



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-
Thursday, May 28, 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 May 14, 2020 meeting

B. Architecture Review Board

1. Deck/Picnic Shelter – **1900 W. Dublin-Granville Rd.** (Jack Rosen/Perez) **AR 23-2020**
2. Fence Modifications – **541 Oxford St.** (1150 Alum Creek LLC) **AR 24-2020**
3. Sign – **7176 N. High St.** (Amanda Hanna/Starbucks) **AR 25-2020**
4. Sign – **890 High St., Suite A.** (Clarkson Eyecare) **AR 26-2020**
5. Remove and Replace Porch – **594 Hartford St.** (RAS Construction/Huffman)
AR 28-2020
6. Pool, Fence, Siding – **184 E. Granville Rd.** (Bloch) **AR 30-2020**

C. Municipal Planning Commission

1. Amendment to Development Plan

- a. Wall Signs – **535 Lakeview Plaza Blvd.** (Play: CBUS) **ADP 02-2020**

D. Other

E. Adjournment



MEMORANDUM

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

FROM: Lynda Bitar, Planning Coordinator

DATE: May 22, 2020

SUBJECT: Staff Memo for the Meeting of May 28, 2020

B. Architecture Review Board

1. Deck/Picnic Shelter – **1900 W. Dublin-Granville Rd.** (Jack Rosen/Perez) **AR 23-2020**

Findings of Fact & Conclusions

Background & Request:

This property is roughly 1.6 acres with a two-story house that was constructed in 1963. A portion of the rear yard is fenced in, and outside of the fence the property drops off to the ravine below. The applicant is proposing construction of a picnic shelter with a deck in the rear yard.

Project Details:

1. The proposed 18' x 14' structure would be northeast of the house near the edge of the slope to the ravine and about 16'5" from the east side property line. It would be angled toward the house.
2. The wood structure is proposed with a 5:12 pitch open gable roof that would be stained to match TimberTech "Tigerwood" flooring. Dimensional asphalt shingles would be used to match the house roof. A 3' x 3' landing and steps are proposed for access.

Land Use Plans:

Worthington Design Guidelines and Architectural District Ordinance

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

Recommendation:

Staff is recommending approval of this application. The proposed structure is appropriate in this location.

Motion:

THAT THE REQUEST BY JACK ROSEN ON BEHALF OF JUAN JOSE PEREZ FOR A CERTIFICATE OF APPROPRIATENESS TO ADD A DECK/PICNIC SHELTER AT 1900 W. DUBLIN-GRANVILLE RD., AS PER CASE NO. AR 23-2020, DRAWINGS NO. AR 23-2020, DATED MAY 7, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

2. Fence Modifications – 541 Oxford St. (1150 Alum Creek LLC) AR 24-2020**Findings of Fact & Conclusions****Background & Request:**

This Cottage style house was built in 1921 and is a contributing property in the Worthington Historic District. The property is at the northwest corner of Oxford and South Streets. The house was purchased and renovated last year and is about to be sold to a new owner. Included with the renovations were repairs to the existing fence that was originally approved in 1991. Those repairs resulted in a change to the look of the fence.

Project Details:

1. The original fence was a 42” high wood fence with 4” wide dog-eared pickets and equal spacing between pickets. The fence was approved by the ARB, and the Board of Zoning Appeals approved a variance for placement in the side yard setback.
2. Repair of the fence involved installation of new pickets that appear wider, mainly on the inside of the fence.
3. There is heavy vegetation along the south side of the fence.

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

Fencing should be open in style; constructed with traditional materials; 3’ to 4’ in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

Recommendation:

The previously approved and installed fence met the Design Guidelines. The new pickets that are possibly wider and placed closer together create a more solid look to the fence and gates. Although much of the fence is screened with an existing hedge, a future property owner could remove that vegetation at any time. Staff is recommending the fence be modified to reflect the previous approval more closely with pickets on one side and larger openings between pickets. Another alternative might be to line up the pickets on both sides of the rails.

Motion:

THAT THE REQUEST BY 1150 ALUM CREEK LLC FOR A CERTIFICATE OF APPROPRIATENESS TO LEAVE FENCE MODIFICATIONS INTACT AT 541 OXFORD ST. AS PER CASE NO. AR 24-2020, DRAWINGS NO. AR 24-2020, DATED MAY 4, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

3. Sign – 7176 N. High St. (Amanda Hanna/Starbucks) AR 25-2020

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

This commercial building was constructed in 2002, and the last original tenant, COSI, closed in 2016. The current tenants are Starbucks, Immediadent, Jimmy John's, SportClips and Blaze Pizza. At the time of development, the building owner agreed to a unified theme for signage and awnings which included similar sizes, coordinated colors, and internally illuminated channel letters. Text styles were allowed to be different. As tenants have changed over the years, the basic premise of the sign package has been followed, except a larger variety of colors has been allowed. Currently, the signs are red, blue, green, white, black and orange. The awnings across the front of the building were all changed to black when Blaze Pizza was approved in 2017.

Starbucks was not one of the original tenants of the building but has been operating at this location since 2006. This is a request to change the wall sign.

Project Details:

1. The existing wall sign consists of 12" high green internally illuminated channel letters spelling "STARBUCKS COFFEE" and 8" high internally illuminated channel letters spelling "DRIVE-THRU".
2. Proposed is replacement of the "STARBUCKS" letters with 14" channel letters in white with black returns mounted further down in the sign panel. The "COFFEE" letters would be removed and "DRIVE-THRU" would be moved up a bit.

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.

Recommendation:

Staff is recommending approval of this application. The proposed changes to the wall sign are appropriate for this development.

Motion:

THAT THE REQUEST BY AMANDA HANNA OF ADAMS SIGNS ON BEHALF OF STARBUCKS FOR APPROVAL OF A CERTIFICATE OF APPROPRIATENESS TO CHANGE THE WALL SIGN AT 7176 N. HIGH ST., AS PER CASE NO. AR 25-2020, DRAWINGS NO. AR 25-2020, DATED MAY 1, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

4. Sign – 890 High St., Suite A. (Clarkson Eyecare) AR 26-2020**Findings of Fact & Conclusions****Background & Request:**

This two-story brick building was constructed in 2018. COPC Worthington Pediatrics is on the second floor, and Porch Growler occupies the southern space on the first floor. Papillion Day Spa is located in the center of the first floor. This is a request by Clarkson Eyecare for a wall sign at northernmost suite of the first floor.

Project Details:

1. The proposed sign would consist of ½” thick individually mounted PVC letters painted satin white spelling “Clarkson Eyecare” spanning ~10.5’. The capital letters would be 10½” high.
2. A 16” x 16” teal and white logo is proposed next to the lettering.

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. Use of traditional sign materials such as painted wood, or material that looks like painted wood, is the most appropriate material for projecting and wall signs. While the regulations permit a certain maximum square footage of signs for a business, try to minimize the size and number of signs. Place only basic names and graphics on signs along the street so that drive-by traffic is not bombarded with too much information.

Recommendation:

The proposed sign is appropriately designed for this building, however, the logo would be better if it was routed to give the look of texture.

Motion:

THAT THE REQUEST BY CLARKSON EYECARE FOR A CERTIFICATE OF APPROPRIATENESS TO INSTALL A WALL SIGN AT 890 HIGH ST., AS PER CASE NO. AR 25-2020, DRAWINGS NO. AR 25-2020, DATED MAY 14, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

5. Remove and Replace Porch – **594 Hartford St.** (RAS Construction/Huffman) **AR 28-2020**

Findings of Fact & Conclusions

Background & Request:

The house on this 100' wide x 253' deep property was constructed in the early 1900's. In 2007, aluminum siding was removed and the original clapboard siding was restored. Also, a front porch was added which was similar to the front porch originally constructed with the house and removed in the early 1970's. In 2012 the windows were replaced with simulated divided light vinyl clad wood windows.

An addition and garage were approved for this Dutch colonial house in 2014, as was the removal of the barn. There were 2 phases of construction planned: Phase 1 allowed construction of a 26' x 26' two-story addition to the rear of the home; Phase 2 involved construction of a two-story garage attached to the addition. Construction of a carriage house was also approved.

The applicant is now requesting approval to replace the front porch.

Project Details:

1. The existing porch has a flat roof with antique detail work as the trim. The applicant reports the existing porch has severe rot and is deteriorated.
2. Proposed is a porch in the same footprint but with a hipped roof that extends to the second story window and stops short of the front bay window. The roof would be finished with standing seam copper and be supported by the existing columns if possible. Otherwise, fiber cement materials would be used. The skirting would also be fiber cement.
3. The decking would be replaced with the same composite material used on the rear of the house.

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.

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

Recommendation:

The proposed porch roof awkwardly extends over the trim between the first and second floors, and stops abruptly at the bay window. No part of the trim lines up with the roof on the bay window. Adjustments should be made so the proposed structure relates better to this historic house.

Motion:

THAT THE REQUEST BY SEAN KOCHERAN ON BEHALF OF ROB & TERA HUFFMAN FOR A CERTIFICATE OF APPROPRIATENESS TO REMOVE AND REPLACE THE FRONT PORCH AT 594 HARTFORD ST., AS PER CASE NO. AR 28-2020, DRAWINGS NO. AR 28-2020, DATED MAY 15, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

6. Pool, Fence, Siding – 184 E. Granville Rd. (Bloch) AR 30-2020**Findings of Fact & Conclusions****Background & Request:**

This house was originally built in 1930 and is two-stories with a gabled roof and a one-story addition to the rear. In June of 2015, approval was granted to construct a 9' x 9' addition with a deck at the northeast corner of the house, and amendments were approved later that year and in March of 2016. In September of 2018 the Board approved a planter on the eastern edge of the deck, and string lighting for the deck. In 2019 a shed was approved in July; retaining walls in the front, a patio to the rear, and painting were approved in September; and a railing for the front porch was approved in October. The painting project led to replacement of the siding. In December a proposed rear yard fence was denied. Not all of the approved projects were constructed and the house was recently sold.

The new owner is proposing the addition of a pool and fence in the rear yard and changing the color of the siding.

Project Details:

1. A 24' diameter pool that would be partially above ground (26" above grade and 26" below grade) is proposed. The pool would be located north of the garage and shed. The exposed wall of the pool would be finished with stone or block and there would be steps or a ladder to get into the pool. Details of the area around the pool would return to the ARB if approval is granted.
2. A fence to enclose the rear yard is proposed that would extend to the 30' rear setback. The preferred style is a 48" black metal picket fence. A wood picket fence is proposed as an alternative. A 48" high fence would be required to guard the pool.
3. The previous owners planned to paint the house gray to match the garage. Prior to selling the property, the owners instead painted the new siding white. This owner would like to leave the house white and paint the garage to match.

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

Fencing should be open in style; constructed with traditional materials; 3' to 4' in height; in the back yard; and of simple design, appropriate for the house style. Design and materials should be compatible with the existing structure.

After about 1900, architectural design entered a period of reaction to the heavy, ornate compositions of the late 19th century. Architects used simpler, plainer designs and turned to the classical forms and ornamentation of the past. In the Colonial Revival and other styles of this period, colors tended to be lighter and cooler, including creams, yellows, grays, and white. This trend generally continues today. People often prefer lighter rather than darker colors for both body and trim. Indeed, the brighter colors sometimes used in the past often do not seem “right” for today’s tastes. Even on older buildings that might have used brighter colors in the past, lighter color schemes can be appropriate.

Recommendation:

Staff is recommending approval of this application. The proposed pool could appear like a hardscape feature and would be partially blocked by the garages of the adjacent properties. Black metal fences can generally disappear into the background so that style may be appropriate in this area which has retained a very open feel over the years. If the house and garage match, white or gray would be appropriate colors.

Motion:

THAT THE REQUEST BY ELLEN BLOCH FOR A CERTIFICATE OF APPROPRIATENESS TO INTALL A POOL AND FENCE AND CHANGE THE HOUSE COLOR AT 184 E. GRANVILLE RD. AS PER CASE NO. AR 30-2020, DRAWINGS NO. AR 30-2020, DATED MAY 15, 2020, BE APPROVED BASED ON THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.

C. Municipal Planning Commission

1. Amendment to Development Plan

a. Wall Signs – 535 Lakeview Plaza Blvd. (Play: CBUS) ADP 02-2020

Findings of Fact & Conclusions

Background & Request:

Lakeview Plaza was platted in 1985 and developed as a light industrial/warehouse and office development. The property in question was constructed in 1995 and consisted of 60,000 sq. ft. of office and warehouse. An additional 26,128 sq. ft. was added to the south end of the building in 2007. The building has been used over time as warehouse space and for recreational purposes. In 2002 Ohio Sports Plus had a Conditional Use Permit to utilize approximately 35,000 sq. ft. of the southern end of the original building. SuperGames was approved as a Conditional Use in 2003 to operate as an adventure education/sports facility in the northern ~25,000 sq. ft. of the building, and was located there until last year. Road Runner Sports took over occupancy of the Ohio Sports Plus space in 2007, expanded the warehouse to the south by 26,128 sq. ft. and added a retail store to the site by a Conditional Use Permit approved in 2007. Road Runner Sports vacated the site in 2018 however they continue to have a small 7,890 sq. ft. retail facility at the site.

Play:CBUS, received approval in July of 2019 to utilize ~52,260 sq. ft. for an indoor adventure park with an associated restaurant and bar for its patrons. Play: CBUS is renovating the building for use and is receiving money from the Façade Assistance and Corridor Enhancement Program for exterior improvements. As the major tenant of the building, Play: CBUS would like to add signage that is visible from I-270.

Project Details:

1. Previously variances were granted for RoadRunner Sports to have a total of 900 square feet of signage on this building: 600 sf on the south side and 300 sf on the east side. Both signs are still on the building.
2. Play: CBUS would like to replace the sign on the south façade with a ~54' x ~11' sign for about 596 sf in area. The sign would consist of internally illuminated channel letters in gray and orange. On the east side a new "Play: CBUS" sign is proposed that would be ~31' x 6' for approximately 199 square feet of sign area. Apparently the 300 square foot roadrunner sign on the east side would remain due to the retention of the retail store in that location.
3. A painted gray and orange stripe is proposed from the east sign to the south sign.
4. Windows are proposed on the south side and a double door would be added.

Land Use Plans:

Worthington Development Plan Regulations

Location and Character of Development: The following regulations, conditions and procedures shall apply to the development of institutional, office or industrial developments in "C- 3" or "I-1" Districts:

The proposed institutional, office or industrial development or combination thereof shall be located so that reasonably direct traffic access is supplied from major thoroughfares and where congestion will not likely be created by the proposed development; or where such congestion shall be alleviated by presently projected improvements of access thoroughfares, by properly arranged traffic and parking facilities and landscaping which shall be an attractive development and which shall fit harmoniously into and shall have no adverse effects upon the adjoining or surrounding development.

A request for the change, adjustment, or rearrangement of buildings, parking areas, entrances, heights, or yards may require approval of the Municipal Planning Commission. The Commission can approve or disapprove the proposed amendment with no further review by Council if the amendment substantially conforms to the standards established by the final development plan and it complies with the Planning and Zoning Code. Otherwise, the request would be heard by Council.

Recommendation:

Staff is recommending approval of this application as the proposed signs are appropriate for this location.

Amendment to Development Plan Motion:

THAT THE REQUEST BY PLAY: CBUS TO AMEND THE DEVELOPMENT PLAN FOR 535 LAKEVIEW PLAZA BLVD., BY ADDING SIGNS AS PER CASE NO. ADP 02-2020, DRAWINGS NO. ADP 02-2020, DATED APRIL 9, 2020, BE RECOMMENDED TO CITY COUNCIL FOR APPROVAL BASED ON THE PLANNING GOALS OF THE CITY, AS REFERENCED IN THE LAND USE PLANS AND THE FINDINGS OF FACT AND CONCLUSIONS IN THE STAFF MEMO AND PRESENTED AT THE MEETING.



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 23-2020
Date Received 05-07-2020
Fee \$13.00
Meeting Date 05-28-2020
Filing Deadline 05-15-2020
Receipt # _____

1. Property Location 1900 W. Dublin Grandville Rd, Worthington OH 43085
2. Present/Proposed Use Family Picnics
3. Zoning District R-16
4. Applicant Jack Rosen
Address 7866 Gladshire Blvd. Lewis Center OH 43035
Phone Number(s) 614-989-9709
Email johnrosen78@wowway.com
5. Property Owner Juan Jose Perez
Address 1900 W. Dublin Grandville Rd, Worthington OH 43085
Phone Number(s) 614-668-6775
Email _____
6. Project Description Deck / Picnic shelter
7. Project Details:
 - a) Design Treated wood / shingles / TimberTech Deck Floor
 - b) Color Tigerwood (light brown)
 - c) Size 18' x 14' (approx 252'²)
 - d) Approximate Cost 13,000.00 Expected Completion Date May 30th 2020
(30 days)

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.

John E. Rosen
Applicant (Signature)

5/5/2020
Date

Juan Jose Perez
Property Owner (Signature)

5/5/2020
Date

ABUTTING PROPERTY OWNERS
FOR
1900 W. Dublin-Granville Rd

Benjamin Price
Theresa Shary
Douglas & Lisa Browne
Martha Traetow
Tenant
Barbara Jones

6538 S. Plesenton Dr.	Worthington, OH 43085
6565 S. Plesenton Dr.	Worthington, OH 43085
1940 W. Dublin-Granville Rd.	Worthington, OH 43085
1921 W. Dublin-Granville Rd.	Worthington, OH 43085
1890 W. Dublin-Granville Rd.	Worthington, OH 43085
6269 Alrojo St.	Worthington, OH 43085

Supporting Statement:

The building of a new 14' x 18' (approx. 252'²) wood structured deck / picnic shelter. That will have a 5/12 open gable roof covered by architectural shingle to match the existing home.

All lumber will be AC2 treated lumber with and stained by olympic stain to match the Timbe Tech pro series deck floor, that will be Tigerwood color (see cut sheet) and matching deck screws.

All hardware will be galvanized steel (Lags, washers, Joist hangers, nails, etc.)

Materials:

6x6x14 posts 2x8x10' & 12' Joist
2x4 Truss construction, 1-sided
plywood (Pine) Roof felt, Architectural
shingles, Galvanized Lags, washers, Joist hangers,
nails, etc., 1" x 5 1/2" x 16' Timber Tech. Floor

Method & Means (see drawing)

6 posts 3' deep concrete encased
2x8's doubled with lag bolts to 6x6 posts
install joist hanger for supporting floor
joists that Timber Tech floor deck will
be screw down to.

Posts will extend to a 8' high
2x8 double header that will support
scissor style roof trusses that will
be 16" on center, 1/2 plywood will be
cover roof with felt & shingles. over

STAIRS will have a 3' x 3' Top landing
and approx. 5 treads each being a
6 1/2" high with hand rails on both sides,

CITY OF WORTHINGTON

DRAWING NO. AR 23-2020

DATE 05-07-2020

1900 W. Dublin-Granville Rd.





165.9

16' 5" to
Property Line

14'
18' 1"
Picnic
Shelter

1906

423.73'

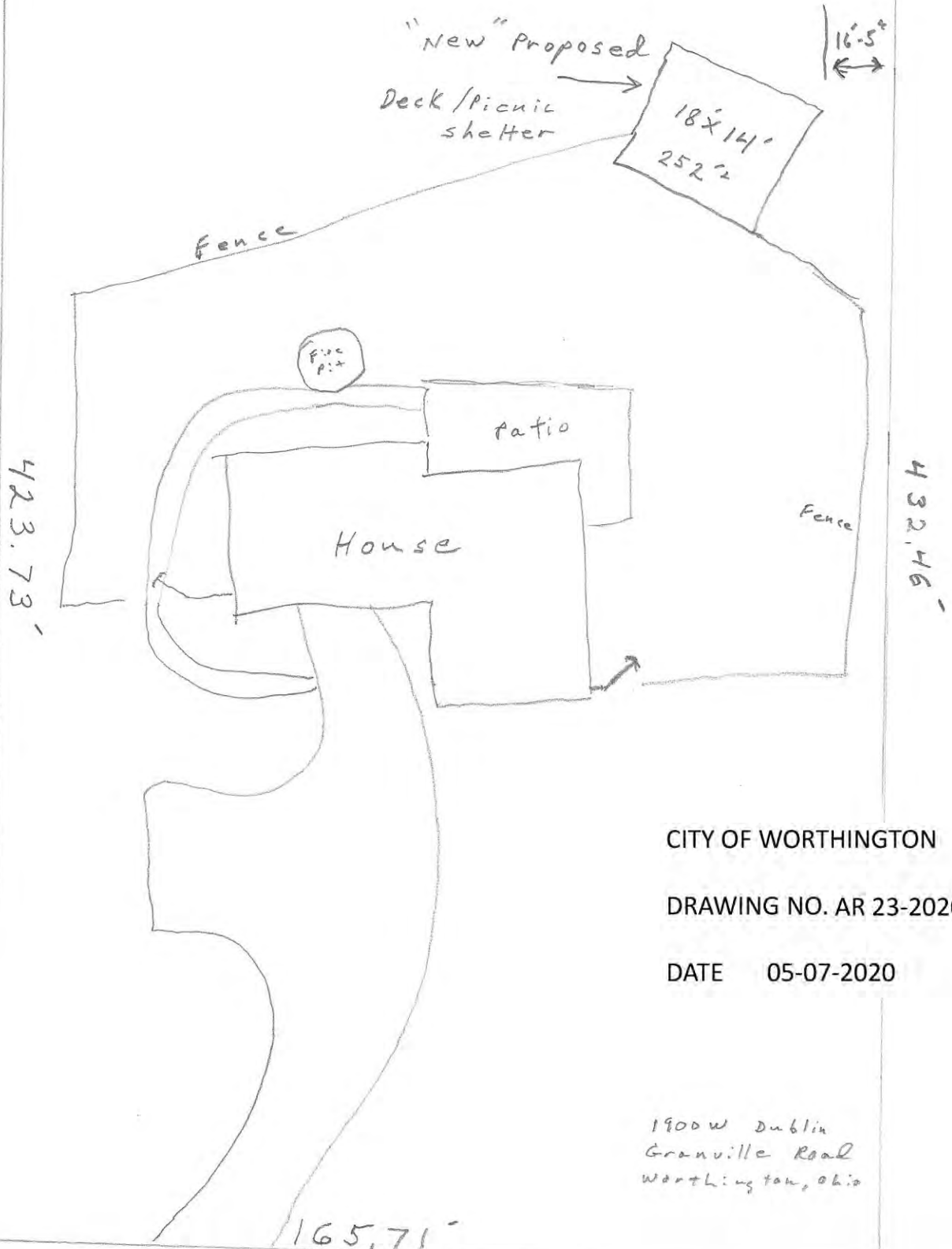
432.46'

165.71

CITY OF WORTHINGTON
DRAWING NO. AR 23-2020
DATE 05-07-2020

165.90

site Plan
NOT to scale



CITY OF WORTHINGTON

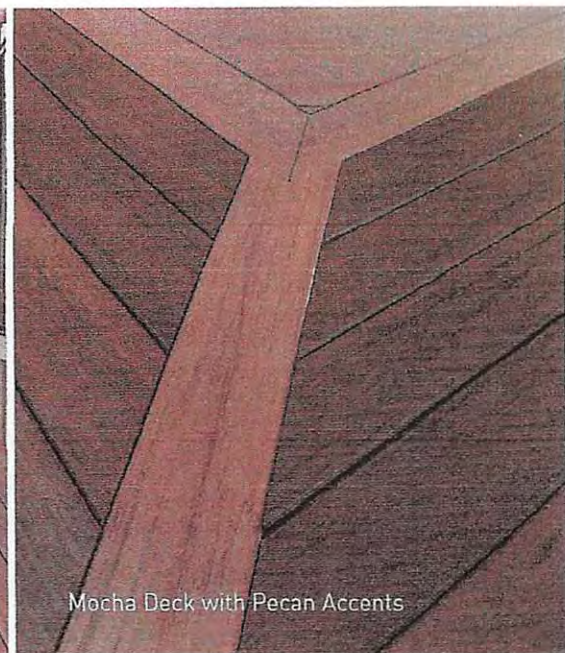
DRAWING NO. AR 23-2020

DATE 05-07-2020

1900 W Dublin
Granville Road
Worthington, Ohio



Tigerwood Deck with Mocha Accents
and RadianceRail Express®



Mocha Deck with Pecan Accents



Legacy Collection

BOLD. DRAMATIC. UNIQUE.

