ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, December 10, 2020 at 7:00 P.M.

This will be a virtual meeting that will be streamed on the internet:
worthington.org/live

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Approval of minutes of the November 12, 2020 meeting

B. Architectural Review Board - Unfinished

1. New House – **591 Hartford St.** (Gino Fantozzi Builders, LLC/Simon) **AR 79-2020**

C. Architectural Review Board - New

1. Signage – **700 E. Granville Rd.** (Sign Smith LLC/Mark Wahlberg Chevrolet) **AR 83-2020**
2. Addition & Remodel – **791 Morning St.** (Jamee Parish Architects/Tom & Tricia Lauducci) **AR 84-2020**
3. Shed & New Roof – **886 Oxford St.** (Damien & Kellie Healy) **AR 85-2020**

D. Architectural Review Board – Unfinished (continued)

2. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **AR 60-2020**

E. Municipal Planning Commission - Unfinished

1. **Planned Unit Development - Modification**

    a. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **PUD 01-2020M**

F. Other

G. 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 4, 2020

SUBJECT: Staff Memo for the Meeting of December 10, 2020

B. Architectural Review Board - Unfinished

1. New House – **591 Hartford St.** (Gino Fantozzi Builders, LLC/Simon) **AR 79-2020**

Findings of fact & Conclusions

Background & Request:
This parcel was established in 1924, being part of lot 139 of the original plat of Worthington, and is adjacent to the parking and drive from Hartford St. to the Worthington United Methodist Church. The lot is 55.28' wide x 138.5' deep (7656 square feet in area) and is considered an existing lot of record which can accommodate a single-family dwelling per the Code. The applicant originally proposed the construction of a new house at the November 12th ARB meeting and is now providing additional detail for review. **New information is in bold.**

Project Details:

1. Site Plan:
    - The proposed house would be constructed 30' from the front and rear property lines; 6' from the south property line; and 14' 3 3/8" from the north property line. The driveway is proposed on the north side of the house and would extend beyond the end of the rear attached garage to provide a turnaround area. The driveway material has not been identified.
    - **A landscaping plan has now been included with the application. A landscape bed with a mix of plant material is shown across the front of the house, with Little Lime Hydrangeas flanking the front door. Perennials would be along the north side of the house. A 6' high cedar privacy fence with 1" x 6" vertical slats and 1/8" spacing between slats, and horizontal rails at the top, middle and bottom is proposed along the north property line. Five Hichsii Taxus would be planted on the south side of that fence. It is not clear if the existing vegetation along the church parking in that area would need to be removed, and how close the fence would be to the parking.**

- **A condensing unit is shown on the south side of the house and would be screened with 3 Hichsii Taxus. The size has not been specified but would need to be large enough to screen the unit at planting.**
- **The ability or inability to retain the street tree has not been address.**

2. Building:
   - The applicant refers to the house as a 1 ½ story Colonial style which is about 35' wide x 78' 6" deep.
   - The main gable of the house is proposed to be north/south, with a cross gable extending to the rear; a large gable dormer to the front; a gabled roof over the front entrance; and two small dormer windows above the front porch. **A dormer option with gables rather than curved roofs is now included. A simpler cornice detail with built-in gutters has been provided as an option.**
   - The first floor would house a master suite; great room, kitchen and dining area; a lanai; laundry facilities; and a 2 car attached garage at the rear that loads on the north side.
   - Two additional bedrooms, a shared bath, and mechanical/storage space would make up the second floor.
   - Proposed materials:
     - Everlast composite lap siding either in Polar White or Slate (width not identified)
     - Asphalt shingle roof (color not identified)
     - 6 over 6 double-hung windows and 6 light windows (fixed, awning, casement?) – **A photographic example in black has been provided, but both color schemes show the windows in white.**
     - House door with 2/3 lights and panel below (material not known) A photo has been provided.
     - Garage door – Specifications needed
     - **A red thin-brick is proposed for the fireplace.**
     - **Lantern style light fixtures are proposed.**

Land Use Plans:

<u>Worthington Design Guidelines and Architectural District Ordinance</u>

Infill sites should be developed in a way that is complementary to their neighborhoods and that integrates well with surrounding building designs and land uses. Compatibility with the neighborhood should be the primary consideration. New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.

Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.

Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.

Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

Entries: As with other design considerations, study Worthington's rich collection of 19th and 20th century architecture for design ideas for entrances and doors. For newly-built buildings, simpler designs usually look better than more ornate ones. Avoid heavy ornamentation on doors and entrances. Observe entry placement on existing buildings. Whether located symmetrically or asymmetrically, entries usually are aligned with a window on the second floor so that a regular rhythm of openings is maintained on both floors. Entries should be located so they are easily visible, and they should be oriented toward the street.

Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.

Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.

Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance

neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Recommendation:
Staff is recommending *approval* of the proposed house. The size, massing and style of the house seem appropriate for this location. **The simplified cornices and dormers, brick chimney, fencing and landscaping seem appropriate for the District. Definitive information regarding proximity of the parking to the fence, and the disposition of the street tree should be discussed. If removal is necessary, planting of a new street tree would be desired.**

Motion:
THAT THE REQUEST BY GINO FANTOZZI BUILDERS, LLC ON BEHALF OF JAMES & NANCY SIMON FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT A NEW HOUSE AT 591 HARTFORD ST. AS PER CASE NO. AR 79-2020, DRAWINGS NO. AR 79-2020, DATED NOVEMBER 27, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Architectural Review Board - New

1. Signage – **700 E. Granville Rd.** (Sign Smith LLC/Mark Wahlberg Chevrolet) **AR 83-2020**

Findings of Fact & Conclusions

Background & Request:
Jack Maxton Chevrolet was recently purchased after operating at this site since the 1960's. The new Mark Wahlberg Chevrolet has temporary signs in place and is now asking for approval of permanent signage.

Project Details:
1. On the main dealership building new 22" blue individually mounted, internally illuminated letters spelling "MARK WAHLBERG" are proposed in place of the existing "JACK MAXTON" letters. A variance granted in 1995 would cover the slight increase in area for this sign.
2. The same size and style of lettering is proposed for the quick service building (780 E. Granville Rd.) and would include "Certified Service" to the right. This building was not included in the previous variance, so a variance would be needed to have an ~80 square foot wall sign. The existing freestanding sign is about 80 square feet in area so that would only leave 20 square feet for a wall sign allowed by Code.
3. There is a window graphic in the largest bank of windows for the quick service building. The Code requires internal signs cover no more than 25% of window area.
4. The temporary flags across the site are not allowed.

Land Use Plans:
Worthington Design Guidelines and Architectural District Ordinance
The Worthington Design Guidelines and Architectural District Ordinance recommend signs be efficient and compatible with the age and architecture of the building. 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. Signs must be distinctive enough to be readily visible but avoid incompatible modern colors such as "fluorescent orange" and similar colors. Exposed raceways or wiring are not desirable. The Architectural District Ordinance calls for design and materials to be compatible.

Worthington Sign Code – Chapter 1170
1170.04 MEASUREMENT.
(c) The area for wall-mounted signs which consist of individually mounted letters, numbers or other symbols on a fascia or wall shall be the area of a rectangle circumscribed around the letters, numbers or other symbols.

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.

1170.02 DEFINITIONS AND PROVISIONS.
(i) "Internal sign" means an indoor sign viewed through windows from the exterior. Internal signs shall not occupy more than twenty-five (25%) of the window area contiguous to the sign and shall not be illuminated. Internal signs are excluded in the computation of sign area.

Recommendation:
Staff is recommending *approval* of the sign on the main building. Reduction of the size of the sign on the 780 E. Granville Rd. building (quick service) may be appropriate. Removal or reduction in size of the window sign and removal of the flags on the entire site are needed.

Motion:
THAT THE REQUEST BY SIGN SMITH LLC ON BEHALF OF MARK WAHLBERG CHEVROLET FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL NEW WALL SIGNS AT 700 E. GRANVILLE RD. AS PER CASE NO. AR 83-2020, DRAWINGS NO. AR 83-2020, DATED NOVEMBER 4, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Addition & Remodel – **791 Morning St.** (Jamee Parish Architects/Tom & Tricia Lauducci) **AR 84-2020**

Findings of Fact & Conclusions

Background & Request:
This property has a 1960 split level house that is a contributing building in the Worthington Historic District, and a flat roofed detached garage behind. The property is 67.1' wide, 252.25' deep, and adjacent to Hartford Park to the north. The applicant is proposing a rear addition, and to remodel the remainder of the house.

Project Details:
1. Addition:
   The 5348 square foot addition is proposed at the rear of the house in place of an existing enclosed porch attached to the southern half of the house. The first 9'8" would consist of a mudroom that lines up with the existing house, and then there would be a shift to the north creating a sunroom for the next 27'4". A deck/raised porch would extend another 8' to the

rear and wrap around the addition on the south side. A patio would be to the north. A horizontal style fence to screen trash cans with a planting box on top is proposed on the south side. The material needs to be identified.

A 3:12 pitch sloped roof is proposed above the rear room and a flat roof would be on the mud room. Patio doors flanked by full height windows would be to the rear with matching clerestory windows above. Casement windows are shown on the sides and skylights would be on the roof of the mudroom connector. The foundation material, steps and retaining walls need identified.

2. Renovation and Materials:
   Replacement of the windows in the house with mostly casement windows is proposed. The style of the rear and side windows is not clear. All windows would be brown with a wide white trim around the outside. Details of the window, door and trim materials is needed.

   The stucco house is proposed to be painted Sage Green – the soffits, fascia and gutters would be white. Siding for the addition is proposed as horizontal, but the material and width are not called out.

   Asphalt shingles are proposed for the addition, but it is not clear if the existing house is being reroofed, or if the shingles would be to match.

   Light fixtures are shown at all entry doors, but the style has not been specified.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

- Residential additions are recommended to maintain similar roof forms; be constructed as far to the rear and sides of the existing residence as possible; be subordinate; and have walls set back from the corners of the main house. Design and materials should be traditional, and compatible with the existing structure.
- New structures should complement the form, massing and scale of existing nearby structures. Also, building placement and orientation are important design considerations. Most main entrances should face the street and garages should avoid facing the street.
- Roof: Roof shapes for new buildings should be appropriate to the style or design of the building. If a new building does not follow a particular style but is instead a vernacular design, then roof shapes and heights similar to those in the neighborhood or nearby would be most appropriate.
- Materials: Contemporary materials that simulate traditional ones are appropriate, but the preferred option is to use true traditional materials such as wood siding. Incompatible contemporary materials should be avoided. Brick has long been a traditional material in Worthington. Prepare a sample board for review by the Architectural Review Board.
- Windows: For new buildings, multiple-paned windows generally are not appropriate. The exception is a building being built in a particular style -- such as Federal, Greek Revival or Colonial Revival -- that would have employed this window type. When in doubt, simple 1 over 1 double-hung sash windows are usually the simplest, least expensive and most appropriate choice. Using the excellent precedents of Worthington's many historic structures, carefully

design the pattern of window openings; window sizes and proportions (they must be appropriate for the size and proportions of the wall in which they are placed); pattern of window panes and muntins; and trim around the windows. Good quality wood windows are readily available and more affordable than in the past. True wood windows are always the first preference. Aluminum- or vinyl-clad windows can be appropriate, but primarily on secondary facades and less conspicuous locations. All-aluminum or vinyl windows are not prohibited but are not encouraged. Avoid blank walls.

- Ornamentation: Observe Worthington's excellent historic architecture for information on the kinds and amounts of ornamentation employed on various building styles and periods. Use ornamentation conservatively. It will be most successful if used in traditional locations: around windows and doors; along a building's cornice or at the corners; in gables; or on gates and fences. Most ornamentation historically was made of simple forms built up to a desired level of complexity. When in doubt, follow the old rule that "less is more." Sometimes just a little ornamentation, well placed, can have a major impact without the need for more extensive (and expensive, and hard-to-maintain) ornamentation. Use compatible materials in ornamental elements. Frame houses should have wood ornamentation, although in cases where the ornamental elements are some distance from the viewer it may be possible to use substitute materials such as fiberglass.
- Color: In general, avoid bright colors not typical in Worthington neighborhoods, such as various shades of purple or orange. For infill buildings being placed in an existing streetscape, select colors compatible with those already used along the streetscape. Many buildings follow a pattern of light colors for the building body and darker colors for the trim. Following this pattern is encouraged. In Worthington, the use of white or cream-colored trim also is common and would be appropriate for new construction. Avoid using too many colors. Usually one body color and one trim color are sufficient.
- Landscaping: Worthington's mature shade trees are the primary landscaping feature throughout the community. They are a major contributor to its character and help define its neighborhoods as stable, desirable places to live. In general, lawns are generous but not overly large, which contributes to the sense of human scale that is one of Worthington's important attributes. Other landscaping elements tend to be properly scaled and well-tended, which also tends to enhance neighborhood character. Maintain and nurture mature trees to prolong their lives. Plant and maintain street trees in planting areas between the street and sidewalk. Paving can sometimes reduce water absorption of the soil so much that trees do not get the moisture they require.

The standards of review in the Architectural District ordinance are:

1. Height;
2. Building massing, which shall include the relationship of the building width to its height and depth, and its relationship to the viewer's and pedestrian's visual perspective;
3. Window treatment, which shall include the size, shape and materials of the individual window units and the overall harmonious relationship of window openings;
4. Exterior detail and relationships, which shall include all projecting and receding elements of the exterior, including but not limited to, porches and overhangs and the horizontal or vertical expression which is conveyed by these elements;
5. Roof shape, which shall include type, form and materials;
6. Materials, texture and color, which shall include a consideration of material compatibility

among various elements of the structure;
7. Compatibility of design and materials, which shall include the appropriateness of the use of exterior design details;
8. Landscape design and plant materials, which shall include, in addition to requirements of this Zoning Code, lighting and the use of landscape details to highlight architectural features or screen or soften undesirable views;
9. Pedestrian environment, which shall include the provision of features which enhance pedestrian movement and environment and which relate to the pedestrian's visual perspective;
10. Signage, which shall include, in addition to requirements of Chapter 1170, the appropriateness of signage to the building;
11. Sustainable Features, which shall include environmentally friendly details and conservation practices.

Staff Analysis:
Although this house contributes to the Worthington Historic District, the design of mid-century modern split levels is not as desirable as many of the houses in the District. The request to alter the character is common for this type of house. The basic form of the original house would not change, but the change to the windows, trim and color would give a different look to the house. Sage Green is not the most common color used in the District. The addition appears to be appropriate for this era of house – and differing from the existing house can be appropriate based on historic structure guidelines. Information about materials is needed.

Motion:
THAT THE REQUEST BY JAMEE PARISH ARCHITECTS ON BEHALF OF TOM AND TRICIA LAUDUCCI FOR A CERTIFICATE OF APPROPRIATENESS TO CONSTRUCT AN ADDITION AND RENOVATE THE HOUSE AT 791 MORNING ST. AS PER CASE NO. AR 84-2020, DRAWINGS NO. AR 84-2020, DATED NOVEMBER 18, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Shed & New Roof – **886 Oxford St.** (Damian & Kellie Healy) **AR 85-2020**

Findings of Fact & Conclusions

Background & Request:
This structure is a one and ½ story Cap Code influenced home constructed in 1940 with a front porch added in 2004 and a two-story addition added above the garage in 2007. The homeowners would like to replace the existing roof on the house and install a new shed for storage behind the existing garage.

Project Details:
1. Replace the existing roof that is in poor condition and has reached its end of life.
2. The existing roof has dimensional shingles that is driftwood in color, the homeowners are proposing an Owens Corning TruDefinition Duration Shingles that will be Slatestone Gray.
3. A new 10’x14’ shed is proposed 15-feet behind the existing garage and 26-feet from the

rear lot line, however the shed is proposed to be 3-feet from the side lot line where Code requires 8-feet for an accessory structure over 120 sq. ft. in size. The proposed shed will be 140 sq. ft. in size.
    a. The applicants have made application to go before the Board of Zoning Appeals at their meeting on January 7, 2021.
4. The proposed shed is a wood-framed structure with a gabled roof. The style is a Cape Code design to match the existing home. Duratemp vertical siding will be used that will be painted "Dark Gray" to match the house. The trim will be painted white. There will be a standard 70" double doors and two small windows with a flower box and faux shutters painted white. Please see materials included in the packet.
5. The shed will be painted to match the house. The roofing materials will be a dimensional shingle that is pewter in color that will match the new shingles on the house.

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.

Various roof materials can be found in Worthington. Asphalt shingles are most common, with a considerable amount of slate still in service; there also are some wood shingles. Metal roofs generally are not common but can sometimes be found on small porches and additions. Asphalt shingles usually are a modern replacement of an earlier material, except on more recent buildings, where they may be original. Wood shingle roofs were common early but tended to deteriorate rapidly and were replaced fairly early. The existing wood shingle roofs probably are recent in date.

When installing a new roof on a building that currently has asphalt shingles, avoid the uneven, "staggered-butt" design or other shingle patterns that try to create an older look; a medium gray color generally is appropriate on an older building if it originally had a slate roof. Green, red or black shingles may also be appropriate, depending on the building's predominant colors. Avoid very light-colored shingles.

Staff Analysis:

1. The shed would provide much needed storage for the homeowners.
2. The existing lot is 74' wide and 195' deep in size for a total lot size of 14,430 sq. ft. in size.
3. There is existing vegetation and mature trees along the permitter of the property.
4. The usable backyard space is limited due to the location of the existing home and attached garage sitting further back on the lot than typically found in Old Worthington.
5. A variance for the side yard setback is needed from the Board of Zoning Appeals.
    a. A side yard of 8-feet is required for accessory structures over 120 sq. ft. in size, whereas accessory structures 120 sq. ft. and under are permitted to be 5-feet from the side and rear property lines.
    b. The applicant is proposing 140 sq. ft. in size.
    c. Setbacks of 3-feet in Old Worthington is not uncommon for accessory structures.

d. The existing garage is 560 sq. ft. in size and is located 5-feet from the side property line.
e. The total accessory structure size is approximately 700 sq. ft., which is below the permitted 850 sq. ft.
f. The applicants have made application to go before the Board of Zoning Appeals at their meeting on January 7, 2021.

6. A Slatestone Gray color of Owens Corning TruDefinition Duration series shingles will be installed on the house and a similar Pewter Gray GAF Natural Shadow asphalt dimensional shingle will be installed on the shed that is similar in color to what will be installed on the house.
7. The shed will not be visible from the public right-of-way as it is to the rear of the existing garage which is located further back on the lot and there is a large amount of vegetation along the permitter of the property.

Recommendation:
Staff is recommending ***approval*** of this application, as the proposed replacement shingles and shed are both compatible with the Design Guidelines.

Motion:
THAT THE REQUEST BY DAMIAN AND KELLIE HEALY FOR A CERTIFICATE OF APPROPRIATENESS TO REPLACE AN EXISTING ROOF AND INSTALL A SHED AT 886 OXFORD ST. AS PER CASE NO. AR 85-2020, DRAWINGS NO. AR 85-2020, DATED NOVEMBER 19, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

D. Architectural Review Board – Unfinished (continued)

2. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **AR 60-2020**

&

E. Municipal Planning Commission - Unfinished (continued)

1. **Planned Unit Development - Modification**

a. Office Building – **121 W. Wilson Bridge Rd.** (Trivium Development) **PUD 01-2020M**

Findings of Fact & Conclusions

Background & Request:
This portion of the Worthington Gateway Planned Use District (PUD) is a 2.033 acre parcel abutting Caren Ave. and single family lots to the south, and Lot 1 of the Worthington Gateway Subdivision on the north, west and east sides. The parcel was intended to accommodate a hotel, with a Tru hotel being the last brand approved for the location.

The current application is a request for a building on the "hotel" parcel that would house a mix of uses. Initial comments were given by the Board and Commission in September, and this application includes revision to that proposal. **New comments are in bold.**

Project Details:

1. Site Plan and Landscaping:
    - Planned in about the same location, the new building would have a smaller footprint and be a bit further to the east than the hotel.
    - Main access to the building would be from W. Wilson Bridge Rd., and the Caren Ave. entrance would be secondary. The main entrance is shown at the northwest corner of the building.
    - The site plan indicates there would be 168 parking spaces or 3.4 spaces/1000 square feet of building area.
    - **The dumpster enclosure is shown on the west side of the parking lot.**
    - Traffic, storm water and utility considerations were addressed with the PUD application but need to be updated and then approved by the City Engineer.
    - **A landscape plan is now included showing a variety a plant material, walkways and open space.**
2. Building:
    - The building would have a flat roof with four stories to the east. **The partial fifth story was eliminated, so only mechanicals with a screen would be on the roof.**
    - **Building design now includes:**
        - **Brick veneer is proposed for the first three stories. Pilasters and inset brick detailing are shown.**
        - **The first floor brick would be darker than the second and third. Blue aluminum storefront windows are proposed for the first three floors, with aluminum awnings and a sign band on the first floor. Near the entrance at the northwest corner of the building, dark blue fiber cement panels and a glass curtainwall are proposed.**
        - **Dark blue fiber cement panels and trim would be used for the fourth floor and aluminum clad double hung windows are proposed.**
        - **Blue steel trellises are shown at the ground floor and fourth floor on the west end.**
        - **A projection sign would be made available at the northeast corner for use by a major tenant.**
3. Uses:
    - The first three floors are proposed to accommodate office users.
    - On the fourth floor, a boutique hotel with roughly 11 rooms is proposed.
    - ~~A private club is proposed for the partial fifth floor, and would include an outdoor terrace.~~ **No longer proposed.**
4. **Site lighting is included to match the approved for the rest of the site.**
5. Mechanical units would be on the roof.

Worthington Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

1. Scale, Form & Massing: Simple geometric forms and uncomplicated massing tend to make buildings more user-friendly and help to extend the character of Old Worthington into the newer development areas. Inclusion of sidewalks, pedestrian-scaled signage, and planting and lawn areas will help communicate a sense of a walkable pedestrian scale. Carefully designed building facades that employ traditional storefronts -- or similarly-sized windows on the first floor -- will help make new buildings more pedestrian-friendly.
2. Setbacks: Parking areas should be located toward the rear and not in the front setbacks if at all possible. Unimpeded pedestrian access to the front building facade from the sidewalk should be a primary goal. Building up to the required setback is desirable as a means of getting pedestrians closer to the building and into the main entrance as easily as possible.
3. Roof Shape: Generally, a traditional roof shape such as gable or hip is preferable to a flat roof on a new building. Roof shapes should be in scale with the buildings on which they are placed. Study traditional building designs in Old Worthington to get a sense of how much of the facade composition is wall surface and how much is roof.
4. Materials: 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. Avoid any use of glass with highly reflective coatings. Some of these may have a blue, orange, or silver color and can be as reflective as mirrors; they generally are not compatible with other development in Worthington. Before making a final selection of materials, prepare a sample board with preferred and optional materials.
5. Windows: On long facades, consider breaking the composition down into smaller "storefront" units, with some variation in first and upper floor window design. Use traditional sizes, proportions and spacing for first and upper floor windows. Doing so will help link Old Worthington and newer areas through consistent design elements.
6. Entries: Primary building entrances should be on the street-facing principal facade. Rear or side entries from parking lots are desirable, but primary emphasis should be given to the street entry. Use simple door and trim designs compatible with both the building and with adjacent and nearby development.
7. Ornamentation: Use ornamentation sparingly in new developments. Decorative treatments at entries, windows and cornices can work well in distinguishing a building and giving it character, but only a few such elements can achieve the desired effect. Traditional wood ornamentation is the simplest to build, but on new buildings it is possible to use substitute materials such as metal and fiberglass. On brick buildings substitute materials can be used to resemble the stone or metal ornamental elements traditionally found on older brick buildings. As with all ornamentation, simple designs and limited quantities give the best results.
8. Color: For new brick buildings, consider letting the natural brick color be the body color, and select trim colors that are compatible with the color of the bricks. Prepare a color board showing proposed colors.
9. Signage: 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; 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. 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.

10. Sustainability: The City of Worthington and its Architectural Review Board are interested in encouraging sustainable design and building practices, while preserving the character and integrity of the Architectural Review District. Energy conservation methods are encouraged. Landscape concepts often complement energy conservation and should be maintained and replenished. Utilize indigenous plant materials, trees, and landscape features, especially those which perform passive solar energy functions such as sun shading and wind breaks. Preserve and enhance green/open spaces wherever practicable. Manage storm water run-off through the use of rain gardens, permeable forms of pavement, rain barrels and other such means that conserve water and filter pollutants. Bike racks and other methods of facilitating alternative transportation should be utilized. Streetscape elements should be of a human scale. Make use of recycled materials; rapidly renewable materials; and energy efficient materials. Use of natural and controlled light for interior spaces and natural ventilation is recommended. Minimize light pollution.

<u>PUD Development Text:</u>

1. Uses:
    - Offices - minimum amount - 18,000 square feet
    - Hotels
    - Restaurants
    - Sale of goods at retail - limited to less than 10,000 square feet in gross floor area per business with on-site food preparation permissible
    - Breweries, Distilleries and Wineries
    - Personal services
    - Accessory uses
    - Banks, Drive-in banks
    - Pet shops
    - Arts and crafts
    - Entertainment facilities
    - Recreational facilities
    - Public uses
    - Essential services
2. Design Regulations
    a. Character

    The owner was approved to redevelop the site with a mix of uses. All the buildings were designed with 'four-sided architecture'. By using the same materials on all four sides of each building, the design will not interrupt and all parts are perceived as a unified whole.

    The architectural style of the proposed buildings is meant to complement the surrounding Worthington neighborhood and design standards while differentiating the

buildings from one another. Traditional style design elements are incorporated into the design using brick facades, gabled roof lines, dormers, double-hung windows and entrances with transoms. The street level storefront facades are designed using pilasters, bulkheads, cornices, awnings and externally illuminated sign panels. The speculative 2-story office buildings at the western portion of the development utilize traditional rationale and detail while maintaining a more contemporary architectural style.

The proposed materials are consistent with the City of Worthington's design guidelines with brick masonry, siding, multi-panel windows, metal & shingled roof, paint finish and awning fabric.

b. Screening

Landscaping and screening shall be installed in compliance with the Landscaping Plan included in this PUD district application. Landscaping maybe added along the southwestern comer of the site and along the southern property boundary if deemed necessary by the City of Worthington.

c. Tract Coverages

Tract coverage for the hotel parcel and Wilson Bridge Road parcels is shown on the site plan included with this PUD district application. The tract coverage for the vacant parcel will be determined upon submittal and approval as a part of a separate review process.

d. Lighting

A lighting package has been submitted as a part of this application that indicates the location of the light poles, cut off fixtures and a photo metric plan that shows compliance with the adopted City guidelines on light impacts on abutting properties. No exposed concrete bases for the parking lot lights will be permitted.

e. Graphic/Signage

The submitted package includes all the wall signage, freestanding signage and directional sign for two of the three lots included in this application. The vacant lot will have to submit a signage package for review and approval by the appropriate boards.

f. Traffic & Parking

Access to the property will be depicted on the submitted site plan. Only two curb cuts will be utilized and the other existing curb cuts will be eliminated. The curb cut on Wilson Bridge Road will be shifted slightly to the west to allow it to line up with the existing curb cut from the Shopping Center to the north. The relocation of the curb cut will allow for four (4) way traffic control and a safer flow of traffic on and off the site. The Caren Drive curb cut will be shifted slightly west toward North High Street as shown on the site plan. New sidewalks and other amenities will be added to the site to improve pedestrian access to, through and off the site per the site plan.

A traffic impact study was commissioned by the applicant and it was reviewed and approved by the City as a part of the Architectural Review Board process.

g. Parking

The parking areas are shown on the site plan which provides for 342 parking spaces. The site plan provides for all the required setback and landscape areas. The 7± acre site will split into three (3) lots and easements will be provided for crossing parking between the new lots as well as ingress and egress provisions for vehicle and pedestrian access over the three (3) lots.

3. General Requirements
    a. Environmental
        - Stormwater Drainage
          Preliminary and final stormwater drainage studies have been conducted for the redevelopment of the site. The preliminary stormwater plan has been submitted as a part of this application and it will meet all regulations adopted by the City of Worthington for detaining the stormwater, mitigating run off on abutting properties and thereby meeting all City and EPA requirements.
        - Utilities and Facilities
          The site will be served by existing water, sanitary sewer, stormwater sewer and electric lines that surround the property.

    b. Natural Features
       The subject property is without significant natural features other than a dropping slope of the land from the east to the west that has proven difficult with laying out buildings on the site.

    c. Public Area Payments
       The applicant will comply with Code Section 1174.0S(c)(3)(B) of the Worthington Zoning Code. The existing square footage of the Holiday Inn Hotel is 136,834 and the propose square footage of the new buildings is 136,195 so no payment is required under the above Code Section.

    d. Public Space Amenities:
        - Public Right-of-Way dedication
        - Decorative Street lighting
        - Bike Parking (4 total) for each building
        - New Pedestrian sidewalks
        - Wilson Bridge Road intersection improvements
        - Plaza / Meeting area
        - Bio-Retention areas
        - New Corner treatments (Caren Avenue & N. High Street & Wilson Bridge Road)
        - Street trees (along the rights-of-way)
          Paver parking and maneuvering areas
        - Upgraded Landscaping
        - Decorative retaining walls
        - Patio areas (8 total)
        - New green lawn area along Wilson Bridge Road
        - Decorative planting areas along entry ways to site along Wilson Bridge Road
        - Decorative Trash Receptacles

Code Chapter 1174

1174.08 PUD PROCEDURES.

(2) Requested modifications to the approved Final Plans shall be reviewed according to the following:

A. City Staff. The City staff may authorize minor design modifications that are required to correct any undetected errors or that are consistent with the purpose of the approved Final Plan. Such modifications shall be limited to:

1. Minor adjustments in lot lines provided no additional lots are created;
2. Minor adjustments in location of Building footprints and parking lots, provided the perimeter required Yards remain in compliance;
3. Minor adjustments in Building height;
4. Minor modifications in Structure design and materials, and lighting provided there is the same general appearance; and
5. Minor modifications of landscaping, including substitution of materials.

B. Municipal Planning Commission. The Municipal Planning Commission shall review modifications other than those listed in the above section, and any of the above modifications as recommended by City staff.

1. Should the Municipal Planning Commission find that such modification keeps the essential character of the approved PUD, and does not require an amendment to the PUD Ordinance, the Municipal Planning Commission shall approve such modification.
2. Should the Municipal Planning Commission find that such modification requires an amendment to the PUD Ordinance, the Municipal Planning Commission shall forward a recommendation of approval or denial to the City Council for such amendment.

Staff Analysis:

1. Parking and storm water would remain relatively unchanged with the reduced size of the building. Approval of these applications would be subject to engineering approval by the City Engineer.
2. Revised information is needed for Fire Department access, hydrant placement, and fire flow on the entire site.
3. The proposed design should be complimentary to the character of the other buildings approved for the site and fit in with the community.

Recommendations:

As there is not revised text for the PUD, and a modified traffic analysis is expected, these applications should be tabled after discussion.

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR-79-2020
Date Received 10-30-2020
Fee $200.00 cd
Meeting Date 11-19-2020
Filing Deadline
Receipt # #69313

1. **Property Location** 591 HARTFORD ST
2. **Present/Proposed Use** VACANT LOT / NEW HOME
3. **Zoning District** R-10
4. **Applicant** GINO FANTOZZI BUILDERS, LLC.
   Address 873 S. PEARL ST, COLS., OHIO 43206
   Phone Number(s) (614) 313-6774
   Email GINO@FANMEL.COM
5. **Property Owner** JAMES W. & NANCY C. SIMON
   Address 5413 AUDREY CORP, DUBLIN, OHIO 43016
   Phone Number(s) (614) 766-5865 & (614) 856-8110
   Email JWSIMON48@GMAIL.COM
6. **Project Description** NEW SINGLE FAMILY HOME
7. **Project Details:**
   a) **Design** 1½ STORY COLONIAL
   b) **Color** SEE ATTACHED
   c) **Size** 2,250 SQ. FT. +-
   d) **Approximate Cost** 450,000. **Expected Completion Date** FALL 2021

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

MEMBER — 10/29/20
Applicant (Signature) Date

James W Simon Nancy C Simon — 10/29/2020
Property Owner (Signature) Date

Abutting Property Owners
for
591 Hartford St.

Name	Name 2	Address	CityStateZip
Worthington United Methodist Church		600 High St.	Worthington, OH 43085
Robert & Tera Huffman		594 Hartford St.	Worthington, OH 43085
Warren & Marlene Orloff		356 Loveman Ave.	Worthington, OH 43085
Resident		590 Hartford St.	Worthington, OH 43085
David & Giannalisa Schumer		580 Hartford St.	Worthington, OH 43085
Brent & Catherine Watson		583 Hartford St.	Worthington, OH 43085

591 HARTFORD ST.

Historically correct 1-1/2 story new home designed by Sullivan Bruck Architects.
Lap siding exterior cladding with active shutters for an authentic look.
The drive way is located on the north side to provide privacy to the south neighbor and to avoid having both drive ways side by side.

