

ZONING DIVISION

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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

		PROPERTY IN	IFORMATION			
Project/Property Add 530 Tech Center Dr		H 43230	Project Name/Bus Sheetz Tech Ce	iness Name: nter / Sheetz, Inc.		
Parcel #: 025-01	3767	Zoning: (see Map) SCPD		Acreage: Proposed 2.90 AC		
		PLAN SPEC	IFICATIONS			
Application Type: (check all that apply)	■ Site Plan	Landscaping	■ Building Design	Demolition Other		
Project Description:						
be surrounded by pa	arking and drive	isles and an associated s storm sewer is propose	fuel center. The need as well.			
Applicant Name (Primary Contact): D	.W. Routte		1 ' '			
Applicant E-mail: Droutte@skilkengol	d.com		Applicant Phone: 614-418-3100			
Business Name (if applicable): Skilk	ken Gold Real Es	tate Development				
		ADDITIONA	L CONTACTS			
	Pl	ease list all applicable co	ntacts for corresp	ondence		
	Name(s)		Cor	ntact Information (phone/email)		
PLAN SP Application Type: (check all that apply) Project Description: This projects consists of the development of a Sheetz quibe surrounded by parking and drive isles and an associate vater, sanitary, electric and a private storm sewer is proposed project. Applicant Name (Primary Contact): D.W. Routte Applicant E-mail: Droutte@skilkengold.com Business Name (if applicable): Skilken Gold Real Estate Development ADDITIO *Please list all applicable Name(s) Engineer- V3 Companies Property Owner Name: (if different from Applicant) CP Crescent LLC APPLICANT SIGNATURE BELOW CONFIRMS THE SUBMISSI certify that the information on this application is comple		Braydon Putnam	ı - 330-575-6830 - bputnam@v3co.com			
			Andrew Gardner	r - 614-236-3650 - agardner@v3co.com		
Property Owner Nam CP Crescent LLC	e: (if different fron	n Applicant)	Property Owner C	ontact Information (phone no./email):		
APPLICANT SIGNATU	JRE BELOW CON	FIRMS THE SUBMISSION	REQUIREMENTS I	HAVE BEEN COMPLETED		
Applicant Signature:	Stite Plan Industry Industr					
			ADDITIONAL II	NFORMATION ON NEXT PAGE		

NTERNAL USE

Zoning File No. DR-24-5

RECEIVED: KAW

DATE: 04-02-2024

PAID: \$200.00

DATE: **04-02-2024**

Updated Apr 2022



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS - SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:

- 1. Review Gahanna Code Section 1197 (visit www.municode.com)
- 2. Materials List (see page 3) does not apply to demolition applicants
- 3. Authorization Consent Form Complete & Notarized (see page 4)
- 4. Application & all supporting documents submitted in digital format
- 5. Application & all supporting documents submitted in hardcopy format
- 6. Application fee paid (in accordance with the <u>Building & Zoning Fee Schedule</u>)
- 7. Color rendering(s) of the project in plan/perspective/or elevation
- 8. One (1) copy 24"x36" or 11"x17" prints of the plans

Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)

- 1. <u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address) if applicable
- All property & street pavement lines
- Property size
- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets
- Location of all existing and proposed buildings on the site
- Location of all existing & proposed exterior lighting standards
- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)
- Provide lot coverage breakdown of building & paved surface areas
- 2. LANDSCAPE PLAN (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
- Designation of required buffer screens (if any)
- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)
- 3. **ELEVATIONS** from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
- 4. <u>LIGHTING STANDARD DRAWING</u> that includes the following: (exterior only)
- All sizing specifications
- Information on lighting intensity (no. of watts, iso foot candle diagram)
- Materials, colors, & manufacturer's cut sheet
- 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



		ATERIAL LIST UIRED FOR DEMOLITION	
ITEM	MATERIAL TYPE	COLOR NAME	COLOR NUMBER
Facade	BRICK VENEER	680 BY CONTINENTAL BRICK	
Facade	CAST STONE SILL	CRAB ORCHARD	
Facade	STONE MASONRY VENEER	CRAB ORCHARD	
Awnings	ARCHITECTURAL CANOPY	REGAL RED	
Lighting	Per elevations and lighting plan		
Roofing	STANDING SEAM METAL ROOF	BRITE RED	
Trim	METAL COPING	DARK BRONZE	
Other (please specify)	Metal canopies with kynar finish	REGAL RED	
Other (please specify)	ROOF EQUIPMENT SCREEN	DARK BRONZE	
Other (please specify)			

PLEASE NOTE:

- The Public Hearing will not occur until the City of Gahanna reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.
- The application expires if no action is taken 6 months from the date of the last staff comment letter.



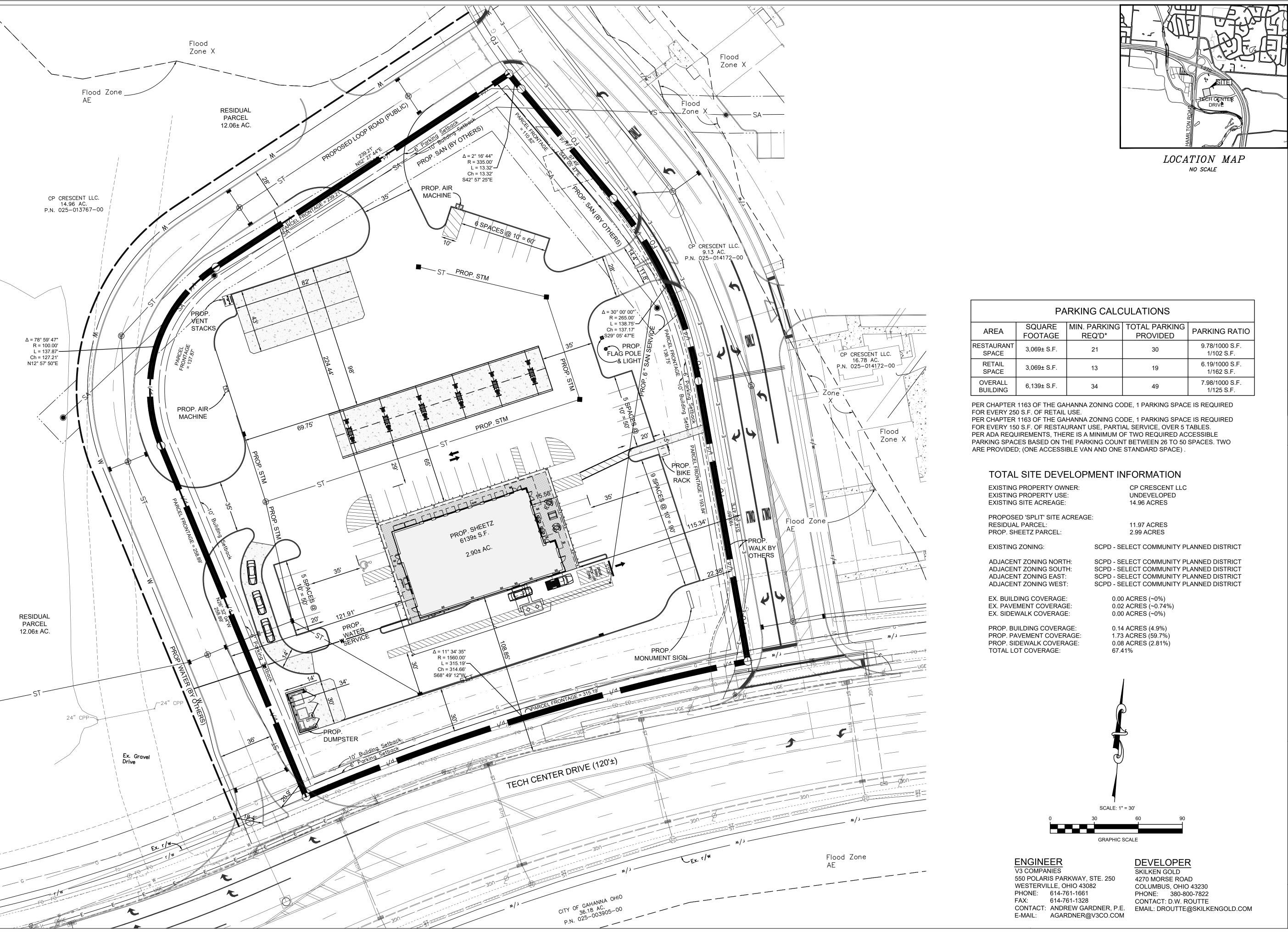
AUTHORIZATION CONSENT FORM

(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.

