



**ARCHITECTURAL REVIEW BOARD
MUNICIPAL PLANNING COMMISSION
-AGENDA-**

Thursday, January 22, 2026 at 7:00 P.M.

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

Watch online at worthington.org/live, and comment in person or at worthington.org/meeting-public-input

A. Call to Order - 7:00 pm

1. Roll Call
2. Pledge of Allegiance
3. Oaths of Office
 - a. Mikel Coulter, MPC
 - b. Susan Hinz, MPC
 - c. Damien Healy, ARB
4. Election of Officers
5. Approval of minutes of the December 11, 2026 meeting
6. Affirmation/swearing in of witnesses

B. Architectural Review Board – Consent Agenda

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

1. Landscape Modification – **100 W. South St.** (Neil Toepfer) **ARB 73-2025**
2. Window & Generator – **862 Proprietors Rd.** (Leon Sampat/Huelsman Family Dental) **ARB 75-2025**

3. Replacement Pole Lighting – **W. New England Ave. Parking Lot** (City of Worthington)
ARB 01-2026

C. Architectural Review Board – Regular Business

1. Wall Sign – **2285 W. Dublin-Granville Rd. Unit 121** (Danielle Duke/Sustained Fitness)
ARB 74-2025
2. Signage – **5601 N. High St.** (Fired Up Pizza LLC) **ARB 02-2026**

D. Municipal Planning Commission

1. **Rezoning**
 - a. PUD Preliminary Plan – **445 E. Granville Rd.** (Elford Development/Boundless) **PUD 01-2026**

E. Staff Updates

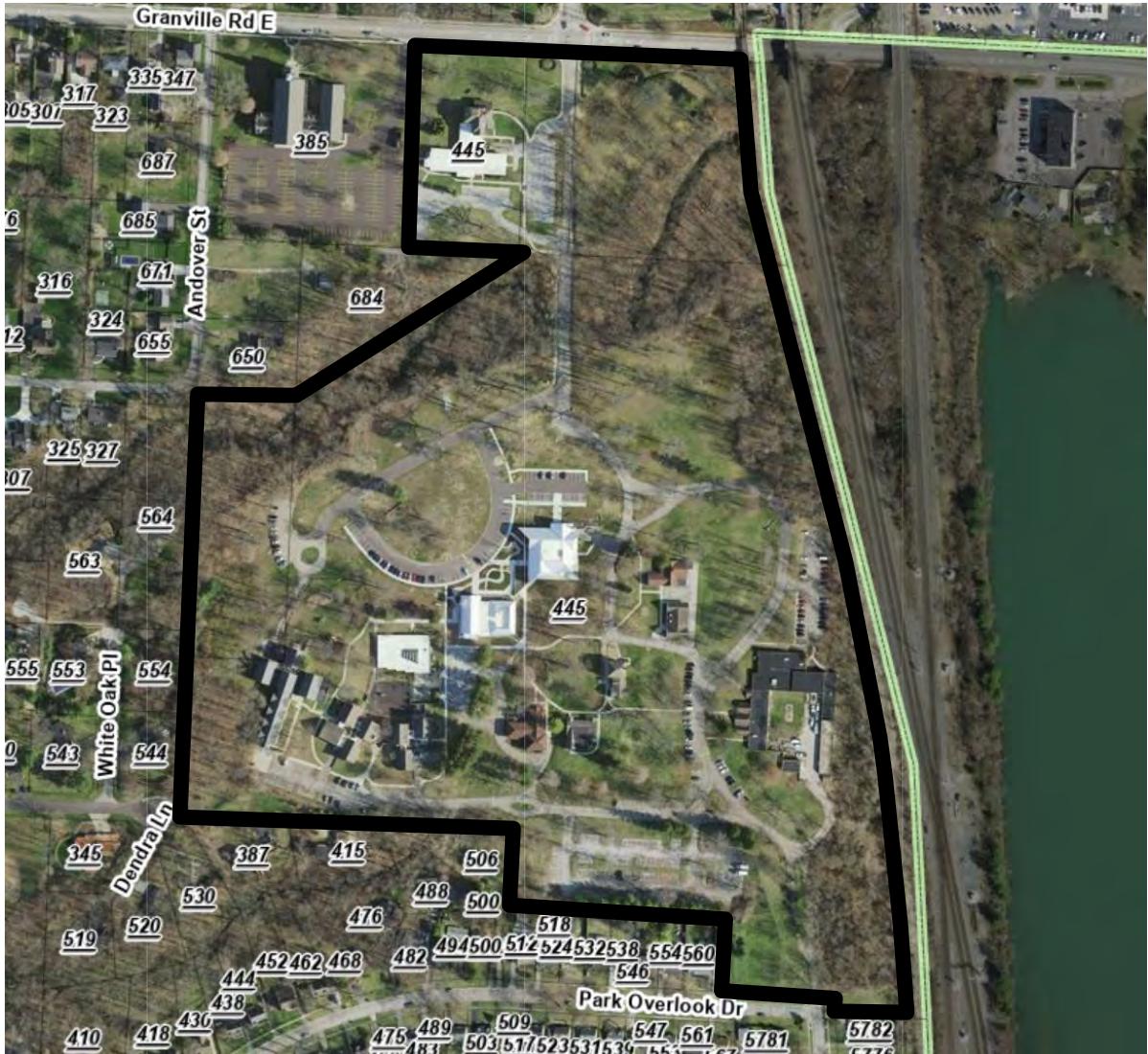
F. Adjournment



MPC APPLICATION PUD 01-2026 445 E. Granville Rd.

Plan Type: Planned Unit Development	Project:	App Date: 01/09/2026	
Work Class: Preliminary Plan	District: City of Worthington		
Status: In Review			
Valuation: \$0.00			
Description: Rezone 20.3 acres at southeast corner of Boundless site as a PUD to allow multifamily development			
Parcel: 100-000696	Main	Address: 445 E Dublin-Granville Rd Bldg A	
		Main Worthington, OH 43085	
Owner Boundless Health Inc. 445 E DUBLIN-GRANVILLE RD BLDG G Worthington, OH 43085	Developer ELFORD, INC. 1220 DUBLIN ROAD COLUMBUS, OH 43215	Applicant David Hodge 8000 Walton Pkwy. Ste. 260 Ste. 260 New Albany, OH 43054 Home: (614) 306-4649 Business: (614) 306-4649 Mobile: (614) 306-4649	Applicant Eric Zartman 8000 Walton Parkway, Suite 260 New Albany, OH 43054 Business: (614) 335-9328
Invoice No.	Fee	Fee Amount	Amount Paid
INV-00008461	Preliminary Development Plan	\$850.00	\$850.00
	Total for Invoice INV-00008461	\$850.00	\$850.00
	Grand Total for Plan	\$850.00	\$850.00

445 E. Granville Rd.



PLANNED UNIT DEVELOPMENT TEXT

January 9, 2026

I. INTRODUCTION

This Planned Unit Development application is submitted by Elford Development, the Applicant and Developer of record. Elford is an Ohio-based development and construction firm with extensive experience delivering high-quality residential and mixed-use developments, with an emphasis on thoughtful site planning, architectural quality, and long-term compatibility with surrounding communities. Elford is acting with the authorization and cooperation of the property owner, Boundless Strategic Resources Inc., a nonprofit organization providing behavioral health, developmental disability, and supportive services to individuals and families throughout Central Ohio.

The subject property is located at 445 East Dublin Granville Road in the City of Worthington and consists of approximately 40.934 acres developed historically as a low-intensity institutional campus with direct access to East Dublin Granville Road. The property is currently zoned S-1 (Special District). The surrounding context includes established R-10 single-family residential neighborhoods to the south and west, with institutional and corridor-oriented uses located east and north along Dublin Granville Road. A railroad line runs along the east perimeter of the site. Due to its size, configuration, and historic campus-style use, the property is distinct from surrounding residential parcels and is well-suited for a coordinated, planned redevelopment approach.

As part of this application, the eastern portion of the Boundless campus, consisting of approximately 20.3 acres, consisting of Subarea 1 (19.9 acres) and Subarea 2 (0.4 acres) will be subdivided and conveyed to the Applicant for residential development. The remaining portion of the property will remain under Boundless ownership and continue its institutional use. This PUD application applies exclusively to the newly created eastern parcel and is structured to ensure that the proposed development does not interfere with or diminish the continued operations of Boundless on the retained property.

The proposed subdivision and rezoning are consistent with the City's adopted planning framework. The Worthington Northeast Area Plan identifies the Boundless campus as an appropriate location for thoughtful evolution and mixed-use redevelopment, including residential uses on select portions of the site, while emphasizing neighborhood compatibility, protection of natural features, and controlled access. The Worthington Comprehensive Plan recognizes large institutional properties along the Dublin Granville Road corridor as key redevelopment opportunities and encourages intentional reuse supported by strong design and environmental stewardship. Specifically, for this OSU Harding Hospital Site, the proposed development directly implements the Comprehensive Plan's vision for a campus-style redevelopment that preserves wooded ravines, provides natural buffers and public path connections, and introduces new residential development compatible with surrounding neighborhoods and the Dublin Granville Road corridor. In addition, the City's Housing Needs Assessment documents ongoing demand for new housing options and identifies redevelopment of large, underutilized sites as a necessary strategy in a largely built-out community. The proposed PUD advances these policies by introducing new housing in a planned and context-sensitive manner without encroaching on established neighborhoods.

The Applicant proposes to rezone the subdivided eastern parcel from S-1 to a Planned Unit Development (PUD) pursuant to Chapter 1174 of the Codified Ordinances of the City of Worthington. The PUD is organized into two subareas:

- Subarea 1 is approximately 19.89 acres in area. It consists of the primary multifamily residential development and is governed by project-specific development standards. This subarea includes apartment buildings, carriage houses, garage, clubhouse, and pool, with a total of 246 dwelling units proposed. This subarea also provides approximately 6.25 acres of open space reserve.
- Subarea 2 is approximately .42 acres in area. It consists of two single-family lots (Lots 1 and 2) located along the southern edge of the PUD area. These lots are subject to development standards which complement the neighborhood's existing R-10 zoning district and are intended to function as a buffer and transition between the multifamily development and the adjacent single-family neighborhood.

The proposed development is informed by early coordination with City staff and community stakeholders and incorporates several guiding principles reflected throughout this PUD. These include preservation of significant natural features, including a designated reserve area along the northern portion of the site; careful management of access to protect adjacent residential streets; and the incorporation of a publicly accessible shared-use path network, to be made available through an easement granted to the City of Worthington. Together, these elements reinforce the project's emphasis on environmental stewardship, neighborhood compatibility, and connectivity.

Through subdivision and rezoning to a Planned Unit Development, the proposed project replaces S-1 zoning with a modern, predictable regulatory framework that implements adopted plans, provides needed housing, preserves natural features, and ensures long-term compatibility with surrounding development.

II. PERMITTED USES

The following uses are permitted within the Planned Unit Development, subject to the applicable development standards set forth in this Development Standards Text and as depicted on the approved Preliminary Development Plan.

A. Subarea 1 – Multifamily Residential

Subarea 1 is intended to accommodate the primary residential development within the PUD. Permitted uses within Subarea 1 include:

1. Multifamily residential dwellings, including apartment buildings.
2. Carriage house dwelling units and similar small-scale residential buildings containing dwelling units.

