



# WESTERVILLE CITY HALL

## UPTOWN REVIEW BOARD

21 S STATE ST  
WESTERVILLE, OH 43081

The proposed additions to the buildings located at 29 and 21 South State Street, as well as the site between buildings, aims to provide a contemporary connection between both structures while incorporating new gathering spaces, and providing additional work space.

The additions take material and design cues from the existing historic building, but seek to contrast with complementary elements. Our goal with these new structures is to activate new exterior spaces at the pedestrian scale while maintaining proportion to the existing building facade, creating new activation space that is inviting to the public.

The new additions intend to respect the history of the site while creating new spaces and moments for the building and residents of Westerville.



- 1 PROPOSED GARBAGE ENCLOSURE
- 2 21 SOUTH STATE STREET
- 3 29 SOUTH STATE STREET
- 4 PROPOSED MECHANICAL YARD
- 5 PROPOSED POCKET PARK

21 SOUTH STATE STREET:

- EXISTING - 17228 SF
- NEW - 2524 SF

29 SOUTH STATE STREET:

- EXISTING - 22724 SF
- NEW - 4178 SF

TOTAL AREA - 46662 SF

PARKING SPOT COUNT

STANDARD - 197

- HANDICAP ACCESSIBLE - 9 (INCLUDING 1 VAN)
- EV CHARGING - 4

TOTAL # OF SPOTS REQUIRED - 192

TOTAL # OF SPOTS PROPOSED - 211

IMPERVIOUS AREA

NEW IMPERVIOUS AREA - 1705 SF

EXISTING TO BE REPLACED - 8195 SF

TOTAL IMPERVIOUS AREA - 9900 SF











City Line Regimental Full Range



City Line Regimental Range



Belcrest 560s



City Line Landmark Gray



City Line Sienna Blend



City Line Lighthouse Gray



City Line Carbon Black



Cast Stone Stairs



Pewter Granite Planter



Rest' Bench



'Collect' Waste Bins



Luminaire Bollard



Bollards





Flowering Dogwood 'Vanessa'



River Birch



Frontier Elm



Winter King Hawthorn



Green Mtn Sugar Maple



Sweetbay Magnolia

SHRUBS



Grey Owl Juniper



Burkii Juniper



Bottlebrush Buckeye



Bayberry



Dwarf Fothergilla



Oakleaf Hydrangea



Dense Yew





Hakonechloa Macra



Purple Coneflower



Gro-Low Sumac



Miscanthus sinensis



Russian Sage



Happy Returns Daylily



Karl Foerster Grass



Creeping Lilyturf



Prairie Dropseed



Climbing Hydrangea



Walker's Low Catmint



Blue Mammoth Hosta



Ornamental Onion



Grape Hyacinth



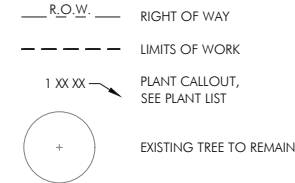


**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING
<b>TREES</b>					
AC SA	<i>Acer saccharum</i> 'Green Mountain'	Green Mountain Sugar Maple	3" cal.	B&B	As Shown
<b>SHRUBS</b>					
MY PE	<i>Myrica pensylvanica</i>	Northern Bayberry	36" ht.	Cont.	As Shown
RH AR	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low sumac	18" ht.	Cont.	As Shown
VI CA	<i>Viburnum carlesii</i>	Koreanspice Viburnum	36" ht.	Cont.	As Shown
<b>GRASSES/PERENNIALS/GROUNDCOVERS</b>					
MI SI	<i>Miscanthus sinensis</i> 'Morning Light'	Morning Light Maiden Grass	#2	Cont.	36" O.C.
PE AT	<i>Pteroviskia atriplicifolia</i>	Russian Sage	#2	Cont.	24" O.C.

\*Plant substitutions may be required depending on plant availability. Any substitutions must be approved by landscape architect and shall meet minimum code requirements at time of installation.

**PLANTING LEGEND**



**GENERAL NOTES**

- SEE SHEET SD2.00 FOR PLANTING DETAILS

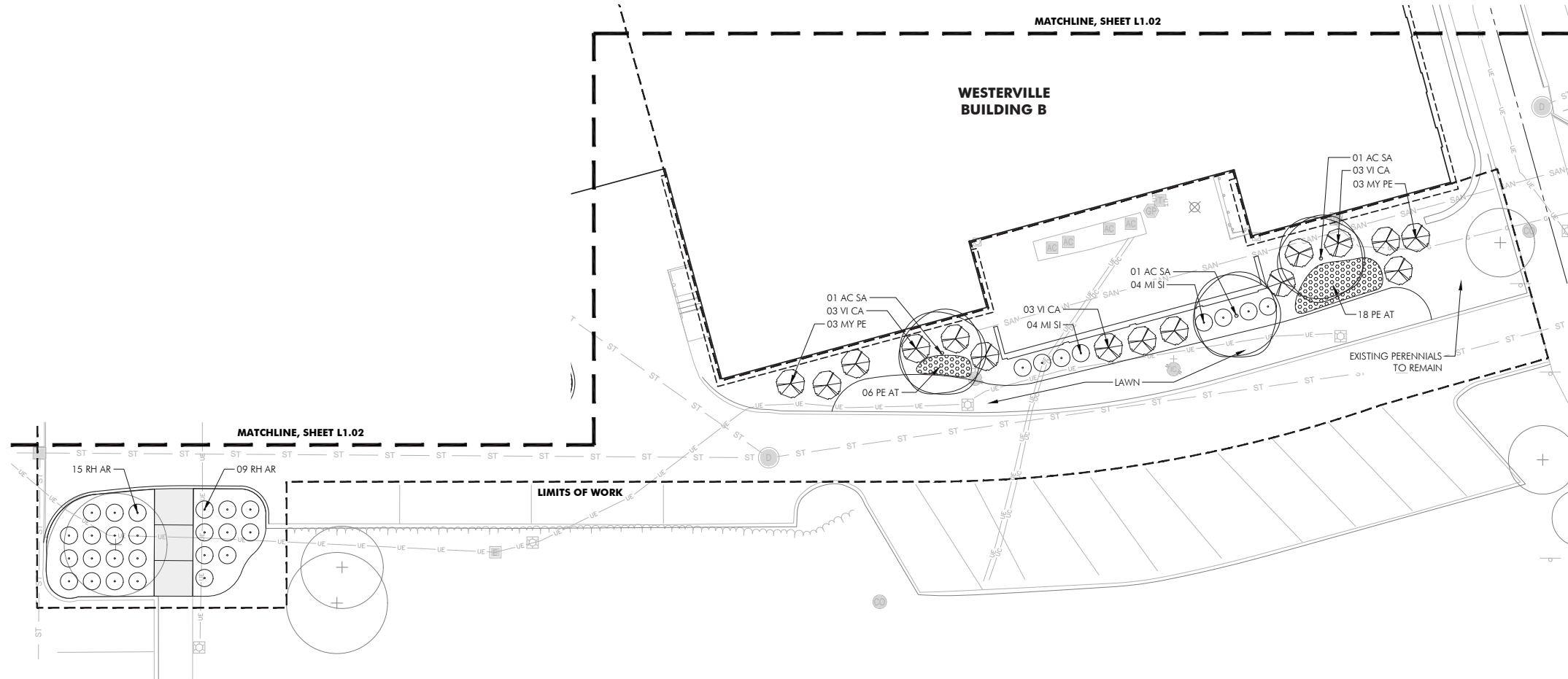
**PLANT INSTALLATION NOTES**

- CONTRACTOR SHALL VERIFY WITH THE OWNER AND UTILITY COMPANIES THE LOCATIONS OF THE EXISTING UTILITIES PRIOR TO STARTING WORK. CALL THE OHIO UTILITIES PROTECTION SERVICE AT (800) 362-2764. CONTRACTOR TO REPAIR ALL DAMAGES TO EXISTING UTILITIES, CURBS, PAVEMENTS, ETC. RESULTING FROM LANDSCAPE INSTALLATIONS WHICH OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
  - PLANT MATERIAL SHALL BE FURNISHED IN THE QUANTITIES AND/OR SPACING AS SHOWN OR NOTED. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE PLAN SHALL DICTATE.
  - CONTRACTOR SHALL VERIFY SIZES AND LOCATIONS OF ALL SITE ELEMENTS AND IMMEDIATELY INFORM THE OWNER AND THE LANDSCAPE ARCHITECT OF ANY DISCREPANCY BETWEEN THE DRAWINGS AND/OR SPECIFICATIONS AND ACTUAL CONDITIONS. NO WORK SHALL BE DONE IN ANY AREA WHERE THERE IS A DISCREPANCY WITHOUT OWNER'S APPROVAL.
  - CONTACT THE OWNER TO REQUEST ELECTRONIC FILES FOR LAYOUT AND STAKING.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ALL FINISH GRADING IN THE PROJECT REQUIRED TO PROVIDE A PROPER PLANTING BED.
  - CONTRACTOR SHALL PROVIDE THE FOLLOWING SOIL AMENDMENTS:  
SOIL AMENDMENT:  
'COM-TIL' ORGANIC COMPOST (OR EQUAL)  
7000 STATE ROUTE 104  
SOUTH LOCKBOURNE, OHIO 43137  
(614) 645-3152
- PERENNIAL BED AREAS:  
SPREAD 3" OF 'COM-TIL' OVER NEW LANDSCAPE AREAS AND INCORPORATE INTO THE TOP 8" OF THE SOIL BY MECHANICAL TILLER.

**TREES AND SHRUBS:**

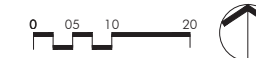
- MIX 30% 'COM-TIL' TO 70% EXISTING SOIL FROM PLANT PIT EXCAVATION. IF EXCAVATED SOIL IS NOT SUITABLE, SUPPLEMENT WITH IMPORTED TOPSOIL.
- ALL PLANT MATERIAL TO MEET OR EXCEED THE CURRENT AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1-2014, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN
- ALL PLANT MATERIALS SUBJECT TO INSPECTION PRIOR, DURING AND AFTER INSTALLATION. ANY PLANT NOT MEETING THE REQUIREMENTS WILL BE CAUSE FOR REJECTION BY THE OWNER. ALL REJECTED PLANTS SHALL BE IMMEDIATELY REMOVED AND DISPOSED OF BY THE CONTRACTOR AND THE REPLACEMENT MATERIAL SHALL BE PROVIDED.
- ALL SUBSTITUTIONS AND PLANT CHANGES MUST BE APPROVED BY THE OWNER AND LANDSCAPE ARCHITECT PRIOR TO ANY ACTION TAKEN. TREES SHALL BE PROTECTED AND HANDLED CAREFULLY AT ALL TIMES DURING TRANSPORT & HANDLING TO PREVENT DRYING OF TREE OR ROOT BALL BY WINDS AND TO PREVENT ANY DAMAGE OR BREAKAGE OF THE ROOT BALL. BARK SHALL BE PROTECTED FROM BRUISING OR ABRASION.
- WATER TREES IMMEDIATELY AFTER PLANTING AND CONTINUE TO WATER BY MEANS OF TEMPORARY SLOW-RELEASE IRRIGATION DEVICE (GATOR BAGS) FOR ALL TREES AND KEEP FILLED UNTIL IRRIGATION IS ACTIVE OR UNTIL FINAL ACCEPTANCE BY OWNER.
- PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY OWNER AND LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
- BED LINE TO BE 18" FROM BASE OF PLANT MATERIAL UNLESS OTHERWISE INDICATED ON THE DRAWINGS.

- ALL SHRUB AND BED AREAS TO BE MULCHED WITH TWO INCHES (2") DEPTH MINIMUM SHREDDED HARDWOOD MULCH. SUBMIT SAMPLE TO OWNER FOR APPROVAL.
- THE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS AND GROUND COVERS FOR A PERIOD OF ONE (1) YEAR FROM DATE OF FINAL ACCEPTANCE. REPLACE MATERIAL WITHIN SEVEN (7) DAYS OF NOTIFICATION OF THE OWNER.
- PERFORM CLEANING DURING INSTALLATION OF LANDSCAPE WORK AND UPON COMPLETION. REMOVE FROM SITE ALL EXCESS LANDSCAPE RELATED MATERIAL, SOIL DEBRIS AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM LANDSCAPING OPERATIONS. SWEEP AND HOSE DOWN PAVED SURFACES AFFECTED BY LANDSCAPING OPERATIONS. COORDINATE WITH OWNER AND OTHER CONTRACTORS FOR FINAL CLEANUP PRIOR TO CLEANING.
- MAINTENANCE: THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE COMPLETED LANDSCAPE UNTIL THE DATE OF FINAL ACCEPTANCE.
  - MOWING - MINIMUM ONCE PER WEEK.
  - TRIMMING - SHRUBS, TREES, AND GROUND COVERS MINIMUM TWO TIMES PER YEAR OR AS REQUIRED.
  - FERTILIZING - APPLY FERTILIZER AT A RATE EQUAL TO 1 LB. OF ACTUAL NITROGEN/1000 S.F. IN THE SPRING AND FALL TO ALL TURF AND PLANTINGS.
  - BED EDGING - EDGE ALL BEDS BY HAND, SPADE AT LEAST TWO TIMES PER YEAR AND TOP-MULCH WITH DRESS WOOD MULCH IN FALL AND SPRING.