Please feel free to call with any questions:
Gino Fantozzi at (614) 313-6774
Gary Bruck at (614) 464-9800

Gino Fantozzi Builders, LLC.
Gino Fantozzi, member

12/10/2020 Submittal:

Please see the attachments for the 12/10/20 meeting.
x- Optional dormer detail
x- Std. window changed from glass block at M. Bath
x- Optional eave return detail
x- Spec. of garage coach light fixtures
x- Spec. of porch/lanai hanging fixtures
x- Elevations with fixture layouts marked in red
x- Picture of typical window. Color to be white
x- Picture of brick for the chimney
x- Landscape plan
x- Fence detail

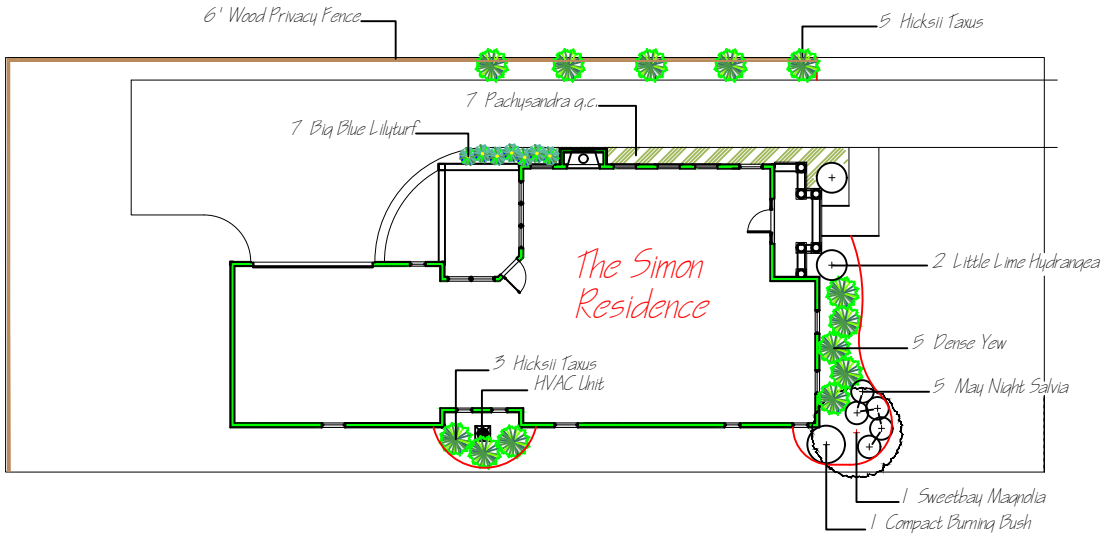
CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

591 Hartford St.

100-000576 04/25/2017



CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

CIMINELLO'S LANDSCAPING DESIGN · BUILD

567 Lazelle Road
Westerville, Ohio 43081
(614) 885-3779
www.ciminellos.com

A Landscape Design For:
The Simon Residence
591 Hartford Street
Worthington, Oh. 43085

NORTH

Preliminary Planting Plan

Scale:1/8"=1'-0"

0' 4' 8'

PROJECT

DESIGN Kevin M. Fallona

DRAWN Kevin M. Fallona

DATE

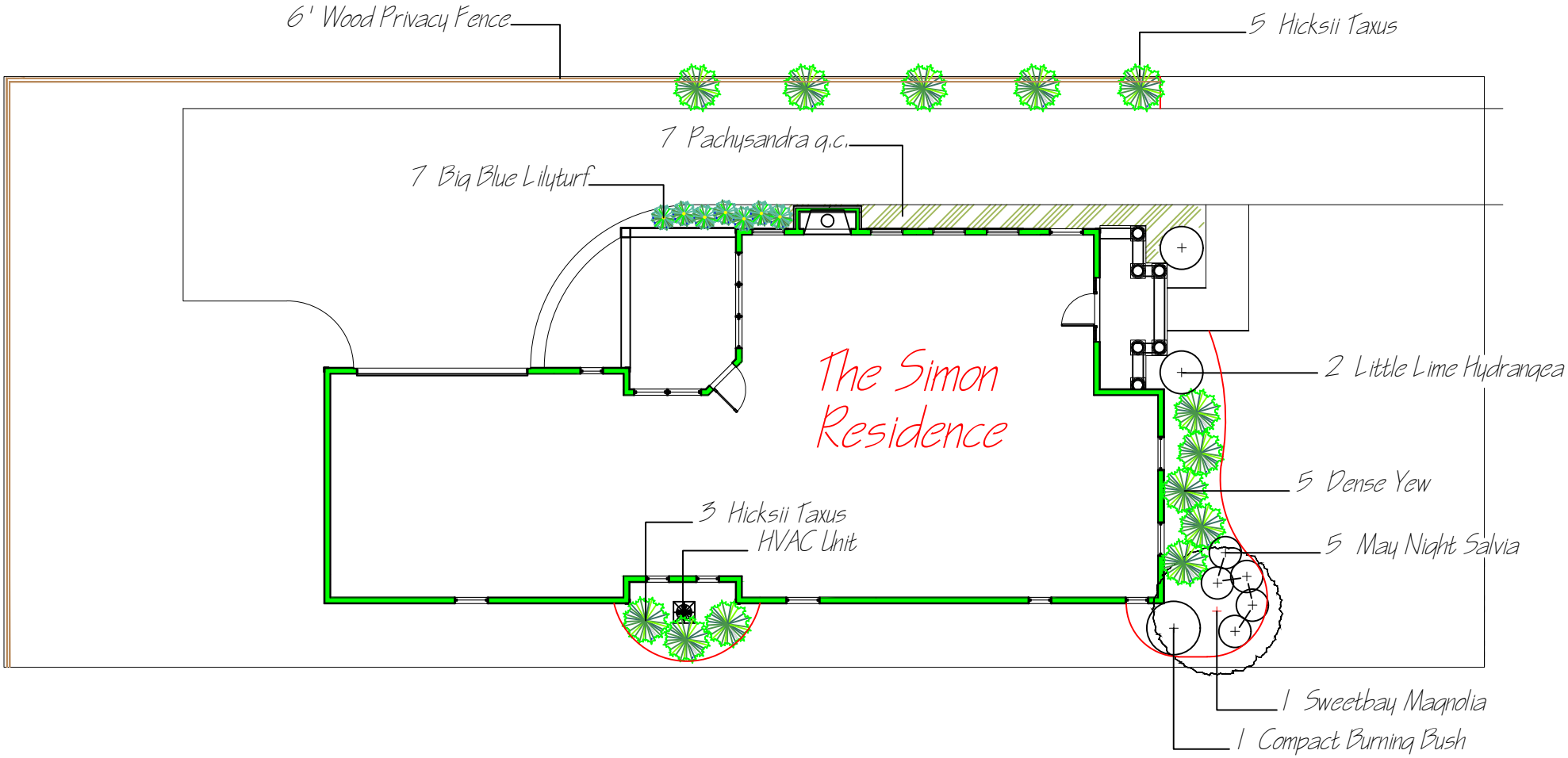
REV

REV

This drawing is the exclusive property of Ciminello's Inc. and shall not be reproduced, transferred or otherwise used without their written permission.

SHEET

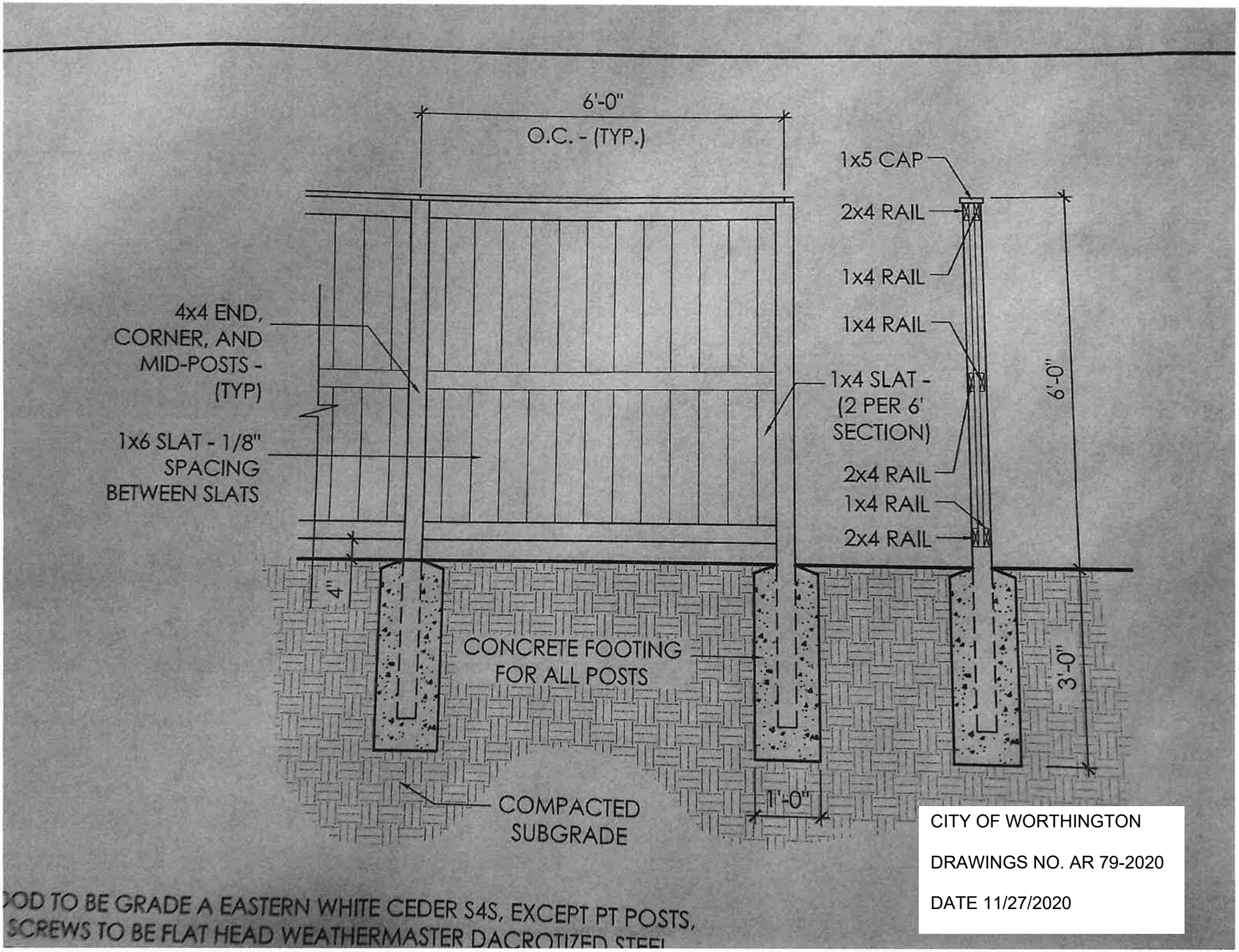
1 OF 1



CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

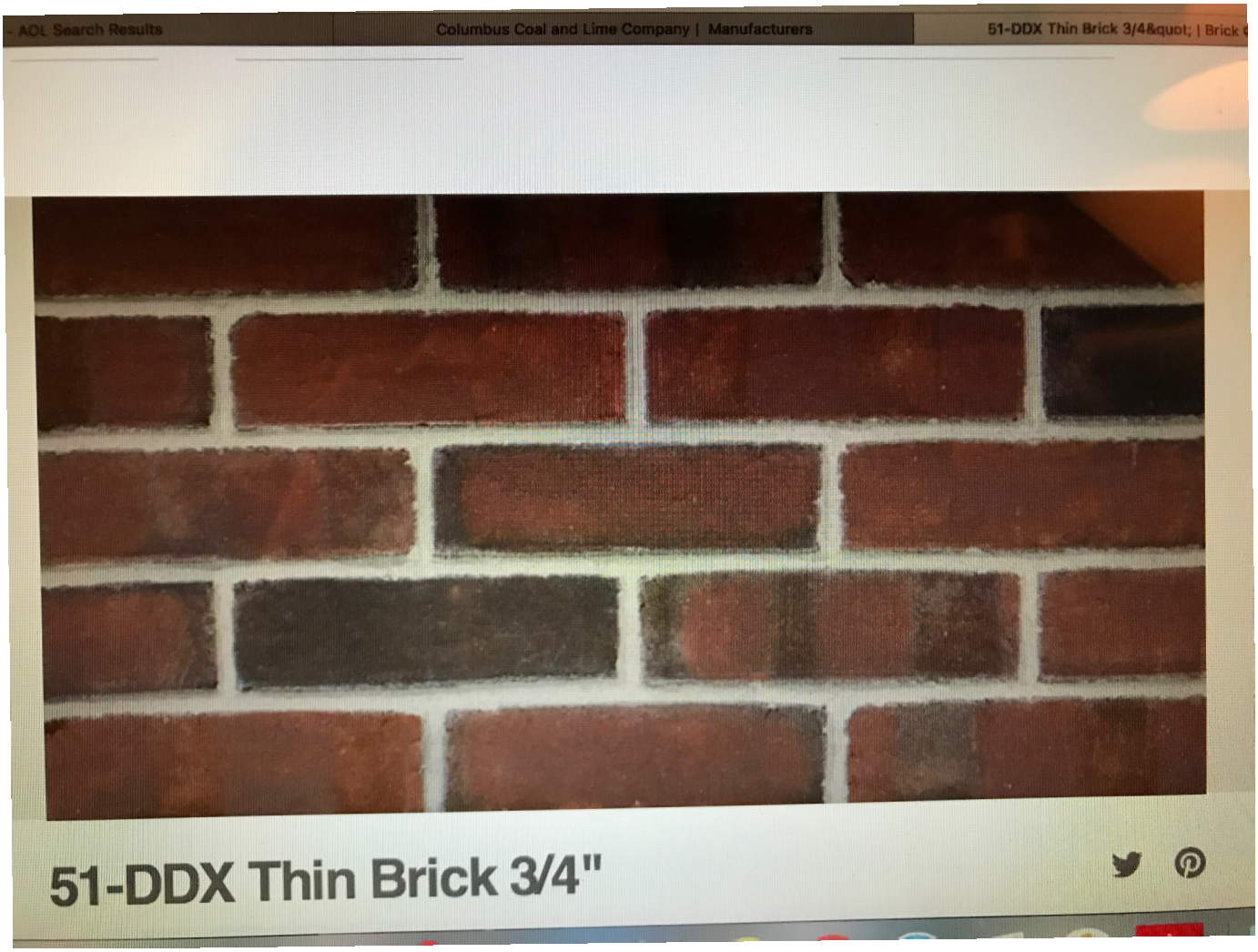


OD TO BE GRADE A EASTERN WHITE CEDER S4S, EXCEPT PT POSTS,
SCREWS TO BE FLAT HEAD WEATHERMASTER DACROTIZED STEEL

CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020



CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

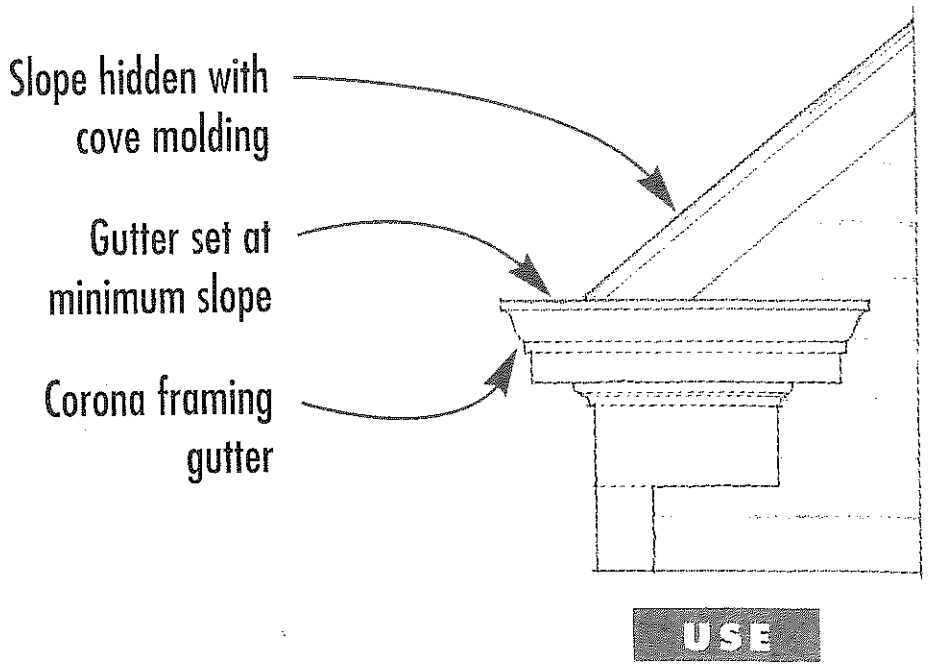
CITY OF WORTHINGTON

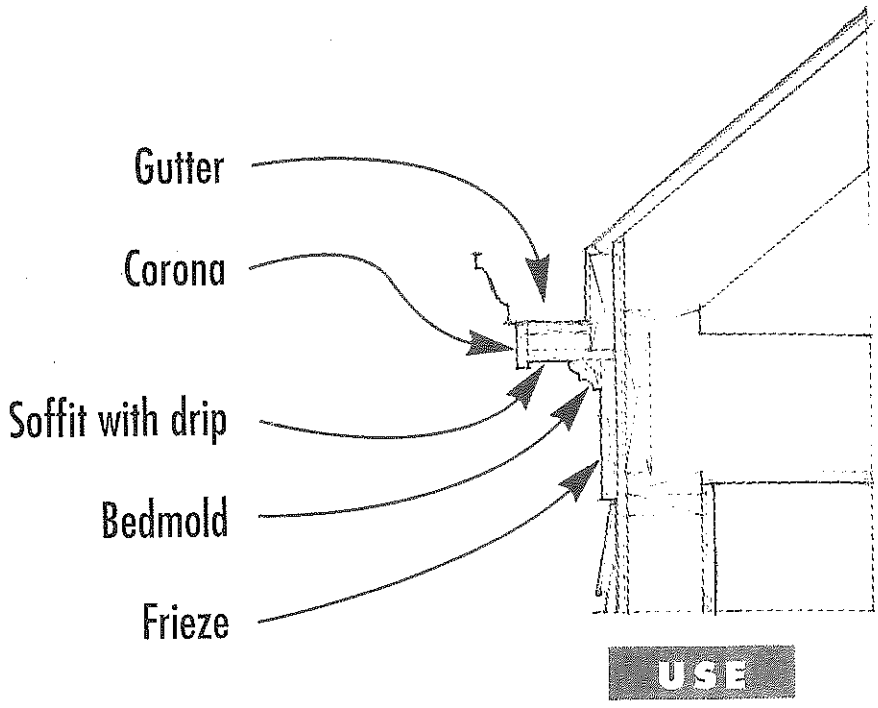
DRAWINGS NO. AR 79-2020

DATE 11/27/2020

10.14 **Built-in Gutters**

Size the gutter in relation to the cornice so as not to overwhelm the composition. This detail requires active venting of the roof.





RO1911IZ

Rue De Royal Outdoor Lantern

Industrial Bronze

DETAILS

Material: Brass/Steel

Glass/Shade Description: Clear Glass

LAMPING

Light Source: Incandescent

Bulb Included: No

Bulb Type: Candelabra Base

Bulb Quantity: 2

Watts per Bulb: 60

ELECTRICAL

Dimmable: Yes

Voltage: 120v

Wire Length: 12'

DIMENSIONS

Dimensions: 21.25" W x 23.50" H x 10.50" D

Overall Height: 125"

Canopy Dimensions: 5.50"W x 5.50"D

Chain/Downrod Length: 8'

Weight: 12.10 lbs

INSTALLATION

Location Rating: Damp

Sloped Ceiling Compatible: Yes

CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

We reserve the right to revise the design of components of any product due to parts availability or change in our Listed Mark standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product DESIGN that is the SOLE and EXCLUSIVE PROPERTY of Quoizel Inc. Compliance with U.S. COPYRIGHT and PATENT requirements, notification is hereby presented in this form that this literature, or this product depicts, is NOT to be copied, altered or used in any manner without the express written consent of, or contray to the best interests of Quoizel Inc. 03/31/2013

Quoizel Inc. All Rights Reserved

RO8411IZ

Rue De Royal Outdoor Lantern

Industrial Bronze

DIMENSIONS

Dimensions: 10.50" W x 22.50" H x 12.75" D

Backplate Dimensions: 5.00"H x 5.00"W

HCWO: 10"

Weight: 9.30 lbs

DETAILS

Material: Brass/Steel

Glass/Shade Description: Clear Tempered Glass

LAMPING

Light Source: Incandescent

Bulb Included: No

Bulb Type: Candelabra Base

Bulb Quantity: 2

Watts per Bulb: 60

ELECTRICAL

Dimmable: Yes

Voltage: 120v

Wire Length: 0.5'

INSTALLATION

Location Rating: Wet

Install Position: Down

Sloped Ceiling Compatible: No

CITY OF WORTHINGTON

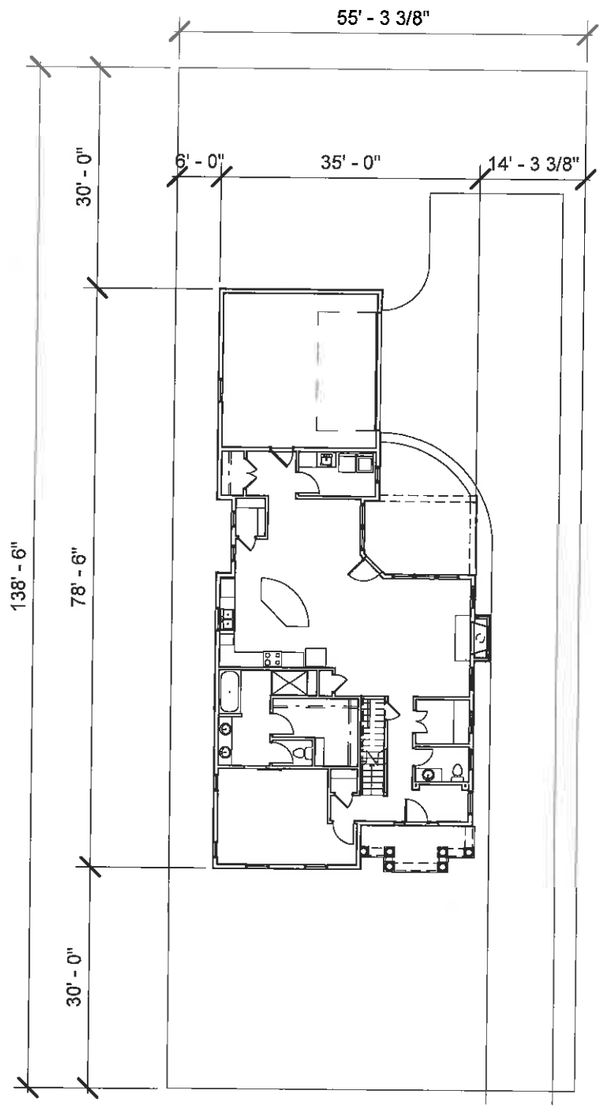
DRAWINGS NO. AR 79-2020

DATE 11/27/2020

We reserve the right to revise the design of components of any product due to parts availability or change in our Listed Mark standards without assuming any obligation or liability to modify any products previously manufactured and without notice. This literature depicts a product DESIGN that is the SOLE and EXCLUSIVE PROPERTY of Quoizel Inc. Compliance with U.S. COPYRIGHT and PATENT requirements, notification is hereby presented in this form that this literature, or this product depicts, is NOT to be copied, altered or used in any manner without the express written consent of, or contray to the best interests of Quoizel Inc. 03/31/2013

Quoizel Inc. All Rights Reserved

SULLIVAN BRUCK
ARCHITECTS



Site Plan
1" = 20'-0"

CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

Simon Residence
Worthington, Ohio
2020-10-29

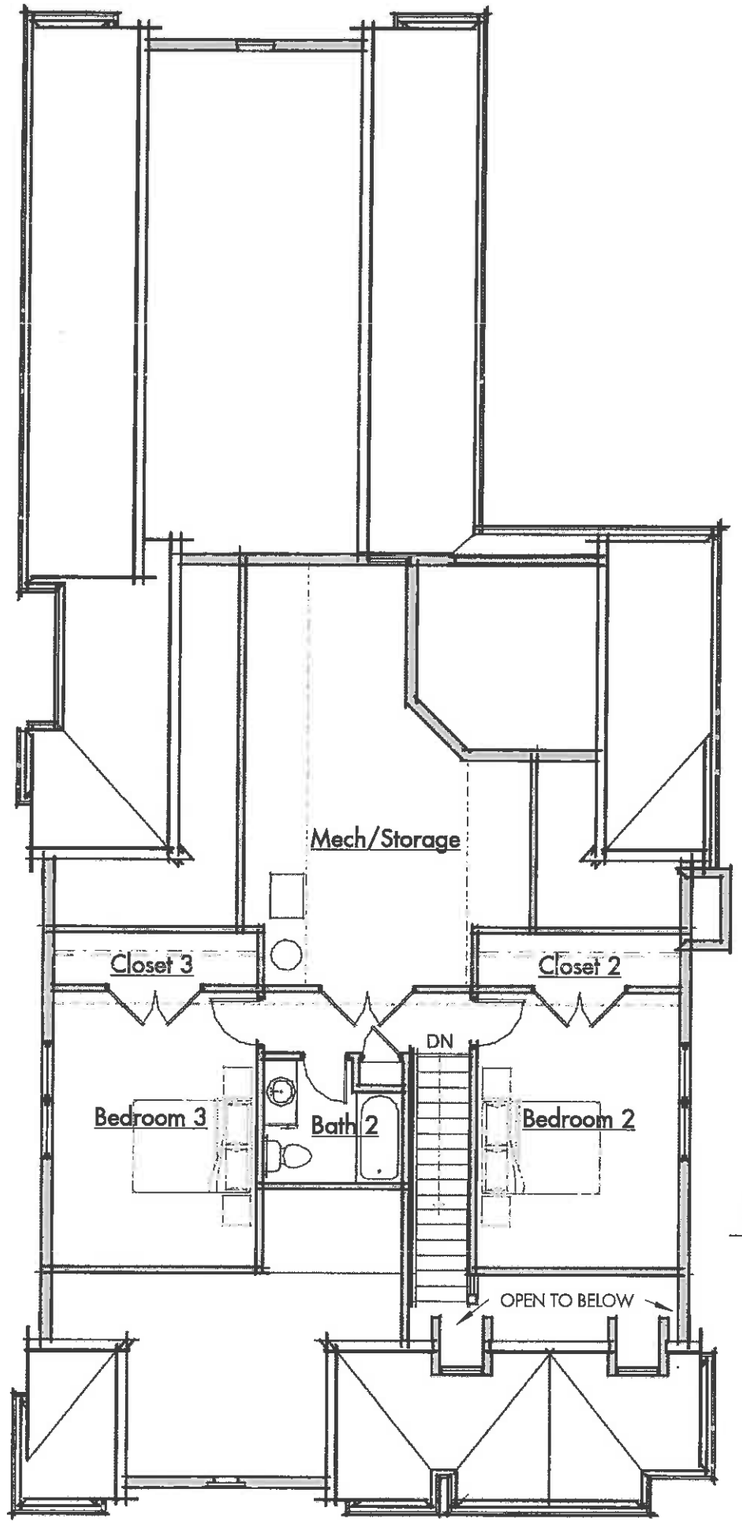
Copyright © Date of Issue, Sullivan Bruck Architects, Incorporated. All rights reserved. The design concepts and other information contained herein are the intellectual property of the Architect, and are protected by national and international copyright law. This drawing is an instrument of service, and may not be reused, reproduced, or altered without the express written consent of the Architect.

SULLIVAN BRUCK
ARCHITECTS

CITY OF WORTHINGTON

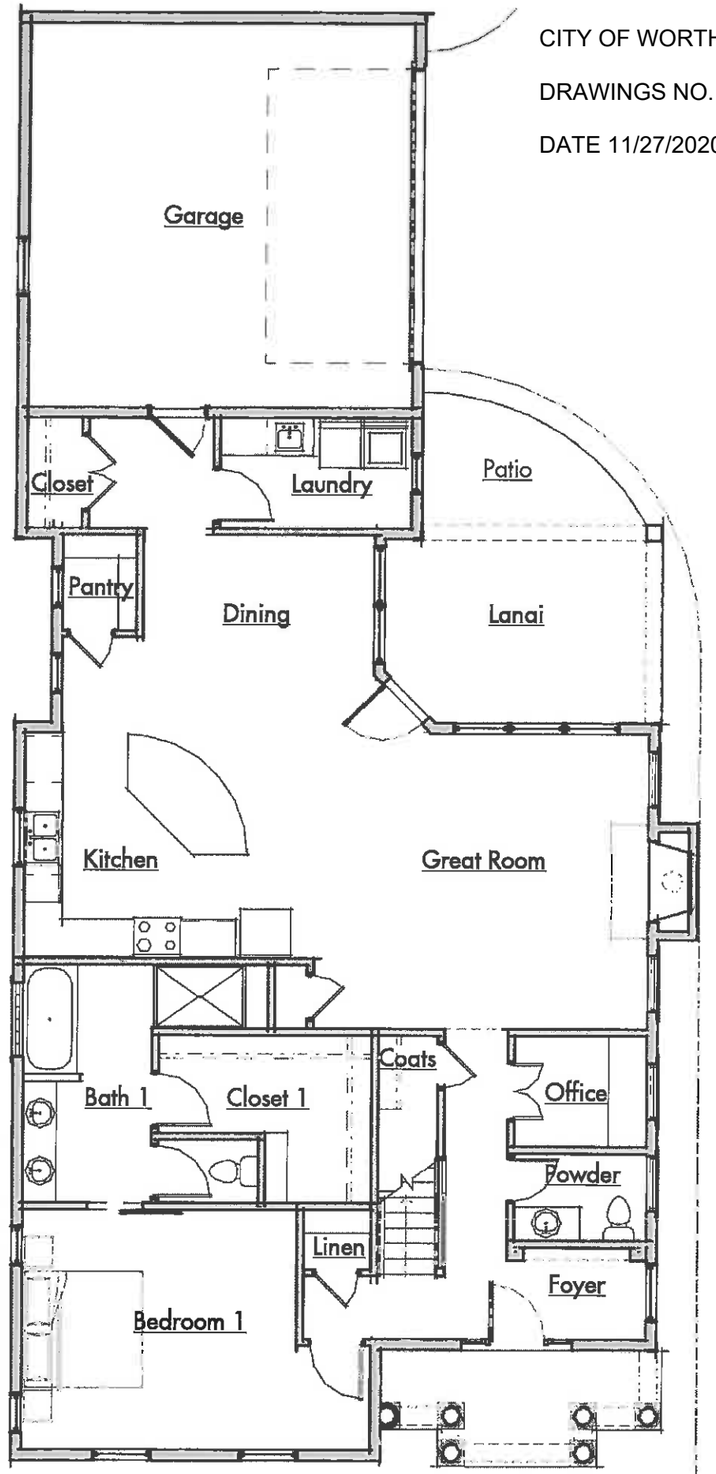
DRAWINGS NO. AR 79-2020

DATE 11/27/2020



Second Floor

1/8" = 1'-0"



First Floor

1/8" = 1'-0"

Simon Residence

Worthington, Ohio

2020-10-29

Copyright © Date of Issue, Sullivan Bruck Architects, Incorporated. All rights reserved. The design concepts and other information contained herein are the intellectual property of the Architect, and are protected by national and international copyright law. This drawing is an instrument of service, and may not be reused, reproduced, or altered without the express written consent of the Architect.

SULLIVAN BRUCK
ARCHITECTS

Right Side Elevation
1/8" = 1'-0"

Front Elevation
1/8" = 1'-0"

Simon Residence
Worthington, Ohio
2020-10-29

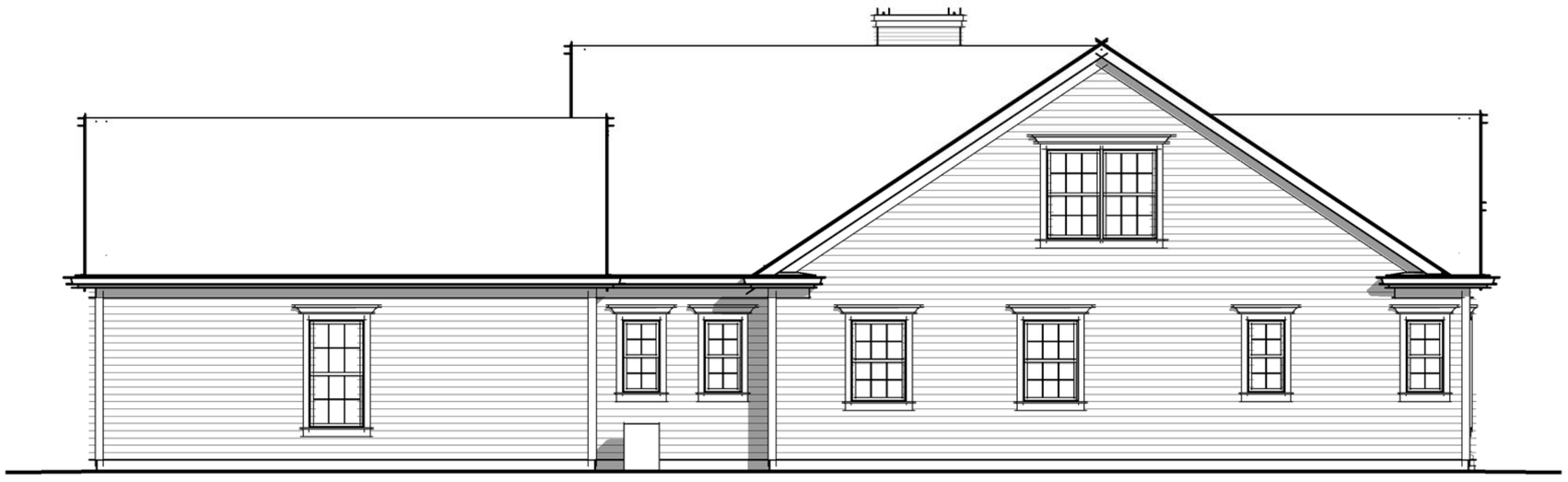
CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

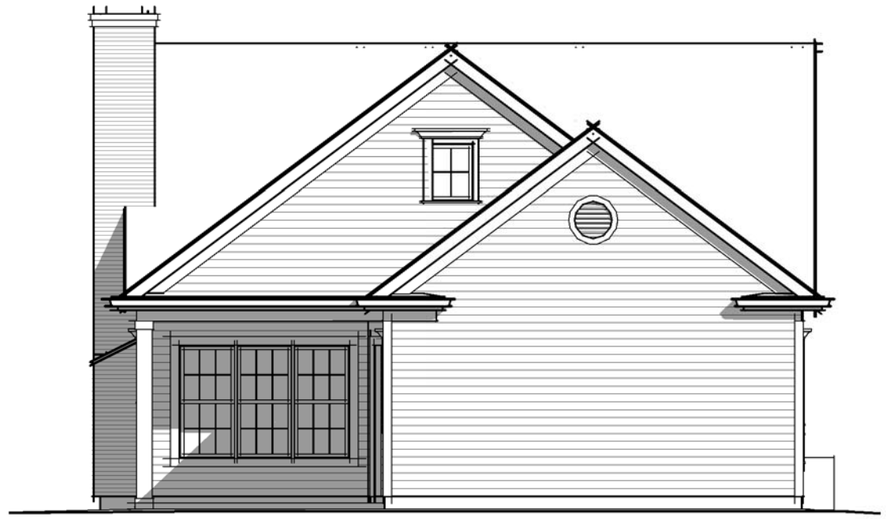
DATE 11/27/2020

Copyright © Date of Issue, Sullivan Bruck Architects, Incorporated. All rights reserved. The design concepts and other information contained herein are the intellectual property of the Architect, and are protected by national and international copyright law. This drawing is an instrument of service, and may not be reused, reproduced, or altered without the express written consent of the Architect.

