NEW ALBANY
COMMUNITY CONNECTS US

New Albany Architectural Review Board Meeting Agenda
Monday, September 8, 2025 - 7:00 p.m.

Members of the public must attend the meeting in-person to participate and provide comment. The in-person meeting is held at New Albany Village Hall, 99 West Main Street. The meeting will be streamed for viewing purposes only via the city website at https://newalbanyohio.org/answers/streaming-meetings/

I. Call to order

II. Roll call

III. Action on minutes: June 9, 2025 and August 11, 2025

IV. Additions or corrections to the agenda

- Administer the oath to all witnesses and applicants who plan to address the board, "Do you swear to tell the truth and nothing but the truth."

V. Hearing of visitors for items not on tonight's agenda

VI. Cases:

ARB-67-2025 Church of the Resurrection Prayer Garden COA
Certificate of Appropriateness to allow for a prayer garden to be installed for the Church of the Resurrection at 6300 East Dublin Granville Rd. (PID: 222-000373-00).
Applicant: Scott R. Harper

ARB-54-2025 NAPLS Elementary School COA
Certificate of Appropriateness to allow a new elementary school for New Albany-Plain Local Schools at 5101 Swickard Woods Boulevard (PID: 222-002970 and 222-00356).
Applicant: Victoria Newell, Schorr Architects LLC

VII. Other business

1. Master Sign Plan kick-off

VIII. Poll members for comment

IX. Adjourn

New Albany Architectural Review Board
Monday, June 9, 2025 Meeting Minutes - DRAFT

I. Call to order

The New Albany Architectural Review Board held a regular meeting on Monday, June 9, 2025 in the New Albany Village Hall. Vice Chair Iten called the meeting to order at 7:02 p.m. and asked to hear the roll.

II. Roll call

Those answering the roll

Mr. Hinson	absent
Mr. Iten	present
Mr. Brown	absent
Mr. Davie	present
Mr. Maletz	present
Ms. Moore	present
Mr. Strahler	present
Council Member Brisk	absent
Mayor Spalding	present

Having five voting members present, the board had a quorum to transact business.

Staff members present: Planner I Blackburn, Planning Manager Christian, Deputy Clerk Madriguera.

III. Action on minutes: May 12, 2025

Mr. Strahler moved for approval of the May 12, 2025 meeting minutes. Ms. Moore seconded the motion.

Upon roll call: Mr. Strahler yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes, Mr. Iten yes. Having five yes votes, the motion passed and the May 12, 2025 meeting minutes were approved as submitted.

IV. Additions or corrections to the agenda

Vice Chair Iten asked whether there were any additions or corrections to the agenda.

Planning Manager Christian answered yes, there is one addition to the agenda. The New Albany Plain Local School District (NAPLS) would like to present some changes that they have made to the proposed elementary school building. Staff was requesting them to be added under Other business.

Vice Chair Iten thanked Planning Manager Christian and, without objection, NAPLS was added to the agenda under Other business. Thereafter, Vice-Chair Iten administered the oath to all present who would be addressing the board.

V. Hearing of visitors for items not on tonight's agenda

Vice Chair Iten asked whether there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first and only case and asked to hear from staff.

VI. Cases:

ARB-26-2025 Certificate of Appropriateness and Waivers
Certificate of Appropriateness to allow for a garage to be built and waivers for the garage size, garage door size, and driveway material at 6588 New Albany Condit Road (PID: 222-000544).
Applicant: Yost Barns

Planner I Blackburn delivered the staff report.

Vice Chair Iten confirmed with Planner I Blackburn the location of the home, the existing driveway, the proposed garage, and the extension of the driveway. He further confirmed that this revised proposal included a rear load [garage].

Planner I Blackburn further confirmed that the applicants were requesting a 1200 square foot garage where only 800 square feet is permitted for the door size, and a 16 foot wide by eight feet tall garage door where a width of 10 feet is permitted, and finally a request for the extension of a gravel driveway.

Ms. Moore remarked that she had driven past the property multiple times. The property owner to the left has a very large structure with one door. The homeowner to the right has a very tall red barn. She observed that the applicant's home was built in 1960, and that she felt that the surrounding homes looked similar. She stated that she would like to revisit the applicant's first proposal because she did not see a problem with it. The applicant's first proposal fit within the aesthetic of the neighborhood.

Mr. Maletz remarked that he was not supportive of that, the board had already taken action on the old submission. He asked Ms. Moore whether she was asking the board to revisit it, that he was not supportive of it but would defer to the board.

Ms. Moore explained that the adjacent properties had bigger structures, that she had driven past the property many times. The speed of the traffic on the road and the fact that this property was set back farther from the road than other properties, made it hard to see and she was wondering whether the board could think through this and reconsider.

Vice Chair Iten asked for other comments. He stated that he had an analysis but was reluctant to offer it since he was the chair of the meeting. He did not want to chill comments or questions. He confirmed the lot size and the fact that this size structure would not need a variance if it was located outside of the urban center and thus not subject to the urban center code. He called on Mr. Maletz to offer comments.

Mr. Maletz stated that he felt like the proposed revision was consistent with his comments regarding the prior presentation of this application. This proposed solution is marginally improved. He remarked that he had questions about the elevations that did not provide the kind of detail that the board would otherwise be able to comment on in terms of structures facing SR 605. He noted a single line drawing of an elevation with what appeared to be a blank surface and stated that he would at least request a small window. He noted however, that with the garage door in the back and the driveway on the side very little of the building will be visible from the road. It appeared to be tucked behind.

Vice Chair Iten complimented staff on an improved staff report, it really helped him and changed his view on at least two of the matters. He then performed an analysis of each of the waiver requests relative to the standards.

When Vice Chair Iten reached the waiver request for the big garage door, waiver B there was discussion with the applicant and the board regarding whether the request substantially meets the intent of the standards.

The applicant asserted that he was willing to install two eight- foot doors in order to secure approval. He noted however, that the garage was rear-facing.

Vice Chair Iten confirmed that in response to comments from the prior meeting the garage had been reoriented to be rear-facing because front-load garages are not permitted.

Mr. Maletz added that the board was dealing with several variables, there were members present at this meeting that were not part of the original review, and the board was now tripping into procedural issues. He continued that the board took action at the prior meeting and he did not know what the procedure was to revisit that; he found this to proposal more acceptable and would support it but going backward does not seem appropriate as an administrative policy as the board is concerned and based upon the feedback at last month's meeting.

Mr. Davie stated that he was not willing to stand against either direction. If this proposed solution gets the applicant what he needs and gets the board what they need, it was perfectly reasonable.

Mr. Strahler stated that he was going to revisit the single door versus the two door so it backs up. He noted that it would face the Windsor neighborhood which had single doors, so this proposal would result with single doors facing each other. Thus he could approve a single door if that is what the applicant preferred, because it would be fair to have a single door facing a single door.

Vice Chair Iten suggested the board approve the waiver requests sequentially. Thereafter he moved for approval of Waiver A to UCC Section 3.2, 8.2 to allow the garage to be 1200 square feet in size where the code allows a maximum of 800 feet. Mr. Strahler seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Strahler yes, Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes. Having five yes votes the motion passed and Waiver A was granted.

Vice Chair Iten moved for approval of Waiver B, Roman 2b3, to allow the garage door to be 16 feet wide, where the code allows a maximum of 10 feet. Ms. Moore seconded the motion.

Upon roll call: Mr. Iten no. Mr. Iten explained that he voted no because the 16-foot wide door does not meet the substantial intent of the standard.

Ms. Moore yes, Mr. Davie yes, Mr. Maletz yes. Having four yes votes and one no vote, the motion passed and Waiver B was granted.

Vice Chair Iten moved for approval of Waiver C, Roman 1a1 to allow for extension of the gravel driveway where the code requires asphalt, brick, stone, or simulated stone. Mr. Davie seconded.

Upon roll call: Mr. Iten yes, Ms. Moore no, Mr. Strahler yes, Mr. Maletz yes. Having four yes votes and one no vote, the motion passed and Waiver C was granted.

Ms. Moore explained that she voted no because she was not in favor of the rear-facing, if it was turned the other way the driveway would not be needed given the adjacencies; but she was not opposed to approving more gravel driveway.

Vice Chair Iten moved for approval of a certificate of appropriateness for ARB-26-2025 subject to the condition in the staff report that the roof color is changed to a historic color matching the existing house. Ms. Moore seconded the motion.

Upon roll call: Mr. Iten yes, Ms. Moore yes, Mr. Strahler yes, Mr. Davie yes, Mr. Maletz yes. Having five yes votes, the motion passed and the certificate of appropriateness and each waiver requested in ARB-26-2025 was granted.

Vice Chair Iten and the board wished the applicant good luck. Vice Chair Iten thanked staff again for an excellent report. Thereafter he introduced the first and only item of Other business, the New Albany Plain Local Schools (NAPLS) who were present to update the board on their design progress for the new elementary school.

VII. Other business

NAPLS

Architect Vicki Newell from Schorr Architects updated the board on significant changes in the floor plans and the elevations. The building has been converted into a very symmetrical design. It also avoids all three of the wetlands. She indicated two buildings that are now completely symmetrical in plan. There will likely be ongoing changes in moving some spaces around it, but the overall form of the building massing would stay the same. She explained that the design team is looking for feedback to ensure they are on the right track for modeling.

Mr. Maletz responded that he thinks this is more responsive to the design principles within the community and it certainly moves in the direction that he urged them to pursue. He cautioned the team to pay attention to the hierarchy of roof massing. He noted that the side wings are a bit diminutive compared to the wings themselves. He indicated examples on the rendering - the eave height of the flanking wings as it relates to the ridgeline, the hyphen connectors seem to be a little unresolved. He remarked that the Palladian window seems to be responsive. He proposed looking at using cast stone for detailing. In closing he urged Ms. Newell to look closely at the proportions of column to height ratios noting that it would be very important in the board's final review. He also said that he believed his comments at the prior review were not intended to be so stringent upon symmetry. Balance is more important than symmetry.

Vice Chair Iten praised Mr. Maletz' comments and stated that he thinks it fits in the space plan very nicely, and it does feel like it's a relative to the other buildings on the campus. He thanked Ms. Newell and stated that he found the design improved from the prior iteration.

There was discussion about column style and diameter. There was also discussion about circulation, the roads through the site, parking, existing trees and the adjacent wetlands.

Mr. Davie remarked that it seemed there were controls in place in terms of vehicular traffic separation, and the installation of a service drive in the wooded area may not be the best use of that space. A better turf field connection could be created in the back.

Mayor Spalding thanked Ms. Newell, the team at Schorr, and the school for working so diligently with some of our other partners to make some improvements to the design. He noted that it is a very careful balance between aesthetics and cost, and the school is being very careful on the cost side, but the balance sometimes gets a little out of proportion. This plan shows a little bit more balance in that approach.

VIII. Poll members for comment and adjournment

Hearing no further comments on the NAPLS informal presentation, Vice Chair Iten polled the members for comment and commented that it is a pleasure to serve on the board with each member.

Ms. Moore moved to adjourn the meeting. Mr. Davie seconded the motion.

Upon roll call: Ms. Moore. Yes, Mr. Davie yes. Mr. Iten. Yes. Mr. Strahler. Yes. Mr. Maletz yes. Having five yes votes the motion passed and the June 9, 2025 meeting of the New Albany Architectural Review Board was adjourned at 7:46 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix
ARB-26-2025
Staff Report
Record of Action

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
June 9, 2025 Meeting

CERTIFICATE OF APPROPRIATENESS
6588 NEW ALBANY CONDIT ROAD

LOCATION:	6588 New Albany Condit Road (PID: 222-000544-00)
APPLICANT:	Yost Barns, c/o John Yost
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code: Rural Residential Sub-District
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-26-2025

Review based on: Application materials received May 23, 2025.

Staff report prepared by Kylie Blackburn, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a certificate of appropriateness and waivers for a new garage at an existing residential home located at 6588 New Albany Condit Road. This application was tabled by the ARB during their meeting on May 12th.

Per Section 1157.07(b), any major environmental change to a property located within the Village Center requires a certificate of appropriateness to be issued by the Architectural Review Board. In considering this request for a new garage in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and the New Albany Design Guidelines and Requirements.

The applicant has revised their previous submission from May 12th to remove the waivers related to the side yard encroachment and the visibility of the garage door from the public road. In response to board member Maletz's suggestions, they have relocated the garage on the property. As a result of this relocation, the applicant proposes an extension of the existing gravel driveway. An updated list of waivers is included below.

The applicant requests the following waivers as part of this application:

1. **Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet in size, where code allows a maximum of 800 square feet.**
2. **Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide, where code allows a maximum of ten feet in width.**
3. **Waiver to DGR Section 2 (I.A.1) to allow for the extension of a gravel driveway where code requires asphalt, brick, stone, or simulated stone.**

II. SITE DESCRIPTION & USE

The 1.10 +/- acre site is located on the edge of the Village Center on New Albany Condit Road. The property is zoned in the Rural Residential subdistrict of the Urban Center Code and contains a 1,600 sq. ft. single-family home that was built in 1960. The property backs onto the Windsor subdivision to the east and is surrounded by properties on all other boundaries with homes that are also zoned Rural Residential.

III. EVALUATION

Certificate of Appropriateness
The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Criteria for Evaluation of Application for Certification of Design Appropriateness**, the addition of the building and site should be evaluated on these criteria.

1. *The compliance of the application with the Design Guidelines and Requirements*
   - Section 2 of the Design Guidelines and Requirements (DGRs) – Village Center Residential- provides the requirements for all residential development within the Village Center in the city. This section states that there are certain design characteristics that distinguish the Village Center from the rest of the city, and it gives those characteristics.
     - Since this application is for the addition of a garage located within the Village Center, staff evaluated the proposal using the standards found in section 2 of the DGRs (Village Center Residential) and, where applicable, section 4 (Existing Buildings). The city architect reviewed the application and is supportive of the design.
   - Section 2 (II.B.3) states garages and outbuildings shall be clearly secondary in character, by means of a simplified design compatible with that of the primary structure.
     - The applicant proposes using a simple barn/garage design with a steel roof and wood sides that match the building colors of the existing residence. The roof is proposed to be in an ivy color, which does not match that of the roof of the existing building. Staff recommends a condition of approval to change the roof to a historic color matching the existing house.
   - Section 2 (II.B.3) states that garages may be attached or detached and must have single-bay doors no greater than ten feet in width.
     - The applicant proposes to use a single bay door that is 16 feet wide and requests a waiver.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
   - The applicant proposes to extend the existing gravel driveway in order to access the new garage. DGR Section 2 (I.A.1) states that asphalt, brick, stone, or simulated stone pavers are appropriate surfaces for driveways. The applicant requests a waiver to allow for the existing gravel driveway to be extended.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The original qualities and character of the existing structure will not be destroyed as the applicant proposes to use the same primary building colors on the garage as used on the rest of the home, if the condition regarding the roof color is applied

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - The new garage design is complimentary to the existing character of the home.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - This is met as the new structure is consistent with the existing home, so long as the proposed condition of approval is applied.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not applicable.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not applicable.

Urban Center Code Compliance

- The proposed garage does not meet all development standards for the Rural Residential sub-district of the Urban Center Code as outlined below.

> **3.28 Detached Rear Covered Parking Standards**
> 3.28.1 If an alley is present, access to the covered parking structure must be from the alley.
> 3.28.2 The following standards for covered parking structures shall be as follows:
> *Minimum side (a):* Same as building typology
> *Minimum rear (b):* 5' or up to 0' if 16' wide alley is present
> *Minimum clear (c):* 15% of rear yard
> *Maximum height (d):* 25'
> *Maximum area:* 800 sf

- The proposed garage will be 15 feet from the side yard, meeting the Urban Center Code standards.
- The proposed garage will be 15 feet tall, meeting the Urban Center Code standards.
- The garage is proposed to be 1,200 square feet, which exceeds the maximum allowable size of 800 square feet [waiver requested].

Waiver Request

The ARB's review is pursuant to C.O. Section 1113.11 Action by the Architectural Review Board for Waivers, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

a) Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;

b) Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;

c) Be necessary for reasons of fairness due to unusual building, structure, or site-specific conditions; and

d) Not detrimentally affect the public health, safety or general welfare

The applicant requests the following waivers as part of this application:

A. Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet in size, where code allows a maximum of 800 square feet.

B. Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide, where code allows a maximum of ten feet in width.

C. Waiver to DGR Section 2 (I.A.1) to allow for the extension of a gravel driveway where code requires asphalt, brick, stone, or simulated stone pavers.

(A) Waiver to UCC section 3.28.2 to allow the garage to be 1200 square feet in size, where code allows a maximum of 800 square feet.

The following should be considered in the board's decision:

1. UCC section 3.28.2 lists the standards for Detached Rear Covered Parking Standards, one of which is that the maximum allowed area is 800 square feet. The applicant proposes to construct a 1,200 square foot garage therefore, a waiver is required.
2. Per the waiver requirements outlined in C.O. Section 1113.11(a), the ARB may consider the relationship of the proposed development to adjacent structures and the immediate neighborhood setting. The proposed garage is similar in size, style, and location to other garages on the street and fits well with the character of the neighborhood. The application provides an appropriate design considering the context of the surrounding area and with the proposed condition of approval for the roof, the design matches the existing home as well.
3. The application may not substantially meet the intent of the standard that the applicant is attempting to seek a waiver from but it does maintain a proper proportion between developed and undeveloped portions of the property and maintains a high development standard of the built environment which is a goal found in the Engage New Albany Strategic Plan. The city architect reviewed the proposal and states that the garage is appropriately designed. While the structure is larger than what is permitted by code, the total lot coverage (including existing improvements) is only 5-7%, which is far less than the maximum of 50% that is permitted by right.
4. While the request may not be strictly necessary for reasons of fairness due to unusual building, structure, or site-specific constraints, it should be recognized that maintaining a one size fits all approach to accessory structures in the Village Center may not be appropriate in cases like this one. The total lot area is 1.10 acres and the UCC allows 50% lot coverage (23,894.97 sq. ft.). The UCC also describes this Rural Residential sub-district as "a large, detached structure placed on a generous lot and larger permitted accessory structures". The UCC only contemplates larger "garden structures" within the Rural Residential sub-district and does not define what other *larger* detached structures may be appropriate on these larger lots. City staff believes that this is a shortcoming in the code that should be addressed via a code change to be more consistent with the policies that have been adopted for lots of similar size outside of the Village Center.
5. Prior to 2019, variances to allow larger accessory structures were common for properties outside of the Village Center. In 2019, city council approved a code amendment to allow larger accessory structures, based on the size of a lot (see list below), demonstrating a shift in policy that supports greater flexibility for larger properties. Granting this waiver would be in keeping with the established policy for other similarly sized lots outside the Village Center.

Lot Size	Permitted Accessory Structure Area
Less than 1 acre	800 sq. ft.
Between 1 acre and 2 acres	1,200 sq. ft.
Greater than 2 acres	1,600 sq. ft.

6. It does not appear that the waiver would detrimentally affect public health, safety, or general welfare.

(B) Waiver to DGR Section 2 (II.B.3) to allow the garage to be 16 feet wide, where code allows a maximum of ten feet in width.

1. DGR section 2 (II.B.3) states that garages must have single-bay doors that are no greater than ten feet in width and the applicant requests a waiver to allow a 16 foot wide, single bay door to be used.
2. The application provides an appropriate design considering the context of the surrounding area. Per the waiver requirements outlined in C.O. Section 1113.11(a), the

ARB may consider the relationship of the proposed development to adjacent structures and the immediate neighborhood setting. The proposed garage is similar in size, style, and location to other garages on the street, and fits well with the character of the neighborhood.

3. The application may not substantially meet the intent of the standard that the applicant is attempting to seek a waiver from but granting it does not compromise the ability to maintain a high development standard of the built environment which is a goal found in the Engage New Albany Strategic Plan. The applicant proposes to use a wider single bay door due to the larger size of the garage. The applicant also provided an option for two smaller garage doors but requests consideration for the larger single bay door. It is worth noting that the neighboring properties have garages/detached structures with doors over the maximum allowable size.
4. It does not appear that granting the request is necessary for reasons of fairness due to the unusual building, structure, or site-specific constraints.
5. It does not appear that the waiver would detrimentally affect public health, safety, or general welfare.

(C) Waiver to DGR Section 2 (I.A.1) to allow for the extension of a gravel driveway where code requires asphalt, brick, stone, or simulated stone pavers.

1. DGR Section 2 (I.A.1) states that asphalt, brick, stone, or simulated stone driveway pavers are appropriate surfaces for driveways and parking areas. The applicant proposes to extend the existing gravel driveway, therefore a waiver is required.
2. Per the waiver requirements outlined in C.O. Section 1113.11(a), the ARB may consider the relationship of the proposed development to adjacent structures and the immediate neighborhood setting. The existing driveway is already gravel, and the site immediately north also has a gravel driveway so the proposed extension in this case wouldn't necessarily compromise the established character of the neighborhood. The application appears to provide an appropriate design considering the context of the surrounding area.
3. Similar waiver requests have been heard before and although it was a different material, a concrete driveway was approved by the ARB in September of 2024 (ARB-54-2024).
4. The application does not substantially meet the intent of the standard for which the waiver is being requested and does not fully align with the goals outlined in the Village Center Strategic Plan or the Design Guidelines and Requirements (DGR). However, the proposed extension of the existing gravel driveway is intended to accommodate the relocated garage and reduce the need for waivers that were previously requested. While gravel is not a preferred driveway material, the overall proposal better complies with city code. Additionally, the Strategic Plan encourages garages to be side- or rear-loaded whenever possible and this standard is met with the proposed relocation. Visibility of the new gravel driveway will be very minimal from public streets and may not be visible at all.
5. While the request may not be strictly necessary for reasons of fairness due to unusual building, structure, or site-specific constraints, it is recognized that the current driveway configuration limits options for garage placement that meet all code requirements. To place the proposed garage on the property in a way that keeps the garage doors hidden from street view and avoids encroachment into the side yard setback, the driveway must be modified.
6. It does not appear that the waiver would detrimentally affect public health, safety, or general welfare.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code, Design Guidelines and Requirements and recommendations from the Engage New Albany Strategic Plan. In accordance with the waiver provisions outlined in C.O. Section 1113.11(a), which allow the Architectural Review Board to consider the relationship of proposed development to adjacent structures and the immediate neighborhood setting, the proposed garage

and the associated waivers accomplish a design that is consistent with the built environment of the surrounding area.

V. ACTION

Should the Architectural Review Board find a sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-26-2025

Move to approve Certificate of Appropriateness application ARB-26-2025 and associated waivers with the following condition:

1. The roof color is changed to a historic color matching the existing house.

Approximate Site Location:

Source: Near Map

NEW ALBANY

Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear Daniel & Danielle Jeffers,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Monday, June 09, 2025

The New Albany Architectural Review Board took the following action on 06/09/2025 .

Certificate of Appropriateness

Location: 6588 NEW ALBANY CONDIT RD
Applicant: Yost Barns,

Application: PLARB20250026
Request: Certificate of Appropriateness to allow for a garage to be built and waivers for the garage size, garage door size, and driveway material at 6588 New Albany Condit Road (PID: 222-000544).
Motion: To approve

Commission Vote: Motion Approval with Conditions,

Result: Certificate of Appropriateness, PLARB20250026 was Approval with Conditions, by a vote of 5-0
Waiver A for gargae size was Approved, by a vote of 5-0
Waiver B for garage door size was Approved, by a vote of 4-1
Waiver C for the extention of a gravel driveway was Approved, by a vote of 4-1.

Recorded in the Official Journal this June 09, 2025

Condition(s) of Approval:

1. The roof color is changed to a historic color matching the existing house.

Staff Certification:

Kylie Blackburn

Kylie Blackburn
Planner

New Albany Architectural Review Board
Monday, August 11, 2025 Meeting Minutes - DRAFT

I. Call to order
The New Albany Architectural Review Board held a regular meeting on Monday, August 11, 2025 in the New Albany Village Hall. Vice Chair Iten called the meeting to order at 7:00 p.m. and asked to hear the roll.

II. Roll call
Those answering the roll:

Mr. Iten	present
Ms. Moore	present
Mr. Strahler	present
Mr. Davie	absent, arrived at 7:05 p.m.
Mr. Maletz	present
Mr. Brown	present
Mr. Hinson	absent
Council Member Brisk	present

Having five voting members present, the board had a quorum to transact business.

Staff members present: Development Engineer Albright, Planning Manager Christian, Planner II Saumenig, Deputy Clerk Madriguera.

III. Action on minutes: June 9, 2025

Vice Chair Iten recognized staff to provide an overview of the different format for the June 9, 2025 meeting minutes.

Deputy Clerk Madriguera provided an overview of why staff was considering changes to the way that meeting minutes are prepared in New Albany. She also provided an overview of the relevant laws and policies regarding meeting minutes. Finally she explained that this format was one alternative, that discussions had not taken place with senior staff and that the board's feedback would inform those discussions.

Vice Chair Iten said he had two main points. First, it made sense to follow the city council's lead rather than the board advancing changes on their own, and asked whether the city council was considering any changes.

Council Member Brisk responded that this was the first she had heard of it and that it makes sense to consider changes as technology evolves. She continued that she was unsure whether it was too soon, but acknowledged that staff was always seeking ways to make the best use of staff time and technology.

Vice Chair Iten continued that his second point was regarding the purpose of the minutes. He stated that in *White*, the Supreme Court of Ohio explained that the purpose of the minutes was to make sure the public could understand why the public body did what it did. The 12 page transcript could accomplish that but it becomes a labor. So from his perspective he prefers the

current method. This method shifts the labor from staff to unpaid board members to read the minutes. This breeds the potential for errors to creep in. He remarked that he thought there would be other ways, perhaps AI would be able to get the minutes to a time-saving point. However, he views this alternative as suboptimal.

Mr. Strahler stated that he would like to second the use of AI to summarize everything said at the meeting.

Mr. Maletz agreed and would like to see what the quality of the summary would be if it was put into AI. The transcript is burdensome; technology should be leveraged with the use of AI.

Ms. Moore agreed that the transcript is burdensome but observed that the video provides sufficient context.

Mr. Brown agreed with the board and remarked that greater efficiency could be achieved with the use of technology.

Vice Chair Iten asked whether the board should request that the minutes be redone or whether the board should approve the minutes and request that the future meeting minutes in the old format.

Mr. Brown stated that there was an error in the first paragraph on page four, 12,000 square feet should be 1,200 square feet.

Mr. Strahler added that there was an error in the second paragraph on page 7. Comments made by Vice Chair Iten were misattributed to him.

Vice Chair Iten stated that he would like to ask that the June minutes be tabled so that they could be redrafted.

Mr. Brown moved to table the June 9, 2025 meeting minutes. Vice Chair Iten seconded the motion.

Upon roll call: Mr. Iten yes, Mr. Brown yes, Ms. Moore yes, Mr. Davie yes, Mr. Strahler yes, Mr. Maletz yes. Having all votes in favor, the June 9, 2025 meeting minutes were laid upon the table.

IV. Additions or corrections to the agenda

Vice Chair Iten asked whether there were any additions or corrections to the agenda.

Planning Manager Christian answered none from staff.

Thereafter Vice Chair Iten administered the oath to all present who wished to address the board.

V. Hearing of visitors for items not on tonight's agenda

Vice Chair Iten asked whether there were any visitors present who wished to address the board for an item not on the agenda. Hearing none, he introduced the first and only case on the agenda and asked to hear from staff.

VI. Cases:

FDP-57-2025 Nationwide Children's Hospital Final Development Plan

Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).

Applicant: Bryce Shirley

Planner II Saumenig delivered the staff report. She noted that the first condition recommended by staff in the staff report, "That the owner dedicates Parcel ID 222-005432 to the city for purposes of parkland and open space.," has been revised to the following: "That the owner permits the city to install park amenities on Parcel ID 222-00532, provided it is allowed under the conservation easement."

Vice Chair Iten invited the applicant, Bryce Shirley, to the lectern to speak in support of the application and or to respond to questions. He then asked staff whether the sign code applied to this application.

Planner II Saumenig said it does not but any future sign would need to be approved by the board.

Mr. Maletz asked staff whether the overall development plans for this area had been reviewed and approved, noting that Ganton Parkway appears to terminate at a cul de sac and that this is only subarea A. He said it would be great to see the other subareas and asked whether the plan had been fully developed, and asked whether staff knew whether the whole thing would fit together. He further questioned whether it was customary or within the city's purview to build a partial parkway.

Planner II Saumenig responded that the signatures are being collected for Ganton.

Planning Manager Christian responded yes, it was customary and within the city's purview to build a partial parkway. He added that staff would share the entire Ganton Parkway realignment with the board and that staff was available to answer questions he or the board had.

Development Engineer Albright responded that what exists now is all that staff has.

Mr. Strahler asked staff to indicate the location of the parcel where the park amenities would be installed and asked for additional details.

The applicant's landscape architect responded that the team did not have it yet but will send it to staff as soon as possible.

Vice Chair Iten confirmed that the park amenities will be approved at the staff level.

Mr. Strahler noted that there are separate square footage figures on the site plan and asked which one applied and whether there is more than one building.

Mr. Shirley explained that they are anticipating expansion.

Vice Chair Iten remarked that the application and renderings looked very nice to him and stated that he had no further questions.

Mr. Maletz confirmed that there is a landscape plan for Ganton. He asked whether, on the north elevation, consideration was given to dropping the jack arches down to create a smaller shadow. He remarked that this would not be necessary and that he was satisfied if they were on a different plane.

Mr. Bryce confirmed that they were on a different plane, and that the team made the decision to stay consistent throughout and to keep it simple.
Mr. Davie asked the applicant to speak to the service yard and the lower level access.

Mr. Bryce responded that a lot of that was driven by topography.

Mr. Davie responded that he understood, that the rendering looks like a difficult condition and he wondered whether there was a better way. He confirmed that the turning radii were sufficient.

Hearing no further questions, Vice Chair Iten indicated he would entertain a motion.

Mr. Bown moved to approve FDP-57-2025, with the revision to condition one in the staff report as discussed at the meeting. Ms. Moore seconded the motion.

Upon roll call: Mr. Brown yes, Ms. Moore yes, Mr. Strahler yes, Mr. Iten yes, Mr. Davie yes, Mr. Maletz yes. Having six yes votes the motion passed and FDP-57-2025 was approved, with the first condition in the staff report revised to provide the following:

> That the owner permits the city to install park amenities on Parcel ID 222-00532, provided it is allowed under the conservation easement.

VII. Poll members for comment and adjournment

Having completed their cases and having no other business, Vice Chair Iten polled the members for comment. Hearing no comment, he commented that as always it was a pleasure to meet.

Having completed their agenda and having no further business Ms. Moore moved to adjourn the August 11, 2025 meeting of the New Albany Architectural Review Board. Mr. Strahler seconded the motion.

Upon roll call: Ms. Moore yes, Mr. Strahler yes, Mr. Iten yes, Mr. Davie yes, Mr. Brown yes, Mr. Maletz yes. having six yes votes the motion passed and the August 11, 2025 meeting was adjourned at 7:42 p.m.

Submitted by: Deputy Clerk Madriguera, Esq.

Appendix
FDP-57-2025
- **Staff report**
- **Record of action**

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
August 11, 2025

NATIONWIDE CHILDREN'S HOSPITAL – NEW ALBANY CLOSE TO HOME
FINAL DEVELOPMENT PLAN
CERTIFICATE OF APPROPRIATENESS

LOCATION:	Generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432)
APPLICANT:	Bryce Shirley
REQUEST:	Certificate of Appropriateness-Final Development Plan
ZONING:	Ganton Comprehensive Planned Unit Development (C-PUD)
STRATEGIC PLAN:	Village Center
APPLICATION:	FDP-57-2025

Review based on: Application materials received on July 11, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed pediatric medical facility generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road. The application consists of a new outpatient medical center with associated parking and landscaped amenity spaces. The site is zoned Comprehensive Planned Unit Development (C-PUD) and the proposed medical facility is within Subarea 1. There are three subareas within this zoning district.