**Landscape Plan (South)**  
SCALE: 1" = 10'-0"

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**Columbus**  
100 Northwoods Blvd, Ste A  
Columbus, Ohio 43235  
p 614.255.3399

**Cincinnati**  
20 Village Square, Floor 3  
Cincinnati, Ohio 45246  
p 614.360.3066

PODdesign.net

## PAVING



**PAVER TYPE (1)**  
Belden Brick Company  
City Line Regimental Full Range

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800



**PAVER TYPE (2)**  
Belden Brick Company  
City Line Sienna Blend

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800



**PAVER TYPE (3)**  
Belden Brick Company  
Belcrest 560S

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800



**PAVER TYPE (4)**  
Belden Brick Company  
City Line Landmark Gray  
(Parking Bays)

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800



**PAVER TYPE (5)**  
Belden Brick Company  
City Line Lighthouse Gray  
(Parking Striping) w/ Seinna 3 Paver  
Stripe End

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800



**PAVER TYPE (6)**  
Belden Brick Company  
ADA Blue Kiln Fired on  
City Line Landmark Gray Pavers  
(ADA Markings)

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800



**PAVER TYPE (7)**  
Belden Brick Company  
City Line Regimental Red

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800



**PAVER TYPE (8)**  
Belden Brick Company  
City Line Carbon Black  
8 x 8

Hamilton Parker  
www.hamiltonparker.com  
(614)-358-7800

## STONE



**CAST STONE STEPS**  
Wausau Precast Block Tread  
Material: Precast Concrete  
Color: Standard Buff  
Finish: Acid Wash

Wausau Tile  
www.wausautile.com  
(800) 388-8728



**GRANITE SEATWALL**  
Material: Cut Granite  
Color: Pewter  
Finish: Thermal

Architectural Specialties Ltd.  
(740) 927-6628

## FURNISHINGS



**BENCH**  
Landscape Forms  
Rest Bench w/ Back  
Backed Style without Arms or Dividers  
Color: Powdercoated Black

Landscape Forms  
www.landscapeforms.com  
(614) 558-2800



**BENCH**  
Landscape Forms  
Rest Bench Backless  
Backless Style w/o Arms or Dividers  
Color: Powdercoated Black

Landscape Forms  
www.landscapeforms.com  
(614) 558-2800



**TRASH RECEPTACLE**  
Landscape Forms  
Collect Trash Receptacle  
Color: Powdercoated Black

Landscape Forms  
www.landscapeforms.com  
(614) 558-2800

## BOLLARDS



**LIGHTED BOLLARD**  
Bega Bollard  
Model: 88 619 - 4000K LED  
Color: Powdercoated Black

BEGA  
www.bega.com  
(805) 684-0533



**BOLLARD**  
Reliance Foundry  
Model: r-720  
Color: westerville standard  
semi-gloss black, federal color no.  
27038

Reliance Foundry  
www.reliance-foundry.com  
558-2800



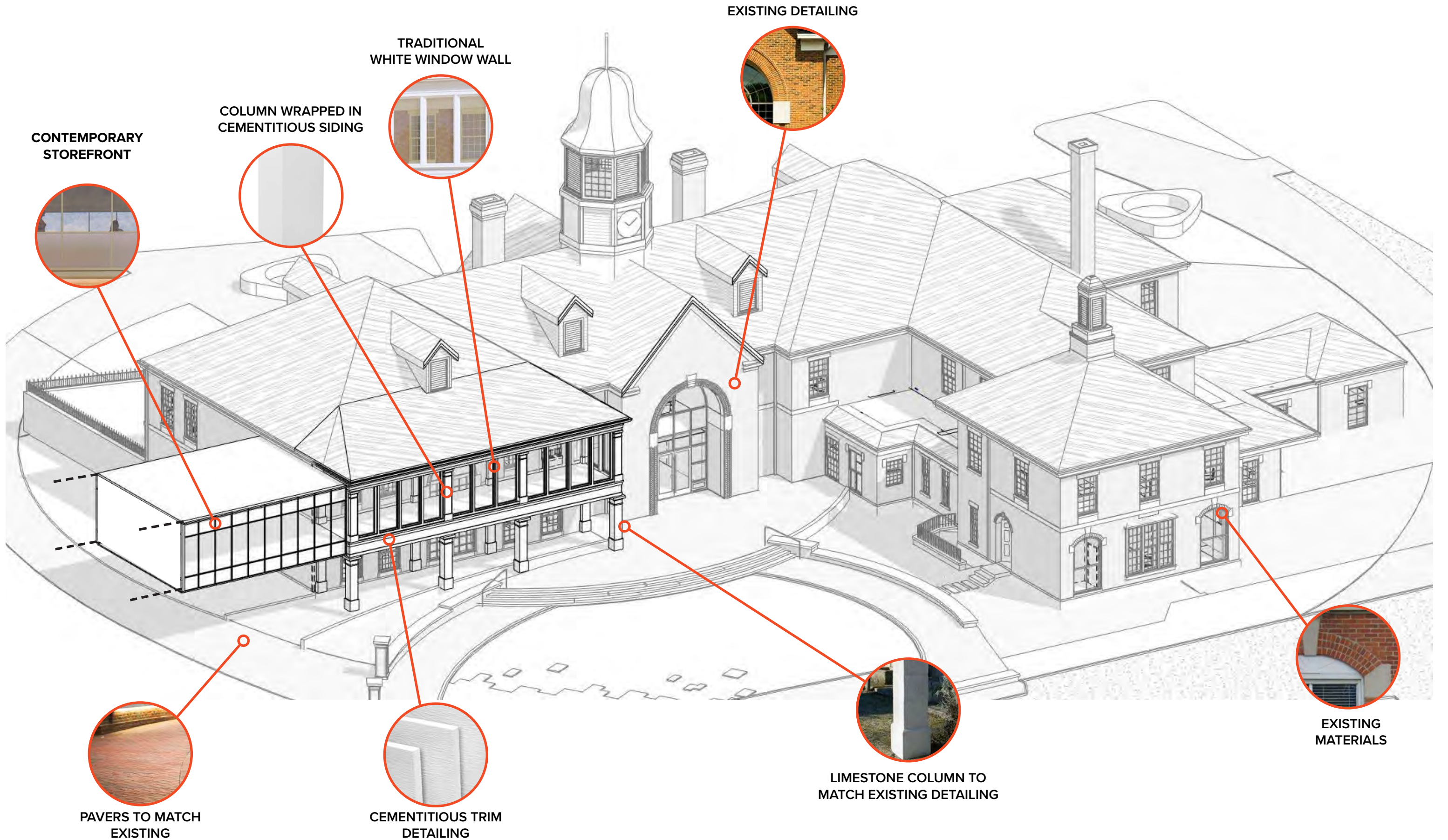






21 SOUTH  
STATE ST





**CONTEMPORARY  
STOREFRONT**

**COLUMN WRAPPED IN  
CEMENTITIOUS SIDING**

**TRADITIONAL  
WHITE WINDOW WALL**

**EXISTING DETAILING**

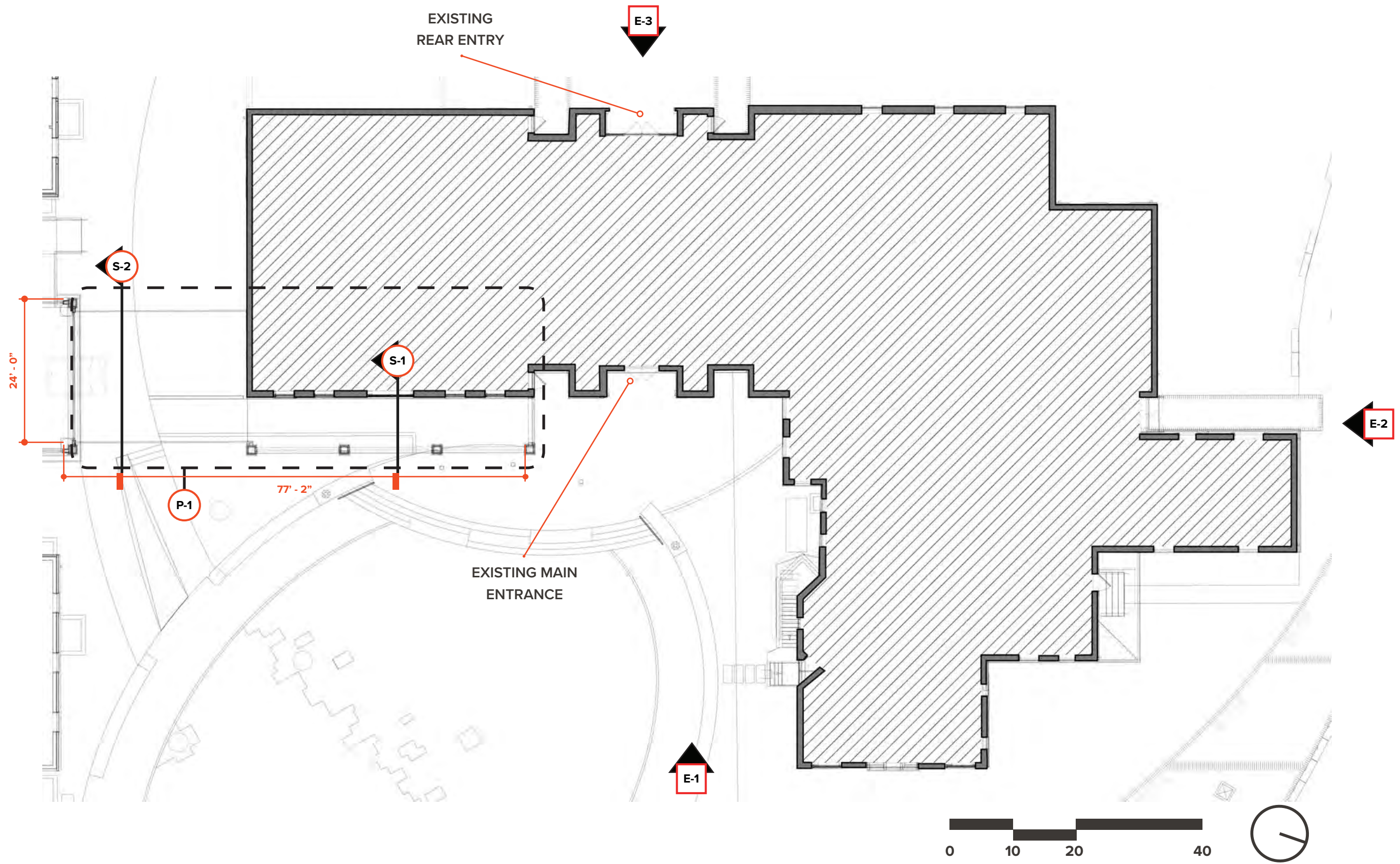
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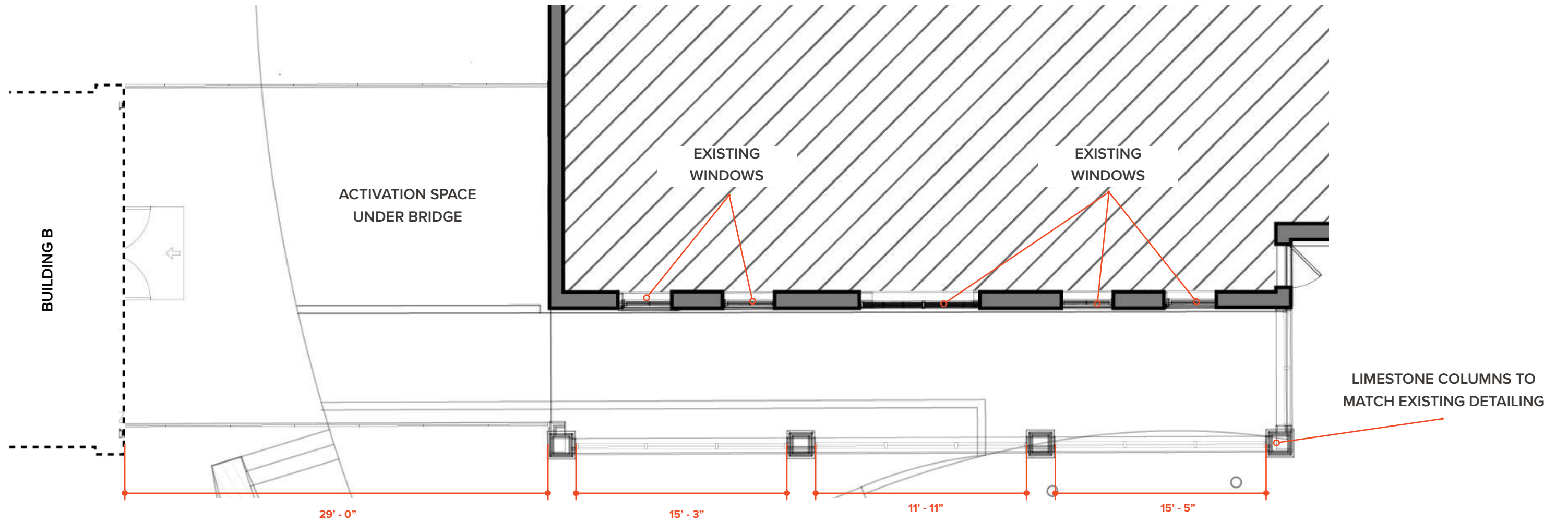
**CEMENTITIOUS TRIM  
DETAILING**

