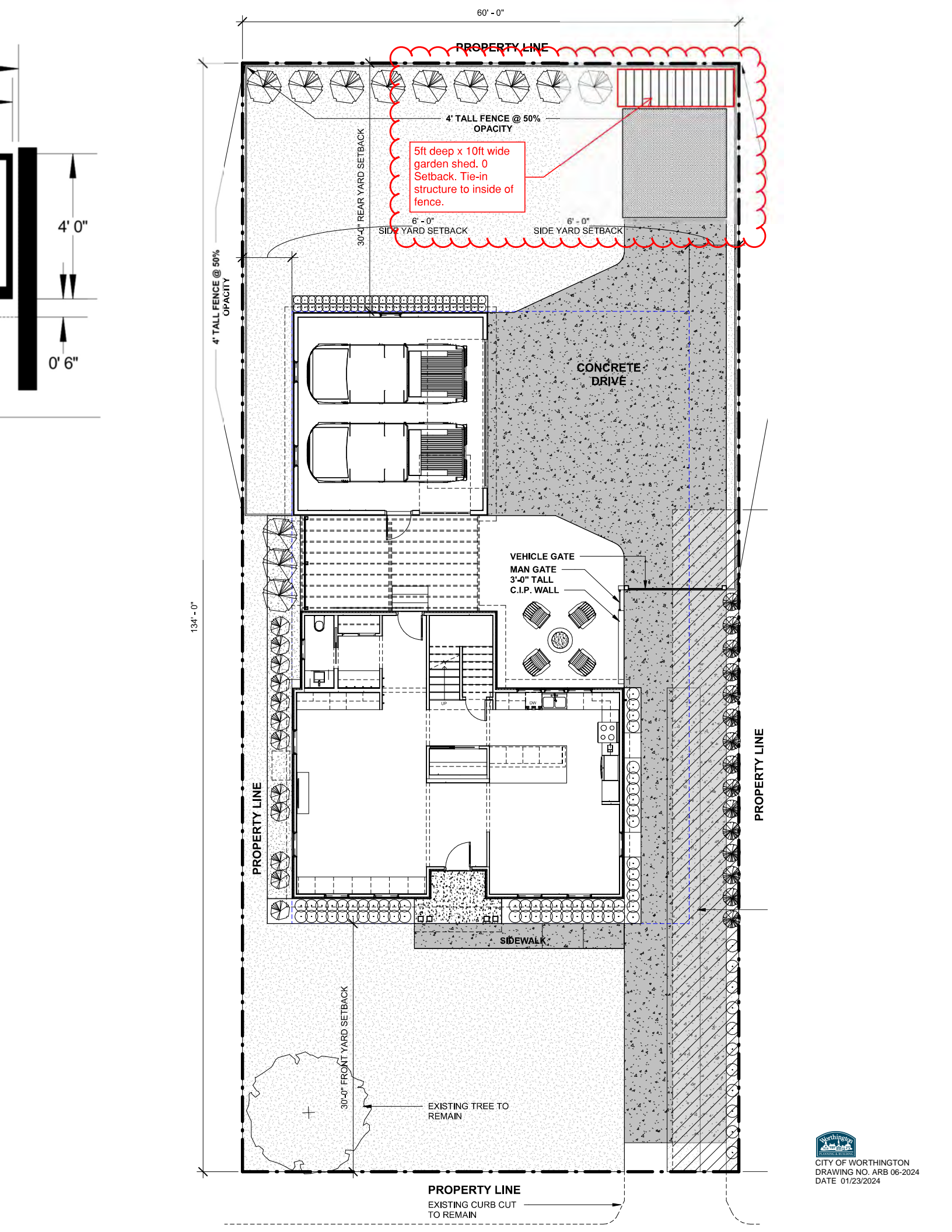
Parcel: 100-000711	Main	Address: 99 E North St	Main	Zone:
		Worthington, OH 43085		

Applicant	Owner
Joshua Myers	Joshua Myers
99 E NORTH ST	99 E NORTH ST
Worthington , OH 43085	Worthington , OH 43085
Mobile: (937) 416-1456	Mobile: (937) 416-1456

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005101	Architectural Review Board	\$2.00	\$2.00
Total for Invoice INV-00005101		\$2.00	\$2.00
Grand Total for Plan		\$2.00	\$2.00

99 E. North St.





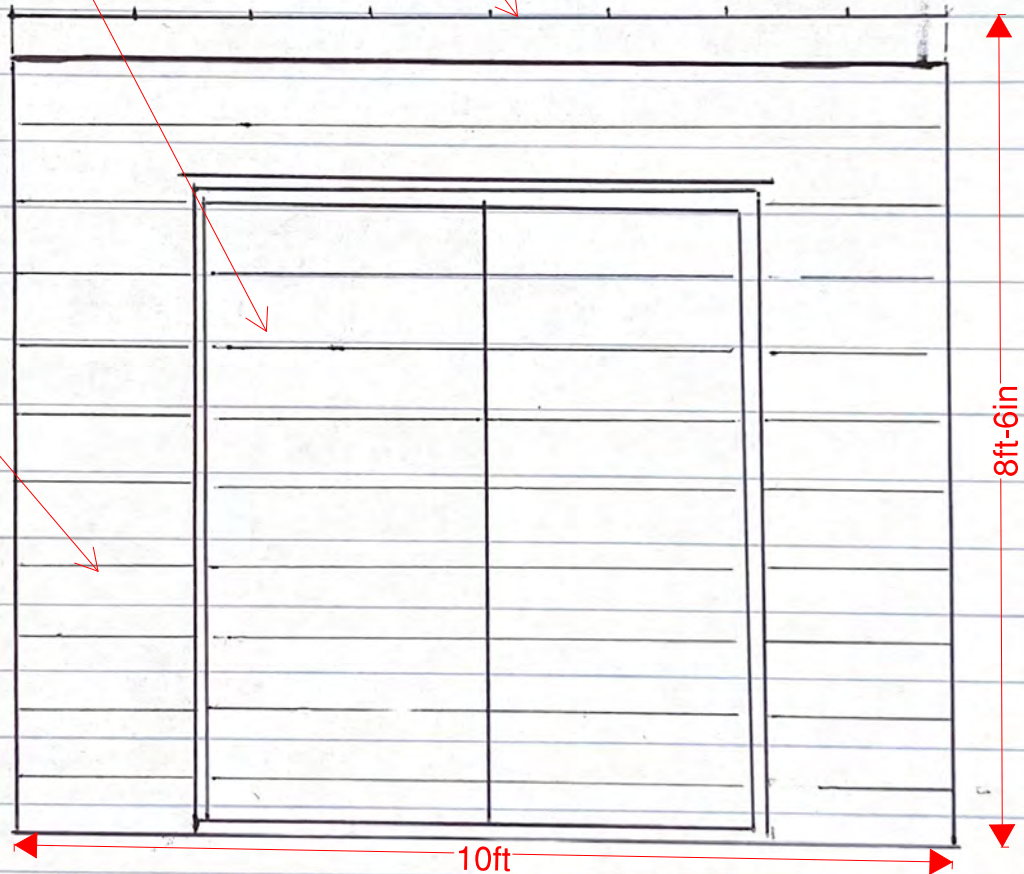
99 E NORTH ST
GARDEN SHED

JOSH MYERS
937-416-1456

6ft wide by-pass doors.
Same siding.

Standing Seam metal
roof and fascia to match
front porch.

Cypress nickle gap
horizontal siding to
match front porch.



A FRONT (NORTH) ELEVATION

- 1) STRUCTURE BUILT WITH 4X4 TREATED POSTS, ANCHORED TO 36" DEEP X 10" DIAMETER FOOTER.
- 2) 4X4'S LOCATED AT CORNERS AND 3FT ON-CENTER, WITH INTERMEDIATE 2X4 FRAMING FOR ATTACHMENT OF HORIZONTAL CYPRESS SIDING.
- 3) 2X4 RAFTERS AT 16" O.C., WITH 5/8" OSB, HIGH HEAT PEEL AND STICK, THEN STANDING SEAM METAL ROOF.
- 4) USE HURRICANE TIES.
- 5) HEADER: DOUBLE 2X10 WITH 1/2" OSB IN MIDDLE.



