


DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

PLEASE NOTE: This application is not to be considered complete until all documents are received and approved by the Planning & Zoning Administrator.

Project/Property Address or Location: 4297-4301 JOHNSTOWN ROAD		Project Name/Business Name (if applicable): GASLIGHT SQUARE	
Parcel ID No.(s): 027-000098 027-000142	Current Zoning: SO	Total Acreage: 2.87±	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/>
			only applicable to Code Chapter 1150, Older Gahanna
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable):			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: SHAWN McALLISTER		Applicant Address: 3040 RIVERSIDE DR, SUITE 225, UPPER ARLINGTON 43221	
Applicant E-mail: SMARCH@AMERITECH.NET		Applicant Phone No.: 614-451-4136	
BUSINESS Name (if applicable): SHAWN McALLISTER ARCHITECT, INC			
ATTORNEY/AGENT Name:		Attorney/Agent Address:	
Attorney/Agent E-Mail:		Attorney/Agent Phone No.:	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer ADVANCE CONSTRUCTION, INC		614-865-0394 VANCE@ADVANCE-CONSTRUCTION.COM	
Architect SHAWN McALLISTER		614-451-4136 SMARCH@AMERITECH.NET	
PROPERTY OWNER Name: (if different from Applicant)		Property Owner Contact Information (phone no./email):	

APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSION REQUIREMENTS HAVE BEEN COMPLETED (see page 2 & 3)

I certify that the information on this application is complete and accurate to the best of my knowledge, and that the project as described, if approved, will be completed in accordance with the conditions and terms of that approval.

Applicant Signature:  Date: 1/28/20

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

INTERNAL USE

Zoning File No. _____
PC Meeting Date: _____
PC File No. _____

RECEIVED: _____
DATE: _____

PAID: _____
DATE: _____
CHECK#: _____



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

ZONING DIVISION
 200 S. Hamilton Road
 Gahanna, Ohio 43230
 614-342-4025
 zoning@gahanna.gov
 www.gahanna.gov

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1197 (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓			
	3. Materials List (see page 3) – does not apply to demolition applicants	✓			
	4. Authorization Consent Form Complete & Notarized (see page 4)	✓			
	5. Application & all supporting documents submitted in digital format	✓			
	6. Application & all supporting documents submitted in hardcopy format	✓			
	7. Application fee paid (in accordance with the Building & Zoning Fee Schedule)	✓			
PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS FOR YOUR PROJECT NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")					
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24"x36" & One 11"x17" prints of the plans	✓			
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	✓			
	3. A list of all samples to include color names & PMS #'s (required for all exterior materials) – please bring samples to meeting(s)	✓			
	4. Color rendering(s) of the project in plan/perspective/or elevation	✓			
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)	✓			
	- All property & street pavement lines	✓			
	- Gross area of tract stated in square feet	✓			
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	✓			
	- Location of all existing and proposed buildings on the site	✓			
	- Location of all existing (to remain) & proposed lighting standards	✓			
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)	✓			
	- Provide lot coverage breakdown of building & paved surface areas	✓			
	2. <u>LANDSCAPE PLAN</u> (including plant list)				
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated	✓			
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)	✓			
	- Designation of required buffer screens (if any) between parking area & adjacent property	✓			
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)	✓			
	3. <u>ELEVATIONS</u> from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓			
	- Exterior materials identified	✓			
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior	✓			
	4. <u>LIGHTING STANDARD DRAWING</u> that includes the following: (scaled drawing)	✓			
	- All sizing specifications	✓			
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least ½ ft. candles req.)	✓			
	- Materials, colors, & manufacturer's cut sheet	✓			
	- Ground or wall anchorage details	✓			

CONTINUE TO PAGE 3



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 200 S. Hamilton Road
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5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:			
- Scale model			
- Section profiles			
- Perspective drawing			
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS			
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:			
- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district			
- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights			
- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood			

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	NA		
Brick	GLENN GARY HANDMADE OVERSIZE AVIGNON	WHITE	
Gutters and Downspouts		BENJAMIN MOORE BALLET WHITE	OC-9
Lighting	POLE LIGHT		
	WALL MOUNTED LIGHT	BEVOLO FRENCH QUARTER	
Roofing	SHINGLE TIMBERLINE	CHARCOAL/NATUREL STARDON	
	METAL	KYMKO 500 CHARCOAL GRAY	
Siding	LP	BENJAMIN MOORE BALLET WHITE	OC-9
Signs	T.B.D		
Stucco	NA		
Trim	LP	BENJAMIN MOORE BALLET WHITE	OC-9
Windows	JELDWIN	BONE WHITE	

THIS FORM IS AVAILABLE TO BE SUBMITTED ONLINE: www.gahanna.gov

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

PROPERTY OWNER

IF THE PROPERTY OWNER IS THE APPLICANT, SKIP TO NEXT SECTION

As the property owner/authorized owner's representative of the subject property listed on this application, hereby authorize the applicant/representative to act in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the applicant/representative.

Michael P. Flatz

(property owner name printed)

[Signature]

(property owner signature)

1/23/20

(date)

Subscribed and sworn to before me on this 23rd day of JAN, 2020.

State of OHIO County of FRANKLIN

Notary Public Signature: *[Signature]*



NICHOLAS L ROARK
Notary Public, State of Ohio
My Comm. Expires 01/10/2024
Recorded in Franklin County

Applicant/Property Owner/Representative

AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner of the subject property listed on this application, I hereby agree that the project will be completed as approved with any conditions and terms of the approval, and any proposed changes to the approval shall be submitted for review and approval to City staff.

AUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representatives to visit, photograph and post notice (if applicable) on the subject property as described.

APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information on this application is complete and accurate to the best of my knowledge.

Shawn T. McAnislar

(applicant/representative/property owner name printed)

[Signature]

(applicant/representative/property owner signature)

1/29/20

(date)

Subscribed and sworn to before me on this 29th day of January, 2020.

State of OH County of Franklin

Notary Public Signature: *[Signature]*



Kevin Roush
Notary Public, State of Ohio
My Comm. Expires 09-18-2021

APPLICATION ACCEPTANCE

INTERNAL USE

This application has been reviewed and is considered complete and is hereby accepted by the Zoning Division of the City of Gahanna and shall be:

- Forwarded to the City of Gahanna Planning Commission for consideration.
- Forwarded to Administration for consideration.

Planning & Zoning Administrator Signature: _____ Date: _____

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

In accordance with the Codified Ordinances of the City of Gahanna, Ohio, I hereby certify that this project, as stated above, was approved by the Planning & Zoning Administrator on _____. The applicant shall comply with any conditions approved by the Planning & Zoning Administrator and shall comply with all building, zoning and landscaping regulations of the City of Gahanna.

INTERNAL USE

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

This application will be forwarded to Planning Commission read by title at the first regular meeting of Planning Commission following approval by the Planning & Zoning Administrator.

NOTES:

- THIS ALTA SURVEY IS BASED UPON RECORDED DATA, AN ACTUAL FIELD SURVEY OF THE SITE, AND INFORMATION FURNISHED BY WESTCOR LAND TITLE INSURANCE COMPANY AND LANDESL TITLE AGENCY, INC., AS LISTED IN THE TITLE COMMITMENT FILE NUMBER GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 @ 06:00 A.M.
- THIS ALTA SURVEY WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSONS OR ENTITY NAMED IN THE TITLE BLOCK OR CERTIFICATION HEREON. SAID CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITY WITHOUT AN EXPRESS RECERTIFICATION BY THE SURVEYOR NAMING SAID ENTITY.
- PROPERTY IS WITHIN FLOOD ZONE "X" (AREAS OF MINIMAL FLOODING), PER FEMA FLOOD INSURANCE RATE MAP NO. 39049C 0213 K, EFFECTIVE DATE JUNE 17, 2008.
- BENCHMARKS:
REFERENCE BENCHMARK - FRANKLIN COUNTY SURVEY CONTROL DATABASE, MONUMENT DESIGNATION: NA-17, BEING AN ALUMINUM DISK IN THE SOUTH END OF A CULVERT WINGWALL ON THE WEST SIDE OF HAMILTON ROAD, 0.50 MILES SOUTH OF MORSE ROAD AND 75' WEST OF THE CENTERLINE OF HAMILTON ROAD, AS CONFIRMED BY VRS-GPS SURVEY UTILIZING MOUNTPOINT ODOT_NAD83(2011)_RTCM30, (GEOID 12A) IN AUGUST OF 2018.
ELEV. 894.17 (NAVD 88)
BENCHMARK 1 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE NORTHWESTERLY CORNER OF THE SITE.
ELEV. 914.97 (NAVD 88)
BENCHMARK 2 - TOP OF IRON PIN FOUND WITH CAP LOCATED AT THE SOUTHEASTERLY CORNER OF THE SITE.
ELEV. 911.08 (NAVD 88)

- OUPS REFERENCE NUMBERS: A823203159 PHYSICAL MARKINGS
A822901650 RECORD PLANS

6. THE LOCATIONS OF EXISTING UTILITIES HAVE BEEN SHOWN ON THIS PLAN IN ACCORDANCE WITH AVAILABLE RECORDS. IT IS BELIEVED THAT THESE LOCATIONS ARE ESSENTIALLY CORRECT, HOWEVER THE CONTRACTOR SHALL INVESTIGATE AND LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING WORK. NON-MEMBERS MUST BE CALLED DIRECTLY.

- UTILITY CONTACTS:
WATER- AND SEWER CITY OF GAHANNA
DIVISION OF WATER AND SEWER
200 S. HAMILTON ROAD
GAHANNA, OHIO
(614) 645-7677
JEFFERSON WATER AND SEWER DISTRICT
6455 TAYLOR ROAD
BLACKLICK, OHIO
43004
ELECTRIC- AMERICAN ELECTRIC POWER
850 TECH CENTER DRIVE
GAHANNA, OHIO 43230-6605
(614) 883-6802
GAS- COLUMBIA GAS OF OHIO-COLUMBUS
939 W GOODALE BLVD.
COLUMBUS, OHIO 43212
(614) 280-7500
TELEPHONE- AT&T
1589 N. HIGH STREET
COLUMBUS, OHIO 43215
(614) 291-2500
CABLE- TIME WARNER CABLE
15 W. MAIN STREET
COLUMBUS, OHIO 43215
(614) 454-1605
WIDE OPEN WEST
COLUMBUS FIBERNET
1366 DUBLIN ROAD
COLUMBUS, OHIO
614-274-8100
1-800-347-4351 TF
614-274-6794 FAX

- ZONING:
THIS SITE IS LOCATED IN THE ER-2 (ESTATE RESIDENTIAL DISTRICT) GENERAL REQUIREMENTS INCLUDE:
SETBACKS:
FRONT & REAR SIDE
BUILDING 50' 20'
BUILDING AND PAVEMENT LOT COVERAGE SHALL NOT EXCEED 80% OF THE PARCEL
MAXIMUM BUILDING HEIGHT = 35'

9. APPARENT ENCROACHMENTS: 1. ELECTRIC LINES AND POLE EXIST ON PROPERTY WITHOUT KNOWN EASEMENT.

TITLE COMMITMENT NOTES:

- THE FOLLOWING NOTES ARE NUMBERED AND CORRESPOND TO THE NUMBERING SYSTEM OF THE SURVEY RELATED EXCEPTIONS LISTED IN SCHEDULE B PART II OF WESTCOR LAND TITLE INSURANCE COMPANY COMMITMENT FILE NUMBER: GH-35246, EFFECTIVE DATE: AUGUST 3, 2018 AT 06:00 A.M. AND INDICATE AS TO WHETHER THE NUMBERED EXCEPTIONS APPLY, OR DO NOT APPLY TO THE 1.471 ACRE SUBJECT PARCEL, AND AS TO WHETHER THEY ARE SHOWN, OR NOT SHOWN ON THE SURVEY DRAWING.
- EASEMENT GRANTED TO COLUMBUS AND SOUTHERN OHIO ELECTRIC CO., APPEARING OF RECORD IN VOL. 2838, PAGE 266, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO APPLIES TO THE SUBJECT PARCEL, BEING A FIVE (5) FOOT WIDE ELECTRIC EASEMENT ALONG THE NORTHERLY PROPERTY LINE, AND AS SHOWN HEREON.
 - EASEMENT GRANTED TO COLUMBIA GAS, APPEARING OF RECORD IN VOL. 2393, PAGE B19, OF THE RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, APPLIES TO THE SUBJECT PARCEL, BEING A TWENTY (20) FOOT WIDE GAS EASEMENT ALONG THE WESTERLY RIGHT-OF-WAY LINE OF JOHNSTOWN ROAD, AND AS SHOWN HEREON.

RECORD BOUNDARY DESCRIPTION:

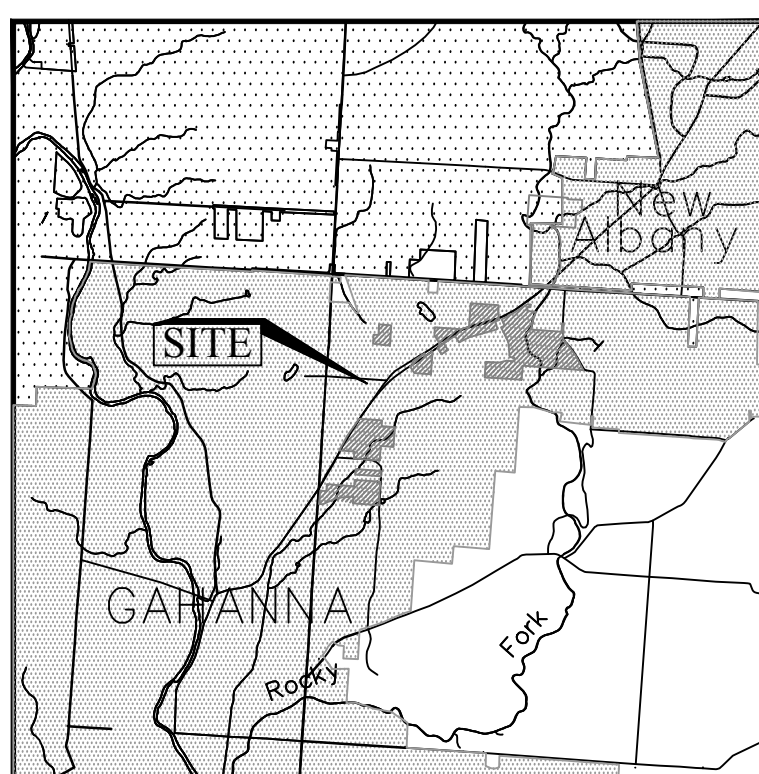
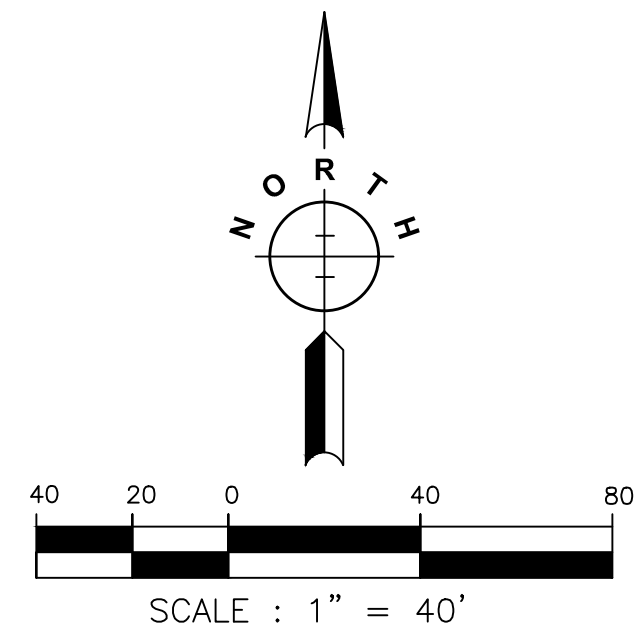
WESTCOR LAND TITLE INSURANCE COMPANY
SCHEDULE A
LEGAL DESCRIPTION
SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON:
BEING LOCATED IN THE NORTH PART OF LOT NO. 2 OF THE JONATHAN DAYTON SUBDIVISION OF QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING 3.0 ACRES OFF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEASTERLY CORNER OF SAID 3.56 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT, NORTH 84°49'30" WEST (PASSING AN IRON PIN AT 34.71 FEET) 461.70 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID THELA MAHR 3.56 ACRE TRACT AND THE EASTERLY LINE OF THE JOHN M. AND SHIRLEY A. MCLURE 3.164 ACRE TRACT, NORTH 5°00' EAST, 245.03 FEET TO AN IRON PIN; THENCE ACROSS SAID 3.56 ACRE TRACT SOUTH 84°49'30" EAST (PASSING AN IRON PIN AT 570.35 FEET) 605.06 FEET TO A NAIL IN THE CENTERLINE OF SAID JOHNSTOWN ROAD; THENCE ALONG THE CENTERLINE OF SAID JOHNSTOWN ROAD, SOUTH 35°23' WEST 283.53 FEET TO THE PLACE OF BEGINNING, CONTAINING 3.00 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

EXCEPTING THEREFROM THE FOLLOWING:

SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEING LOCATED IN THE NORTH PART OF LOT NO. TWO (2) OF THE JONATHAN DAYTON'S SUBDIVISION OF QUARTER TOWNSHIP NO. 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS, AND BEING A PARCEL OFF THE ENTIRE SOUTHERLY SIDE OF THE 3.56 ACRE TRACT CONVEYED TO THELA MAHR BY ADMINISTRATIVE DEED RECORDED IN DEED BOOK 2249, PAGE 466, RECORDER'S OFFICE, FRANKLIN COUNTY, OHIO, AND BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A NAIL IN THE CENTERLINE OF U.S. ROUTE 62 (JOHNSTOWN ROAD) SAID NAIL BEING AT THE SOUTHEASTERLY CORNER OF SAID 3.56 ACRE TRACT, BEING ALSO THE NORTHEASTERLY CORNER OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT; THENCE ALONG THE NORTHERLY LINE OF THE SAID CHARLES E. GIBSON, 2.80 ACRE TRACT, NORTH 84°49'30" WEST, (PASSING AN IRON PIN OF 34.71 FEET) 461.70 FEET TO AN IRON PIN AT THE SOUTHWESTERLY CORNER OF THE SAID 3.56 ACRE TRACT AND THE NORTHWESTERLY CORNER OF THE SAID CHARLES E. GIBSON 2.80 ACRE TRACT; THENCE ALONG THE WESTERLY LINE OF THE SAID THELA MAHR 3.56 ACRE TRACT AND THE EASTERLY LINE OF THE JOHN M. AND SHIRLEY A. MCLURE 3.164 ACRE TRACT, NORTH 5°00' EAST 122.52 FEET TO A POINT IN THE WESTERLY LINE OF THE SAID TRACT; THENCE ACROSS SAID TRACT IN A GENERAL EASTERLY DIRECTION, SOUTH 84°49'30" EAST 533.38 FEET TO A POINT IN THE CENTERLINE OF SAID ROAD, SOUTH 35°23' WEST 141.76 FEET TO THE PLACE OF BEGINNING, CONTAINING 1.399 ACRES MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS AND/OR RIGHTS OF WAY OF PREVIOUS RECORD.