3. Accessory uses customarily incidental to multifamily residential development, including but not limited to:
 - a. Leasing and on-site management offices;
 - b. Resident amenities and common areas;
 - c. Indoor and outdoor recreational facilities;
 - d. Parking areas and garages; and
 - e. Maintenance and service facilities serving the development.
4. Open space, landscaping, and natural areas, including pedestrian pathways, shared-use paths, and stormwater management facilities.
5. Utilities and infrastructure necessary to serve permitted uses.

All uses within Subarea 1 shall be developed in accordance with the site-specific standards established in this Planned Unit Development.

B. Subarea 2 – Single-Family Transition Lots

Subarea 2 consists of two single-family residential lots intended to provide a transition between the multifamily development and adjacent single-family neighborhoods. Permitted uses within Subarea 2 shall include the following:

1. Single-family detached dwellings.
2. Public uses.
3. Essential services.
4. Accessory uses and structures customarily incidental to a permitted principal use, including garages and residential accessory buildings.
5. Home occupations, conducted in accordance with the applicable provisions of the Planning and Zoning Code.

III. DEVELOPMENT STANDARDS

Subarea 1 – Multifamily Residential

The following development standards apply to Subarea 1 of the Planned Unit Development. All development within Subarea 1 shall comply with these standards and the approved Preliminary Development Plan and associated exhibits.

A. Design Regulations (Worthington Planning and Zoning Code Section 1174.05(a))

1. Character

- a. Subarea 1 shall be developed as a cohesively planned multifamily residential community.
- b. Development shall consist of a coordinated arrangement of apartment buildings, carriage house buildings, garage, club house, pool, internal private streets, pedestrian pathways, parking areas, and open space.
- c. The overall development pattern shall reflect a campus-style layout, consistent with the approved Preliminary Development Plan.
- d. The development shall provide an appropriate transition in scale and intensity between multifamily residential buildings, open space areas, and adjacent site boundaries.

2. Design

a. Design Intent

- i. Building design, architectural character, and exterior materials shall be generally consistent with the submitted Elevations and Materials exhibit, as approved with the Preliminary Development Plan.

b. Permitted Building Types

- i. Apartment buildings.
- ii. Carriage house residential buildings.
- iii. Accessory buildings customarily incidental to multifamily residential use.

c. Maximum Building Height

- i. Apartment buildings and shall not exceed three (3) stories in height.
- ii. Carriage house buildings shall not exceed two (2) stories in height.

d. Number of Dwelling Units

- i. A maximum of 246 dwelling units shall be permitted within Subarea 1.

e. Building Location and Arrangement

- i. Buildings shall be located within the development areas depicted on the approved Preliminary Development Plan.
- ii.. Building placement and orientation shall be generally consistent with the approved Site Plan and architectural exhibits.

f. Exterior Building Materials

- i. Permitted exterior building materials include:
 - (a). brick or masonry veneer;
 - (b). stone or stone veneer;
 - (c). fiber cement siding or panels;
 - (d). architectural-grade composite siding; and
 - (e). other comparable materials approved with the Final Development Plan.
- ii. Exterior materials shall be durable and appropriate for long-term residential use.

3. Screening

- a. Parking areas, service areas, and utility equipment shall be screened where appropriate in accordance with the screening, fencing, and landscaping provisions of Chapter 1180 (Fences, Shrubbery, and Hedges) of the Worthington Planning and Zoning Code.
- b. Screening may consist of landscaping, fencing, walls, or a combination thereof.
- c. Screening treatments shall be shown on the Final Development Plan.

4. Tract Coverage

- a. Buildings, internal streets, parking areas, and open space shall be arranged in general conformance with the approved Preliminary Development Plan.
- b. Subarea 1 shall include landscaped open space and common areas distributed throughout the site.
- c. Open space areas may include lawn areas, pedestrian plazas, seating areas, and stormwater facilities designed as site amenities.

B. Traffic and Parking (Worthington Planning and Zoning Code Section 1174.05(b))

1. Vehicular Access

a. Primary vehicular access to Subarea 1 shall be provided from East Dublin Granville Road, as depicted on the approved Preliminary Development Plan.

b. Internal private streets shall provide access to buildings, parking areas, and service areas within Subarea 1.

2. Emergency Access

a. A secondary access point located at the southern edge of Subarea 1, as shown on the approved Preliminary Development Plan, shall be limited to emergency access only.

b. This access shall be controlled by removable or knockdown bollards.

c. Construction access at this location is prohibited.

d. Details of emergency access control, including bollard type and placement, shall be addressed with the Final Development Plan.

3. Internal Circulation

a. Internal streets and drive aisles shall be designed to accommodate residential traffic, service vehicles, and emergency vehicles.

b. Internal circulation shall be generally consistent with the approved Preliminary Development Plan.

4. Parking

a. Off-street parking shall be provided in accordance with the approved Preliminary Development Plan and shall comply with Chapter 1171 and Section 1174.05(b)(2)(C) of the Worthington Planning and Zoning Code.

b. Parking may include surface parking areas and garage parking associated with carriage house buildings.

c. Accessible parking spaces shall be provided in accordance with applicable law.

d. Bicycle Parking shall be provided in accordance with the approved Preliminary Development Plan and shall comply with Section 1174.05(b)(2)(D) of the Worthington Planning and Zoning Code.

C. General Requirements (Worthington Planning and Zoning Code Section 1174.05(c))

1. Utilities



- a. Utilities serving Subarea 1 shall be placed underground where practicable.
- b. Above-ground utility equipment shall be screened where feasible.

2. Natural Features

- a. Natural features within Subarea 1, including wooded areas and the Rush Run corridor, shall be preserved to the greatest extent practicable.
- b. Tree preservation, removal, and replacement shall be conducted in accordance with the submitted Tree Preservation Plan, which identifies trees to be preserved, trees approved for removal, and replacement or mitigation measures.
- c. The Tree Preservation Plan prioritizes preservation of mature trees and woodland areas while accommodating necessary site development.
- d. The Tree Preservation Plan may be modified and approved as part of the Final Development Plan.
- e. The boundaries and general extent of the Reserve Area are shown on the approved Preliminary Development Plan..

3. Environmental Protection

- a. Stormwater management facilities shall be designed and constructed in accordance with approved engineering plans.
- b. Stormwater facilities may be integrated into landscaped open space areas.

4. Lighting

- a. Site lighting shall be provided to ensure safety and security within Subarea 1 for residential use.
- b. Lighting shall be designed to minimize glare and light spill onto adjacent properties.
- c. Lighting fixtures, mounting heights, and illumination areas shall be shown on the Final Development Plan.

5. Signage

- a. Entry Signage
 - i. One entry sign shall be permitted along the east side of Proprietor's Drive, oriented toward public traffic along Route 161.

- ii. The purpose of the entry sign is to provide primary identification for the overall development.
- iii. The entry sign shall be single sided
- iv. The maximum sign face area shall be 120 square feet.

b. Development Monument Signage

- i. One development monument sign shall be permitted at the roundabout exit serving the primary residential entrance.
- ii. The purpose of the monument sign is to mark the main entrance to the residential development.
- iii. The monument sign shall be single sided.
- iv. The maximum sign face area shall be 75 square feet.

.c. Wayfinding Signage

- i. Up to 5 wayfinding signs shall be permitted internal to the residential development.
- ii. The purpose of wayfinding signage is directional guidance for residents and visitors.
- iii. Wayfinding signs may be double sided.
- iv. Each wayfinding sign shall have a maximum sign face area of 20 square feet.

6. Phasing

- a. Development of Subarea 1 shall occur in one (1) phase, unless otherwise approved by the City.

7. Shared-Use Path

- a. A shared-use path shall be provided within Subarea 1 generally as depicted on the approved Preliminary Development Plan.
- b. The shared-use path shall be designed to accommodate pedestrian and bicycle circulation and shall function as part of the internal non-motorized circulation system serving the development.
- c. The shared-use path shall provide connectivity between residential buildings, open space areas, and other site amenities shown on the approved plans.
- d. Final alignment, design details, and construction specifications for the shared-use path shall be reviewed and approved as part of the Final Development Plan.

D. Divergence



1. 1174.05(c)(2)(B) – Natural Features. The Applicant requests a divergence from, and a full waiver of, the natural feature replacement and fee in lieu of replacement provisions of Section 1174.05(c)(2)(B) of the Planning and Zoning Code. As shown on the approved Preliminary Development Plan, substantial portions of Subarea 1 are reserved for the preservation of existing wooded areas and the Rush Run corridor, and the remaining developable area is constrained by site geometry, infrastructure, and access requirements. Full replacement of natural features within Subarea 1 would result in unreasonable crowding and is not feasible given the site layout depicted on the approved plan. In addition to on-site preservation, the Applicant is committing to the acquisition and long-term preservation of approximately 6.2 acres of stream corridor, and to the construction of a publicly accessible shared-use path, both of which represent significant environmental and public benefits and involve costs that exceed the applicable fee in lieu of replacement. The proposed development therefore provides a comprehensive approach to natural feature preservation and enhancement consistent with the approved Preliminary Development Plan. In further consideration of this divergence, the Applicant is committed to provide certain affordable dwelling units reserved for qualified residents.

Subarea 2 – Single-Family Transition Lots

The following development standards apply to Subarea 2, consisting of Lots 1 and 2 of the Planned Unit Development. All development within Subarea 2 shall comply with these standards and the approved Preliminary Development Plan and associated exhibits.

- A. Design Regulations (Worthington Planning and Zoning Code Section 1174.05(a))
 1. Character
 - a. The purpose of Subarea 2 is to provide a buffer and transition between the multifamily development in Subarea 1 and the adjacent single-family residential neighborhood.
 2. Design
 - a. Number of Dwelling Units
 - i. A maximum of 2 dwelling units shall be permitted within Subarea 2.
 - b. Building Location and Arrangement
 - i. Minimum Lot Width - 60 feet
 - ii. Minimum Lot Area - 9,000 square feet
 - iii. Minimum Front Yard – 25 feet.
 - iv. Minimum Rear Yard – 25 feet
 - v. Minimum Either Side Yard – 6 feet

- vi. Minimum Sum of Side Yards – 6 feet
- vii. Maximum Height of Buildings in Stories – 2-1/2 stories
- viii. Maximum Height of Buildings in Feet – 30 feet
- ix. Maximum percent of lot coverage with buildings – 54%

B. Traffic and Parking

1. Vehicular access and off-street parking within Subarea 2 shall comply with the requirements of Chapter 1171 (Off-Street Parking and Loading) of the Worthington Planning and Zoning Code.

2. Access shall be provided from Park Overlook Drive.

C. Screening and Landscaping

Fencing, landscaping, and screening within Subarea 2 shall comply with Chapter 1180 (Fences, Shrubbery, and Hedges) of the Worthington Planning and Zoning Code.

D. Phasing

The lots may develop in separate phases and independent of Subarea 1 development.