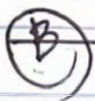
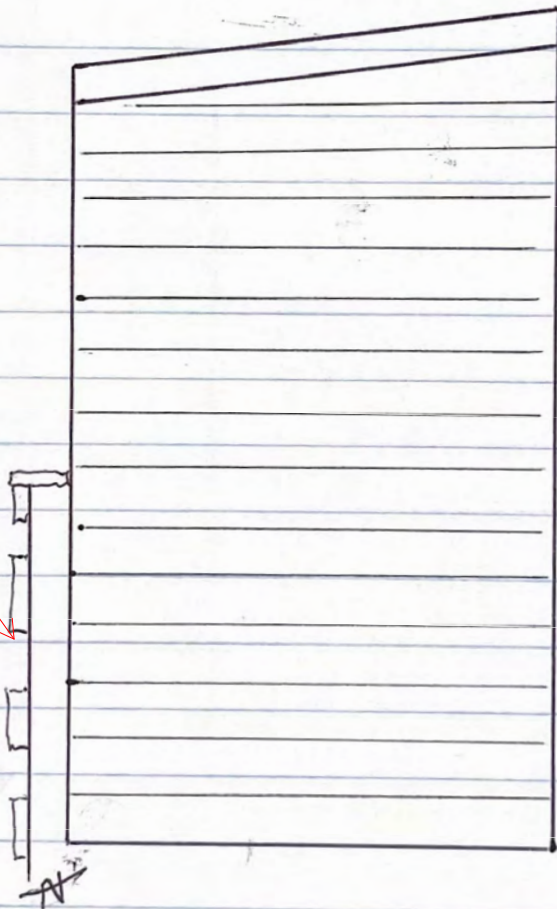
CITY OF WORTHINGTON
DRAWING NO. ARB 06-2024
DATE 01/23/2024

99 E NORTH ST
GARDEN SHED

JOSH MYERS
937-416-1456

Existing 4ft
privacy fence

5ft



SIDE (EAST) ELEVATION



CITY OF WORTHINGTON
DRAWING NO. ARB 06-2024
DATE 01/23/2024



ARB & MPC APPLICATION ARB 0007-2024 & CU 01-2024 700 E. Granville Rd.

Plan Type: Architectural Review Board **Project:** **App Date:** 01/24/2024
Work Class: Certificate of Appropriateness **District:** City of Worthington
Status: In Review **Square Feet:** 18,300
Valuation: \$4,500,000.00

Description: Proposed new construction Body Shop on C-4 / I-2 Zoned site at the northwest corner of the site. The building will include a traditionally framed front office with a pre-engineered metal building behind for the main body shop functions. The building front will include Blue and Gray ACM to match the existing adjacent Chevrolet dealership.

Building will require new utility leads to the building including electrical, gas, sewer, and storm. The proposed building will have a negligible impact on the existing traffic patterns and public facilities. Existing fencing / screening to remain at the property line. Hours: 8-5, M-Sat, ~10 employees.

Parcel: 100-002127	Main	Address: 700 E Dublin-Granville Rd Worthington, OH 43229	Main	Zone: C-4 & I-2
---------------------------	------	--	------	------------------------

Professional Engineer Jamie Gordon Business: (614) 845-5885	Owner Steven M M Saltz 700 E Dublin Granville Rd. Columbus, OH 43229 Business: 12482989280 Mobile: (124) 829-8928	Applicant Steven M M Saltz 700 E Dublin Granville Rd. Columbus, OH 43229 Business: 12482989280 Mobile: (124) 829-8928	Architect Peter Pentescu 2040 Park Avenue Suite 200 Detroit, MI 48226 Mobile: (586) 747-9717
---	--	--	--

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005107	Architectural Review Board	\$200.00	\$0.00
Total for Invoice INV-00005107		\$200.00	\$0.00
Grand Total for Plan		\$200.00	\$0.00

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005108	Conditional Use Permit	\$25.00	\$0.00
Total for Invoice INV-00005108		\$25.00	\$0.00
Grand Total for Plan		\$25.00	\$0.00

700 E. Granville Rd.





IMAGES ARE FOR CONCEPTUAL PURPOSES ONLY. NOT TO BE USED FOR CONSTRUCTION.

MARK WAHLBERG BODY SHOP

780 E DUBLIN GRANVILLE RD
WORTHINGTON, OHIO 43805

VICINITY MAP



PROJECT SUMMARY

PROPOSED NEW CONSTRUCTION BODY SHOP ON EXISTING CHEVROLET DEALERSHIP SITE. BODY SHOP WILL BE APPROXIMATELY 18,300 GSF FOOTPRINT INCLUDING AUTOMOTIVE REPAIR, PAINT, AND DETAILING AREAS AS WELL AS ASSOCIATED OFFICE AND BREAK AREAS. SITE IMPROVEMENTS WILL INCLUDE ALL WORK AS REQUIRED FOR NEW UTILITY LEADS, NEW PARKING STRIPING AND CURBING AT THE NEW BUILDING, AND MINOR LIGHTING UPDATES AS REQUIRED BY NEW BUILDING CONSTRUCTION.

DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE:

SHANE M. BURLEY, AIA, NCARB
STUDIO DETROIT, LLC
2040 PARK AVENUE, SUITE 200
DETROIT, MI 48226
E. SHANE@STUDIO-DETROIT.COM
P. 313.919.5886
OHIO LICENSE NUMBER ARC2218914
EXPIRES: 12.31.25

NOTE:
GENERAL CONTRACTOR SHALL COORDINATE WITH THEIR MATERIAL SUPPLIERS AND THE REGISTERED DESIGN PROFESSIONAL IN CHARGE TO SUBMIT THE FOLLOWING DEFERRED SUBMITTALS TO THE AUTHORITY HAVING JURISDICTION:

- STRUCTURAL CALCULATIONS
- REVIEW / SPECIAL INSPECTION OF EXISTING AND NEW CONCRETE FOUNDATION CONDITIONS
- REVIEW OF STEEL CONSTRUCTION SPECIAL INSPECTIONS
- FABRICATORS SHOP STATEMENT FOR SHOP WELDED OR FABRICATED STRUCTURAL ELEMENTS
- ENGINEERED TRUSS DRAWINGS
- PERMANENT LATERAL TRUSS BRACING DETAILS (PER 2303.4.1, 2303.1)
- REVIEW OF CONCRETE SPECIAL INSPECTIONS
- REVIEW OF MASONRY SPECIAL INSPECTIONS
- ELECTRICAL POWER / LIGHTING COMPLIANCE
- INTERIOR FINISHES-FLAME SPREAD TESTING DATA FROM MATERIAL MANUFACTURER
- ROOFING SYSTEMS
- STRUCTURAL VERIFICATION FOR GLASS AND GLAZING SYSTEMS

NOTE:
THESE CONSTRUCTION DRAWINGS WERE PREPARED FOR COMPLIANCE WITH THE MICHIGAN CONSTRUCTION CODES IN EFFECT AT THE TIME OF PERMIT SUBMITTAL. ALL ENGINEERS, CONTRACTORS AND SUPPLIERS INVOLVED WITH THIS PROJECT SHALL COMPLY WITH THE SAME CODES. ISSUED AND APPROVED CODE MODIFICATIONS AND/OR CITY CODE AUTHORITY CONSTRUCTION BOARDS OF APPEALS RULINGS AND WHENEVER REQUIRED SHALL PROVIDE SHOP DRAWINGS AND SUBMITTALS CLEARLY DESCRIBING COMPLIANCE TO THE REGISTERED DESIGN PROFESSIONAL IN RESPONSIBLE CHARGE FOR REVIEW AND APPROVAL.