AND FURTHER EXCEPTING THEREFROM THE FOLLOWING:

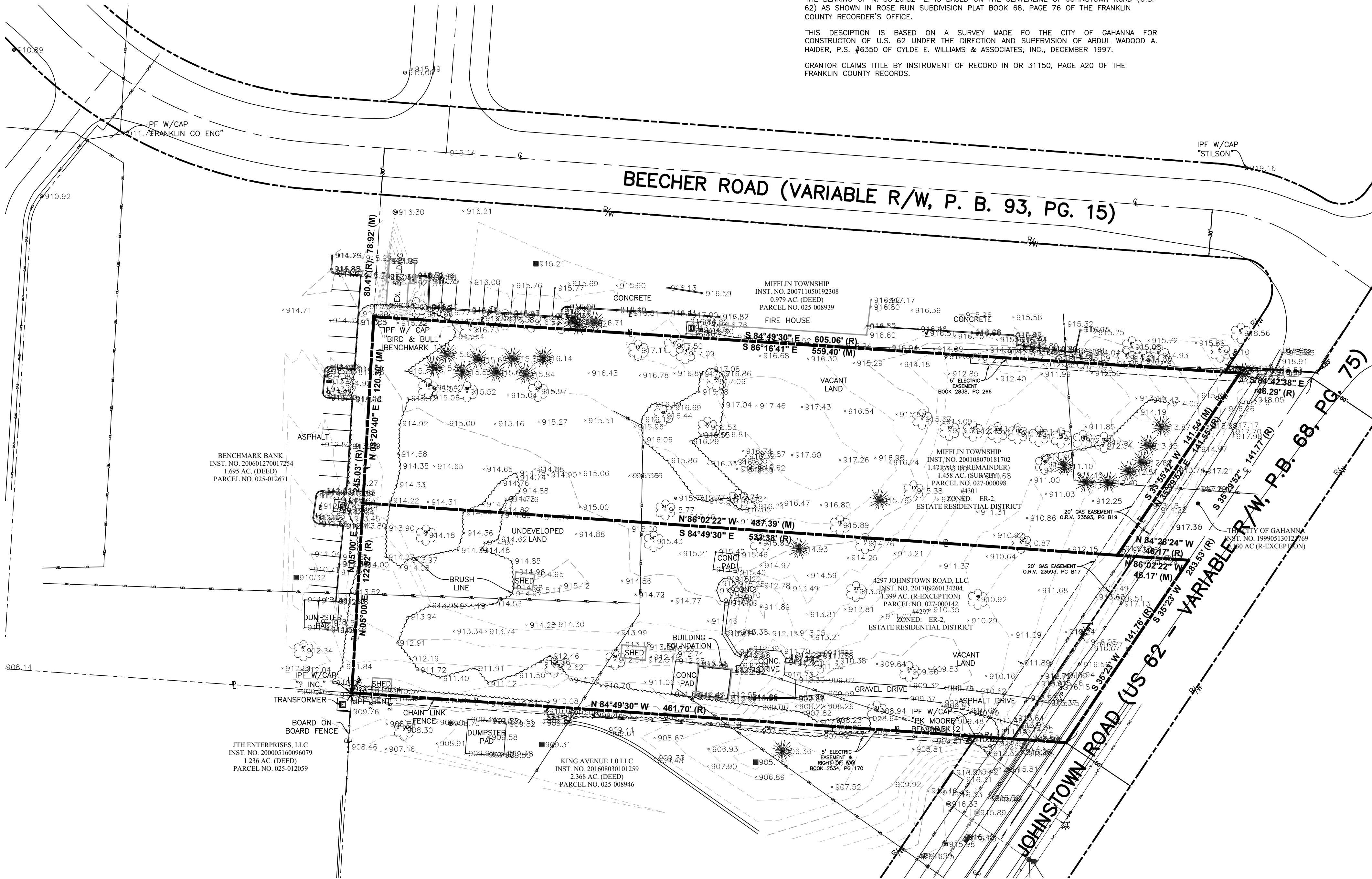
SITUATED IN THE COUNTY OF FRANKLIN, IN THE STATE OF OHIO AND THE TOWNSHIP OF JEFFERSON BEING IN LOT TWO (2), QUARTER TOWNSHIP 2, TOWNSHIP 1, RANGE 16, UNITED STATES MILITARY LANDS AND BEING PART OF AN ORIGINAL 3.00 ACRE TRACT CONVEYED TO HELEN KOKER BY O.R. 31150, PAGE A20 OF THE FRANKLIN COUNTY RECORDER'S OFFICE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT AT THE NORTHEASTERLY CORNER OF A 1.399 ACRE TRACT CONVEYED TO J. ERNEST WELLS, D.C. BY O.R. 28407, PAGE E10, IN THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) SAID POINT BEING THE TRUE POINT OF BEGINNING.
THENCE N. 84°28'24" W. A DISTANCE OF 46.17 FEET LEAVING SAID CENTERLINE AND ALONG THE NORTHERLY LINE OF SAID 1.399 ACRES TRACT TO A POINT;
THENCE N. 35°29'52" E. A DISTANCE OF 141.55 FEET LEAVING SAID NORTHERLY LINE AND ACROSS THE GRANTOR'S PROPERTY TO A POINT;
THENCE S. 84°42'38" E. A DISTANCE OF 46.29 FEET ALONG THE SOUTHERLY LINE OF A 0.134 ACRE TRACT CONVEYED TO THE CITY F GAHANNA, OHIO BY O.R. 14663, PAGE J05 TO A POINT;
THENCE S. 35°29'52" W. A DISTANCE OF 141.77 FEET LEAVING SAID SOUTHERLY LINE AND ALONG SAID CENTERLINE TO THE TRUE POINT OF BEGINNING AND CONTAINING 0.130 ACRES, MORE OR LESS, FROM AUDITOR'S PARCEL NUMBER 170-001385, INCLUDING THE PRESENT ROAD WHICH OCCUPIES 0.098 ACRE, MORE OR LESS, LEAVING A NET TAKE OF 0.032 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, EASEMENTS AND RESTRICTIONS OF RECORD.
THE BEARING OF N. 35°29'52" E. IS BASED ON THE CENTERLINE OF JOHNSTOWN ROAD (U.S. 62) AS SHOWN IN ROSE RUN SUBDIVISION PLAT BOOK 68, PAGE 76 OF THE FRANKLIN COUNTY RECORDER'S OFFICE.
THIS DESCRIPTION IS BASED ON A SURVEY MADE FOR THE CITY OF GAHANNA FOR CONSTRUCTION OF U.S. 62 UNDER THE DIRECTION AND SUPERVISION OF ABDOU WADOOD A. HAIDER, P.S. #6350 OF CYLDE E. WILLIAMS & ASSOCIATES, INC., DECEMBER 1997.
GRANTOR CLAIMS TITLE BY INSTRUMENT OF RECORD IN OR 31150, PAGE A20 OF THE FRANKLIN COUNTY RECORDS.



SITE LOCATION MAP
SCALE: NOT TO SCALE

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- CENTERLINE OF ROAD
- SETBACK LINE
- EASEMENT LINE
- GAS LINE
- SANITARY SEWER LINE
- STORM SEWER LINE
- WATER LINE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND ELECTRIC LINE
- OVERHEAD TELEPHONE LINE
- UNDERGROUND TELEPHONE LINE
- CABLE LINE
- FIBER OPTIC CABLE LINE
- ELEVATION CONTOUR
- FENCE
- SWALE
- EDGE OF PAVEMENT
- RAILROAD SPIKE (FOUND)
- RAILROAD SPIKE (SET)
- IRON PIN (FOUND)
- IRON PIN (SET)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- BENCHMARK
- SPOT ELEVATION
- POWER POLE
- LIGHT POLE
- TELEPHONE POLE
- UTILITY POLE
- GUY WIRE
- TRAFFIC BOX
- ELECTRIC TRANSFORMER
- ELECTRIC BOX
- ELECTRIC METER
- TELEPHONE PEDestal
- TELEPHONE MARKER
- GAS VALVE
- GAS MARKER
- WATER VALVE
- FIRE HYDRANT
- STORM CURB INLET
- STORM CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- CLEAN OUT
- SIGN
- MAILBOX
- CONCRETE
- BRUSH/TREE LINE
- BUILDING
- RECORD
- MEASURED



BASIS OF BEARINGS:

THE RECORD BEARINGS, AS SHOWN HEREON, ARE AS RECORDED IN THE DESCRIPTION OF THE ORIGINAL 3.00 ACRE PARCEL, THE 1.399 ACRE AND 0.130 ACRE EXCEPTION PARCEL IN INSTRUMENT NUMBER 200108070181702, FRANKLIN COUNTY RECORDER'S OFFICE, COLUMBUS, OHIO.
THE DESCRIPTION BEARINGS ARE REFERENCED TO THE CENTERLINE OF JOHNSTOWN ROAD, BEING SOUTH 35 DEGREES 23 SECONDS WEST (3.00 AND 1.399 AC.) AND SOUTH 35 DEGREES 29 MINUTES 52 SECONDS WEST (0.130 AC.) DOCUMENTS REFERRED TO ARE RECORDED IN THE FRANKLIN COUNTY RECORDERS OFFICE.
THE MEASURED BEARING SYSTEM, AS SHOWN HEREON, IS AS DETERMINED BY VRS-GPS SURVEY OF LOCAL CONTROL POINTS AND PROPERTY MONUMENTATION UTILIZING MOUNTPOINT-ODOT_NAD83(2011)_RTCM30 (GEOID 12A) IN AUGUST OF 2018.

CERTIFICATION

TO: WESTCOR LAND TITLE INSURANCE COMPANY AND PNC BANK
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE ITEMS 1, 2, 3, 4, 5, 6(A), 8, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED IN OCTOBER, 2018.
PRIME C M & S, INC.

DWIGHT A. TILLIS, P.S. #7807 DATE



Construction Management
PRIME Survey
8415 PULSAR PLACE | SUITE 300
COLUMBUS, OH 43240
P. 614-635-0250 | F. 614-635-0251

Developer/Client
ADVANCED CONSTRUCTION
9313 LAKE OF THE WOODS DR.
GALENA, OHIO 43021

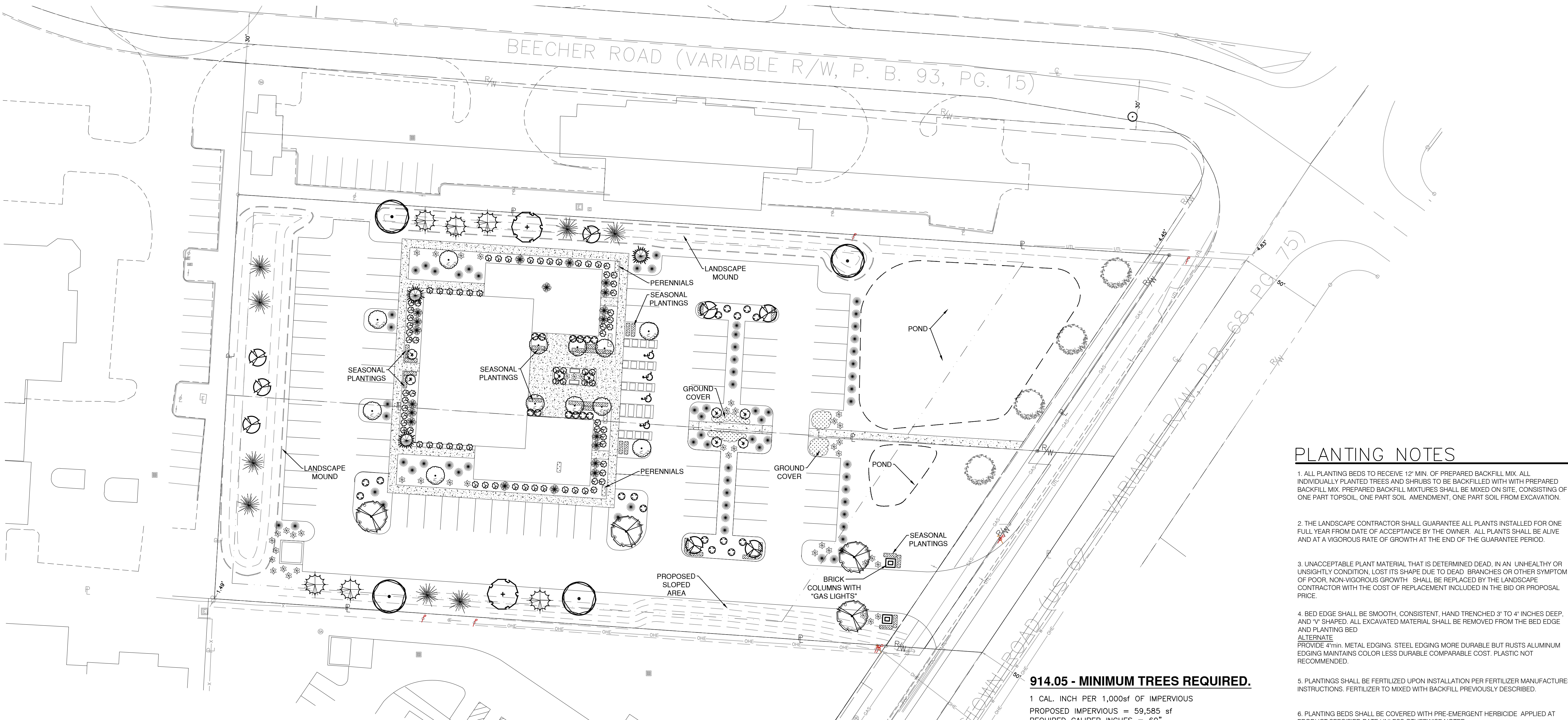
Project Name and Address
ALTA/NSPS SURVEY
GASLIGHT SQUARE
4301 E. JOHNSTOWN RD.
GAHANNA, OHIO
(4297 - TOPOGRAPHIC SURVEY ONLY)

Revisions

No.	Description

Date: 19 OCTOBER, 2018
Scale: 1" = 40'
Type: SURVEY
Sheet: 1-1

BEECHER ROAD (VARIABLE R/W, P. B. 93, PG. 15)