**LIMESTONE COLUMN TO  
MATCH EXISTING DETAILING**

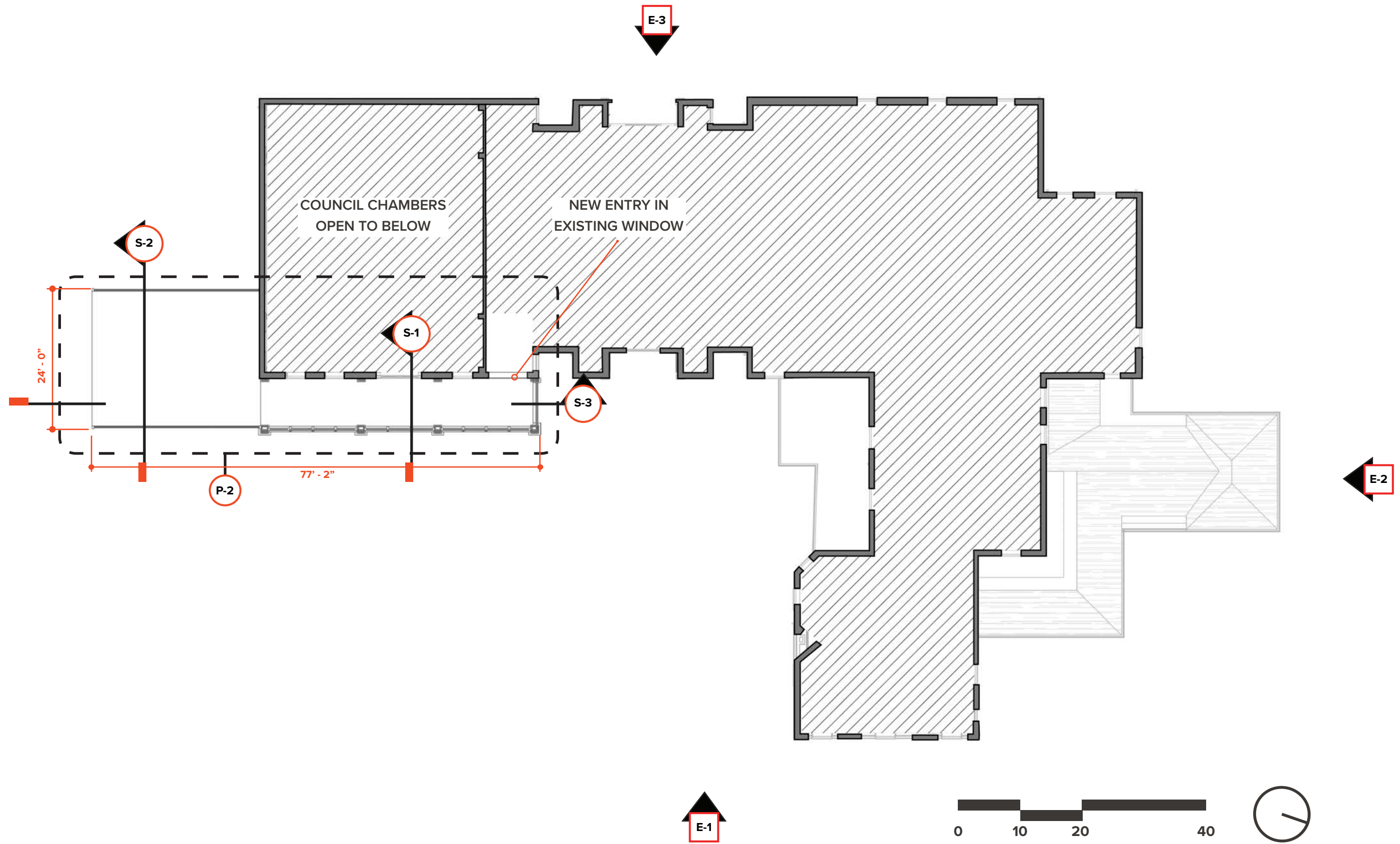
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MATERIALS**

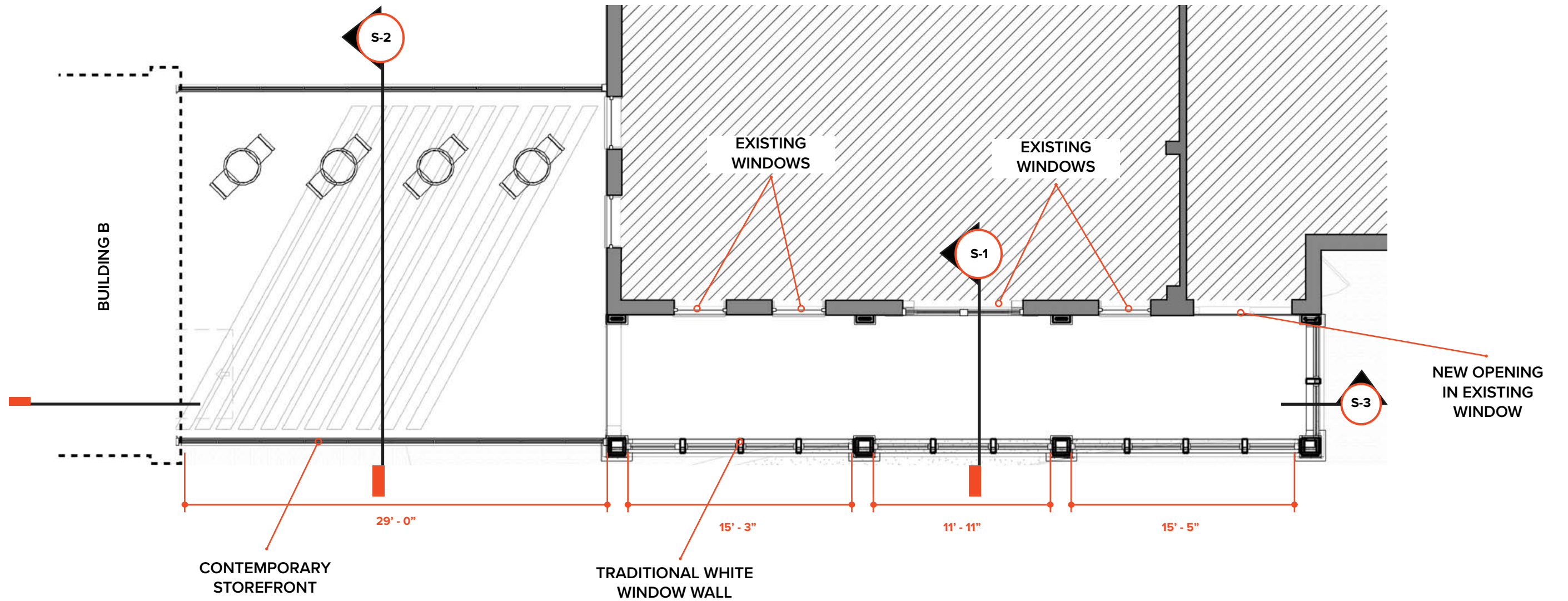














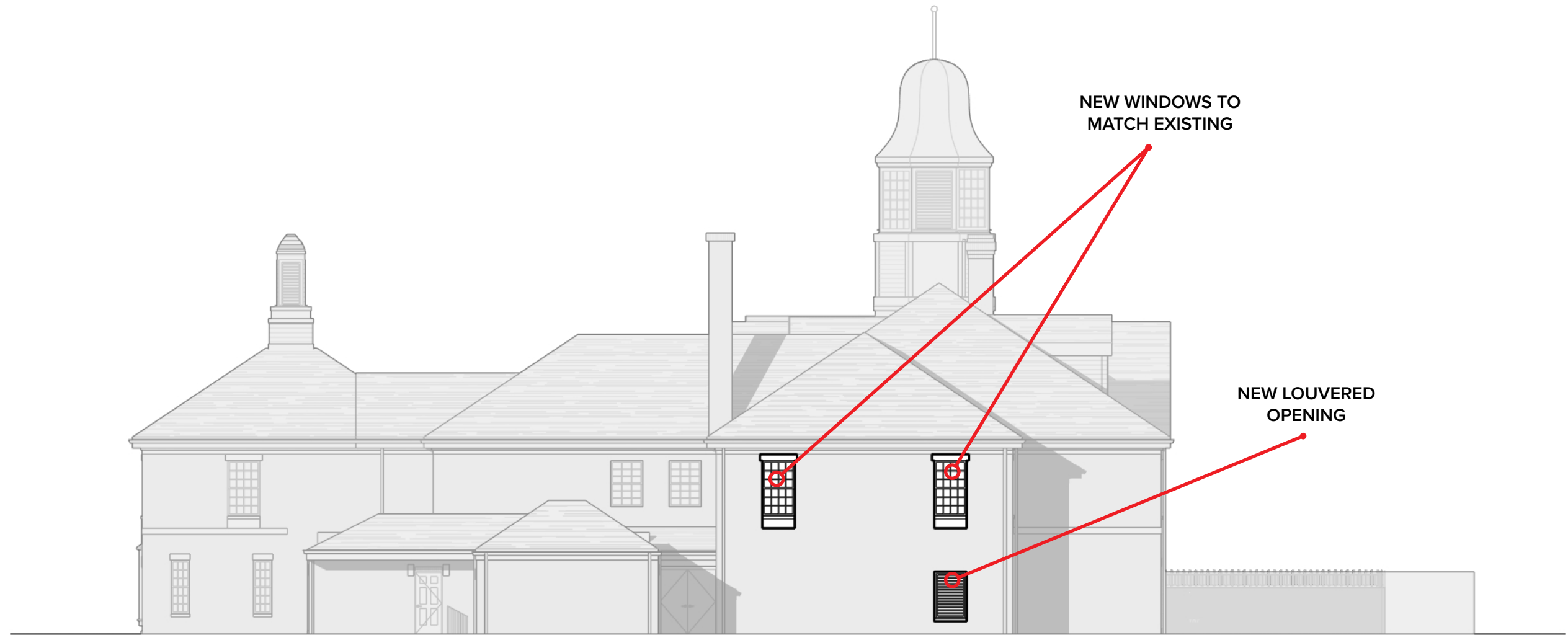
ALL WINDOWS TO BE REPLACED

WINDOW CALLOUTS ADDRESS  
NEW OPENINGS TO BE CREATED



ALL WINDOWS TO BE REPLACED

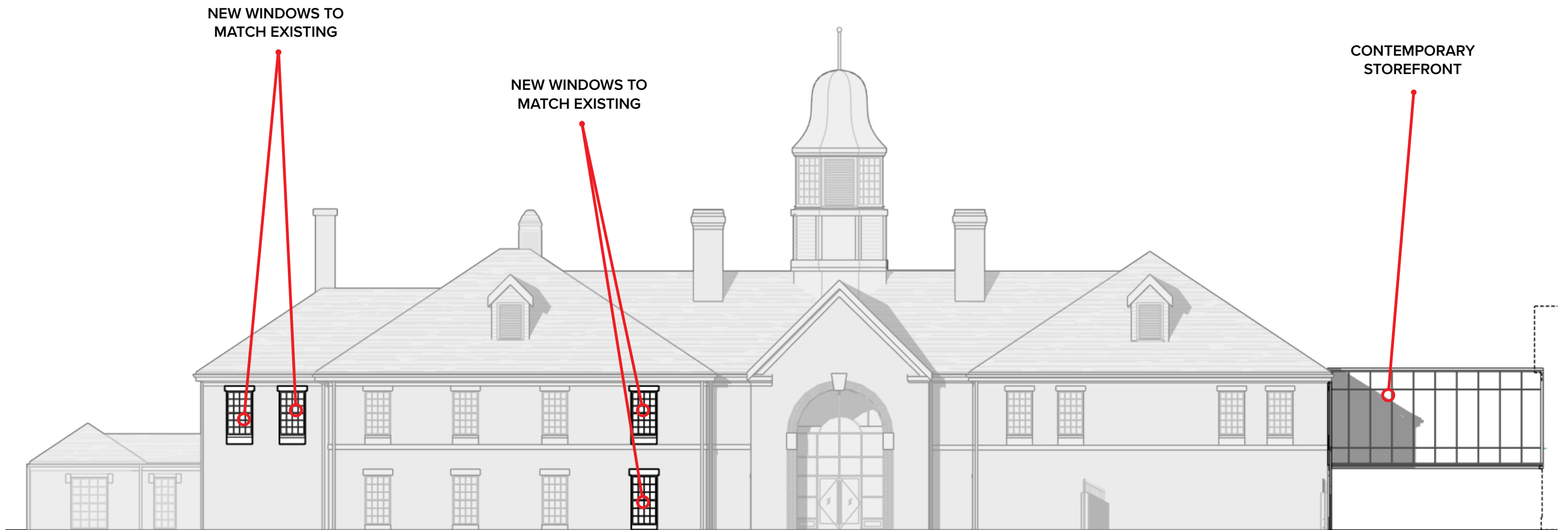
WINDOW CALLOUTS ADDRESS  
NEW OPENINGS TO BE CREATED





ALL WINDOWS TO BE REPLACED

WINDOW CALLOUTS ADDRESS  
NEW OPENINGS TO BE CREATED



ALL WINDOWS TO BE REPLACED

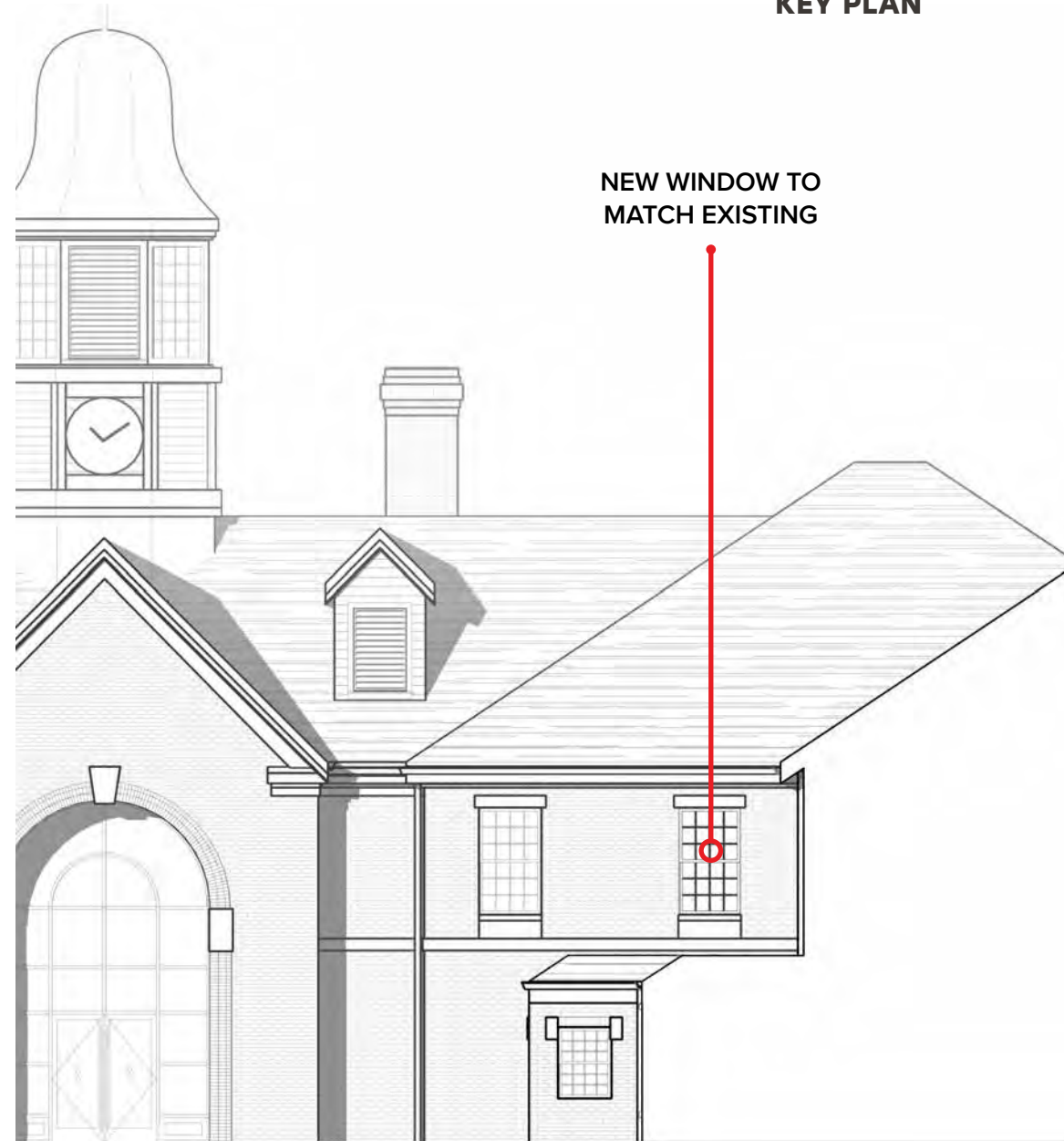
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NEW OPENINGS TO BE CREATED