SULLIVAN BRUCK
ARCHITECTS



Left Side Elevation
1/8" = 1'-0"



Rear Elevation
1/8" = 1'-0"

Simon Residence
Worthington, Ohio
2020-10-29

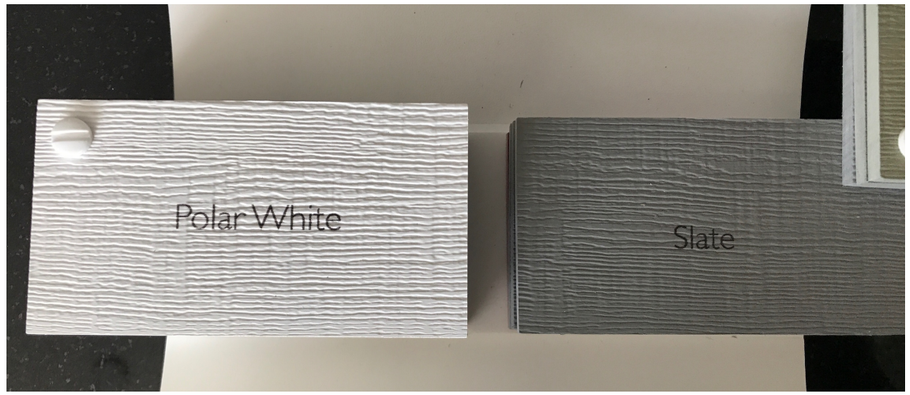
CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

Copyright © Date of Issue, Sullivan Bruck Architects, Incorporated. All rights reserved. The design concepts and other information contained herein are the intellectual property of the Architect, and are protected by national and international copyright law. This drawing is an instrument of service, and may not be reused, reproduced, or altered without the express written consent of the Architect.

Siding and Color Examples



CITY OF WORTHINGTON

DRAWINGS NO. AR 79-2020

DATE 11/27/2020

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR 83-2020
Date Received 11-09-2020
Fee $70.00 M
Meeting Date 12-10-2020
Filing Deadline
Receipt # 69356

1. **Property Location** 700 E. Dublin-Granville Rd.
2. **Present/Proposed Use** Car lot
3. **Zoning District** _____
4. **Applicant** Sign Smith llc
   Address 2760 County Rd. 26 Marengo, Ohio 43334
   Phone Number(s) (614) 519-9144
   Email SignSmithOhio@gmail.com
5. **Property Owner** Car JMC Inc.
   Address 8484 Westpark Dr. STE 200 Mclean, VA 22102-3588
   Phone Number(s) _____
   Email _____
6. **Project Description** Change letters on building from Maxton to Wahlberg
7. **Project Details:**
   a) **Design** Individual Channel letters
   b) **Color** blue faces / Silver channel
   c) **Size** 22" x 25'-3 11/16" / 22" x 44'
   d) **Approximate Cost** 6875.00 **Expected Completion Date** 12/15/20

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

Applicant (Signature) 11.9.20 Date

Property Owner (Signature) 11.9.20 Date

Abutting Property Owners List for
700 E. Granville Rd

DLZ Corporation	6121 Huntley Rd.	Columbus, OH 43229
CARS-JMC LLC	8484 Westpark Dr. Ste 200	McLean, VA 22102
Huntley Square LLC	4173 Lymann Dr.	Hilliard, OH 43026

700 E. Granville Rd.

100-002127 04/22/2017

CITY OF WORTHINGTON

DRAWINGS NO. AR 83-2020

DATE 11/09/2020

General Motors Facility Image

Dealer Signage Package

MARK WAHLBERG CHEVROLET OF WORTHINGTON (315079)
COLUMBUS, OH

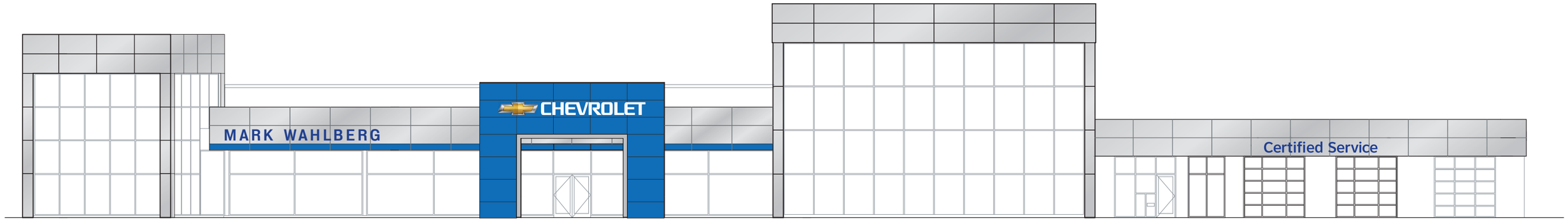
CITY OF WORTHINGTON

DRAWINGS NO. AR 83-2020

DATE 11/09/2020

AGI
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

General Motors Facility Image
Dealer Signage Package



PACKAGE

The Dealer Signage Package is issued to the Dealer Principal for review and approval. This document outlines the proposed FI signage for the Dealership.

APPROVAL

Dealer Principal is to review sign placement, sign size and enclosed quote. Once the Dealer Principal approves the sign package, Dealer Principal is to sign off on each enclosed rendering showing sign placement as well as the enclosed quote. Dealer Principal is to return to Architectural Graphics, Inc. copies of the approved renderings as well as signed quote and issue the 50% deposit payment.

NEXT STEPS

Upon receipt of the deposit payment, Architectural Graphics Inc. will proceed with permitting the signs. Once all signs are permitted, AGI will coordinate manufacturing, shipping and installing the signs based on FI building readiness.

CITY OF WORTHINGTON

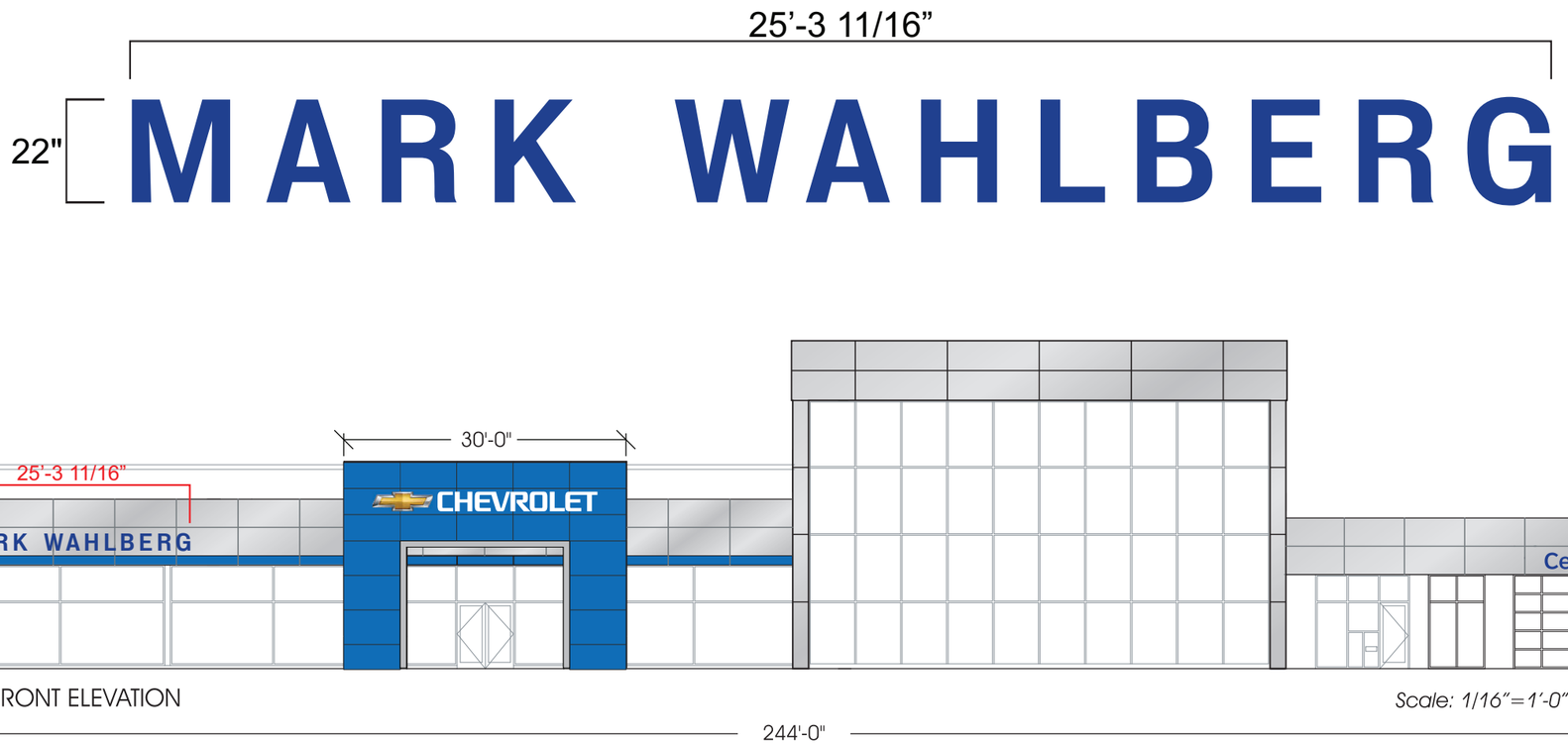
DRAWINGS NO. AR 83-2020

DATE 11/09/2020

2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit

Dealer Name Letterset				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	25’-3 11/16”	46	8 lbs/ltr	.4 amps/ltr



CITY OF WORTHINGTON

DRAWINGS NO. AR 83-2020

DATE 11/09/2020

Drawn by: CA
Project Mgr: L.CUNNINGHAM
Sheet Number: 4
Scale: NTS
Date Created: 08/12/2020
Date Revised: 10/09/2020

This document is the sole property of Architectural Graphics, Inc. ,and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

AGI
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

Dealer Approval: _____ Date: _____
Signature Required

ELECTRICAL REQUIREMENTS: Each sign requires a dedicated 120v circuit

Dealer Name Letterset				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	25’-3 11/16”	46	8 lbs/ltr	.4 amps/ltr
Certified Service Letterset				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	18' - 10 1/8"	34.54	80 lbs	1 amp

EXISTING

PROPOSED

CITY OF WORTHINGTON

DRAWINGS NO. AR 83-2020

DATE 11/09/2020

Drawn by: CA
Project Mgr: L.CUNNINGHAM
Sheet Number: 4
Scale: NTS
Date Created: 08/12/2020
Date Revised: 10/09/2020

This document is the sole property of Architectural Graphics, Inc. ,and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

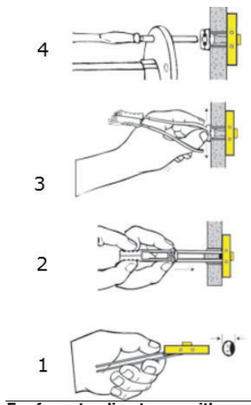
AGI
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

Dealer Approval: _____ Date: _____
Signature Required

MOUNTING HARDWARE CHART (18, 24)	MASONRY	WOOD	METAL
1/4" ZINC PLATED STEEL THREADED THRU WALL	●	●	●
1/4" LAGS WITH SHIELDS	●		
1/4" LAG BOLTS		●	
1/4" TOGGLE BOLTS			●

MOUNTING HARDWARE CHART (28, 30, 36, 48)	MASONRY	WOOD	METAL
3/8" ZINC PLATED STEEL THREADED THRU WALL	●	●	●
3/8" LAGS WITH SHIELDS	●		
3/8" LAG BOLTS		●	
3/8" TOGGLE BOLTS			●

NOTE:
1.) THREADED ROD WILL BE STANDARD
- ALL OTHER HARDWARE IS TO BE PROVIDED BY THE INSTALLER AS REQUIRED
2.) DESIGN INTENDED FOR NO GREATER THAN SECOND STORY MOUNTING
- HIGHER ELEVATIONS REQUIRE REVIEW

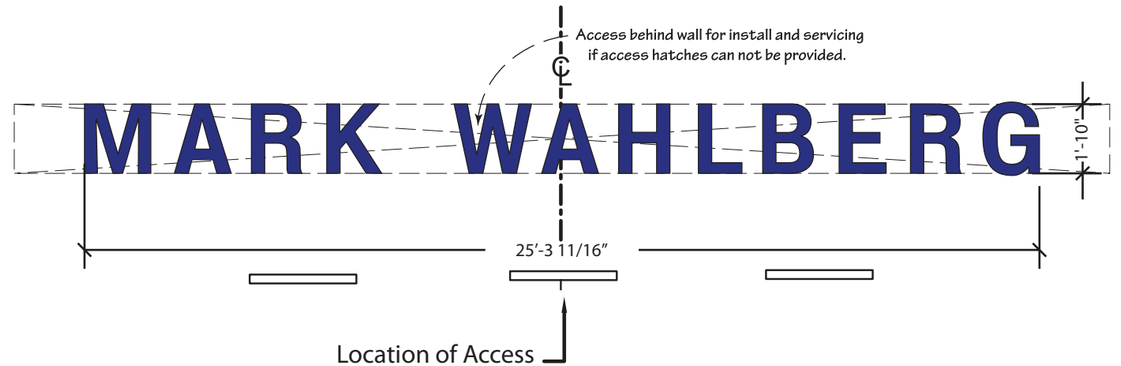


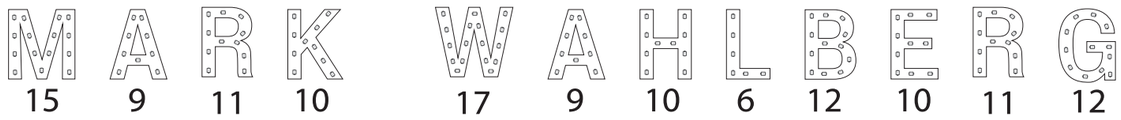
For free standing tower with Access panels :
1) Backer pre -installed,
2) use 3/16" to 1/4" -1" long.
3)seal with Silicon after #3 above.
4) install the unibody

Fascia Inst.SCALE :N.T.S

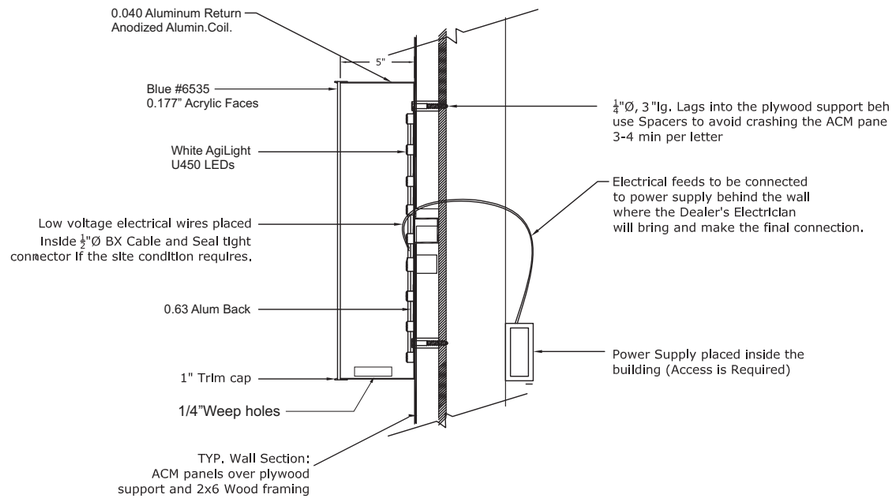
Full size mounting pattern will be provided with each letter set.

FOR LAYOUT TEMPLATE





(132 Agilight Mods)
LED LAYOUT



RETURNS Anodized ALUMINUM Coil.

JEWELITE Metalic SILVER

Blue 6535 0.177" Acrylic Faces

IMPORTANT

GENERAL CONTRACTOR NOTE:

MINIMUM 1/2" PLYWOOD SUPPORT IS REQUIRED TO BE PROVIDED BY THE GENERAL CONTRACTOR AS WELL AS ACCESS DOORS (10X24") UNDERNEAT (OUTSIDE) THE BULKHEAD FOR INSTALL AND FUTURE SERVICING.

** Project Account manager to discuss and verify the best installation hardware required per each site, and advise with separate Memo note to the plant for the type and quantity, Or installer will provide hardware.

Notes

NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/ OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL CONTRACTOR NOTE:

MINIMUM 1/ 2" PLYWOOD SUPPORT IS REQUIRED TO BE PROVIDED BY THE GENERAL CONTRACTOR.

Electrical

( ) Power Supply - Max 45' @ 1 Amps
( ) AMPS On Dedicated Curcuit @120V-60HZ
For detail connection , see LED layout .

Power Supply 120 V/ 277V
USA -Max 20.0 Amps @ 120V Circuit Req.
CANada 15.0 Amps @ 120V Circuit Req.
Dealer to provide electrical , Max 6' from Middle of any signs, unless otherwise agreed upon.

Max 20.0 Amps / 120 volt circuits unless otherwise specified.

Dealer: Mark Wahlberg Chevrolet of Worthington
Street: 700 E. Granville Rd.
City, St: Columbus, OH

CITY OF WORTHINGTON

DRAWINGS NO. AR 83-2020

DATE 11/09/2020

FOR DEALER APPROVAL & PERMIT PROCESS

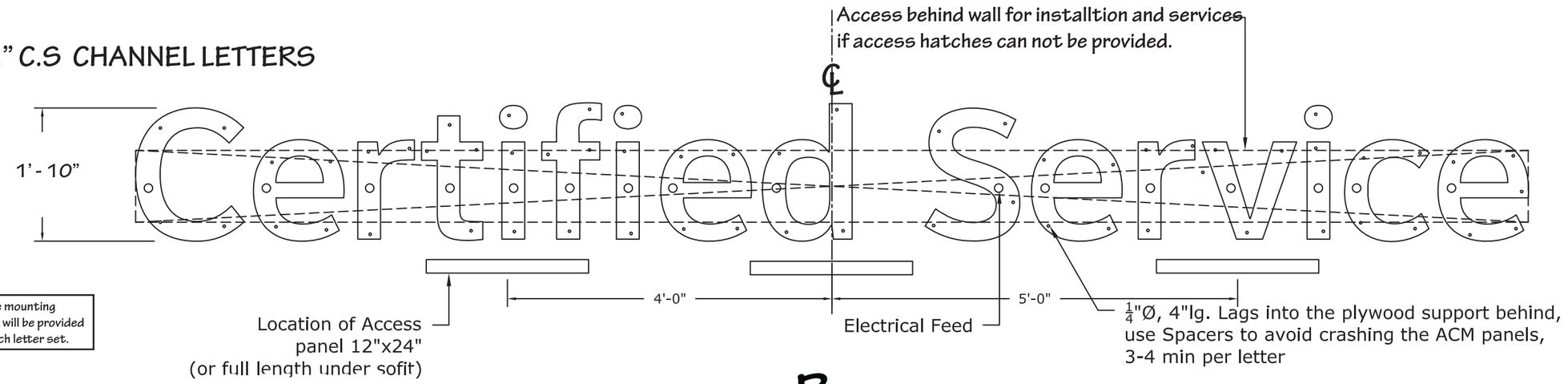
AGI
2655 International Pkwy., Virginia Beach, VA 23452
PHONE: (757) 427-1900 - FAX: (757) 430-1297
www.AGI.net

Account: GMFI
Project Title: DNL Blue
Scale: NTS
Date Created: 08/12/2020
Drawn by: CA
AGI Rep: L.Cunningham
Approved by:
Date Revised:

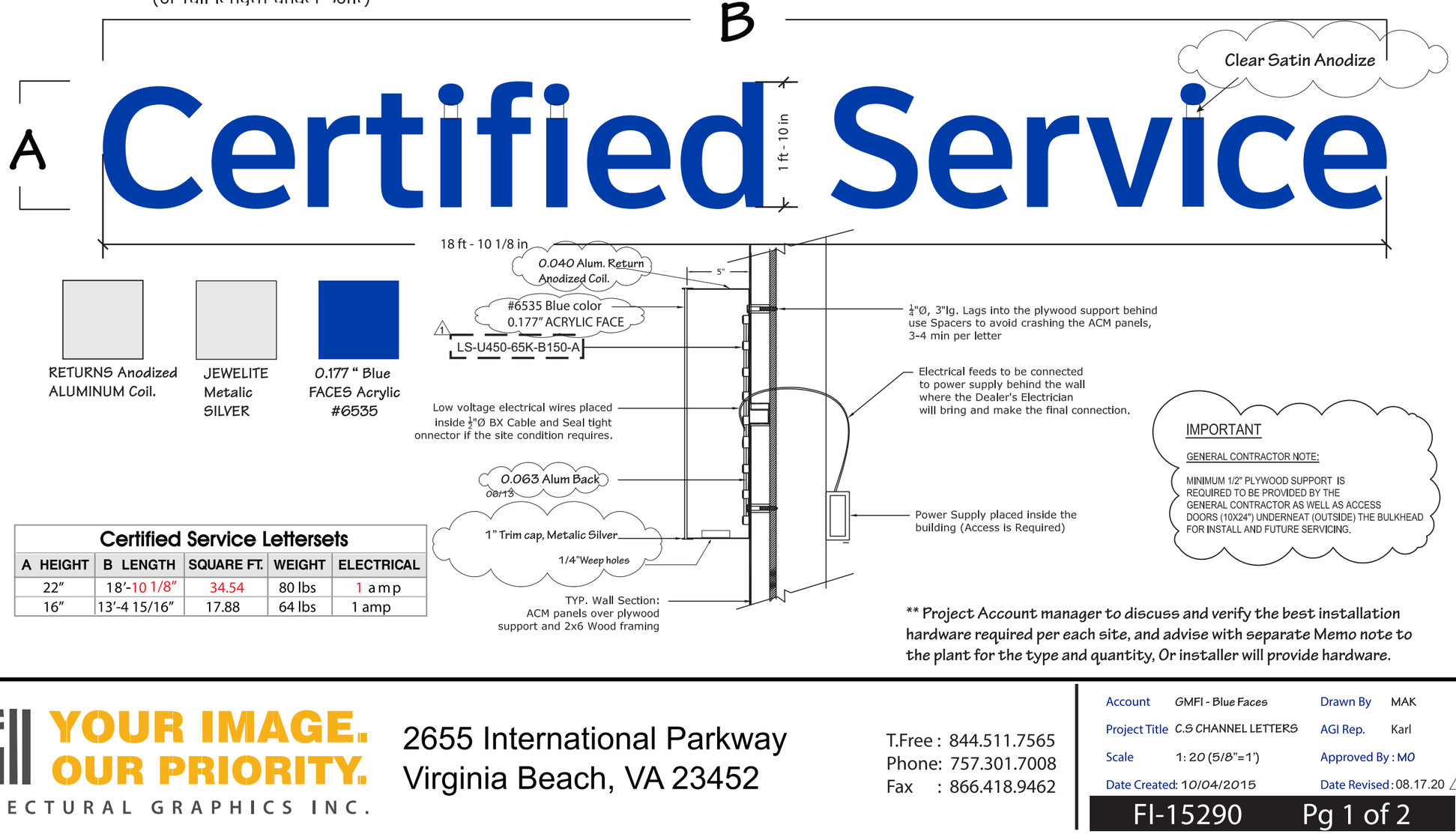
22" DNL-B Pg 1 of 1

This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

22" C.S CHANNEL LETTERS



Full size mounting pattern will be provided with each letter set.



RETURNS Anodized ALUMINUM Coil.

JEWELITE Metalic SILVER

0.177 " Blue FACES Acrylic #6535

Certified Service Lettersets				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	18'-10 1/8"	34.54	80 lbs	1 amp
16"	13'-4 15/16"	17.88	64 lbs	1 amp

IMPORTANT

GENERAL CONTRACTOR NOTE:

MINIMUM 1/2" PLYWOOD SUPPORT IS REQUIRED TO BE PROVIDED BY THE GENERAL CONTRACTOR AS WELL AS ACCESS DOORS (10X24") UNDERNEAT (OUTSIDE) THE BULKHEAD FOR INSTALL AND FUTURE SERVICING.

** Project Account manager to discuss and verify the best installation hardware required per each site, and advise with separate Memo note to the plant for the type and quantity, Or installer will provide hardware.

Notes

NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/ OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL CONTRACTOR NOTE:

MINIMUM 1/ 2" PLYWOOD SUPPORT IS REQUIRED TO BE PROVIDED BY THE GENERAL CONTRACTOR.

ELECTRICAL

(1) Power Supply - Max 45' @ 1 Amps
(1) AMPS Dedicated Curcuit @120V-60HZ
For detail connection , see LED layout .

Power Supply 120 V/ 277V
USA -Max 20.0 Amps @ 120V Circuit Req.
CANada 15.0 Amps @ 120V Circuit Req.
Dealer to provide electrical , Max 6' from Middle of any signs, unless otherwise agreed upon.

Max 20.0 Amps / 120 volt circuits unless otherwise specified.

Dealer: _____
City : _____
State : _____

CITY OF WORTHINGTON

DRAWINGS NO. AR 83-2020

DATE 11/09/2020

FOR DEALER APPROVAL & PERMIT PROCESS

YOUR IMAGE. OUR PRIORITY.
ARCHITECTURAL GRAPHICS INC.

2655 International Parkway
Virginia Beach, VA 23452

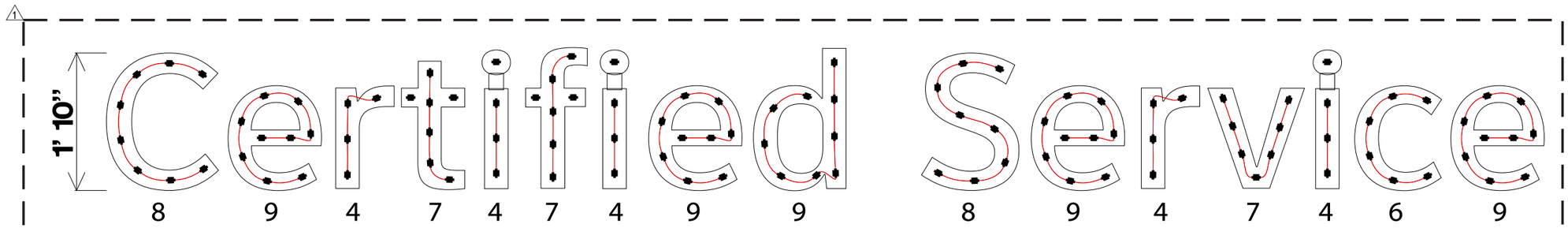
T.Free : 844.511.7565
Phone: 757.301.7008
Fax : 866.418.9462

Account	GMFI - Blue Faces	Drawn By	MAK
Project Title	C.S CHANNEL LETTERS	AGI Rep.	Karl
Scale	1: 20 (5/8"=1')	Approved By :	MO
Date Created:	10/04/2015	Date Revised :	08.17.20 ⚠1

FI-15290 Pg 1 of 2

This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

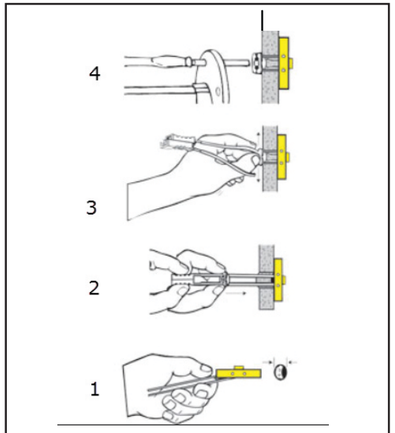
22" C.S CHANNEL LETTERS
LED Layout



Power Supply
(1) PS12-60WSL-100-277V

Module
(108) LS-U450-65K-B150-A

Certified Service Lettersets				
A HEIGHT	B LENGTH	SQUARE FT.	WEIGHT	ELECTRICAL
22"	18'-10 1/8"	34.54	80 lbs	1 amp
16"	13'-4 15/16"	17.88	64 lbs	1 amp



For free standing tower with
Access panels :
1) Backer pre -installed,
2) use 3/16" to 1/4" -1" long.
3)seal with Silicon after #3 above.
4) install the unibody

Fascia Inst.SCALE :N.T.S

Notes

NOTE:
THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND / OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

GENERAL CONTRACTOR NOTE:

MINIMUM 1/ 2" PLYWOOD SUPPORT IS REQUIRED TO BE PROVIDED BY THE GENERAL CONTRACTOR.

ELECTRICAL

(1) Power Supply - Max 45' @ 1 Amps
(1) AMPS Dedicated Curcuit @120V-60HZ
For detail connection , see LED layout .

Power Supply 120 V/ 277V
USA -Max 20.0 Amps @ 120V Circuit Req.
CANada 15.0 Amps @ 120V Circuit Req.
Dealer to provide electrical , Max 6' from Middle of any signs, unless otherwise agreed upon.

Max 20.0 Amps / 120 volt circuits unless otherwise specified.

Dealer: _____
City : _____
State : _____

CITY OF WORTHINGTON

DRAWINGS NO. AR 83-2020

DATE 11/09/2020

FOR
DEALER APPROVAL
&
PERMIT PROCESS

YOUR IMAGE. OUR PRIORITY.
ARCHITECTURAL GRAPHICS INC.

2655 International Parkway
Virginia Beach, VA 23452

T.Free : 844.511.7565
Phone: 757.301.7008
Fax : 866.418.9462

Account	GMFI- Blue Faces	Drawn By	MAK
Project Title	C.S CHANNEL LETTERS	AGI Rep.	Karl
Scale	1: 20 (5/8"=1')	Approved By :	MO
Date Created:	09/04/2015	Date Revised	08.17.20 1

FI-15290 Pg 2 of 2

This document is the sole property of Architectural Graphics, Inc., and all design, manufacturing, reproduction, use and sale rights regarding the same are expressly forbidden. It is submitted under a confidential relationship, for a special purpose, and the recipient, by accepting this document assumes custody and agrees that this document will not be copied or reproduced in whole or in part, nor its contents revealed in any manner or to any person except for the purpose for which it was tendered, nor any special features peculiar to this design be incorporated in other projects.

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # AR 84-2020
Date Received 11-18-2020
Fee $200 pd
Meeting Date 12-10-2020
Filing Deadline
Receipt # 69393

1. **Property Location** 791 Morning Street Worthington
2. **Present/Proposed Use** Single Family AR 4.5 - No Change
3. **Zoning District** AR 4.5
4. **Applicant** Jamee Parish Architects
   Address 295 E. Dunedin Rd. Columbus 43214
   Phone Number(s) (614) 914.8606O
   Email jamee@jameeparish.com
5. **Property Owner** Tom + Tricia Lauducci
   Address 791 Morning Street Worthington
   Phone Number(s) 937.243.2908
   Email plauducci@gmail.com, tom.lauducci@gmail.com
6. **Project Description** An Addition + Remodeling to their home on Morning Street
7. **Project Details:**
   a) **Design** This home is a split-level built in 1961 - we'd like to add more warmth + character in a mid-century modern tone.
   b) **Color** White, Brown, ~~Earthy~~ Green
   c) **Size** 534.8 SQ. FT. Addition
   d) **Approximate Cost** $200K(+) **Expected Completion Date** Fall 2021 - Winter 2022

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

Jamee Parish — 11.17.2020
Applicant (Signature) Date

John J. Lauducci Patricia D. Lauducci — 11/17/2020
Property Owner (Signature) Date

Abutting Property Owners List for
791 Morning St.

Resident	790 Morning St.	Worthington, OH 43085
Peyton Hughes	796 Morning St.	Worthington, OH 43085
Christopher Staron	785 Morning St.	Worthington, OH 43085
Victoria Brankamp	782 Hartford St.	Worthington, OH 43085
Robert & Merydith Greene	784 Morning St.	Worthington, OH 43085

JAMEE PARISH
Architects

11.17.2020

Supporting Statement

For the Residence located at 791 Morning Street

This split-level home was built in 1961. The existing exterior needs updated in both detail and color. We would like to add some warmth and curb appeal to this home in the form of a few darker, earth-toned colors, as well as some additional details for character.

The addition at the rear of the home is to allow for a larger kitchen and dining space, a new mudroom, and a bright and open sunroom. Additionally, we would like to have a simple raised porch at the back for outdoor living.

We have been intentional about the size and scale of this addition relative to the house; separating the roofs so that it does not become too large and simplifying the exterior massing. We will also be stepping down from the kitchen into the mudroom and sunroom, and then again onto the deck outside, in order to connect these spaces with the exterior space as much as possible. We've created sloped, cantilevered overhangs to provide some cover for the porch while adding a bit of visual depth at the same time.

Since this is currently a standard split-level, it does not have a lot of defined style. We want to create some style in the form of a mid-century modern addition, appropriate for the age and style of the existing home. The addition compliments the existing house in its simplicity and style but adds a level of excitement that is not there right now.