Per C.O. 1157.08(b)(2), C-PUD preliminary and final development plan applications, within the Village Center Area, require a Certificate of Appropriateness to be issued by the Architectural Review Board (ARB) who reviews the proposal and makes a recommendation to the Planning Commission (PC). The PC then reviews the application, including the recommendation of the ARB, and takes final action on the application. Per C.O. 1159.09(h), the applicant may submit the preliminary and final development plans as a single application, which is the approach taken in this case. This case is scheduled to be heard by the Planning Commission during their meeting on August 18, 2025.

Since the development site is located within a Comprehensive Planned Unit Development (C-PUD), the applicable standards are those outlined in the Ganton C-PUD development text, the New Albany Design Guidelines and Requirements, and other relevant city code provisions, rather than the Urban Center Code.

II. SITE DESCRIPTION & USE

The development site is in the Village Center and currently vacant. It is generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road. Surrounding uses include Zarley Industrial Park across 161, commercial businesses to the west, and vacant land to the south.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
   - The applicant proposes to construct a new pediatric medical center consisting of a 170,000 square foot medical facility and a 16,000 square foot Central Utility Plant (CUP) to support the energy and operational needs of the facility. The medical center will consist of four levels—one below grade and three above grade—along with an enclosed rooftop mechanical penthouse.
   - The zoning text requires the following setbacks:

Road	Requirement	Proposed
State Route 161	100-foot building and pavement setback	100-foot building and pavement setback [met]
Ganton Parkway	25-foot building and pavement	100+/- foot building and pavement setback [met]

   - Architectural requirements include both the Ganton C-PUD development text and Section 6 of the city's Design Guidelines and Requirements (Commercial Outside Village Center).
   - Section 6(I.A.1) of the DGRs and the zoning text states that all visible elevations of the building shall receive similar treatment in style, materials, and designs so that no visual side is of lesser visual character than the other.
     - The proposed building features a predominantly brick exterior, reflecting a high-quality and durable material choice that aligns with the city's architectural requirements. All four elevations are treated with equal attention to design detail, incorporating evenly spaced windows and entrances to ensure a cohesive and visually balanced appearance.
   - Section 6(I.B.2) of the DGR's states that to the greatest extent possible, particularly along public sidewalks and leisure trails, building designs shall avoid windowless blank walls. A high window-to-wall-ratio is preferred. Additionally, the zoning text states design variations on long exterior walls shall be employed to create visual interest and some variations including offsets, recesses, color changes, and variety in building height.
     - The proposed facility includes several windows on all four facades. The only area that does not have windows but includes a bricked-in window style is the CUP which is on the back side of the facility facing 161. The proposed building also includes design variation including differing building heights, offsets, and recesses.
   - The applicant proposes to use brick, cast stone, and painted aluminum which are permitted exterior building materials in the DGR's and the C-PUD development text.
   - The city architect reviewed the application and commended the high architectural quality, well-considered site layout, and landscaping, noting that no revisions were necessary.
   - The zoning text states building height shall be a maximum of 75 feet and the applicant is meeting that with a maximum height of 74 feet.
   - The zoning text states complete screening of all roof-mounted equipment is required on all four sides of the building with materials that are consistent and harmonious with the building's façade and character. Additionally, all ground-mounted equipment shall

be completely screened by walls, fencing, and landscaping that is consistent and harmonious with the materials on and character of the nearest primary building.

- The applicant has provided elevations showing screening and noted in the plans that all mechanical equipment shall be screened as required in the zoning text.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- The zoning text states that existing trees and vegetation located within the required minimum pavement setback from 161 or within areas which are generally designated on a preliminary development plan as being within a "Preservation Zone." The applicant has provided a tree clearing plan and indicated a Preservation Zone along the north and east sides of the property which is the entirety of Parcel ID 222-005432 which is also adjacent to the Rose Run stream corridor.
- The zoning text requires a minimum of 38 acres of parkland and open space throughout the zoning district, consistent with the recommendations of the Urban Center Code Regulating Plan.
  - The applicant submitted an exhibit illustrating the parkland and open space planned for this subarea, totaling approximately 8.94 acres. This means that a minimum of 29.06 acres of parkland and open space is required throughout the other subareas.
    - Staff recommends a condition of approval that the property owner dedicate Parcel ID 222-005432 to the city for the purposes of parkland and open space (condition #1).
- The zoning text requires the landscaping treatment along Ganton Parkway to be consistent across the zoning district and shall be designed through cooperative efforts between the property owner(s) and the city.
  - The final street and roadway plans for Ganton Parkway indicate that the city will be installing street trees in both the tree lawns and median islands. The city will also pave the leisure trail on both sides.
  - The applicant is responsible for installing the required four rail horse fence, along the entire site frontage, which is shown on the plans.
- The zoning text states that there shall be no less than one tree planted for every ten parking spaces located in a surface parking lot and at least 5% of the vehicular use area shall be landscaped or green space.
  - The applicant provides a total of 486 trees, which substantially exceeds the required amount (50 trees). Additionally, 32.3% of the vehicular use areas are proposed to be landscaped or maintained as green space.
- The proposed site plan includes a large central green that the building fronts, along the Ganton Parkway elevation. This area includes a concrete walking path, viewing garden, seat wall, and bench seating.
- The site plans indicate that underground water detention will be utilized and therefore there are no stormwater basins on site.
- The City Landscape Architect has reviewed the plans and provides the following comments. Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #2). The City Landscape Architect's comments are:
  - Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.

- Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
- Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
- Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.

Lighting

- A detailed lighting plan was submitted for review; however, clarification is needed regarding the height and color of the proposed light poles. The zoning text requires light poles to be downcast and they must not exceed 30 feet in height, and the finish must be either black or New Albany Green. Additionally, several areas along the property lines show footcandle levels that are not at or near zero, which should be addressed to comply with lighting standards and minimize light spillover beyond the boundaries of the site.
  - Staff recommends a condition of approval that the applicant meet all lighting standards found in zoning text section III(G) (condition #3).

Vehicular and Pedestrian circulation:

- The zoning text commits to the extension of Ganton Parkway, as identified in the Engage New Albany Strategic Plan. This new roadway is shown on the proposed plans and will connect into the existing Theisen Drive, off US-62, and connect into a realigned intersection at Kitzmiller Road and East Dublin-Granville Road.
- The site will be accessed from two curb cuts along the future Ganton Parkway.
  - The westernmost access will accommodate service vehicles, deliveries, and emergency vehicles.
  - The central access point will serve patients, visitors, and staff.
- The off-street parking requirements of Chapter 1167 do not apply to this subarea, according to the zoning text. The amount of parking shall be reviewed by the ARB and PC as part of the final development plan. The ARB should consider the anticipated parking needs of the applicant and uses, the number of anticipated employees and visitors for such uses, and projected timing of employment shifts and visits by patients (if applicable). The applicant provided a parking rationale indicating the reasoning for the proposed number of parking spaces.
  - The use is neither a hospital with beds or a nursing facility and therefore, the applicant has indicated that the proposed parking totals are based on a combination of anticipated patient and staff volumes, as well as typical standards for medical office facilities relative to building area. The applicant proposes 1 space per 285 square feet of total patient care area to allow for flexibility and reasonable capacity to support the needs of unbuilt space. The lower level, which primarily consists of storage and utility space, is calculated at a lower ratio of 1 space per 1,000 square feet. The following table includes the total building proposed parking:

Lower Level	42,500 sq. ft. x 1.0 space/1000 sq. ft.	43 spaces
Levels 1-3	127,500 sq. feet x 1.0 space/285 sq. ft.	447 spaces
Central Utility Plant	6 maintenance staff	6 spaces
Total		**496 spaces**

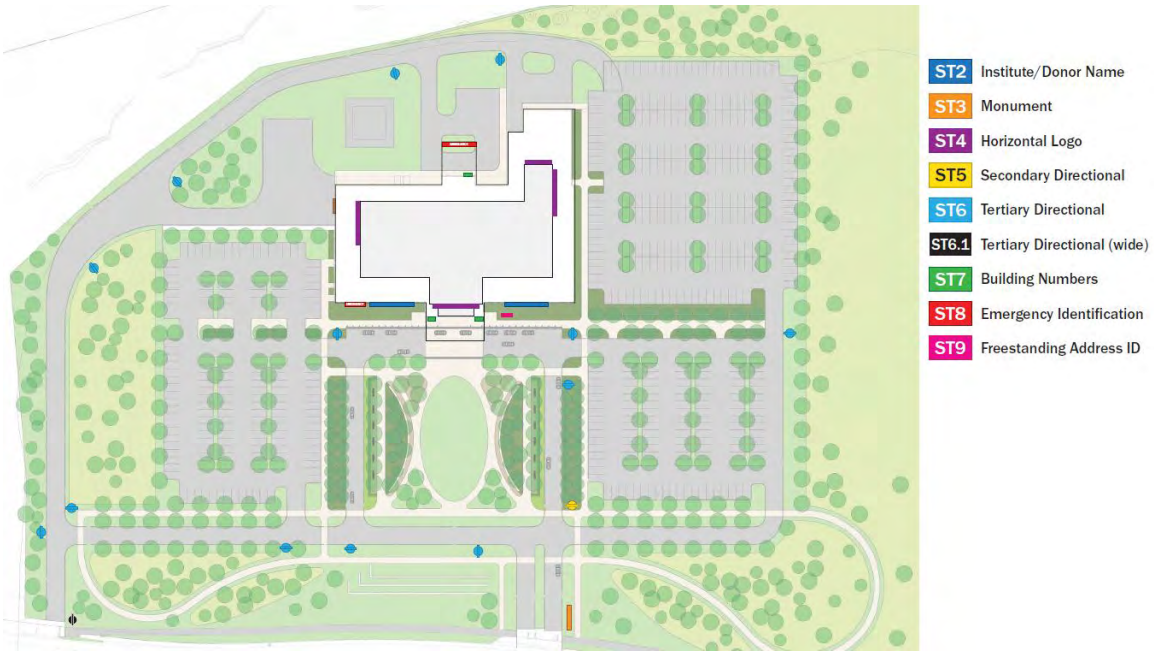
- The proposed site plan incorporates a comprehensive internal sidewalk network designed to enhance pedestrian connectivity throughout the site. This network

will tie into the leisure trail, promoting walkability beyond the development boundaries. Additionally, clearly marked pedestrian crosswalks are provided at key points across internal drive aisles to ensure safe and accessible movement for pedestrians between buildings and parking areas.

- The plan does not show bike parking and per the landscape architect's comments, 5 bike hitches should be installed (see condition under the *Landscape* section).

Signage

- The zoning text states that a master sign plan shall be submitted for subarea 1 as part of a final development plan application. Once a master sign plan is approved, all future sign applications shall be reviewed and approved by the ARB via a certificate of appropriateness application and do not require Planning Commission review. The applicant has submitted a master sign plan and details outlining each proposed sign.
- Due to the unique nature of the use and the need for effective wayfinding, signage within this subarea requires greater flexibility. As such, the zoning text and master sign plan shall govern signage requirements. In instances where specific signage is not addressed in either document, the relevant provisions of the Codified Ordinances shall apply. All signage should be designed to complement the architectural character of the building, with appropriate scale and placement. Signs should not obscure architectural features such as detailing, windows, entrances, or doorways.
- The zoning text lays out different types of signs that are permitted in Subarea 1
- The applicant proposes nine unique sign types including:
    a. Institute/Donor Name – two signs
    b. Monument (Primary Entry Monument Sign)– one sign
    c. Horizontal Logo (Building Identification Sign) – four signs
    d. Secondary Directional (Directional Sign) – one sign
    e. Tertiary Directional (Directional Sign) – 12 signs
    f. Tertiary Directional (wide) (Directional Sign) – one sign
    g. Building Numbers (Ancillary Wall Sign) – three signs
    h. Emergency Identification – two signs
    i. Freestanding Address ID – one sign



Proposed Master Sign Plan

- The proposed signage types, placement, and quantity appear appropriate for the intended use. Additionally, the size of the wall signs is well-proportioned to the building's architectural design and provides sufficient visibility to identify the building from off-site.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
   - The majority of the site is vacant and the area that is environmentally sensitive will not be developed on.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
   - The applicant has designed the new building in a way that is appropriate to the area and meets the architectural requirements in the DGR's.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - The shape, proportion, and breakdown of architectural elements are appropriate for the proposed architectural style. As the proposed building is large, the applicant has achieved a thoughtful design that breaks up blank walls and is visually appealing.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not Applicable

IV. ENGINEER'S COMMENTS

The City Engineer has reviewed the application and provided the following comments. These comments can also be found in a separate memo attached to this staff report. Staff recommends a condition of approval that the comments of the city engineer are addressed, subject to staff approval (condition #4).

1. Add the FDP title block and accompanying notes to the FDP cover sheet.
2. Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
3. Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
4. The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
5. Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
6. Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
7. Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

V. SUMMARY

The proposed hospital use aligns with the land use recommendations of the Engage New Albany Strategic Plan and is consistent with the intent and requirements of the approved C-PUD zoning. The design for the building is of high quality and the site strategy, building massing, and exterior elevation seamlessly blend with the existing area and meets the recommendation of the Ganton

focus area of the strategic plan to have high-quality development along the frontage of 161. Additionally, the proposal supports the focus area's guidance to incorporate prominent green spaces that help define the heart of the development achieved through the inclusion of the large central green.

The overall site layout is thoughtfully designed to balance functionality with aesthetics, incorporating purposeful landscaping and open space to enhance the character of the area. The internal sidewalk network provides connections to the proposed leisure trail which will enhance pedestrian connectivity in the area. The extension of Ganton Parkway through the zoning district provides additional vehicular and pedestrian connectivity in the community and access to future development sites, while preserving the character of the immediate area. The signage plan is tailored to the facility's wayfinding needs and aligns with the approved zoning text.

IV. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for FDP-57-2025:

Move to approve Certificate of Appropriateness application FDP-57-2025 with the following conditions:

1. That the owner dedicates Parcel ID 222-005432 to the city for the purposes of parkland and open space.
2. All comments from the city's landscape architect are met including:
    - Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.
    - Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
    - Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
    - Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.
3. That the applicant meet all lighting standards found in zoning text section III(G).
4. All comments from the city's engineer are met including:
    - Confirm Add the FDP title block and accompanying notes to the FDP cover sheet.
    - Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
    - Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
    - The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
    - Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
    - Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
    - Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

5. All future exterior site and building modifications are subject to future review as part of a final development plan modification application, in accordance with the relevant requirements of the zoning text.

Approximate Site Location:

Source: NearMap

City of New Albany
99 West Main Street
New Albany, Ohio 43054

MEMO

404.765-01
July 24, 2025

To: Sierra Saumenig
City Planner

From: Matt Ferris, P.E., P.S.
By: Jay M. Herskowitz, P.E., BCEE

Re: Nationwide Children's Hospital FDP

We reviewed the referenced submittal in accordance with Code Sections 1159.07 (b)(3) FDP. Our review comments are as follows:

1. Please refer to Exhibit A included with this memorandum. Add the FDP title block and accompanying notes to the FDP cover sheet.
2. Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
3. Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed mix.
4. The proposed Rose Run culvert will create a new 100 year water surface elevation on the parcel. We recommend that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
5. Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
6. Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
7. We will evaluate street, storm water management, sanitary sewer collection and water distribution related details once detailed construction plans become available.

MEF/JMH

(attachment)

cc: Josh Albright, Development Engineer

NEW ALBANY

Community Development Department

RE: City of New Albany Board and Commission Record of Action

Dear Bryce Shirley,

Attached is the Record of Action for your recent application that was heard by one of the City of New Albany Boards and Commissions. Please retain this document for your records.

This Record of Action does not constitute a permit or license to construct, demolish, occupy or make alterations to any land area or building. A building and/or zoning permit is required before any work can be performed. For more information on the permitting process, please contact the Community Development Department.

Additionally, if the Record of Action lists conditions of approval these conditions must be met prior to issuance of any zoning or building permits.

Please contact our office at (614) 939-2254 with any questions.

Thank you.

NEW ALBANY

Community Development Department

Decision and Record of Action

Wednesday, August 20, 2025

The New Albany Architectural Review Board took the following action on 08/11/2025 .

Final Development Plan

Location:
Applicant: Bryce Shirley,

Application: PLFDP20250057
Request: Final development plan to develop a pediatric medical center generally located south and southwest of State Route 161, north of East Dublin-Granville Road, east of Johnstown Road/U.S. Route 62, and west of Kitzmiller Road (PIDs: 222-005431 and 222-005432).
Motion: To Approve

Commission Vote: Motion Approved with Conditions, 6-0

Result: Final Development Plan, PLFDP20250057 was Approved with Conditions, by a vote of 6-0.

Recorded in the Official Journal this August 20, 2025

Condition(s) of Approval:

1. 1. That the owner permits the city to install park amenities on Parcel ID 222-00532, provided it is allowed under the conservation easement.
   2. All comments from the city's landscape architect are met including:
   o Confirm the color(s) of the proposed vehicular and pedestrian light fixtures outlined on sheet ES202 of the submittal. Per Ganton-PUD Zoning District Part III, Subarea 1 Development Standards, section G- Lighting (iii) all parking lot poles shall be black or New Albany green and constructed of metal.
   o Confirm the proposed wall condition shown on sheet C303 of the submittal. If the proposed wall(s) are to remain, update the plan to include details on the material and height of the wall(s).
   o Update the proposed site plan to include bicycle parking at a ratio of 4 hitches to every 100 vehicular parking spaces.
   o Update the proposed planting plan to include additional deciduous shade trees to properly screen the outlined service area.
   3.That the applicant meet all lighting standards found in zoning text section III(G).
   4. All comments from the city's engineer are met including:
   o Confirm Add the FDP title block and accompanying notes to the FDP cover sheet.
   o Clearly delineate the conservation easement on the FDP and add notes allowing no disturbances within this area.
   o Per Army Corps of Engineer requirements add notes to the grading plan requiring all land disturbed within 50' of the conservation easement be reseeded/revegetated within 14 days using a native seed

mix.
o The proposed Rose Run culvert will create a new 100-year water surface elevation on the parcel. It is recommended that the lowest opening of all structures and utility boxes be placed a minimum of 2' above the new 100 year water surface elevation
o Add a site data table to the FDP that shows the number of parking stalls required/provided and the number of ADA stalls required/provided.
o Update the landscape plan by adding site distance triangles at curb cuts with public roads. Remove landscape features that may impact motorist view.
o Street, storm water management, sanitary sewer collection and water distribution related details will be evaluated once detailed construction plans become available.

Staff Certification:

Sierra L Saumenig

Sierra Saumenig
Planner

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
September 8, 2025

CHURCH OF THE RESURRECTION PRAYER GARDEN
CERTIFICATE OF APPROPRIATENESS

LOCATION:	6300 E. Dublin-Granville Road (PID: 222-000373)
APPLICANT:	Scott R. Harper
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center Code, Campus sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-67-2025

Review based on: Application materials received on August 08, 2025

Staff report prepared by Kylie Blackburn, Planner

I. REQUEST AND BACKGROUND

The applicant requests review and approval for the hardscapes around the Parish Community Center, as well as the plans for a new prayer garden.

Per Section 1157.07(b), any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. This project was first heard in June of 2024, and it was a condition of approval that the hardscapes came back to the board. The applicant has also added the proposed prayer garden to this application.

The Architectural Review Board first heard an application on June 10, 2024, for the 3 new buildings and site changes to the church's property. It was tabled at the June 10th meeting and then approved with conditions at the July 8th meeting. The applicant has resubmitted plans that include the addition of a prayer garden and revisions to the hardscape elements, as previously conditioned by the board.

II. SITE DESCRIPTION & USE

The Church of the Resurrection site is zoned Urban Center District and is within the Campus and Rural Residential sub-district. The northwest corner of the Church of the Resurrection's property is in the Rural Residential sub-district, where single-family homes used to be. Urban Center Code section 4.1 allows religious exercise facilities uses within these subareas. The site is 17.1 acres in size and is currently under construction for the changes approved in July of last year.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

A. Prayer Garden

- The applicant proposes creating a prayer garden within a landscaped green space in the parking lot.
- The garden stands alone in the parking lot connected to the future Parish Community Center, existing church, and Parish Life Center by walkways.
- The applicant proposes to use brick, a standing seam metal roof matching the design on the existing buildings, painted wood columns, limestone caps, and a paver patio.
    - The City Architect mentioned that there is a discrepancy in material choice for the arch in the brick wall around the garden. On the elevations, the arch is made of wood with wrought iron infill, but on the 3D images, the arch is formed with brick. The City Architect suggests the brick arch would be more appropriate for the design and site.
    - Staff recommends a condition of approval that the material choice for the arch in the brick wall is brick, subject to staff approval (*Condition #1a*).
- Section 8(III.2) of the Design Guidelines & Requirements states that the selection of architectural style shall be appropriate to the context, location, and function of the building. The style should be based on traditional practice in American architecture and as illustrated in the Design Principles and the "American Architectural Precedent" section. In general, high-style designs with grander scale are appropriate for major structures such as government buildings, schools, and churches.
    - The applicant proposes brick walls around the garden that are consistent with the way traditional materials would have been used. The proposed brick is to match that of the existing brick on the church.
    - The City Architect has reviewed the proposed addition and states that the use of brick is architecturally appropriate in relation to what exists. However, the proposed openings in the wall are not typical for a brick wall; the City Architect suggests removing these openings or finding a design that is more traditional with brick walls. Staff recommends a condition of approval that the design of the cut-outs in the brick wall are changed to a more brick-appropriate design or removed, subject to staff approval *(Condition #1b).*
    - Staff recommends a condition of approval requiring that the brick, roof, and brick mortar colors be within the same color family as the existing church, subject to staff approval (*Condition #2*).
- Section 8(III.4) of the Design Guidelines & Requirements (DGRS) Civic and institutional designs shall follow the precedents of traditional American architectural designs, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors, including vertically-proportioned window panes. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the new building's design.
    - The proposed garden is similar to the themes of the existing church and includes features like the rounded top on the pavilion that pull from the main church buildings. The City Architect has reviewed this proposed garden and states that the garden is architecturally appropriate and is compatible with the existing church.

B. Hardscapes

- The applicant has brought back the hardscapes proposed outside of the future Parish Community Center as conditioned by the board. The approved Parish Community Center is connected to the existing church by a 1,400 sq. ft. atrium that is surrounded on both sides by outdoor hardscapes.
- The applicant is proposing to use brick pavers for the hardscapes.
- Section 8 (II.3) of the Design Guidelines & Requirements states that asphalt, brick, stone, or simulated stone driveway pavers are appropriate surfaces for driveways and parking areas.
    - Although the hardscapes are more of a building accent, the proposed materials for the hardscapes fit into the traditional materials that would have been used.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Section 8 (II.2) of the Design Guidelines & Requirements states that site plantings and landscaping shall be of an appropriate scale and design, based on or complementary to the architectural design of the new building.
    - The proposed garden is using elements such as brick walls and the shape of the pavilion to make the garden complementary to the architectural design of the new and existing church buildings.
    - The proposed garden has added more trees and shrubbery that were not in the original design of the previous green space.
    - The City Landscape Architect has reviewed the referenced plans and had no comments for the applicant to address.

Lighting

- No lighting changes or additions have been shown on the proposed plans.
- Staff recommends a condition of approval that if lighting is added, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval (*Condition #3).*

Vehicular and Pedestrian circulation:

- There is no new parking associated with this application. Parking was looked at with the previous approval for the church and has not changed.

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - With the recommended changes from the City Architect, it does not appear that the original quality or character of the site will be destroyed or compromised as part of the construction of this addition.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
    - It appears that the applicant has designed the addition of the garden and hardscapes in a way that is appropriate to the historic character and design of the existing church, future improvements, and the ministry.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
    - With the recommended changes from the City Architect, this requirement will be met.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
    - Not Applicable.

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
    - With the recommended changes from the City Architect, it does not appear that the proposed garden and hardscapes would harm the form and integrity of the original structures.

Urban Center Code Compliance

The site in question is in the Campus area within the Urban Center District. The existing building typology is Civic and Institutional. The part of this project that would be compared fully to the Urban Center Code was heard and approved at the July 9th, 2024, ARB meeting.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code and Design Guidelines and Requirements. The New Albany Design Guidelines and Recommendations state that New Albany's goal is to encourage a consistent approach when new public buildings are created in the community, and the selection of architectural style shall be appropriate to the context, location, and function of the proposed elements. The designs for the prayer garden are of high quality and seamlessly blend with the existing church and future buildings. The use of the brick wall and the design of the pavilion tie the garden in with the rest of the site and buildings for a cohesive site design overall.

The city architect recommends modifications to the design of the prayer garden wall to ensure it complements the existing and future church buildings. To accomplish this, the material choice for the arch in the brick wall material should be specified to a brick constructed arch, the cut-outs in the proposed brick wall are changed to a more material-appropriate design or removed overall, and the brick and roofing should be in the same color family as the existing church. With the recommended changes from the city architect, it does not appear that the original quality or character of the site will be destroyed or compromised as part of the construction of the prayer garden or hardscapes.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-67-2025:

Move to approve Certificate of Appropriateness application ARB-67-2025 with the following conditions:

1. The applicant must revise the design and drawings per the City Architect's comments and the rendering provided, subject to staff approval:
    a. The material choice for the arch in the brick wall is brick and is clearly shown in the submittal materials.
    b. The design of the cut-outs in the brick wall are changed to a more brick-appropriate design or removed overall.
2. The brick, roof, and brick mortar colors shall be within the same color family as the existing church.
3. If lighting is added, it must be cut-off fixtures and downcast designs, preventing spillage beyond the site's boundaries and matching the existing light features currently on the site, subject to staff approval.

Approximate Site Location:

Source: NearMap

NEW ALBANY

Community Development Planning Application

Submission

Submit planning applications and all required materials via email to planning@newalbanyohio.org

Paper copies are not required at this time however, 12 paper copies of the entire submission will be required ahead of a board hearing date. The planner assigned to your case will inform you when the paper copies need to be delivered to our offices. Fee invoices will be issued to you once the application is entered.

Project Information

Site Address 6300 East Dublin Granville Rd.

Parcel Numbers 222-000373-00

Acres _____ # of lots created _____

Choose Application Type		Description of Request:
☐ Appeal	☐ Extension Request	
☐ Certificate of Appropriateness	☐ Variance	
☐ Conditional Use	☐ Vacation	
■ Development Plan		
☐ Plat		
☐ Lot Changes		
☐ Minor Commercial Subdivision		
☐ Zoning Amendment (Rezoning)		
☐ Zoning Text Modification		

Contacts

Applicant Information		Property Owner Information	
Name	Scott R. Harper	Name	Church of The Resurrectio
Address	[redacted]		
City, State, Zip			
Phone Number			
Email			

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner Suzanne Larsen Date: 8/8/25

Signature of Applicant _____ Date: 8/8/25

Church of The Resurrection-
Prayer Garden and Hardscapes

6300 E Dublin Granville Rd. New Albany, Ohio 43054

LOCATION:
Church of The Resurrection
6300 E Dublin Granville Rd
New Albany, OH 43054

OWNER:
Diocese of Columbus
197 E Gay St.
Columbus, OH 43215

ARCHITECT:
Harper Architectural Studio, LLC
424 A Beecher Road
Gahanna, Ohio 43230

PH: (614) 895-2050

harper
architectural studio

INDEX TO DRAWINGS

INCLUDED √	SHEET #	DESIGNATION	CONTENTS
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√	03	A 1	PRAYER GARDEN PLAN
√	04	A 2	HARDSCAPE PLAN(S)
√	05	A 3	PAVILLION PLAN AND ELEVATION
√	06	A 4	ELEVATIONS
√	07	A 5	ELEVATIONS
√	08	A 6	DETAILS
√	09	A 7	ARCHITECTURAL RENDERINg VIEW 1
√	10	A 8	ARCHITECTURAL RENDERINGS VIEW 2
√	11	A 9	MATERIAL SELECTIONS
√	12	L 1	LANDSCAPE PLAN
√	13	L 2	LANDSCAPE PLAN

PROJECT NARATIVE:

This submission is for the hardscapes around the Parish Community Center, as well as the plans for a new Prayer Garden. For the Community Center hardscapes, we're seeking approval for the new patios. These hardscapes are designed to work with the building, giving great outdoor spaces. The Prayer Garden is a separate plan to create a quiet, peaceful area for prayer and reflection. The plans show the layout, plants, and pathways. We are also seeking full approval for these plans as well.