	y owner/authorized owner's representative of the subject property listed on this applic representative to act in all matters pertaining to the processing and approval of this ap	
	project. I agree to be bound by all terms and agreements made by the applicant/rep	
CP	Crescent, LLC1	
	(property/owner name printed)	3/27/2

	and Maril	3/27/24
(William J. Riat, Member of Management Commit	-le (date)
State o	eed and sworn to before me on this 27th day of March , 2024 AND PUBLIC Signature:	Steven K. Dankof, Jr., Attorney At Landon NOTARY PUBLIC - STATE OF OHIO My commission has no expiration date Sec. 147.03 R.C.
presentative	AGREEMENT TO COMPLY AS APPROVED As the applicant/representative/owner this application, I hereby agree that the project will be completed as approved with any corand any proposed changes to the approval shall be submitted for review and approval to CAUTHORIZATION TO VISIT THE PROPERTY I hereby authorize City representative	aditions and terms of the approval, City staff.
Applicant/Property Owner/Representative	notice (if applicable) on the subject property as described. APPLICATION SUBMISSION CERTIFICATION I hereby certify that the information and accurate to the best of my knowledge. D.W. Routte	on this application is complete
Applicant/Pr	(applicant/representative/property owner name printed) (applicant/representative/property owner signature)	3-28-24 (date)

Subscribed and sworn to before me on this 25th day of Mach	_ 20_27_	
State of DHIO County of Frankyin		ANDREW JANITZKI Notary Public, State of Ohio
Notary Public Signature:	- Annual matth	Commission #: 2021-AT-841888



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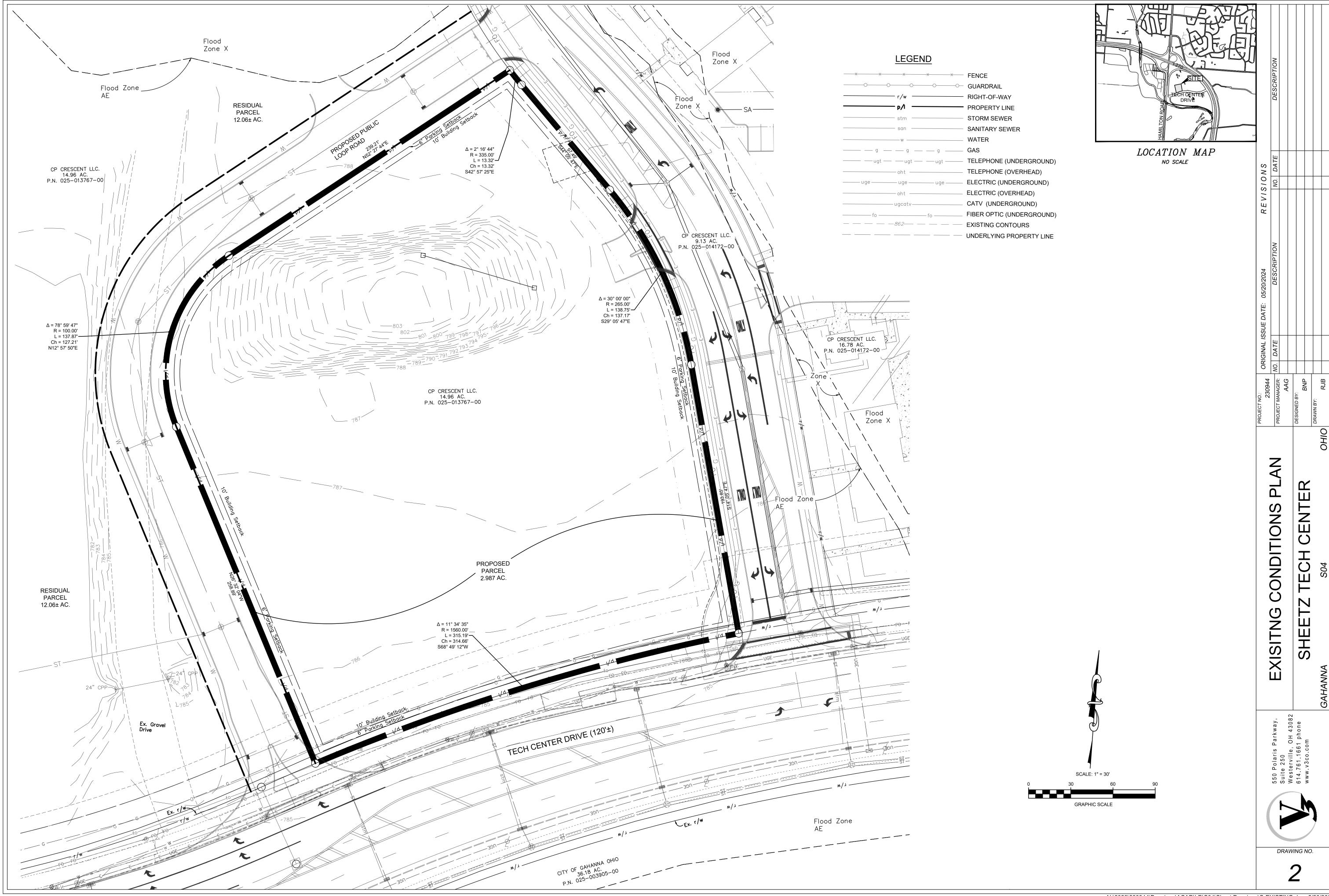
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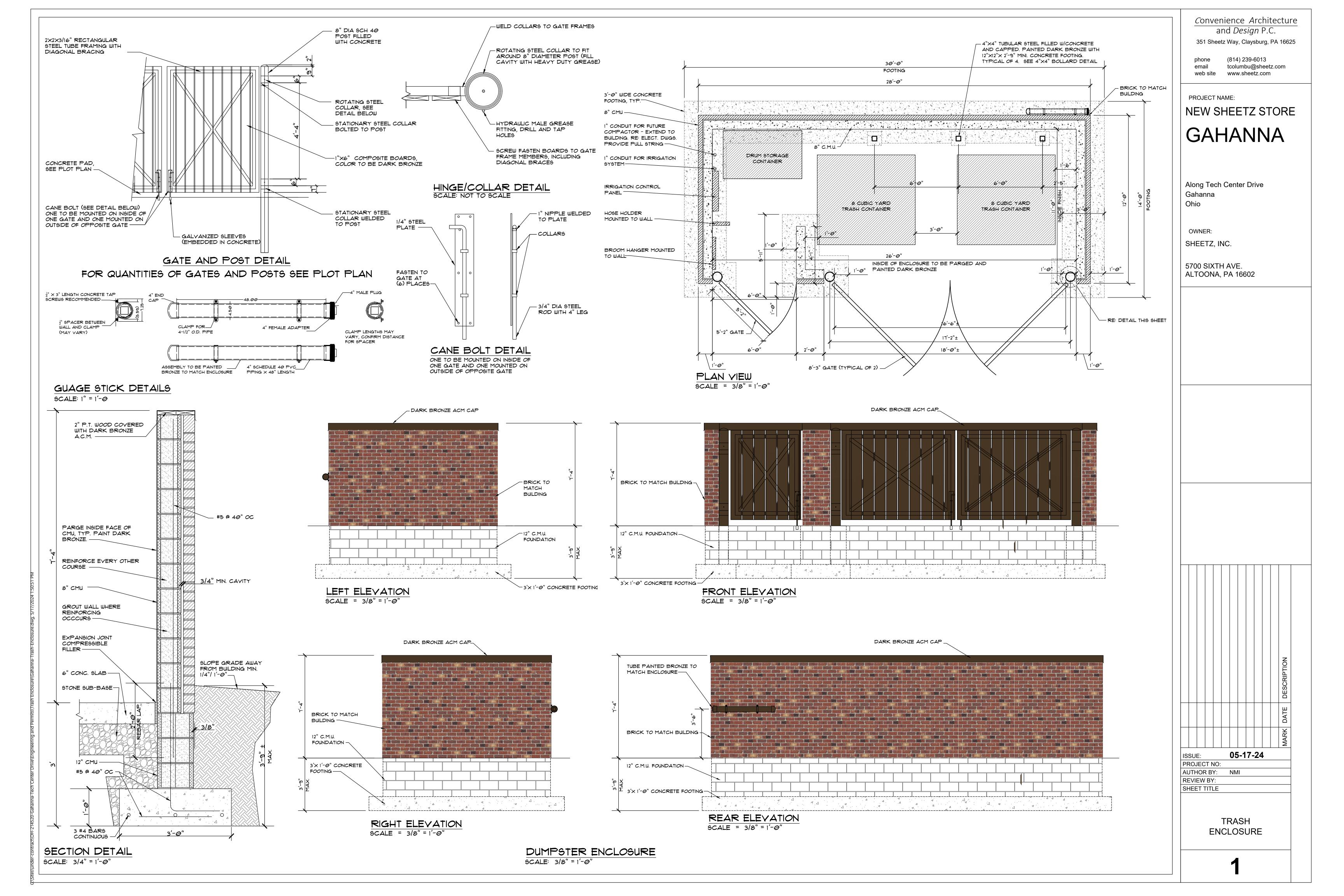
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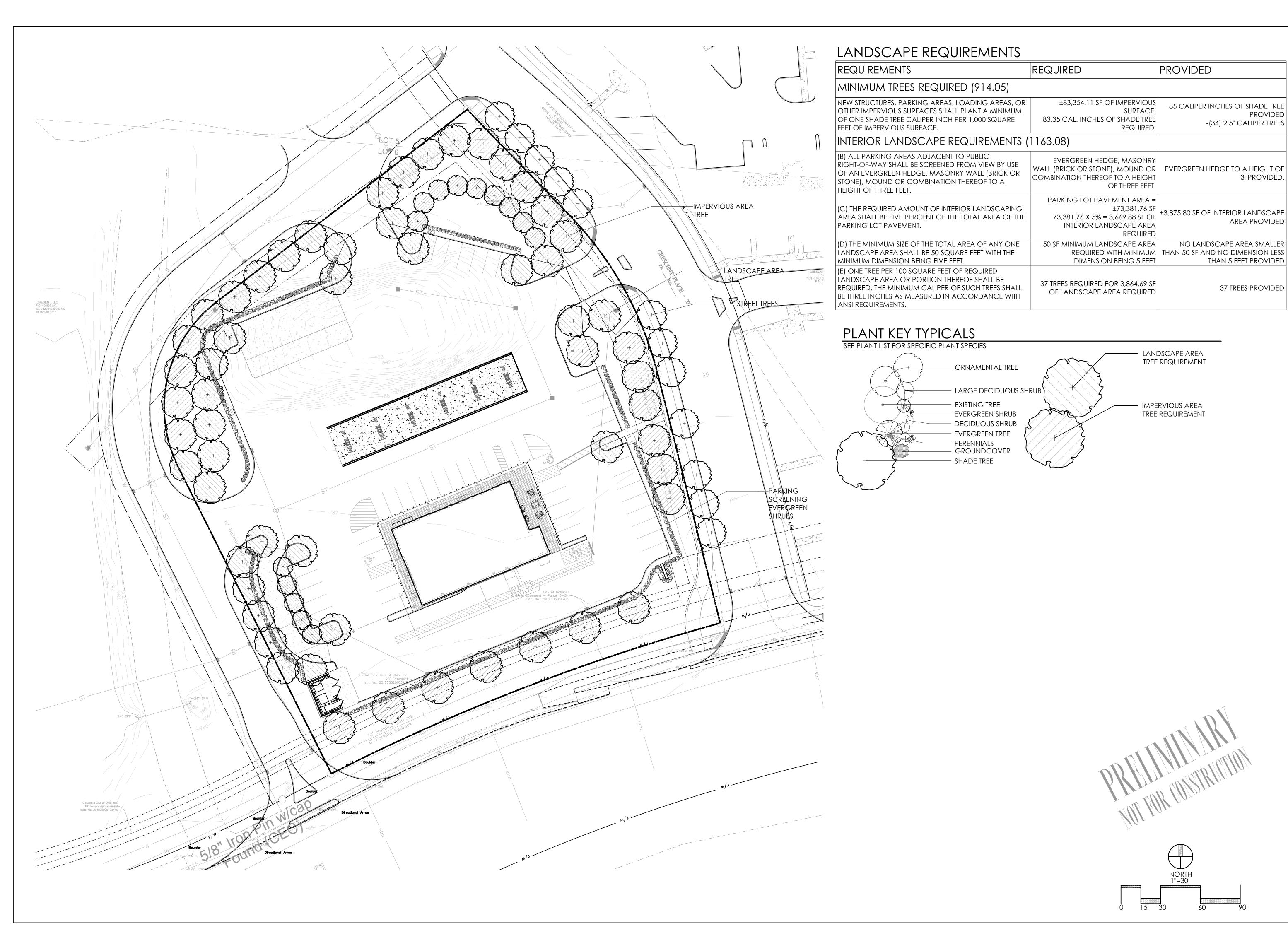
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OMPLIANCE