PROJECT DATA

OWNER
FELDMAX LLC
MARK WAHLBERG CHEVROLET
700 E. DUBLIN GRANVILLE RD.
COLUMBUS, OH 43085

BUILDING CODE AUTHORITY
CITY OF WORTHINGTON, OH

BUILDING CODES
BUILDING CODE
ALSO KNOWN AS THE "OHIO BUILDING CODE"
2024 OHIO BUILDING CODE (OBC) AS AMENDED

MECHANICAL CODE
ALSO KNOWN AS THE "OHIO MECHANICAL CODE"
2024 OHIO MECHANICAL CODE (OMC) AS AMENDED

PLUMBING CODE
ALSO KNOWN AS THE "OHIO PLUMBING CODE"
2024 OHIO PLUMBING CODE (OPC) AS AMENDED

ELECTRICAL CODE
ALSO KNOWN AS THE "OHIO ELECTRICAL CODE"
2023 OHIO ELECTRICAL CODE (OEC) AS AMENDED

AMERICANS WITH DISABILITIES ACT; ALSO KNOWN AS ADA
ICC . ANSI 117.1 - 2017
OBC-2024 CHAPTER 11

OHIO COMMERCIAL ENERGY CODE 2019;
ANSI/ASHRAE/IESNA STANDARD 90.1-2013 w/
AMENDMENTS

2017 OHIO FIRE CODE

NFPA 13 - 2022

NFPA 72 - 2022

CONSTRUCTION CLASSIFICATION
IIB, FULLY SPRINKLERED

OCCUPANCY CLASSIFICATION
B - BUSINESS, S-1 STORAGE

SHEET INDEX

		ISSUED FOR				
		01.24.24	CONDITIONAL USE / ARB			
DRAWING INDEX KEY						
<input type="checkbox"/>	NOT ISSUED					
<input type="checkbox"/>	PREVIOUSLY ISSUED					
<input checked="" type="checkbox"/>	ISSUED					
<input checked="" type="checkbox"/>	REFERENCE					
GENERAL						
TS1.1	COVERSHEET					
TS1.2	SYMBOLS + ABBREVIATIONS					
TS1.3	WALL SCHEDULE					
TS1.4	CODE STUDY + ACCESSIBILITY					
TS1.5	COMPOSITE FLOOR PLAN					
CIVIL						
1 of 1	SITE PLAN					
ARCHITECTURAL						
SP1.1	ARCHITECTURAL SITE PLAN					
A2.1	EXTERIOR ELEVATIONS					
EL1.10	EXISTING SITE LIGHTING PLAN					
EL1.20	EXISTING SITE LIGHTING PLAN					
EL2.10	LUMINAIRE SCHEDULES					

STUDIO DETROIT ARCHITECTS

2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM

PROJECT MANAGER

PETER PENTESCU
586.747.9717

CIVIL ENGINEER

TEBBE CIVIL ENGINEERING, LLC
4700 LAKEHURST CT, STE 135
DUBLINE, OHIO 43016
614.845.5885

DO NOT SCALE DRAWINGS

ISSUED

01.24.24 CONDITIONAL USE / ARB

DRAWN PNP
CHECKED SMB

SEAL

NOT FOR
CONSTRUCTION

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CLIENT

MARK WAHLBERG

PROJECT 22092

MARK WAHLBERG
BODY SHOP

780 E DUBLIN GRANVILLE RD
WORTHINGTON, OHIO 43805

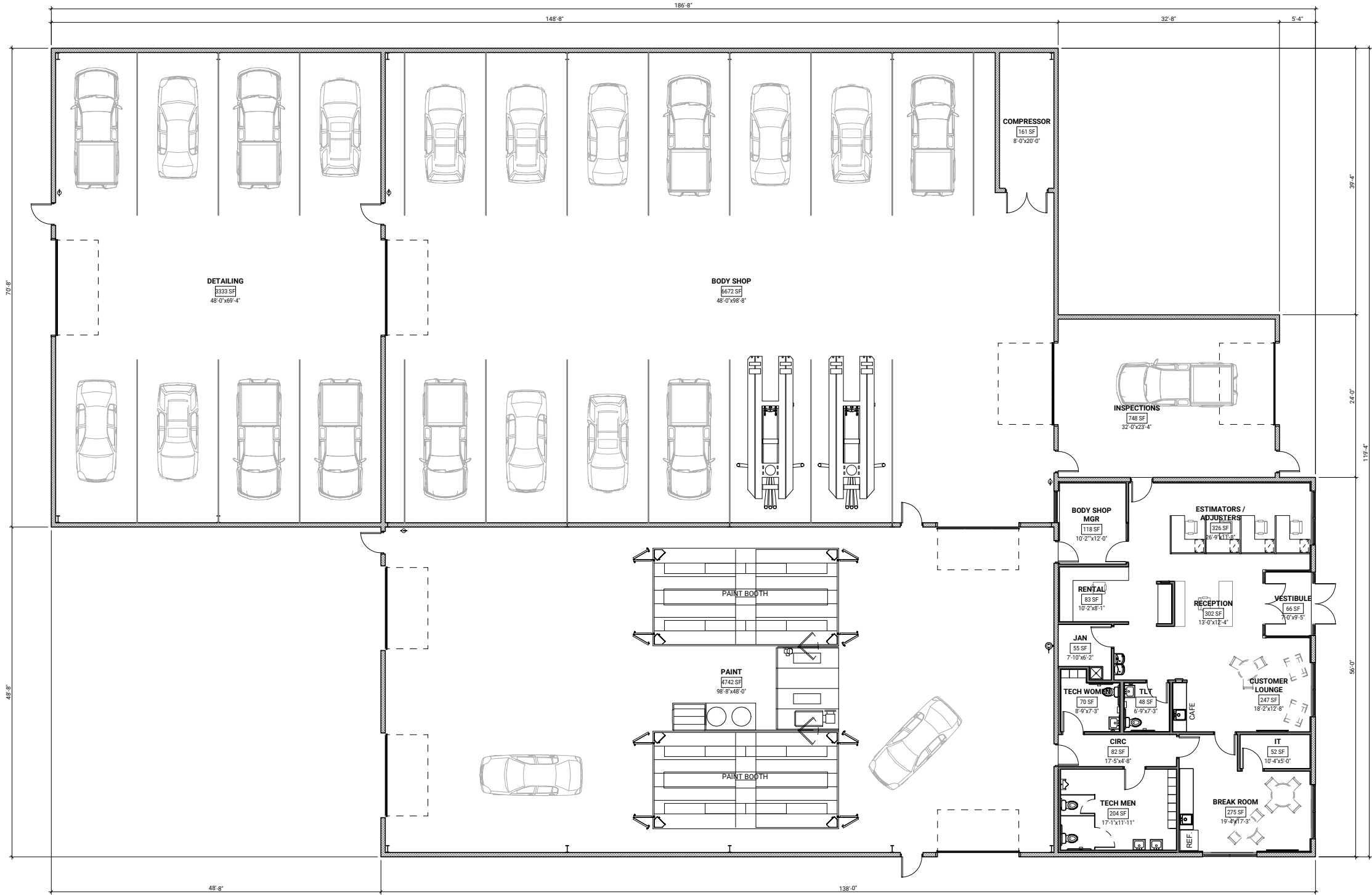
PROJECT NO. 22092

COVERSHEET

TS1.1



CITY OF WORTHINGTON
DRAWING NO. ARB 07-2024
CU 01-2024
DATE 01/24/2024



COMPOSITE FIRST FLOOR PLAN

1/8" = 1'-0"