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DATE NT. REVISIONS
#

STATE OF OHIO
SCOTT RICHARD HARPER
10781
REGISTERED ARCHITECT
Scott R. Harper License #10781
Expiration Date 12/31/2025

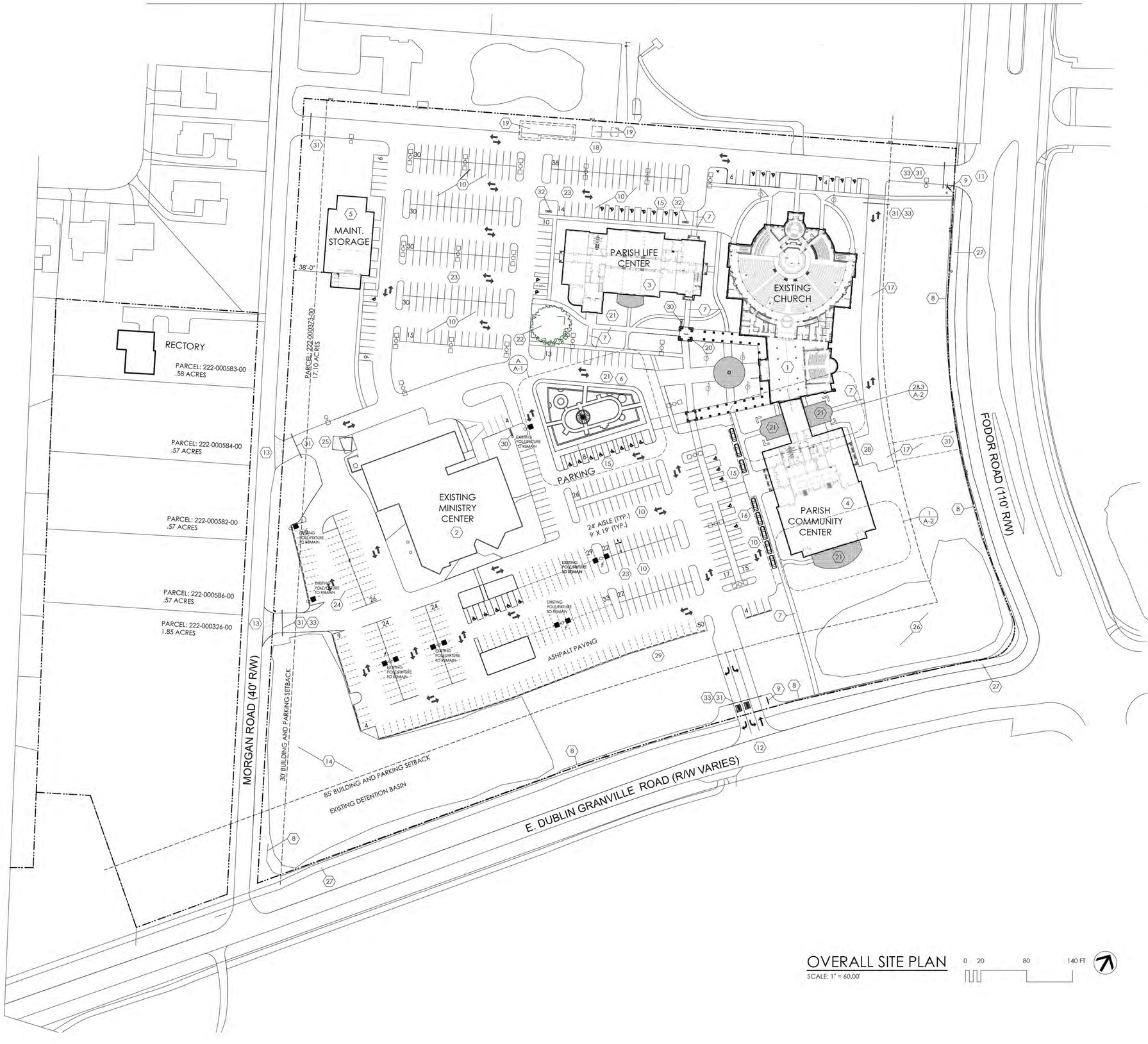
TITLE SHEET/ INDEX TO DRAWINGS

Church of The Resurrection-
Prayer Garden and Hardscapes
New A bany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

SHEET DESIGNATION:
TS

DATE: 08/08/2025
SHEET #: 01



OVERALL SITE PLAN

SCALE: 1" = 60.00'

0 20 80 140 FT

SITE PLAN CODED NOTES

1. EXISTING CHURCH TO REMAIN.
2. EXISTING MINISTRY CENTER TO REMAIN.
3. NEW PROPOSED TWO STORY PARISH LIFE CENTER.
4. NEW PROPOSED ONE STORY PARISH COMMUNITY CENTER.
5. NEW PROPOSED MAINTENANCE BUILDING - ONE STORY WITH A MEZZANINE.
6. NEW GRASS AND LANDSCAPE AREAS TO BE CONSTRUCTED.
7. NEW SIDEWALKS AND PEDESTRIAN PATHWAYS TO BE CONSTRUCTED.
8. EXISTING 4 RAIL WHITE HORSE FENCE TO REMAIN ALONG FODOR AND E. DUBLIN GRANVILLE ROAD.
9. EXISTING GROUND SIGN TO REMAIN.
10. NEW PARKING AREAS TO BE CONSTRUCTED.
11. EXISTING DRIVE AISLE AT FODOR ROAD TO REMAIN.
12. EXISTING DRIVE AISLE AT E. DUBLIN GRANVILLE ROAD TO REMAIN. THE AISLE SHALL BE IMPROVED FOR RIGHT/LEFT OUT LANE.
13. EXISTING DRIVE AISLE AT MORGAN ROAD TO REMAIN.
14. EXISTING RETENTION BASIN TO BE IMPROVED AT THIS LOCATION.
15. NEW HANDICAPPED PARKING SPACES WITH SIGNAGE.
16. NEW VEHICLE DROP OFF LANE.
17. NEW DRIVE AISLE AND FIRE DEPARTMENT ACCESS LANE. CONTINUATION TO FODOR ROAD WITH GRASS APARATUS PAVERS SHALL BE PROVIDED TO FIRE DEPARTMENT GATE AND ACCESS POINT ALONG FODER ROAD.
18. NEW DRIVE AISLE ALONG THE NORTH SIDE OF THE PROPERTY.
19. LOCATION OF THE EXISTING UNCONDITIONED STORAGE BUILDINGS TO BE REMOVED.
20. LOCATION OF THE EXISTING BELL TOWER TO REMAIN.
21. LOCATION OF NEW OUTDOOR HARDSCAPE AREAS TO BE CONSTRUCTED.
22. LOCATION OF LEGACY MATURE OAK TREE TO REMAIN. WITH WHITE RAIL FENCE.
23. NEW ASPHALT PAVING AT NEW PARKING AREAS (TYPICAL).
24. EXISTING PARKING SPACES TO REMAIN ARE SHOWN DASHED.
25. LOCATION OF EXISTING DUMPSTER PAD AND ENCLOSURE TO REMAIN.
26. LOCATION OF EXISTING DETENTION AREA AT THE CORNER OF FODOR AND E. DUBLIN GRANVILLE ROAD.
27. EXISTING PAVED PEDESTRIAN PATHWAY ALONG FODOR ROAD AND E. DUBLIN GRANVILLE ROAD.
28. LOADING SPACE AT THE NEW DRIVE AISLE. THIS IS FOR LOADING ONLY. NO PARKING.
29. NEW PARKING BLOCKS AT NEW PARKING AT SOUTH SPACES.
30. EXISTING BICYCLE PARKING TO REMAIN - 4-SPACES
31. NEW OPERABLE GATES AT EACH VEHICULAR ACCESS POINT.
32. NEW BICYCLE PARKING TO BE ADDED - 4-SPACES.
33. PROVIDE CONDUIT TO AND POWER FOR AUTOMATIC GATE OPERATERS.

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OVERALL SITE PLAN

Church of The Resurrection- Prayer Garden and Hardscapes

New Albany, Ohio

Harper Architectural Studio, LLC
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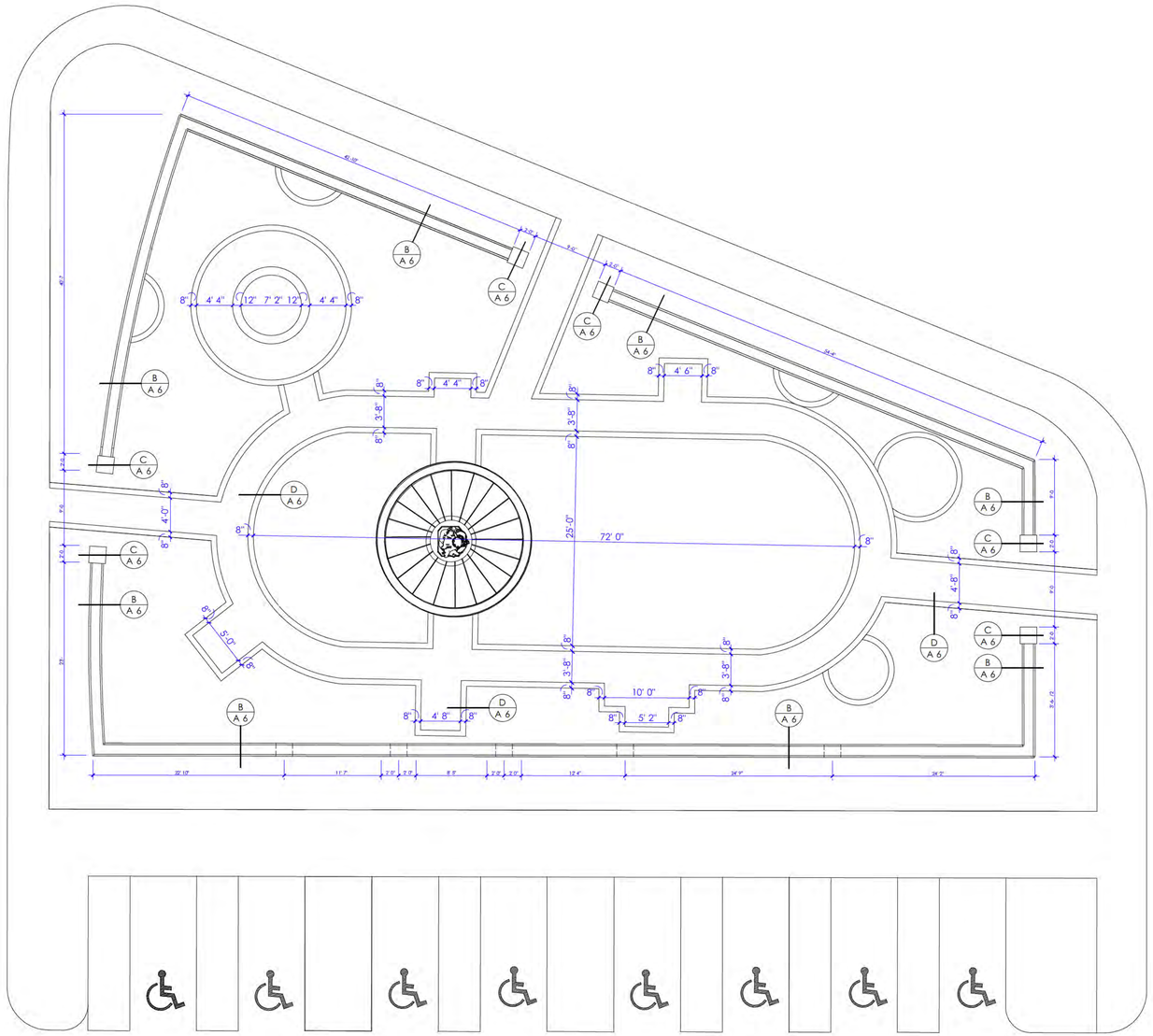

PRAYER GARDEN PLAN (A)
SCALE: 1/8" = 1'-0"

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ENLARGED PRAYER GARDEN PLAN

Church of The Resurrection-
Prayer Garden and Hardscapes

New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

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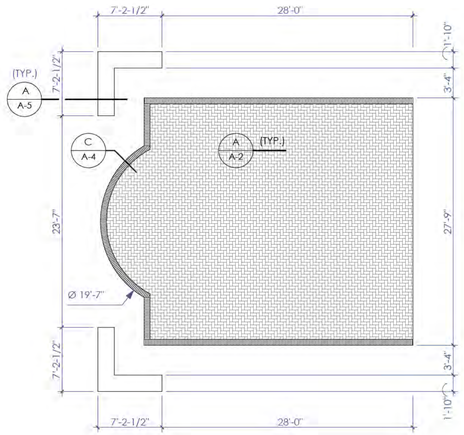
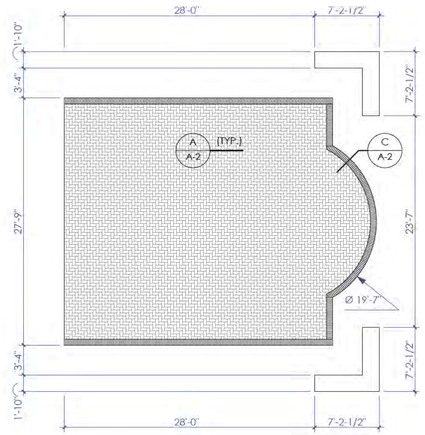
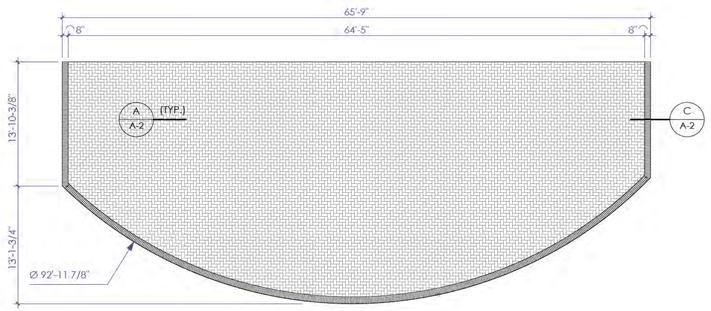


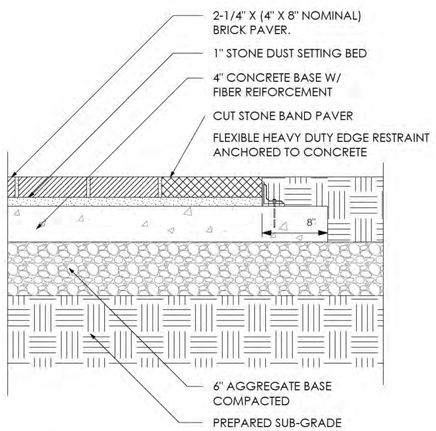
HARDSCAPE PLAN 3
SCALE: 1/8" = 1'-0"



HARDSCAPE PLAN 2
SCALE: 1/8" = 1'-0"



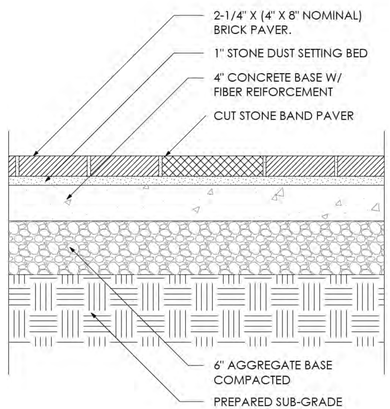
HARDSCAPE PLAN 1
SCALE: 1/8" = 1'-0"



TYPICAL PAVER SECTION C
SCALE: 1-1/2" = 1'-0"

PAVER MATERIAL:

BELDON - PAVER CRABAPPLE 2-1/4" X 4" X 8"



TYPICAL PAVER SECTION B
SCALE: 1-1/2" = 1'-0"

PAVER MATERIAL:

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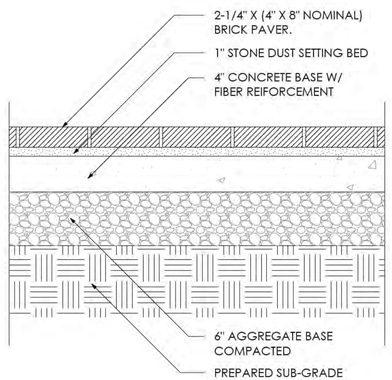

TYPICAL PAVER SECTION A
SCALE: 1-1/2" = 1'-0"

PAVER MATERIAL:

BELDON - PAVER CRABAPPLE 2-1/4" X 4" X 8"

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HARDSCAPE PLAN(S)

Church of The Resurrection- Prayer Garden and Hardscapes
New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
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Ph: (614) 895-2050

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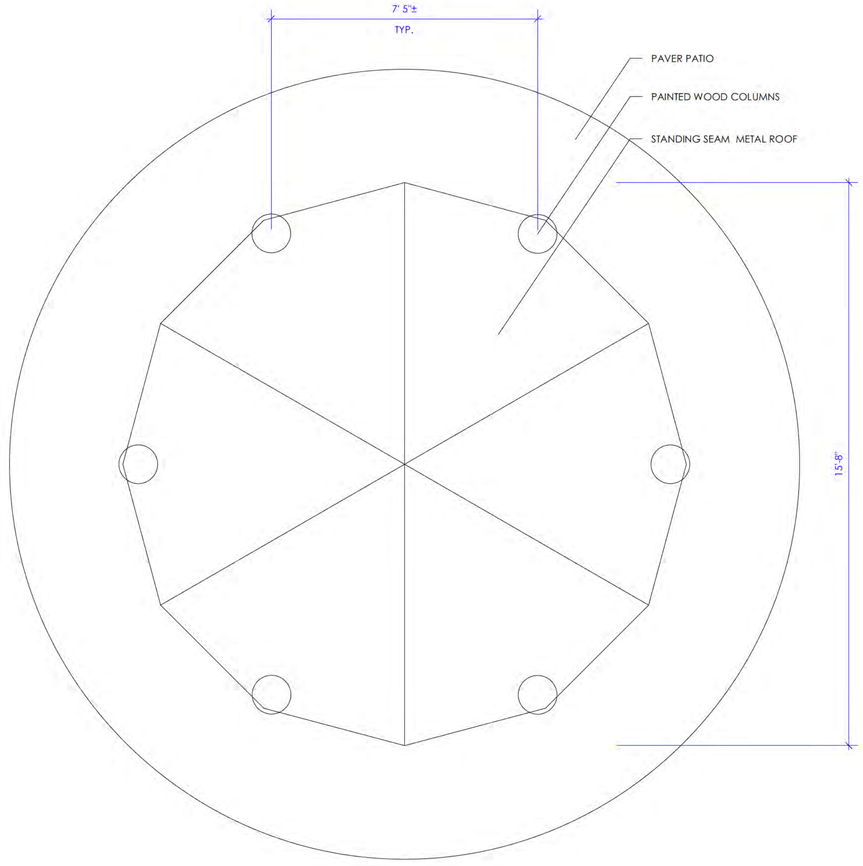
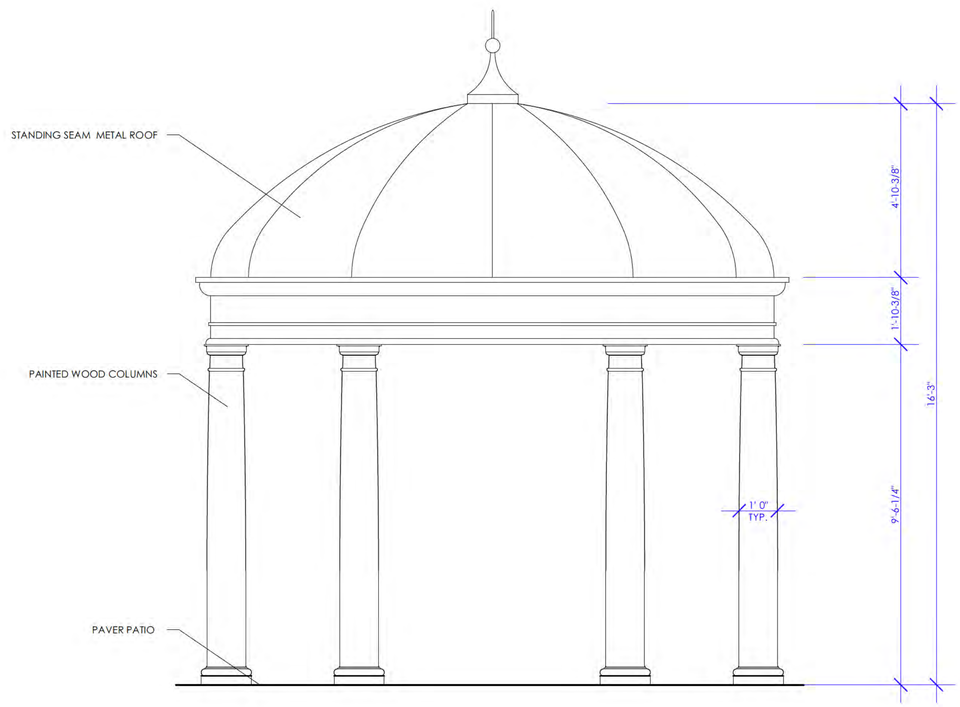


PAVILION FLOOR PLAN
SCALE: 1/2" = 1' 0"



PAVILION ELEVATION
SCALE: 1/2" = 1' 0"

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PAVILLION PLAN AND ELEVATION

Church of The Resurrection- Prayer Garden and Hardscapes

New Albany, Ohio

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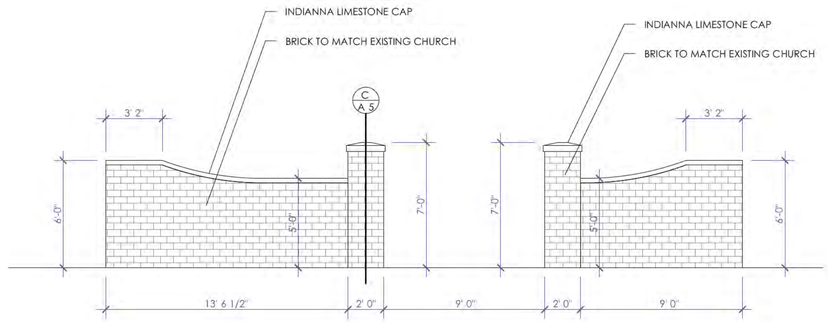
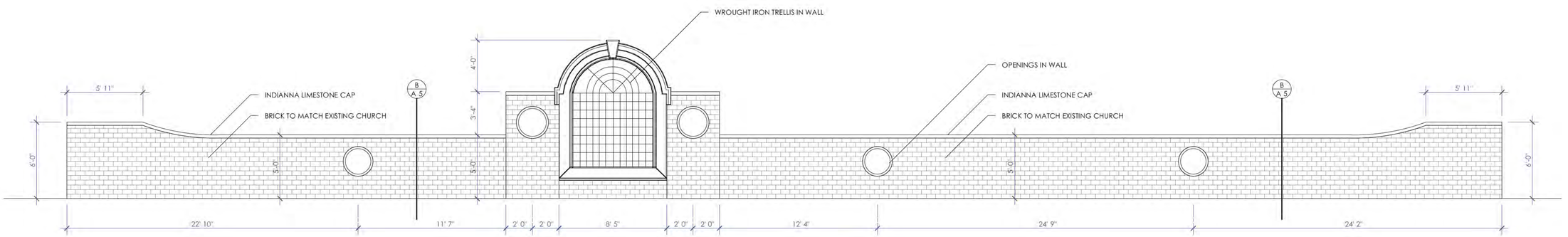


EAST ELEVATION
SCALE: 1/4" = 1' 0"



SOUTH ELEVATION
SCALE: 1/4" = 1' 0"

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Expiration Date 12/31/2025

ELEVATIONS

Church of The Resurrection- Prayer Garden and Hardscapes

New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

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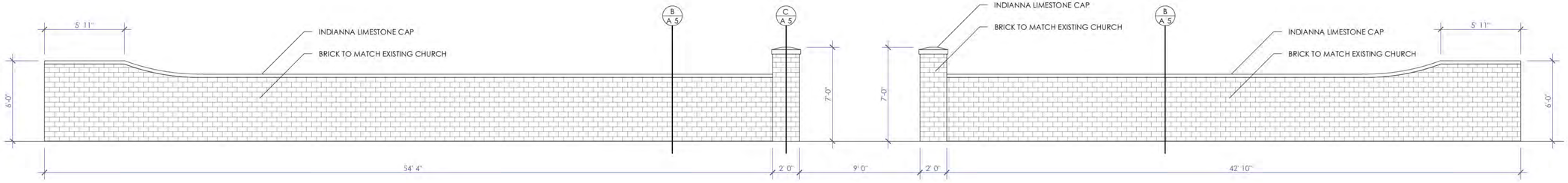
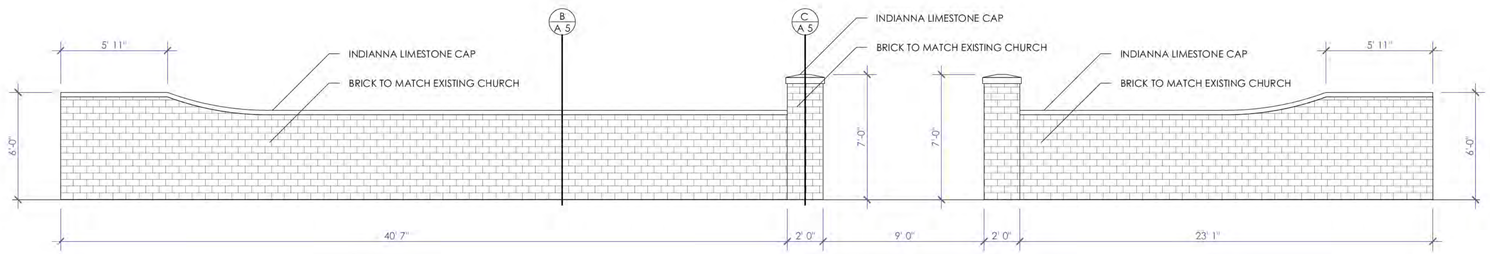


NORTH ELEVATION
SCALE: 1/4" = 1' 0"



WEST ELEVATION
SCALE: 1/4" = 1' 0"

#	DATE	REVISIONS

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SCOTT RICHARD HARPER
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Scott R. Harper License #10781
Expiration Date 12/31/2025

ELEVATIONS

Church of The Resurrection-Prayer Garden and Hardscapes

New Albany, Ohio

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SHEET #: 07

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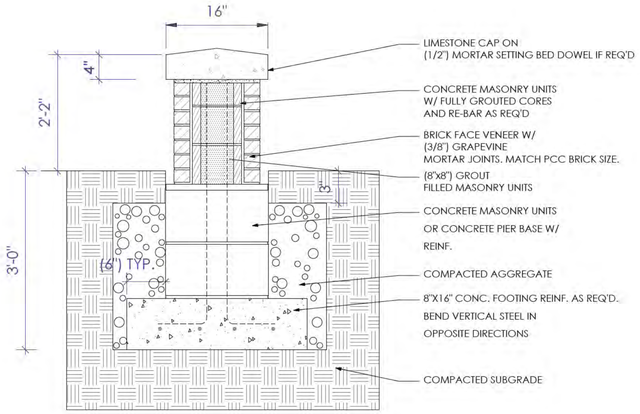
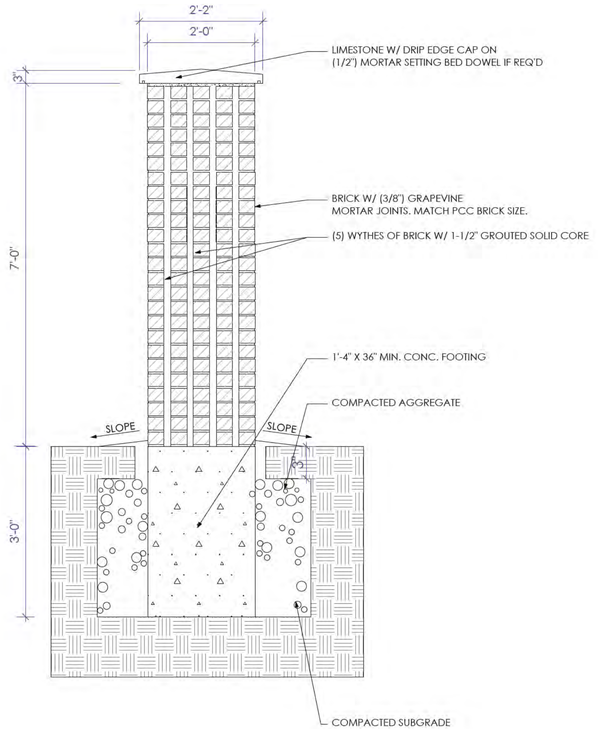


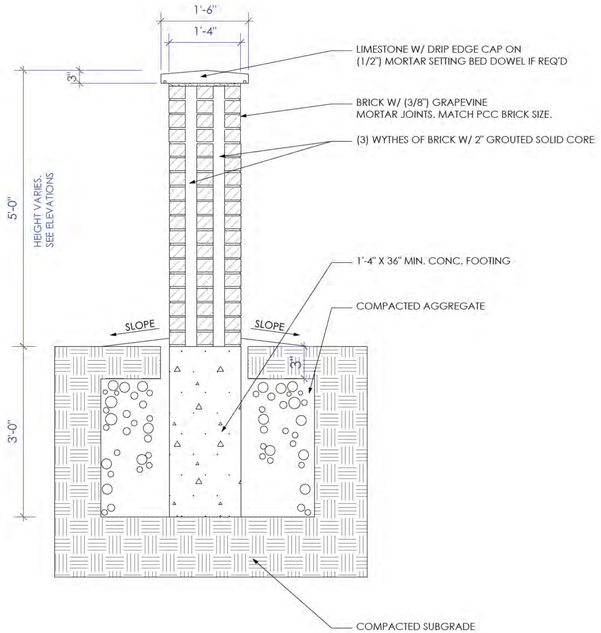
SITE DETAIL A

SCALE 3/4" = 1'-0"



BRICK PIER DETAIL C

SCALE 3/4" = 1'-0"



SITE DETAIL B

SCALE 3/4" = 1'-0"

#	DATE	REVISIONS
	INT.	

STATE OF OHIO
SCOTT RICHARD HARPER
10781
REGISTERED ARCHITECT

Scott R. Harper License #10781
Expiration Date 12/31/2025

DETAILS

Church of The Resurrection-
Prayer Garden and Hardscapes

New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna Ohio 43230
Ph: (614) 895-2050

SHEET DESIGNATION:

A-6

DATE: 08/08/2025

SHEET #: 08

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#	DATE	REVISIONS

STATE OF OHIO
SCOTT RICHARD HARPER
10781
REGISTERED ARCHITECT

Scott R. Harper License #10781
Expiration Date 12/31/2025

RENDERING VIEW 1

Church of The Resurrection-Prayer Garden and Hardscapes

New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

SHEET DESIGNATION:

A-7

DATE: 08/08/2025

SHEET #: 09

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#	DATE	REVISIONS

STATE OF OHIO
SCOTT RICHARD HARPER
10781
REGISTERED ARCHITECT

Scott R. Harper License #10781
Expiration Date 12/31/2025

RENDERING VIEW 2

Church of The Resurrection- Prayer Garden and Hardscapes

New Albany, Ohio

Harper Architectural Studio, LLC

424A Beecher Rd.
Gahanna, Ohio 43230
Ph: (614) 895-2050

SHEET DESIGNATION:

A-8

DATE: 08/08/2025

SHEET #: 10

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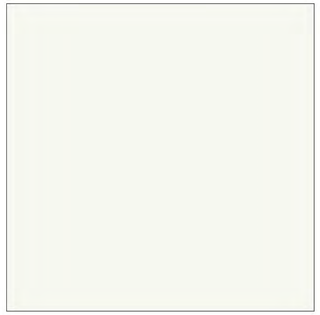

PAVILION- SHERWIN WILLIAMS, HIGH REFLECTIVE WHITE

PAVERS (MAIN FIELD)- PATHWAYS RED

PAVERS (BOARDER)- PATHWAYS BROOKSTWON RED

WALL CAPS- INDIANA LIMESTONE, SMOOTH.