ER SITE

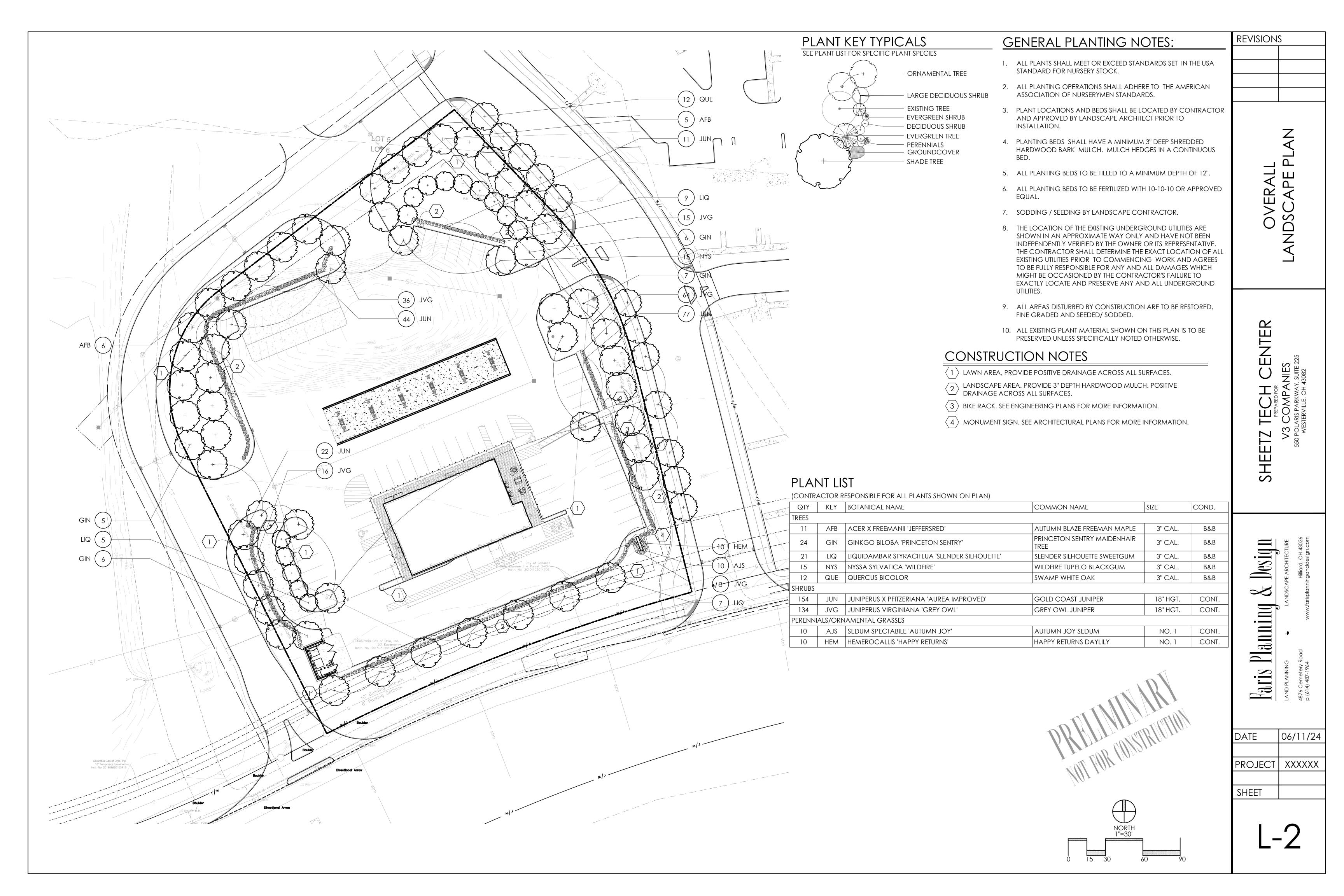
SHEETZ TECH CENTER
PREPARED FOR
V3 COMPANIES
550 POLARIS PARKWAY, SUITE 225
WESTERVILLE, OH 43082