LEGAL DESCRIPTION
19.9± ACRE
ZONING BOUNDARY (SUBAREA-1)

Situated in the State of Ohio, County of Franklin, City of Worthington, being part of Quarter Township 3, Township 2, Range 18, United States Military Lands, being part of an original 40.934 acre tract of land, referred to as "Tract 1" 1, conveyed to Strategic Resources, Inc. by deed in Instrument Number 201402270024366 and Affidavits in Instrument Number 201910080133085 and Instrument Number 202505050045860, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a point on the easterly right-of-way line of Andover Street (formerly Foster Street) (35 feet wide) as dedicated in Plat Book 1, Page 119, also being a northwesterly corner of a said original 40.934 acre tract of land, and also being the southwesterly corner of a 0.69 acre tract of land conveyed to Christopher Allen Arnett and Sierra Juarros in Instrument Number 202202090022773;

Thence along a northerly line of said original 40.934 acre tract for the following two (2) courses:

- 1) South 87°15'52" East, 200.07 feet to a point;
- 2) North 58°00'09" East, 536.55 feet to a point at the southeasterly corner of a 2.25 acre tract of land conveyed to Boundless Strategic Resources, Inc., referred to as "Tract 2", by deed in Instrument Number 201402270024366 and Affidavits in Instrument Number 201910080133085 and Instrument Number 202505050045860;

Thence leaving said northerly line and across said original 40.934 acre tract for the following three (3) courses:

- 1) North 79°34'50" East, 178.21 feet to a point;
- 2) North 41°57'57" East, 323.63 feet to a point;
- 3) North 79°54'06" East, 45.51 feet to a point on the easterly line of said original 40.934 acre tract;

Thence along said easterly line for the following three (3) courses:

- 1) South 07°10'21" East, 48.69 feet to a point;
- 2) South 13°30'21" East, 819.40 feet to a point of curvature;
- 3) Along a curve to the right having a deflection angle of 10°00'12", a radius of 5699.10 feet, an arc length of 995.00 feet, and a chord bearing and distance of South 08°30'15" East, 993.74 feet to a point at the southeasterly corner of said original 40.934 acre tract;

Thence along the southerly line of said 40.934 acre tract, North 86°32'12" West, 155.67 feet to a point;

Thence leaving said southerly line, across said original 40.934 acre tract, North 02°35'58 West, 30.22 feet to a point;

Thence in part continuing across said original 40.934 acre tract and in part along the southerly line of said original 40.934 acre tract, North 86°40'39" West, 98.58 feet to a point on the southerly line of said original 40.934 acre tract;

Thence leaving said southerly line and across said original 40.934 acre tract, North 02°41'58" East, 150.00 feet to a point;

Thence continuing in part across said original 40.934 acre tract and in part along a southerly line of said original 40.934 acre tract, North 86°40'39" West, 249.29 feet to a point;

Thence leaving said southerly line and across said original 40.934 acre tract for the following fourteen (14) courses:

- 1) North 02°16'30" East, 178.57 feet to a point;
- 2) North 87°46'20" West, 40.91 feet to a point of curvature;
- 3) Along a curve to the right having a deflection angle of 33°02'31", a radius of 126.71 feet, an arc length of 73.07 feet, and a chord bearing and distance of North 70°31'58" West, 72.06 feet to a point of curvature;
- 4) Along a curve to the left having a deflection angle of 33°12'57", a radius of 115.65 feet, an arc length of 67.04 feet, and a chord bearing and distance of North 45°58'03" East, 66.11 feet to a point of compound curvature;
- 5) Along a curve to the left having a deflection angle of 42°56'25", a radius of 123.00 feet, an arc length of 92.18 feet, and a chord bearing and distance of North 08°54'30" East, 90.04 feet to a point of tangency;
- 6) North 14°14'39" West, 184.97 feet to a point of curvature;
- 7) Along a curve to the right having a deflection angle of 25°28'05", a radius of 296.30 feet, an arc length of 131.71 feet, and a chord bearing and distance of North 00°12'39" West, 130.62 feet to a point of tangency;
- 8) North 12°17'48" East, 83.92 feet to a point of curvature;
- 9) Along a curve to the left having a deflection angle of 48°50'59", a radius of 219.10 feet, an arc length of 186.80 feet, and a chord bearing and distance of North 12°29'39" West, 181.20 feet to a point;
- 10) North 01°41'11" West, 173.00 feet to a point of curvature;



- 11) Along a curve to the right having a deflection angle of 47°00'26", a radius of 88.50 feet, an arc length of 72.61 feet, and a chord bearing and distance of North 43°50'56" West, 70.59 feet to a point;
- 12) South 76°05'04" West, 213.57 feet to a point;
- 13) South 59°40'09" West, 292.80 feet to a point;
- 14) South 65°51'58" West, 361.71 feet to a point on the westerly line of said original 40.934 acre tract;

Thence along said westerly line, North 02°39'27" East, 278.52 feet to the **TRUE POINT OF BEGINNING** containing 19.9± acres more or less.

This description is based on records, written by E.P. Ferris & Associates on January 8, 2026 and is intended to be used for zoning purposes only.



LEGAL DESCRIPTION
0.4± ACRE
ZONING BOUNDARY (SUBAREA-2)

Situated in the State of Ohio, County of Franklin, City of Worthington, being part of Quarter Township 3, Township 2, Range 18, United States Military Lands, being part of an original 40.934 acre tract of land, referred to as "Tract 1" conveyed to Strategic Resources, Inc. by deed in Instrument Number 201402270024366 and Affidavits in Instrument Number 201910080133085 and Instrument Number 202505050045860, all records being of the Recorder's Office, Franklin County, Ohio and being more particularly bounded and described as follows: all references herein being to the records of the Recorder's Office, Franklin County, Ohio, and being more particularly described as follows:

BEGINNING at a point on the northerly right-of-way line of Park Overlook Drive (60 feet wide), also being on the northerly line of a 0.402 acre tract of land conveyed to The Board of County Commissioners of Franklin County in D.B. 1688, Page 284, also being a southerly corner of said original 40.934 acre tract, and also being the the southeasterly corner of a 0.0688 acre tract of land, referred to as "PARCEL TWO", conveyed to KAREN S. MILLER AND SHAWN E. MILLER in Instrument Number 200103090048575;

Thence along a westerly line of said original 40.934 acre tract, North 02°41'58" East, 150.00 feet to a point at a southerly corner of said original 40.934 acre tract;

Thence across said original 40.934 acre tract for the following two (2) courses:

- 1) South 86°40'39" East, 120.00 feet to a point;
- 2) South 02°41'58" West, 150.00 feet to a point on the southerly line of said original 40.934 acre tract;

Thence along said southerly line, North 86°40'39" West, 120.00 feet to the **TRUE POINT OF BEGINNING**, containing 0.4± acres, more or less.

This description is based on records, written by E.P. Ferris & Associates on January 7, 2026 and is intended to be used for zoning purposes only.



PRELIMINARY SITE PLAN

BOUNDLESS ELFORD DEVELOPMENT CITY OF WORTHINGTON, OHIO 2026

DEVELOPER INFORMATION:

ELFORD DEVELOPMENT
1220 DUBLIN ROAD
COLUMBUS, OHIO 43215
CONTACT: JOE GAVIN
PHONE: (614) 581-3945
EMAIL: jgavin@elford.com

OWNER INFORMATION:

ELFORD DEVELOPMENT
1200 DUBLIN ROAD
COLUMBUS, OHIO 43215
CONTACT: MIKE FITZPATRICK
PH: (614) 488-0000
EMAIL: mfitzpatrick@elford.com

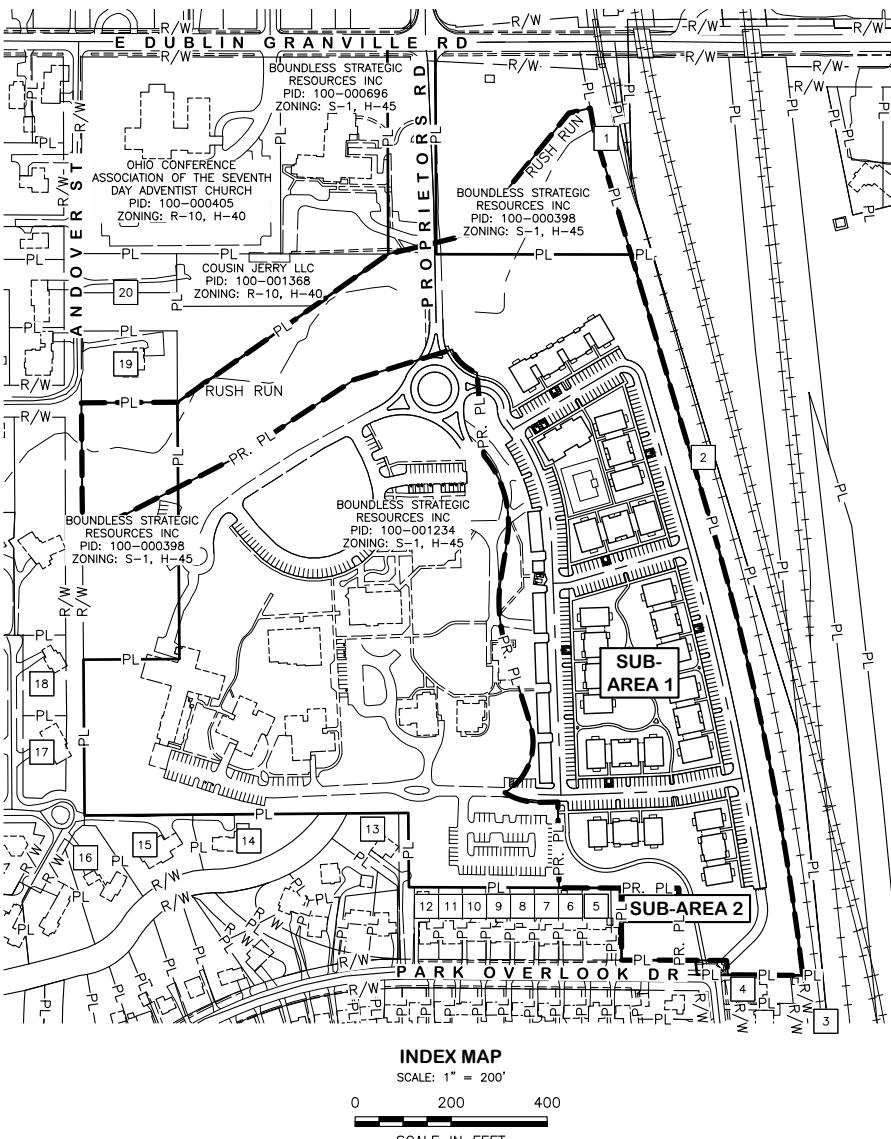
ARCHITECT INFORMATION:

ARCHALL ARCHITECTS
49 E THIRD AVENUE
COLUMBUS, OHIO 43201
CONTACT: BRAD PARISH
PHONE: (614) 469-7500
EMAIL: bparish@archall.com

CIVIL ENGINEER INFORMATION:

E.P. FERRIS & ASSOCIATES
2130 QUARRY TRAILS DRIVE, 2ND FLOOR
COLUMBUS, OHIO 43228
CONTACT: JUSTIN A. RAY, P.E.
PHONE: (614) 299-2999
FAX: (614) 299-2992
EMAIL: jray@epferris.com