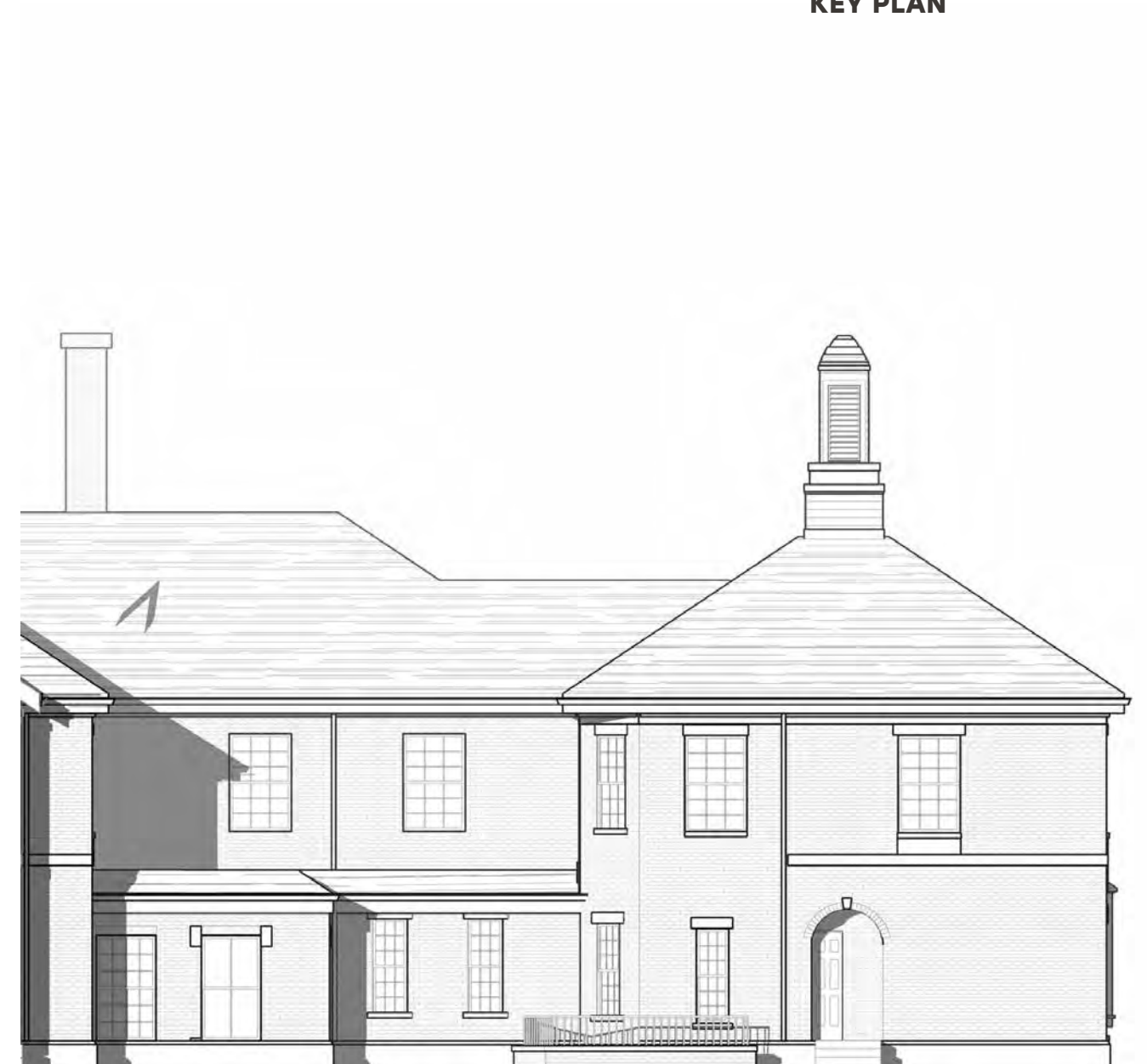
KEY PLAN



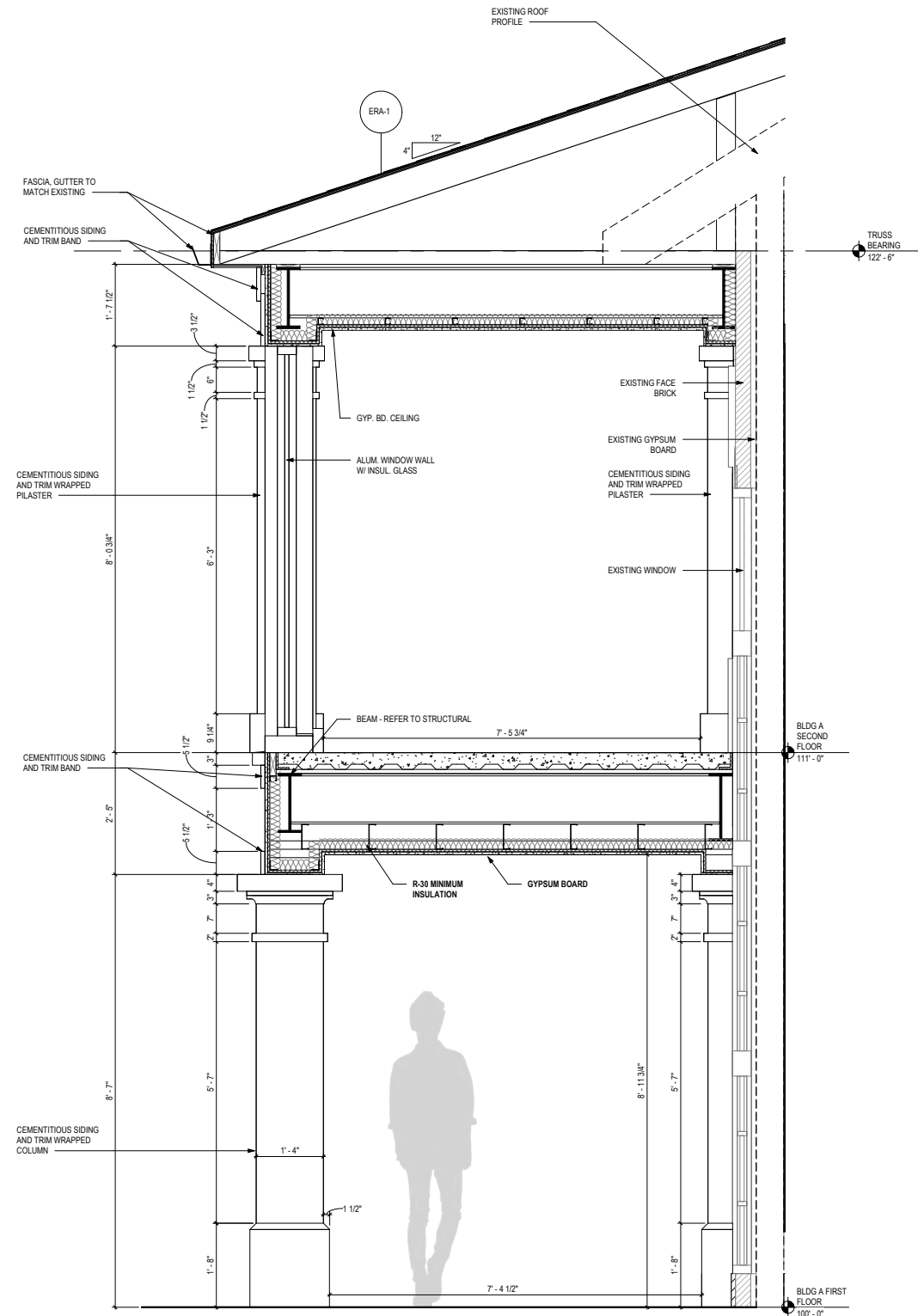
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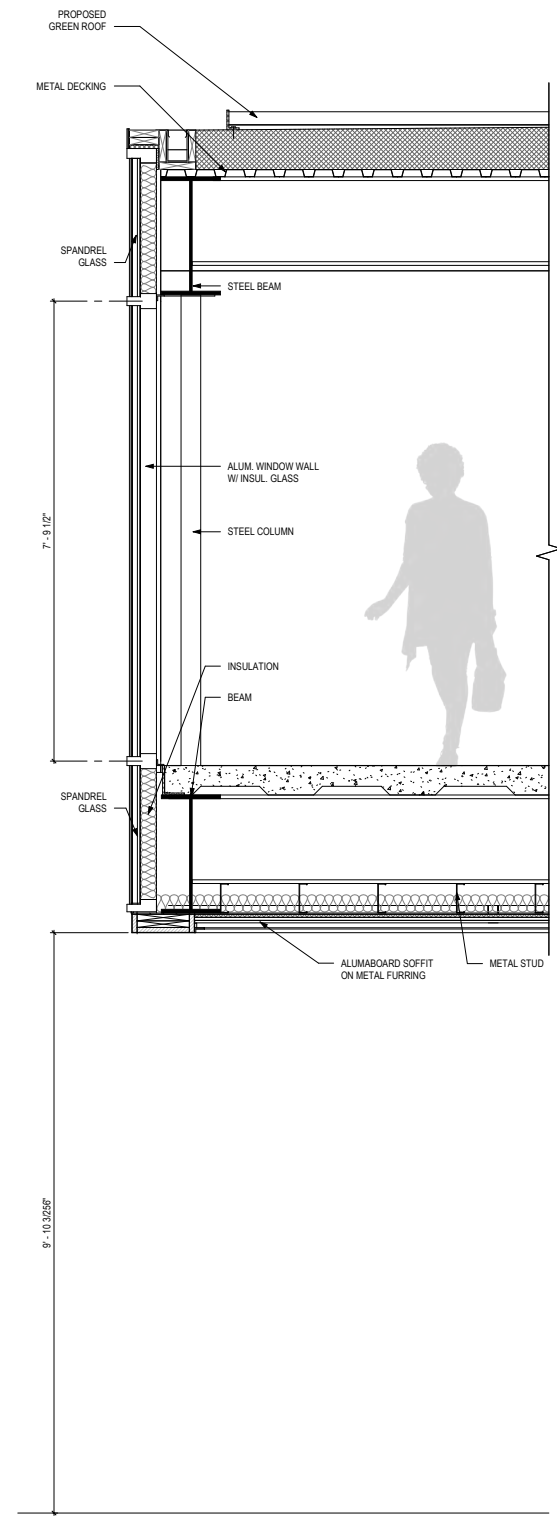
EAST