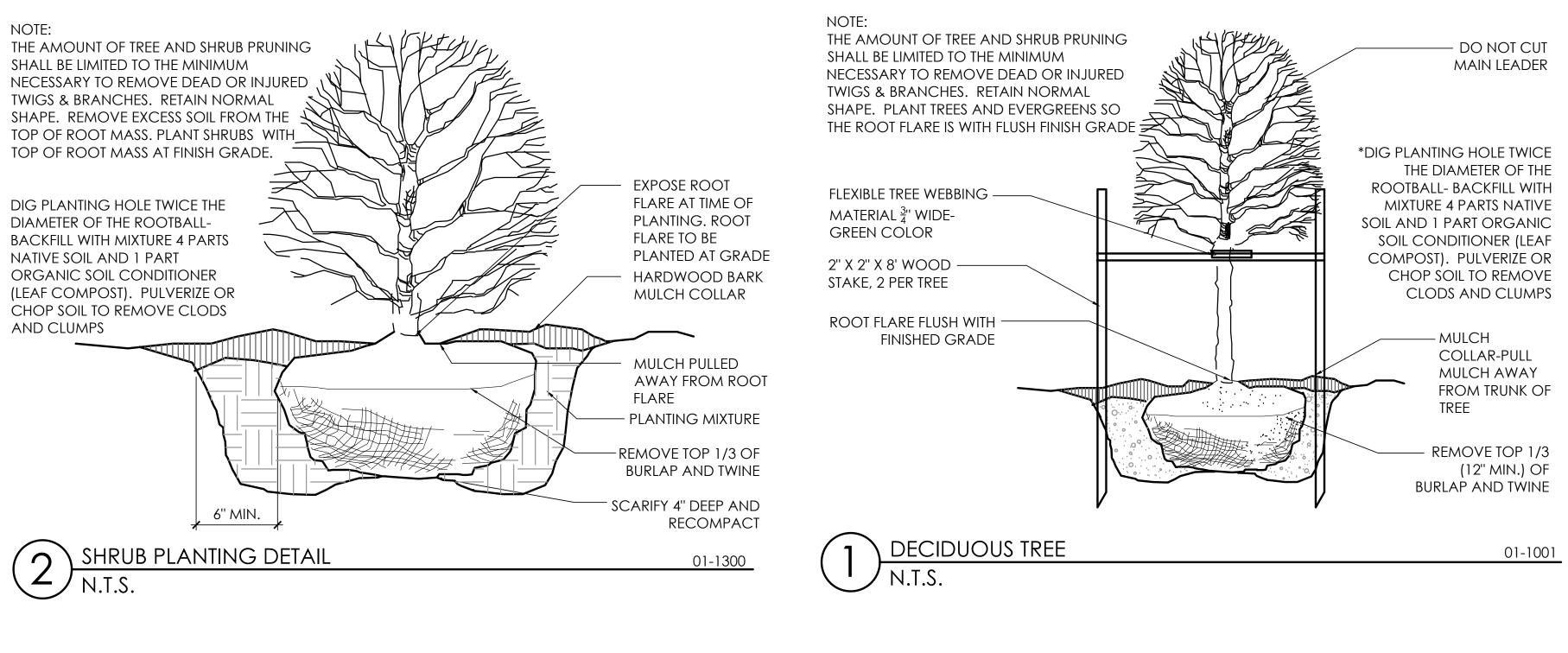
Halis Planning & Design and planning & Landscape architecture