Jamee Parish

Jamee Parish, AIA, NCARB
Jamee Parish Architects, LLC

CITY OF WORTHINGTON

DRAWINGS NO. AR 84-2020

DATE 11/18/2020

Jamee Parish Architects, LLC • 295 E. Dunedin Road • Columbus, Ohio 43214
P: 614.914.8660 • E: jamee@jameeparish.com • www.jameeparish.com

791 Morning St.

100-002130 04/26/2017

CITY OF WORTHINGTON

DRAWINGS NO. AR 84-2020

DATE 11/18/2020

MORTGAGE LOCATION PLAT

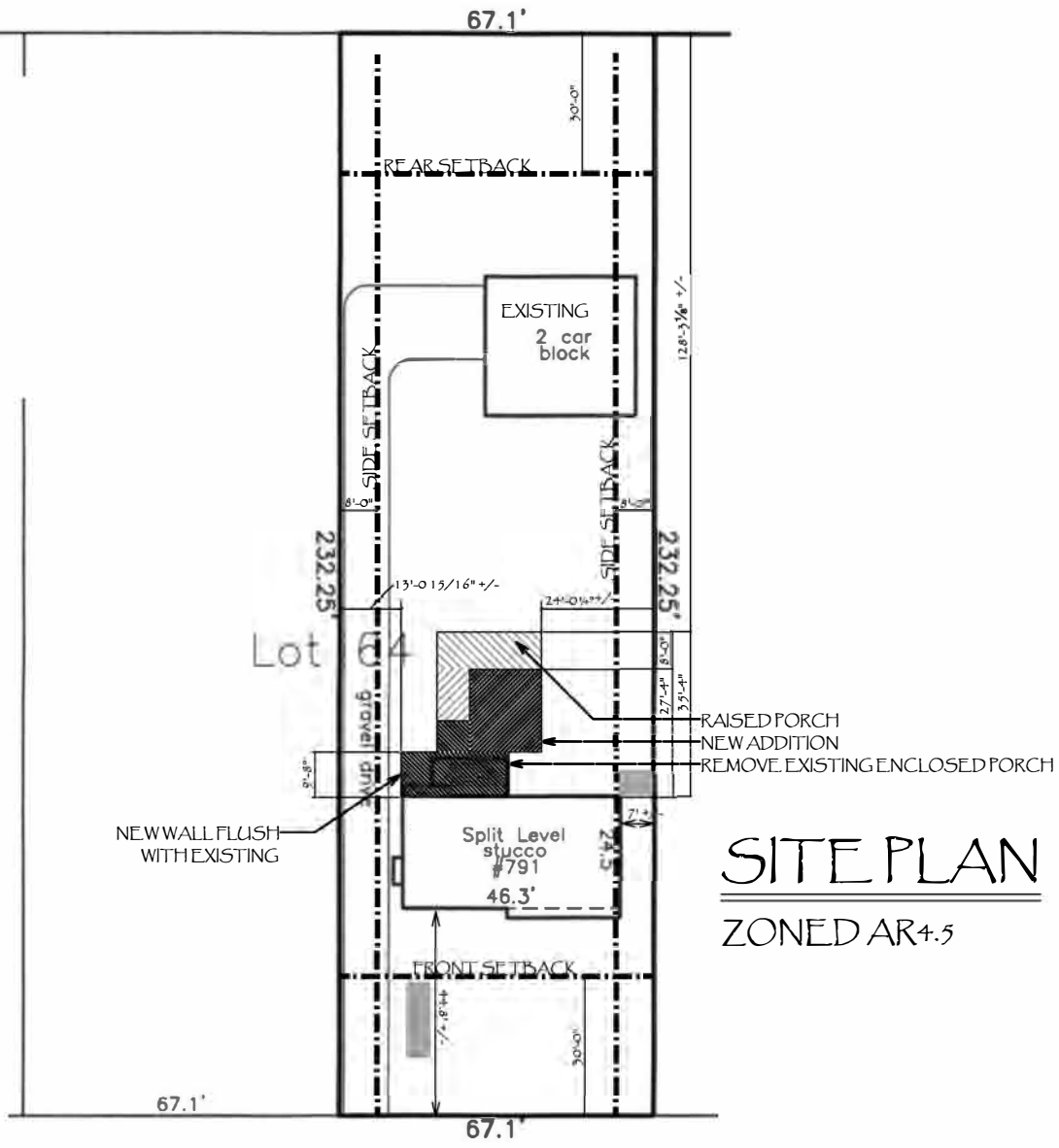
Pt. Lot 64 Plat of Worthington Worthington, Ohio
Plat Book 3, Page 330 Franklin Co. Recorder's Office

For: Talon Title Agency LLC
USAA
Seller: Findlay / Carson
Buyer: Lauducci

0 40 80

Scale 1" = 40'
July 29, 2014

Area in Flood Zone X.



SITE PLAN

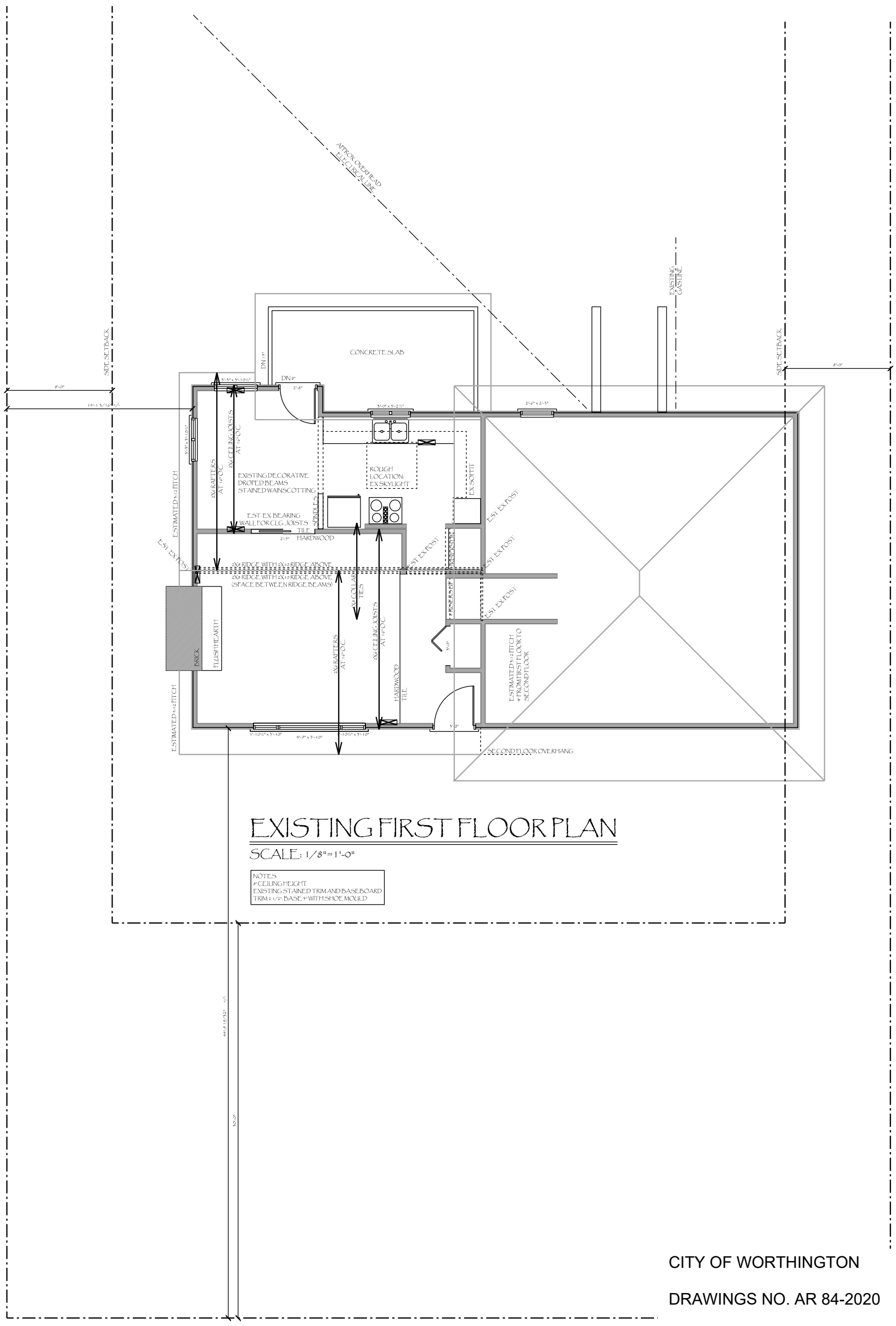
ZONED AR4.5

791 Morning St. 49.5'

CITY OF WORTHINGTON

DRAWINGS NO. AR 84-2020

DATE 11/18/2020



EXISTING FIRST FLOOR PLAN

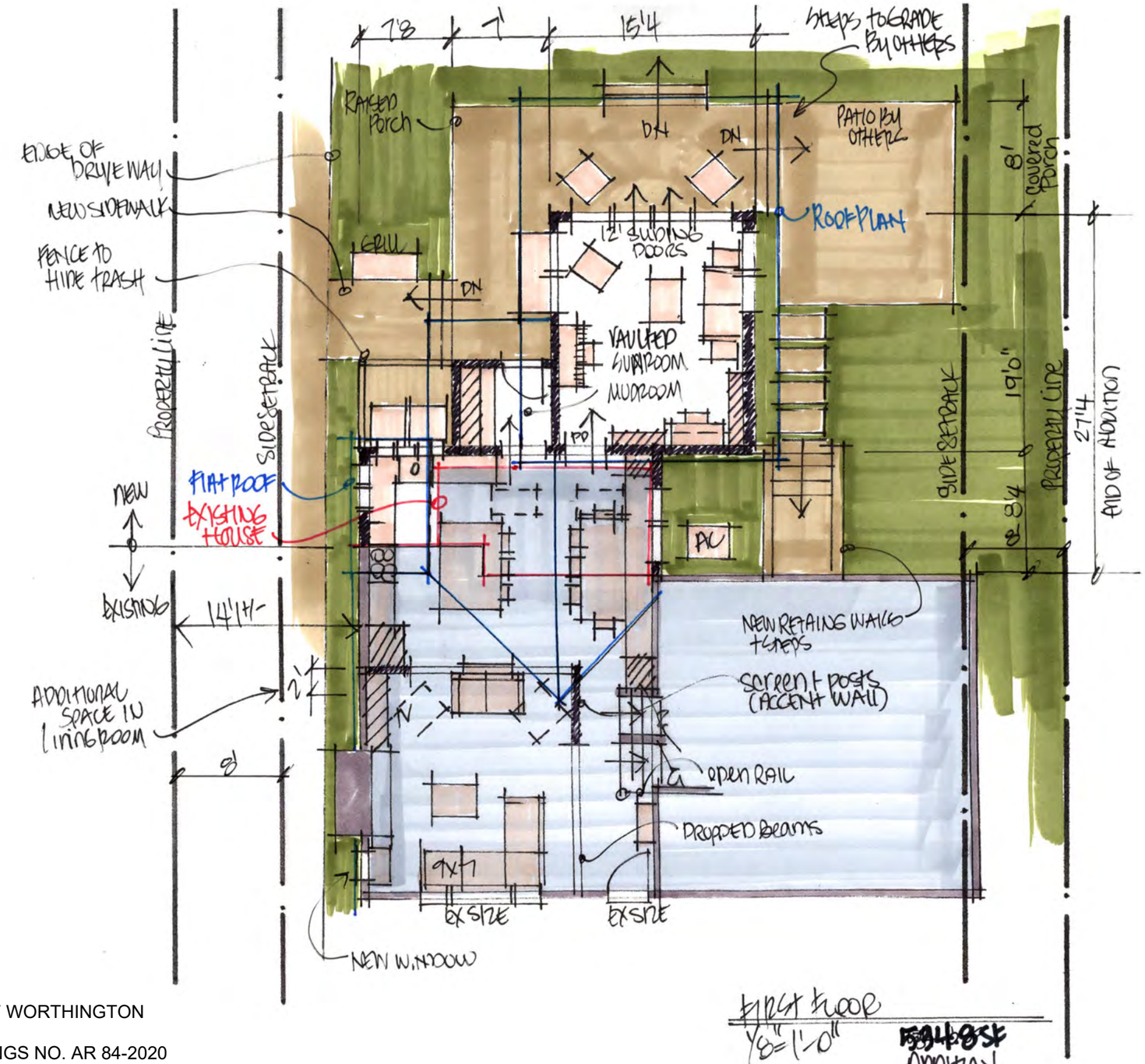
SCALE: 1/8" = 1'-0"

NOTES:
- CEILING HEIGHT
- EXISTING STAINED TRIM AND BASEBOARD TRIM 2 1/2", BASE 9" WITH SHOE MOULD

CITY OF WORTHINGTON

DRAWINGS NO. AR 84-2020

DATE 11/18/2020



JAMEE PARISH
Architects

CITY OF WORTHINGTON

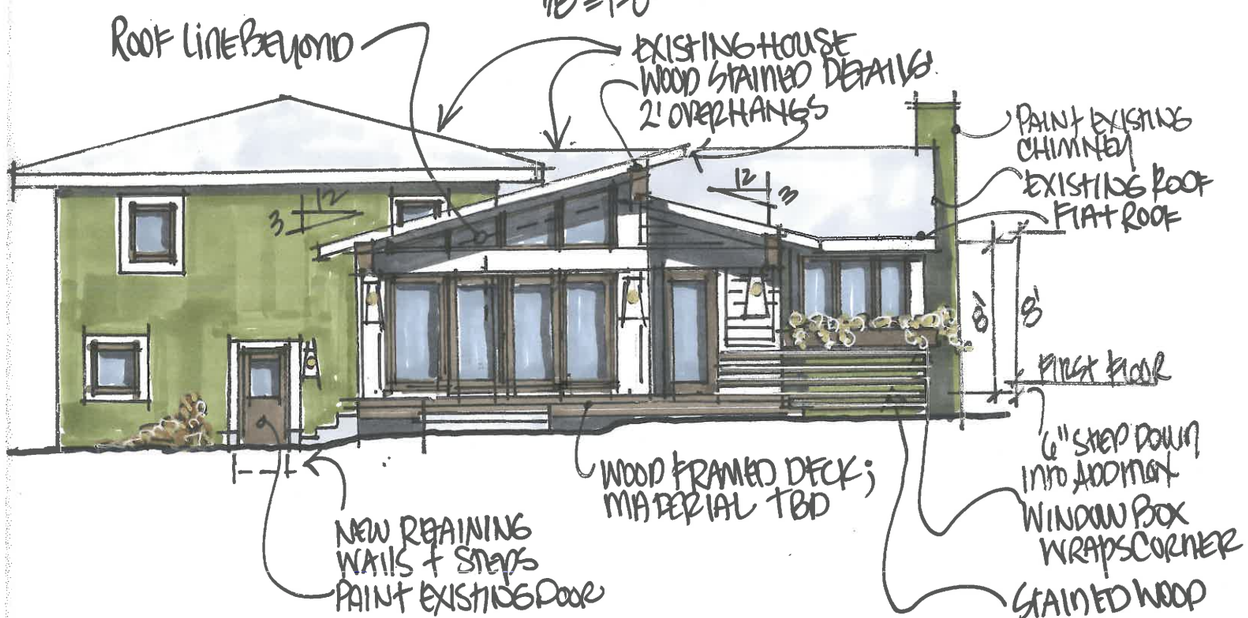
DRAWINGS NO. AR 84-2020

DATE 11/18/2020

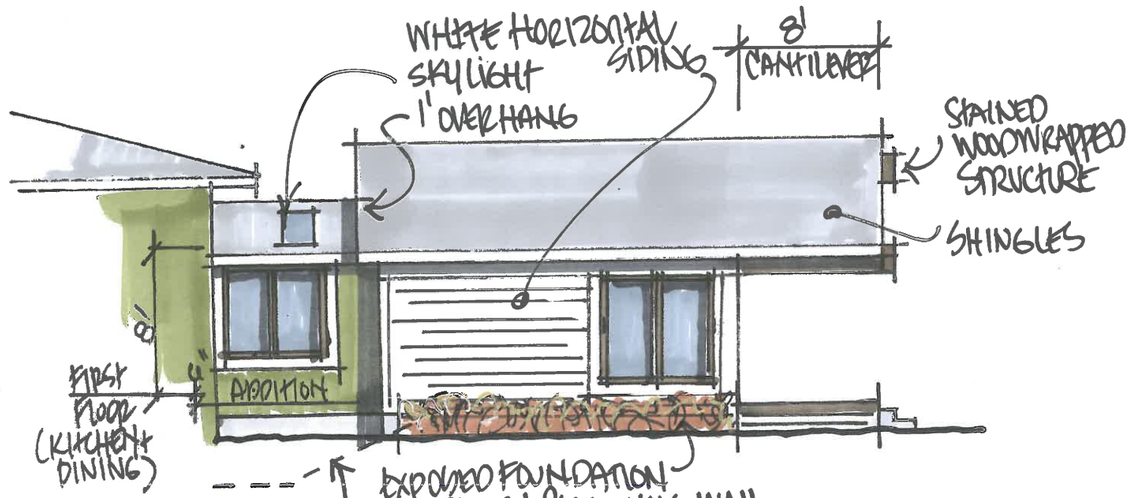
JAMEE PARISH
Architects

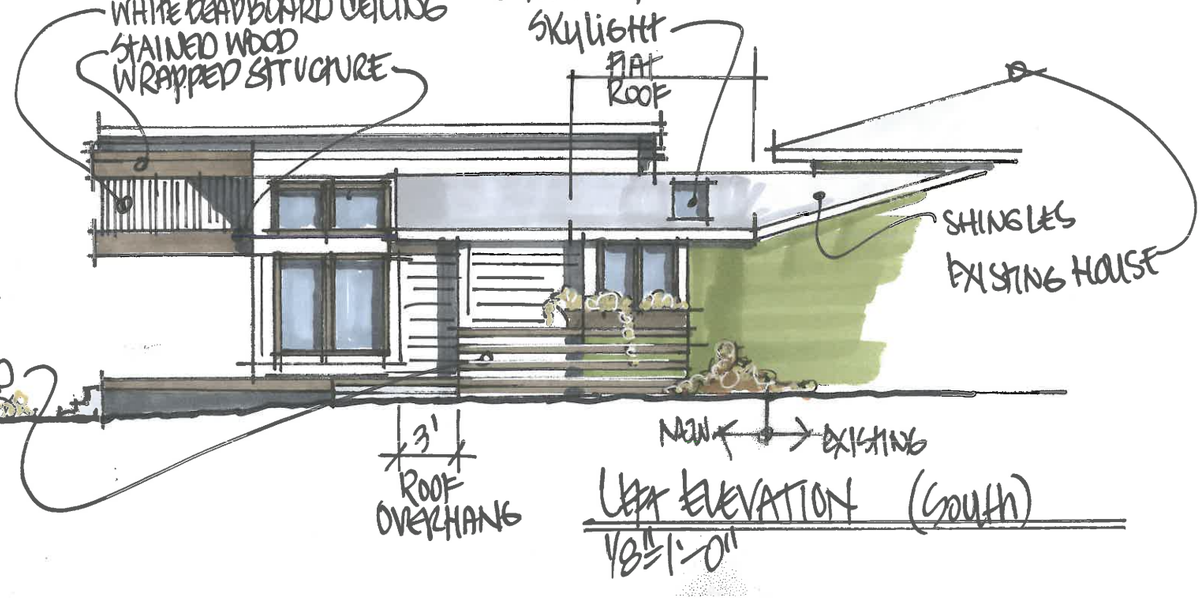
NOTES:
- NEW WINDOWS, WHOLE HOUSE: BRAND + MATERIAL TBD, BROWN EXTERIOR
- ASPHALT SHINGLES
- PAINT EXISTING HOUSE + NEW (PAINT STUCCO) SW 2851 SAGE GREEN LIGHT
- ADD 3½" WHITE TRIM TO WINDOWS
- STAINED DETAILS AS NOTED
- WHITE SOFFITS, FASCIA, + GUTTERS
- HORIZONTAL SIDING ON MAIN ADDITION (WHITE)

NEW REAR ELEVATION (WEST)
1/8"=1'-0"



RIGHT ELEVATION (NORTH)
1/8"=1'-0"



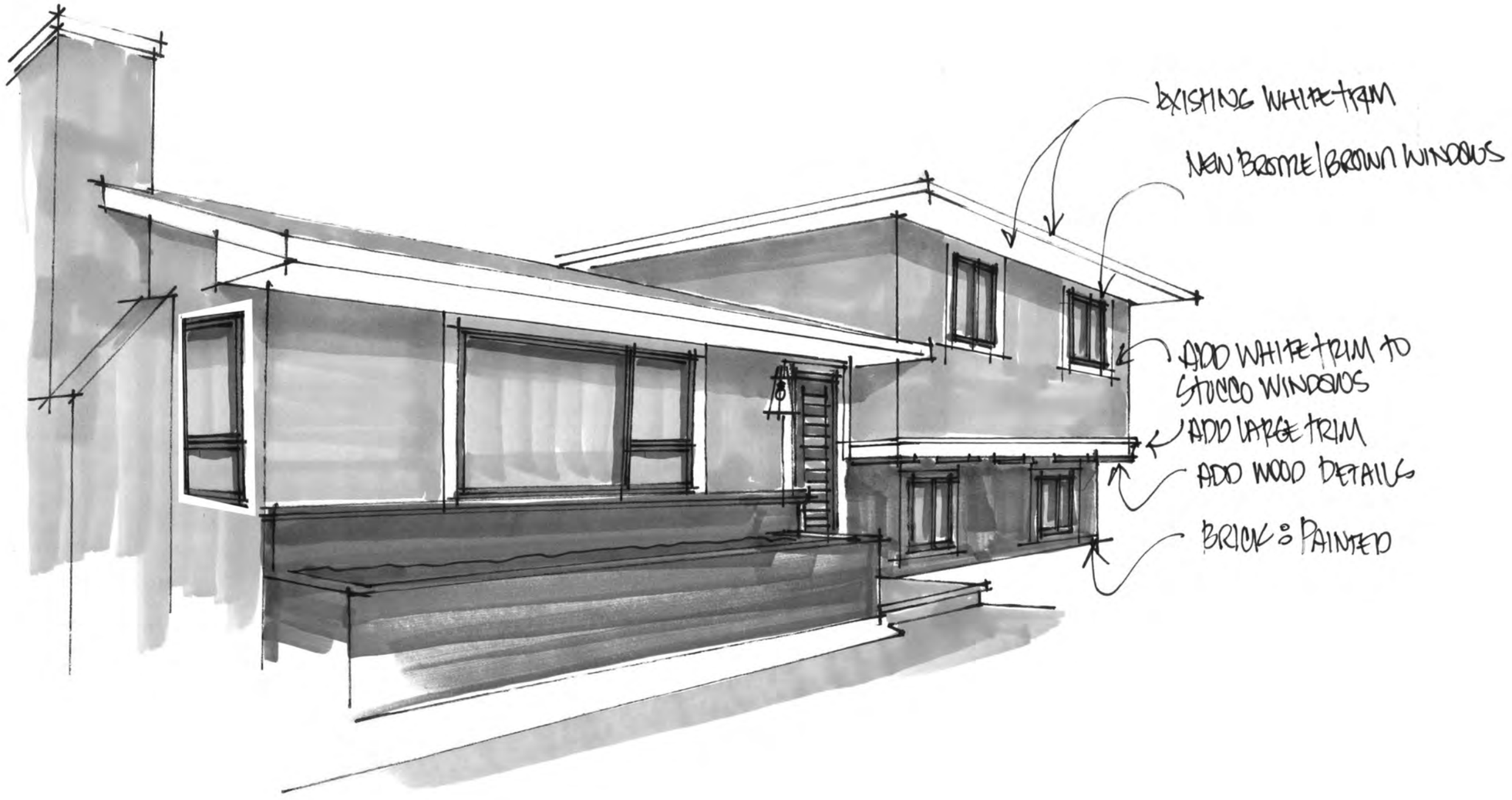


LEFT ELEVATION (SOUTH)
1/8"=1'-0"

CITY OF WORTHINGTON

DRAWINGS NO. AR 84-2020

DATE 11/18/2020



JAMEE PARISH
Architects

CITY OF WORTHINGTON

DRAWINGS NO. AR 84-2020

DATE 11/18/2020

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness Application

Case # ARB 85-2020
Date Received 11-19-2020
Fee $18.00
Meeting Date 12-10-2020
Filing Deadline _____
Receipt # _____

1. **Property Location** 886 Oxford St. Worthington, OH 43085
2. **Present/Proposed Use** Proposing the installation of a SHED TO REAR of property
3. **Zoning District** R10
4. **Applicant** Damien Healy + Kellie Healy
   Address 886 Oxford Street, Worthington, OH 43085
   Phone Number(s) 614 962-3010
   Email damienhealy84@Gmail.com
5. **Property Owner** Damien Healy + Kellie Healy
   Address 886 Oxford St. Worthington OH10 43085
   Phone Number(s) 614 962-3010
   Email damienhealy84@Gmail.com
6. **Project Description** Installation of a 14'x10' Shed to be erected at the REAR of the existing property

New Roof on house

7. **Project Details:**
   a) **Design** CAPE COD style SHED
   b) **Color** DARK GRAY with WHITE TRIM and Pewter Shingles
   c) **Size** 14'2 x 10'D x 11'1" H
   d) **Approximate Cost** $7,073 **Expected Completion Date** April 2021

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

Kellie Healy Damien Healy
Applicant (Signature)

11-16-20
Date

Kellie Healy Damien Healy
Property Owner (Signature)

11-16-20
Date

NOTE:
Requesting hearing for Dec 2020 scheduled meeting THANKS.

ABUTTING PROPERTY OWNERS
FOR
886 Oxford Street

Ed & Constance Whitman	898 Oxford Street	Worthington, OH 43085
Donald McMullen	51 W. North Street	Worthington, OH 43085
Owner	41 W. North Street	Worthington, OH 43085
Todd and Patricia Hitt	880 Oxford Street	Worthington, OH 43085
E. Kay Cermak	915 Oxford Street	Worthington, OH 43085
David Schmidt & Anne Grunow-Schmidt	907 Oxford Street	Worthington, OH 43085

886 Oxford St.

100-000056 04/26/2017

ARB Proposal – Dec 10th :

For Review: Roof Replacement at 886 Oxford Street. Worthington 43085.

Proposal by: Damien Healy & Kellie Healy (property owners)

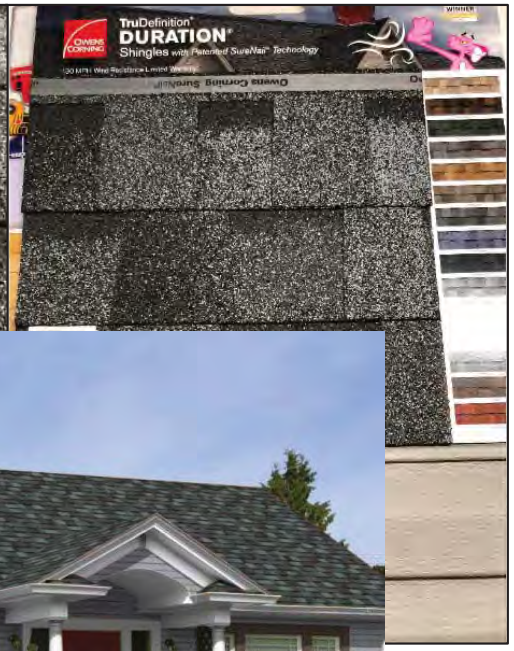
CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

DATE 11/19/2020

Current:

Proposed:



- Current roof is old and is due for replacement
- Decision is to fully replace roof

- Replace roof with Owens Corning TruDefinition Duration series Shingles
- "Slatestone Gray"

Proposal Support Material:

- Construction of a 14’x10’ shed in the rear of 886 Oxford Street. Worthington 43085.

CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

DATE 11/19/2020

Worthington Design guidelines: outdoor buildings

Outbuildings

In the residential areas of Worthington, there are a number of outbuildings, including detached garages, old barns, garden sheds or other support buildings. They are typically small in scale and constructed in wood with gabled rooflines; there are some mid-20th century brick garages. Although simple in design, they contribute to the architectural and residential character of the area.

Recommendations

A. Older outbuildings, sheds, and garages should be retained and repaired. They add variety and visual interest to the streetscape and are part of Worthington's character.

B. For repair work on older outbuildings, use new materials that match the old as closely as possible. Avoid modern materials that are incompatible with the original designs of these structures. When in doubt, use materials that match those on the house, as was often done historically.

C. 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.

Project Objective:

The objective of the application is to install a shed on the existing premises that will be used to store lawn equipment and children's outdoor toys whilst achieving an aesthetic that is complementary to the existing dwelling and in line with the architectural character of old Worthington.

Application is based on the design guidelines outlined under section C.

Proposed Design Style:

Chosen Design:

- The chosen design is a cape cod style to match the existing main dwelling.
- Double doors are located on the gable end with a single entry door on the front.
- The structure is to include a window with shutters and a flower box.
- Chosen manufacturer is “Beachy Barns” of Plain City Ohio.

Key details:

- The Cape Cod line from Beachy Barns is defined as having a steeper roof and wider overhangs all round to create a shed that is aesthetically pleasing in its traditional form.

3D design rendering – (demo purpose only – colors will vary in reality)

Similar design styles from manufacturer:

CITY OF WORTHINGTON

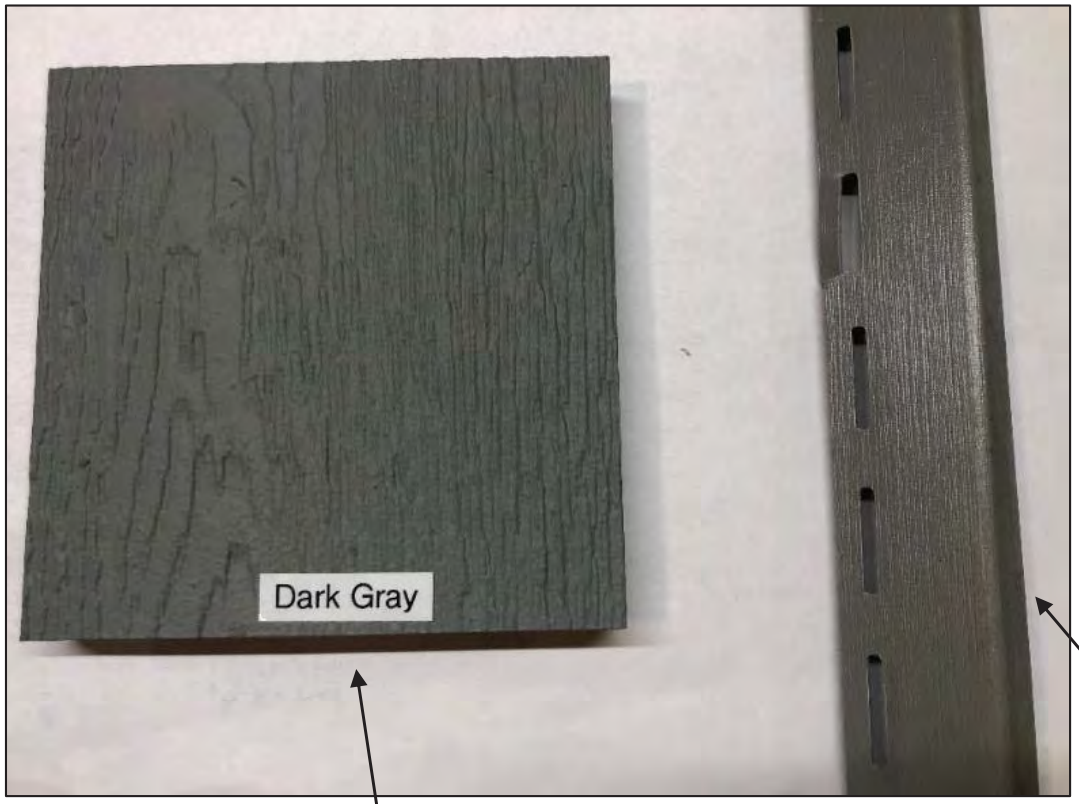
DRAWINGS NO. AR 85-2020

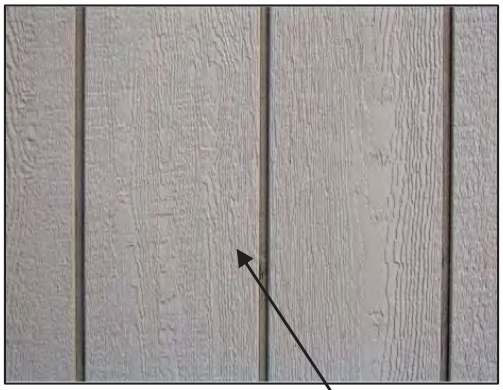
DATE 11/19/2020

Proposed Materials & Colors:

1. Siding:

Duratemp Siding has a strong plywood inner core with a tough hardboard face that won't crack or split like regular wood. It has the appearance of rough sawn cedar without the defects. This is the best choice for painting because it comes factory primed, ready to paint, and the paint lasts longer than on bare wood products.
Duratemp siding comes with a 50-year manufacturer's warranty:





- Chosen siding Color is "Dark Gray" from shed manufacturer.
- This is a Sherman Williams color.
- This Color matches the main house.

- Actual sample piece of siding from existing dwelling at 886 Oxford street

Siding will be applied vertically

Proposed Materials & Colors:

CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

DATE 11/19/2020

2. Roofing:

Drip edge protection

Roof overhang

Soffit

Shingle Roof will feature a full ½" OSB sheathing. OSB stays flat and straight and is stronger than plywood. H-clips are placed at all horizontal seams to provide extra support and ensure proper spacing between panels. All shingle roofs come with drip edge protection on the edges to prevent moisture from seeping under the shingle.

Ridge vent

Chosen Roof Color – <u>Pewter</u>:
(Color may vary slightly in reality)

Pewter

Proposed Materials & Colors:

CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

DATE 11/19/2020

3. Windows and doors:

- Double doors on the gable end have a 70”W x 72”H opening.
- Door design will be as shown in picture – Dark Gray with white trim.
- Traditional hinges added as depicted.

- Front elevation will feature a double window – two 21”x27” as depicted
- Window will be framed with white trim and faux shutters will be applied as depicted.
- Flower Box has been added as a preferred option

Proposed Materials & Colors:

3. Windows and doors:

- Front elevation will also feature a single door with a 35”x72” opening.
- The door will have a transom window in the top as depicted.
- The door will be Dark Gray and trimmed in white trim.
- The door will have traditional hinges similar to the ones in the picture.