DO NOT SCALE DRAWINGS

ISSUED

10.30.23	OWNER REVIEW
11.07.23	EXTERIOR ELEV REVIEW
01.24.24	CONDITIONAL USE / ARB

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CLIENT

MARK WAHLBERG

PROJECT 22092

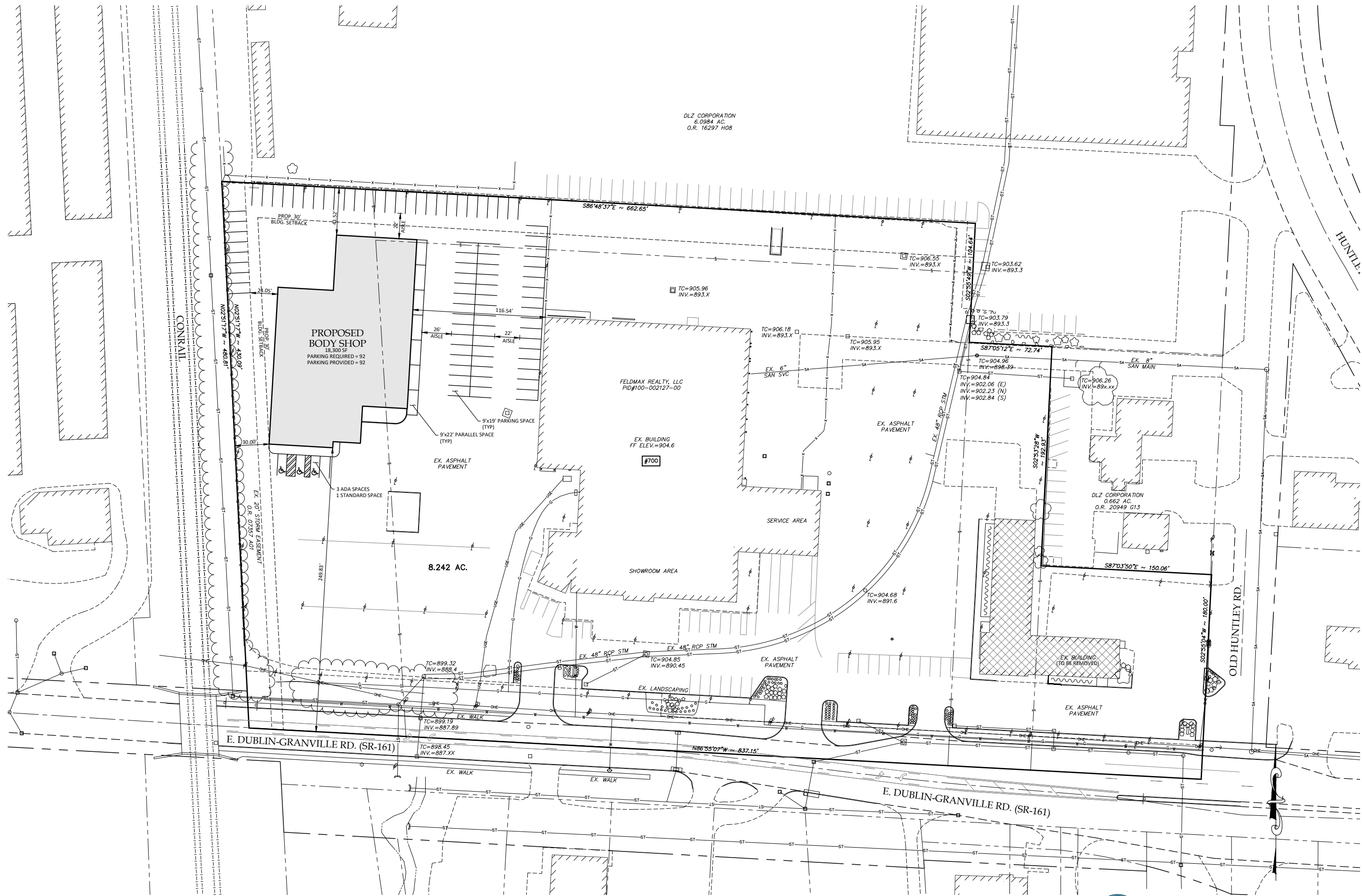
MARK WAHLBERG
BODY SHOP
780 E DUBLIN GRANVILLE RD
WORTHINGTON, OHIO 43805



CITY OF WORTHINGTON
DRAWING NO. ARB 07-2024
CU 01-2024
DATE 01/24/2024

COMPOSITE FLOOR
PLAN

TS1.4



TEBBE
CIVIL
ENGINEERING, LLC
4700 Lakehurst Court, Suite 135
Dublin, Ohio 43016
Phone (614) 945-8885 • Chris@TebbeCivil.Com

SITE PLAN
MARK WAHLBERG CHEVROLET
780 E. DUBLIN GRANVILLE ROAD
WORTHINGTON, OHIO 43085

01-24-24	
JOB NO.	1106
DRAWN BY	MJM
DESIGN BY	JSG
CHECKED BY	CMT

SHEET

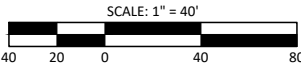
1

OF

1



CITY OF WORTHINGTON
DRAWING NO. ARB 07-2024
CU 01-2024
DATE 01/24/2024



SCALE: 1" = 40'

SITE PLAN KEY NOTES:
(TYPICAL THIS SHEET ONLY)

- EXISTING BUILDING TO BE REMOVED COMPLETE
- EXISTING LIGHT POLE [D(LP)] TO BE REMOVED COMPLETE
- EXISTING LANDSCAPING / TREE TO BE REMOVED COMPLETE AS INDICATED
- EXISTING CONCRETE WALK w/ ALL ASSOCIATED CURBS AND GUTTERS TO BE REMOVED COMPLETE
- EXISTING PARKING STRIPING TO BE REMOVED AS INDICATED
- EXISTING CONCRETE CURBS & GUTTERS TO REMAIN (TYP.)
- EXISTING PARKING STRIPING TO REMAIN (TYP.)
- EXISTING FENCE TO REMAIN
- EXISTING LIGHT POLE [E(LP)] TO REMAIN, TYP
- EXISTING CURB CUT TO REMAIN
- EXISTING SITE SIGNAGE TO REMAIN
- NEW PARKING STRIPING
- NEW CONCRETE CURB; COORDINATE w/ CIVIL
- NEW BUILDING MOUNTED (WA) PR POLE MOUNTED [N(LP)] SITE LIGHTING FIXTURE

DO NOT SCALE DRAWINGS

ISSUED

01.24.24 CONDITIONAL USE / ARB

DRAWN PNP
CHECKED SMB

SEAL

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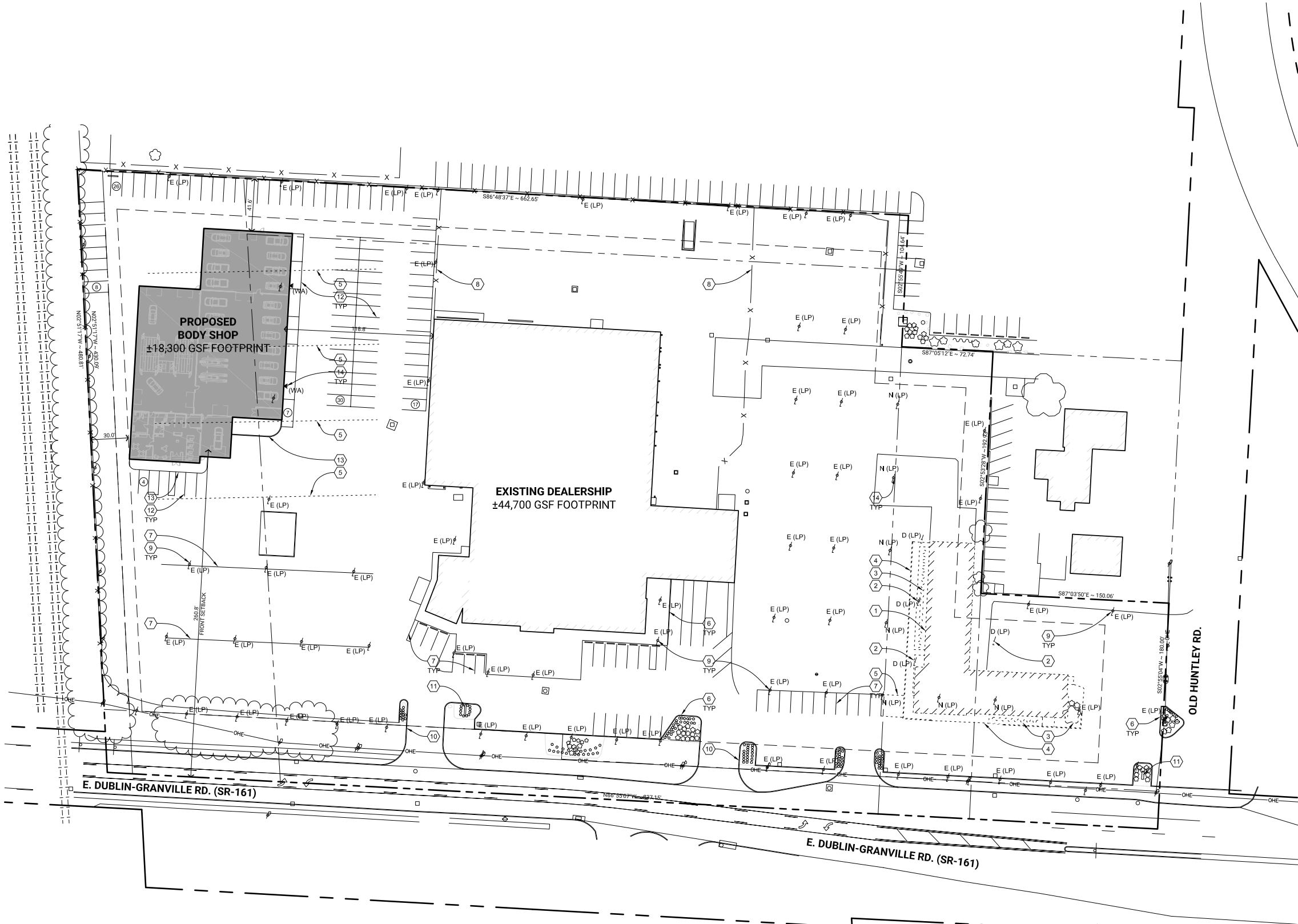
MARK WAHLBERG
780 E DUBLIN GRANVILLE RD
WORTHINGTON, OH 43805