DATE 06/11/24
PROJECT XXXXXX

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REVISIONS SITE

> CENTER SH

Faris Planning & Design

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PROJECT XXXXXX

SHEETZ TECH CENTER

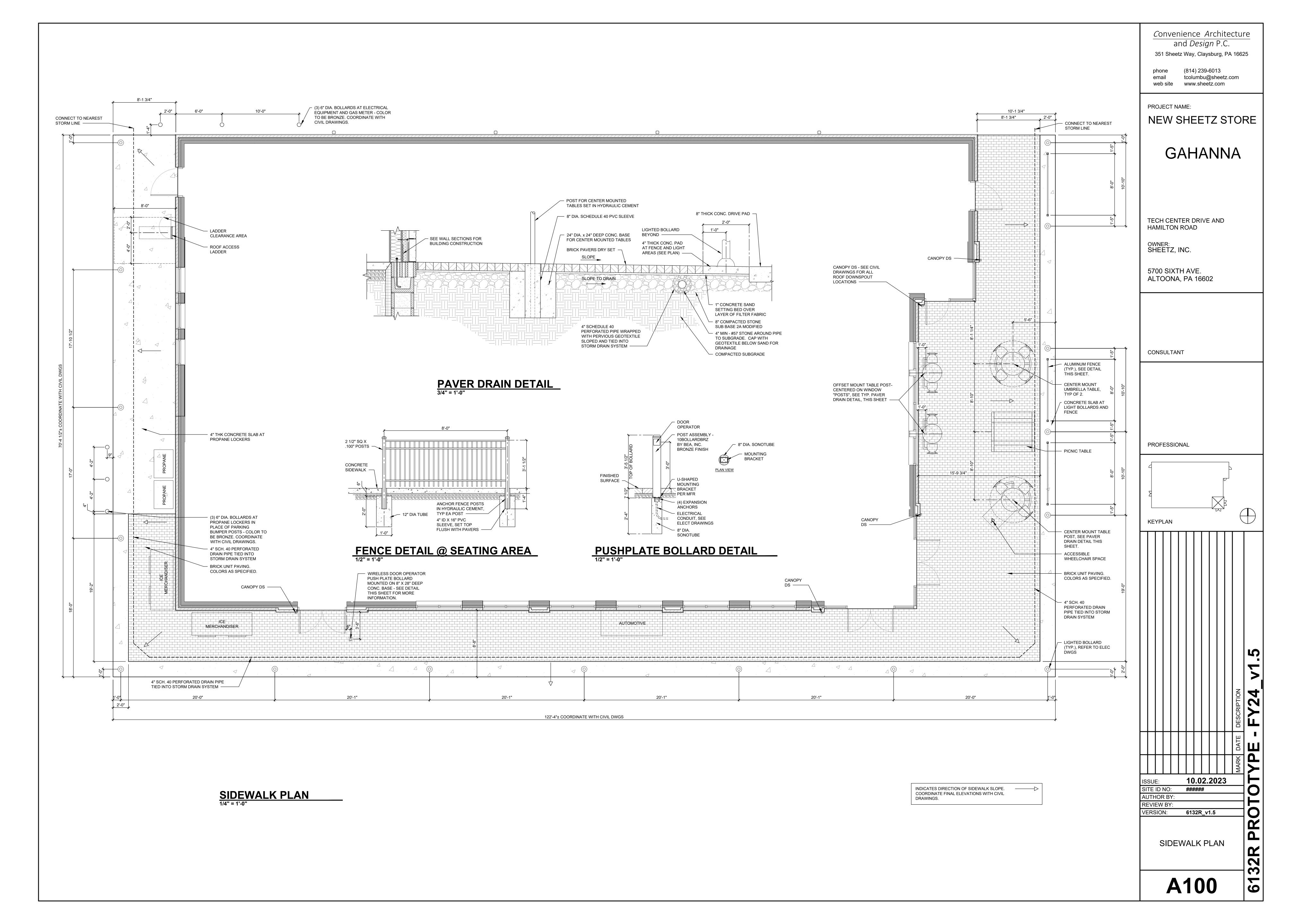
REVISIONS

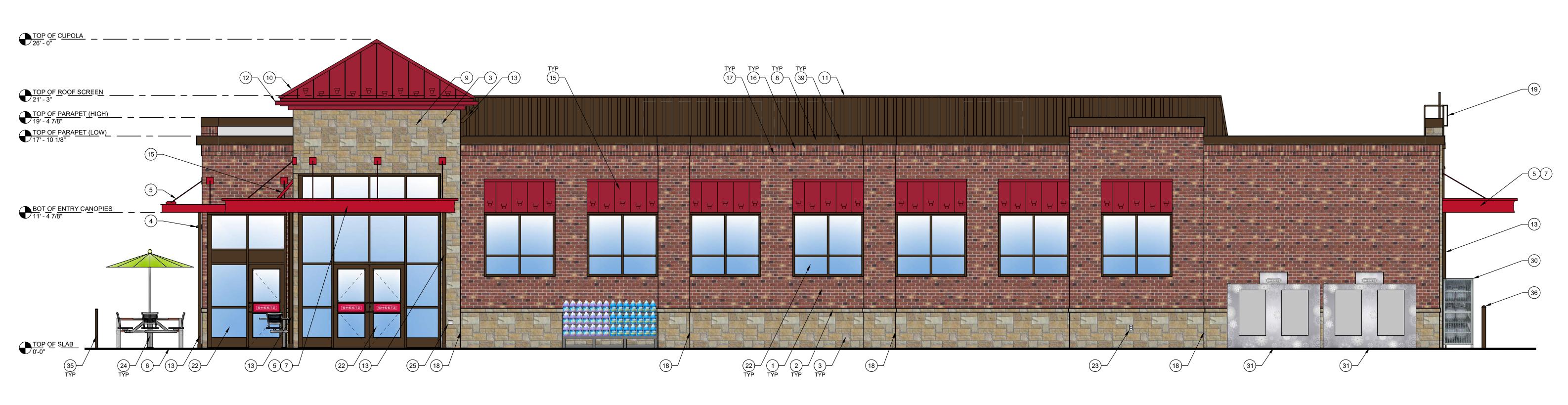
Bris Planning & Design belanning to landscape architecture

DATE 06/11/24
PROJECT XXXXXX

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FRONT ELEVATION 1/4" = 1'-0"

TYPICAL EXTERIOR ELEVATION NOTES:

- ALL LIGHTS SHOWN ABOVE AND/OR BELOW DOORS OR WINDOWS ARE TO BE CENTERED ON THE DOOR OR WINDOW UNLESS NOTED
- FIXTURES/EQUIPMENT BETWEEN TWO DOORS OR WINDOWS ARE TO BE CENTERED EQUALLY.
- EXTERIOR SEALANT FOR STONE SHALL COMPLY WITH SECTION 07 9005 AND SHALL MATCH THE COLOR OF THE STORE.

EXTERIOR ELEVATION KEYNOTES:

- BRICK VENEER, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- (2) CAST STONE SILL, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- ANCHORED CAST STONE MASONRY VENEER, COLOR: CRAB ORCHARD. SEE MASONRY SPEC
- (4) EXTERIOR LIGHT FIXTURE, REFER TO ELECTRICAL DRAWINGS ARCHITECTURAL CANOPY, COLOR: REGAL RED, PREMIUM TWO-COAT
- 5 KYNAR FINISH (6) BRICK PAVER WALKWAY
- (7) LIGHTED CURVED FASCIA CANOPY ATTACHMENT
- (8) METAL COPING, COLOR: DARK BRONZE
- (9) WALL MOUNTED BUILDING SIGN, SEE SHEET A200.
- (10) STANDING SEAM METAL ROOF, COLOR: BRITE RED
- (11) ROOF EQUIPMENT SCREEN, COLOR: DARK BRONZE
- (12) GUTTER, COLOR TO MATCH CUPOLA COLOR
- (13) DOWNSPOUT, COLOR: DARK BRONZE
- (14) DRIVE-THRU WINDOW (IF APPLICABLE)
- METAL STANDING SEAM SHED STYLE AWNING AND FRAME ASSEMBLY, ROOF COLOR: BRITE RED, FRAME COLOR: DARK BRONZE
- BRICK SOLDIER COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- BRICK ROWLOCK COURSE, COLOR: 680 BY CONTINENTAL BRICK COMPANY. SEE MASONRY SPEC
- (18) CONTROL JOINT, SEE MASONRY SPEC
- (19) STEEL ROOF LADDER AND CRANKY POST, COLOR: DARK BRONZE
- STANDARD THROUGH WALL SCUPPER WITH CONDUCTOR HEAD & DOWNSPOUT, COLOR: DARK BRONZE
- (21) OVERFLOW SCUPPER
- (22) ALUMINUM STOREFRONT SYSTEM, SEE A600
- (23) EXTERIOR HOSE BIB, REFER TO PLUMBING DRAWINGS
- (24) OUTDOOR FURNITURE
- (25) ELECTRICAL RECEPTACLE, REFER TO ELECTRICAL DRAWINGS
- (26) ELECTRICAL EQUIPMENT, REFER TO ELECTRICAL DRAWINGS
- (27) HM DOOR AND FRAME, COLOR: DARK BRONZE
- (28) EMERGENCY WATER CONNECTION, REFER TO PLUMBING DRAWINGS
- SEAMLESS ALUM PANEL SYSTEM WITH EXPOSED FASTENERS, COLOR: DARK BRONZE
- (30) PROPANE LOCKER
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- (38) MTO GRAPHIC DECAL, SEE SHEET A200.
- LIGHT CHANNEL AT PARAPET COPING. SEE ARCHITECTURAL AND ELECTRICAL DRAWINGS FOR MORE INFORMATION.



Convenience Architecture and *Design* P.C.

351 Sheetz Way, Claysburg, PA 16625

(814) 239-6013 tcolumbu@sheetz.com

PROJECT NAME: **NEW SHEETZ STORE**

web site www.sheetz.com

GAHANNA TECH CENTER DR

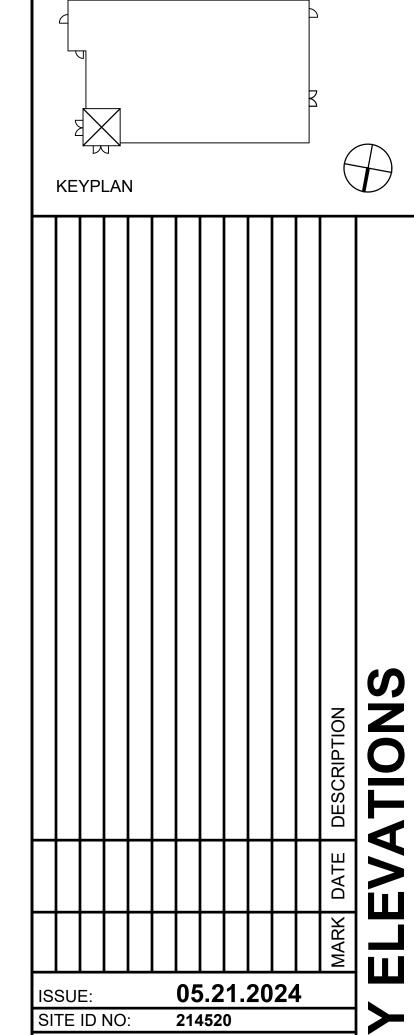
Int. of Tech Center Drive and Hamilton Road Gahanna, Oh 43230

OWNER: SHEETZ, INC.