Note:

- The door will <u>not</u> feature the X bracing as depicted in the lower half of the door.

Site Preparation :

CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

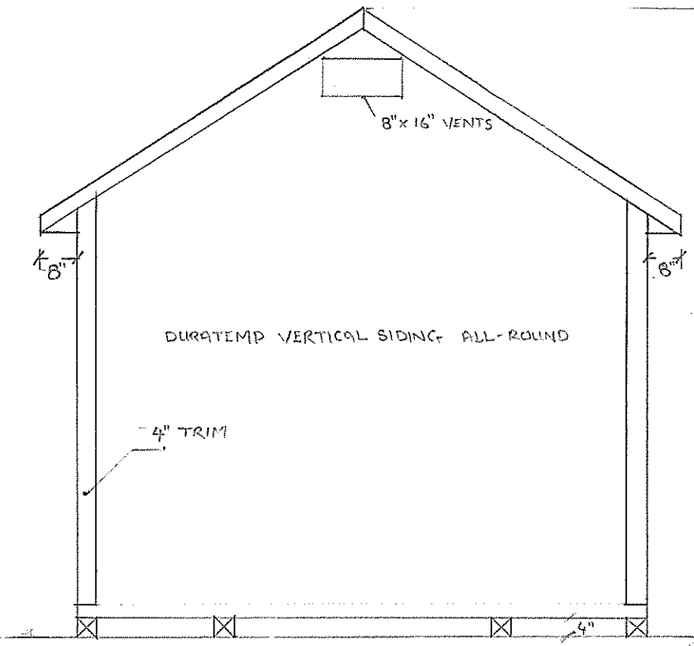
DATE 11/19/2020

GRAVEL PAD

- The Shed will be placed on a 4” deep Gravel pad.
- The Pad will be level with the surface of the yard
- The pad will extend 12” all around the footprint of the shed.
- The pad will be dug out, framed with pressure treated 4”x 4” (as depicted), filled with #57 crushed stone and compacted.

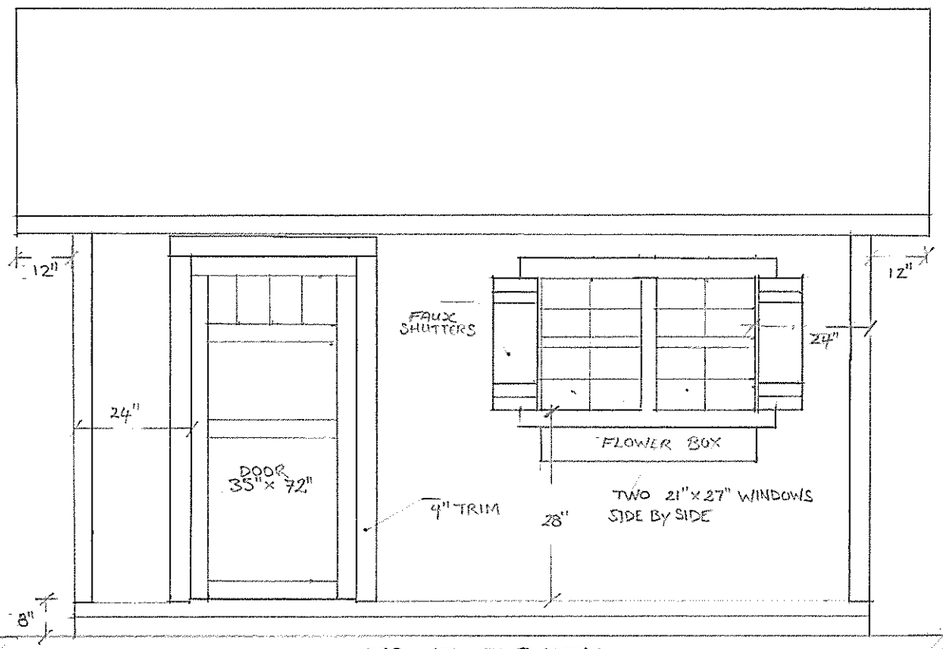
Project Cost :

No.	Detail:	Cost:
1	Cost of 10’x14’ Cape Cod shed. • Including specified options • Including delivery • Including Onsite construction	$5,473
2	Site preparation. • Including removal of clay for pad prep • Installation of gravel base pad	$1,600
Total Project Cost:		**$7,073**



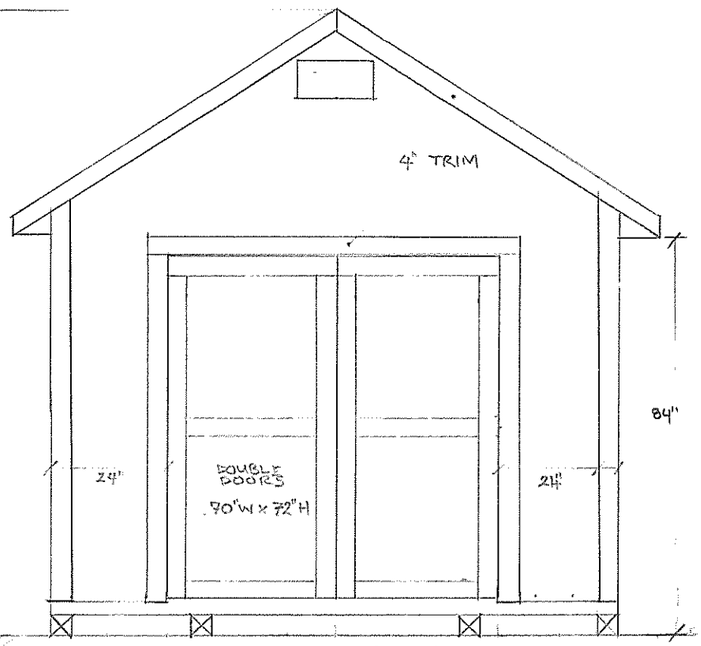
EAST SIDE ELEVATION

120"



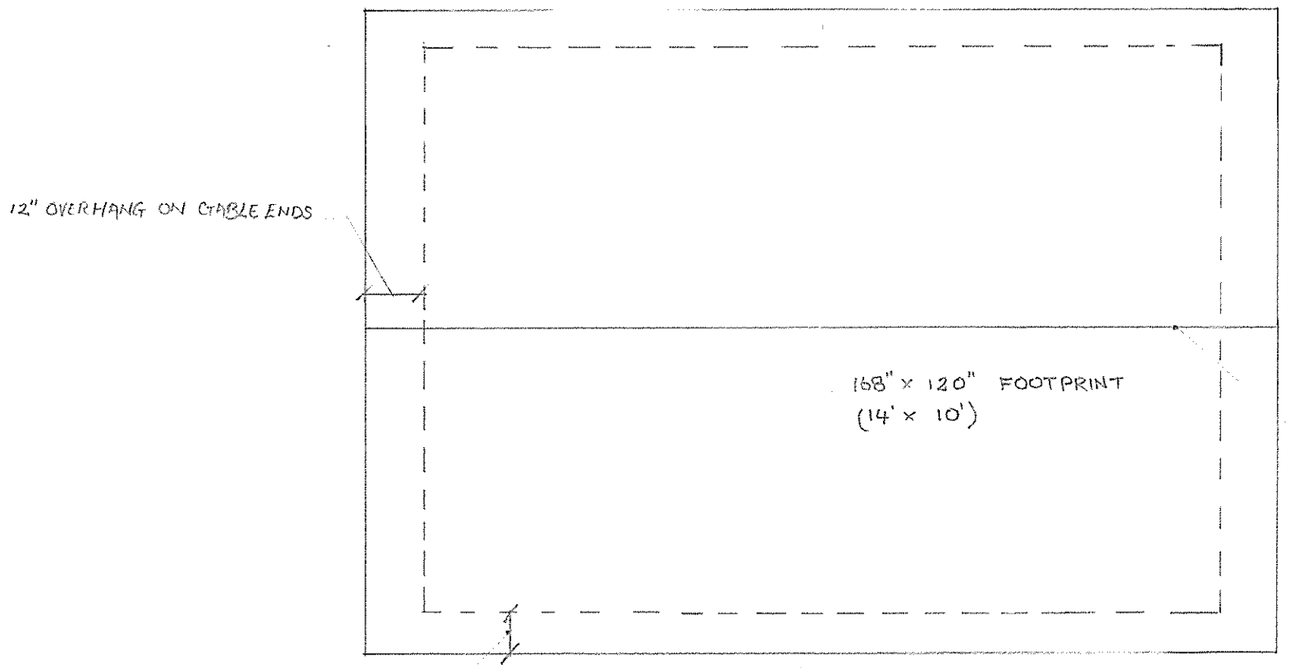
FRONT ELEVATION

168"



WEST SIDE ELEVATION

120"



PLAN VIEW

ROOFLINE

NOTE:

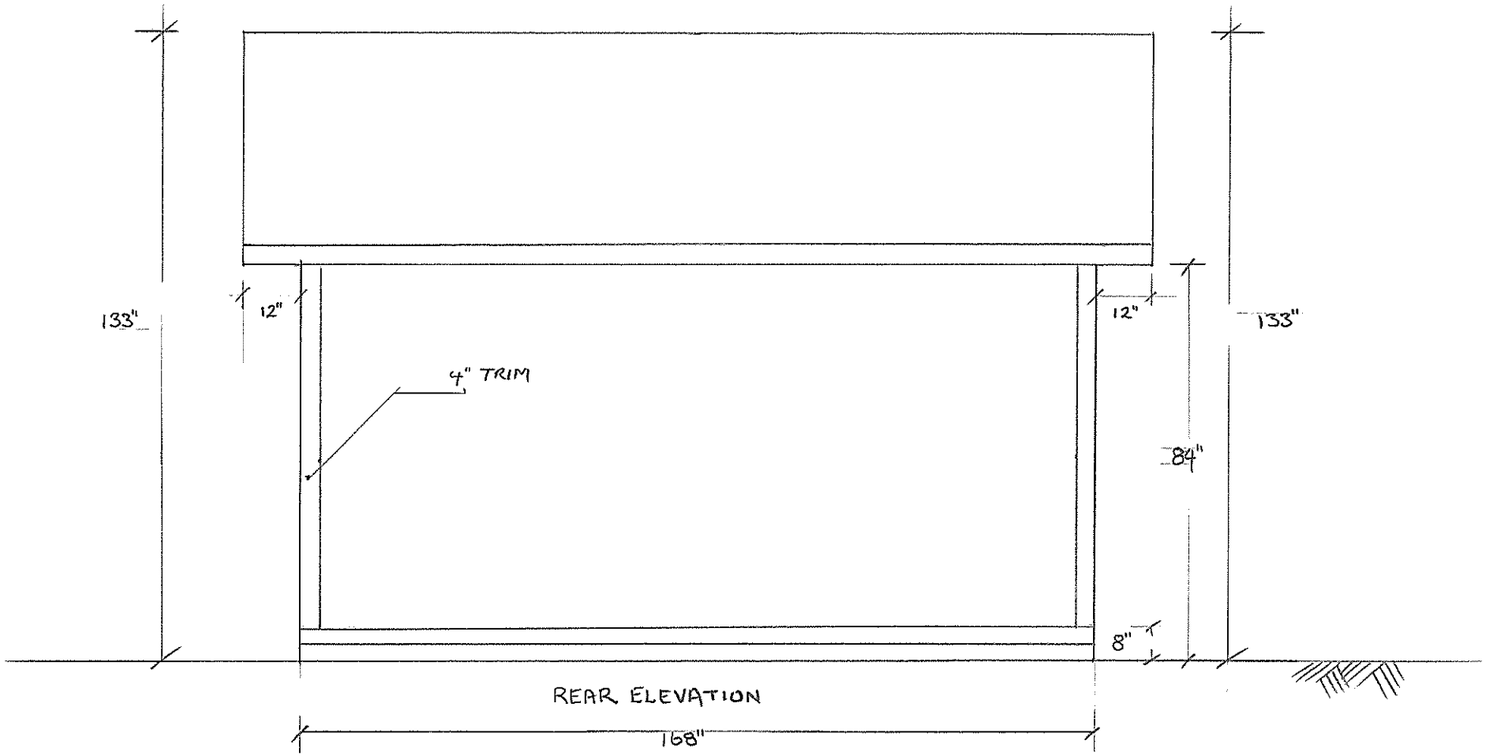
REAR ELEVATION DOES NOT CONTAIN WINDOWS OR DOORS - SEE PAGE 2 of 2

CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

DATE 11/19/2020

SHED PROPOSAL, 886 OXFORD ST.	
SCALE: 3/8" : 1'	DATE: NOV 16TH, 2020
DRAWN BY: DAMIEN HEALY	PAGE: 1 of 2

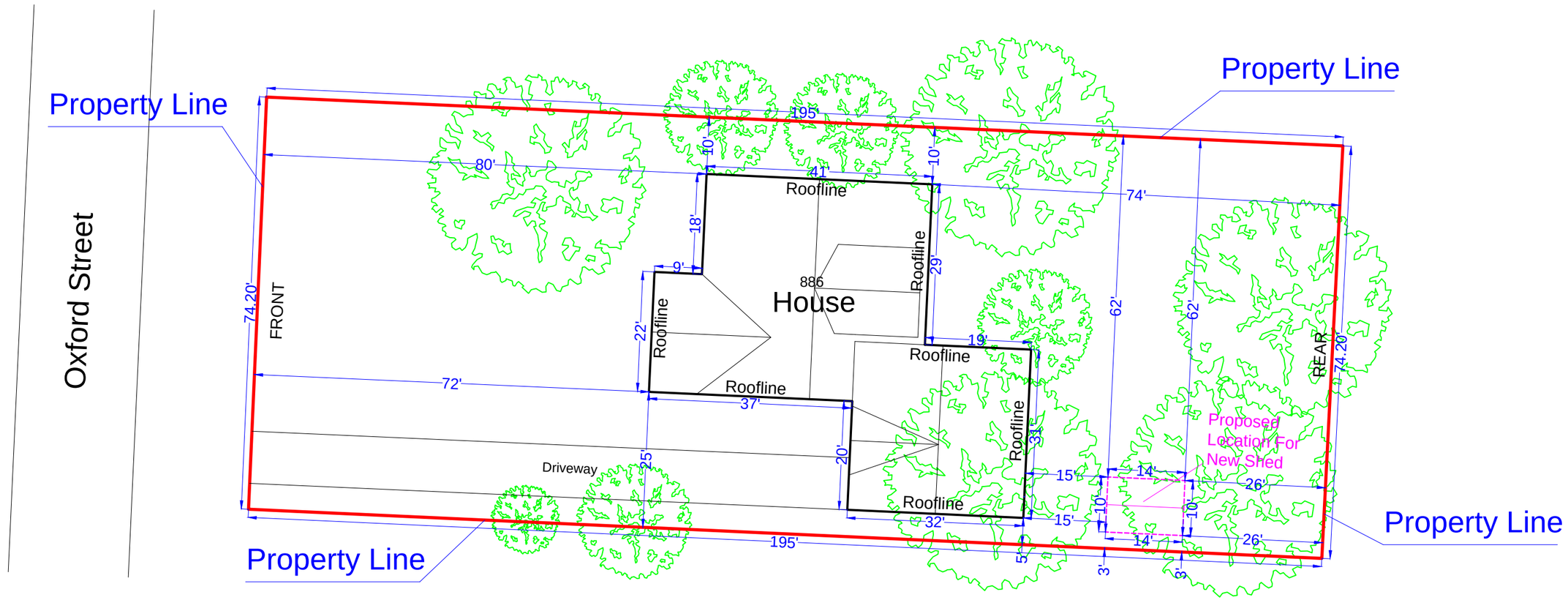


CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

DATE 11/19/2020

SHED PROPOSAL, 886 OXFORD ST.	
SCALE: 3/8" : 1'	DATE: NOV. 16TH. 2020
DRAWN BY: DAMIEN HEALY	PAGE: 2 of 2



MySitePlan.com
Site Plans When You Need Them

CITY OF WORTHINGTON

DRAWINGS NO. AR 85-2020

DATE 11/19/2020

886 Oxford Street
Worthington, Ohio , 43085
1":20'

City of Worthington

ARCHITECTURAL REVIEW BOARD

Certificate of Appropriateness
Application

Case # AR 60-2020
Date Received 8/28/2020
Fee $200
Meeting Date _____
Filing Deadline _____
Receipt # _____

1. **Property Location** 121 W. Wilson Bridge Road

2. **Present/Proposed Use** Vacant / Hotel

3. **Zoning District** PUD

4. **Applicant** Trivium Development / Tim Spencer

   Address 210 North Lazelle Street, Columbus, Ohio 43215

   Phone Number(s) 614-679-6979

   Email tim@triviumdevelopment.com

5. **Property Owner** HE - HARI Inc.

   Address 600 Enterprise Drive, Lewis Center, Ohio 43035

   Phone Number(s) 614-846-6600

   Email _____

6. **Project Description** New mixed-use building (retail / restaurant / office / boutique hotel / social club)

7. **Project Details:**

   a) **Design** See attached drawings

   b) **Color** See attached drawings

   c) **Size** See attached drawings

   d) **Approximate Cost** T.B.D. **Expected Completion Date** T.B.D.

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

_____ _____
Applicant (Signature) Date

_____ _____
Property Owner (Signature) Date

ABUTTING PROPERTY OWNERS
FOR
121 W. Wilson Bridge Rd.

Cast Away Realty LLC		42-40 Bell Blvd Ste 200	Bayside, NY 11361
Chase Bank		50 W. Wilson Bridge Rd.	Worthington, OH 43085
Worthington Duchess LLC		7141 N. High St.	Worthington, OH 43085
Worthington Duchess LLC		447 James Parkway	Newark, OH 43056
Beth Evans		101 Saint Julien St.	Worthington, OH 43085
Park National Bank		7140 N. High St.	Worthington, OH 43085
Insight Bank		150 W. Wilson Bridge Rd.	Worthington, OH 43085
Middleton Place Ltd		7100 N. High St.	Worthington, OH 43085
CF Bank		7000 N. High St.	Worthington, OH 43085
Fifth Third Bank		6895 N. High St.	Worthington, OH 43085
T & S Realty Venture LLC		PO Box 24550	Columbus, OH 43224-4550
Leland & Gretchen Evans		6888 Hayhurst St.	Worthington, OH 43085
Allison & Matthew Justice		130 Caren Ave.	Worthington, OH 43085
Steven & Jayne Rosandich		140 Caren Ave.	Worthington, OH 43085
Lois Drenik		1104 Rosebank Dr.	Worthington, OH 43085
Tenant		103 St. Julien Dr.	Worthington, OH 43085
Thomas and Margaret Bushong		115 St. Michelle St.	Worthington, OH 43085
Suzanne Shigledecker		117 St. Michelle St.	Worthington, OH 43085
Luke Lumsden		119 St. Michelle St.	Worthington, OH 43085
Barbara Miller		121 St. Michelle St.	Worthington, OH 43085
Carol Smith		123 St. Michelle St.	Worthington, OH 43085
Gary and Susan Berntson		114 St. Julien St.	Worthington, OH 43085
David McCall	Laura Mller	116 St. Julien St.	Worthington, OH 43085
James Sharvin		118 St. Julien St.	Worthington, OH 43085
Bart and Brenda Greene		120 St. Julien St.	Worthington, OH 43085
Donald Gleason		115 St. Julien St.	Worthington, OH 43085
Kristin Spyker	Scott Kyser	6917 Hayhurst St.	Worthington, OH 43085
John and Catherine Diakogeorgiou		139 Caren Ave.	Worthington, OH 43085
Daniel and Karen Gibson		142 Caren Ave.	Worthington, OH 43085
Heather Monroe		135 Greenglade Ave.	Worthington, OH 43085
Scott and Allison Goeller		145 Greenglade Ave.	Worthington, OH 43085
Shellie & Andrew Smith		1500 Glenn Ave.	Columbus, OH 43212
Tenant		130 Greenglade Ave.	Worthington, OH 43085
Curtis and Alicia Barden		3790 Spur Ln.	Columbus, OH 43221
Tenant		140 Greenglade Ave.	Worthington, OH 43085
Chad and Elyce Cucksey		150 Greenglade Ave.	Worthington, OH 43085
Towne Properties	Joseph Swartz	777-A Dearborn Park Ln	Worthington, OH 43085
Stephen Lewis		126 Saint Andre St.	Worthington, OH 43085

City of Worthington

PLANNED UNIT DEVELOPMENT
MODIFICATION APPLICATION

Case # PUD 01-2020M
Date Received 8/28/2020
Fee $100
Meeting Date _____
Filing Deadline _____

1. Property Location 121 W. Wilson Bridge Road

2. Present Zoning PUD Present Use Vacant / Hotel

3. Proposed Use Mixed-use building (retail / restaurant / office / boutique hotel / social club)

4. Applicant Trivium Development / Tim Spencer

   Address 210 North Lazelle Street, Columbus, Ohio 43215

   Home Phone _____ Work Phone 614-679-6979

   Email tim@triviumdevelopment.com

5. Property Owner HE - HARI Inc.

   Address 600 Enterprise Drive, Lewis Center, Ohio 43035

   Home Phone _____ Work Phone 614-846-6600

   Email _____

6. Project Description New mixed-use building (retail / restaurant / office / boutique hotel / social club)

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

_____ _____
Applicant (Signature) Date

_____ _____
Property Owner (Signature) Date

121 W. Wilson Bridge Rd.

NOTE: THIS DRAWING IS BASED OFF INFORMATION PROVIDED BY THIRD PARTIES. ADVANCED CIVIL DESIGN, INC. HAS NOT PERFORMED ANY FIELD WORK FOR THIS PROJECT. ADVANCED CIVIL DESIGN, INC. HAS NOT VERIFIED THE ACCURACY AND/OR COMPLETENESS OF THIS INFORMATION AND IS NOT RESPONSIBLE FOR ANY DEFICIENCIES OR DISCREPANCIES HEREIN.

NOTE: ALL DIMENSIONS AND RADII ARE TO THE FACE OF CURB UNLESS OTHERWISE NOTED.

CURB RADII NOT LABELED ARE 3' UNLESS OTHERWISE SHOWN OR ONE-HALF THE WIDTH OF CURB ISLAND.

CITY OF WORTHINGTON

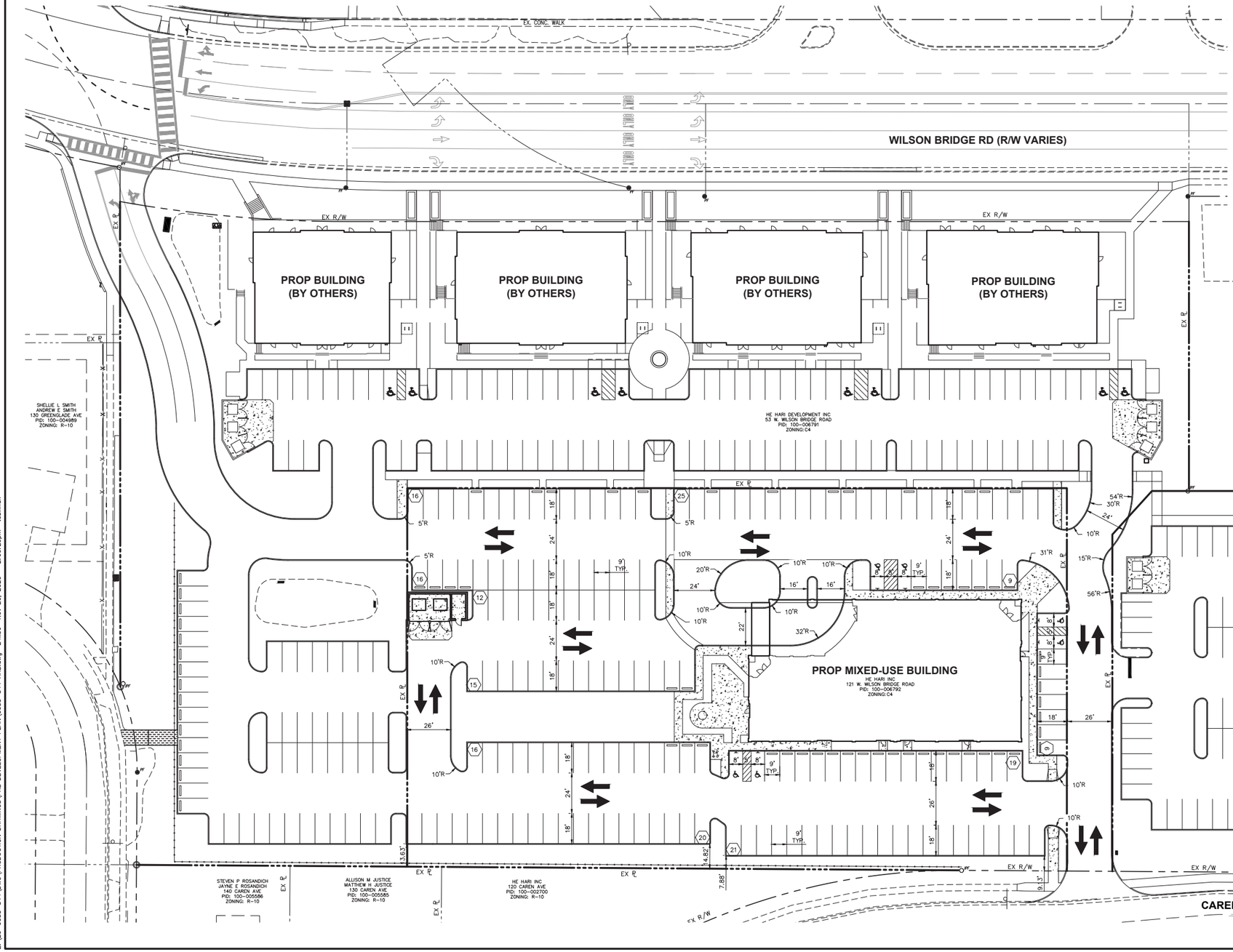
DRAWINGS NO. AR 60-2020
PUD 01-2020M

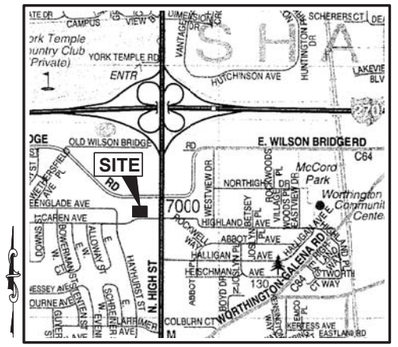
DATE 11-20-2020

LEGEND

TRAFFIC FLOW ARROW

(#) DENOTES PARKING COUNT





SITE LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
0 15 30 60
1 inch = 30 feet

DEVELOPER
TRIVIUM DEVELOPMENT LLC
210 NORTH LAZELLE STREET
COLUMBUS, OH 43215

ARCHITECT
J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET, STE 401
COLUMBUS, OH 43214

ENGINEER/SURVEYOR
ADVANCED CIVIL DESIGN, INC.
781 SCIENCE BLVD, STE 100
GAHANNA, OH 43230

LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N. 5TH STREET
COLUMBUS, OH 43235

CITY OF WORTHINGTON / FRANKLIN COUNTY, OHIO

SITE PLAN
FOR
TRIVIUM WORTHINGTON MIXED-USE

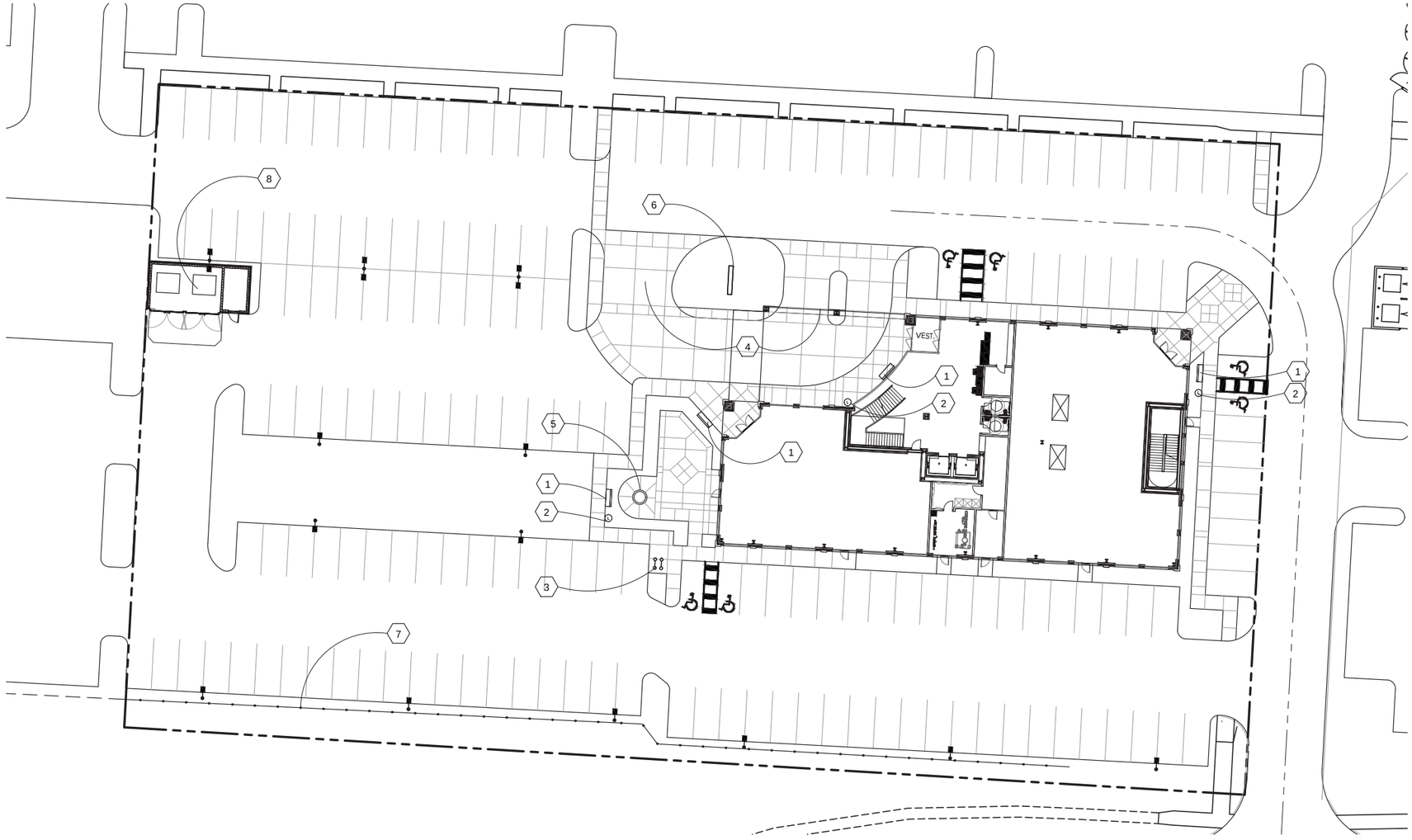
PLAN PREPARED BY:

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS
781 Science Boulevard, Suite 100
Gahanna, Ohio 43230
ph 614.428.7750
fax 614.428.7755

SCALE: 1" = 30'
DATE: 11/20/2020

SHEET 1 / 1

Z:\20-0035-344\DWG\PRODUCTION DRAWINGS\PRE DEVELOPMENT PLAN\0035-344 ARB.dwg 24x36 Nov 20, 2020 - 2:06:29pm tsullinen



GENERAL LAYOUT NOTES

1. BOUNDARY, TOPOGRAPHIC, AND UTILITY SURVEY WAS PREPARED BY MANNIK SMITH GROUP
2. ALL DIMENSIONS ARE TAKEN TO FACE OF CURB OR BUILDING WHERE APPLICABLE UNLESS OTHERWISE NOTED.
3. CONTRACTOR SHALL LAYOUT AND ADJUST AS REQUIRED FOR APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY DIMENSIONS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
5. BROOM FINISH ON CONCRETE SHALL BE PERPENDICULAR TO TRAFFIC FLOW.
6. USE DIMENSIONAL INFORMATION GIVEN. DO NOT SCALE DRAWINGS.
7. CONTRACTOR SHALL REFER QUESTIONS ON MATERIALS, FINISHES, LABOR, AND/OR PERFORMANCE STANDARDS NOT SPECIFIED HEREIN TO THE LANDSCAPE ARCHITECT.
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.