PRAYER GARDEN PATHS- CRUSHED LIMESTONE, COMPACTED

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#	DATE	INT.	REVISIONS

STATE OF OHIO
SCOTT RICHARD HARPER
10781
REGISTERED ARCHITECT

Scott R. Harper License #10781
Expiration Date 12/31/2025

MATERIALS

Church of The Resurrection- Prayer Garden and Hardscapes

New Albany, Ohio

Harper Architectural Studio, LLC
424A Beecher Rd.
Gahanna Ohio 43230
Ph: (614) 895-2050

SHEET DESIGNATION:

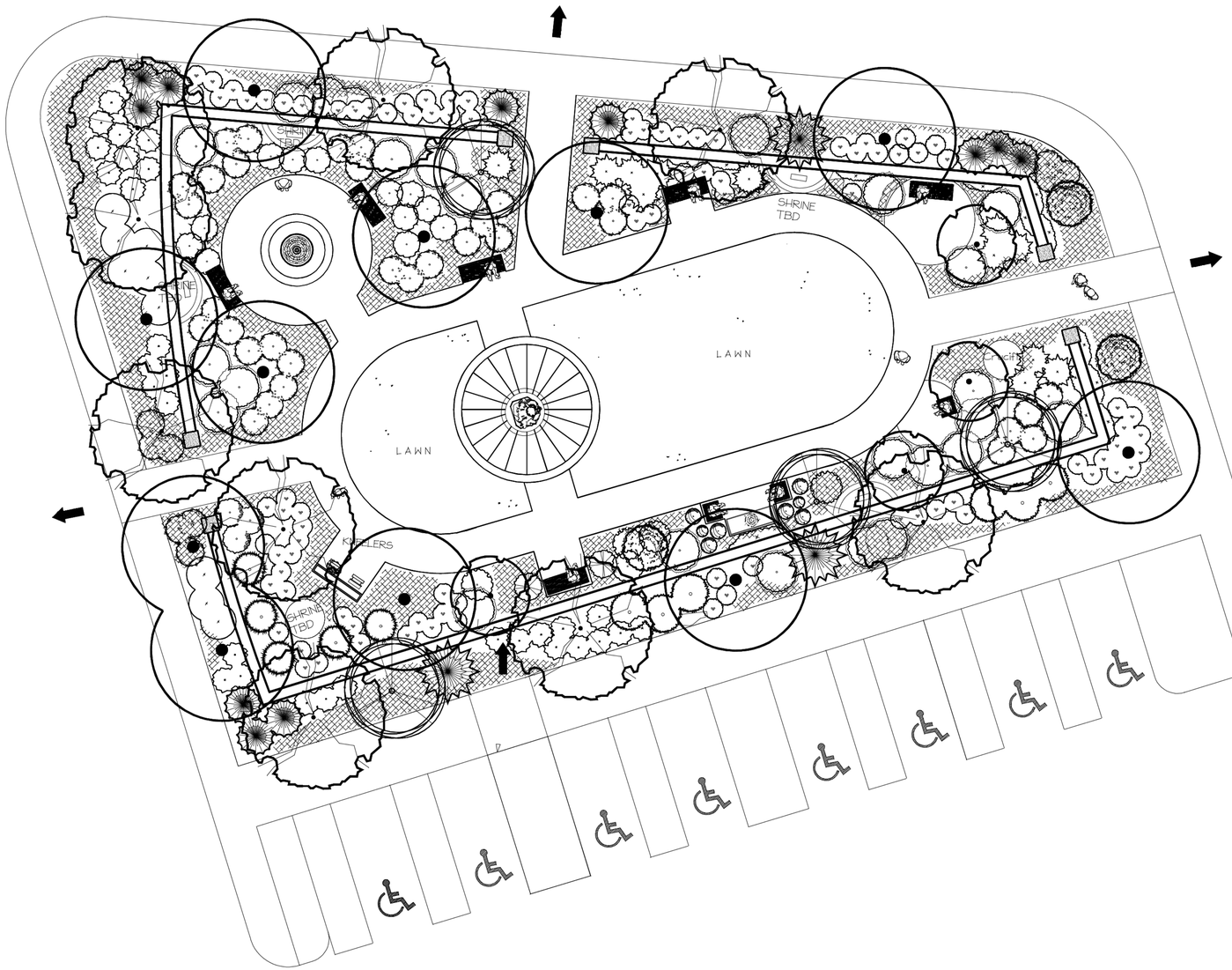
A-9

DATE: 08/08/2025

SHEET #: 11

0' 10' 40' 100'

0' 20' 60' 200'



TREE KEY	QTY	COMMON / BOTANICAL NAME
	11	IMPERIAL THORNLESS HONEY LOCUST Gleditsia triacanthos f. inermis 'Imperial'
	7	EMER II (ALLEE®) CHINESE ELM Ulmus parvifolia 'Emer II (Allee®)'
	4	BRACKEN'S BROWN BEAUTY SOUTHERN MAGNOLIA Magnolia grandiflora 'Bracken's Brown Beauty'
	4	COMMON WITCHHAZEL Hamamelis virginiana
	3	LIMBER PINE Pinus flexilis
	2	FASTIGIATA EUROPEAN HORNBEAM Carpinus betulus 'Fastigiata'
	6	SPRING GROVE® WESTERN ARBORVITAE Thuja plicata 'Grovep!'
	11	CANAERTII EASTERN RED CEDAR Juniperus virginiana 'Canaerti'

N

HASH MARK = perennial / ground cover layer

NOTES

No.	Date	Description
REVISIONS		

CHURCH of the RESURRECTION

PRAYER GARDEN

EST 1997

McCULLOUGH'S

LANDSCAPE & NURSERY

SCALE	1" = 8'
DRAWN BY	NMCCULLOUGH
CHECKED BY	
DATE	8-7-2025
DATE OF PRINT	

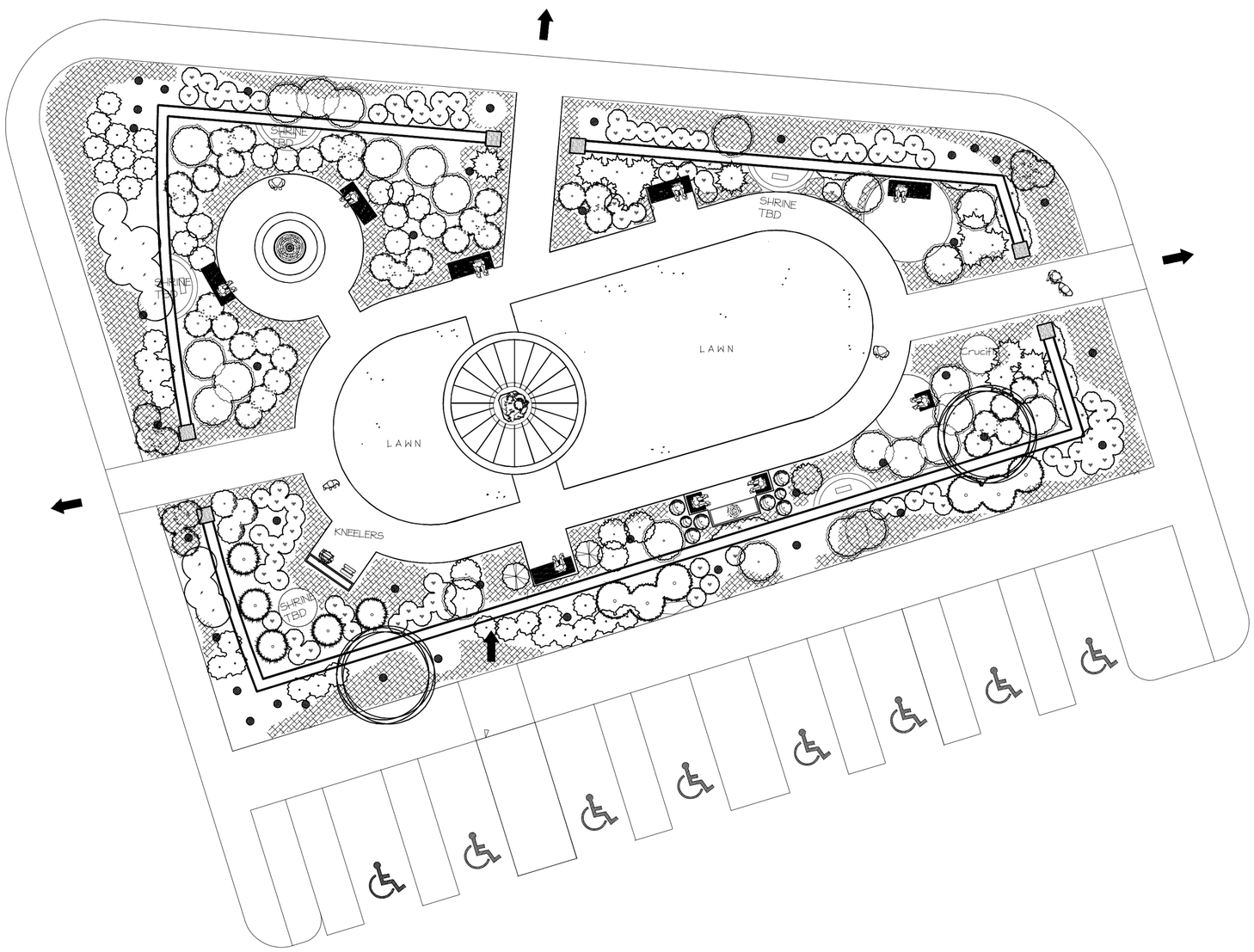
PROJECT NO.

SHEET NO. L1

Powered by DynaStage®

0' 10' 40' 100'
0' 20' 60' 200'

HASH MARK = perennial layer 1,898 sf approx 955 plants
Calamintha, Nepeta, Salvia, Seslaria, Allium,
Lillium, Sporobolus, Iris, Phlox, Anemone, etc



SHRUB KEY	QTY	COMMON / BOTANICAL NAME
	42	SMOOTH HYDRANGEA Hydrangea arborescens
	25	UNIQUE PANICLE HYDRANGEA Hydrangea paniculata 'Unique'
	12	GREY OWL EASTERN RED CEDAR Juniperus virginiana 'Grey Owl'
	81	GRO-LOW FRAGRANT SUMAC Rhus aromatica 'Gro-low'
	8	WINTER GEM LITTLELEAF BOXWOOD Buxus microphylla 'Winter Gem'
	32	CARDINAL RED OSIER DOGWOOD Cornus stolonifera 'Cardinal'
	9	VELVET CLOAK SMOKE TREE Cotinus coggygria 'Velvet Cloak'
	18+	ROSE climbers. Rosa 'New Dawn', 'Zephirine Drauhin', 'Claire Austin'
	2	SUGAR SHACK® BUTTONBUSH Cephalanthus occidentalis Sugar Shack®
	5	COMPACTUM EUROPEAN CRANBERRYBUSH VIBURNUM Viburnum opulus 'Compactum'

N

NOTES

No.	Date	Description
REVISIONS		

CHURCH of the RESURRECTION

PRAYER GARDEN

EST 1997
McCULLOUGH'S
LANDSCAPE & NURSERY

SCALE	1" = 8'
DRAWN BY	NMCCULLOUGH
CHECKED BY	
DATE	8-7-2025
DATE OF PRINT	

PROJECT NO.

SHEET NO.
L2

Powered by DynaStruct®

NEW ALBANY
COMMUNITY CONNECTS US

Architectural Review Board Staff Report
September 8, 2025

NEW ALBANY-PLAIN LOCAL SCHOOLS ELEMENTARY SCHOOL
CERTIFICATE OF APPROPRIATENESS

LOCATION:	Generally located north of Fodor Road and east and south of Swickard Woods Boulevard, on the New Albany Plain Local Schools campus(PIDs: 222-002970 and 222-000356).
APPLICANT:	Schorr Architects LLC c/o Victoria Newell
REQUEST:	Certificate of Appropriateness
ZONING:	Urban Center District within Campus sub-district
STRATEGIC PLAN:	Village Center
APPLICATION:	ARB-54-2025

Review based on: Application materials received on August 8, 2025 and August 22, 2025

Staff report prepared by Sierra Saumenig, Planner II

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for a proposed elementary school located at 5105 Swickard Woods Boulevard. The proposed facility will house grades Kindergarten through the Second-grade level. The proposed design includes 63 classroom spaces and all associated support spaces required for educational purposes. The development site is located within the Urban Center Code (UCC) zoning district therefore those requirements, the New Albany Design Guidelines and Requirements and city code regulations apply.

This application has been informally presented to the ARB twice this year including:

1. May 12, 2025 – The applicant provided an informal presentation of the proposed elementary school, emphasizing that the design remains in progress. Board members stated that the renderings did not reflect New Albany's established architectural character and raised several design concerns, including building orientation, treatment of Swickard Woods, fenestration, perspective, scaling, and roofline.

2. June 9, 2025 – The applicant presented updated floor plans and elevations for the proposed school, noting the building is now fully symmetrical and avoids all three wetlands stating that while some internal adjustments may continue, the overall massing will remain. The applicant sought feedback to ensure the design is on the right track. Board members felt the revisions were more consistent with community design principles and an improvement over prior iterations. The board emphasized the importance of roof massing, wing proportions, column ratios, and detailing, stressing that balance is more important than strict symmetry. The board also discussed column style, site circulation, parking, existing trees, and wetlands. Concerns were raised about a proposed service drive in the wooded area, with suggestions for improving the turf field connection instead. The board concluded that the updated plan shows improvement and reflects a better balance between aesthetics and cost.

II. SITE DESCRIPTION & USE

The development site is generally located north of Fodor Road and east and south of Swickard Woods Boulevard. The site is made up of 2 properties, containing ballfields and associated

structures. These will be removed as part of this project. Surrounding uses include New Albany Nature Preserve and Wetlands to the south, New Albany Early Learning Center to the west, and the New Albany-Plain Local Schools campus to the east and south.

III. EVALUATION

A. Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the City of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria:

1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
    - The applicant proposes to construct an elementary school housing kindergarten through second grade. The proposed building is a 2-story structure with 63 classrooms and associated educational space.
    - Section 8(I) Design Guidelines & Requirements (DGRs) states that the goal for civic and institutional projects is to encourage a consistent approach when new public buildings are created.
        - The proposed building features a primarily brick façade with a prominent, columned central entry and reflects a design consistent with the existing school campus, library, and Village Hall.
    - Section 8(II.1) of the DGRs states that civic and institutional buildings of large scale require a large, formal setting with a suitable large approach drive or front lawn area.
        - The proposed development satisfies this requirement by providing a central approach drive with a defined pedestrian crosswalk, complemented by a generous front lawn that together creates a formal and welcoming entry sequence.
    - The applicant proposes to use brick veneer, cast stone, and charcoal shingles for the roof, which are all high-quality building materials that have successfully been utilized on other buildings in New Albany.
    - Section 3(III.3) of the DGRs states in keeping with traditional practice, the entrances to civic and institutional buildings shall be orientated toward primary streets and shall be of distinctive character that makes them easy to locate.
        - Although the proposed school entrance faces Swickard Woods Boulevard rather than Fodor Road, this orientation is appropriate given the presence of existing wetlands and treed areas along the Fodor Road frontage. As mentioned, the entrance stands out as the main feature, with four large columns supporting a traditional pediment that displays the school's name. An arched window and French balcony add extra detail above the doors, and a cupola tops the building, giving it a classic, civic look that ties in with the rest of the campus.
    - Section 3(III.4) states that civic and institutional designs shall follow precedent of traditional American architectural designs, with particular care paid to the proportions of wall height to width; rood shape; and proportions of windows and doors, including vertically proportioned windowpanes.
        - The building has a balanced, symmetrical layout with a central entry, cupola, and evenly proportioned wings. The roof form and vertically oriented windows create a consistent, orderly appearance that reflects the intent of the code.
    - The city architect reviewed the proposed design, provided minor comments that were addressed in the resubmittal, and confirmed that the proposed building design aligns with the rest of the New Albany school campus. The city architect also commended the design team for producing a thoughtful and well-detailed design.
    - The site also features a playground, a synthetic turf play area, and a re-routed eight-foot walking path that connects this area to the rest of the campus.

2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Urban Center Code Section 2.143.1 states that all street, side, and side yards shall be landscaped with trees, shrubs, grass, ground covers or other plant materials or a combination of these materials.
    - The applicant is meeting this requirement by providing landscaping in all applicable areas. Three sides of the properties consist of large tree stands and the applicant doesn't intend on disturbing these areas.
- Codified Ordinance 1171.03(a) states that good faith effort shall be made to preserve natural vegetation areas. Streets, lots, structures and parking shall be laid out to avoid unnecessary destruction of heavily wooded areas.
    - The site contains heavily wooded areas and wetlands, and the applicant's layout has been designed to avoid disturbing these features, meeting this requirement.
- C.O. 1171.05(5)(e) requires parking lots over fifty thousand (50,000) square feet: A minimum of one tree for every five thousand (5,000) square feet of ground coverage and a total tree planting equal to twenty-five (25) inches plus one-half inch in tree trunk size for every four thousand (4,000) square feet over fifty thousand (50,000) square feet in ground coverage. The applicant states that the parking lot and building is approximately 254,836 sq. ft. requiring 51 trees at 51" total caliber (CAL). The applicant is meeting this requirement with 51 trees.
- C.O. 1171.06(a)(2) requires for each one hundred square feet of parking area, a minimum of 5 square feet of landscaped area shall be provided. There is 113,308 square feet of parking area which requires 5,665 square feet of landscaped area. The applicant is exceeding this requirement with 7,759 square feet of landscaped area.
- C.O. 1171.06(a)(3) requires one tree per 10 parking spaces to be installed in the parking lot. The applicant is providing 200 parking spaces thereby requiring 20 trees and this requirement is met.
- The City Landscape Architect has reviewed the referenced plan in accordance with the landscaping requirements found in the New Albany Codified Ordinances and zoning text and provides the following comments. <u>Staff recommends a condition of approval that all City Landscape Architect's comments are met at the time of engineering permits, subject to staff approval (condition #1). The City Landscape Architect's comments are:</u>
    - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
    - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
    - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
    - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
    - Provide plant material adjacent to the proposed mechanical yard for proper screening.
    - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
    - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both

reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.

Lighting

- A detailed lighting plan was submitted for review, showing near zero-foot candles at the property lines and incorporating downcast light fixtures in New Albany Green, consistent with code requirements.

Vehicular and Pedestrian circulation:

- The proposed development includes three access points:
    - One full access in front of the school off Swickard Woods Boulevard
    - One bus and service access that is gated off of Fodor Road
    - One gated access off Swickard Woods Boulevard
- The New Albany Public Service Department is finalizing a traffic impact study in conjunction with the school district to determine if any off-site improvements are necessary as part of the proposed project. The city law director states that the ARB does not have jurisdiction to consider or conditional approval on off-site traffic issues. Instead, these matters are handled by the city engineering staff.
- Urban Center Code section 2.140.1 states parking shall be provided as needed and supported by evidence-based standards.
    - The applicant provided a parking statement indicating that there will be 176 spaces for everyday use and an additional 24 spaces for special events totaling 200 spaces. Parking demand was planned based on two spaces per classroom, which for 63 classrooms equals 126 spaces. The calculation also considered the school's 129 employees, along with an estimated 47 visitor spaces needed on a typical school day. While the New Albany zoning code requires three spaces per classroom for schools, it does not distinguish between elementary schools with non-driving students and high schools where students drive, making the proposed approach more tailored to the actual use. Additionally, the applicant is providing 16 bus parking spaces.
    - The proposed dimensions of the parking spaces meet code requirements.
    - Bicycle parking is required to be provided onsite for new vehicular off-street parking facilities and the enlargement of off-street parking per UCD section 5.30.2.
        - As there are 200 parking spaces, code requires 4 hitches per 100 spaces. Therefore, staff recommends a condition that the site includes 8 bicycle hitches (condition #2).

Signage

- No signage was submitted with this application; however, the applicant noted that future signage will consist of the school's name displayed on the main entry entablature and one non-illuminated ground sign designed to match the existing school facilities. Staff recommends a condition of approval stating that, provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff (condition #3).

3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
    - The existing ball fields and associated structures will be removed, while the wetlands, tree areas, and stream corridor protection zone will remain preserved and unaffected.

4. *All buildings, structures and sites shall be recognized as products of their own time.*
    - It appears that the applicant has designed the new building in a way that is appropriate to the historic character of the area.

5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
   - The shape, proportion and breakdown of architectural elements are appropriate for the proposed architectural style and complements existing buildings (including the school campus) in the immediate area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
   - Not Applicable

7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
   - Not Applicable

B. Urban Center Code Compliance

The site in question is located in the Campus subdistrict within the Urban Center Code. The proposed building typology is Campus. The proposal complies with all typology standards listed in this section of the Urban Center Code which are included in the table below.

1. Lot and Building Standards

Campus (UCC Section 2.138)

Standard	Minimum	Maximum	Proposed
Street Yard	30’	No max	150’ – 210’+
Side Yard	20’	No max	180’+
Rear Yard	20’	No max	430’+
Stories	1	4	2
Height	No min	55’	26’-8”

The Urban Center code does not have minimums or maximums for the following standards: lot area, lot width, lot coverage, and building width.

- Per 2.141, above ground mechanical devices shall be located in the side or rear yard and shall be screened from the street and neighboring properties. The applicant meets this requirement by placing the mechanical yard in the rear yard and having it screened. However, the city landscape architect requests additional plant material to be installed, adjacent to the yard for screening and that is already conditioned in the staff report.
- 2.142.2 states that entrances should be accessible and clearly recognizable. As mentioned previously in this staff report, the entrance is prominent and easily identifiable.

IV. SUMMARY

The ARB should evaluate the overall proposal based on the requirements in the city’s codified ordinances, Urban Center Code, and Design Guidelines and Requirements. These guidelines emphasize New Albany’s goal of ensuring new public buildings follow a consistent architectural approach, with styles appropriate to their context, location, and function. The proposed building reflects these standards through its high-quality design, thoughtful site strategy, and building mass that seamlessly integrates with the existing school campus and surrounding civic buildings. The city architect has commended the applicant for a design that successfully blends with the existing school campus and other civic buildings in the area. The proposed development demonstrates a careful and deliberate approach to site planning, thoughtfully designed to avoid disruption of environmentally sensitive areas. By preserving these natural features, the plan reflects a commitment to environmental stewardship and responsible growth.

Overall, this plan supports New Albany's four pillars: lifelong learning, by ensuring students continue to receive an outstanding education; health and wellness, through active spaces designed for children to play; arts and culture, which are integrated into the school's learning program; and environmental sustainability, achieved through thoughtful site design that preserves the wetlands.

V. ACTION

Should the Architectural Review Board find sufficient basis for approval, the following motion would be appropriate.

Suggested Motion for ARB-54-2025:

Move to approve Certificate of Appropriateness application ARB-54-2025 with the following conditions:

1. That the following landscaping comments be addressed:
   - Adjust the proposed site plan to include additional safe pedestrian connections from Swickard Woods Boulevard to the main entrance.
   - Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the building's FFE. The addition of a brick clad wall or strategic planting may help lessen the visual impacts of this condition.
   - Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at the time of installation.
   - Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
   - Provide plant material adjacent to the proposed mechanical yard for proper screening.
   - Revise the proposed planting plan to include approved deciduous shade trees for additional site screening.
   - Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance.
2. The includes 8 bicycle hitches.
3. Provided the signage matches the existing school facilities and meets code requirements, it may be approved administratively by staff.

Approximate Site Location:

Source: NearMap

MKSK

Development Review

project name	NPLSD Elementary School
prepared for	City of New Albany
date	August 20, 2025
date received	August 13, 2025

COMMENTS

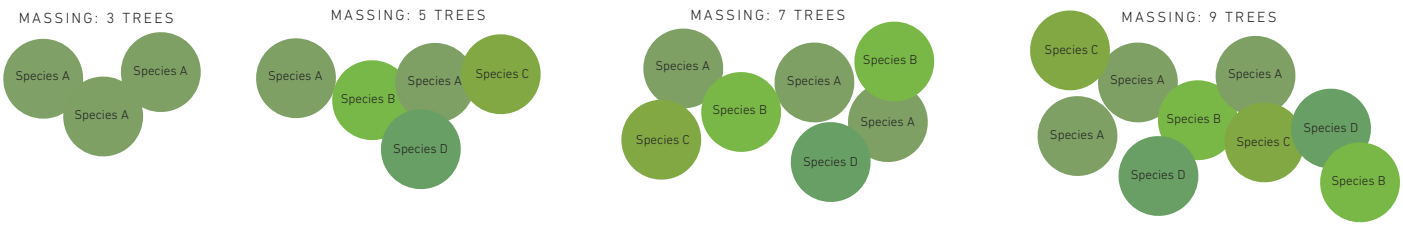
Site Plan

1. Adjust the proposed site plan to include additional safe pedestrian connections from Swickward Woods Blvd. to the main entrance. See diagram.
2. Review the proposed grading at the southwest corner of the current building footprint. Consider the proposed viewshed from the existing elevation at Fodor Road to the buildings FFE. The addition of a brick clad wall or strategic planting may help to lessen the visual impacts of this condition. See diagram.

Planting Plan

3. Revise the proposed planting plan to include parking lot screening that meets the minimum 42" height requirement at time of installation. Refer New Albany Code of Ordinances, Chapter 1171.06 (b). See diagram.
4. Revise the proposed planting plan and schedule to properly reflect the intended planting of evergreen species on the current site plan.
5. Provide plant material adjacent the proposed mechanical yard for proper screening. See diagram.
6. Revise the proposed planting plan to include approved deciduous shade trees for additional site screening. See diagram.
7. Consider revising the proposed planting plan to include additional plant material within the center portion of the main entry promenade. This both reduces the amount of paved surface in the area and provides a more significant viewshed when approaching the main entrance. See diagram.

Tree Grouping Standards



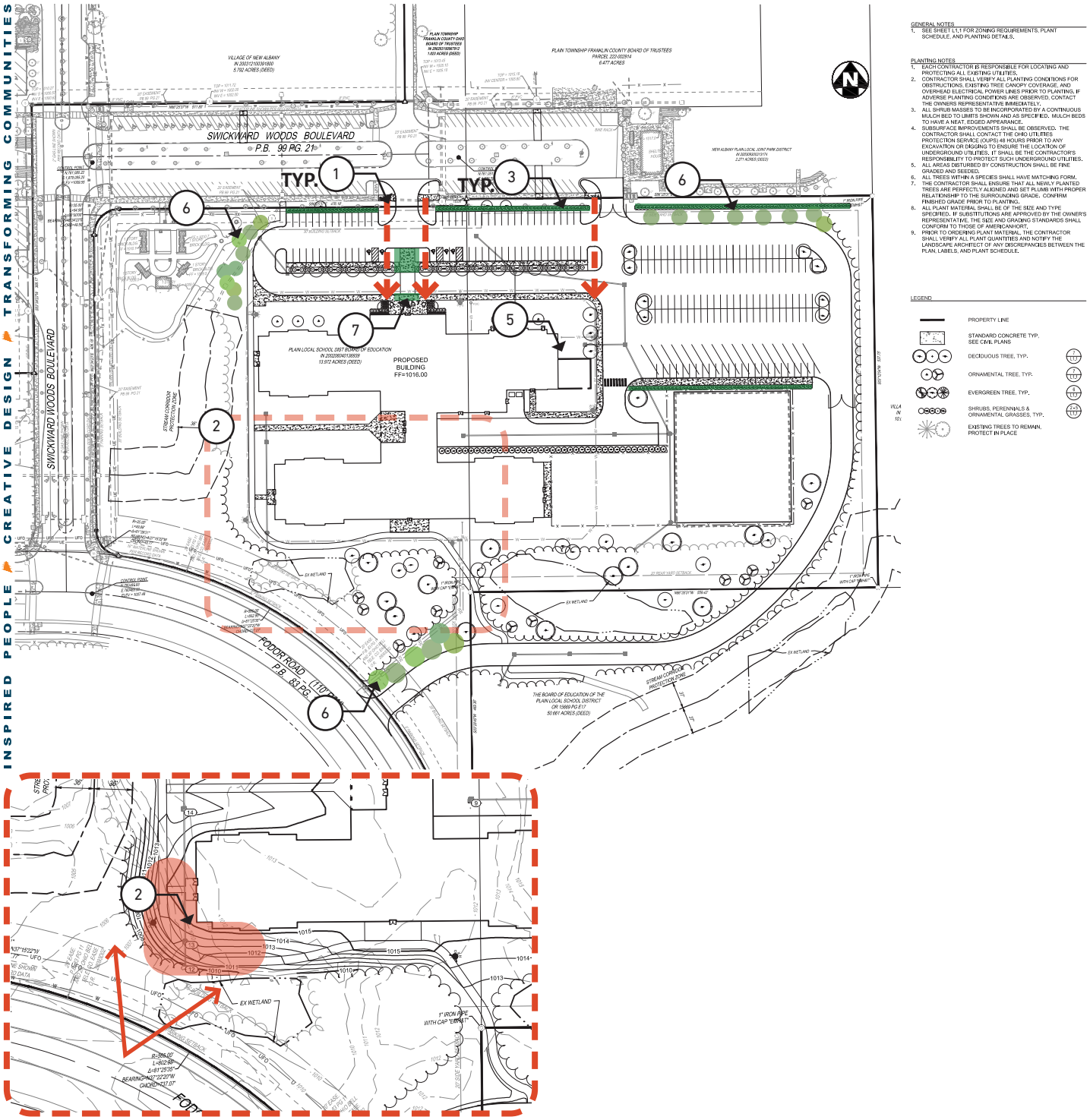
**NOTES:*

The provided diagram is for clarification and design intent purposes only. The diagram should be used to help illustrate the above comments. It is the responsibility of the design consultants to incorporate the above comments as it relates to the site and to adhere to all City requirements and subsequent code. The diagram may not be to scale.

MKSK

Development Review

project name	NPLSD Elementary School
prepared for	City of New Albany
date	August 20, 2025
date received	August 13, 2025



Permit # _____
Board _____
Mtg. Date _____

NEW ALBANY

Community Development Planning Application

Project Information

Site Address 5101 Swickard Woods Blvd.

Parcel Numbers 222-002970 & 222-00356

Acres 13.972 # of lots created _____

Choose Application Type	Circle all Details that Apply			
☐ Appeal				
X Certificate of Appropriateness				
☐ Conditional Use				
☐ Development Plan	Preliminary	Final	Comprehensive	Amendment
☐ Plat	Preliminary	Final		
☐ Lot Changes	Combination	Split	Adjustment	
☐ Minor Commercial Subdivision				
☐ Vacation	Easement		Street	
☐ Variance				
☐ Extension Request				
☐ Zoning	Amendment (rezoning)		Text Modification	

Description of Request: Certificate of Appropriateness for proposed new elementary school for New Albany Plain Local Schools

Contacts

Property Own [redacted]
Address:
City, State, Zi
Phone numbe
Email:

Applicant's Na [redacted]
Address:
City, State, Zip
Phone number:
Email: v

Signature

Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.

Signature of Owner _____ Date: 8/6/25

Signature of Applicant _____ Date: 8-6-25

schorr architects inc.

[redacted]

New Albany Plain Local Schools Proposed New Elementary School Project Description

Date: August 5, 2025

This project consists of the development of a New Elementary School for New Albany Plain Local Schools. The facility will currently house grades Kindergarten through the Second-grade level. The proposed design includes 63 Classroom spaces and all associated support spaces required for educational purposes. The proposed design is a 2- story structure. Future classroom additions are proposed to enclose the west courtyard. The Student Dining area is intended to be a two-story volume with internal columns located off access of the stage and developed with a coffered ceiling. Structure for this area is currently under development and is not detailed in the current drawings. The food service exhaust ventilation and select mechanical equipment is screened by the roof structure in the roof mechanical well. The transformer and chiller are screened in the brick-enclosed mechanical yard located along the east side of the structure as are the facilities dumpsters.

Proposed signage will include the school's name on the main entry entablature and one unilluminated ground sign matching the designs of the existing New Albany Plain Local Schools facilities. The name of the facility is yet to be determined.

Please do not hesitate to contact me should you have any questions.

Respectfully Submitted,

Schorr Architects, Inc.

Victoria Newell, A.I.A., LEED AP

Proposed gates at drives to match existing fence gates at New Albany-Plain Local school facilities.

Proposed ground sign to match existing ground signs at New Albany-Plain Local school facilities.

schorr architects inc.

[redacted]

New Albany Plain Local Schools Proposed New Elementary Proposed Exterior Finishes

Date: August 5, 2025

The following Exterior Material Finish are proposed for the NAPLS New Elementary School:

- Brick Veener and Water Table – General Shale Brick, Buckingham Tudor, modular
- Stone detailing at primary entry features and window framing – Basis of Design is Edwards Cast Stone Co. custom fabrication.
- Columns – Custom fabricated fiberglass column enclosures Basis of Design manufacturer TBD
- Building Fenestration – Basis of Design Graham Architectural Products Single Hung Windows Performance Organic Coating Finish: Type Factory applied two-coat 70% Kynar resin meeting AAMA 2605 specifications. Color: Bone White or Colonial White
- Entry System-Basis of Design YKK, High Performance Organic Coating Finish: Type Factory applied two-coat 70% Kynar resin meeting AAMA 2605 specifications. Color: Hartford Green
- Cornice / gutter assembly aluminum custom fabrication – Basis of Design PAC-CLAD
- Roofing asphalt shingles – Basis of Design GAF Timberline HDZ Color: Charcoal

Please do not hesitate to contact me should you have any questions.

Respectfully Submitted,

Schorr Architects, Inc.

Victoria Newell, A.I.A., LEED AP

Charcoal

Shingles

Brick

schorr architects inc.

[redacted]

New Albany Plain Local Schools New Elemntary
Parking Narrative

Date: August 22, 2025

1. 176 parking spaces will be provided onsite for everyday use. An additional 24 parking spaces will be located in the bus parking lot for additional parking for special events, for a total of 200 parking spaces. We started planning parking based upon 2 spaces per classroom. Given that there are 63 classrooms, this equates to 126 parking spaces. We also looked at the planned number of employees for the school, which is 129. On a typical school day, we would expect there to be an additional 47 parking spaces for visitors to the school. The New Albany Zoning Code stipulates 3 per classroom for a public or private school. This requirement does differentiate between elementary schools with non-driving students and high schools that have driving students.

2. Drive aisles are planned to be 30’ throughout the site. The dimensions of the drives are labeled on the site plan.

3. The playground spaces will consist of a 28,500 SF synthetic turf area. Grades in the playground and turf area will be ADA complaint with the majority of the grades being 2% or less. The design of the playground is underdevelopment.