Stand apart from run-of-the-mill decks with this stunning, artisanal collection. This decking features a complex blend of several colors, natural board-to-board color variation, and a hand-scraped texture that offers old-world charm. Just as every tree found in nature is unique, every deck board in the Legacy Collection is unique so you can create a one-of-a-kind deck.



ESPRESSO™

STAYS COOLER

WHITEWASH CEDAR™

POPULAR CHOICE

TIGERWOOD

POPULAR CHOICE

ASHWOOD

PECAN

MOCHA

*Check out the
hand-scraped finish*

CITY OF WORTHINGTON

DRAWING NO. AR 23-2020

DATE 05-07-2020



PRO Decking Advantages

- Four-Sided Protection (SUPERIOR MOISTURE RESISTANCE)**
 Extremely resistant to moisture intrusion as there are **no wood or mineral fillers in the cap stock**.
- Mold Guard™ Technology (OUT-PROTECTS THE COMPETITION)**
 The **best mold protection** you can get thanks to 4-sided coverage.
- Backside Coverage (COVERAGE THE COMPETITION DOESN'T HAVE)**
 Unlike leading competitive composites, the bottom sides of boards are **completely covered** to repel and protect from moisture.
- Gets in the Grooves (COMPLETELY COVERED WHERE IT COUNTS)**
 PRO Decking sets itself apart with coverage that even extends into the grooves of the board. We don't cut corners, we cover them. With the grooves covered, the core is protected and keeps moisture out.
- Spills Happen (STRONG RESISTANCE TO STAIN DAMAGE)**
 Strong resistance to stain damage with a protected, cleanable surface. We offer a **30-Year Fade & Stain Warranty**. Competitors offer only a 25-year warranty.
- Steadfast Color* (STRENGTH AGAINST FADE)**
 Shades designed to retain color, proven in third-party weather testing.
- Up to 80% Recycled Material (SUSTAINABLE)**
 We consistently strive for **eco-responsibility** in all of our PRO Decking products.
- No Sanding, Staining, or Painting (LOW MAINTENANCE)**
 Quit spending your hard-earned money and time on maintaining your beautiful deck.

CITY OF WORTHINGTON

DRAWING NO. AR 23-2020

DATE 05-07-2020

Note:
24" overhang
on soffits
and floor Deck

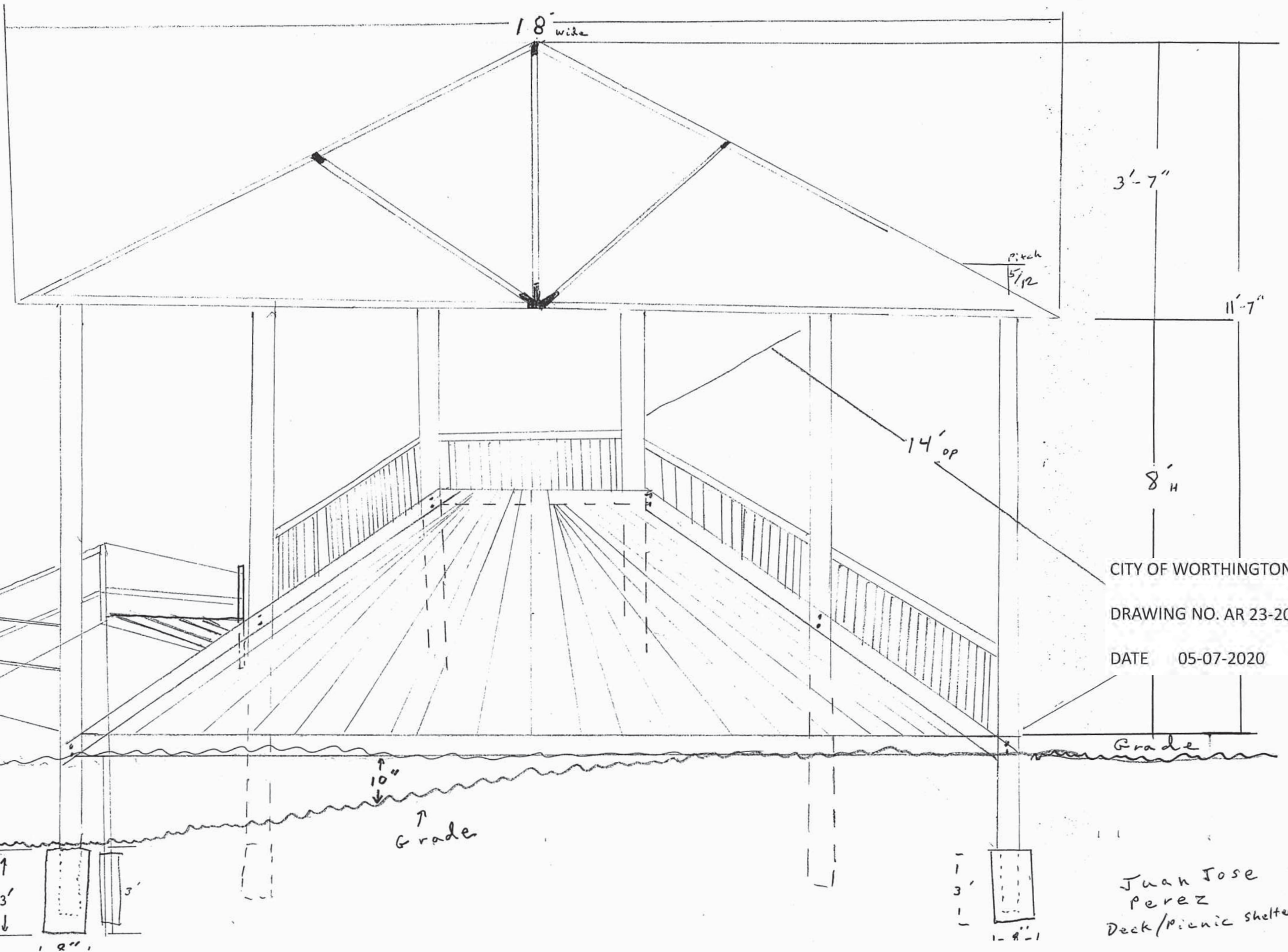
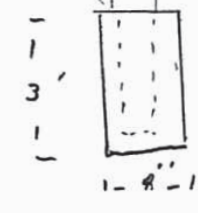
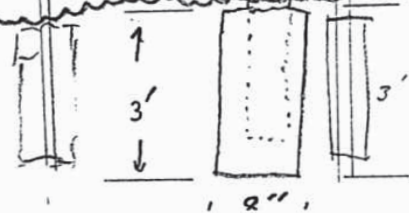
Note:
All (6) posts
3' encased

Note:
will level
ground w/soil
& seed

3' Drop

3' Drop

grad



CITY OF WORTHINGTON

DRAWING NO. AR 23-2020

DATE 05-07-2020

Juan Jose
Perez
Deck/Picnic Shelter

Header & Floor Joists

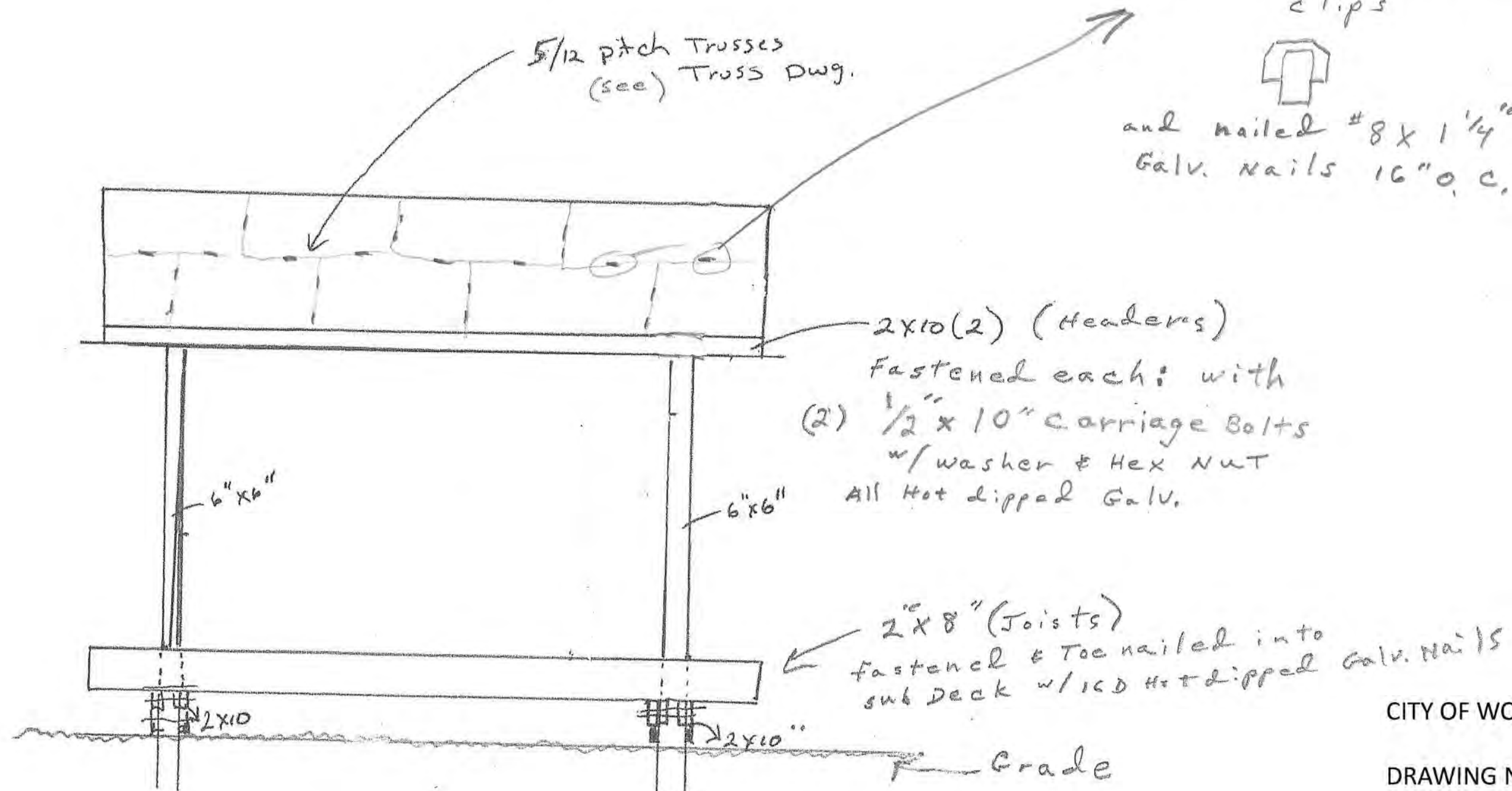
(7)

NOTE: Roof sheathing
will be joined with
Simpson # R50-1/2"
clips



and nailed #8 x 1 1/4"
Galv. Nails 16" O.C.

5/12 pitch Trusses
(see) Truss Dwg.



2x10(2) (Headers)
Fastened each: with
(2) 1/2" x 10" carriage bolts
w/ washer & Hex Nut
All Hot dipped Galv.

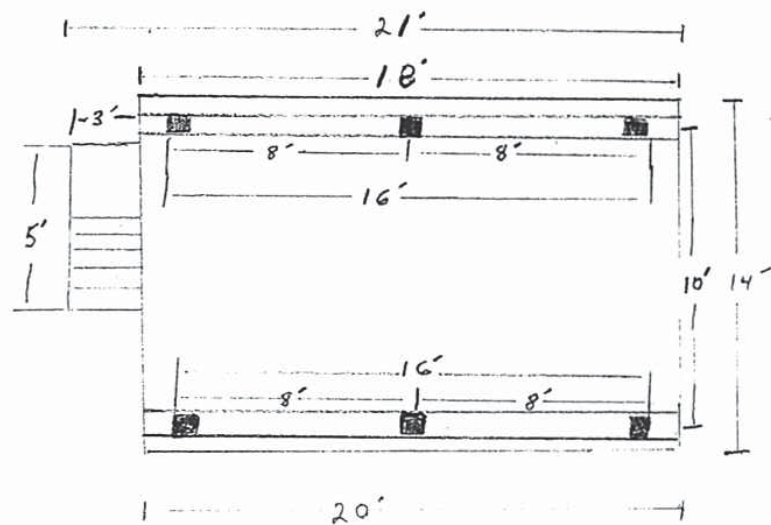
2" x 8" (Joists)
fastened to top nailed into
sub deck w/ 16d Hot dipped Galv. Nails

CITY OF WORTHINGTON

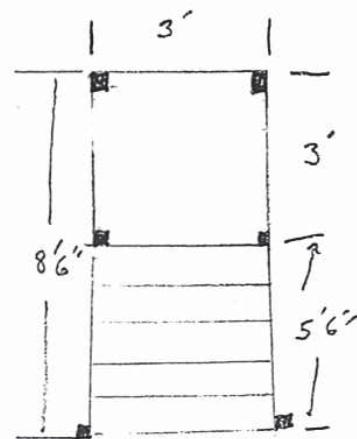
DRAWING NO. AR 23-2020

DATE 05-07-2020

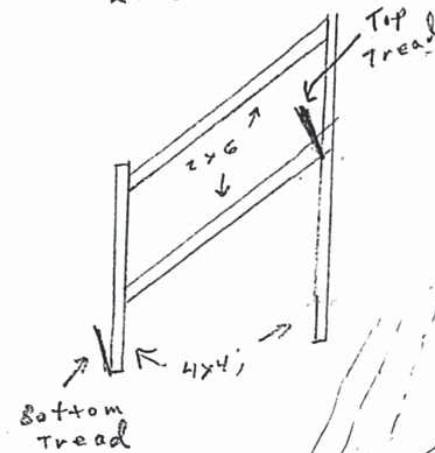
Post & Beams



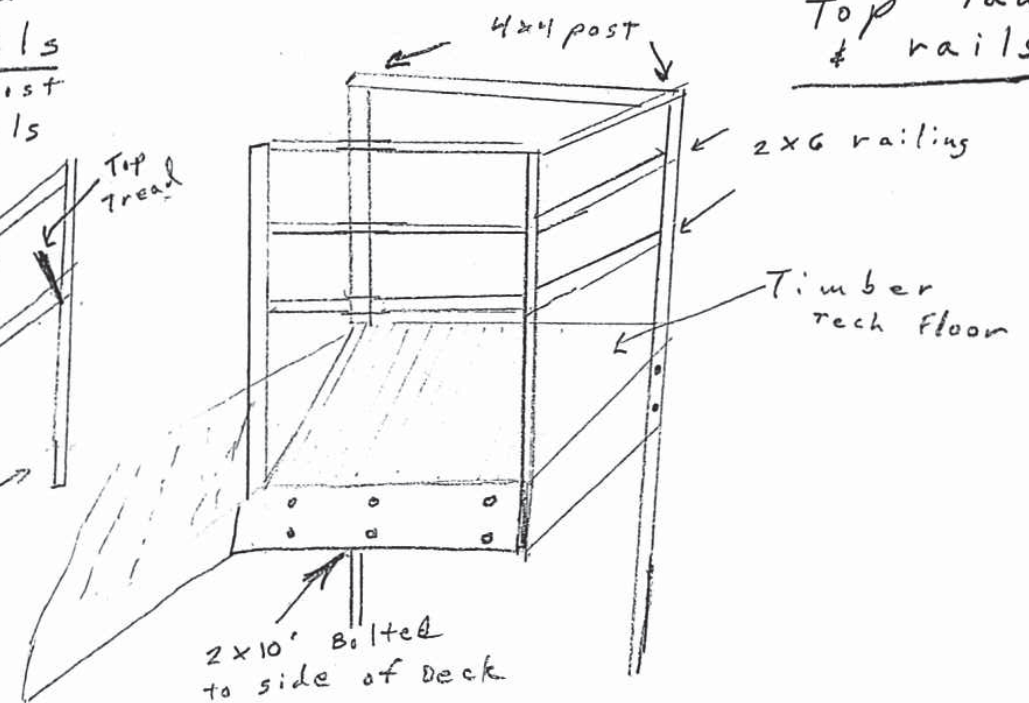
stairs



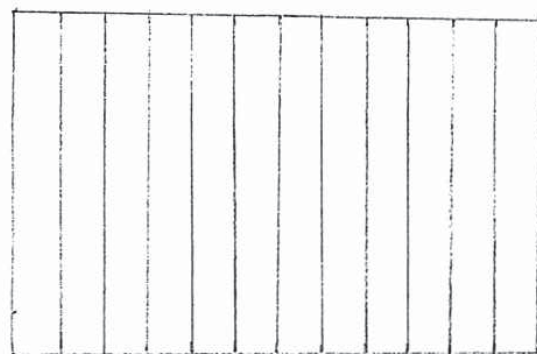
stair rails 4x4 post 2x6 Rails



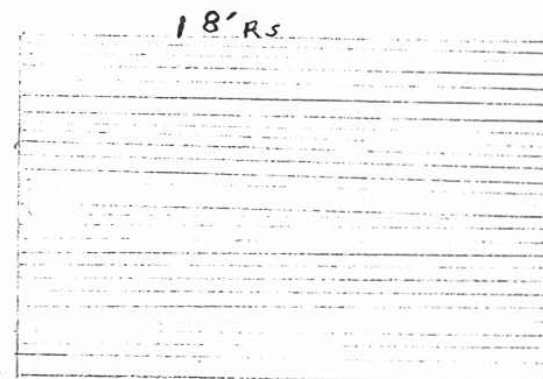
Top landing & rails



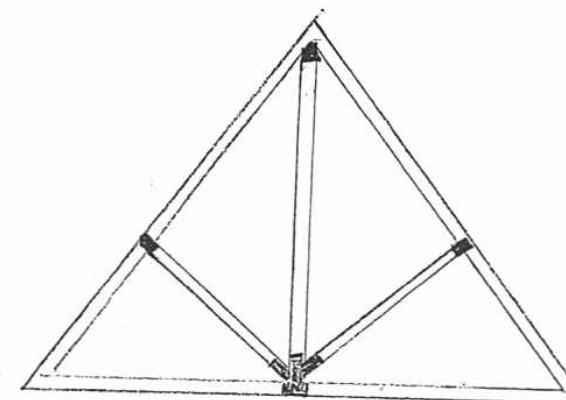
Joists spacing 16" o.c.



Deck Boards (Timber Tech)

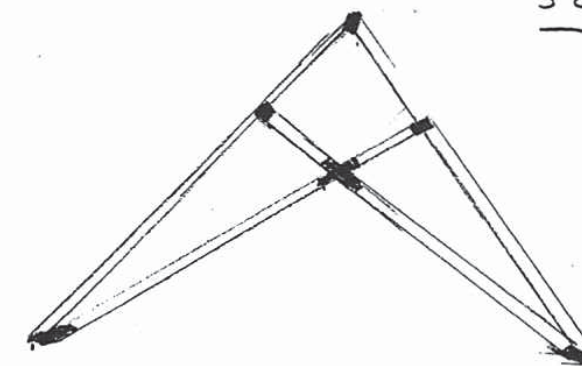


End Gable



CITY OF WORTHINGTON
DRAWING NO. AR 23-2020
DATE 05-07-2020

Scissor Truss



Juan Jose
Perez
Deck/Picnic shelter



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 24-2020
Date Received 5/4/2020
Fee \$2
Meeting Date 05-28-2020
Filing Deadline 05-15-2020
Receipt # _____

1. Property Location 541 Oxford Street
2. Present/Proposed Use Residential
3. Zoning District Historical
4. Applicant 115C Alum Creek, LLC
Address PO Box 536, Worthington Ohio 43085
Phone Number(s) (614) 390-1053
Email _____
5. Property Owner 115C Alum Creek, LLC
Address PO Box 536, Worthington Ohio 43085
Phone Number(s) (614) 390-1053
Email _____
6. Project Description Repaired existing fence along rear of property and non-facing boards
7. Project Details:
- a) Design Replaced & Repair existing fence boards
- b) Color Natural Cedar
- c) Size _____
- d) Approximate Cost \$1500 Expected Completion Date 4/2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
Applicant (Signature)

5/1/2020
Date

[Signature]
Property Owner (Signature)

5/1/2020
Date

ABUTTING PROPERTY OWNERS
FOR
541 Oxford St.

Jean Ralley	99 W. South St.	Worthington, OH 43085
Mary Connelly	77 W. South St.	Worthington, OH 43085
Jennifer Johnson	61 W. South St.	Worthington, OH 43085
Kenneth Evans	540 Oxford St.	Worthington, OH 43085
Charles Buford	96 W. South St.	Worthington, OH 43085
Katrina Tansky	551 Oxford St.	Worthington, OH 43085

Our property at 541 Oxford was previously improved with a wooden fence along the rear of the property, which prior to our repairs was in very poor condition. The fence is situated in the rear yard, running along South Street behind the 10-foot hedges and stone wall, alley the rear alley and to the north between Slate and Katie Ribic/Tansky property. The purpose of the repair and replacement of the pickets was to make the existing fence structural sound and to make the back yard more aesthetically pleasing from the from our backyard. The goal was to repair and use as much of the existing fence, but at the same time make the gates and fence function properly as it should if it was maintained properly.

As mentioned above, the existing fence was in very poor condition and the gates would not shut or function properly. Prior to making the necessary repairs to the fence I had several discussions about my intention of saving the existing fence and discussed the repairs and/or repair options with my neighbors to the North (Slate Ribic and Katie Tansky), as they are the only neighbors that can really see the fence. Based on these discussions, I decided to keep as much of the existing fence as structurally possible, but the fence was a combination of 1X4 pickets along Short Street side of the property, which were very old, but the vast majority of this fence was in good condition and not visible behind the 10-foot hedge. The fence between Ribic/Tansky property line was 1X6 dog ear pickets, which tied into the rear property line along the alley and their garage of the Ribic/Tansky property.