CONSTRUCTION NOTES

1. BENCH LOCATION-TYPICAL OF 4 REFER TO DETAIL 5 SHEET L-3
2. TRASH CAN LOCATION-TYPICAL OF 3- REFER TO DETAIL 7 SHEET L-3
3. BIKE RACK LOCATION-TYPICAL OF 2- REFER TO DETAIL 6 SHEET L-3
4. VEHICULAR CONCRETE/ACCENT PAVEMENT
5. FIRE PIT LOCATION- SEE DETAIL 3 SHEET L-3
6. PROPOSED GROUND SIGN LOCATION- REFER TO ARCHITECTURAL DRAWINGS
7. SCREEN FENCE LOCATION- REFER TO ARCHITECTURAL DRAWINGS
8. TRASH ENCLOSURE- REFER TO ARCHITECTURAL DRAWINGS

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020

NORTH
1"=20'
0 10 20 40 60

REVISIONS	

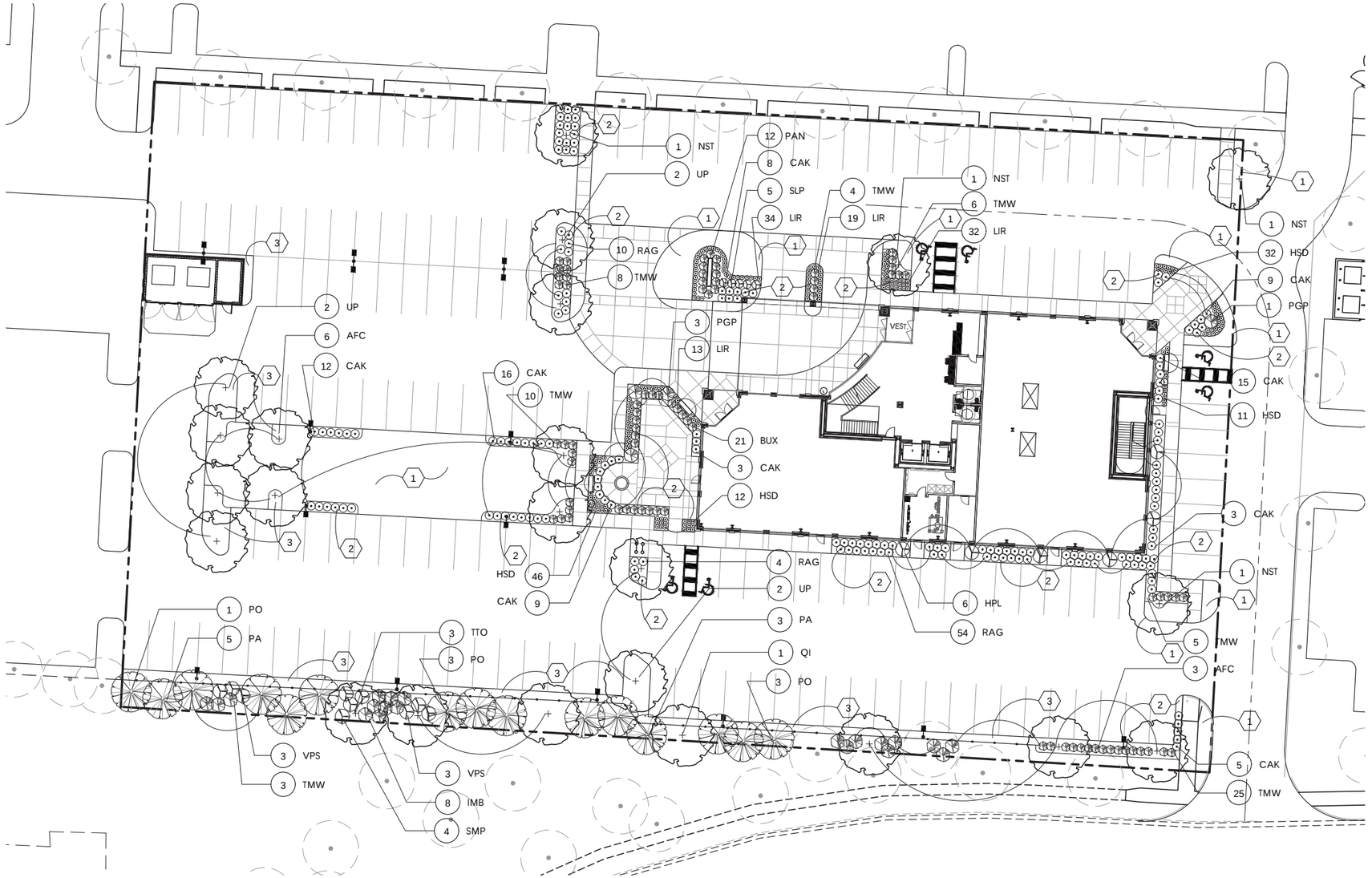
SITE AMENITIES

TRIVIUM WORTHINGTON
MIXED USE
PREPARED FOR
TRIVIUM DEVELOPMENT LLC
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-1



GENERAL PLANTING NOTES:

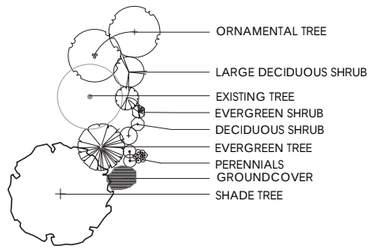
1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. 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 SEEDED/ SODDED.
10. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

1. LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
2. LANDSCAPE AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
3. MULCH AREA, 3" DEPTH MIN. SHREDDED HARDWOOD MULCH-PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
TREES						
6	UP	ULMUS PARVIFOLIA	LACEBARK ELM	2.5"" CAL.	B & B	
4	NST	NYSSA SYLVATICA	BLACK GUM	2.5" CAL.	B & B	
9	AFC	ACER FREMANNI CELEBRATION	CELEBRATION MAPLE	2.5" CAL.	B & B	
8	PAB	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT	B & B	
7	PO	PICEA OMORIKA	SERBIAN SPRUCE	6' HEIGHT	B & B	
4	PGP	PICEA GLAUCA 'PENDULA'	WEEPING WHITE SPUCE	6' HEIGHT	CONT.	
1	QI	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CAL.	B & B	
3	TTO	TILIA TOMENTOSA	SILVER LINDEN	2.5" CAL.	B & B	

PLANT LIST

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
21	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	24" HT.	CONT.	
4	SMP	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	24" HT.	CONT.	
8	IMB	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	24" HT.	CONT.	
6	HPL	HYDRANGEA PANICULATA 'LIMELIGHT'	LIME LIGHT HYDRANGEA	30" HT.	CONT.	
5	SLP	SPIREA JAPONICA LITTLE PRINCESS	LITTLE PRINCESS SPIREA	18" HGT.	CONT.	
6	VPS	VIBURNUM PLICATUM TOM. 'SHASTA'	SHASTA DOUBLE FILE VIBURNUM	30" HT.	CONT.	
12	PAN	PICEA ABIES 'NIDIFORMIS'	DWARF BIRDS NEST SPRUCE	18" HT.	CONT.	
61	TMW	TAXUS X MEDIA 'WARDII'	WARDS YEW	24" HGT.	CONT.	
85	RAG	RHUS AROMATICA 'GRO-LOW'	GRO LOW FRAGRANT SUMAC	18" SPR	CONT.	
PERENNIALS/ORNAMENTAL GRASSES						
80	CAK	CALAMAGROSTIS ACUTIFOLIA 'KARL FORESTER'	FEATHER REED GRASS	NO. 2	CONT.	
101	HSD	HEMEROCALLIS 'STELLA D ORRO'	STELLA D' ORRO DAYLILLY	NO. 1	CONT.	
98	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	NO. 1	CONT.	

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

NORTH
1"=20'
0 10 20 40 60

REVISIONS

LANDSCAPE PLAN

TRIVIUM WORTHINGTON
MIXED USE

PREPARED FOR
TRIVIUM DEVELOPMENT LLC
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

Faris Planning & Design
LAND PLANNING ◆ LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

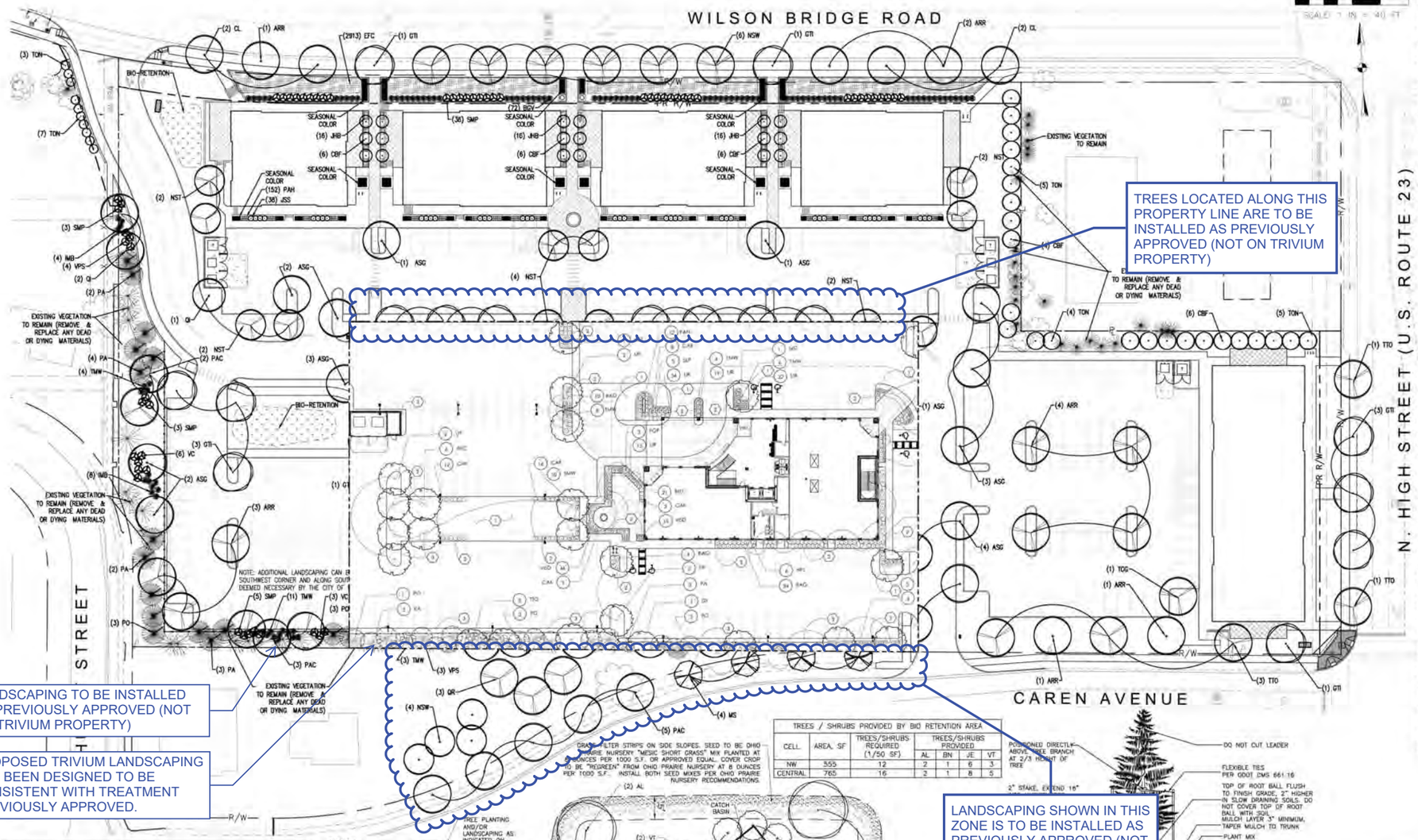
DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-2

Approved
Municipal Planning Commission
City of Worthington
Date 02/14/19

Lynda Bitar

Clerk



LANDSCAPE PLANTING NOTES

1. THE CONTRACTOR SHALL PROVIDE A ONE YEAR WARRANTY ON ALL PLANTS AND VEGETATION PROPOSED ON THE LANDSCAPING PLAN. ANY TREES, SHRUBS, GROUND COVER OR OTHER VEGETATION PLANTED AS PART OF THIS PROJECT THAT DO NOT SURVIVE ONE YEAR FROM PLANTING SHALL BE REPLACED AT THE EXPENSE OF THE CONTRACTOR.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING AND COORDINATING WITH ALL PERTINENT UTILITY COMPANIES THREE WORKING DAYS IN ADVANCE OF ANY DIGGING. THE CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED DUE TO DAMAGE OF ANY UTILITIES.

3. REFER TO THE LANDSCAPE SCHEMATIC PLAN FOR ADDITIONAL NOTES. LANDSCAPE IMPROVEMENTS SHALL CONFORM TO THE LATEST EDITION OF ODOT CONSTRUCTION.

4. ALL PLANTING MATERIALS: SHALL BE PLANTED PER ODOT SPECIFICATIONS. EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE BROKEN, LOW HANGING AND OTHER UNDESIRABLE GROWTH TO ENSURE HEALTHY AND SYMMETRICAL NEW GROWTH.

5. PLANTING BEDS: ONE MONTH BEFORE CULTIVATION AND AFTER DAYTIME TEMPERATURES HAVE WARMED TO 60F CONSISTENTLY, TREAT ALL PLANTING BEDS THAT ARE TO BE DEVELOPED IN AREAS OF EXISTING TURF WITH PRE-EMERGENT AND POST-EMERGENT TYPE HERBICIDES. USE A STATE-LICENSED PESTICIDE APPLICATOR TO APPLY THE HERBICIDE. REPEAT HERBICIDE APPLICATION TWO WEEKS LATER AND UNTIL ALL HERBACEOUS MATERIALS HAVE BEEN KILLED. BEFORE PLANTING, TOP DRESS ALL PLANTING BEDS WITH A MINIMUM OF 6 INCHES OF BACKFILL MIX, THEN CULTIVATE PLANTING AREA TO A DEPTH OF 5 INCHES USING A PLOW, DISC, OR ROTO-TILLER. INSTALL BLACK METAL EDGING WHERE BEDS MEET ALL LAWN AREAS.

6. BACKFILL MIX. FOR ALL PLANTINGS, USE BACKFILL MIX CONSISTING OF THE FOLLOWING:
   A. ONE PART EXCAVATED SOIL.
   B. ONE PART EPA RATED CLASS IV COMPOST.
   C. A SLOW RELEASE COMMERCIAL FERTILIZER (0-20-20 OR EQUAL) ADDED AT A RATE OF 5 POUNDS PER CUBIC YARD TO THE BACKFILL MIX.
   D. IF SOIL AREAS ARE OF HIGH PH (GREATER THAN 6.5), APPLY 1.25 POUNDS OF ELEMENTAL SULFUR PER CUBIC YARD OF BACKFILL MIX.
   NOTE: CONTRACTOR SHALL SUPPLY A DETAILED SOIL ANALYSIS PRIOR TO ALL PLANT BED PREPARATION. ANALYSIS SHALL INDICATE SOIL PH, TEXTURE, MAJOR NUTRIENTS, SALTS, ETC. SOIL ANALYSIS SHALL BE FROM A REPUTABLE, INDEPENDENT LAB. SOIL AMENDMENTS SHALL BE INCORPORATED INTO BACKFILL/PLANT MIX AS RECOMMENDED BY THE INDEPENDENT LAB.

7. MULCH: SMOOTH AND SHAPE THE BACKFILL MIX TO FORM A SHALLOW BASIN SLIGHTLY LARGER THAN THE PLANTING HOLE. MULCH ALL PLANTING AREAS WITH A LAYER OF FINELY SHREDDED HARDWOOD BARK OF UNIFORM TEXTURE & SIZE. USE SHREDDED HARDWOOD BARK AGED MIN. ONE YEAR. RAKE AND SMOOTH THE ENTIRE AREA OF THE PLANTING BEDS, MULCH TO A DEPTH OF 3 INCHES. AFTER MULCHING AND BEFORE WATERING, ADD A SLOW RELEASE COMMERCIAL FERTILIZER (12-12-12 OR EQUAL), IN GRANULAR FORM, TO THE TOP OF THE MULCH AT A RATE OF 5 POUNDS PER 1000 SQUARE FEET. DO NOT ALLOW FERTILIZER TO CONTACT THE STEMS, BRANCHES, ROOTS OR LEAVES.

8. PERIOD OF ESTABLISHMENT: BEFORE FINAL INSPECTION, PLACE ALL PLANTS AND CARE FOR THEM FOR A PERIOD OF ESTABLISHMENT. THE PERIOD OF ESTABLISHMENT BEGINS IMMEDIATELY UPON COMPLETION OF THE PLANTING OPERATIONS AND CONTINUES UNTIL OCTOBER 1. THE MINIMUM PERIOD OF ESTABLISHMENT IS ONE GROWING SEASON, JUNE 1 THROUGH OCTOBER 1. DURING THE PERIOD OF ESTABLISHMENT, FOLLOW STANDARD HORTICULTURAL PRACTICES TO ENSURE THE VIGOR AND GROWTH OF THE TRANSPLANTED MATERIAL. WATER, REMULCH, RESTAKE, GUY, AND CULTIVATE AS NECESSARY. PERFORM AT LEAST TWO WEEDING AND MOWING PROGRAMS (AROUND TREES, GUY STAKES, SHRUBS, AND BED EDGES) OF SUCH INTENSITY AS TO COMPLETELY RID THE PLANTED AND MULCHED AREAS OF WEEDS AND GRASSES. BEGIN THE FIRST PROGRAM ON OR ABOUT JUNE 15 AND THE SECOND APPROXIMATELY 8 WEEKS LATER, ON OR ABOUT AUGUST 15. THE ENGINEER WILL INSPECT THE PLANTING AND SUPPLY THE CONTRACTOR WITH A LIST OF MISSING AND DEAD PLANTS AND THOSE THAT HAVE DIED BACK BEYOND NORMAL PRUNING LINES. REPLANT AS REQUIRED ACCORDING TO THE SPECIFICATIONS OF THE ORIGINAL MATERIAL. REPLACEMENT PLANTS ARE SUBJECT TO A NEW PERIOD OF ESTABLISHMENT. IMMEDIATELY REPLACE PLANTS PLANTED INITIALLY IN THE FALL THAT HAVE DIED BEFORE THE SPRING PLANTING SEASON. CARE FOR THE REPLACEMENT PLANTS DURING THE NEW ESTABLISHMENT PERIOD.

9. RESTORATION OF DISTURBED AREAS FOR NEW LAWN:
ALL DISTURBED AREAS NOT COVERED BY BUILDING, PAVEMENT OR LANDSCAPE PLANTING BEDS SHALL BE SHALL BE PREPARED FOR GRASS SEED AND SEEDED. LOOSEN RUTS AND WORK THE SOIL AREAS TO A MINIMUM OF 6" DEEP PRIOR TO FINE GRADING AND SEEDING WORK. AREAS TO RECEIVE GRASS SEED SHALL HAVE A MIN. 4" TOPSOIL PLACED, SEEDED AND A STRAW/MULCH BLANKET COVER PLACED OVER THE SEEDED AREAS PER ODOT SPECIFICATIONS. FERTILIZE WITH ONE POUND OF ACTUAL NITROGEN PER 1000 SQUARE FEET WITH A SLOW RELEASE COMMERCIAL STARTER FERTILIZER (LESCO 18-24-12 OR EQUAL).

10. LANDSCAPE TREES, SHRUBS AND PERENNIAL WATERING:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FURNISHING, DELIVERING, APPLYING, MEASURING AND SCHEDULING A SUFFICIENT AMOUNT OF WATER NECESSARY TO KEEP EACH PLANT IN A HEALTHY GROWING CONDITION THROUGHOUT THE PERIOD OF ESTABLISHMENT. THE CONTRACTOR SHALL APPLY 1" OF WATER PER WEEK TO ALL NEW PLANTS. THE CONTRACTOR SHALL INSTALL & MAINTAIN SUPPLEMENTAL DRIP WATERING TREE BAGS (SUCH AS 20 GALLON TREE GATOR WATER BAG) TO PROVIDE ADEQUATE, SLOW RELEASE OF WATER. WATER BAGS SHALL BE REMOVED AT THE END OF THE SECOND GROWING SEASON.

11. TURF GROUNDCOVER (SODDING, SEEDING AND SEED MULCHING):
ALL SEEDING INSTALLATION SHALL CONFORM TO ODOT SPECIFICATIONS AND NOTE 9 ABOVE. SEED AT 6 LBS./1000 SF WITH THE FOLLOWING SEED MIXTURE:

TITAN TALL-TYPE TURF FESCUE	70%
SR 4100 PERENNIAL RYEGRASS	20%
MERIT KENTUCKY BLUEGRASS	10%

1171.02(h) Landscaping of Parking Areas

REQUIREMENTS:
TWO INCHES DBH FOR EVERY SIX PARKING SPACES
45sf PLANTING SOIL AREA PER TREE WITH 5' MINIMUM ON ANY ONE SIDE
1 TREE PLANTING BED PER 6,000sf OF PAVED SURFACE

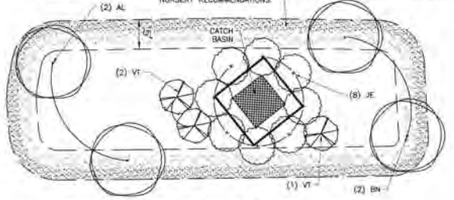
PROVIDED:
PLANTING BEDS (130,973sf ± = 22 REQUIRED) 48 PROVIDED
TREES (342 PARKING SPACES @ 1:6 = 57x2 DBH REQUIRED)
32 TREES @ 2.5" CALIPER = 16 TREES @ 3" CALIPER = 128 DBH

TYPICAL ISLAND MULCHING DETAIL
NOT TO SCALE

TREES / SHRUBS PROVIDED BY BIO RETENTION AREA

CELL	AREA, SF	TREES/SHRUBS REQUIRED (1/50 SF)	TREES/SHRUBS PROVIDED			
			AL	BN	JE	VT
NW	555	12	2	1	6	3
CENTRAL	765	16	2	1	8	5

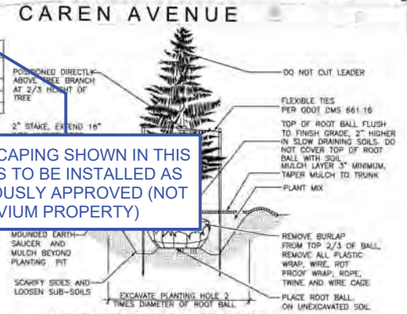
GRASS FILTER STRIPS ON SIDE SLOPES. SEED TO BE OHIO PRAIRIE NURSERY "MESIC SHORT GRASS" MIX PLANTED AT RATES PER 1000 S.F. OR APPROVED EQUAL. COVER CROP TO BE "REGREEN" FROM OHIO PRAIRIE NURSERY AT 8 OUNCES PER 1000 S.F. INSTALL BOTH SEED MIXES PER OHIO PRAIRIE NURSERY RECOMMENDATIONS.



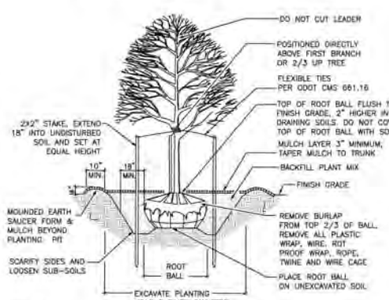
TYPICAL BIORETENTION PLANTING PLAN
NOT TO SCALE

LANDSCAPE PLANT LIST - TREES

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
AL	4	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILL'	AUTUMN BRILLANCE SERVICEBERRY	6' HEIGHT	B&B (MULTI-STEM)	DECIDUOUS TREE
ARR	16	ACER RUBRUM 'RED ROCKET'	RED ROCKET MAPLE	2.5" CALIPER	B&B	DECIDUOUS TREE
ASG	22	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CALIPER	B&B	DECIDUOUS TREE
BN	4	BITULA NIGRA 'HERITAGE'	HERITAGE RIVER BIRCH	8' HEIGHT	B&B (MIITU-STEM)	DECIDUOUS TREE
CL	7	CLADRASTIS LUTEA	YELLOWWOOD	2.5" CALIPER	B&B	DECIDUOUS TREE
CBF	28	CARPINUS BETULA 'FASTIGIATA'	UPRIGHT EUROPEAN HORNBEAM	2.5" CALIPER	B&B	DECIDUOUS TREE
GTI	16	GLEDITSIA TRI. INERMIS 'IMPERIAL'	IMPERIAL HONEY LOCUST	2.5" CALIPER	B&B	DECIDUOUS TREE
MS	4	MALUS SNOWDRIFT	FLOWERING CRABAPPLE	2.5" CALIPER	B&B	DECIDUOUS TREE
NST	14	NYSAA SYLVATICA 'TUPLEO TOWER'	TUPELO TOWER BLACK GUM	2.5" CALIPER	B&B	DECIDUOUS TREE
NSW	10	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM	2.5" CALIPER	B&B	DECIDUOUS TREE
PA	19	PICEA ABIES	NORWAY SPRUCE	6' HEIGHT	B&B	EVG. TREE
PAC	10	PLATINUS ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	2.5" CALIPER	B&B	DECIDUOUS TREE
PO	12	PICEA OMORIKA	SERBIAN SPRUCE	6' HEIGHT	B&B	EVG. TREE
QI	4	QUERCUS IMBRICARIA	SHINGLE OAK	2.5" CALIPER	B&B	DECIDUOUS TREE
QR	3	QUERCUS RUBRA	RED OAK	2.5" CALIPER	B&B	DECIDUOUS TREE
TON	24	THUJA OCCIDENTALLIS 'NIGRA'	DARK GREEN ARBORVITAE	6' HEIGHT	B&B	EVG. TREE
TTO	6	TILIA TOMENTOSA	SILVER LINDEN	2.5" CALIPER	B&B	DECIDUOUS TREE



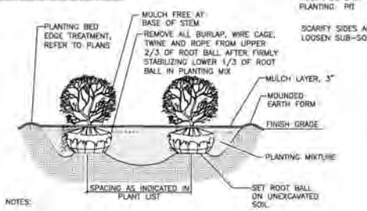
EVERGREEN TREE PLANTING DETAIL
NO SCALE



DECIDUOUS TREE PLANTING DETAIL
NO SCALE

LANDSCAPE PLANT LIST - SHRUBS AND GROUNDCOVERS

ABRV.	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	REMARKS	TYPE
BGV	72	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	5 GALLON	CONTAINER	DEC. SHRUB
EFC	2913	EUONYMUS FORTUNIA 'COLORATUS'	PURPLELEAF WINTERCREEPER	6" HEIGHT	CONTAINER	DEC. SHRUB
IMB	20	ILEX X MESERVEAE 'BLUE PRINCESS'	BLUE PRINCESS HOLLY	5 GALLON	CONTAINER	EVG. SHRUB
JE	12	JUNCUS EFFUSUS	COMMON RUSH	3 GALLON	CONTAINER	RUSH
JHB	48	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
JSS	38	JUNIPERUS SCOPULORUM 'SKYROCKET'	SKYROCKET JUNIPER	5 GALLON	CONTAINER	DEC. SHRUB
PAH	152	PENNISETUM ALEUCOIDES 'HAMELN'	DWARF FOUNTAIN GRASS	2 GALLON	CONTAINER	ORN. GRASS
SMP	51	SYRINGA MEYERII 'PALIBINIANA'	DWARF KOREAN LILAC	24" HEIGHT	B&B	DEC. SHRUB
VPS	10	VIBURNUM PLICATUM TOM. 'SHASTA'	SHASTA DOUBLEFILE VIBURNUM	30" HEIGHT	B&B	DEC. SHRUB
VC	9	VIBURNUM CARLESI	KOREAN SPICE VIBURNUM	36" HEIGHT	B&B	DEC. SHRUB
VT	8	VIBURNUM TRILOBUM 'COMPATCTUM'	COMPACT AMERICAN CRANBERRYBUSH	24" SPRD	B&B	DECIDUOUS SHRUB
TMW	27	TAXUS MEDIA 'WARDII'	WARDS JAPANESE YEW	24" HEIGHT	B&B	EVG. SHRUB



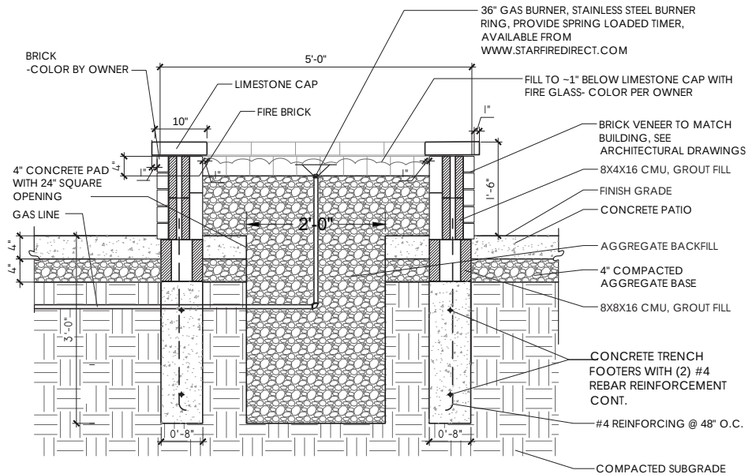
NOTES:
ALL SHRUBS PLANTED IN ROWS OR MASSES SHALL BE MATCHED IN SIZE AND FORM.
SHRUBS SHALL BEAR SAME RELATION TO FINISH GRADE AS THEY BORE TO EXISTING GRADE IN THE PREVIOUSLY PLANTED CONDITION.

MASS SHRUB PLANTING DETAIL (B&B OR CONTAINER)
NO SCALE

CITY OF WORTHINGTON

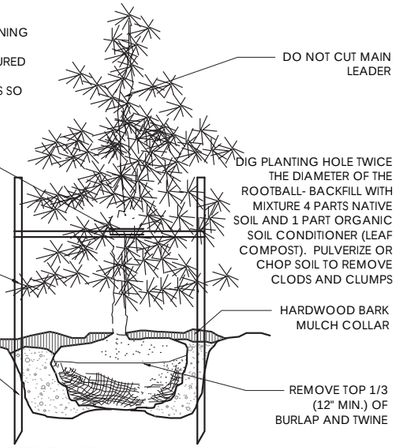
DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020



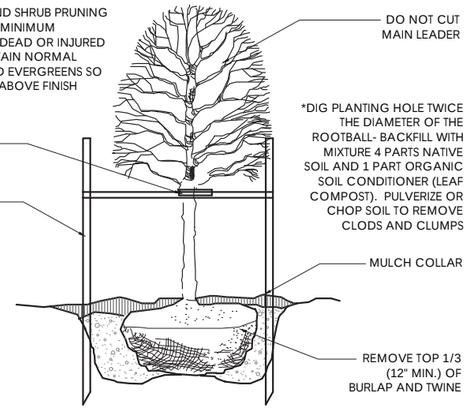
3 FIRE PIT DETAIL
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE.



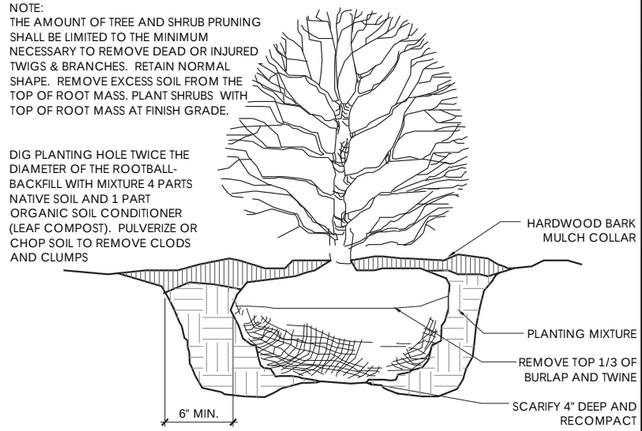
2 EVERGREEN TREE UNDER 7' HGT. 01-1100
N.T.S.

NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. PLANT TREES AND EVERGREENS SO THE ROOT FLARE IS 2"- 3" ABOVE FINISH GRADE

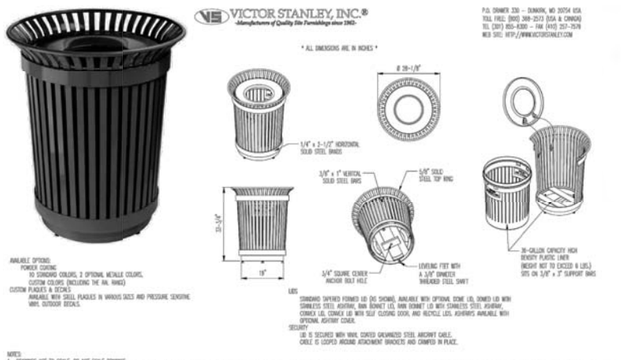


1 DECIDUOUS TREE 01-1001
N.T.S.

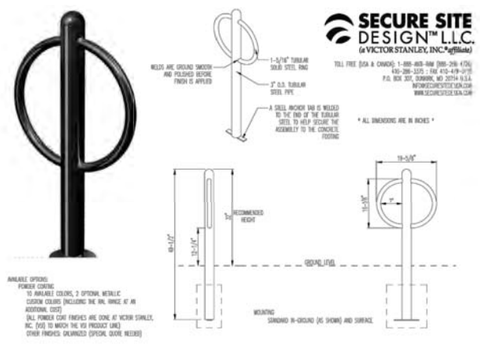
NOTE:
THE AMOUNT OF TREE AND SHRUB PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS & BRANCHES. RETAIN NORMAL SHAPE. REMOVE EXCESS SOIL FROM THE TOP OF ROOT MASS. PLANT SHRUBS WITH TOP OF ROOT MASS AT FINISH GRADE.



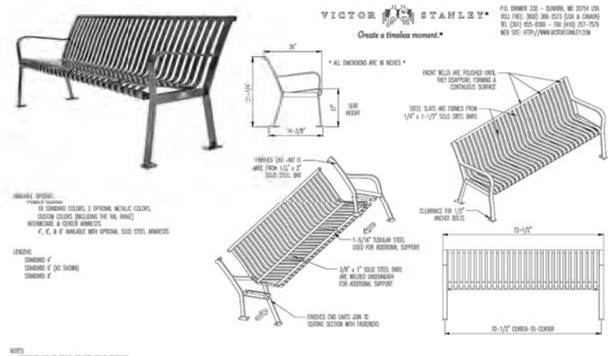
4 SHRUB PLANTING DETAIL 01-1300
N.T.S.