PROJECT 22092

MARK WAHLBERG
BODY SHOP
780 E DUBLIN GRANVILLE RD
WORTHINGTON, OH 43805

ARCHITECTURAL SITE
PLAN

SP1.1



N
ARCHITECTURAL SITE PLAN
SCALE: 1"=40'



CITY OF WORTHINGTON
DRAWING NO. ARB 07-2024
CU 01-2024
DATE 01/24/2024

SITE DATA

WORTHINGTON, OH

SITE AREA
SITE AREA TOTAL ±8.24 ACRES

ZONING

C4.7 F2
REQ'D FRONT SETBACK 50 / 40 FEET
REQ'D REAR SETBACK 30 / 30 FEET
REQ'D SIDE YARD SETBACK 15 / 20 FEET
MAX BUILDING HEIGHT 45 / 45 FEET
MAX LOT COVERAGE 35% / 40%

BUILDING AREAS

CHEVROLET (EXISTING) ±44,700 SF
BODY SHOP (NEW) ±18,300 SF
TOTAL ±63,000 SF

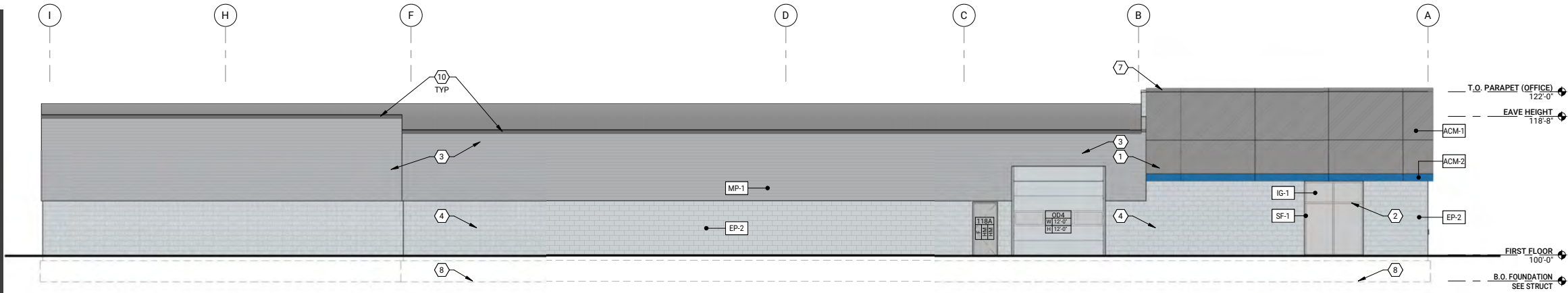
LOT COVERAGE = 63,000 / 359,000 = 17.5 %