Slate/Tansky family is happy with the improvements that we have made to the fence and this property as a whole.

It is noteworthy to mention, that I did not build or replace this fence, we merely replace existing slate pickets, replaced rotten interior stringer boards and relined the interior of the existing fence with new pickets to clean up the appearance of the old rotten boards. We did not change the height, style and went to great effort to reused all the existing fence posts, except one (1) that was completely rotten, and we also re-used most all of the outward facing pickets on the old fencing that could be seen by the existing neighbors. We did have to repair both sides of the existing gate doors along Oxford, but we use all the existing black iron hardware, gate size, material and height.

CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020

541 Oxford St





100-000067 04/20/2017

CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020



100-000067 04/10/2014

CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020

FENCING ESTIMATE AND PROPOSAL
SEARS, ROEBUCK AND CO.

1 CONTRACT COPY

No. 4311

SALES CHECK / GOMC NUMBER

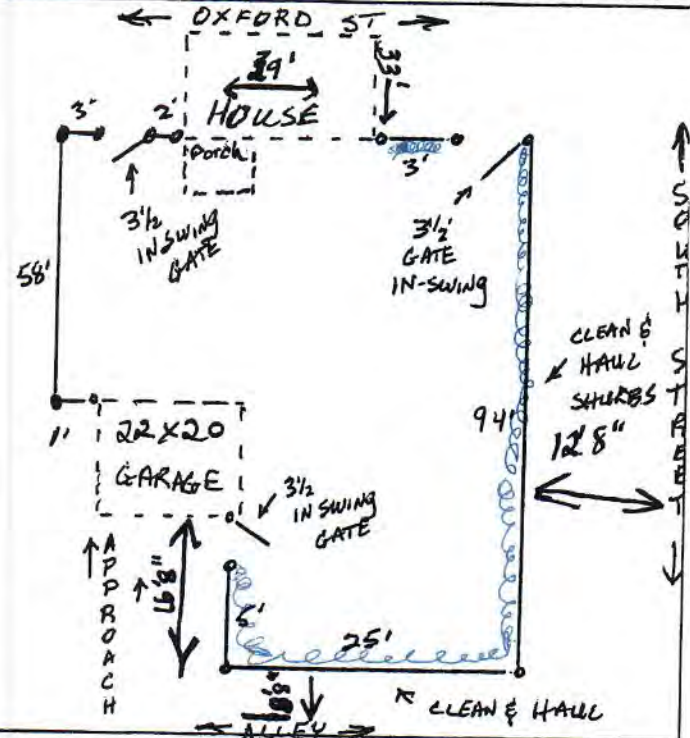
SALES ASSOCIATE NAME JOHN CARDELL UNIT NUMBER 4311

DIV. <u>10</u>	DATE <u>5-30-91</u>	UNIT ADDRESS <u>1811 MORGAN RD. CANTON, OH</u>	CITY <u>CANTON</u>	STATE <u>OH</u>	ZIP CODE <u>43224</u>	UNIT PHONE <u>265-2240</u>
CUSTOMER'S NAME <u>FRANCES LINKOWSKI</u>			HOME PHONE		WORK PHONE	
ADDRESS <u>541 OXFORD ST</u>			CITY <u>WORTHINGTON</u>	STATE <u>OH</u>	ZIP CODE <u>43085</u>	
INSTALLATION ADDRESS IF DIFFERENT			CITY	STATE	ZIP CODE	

TYPE FENCE		SPECIAL INSTRUCTIONS	
CHAIN LINK <input type="checkbox"/>	WOOD <input checked="" type="checkbox"/>	ALL WOOD WESTERN RED CEDAR DOG EAR TOPS ALL POST IN CONCRETE TEAR OUT BUSHES SPECIAL WORK TO BE PERFORMED BY CUSTOMER NONE	
ITEM #/DESCRIPTION			
<u>48" HT SPACED PICKET</u>			
TOTAL L.O.F. LENGTH	FENCE HEIGHT		
	<u>48"</u>		
GATES		SPECIFICATION	
ITEM #/TYPE	QUAN. WIDTH HGT.		
<u>WALK</u>	<u>3</u> <u>3 1/2</u> <u>48"</u>		
CHAIN LINK		THE FOLLOWING POINTS HAVE BEEN COVERED WITH CUSTOMER ASSOCIATE INITIALS (SEE REVERSE SIDE OF THIS ESTIMATE AND PROPOSAL FOR VISUAL DESCRIPTION) FENCE TO: A) FOLLOW SLOPE OF GROUND <input type="checkbox"/> B) FOLLOW CONTOUR OF GROUND <input type="checkbox"/> C) BE LEVEL WITH HIGHEST GRADE <input type="checkbox"/> D) BE LEVEL WITH LOWEST GRADE <input type="checkbox"/> E) BE LEVEL AND SPLIT THE GRADE <input type="checkbox"/> LINES CLEAR OF OBSTRUCTIONS <input type="checkbox"/> LINES STAKED WITH/BY CUSTOMER <input type="checkbox"/> GATE LOCATION/SWING DIRECTION <input type="checkbox"/> PERMIT RESPONSIBILITY <input type="checkbox"/> CONTACT UTILITY COMPANY <input type="checkbox"/>	
FABRIC ITEM #/GAUGE	FABRIC ITEM #/TYPE		
WOOD		(Customer's Signature) _____ (Spouse's Signature) _____ (Date) _____	
ITEM #/DIAMETER			
TOP RAIL	<u>2x4</u>		
LINE POSTS	<u>4x4</u>		
TERMINALS	<u>4x4</u>		
WESTERN RED CEDAR			

FENCING DIAGRAM

KEY: FENCE LINE TO BE ERECTED TIE-ONS (GET PERMISSION) TERMINAL POST EXISTING FENCE XXXXX BUILDINGS WALK GATE DOUBLE GATE



CUSTOMER INITIALS

Responsibility of Buyer I agree to locate and identify the property line, easements and all underground cables and pipes. I agree that I am solely responsible for the location of the fence described in this proposal. I will also defend Sears and reimburse them for all costs in connection with any claims made by anyone about the location of the fence. I am responsible for any special work described in this proposal.

Unusual Conditions - Additional Charges: I agree that Sears has the right to make additional charges if unusual ground conditions hinder the installation. Such unusual ground conditions may be rock formations, hidden foundations, tree roots, and other similar obstacles. Any charges necessary to satisfactorily complete the installation will be based on actual additional labor, equipment and material costs.

INSTALLATION ESTIMATED TO BEGIN WEEK OF <u>2 - WEEKS</u>	I understand that this is only an estimated date and I will be contacted prior to this date to schedule the actual installation date.
CASH PRICE <u>\$ 2543.95</u>	Customer can buy at this price until: (DATE) <u>6-8-91</u>
For information regarding your installation call: <u>265-2240</u>	

☐ SC/HIPS ☐ CASH☐ POC ☐ DC

SUBMITTED BY

JOHN CARDELL

(SALES ASSOCIATE)

APPROVED BY (MGR)

(ADDITIONAL PROVISIONS OF THIS PROPOSAL ARE STATED ON REVERSE SIDE.)

If sale is made in location other than Sears premises, YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THE TRANSACTION. SEE THE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT.

14511-0101 rev. 2/90

Solid black line indicates proposed fence.

Blue line indicates existing wire fence and overgrowth.

CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020

MYERS SURVEYING CO.

2740 East Main Street, Columbus 43209 (Bexley), Ohio

LOT 159 OF THE ORIGINAL TOWN OF WORTHINGTON, OHIO

FOR

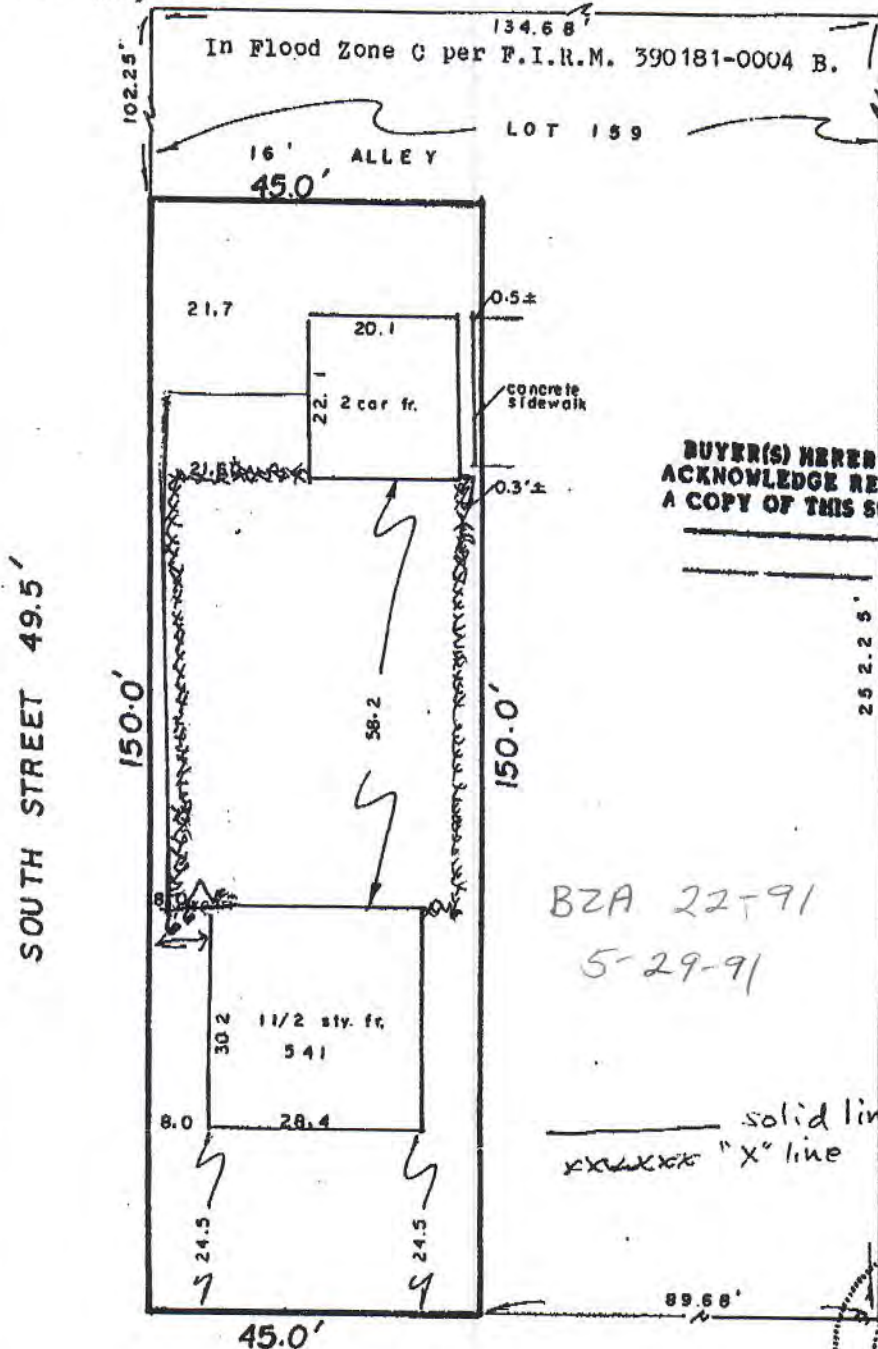
TITLE INS. CO. OF MINNESOTA

AND / OR

BRIGHT MORTGAGE CO.

P.B. 3 Page 330
Scale 1"=20'

Franklin Co. Rec. Office
8-13-87



BUYER(S) HEREBY
ACKNOWLEDGE RECEIPT OF
A COPY OF THIS SURVEY.

BZA 22-91

5-29-91

CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020

solid line = existing fence
xxxxxxx "x" line = proposed fence



OXFORD ST. 66'
NOT TO BE USED TO ERECT FENCES

We hereby certify that the foregoing plat was prepared from an actual survey of the premises. No side line of principal building is less than dimension shown. Iron pins not set unless indicated.

MYERS SURVEYING CO.

BY *Albert J. Myers*
Registered Professional Surveyor

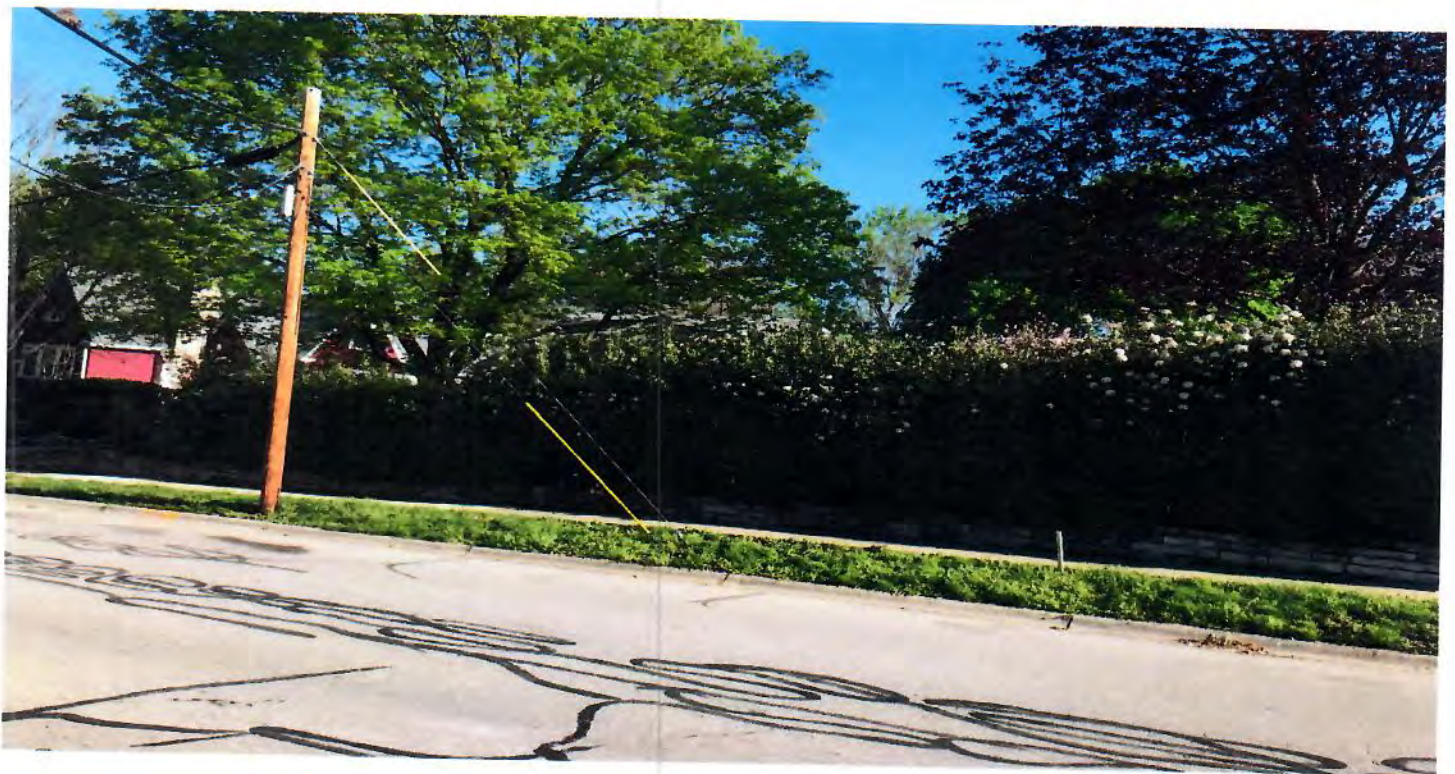
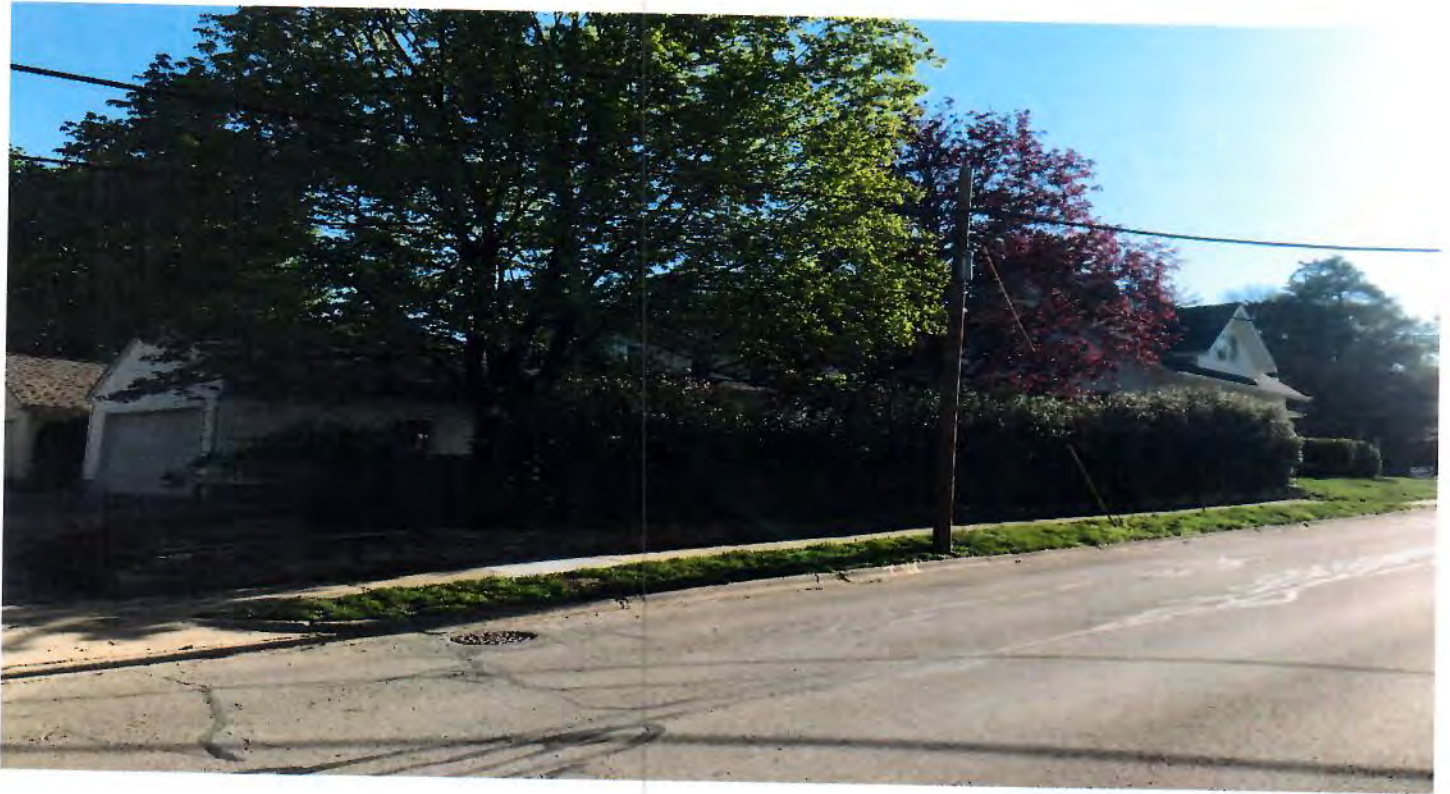
RE: SUPPORTING STATEMENT
541 Oxford Street, WORTHINGTON, OHIO