7 RB-36 STEELSITES™ RSI SERIES 28-GALLON LITER RECEPTACLE SHOWN: STANDARD TAPERED FORMED LID
PROPOSED TRASH RECEPTACLE
NOT TO SCALE



6 BRBS-103 CYCLE SENTRY™ SERIES BIKE RACK SHOWN: STANDARD IN-GROUND MOUNT
PROPOSED BIKE RACK
NOT TO SCALE

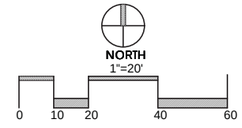


5 RB-28 STEELSITES™ RSI ALL STEEL CONTOURED BENCH SHOWN: STANDARD 6'-FOOT LENGTH
PROPOSED 6' BENCH
NOT TO SCALE

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020



REVISIONS

LANDSCAPE DETAILS

TRIVIUM WORTHINGTON
MIXED USE
PREPARED FOR
TRIVIUM DEVELOPMENT LLC
210 NORTH LAZELLE STREET
COLUMBUS, OHIO 43215

Faris Planning & Design
LAND PLANNING • LANDSCAPE ARCHITECTURE
243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	11/20/20
PROJECT	XXXXXX
SHEET	

L-3

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020

Faris Planning & Design, LLC

Conceptual Design

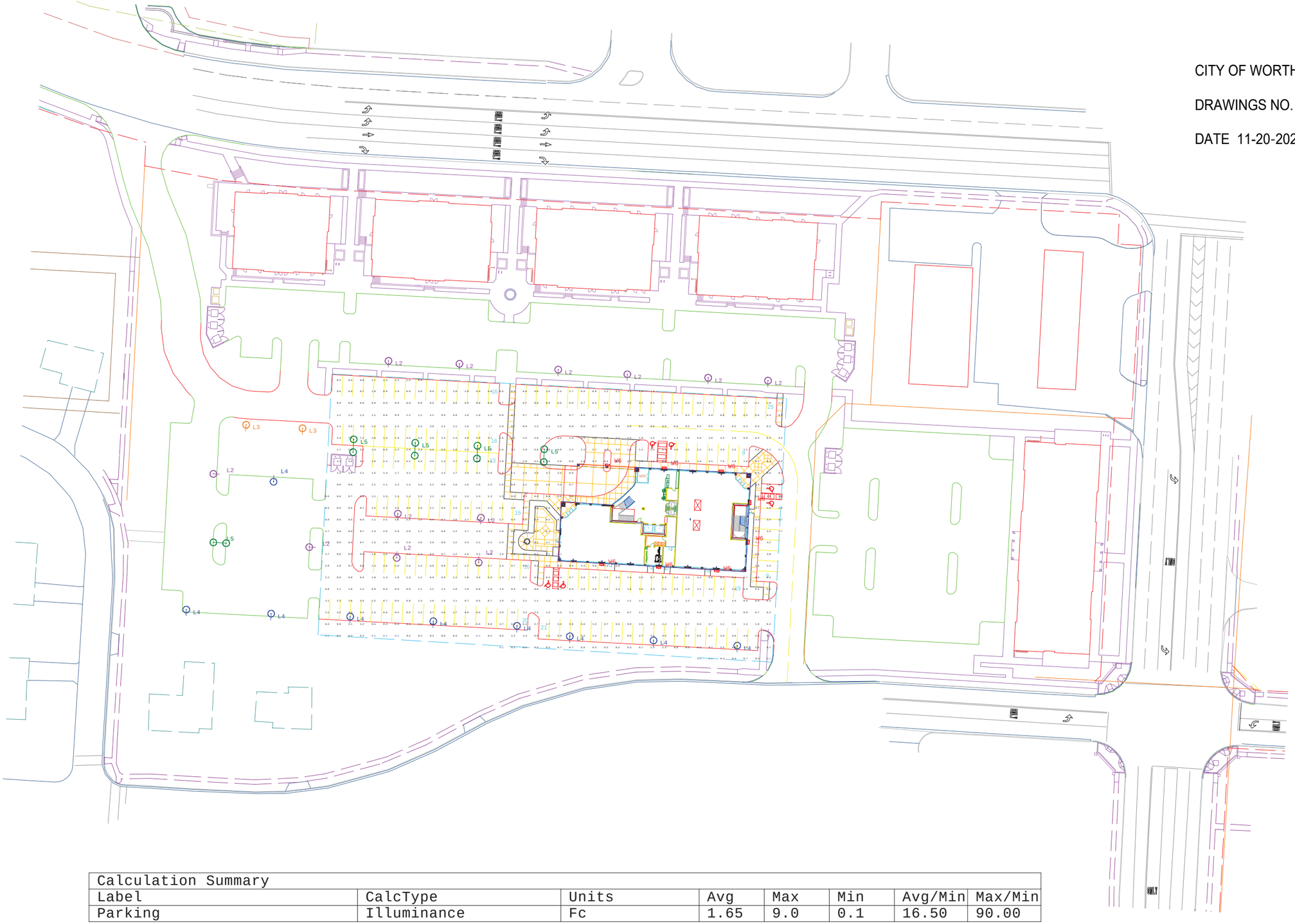
Trivium Worthington Mixed-Use

Worthington, Ohio

TRIVIUM DEVELOPMENT LLC

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	1.65	9.0	0.1	16.50	90.00

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Filename
	12	L2	SINGLE	N.A.	0.900	LSI XDLS-5-LED-SS-WW at 15' AFG	XDLS-5-LED-SS-WW.IES
	2	L3	SINGLE	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 12' AFG	XDLS-FT-LED-SS-WW.IES
	9	L4	SINGLE	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 15' AFG	XDLS-FT-LED-SS-WW.IES
	5	L5	BACK-BACK	N.A.	0.900	LSI XDLS-FT-LED-SS-WW at 15' AFG	XDLS-FT-LED-SS-WW.IES
	8	W6	SINGLE	N.A.	0.900	LSI WPSLL-06L-30 at 16.7' AFG	WPSLL-06L-30.ies

TYPE L0, L1, L2

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,328,456 8,002,428, 8,177,386 8,434,893 8,567,983 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature

ENERGY SAVING CONTROL OPTION - DIM - 0-10volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW, 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8600	106
Neutral White	SS	6510	5840	6680	71
	HO	9810	7990	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Finish Compliant · wet location · RoHS · FC

Project Name Trivium Worthington Fixture Type L0, L1, L2

Catalog # 9/09/19

©2019 LSI INDUSTRIES INC

TYPE L0, L1, L2

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE **XDLSB 3 LED SS CW UE BLK CH S PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell Shade	3 - Type III 5 - Type V FT - Forward Throw	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double D90 - Double[4] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

LUMINAIRE EPA CHART - XDLS

	Single	1.6
	D180°	2.7
	D90°	2.8
	T90°	3.3
	TN120°	3.4
	Q90°	4.1

Note: Includes Bracket

FOOTNOTES:

1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.

2- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability

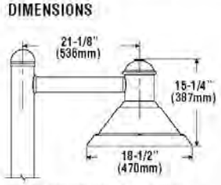
3- 3" reduced drilling pattern required.

4 - For use with SA4 and SA5 mounting styles only.

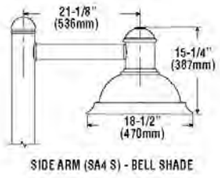
5 - DIM and BLS cannot be ordered together.

6- Fusing must be located in the hand hole of pole.

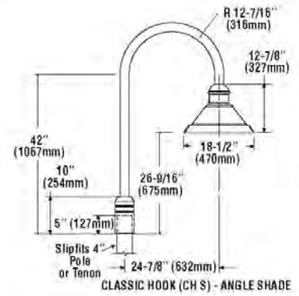
DIMENSIONS



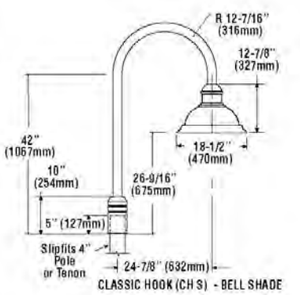
SIDE ARM (SA4 S) - ANGLE SHADE



SIDE ARM (SA4 S) - BELL SHADE

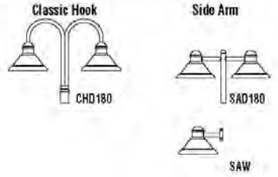


CLASSIC HOOK (CH S) - ANGLE SHADE



CLASSIC HOOK (CH S) - BELL SHADE

See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.



TYPE L0, L1, L2

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING

XDLS - TYPE 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

* Color Temperature: WW-3500K, NW-4000K, CW-5000K

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

TYPE L3, L4

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,828,456 8,002,428, 8,177,386 8,434,893 8,567,983 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10 volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Binding Compliant · wet location · RoHS · FC

LIGHT OUTPUT - XDLS

		Lumens (Nominal)			Watts (Nominal)
		Type 3	Type FT	Type 5	
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8500	106
Neutral White	SS	6510	6340	6680	71
	HO	8810	7990	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.

Project Name Trivium Worthington | Fixture Type L3, L4

Catalog # _____

9/09/19

©2019 LSI INDUSTRIES INC

TYPE L3, L4

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XDLSB 3 LED SS CW UE BLK CH S PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style[1,2]	Mounting Configuration[1,6]	Options
XDLSA[1] Angle Shade	3 - Type III	LED	SS - Super Saver	CW - Cool White (5000K)	UE - Universal Electronic (120-277V)	BLK - Black	CH - Classic Hook	S - Single	DIM - 0-10 Volt Dimming (from external signal)[5]
XDLSB[1] Bell Shade	5 - Type V			NW - Neutral White (4000K)		BRZ - Bronze	SA4 - Side Arm Mount for 4" O.D. Round Poles[3]	D180 - Double	BLS - Bi-level Switching (from external 120-277V signal)[5]
	FT - Forward Throw		HO - High Output	WW - Warm White (3500K)	347-480 Universal Voltage (347-480V)	WHT - White	SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	D90 - Double[4]	Button Type Photocells
						GPT - Graphite		T90 - Triple[4]	PCI120 - 120V
						MSV - Metallic Silver		TN120 - Triple[4]	PCI208-277V - 208-277V
						PLP - Platinum Plus		Q90 - Quad[4]	PCI347 - 347V
						SVG - Satin Verde Green		W - Wall Mount (For use with CH or Side Arm Mounting Style)	

ACCESSORY ORDERING INFORMATION (Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

LUMINAIRE EPA CHART - XDLS

Single		1.6
D180°		2.7
D90°		2.3
T90°		3.3
TN120°		3.4
Q90°		4.1

Note: Includes Bracket

FOOTNOTES:

1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.

2- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.

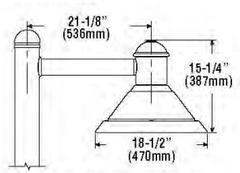
3- 3" reduced drilling pattern required.

4- For use with SA4 and SA5 mounting styles only.

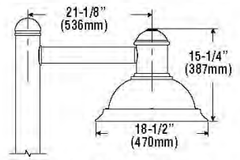
5- DIM and BLS cannot be ordered together.

6- Fusing must be located in the hand hole of pole.

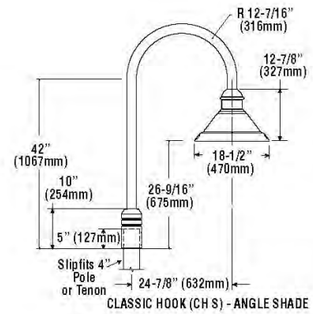
DIMENSIONS



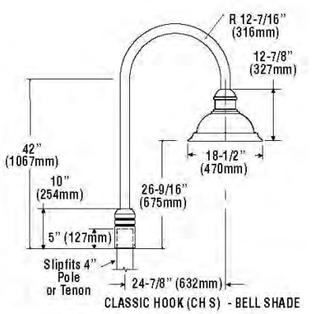
SIDE ARM (SA4 S) - ANGLE SHADE



SIDE ARM (SA4 S) - BELL SHADE



CLASSIC HOOK (CH S) - ANGLE SHADE



CLASSIC HOOK (CH S) - BELL SHADE

See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.

TYPE L3, L4

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING

XDLS - TYPE 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

* Color Temperature: WW-3500K, NW-4000K, CW-5000K

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

TYPE L5

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

US patent 7,328,456 8,002,428, 8,177,386 8,434,893 8,567,983 and US & int'l. patents pending

SMARTTEC™ - LSI drivers feature integral sensor which reduces drive current when ambient temperatures exceed rated temperature.

ENERGY SAVING CONTROL OPTION - DIM - 0-10volt dimming enabled with controls by others. BLS - Bi-level switching responds to external line voltage signal from separate 120-277V controller or sensor (by others), with low light level decreased to 30% maximum drive current.

LEDS - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K) or Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.

DISTRIBUTION PATTERN - Types 3, FT and 5. Exceptional uniformity creates bright environment at lower light levels. Improved backlight cutoff minimizes light trespass.

CROWN - Cast aluminum. Wiring emerges from crown through compression seal fitting to prevent water entry. One-piece silicone gasket seals crown to shade for water- and dust-tight construction.

SHADES - Spun aluminum. Two shade styles available - A - Angle and B - Bell.

OPTICAL UNIT - Optical unit and aluminum door frame recessed into shade and sealed with one-piece silicone gasket. Clear tempered flat glass lens sealed with silicone gasket to door frame (includes pressure-stabilizing breather). Optical unit is tethered and provides access to driver. Door frame retaining fasteners are captive.

BRACKETS - Brackets are extruded and cast aluminum assemblies or fabrications. All decorative elements are die cast or extruded aluminum.

MOUNTING - Classic Hook (CH) and Side Arm (SA - 4" O.D. minimum pole top required) available. See Steel Round Pole and Aluminum Round Pole data sheets for pole selection information. Side Arm pole mount requires 3" reduced drilling pattern. Classic hook mount requires a 4" O.D. pole or tenon.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (UE - 50/60Hz input), and 347-480VAC. Optional button-type photocells (PCI) are available in 120, 208, 240, 277 or 347 volt (supply voltage must be specified).

DRIVERS - Available in SS (Super Saver) and HO (High Output) drive currents (Drive currents are factory programmed.). Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F).

FINISH - Each fixture is finished with LSI's DuraGrip polyester powder coat process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

SHIPPING WEIGHT (IN CARTON) - 24 lbs. (10.8 kg)

LISTINGS - UL listed to U.S. and Canadian safety standards. Suitable for wet locations

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.

ARRA Funding Compliant · wet location · RoHS · FC

LIGHT OUTPUT - XDLS

		Lumens (Nominal) Type 3	Type FT	Type 5	Watts (Nominal)
Cool White	SS	7100	6640	6220	71
	HO	9600	8990	8600	106
Neutral White	SS	6610	5940	5680	71
	HO	8810	7990	7780	106
Warm White	SS	4790	5170	5010	71
	HO	6460	6880	6740	106

LED Chips are frequently updated therefore values may increase.

Project Name Trivium Worthington Fixture Type L5

Catalog # _____

9/09/19

©2019 LSI INDUSTRIES INC

TYPE L5

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

PRODUCT ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XDLSB 3 LED SS CW UE BLK CH S PCI120**

Prefix	Distribution	Light Source	Drive Current	Color Temp	Input Voltage	Finish	Mounting Style[1,2]	Mounting Configuration[1,2]	Options
XDLSA[1] Angle Shade XDLSB[1] Bell Shade	3 - Type III 5 - Type V FT - Forward Throw	LED	SS - Super Saver HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	UE - Universal Electronic (120-277V) 347-480 Universal Voltage (347-480V)	BLK - Black BRZ - Bronze WHT - White GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green	CH - Classic Hook SA4 - Side Arm Mount for 4" O.D. Round Poles[3] SA5 - Side Arm Mount for 5" O.D. Round Poles[3]	S - Single D180 - Double[6] D90 - Double[6] T90 - Triple[4] TN120 - Triple[4] Q90 - Quad[4] W - Wall Mount (For use with CH or Side Arm Mounting Style)	DIM - 0-10 Volt Dimming (from external signal)[5] BLS - Bi-level Switching (from external 120-277V signal)[5] Button Type Photocells PCI120 - 120V PCI208-277V - 208-277V PCI347 - 347V

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Description	Order Number
FK120 Single Fusing (120V)	FK120[6]	DFK480 Double Fusing (480V)	DFK480[6]
FK277 Single Fusing (277V)	FK277[6]	FK347 Single Fusing (347V)	FK347[6]
DFK208, 240 Double Fusing (208V, 240V)	DFK208, 240[6]		

FOOTNOTES:

1- When ordering a multiple configuration (D180, etc.) order one fixture/bracket configuration per pole - i.e. order one XDLSB 3 LED SS CW UE BLK CH D180 PCI120 to receive two fixtures and one CH D180 bracket (see drawing on this page). See STEEL ROUND POLES and ALUMINUM ROUND POLES data sheets for pole ordering information.

2- See Lifestyle Bracket ordering chart for Mounting Style/Configurations availability.

3- 3" reduced drilling pattern required.

4- For use with SA4 and SA5 mounting styles only.

5- DIM and BLS cannot be ordered together.

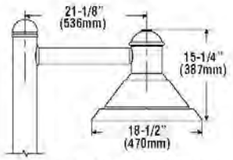
6- Fusing must be located in the hand hole of pole.

LUMINAIRE EPA CHART - XDLS

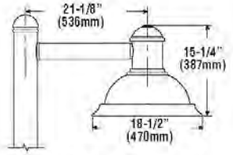
Single		1.6
D180°		2.7
D90°		2.9
T90°		3.8
TN120°		3.4
Q90°		4.1

Note: Includes Bracket

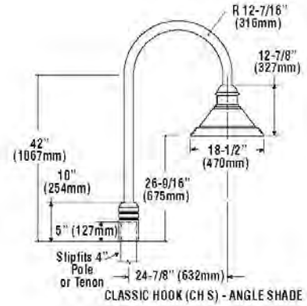
DIMENSIONS



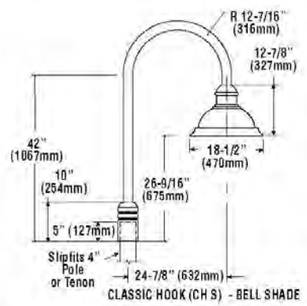
SIDE ARM (SA4 S) - ANGLE SHADE



SIDE ARM (SA4 S) - BELL SHADE

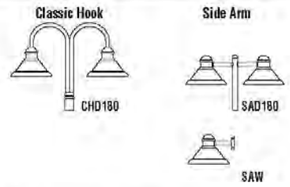


CLASSIC HOOK (CH S) - ANGLE SHADE



CLASSIC HOOK (CH S) - BELL SHADE

See Lifestyle Brackets and Mounts in outdoor section of latest Buyers Guide for details on other bracket sizes.



TYPE L5

LED LIFESTYLE SMALL DECORATIVE AREA LIGHTS (XDLS)

BUG LISTING

XDLS - TYPE 3

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	9603	106.1	91	B2-U0-G2
SS	CW	7096	71.4	99	B1-U0-G1

XDLS - TYPE 5

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8501	106	80	B3-U0-G1
	NW	7779	104	75	B3-U0-G1
SS	CW	6225	71	88	B3-U0-G1
	NW	5685	71	80	B2-U0-G1
	WW	5007	70	72	B2-U0-G1

XDLS - TYPE FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
HO	CW	8994	106	85	B1-U0-G2
	NW	7891	104	76	B1-U0-G2
SS	CW	6543	71	92	B1-U0-G2
	NW	5846	71	83	B1-U0-G2
	WW	5171	70	74	B1-U0-G1

* Color Temperature: WW-3500K, NW-4000K, CW-5000K

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

Catalog # : Type W6 Project : Trivium Worthington

Prepared By : Date :

TYPE W6

Slim Wall Pack (WPSLL)

Large LED Slim Wall Pack

OVERVIEW	
Lumen Range	4,000 - 8,000
Wattage Range	40 - 80
Efficacy Range (LPW)	106 - 130
Weight lbs(kg)	7.9 (3.6)

QUICK LINKS

Ordering Guide | Performance | Dimensions | Photometrics

FEATURES & SPECIFICATIONS

Construction

- Rigid Precision Die cast-aluminum housing for durability and consistency.
- Vertical fins serve as a heat sink and resist accumulation of dust and debris.
- The Patent Pending thermal stacking heat removal technology extracts heat from within the housing moving it away from LEDs and integral components.
- Luminaire hinges open from the bottom to prevent leakage.
- Luminaire is proudly manufactured and tested in the U.S.
- Fixtures are finished with LSI's DuraGrip™ polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory
- Add sux CWBB for Emergency Battery Back Up. Provides emergency illumination (1,580 lumens) for a minimum of 90 minutes. Requires deep back housing.
- Shipping weight: 7.9 lbs in carton.

Optical System

- High-performance Chip On Board (COB) LEDs behind clear tempered glass for maximum light output.
- 3000K | 4000K | 5000K color temperatures.
- Minimum CRI of 71.
- Zero uplight.

Electrical

- High-performance driver features over-voltage, under voltage, short-circuit and over temperature protection.
- 0-10 volt dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours
- Total harmonic distortion: <20%
- Power factor: >.85
- Input power stays constant over life.
- Driver Off-State Power is 0 watts.
- Minimum Operating Temperature of -20°C
- Chip On Board (COB) LEDs with integrated circuit board mounted directly to the housing to maximize heat dissipation and promote long life.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.
- Minimum 2.5kV surge rating

Controls

- Optional 120V electronic button Photocontol.
- Apertures for field or factory installed photocontrol.

Installation

- Surface mounts direct to J-box or wall.
- Features a bubble level and removable hinged face frame for ease of installation.

Warranty

- LSI LED Fixtures carry a 5-year warranty.
- 1 Year warranty on optional Button Photocell.

Listings

- Listed to UL 1598 and UL 8750.
- CSA Listed
- RoHS Compliant.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.
- American Recovery and Reinvestment Act Funding Compliant.
- Suitable For Wet Locations.

Specifications and dimensions subject to change without notice.

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020

Large LED Slim Wall Pack (WPSLL)

TYPE W6

ORDERING GUIDE

TYPICAL ORDER EXAMPLE: **WPSLL LED 6L UNV DIM 30 PC120 BZA**

Family Prefix	Lumen Package	Voltage	Color Temp	Controls	Options	Finishes
WPSLL - Large Slim Wall Pack	**4L** - 4000 Lumens	**UNV** - Universal (120V-277V)	**30** - 3000K	**PC120** - 120V Photocontrol	**CWBB** - Emergency Back-up*	**BZA** - Bronze
	6L - 6000 Lumens	**HV** - 347-480V Universal Voltage	**40** - 4000K	**PM208-277** - 208-277V Photocontrol		**WHT** - White
	8L - 8000 Lumens		**50** - 5000K			**BLK** - Black

*4L and 6L lumen packages only

PERFORMANCE

Lumens	3000K Delivered Lumens	3000K Efficacy	4000K Delivered Lumens	4000K Efficacy	5000K Delivered Lumens	5000K Efficacy	Wattage
4L	4147	110.74	4147	110.74	4868	130.04	40*
6L	6513	111.93	6513	111.93	7401	128.09	60
8L	8060	106.01	8060	106.01	9332	121.61	80

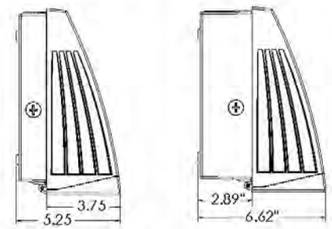
*For emergency back-up only

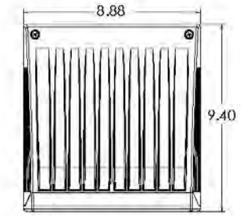
LED Wattage	LED Annual Cost	HID Source Wattage	HID Total Wattage Used	HID Annual Cost	Annual Savings
40*	$18	100	129	$77	$59
		150	185	$100	$82
		175	210	$112	$94
60	$26	200	232	$128	$102
		250	285	$150	$124
		400	458	$226	$200
80	$35	200	232	$128	$93
		250	285	$150	$115
		400	458	$226	$191

*for emergency back-up only

PRODUCT DIMENSIONS

Back to Quick Links





Deep back housing required for emergency battery back up

PHOTOMETRICS

Back to Quick Links

WPSLL-6L-40

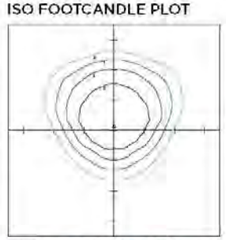
Luminaire Data

Wide Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,957
Watts	58.1
Efficacy	120
IES Type	Type III - Very Short
BUG Rating	B2-U0-G1

Zonal Lumen Summary

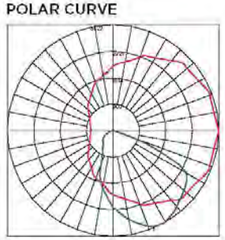
Zone	Lumens	%Luminaire
Low (0-30°)	2025.1	29.1%
Medium (30-60°)	3812.2	54.8%
High (60-80°)	1105.7	15.9%
Very High (80-90°)	14.1	0.2%
Uplight (90-180°)	0.0	0.0%
Total Flux	6957.1	100%

ISO FOOTCANDLE PLOT

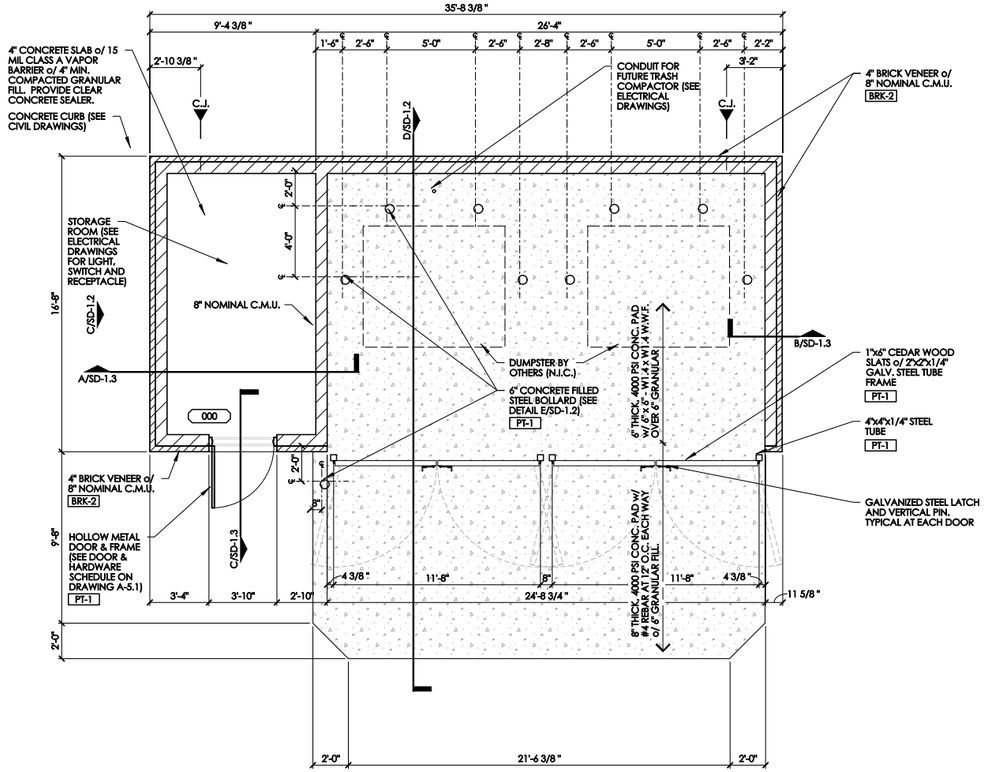


10' Mounting Height/10' Grid Spacing
10 FC 5 FC 2 FC 1 FC

POLAR CURVE

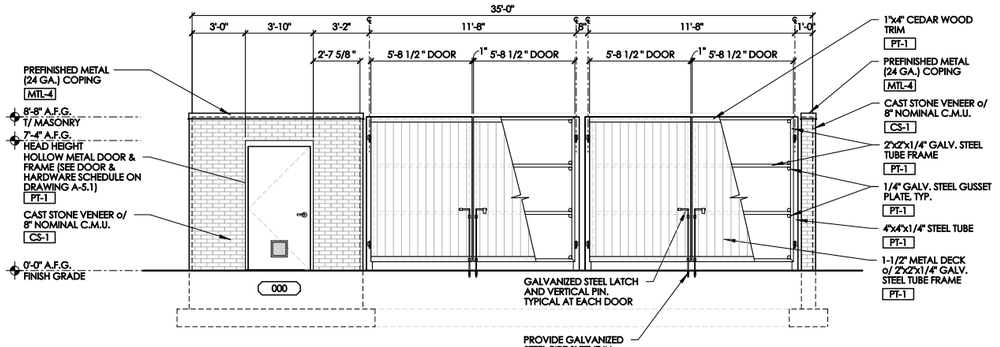


NOTE:
1. SEE DRAWING A-3.1 FOR EXTERIOR MATERIAL FINISH KEY.



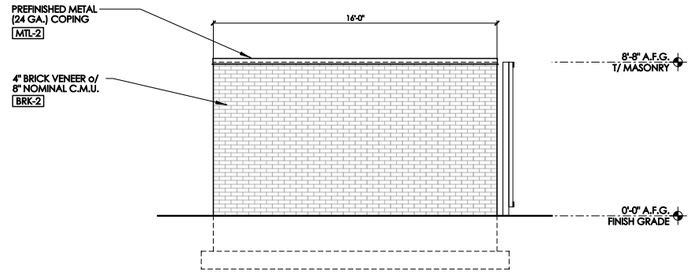
NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

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



NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

B DUMPSTER ENCLOSURE ELEVATION
SCALE: 1/4" = 1'-0"

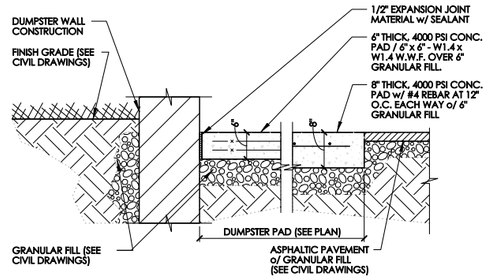


NOTE-
ALL GALVANIZED STEEL USED IN THE CONSTRUCTION OF THE DUMPSTER ENCLOSURE GATES SHALL HAVE A 'PAINT GRIP' FINISH.

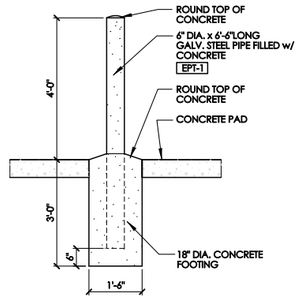
C DUMPSTER ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020



D PAVEMENT SECTION
SCALE: 3/4" = 1'-0"



E BOLLARD DETAIL
SCALE: 1/2" = 1'-0"

BEAN
J. CARTER BEAN ARCHITECT
4400 TORRY HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 BEAN
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF J. CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

DUMPSTER DETAILS

DRAWING NUMBER

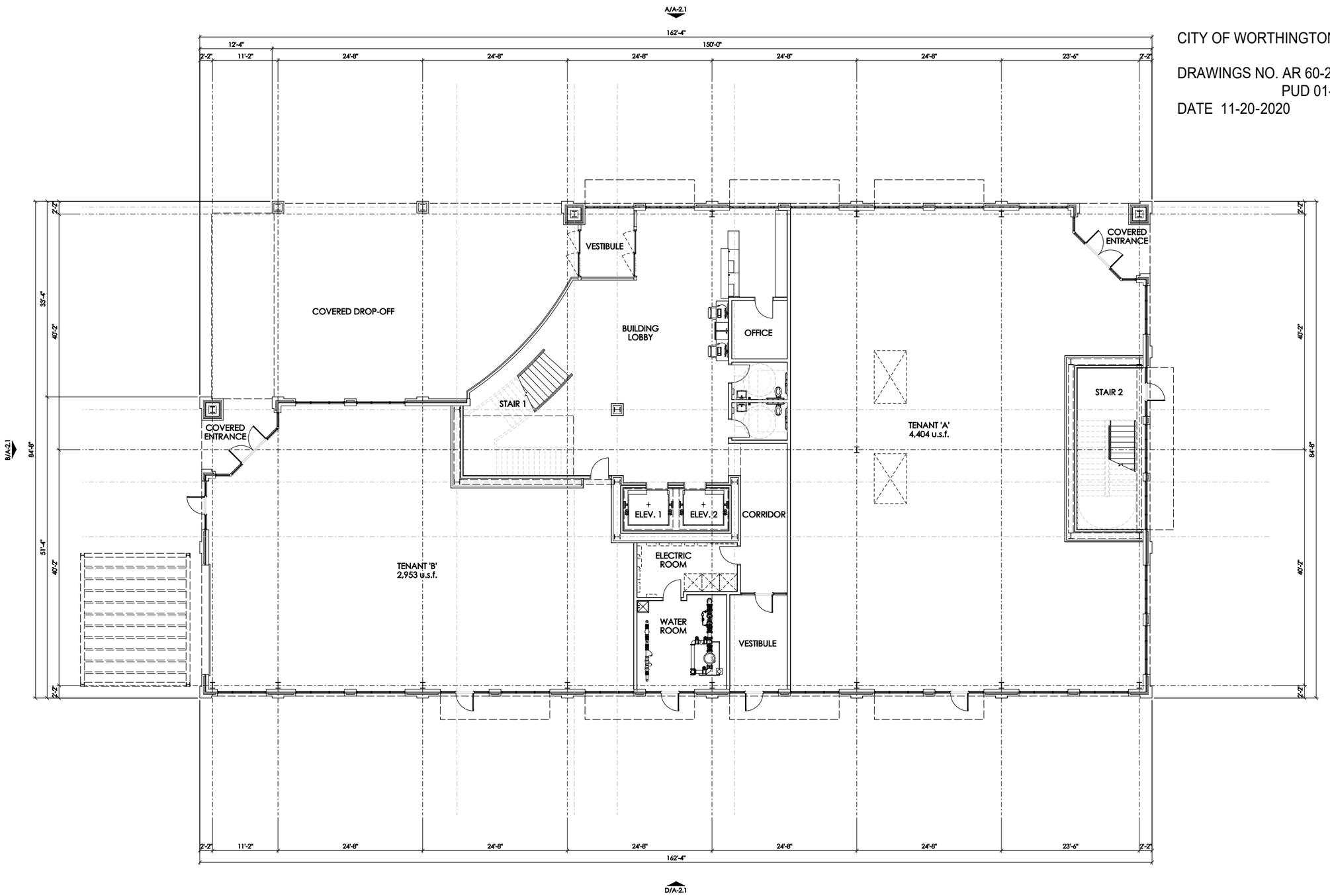
SD-1.1

BEAN #00000.00

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020



A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

GROUND FLOOR: 11,277 g.s.f.
BUILDING TOTAL: 49,173 g.s.f.