4. The update site plan shows the 30’ building setback along Fodor Road.

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL

5101 Swickard Woods Blvd.

PREPARED FOR:

New Albany - Plain Local Schools

55 North High Street
New Albany, Ohio 43054

CONSULTANTS

MECHANICAL / ELECTRICAL ENGINEER:
ROGER D. FIELDS & ASSOCIATES
580 N. FOURTH STREET. SUITE 240
COLUMBUS, OHIO 43215

STRUCTURAL ENGINEER:
SMBH, INC.
1166 DUBLIN ROAD, SUITE 200
COLUMBUS, OHIO 43215

CIVIL ENGINEER:
THE KLEINGERS GROUP
350 WORTHINGTON ROAD H
WESTERVILLE, OHIO 43082

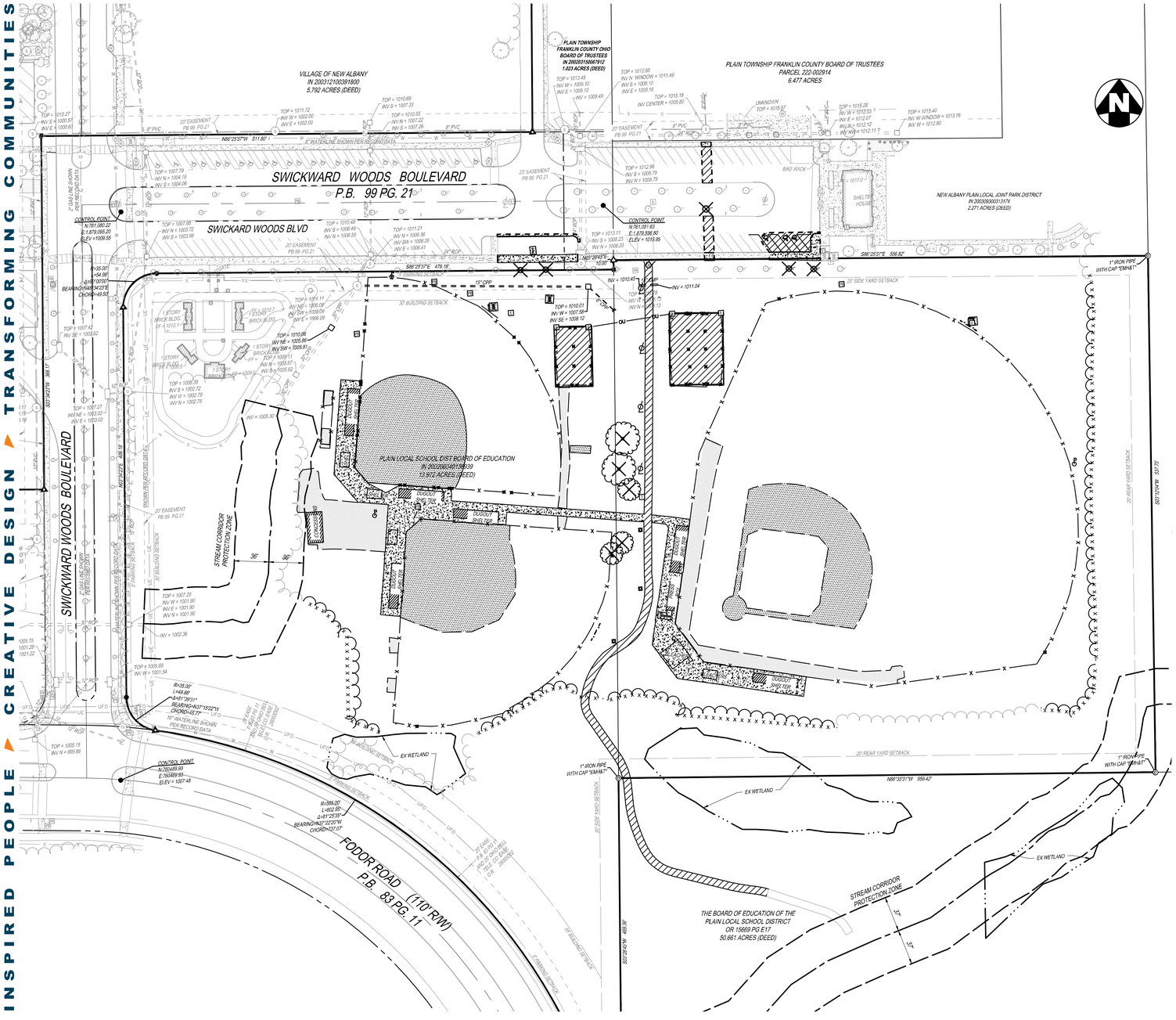
TECHNOLOGY ENGINEER:
HEAPY ENGINEERING
1800 WATERMARK DR.
COLUMBUS, OHIO 43215

FOOD SERVICE DESIGNER:
REITANO DESIGN GROUP
748 EAST BATES STREET, SUITE 200
INDIANAPOLIS, INDIANA 46202

TONY R. SCHORR, LICENSE #8879
EXPIRATION DATE 12/31/2025
SIGNED 3.17.2025 DATE

ARCHITECT:
SCHORR ARCHITECTS, INC.
230 BRADENTON AVE.
DUBLIN, OH 43017
OFFICE: (614)798-2096 FAX: (614) 798-2097

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



EXISTING LEGEND

- BENCHMARK
- 5/8" IRON PIN SET (KLEINGERS GROUP)
- MAG NAIL SET
- STORM MANHOLE
- CATCH BASIN
- INLET
- YARD DRAIN
- ELECTRIC BOX
- ELECTRIC METER
- ELECTRIC OUTLET
- PULL BOX
- A/C UNIT
- BOLLARD
- LIGHT POLE
- UTILITY POLE
- LAMP POST
- GUY WIRE
- TRANSFORMER
- CABLE BOX
- CLEANOUT
- FIRE DEPARTMENT CONNECTION
- FIRE HYDRANT
- WATER VALVE
- WATER SERVICE
- WATER METER
- IRRIGATION CONTROL VALVE
- SPRINKLER HEAD
- PHONE BOX
- TRAFFIC SIGNAL POLE
- TRAFFIC MANHOLE
- GAS SERVICE
- BASKETBALL GOAL
- FLAG POLE
- FENCE POST
- STUMP
- SINGLE POST SIGN
- HANDICAP PARKING
- SANITARY MANHOLE
- MANHOLE UNKNOWN

- OU — OU — OVERHEAD UTILITIES
- UFO — UFO — UNDERGROUND FIBER OPTICS
- X — X — FENCE LINE
- TREE LINE
- BUSH LINE
- HANDRAIL
- W — W — WATER LINE
- G — G — GAS LINE
- UE — UE — UNDERGROUND ELECTRIC
- STORM SEWER
- SANITARY SEWER
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- CONCRETE
- GRAVEL
- LANDSCAPE

DEMOLITION LEGEND

- REMOVE ASPHALT
- SAWCUT LINE
- REMOVE EXISTING TREE
- REMOVE TREELINE

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

SEAL:

NO. DATE DESCRIPTION

NEW ELEMENTARY SCHOOL
FOR
NEW ALBANY-PLAIN LOCAL SCHOOLS

PROJECT NO: 240175.001
DATE: 07-17-2025
SCALE: 0 25 50 100

SHEET NAME:
DEMOLITION PLAN

SHEET NO.
C1.1

DEMOLITION PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
Enter address here

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

SD SET 3.17.25

COMM. NO.: 2444

C1.1

SIGNED 7.17.2025 DATE

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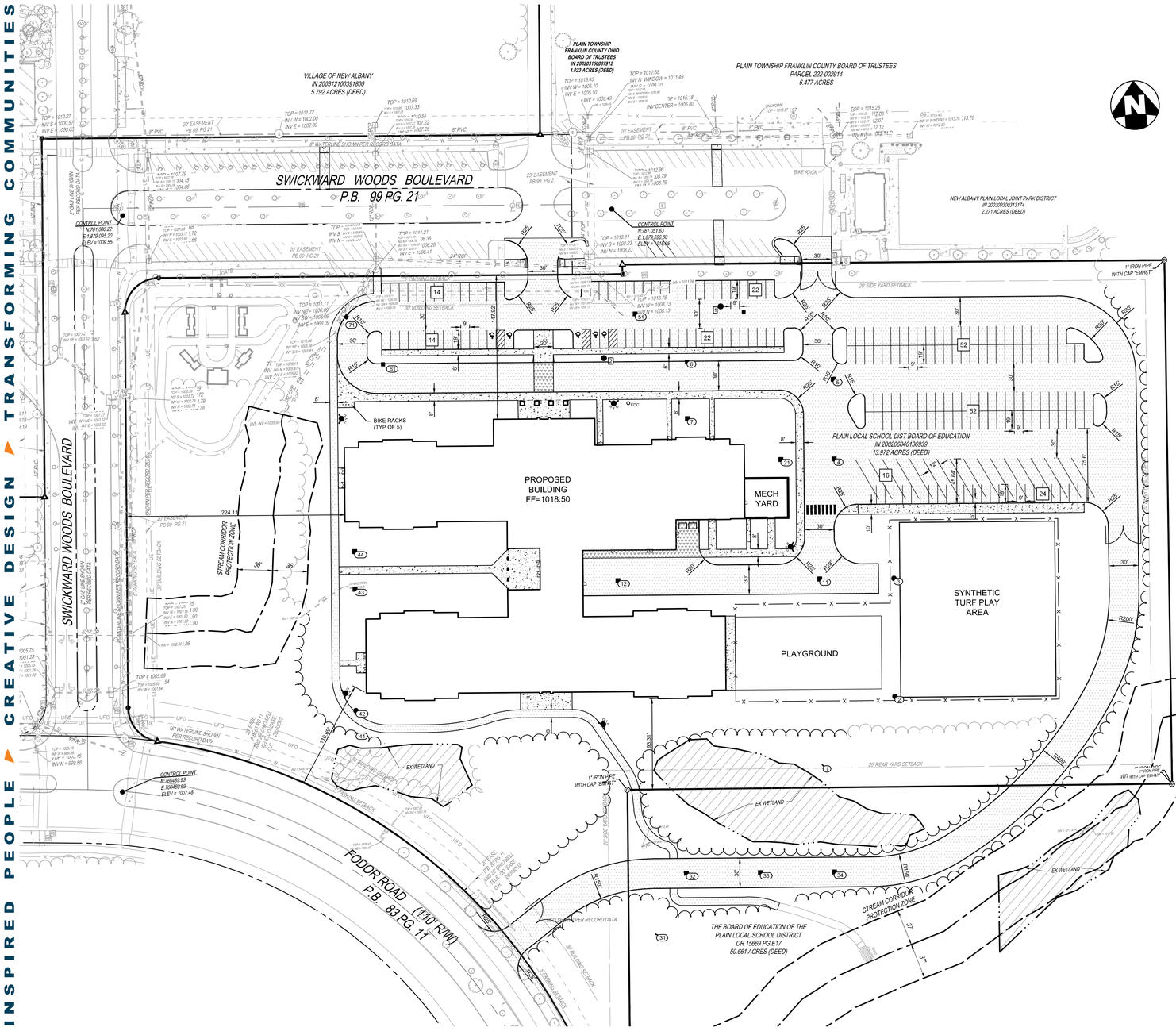
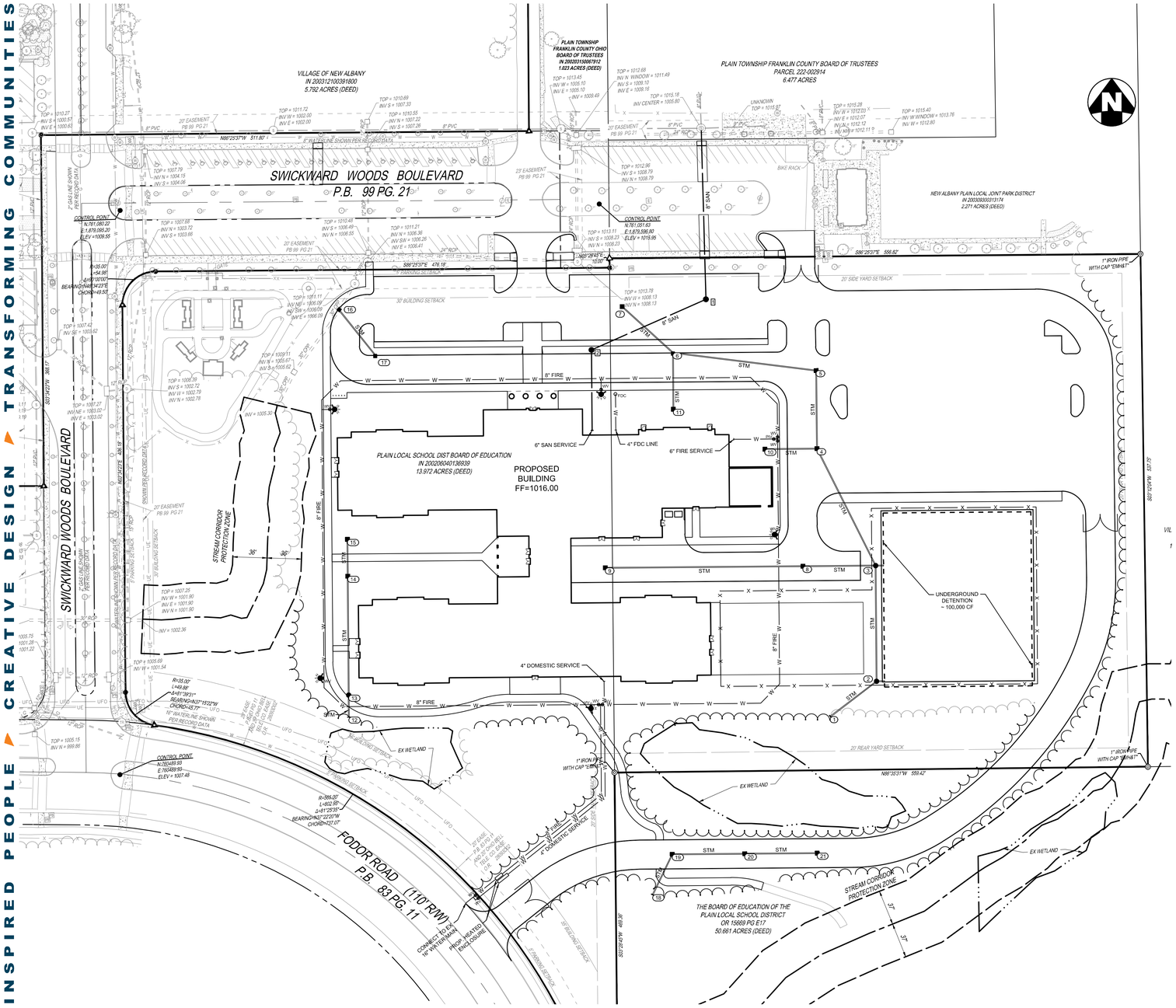

SWICKWARD WOODS BOULEVARD
P.B. 99 PG. 21
SWICKWARD WOODS BOULEVARD
FODOR ROAD (110' R/W)
P.B. 83 PG. 11
VILLAGE OF NEW ALBANY
IN 200312100391800
5.792 ACRES (DEED)
PLAIN TOWNSHIP
FRANKLIN COUNTY OHIO
BOARD OF TRUSTEES
IN 200203150067912
1.823 ACRES (DEED)
PLAIN TOWNSHIP FRANKLIN COUNTY BOARD OF TRUSTEES
PARCEL 222-002914
6.477 ACRES
NEW ALBANY PLAIN LOCAL JOINT PARK DISTRICT
IN 200309030031174
2.271 ACRES (DEED)
PLAIN LOCAL SCHOOL DIST BOARD OF EDUCATION
IN 200206040136939
13.972 ACRES (DEED)
VILLAGE OF NEW ALBANY
IN 199808120173404
10.000 ACRES (DEED)
THE BOARD OF EDUCATION OF THE
PLAIN LOCAL SCHOOL DISTRICT
OR 15669 PG E17
50.661 ACRES (DEED)
PROPOSED
BUILDING
FF=1018.50
MECH
YARD
SYNTHETIC
TURF PLAY
AREA
PLAYGROUND
BIKE RACKS
(TYP OF 5)
BIKE RACK
EX WETLAND
STREAM CORRIDOR
PROTECTION ZONE
CONTROL POINT
N:761,080.22
E:1,679,085.20
ELEV =1009.55
CONTROL POINT
N:761,051.63
E:1,679,596.80
ELEV = 1012.65
CONTROL POINT
N:760489.93
E:760489.93
ELEV = 1007.48
1" IRON PIPE
WITH CAP "EMHT"
20' EASEMENT
PB 99 PG 21
23' EASEMENT
PB 99 PG 21
8" WATERLINE SHOWN PER RECORD DATA
16" WATERLINE SHOWN
PER RECORD DATA
30' BUILDING SETBACK
20' SIDE YARD SETBACK
20' REAR YARD SETBACK
30' PARKING SETBACK
224.1
224.1
R200'
R200'
R200'

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



PROPOSED LEGEND

- STM — STORM SEWER PIPE
- CATCH BASIN
- CURB INLET
- YARD DRAIN
- HEADWALL
- MANHOLE
- CO — STORM SEWER CLEANOUT
- DS — DOWNSPOUT
- SAN — SANITARY SEWER PIPE
- A — SANITARY SEWER MANHOLE
- CO — SANITARY SEWER CLEANOUT
- WAT W — WATERLINE PIPE
- FIRE HYDRANT
- WV — WATER VALVE
- PIV — POST INDICATOR VALVE
- FDC — FIRE DEPARTMENT CONNECTION

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Westerville, OH 43082
614.882.4311

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NO. DATE DESCRIPTION

NEW ELEMENTARY SCHOOL
FOR
NEW ALBANY-PLAIN LOCAL SCHOOLS

PROJECT NO: 240175.001
DATE: 07-17-2025
SCALE: 0 25 50 100
SHEET NAME: **UTILITY PLAN**
SHEET NO. **C1.3**

UTILITY PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
Enter address here

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

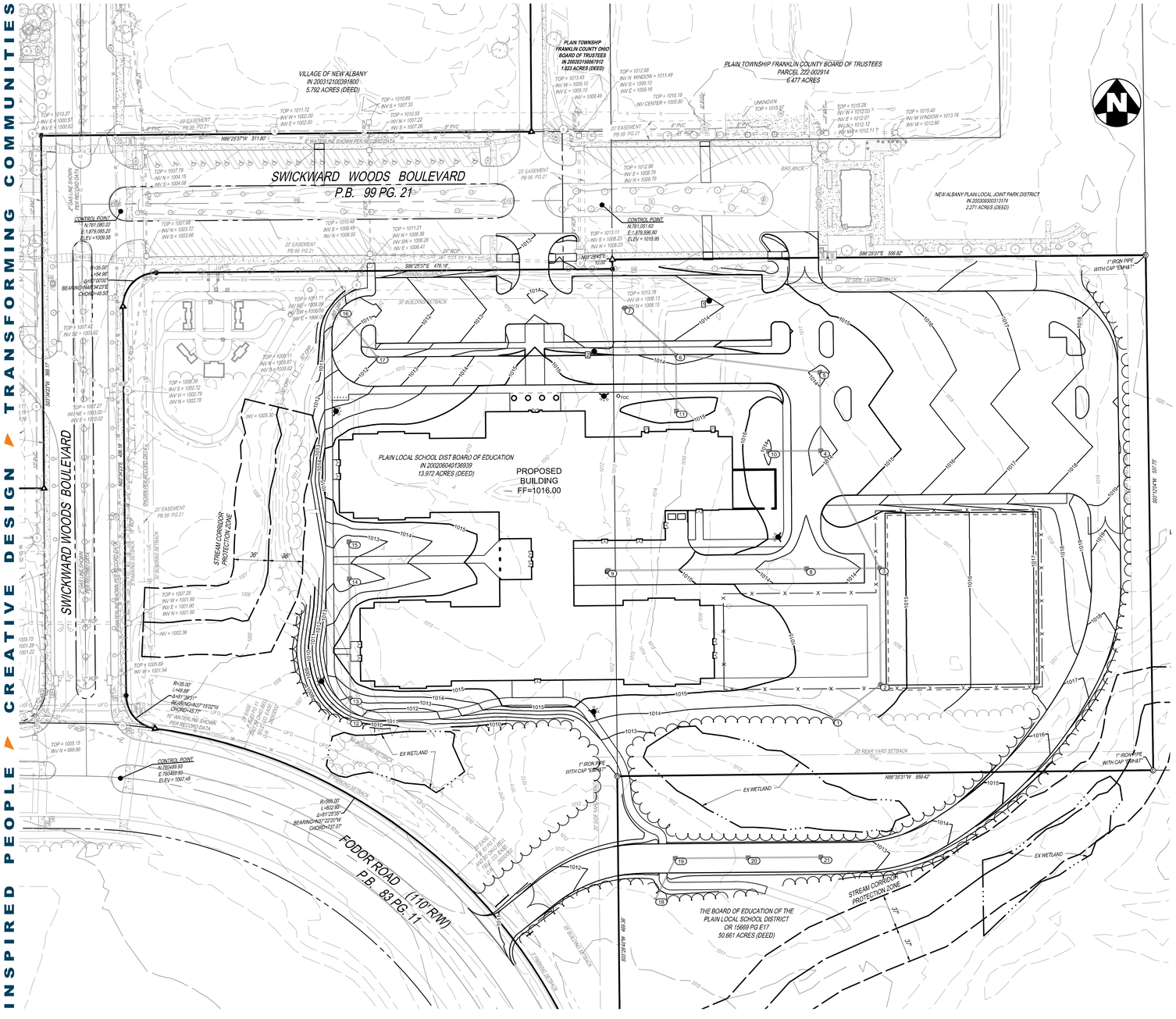
schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

SD SET 3.17.25	
COMM. NO.: 2444	

C1.3

7.17.2025
SIGNED DATE

INSPIRED PEOPLE ▲ CREATIVE DESIGN ▲ TRANSFORMING COMMUNITIES



GRADING LEGEND

- 1215 EXISTING MAJOR CONTOUR
- 1216 EXISTING MINOR CONTOUR
- 1215 PROPOSED MAJOR CONTOUR
- 1216 PROPOSED MINOR CONTOUR

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SEAL:

NO. DATE DESCRIPTION

NEW ELEMENTARY SCHOOL
FOR
NEW ALBANY-PLAIN LOCAL SCHOOLS

PROJECT NO: 240175.001
DATE: 07-17-2025
SCALE: 0 25 50 100
SHEET NAME: **GRADING PLAN**
SHEET NO. **C1.4**

GRADING PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
Enter address here

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

SD SET 3.17.25	

COMM. NO.: 2444

C1.4

SIGNED 7.17.2025 DATE

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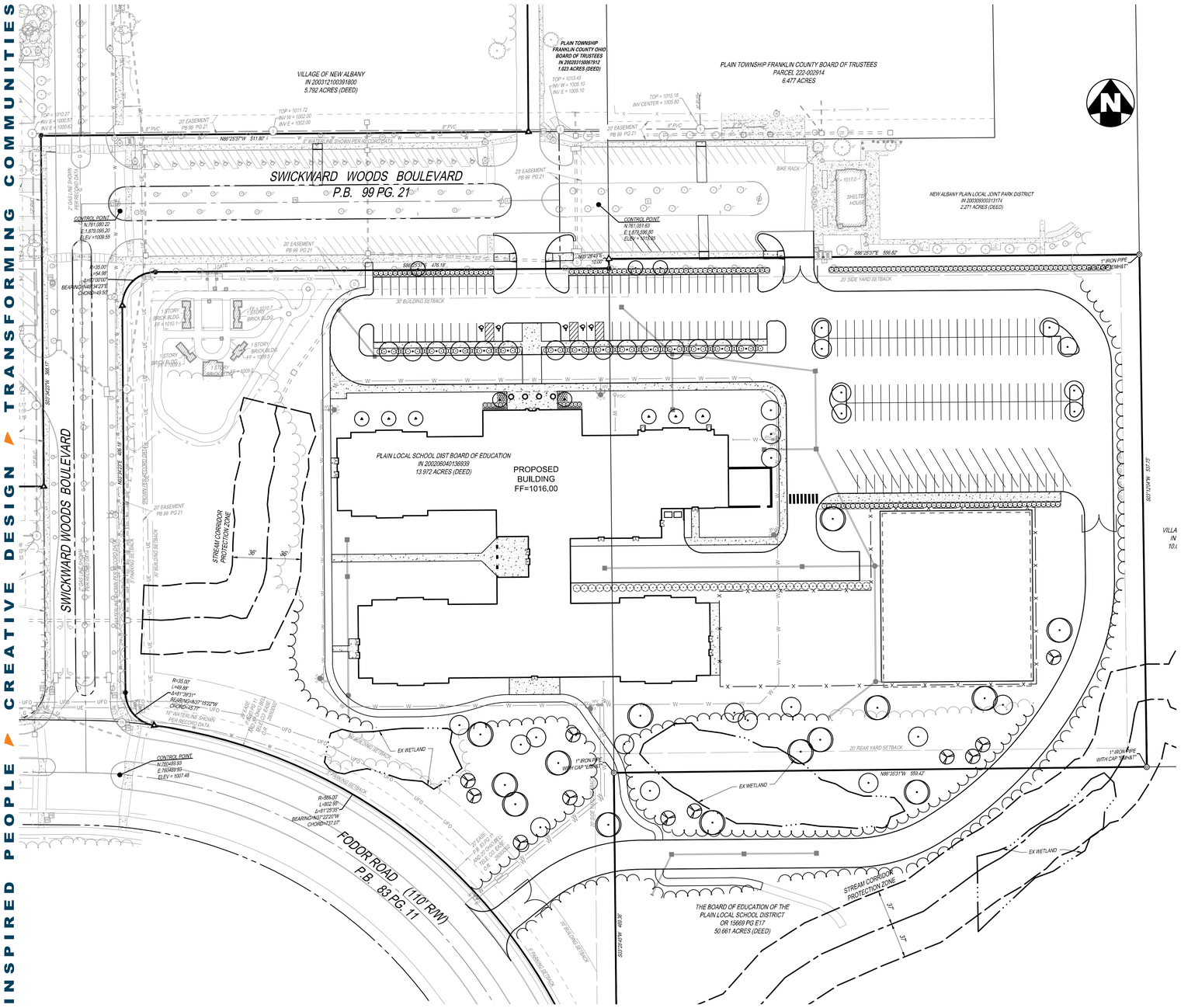

GENERAL NOTES

1. SEE SHEET L1.1 FOR ZONING REQUIREMENTS, PLANT SCHEDULE, AND PLANTING DETAILS.

PLANTING NOTES

1. EACH CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PROTECTING ALL EXISTING UTILITIES.
2. CONTRACTOR SHALL VERIFY ALL PLANTING CONDITIONS FOR OBSTRUCTIONS, EXISTING TREE CANOPY COVERAGE, AND OVERHEAD ELECTRICAL POWER LINES PRIOR TO PLANTING. IF ADVERSE PLANTING CONDITIONS ARE OBSERVED, CONTACT THE OWNERS REPRESENTATIVE IMMEDIATELY.
3. ALL SHRUB MASSES TO BE INCORPORATED BY A CONTINUOUS MULCH BED TO LIMITS SHOWN AND AS SPECIFIED. MULCH BEDS TO HAVE A NEAT, EDGED APPEARANCE.
4. SUBSURFACE IMPROVEMENTS SHALL BE OBSERVED. THE CONTRACTOR SHALL CONTACT THE OHIO UTILITIES PROTECTION SERVICE (OUPS) 48 HOURS PRIOR TO ANY EXCAVATION OR DIGGING TO ENSURE THE LOCATION OF UNDERGROUND UTILITIES. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT SUCH UNDERGROUND UTILITIES.
5. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE FINE GRADED AND SEEDED.
6. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM.
7. THE CONTRACTOR SHALL ENSURE THAT ALL NEWLY PLANTED TREES ARE PERFECTLY ALIGNED AND SET PLUMB WITH PROPER RELATIONSHIP TO THE SURROUNDING GRADE. CONFIRM FINISHED GRADE PRIOR TO PLANTING.
8. ALL PLANT MATERIAL SHALL BE OF THE SIZE AND TYPE SPECIFIED. IF SUBSTITUTIONS ARE APPROVED BY THE OWNER'S REPRESENTATIVE, THE SIZE AND GRADING STANDARDS SHALL CONFORM TO THOSE OF AMERICANHORT.
9. PRIOR TO ORDERING PLANT MATERIAL, THE CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES AND NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLAN, LABELS, AND PLANT SCHEDULE.

LEGEND

- PROPERTY LINE
- STANDARD CONCRETE TYP, SEE CIVIL PLANS
- DECIDUOUS TREE, TYP. (7 / L1.1)
- ORNAMENTAL TREE, TYP. (7 / L1.1)
- EVERGREEN TREE, TYP. (6 / L1.1)
- SHRUBS, PERENNIALS & ORNAMENTAL GRASSES, TYP. (2 - 5 / L1.1)
- EXISTING TREES TO REMAIN, PROTECT IN PLACE

0 25 50 100

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SEAL:

NO.	DATE	DESCRIPTION

NEW ELEMENTARY SCHOOL
FOR
NEW ALBANY-PLAIN LOCAL SCHOOLS

PROJECT NO: 240175.001
DATE: 07-17-2025
SCALE: 0 25 50 100
SHEET NAME: **PLANTING PLAN**
SHEET NO. **L1.0**

PLANTING PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
Enter address here

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

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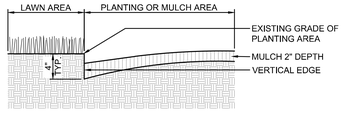
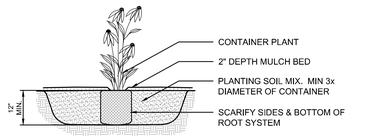
L1.0

SIGNED 7.17.2025 DATE

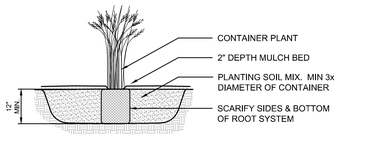
INSPIRED PEOPLE ▲ TRANSFORMING COMMUNITIES ▲ CREATIVE DESIGN



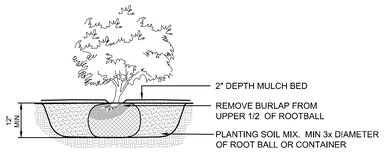
1 PLANTING BED / TREE PIT EDGING DETAIL
N.T.S.



2 PERENNIAL PLANTING
N.T.S.



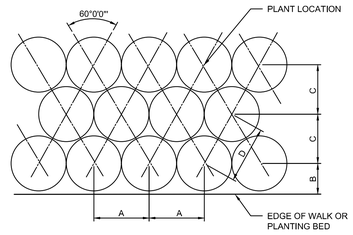
3 ORNAMENTAL GRASS PLANTING
N.T.S.



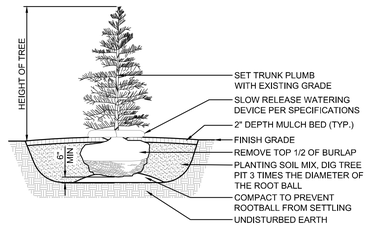
4 SHRUB PLANTING
N.T.S.

SPACING	A	B	C	D
12"	12"	6"	10"	12"
18"	18"	8"	15	18"
24"	24"	10"	20"	24"
30"	30"	15"	25"	30"
36"	36"	18"	31"	36"
48"	48"	21"	41"	48"

A = SPACING
B = SP/2
C = SP/1.2
D = SPACING

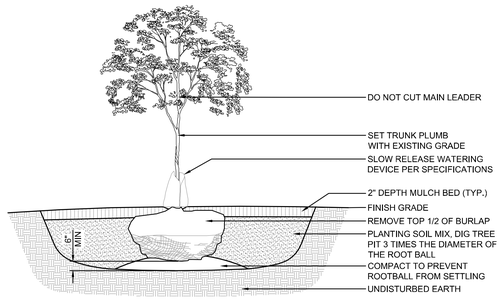


5 PLANT SPACING
N.T.S.



NOTES:
1. TOP OF ROOT BALL TO BE 2"-3" ABOVE ADJACENT FINISHED GRADE.
2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING. RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
4. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE.

6 CONIFEROUS TREE PLANTING WITH WATERING DEVICE
N.T.S.



NOTES:
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2. REMOVE ALL LABELS, TAGS, OR OTHER FOREIGN MATERIALS FROM LIMBS.
3. THE AMOUNT OF PRUNING SHALL BE LIMITED TO THE MINIMUM NECESSARY TO REMOVE DEAD OR INJURED TWIGS AND BRANCHES AND TO COMPENSATE FOR THE LOSS OF ROOTS DURING TRANSPLANTING, RETAIN NORMAL SHAPE OF TREE. OWNER'S REPRESENTATIVE WILL DETERMINE AMOUNT OF PRUNING NECESSARY. PLANT TREES AT SAME GRADE AS GROWN IN THE NURSERY.
4. DO NOT STAKE AND GUY TREES UNLESS NEEDED FOR STABILITY BASED ON SITE CONDITIONS OR A DIRECTED BY OWNER'S REPRESENTATIVE .
5. PROVIDE SLOW RELEASE WATERING DEVICE. ONE PER TREE. REFER TO SPECIFICATIONS.