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

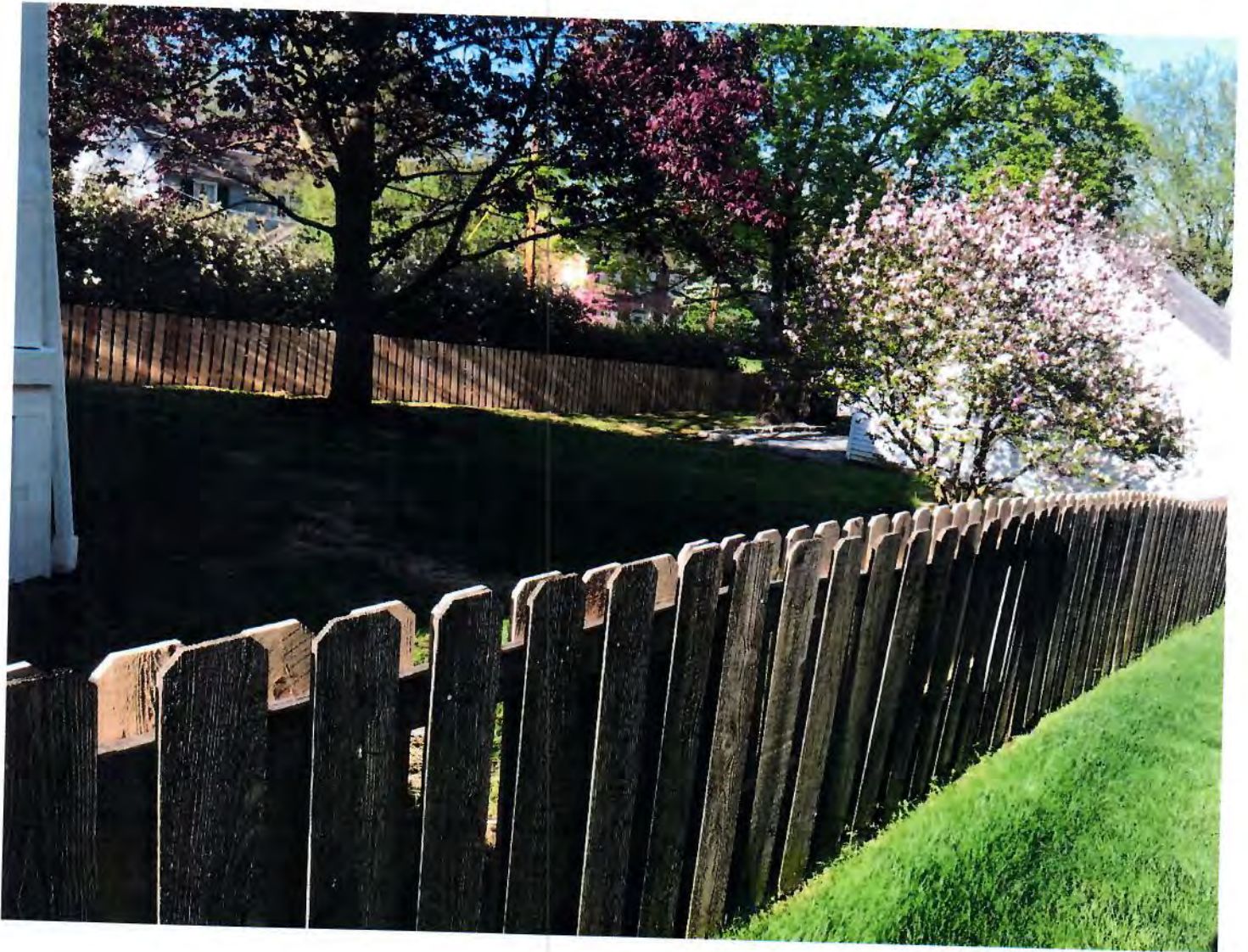
DATE 05-04-2020



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

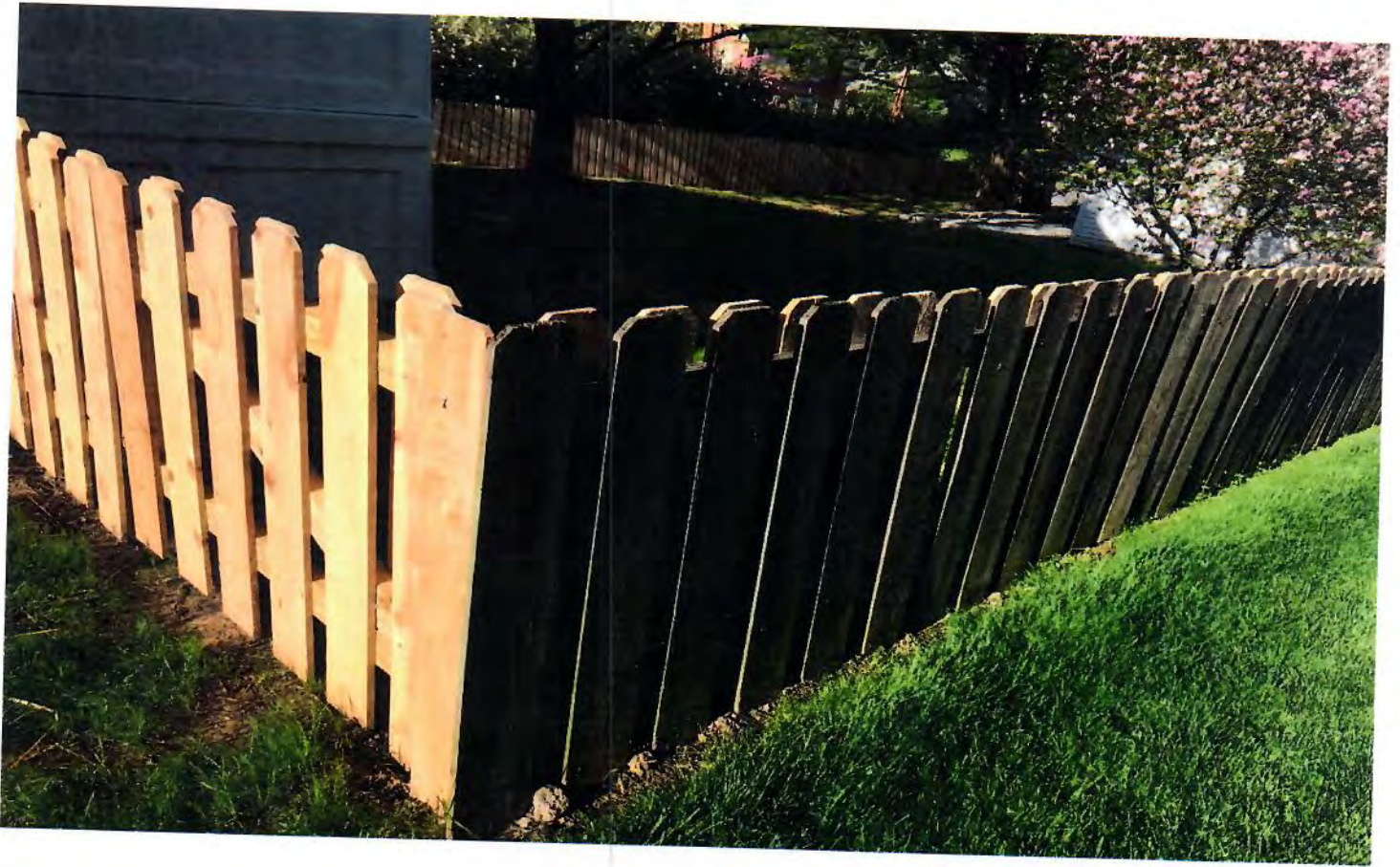
DATE 05-04-2020



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

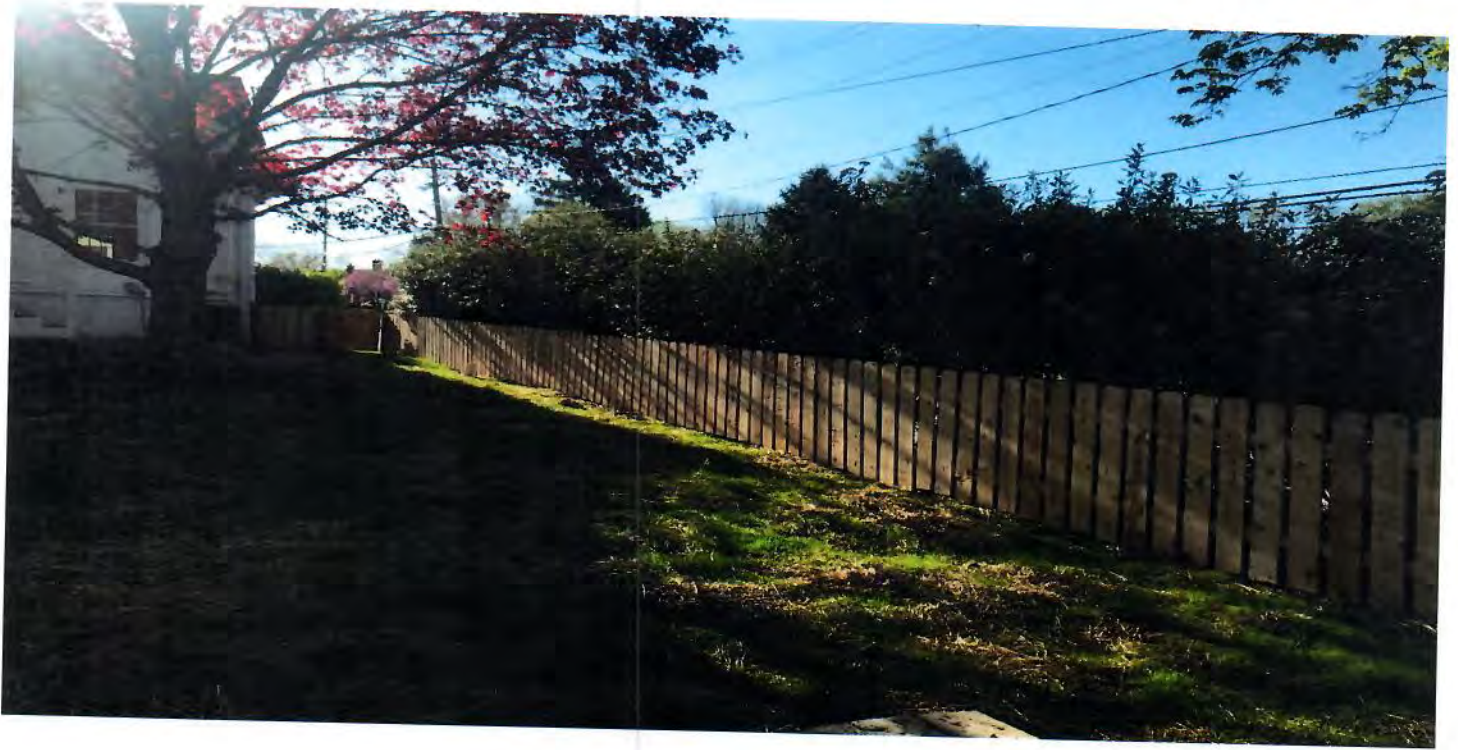
DATE 05-04-2020



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020



CITY OF WORTHINGTON

DRAWING NO. AR 24-2020

DATE 05-04-2020

RECEIVED
MAY 01 2020



City of Worthington...
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 25-2020
Date Received 5-01-2020
Fee \$1,000
Meeting Date 5-28-2020
Filing Deadline _____
Receipt # 68439

1. Property Location 7176 North High Street Worthington, OH 43085
2. Present/Proposed Use Coffee shop / coffee shop
3. Zoning District C4
4. Applicant Amanda Hanna (Adams Signs)
Address 1100 Industrial Ave SW Massillon, OH 44647
Phone Number(s) 330-832-9844
Email amandah@adamsigns.com
5. Property Owner Jen Francis (ON BEHALF OF DONALD REMINGER / RENSKO PROPERTIES)
Address 17 W. SCHROCK RD, WESTERVILLE, OH 43081
Phone Number(s) 614-325-5411
Email ifrancis@renskoholdings.com
6. Project Description Remove existing 12 channel letters. Replace w/ 14" channel letters, move down in place of "COFFEE".
move existing DRIVE THRU letters in between lighting
7. Project Details:
- a) Design channel letters
- b) Color white faces w/ black aluminum returns
- c) Size 14" channel letters (11'-3 3/4" Long & 14" wide)
- d) Approximate Cost \$1,000 Expected Completion Date TBD

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.

Amanda Hanna
Applicant (Signature)

4/28/2020
Date

Quincy Francis
Property Owner (Signature)

04/28/2020
Date

ABUTTING PROPERTY OWNERS
FOR
7176 N. High St.

Sports Clips	7170 N. High St.	Worthington, OH 43085
Jimmy John's	7172 N. High St.	Worthington, OH 43085
ImmediaDent	7174 N. High St.	Worthington, OH 43085
Starbucks Coffee Co.	7176 N. High St.	Worthington, OH 43085
Blaze Pizza	7166 N. High St.	Worthington, OH 43085
Buca di Beppo Italian Restaurant	60 E. Wilson Bridge Rd.	Worthington, OH 43085
Tsai & Chan LLC	15 W. 6th St., Suite 2400	Tulsa, OK 74119
Sarasvati Inc.	50 E. Wilson Bridge Rd.	Worthington, OH 43085
James Hall	4038 Old Poste Rd.	Columbus, OH 43221
Diana Yanko	490 Ashmoore Ct.	Powell, OH 43065
Park National Bank	7140 N. High St.	Worthington, OH 43085
Worthington Duchess LLC	447 James Pkwy.	Newark, OH 43056
BP	7141 N. High St.	Worthington, OH 43085
Chase	50 W. Wilson Bridge Rd.	Worthington, OH 43085

Supporting Statement

Starbucks Drive Thru

7176 North High Street

Worthington, OH 43085

- Remove existing 12" inch STARBUCKS COFFEE channel letters and replace with 14" STARBUCKS channel letters
- Move down in place of where "COFFEE" channel letters were
- Move existing DRIVE THRU channel letters in between the goose neck lighting
- Internally illuminated channel letters to be fabricated from .040 aluminum returns with pre-painted WHITE interiors and pre-finished BLACK returns. Letter backs to be aluminum and stapled to sidewalls and sealed
- Faces to be 3/16" WHITE acrylic with 1" BLACK trimcap
- Channel letters illuminated with SLOAN PRISM ENLIGHTEN WHITE 6500k LED's with remote power supply
- Channel letters to be installed flush to wall

CITY OF WORTHINGTON

DRAWING NO. AR 25-2020

DATE 05-01-2020

7176 N. High St.



STARBUCKS COFFEE # 10289
7176 NORTH HIGH STREET
WORTHINGTON OH 43085



20-49396

CITY OF WORTHINGTON

DRAWING NO. AR 25-2020

DATE 05-01-2020

~~HILTON~~DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

SITE MAP

- A 14" CHANNEL LETTERS - REMOTE
- B EXISTING "DRIVE THRU" LETTERS

N. HIGH STREET

257'-3"
LOT MEASUREMENT

317'-1 1/2"
LOT MEASUREMENT

STARBUCKS

73'-3 3/4"

23'-8"

132'-2 1/2"

SITE MAP

Scale: 1/32" = 1'

E. WILSON BRIDGE ROAD

CITY OF WORTHINGTON



HILTON DISPLAYS

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www.hiltondisplays.com

QID 20-49396

JOB NAME

Starbucks 10289

LOCATION

7176 North High St.
Worthington OH

CUSTOMER CONTACT

SALESMAN / PM

Juliette Vazquez

DESIGNER

Chad Wike

DWG. DATE

2-20-2020

REV. DATE / REVISION

3-20-2020 CW

4-22-2020 CW

4-27-2020 CW

SCALE

As Noted

FILE

2020/Starbucks/
Worthington OH/20-49396/
SB Worthington OH
20-49396

DESIGN SPECIFICATIONS ACCEPTED BY

EST. CLIENT:

SURF. LANDSCAPE:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN FINISHES, DEVICES AND SUBSTRATES, THE INSTALLED PRODUCTS MAY DIFFER SLIGHTLY FROM DRAWING.



Underwriters
Laboratories Inc.



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DRAWING NO. AR 25-2020

DATE 05-01-2020

ELEVATION

- A 14" CHANNEL LETTERS - REMOTE
- B EXISTING "DRIVE THRU" LETTERS



A. WEST ELEVATION

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



B. EAST ELEVATION

CITY OF WORTHINGTON

DRAWING NO. AR 25-2020

DATE 05-01-2020

HILTON DISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 20-49396

JOB NAME

Starbucks 10269

LOCATION

7176 North High St.
Worthington OH

CUSTOMER CONTACT

SALESMAN / PM

Juliette Vazquez

DESIGNER

Chad Wike

DWG. DATE

2-20-2020

REV. DATE / REVISION

3-20-2020 CW

4-22-2020 CW

4-27-2020 CW

SCALE

As Noted

FILE

2020/Starbucks/
Worthington OH/20-49396/
SB Worthington OH
20-49396

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EFT. CLIENT:

SUPP. LANDLORD:

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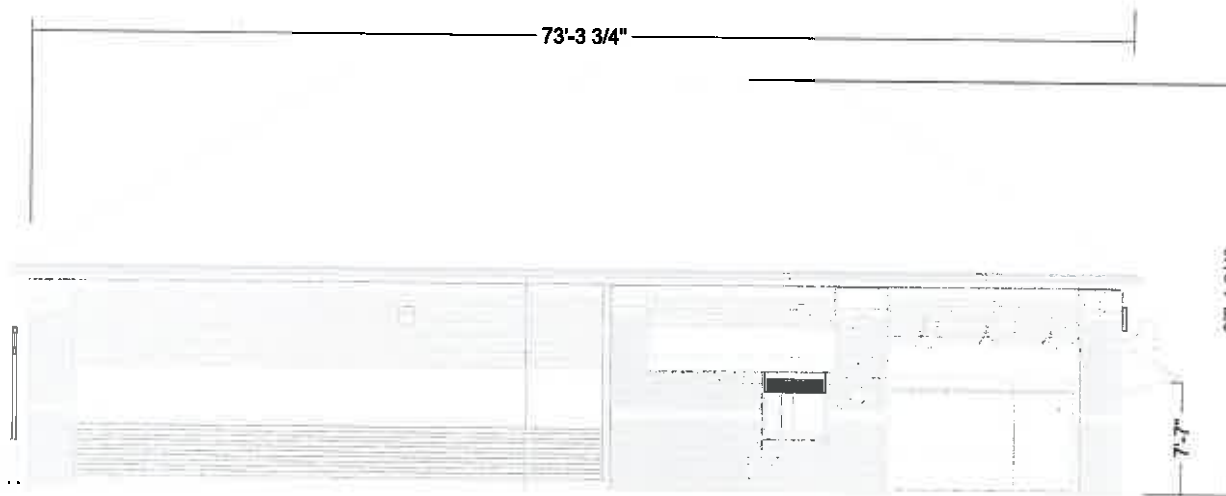


Underwriters
Laboratories Inc.



ELEVATION

- A 14" CHANNEL LETTERS - REMOTE
- B EXISTING "DRIVE THRU" LETTERS



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

CITY OF WORTHINGTON
DRAWING NO. AR 25-2020
DATE 05-01-2020

HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • P 864 242 2204
www.hiltondisplays.com

QID 20-49396

JOB NAME

Starbucks 10289

LOCATION

7176 North High St.
Worthington OH

CUSTOMER CONTACT

SALESMAN / PM

Juliette Vazquez

DESIGNER

Chad Wike

DWG. DATE

2-20-2020

REV. DATE / REVISION

3-20-2020 CW

4-22-2020 CW

4-27-2020 CW

SCALE

As Noted

FILE

2020/Starbucks/
Worthington OH/20-49396/
SB Worthington OH
20-49396

DESIGN SPECIFICATIONS ACCEPTED BY

EST. CLIENT

SLS/PM LANDLORD

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWINGS.



14" CHANNEL LETTERS - REMOTE

SBC-S18495-SB-W-SL

Qty 1

A



1 Front View

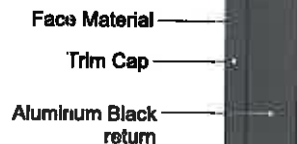
Scale: 1/2" = 1' (11x17 Paper)

SPECIFICATIONS

- A** Internally illuminated channel letters to be fabricated from .040 return aluminum with pre-painted White interiors and pre-finished Black returns. Letter backs to be aluminum stapled to sidewalls and sealed.
- B** Faces to be 3/16" White acrylic with 1" Black trimcap
- C** Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's w/ remote power supply.
- D** Letters to be installed flush to wall.

SBC-20-49396-9

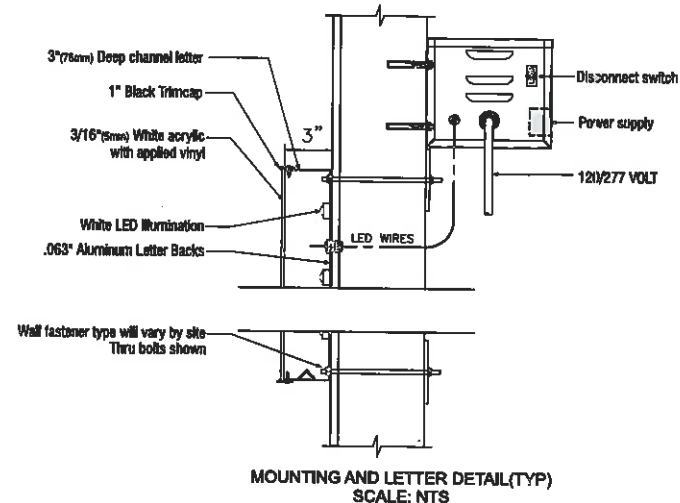
Need samples of Channel Letter Materials



COLOR LEGEND			
PAINT	PAINT	PAINT	PAINT
PMS 3425 C	3M 3630-70		
PAL 70212	3M 3630-42		
PMS WHITE	3M 3630-20/7725-10		
PMS 300 C	NA		
REFL. WHITE	3M 690-10		



2 Side View



Remove existing 12 Channel letters.
Replace with 14" Channel letters
Moved down in place of "COFFEE"
Move existing DT letters inbetween *gooseneck* lighting.



HILTON DISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 333 9133 • F 864 242 2204
www.hiltondisplays.com

QID 20-49396

JOB NAME

Starbucks 10289

LOCATION

7176 North High St.
Worthington OH

CUSTOMER CONTACT

SALESMAN / PM

Juliette Vazquez

DESIGNER

Chad Wike

DWG DATE

2-20-2020

REV. DATE / REVISION

3-20-2020 CW

4-22-2020 CW

4-27-2020 CW

SCALE

As Noted

FILE

2020/Starbucks/
Worthington OH/20-49396/
SB Worthington OH
20-49396

DESIGN SPECIFICATIONS ACCEPTED BY:

EST. CLIENT:

SIGNATURE (LANDLORD)

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATE, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Underwriters Laboratories Inc. **DAVE WEL**

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CITY OF WORTHINGTON

DRAWING NO. AR 25-2020

DATE 05-01-2020

STARBUCKS COFFEE # 10289
7176 NORTH HIGH STREET
WORTHINGTON OH 43085



20-49396

CITY OF WORTHINGTON

DRAWING NO. AR 25-2020

DATE 05-01-2020

HILTONDISPLAYS

125 HILLSIDE DRIVE • GREENVILLE SC 29607

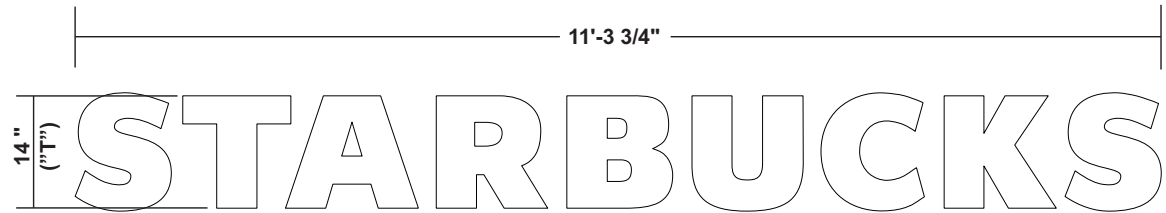
P 800 353 9132 • F 864 242 2204

www.hiltondisplays.com

14” CHANNEL LETTERS - REMOTE

SBC-S18495-SB-W-SL

Qty 1

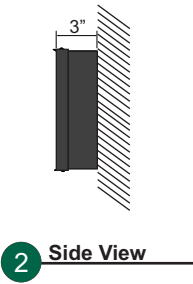


1 Front View

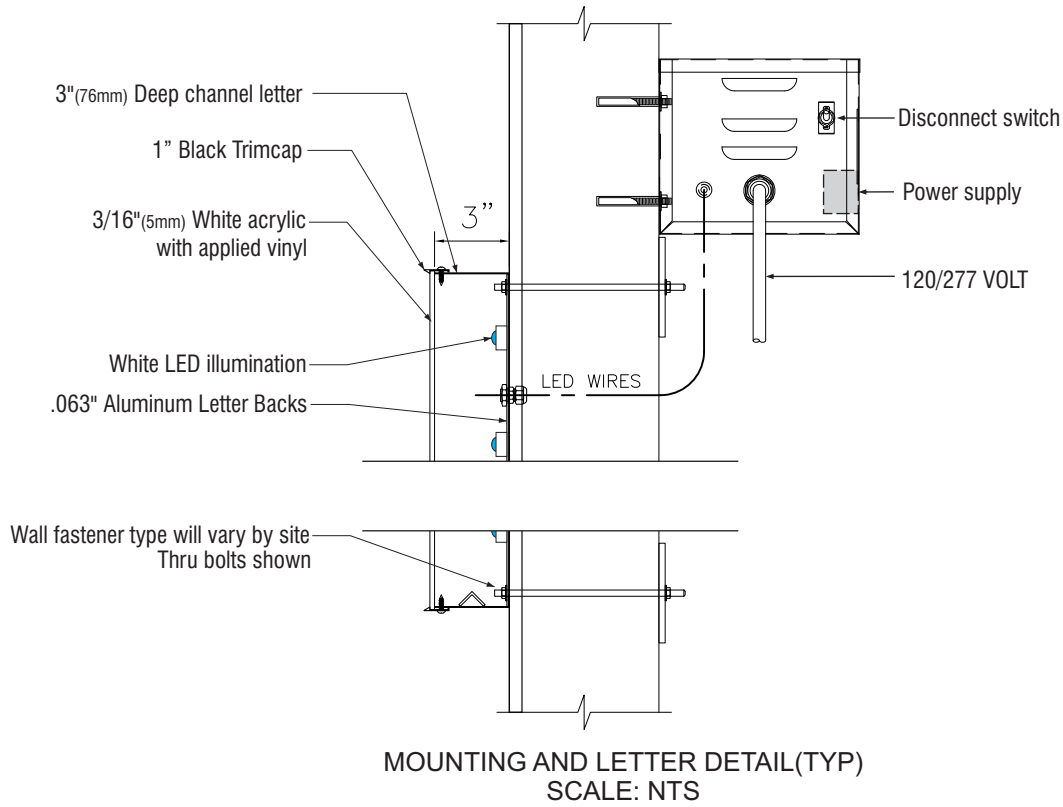
Scale: 1/2" = 1' (11x17 Paper)

SPECIFICATIONS

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- B** Faces to be 3/16" White acrylic with 1" Black trimcap
- C** Letters illuminated w/ Sloan Prism Enlighten White 6500k LED's w/ remote power supply.
- D** Letters to be installed flush to wall.