PLANTING NOTES

1. ALL PLANTING BEDS TO RECEIVE 12" MIN. OF PREPARED BACKFILL MIX. ALL INDIVIDUALLY PLANTED TREES AND SHRUBS TO BE BACKFILLED WITH WITH PREPARED BACKFILL MIX. PREPARED BACKFILL MIXTURES SHALL BE MIXED ON SITE, CONSISTING OF ONE PART TOPSOIL, ONE PART SOIL AMENDMENT, ONE PART SOIL FROM EXCAVATION.
2. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS INSTALLED FOR ONE FULL YEAR FROM DATE OF ACCEPTANCE BY THE OWNER. ALL PLANTS SHALL BE ALIVE AND AT A VIGOROUS RATE OF GROWTH AT THE END OF THE GUARANTEE PERIOD.
3. UNACCEPTABLE PLANT MATERIAL THAT IS DETERMINED DEAD, IN AN UNHEALTHY OR UNSIGHTLY CONDITION, LOST ITS SHAPE DUE TO DEAD BRANCHES OR OTHER SYMPTOM OF POOR, NON-VIGOROUS GROWTH SHALL BE REPLACED BY THE LANDSCAPE CONTRACTOR WITH THE COST OF REPLACEMENT INCLUDED IN THE BID OR PROPOSAL PRICE.
4. BED EDGE SHALL BE SMOOTH, CONSISTENT, HAND TRENCHED 3" TO 4" INCHES DEEP, AND "V" SHAPED. ALL EXCAVATED MATERIAL SHALL BE REMOVED FROM THE BED EDGE AND PLANTING BED.
ALTERNATE
PROVIDE 4" MIN. METAL EDGING. STEEL EDGING MORE DURABLE BUT RUSTS ALUMINUM EDGING MAINTAINS COLOR LESS DURABLE COMPARABLE COST. PLASTIC NOT RECOMMENDED.
5. PLANTINGS SHALL BE FERTILIZED UPON INSTALLATION PER FERTILIZER MANUFACTURERS INSTRUCTIONS. FERTILIZER TO MIXED WITH BACKFILL PREVIOUSLY DESCRIBED.
6. PLANTING BEDS SHALL BE COVERED WITH PRE-EMERGENT HERBICIDE APPLIED AT PRODUCT SPECIFIED RATE UNLESS OTHERWISE NOTED.
7. MULCH PLANTING BEDS WITH PEST FREE DOUBLE PROCESSED HARDWOOD MULCH OF UNIFORM COLOR WITH AN AVERAGE APPLIED THICKNESS OF 2" TO 3" THICKNESS. IT SHALL BE FREE OF TWIGS, LEAVES OR OTHER MATERIAL UNSIGHTLY OR INJURIOUS TO PLANTS.
8. MOISTURE IS CRITICAL. WATER THOROUGHLY TWICE IN FIRST 24 HOURS AND APPLY MULCH IMMEDIATELY. CONTINUE WATERING DAILY FOR 5-7 DAYS. AFTER INITIAL WATERING PERIOD ENSURE THAT PLANTINGS ARE RECEIVE WATER 2 TO 3 TIMES WEEKLY EITHER MANUALLY OR FROM NATURAL RAINFALL. WATER SHALL BE SUPPLIED AT A LOW FLOW RATE OVER EXTENDED TIME.

914.05 - MINIMUM TREES REQUIRED.

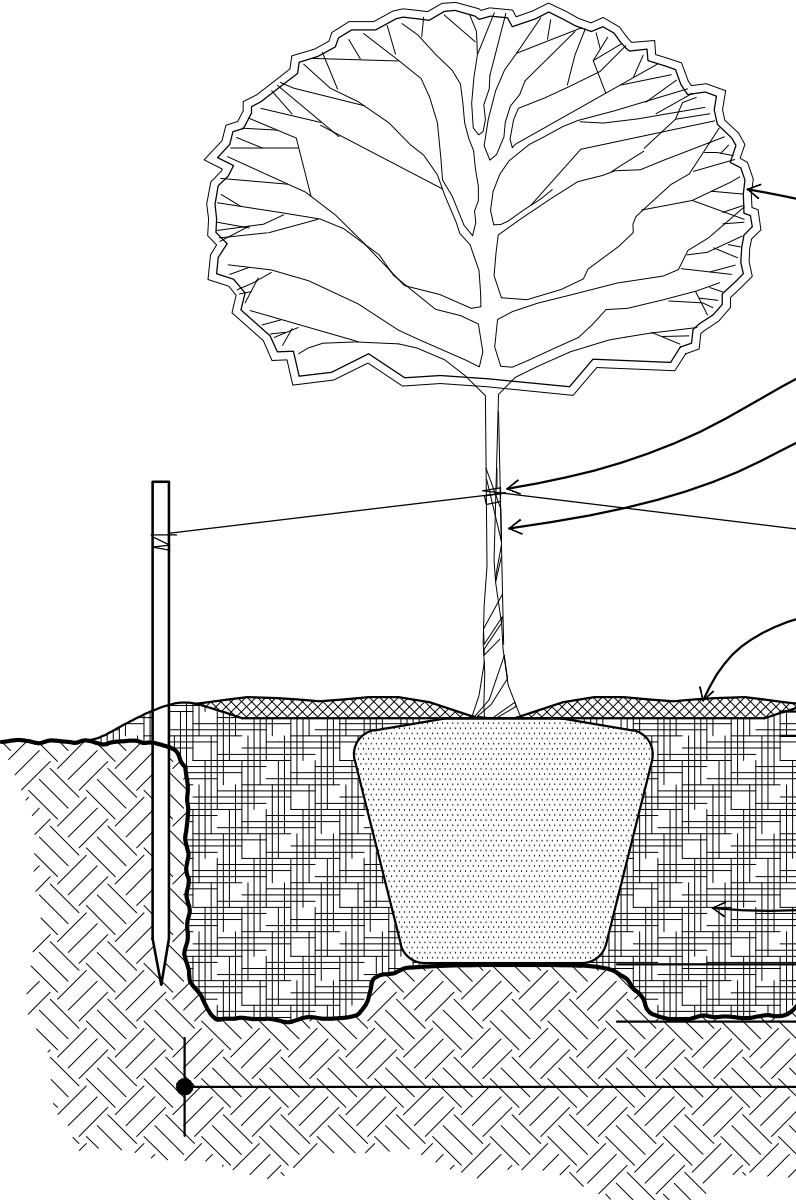
1 CAL. INCH PER 1,000sf OF IMPERVIOUS
 PROPOSED IMPERVIOUS = 59,585 sf
 REQUIRED CALIPER INCHES = 60"
 PROVIDED CALIPER INCHES = 110"
 SEE PLANT SCHEDULE AND "LANDSCAPE CALCS." ON SITE PLAN

1163.06 - INTERIOR PARKING AREA

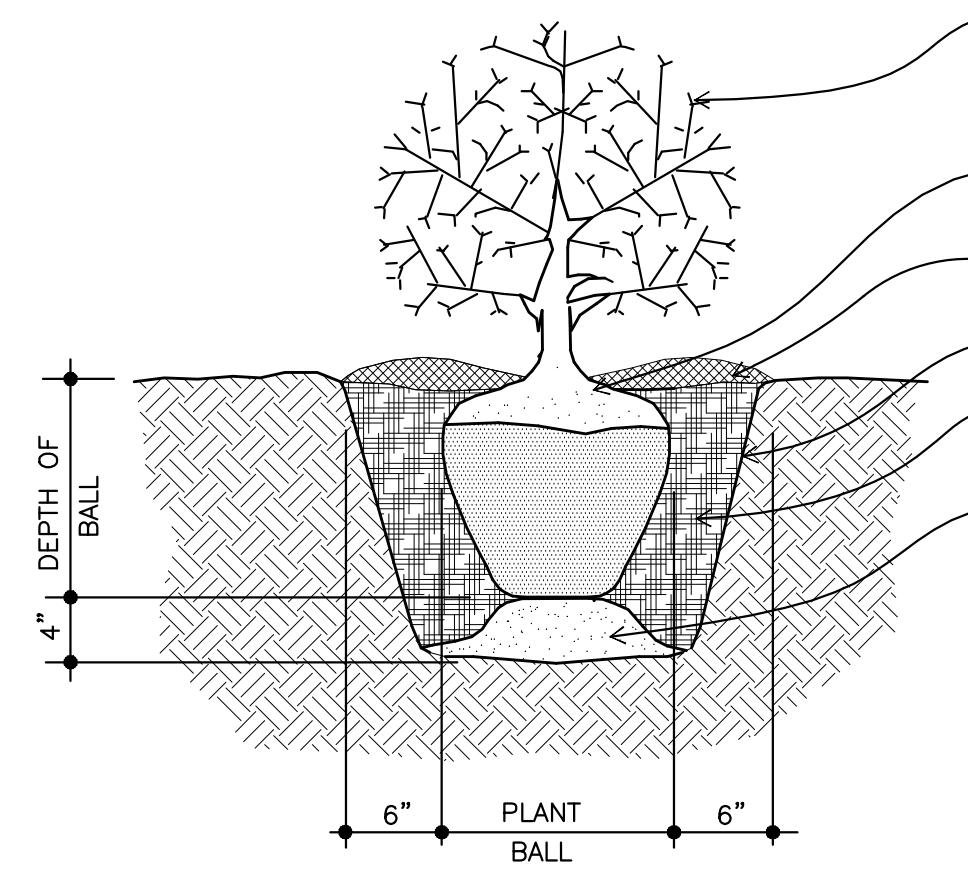
ONE (1) DECIDUOUS TREE REQUIRED FOR EVERY 100 SF OF REQUIRED LANDSCAPE AREA.
 REQUIRED LANDSCAPE AREA =
 PAVED AREA=40,811sf * .05 = 2,040sf REQUIRED LANDSCAPE AREA
 2,040sf / 100sf = 21 TREES REQUIRED
 TREES PROVIDED: 22
 SEE PLANT SCHEDULE AND "LANDSCAPE CALCS." ON SITE PLAN

PLANTING SCHEDULE

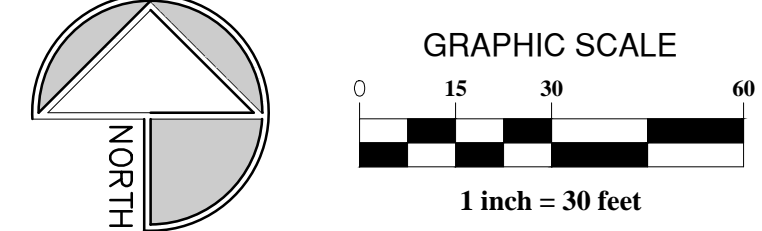
Symbol	Quantity	Plant Name	Height	Form	Notes
☼	43	SCHIZACHYRIUM SCOPARIUM LITTLE BLUESTEM	18" HT	CONT	BLUE FOLIAGE / DENSE CLUMP
⊗	76	BUXUS X GREEN GEM GREEN GEM BOXWOOD	24" HT/SP	CONT	EVERGREEN HEDGE
☼	18	HYDRANGEA QUERCIFOLIA OAKLEAF HYDRANGEA	36" HT	B & B	WHITE BLOOM
☼	31	HYDRANGEA ARBORESCENS 'ABETWO' INCREDIBALL HYDRANGEA	24" HT/SPR	CONT	WHITE BLOOM
☼	65	JUNIPERUS X P. 'SEA GREEN' SEA GREEN JUNIPER	24" HT/SPR	CONT	ECLOT SCREENING
⊗	08	MALUS x ADIRONACK ADIRONACK CRABAPPLE	2' CAL.	B & B	UPRIGHT FORM 16 cal. inches
⊗	08	MALUS SARGENTII SARGENT CRABAPPLE	2' CAL.	B & B	WHITE BLOOM 16 cal. inches
⊗	12	Amelanchier grand. 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	3' CAL.	B & B	Interior landscape tree SINGLE LEADER TRUNK 36 cal. inches
☼	03	PICEA PUNGENS 'FAT ALBERT' FAT ALBERT SPRUCE	4-5' HT	B & B	FULL, SYMMETRICAL
☼	08	PICEA ABIES NORWAY SPRUCE	7' HT	B & B	CONSULT CLIENT FOR SELECTION root flare to be even with final grade
☼	06	TUSUGA CANADENSIS CANADIAN HEMLOCK	7' HT	B & B	CONSULT CLIENT FOR SELECTION root flare to be even with final grade
⊗	02	ACER P. CRIMSON KING CRIMSON KING MAPLE	3' CAL.	B&B	Interior landscape tree CRIMSON FOLIAGE 6 cal. inches
⊗	04	ACER RUBRUM 'RED SUNSET' RED SUNSET RED MAPLE	3' CAL.	B & B	Interior landscape tree RED FALL COLOR 12 cal. inches
⊗	04	ACER SACCHARUM GREEN MOUNTAIN SUGAR MAPLE	3' CAL.	B & B	STREET TREE
⊗	04	LIQUIDAMBER STYR. 'HAPPIDAZE' HAPPIDAZE SWEETGUM	3' CAL.	B&B	Interior landscape tree FRUITLESS 12 cal. inches



- SELECTIVELY PRUNE ALL BROKEN OR DAMAGED BRANCHES IN SUCH A MANNER AS TO MAINTAIN THE NATURAL FORM OF THE TREE.
- DOUBLE STRAND OF 1/2 GAUGE GALV. WIRE WITH RUBBER HOSE AROUND WIRE AT TREE TRUNK.
- WRAP TREE TRUNK WITH WATERPROOF TREE WRAP, SECURE WITH TWINE.
- 2" X 2" X 6' HARDWOOD STAKES (2) PER TREE PERPENDICULAR TO PREVAILING WINDS IN UNDISTURBED SOIL.
- MULCH. SEE PLANTING NOTES.
- CONSTRUCT EARTH SAUCER WITH 4" HIGH BERM. FLOOD WITH WATER TWICE DURING FIRST 24 HOURS.
- TOP OF ROOT BALL TO BE 1" TO 3" HIGHER THAN SURROUNDING GRADE. CUT TWINE AND PULL BURLAP BACK ON TOP 1/3 OF ROOT BALL.
- BREAK SOIL WITH PICK AXE.
- BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES. PROVIDE COMMERCIAL FERTILIZER. APPLY PER MANUFACTURERS DIRECTIONS PLACE BACKFILL IN 8" LAYERS. WATER EACH LAYER UNTIL SETTLED. DO NOT TAMP DOWN.
- ROOT BALL TO SIT ON UNDISTURBED SOIL WITH REMAINDER OF HOLE TO BE EXCAVATED AN ADDITIONAL 6 INCHES.
- CONTRACTOR SHALL EXCAVATE PIT WALLS VERTICALLY AND 12" WIDER (ALL SIDES) THAN THE DIAMETER OF THE ROOT BALL.



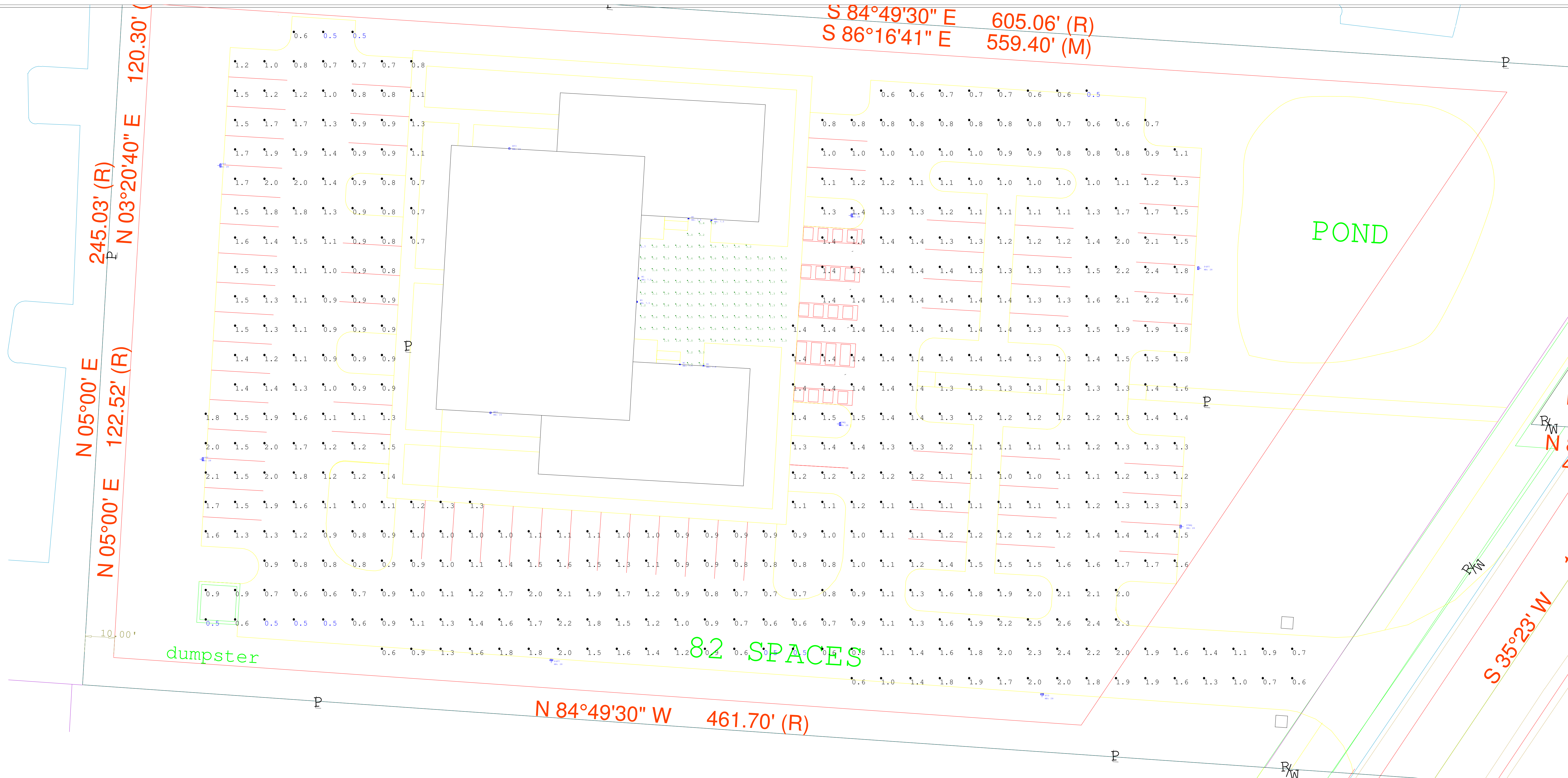
- PLANT MATERIAL SHALL NOT BE PRUNED PRIOR TO INSTALLATION. AFTER INSTALLATION EACH PLANT SHALL BE PRUNED FOR UNIFORMITY.
- REMOVE BURLAP AND TWINE FROM TOP 1/3 OF ROOT BALL.
- MULCH SEE PLANTING NOTES.
- SCARIFY SIDES BEFORE PLANTING.
- BACKFILL WITH PREPARED TOPSOIL. SEE PLANTING NOTES.
- TOPSOIL MIXTURE TAMPED FIRM TO PREVENT SETTLEMENT.