PARKING REQUIREMENTS

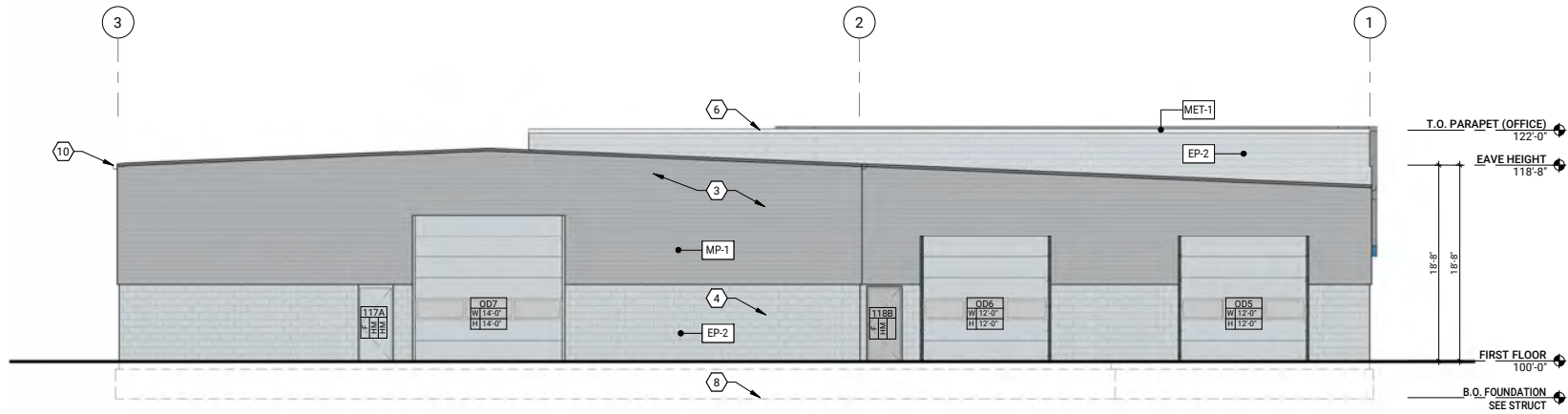
AUTOMOBILE REPAIR
REQUIRED PARKING = 1 SPACE / 200 SQ. FT. GROSS FLOOR AREA

TOTAL REQUIRED (BODY SHOP)
REPAIR ±18,300 SF / 200 SF = 91.5 SPACES

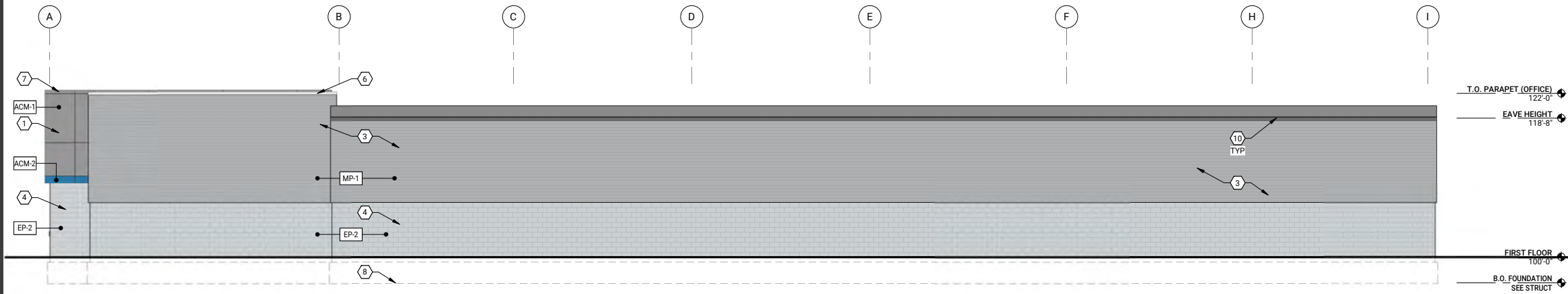
PARKING PROVIDED = 92 SPACES



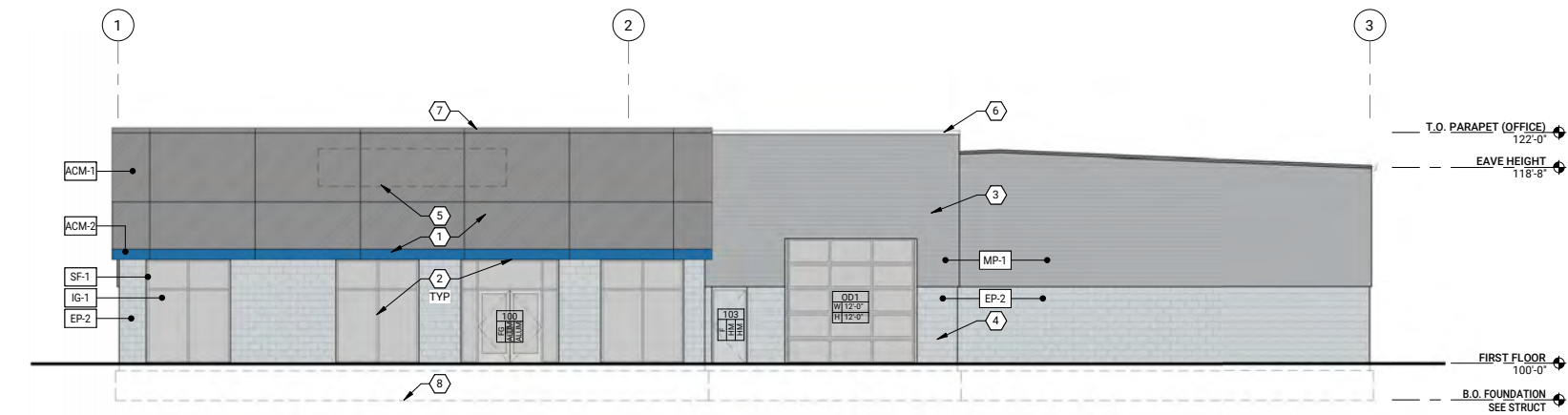
WEST ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION
SCALE: 1/8" = 1'-0"



EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

- EXTERIOR ELEVATION KEY NOTES:**
(TYPICAL THIS SHEET ONLY)
- ALUMINUM COMPOSITE PANEL (RAINSCREEN w/ DRY JOINT) w/ 1/2" REVEAL; SEE MATERIAL FINISH SCHEDULE
 - GLASS AND ALUMINUM STOREFRONT / CURTAINWALL SYSTEM; SEE FRAME ELEVATIONS
 - CORRUGATED METAL PANEL w/ EXPOSED FASTENER; SEE MATERIAL FINISH SCHEDULE
 - REINFORCED CONCRETE MASONRY UNITS, PRIME AND PAINT OR INTEGRALLY COLORED AS SCHEDULED
 - BUILDING MOUNTED SIGNAGE; COORDINATE POWER REQUIREMENTS w/ APPROVED SIGNAGE DRAWINGS
 - PREFINISHED METAL COPING
 - INTEGRAL ACM COPING
 - INDICATES LINE OF CONCRETE FOUNDATION; SEE STRUCTURAL
 - 6" CONC. FILLED STL. BOLLARD, PRIMED W/ PLASTIC COVER
 - PREFINISHED METAL GUTTER AND DOWNSPOUT SYSTEM

EXTERIOR MATERIALS			
TAG	LEGEND	MATERIAL	FINISH
IG-1		EXTERIOR GLAZING	SOLARBAN 72 w/ ACUITY GLASS, 1" CLEAR INSULATED GLAZING
CW-1		CURTAINWALL / STOREFRONT	CLEAR ANODIZED ALUMINUM FRAMING; THERMALLY BROKEN
SF-1			
EP-1		EXTERIOR PAINT	BENJAMIN MOORE: #OC-61 WHITE DIAMOND
EP-2		EXTERIOR PAINT	BENJAMIN MOORE: #2121-40 SILVER HALF DOLLAR
ACM-1		ALUMINUM COMPOSITE MATERIAL	ALPOLIC - TBX BRIGHT ALUMINUM METALLIC
ACM-2		ALUMINUM COMPOSITE MATERIAL	ALPOLIC - CVB BLUE COLOR TO MATCH PMS 300 CHEVROLET BLUE
MTL-1		PREFINISHED ALUMINUM	METAL COPING; PRE-FINISHED TO MATCH ADJACENT FINISH
MP-1		METAL PANEL	CORRUGATED METAL PANEL; PROFILE AND COLOR: TBD
MB-1		CONCRETE MASONRY UNIT	INTEGRALLY COLORED OR PAINT AS SCHEDULED

STUDIO DETROIT ARCHITECTS
2040 PARK AVENUE, SUITE 200
DETROIT, MICHIGAN 48226
STUDIO-DETROIT.COM
PROJECT MANAGER

DO NOT SCALE DRAWINGS

ISSUED

11.07.23

EXTERIOR ELEV REVIEW

01.24.24

CONDITIONAL USE / ARB

DRAWN PNP

CHECKED SMB

SEAL

NOT FOR CONSTRUCTION

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CLIENT

MARK WAHLBERG

PROJECT 22092

MARK WAHLBERG

BODY SHOP

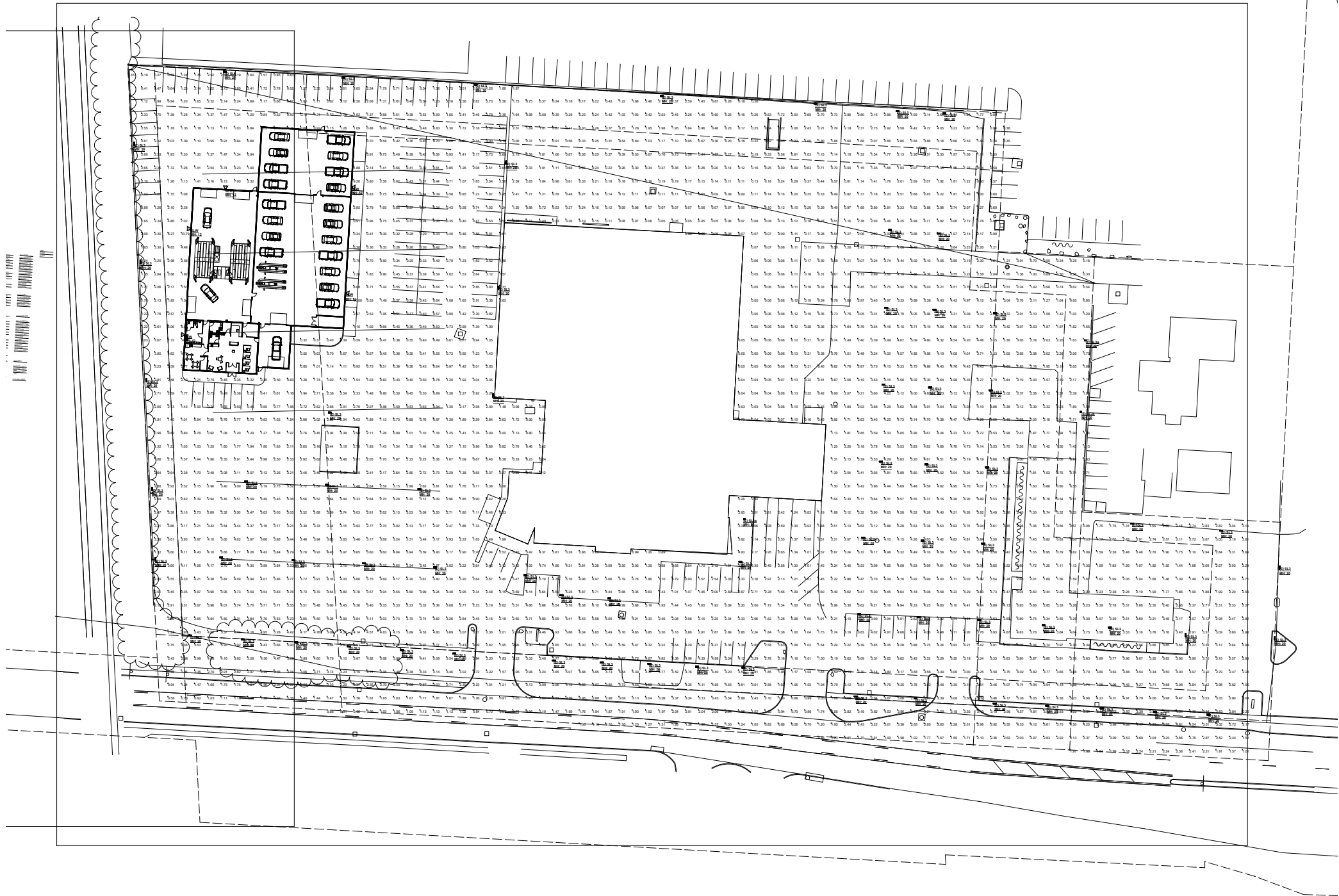
780 E DUBLIN GRANVILLE RD
WORTHINGTON, OHIO 43085



CITY OF WORTHINGTON
DRAWING NO. ARB 07-2024
CU 01-2024
DATE 01/24/2024

EXTERIOR ELEVATIONS

A2.1



OVERALL SITE PLAN - EXISTING SITE LIGHTING
Scale: 1 inch= 30 Ft.