2 Side View



Remove existing 12 Channel letters.
Replace with 14” Channel letters
Moved down in place of “COFFEE”
Move existing DT letters inbetween goodneck lighting.

CITY OF WORTHINGTON

DRAWING NO. AR 25-2020

DATE 05-01-2020

COLOR LEGEND		
	PMS/PAINT	VINYL
	PMS 3425 C	3M 3630-76
	RAL 7021M	3M 3630-22
	PMS WHITE	3M 3630-20/ 7725-10 TRANSLUCENT OPAQUE
	PMS 369 C	NA
	REFL. WHITE	3M 680-10



HILTONDISPLAYS
125 HILLSIDE DRIVE • GREENVILLE SC 29607
P 800 353 9132 • F 864 242 2204
www.hiltondisplays.com

QID 20-49396

JOB NAME

Starbucks 10289

LOCATION

7176 North High St.
Worthington OH

CUSTOMER CONTACT

SALESMAN / PM

Juliette Vazquez

DESIGNER

Chad Wike

DWG. DATE

2-20-2020

REV. DATE / REVISION

3-20-2020 CW

SCALE

As Noted

FILE

2020/Starbucks/
Worthington OH/20-49396/
SB Worthington OH
20-49396

DESIGN SPECIFICATIONS ACCEPTED BY:

EST:	CLIENT:
SLS/PM:	LANDLORD:

THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES AND SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.





City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 26-2020
Date Received 5-14-2020
Fee \$6
Meeting Date 5-28-2020
Filing Deadline _____
Receipt # _____

1. Property Location 890-A North High Street Worthington, OH 43085
2. Present/Proposed Use Signage
3. Zoning District C-2
4. Applicant EyeCare Partners DBA Clarkson Eyecare
Address 15933 Clayton Road Ballwin, MO 63011
Phone Number(s) 636-227-2600
Email Tbaumgartner@clarksoneyecare.com
5. Property Owner MK & K Realty by Brent L. Howard of Wallace F. Ackley Co.
Address 695 Kenwick Road Columbus, OH 43209
Phone Number(s) 614-231-3664 Ext: 225
Email bhoward@wfaco.com
6. Project Description Retail Signage
7. Project Details:
- a) Design Non-illuminated letters, PVC letters/logo painted, blind studded mounted flat
- b) Color White letters and Clarkson Eyecare blue/teal logo
- c) Size Letters - 10.5" x 1.5", Logo - 16" x 16" x 16.5"
- d) Approximate Cost \$6,325.00 Expected Completion Date June 2020 or ASAP

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.

Tony Baumgartner

Applicant (Signature)

05/12/2020

Date

Brent L. Howard

Property Owner (Signature)

05/13/2020

Date

ABUTTING PROPERTY OWNERS
FOR
890 High St.

Tenant	33 E. North St.	Worthington, OH 43085
Nationwide Insurance	888 N High St.	Worthington, OH 43085
CVS	918 High St.	Worthington, OH 43085
Tenant	893 High St.	Worthington, OH 43085
Tenant	897 High St.	Worthington, OH 43085
Tenant	899 High St.	Worthington, OH 43085
Tenant	901 High St.	Worthington, OH 43085
Tenant	903 High St.	Worthington, OH 43085
Tenant	905 High St.	Worthington, OH 43085
Worthington Center LLC	893 High St.	Worthington, OH 43085
Poaga LLC	67 Spring Creek Dr.	Westerville, OH 43081-2549
Tenant	891 High St.	Worthington, OH 43085
Providential Properties LLC	1601 W. 5th Ave. #193	Columbus, OH 43212
Tenant	885 High St.	Worthington, OH 43085
Dirk J. & Linda B. Smith	8 Hartford Ct.	Worthington, OH 43085

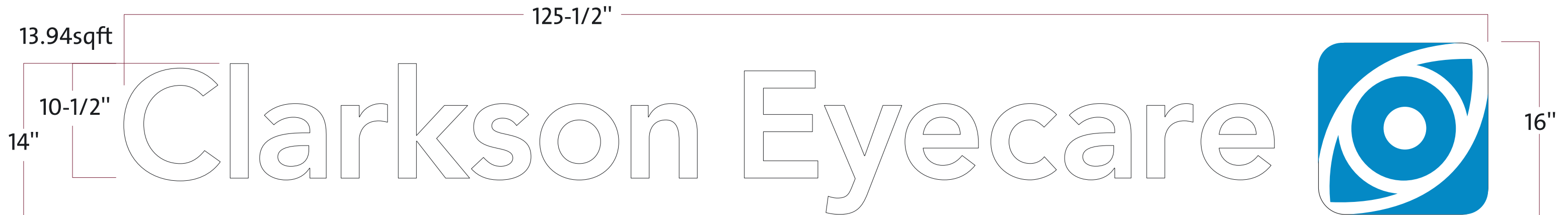
The Clarkson Eyecare Worthington office will be moving from their current location at 6877 N. High St. to their new location at 890-A North High St. on May 29th, 2020. With the relocation of the Clarkson Eyecare Worthington office, we would like to add a sign with our name and logo to the exterior of the building.

We are currently working with Columbus Sign Co. on the production of the new sign. The sign will be non-illuminated letters, PVC and the letters/logo will be painted and blind studded, mounted flat. The letters will be white and Clarkson Eyecare logo will be in the brand blue/teal color. The letters on the sign measure at 10.5" x 1.5" and the logo on the sign measures at 16 " x 16" x 16.5." We appreciate your consideration for this new signage as it is very important to our brand image and awareness. Thank you!

If you have any questions about this project, please contact Lindsay Poppell, Marketing Manager, at lindsaypoppell@eyecare-partners.com or Tawny Baumgartner, Clarkson Eyecare District Manager, at tbaumgartner@clarksoneyecare.com

890 High St.





NON-ILLUMINATED LETTERS

10-1/2" X 1/2" TYPE I PVC LETTERS PAINTED SATIN WHITE
 16" X 16" X 1/2" TYPE I PVC LOGO PAINTED SATIN WHITE & PANTONE 7468C
 BLIND STUND MOUNTED FLAT TO WALL WITH VHB TAPE & SILICONE

CSC TO FURNISH + INSTALL



WORTHINGTON



THE DESIGNS AND/OR ENGINEERING CONCEPTS WITHIN THIS DOCUMENTATION WILL REMAIN THE EXCLUSIVE PROPERTY OF COLUMBUS SIGN COMPANY UNTIL APPROVED AND ACCEPTED THRU A PURCHASE AGREEMENT BY CLIENT NAMED ON THESE DRAWINGS AND COLUMBUS SIGN COMPANY. A SEPARATE PURCHASE AGREEMENT WILL BE REQUIRED TO RELEASE THE RIGHTS OF THE DRAWING ILLUSTRATIONS WITHIN THIS DOCUMENT. ALL COLOR AND ILLUSTRATIVE TECHNIQUES ARE FOR PRESENTATION ONLY.

CLARKSON EYECARE | WORTHINGTON
 WORTHINGTON OH

GaryH\

Project Layout

Approved _____
 Approved as Noted



Yes No
 Install per NEC 600
 - Grounding
 - Bonding

SALES JOSH
 DESIGN G HORN
 DWG 0325P1
 JOB # 33

03252020
01.0



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 28-2020
Date Received 05/15/2020
Fee \$ 40.00 PD
Meeting Date 05/28/2020
Filing Deadline _____
Receipt # 68474

1. Property Location 594 Hartford St.
2. Present/Proposed Use Single Family Dwelling
3. Zoning District _____
4. Applicant SEAN KOHEARN
Address 351 W. South St. Worthington, OH 43085
Phone Number(s) 614 679-3863
Email SEAN@designbuildrds.com
5. Property Owner Rob & TERA HUFFMAN
Address 594 Hartford St Worthington, OH 43085
Phone Number(s) 614-746-6915
Email _____
6. Project Description REMOVE AND RECONSTRUCT EXISTING
porch
7. Project Details:
- a) Design White & Gray
- b) Color White & Gray
- c) Size APPROX. 170 SQ. FT.
- d) Approximate Cost 40K Expected Completion Date JUNE 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

[Signature]
Applicant (Signature)

5/15/20
Date

[Signature]
Property Owner (Signature)

5/15/20
Date

ABUTTING PROPERTY OWNERS
FOR
594 Hartford Ave

Gregory and Christiana Hopkins
Paul Graham
John and Jennifer Schaffner
Timothy and Brenda Tilton
Warren and Marlene Orloff
Worthington United Methodist Church

608 Hartford Ave
611 Morning St.
601 Morning St.
595 Morning St
590 Hartford St
600 High St.

Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085
Worthington, OH 43085



R.A.S. Construction
351 W. South St.
Worthington, OH 43085
614-679-3863 | sean@designbuildras.com

Supporting Statement

594 Hartford St.

RAS Construction, Inc.
351 W. South St. Worthington, OH. 43085
614-679-3863

5/15/20

To whom it may concern,

We are asking for ARB approval to reconstruct a new porch replacing the old dilapidated porch which has severe rot and is a hazard. The porch will be the same dimensions as the existing footprint of the old porch. The new porch roof will have a copper standing seam metal roof instead of a flat roof. The columns will be square and in similar detail as the existing ones. The columns will be constructed of fibercement trim. The decking will be timbertech decking to match the decking that was used on the rear porch. The porch will have handrail and balusters to match the rear deck as well. The porch is in keeping with similar look as the original porch but using more modern building materials to extend the life of the porch.

Respectfully Submitted,
Sean Kocheran

CITY OF WORTHINGTON

DRAWING NO. AR 28-2020

DATE 05-15-2020

594 Hartford Ave

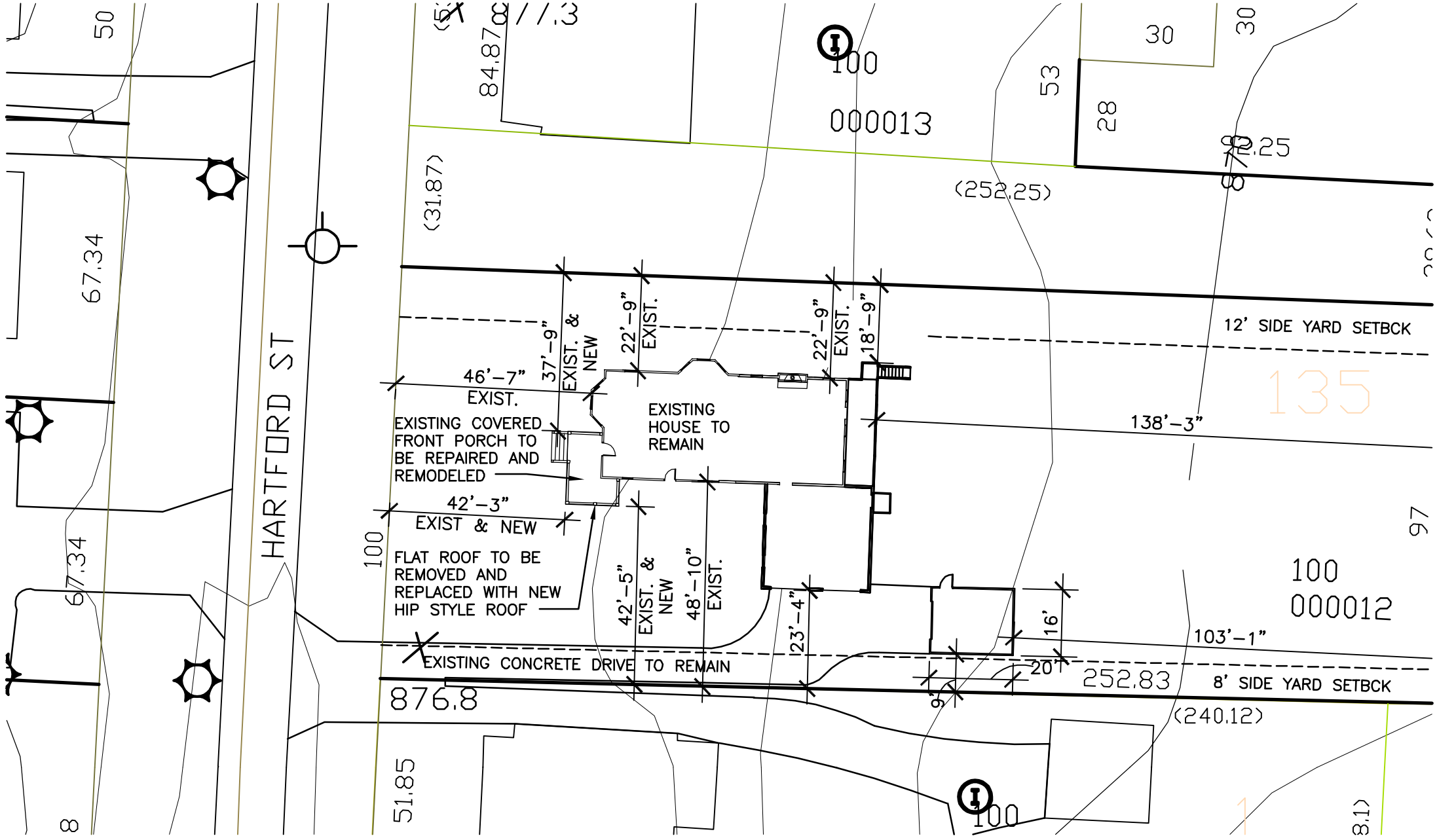


THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

PROPOSED FRONT PORCH REMODEL AND RENOVATION FOR THE RESIDENCE
594 HARTFORD STREET WORTHINGTON, OHIO 43085

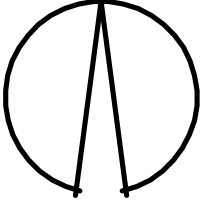


DATE: 5/19/2020 SET:
ARCHITECTURAL REVIEW SET



site plan

1" = 30'-0"



CITY OF WORTHINGTON

DRAWING NO. AR 28-2020

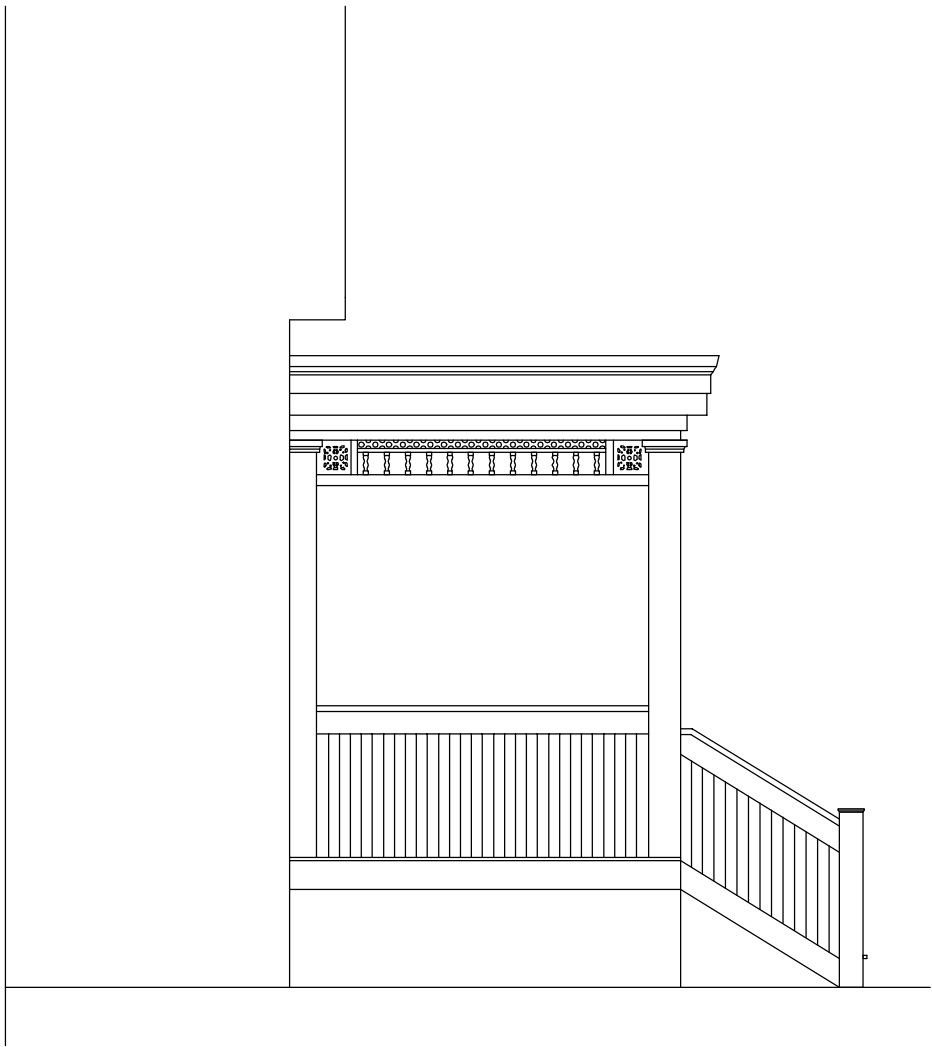
DATE 05-15-2020

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594 HARTFORD STREET WORTHINGTON, OHIO 43085

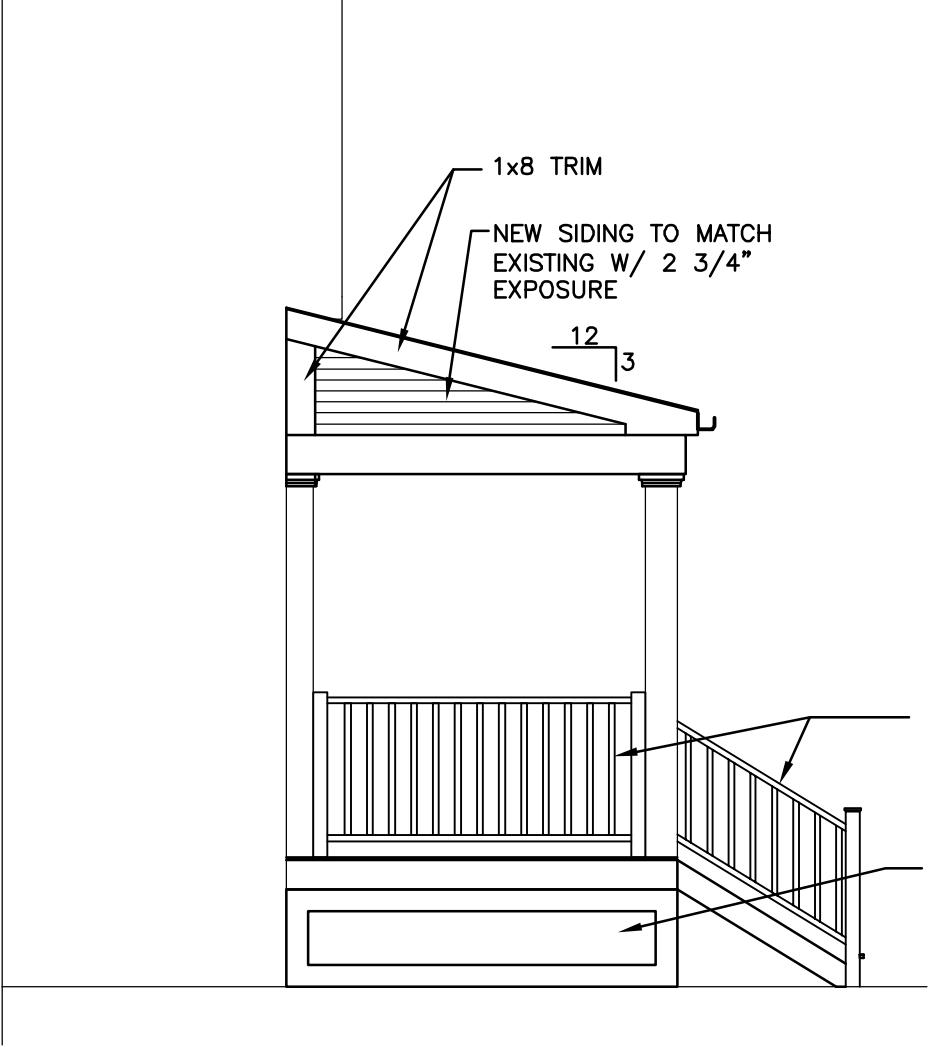
20A

DATE: 5/19/2020 SET:
ARCHITECTURAL REVIEW SET



partial existing
north elevation

1/4" = 1'-0"



partial proposed
north elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO.AR 28-2020

DATE 05-15-2020

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(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



REMOVE EXISTING FLAT
ROOF IN ITS ENTIRETY

REMOVE EXISTING ORNATE
MILLWORK IN ITS ENTIRETY

REMOVE EXISTING RAILING
WALL IN ITS ENTIRETY

REMOVE EXISTING DECKING

REMOVE ALL DETERIORATED
WOOD TREADS AND
INSPECT STEP STRINGERS
FOR DETERIORATION

partial existing
west elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 28-2020