7 DECIDUOUS TREE PLANTING WITH WATERING DEVICE
N.T.S.

PLANT SCHEDULE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
DECIDUOUS TREES:					
ACE CEL	ACER x FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	3" CAL. MIN.	B&B	
ACE JEF	ACER x FREEMANII 'JEFFSRED'	AUTUMN BLAZE MAPLE	3" CAL. MIN.	B&B	
ACE SAC	ACER SACCHARUM 'GREEN MOUNTAIN'	GREEN MOUNTAIN SUGAR MAPLE	3" CAL. MIN.	B&B	
MOR RUB	MORUS RUBRA	RED MULBERRY	3" CAL. MIN.	B&B	
NYS SYL	NYSSA SYLVATICA	BLACK GUM	3" CAL. MIN.	B&B	
POP TRE	POPULUS TREMULOIDES 'PRAIRIE GOLD'	PRAIRIE GOLD ASPEN	3" CAL. MIN.	B&B	
QUE BIC	QUERCUS BICOLOR	SWAMP WHITE OAK	3" CAL. MIN.	B&B	
QUE PAL	QUERCUS PALUSTRIS	PIN OAK	3" CAL. MIN.	B&B	
QUE SHU	QUERCUS SHUMARDII	SHUMARD OAK	3" CAL. MIN.	B&B	
TIL COR	TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	3" CAL. MIN.	B&B	
ULM AME	ULMUS AMERICANA 'NEW HARMONY'	NEW HARMONY ELM	3" CAL. MIN.	B&B	
ZEL SER	ZELKOVA SERRATA 'GREEN VASE'	GREEN VASE ZELKOVA	3" CAL. MIN.	B&B	
EVERGREEN TREES:					
CED ATL	CEDRUS ATLANTICA 'GLAUCA'	BLUE ATLAS CEDAR	6' HT. MIN.	B&B	
CHA LAW	CHAMAECYPARIS LAWONIANA 'ALUMNII'	LAKE ERIE BLUE LAWSON FLASECYPRESS	6' HT. MIN.	B&B	
JUN VIR	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	6' HT. MIN.	B&B	
JUN BUR	JUNIPERUS VIRGINIANA 'BURKII'	BURK JUNIPER	6' HT. MIN.	B&B	
PIC ABI	PICEA ABIES	NORWAY SPRUCE	6' HT. MIN.	B&B	
PIC GLA	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	6' HT. MIN.	B&B	
PIN FLE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PYRAMID LIMBER PINE	6' HT. MIN.	B&B	
ORNAMENTAL TREES:					
AME GRA	AMELANCHIER x GRANDIFOLIA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7' HT. MIN.	B&B	MULTI-STEM
COR FLO	CORNUS FLORIDA 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	2" CAL. MIN.	B&B	
CRA VIR	CRATAEGUS VIRIDIS 'WINTER KING'	WINTER KING HAWTHORN	7' HT. MIN.	B&B	MULTI-STEM
PRU CER	PRUNUS CERASIFERA 'NEWPORT'	NEWPORT PLUM	2" CAL. MIN.	B&B	
SHRUBS:					
BUX MIC	BUXUS MICROPHYLLA VAR. KOREAN 'WINTERGREEN'	WINTERGREEN BOXWOOD	30" HT. MIN.	B&B	PLANT 4' O.C.
HYD PAN	HYDRANGEA PANICULATA 'ILVOBO'	BOBO HYDRANGEA	24" HT. MIN.	CONT.	PLANT 4' O.C.
HYD PAN	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	24" HT. MIN.	CONT.	PLANT 4' O.C.
HYD QUE	HYDRANGEA QUERCIFOLIA	OAKLEAF HYDRANGEA	36" HT. MIN.	CONT.	PLANT 6' O.C.
ILE GLA	ILEX GLABRA 'GEMBOX'	GEMBOX HOLLY	18" HT. MIN.	CONT.	PLANT 2.5' O.C.
JUN PFI	JUNIPERUS x PFITZERIANA 'SEA GREEN'	SEA GREEN JUNIPER	30" HT. MIN.	B&B	PLANT 6' O.C.
RHU ARO	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	18" HT. MIN.	CONT.	PLANT 5' O.C.
VIB JUD	VIBURNUM x JUDDII	JUDD VIBURNUM	30" HT. MIN.	B&B	PLANT 6' O.C.
VIB RHY	VIBURNUM RHYTIDOPHYLLUM	LEATHERLEAF VIBURNUM	36" HT. MIN.	B&B	PLANT 8' O.C.
PERENNIALS AND ORNAMENTAL GRASSES:					
CAL ACU	CALAMAGROSTIS x ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	#2	CONT.	PLANT 30" O.C.
LIR MUS	LIRIOPE MUSCARI 'VARIEGATA'	VARIEGATED LIRIOPE	#2	CONT.	PLANT 18" O.C.
LIR BIG	LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	#2	CONT.	PLANT 24" O.C.
MIS SIN	MISCANTHUS SINENSIS 'GRACILLIMUS'	MAIDEN GRASS	#2	CONT.	PLANT 36" O.C.
PEN ALO	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS	#2	CONT.	PLANT 24" O.C.
PER ATR	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	#2	CONT.	PLANT 24" O.C.
RUD FUL	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK EYED SUSAN	#2	CONT.	PLANT 24" O.C.
SAL MAY	SALVIA x SYLVESTRIS 'MAINACHT'	MAY NIGHT SALVIA	#2	CONT.	PLANT 18" O.C.
TURFGRASS SEED: SEE SPECIFICATIONS					

NEW ALBANY, OHIO LANDSCAPE ZONING REQUIREMENTS

	REQUIRED	PROPOSED
STREET TREES (1171.04)		
TREES	DECIDUOUS CANOPY TREES SHALL BE PLANTED BETWEEN 24' - 36' O.C. LOCATED BETWEEN THE ROAD AND THE WALK / PATH (3" CALIPER MIN.)	EXISTING TREES + ADDITIONAL TREES TO FILL GAPS
LANDSCAPING SCREENING (1171.05)		
SERVICE AREAS	SCREEN FROM RESIDENTIAL DISTRICTS WITH WALLS, MOUNDS, FENCES, VEGETATION OR COMBINATION OF THESE TO A MIN. HEIGHT OF 7' AND OPAQUENESS OF 75%.	PROVIDED
TRASH AREAS	SCREEN FROM VIEW WITH WALLS, FENCES, VEGETATION OR COMBINATION OF THESE TO A MIN. HEIGHT OF 6' AND OPAQUENESS OF 75%.	PROVIDED
TREES	PROVIDE 1 TREE PER 5,000 SF OF GROUND COVERAGE OF STRUCTURES AND VEHICULAR USE AREAS, AND A TOTAL TREE PLANTING EQUAL TO 25 INCHES + 1/2 INCH IN CALIPER FOR EVERY 4,000 SF OVER 50,000 SF OF GROUND COVERAGE 254,836 SF GROUND COVERAGE = 51 TREES WITH TOTAL CALIPER INCHES OF 51	51 TREES PROVIDED
PARKING LOT LANDSCAPING (1171.06)		
LANDSCAPE AREA	FOR EACH 100 SF, OR FRACTION THEREOF, OF PARKING AREA, PROVIDE 5 SF OF LANDSCAPE AREA 113,308 PARKING AREA = 5,665 LANDSCAPE AREA	7,759 LANDSCAPE AREA PROVIDED
TREES	PROVIDE 1 TREE PER EVERY 10 PARKING SPACES 200 PARKING SPACES = 20 TREES	20 TREES PROVIDED
SCREENING	PARKING LOTS SHALL BE SCREENED FROM PRIMARY STREETS, RESIDENTIAL AREAS, AND OPEN SPACE BY A 3.5' HEIGHT EVERGREEN HEDGE, MASONRY WALL OR COMBINATION OF THESE	EVERGREEN HEDGE PROVIDED
LANDSCAPE MATERIALS (1171.07)		
SIZES AT INSTALL	DECIDUOUS TREES: 2" CALIPER MIN. EVERGREEN TREES: 5' HEIGHT MIN. SHRUBS: 2' AVERAGE HEIGHT	PROVIDED

THE KLEINGERS GROUP
CIVIL ENGINEERING
SURVEYING
LANDSCAPE ARCHITECTURE
www.kleingers.com
350 Worthington Rd
Suite H
Westerville, OH 43082
614.882.4311

H:\Data\data2024\240175001_DWG_Sheets\240175L1N2507.dwg, 7/17/2025 2:55 PM, Mike Cavinder

SEAL:

NO. DATE DESCRIPTION

NEW ELEMENTARY SCHOOL
FOR
NEW ALBANY-PLAIN LOCAL SCHOOLS

PROJECT NO: 240175.001
DATE: 07-17-2025
SCALE:

SHEET NAME:
PLANTING SCHEDULE & DETAILS

SHEET NO.
L1.1

PLANTING SCHEDULE & DETAILS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
Enter address here

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

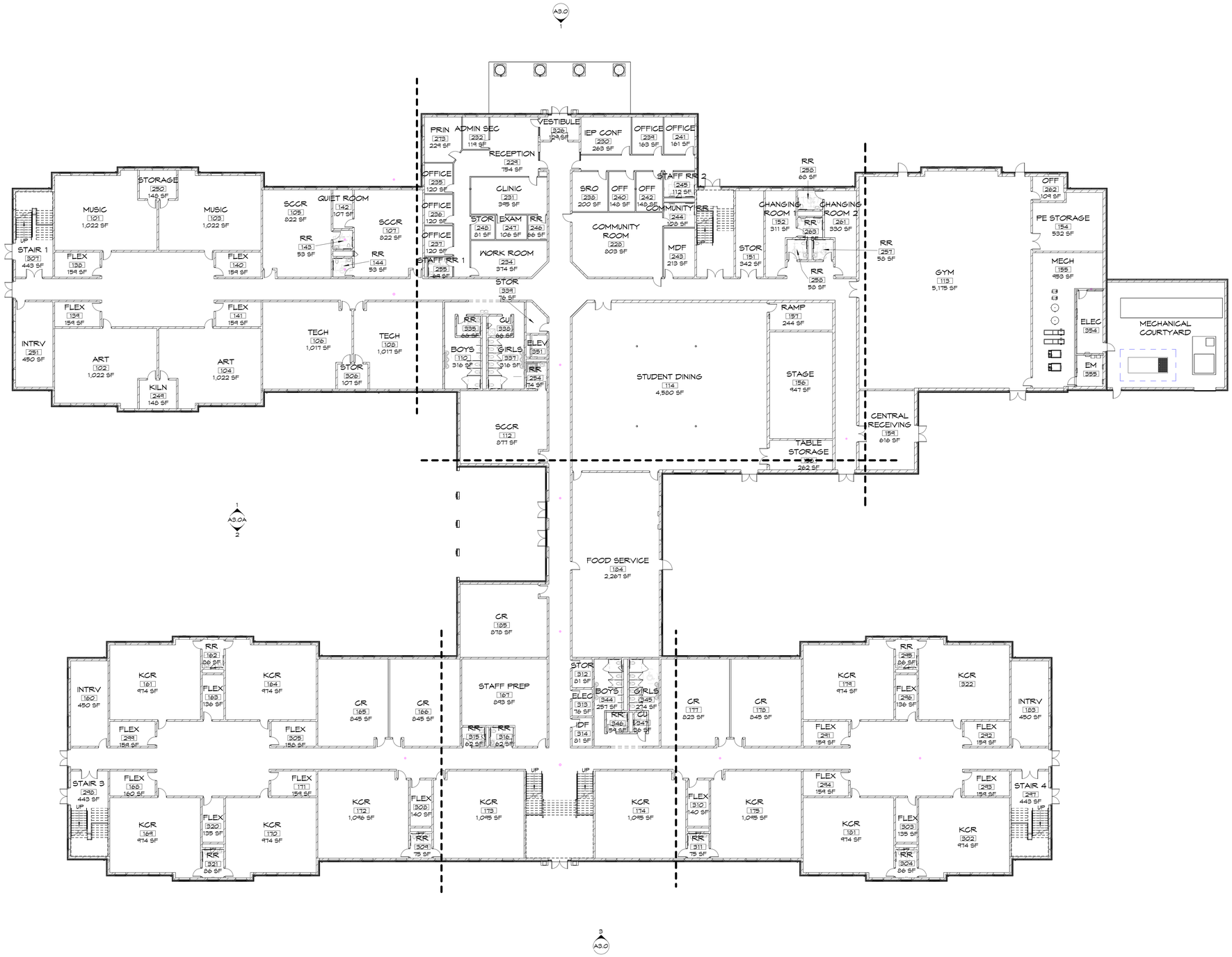
schorr architects inc.
CDA COMMUNITY DESIGN ALLIANCE

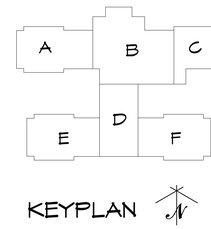
SD SET 3.17.25

COMM. NO.: 2444

L1.1

7.17.2025
SIGNED DATE





KEYPLAN

1 FIRST FLOOR - COMPOSITE PLAN
1/16" = 1'-0"

FIRST FLOOR COMPOSITE PLAN

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
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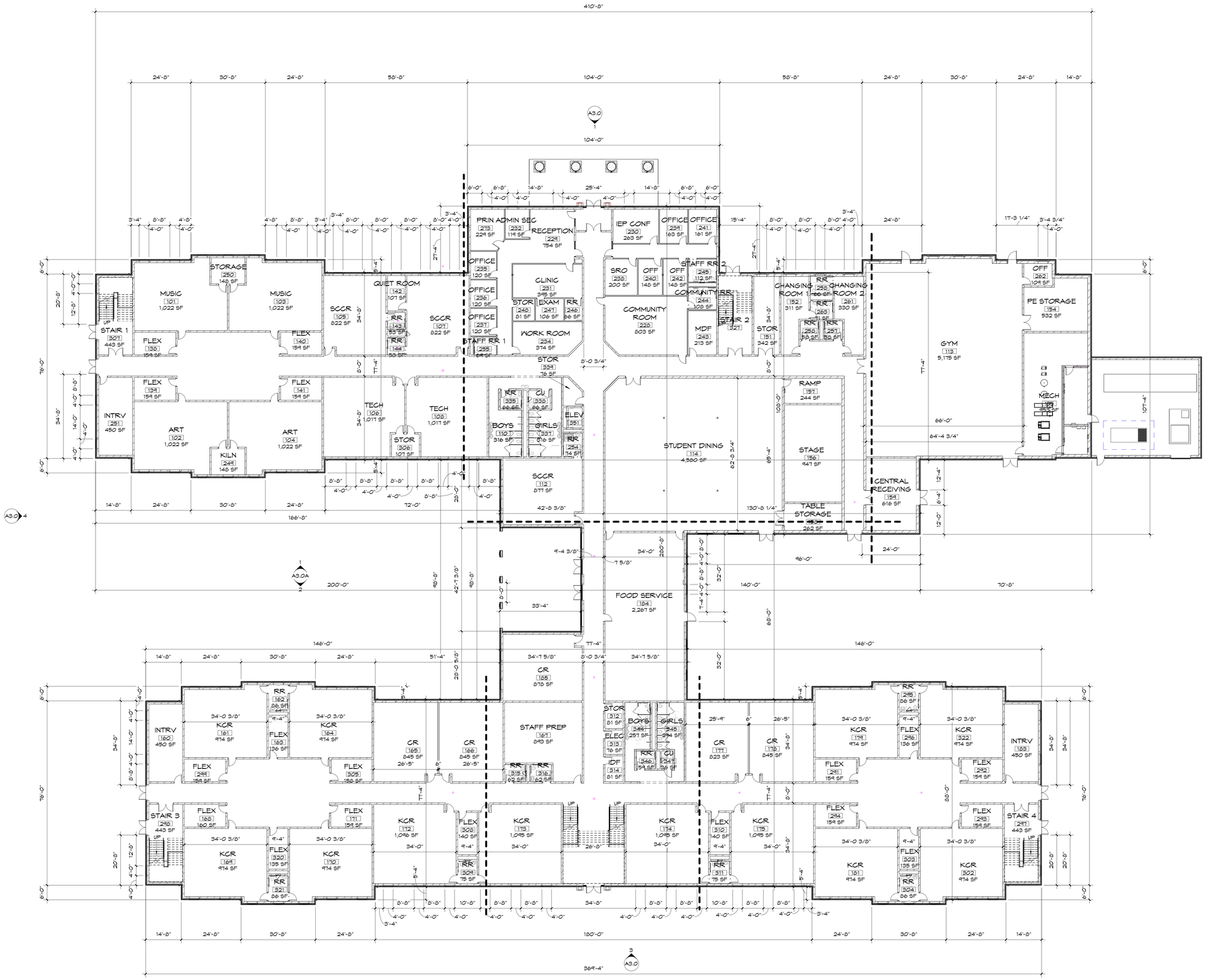

1 FIRST FLOOR - OVERALL DIMENSION PLAN

1/16" = 1'-0"

FIRST FLOOR OVERALL DIMENSION PLAN

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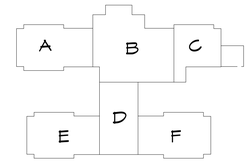
1 SECOND FLOOR COMPOSITE PLAN

1/16" = 1'-0"



KEYPLAN

SECOND FLOOR COMPOSITE PLAN

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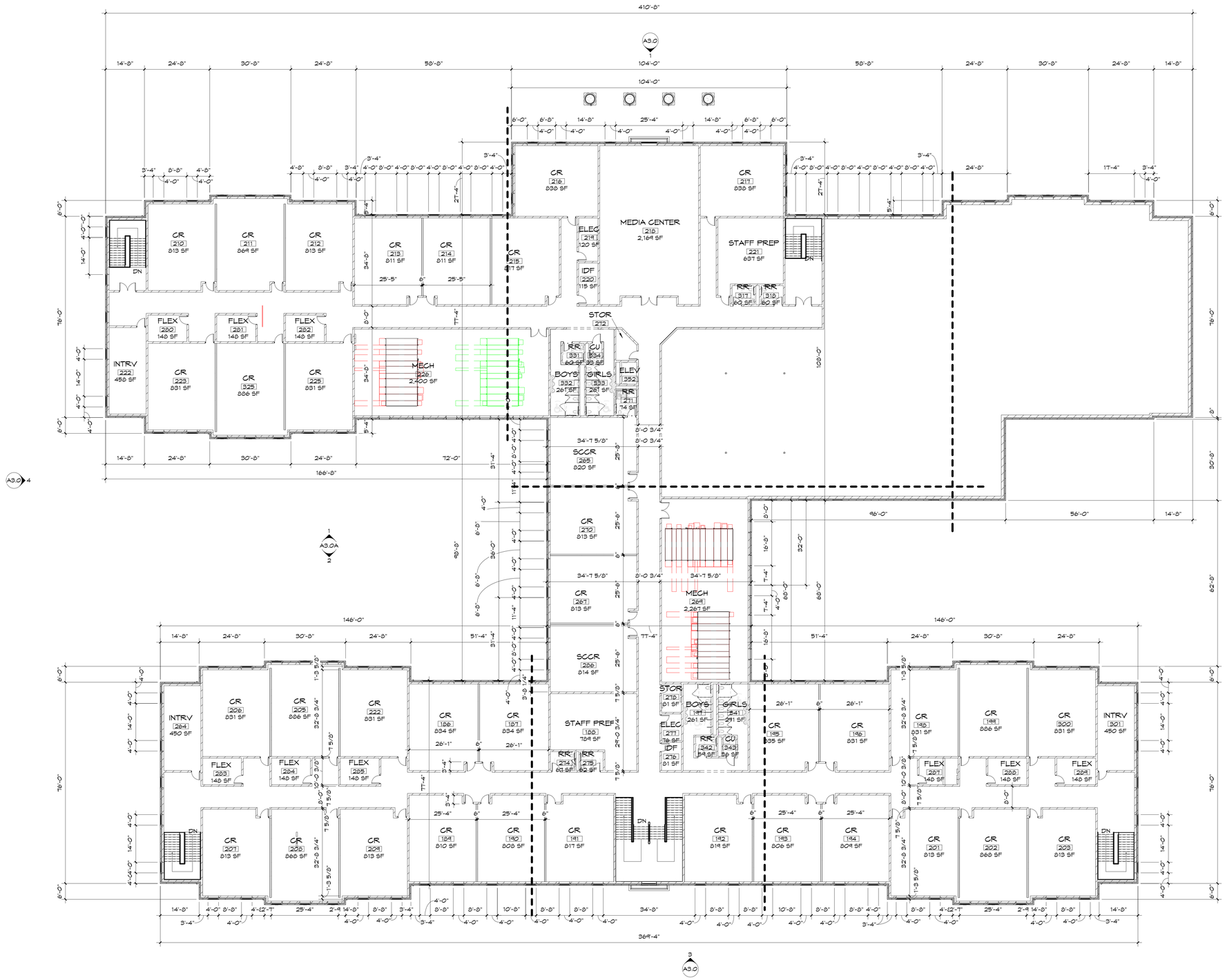

1 SECOND FLOOR - OVERALL DIMENSION PLAN
1/16" = 1'-0"

SECOND FLOOR - OVERALL DIMENSION PLAN

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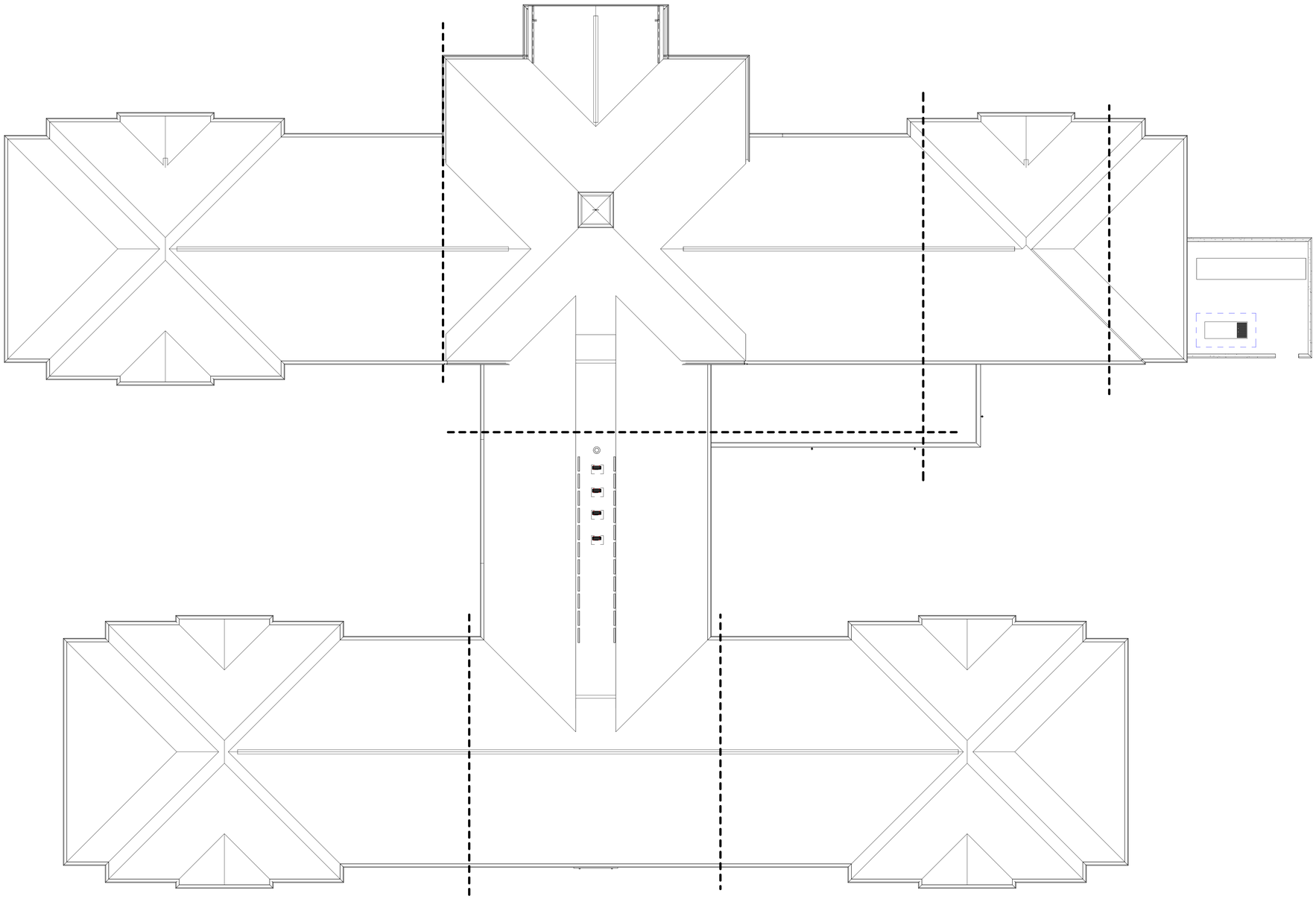
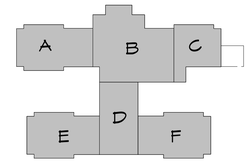
CODED NOTES - ROOF



1 ROOF PLAN
1/16" = 1'-0"



KEYPLAN

ROOF PLAN

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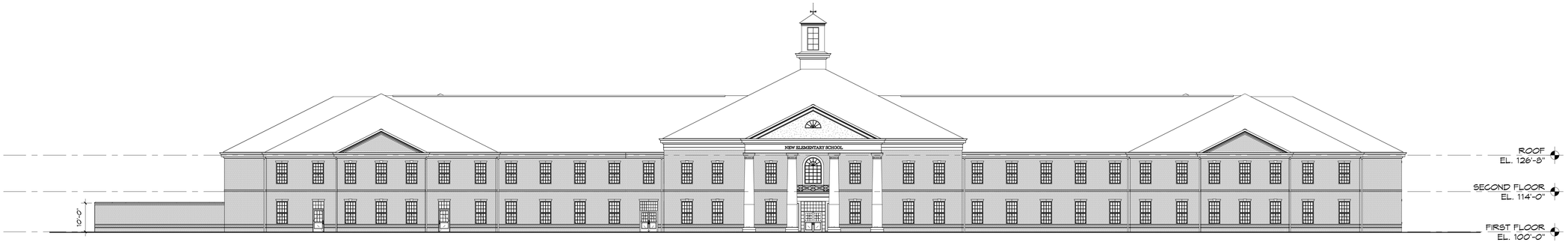
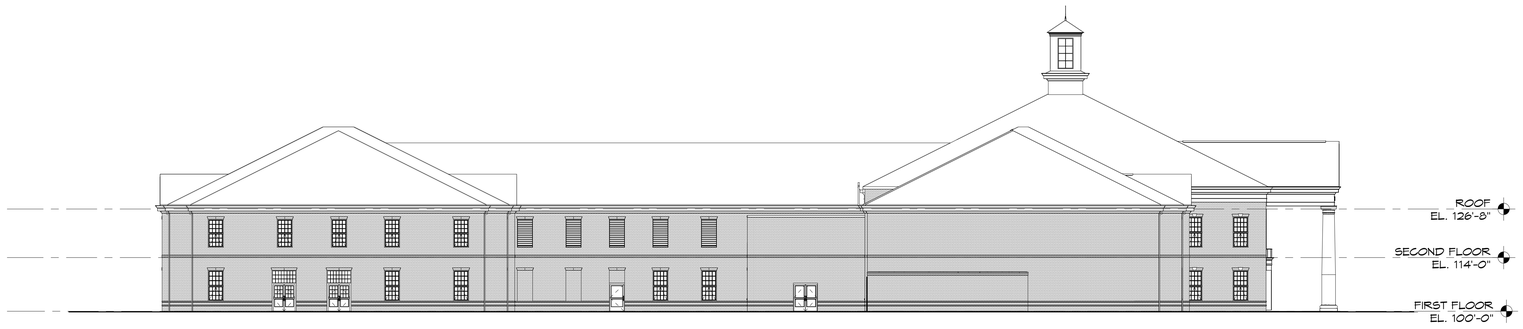
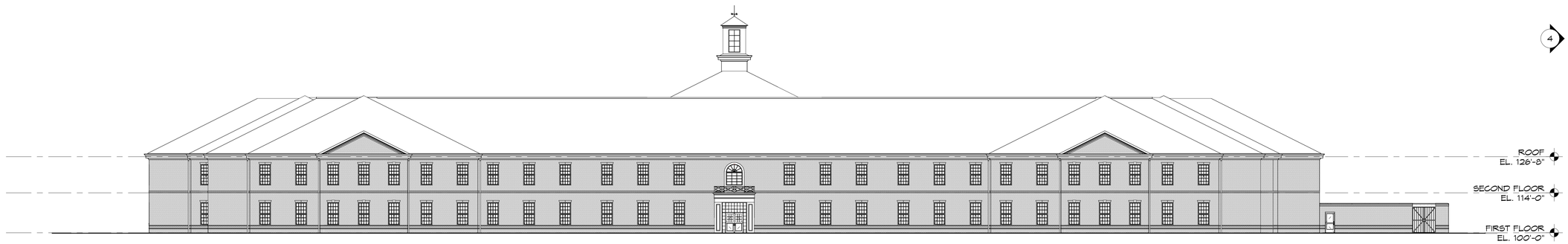


1 OVERALL NORTH ELEVATION
1/16" = 1'-0"



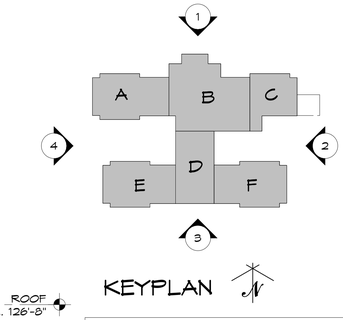
2 OVERALL EAST ELEVATION
1/16" = 1'-0"



3 OVERALL SOUTH ELEVATION
1/16" = 1'-0"

4 OVERALL WEST ELEVATION
1/16" = 1'-0"

NOTE:
REFER TO ENLARGED ELEVATIONS FOR TYPICAL NOTES AND IDENTIFICATION / COORDINATION OF NRICK TYPES, ACCENT BANDS, MATERTABLE COURSING, CORBELS, AND ACCENT DETAILING



OVERALL EXTERIOR ELEVATIONS

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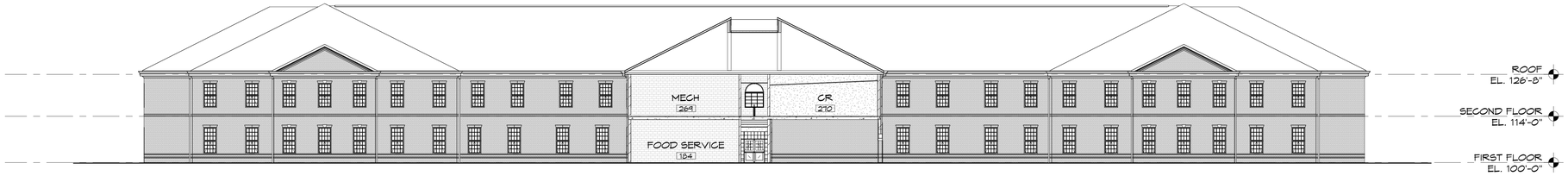
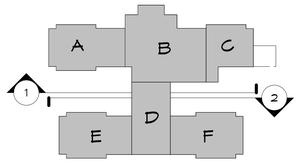


2 COURTYARD NORTH ELEVATION

1/16" = 1'-0"

1 COURTYARD SOUTH ELEVATION

1/16" = 1'-0"