5700 SIXTH AVE. ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



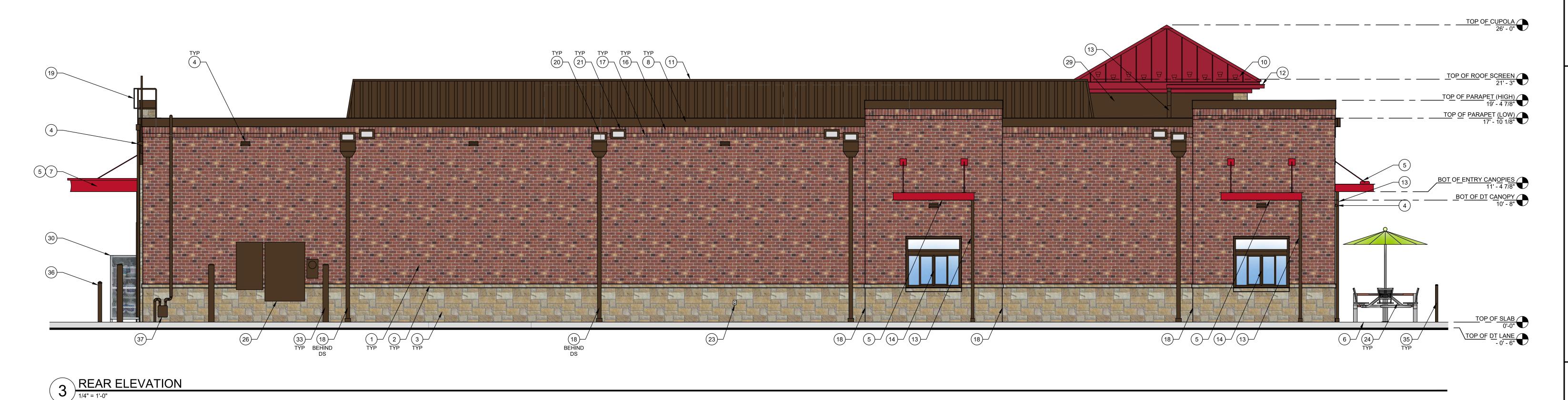
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EXTERIOR ELEVATIONS

VERSION:



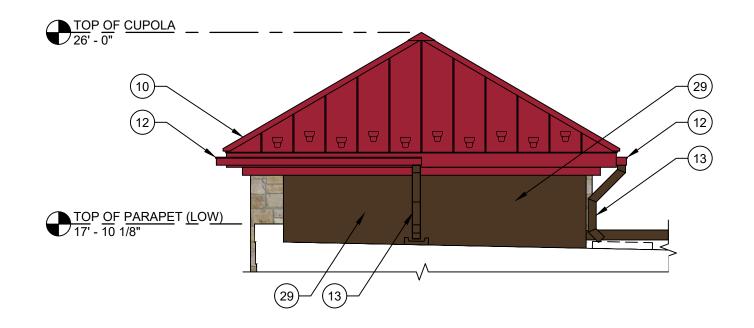
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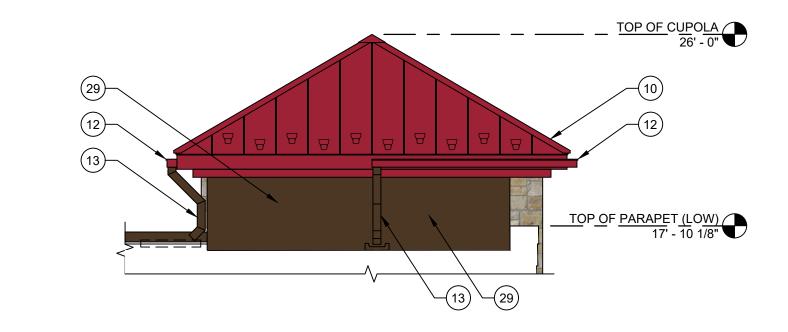
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RIGHT ELEVATION



5 CUPOLA ELEVATION FROM ROOF

6 CUPOLA ELEVATION FROM ROOF

Convenience Architecture and *Design* P.C. 351 Sheetz Way, Claysburg, PA 16625

(814) 239-6013 tcolumbu@sheetz.com www.sheetz.com

PROJECT NAME: **NEW SHEETZ STORE**

GAHANNA TECH CENTER DR

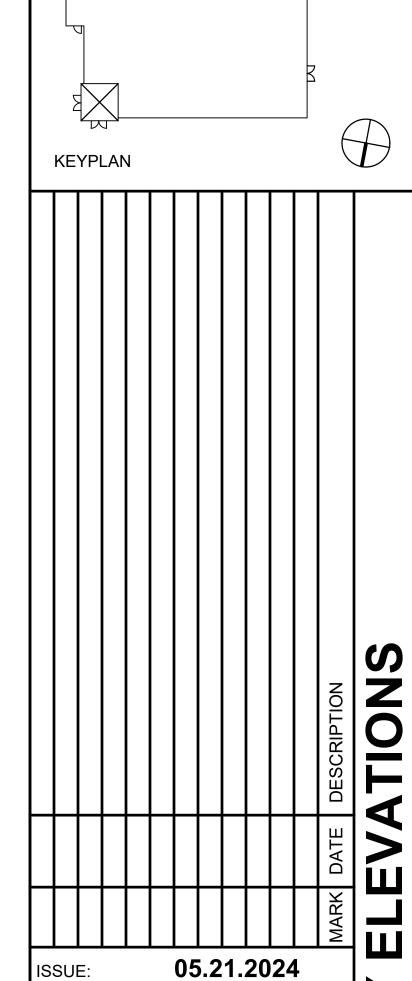
Int. of Tech Center Drive and Hamilton Road Gahanna, Oh 43230

OWNER: SHEETZ, INC.

5700 SIXTH AVE. ALTOONA, PA 16602

CONSULTANT

PROFESSIONAL



SITE ID NO:

AUTHOR BY:

REVIEW BY:

VERSION:

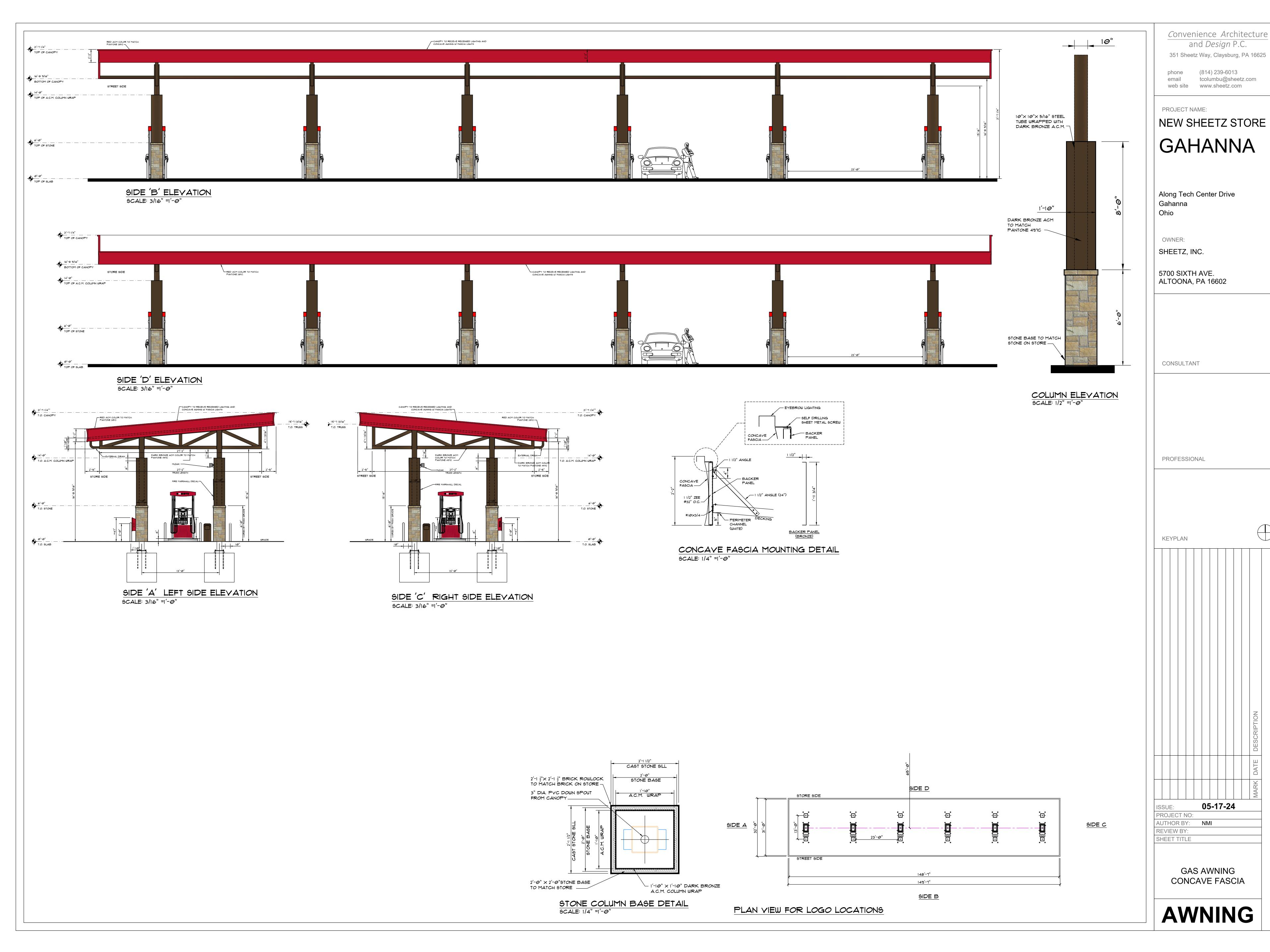
EXTERIOR ELEVATIONS PRELIMIN

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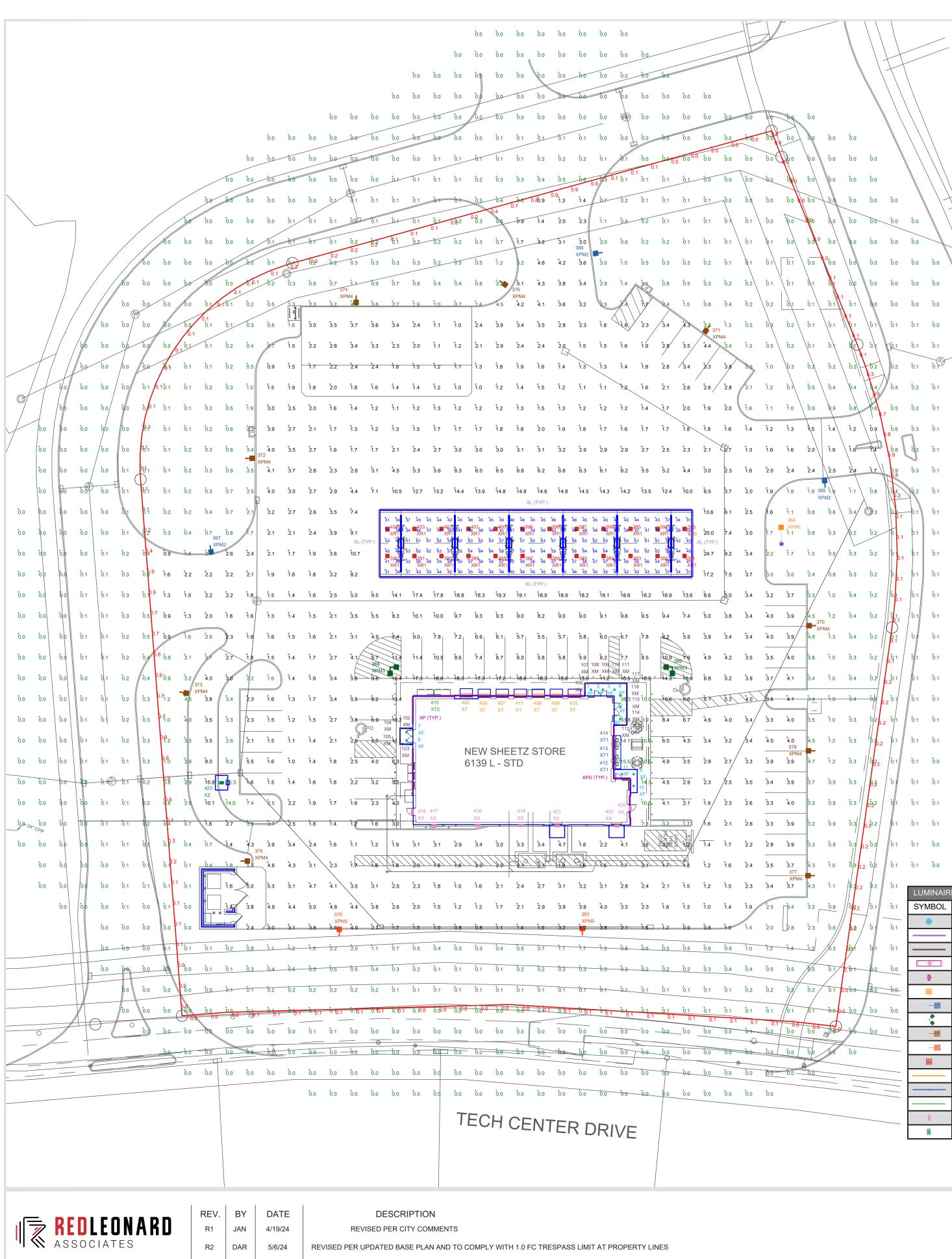
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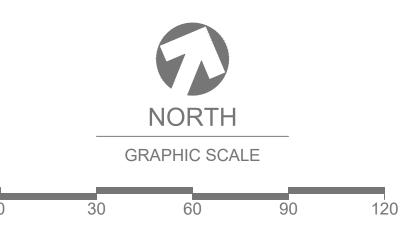
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G. Sitac Undar-contract OH-211520-Gabana-Tark Contar Driva Sian Bark



1340 Kemper Meadow Dr, Forest Park, OH 45240

513-574-9500 | redleonard.com



NOTE:
- ALL AREA LIGHTS ON NEW 20 FT. POLE MOUNTED ON 3 FT. CONCRETE BASE

THIS SITE IS LOCATED IN A REGION WHERE LIGHTING IS REGULATED BY LOCAL ORDINANCES

LUMINAIRE L	OCATION SUMMA	NRY		
LUM NO.	LABEL	MTG. HT.	TILT	ROLL
1 - 11	XF	11.33	0	0
12	XL	20.875	0	0
49	XL	18.06	0	0
86	XL	18.25	5	0
87	XL	18.599	5	0
88	XL	18.948	5	0
89	XL	19.297	5	0
90	XL	19.646	5	0
91	XL	19.995	5	0
92	XL	20.344	5	0
93	XL	20.693	5	0
94	XL	18.25	5	0
95	XL	18.599	5	0
96	XL	18.948	5	0
97	XL	19.297	5	0
98	XL	19.646	5	0
99	XL	19.995	5	0
100	XL	20.344	5	0
101	XL	20.693	5	0
102	XM	12	0	0
118	XP	18	0	0
209	XP	19	0	0
220	XP	18	0	0
282	XPD	18	0	0
320	XPD	19	0	0
323	XPD	18	0	0
364	XPM1	1	166	0
365	XPM2	23	0	0
368	XPM3	23	0	0
370	XPM4	23	0	0
379	XPM5	23	0	0
381	XR1	17.71	0	0
393	XR1	18.83	0	0
405	XT	13.5	0	25
412	XT1	13.5	0	-25
415	XT2	15	0	0
416	XX	15.42	0	0
420	XX	11.333	0	0
421	XX	9.33	0	0
423	XZ	11	0	0

FOOTCANDLE LEVELS CA	ALCULATED A	T GRADE USI	NG INITIAL LU	JMEN VALUES	
LABEL	AVG	MAX	MIN	AVG/MIN	MAX/MIN
PAVED AREA	4.16	24.7	0.8	5.20	30.88
PROPERTY LINE	0.21	0.9	0.0	N.A.	N.A.
UNDEFINED	0.51	38.3	0.0	N.A.	N.A.
UNDER CANOPY	48.98	64	29	1.69	2.21