ADVANCED CONSTRUCTION
 9313 LAKE OF THE WOODS DR.
 GALENA, OHIO 43021

GASLIGHT SQUARE
 4301 E. JOHNSTOWN RD.
 GAHANNA, OHIO

27 April, 2020
 1" = 30'
 Landscape
 L-1



Luminaire Schedule							
Symbol	Qty	Label	Arrangement	LLF	Description	Lum. Lumens	Lum. Watts
	6	W1	SINGLE	0.500	JUSTICE DESIGN GROUP #PNA-7524W	1450	9
	3	P5WQ	SINGLE	0.950	MCGRAW #GPC-AF-02-LED-E1-5WQ	13386	113
	1	PT3	SINGLE	0.950	MCGRAW #GPC-AF-02-LED-E1-T3	12710	113
	4	P4FT	SINGLE	0.950	MCGRAW #GPC-AF-02-LED-E1-T4FT	12784	113
	2	WT3	SINGLE	0.950	MCGRAW #GWC-AF-01-LED-E1-T3-600	4285	34

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
COURTYARD	Illuminance	Fc	1.45	2.3	0.7	2.07	3.29
PAVED LOT	Illuminance	Fc	1.25	2.6	0.5	2.50	5.20

NOTES:
 1. CALCS AT GRADE.
 2. FIXTURE MOUNTING HEIGHT INDICATED WITH TYPE.



**GASLIGHT SQUARE
 GAHANNA MOB
 SITE LIGHTING ANALYSIS REV1**



GWC SERIES



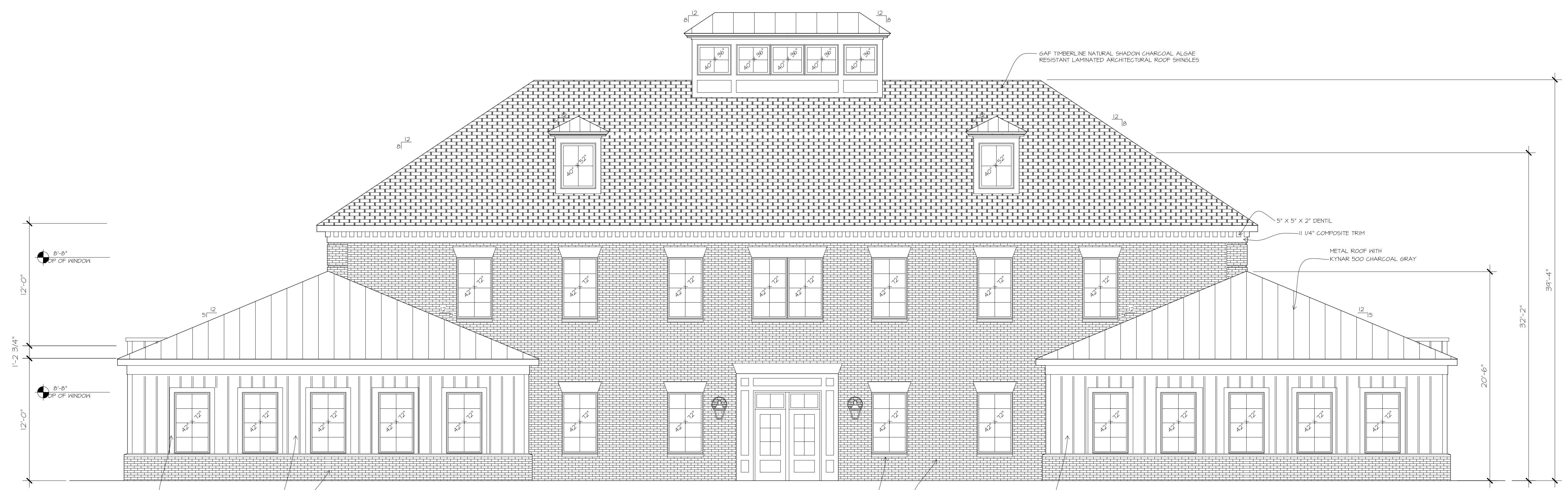
GPC SERIES



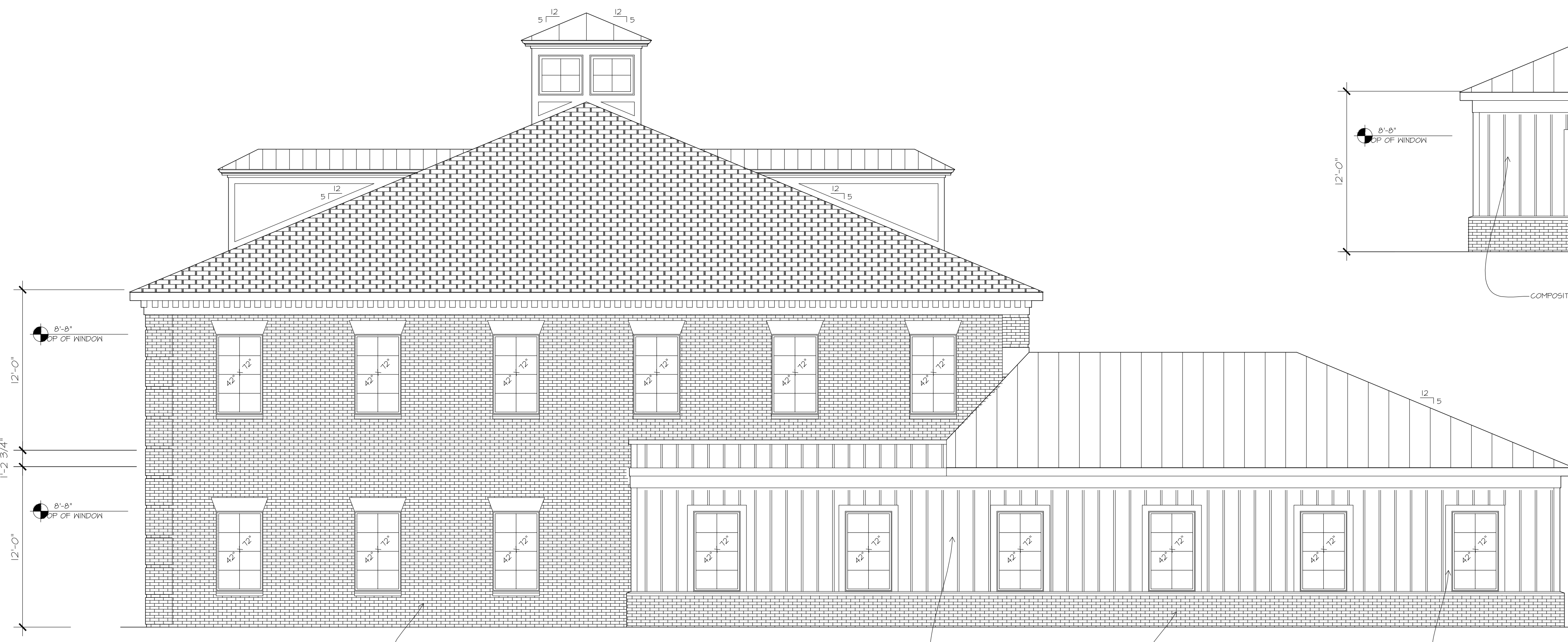
SUMMIT SERIES



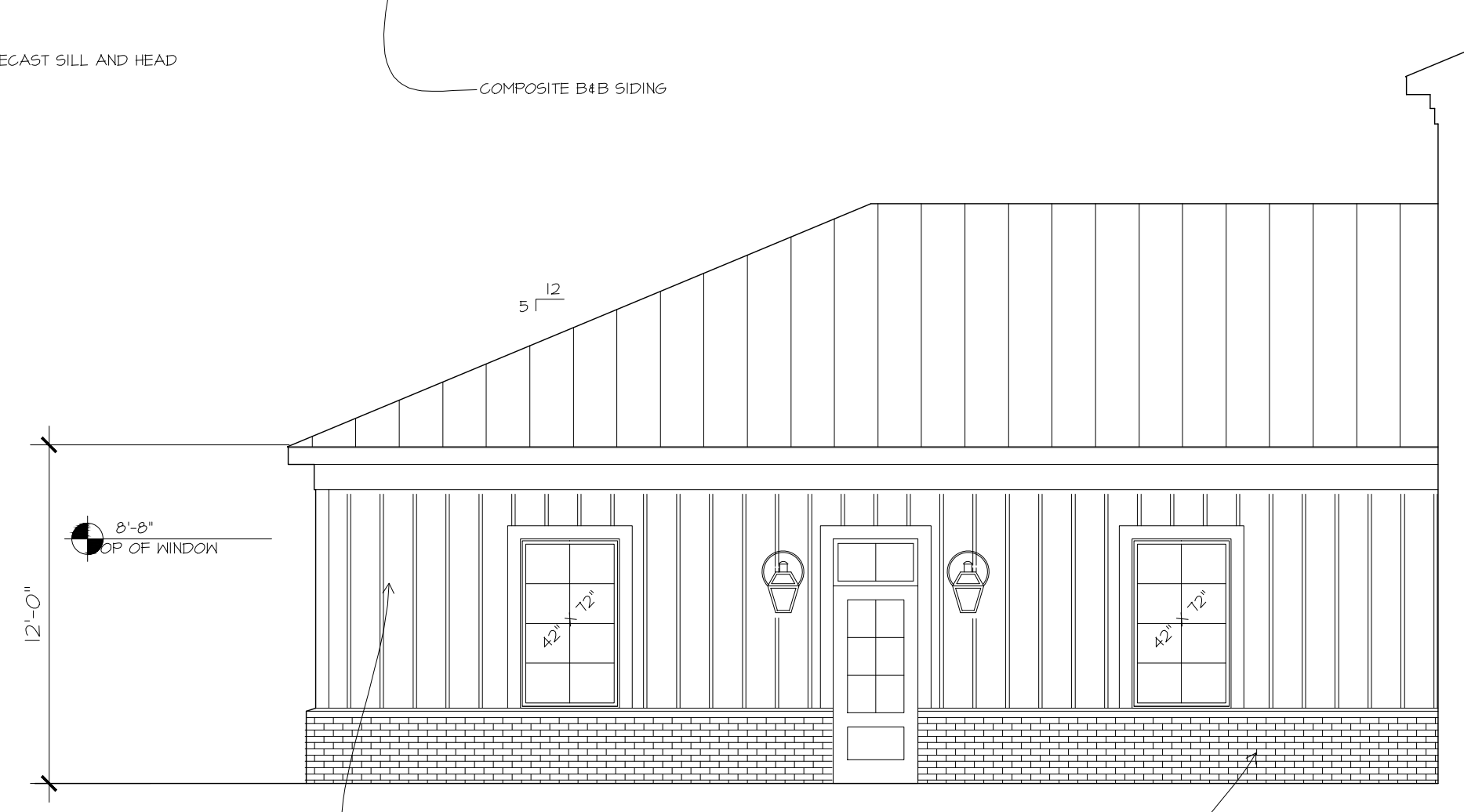
SPECTRUM LIGHTING
 700 TAYLOR AVE.
 COLUMBUS, OH 43219
www.spectrumohio.com



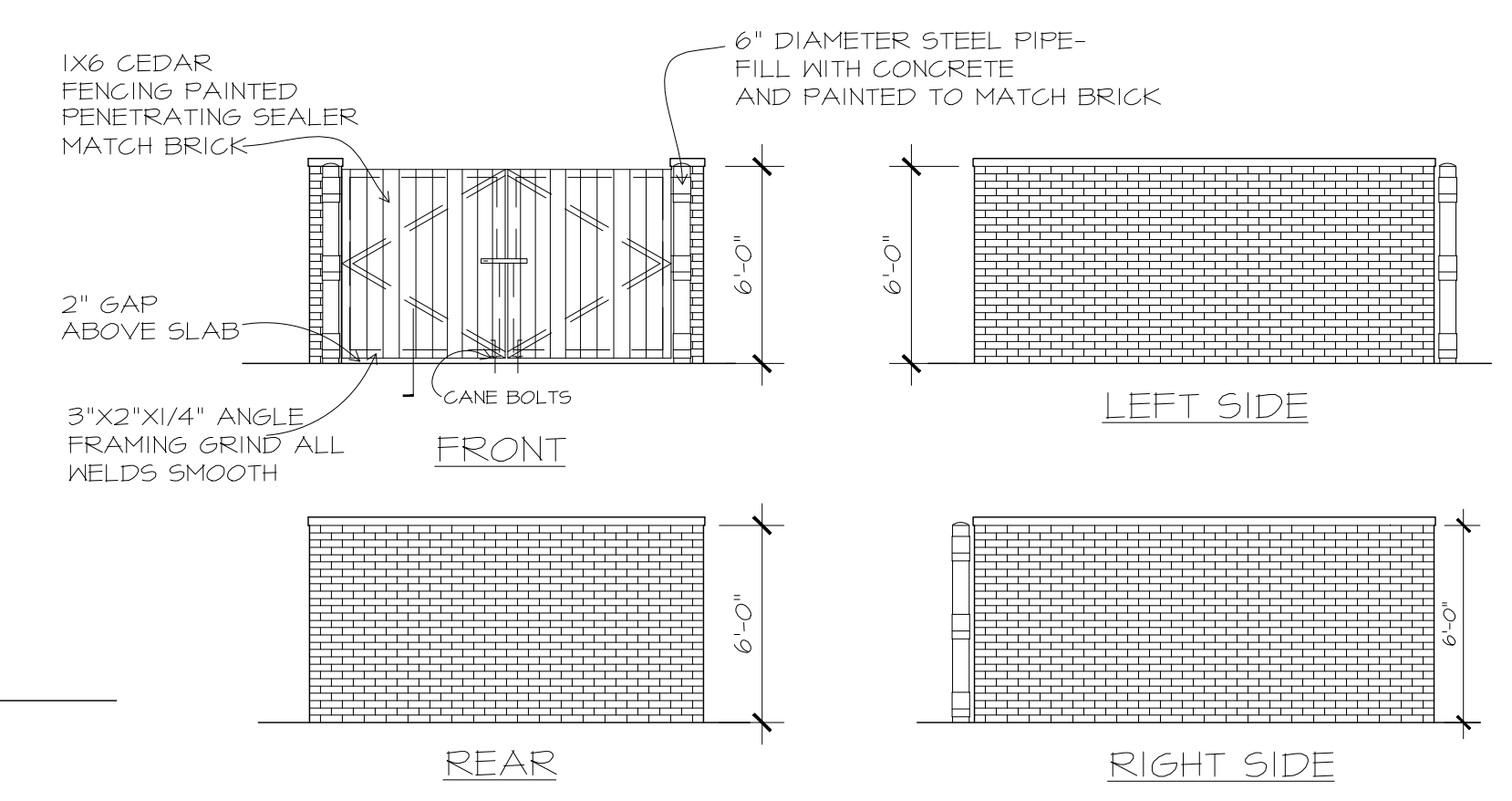
1 FRONT ELEVATION
 SCALE: 3/16"=1'-0"



2 LEFT SIDE ELEVATION
 SCALE: 3/16"=1'-0"



3 INTERIOR ELEVATION
 SCALE: 3/16"=1'-0"



4 DUMPSTER ELEVATIONS
 SCALE: 3/16"=1'-0"

NO.	REVISIONS





"Timberline[®] Shingles not only protect your most valuable asset but also beautify your home for years to come."