SOUTH

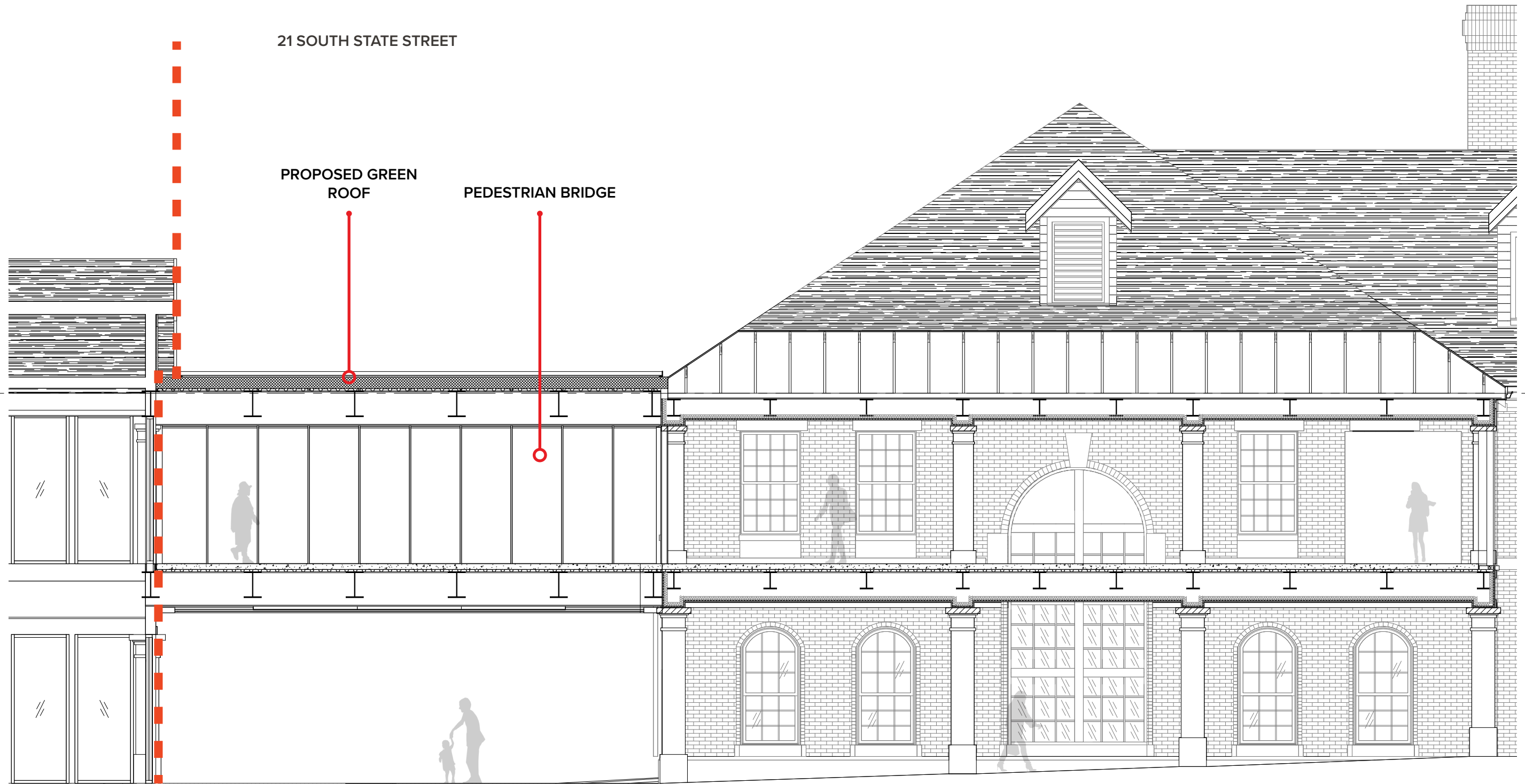


**PORCH SECTION S-1**



**BRIDGE SECTION S-2**



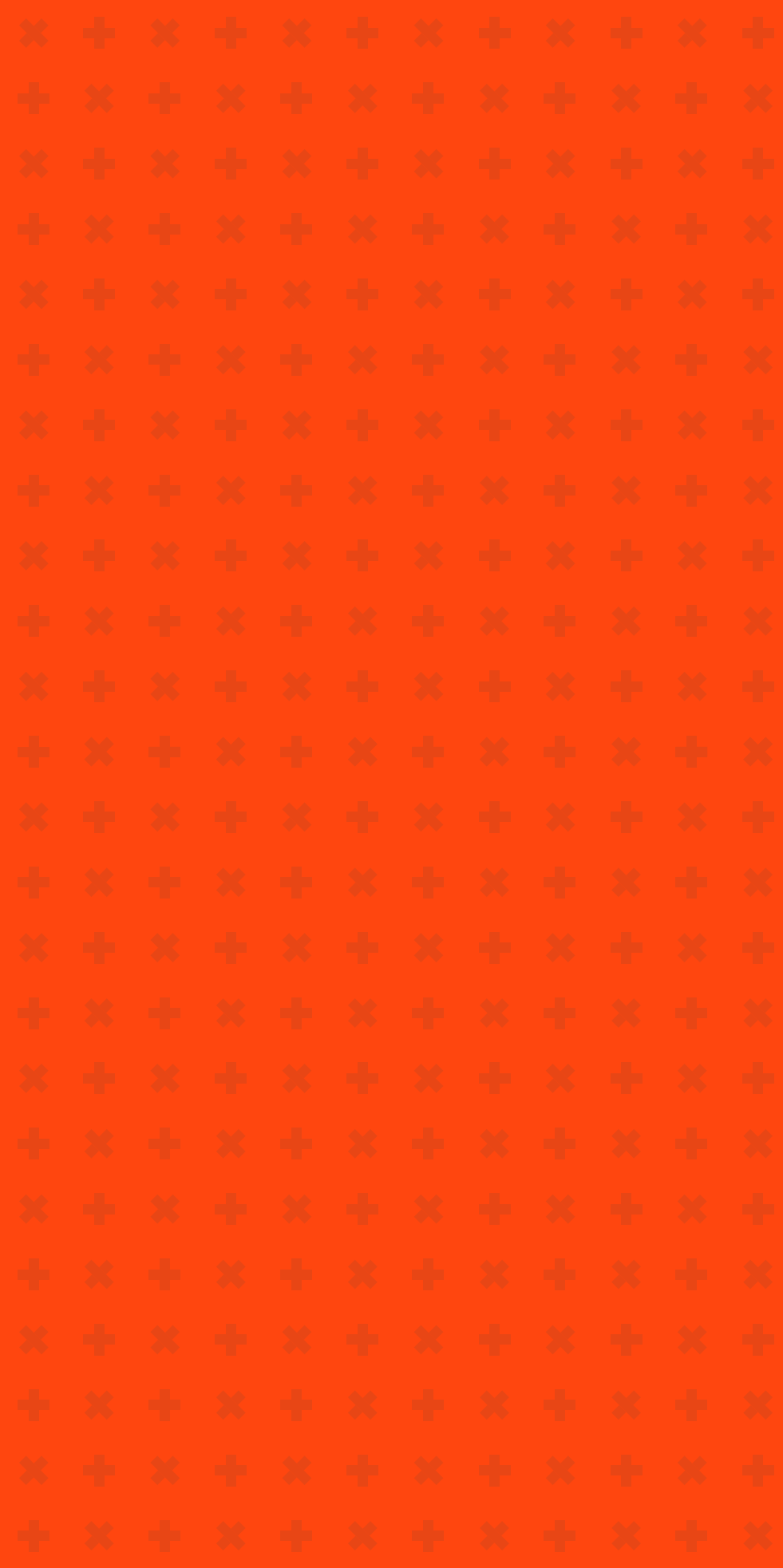


21 SOUTH STATE STREET

PROPOSED GREEN ROOF

PEDESTRIAN BRIDGE

BRIDGE AND PORCH SECTION S-3

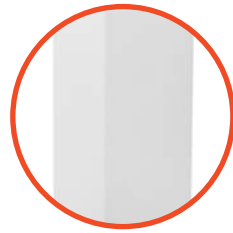


29 SOUTH  
STATE ST

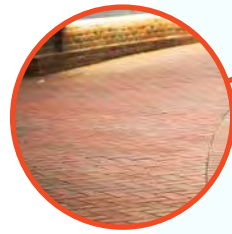
**EXISTING DETAILING**



**NEW DORMERS TO MATCH EXISTING**



**COLUMN WRAPPED IN CEMENTITIOUS SIDING**



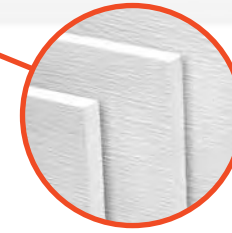
**NEW PAVERS TO MATCH EXISTING**



**LIMESTONE COLUMNS TO MATCH EXISTING DETAILING**



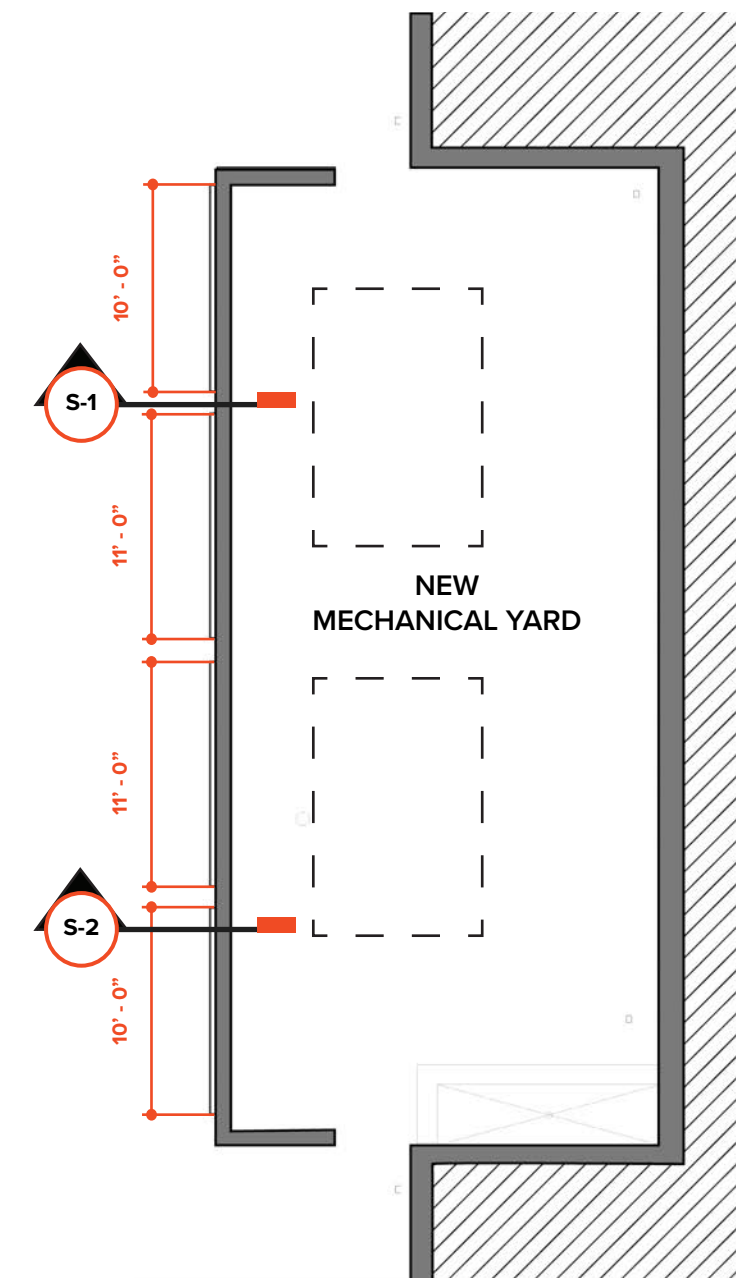
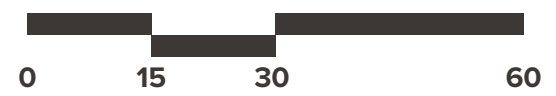
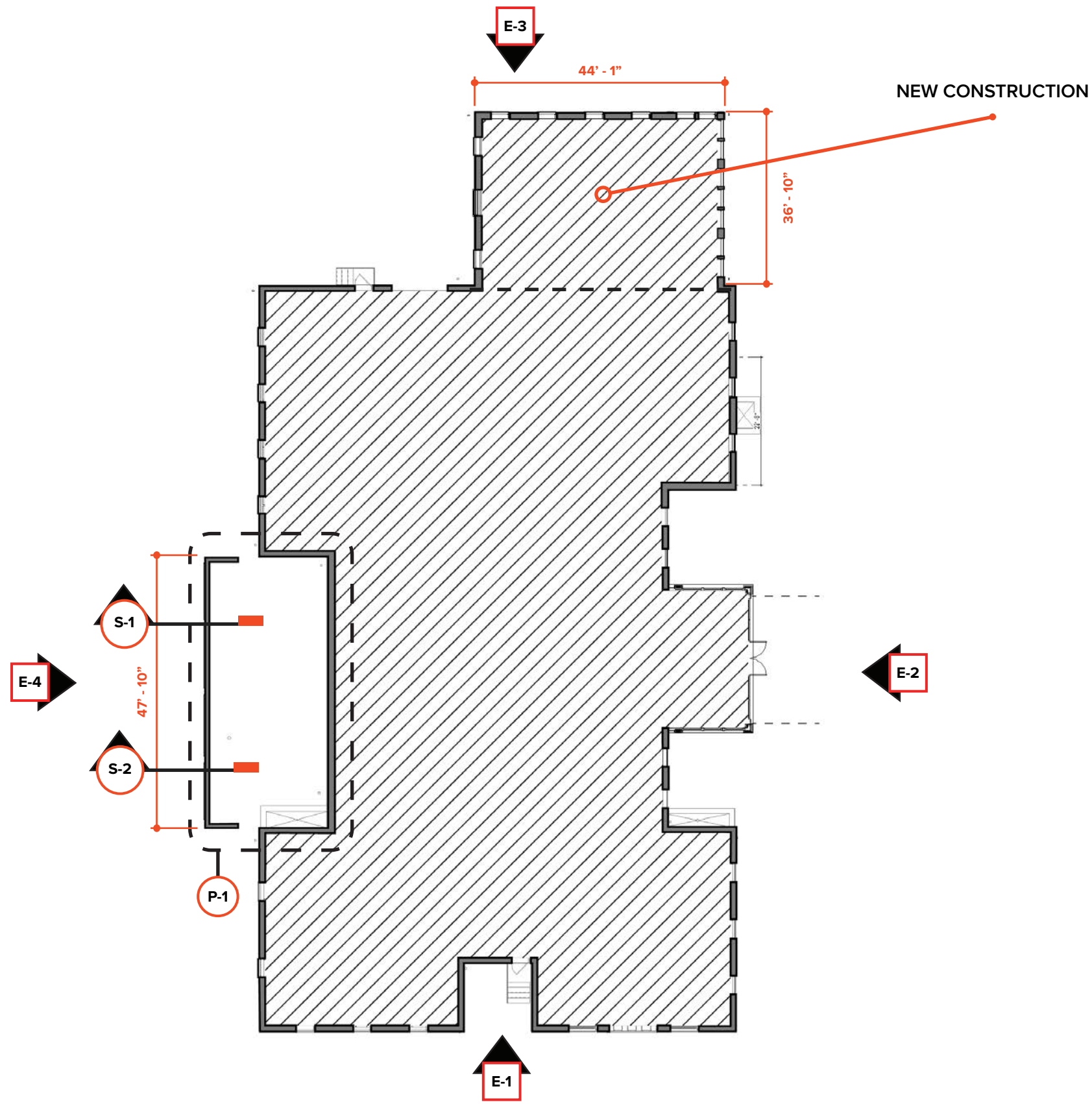
**WHITE WINDOW WALL**