1	OHIO RAILWAY MUSEUM INC PID: 100-000529
2	OHIO RAILWAY MUSEUM INC PID: 100-001239
3	OHIO RAILWAY MUSEUM INC PID: 100-001998
4	MILLER KAREN S PID: 100-006074 ZONING: R-10, H-40
5	MILLER KAREN S PID: 100-002108 ZONING: R-10, H-40
6	SHUMWAY MARTIN R PID: 100-001478 ZONING: R-10, H-40
7	SHUMWAY MARTIN R PID: 100-001479 ZONING: R-10, H-40
8	WARREN MARK D PID: 100-001399 ZONING: R-10, H-40
9	BARTELT WILLIAM F III PID: 100-001485 ZONING: R-10, H-40
10	DEWINE AMANDA PID: 100-001476 ZONING: R-10, H-40
11	SUTHERLAND LAURIE A PID: 100-001477 ZONING: R-10, H-40
12	SMULLEN JAKE PID: 100-001480 ZONING: R-10, H-40
13	HOSTER BARRET B PID: 100-001348 ZONING: R-10, H-40
14	SEITZ BRIAN A PID: 100-002278 ZONING: R-10, H-40
15	TOMKO CAROLE W PID: 100-002277 ZONING: R-10, H-40
16	WILLIAMS REGINALD A PID: 100-002276 ZONING: R-10, H-40
17	CHANG LIYAN DAVID PID: 100-002272 ZONING: R-10, H-40
18	DOTSON JEFFREY PID: 100-002268 ZONING: R-10, H-40
19	ARNETT CHRISTOPHER ALLEN PID: 100-0010779 ZONING: R-10, H-40
20	COUSIN JERRY LLC PID: 100-000780 ZONING: R-10, H-40

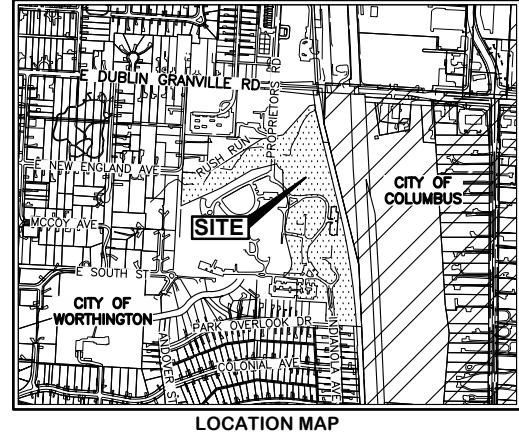


SHEET INDEX

TITLE	1
EXISTING CONDITIONS	2
PRELIMINARY ZONING PLAT	3
SITE LAYOUT PLAN	4
SITE UTILITY PLAN	5
PRELIMINARY GRADING PLAN	6

PRELIMINARY
NOT FOR
CONSTRUCTION

BY REGISTERED ENGINEER DATE



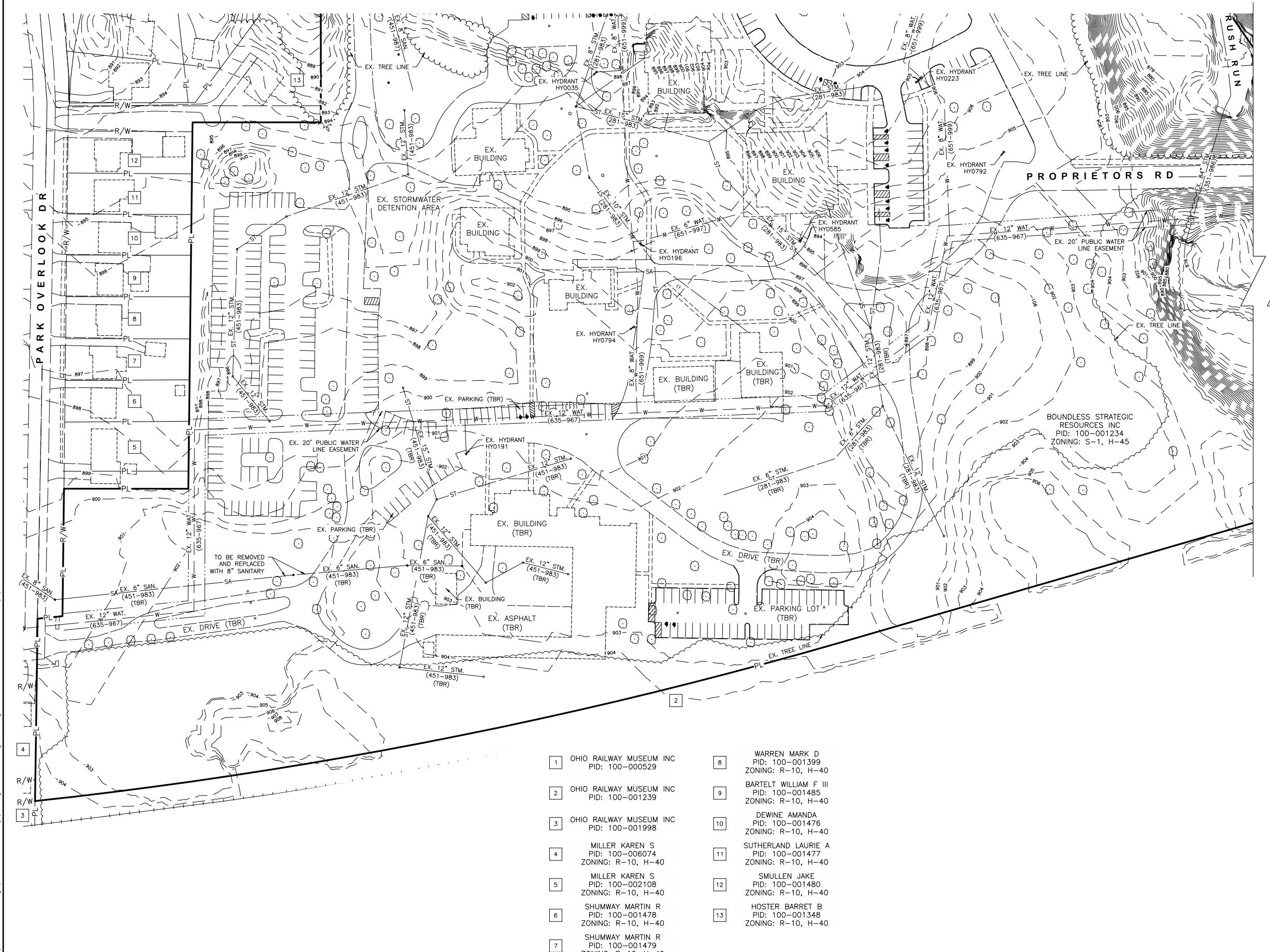
SITE DATA TABLE		
DESCRIPTION	QUANTITY	UNIT
TOTAL SITE AREA (PRIVATE)	19.89	AC
TOTAL DISTURBED AREA	11.22	AC
PRE-DEVELOPED IMPERVIOUS AREA	3.19	AC
POST-DEVELOPED IMPERVIOUS AREA	6.95	AC

GENERAL ZONING INFORMATION	
MULTI-FAMILY (SUB-AREA 1)	
SITE ADDRESS	445 E DUBLIN GRANVILLE RD
PARCEL NUMBER(S)	100-001234 & 100-000398
EXISTING ZONING CLASSIFICATION/DISTRICT	S-1
PROPOSED USE	MULTI-FAMILY RESIDENTIAL
HEIGHT DISTRICT	H-45
TOTAL SITE AREA (ACRES)	19.89
FLOOD INSURANCE RATE MAP NUMBER (FIRM)	39049C0159K
MOST RECENT EFFECTIVE DATE OF FIRM	06/17/2008
BASE FLOOD ELEVATION (BFE)	N/A
SINGLE FAMILY (SUB-AREA 2)	
NUMBER OF LOTS	2
TOTAL AREA (ACRES)	0.41
LOT FRONTAGE	60'
FRONT SETBACK	25'
REAR SETBACK	25'
SIDE SETBACK	6'

GENERAL PROJECT INFORMATION	
MULTI-FAMILY (SUB-AREA 1)	
MAXIMUM BUILDING HEIGHT	45'
PROPOSED BUILDING HEIGHT	41'-3"
NUMBER OF DWELLING UNITS (RESIDENTIAL ONLY)	246
DENSITY	12.4 UNITS/AC
TOTAL PROPOSED PARKING	355