0 10 20

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214

TEL 614 262 BEAN
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

CONCEPTUAL GROUND FLOOR PLAN

DRAWING NUMBER

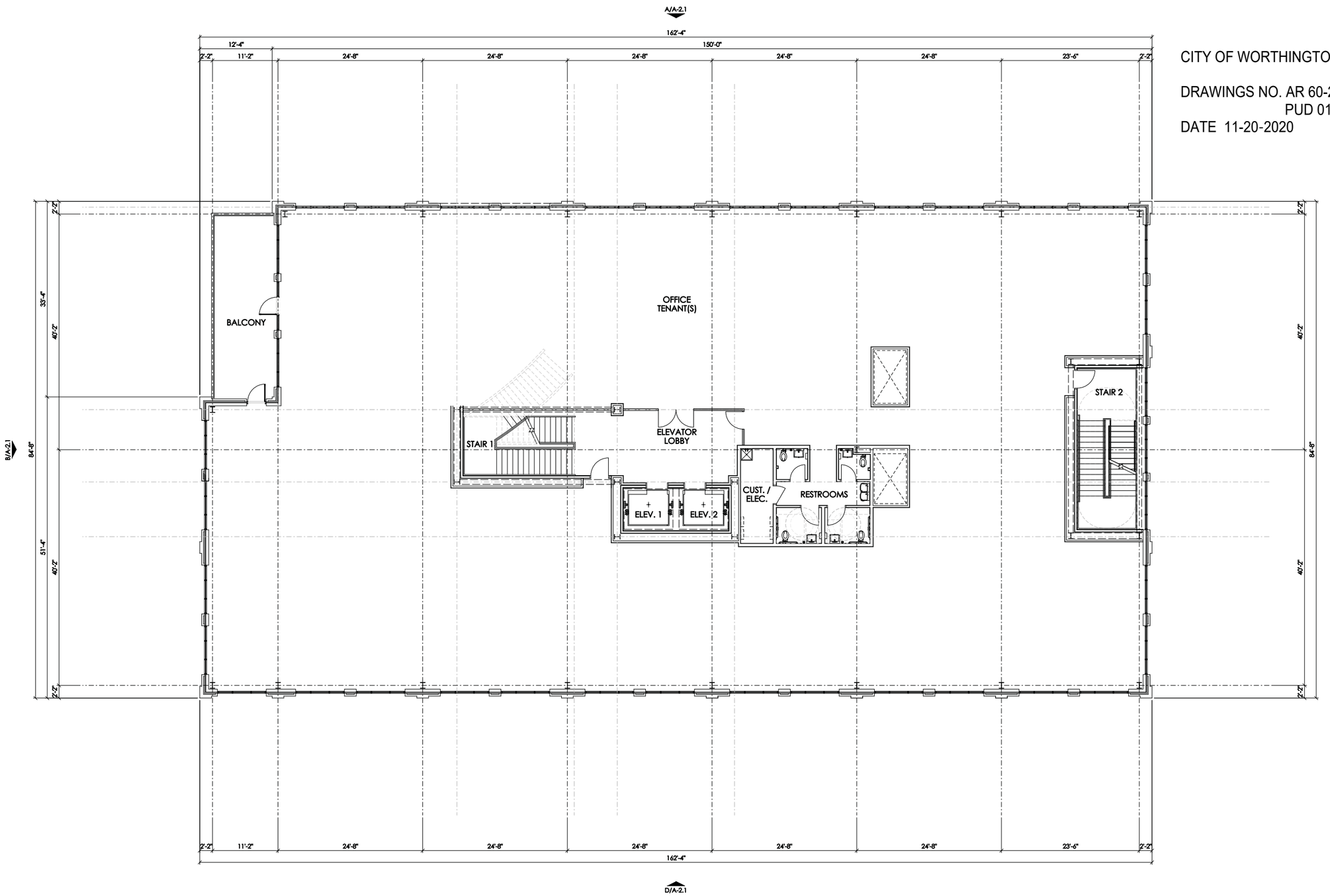
A-1.1

BEAN #00000.00

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020



A CONCEPTUAL FLOOR PLAN

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

SECOND FLOOR: 13,031 g.s.f.
BUILDING TOTAL: 49,173 g.s.f.

0 10 20

BEAN

J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214

TEL 614 262 BEAN (2326)
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

CONCEPTUAL SECOND FLOOR PLAN

DRAWING NUMBER

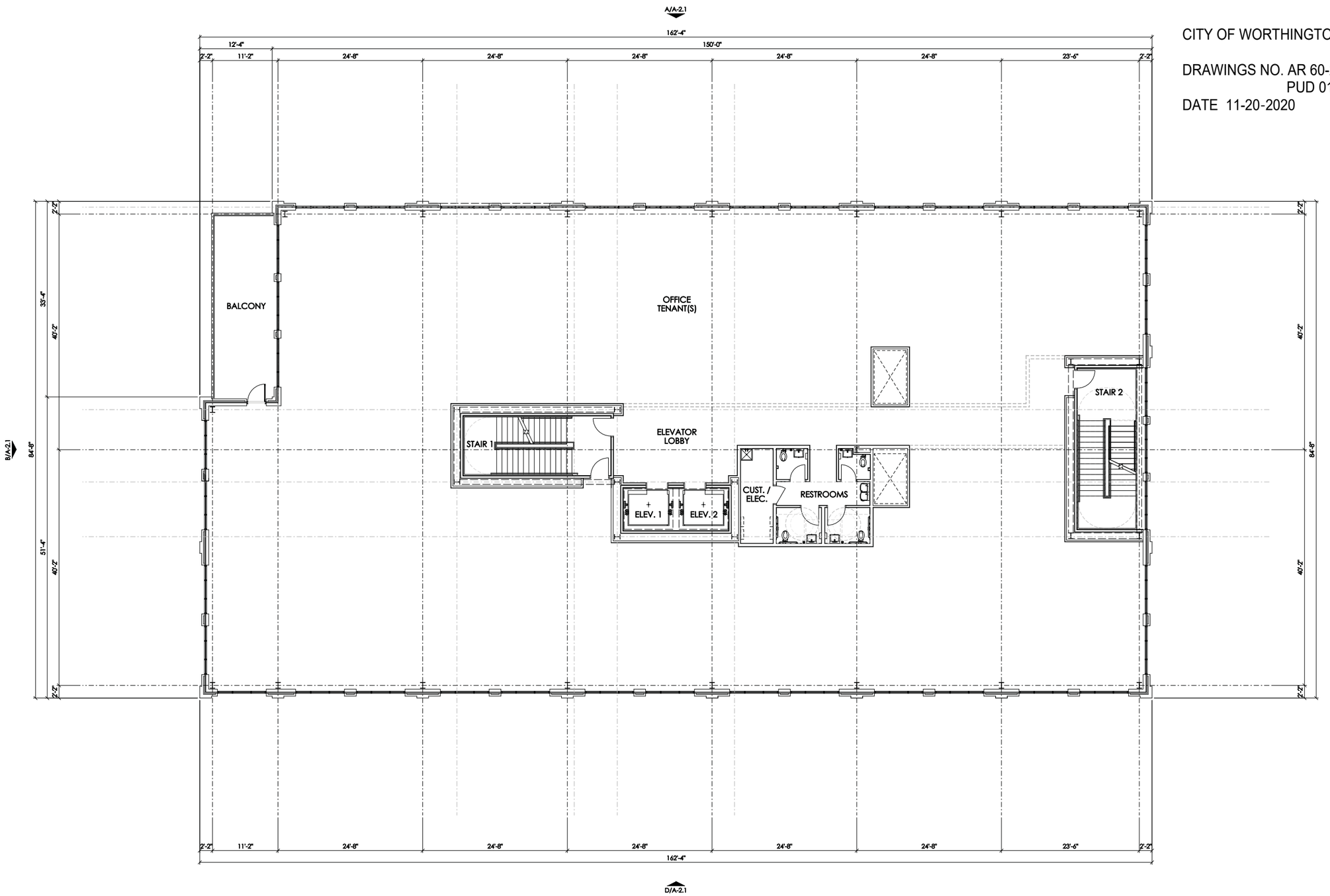
A-1.2

BEAN #00000.00

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020



A CONCEPTUAL FLOOR PLAN

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

THIRD FLOOR: 13,031 g.s.f.
BUILDING TOTAL: 49,173 g.s.f.

0 10 20

BEAN

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

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

CONCEPTUAL THIRD FLOOR PLAN

DRAWING NUMBER

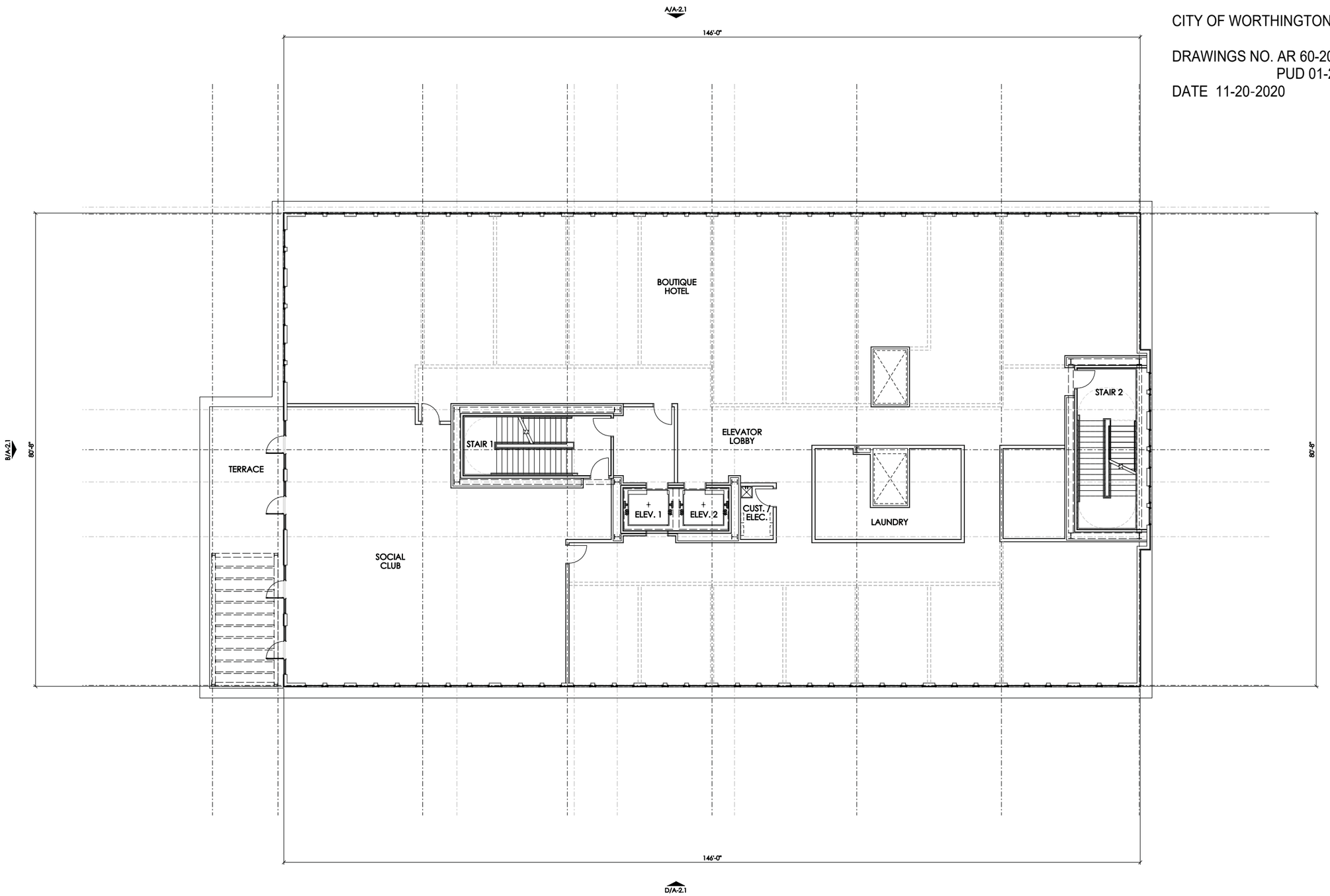
A-1.3

BEAN #00000.00

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020



A CONCEPTUAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

FOURTH FLOOR: 11,834 g.s.f.
BUILDING TOTAL: 49,173 g.s.f.

0 10 20

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

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS AND DESIGNS ARE THE PROPERTY OF J. CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

CONCEPTUAL FOURTH FLOOR PLAN

DRAWING NUMBER

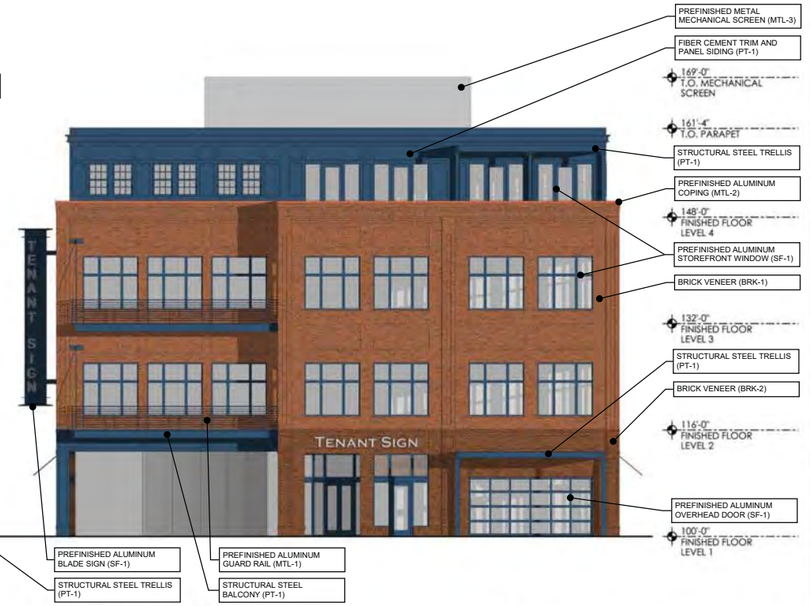
A-1.4

BEAN #00000.00

A NORTH ELEVATION

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

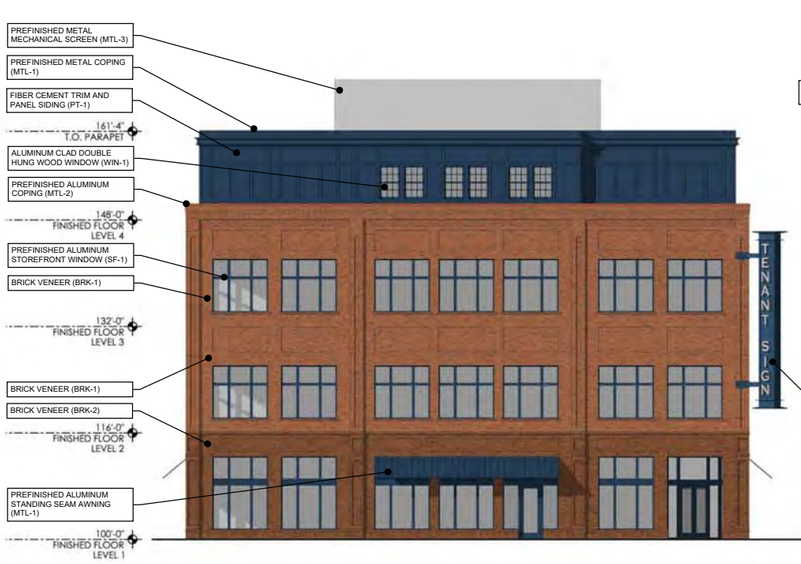
0 5 10 20



B WEST ELEVATION

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

0 5 10 20



C EAST ELEVATION

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

0 5 10 20

D SOUTH ELEVATION

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

0 5 10 20

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 410 • COLUMBUS
OHIO • 43214
TEL 614 262 5 E A N
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING NUMBER

A-2.1

BEAN #00000.00

3D IMAGE FOR REFERENCE ONLY

AERIAL LOOKING SOUTHWEST - N.T.S.

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN
J. CARTER BEAN ARCHITECT
4400 HORD BRENTON BLVD
SUITE 400 • COLUMBUS
OHIO • 43214
TEL: 614.262.2322
FAX: 614.262.2327

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	

DRAWING TITLE
3D IMAGE

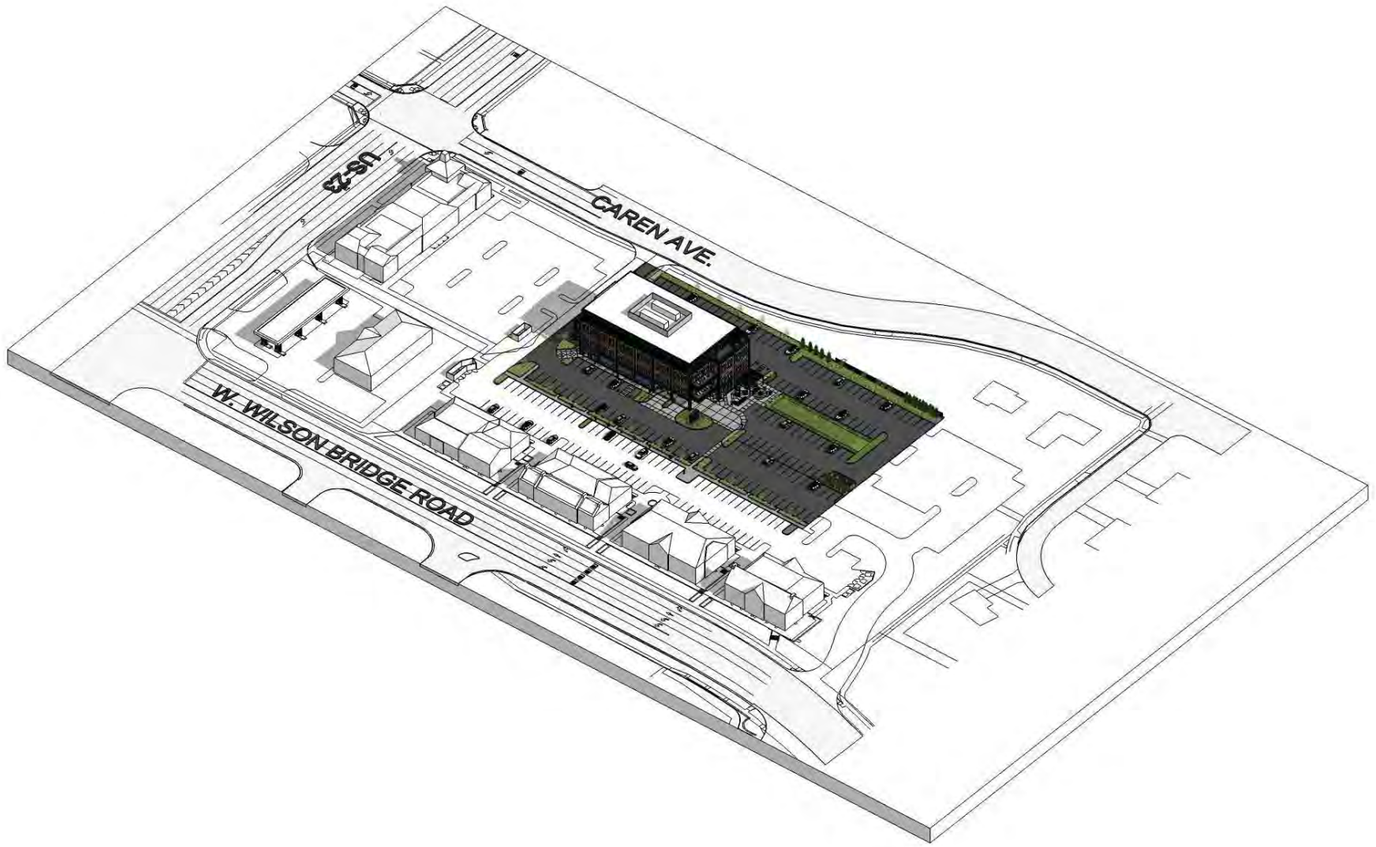
DRAWING NUMBER
R-1.1

BEAN2020.00

11/20/2020 12:45:31 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt
DM

3D IMAGE FOR REFERENCE ONLY

AERIAL LOOKING SOUTHEAST- N.T.S.



CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN
J. CARTER BEAN ARCHITECT
4400 HORD BRAY HIGH STREET
SUITE 401 ♦ COLUMBUS
OHIO ♦ 43214
TELEPHONE 614 262 2322
FAX 614 262 2323

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	

DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.2

BEAN2020.00

11/20/2020 12:45:31 C:\Users\Administrator\Desktop\TriviumWorthington\REVIT MODEL.rvt
PM

3D IMAGE FOR REFERENCE ONLY

AERIAL LOOKING SOUTHEAST - N.T.S.

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN

J. CARTER BEAN ARCHITECT
44 NORTH HIGH STREET
SUITE 401 ● COLUMBUS
OHIO ● 43214

TELEFAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT

210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description

NOV. 20, 2020

DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.3

BEAN2020.00

11/20/2020 12:43:31 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt
PM

3D IMAGE FOR REFERENCE ONLY

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

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN
J. CARTER BEAN ARCHITECT
4240 HORIZON HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TELEPHONE
614 262 2322

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description

NOV. 20, 2020

DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.4

BEAN2020.00

11/20/2020 12:45:31 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt

3D IMAGE FOR REFERENCE ONLY

3D VIEW LOOKING EAST - N.T.S.

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN
J. CARTER BEAN ARCHITECT
4400 HORY HIGH STREET
SUITE 401 ● COLUMBUS
OHIO ● 43214
TELEFAX 262.2622
PH 614 262.2622

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	

DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.5

BEAN2020.00

11/20/2020 12:43:31 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt

3D IMAGE FOR REFERENCE ONLY

AERIAL VIEW LOOKING NORTHEAST - N.T.S.

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN

J. CARTER BEAN ARCHITECT
4200 HORIZON HIGH STREET
SUITE 401 ▼ COLUMBUS
OHIO ▼ 43214

TELEFAX 262 REPLY
TEL 614 262 2322

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	

DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.6

BEAN2020.00

11/20/2020 12:43:32 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt

3D IMAGE FOR REFERENCE ONLY

3D VIEW LOOKING NORTHWEST - N.T.S.

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020

BEAN
J. CARTER BEAN ARCHITECT
44 DOWNTOWN GREEN
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 2322
FAX 614 262 2327

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description
	NOV. 20, 2020	

DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.7

BEAN2020.00

11/20/2020 12:45:32 PM C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt

3D IMAGE FOR REFERENCE ONLY

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

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN
J. CARTER BEAN ARCHITECT
4400 HORY TIGHE DRIVE
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614.262.2322
FAX 614.262.2327

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description

NOV. 20, 2020

DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.8

BEAN2020.00

11/20/2020 12:43:32 PM C:\Users\Administrator\Desktop\Trivium\Worthington\R-VIT MODEL.rvt

3D IMAGE FOR REFERENCE ONLY

AERIAL LOOKING SOUTHEAST - N.T.S.

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN

J. CARTER BEAN ARCHITECT
4400 HORY HIGH STREET
SUITE 401 ● COLUMBUS
OHIO ● 43214

TELEFAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
J. CARTER BEAN ARCHITECT
AND MAY NOT BE USED, DUPLICATED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE
7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085
FOR
TRIVIUM DEVELOPMENT
210 NORTH LAZELLE STREET, COLUMBUS OHIO 43215

No.	Date	Description

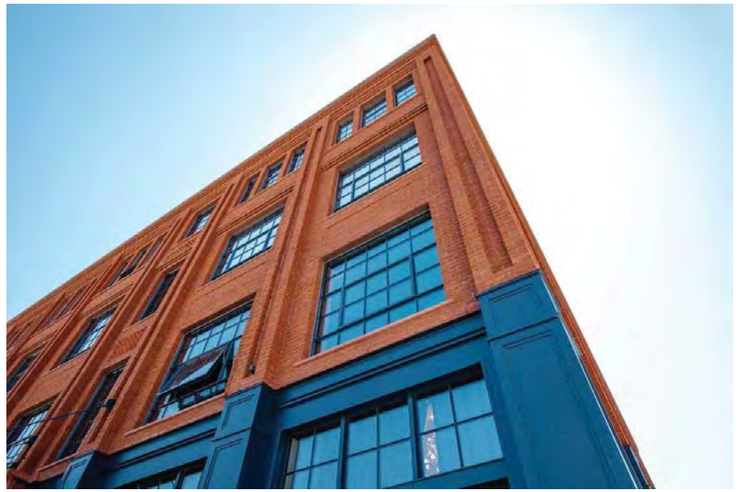
NOV. 20, 2020

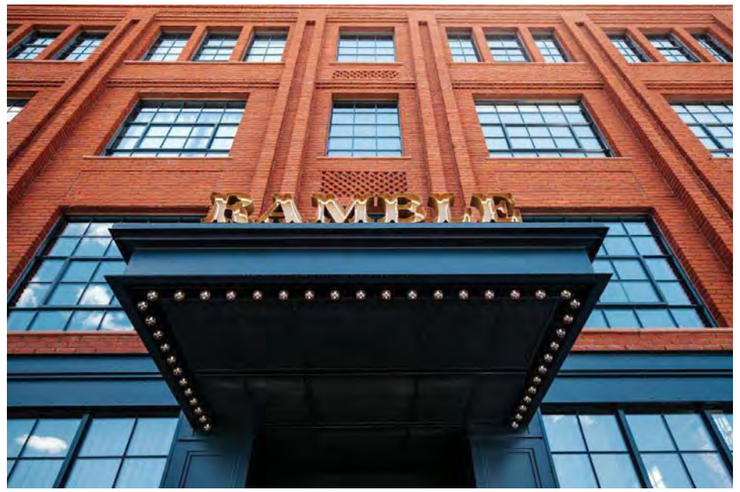
DRAWING TITLE
3D IMAGE

DRAWING NUMBER
R-1.9

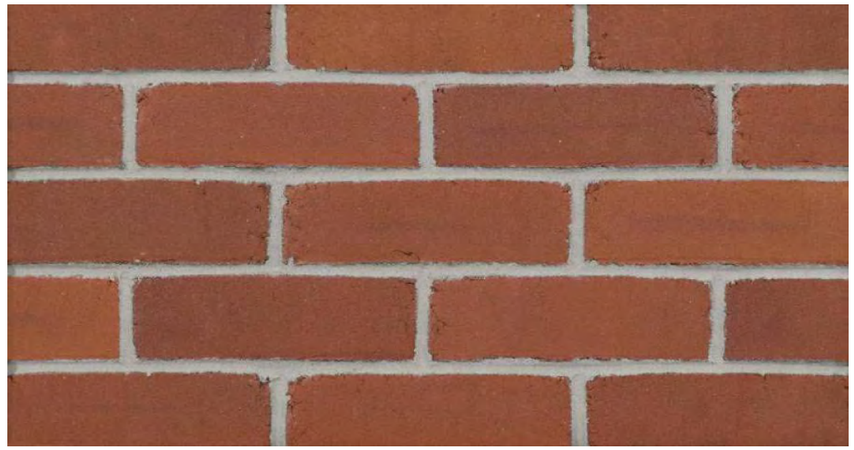
BEAN2020.00

11/20/2020 11:43:32 C:\Users\Administrator\Desktop\Trivium\Worthington\REVIT MODEL.rvt

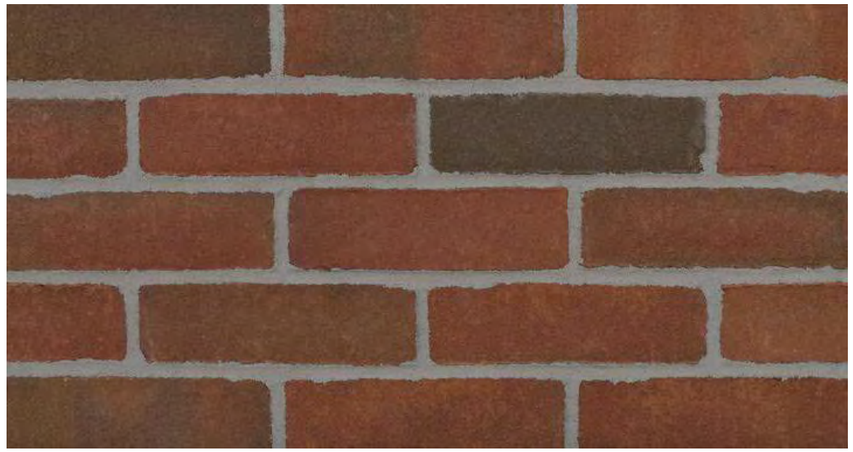




PRECEDENT IMAGES



BRK-1 GLEN-GERY '56-DD' (MODULAR; MORTAR COLOR: ARGOS RED)



BRK-2 GLEN-GERY 'ALBANY' (MODULAR; MORTAR COLOR: ARGOS 'CRIMSON')

PT-1
SHERWIN WILLIAMS
SW #6510

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020

MTL-1 DMI 'ROYAL BLUE'

MTL-2 DMI 'METALLIC COPPER'

MTL-3 DMI 'CHAMPAGNE'

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

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS AND WRITTEN MATERIAL CONSTITUTE THE PROPERTY OF J. CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

EXTERIOR MATERIALS & FINISHES

DRAWING NUMBER

M-1.1

BEAN #000000.00

TYPICAL WALL SIGN

2'-0" TALL x 18'-8" LONG SIGN AREA
(38 s.f.)

INTERNALLY-ILLUMINATED
INDIVIDUALLY CUT LETTERS / LOGOS

BLADE SIGN

23'-4" TALL x 2'-8" WIDE SIGN AREA
(63 s.f. EA. SIDE)

INTERNALLY-ILLUMINATED
PUSH-THROUGH LETTERS / LOGOS

MONUMENT SIGN

6'-0" TALL x 7'-4" WIDE SIGN AREA
(44 s.f.)

INTERNALLY-ILLUMINATED
PUSH-THROUGH LETTERS / LOGOS

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M
DATE 11-20-2020

BEAN

J. CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214

TEL 614 262 5 E A N
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

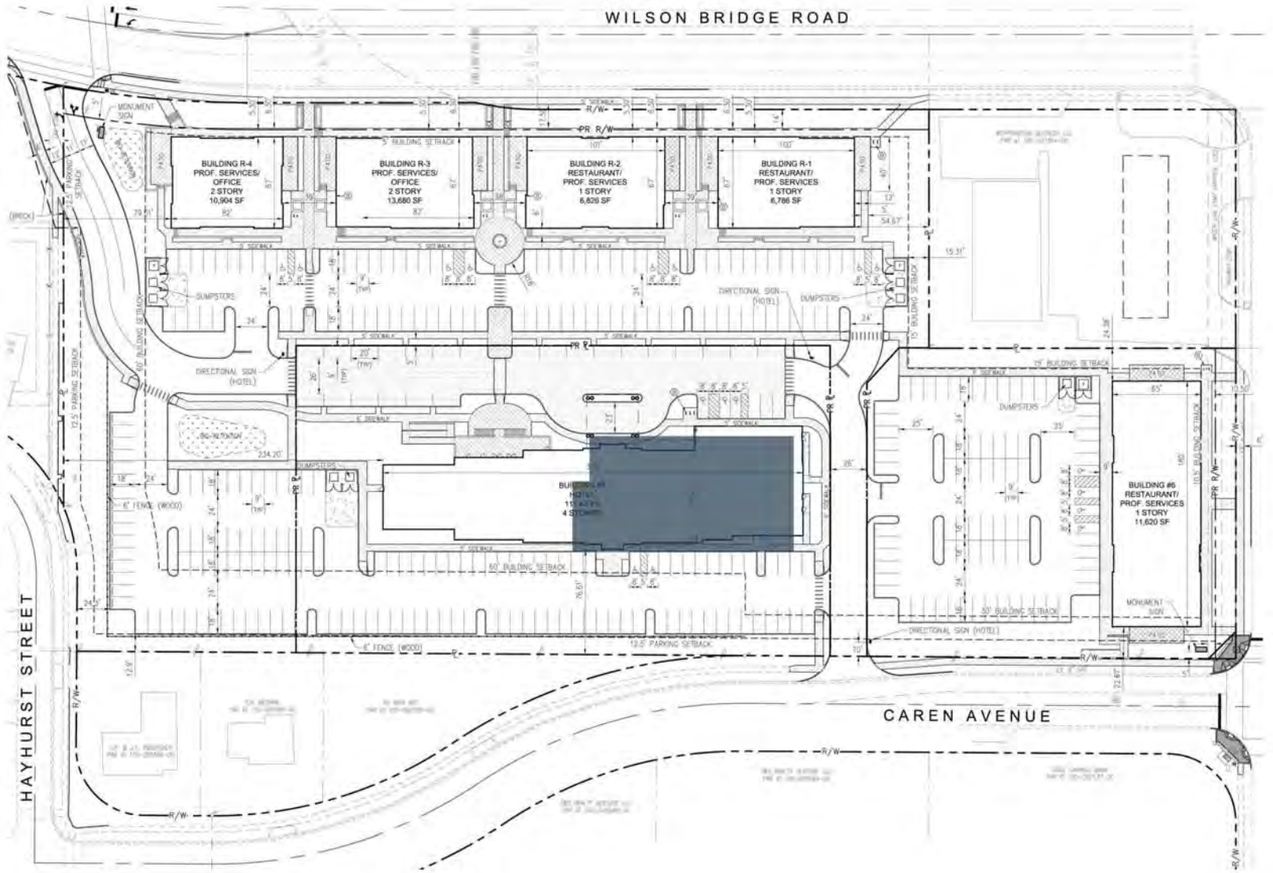
DRAWING TITLE

SIGNAGE

DRAWING NUMBER

S-1.1

BEAN #00000.00



AREA COMPARISON

HEIGHT COMPARISON

CITY OF WORTHINGTON

DRAWINGS NO. AR 60-2020
PUD 01-2020M

DATE 11-20-2020

BEAN
J. CARTER BEAN ARCHITECT
4400 TORRY HILL NORTH
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5588
FAX 614 262 2329

STATE OF OHIO
J. CARTER BEAN
1015234
REGISTERED ARCHITECT

J. CARTER BEAN, LICENSE #1015234
EXPIRATION DATE: 12/31/2020

COPYRIGHT 2020
ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF J. CARTER BEAN ARCHITECT AND MAY NOT BE USED, DUPLICATED OR ALTERED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

TRIVIUM WORTHINGTON MIXED-USE

7007 NORTH HIGH STREET
WORTHINGTON, OHIO 43085

FOR

TRIVIUM DEVELOPMENT

210 NORTH LAZELLE STREET, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
CONCEPTUAL REVIEW	NOV. 20, 2020

DRAWING TITLE

HEIGHT & AREA COMPARISION

DRAWING NUMBER

EX-1

BEAN #00000.00