GENERAL LIGHTING NOTES:
- WORK PLANE CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT: 2'-6" AFF
- CORRIDOR CALCULATIONS ARE SHOWN IN FOOTCANDLES (fc) AT: 2'-6" AFF
- EXTERIOR CALCULATIONS ARE SHOWN IN FOOTCANDLES (fc) AT FINISHED GRADE

EMERGENCY EGRESS NOTES:
- INTERIOR CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT FINISHED FLOOR
- EXTERIOR CALCULATIONS ARE SHOWN IN FOOTCANDLES (fc) AT FINISHED GRADE
- WIZARD LIGHTING COMPANY LLC IS NOT A REGISTERED ELECTRICAL ENGINEER. THEREFORE THE EMERGENCY EGRESS CALCS ARE MERELY A REPRESENTATION OF ILLUMINATION. THE ELECTRICAL CONTRACTOR IS RESPONSIBLE FOR HIRING A REGISTERED ELECTRICAL ENGINEER TO VALIDATE THE CALCS SHOWN MEET CODE REQUIREMENTS.

THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABRATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY (IES) APPROVED METHODS. ACTUAL PERFORMANCE ON ANY MANUFACTURE'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS.



CITY OF WORTHINGTON
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CU 01-2024
DATE 01/24/2024

WIZARD LIGHTING COMPANY
129 E. COMMERCE RD
MILFORD, MI 48381
248-714-5076



#	Date	Comments
0	01/24/24	CONDITIONAL USE/ARB
Revisions		

MARK WAHLBERG
780 E. DUBLIN GRANVILLE RD
WORTHINGTON, OH 43805

Drawn By: B.LASSEN
Checked By:
Date: 1/24/2024

NEW BODY SHOP

EXIST. SITE LIGHTING PLAN

EL 1.10



Sheet: _____

Page: _____

Rev: _____

Mirada Small Wall Sconce Silicone (XWS SIL)

Outdoor LED Wall Light



OVERVIEW

Lumen Package (lm)	2,000 - 8,000
Warranty Range (yr)	10 - 61
Efficiency Range (LPW)	56 - 62
Weight lbs (kg)	10 (4.5)

QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

The figure is a detailed partial site plan for an existing site lighting plan. It shows a building footprint with various rooms and an adjacent parking lot. Numerous footcandle readings are provided throughout the plan, indicating the predicted light levels. Several lighting fixtures are identified and labeled, including 'E SL3 MH: 20' and 'SLW MH: 12'. The plan also shows a street layout with a dashed line indicating a proposed or existing boundary. The overall layout is oriented with a north arrow pointing towards the top right of the page.

GENERAL LIGHTING NOTES:
- WORK PLANE CALCULATIONS ARE SHOWN IN FOOT CANDLES (fc) AT: 2'-6" AFF
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PARTIAL SITE PLAN - EXISTING SITE LIGHTING PLAN
Scale: 1 inch= 12 Ft.

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DRAWING NO. ARB 07-2024
CU 01-2024
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WIZARD LIGHTING COMPANY
129 E. COMMERCE RD
MILFORD, MI 48381
248-714-5076

#	Date	Comments
0	01/24/24	CONDITIONAL USE/ARB
Revisions		

MARK WAHLBERG
780 E. DUBLIN GRANVILLE RD
WORTHINGTON, OH 43805

Drawn By: B. LASSEN
Checked By: _____
Date: 1/24/2024

NEW BODY SHOP

EXIST. SITE LIGHTING PLAN

EL1.20

**MARK WAHLBERD BODY SHOP
WORTHINGTON
01.23.2024**

STUDIODETROIT
ARCHITECTS



CITY OF WORTHINGTON
DRAWING NO. ARB 07-2024
CU 01-2024
DATE 01/24/2024



**MARK WAHLBERG BODY SHOP
WORTHINGTON
01.23.2024**



**MARK WAHLBERG BODY SHOP
WORTHINGTON
01.23.2024**





**MARK WAHLBERG BODY SHOP
WORTHINGTON
01.23.2024**



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WORTHINGTON
01.23.2024**





**MARK WAHLBERG BODY SHOP
WORTHINGTON
01.23.2024**



**MARK WAHLBERG BODY SHOP
WORTHINGTON
01.23.2024**



**MARK WAHLBERG BODY SHOP
WORTHINGTON
01.23.2024**



A D7 APPLICATION
ADP 01-2024
400-406'9 "Wilson-Bridge 'F X"

Plan Type: Amendment to Development Plan **Project:** **App Date:** 01/28/2024
Work Class: Amendment to Development Plan **District:** City of Worthington
Status: In Review
Valuation: \$10,000.00

Description: INSTALLATION OF TENANT WAY FINDING BUILDING WALL SIGNS AND REPLACEMENT OF MONUMENT SIGN TAKEN BY RIGHT OF WAY ACQUISITION.

Parcel: 100-005891	Main	Address: 402 E Wilson Bridge Rd Suite: F	Zone: I-1
Applicant STEVE P MOORE 6060 WESTERVILLE RD. WESTERVILLE, OH 43081	Home: (614) 432-5965 Business: (614) 882-1110 Mobile: (614) 432-5965	Owner 400-406 East Wilson Bridge Road LLC	4760 Richmond Rd., Suite 200 Cleveland, OH 44128

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00005120	Amendment to Development Plan	\$50.00	\$50.00
Total for Invoice INV-00005120		\$50.00	\$50.00
Grand Total for Plan		\$50.00	\$50.00

400-406 E. Wilson-Bridge Rd.