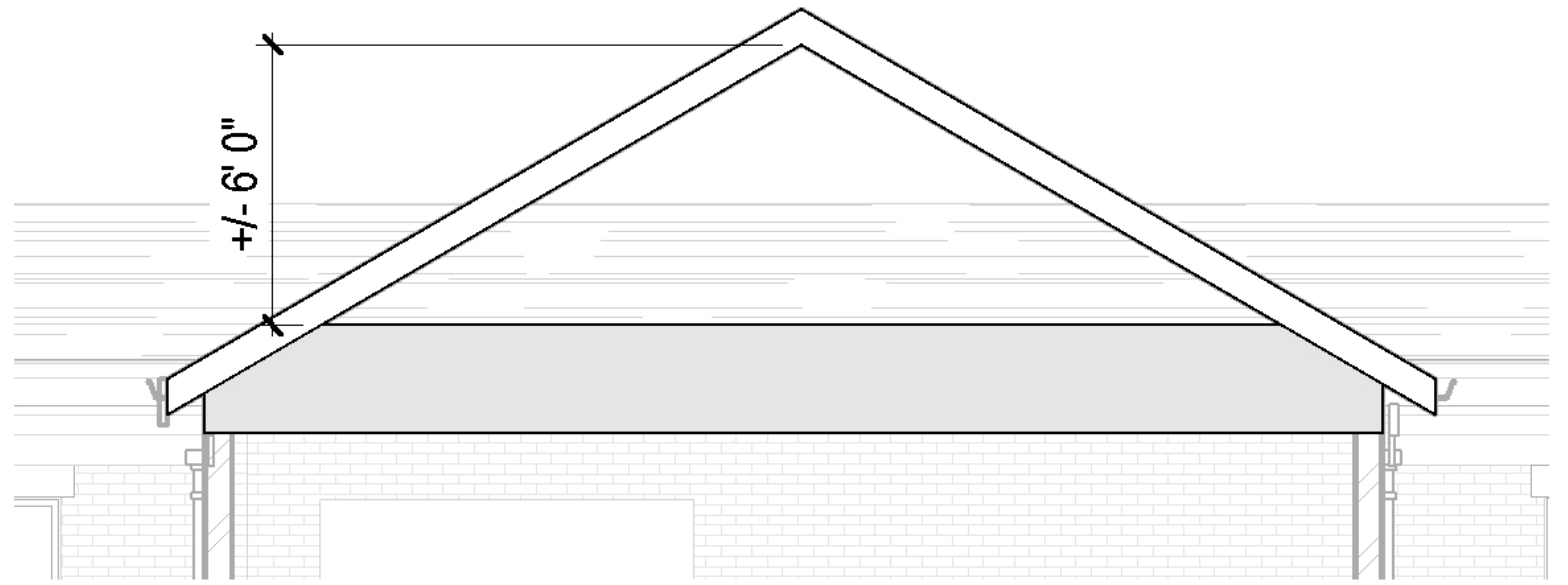
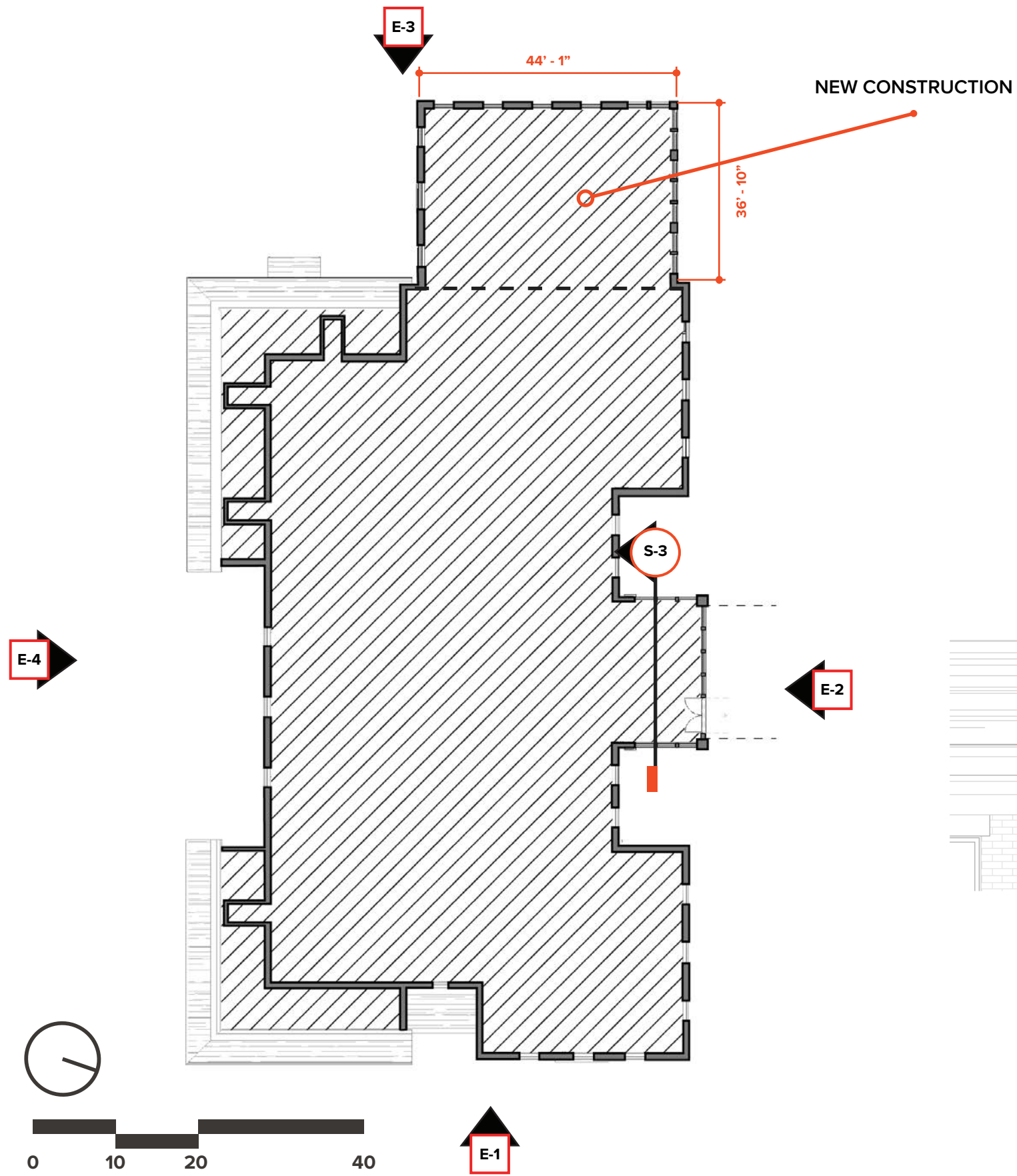
**CEMENTITIOUS TRIM DETAILING**







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**GABLE SECTION S-3**

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ALL WINDOWS TO BE REPLACED

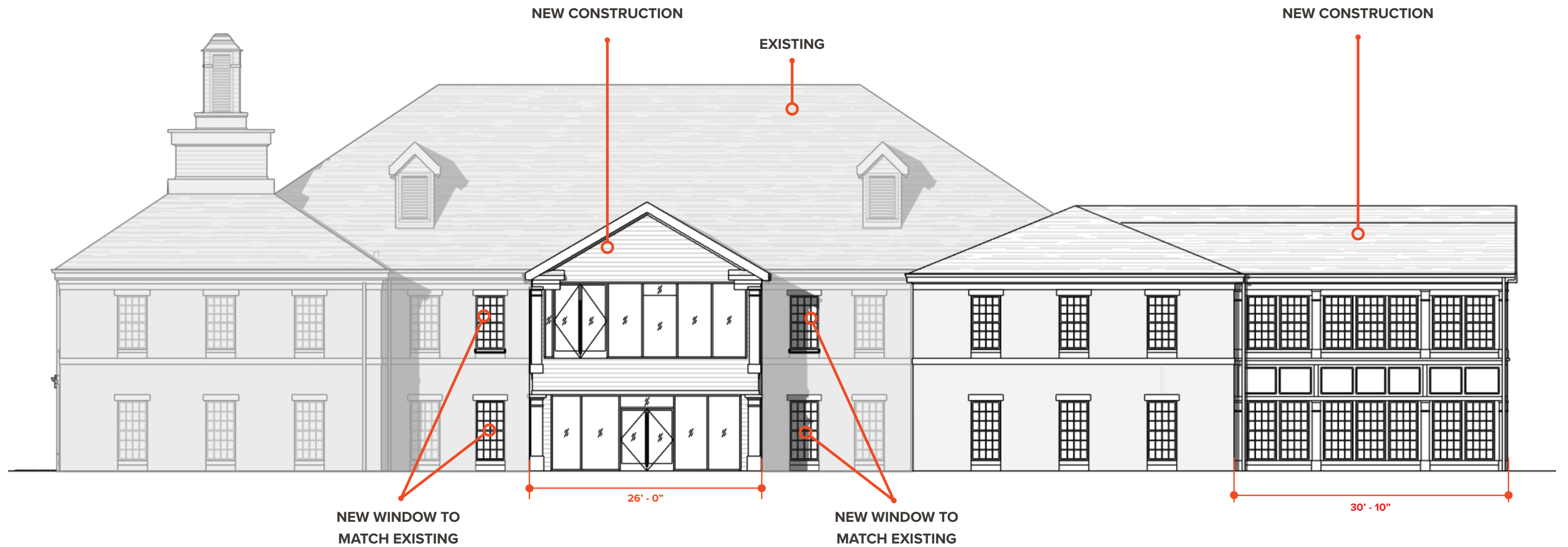
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NEW OPENINGS TO BE CREATED