CITY OF WORTHINGTON
DRAWING NO. PUD 01-2026
DATE 01/09/2026



CITY OF WORTHINGTON
DRAWING NO. PUD 01-2026
DATE 01/09/2026

0 60 120
SCALE IN FEET

EXISTING CONDITIONS

REVISIONS	BY	DATE

E.P. FERRIS & ASSOCIATES

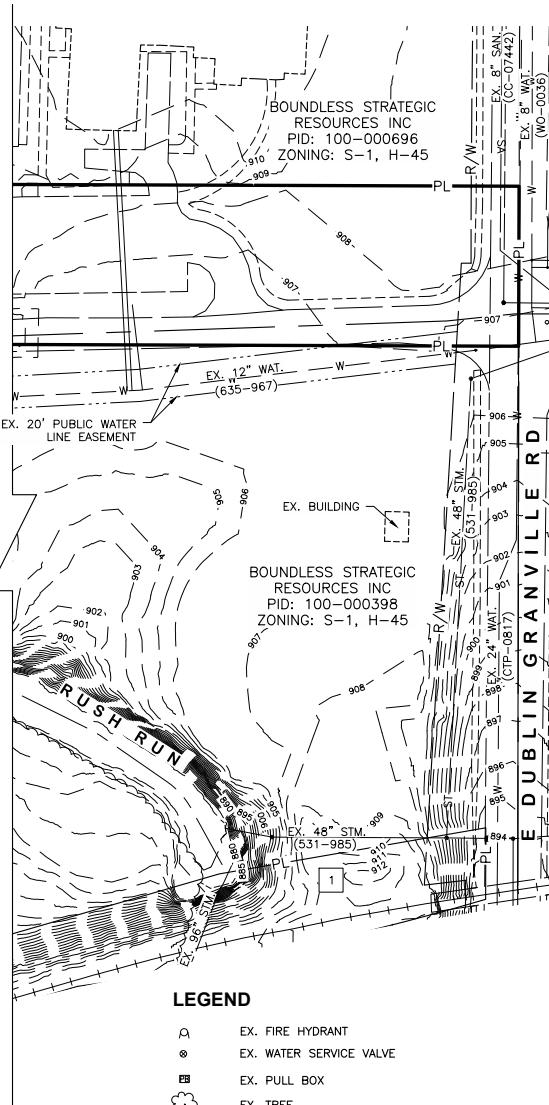


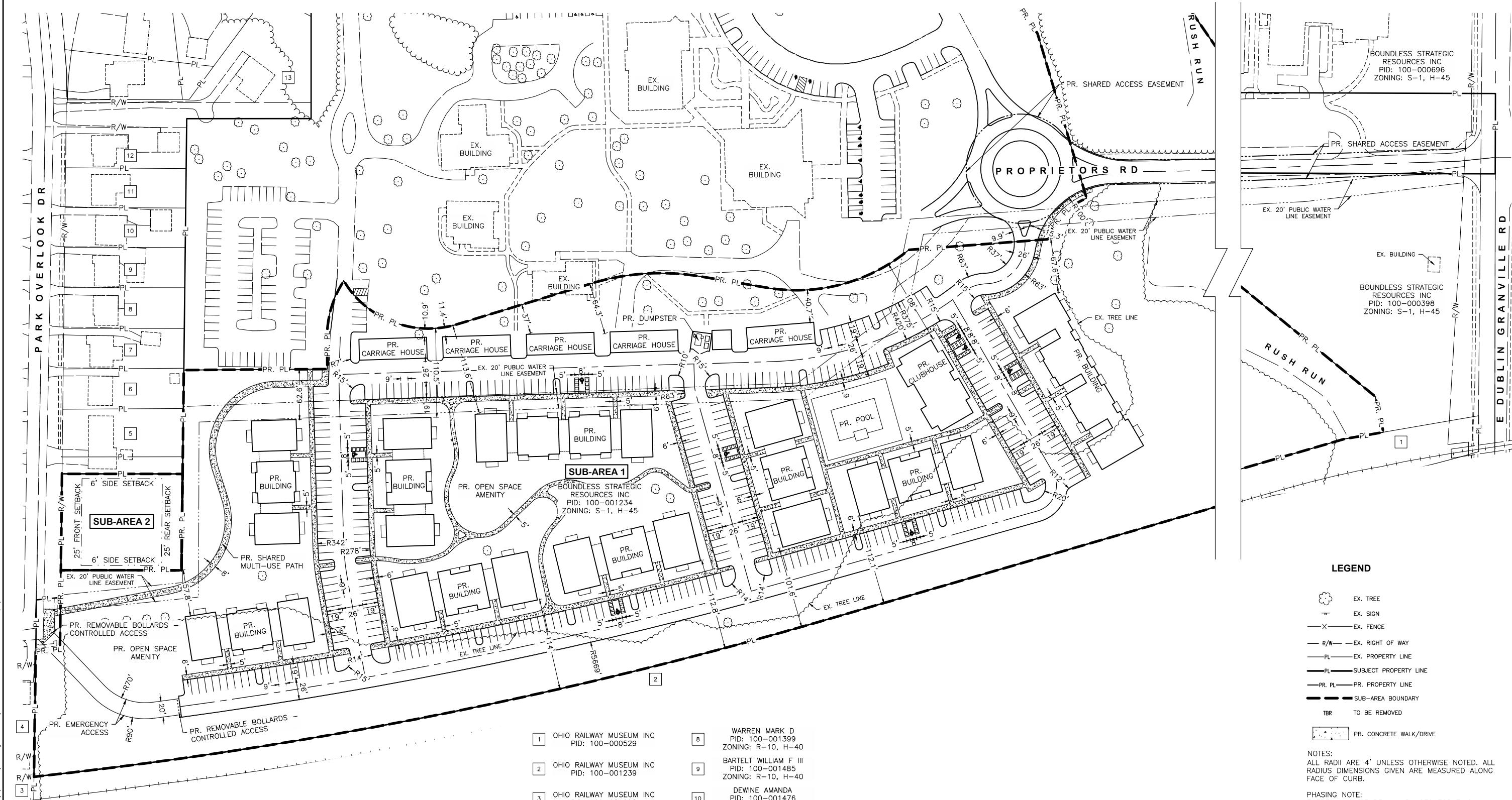
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(614) 299-2992 (Fax)
www.EPFERRIS.com

CITY OF WORTHINGTON, OHIO
BOUNDLESS
ELFORD DEVELOPMENT

JOB NO.:	1050.030
DESIGNED BY:	SKD
DRAWN BY:	SKD
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	1/8/2026

SCALE:	1" = 60'
SHEET NO.:	2 OF 6





CITY OF WORTHINGTON
DRAWING NO. PUD 01-2026
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0 60 120
SCALE IN FEET

REVISIONS	BY	DATE

E.P. FERRIS & ASSOCIATES



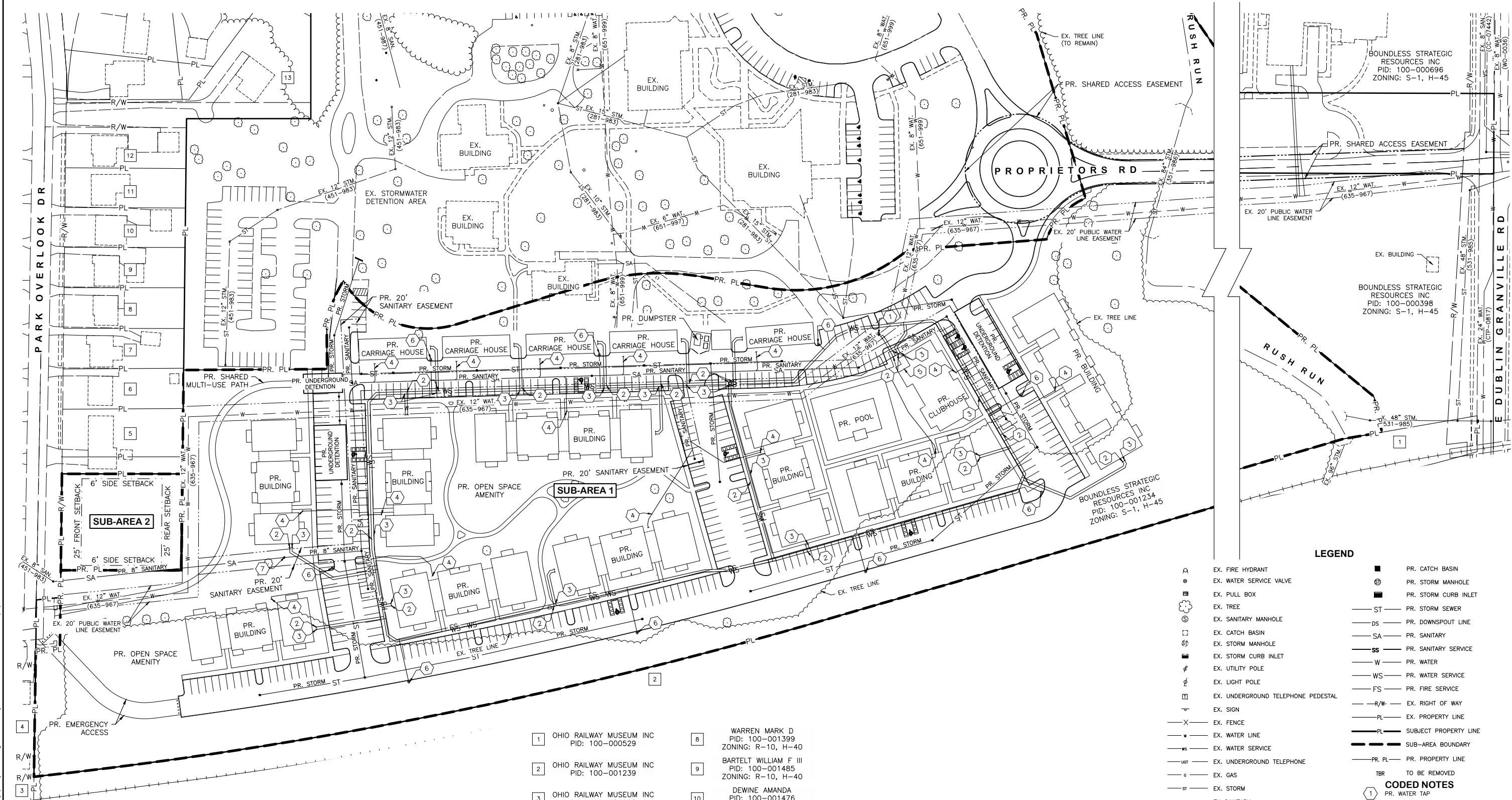
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DRAWN BY:	SKD
CHECKED BY:	JAR
APPROVED BY:	CLP
DATE:	1/9/2026

SITE LAYOUT PLAN

SCALE:	1" = 60'
SHEET NO.:	4 OF 6



<input type="checkbox"/> 1	OHIO RAILWAY MUSEUM INC PID: 100-000529	<input type="checkbox"/> 8	WARREN MARK D PID: 100-001399 ZONING: R-10, H-40
<input type="checkbox"/> 2	OHIO RAILWAY MUSEUM INC PID: 100-001239	<input type="checkbox"/> 9	BARTELT WILLIAM F III PID: 100-001485 ZONING: R-10, H-40
<input type="checkbox"/> 3	OHIO RAILWAY MUSEUM INC PID: 100-001998	<input type="checkbox"/> 10	DEWINE AMANDA PID: 100-001476 ZONING: R-10, H-40
<input type="checkbox"/> 4	MILLER KAREN S PID: 100-006074 ZONING: R-10, H-40	<input type="checkbox"/> 11	SUTHERLAND LAURIE A PID: 100-001477 ZONING: R-10, H-40
<input type="checkbox"/> 5	MILLER KAREN S PID: 100-002108 ZONING: R-10, H-40	<input type="checkbox"/> 12	SMULLEN JAKE PID: 100-001480 ZONING: R-10, H-40
<input type="checkbox"/> 6	SHUMWAY MARTIN R PID: 100-001478 ZONING: R-10, H-40	<input type="checkbox"/> 13	HOSTER BARRET B PID: 100-001348 ZONING: R-10, H-40
<input type="checkbox"/> 7	SHUMWAY MARTIN R PID: 100-001479 ZONING: R-10, H-40		



TY OF WORTHINGTON
RAWING NO. PUD 01-2026
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0 60 120