Color Availability Chart*



*Notes:
 • Arctic White only available in the Shafter area.
 • Hunter Green only available in the Minneapolis and Michigan City areas.
 • Pewter Gray only available in the Baltimore/Myersdown and Michigan City areas.
 • Timberline[®] Natural Shadow[®] Shingles are not available in the Tampa area.

We can help you choose the right shingle for your roof!

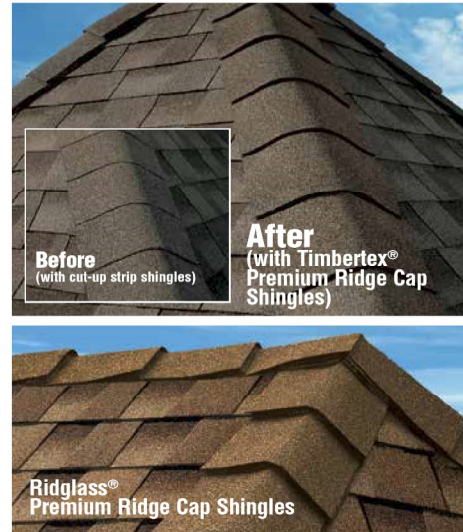
Try GAF's Virtual Home Remodeler at gaf.com. Visualize GAF Shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



†Timberline[®] Natural Shadow[®] Arctic White is ENERGY STAR[®] certified in the U.S. only and rated by the Cool Roof Rating Council (CRRC). See gaf.com for availability and details. When installed properly, this product will help to reduce energy costs. Actual savings will vary based on geographic location and individual building characteristics. For more information, contact GAF Technical Services at 1-800-ROOF-411, visit gaf.com, or call 1-888-STARRYES.

Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timbertex[®] and Ridglass[®] Premium Ridge Cap Shingles



Important Warning:
 Timbertex[®] and Ridglass[®] Premium Ridge Cap Shingles are designed to complement the color of your Timberline[®] Shingles. But some contractors cut costs by using the tabs from a 20-year or 25-year 3-tab shingle as your ridge cap. To ensure the closest color consistency for your roof, ask your contractor to use genuine Timbertex[®] or Ridglass[®] Premium Ridge Cap Shingles.*

- **Complements Timberline[®] Colors...** Designed to complement the color of your Timberline[®] Shingles
- **Strong Protection For Hips & Ridges...** Multi-layer design protects the most vulnerable areas of your roof
- **Perfect Finishing Touch...** Extra-thick designs with massive 8" exposure are 2–3 times thicker (versus typical strip shingles) for a distinctive, upscale look
- **Stays In Place...** Dura Grip™ Self-seal Adhesive seals each piece tightly and reduces the risk of shingle blow-off
- **Peace Of Mind...** Up to a Lifetime Ltd. warranty when installed on Lifetime Shingle roofs!

*See GAF Shingle & Accessory Ltd. Warranty for complete coverage and restrictions. The word "Lifetime" refers to the length of coverage provided by the GAF Shingle & Accessory Ltd. Warranty and means as long as the original individual owner(s) of a single-family detached residence (or the second owner(s) in certain circumstances) owns the property where the shingles and accessories are installed. For owners/structures not meeting the above criteria, Lifetime coverage is not applicable. Lifetime Ltd. warranty on accessories requires the use of at least three qualifying GAF accessories and the use of Lifetime Shingles.



*These products are not available in all areas. See www.gaf.com/ridgecapavailability for details.

"Colors From The Heartland Of America"



Looking For A Designer Color Blend For Your Roof? Consider Timberline[®] American Harvest[®] Shingles...

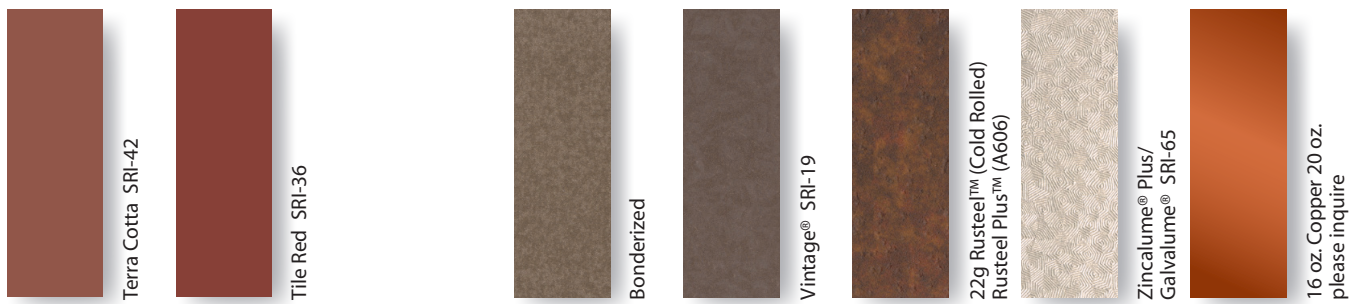


Note: This product is not available in all areas. See gaf.com for availability and details.

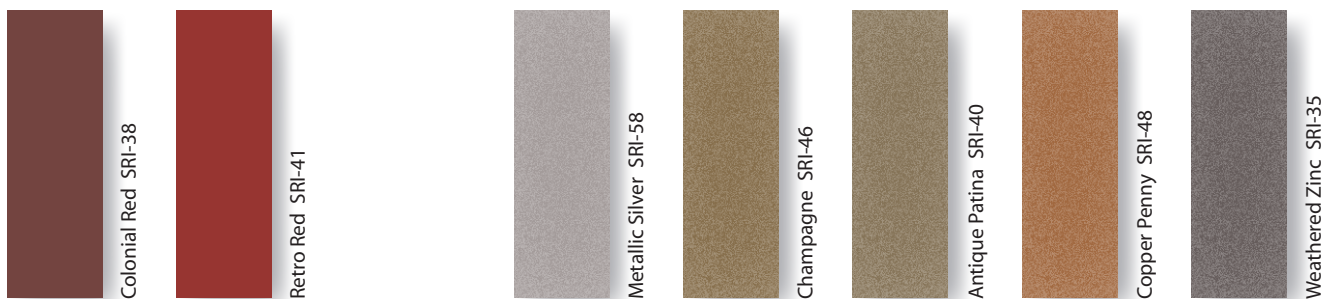
Standard KYNAR 500® Coatings - See chart on back for product availability



Specialized Material



Premium Metallic KYNAR 500® Coatings



in partnership with:



PPG Coatings Protected



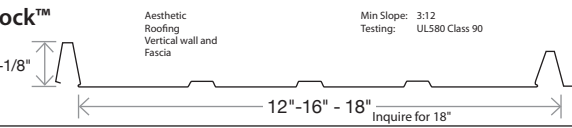
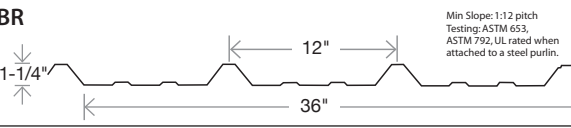
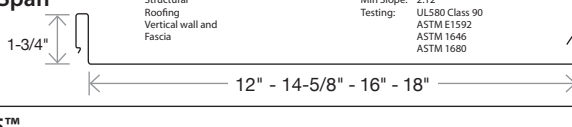
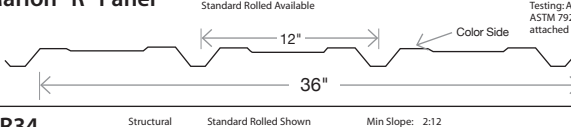
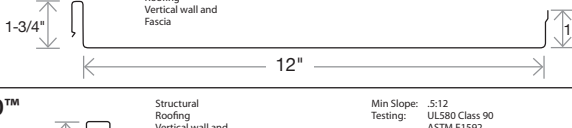
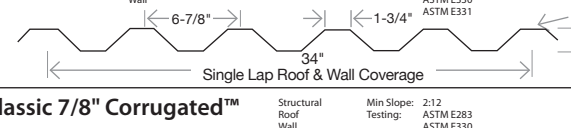
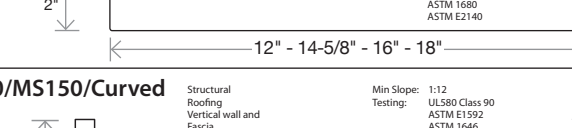
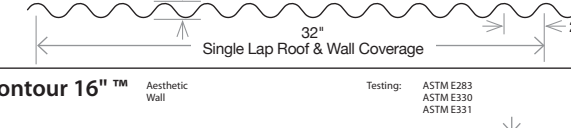

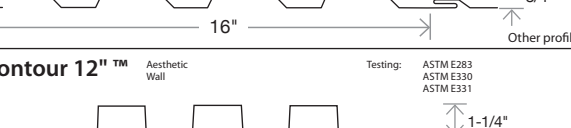

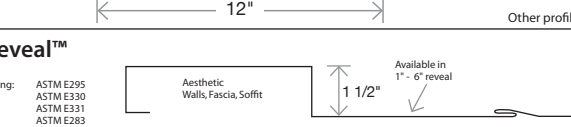
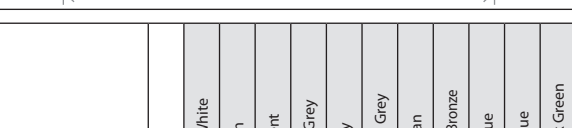
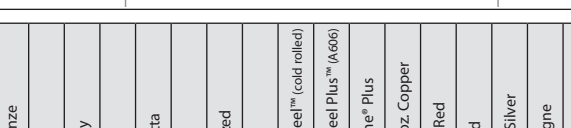
steelscape

SRI=Solar Reflective Index. SRI values listed above are in accordance with ASTM E1980 and are based on actual testing. (CRRC) Cool Roof Rating Council SRI values (CA Title 24, ENERGY STAR®) are based on the grouping of colors (color families) CRRC SRI values will differ, as each color is not tested in the color family option. Coatings are low gloss 10-15% sheen. These printed chips provide a close representation of the colors. Metal samples are available upon request. Custom colors available. "Oil canning" is an inherent characteristic of roof and wall products, and not a defect, which is not a cause for panel rejection.

Taylor Metal Products Coolest Kynar 500®

All Taylor Metal Products Kynar 500® coatings utilize pigments that are specifically designed to reflect infrared light, help reduce the heat gain of a dwelling, and conform with ENERGY STAR® criteria for steep slope cool roofing products.

PVDF is a fluoropolymer that is manufactured under the trademarked name Kynar 500®. Paint finishes containing a **minimum** 70% PVDF resin meet the high-performance weathering criteria established by the American Architectural Manufacturing Association and are allowed to carry the Kynar 500® trademarked name.

Profile	
Easy-Lock™  Aesthetic Roofing Vertical wall and Fascia Min Slope: 3:12 Testing: ULS80 Class 90 1-1/8" 12" - 16" - 18" Inquire for 18"	PBR  Min Slope: 1:12 pitch Testing: ASTM 653, ASTM 792, UL rated when attached to a steel purlin. 1-1/4" 12" 36"
Versa-Span™  Structural Roofing Vertical wall and Fascia Min Slope: 2:12 Testing: ULS80 Class 90, ASTM E1592, ASTM 1646, ASTM 1680 1-3/4" 12" - 14-5/8" - 16" - 18"	Marion "R" Panel™  Reverse Rolled Shown Standard Rolled Available Min Slope: 1:12 pitch Testing: ASTM 653, ASTM 792, UL rated when attached to a steel purlin. Color Side 12" 36" 1-1/4"
CL-175™  Aesthetic Roofing Vertical wall and Fascia Min Slope: 3:12 1-3/4" 12" 1-3/8"	HR34  Structural Roof Wall Standard Rolled Shown Reverse rolled available Min Slope: 2:12 Testing: ASTM E283, ASTM E330, ASTM E331 6-7/8" 1-3/4" 34" Single Lap Roof & Wall Coverage Color Side 1-1/2"
MS200™  Structural Roofing Vertical wall and Fascia Min Slope: 5:12 Testing: ULS80 Class 90, ASTM E1592, ASTM 1646, ASTM 1680, ASTM E2140 2" 12" - 14-5/8" - 16" - 18"	Classic 7/8" Corrugated™  Structural Roof Wall Min Slope: 2:12 Testing: ASTM E283, ASTM E330, ASTM E331 7/8" 32" Single Lap Roof & Wall Coverage 2-5/8"
MS100/MS150/Curved  Structural Roofing Vertical wall and Fascia Min Slope: 1:12 Testing: ULS80 Class 90, ASTM E1592, ASTM 1646, ASTM 1680 MS 150 includes ASTM E2140 1-1/2" 12" - 21"	Contour 16"™  Aesthetic Wall Testing: ASTM E283, ASTM E330, ASTM E331 3/4" 16" Other profiles are available.
Smoothwall™/Lifetime Soffit™  Aesthetic Walls, Fascia, Soffit Available with perforation Testing: ASTM E283, ASTM E330, ASTM E331 1 - 1-1/2" 12" & 12-5/8"	Contour 12"™  Aesthetic Wall Testing: ASTM E283, ASTM E330, ASTM E331 1-1/4" 12" Other profiles are available.
ShadowLine™  Testing: ASTM E283, ASTM E330, ASTM E331 Aesthetic Walls, Fascia, Soffit Available with perforation 1 - 1-1/2" 12" minimum Reveal available up to 3" with 1/2" increments.	Reveal™  Testing: ASTM E295, ASTM E330, ASTM E331, ASTM E283 Aesthetic Walls, Fascia, Soffit 1 1/2" Available in 1' - 6' reveal 6" 6"

Coil Width	OR/WA	Panels	Gauge	Glacier White	Sierra Tan	Parchment	Sterling Grey	Zinc Grey	Charcoal Grey	Saddle Tan	Medium Bronze	Tahoe Blue	Pacific Blue	Hemlock Green	Forest Green	Pine Green	Dark Bronze	Black	Burgundy	Musket	Terra Cotta	Tile Red	Bonderized	Vintage®	22g Rusteel™ (cold rolled)	22g Rusteel Plus™ (A906)	Zincalume® Plus	16 & 20 oz. Copper	Colonial Red	Retro Red	Metallic Silver	Champagne	Antique Patina	Copper Penny	Weathered Zinc		
16.75"		12" Easy-Lock 12.75" MS150 13.75" MS100 12" CL-175 1" Smoothwall/ Soffit/ShadowLine	24	x		x		x	x		x	x	x		x	x	x	x						*	*	*	*	x	*							x	
		26	x	x		x	x	x	x	x	x	x	x	x	x	x	x	x	x			x							x								x
20.625"		16" Easy-Lock 16.625" MS150 17.625" MS100 12" Versa-Span 12" MS200 14.625" Versa-Span 14.625" MS200 12" Reveal 1-1/2" Smoothwall/ Soffit/ShadowLine	24	x	x		x	x	x	x	x	x	x	x	x	x	x	x			x	x	x	*	*			x	*				x	x	x	x	x
		22	x																						*	*											x
24"		18" Easy-Lock 18" Versa-Span 18" MS200 16" Versa-Span 16" MS200 20" MS150 16" Contour 21" MS100 12" Contour	24	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x			x	*	x	x	x	x	*	*	*	*	x
		22	x																																		x
43"		7/8" Corrugated PBR Marion "R" Panel HR-34	24	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x			x	x	x	x	x	x	x	x	x	x	
		22	x																																		x
48"		Flat Sheet 48"W x 120"L	24	x	x	x	x	x	x	x	x	x	x	x	x	x	x	x			x	x	x	x			x	x	x	x	x	*	*	*	*	x	
		22	x																																		x

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22 Gauge material available, please call to inquire
 * Please inquire for availability



Avignon

 Save Product



[See this on your house](#)

Product Information:

Type: Facebrick

Color: White

Style: Handmade

Plant: York

Series/Collection: Handmade Series

[Availability](#)[Technical Information](#)[Mortar Colors](#)[Project Gallery](#)

General Availability	T	H	L	
Oversize	4	2-3/4	8-1/2	in.

Special Order	T	H	L	
Modular	3-5/8	2-1/4	7-5/8	in.

Front+Center

Whether you're building a new home or planning a special project, you'll find everything you need at a Glen-Gery Masonry Supply Center.

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On-screen colors are not necessarily precise and may not accurately represent actual brick, stone, or mortar color. Selection should always be based on a sample.