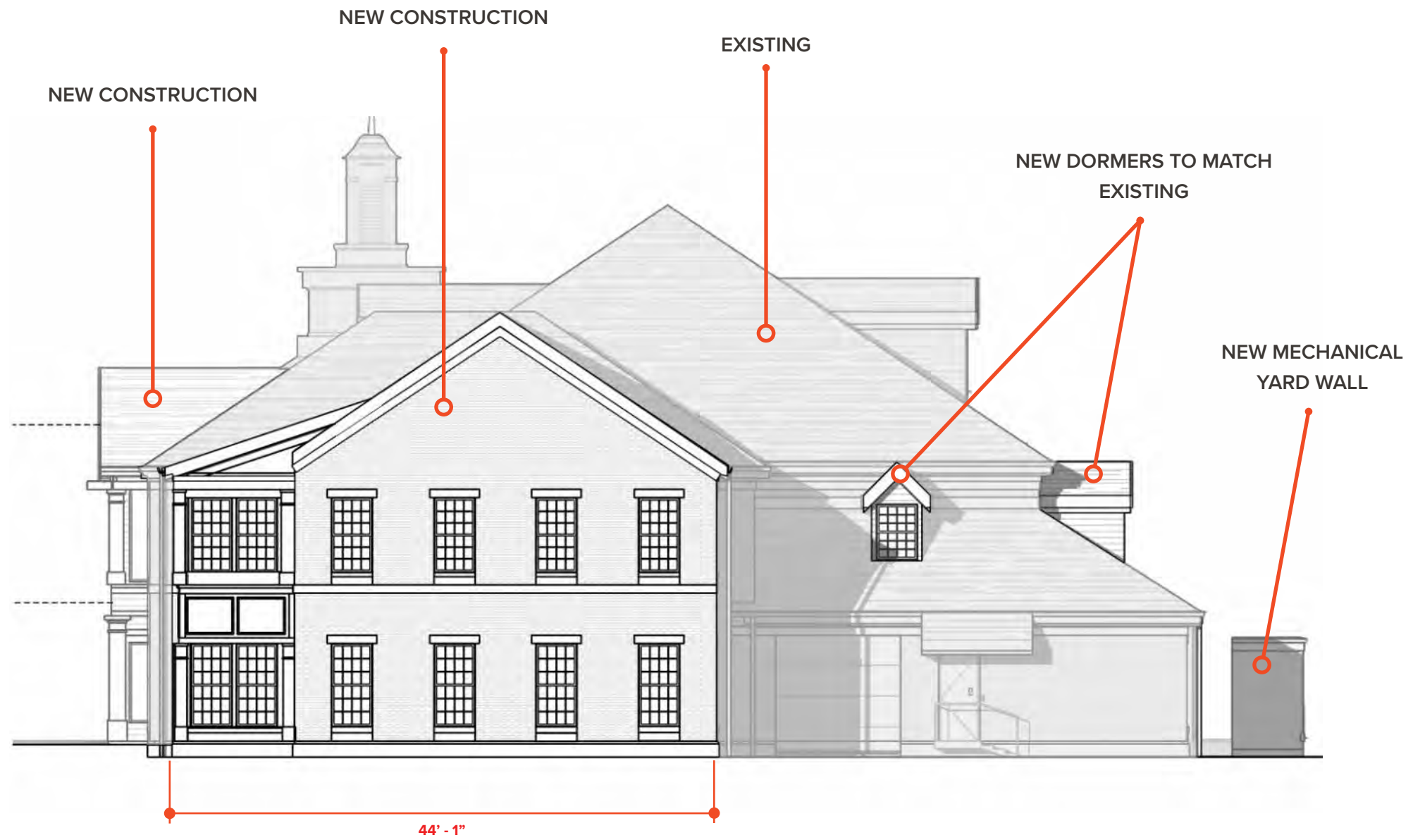
ALL WINDOWS TO BE REPLACED

WINDOW CALLOUTS ADDRESS  
NEW OPENINGS TO BE CREATED



ALL WINDOWS TO BE REPLACED

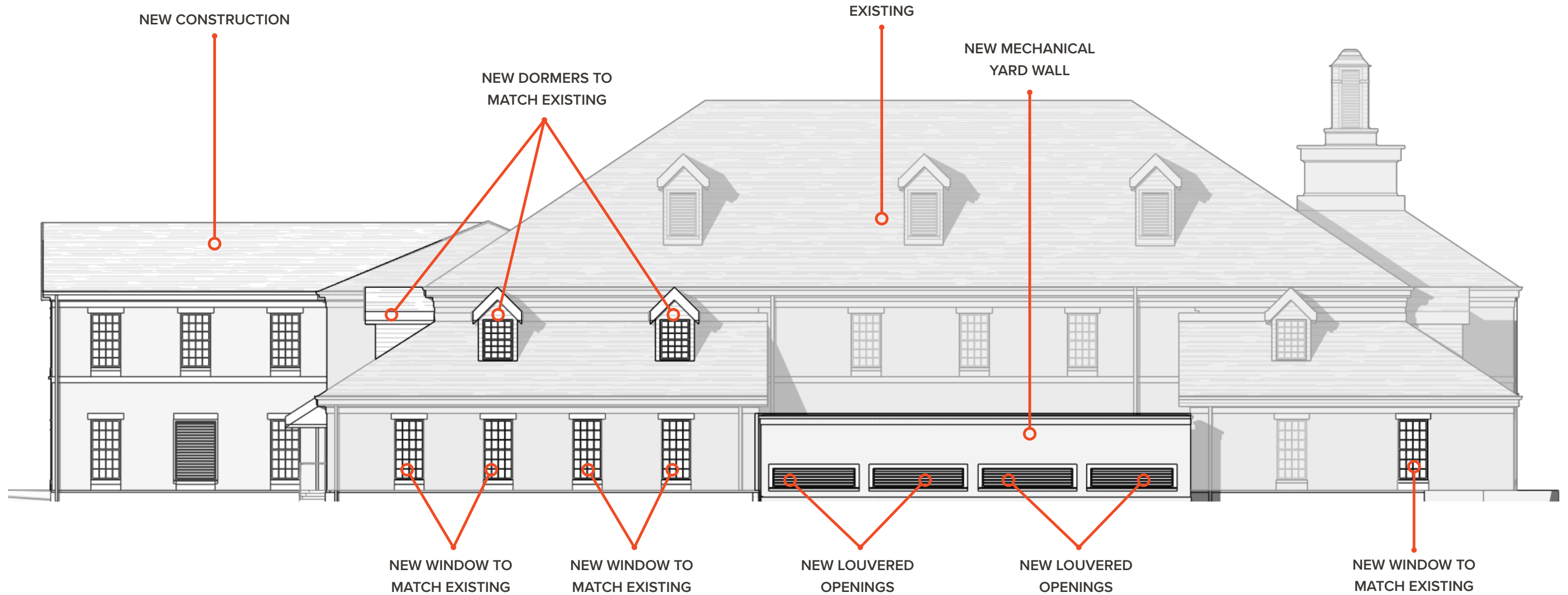
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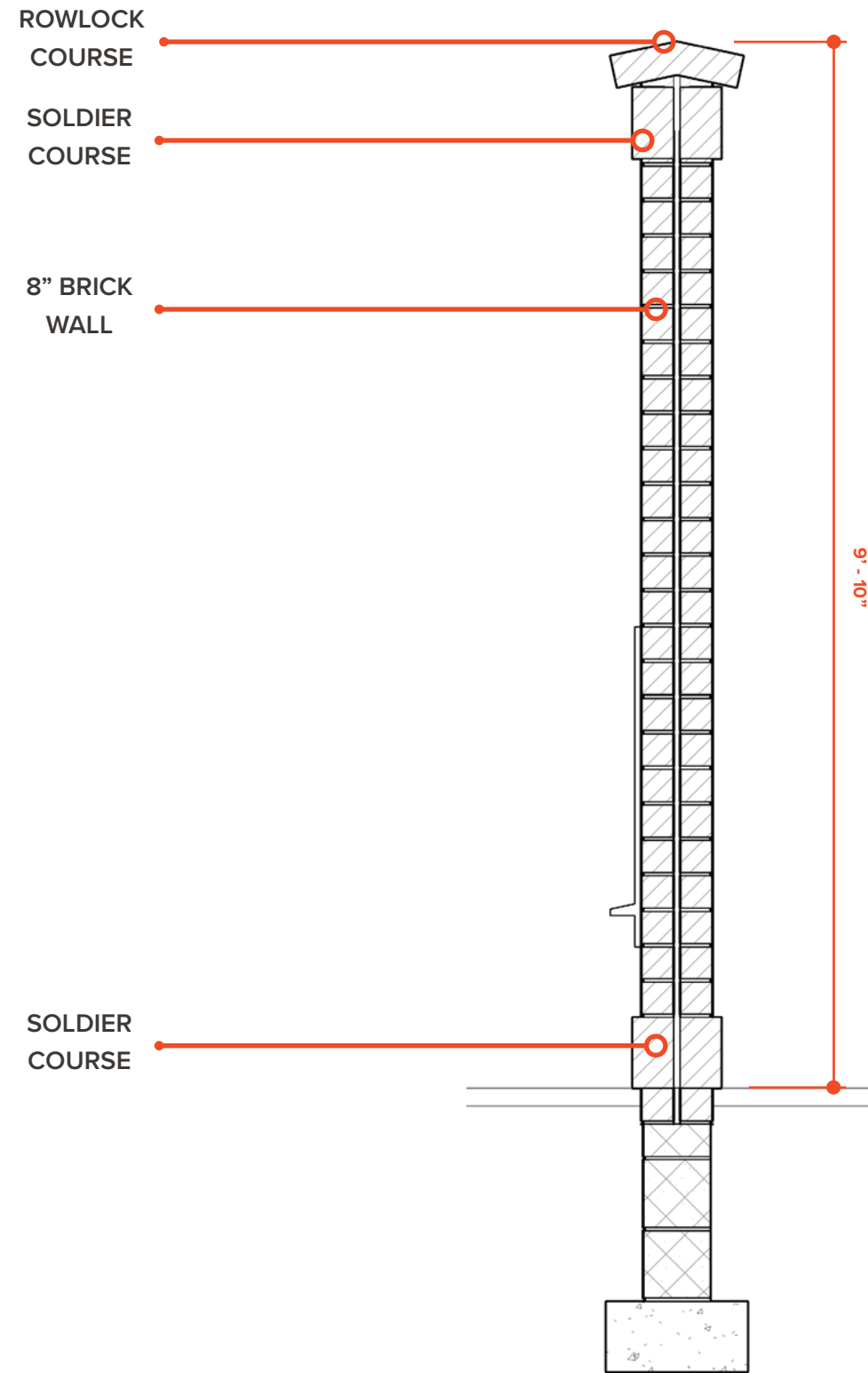