KEYPLAN

OVERALL EXTERIOR ELEVATIONS

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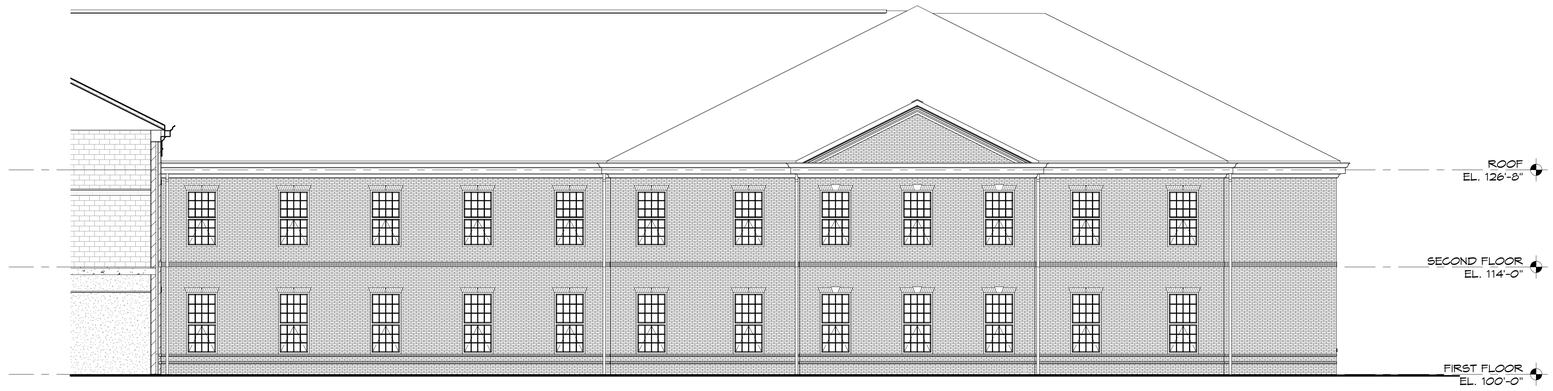
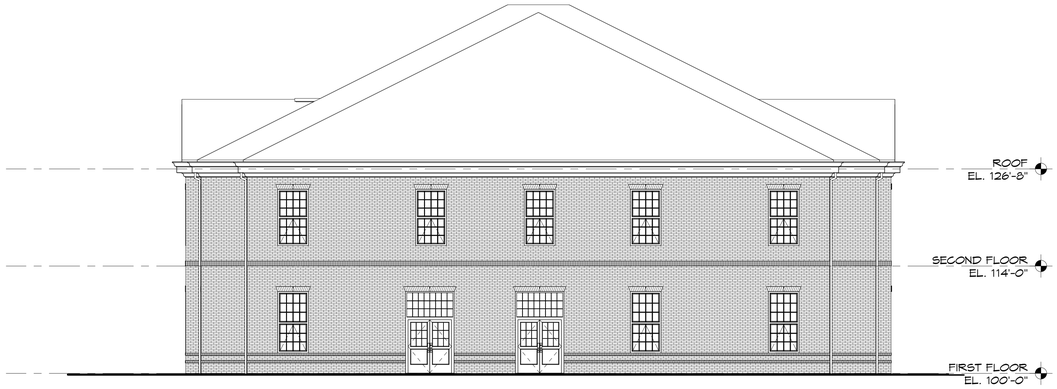
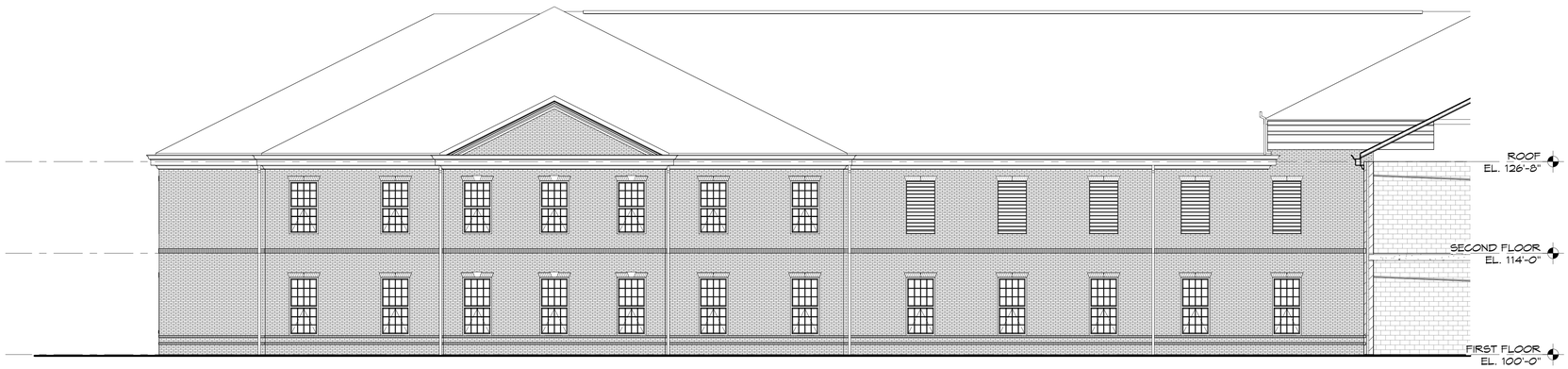


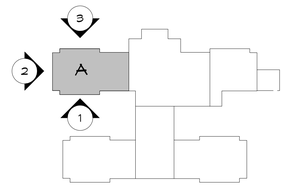
3 NORTH ELEVATION - AREA A
1/8" = 1'-0"



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



1 COURTYARD SOUTH ELEVATION - AREA A
1/8" = 1'-0"



KEYPLAN

EXTERIOR BUILDING ELEVATIONS

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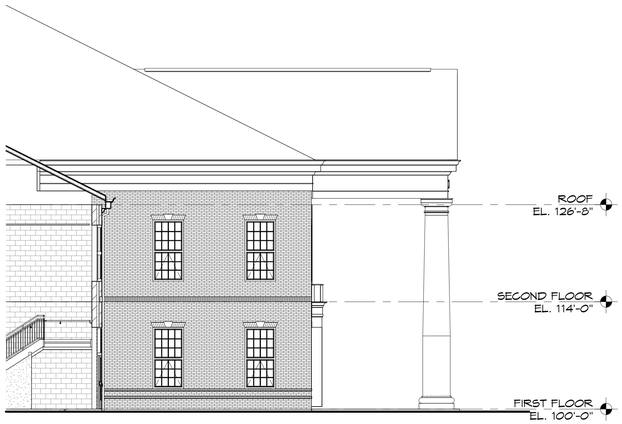
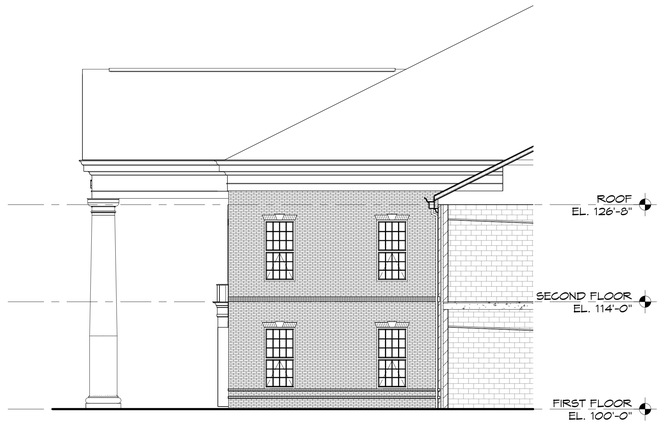
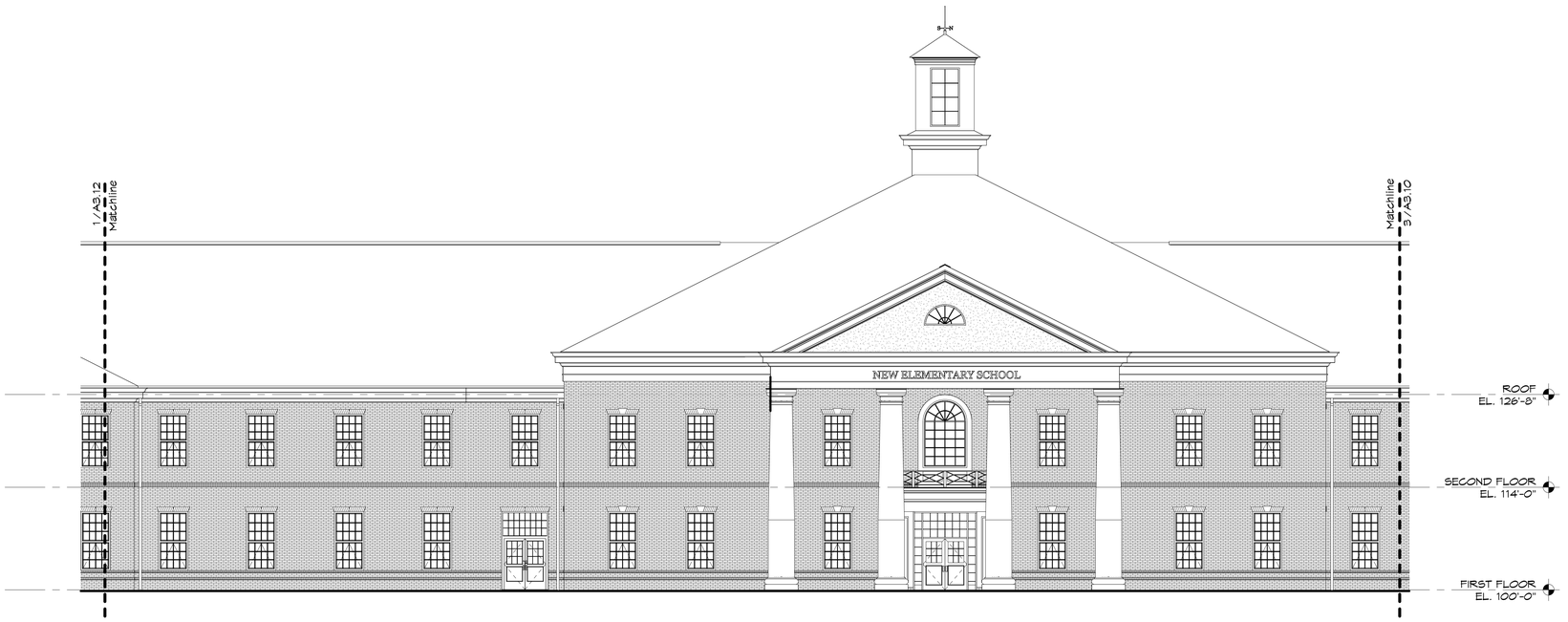


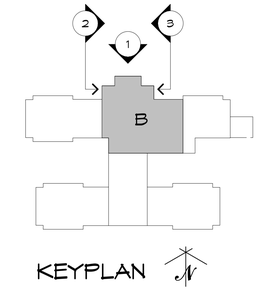
3 EAST ELEVATION - AREA B
1/8" = 1'-0"



2 WEST ELEVATION - AREA B
1/8" = 1'-0"



1 NORTH ELEVATION - AREA B
1/8" = 1'-0"



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EXTERIOR BUILDING ELEVATIONS

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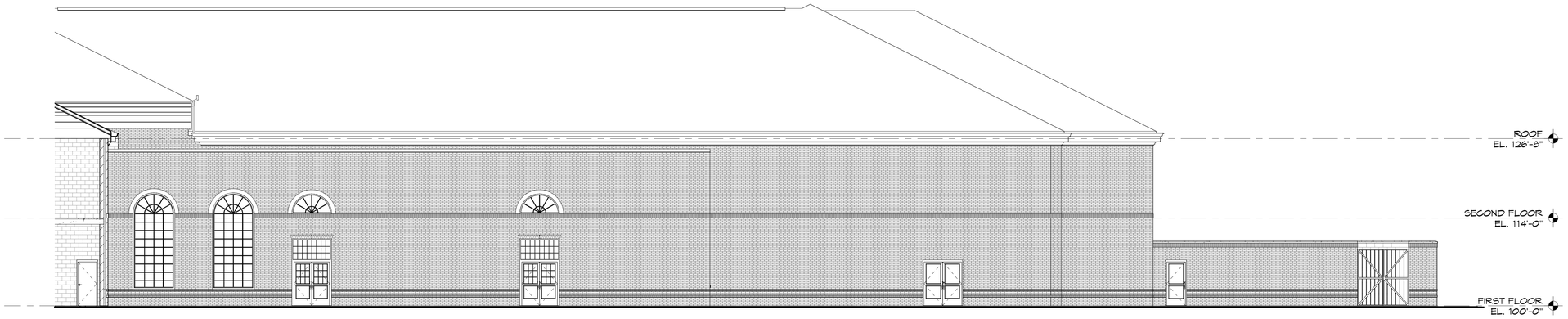
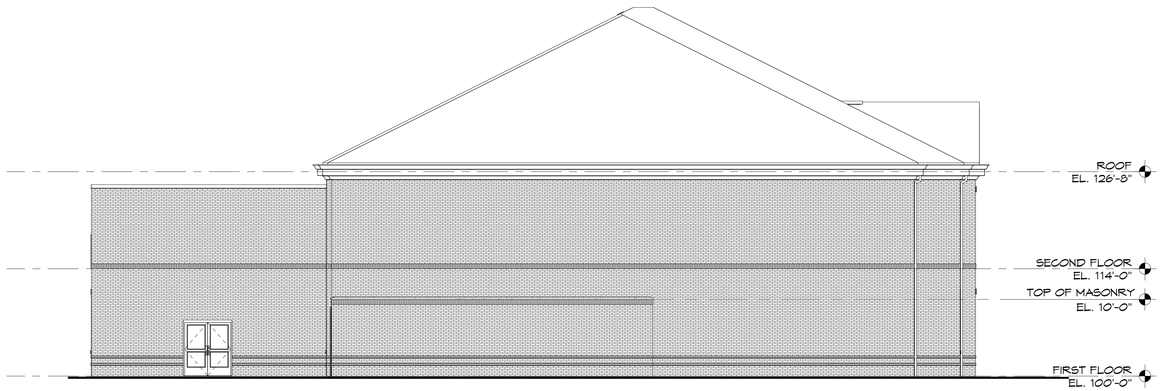
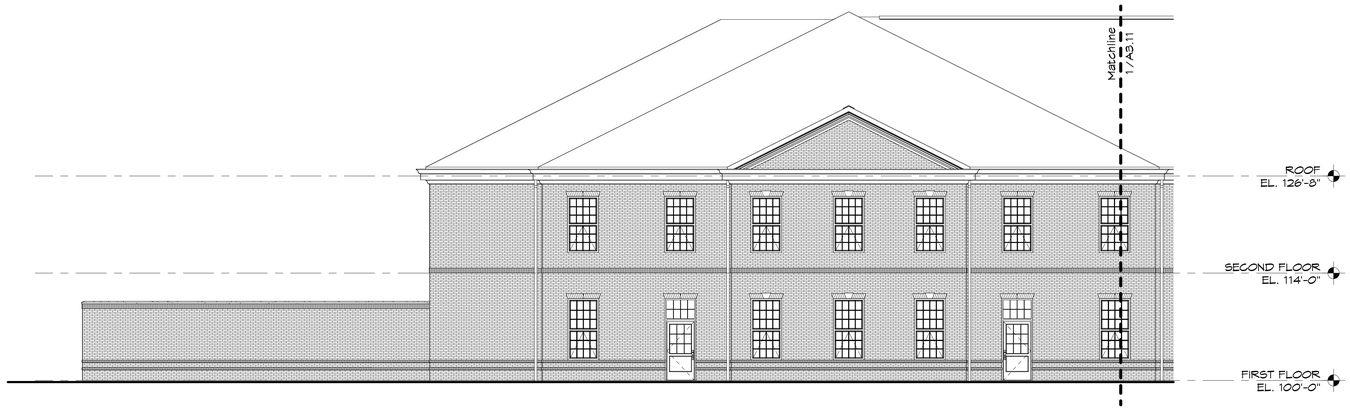


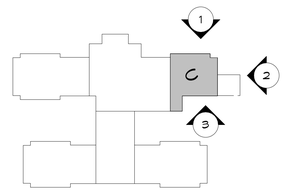
3 SOUTH ELEVATION - AREA B & C
1/8" = 1'-0"



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



1 NORTH ELEVATION - AREA C
1/8" = 1'-0"



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EXTERIOR BUILDING ELEVATIONS

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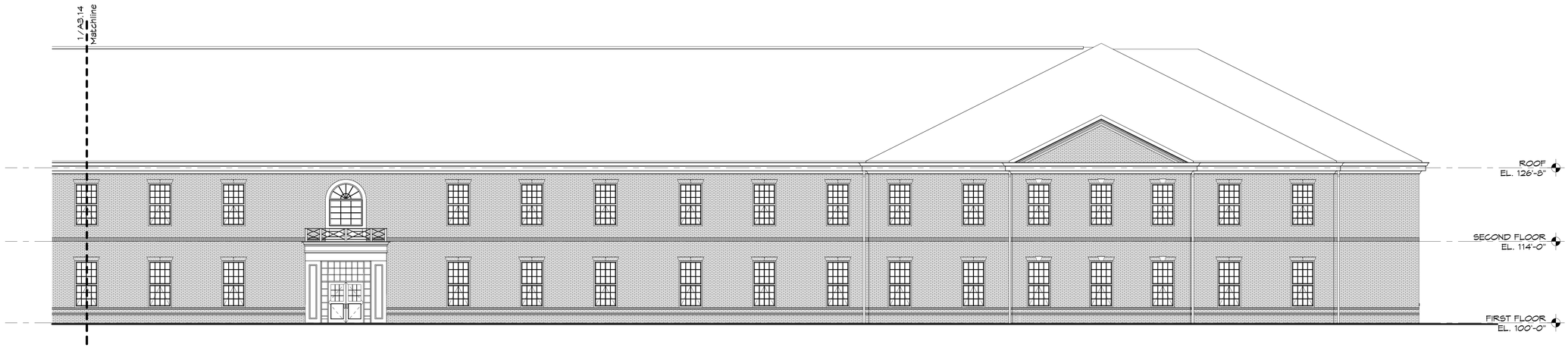
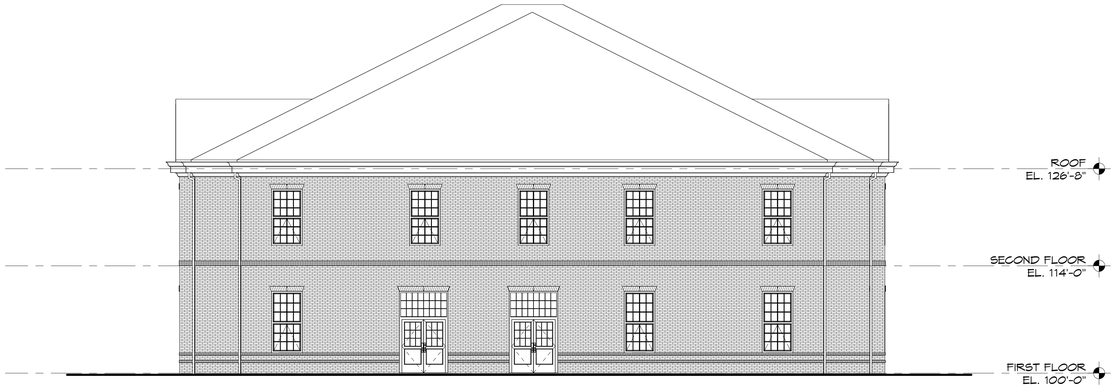
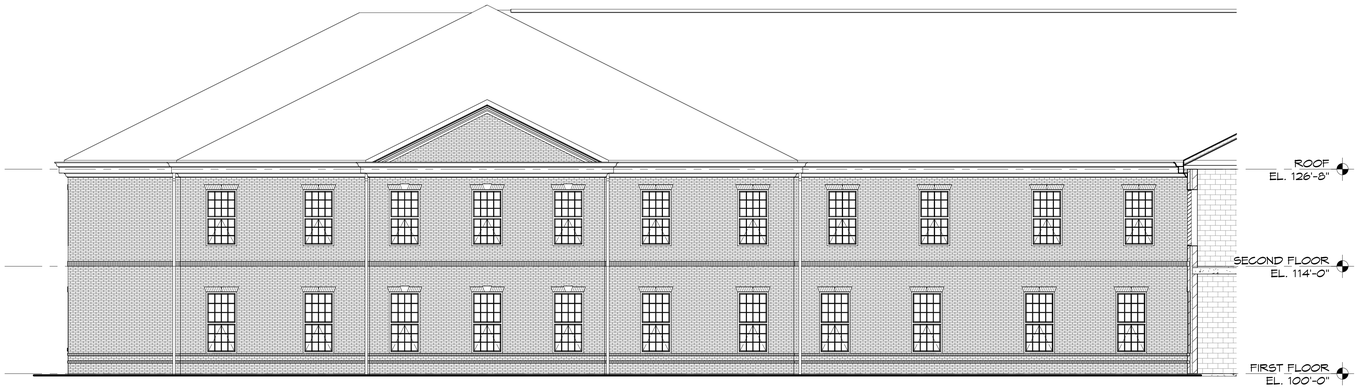
CODED NOTES - ELEVATIONS



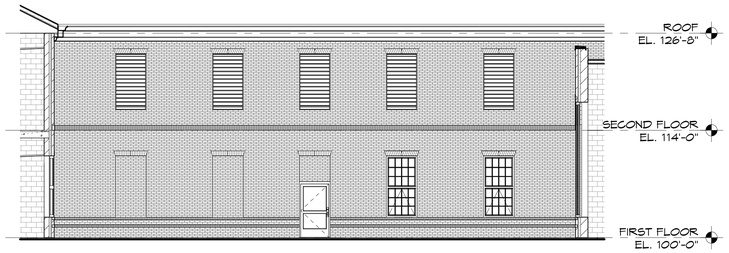
4 SOUTH ELEVATION - AREA D & F
1/8" = 1'-0"



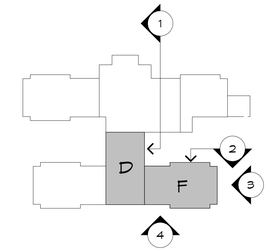
3 EAST ELEVATION - AREA F
1/8" = 1'-0"



2 NORTH ELEVATION - AREA F
1/8" = 1'-0"



1 EAST ELEVATION - AREA D
1/8" = 1'-0"



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EXTERIOR BUILDING ELEVATIONS

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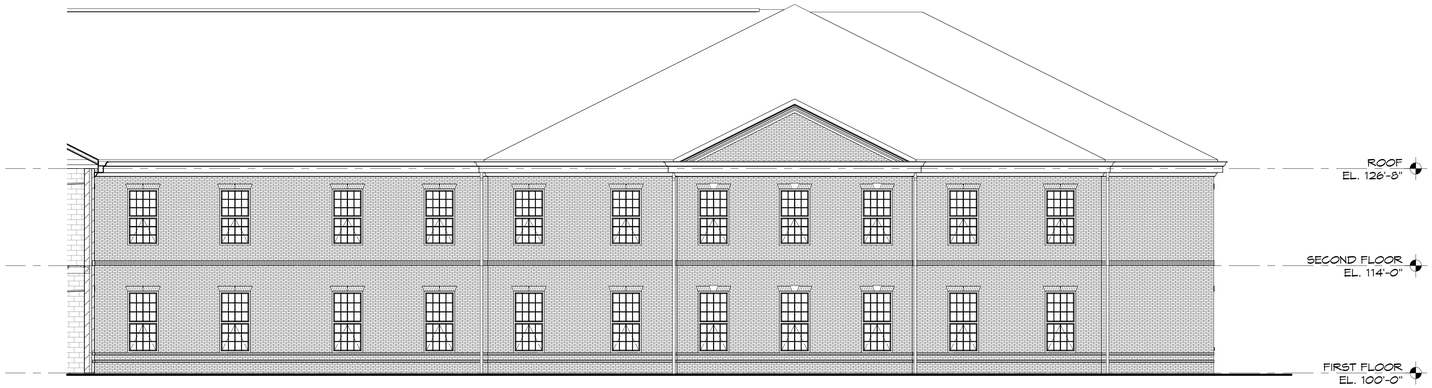
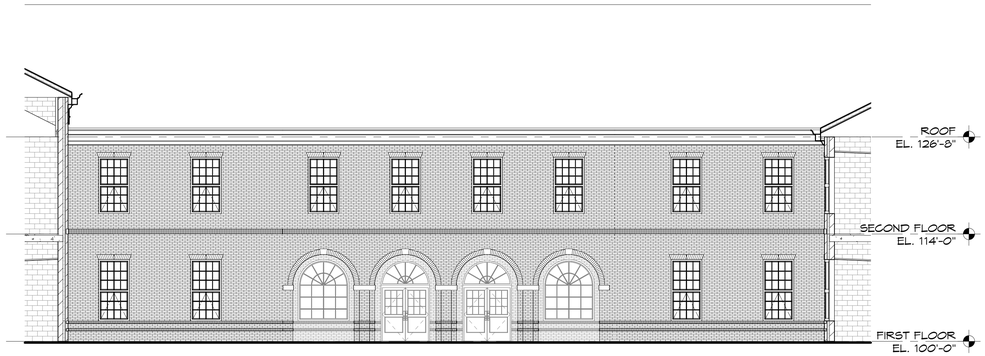
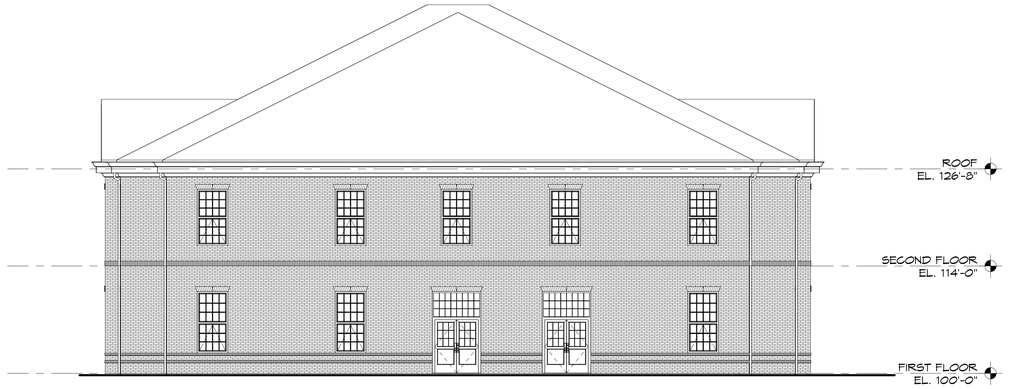


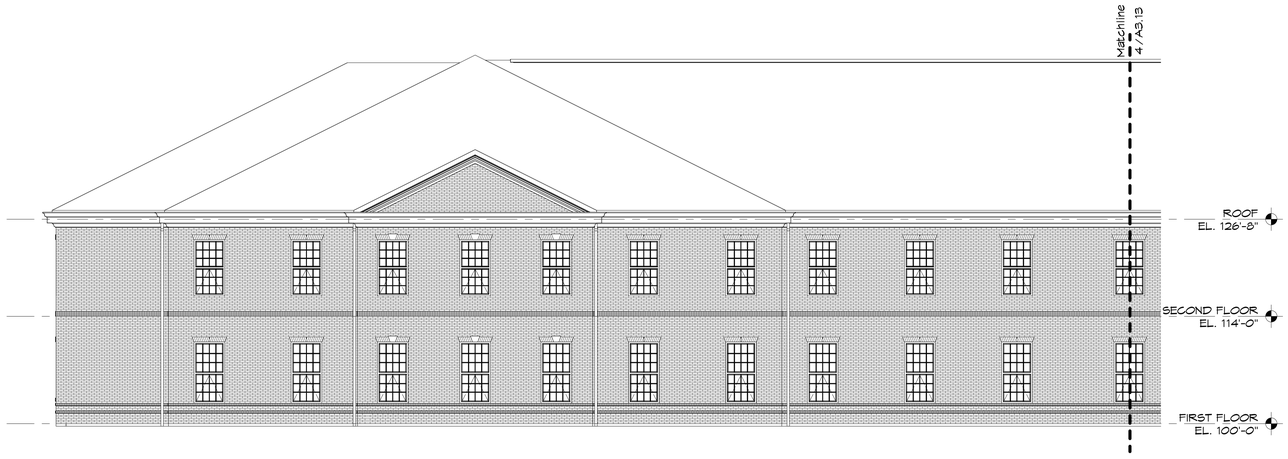
3 NORTH ELEVATION - AREA E
1/8" = 1'-0"



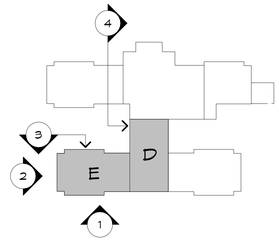
4 WEST ELEVATION - AREA D
1/8" = 1'-0"



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



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



KEYPLAN

EXTERIOR BUILDING ELEVATIONS

NEW ALBANY - PLAIN LS NEW ELEMENTARY SCHOOL
5101 Swickard Woods Blvd.

PREPARED FOR:
New Albany - Plain Local Schools
55 North High Street
New Albany, Ohio 43054

schorr architects inc.