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DESCRIPTION

The Galleon™ Pedestrian Companion LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate a variety of pole configurations and mounting heights, allowing it to be offered as a pedestrian or site lighting solution. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity.

Optics

Choice of sixteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K

and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Eaton proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Pedestrian LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option.

Catalog #

Type

Project

Comments

Date

Prepared by

Mounting

The innovative quick mounting arm attaches to new or existing 4-5" round or square poles with 1-1/2" to 4-7/8" drilling patterns without re-drilling. The mast arm adapter fits horizontal 2-3/8" tenon.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



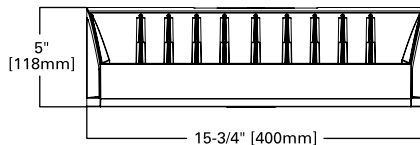
GPC GALLEON PEDESTRIAN COMPANION

1-2 Light Squares
Solid State LED

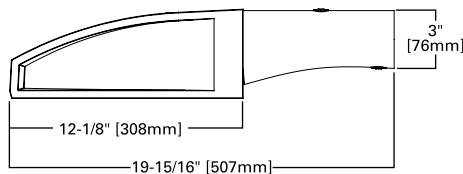
AREA/SITE LUMINAIRE

WaveLinx

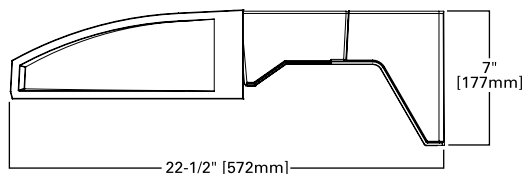
DIMENSIONS



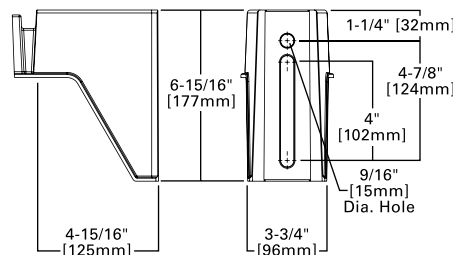
MAST ARM MOUNT



QUICK MOUNT ARM (OVERALL DIMENSIONS)



QUICK MOUNT ARM (POLE MOUNTING DETAILS)



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

EPA

Effective Projected Area (Sq. Ft.)
Quick Mount Arm: 0.73
Mast Arm: 0.62

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

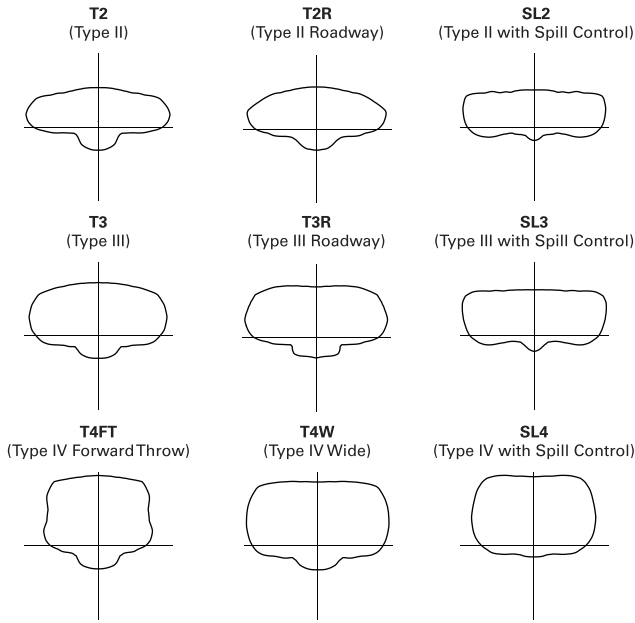
POWER AND LUMENS

Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.3	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.3	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.2	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.3
Optics									
T2	4000K/5000K Lumens	4,204	5,156	6,381	7,000	8,215	10,075	12,470	13,680
	3000K Lumens	3,975	4,874	6,033	6,618	7,767	9,525	11,790	12,934
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T2R	4000K/5000K Lumens	4,464	5,474	6,775	7,431	8,723	10,696	13,239	14,523
	3000K Lumens	4,221	5,176	6,406	7,025	8,247	10,113	12,517	13,731
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,285	5,256	6,505	7,135	8,375	10,269	12,710	13,943
	3000K Lumens	4,051	4,969	6,150	6,746	7,918	9,710	12,017	13,182
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3R	4000K/5000K Lumens	4,380	5,372	6,648	7,294	8,561	10,498	12,993	14,253
	3000K Lumens	4,141	5,078	6,286	6,895	8,094	9,925	12,285	13,475
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,311	5,286	6,542	7,177	8,422	10,329	12,784	14,024
	3000K Lumens	4,075	4,998	6,185	6,786	7,963	9,766	12,086	13,259
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
T4W	4000K/5000K Lumens	4,254	5,217	6,458	7,084	8,313	10,195	12,619	13,843
	3000K Lumens	4,023	4,933	6,105	6,698	7,860	9,639	11,931	13,088
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL2	4000K/5000K Lumens	4,196	5,147	6,370	6,988	8,202	10,058	12,449	13,656
	3000K Lumens	3,967	4,866	6,022	6,607	7,755	9,509	11,771	12,911
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,284	5,255	6,504	7,134	8,374	10,268	12,709	13,941
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
SL4	4000K/5000K Lumens	4,071	4,992	6,179	6,778	7,954	9,756	12,074	13,246
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
5NQ	4000K/5000K Lumens	4,420	5,420	6,709	7,358	8,637	10,591	13,108	14,380
	3000K Lumens	4,179	5,124	6,343	6,957	8,166	10,013	12,393	13,595
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,501	5,520	6,831	7,494	8,795	10,786	13,350	14,644
	3000K Lumens	4,256	5,219	6,458	7,085	8,316	10,198	12,622	13,845
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,513	5,534	6,849	7,514	8,819	10,815	13,385	14,683
	3000K Lumens	4,268	5,232	6,475	7,104	8,338	10,224	12,656	13,882
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,765	4,619	5,716	6,270	7,358	9,023	11,167	12,251
	3000K Lumens	3,560	4,367	5,404	5,927	6,957	8,531	10,559	11,583
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,379	5,370	6,647	7,293	8,558	10,494	12,989	14,250
	3000K Lumens	4,141	5,077	6,285	6,895	8,092	9,922	12,281	13,473
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
AFL	4000K/5000K Lumens	4,396	5,390	6,672	7,318	8,590	10,533	13,037	14,301
	3000K Lumens	4,156	5,096	6,308	6,919	8,121	9,959	12,326	13,521
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2

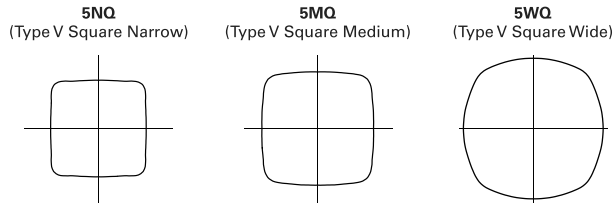
* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

OPTICAL DISTRIBUTIONS

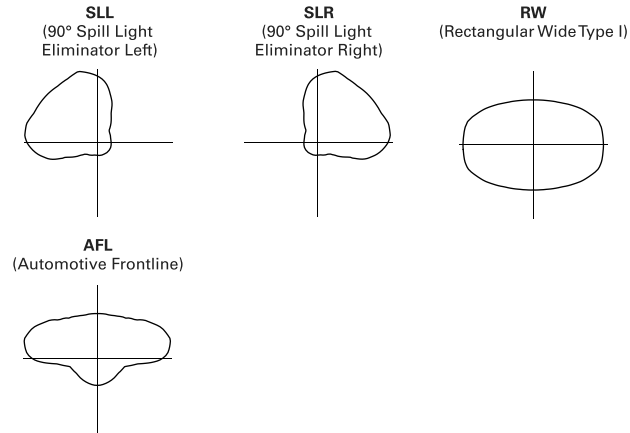
Asymmetric Area Distributions



Symmetric Distributions

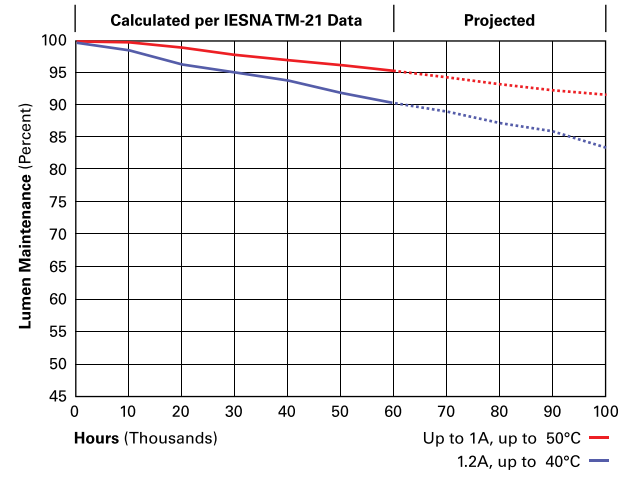


Specialized Distributions



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

CONTROL OPTIONS

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable “dusk-to-dawn” lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

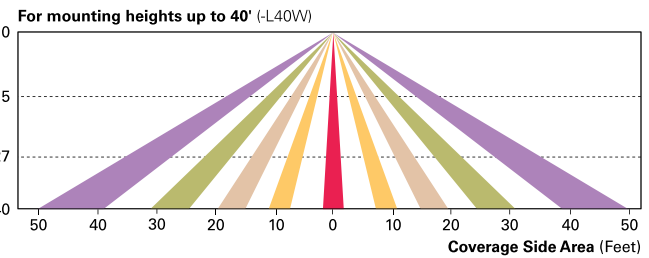
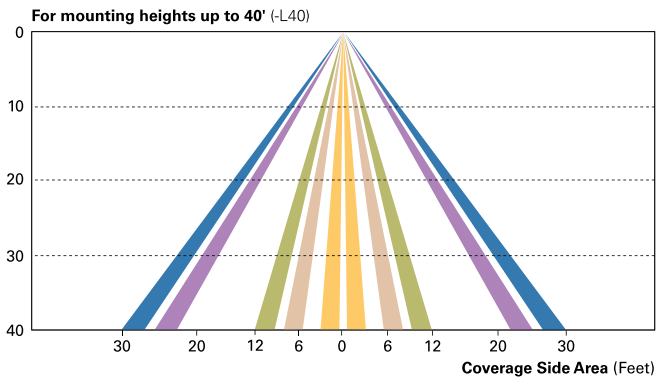
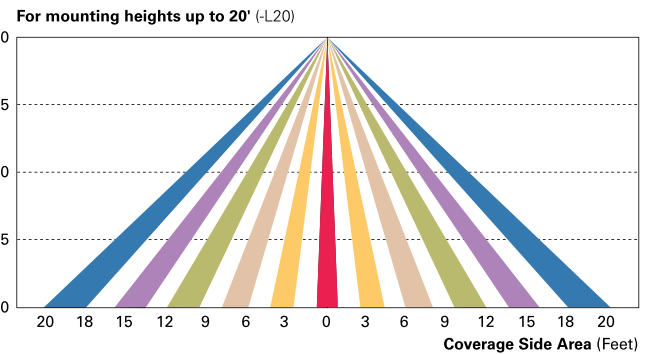
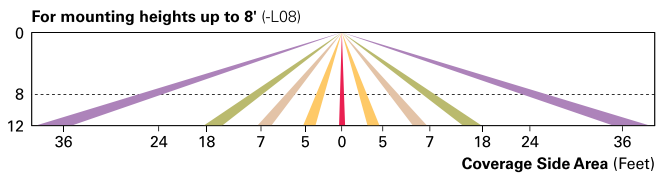
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a “dusk-to-dawn” period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

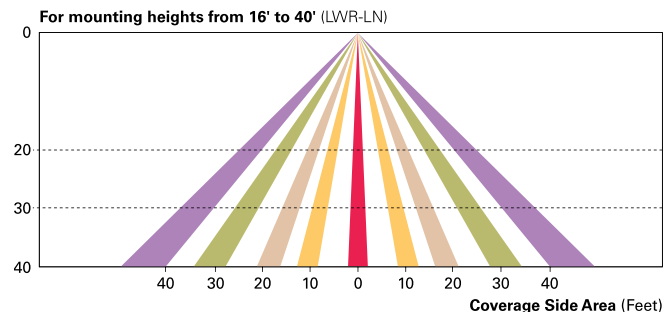
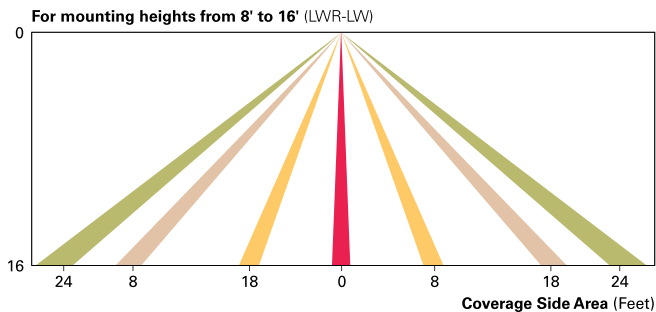
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for “dusk-to-dawn” control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton’s LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: GPC-AF-02-LED-E1-T3-GM

Product Family	Light Engine	Number of Light Squares ¹	Lamp Type	Voltage	Distribution	Color	Mounting Options
GPC=Galleon Pedestrian Companion	AF=1A Drive Current	01=1 02=2	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ² 480=480V ^{2,3}	T2=Type II T2R= Type II Roadway T3=Type III T3R= Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide AFL=Automotive Frontline	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁴	QM=Quick Mount Arm for Round or Square Pole ^{5,6} MA=2-3/8" Mast Arm ^{5,7}
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI / 2700K ⁸ 7030=70 CRI / 3000K ⁸ 8030=80 CRI / 3000K ⁸ 7050=70 CRI / 5000K ⁸ 7060=70 CRI / 6000K ⁸ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁹ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{10,11} HA=50°C High Ambient ¹² P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹³ AHD145=After Hours Dim, 5 Hours ¹⁴ AHD245=After Hours Dim, 6 Hours ¹⁴ AHD255=After Hours Dim, 7 Hours ¹⁴ AHD355=After Hours Dim, 8 Hours ¹⁴ MS-LXX=Motion Sensor for On/Off Operation ^{15,16,17} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{15,16,17} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{17,18,19} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{17,18,19} LCF=Light Square Trim Plate Painted to Match Housing ²⁰ MT=Factory Installed Mesh Top L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right HSS=Factory Installed House Side Shield ²¹ CE=CE Marking and Small Terminal Block ²² ZW=Wavelinx-enabled 4-PIN Twistlock Receptacle ^{26,27} ZW-SWPD4XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{26,27,29} ZW-SWPD5XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{26,27,29}					OA/RA1013=Photocontrol Shorting Cap OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V OA/RA1201=NEMA Photocontrol - 347V OA/RA1027=NEMA Photocontrol - 480V MA1252=10kV Circuit Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁶ LS/HSS=Field Installed House Side Shield ^{21,23} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ^{24,26} SWPD4-XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{26,27,28,29} SWPD5-XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{26,27,28,29}		

- NOTES:**
- Standard 4000K CCT and minimum 70 CRI.
 - Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
 - Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
 - Quick mount arm adapter is factory installed. Pole mounting bracketed shipped in box. Suitable for 1.5G. Fits square and round pole up to 6" O.D.
 - Mast arm adapter factory installed (2-3/8" O.D. arm only). Suitable for 3G vibration.
 - Extended lead times apply. Use dedicated IES files when performing layouts.
 - Not available with HA option.
 - Cannot be used with other control options.
 - Low voltage control lead brought out 18" outside fixture.
 - HA option available for single light square only. Not available with 1200mA drive current.
 - Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
 - Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
 - Replace LXX with mounting height in feet for proper lens selection (e.g., L8=8' mounting height). L8, L20, L40, and L40W are available options.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Eaton for more information.
 - Includes integral photosensor.
 - Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
 - LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
 - Not available with HSS option.
 - Only for use with SL2, SL3, SL4, and AFL distributions. The light square trim plate is painted black when the HSS option is selected.
 - CE is not available with the LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
 - One required for each light square.
 - Requires PER7.
 - Reserved.
 - Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
 - WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
 - Requires ZW.
 - Replace XX with sensor color (WH, BZ, or BK).

DESCRIPTION

The Galleon™ Wall LED luminaire's appearance is complementary with the Galleon area and site luminaire bringing a modern architectural style to lighting applications. Flexible mounting options accommodate wall surfaces in both an upward and downward configuration. The Galleon family of LED products deliver exceptional performance with patented, high-efficiency AccuLED Optics™, providing uniform and energy conscious lighting for parking lots, building and security lighting applications.