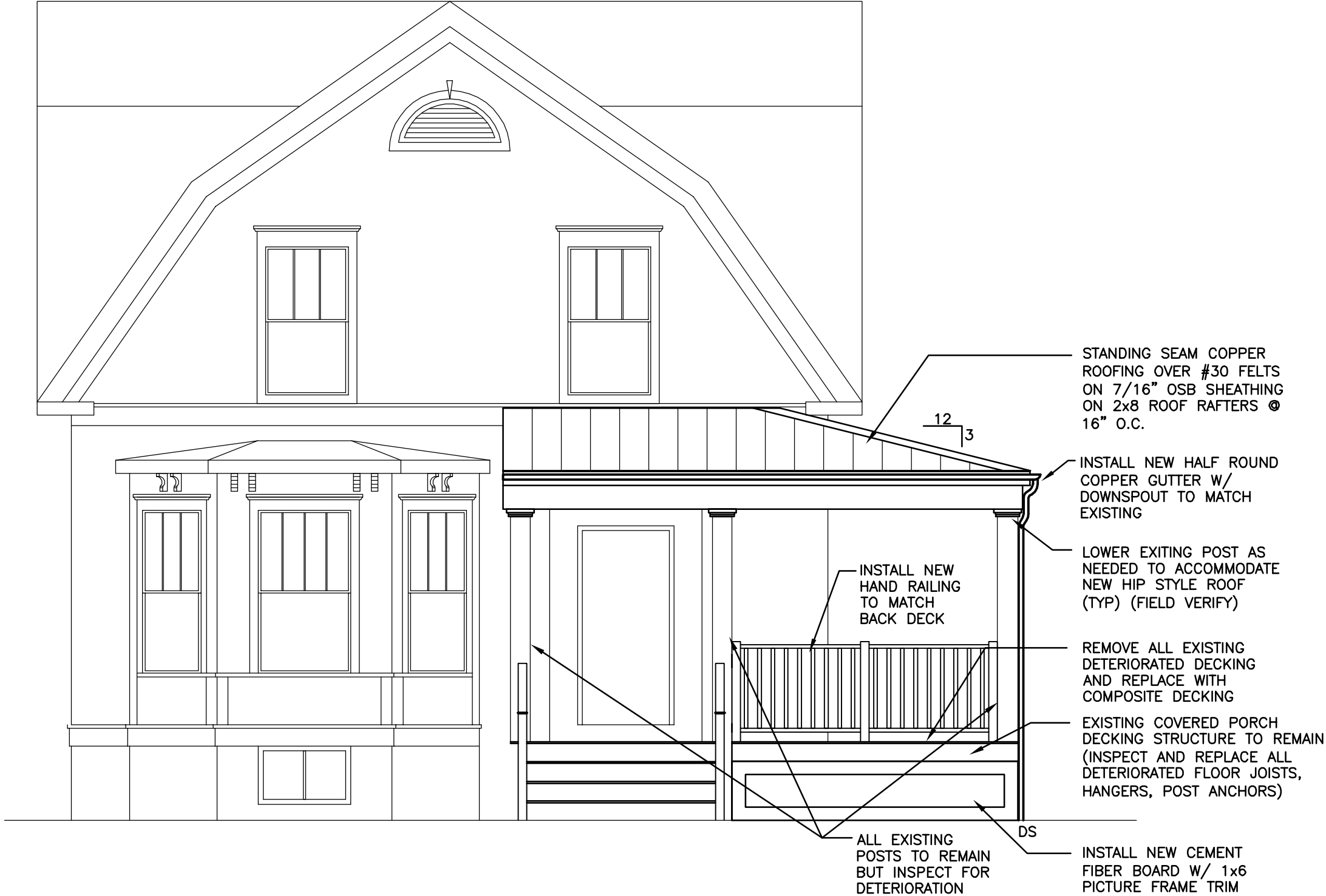
DATE 05-15-2020

PROPOSED FRONT PORCH REMODEL AND RENOVATION FOR THE RESIDENCE
594 HARTFORD STREET WORTHINGTON, OHIO 43085

3A

DATE: 5/19/2020 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLEGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



partial proposed
west elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO.AR 28-2020

DATE 05-15-2020

PROPOSED FRONT PORCH REMODEL AND RENOVATION FOR THE RESIDENCE
594 HARTFORD STREET WORTHINGTON, OHIO 43085

A
4

DATE: 5/19/2020 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
PREPARED BY JOHN YOUNG
(YOUNGS' CAD SERVICE) 7952
TRELLAGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.



partial existing
south elevation

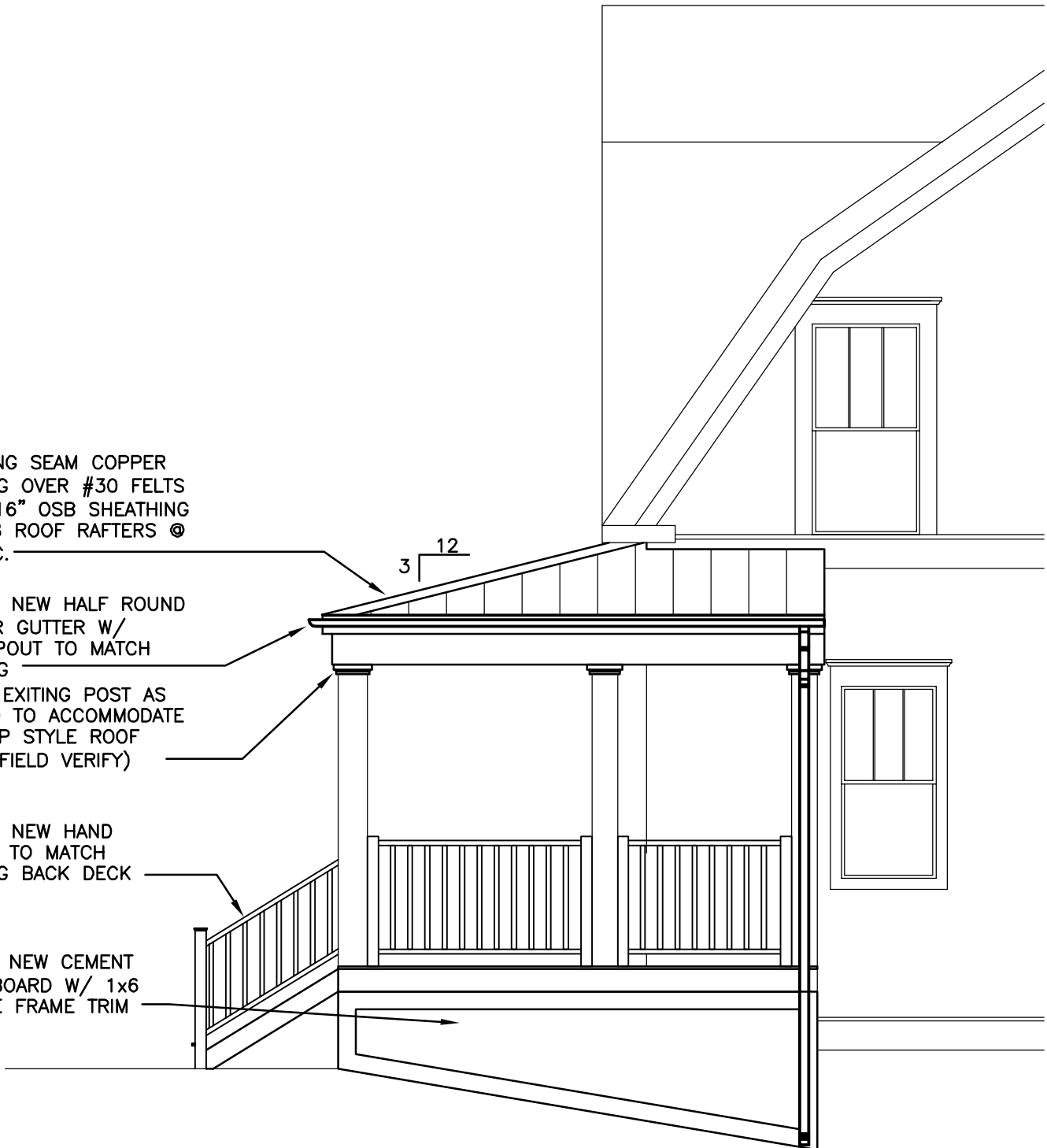
1/4" = 1'-0"

STANDING SEAM COPPER
ROOFING OVER #30 FELTS
ON 7/16" OSB SHEATHING
ON 2x8 ROOF RAFTERS @
16" O.C.

INSTALL NEW HALF ROUND
COPPER GUTTER W/
DOWNSPOUT TO MATCH
EXISTING
LOWER EXISTING POST AS
NEEDED TO ACCOMMODATE
NEW HIP STYLE ROOF
(TYP) (FIELD VERIFY)

INSTALL NEW HAND
RAILING TO MATCH
EXISTING BACK DECK

INSTALL NEW CEMENT
FIBER BOARD W/ 1x6
PICTURE FRAME TRIM



partial proposed
south elevation

1/4" = 1'-0"

CITY OF WORTHINGTON

DRAWING NO. AR 28-2020

DATE 05-15-2020

PROPOSED FRONT PORCH REMODEL AND RENOVATION FOR THE RESIDENCE
594 HARTFORD STREET WORTHINGTON, OHIO 43085

UJA

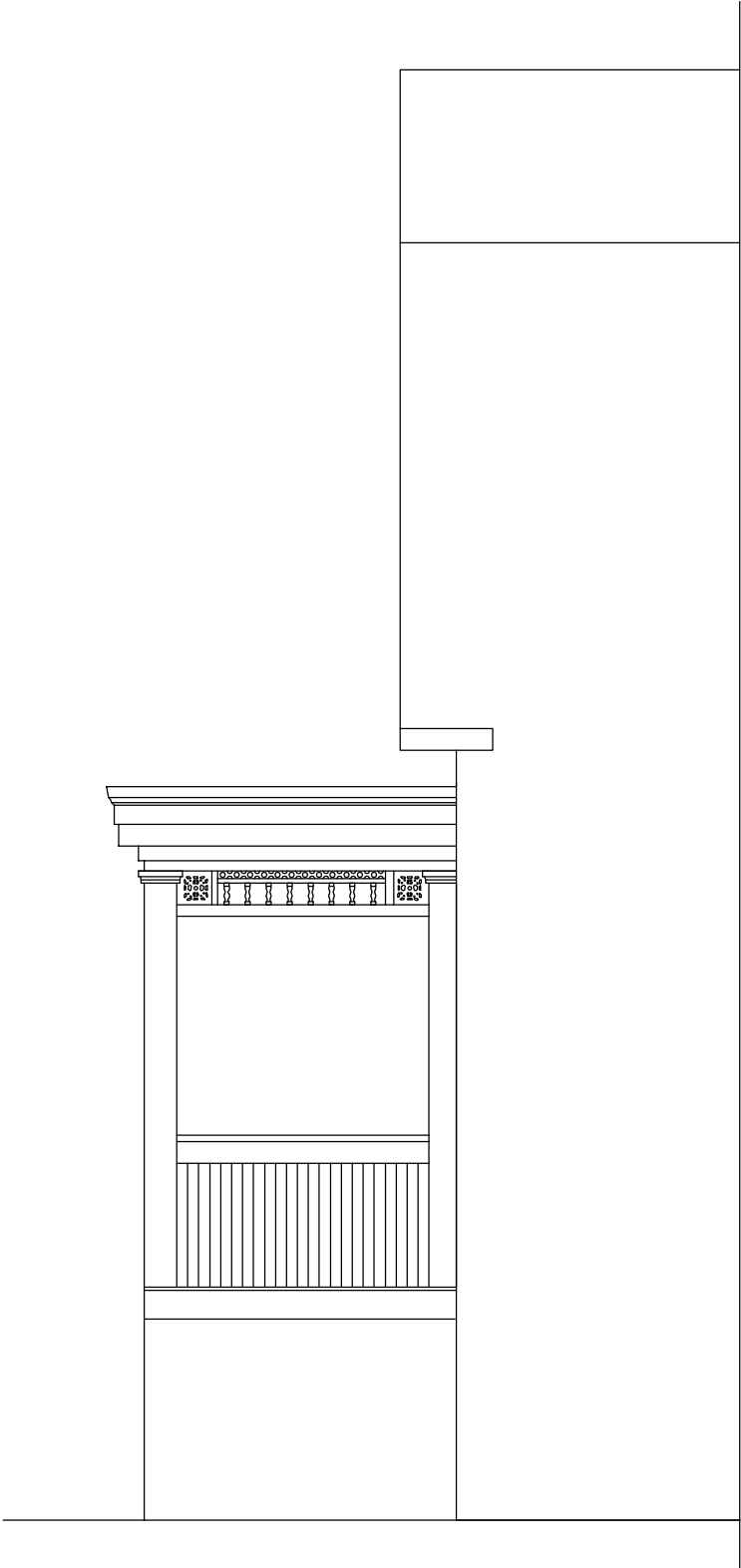
DATE: 5/19/2020 SET:
ARCHITECTURAL REVIEW SET

THESE DRAWINGS HAVE BEEN
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(YOUNGS' CAD SERVICE) 7952
TRELLEGE CT. POWELL, OHIO
43065 (614) 507-9678 FOR
RAS CONSTRUCTION.

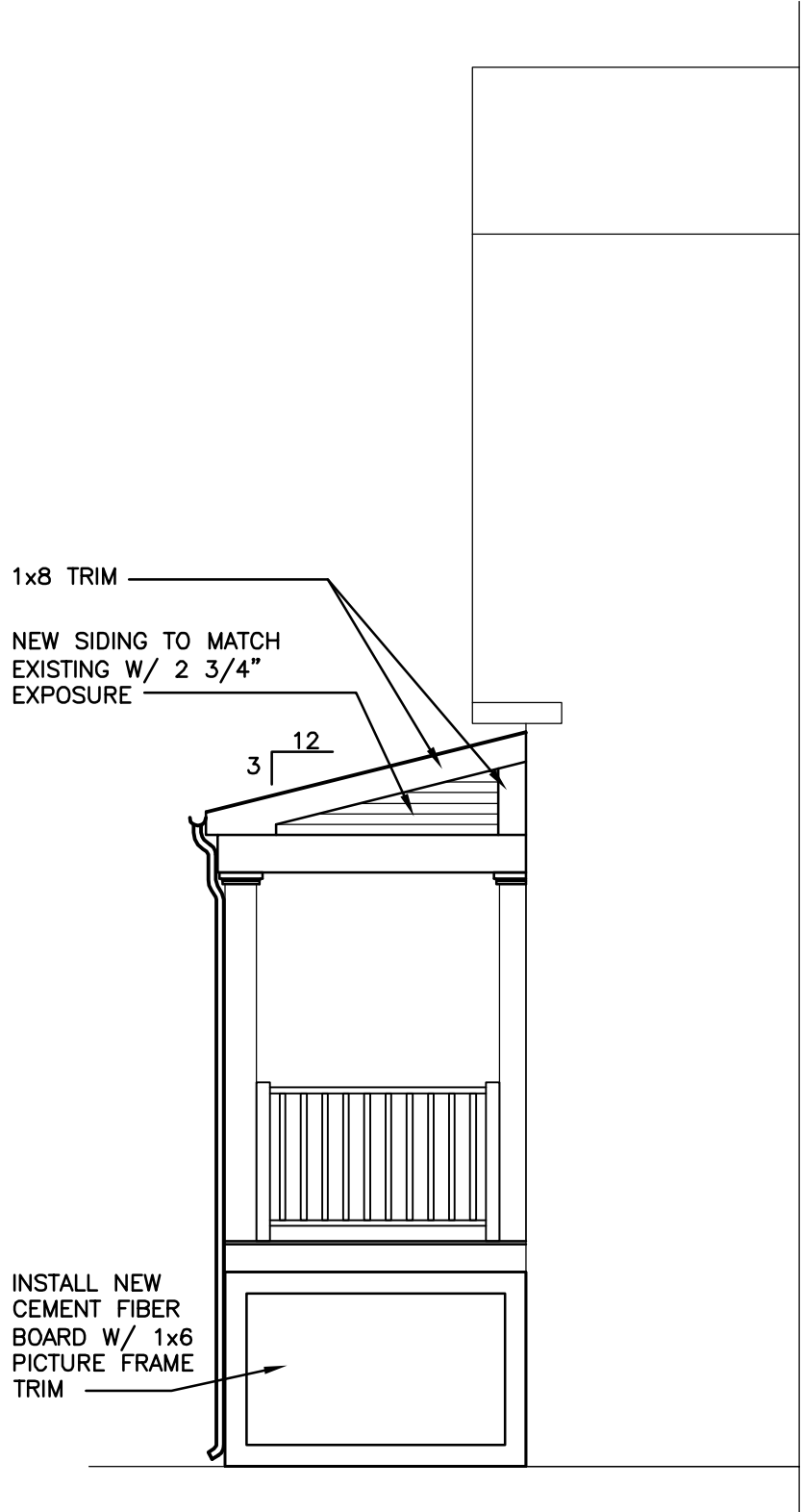
PROPOSED FRONT PORCH REMODEL AND RENOVATION FOR THE RESIDENCE
594 HARTFORD STREET WORTHINGTON, OHIO 43085

61A

DATE: 5/19/2020 SET:
ARCHITECTURAL REVIEW SET



partial existing
east elevation

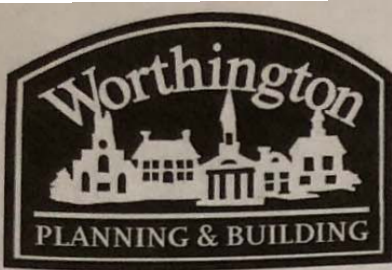


partial proposed
east elevation

CITY OF WORTHINGTON

DRAWING NO. AR 28-2020

DATE 05-15-2020



City of Worthington
ARCHITECTURAL REVIEW BOARD
Certificate of Appropriateness
Application

Case # AR 30-2020
Date Received 05-15-2020
Fee \$35.00
Meeting Date 05-28-2020
Filing Deadline 05-15-2020
Receipt #

1. Property Location 184 E. Dublin - Granville Rd
2. Present/Proposed Use Residential → Fence / Pool / Paint
3. Zoning District R-10
4. Applicant Ellen Bloch
Address 184 E Dublin - Granville Road
Phone Number(s) 330 - 697 - 7812
Email ellen.j.bloch@gmail.com
5. Property Owner same
Address _____
Phone Number(s) _____
Email _____
6. Project Description Install semi-inground pool and required fencing in backyard, address existing house paint color issue
7. Project Details:
 - a) Design * see attached proposal *
 - b) Color _____
 - c) Size _____
 - d) Approximate Cost \$35,000 Expected Completion Date July 2020

PLEASE READ THE FOLLOWING STATEMENT AND SIGN YOUR NAME:

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

Ellen Bloch
Applicant (Signature)

5/15/2020
Date

Ellen Bloch
Property Owner (Signature)

5/15/2020
Date

ABUTTING PROPERTY OWNERS
FOR
184 E. Granville Rd.

Andrew Hartwick	178 E. Granville Rd.	Worthington, OH 43085
Anthony Konecny	196 E. Granville Rd.	Worthington, OH 43085
Brian Arthmire	189 Franklin Ave.	Worthington, OH 43085
Stella Hunter	193 Franklin Ave.	Worthington, OH 43085
John Guzzo	203 Franklin Ave.	Worthington, OH 43085
Julia Miller	187 E. Granville Rd.	Worthington, OH 43085
David Robinson	195 E. Granville Rd.	Worthington, OH 43085

May 15, 2020

Architectural Review Board – Supporting Statement

RE: 184 E. Dublin-Granville Road – Fence/Pool/Paint Approval Request

I've lived in the Old Worthington area for 3 years and I am very excited to be joining the community I have grown to love and call home as a new homeowner. I have deep respect for the community and appreciate its attention to maintaining the architecture details that make Worthington so special.

As you know, the housing market in Old Worthington is highly competitive and diverse. The current pandemic and economic conditions have only further reduced the available homes for sale, which means as a home buyer, you have to keep an open mind to the potential a property may have to meet your needs with some work. In viewing the home at 184 E. Dublin-Granville Road, I appreciated the prior owners' improvements to the exterior – yet also saw an opportunity to create the intimate and secure backyard for my family to enjoy for many, many years with a fence, a small pool, and beautiful landscaping.

I was very surprised (and, to be honest, slightly traumatized) to learn about the long (and very recent) history this property has with the ARB and its neighbors, particularly related to the fence installation. As in any historical neighborhood, the ARB is in a difficult position of continually being asked to balance the Design Guidelines of the City, the character of the adjacent community, and the property rights of an owner. I believe that this balance is achieved through compromise and, with this application, I am asking to collaborate with the ARB and the City Planning Team to find a solution for my property.

I have taken the time to review the prior applications and related meeting minutes regarding the fence – and, having just recently moved in, will seek out my new neighbors to better understand their concerns and learn what this open space represents to them. While everyone can acknowledge the challenges with living on a busy road, having young children to protect, and having older children that seek room to roam, it is very clear that there is a strong emotional attachment to maintaining openness in our community.

My objective today is not to dispute or undermine that attachment or to turn this discussion into a personal battle around parenting styles, appropriate “sharing” of open areas, or the history of having an open space. I am seeking to balance the needs of my community and neighbors with my needs as a landowner. As such, I have developed a series of potential options for the ARB's consideration, which I believe can help us find a mutually agreeable solution for the installation of a fence, as well as a small semi-in ground pool.

Additionally, I have also recently learned that the prior homeowners did not comply with the ARB's approved plan for the house paint color and would also like to address this at this time.

I have summarized the various criteria below for your ease of reference.

CITY OF WORTHINGTON

184 E. Granville Rd.



House Paint Color:

Preferred Choice: Accept as-is

Alternative: Paint garage white to match house (from a cost perspective this seems more reasonable)

Fence Length/Placement of Rear Fence Line:

Based on my review of the prior applications surrounding the fence, I would propose the following rear fence line options:

Alternative: Fence at Rear Property Line (Variance to be requested from Zoning Board)

Preferred Choice: Fence at 30' of Rear Property Line (Setback)

Alternative: Fence at 50' or 70' of Rear Property Line

Please note my garage ends at 130' of Property Line, this is the smallest fenced yard reasonable. Additionally, this would result in the fence approximately lining up with the garage/parking areas of both adjacent neighbors.

Type of Fence (Material, Height, Color):

Preferred Choice 1: 48" Metal Picket – Black

Preferred Choice 2: 48" Wood Picket – White

****Note:** The 48" fence would comply with both the suggested Worthington Design Guidelines and the city regulation requirements for safe pool fencing. Additionally, the 48" fence would be more visually consistent with the split rail fence located in the east side property view.

Alternative: 36" Wood Picket - White

Alternative: 36" Wood Picket – Natural

****Note:** With a 36" property fence, I would then put a second "fence" around the edge of the pool ("pool guard") to ensure compliance with the 48" requirement in the City of Worthington. As part of the pool, this fence would be slatted, vinyl, and white.

Semi-in ground Round Pool:

Preferred Choice: 24' round, 52" deep (buried 26")

Alternative: 18' round, 52" deep (buried 26")

****Note:** This pool will be at least 10' from the side property lines and the sides of the pool that remain exposed above ground (~26") will be covered in stone or landscaping to ensure a more natural look that will tie in with the existing backyard. By installing this pool partially in-ground, I will seek to limit the visual impact of the above ground pool (by keeping a lower profile)

The following table shows a few different options for your consideration based on this criteria.

CITY OF WORTHINGTON

	Preferred 1	Preferred 2	Option 3	Option 4	Option 5	Option 6
Fence from Rear Property Line	30' (Setback)	30' (Setback)	50'	50'	70'	70'
Fence Type	Wood Picket	Metal Picket	Wood Picket	Metal Picket	Wood Picket	Metal Picket
Fence Color	White	Black	White	Black	White	Black
Fence Height	48"	48"	48"	48"	36"	36"
Pool	24' round	24' round	24' round	24' round	18' round	18' round
Pool Fence Required?	No	No	No	No	Yes	Yes

I have attached several illustrations of how these options may come together in my backyard and in the immediate community, including material examples and plot maps. Once a design is approved by the ARB, separate city permits for the specific fence and electrical work will be requested.