SCALE IN FEET

SITE UTILITY PLAN

CITY OF WORTHINGTON, OHIO
BOUNDLESS
ELFORD DEVELOPMENT

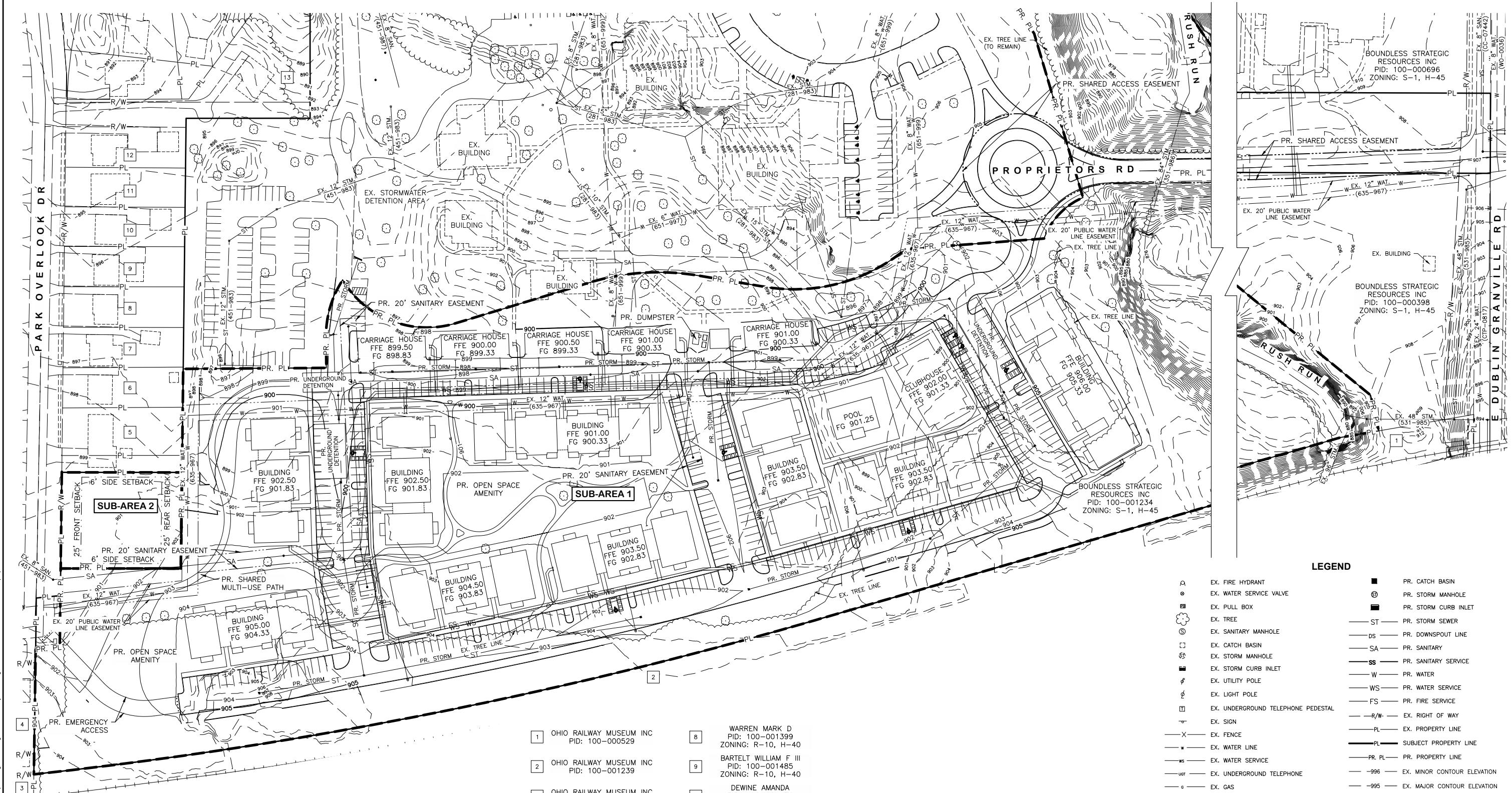
**E. P. FERRIS
AND
ASSOCIATES**

Consulting Civil Engineers and Surveyors

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DB NO.:	1050.030
DESIGNED BY:	SKD
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DATE:	1/9/2026

SCALE:
1" = 60'



[1] OHIO RAILWAY MUSEUM INC PID: 100-000529 ZONING: R-10, H-40	[8] WARREN MARK D PID: 100-001399 ZONING: R-10, H-40
[2] OHIO RAILWAY MUSEUM INC PID: 100-001239 ZONING: R-10, H-40	[9] BARTELT WILLIAM F III PID: 100-001485 ZONING: R-10, H-40
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[7] SHUMWAY MARTIN R PID: 100-001479 ZONING: R-10, H-40	

REVISIONS	BY	DATE

E.P. FERRIS & ASSOCIATES

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CITY OF WORTHINGTON, OHIO
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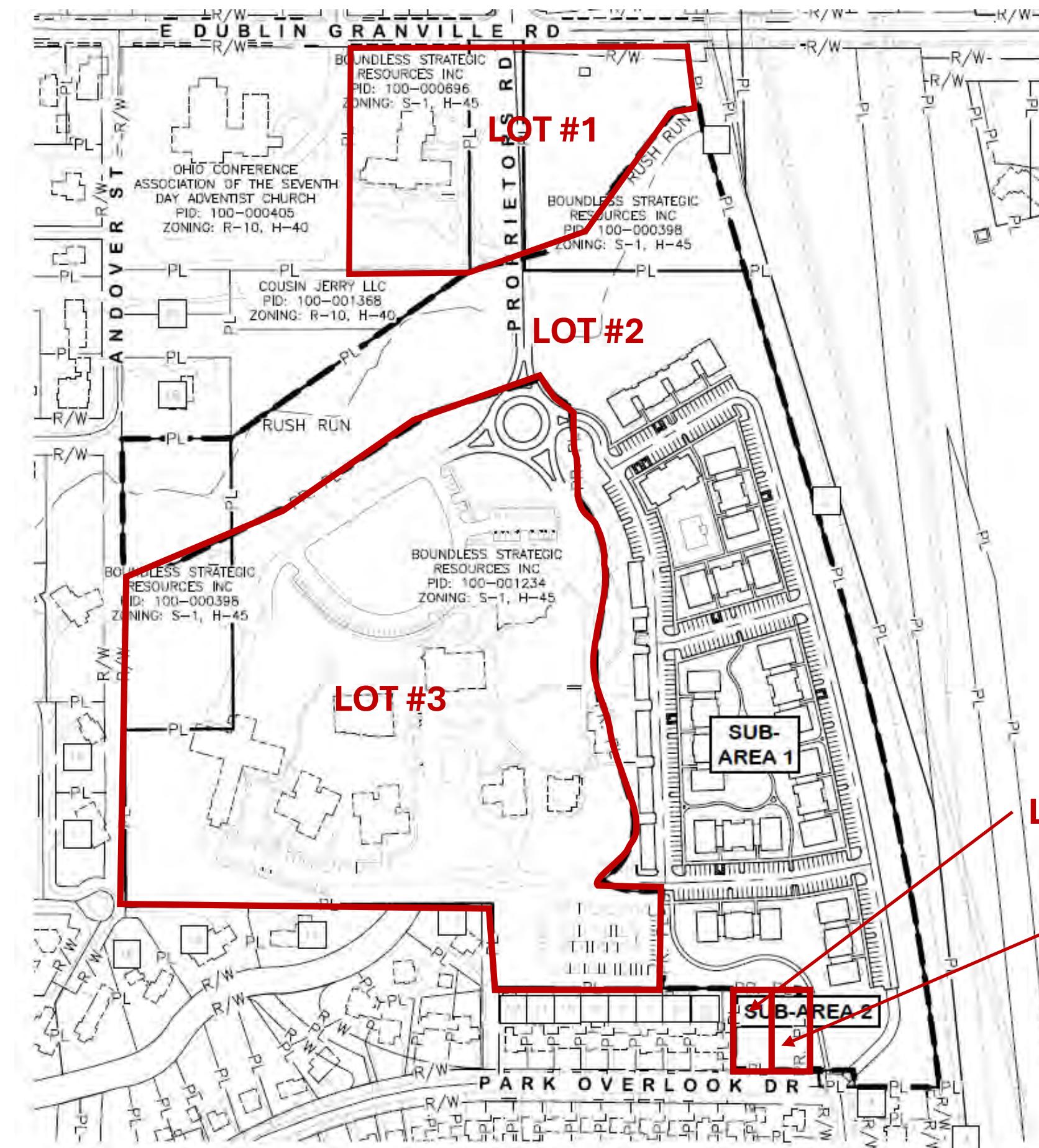


CITY OF WORTHINGTON
DRAWING NO. PUD 01-2026
DATE 01/09/2026

0 60 120
SCALE IN FEET

PRELIMINARY GRADING PLAN

SCALE: 1" = 60'
SHEET NO. 6 OF 6





Boundless - Worthington Masterplan

JANUARY 09, 2026









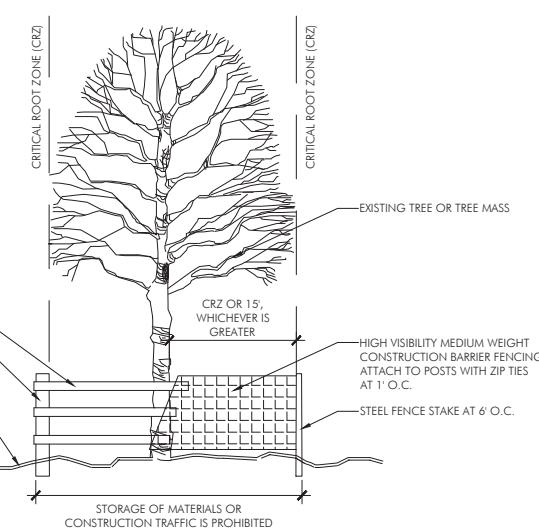


1 Tree Preservation Plan
SCALE: 1" = 80-0"

0 40 80 160

2

Tree Preservation Detail



LEGEND

PROPERTY LINE

EXISTING TREE LINE TO REMAIN



EXISTING TREE TO REMAIN AND BE PROTECTED, SEE DETAIL, THIS SHEET



EXISTING TREE TO BE REMOVED, SEE SHEET L1.1 FOR SPECIES INFORMATION & REMOVAL CALCULATIONS

NOTE: TREE REMOVAL AND PRESERVATION SUBJECT TO CHANGE PER FINAL ENGINEERING AND COORDINATION WITH CITY STAFF.



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Project Name

**Elford
Boundless**

445 E Dublin Granville Rd.
Worthington, OH 43085

Prepared For

Elford Development
1220 Dublin Rd
Columbus, OH 43215

Project Info

Project # 25059
Date 01/09/2026
By ADC, ANC
Scale As Shown

Revisions

Sheet Title

**TREE
PRESERVATION
PLAN**



Sheet

L1.0



CITY OF WORTHINGTON
DRAWING NO. PUD 01-2026
DATE 01/09/2026



TREE ID	DBH	TREE TYPE	TREE CONDITION	STATUS
1	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
2	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
4	24-30	OAK (PIN)	FAIR	
5	18-24	OAK (PIN)	FAIR	REMOVE
6	18-24	OAK (PIN)	POOR	REMOVE
7	12-18	OAK (WHITE)	VERY POOR	REMOVE
17	12-18	PINE (WHITE)	VERY POOR	REMOVE
19	24-30	LOCUST (HONEY)	VERY POOR	REMOVE
20	18-24	LOCUST (HONEY)	VERY POOR	REMOVE
22	18-24	LOCUST (HONEY)	VERY POOR	REMOVE
32	24-30	RED MAPLE	VERY POOR	REMOVE
42	12-18	OAK (RED)	POOR	REMOVE
51	18-24	OAK (PIN)	FAIR	
52	12-18	OAK (BUR)	FAIR	
53	18-24	LOCUST (HONEY)	POOR	REMOVE
54	18-24	LOCUST (HONEY)	POOR	REMOVE
76	18-24	RED MAPLE	FAIR	REMOVE
77	36-42	SWEETGUM	GOOD	REMOVE
78	42+	OAK (PIN)	FAIR	REMOVE
79	18-24	RED MAPLE	FAIR	REMOVE
80	42+	BASSWOOD (AMERICAN)	FAIR	REMOVE
81	24-30	MAPLE (SUGAR)	FAIR	
82	42+	OAK (SWAMP WHITE)	POOR	REMOVE
83	42+	OAK (SWAMP WHITE)	POOR	REMOVE
84	42+	OAK (SWAMP WHITE)	POOR	REMOVE
85	42+	OAK (SWAMP WHITE)	POOR	REMOVE
86	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
87	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
88	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
89	42+	OAK (SWAMP WHITE)	POOR	REMOVE
90	36-42	OAK (SWAMP WHITE)	POOR	REMOVE
91	36-42	OAK (SWAMP WHITE)	POOR	REMOVE
92	36-42	OAK (SWAMP WHITE)	POOR	REMOVE
93	42+	OAK (SWAMP WHITE)	POOR	REMOVE
94	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
95	30-36	OAK (SWAMP WHITE)	POOR	REMOVE
96	18-24	HICKORY (SHAGBARK)	GOOD	REMOVE
117	12-18	OAK (PIN)	FAIR	REMOVE
118	12-18	OAK (PIN)	FAIR	REMOVE
119	42+	OAK (SWAMP WHITE)	FAIR	
120	24-30	OAK (SWAMP WHITE)	FAIR	
121	12-18	OAK (SWAMP WHITE)	FAIR	REMOVE
122	24-30	HICKORY (SHAGBARK)	FAIR	REMOVE
123	24-30	SPRUCE (NORWAY)	FAIR	REMOVE
124	30-36	SWEETGUM	POOR	REMOVE
125	12-18	MAPLE (SUGAR)	DEAD	REMOVE
126	12-18	MAPLE (SUGAR)	DEAD	REMOVE
127	12-18	MAPLE (SUGAR)	DEAD	REMOVE
128	12-18	MAPLE (SUGAR)	DEAD	REMOVE
129	12-18	NORWAY MAPLE	VERY POOR	REMOVE
130	12-18	NORWAY MAPLE	VERY POOR	REMOVE
131	12-18	NORWAY MAPLE	VERY POOR	REMOVE
132	18-24	FRAXINUS SP.	POOR	REMOVE
133	12-18	CRATAEGUS SP.	DEAD	REMOVE
162	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
163	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
164	18-24	SPRUCE (NORWAY)	FAIR	REMOVE
165	24-30	SPRUCE (NORWAY)	FAIR	REMOVE
166	12-18	SPRUCE (NORWAY)	FAIR	REMOVE
167	18-24	SPRUCE (NORWAY)	FAIR	REMOVE