SPECIFICATION FEATURES

Construction

Driver enclosure thermally isolated from optics for optimal thermal performance. Heavy wall aluminum housing die-cast with integral external heat sinks to provide superior structural rigidity and an IP66 rated housing. Overall construction passes a 1.5G vibration test to ensure mechanical integrity. UPLIGHTING: Specify with the UPL option for inverted mount upright housing with additional protections to maintain IP rating.

Optics

Choice of thirteen patented, high-efficiency AccuLED Optics. The optics are precisely designed to shape the distribution maximizing efficiency and application spacing. AccuLED Optics create consistent distributions with the scalability to meet customized application requirements. Offered standard in 4000K (+/- 275K) CCT and minimum 70 CRI. Optional 3000K, 5000K

and 6000K CCT. Greater than 90% lumen maintenance expected at 60,000 hours. Available in standard 1A drive current and optional 1200mA, 800mA, and 600mA drive currents.

Electrical

LED drivers are mounted for ease of maintenance. 120-277V 50/60Hz, 347V or 480V 60Hz operation. 480V is compatible for use with 480V Wye systems only. Drivers are provided standard with 0-10V dimming. An optional Cooper Lighting Solutions proprietary surge protection module is available and designed to withstand 10kV of transient line surge. The Galleon Wall LED luminaire is suitable for operation in -40°C to 40°C ambient environments. For applications with ambient temperatures exceeding 40°C, specify the HA (High Ambient) option. Emergency egress options for -20°C ambient environments and occupancy sensor available.

Mounting

Gasketed and zinc plated rigid steel mounting attachment fits directly to 4" j-box or wall with the Galleon Wall "Hook-N-Lock" mechanism for quick installation. Secured with two captive corrosion resistant black oxide coated allen head set screws which are concealed but accessible from bottom of fixture.

Finish

Housing finished in super durable TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult the McGraw-Edison Architectural Colors brochure for the complete selection.

Warranty

Five-year warranty.



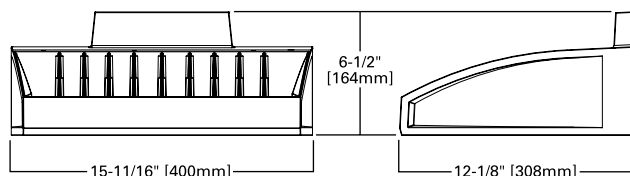
GWC GALLEON WALL

1-2 Light Squares
Solid State LED

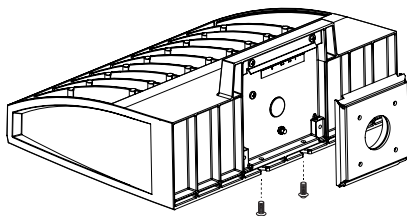
WALL MOUNT LUMINAIRE

WaveLinX

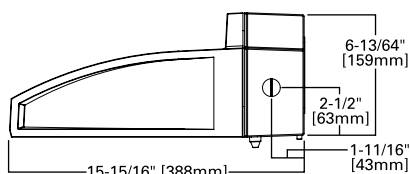
DIMENSIONS



HOOK-N-LOCK MOUNTING



BATTERY BACKUP AND THRU-BRANCH BACK BOX



CERTIFICATION DATA

UL/cUL Listed
LM79 / LM80 Compliant
IP66 Housing
ISO 9001
DesignLights Consortium® Qualified*

ENERGY DATA

Electronic LED Driver
>0.9 Power Factor
<20% Total Harmonic Distortion
120-277V 50/60Hz
347V, 480V 60Hz
-40°C Min. Temperature
40°C Max. Temperature
50°C Max. Temperature (HA Option)

SHIPPING DATA

Approximate Net Weight:
27 lbs. (12.2 kgs.)

POWER AND LUMENS

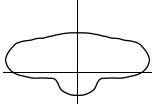
Number of Light Squares		1				2			
Drive Current		600mA	800mA	1.0A	1.2A	600mA	800mA	1.0A	1.2A
Nominal Power (Watts)		34	44	59	67	66	86	113	129
Input Current @ 120V (A)		0.30	0.39	0.51	0.58	0.58	0.77	1.02	1.16
Input Current @ 208V (A)		0.17	0.22	0.29	0.33	0.34	0.44	0.56	0.63
Input Current @ 240V (A)		0.15	0.19	0.26	0.29	0.30	0.38	0.48	0.55
Input Current @ 277V (A)		0.14	0.17	0.23	0.25	0.28	0.36	0.42	0.48
Input Current @ 347V (mA)		0.11	0.15	0.17	0.20	0.19	0.24	0.32	0.39
Input Current @ 480V (mA)		0.08	0.11	0.14	0.15	0.15	0.18	0.24	0.30
Optics									
T2	4000K/5000K Lumens	4,204	5,156	6,381	7,000	8,215	10,075	12,470	13,680
	3000K Lumens	3,975	4,874	6,033	6,618	7,767	9,525	11,790	12,934
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T3	4000K/5000K Lumens	4,285	5,256	6,505	7,135	8,375	10,269	12,710	13,943
	3000K Lumens	4,051	4,969	6,150	6,746	7,918	9,710	12,017	13,182
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G2
T4FT	4000K/5000K Lumens	4,311	5,286	6,542	7,177	8,422	10,329	12,784	14,024
	3000K Lumens	4,075	4,998	6,185	6,786	7,963	9,766	12,086	13,259
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3
T4W	4000K/5000K Lumens	4,254	5,217	6,458	7,084	8,313	10,195	12,619	13,843
	3000K Lumens	4,023	4,933	6,105	6,698	7,860	9,639	11,931	13,088
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G2	B2-U0-G3
SL2	4000K/5000K Lumens	4,196	5,147	6,370	6,988	8,202	10,058	12,449	13,656
	3000K Lumens	3,967	4,866	6,022	6,607	7,755	9,509	11,771	12,911
	BUG Rating	B1-U0-G1	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B2-U0-G2	B2-U0-G3	B2-U0-G3
SL3	4000K/5000K Lumens	4,284	5,255	6,504	7,134	8,374	10,268	12,709	13,941
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
SL4	4000K/5000K Lumens	4,071	4,992	6,179	6,778	7,954	9,756	12,074	13,246
	3000K Lumens	3,849	4,720	5,842	6,408	7,520	9,224	11,415	12,523
	BUG Rating	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B1-U0-G3	B1-U0-G3
5NQ	4000K/5000K Lumens	4,420	5,420	6,709	7,358	8,637	10,591	13,108	14,380
	3000K Lumens	4,179	5,124	6,343	6,957	8,166	10,013	12,393	13,595
	BUG Rating	B2-U0-G1	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2
5MQ	4000K/5000K Lumens	4,501	5,520	6,831	7,494	8,795	10,786	13,350	14,644
	3000K Lumens	4,256	5,219	6,458	7,085	8,316	10,198	12,622	13,845
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2
5WQ	4000K/5000K Lumens	4,513	5,534	6,849	7,514	8,819	10,815	13,385	14,683
	3000K Lumens	4,268	5,232	6,475	7,104	8,338	10,224	12,656	13,882
	BUG Rating	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2
SLL/SLR	4000K/5000K Lumens	3,765	4,619	5,716	6,270	7,358	9,023	11,167	12,251
	3000K Lumens	3,560	4,367	5,404	5,927	6,957	8,531	10,559	11,583
	BUG Rating	B1-U0-G1	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G2	B1-U0-G3	B2-U0-G3
RW	4000K/5000K Lumens	4,379	5,370	6,647	7,293	8,558	10,494	12,989	14,250
	3000K Lumens	4,141	5,077	6,285	6,895	8,092	9,922	12,281	13,473
	BUG Rating	B2-U0-G1	B2-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G1	B3-U0-G2	B3-U0-G2

* Nominal lumen data for 70 CRI. BUG rating for 4000K/5000K. Refer to IES files for 3000K BUG ratings.

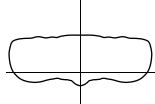
OPTICAL DISTRIBUTIONS

Asymmetric Area Distributions

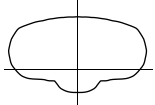
T2
(Type II)



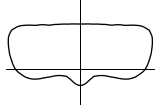
SL2
(Type II with Spill Control)



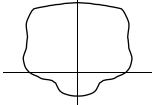
T3
(Type III)



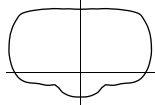
SL3
(Type III with Spill Control)



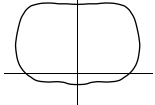
T4FT
(Type IV Forward Throw)



T4W
(Type IV Wide)

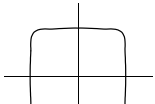


SL4
(Type IV with Spill Control)

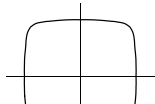


Symmertric Distributions

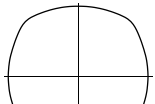
5NQ
(Type V Square Narrow)



5MQ
(Type V Square Medium)

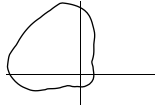
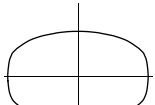


5WQ
(Type V Square Wide)

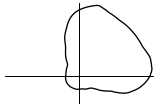


Specialized Distributions

RW
(Rectangular Wide Type I) **SLL**
(90° Spill Light Eliminator Left)

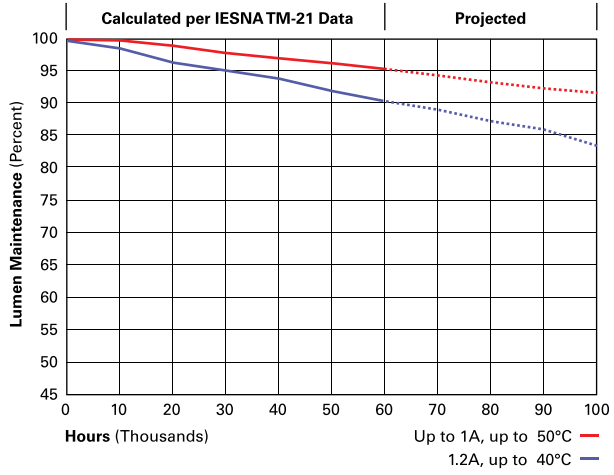


SLR
(90° Spill Light Eliminator Right)



LUMEN MAINTENANCE

Drive Current	Ambient Temperature	TM-21 Lumen Maintenance (60,000 Hours)	Projected L70 (Hours)
Up to 1A	Up to 50°C	> 95%	> 416,000
1.2A	Up to 40°C	> 90%	> 205,000



LUMEN MULTIPLIER

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

CONTROL OPTIONS

0-10V

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (P, R and PER7)

Optional button-type photocontrol (P) and photocontrol receptacles (R and PER7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PER7 receptacle.

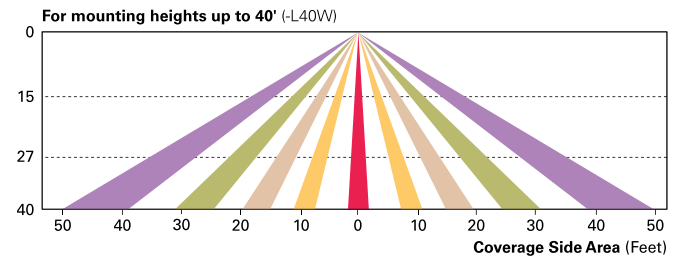
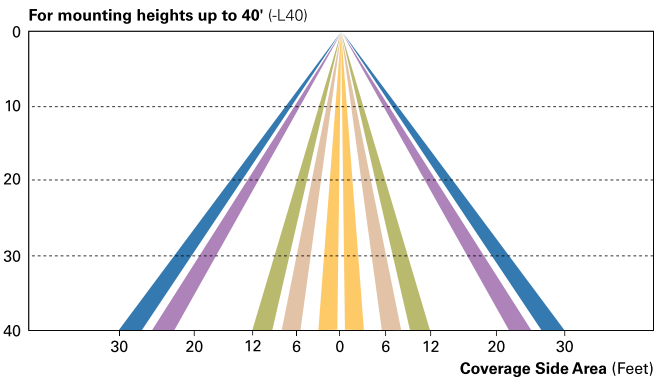
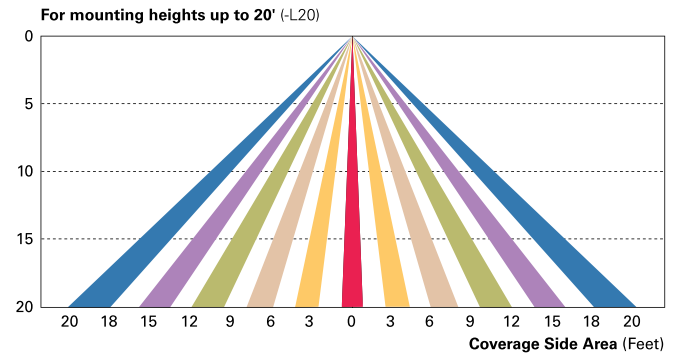
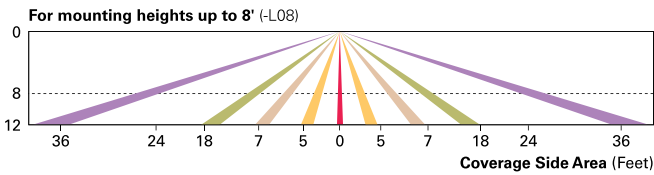
After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

Dimming Occupancy Sensor (MS/DIM-LXX and MS-LXX)

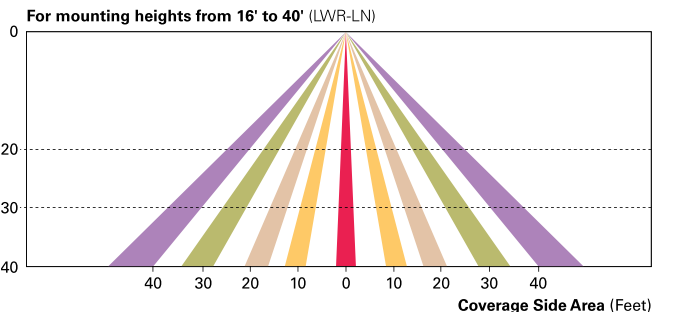
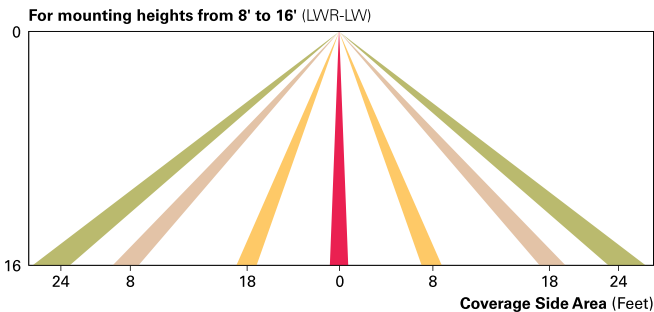
These sensors are factory installed in the luminaire housing. When the MS/DIM-LXX sensor option is selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines.

These occupancy sensors includes an integral photocell that can be activated with the FSIR-100 accessory for "dusk-to-dawn" control or daylight harvesting - the factory preset is OFF. The FSIR-100 is a wireless tool utilized for changing the dimming level, time delay, sensitivity and other parameters. A variety of sensor lens are available to optimize the coverage pattern for mounting heights from 8'-40'.