CDA COMMUNITY DESIGN ALLIANCE

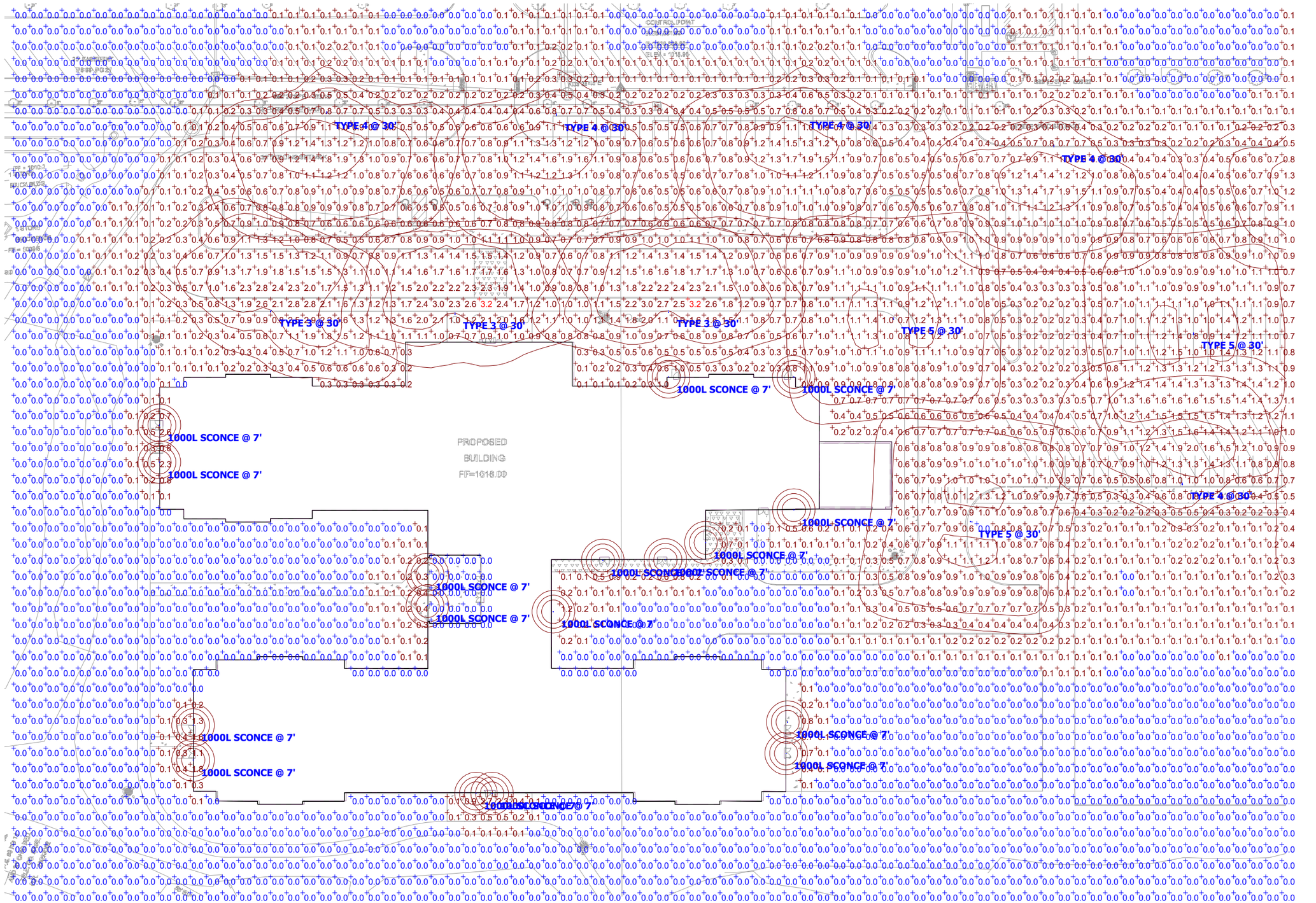
NACO PRELIM. 07-17-25

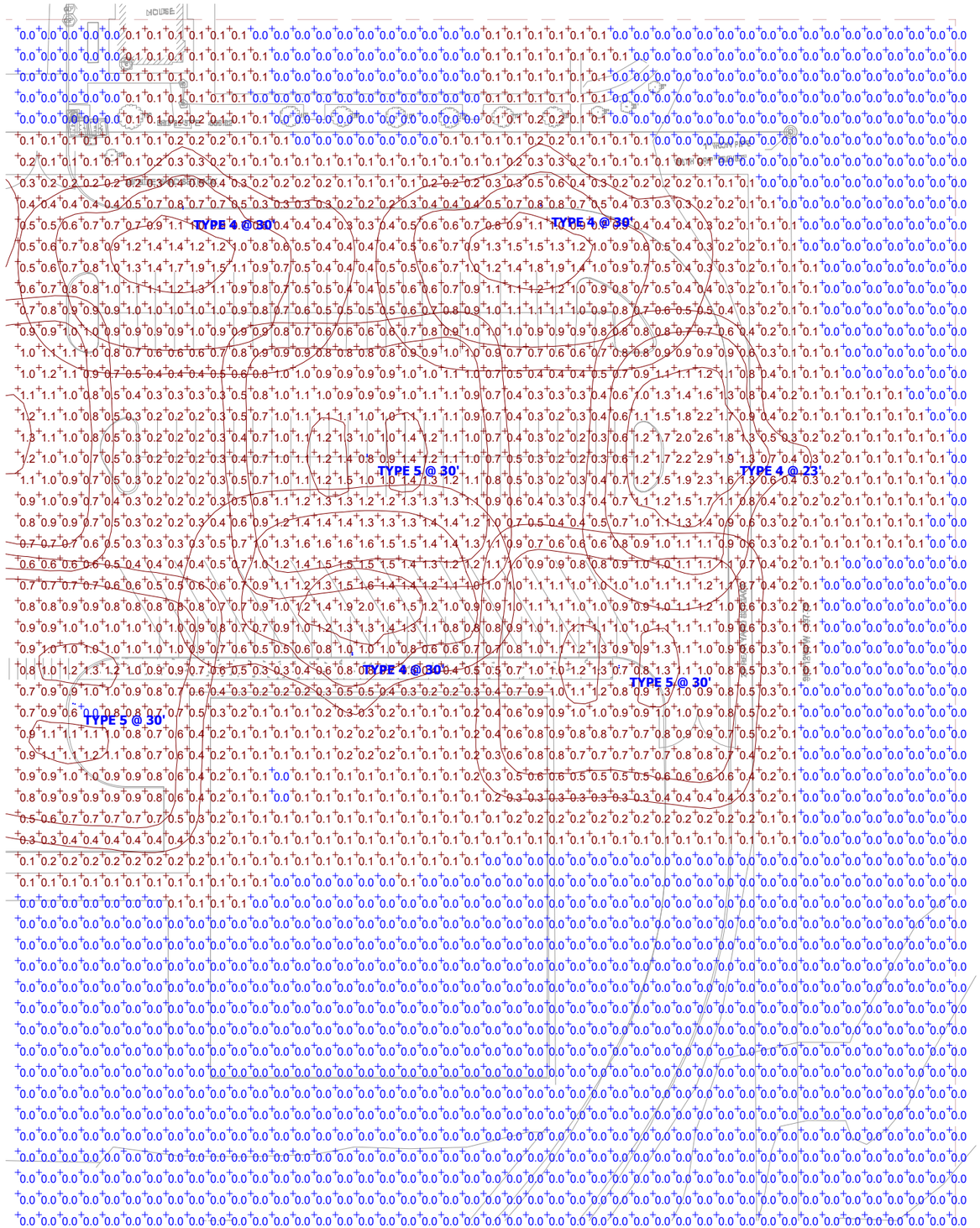
COMM. NO.: 2444

A3.14

SIGNED 3.17.2025 DATE

8/27/2025 12:33:39 PM


TYPE 4 @ 30'
TYPE 4 @ 30'
TYPE 4 @ 30'
TYPE 4 @ 30'
TYPE 3 @ 30'
TYPE 3 @ 30'
TYPE 3 @ 30'
TYPE 5 @ 30'
TYPE 5 @ 30'
1000L SCONCE @ 7'
1000L SCONCE @ 7'
1000L SCONCE @ 7

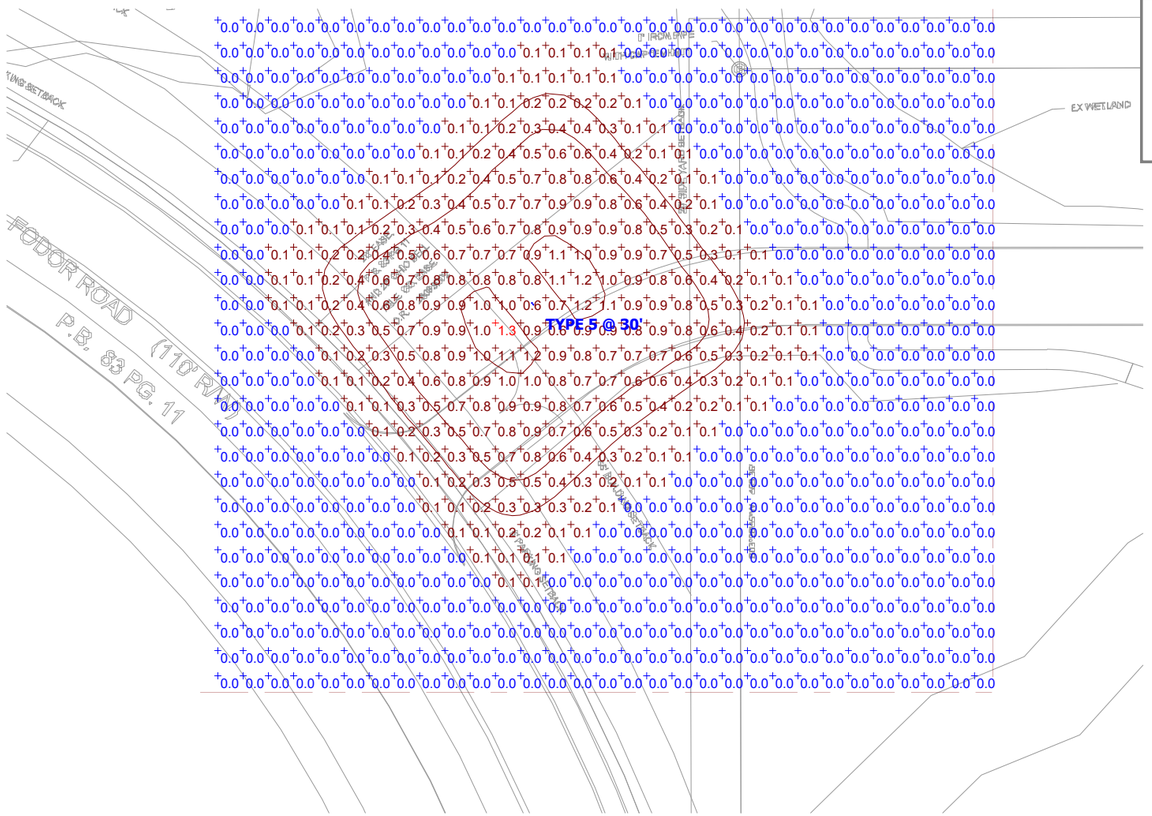


Plan View
Scale - 1" = 60ft

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
SITE PHOTOMETRIC PLAN

Designer
JML
Date
07/14/2025
Scale
Drawing No.

Summary



Plan View
Scale - 1" = 60ft

Lamp

Symbol	Label	Catalog Number	Description	QTY	Lumens per Lamp	LLF	Wattage	Polar Plot
○ □	TYPE 3	LED RADIANT-105W4K Type III	PENDANT OR ARM MOUNT LUMINAIRE 120-277V 60Hz	3	13852	0.92	101.9	Max: 7176cd
○ □	TYPE 4	LED RADIANT-105W4K Type IV	PENDANT OR ARM MOUNT LUMINAIRE 120-277V 60Hz	7	12640	0.92	101.9	Max: 8879cd
○ □	TYPE 5	LED RADIANT-105W4K Type V	PENDANT OR ARM MOUNT LUMINAIRE 120-277V 60Hz	5	13861	0.92	101.9	Max: 8151cd
○	1000L SCONCE	OLVTWM	OUTDOOR LED VAPOR TIGHT WALL MOUNT WITH 4000K LEDS WITH CAST ALUMINUM HOUSING	17	588	1.533	15.4	Max: 110cd

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.3 fc	3.2 fc	0.0 fc	N/A	N/A
Calc Zone #2 - Entry Dr @ Fodor	+	0.1 fc	1.3 fc	0.0 fc	N/A	N/A

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
SITE PHOTOMETRIC PLAN

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Summary

PEMCO Est. 1862 LIGHTING PRODUCTS A QSSI COMPANY

DANVILLE

LED PENDANT MOUNT

Shown with D1 Shade and Solid Midsection

EPA: 1.4
Weight: 29 lbs (Max.)

Specifications and Features:

Radiant™ LED
- Conformal Coating LED light engine
- CCT: Standard-3000K, 4000K, & 5000K
- 2700K, Amber, LPS (1800K) Offered for Some Wattages - Consult Factory
- Static Colors Available - Contact Factory

Distribution
- Types I* II, III, IV, V (Type I Available in 70w & Higher Only)
- Full Cutoff

Electrical
- Electronic Driver, 120-277V, 50/60Hz or 347/480V, 50/60Hz
- 0-10v Dimmable Driver
- Standard Surge Protection Included (6kV Line-Line; 10k-V Line-Earth)

Controls (Optional)
- Button Eye Photo Control (PC)
- House Side Shield (H)

Housing
- Cast Aluminum Upper Dome & Spun Aluminum Lower Shade

Finish
- Super Durable Polyester Powder Coat Finish. Custom Finishes Available, Including Patinas and All RAL Colors.

Listings & Ratings
- ETL Listed to UL 1598 Standard for Wet Location.

Warranty
- 5 Year Limited Warranty

Contact Factory for DLC Part Number

Order Information Example: DANW1NL70W4KU3SMSPENNBZ

DAN										
Model	**Shades**	**Globe/Lens**	**Wattage**	**CCT**	**Voltage**	**Optics**	**Midsections & Accents**	**Mounting**	**Options**	**Finish**
DAN=Danville Pendant	**D1**=Flared **D2**=Shallow Tapered **D3**=Beveled **D4**=Deep Tapered **D5**=Narrow Tapered	**NL**=No Secondary Lens **L**=SoftLED LumaLens Opal UV-Stabilized Polycarbonate Array Lens* ***105W & Above Only**	**10W**=10w **15W**=15w **20W**=20w **30W**=30w **40W**=40w **50W**=50w **60W**=60w **70W**=70w **80W**=80w **90W**=90w **105W**=105w **120W**=120w **135W**=135w **155W**=155w	**3K**=3000K **4K**=4000K **5K**=5000K	**U**=120-277V **H**=347/480V	**1**=Type I* **2**=Type II **3**=Type III **4**=Type IV **5**=Type V ***70W & Above Only**	**SMS**=Solid Midsection **4W**=4 Window Midsection **16W**=16 Window Midsection **LM**=Louvered Midsection **CR**=Cast Rings (4)* ***PEN Top Mount Only**	**PEN**=Pendant Mount **SMPR**=Round Pole Side Mount **SMPS**=Square Pole Side Mount **SMW**=Wall Side Mount	**PC**=Button Eye Photo Control **H**=House Side Shield **N**=None	**STANDARD FINISHES** **BK**=Black **BZ**=Bronze **DBZ**=Dark Bronze **WH**=White **GR**=Green **SM**=Silver Metallic **GY**=Light Gray **TBK**=Textured Black

COLOR = NEW ALBANY GREEN

PEMCO Est. 1862 LIGHTING PRODUCTS A QSSI COMPANY

DANVILLE

LED PENDANT MOUNT

Lumen Output

13" Radiant™ 12" Radiant™ 8" Radiant™ 6" Radiant™

RADIANT™ LED LIGHT ENGINE SPECIFICATIONS:

Lumen Output for Danville															
Wattage (Catalog Logic)		**10w (10W)**	**15w (15W)**	**20w (20W)**	**30w (30W)**	**40w (40W)**	**50w (50W)**	**60w (60W)**	**70w (70W)**	**80w (80W)**	**90w (90W)**	**105w (105W)**	**120w (120W)**	**135w (135W)**	**155w (155W)**
Radiant Size (DIA.)		8"	8"	8"	8"	8"	8"	8"	12"	12"	12"	13"	13"	13"	13"
Input Watts		10.2	14.8	20.4	30.6	40.8	51.0	56.9	67.9	77.6	87.3	101.9	116.5	131.0	152.9
Optic	**CCT**	**Delivered Lumens**													
1 = Type I Clear PC Lens	3K	NOT AVAILABLE							8,158	9,319	10,485	12,260	14,012	15,763	18,390
	4K								8,486	9,698	10,910	12,757	14,580	16,403	19,136
	5K								8,817	10,075	11,335	13,255	15,149	17,041	19,882
	BUG Rating								B3-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B4-U0-G3	Bx-U0-Gx
2 = Type II Clear PC Lens	3K	1,314	1,877	2,628	3,941	5,110	6,595	7,328	8,819	10,078	11,338	13,259	15,152	17,047	19,888
	4K	1,367	1,953	2,735	4,102	5,086	6,863	7,625	9,178	10,487	11,798	13,796	15,767	17,739	20,694
	5K	1,420	2,029	2,841	4,261	5,524	7,130	7,922	9,533	10,896	12,257	14,333	16,380	18,428	21,500
	BUG Rating	B1-U0-G0	B1-U0-G0	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G1	B2-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G2	B3-U0-G2
3 = Type III Clear PC Lens	3K	1,319	1,884	2,638	3,957	5,130	6,621	7,357	8,854	10,119	11,383	13,312	15,213	17,115	19,968
	4K	1,372	1,961	2,746	4,118	5,106	6,891	7,656	9,213	10,530	11,846	13,852	15,831	17,810	20,777
	5K	1,425	2,037	2,853	4,278	5,546	7,159	7,954	9,571	10,939	12,307	14,391	16,448	18,502	21,586
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
4 = Type IV Clear PC Lens	3K	1,203	1,719	2,407	3,611	4,659	6,042	6,714	8,075	9,233	10,388	12,147	13,882	15,617	18,219
	4K	1,252	1,790	2,505	3,757	4,848	6,288	6,986	8,407	9,608	10,809	12,640	14,445	16,251	18,959
	5K	1,301	1,859	2,603	3,904	5,037	6,531	7,258	8,734	9,982	11,229	13,132	15,007	16,883	19,697
	BUG Rating	B0-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B3-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B2-U0-G3	B3-U0-G3	B3-U0-G4
F = Type V Clear PC Lens	3K	1,320	1,886	2,640	3,960	5,134	6,626	7,362	8,860	10,125	11,391	13,321	15,223	17,126	19,981
	4K	1,373	1,962	2,748	4,121	5,109	6,895	7,661	9,219	10,536	11,853	12,861	15,841	17,822	20,791
	5K	1,426	2,038	2,854	4,281	5,550	7,163	7,959	9,578	10,946	12,315	14,400	16,457	18,514	21,600
	BUG Rating	B1-U0-G0	B1-U0-G0	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G3
F = Type V with LumaLens	3K	NOT AVAILABLE										8,077	9,231	10,385	12,115
	4K											8,404	9,604	10,805	12,606
	5K											8,732	9,978	11,225	13,097
	BUG Rating											B3-U3-G2	B3-U3-G3	B3-U3-G3	B3-U3-G3

Please refer to the fixture's IES file for detailed information. Subject to change.

PEMCO Lighting Products Visit us at www.pemcolighting.com • Phone: 302.892.9000 DAN
Specifications subject to change without notice Rev. 080822

RIDFA

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
SITE PHOTOMETRIC PLAN

Designer
JML
Date
07/14/2025
Scale
NTS
Drawing No.

Summary

PEMCO Est. 1862
LIGHTING PRODUCTS
A QSSI COMPANY

BUILD AMERICA BUY AMERICA

DANVILLE

LED PENDANT MOUNT

Style Options

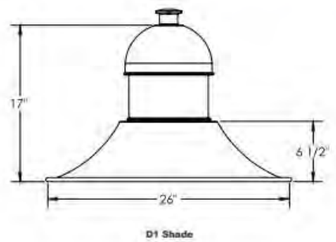
PEMCO Est. 1862
LIGHTING PRODUCTS
A QSSI COMPANY

BUILD AMERICA BUY AMERICA

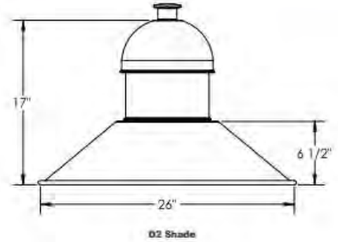
DANVILLE

LED PENDANT MOUNT

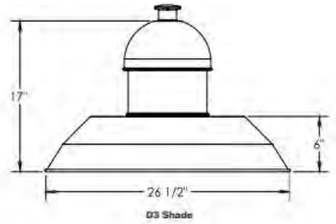
Dimensions



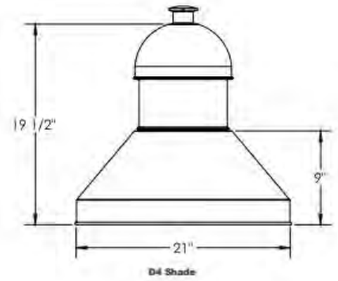
D1 Shade



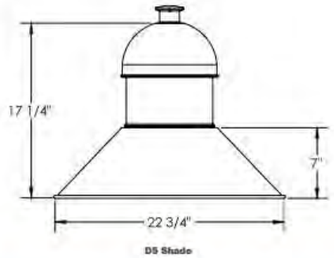
D2 Shade



D3 Shade



D4 Shade



D5 Shade

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Specifications subject to change without notice Rev. 080822

RDFA

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
SITE PHOTOMETRIC PLAN

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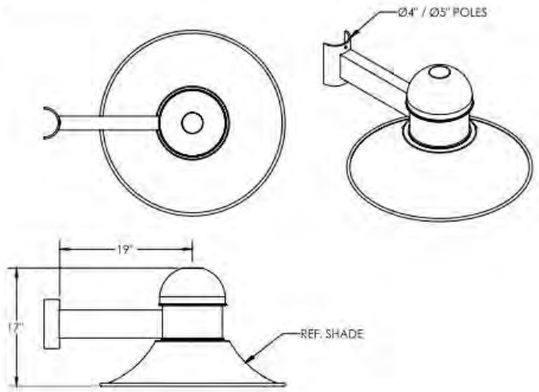
Summary

PEMCO Est. 1862 LIGHTING PRODUCTS A QSSI COMPANY

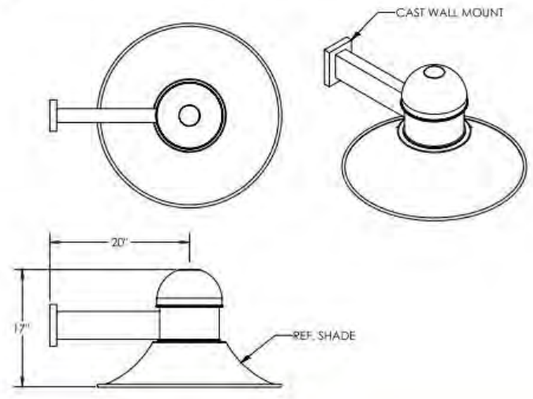
DANVILLE

LED PENDANT MOUNT

Pole Mount Dimensions



Wall Mount Dimensions



PEMCO Est. 1862 LIGHTING PRODUCTS A QSSI COMPANY

PSC10

24" SHEPHERD'S CROOK

Specifications and Features:

Specifications
Pemco's PSC10 Shepherd's Crook is a 24" Crook Constructed of Seamless Aluminum Tubing. Pemco's Shepherd's Crooks Include Factory Installed Rubber Grommets for Wireways, Press-On End Caps and Set Screw Shaft Mounting connections for Easy Orientation Adjustment in the Field.

Finish
Super Durable Polyester Powdercoat Finish. Custom Finishes, Including Patinas and All RAL Colors (Adder).

Requirements
The PSC10 Shepherd's Crook Requires a 5½" Tall Tenon (If Using an Pemco Pole Choose the T355 Tenon) and No Sleeve.

Warranty
5 Year Limited Warranty on Paint Finish Only.

COLOR = NEW ALBANY GREEN

ADD additional 1.76 Sq. Ft. EPA for optional Medallion.

Order Information Example: PSC10SGNTENBK

PSC10			TEN	
Model	**# Of Arms**	**Options**	**Mount**	**Finish**
	SG=Single **DB**=Double	**N**=None **SCR2**=Scroll 2 **MEDSC**=Medallion with Scroll **MED**=Medallion Only **Consult Factory for Custom Medallion**	**TEN**=Tenon" "5½" Tall Tenon Required	**STANDARD FINISHES** **BK**=Black **BZ**=Bronze **DBZ**=Dark Bronze **WH**=White **GR**=Green **SM**=Silver Metallic **GY**=Light Gray **TBK**=Textured Black **CC**=Custom Color (Consult Factory)

RDFA

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
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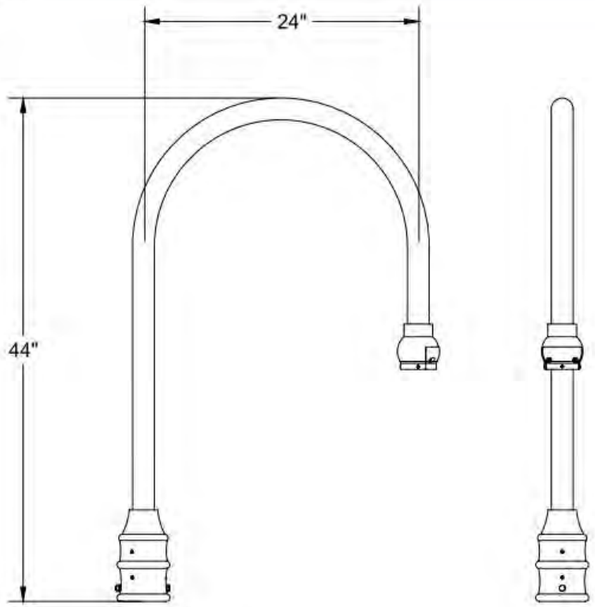
LIGHTING PRODUCTS
A QSSI COMPANY

PSC10

24" SHEPHERD'S CROOK

Dimensions

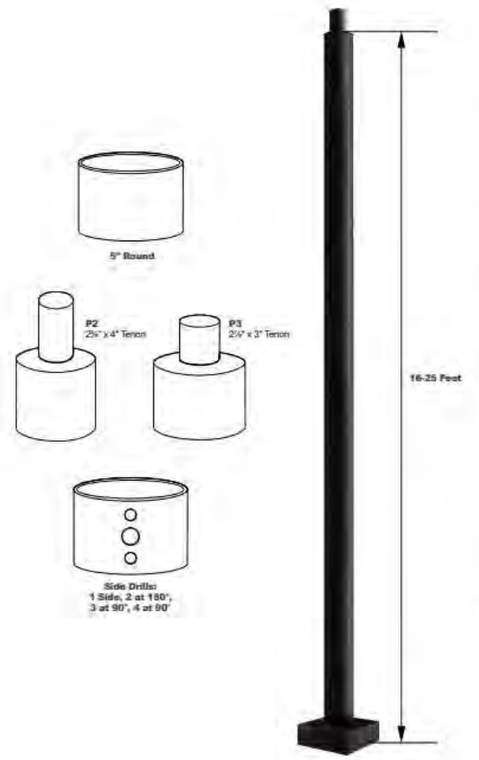


Scroll Options

PEMCO Est. 1862
LIGHTING PRODUCTS
A QSSI COMPANY

PSRA

STRAIGHT ROUND ALUMINUM POLES



The Pemco PSRA Series Straight Round Aluminum poles are built from extruded aluminum tube with high-strength die cast aluminum base and are available side drilled for arm mounted area lighting luminaires or with tenon mounts for flood and post top luminaires. Typical area lighting applications include retail centers, industrial parks, schools and universities, public transit and airports, office buildings and medical facilities. Mounting heights of 16 to 25 feet can be used based on selected luminaire application.

Specifications and Features:

Pole Specifications:
The Pole Shaft is of Uniform Wall Thickness and is One-Piece Extruded 6063 Aluminum Alloy With T6 Temper, Available in 5" Diameter. Anchor Base is Die Cast From 356 Alloy Aluminum and is Heat Treated to a T6 Temper After Welding. Wall Thickness: 5mm (.196").

Finish:
Textured Architectural Black Powdercoat Finish, Baked to Ensure Maximum Paint Adhesion, Hardness and Durability.

Anchor Bolts:
Anchor Bolts are Included, Sized Based on Pole Data Charts for the Selected Pole Size.

Hand Hole:
Die Cast Aluminum Reinforced Hand Hole and Cover with Ground Screw.

Base Cover
Poles are Provided with a Two-Piece Formed Aluminum Base Cover that is Easily Assembled and Fitted Over Pole Base.

Pole Length:
Poles are Available in Standard Lengths as Shown in the Order Matrix. Poles can be Custom Cut to Order. Consult Factory.

Mounting Options:
Available Side Drilled for 1 side, 2@180 Degrees. 3@90 Degrees or 4@90 Degrees. Includes UV-Stabilized Polycarbonate Top Cover.

Poles May Also Be Ordered With 2⅛" OD or 2⅜" OD Tenons for Use With Post Top Decorative Luminaires, Flood/Area Slip Fitter Fixtures, or Any of a Wide Variety of Pole Top Mounting Accessories.

COLOR = NEW ALBANY GREEN

1. Side Drilled poles include UV-stabilized polycarbonate pole cap.
2. All poles include anchor bolts standard, consult dimension table for size based on pole dimensions.
3. All poles include square 2-piece black base cover.

RDFA

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
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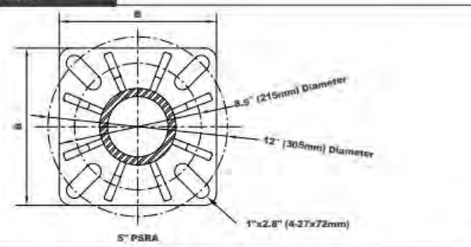
PSRA

STRAIGHT ROUND ALUMINUM POLES

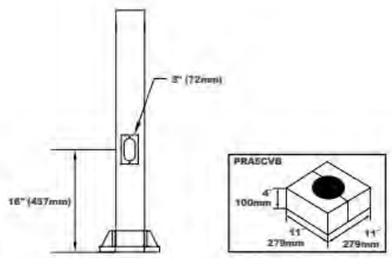
Order Information Example: PSRA2555BP3LBC

PSRA	2555	B			
Model	**Height/Shaft/Gauge**	**Color**	**Pole Top Mounting**	**Drill Template**	**Options**
	5" Round 5mm Wall				
PSRA=Straight Round Aluminum Pole	2588=25'	**B**=Black	**D**=Drilled for Tenon (Tenon Not Included) **D1**=Drilled 1 Side **D2**=Drilled 2 Sides at 180 **D3**=Drilled 3 Sides at 90 **D4**=Drilled 4 Sides **P2**=2⅜ x 4"H Tenon **P3**=2⅜ x 3"H Tenon **N**=No Pole Top Mounting	**(Leave Blank)**=Poles with P2 or P3 Tenon **S**=Standard Arm/Accessories **D**=Small Kitty Hawk Arm (KH25A) **E**=Large Kitty Hawk Arm (KH45A) **C**=Custom (Specify) **N**=No Template	**(Leave Blank)**=No Options **LAB**=Less Anchor Bolts (2) **LBC**=Less Base Cover (3)

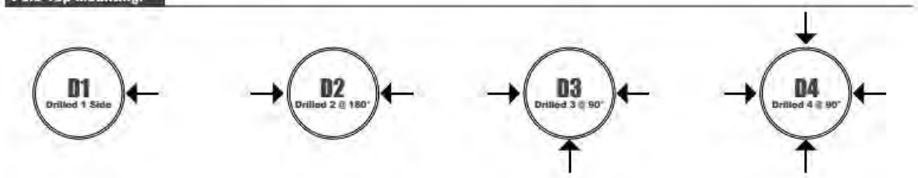
Pole Data:



Shaft Base Size	Bolt Circle A	Base Size B	Base Thickness C	Bolt Projection	Anchor Bolt Size
5" PSRA	8.5"-12" (215-305mm)	10.5" (267mm)	1"	4"	M20 x 275



Pole Top Mounting:

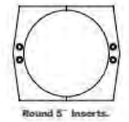


PEMCO Est. 1862
LIGHTING PRODUCTS
A QSSI COMPANY

PSRA

STRAIGHT ROUND ALUMINUM POLES

CBCR



Round 5" Inserts.

CBCS

Smooth Pole
5" Dia
PSRA

CB Series

Cast Aluminum Decorative Clamshell Bases

Decorative Clamshell Bases are designed to create a clean decorative look and cover pole base anchoring hardware. Two styles are available in matching finish to coordinate with pole selection.

Specifications and Features:

Clamshell Bases:
Die cast aluminum. Stainless Steel Hardware. CBCR and CBCS include sets of inserts that allow use on 5" round poles.

Finish:
Textured architectural powdercoat finish, baked to insure maximum paint adhesion, hardness and durability.

Pole Fit:
Bases are designed to fit poles based on dimensions shown.

Can be used with PSRA, PARS, PARF, PRTS, and PSSS Poles.

Order Information Example: CBCRB

Model	**Color**
CBCR=Round Base **CBCS**=Square Base	**B**=Black **P**=Platinum (CBCR Only) **Z**=Bronze **C**=Custom (Consult Factory)

COLOR = NEW ALBANY GREEN

RDFA

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
SITE PHOTOMETRIC PLAN

Designer
JML
Date
07/14/2025
Scale
NTS
Drawing No.

Summary

PEMCO Est. 1862
LIGHTING PRODUCTS
A QSSI COMPANY

PLB 606

DECORATIVE ALUMINUM CLAMSHELL WRAP

Specifications and Features:
- 4"
- 5"
- 6"
- Straight or tapered; smooth or fluted poles

Structural Base:
A356 Alloy Sand Cast Aluminum. Four Bolt Base. An Extra Large Access Cover is Included. A Grounding Lug is Also Provided.

Finish (Super Durable Polyester TGIC Powder Coat):
- Standard Finishes: High Gloss Black, Textured Black, High Gloss White, Medium Bronze, Dark Bronze, Green, Gray, Silver Metallic.
- Premium Finishes (Adder): Verde Patina, Pewter Patina, Silver Sparkle, Semi-Gloss or Matte Black
- Custom and Marine-Grade Finishes Are Available. All RAL Colors Are Available To Match (Adder)

Order Information Example: DLP6065BK

DLP606		
Model	**Diameter**	**Finish**
	4=4" 5=5" 6=6"	**STANDARD FINISHES** **BK**=Black **BZ**=Bronze **DBZ**=Dark Bronze **WH**=White **GR**=Green **SM**=Silver Metallic **GY**=Light Gray **TBK**=Textured Black **CC**=Custom Color (Consult Factory)

COLOR = NEW ALBANY GREEN

RDFA

NEW ALBANY PLAINS LOCAL SCHOOLS
NEW K-2 PRIMARY ELEMENTARY SCHOOL
SITE PHOTOMETRIC PLAN

Designer
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07/14/2025
Scale
NTS
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Summary

NEW ELEMENTARY SCHOOL

NEW ELEMENTARY SCHOOL

NEW ELEMENTARY SCHOOL

NEW ELEMENTARY SCHOOL

NEW ELEMENTARY SCHOOL

NEW ELEMENTARY SCHOOL

NEW ELEMENTARY SCHOOL

US