Geographic
Information Systems

Maps

Base

Zoning

Annexations

Right Of Way

Flood Zones

City Utilities

Sewers

Sanitary Sewers

Street Work

Street Trees



Base Map

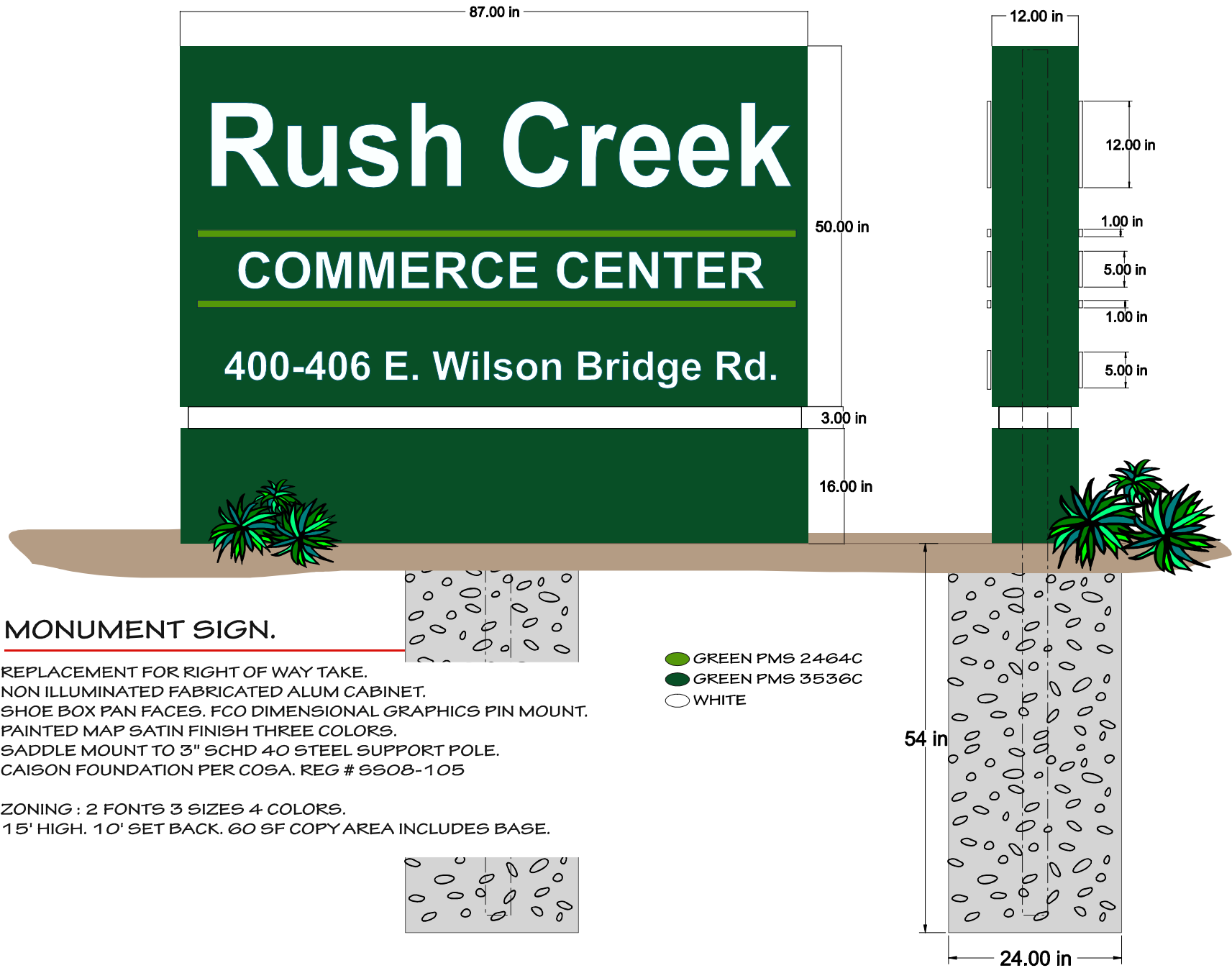
+ Find address or place Q

Four empty square input fields



Franklin County Auditor, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA





MONUMENT SIGN.

REPLACEMENT FOR RIGHT OF WAY TAKE.
 NON ILLUMINATED FABRICATED ALUM CABINET.
 SHOE BOX PAN FACES. FCO DIMENSIONAL GRAPHICS PIN MOUNT.
 PAINTED MAP SATIN FINISH THREE COLORS.
 SADDLE MOUNT TO 3" SCHD 40 STEEL SUPPORT POLE.
 CAISON FOUNDATION PER COSA. REG # SS08-105

ZONING : 2 FONTS 3 SIZES 4 COLORS.
 15' HIGH. 10' SET BACK. 60 SF COPY AREA INCLUDES BASE.

- GREEN PMS 2464C
- GREEN PMS 3536C
- WHITE



SIGNS

Westerville, Ohio 614.882.1110 www.moore-signs.biz

PERMIT ART

RUSH CREEK MONUMENT PERMIT
 10.14.23 MOE
 7.8.23 ADDED APPROVAL BOX SIGN
 11.8.23 MADE PERMIT ART SU





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Sewers

Sanitary Sewers

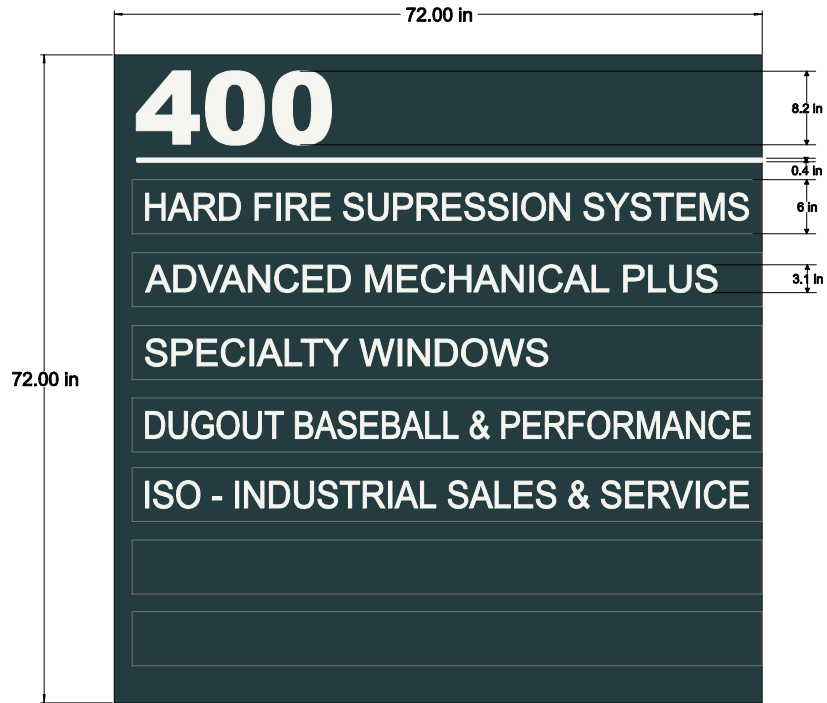
Street Work

Street Trees



Base Map





TENANT ID WALL SIGN.

FABRICATED ALUM. PAN SIGN FACE 2" RETURNS.
ALUM PAN TENANT PANELS 1" RETURNS.
FLUSH MOUNT TO BACKER PANEL.
HIGH PERFORMANCE VINYL GRAPHICS

- PMS TBD
- WHITE

MOORE

SIGNS

Westerville, Ohio 614.882.1110 www.mooresigns.biz

RUSH CREEK TNT WALL 400 PERMIT. **fa**
10.22.22 MOE

PERMIT ART





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Sanitary Sewers

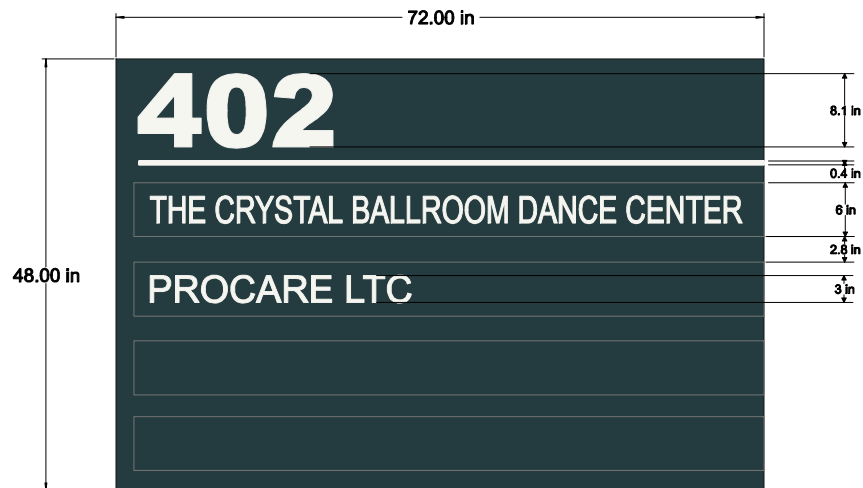
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● PMS TBD

○ WHITE



MOORE

SIGNS

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RUSH CREEK TNT WALL 402 PERMIT.fb
10.22.22 MOE

PERMIT ART





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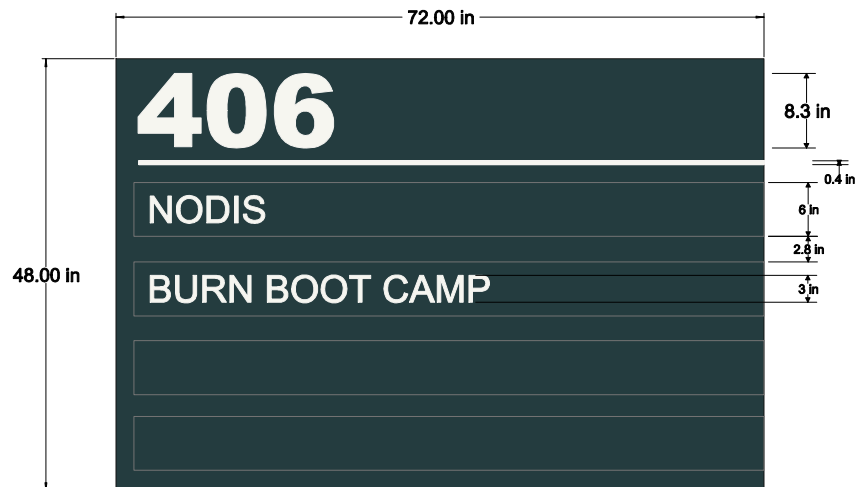
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PERMIT ART