LumaWatt Pro Wireless Control and Monitoring System (LWR-LW and LWR-LN)

The Eaton's LumaWatt Pro powered by Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinx Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinx to control outdoor area, site and flood lighting. WaveLinx controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

ORDERING INFORMATION

Sample Number: GWC-AF-02-LED-E1-T3-GM

Product Family ¹	Light Engine	Number of Light Squares ²	Lamp Type	Voltage	Distribution	Color	Mounting Options
GWC=Galleon Wall	AF=1A Drive Current	01=1 02=2 ³	LED=Solid State Light Emitting Diodes	E1=120-277V 347=347V ⁴ 480=480V ^{4,5}	T2=Type II T3=Type III T4FT=Type IV Forward Throw T4W=Type IV Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLL=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I 5NQ=Type V Square Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White CC=Custom Color ⁶	[BLANK]=Surface Mount
Options (Add as Suffix)					Accessories (Order Separately)		
7027=70 CRI / 2700K ⁷ 7030=70 CRI / 3000K ⁷ 8030=80 CRI / 3000K ⁷ 7050=70 CRI / 5000K ⁷ 7060=70 CRI / 6000K ⁷ 600=Drive Current Factory Set to 600mA 800=Drive Current Factory Set to 800mA 1200=Drive Current Factory Set to 1200mA ⁸ F=Single Fused (120, 277 or 347V. Must Specify Voltage) FF=Double Fused (208, 240 or 480V. Must Specify Voltage) 10K=10kV Surge Module DIM=0-10V Dimming Leads ^{9,10} DALI=DALI Driver ¹¹ HA=50°C High Ambient ¹² UPL=Uplight Housing ¹³ BBB=Battery Pack with Back Box ^{3,8,14,27} CWB=Cold Weather Battery Pack with Back Box ^{3,8,14,27} P=Button Type Photocontrol (120, 208, 240 or 277V. Must Specify Voltage) R=NEMA Twistlock Photocontrol Receptacle PER7=NEMA 7-PIN Twistlock Photocontrol Receptacle ¹⁵ AHD145=After Hours Dim, 5 Hours ¹⁶ AHD245=After Hours Dim, 6 Hours ¹⁶ AHD255=After Hours Dim, 7 Hours ¹⁶ AHD355=After Hours Dim, 8 Hours ¹⁶ MS-LXX=Motion Sensor for On/Off Operation ^{17,18,19} MS/DIM-LXX=Motion Sensor for Dimming Operation ^{17,18,19} LWR-LW=LumaWatt Wireless Sensor, Wide Lens for 8' - 16' Mounting Height ^{19,20,21} LWR-LN=LumaWatt Wireless Sensor, Narrow Lens for 16' - 40' Mounting Height ^{19,20,21} L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right MT=Factory Installed Mesh Top LCF=Light Square Trim Plate Painted to Match Housing ²² HSS=Factory Installed House Side Shield ²³ CE=CE Marking and Small Terminal Block ²⁴ ZW=WaveLinX-enabled 4-PIN Twistlock Receptacle ^{29,30} ZW-SWPD4XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{29,30,32} ZW-SWPD5XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{29,30,32}					OA/RA1013=Photocontrol Shorting Cap ²⁸ OA/RA1016=NEMA Photocontrol - Multi-Tap 105-285V ²⁸ OA/RA1201=NEMA Photocontrol - 347V ²⁸ OA/RA1027=NEMA Photocontrol - 480V ²⁸ MA1252=10kV Circuit Module Replacement MA1059XX=Thru-branch Back Box (Must Specify Color) FSIR-100=Wireless Configuration Tool for Occupancy Sensor ¹⁷ LS/HSS=Field Installed House Side Shield ^{23,25} WOLC-7P-10A=WaveLinX Outdoor Control Module (7-pin) ^{26,29} SWPD4-XX=Wavelinx Wireless Sensor, 7' - 15' Mounting Height ^{29,30,31,32} SWPD5-XX=Wavelinx Wireless Sensor, 15' - 40' Mounting Height ^{29,30,31,32}		

- NOTES:**
- DesignLight Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
 - Standard 4000K CCT and minimum 70 CRI.
 - Two light squares with BBB or CWB options limited to 25°C, 120-277V only. Not available in combination with sensor options at 1200mA.
 - Requires the use of a step down transformer. Not available in combination with sensor options at 1200mA.
 - Only for use with 480V Wye systems. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems).
 - Custom colors are available. Setup charges apply. Paint chip samples required. Extended Lead times apply.
 - Extended lead times apply. Use dedicated IES files when performing layouts.
 - Not available with HA option.
 - Cannot be used with other control options.
 - Low voltage control lead brought out 18" outside fixture.
 - Only available with BBB or CWB in single light square. HA option available for single light square only. Limited to 1A and below.
 - Not available with 1200, UPL, BBB and CWB options. Available for single light square only.
 - Not available with SL2, SL3, SL4, HA, BBB, CWB, R, or PER7 options.
 - Operates a single light square only. Cold weather option operates -20°C to +40°C, standard 0°C to +40°C. Backbox is non-IP rated.
 - Compatible with standard 3-PIN photocontrols, 5-PIN or 7-PIN ANSI controls.
 - Requires the use of P photocontrol or the PER7 or R photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
 - The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
 - Replace LXX with the available mounting height options: L08, L20, L40 or L40W are the only choices.
 - Includes integral photosensor.
 - LumaWatt wireless sensors are factory installed requiring network components in appropriate quantities. See www.eaton.com/lighting for LumaWatt application information.
 - Bronze sensor is shipped with Bronze fixtures. White sensor shipped on all other housing color options.
 - Not available with HSS option.
 - Only for use with SL2, SL3 and SL4 distributions. The light square trim plate is painted black when the HSS option is selected.
 - CE is not available with the 1200, DALI, LWR, MS, MS/DIM, P, R or PER7 options. Available in 120-277V only.
 - One required for each light square.
 - Requires PER7.
 - Control option limited to P=Button Type Photocontrol (must specify voltage).
 - Requires a 3 or 7 pin photocontrol receptacle.
 - Cannot be used in conjunction with photocontrol or other controls systems (P, R, MS, LWR).
 - WAC Gateway required to enable field-configurability: Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
 - Requires ZW.
 - Replace XX with sensor color (WH, BZ, or BK).



Cooper Lighting Solutions
 1121 Highway 74 South
 Peachtree City, GA 30269
 P: 770-486-4800
www.cooperlighting.com

Specifications and dimensions subject to change without notice.

Color:

-- SELECT --

\$575.00 QTY

1

Add To Order

Request Information

Bevolo French Quarter Yoke Hanger



\$575.00

Description

The Bevolo French Quarter on yoke hanger bracket is a perfect fit when you have a broad area to address. The light is still very versatile architecturally and can be used on almost any home. This light is available in natural gas, liquid propane, and electric.

Once payment has been received, please allow 4 weeks for this light fixture to be ready. No returns accepted for lights 27" and larger. No returns accepted on lights under 27" after 10 days and there is a 25% restocking fee.

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Architectural Heritage Pepper Place 200 28th Street South Birmingham, AL 35233

205-322-3538

[Policy_\(policy.php\)](#)

 zeekee interactive (<http://www.zeekeeinteractive.com/>)



Size Options:

-- SELECT --

Select Light Source:

-- SELECT --

Gas Options (Include 120V Electronic Igniter Option):

-- SELECT --

Electric Options:

-- SELECT --

Copper Top (Top Glass Panes are Replaced by Copper Panels):

-- SELECT --



4242 US-62

Across Street

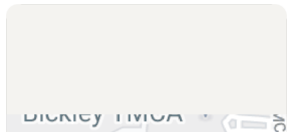


Image capture: Oct 2017 © 2020 Google

Gahanna, Ohio



Street View





461 Beecher Rd

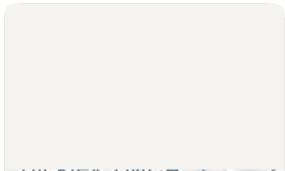


Image capture: Oct 2018 © 2020 Google

Gahanna, Ohio



Street View





4242 E Johnstown Rd

Building Left

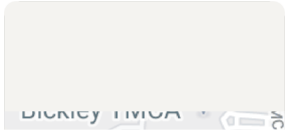


Image capture: Oct 2017 © 2020 Google

Gahanna, Ohio



Street View





Beecher Rd

Firehouse

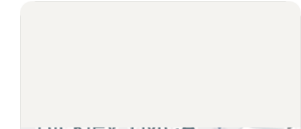


Image capture: Oct 2018 © 2020 Google

Gahanna, Ohio



Street View





4232 US-62

Site Front View

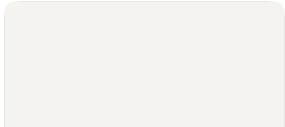


Image capture: Oct 2017 © 2020 Google

Gahanna, Ohio



Street View





Beecher Rd
Intersection

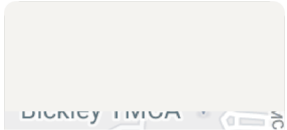


Image capture: Oct 2018 © 2020 Google

Gahanna, Ohio



Street View



Shawn McAllister

Architect, Inc.

RE: Project 4297-4301 Johnstown Rd Design Review Comment Letter

Parks 1. Pear and crabapple species are both listed as prohibited species in the City of Gahanna's Comprehensive Landscape Plan that was approved by the Landscape Board in 2019. Although this is not in code, both pear and crabapple species are highly discouraged for future plantings due to various health and structural issues and invasive tendencies. Other flowering alternatives would include dogwood species, redbud species, Japanese tree of lilac, and cherry species (excluding Canada Red select). I am concerned that three of the hardwood species are in the genus Acer. A more diverse planting including additional plant families is encouraged to help protect the landscape from future insects and pathogens. I would also discourage the planting of blue spruce. Most blue spruce in the area are currently declining and dying. It would be preferable to see the spruce and hemlocks planted in a smaller size. Trees transplant best if they are smaller than 2.5" in diameter and 7' or smaller in height. When planting, the root flare should be even with finished grade, and mulch should be kept away from the trunk of the tree.

Per email between client and Julie (the City Forrester) the pear trees have been substituted for Autumn Brilliance Serviceberry. Evergreen trees have been specified at 7' & note for proper planting has been added

Building 2. Plan review will be required for conformance to the Ohio Building Code and permits will be required.

Noted

Community Development 3. A variance to Chapter 1163.06 will be required as the average foot candle intensity at the parking surface exceeds the code's limitation of .5. Please submit a variance or reduce lighting intensity.

See attached revised lighting plan with reduced intensity

3040 Riverside Drive, Suite 225
Upper Arlington, OH 43221

4. Chapter 1163.08 requires one tree per 100 square feet of required landscape area with a minimum size of 3 caliper inches. It appears that there are 9, 3" caliper trees planted in or around the parking area. Please provide additional trees to meet the minimum planting requirements. It may be that additional trees such as the spruce trees could meet this requirement but their caliper size is not provided.

Calculations per 1163.08 have been provided and proposed plan exceeds requirements.

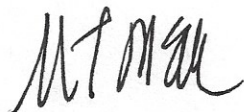
5. Informational Comment - The proposed elevations/renderings appear to meet the standards provided in the zoning code. Staff will have additional comments related to this within the forthcoming staff report.

Public Safety 6. No Comment Received.

Soil & Water Conservation District 7. No Comment Received.

Fire District 8. The documents have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code. At the present time there are no issues or cause for concern. Per Chad Mast

Sincerely,



Shawn McAllister
Architect

3040 Riverside Drive, Suite 225
Upper Arlington, OH 43221



May 8, 2020

Shawn McAllister
3040 Riverside Dr Suite 225
Upper Arlington, OH 43221

RE: Project 4297-4301 Johnstown Rd Design Review

Dear Shawn McAllister:

The following comments were generated from the review of the submitted plans and documents for the referenced project.

Building

1. Plan review will be required for conformance to the Ohio Building Code and permits will be required.

Community Development

2. Informational Comment - The proposed elevations/renderings appear to meet the standards provided in the zoning code. Staff will have additional comments related to this within the forthcoming staff report.

Public Safety

3. No Comment Received.

Engineering

4. No comment.

Soil & Water Conservation District

5. No Comment Received.

Fire District

6. The documents have been reviewed for conformance to the requirements of the 2017 Ohio Fire Code (OFC) per the 2015 International Fire Code. At the present time there are no issues or cause for concern. Per Chad Mast

Parks

7. The new landscape plan looks good to me. Dr. Rachel O'Dell and I spoke on April 23 to discuss the changes that are now reflected in the plan. She has made an effort to work with me to diversify the species in the plan and to remove any problem species such as blue spruce and ash.

If you have any comments or questions, please contact me at kelly.wicker@gahanna.gov or (614) 342-4025.

Sincerely,

Kelly Wicker
Administrative Assistant



PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

Request for final development plan (FDP), design review (DR), and variance approval for a new medical office building. A portion of the property was annexed in 2018 and the property was rezoned in 2019. The anticipated use at the time of the annexation and rezoning was medical office.

The property is zoned Suburban Office and Institutional (SO). SO permit a variety of professional and medical office uses. The area known as the North Triangle (Morse/Hamilton/Johnstown) has several properties with similar zoning and uses. The land use plan designates the property as Professional Office. The proposed use of the property is consistent with the future land use, zoning, and development of adjacent properties.

A two story building just over 16,000 square feet is proposed on just under three acres of land. This is a relatively low amount of square footage per acre. This allows for ample open space and parking. A robust landscape plan has been reviewed by staff. After considerable discussion, there are no staff comments related to the proposed plantings.

One variance has been requested. The lighting standards of Chapter 1163.06 limit the average intensity of light at the parking surface to a maximum of .5 foot candles. This standard is almost impossible to meet while still providing enough lighting to provide pedestrian and vehicular safety. Thus, a variance has been requested to allow for an average of 1.25 foot candles.

Final Development Plan

Planning Commission shall approve an FDP application if the following four conditions are met:

- A. The proposed development meets the applicable development standards of this Zoning Ordinance.
- B. The proposed development is in accord with appropriate plans for the area.
- C. The proposed development would not have undesirable effects on the surrounding area.
- D. The proposed development would be in keeping with the existing land use character and physical development potential of the area.

Design Review

General review criteria for Design Review applications include the following:

- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
- Contribute to the continuing economic and community vitality of the Design Review District
- Maintain, protect and enhance the physical surroundings of the Design Review District.

SO zoned properties are subject to additional design standards of Design Review District 3 (DRD-3). Specific standards applicable to this request include the following:



- Brick, stone, cement, decorative aluminum, wood, or other materials that enhance the development and create visual interest should be encouraged.
- Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.
- Lighting devises should be decorative.
- Parking area shall add visual interest to the development.

Variance

Planning Commission shall not grant a variance unless it finds that all of the following conditions apply:

- a) There are special circumstances or conditions applying to the land, building or use referred to in the application.
- b) The granting of the variance is necessary for the preservation and enjoyment of substantial property rights.
- c) The granting of the application will not materially affect adversely the health or safety of persons residing or working in the neighborhood of the proposed use and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood.

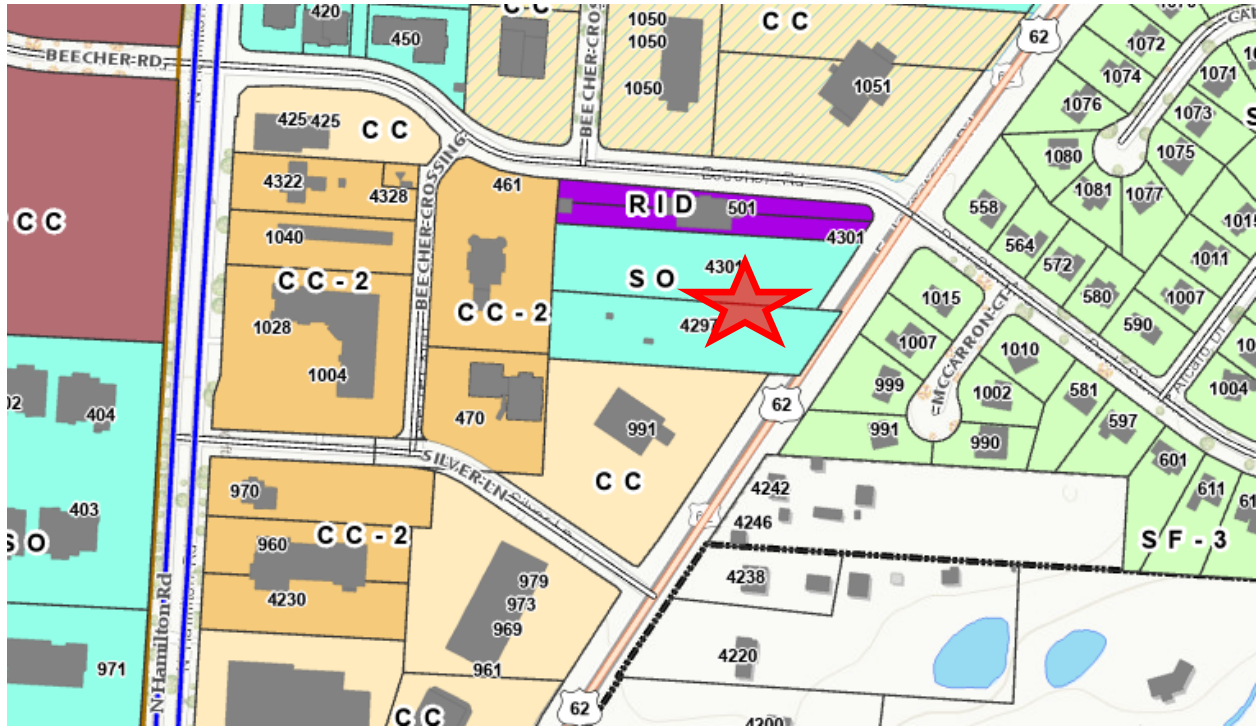
Recommendation

Staff recommends approval of the applications as submitted. The use of the property has been known for several years as the Gahanna Community Improvement Corporation (CIC) participated in the annexation of the property. A rezoning and conditional use were also approved. The proposed use is consistent with many other properties in the North Triangle. Building design, color, and materials are also consistent with other developments in the area, most notable is the Emilia School at 1075 E Johnstown Rd.

The variance to lighting is one of the most commonly requested variances. Staff is working on a code change to modify this standard to reduce the number of variance requests while protecting adjacent properties from light pollution. Staff supports the variance request.

Gahanna

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
City Planner/Zoning Administrator