168	18-24	MAPLE (SUGAR)	POOR	REMOVE
169	24-30	OAK (RED)	FAIR	REMOVE
170	18-24	FRAXINUS SP.	POOR	REMOVE
171	18-24	OAK (RED)	FAIR	
172	12-18	OAK (PIN)	GOOD	
173	24-30	SPRUCE SP.	FAIR	REMOVE
174	36-42	TULIP TREE	FAIR	REMOVE
175	30-36	WHITE MULBERRY	POOR	REMOVE
176	30-36	NORWAY MAPLE	VERY POOR	REMOVE
177	30-36	BASSWOOD (AMERICAN)	FAIR	REMOVE
178	30-36	BALDCYPRESS	GOOD	REMOVE
179	30-36	NORWAY MAPLE	VERY POOR	REMOVE
180	30-36	NORWAY MAPLE	POOR	REMOVE
181	12-18	REDBUD (EASTERN)	POOR	REMOVE
182	12-18	WALNUT (BLACK)	FAIR	REMOVE
183	18-24	WALNUT (BLACK)	FAIR	REMOVE
184	18-24	WALNUT (BLACK)	FAIR	
185	12-18	SPRUCE (BLUE)	DEAD	REMOVE
186	12-18	SPRUCE (BLUE)	VERY POOR	REMOVE
187	30-36	BALDCYPRESS	GOOD	
188	12-18	MAPLE (SUGAR)	FAIR	REMOVE
189	12-18	RED MAPLE	POOR	REMOVE
190	12-18	OAK (PIN)	VERY POOR	REMOVE
191	18-24	SPRUCE (NORWAY)	FAIR	
192	12-18	MAPLE (SUGAR)	FAIR	REMOVE
193	18-24	OAK (PIN)	FAIR	
194	30-36	OAK (PIN)	FAIR	
195	30-36	OAK (PIN)	POOR	REMOVE
197	24-30	MAPLE (SUGAR)	FAIR	REMOVE
198	30-36	MAPLE (SUGAR)	FAIR	
199	30-36	MAPLE (SUGAR)	POOR	REMOVE
200	24-30	BALDCYPRESS	GOOD	
201	24-30	BALDCYPRESS	GOOD	REMOVE
202	24-30	OAK (PIN)	FAIR	REMOVE
203	24-30	OAK (PIN)	POOR	REMOVE
204	12-18	RED MAPLE	POOR	REMOVE
205	12-18	SWEETGUM	FAIR	REMOVE
206	30-36	BALDCYPRESS	GOOD	
210	24-30	LOCUST (HONEY)	POOR	REMOVE
211	12-18	LOCUST (HONEY)	POOR	REMOVE
212	24-30	LOCUST (HONEY)	POOR	REMOVE
213	30-36	WALNUT (BLACK)	POOR	REMOVE
214	18-24	HACKBERRY	POOR	REMOVE
215	12-18	OAK (SWAMP WHITE)	FAIR	REMOVE
216	18-24	HACKBERRY	POOR	REMOVE
217	12-18	OAK (PIN)	GOOD	
218	12-18	OAK (PIN)	GOOD	
219	18-24	PEAR (BRADFORD)	VERY POOR	REMOVE
220	18-24	SWEETGUM	POOR	REMOVE
221	18-24	PEAR (BRADFORD)	VERY POOR	REMOVE
222	12-18	HACKBERRY	POOR	REMOVE
223	12-18	RED MAPLE	VERY POOR	REMOVE
224	12-18	RED MAPLE	POOR	REMOVE
226	36-42	OAK (PIN)	FAIR	REMOVE
227	24-30	SHUMARD OAK	FAIR	REMOVE
228	12-18	OAK (WHITE)	POOR	REMOVE
234	12-18	SPRUCE (NORWAY)	DEAD	REMOVE
269	18-24	FRAXINUS SP.	VERY POOR	REMOVE
270	18-24	WHITE PINE	FAIR	
272	12-18	N/A	DEAD	REMOVE
275	12-18	N/A	DEAD	REMOVE
276	12-18	N/A	DEAD	REMOVE
277	12-18	N/A	DEAD	REMOVE
278	12-18	N/A	DEAD	REMOVE

 **POD design**

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Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
Cincinnati, Ohio 45246
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Project Name
Elford
Boundless
445 E Dublin Granville Rd.
Worthington, OH 43085

Prepared For
Elford Development
1220 Dublin Rd
Columbus, OH 43215

Project Info
Project # 25059
Date 01/09/2026
By ADC, ANC
Scale As Shown

Revisions

Sheet Title
TREE SURVEY
TABLE

L1.1



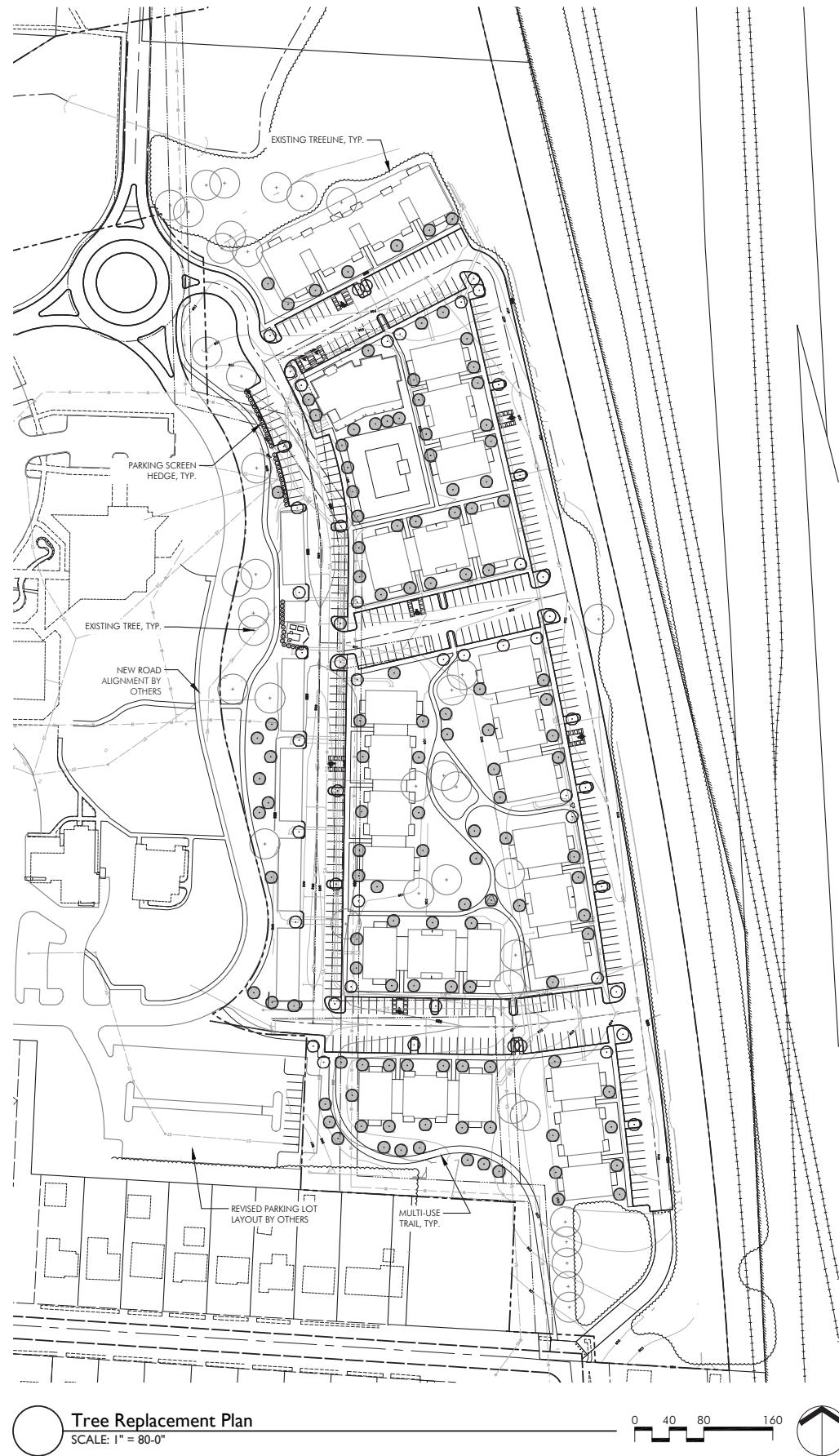
Sheet #

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inspiring the potential of people

 **ELFORD**
DEVELOPMENT

 **POD** design

 **archall**
architects



LEGEND

- PROPERTY LINE
- EXISTING TREE LINE
- EXISTING TREE
- PROPOSED TREE (PER PARKING AREA CODE)
- PROPOSED TREE (PER TREE REPLACEMENT REQUIREMENTS)

LANDSCAPE ZONING CODE REQUIREMENTS

11171.02(h) LANDSCAPING OF PARKING AREAS

2" DBH TREE TRUNK FOR EVERY SIX PARKING SPACES

REQUIRED TREES: 54 (325 TOTAL PARKING SPACES/6)
PROPOSED TREES: 54TOTAL TREES REMOVED: 948 CALIPER INCHES / 42 TREES IN FAIR TO GOOD CONDITION
TOTAL TREES PROVIDED: ±443 CALIPER INCHES / 177 TREES (AVERAGE OF 2.5" CAL.)
54 PER PARKING LOT CODE REQUIREMENTS

CONCEPTUAL PLANT PALETTE

QTY.	SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	SPACING
DECIDUOUS TREES					
4	AC SA	Acer saccharum 'Commemoration' Commemoration Sugar Maple	3" Cal.	B&B	
10	AE GL	Aesculus glabra Ohio Buckeye	3" Cal.	B&B	
5	TI TO	Tilia tomentosa 'Sterling' Silver Linden	2" Cal.	B&B	
8	CE OC	Celtis occidentalis Hackberry	2" Cal.	B&B	
12	GL TR	Gleditsia triacanthos inermis 'Skyline' Skyline Thornless Honeylocust	2.5" Cal.	B&B	
8	GY DI	Gymnocladus dioicus Kentucky Coffeetree	2.5" Cal.	B&B	
20	PL AC	Platanus acerifolia 'Morton Circle' EXCLAMATION! London Planetree	3" Cal.	B&B	
10	QU BI	Quercus bicolor Swamp White Oak	3" Cal.	B&B	
4	QU MA	Quercus macrocarpa Bur Oak	3" Cal.	B&B	
4	QU MO	Quercus montana Chestnut Oak	2.5" Cal.	B&B	
8	QU RU	Quercus rubra Red Oak	3" Cal.	B&B	
9	UL FR	Ulmus 'Frontier' Frontier Elm	2.5" Cal.	B&B	