ATTACHMENTS

Material Ideas:

Illustration of Metal Picket Fence

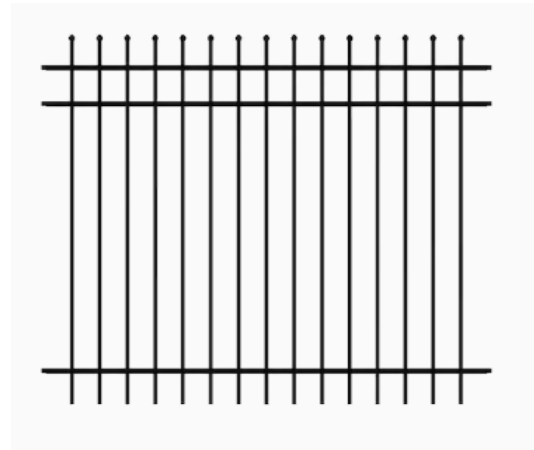


Illustration of Picket Fence (Painted White or Natural)



CITY OF WORTHINGTON

DRAWING NO. AR 30-2020

DATE 05-15-2020

Illustration of Semi-in ground pool finished look:



Illustration of Pool Fence:

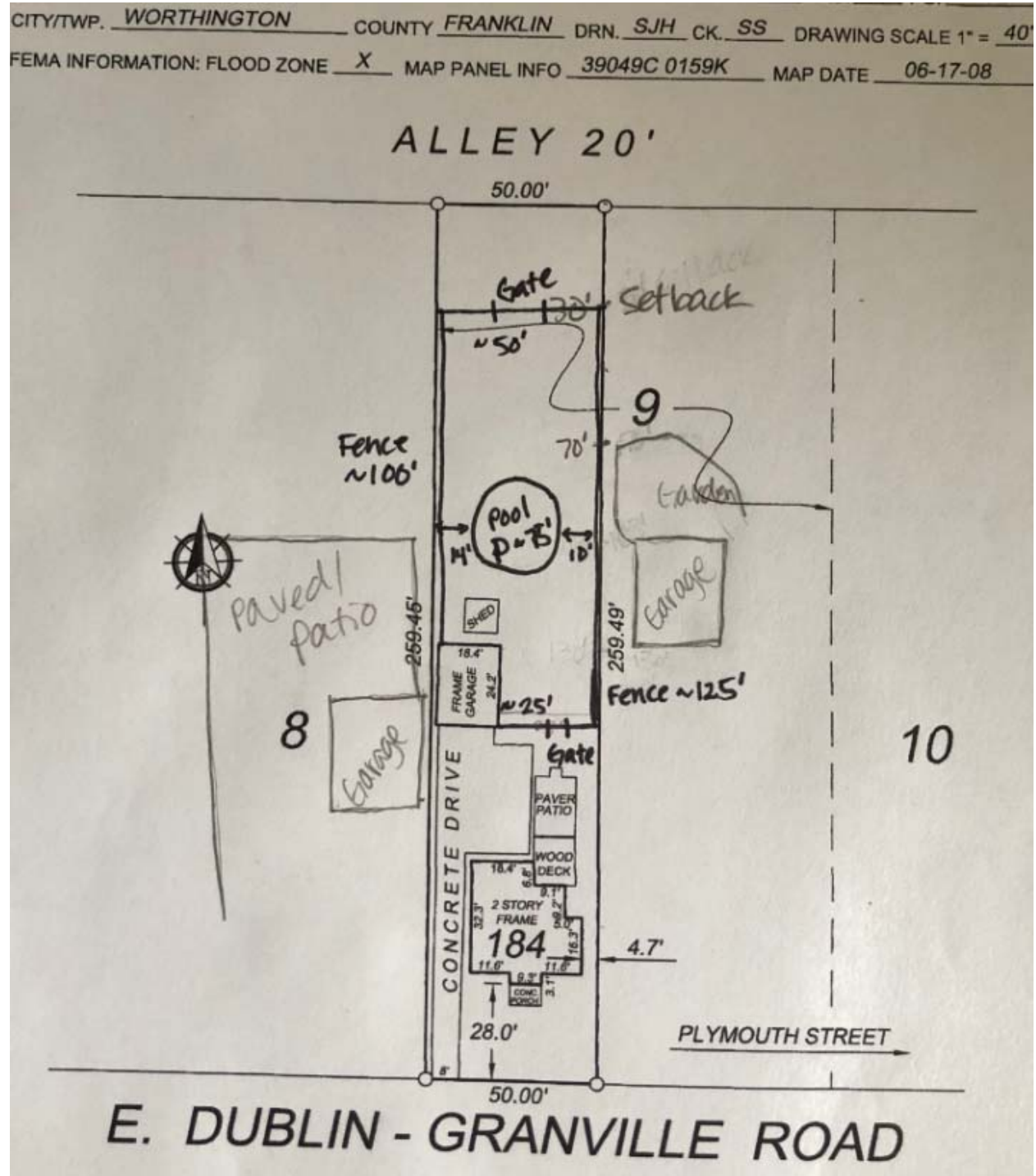


CITY OF WORTHINGTON

DRAWING NO. AR 30-2020

DATE 05-15-2020

Site Plan (Mortgage Survey Map)



CITY OF WORTHINGTON

DRAWING NO. AR 30-2020

DATE 05-15-2020

Fencing – Rear Property Line Options:

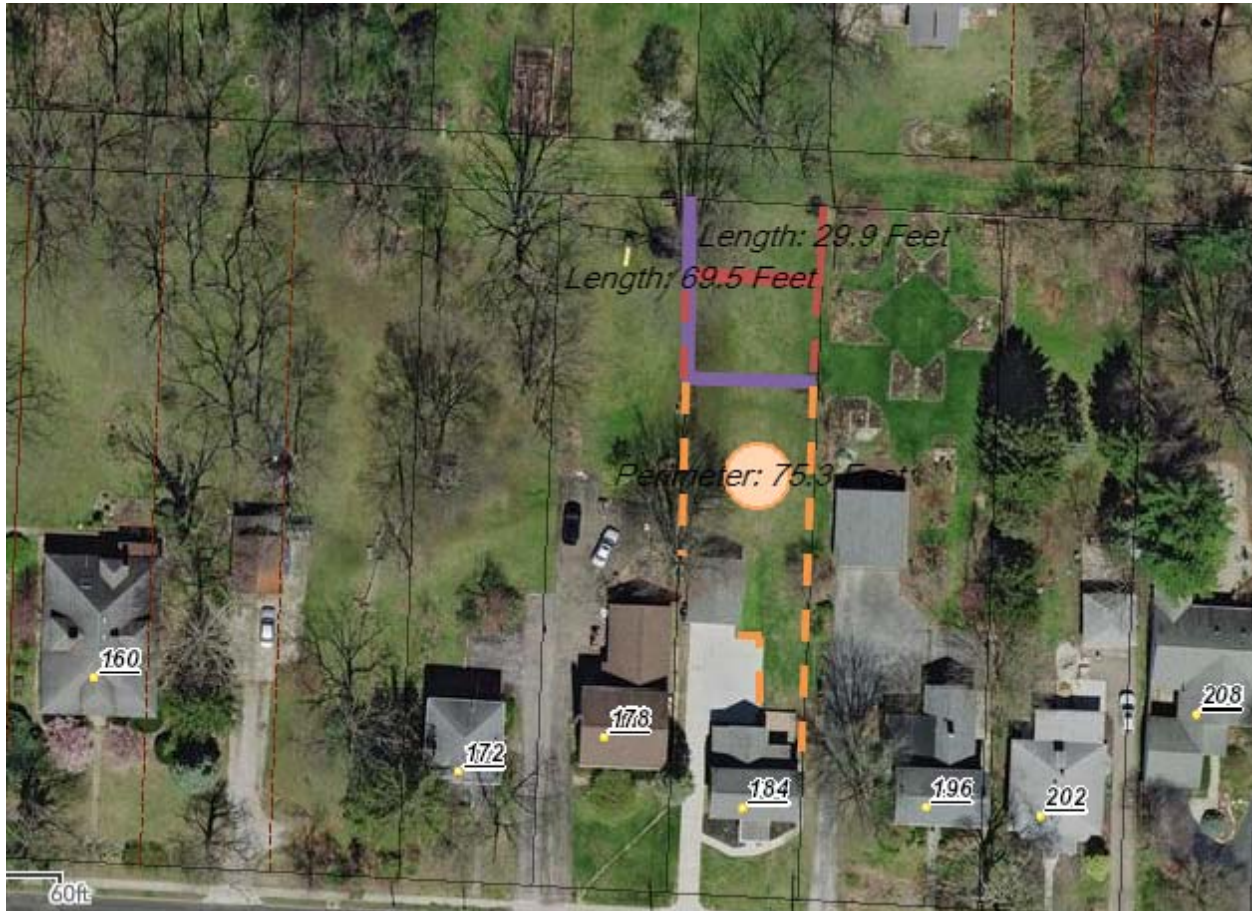
Red = 30' from rear property line (setback)

Purple = 70' from rear property line

Orange = anticipated common fence (with gates in the rear and front)



Fencing with 24' Round Pool (~75' perimeter)



CITY OF WORTHINGTON

DRAWING NO. AR 30-2020

DATE 05-15-2020

Fencing with 18' Round Pool (~57' perimeter)



CITY OF WORTHINGTON

DRAWING NO. AR 30-2020

DATE 05-15-2020

Other Property Views with Pool Outline

Facing North:



CITY OF WORTHINGTON

DRAWING NO. AR 30-2020

DATE 05-15-2020



Facing East:



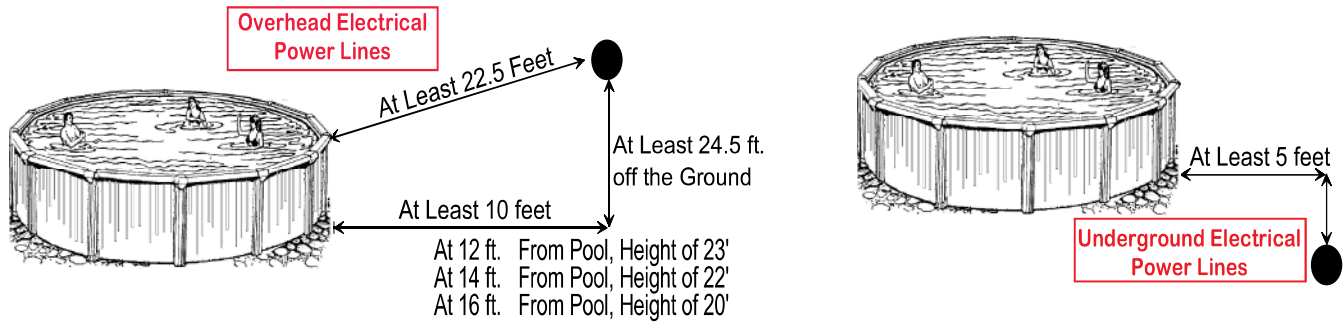
Facing West:



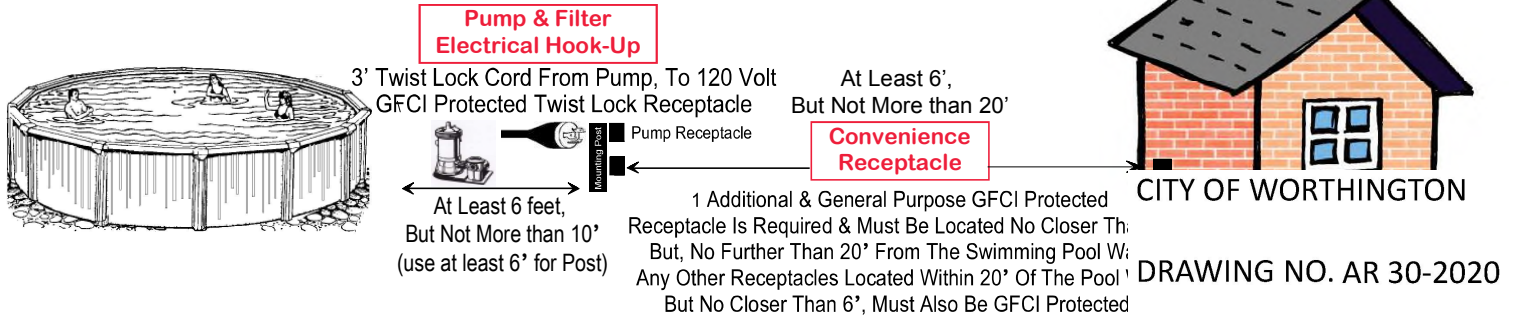
Additional Information Regarding Radiant Pool Specifications and Requirements (Next Page)

Safety Requirements For Above Ground Pools

Existing Electrical Power Lines



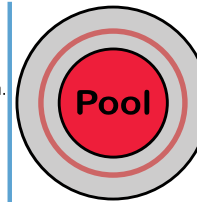
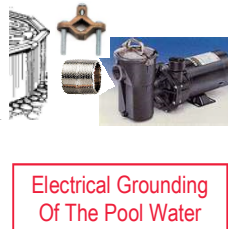
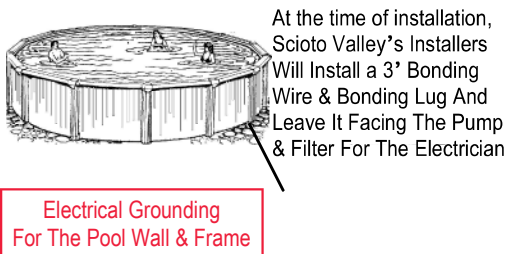
Filter Pump & Plugs



Electrical Grounding

DATE 05-15-2020

The Entire System Of An Above Ground Pool Including The Pool Wall & Frame, The Pool Water, The Ground (Earth) Directly Around The Pool Wall, The Pool Pump & Filter System, And All Electrical Circuits Feeding The Pool Equipment, Must Be Grounded By Connectors & Bonding Wire That Meet or Exceed The Standards Set Forth In The 2008 National Electric Code Book (NEC). Most Electricians Are Aware of the Codes For Bonding Of The Equipment & Electrical Receptacles, But Many May Be Unaware Of The Requirements To Bond To The Pool Water And The Ground (Earth) Area Completely Around The Entire Swimming Pool.



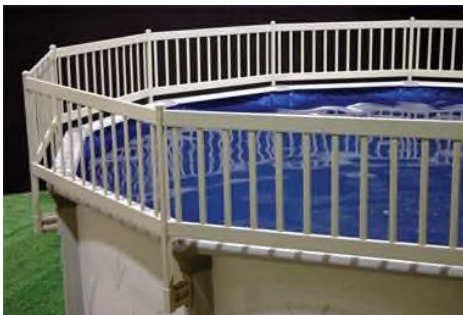
Permits, Fencing, Gates, & Door Alarm Requirements

Permits & Fencing Regulations Regarding Above Ground Pools Varies From County to County, City to City, Township to Township, and Subdivision to Subdivision. Always start with your subdivision and work your way up to find out any and all of the following:

Are Permit(s) required for an above ground pool?	Almost always and may consist of zoning, building, & electrical
Allowed Location Of Your Pool?	Distance From House, Structure, Property Lines, Septic etc.
What Type Of Fencing, Gates & Latches, & Alarms?	All do, generally 48" Pool Code Compliant & Door Alarms Leading to Pool.

In General, If Any Of The Above Code Requirements Present A Problem, The Pool Industry Has Created What Are Known As Self-Fencing Pools, With Self-Closing and Self-Latching Entry Systems, To Meet All Of The Safety Requirements Of The Barricade Issues & We at Scioto Valley Will Help In Any Way To Help You Solve These Issues.

www.magnalatch.net



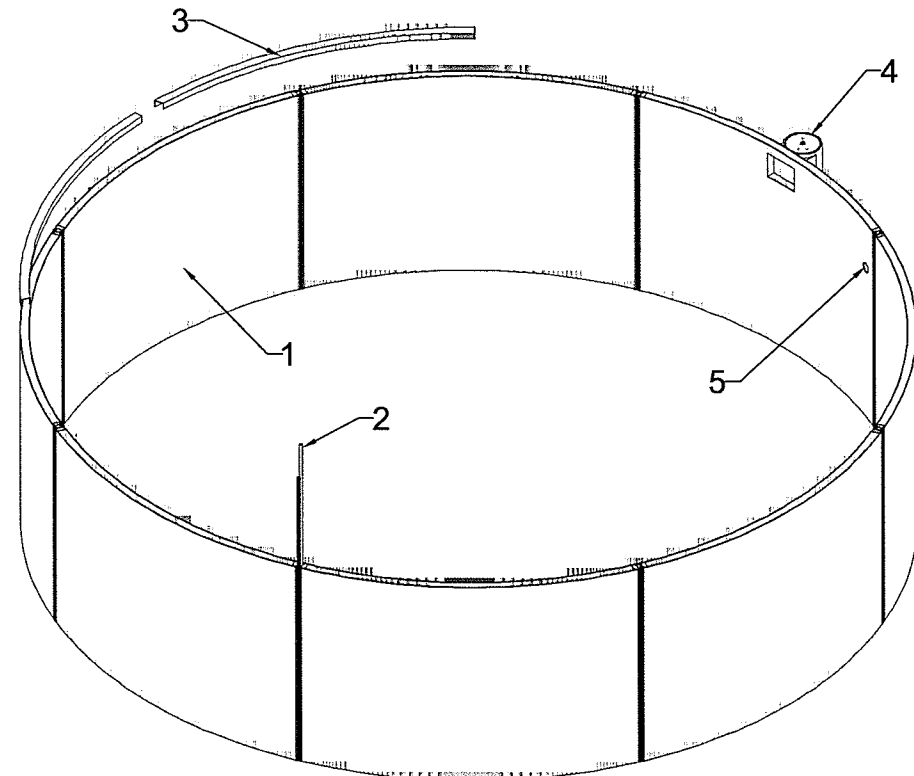
Self-Fencing
Resin Pool Fence



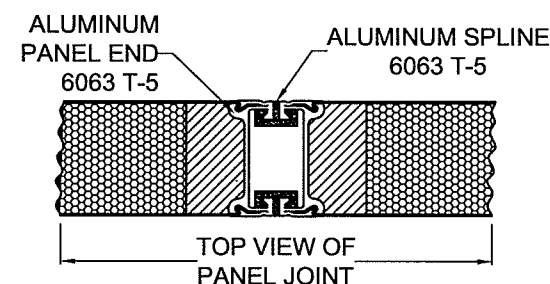
Self-Closing, Self-
Latching Entries



Self-Closing, Self-
Latching Gate Kits

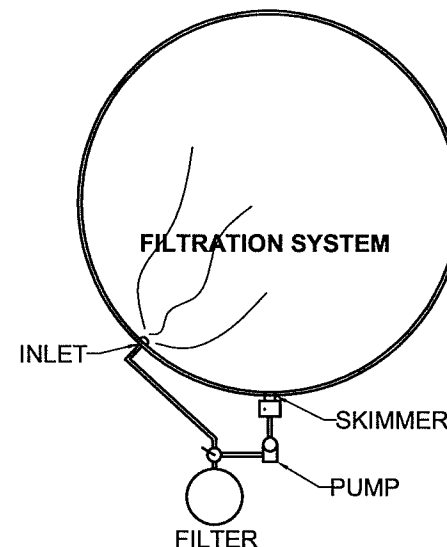


POOL COMPONENTS	
1	WALL PANELS - 6 TO 14 CURVED PANELS JOIN TOGETHER TO FORM POOL
2	SPLINES - 2 ARE SLID IN AT EACH JOINT TO CONNECT WALL PANELS
3	PLASTIC COPING - PRE CURVED SECTIONS SNAP OVER WALLS TO HOLD LINER
4	SKIMMER - CONTINUALLY REMOVES SURFACE DEBRIS
5	INLET - RETURNS FILTERED WATER TO POOL
VINYL LINER - FITS INSIDE POOL TO FORM A WATERTIGHT SKIN	



ENGINEERING NOTES

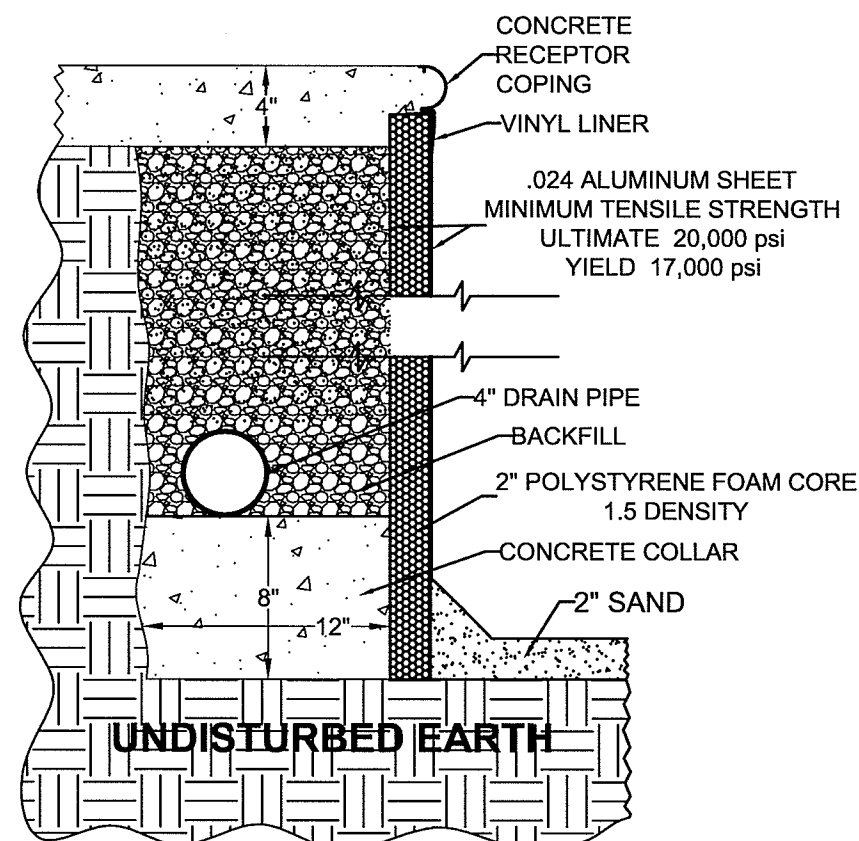
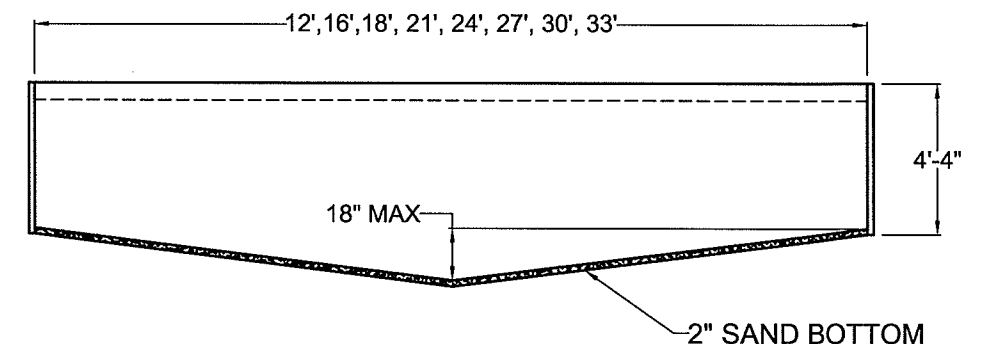
- 1) POOL CAN BE INSTALLED IN OR ABOVE-GROUND
- 2) POOL CAN BE USED IN-GROUND UNDER THE FOLLOWING CONDITIONS
 - A) WATER TABLE CAN NOT BE HIGHER THAN 2' ABOVE POOL BOTTOM
 - B) FILL POOL WITH WATER BEFORE BACKFILLING
 - C) BACK FILL MATERIAL TO BE POROUS OR GRANULAR (NO CLAY OR LARGE ROCKS)
 - D) POOL TO REMAIN PERMANENTLY FILLED
 - E) DRAINAGE MUST BE SUPPLIED USING DRAIN TILE OR CRUSHED STONE TO DRAIN WATER AWAY FROM POOL IF HIGH GROUND WATER OR SURFACE WATER IS ANTICIPATED, OR IF POOL IS INSTALLED AT THE BASE OF A HILL OR IN A CLAY CONDITION
 - F) SLOPE DECK SURFACE $\frac{1}{4}$ " PER FOOT AWAY FROM POOL
- 3) WHEN PANELS ARE JOINED USING SPLINES, THE ASSEMBLY IS ELECTRICALLY BONDED. WHEN THE POOL IS FULLY ASSEMBLED THE ELECTRICAL CONTINUITY MEETS THE REQUIREMENTS OF THE US NATIONAL ELECTRIC CODE.