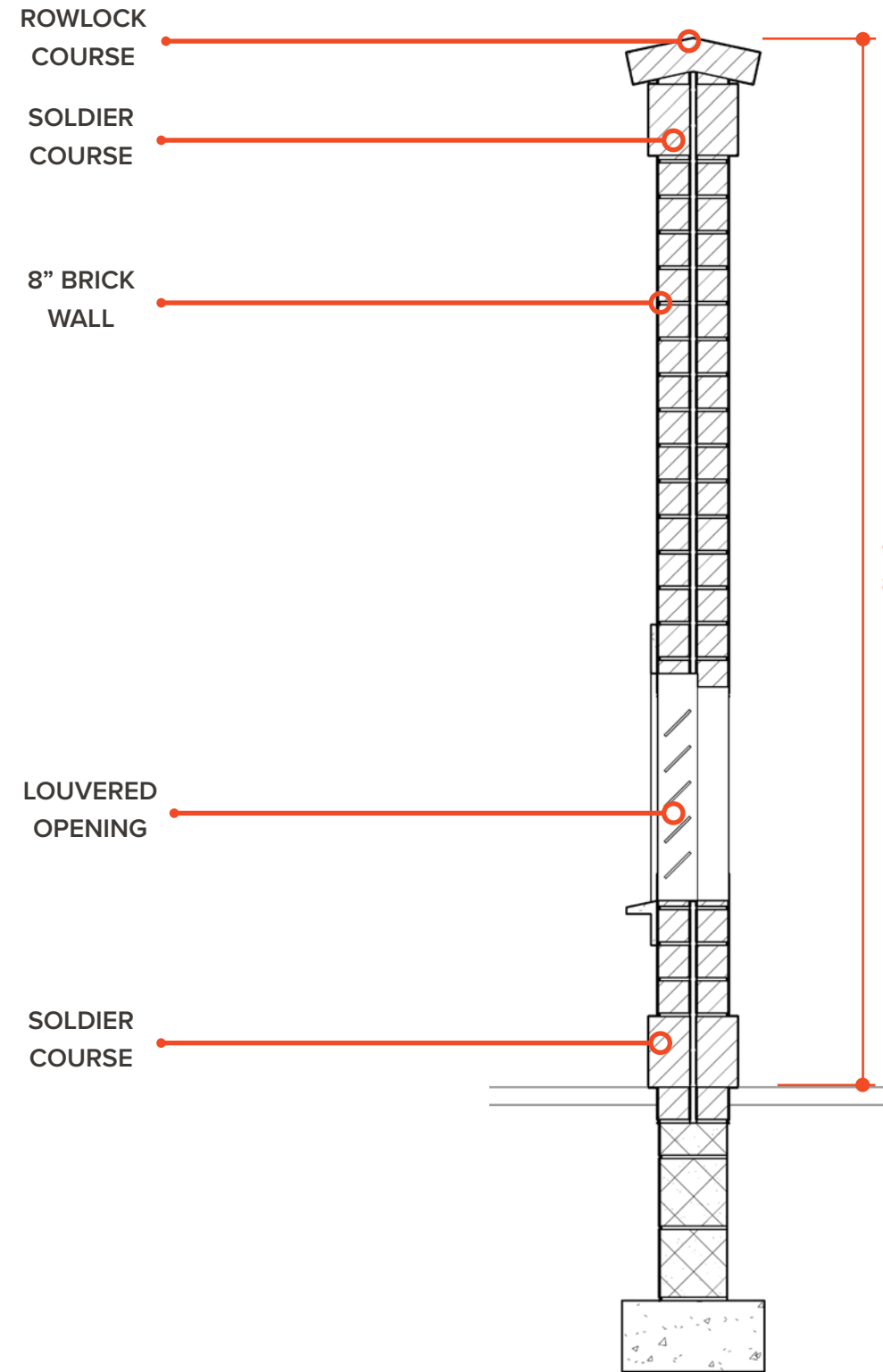
ALL WINDOWS TO BE REPLACED

WINDOW CALLOUTS ADDRESS  
NEW OPENINGS TO BE CREATED



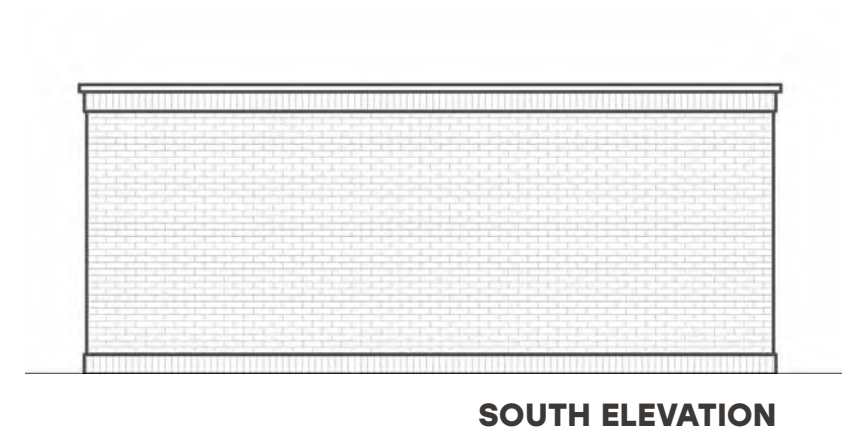
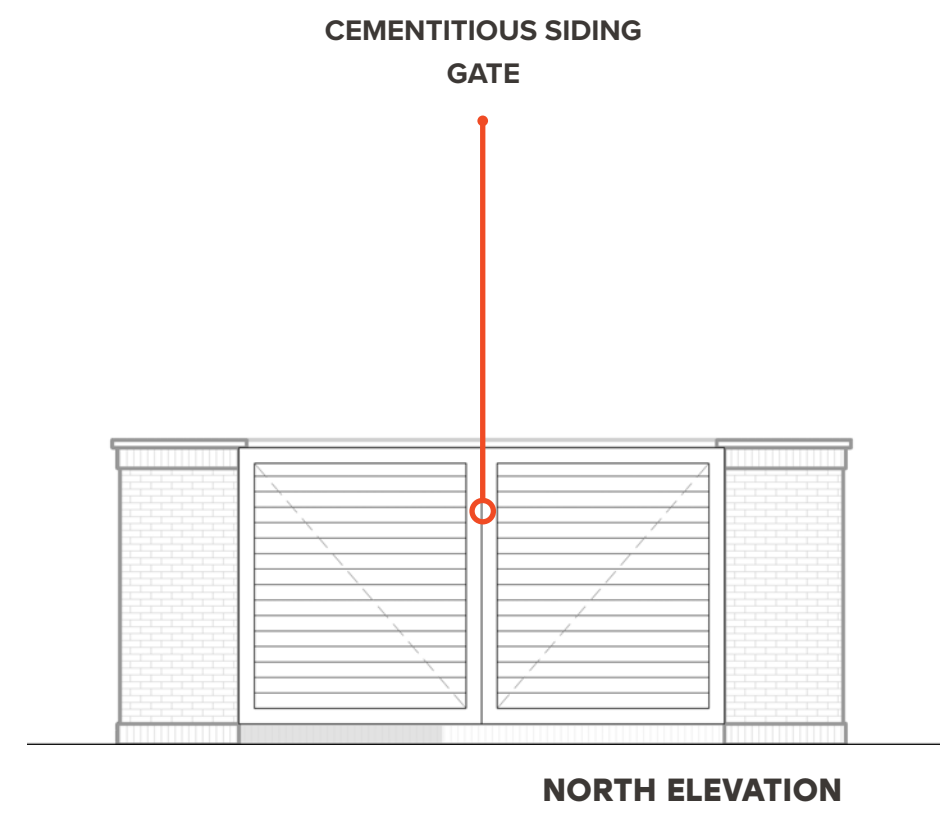
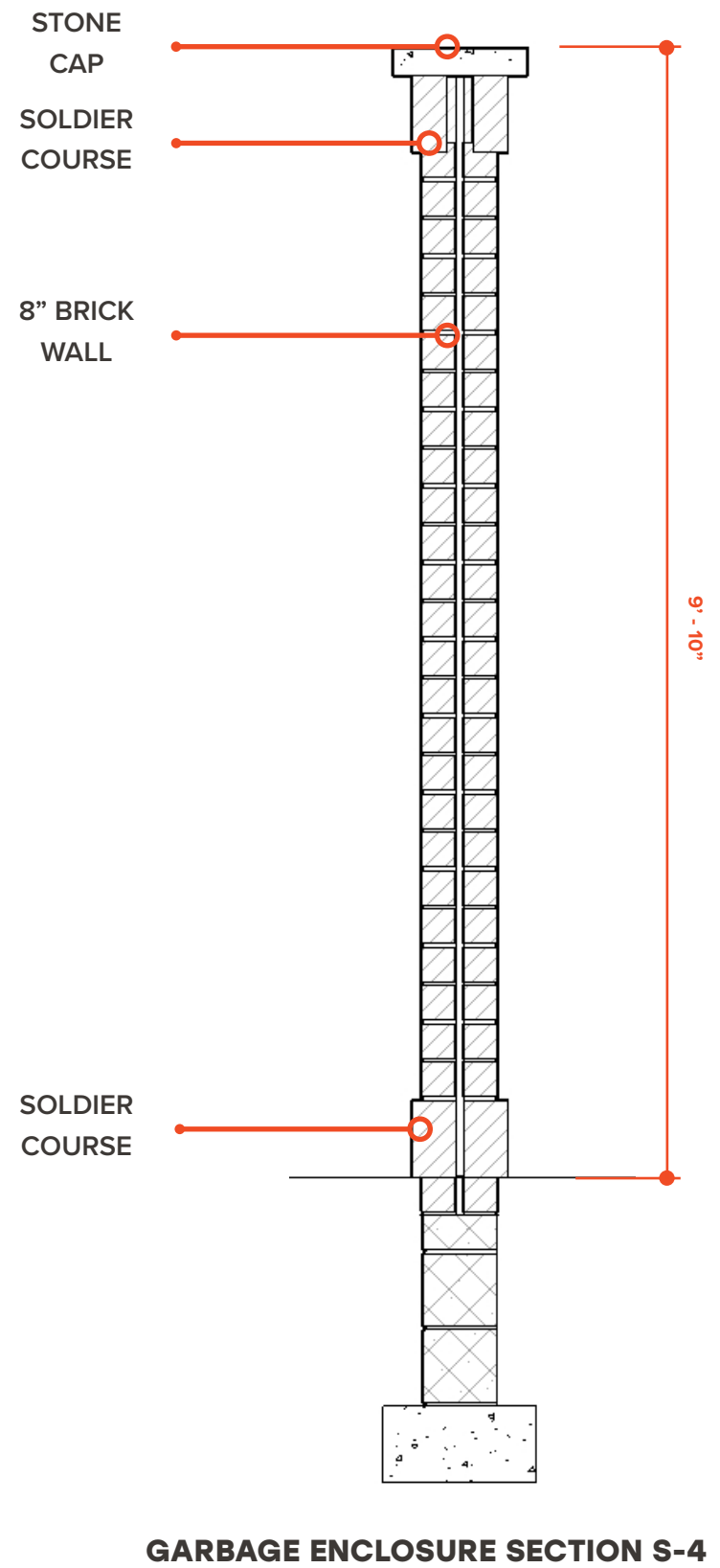
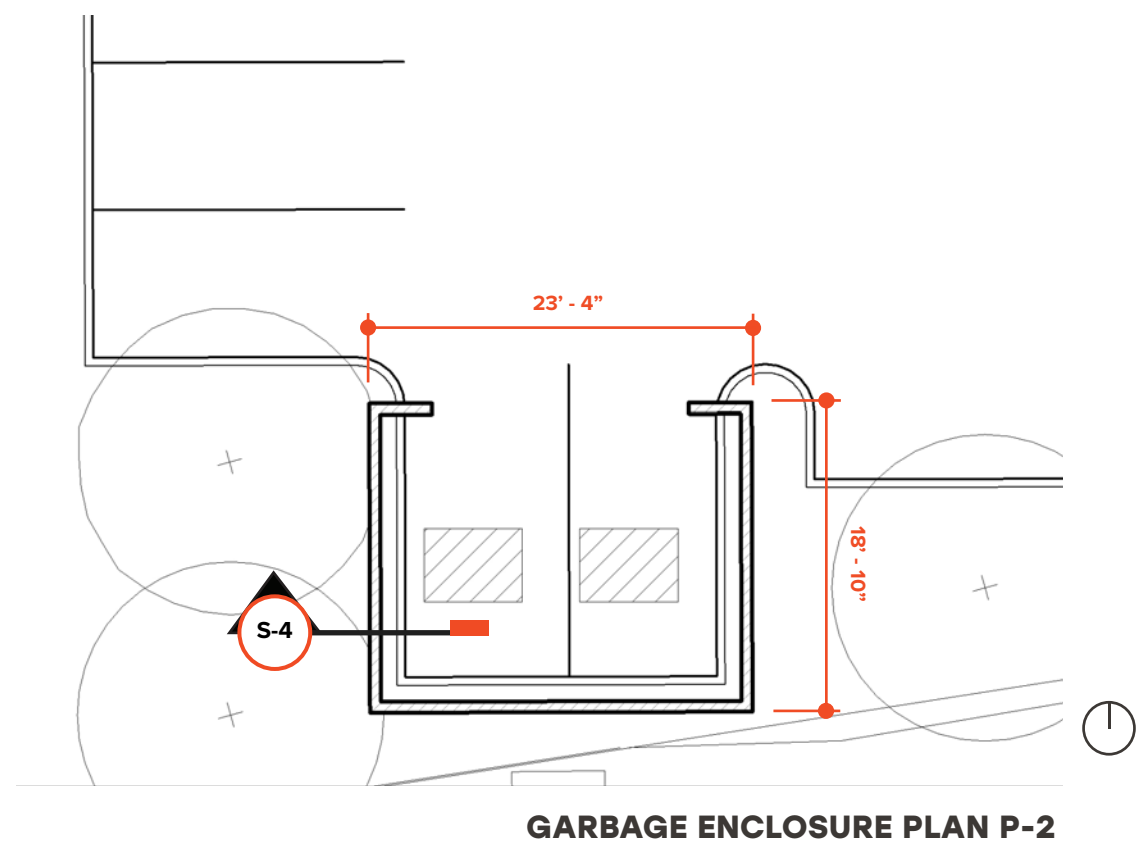
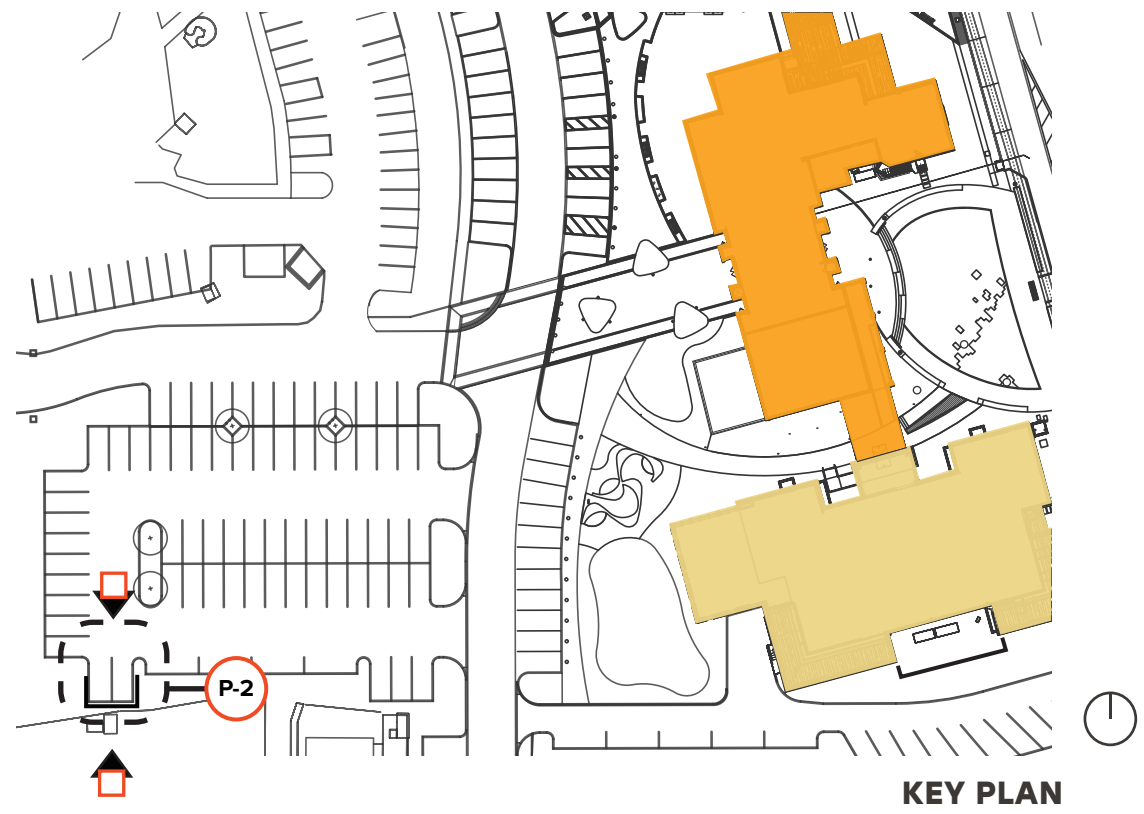


**MECHANICAL WALL SECTION S-1**



**MECHANICAL WALL SECTION S-2**









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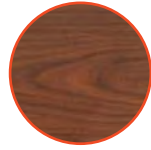
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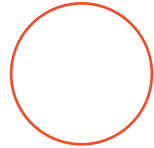
**ALUMABOARD SOFFIT - AMBER BAMBOO**

MANUFACTURER: LUMABUILT  
COLLECTION: ALUMABOARD  
COLOR: AMBER BAMBOO  
SIZE: 8" V-GROOVE PANEL  
LOCATION: BRIDGE UNDERSIDE



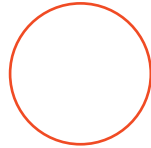
**ALUMABOARD SOFFIT - HAZELNUT BROWN**

MANUFACTURER: LUMABUILT  
COLLECTION: ALUMABOARD  
COLOR: HAZELNUT BROWN  
SIZE: 8" V-GROOVE PANEL  
LOCATION: BRIDGE UNDERSIDE



**CHAMPAGNE STOREFRONT CLADDING**

MANUFACTURER: KAWNEER  
COLOR: PANTONE 7536 C  
LOCATION: BRIDGE



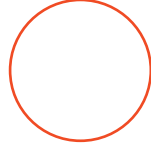
**WHITE WINDOW WALL CLADDING**

MANUFACTURER: KAWNEER  
COLOR: BONE WHITE  
LOCATION: BRIDGE



**CHAMPAGNE SPANDREL GLASS**

MANUFACTURER: VIRACON  
COLOR: PANTONE 7536 C  
LOCATION: BRIDGE



**WINDOW AND DOOR TRIM**

COLOR: BONE WHITE  
LOCATION: WINDOWS AND DOORS



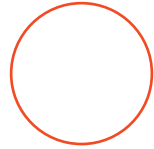
**BRICK VENEER**

MANUFACTURER: GLEN-GERY  
COLOR: GEORGIAN  
LOCATION: NEW EXTERIOR BRICK WALLS  
(MATCHES EXISTING)



**CEMENTITIOUS SIDING AND TRIM**

MANUFACTURER: JAMES HARDIE  
COLLECTION: LAP SIDING  
MODEL: SMOOTH  
COLOR: WHITE  
LOCATION: EXTERIOR TRIM AND COLUMN WRAPPING



**CAP FLASHING AND TRIM**

MANUFACTURER: DIMENSIONAL METALS INC.  
COLOR: WHITE  
LOCATION: BRIDGE



**LIMESTONE VENEER & WALL CAP**

MANUFACTURER: POWERCOR  
COLLECTION: VENEER & CAP  
COLOR: STANDARD BUFF - SMOOTH  
LOCATION: COLUMNS AND DUMPSTER ENCLOSURE WALLS



**ROOF SHINGLES**

COLOR: TO MATCH EXISTING  
LOCATION: NEW ROOF



BRICK VENEER  
EXISTING

BRICK VENEER  
GLEN-GERY, GEORGIAN

METAL SOFFIT  
LUMABUILT, AMBER BAMBOO

METAL SOFFIT  
LUMABUILT, DARK HAZELNUT



PAVERS  
EXISTING

LIMESTONE  
POWERCOR, STANDARD BUFF

CEMENTITIOUS SIDING  
JAMES HARDIE, SMOOTH LAP SIDING



- 1 ALUMABOARD SOFFIT - AMBER BAMBOO
- 2 ALUMABOARD SOFFIT - HAZELNUT BROWN
- 3 CEMENTITIOUS SIDING AND TRIM
- 4 WHITE STOREFRONT
- 5 CHAMPAGNE STOREFRONT
- 6 WHITE WINDOW & DOOR FRAME
- 7 BRICK TO MATCH EXISTING
- 8 ROOFING MATERIAL TO MATCH EXISTING
- 9 WHITE CAP FLASHING AND TRIM
- 10 LIMESTONE TO MATCH EXISTING DETAILING





# SINGLE HUNG REPLACEMENT WINDOWS

Marvin Replacement Single Hung windows, made with Ultrex® fiberglass, are designed to capture the classic style of single hung windows with contemporary appeal. Single hung windows have a fixed upper sash while the bottom slides up and down in the frame.

## MARVIN REPLACEMENT SINGLE HUNG WINDOW FEATURES

- Available in a variety of sash styles for unique looks
- Narrower frames than vinyl windows
- Lift easily to open and close





## Exterior Colors

Our finish stands up to the elements, so much so that 48,000 hours of sun can't fade our finish\* and our fade-resistant acrylic finish resists scratches, chalking, chipping, denting, and peeling. Choose from seven stunning exterior colors to boost your curb appeal.

**Selected:** Stone White



## Interior Colors

We use the same tough acrylic finish on our four interior color options that we use on our exterior colors. You can also choose our stainable EverWood® finish for the look of wood without the maintenance.

**Selected:** Stone White



## Exterior Trim



Get the performance of Ultrex<sup>®</sup> fiberglass in convenient, factory-cut exterior trim made for easy installation and superior performance over time. Exterior trim is available in colors to match our exterior window finish, and several trim styles. Choose flat-style for a clean, simple look or brick mold-style for a more traditional aesthetic.

## Divided Lites

We offer various divided lite patterns so you can replicate the look of your original windows and doors. Or, add new architectural interest to your home. Choose from Simulated Divided Lites for classic appeal or Grilles-Between-the-Glass for easy cleaning.

Patterns include: Standard Rectangular, Rectangular 1-High, Standard Rectangle Cottage 1-High, Prairie 6-Lite, and Prairie 9-Lite.

**Selected:** Simulated Divided Lites





# THANK YOU.

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