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Revisions

Sheet Title

**TREE
REPLACEMENT
PLAN**

Sheet #

L1.2



CITY OF WORTHINGTON
DRAWING NO. PUD 01-2026
DATE 01/09/2026















ST-01
material: limestone
manufacturer: provia
style: buff manufactured stone
profile: limestone
grout: brown



VS-01
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: barley
collection: weathered



VS-02
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: misty gray
collection: weathered



FC-01
material: fiber cement panel
manufacturer: james hardie
style: hardie panel
color: white



TR-01
material: fiber cement trim board
manufacturer: james hardie
style: trim board
color: white





ST-01
material: limestone
manufacturer: provia
style: buff manufactured stone
profile: limestone
grout: brown



VS-01
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: barley
collection: weathered



VS-02
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: misty gray
collection: weathered



FC-01
material: fiber cement panel
manufacturer: james hardie
style: hardie panel
color: white



TR-01
material: fiber cement trim board
manufacturer: james hardie
style: trim board
color: white



ST-01
material: limestone
manufacturer: provia
style: buff manufactured stone
profile: limestone
grout: brown



VS-01
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: barley
collection: weathered



VS-02
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: misty gray
collection: weathered



FC-01
material: fiber cement panel
manufacturer: james hardie
style: hardie panel
color: white



TR-01
material: fiber cement trim board
manufacturer: james hardie
style: trim board
color: white



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



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



ST-01
material: limestone
manufacturer: provia
style: buff manufactured stone
profile: limestone
grout: brown



VS-01
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: barley
collection: weathered



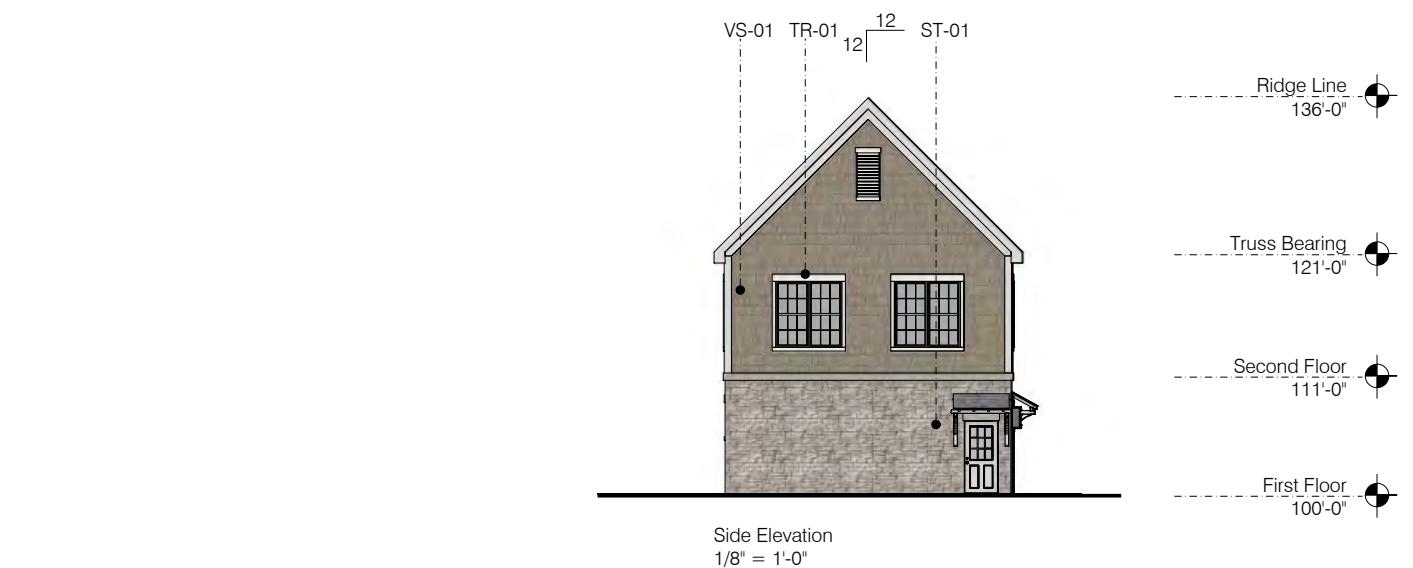
VS-02
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: misty gray
collection: weathered



FC-01
material: fiber cement panel
manufacturer: james hardie
style: hardie panel
color: white



TR-01
material: fiber cement trim board
manufacturer: james hardie
style: trim board
color: white



ST-01
material: limestone
manufacturer: provia
style: buff manufactured stone
profile: limestone
grout: brown



VS-01
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: barley
collection: weathered



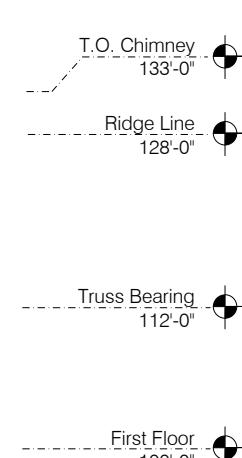
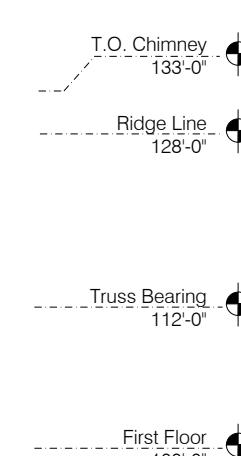
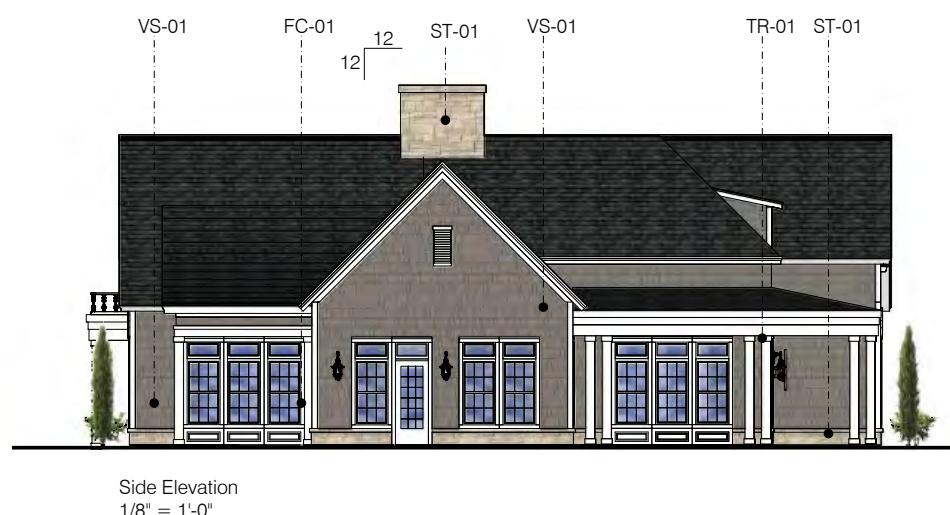
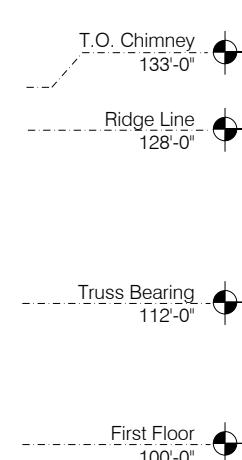
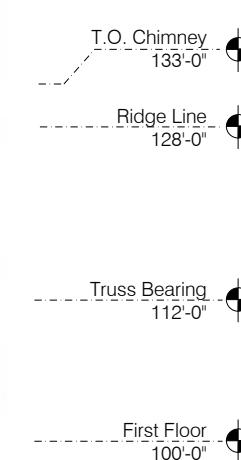
VS-02
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: misty gray
collection: weathered



FC-01
material: fiber cement panel
manufacturer: james hardie
style: hardie panel
color: white



TR-01
material: fiber cement trim board
manufacturer: james hardie
style: trim board
color: white



ST-01
material: limestone
manufacturer: provia
style: buff manufactured stone
profile: limestone
grout: brown



VS-01
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: barley
collection: weathered



VS-02
material: architectural grade composite siding
manufacturer: tbd
style: staggered shake
color: misty gray
collection: weathered



FC-01
material: fiber cement panel
manufacturer: james hardie
style: hardie panel
color: white



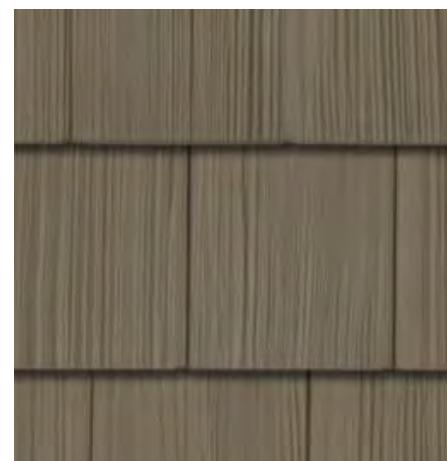
TR-01
material: fiber cement trim board
manufacturer: james hardie
style: trim board
color: white



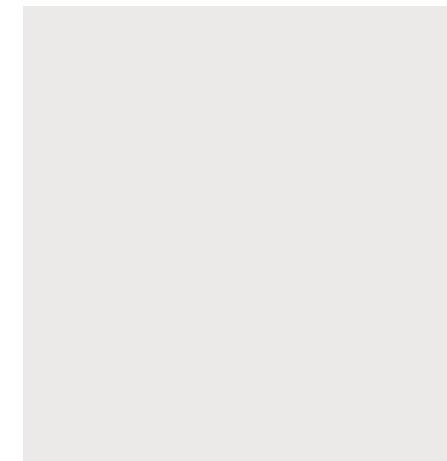
ST-01
 material: limestone
 manufacturer: provia
 style: buff manufactured stone
 profile: limestone
 grout: brown



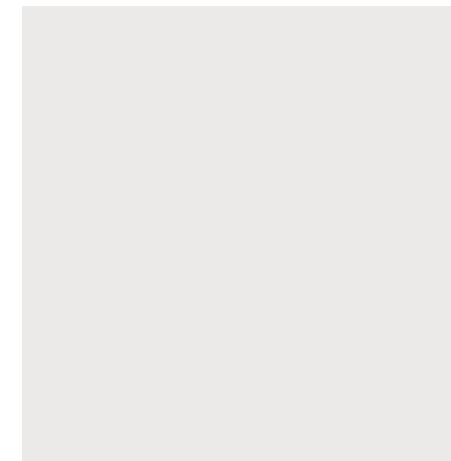
VS-01
 material: architectural grade composite siding
 manufacturer: alsidé
 style: staggered shake
 color: barley
 collection: weathered



VS-02
 material: architectural grade composite siding
 manufacturer: alsidé
 style: staggered shake
 color: misty gray
 collection: weathered



FC-01
 material: fiber cement panel
 manufacturer: james hardie
 style: hardie panel
 color: white



TR-01
 material: fiber cement trim board
 manufacturer: alsidé
 style: trim board
 color: white

Thank
You!