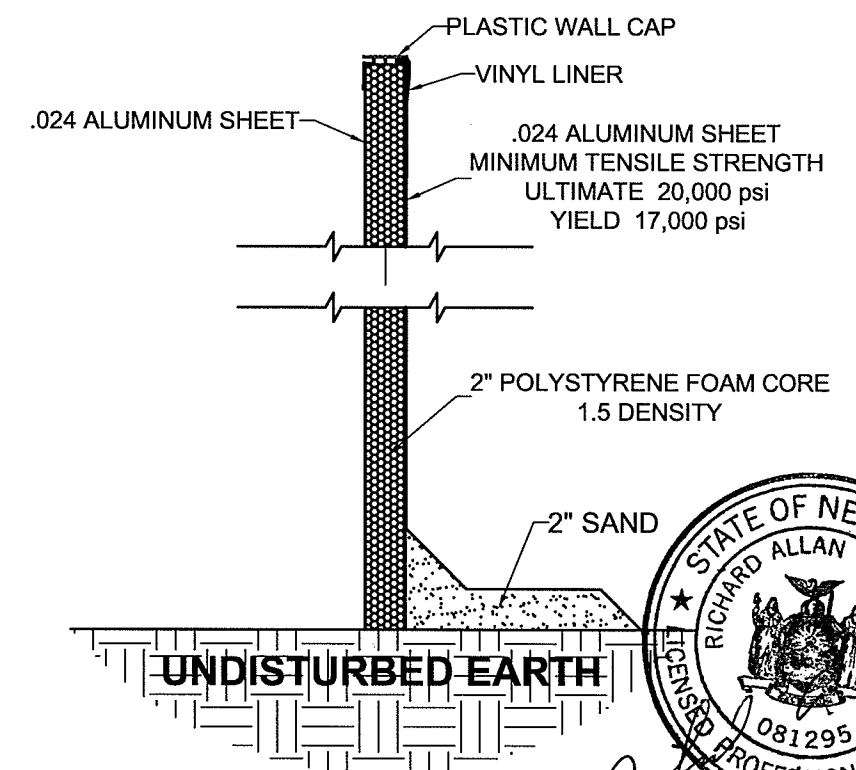
TYPICAL FILTRATION SYSTEM

NON-DIVING POOL
USE OF DIVING EQUIPMENT
IS PROHIBITED

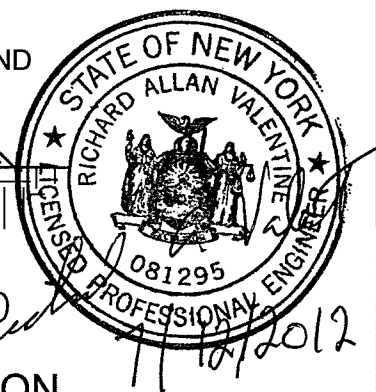
POOL SIZE / WATER GALLONAGE		
DIAMETER	# OF PANELS	VOLUME, 44" OF WATER
12'	6	3,102.1 GAL.
16'	8	5,514.8 GAL.
18'	8	6,979.7 GAL.
21'	10	9,500.2 GAL.
24'	10	12,408.4 GAL.
27'	10	15,704.4 GAL.
30'	12	19,388.1 GAL.
33'	14	23,459.6 GAL.



IN GROUND INSTALLATION



ABOVE GROUND INSTALLATION



CITY OF WORTHINGTON

DRAWING NO. AR 30-2020

DATE 05-15-2020

Radiant
POOLS

440 NORTH PEARL STREET
ALBANY, NY 12207
PHONE: (518) 434-4161
FAX: (518) 432-6554

METRIC SERIES 52" WALL ROUND POOLS

DATE: 05/11/2012	PERIMETER: XXXX	AREA: XXXX sq.ft.	GALLONAGE: XXXX gal.	DEALER: XXXXXX
CUSTOM FEATURES		DRAWN BY: DAVE	CHECKED BY: XXXXXX	CUSTOMER: XXXXXX
PART NO. XXXXXXXX	SCALE XXX	FILE NAME: XXXXXX	PAGE 1 OF 1	



Amendment to Development Plan Application

Case # ADP 02-2020
Date Received 4/29/2020
Fee \$50
Meeting Date
Filing Deadline

1. Property Location 535 LAKEVIEW PLAZA BLVD.
2. Present Use & Proposed Use _____
3. Present & Proposed Zoning _____
4. Applicant PLAY: CBUS / GREG CARLIN
Address 535 LAKEVIEW PLAZA BLVD
Phone (216) 650-016
Email greg@playcle.com
5. Property Owner TCM-USE, LLC
Address PO BOX 997, ALPINE, CA 91903
Phone 619-306-3314
Email calcommercial@hotmail.com
6. Project Description NEW EXTERIOR SIGNAGE FOR
PLAY: CBUS
7. Variances Requested _____

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.

[Signature]
Applicant (Signature)

4/21/2020
Date

[Signature]
Property Owner (Signature)

4/29/20
Date

MPC Approval Date:

ABUTTING PROPERTY OWNERS
FOR
535 Lakeview Plaza Blvd

Worthington Business Center LLC
Worthington Business Center LLC
Tenant
Hotel 7300 Huntington Park LP
Tenant
402-406 East Wilson Bridge Rd. LLC
Rush Creek Investors LLC
Lakeview Commercial Properties LLC
CEM LLC

300 Spruce St. Suite 110
530 Lakeview Plaza Blvd.
535 Lakeview Plaza Blvd. Suite B
2120 High Wickham Pl. #200
7300 Huntington Park Dr.
4760 Richmond Rd. Suite 200
438 E. Wilson Bridge Road.
470 Olde Worthington Rd. Suite 100
700 Eagle Ridge.

Columbus, OH 43215
Columbus, OH 43215
Worthington, OH 43085
Louisville, KY 40245
Columbus, OH 43235
Cleveland, OH 44128
Worthington, OH 43085
Westerville, OH 43082
Powell, OH 43065

Play: CBUS Project Description

Play: CBUS is in the process of a multi-million-dollar update to the property at 535 Lakeview Plaza Blvd in support of the opening of their indoor adventure park. The former Roadrunner Sports warehouse and distribution facility is being upgraded with extensive mechanical and aesthetic improvements to house Play: CBUS and provide a welcoming guest experience for its customers. A full kitchen, dining and bar area, new restrooms, conference, and party rooms have all been added to the building in support of the equipment used for its business.

Play: CBUS is requesting to install new exterior signage to the South and East walls of 535 Lakeview Plaza Blvd. The designs provided showcase new windows, new entry doors, updated landscaping and ADA accessibility and the location of the exterior signs along with a modest but aesthetically pleasing paint scheme to support the signage and to act as subtle directional signage for guests arriving to the parking lot.

As provided in the accompanying documents, the exterior signage request for Play: CBUS is up to the current allowance of 900 square feet for 535 Lakeview Plaza Blvd. Per the co-tenancy agreement as signed with the landlord of the property, RM-Use LLC, Play: CBUS may utilize up to 2/3 of said square footage as allowed for by the city of Worthington.

We kindly request a total square footage that may adequately allow for 1 or more of the tenants of 535 Lakeview Plaza Blvd to provide signage that can comfortably be seen by passing cars on I-270 and for directional purposes. Play: CBUS will work with the other tenants on a final size, per the co-tenancy agreement, upon variance approval from the city.

Excerpt of Co-Tenancy Agreement, Exhibit C, of Lease between RM-Use, LLC and Play CBUS Ltd

Shared Signage. Play and Road Runner will share the exterior building signage on both south (freeway) and east elevations in such proportion as they shall agree, with Road Runner to be entitled to no less than one-third (1/3) of the south and east signage areas. Play and Road Runner will cooperate in maintaining the City of Worthington variance allowing for excess signage and in coordinating the location of the new signage, and will, to the extent feasible, utilize the same sign company.

a. The cost to remove the existing south elevation Road Runner signage and to provide any additional electrical feeds or junction boxes for the shared south elevation signage shall be borne equally by the parties. The cost to design, fabricate and install each party's new signage on the south elevation shall be paid for separately by each party.

b. The cost to remove Road Runner's east elevation signage shall be paid for by Road Runner. Road Runner shall be permitted to utilize the existing electrical feed and junction box for its new east elevation signage. The cost, if any, to provide electricity for Play's east elevation signage shall be paid by Play. The cost to design, fabricate and install each party's new signage on the east elevation shall be paid for separately by each party.

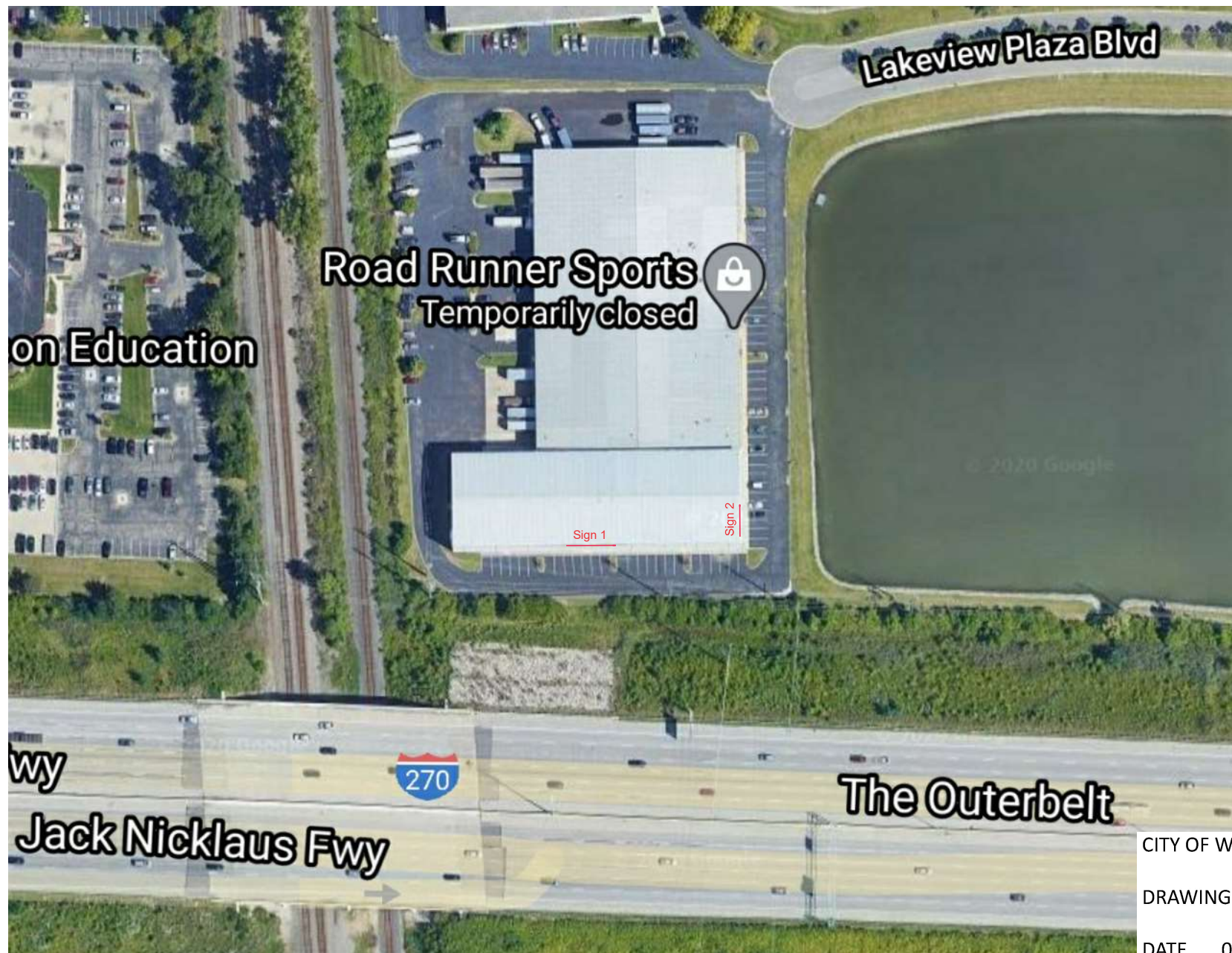
CITY OF WORTHINGTON

DRAWING NO.ADP 02-2020

DATE 04-29-2020

535 Lakeview Plaza Blvd.





CITY OF WORTHINGTON

DRAWING NO. ADP 02-2020

DATE 04-29-2020

Advanced
INSTALLATION & SIGN SERVICE
Service And Excellence

28 ELEVATOR AVE.,
PAINESVILLE, OH 44077

JOE PALECEK
1-440-336-1343

Date:
4/3/20

Client:
playcbus

Sign type:
Channel
Letters

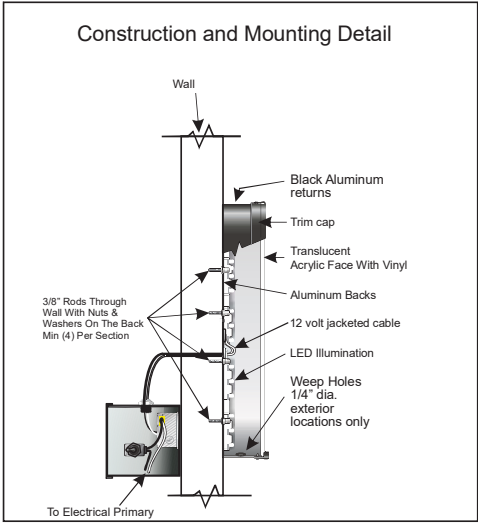
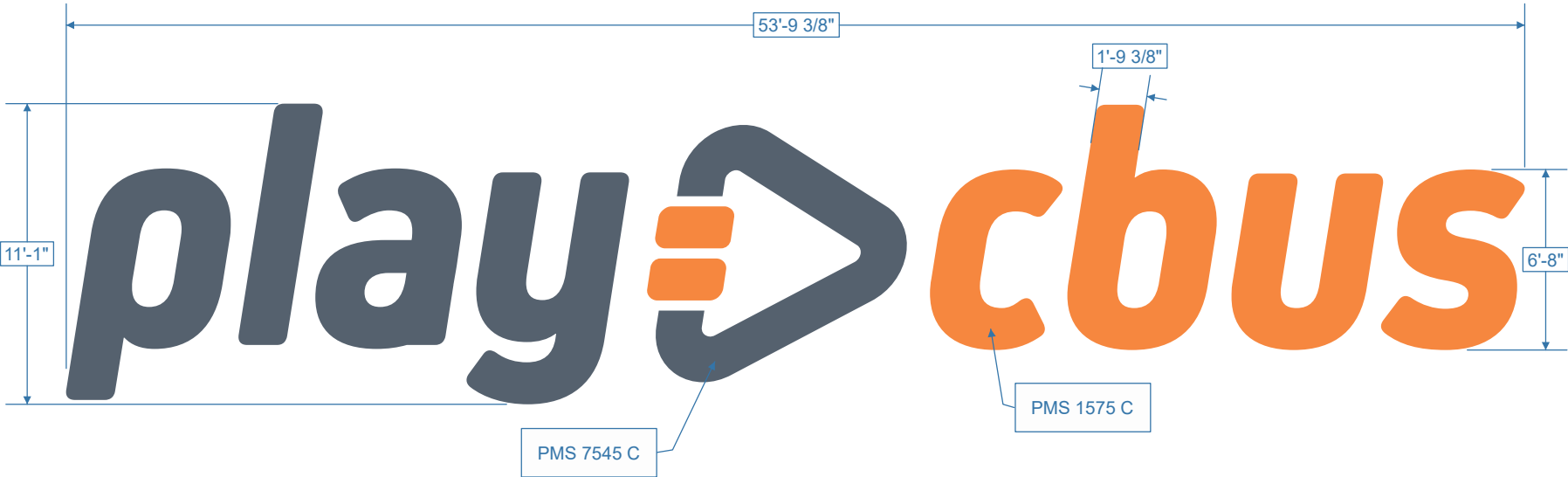
Revisions:

Approval Signature:

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VARIATIONS IN PRINTING DEVICES & SUBSTRATES, THE
FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.

Sign 1: Face Lit Channel Letters




CITY OF WORTHINGTON
DRAWING NO.ADP 02-2020
DATE 04-29-2020



Advanced
INSTALLATION & SIGN SERVICE
Service And Excellence

28 ELEVATOR AVE.,
PAINESVILLE, OH 44077

JOE PALECEK
1-440-336-1343

Date: 4/3/20	Client: 
Sign type: Channel Letters	Revisions:
Approval Signature:	

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Sign 1: Face Lit Channel Letters



Before



After

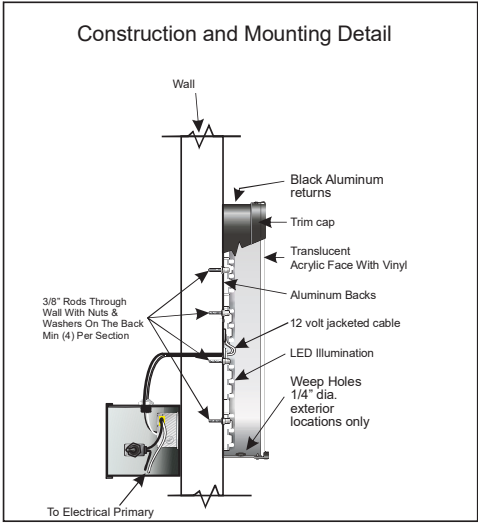
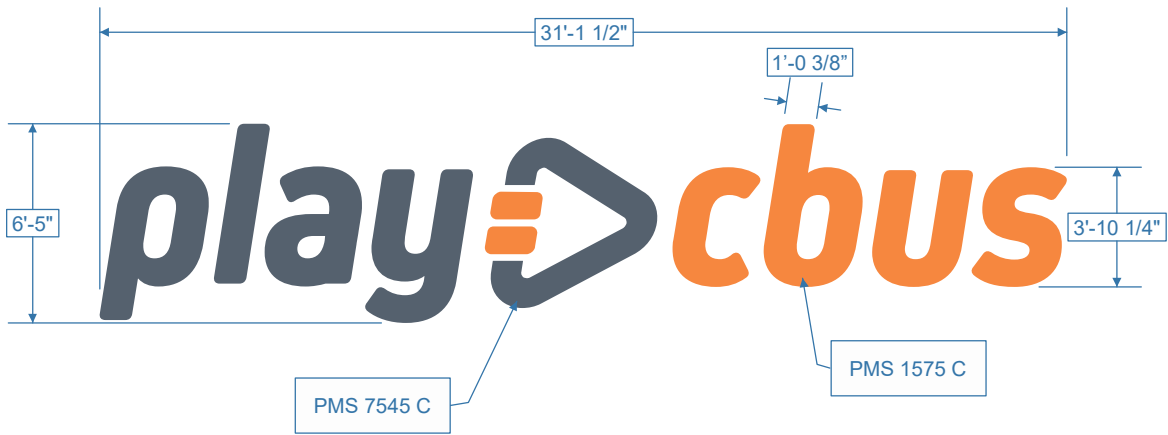
CITY OF WORTHINGTON

DRAWING NO. ADP 02-2020

DATE 04-29-2020

 Advanced INSTALLATION & SIGN SERVICE Service And Excellence	28 ELEVATOR AVE., PAINESVILLE, OH 44077 JOE PALECEK 1-440-336-1343	<i>Date:</i> 4/3/20	<i>Client:</i> 		This artwork is an original unpublished design protected by copyright laws and will remain the exclusive property of Advanced Installation and Sign Service THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES & SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.
		<i>Sign type:</i> Channel Letters	<i>Revisions:</i>	<i>Approval Signature:</i>	

Sign 2: Face Lit Channel Letters



CITY OF WORTHINGTON

DRAWING NO.ADP 02-2020


DATE 04-29-2020



Advanced
INSTALLATION & SIGN SERVICE
Service And Excellence

28 ELEVATOR AVE.,
PAINESVILLE, OH 44077

JOE PALECEK
1-440-336-1343

<i>Date:</i> 4/3/20	<i>Client:</i> 
<i>Sign type:</i> Channel Letters	<i>Revisions:</i> <i>Approval Signature:</i>

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Sign 2: Face Lit Channel Letters



Before



After

CITY OF WORTHINGTON
DRAWING NO. ADP 02-2020
DATE 04-29-2020

 Advanced INSTALLATION & SIGN SERVICE Service And Excellence	28 ELEVATOR AVE., PAINESVILLE, OH 44077 JOE PALECEK 1-440-336-1343	<i>Date:</i> 4/3/20	<i>Client:</i> 		This artwork is an original unpublished design protected by copyright laws and will remain the exclusive property of Advanced Installation and Sign Service THE INTENT OF THIS DRAWING IS TO SHOW A CONCEPTUAL REPRESENTATION OF THE PROPOSED SIGNAGE. DUE TO VARIATIONS IN PRINTING DEVICES & SUBSTRATES, THE FINISHED PRODUCT MAY DIFFER SLIGHTLY FROM DRAWING.
		<i>Sign type:</i> Channel Letters	<i>Revisions:</i>	<i>Approval Signature:</i>	



CITY OF WORTHINGTON

DRAWING NO. ADP 02-2020

DATE 04-29-2020

4' x 21' fixed window View B



CITY OF WORTHINGTON

DRAWING NO. ADP 02-2020

DATE 04-29-2020

4' x 21' fixed window View A