LUMI	NAIRE	SCHE	EDULE								
SYMI	BOL	QTY	LABEL	ARRANGEMENT	LUMENS	LLF	BUG RATING	WATTS/LUMINAIRE	TOTAL WATTS	MANUFACTURER	CATALOG LOGIC
•		11	XF	Single	1037	1.000	B1-U0-G0	13	143	LF Illumination LLC (Ledil)	BULLET MINI-5911-1AA-T-13C-9240-M-DMU-BLACK COLOR 90CRI
	_	90	XL	SINGLE	136	1.000	N.A.	4.12	370.8	BLAIR COMPANIES	4 FT. LINEAR STRIP LIGHT (BY OTHERS, SHOWN FOR CONTRIBUTION)
	-1	16	XM	SINGLE	136	0.700	N.A.	4.12	65.92	Blair Companies	LB-110-00-XX-025-RD[1]FR4-15
		164	XP	Single	305	1.000	N.A.	3.66	600.24	P-LED	STREET WRAP FLEX BACK BEND 4000K
₽		82	XPD	Single	25	1.000	N.A.	0.305	25.01	P-LED	STREET WRAP FLEX BACK BEND 4000K
		1	XPM1	SINGLE	11000	1.020	B4-U0-G1	68	68	Cree Lighting	OSQ-ML-C-AA-XX w/PGM-1 + OSQM-C-11L-40K7-33-UL-NM-XX
_		3	XPM2	SINGLE	5400	1.020	B1-U0-G1	55	165	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-9L-40K7-4B-UL-NM-XX
		2	XPM3	2 @ 90 degrees	15200	1.020	B3-U0-G2	97	388	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-4M-UL-NM-XX
_		9	XPM4	Single	9575	1.020	B2-U0-G2	97	873	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-4B-UL-NM-XX
_		2	XPM5	Single	10450	1.020	B2-U0-G2	97	194	Cree Lighting	OSQ-ML-C-DA-XX + OSQM-C-16L-40K7-3B-UL-NM-XX
		24	XR1	Single	15700	1.020	B3-U3-G2	127	3048	Cree Lighting	CP5-20L-50K9-DF-UL-DM-XX-Q9-HZ
		7	XT	Single	1840	1.000	N.A.	20	140	SPI Lighting Inc.	SEW12146 5FT L20W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG.
-	-1	3	XT1	Single	1472	1.000	N.A.	16	48	SPI Lighting Inc.	SEW12146 4FT L16W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY FROM BLDG.
	-1	1	XT2	Single	2208	1.000	N.A.	24	24	SPI Lighting Inc.	SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12
		7	XX	Single	1921	1.000	B1-U0-G0	16	112	WILLIAMS OUTDOOR	VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)
		1	XZ	SINGLE	10847	1.030	B3-U0-G1	132	132	CREE, INC.	BXCT9020&/CAN-228-SL-RM-06-E-UL-XX-525 (BRIGHT RED FINISH, ORDERED SEPARATELY)

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SCALE: LAYOUT BY:

1" = 30' JAN

DWG SIZE: DATE:

D 03/13/24

SHEETZ (CONCEPT)

GAHANNA, OH

DRAWING NUMBER:

RL-9461-S1-R2



SEW12146 5FT L20W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY

1 XT2 SEW12146 6FT L24W AN08 120-277V 4000K SMA PSE OAP12

SEW12146 4FT L16W AN08 120-277V 4000K SMA PSE OAP6 MOD=FIXTURE HEAD TO BE LOCKED IN PLACE AIMING AWAY

PROJECT DETAILS

WALL MOUNTED 7 XX VWM-H-L17/840-TL-DBZ-CGL-DIM-UNV (BRONZE COLOR 80CRI)

QTY LABEL DESCRIPTION

CANOPY

QTY LABEL DESCRIPTION

XR1 CP5-20L-50K9-DF-UL-DM-XX-Q9-HZ



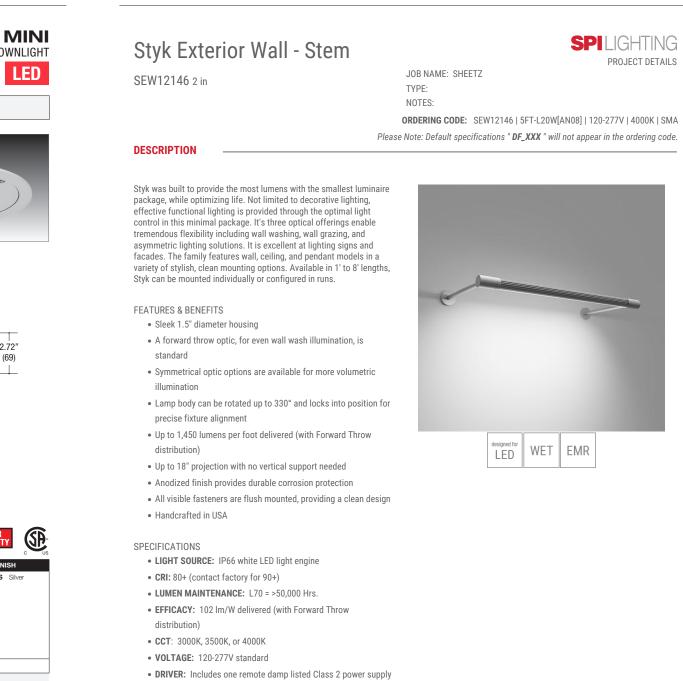
This warranty is void if any cuts are made in the field. Any cuts must be made by Principal LED to maintain warranty.

MODEL #: REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION

SDS PROJECT #: 0609.0 TYPE: XL1 Shimstone Design Studio LLC, 7400 1st Avenue, North Bergen, NJ 07047, Tel: 201.861.5390

SHEETZ 2.0





AWG = 75', #14 AWG = 100', For extended dis factory. • DIMMING: 0-10V controls standard to 1% • EMERGENCY: Emergency battery remote optional • INTEGRATED SURGE PROTECTION: LED components are protected against minor surge events • CONSTRUCTION: Extruded aluminum construction provides durable protection for internal components and is recyclable • FINISH: Housing available in anodized finishes only. End caps and mounting components painted to match. • MODIFICATIONS: Consult factory for all modification requests, including RGB and static LED colors • APPROVALS: ETL listed to UL standards (US and Canada) for

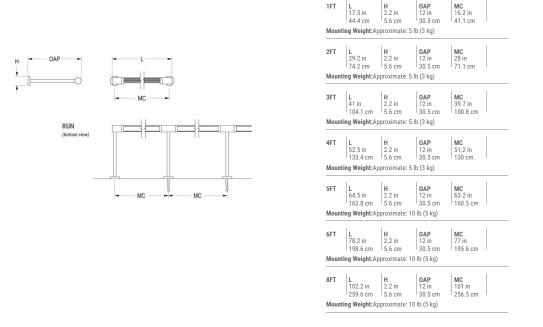
use in wet locations

DIMENSIONS ———

and wet location enclosure, except 8FT-L113W which has two.

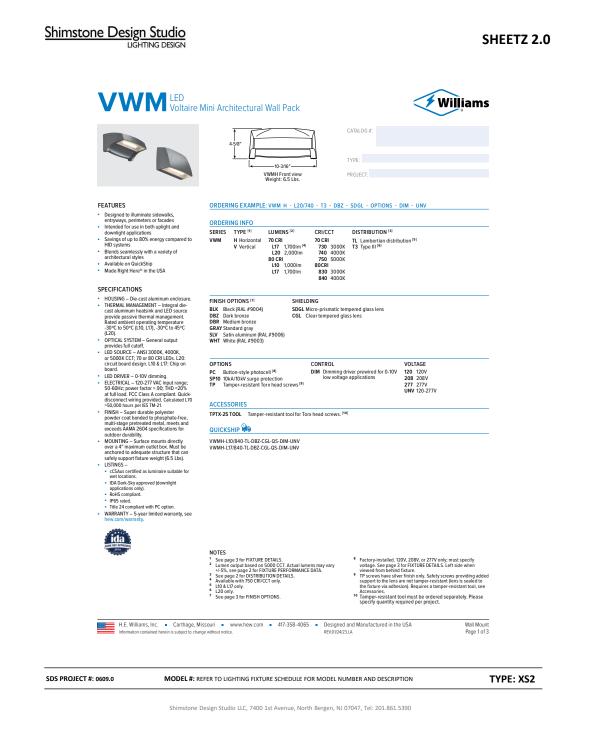
Black power cord standard unless otherwise specified. Max

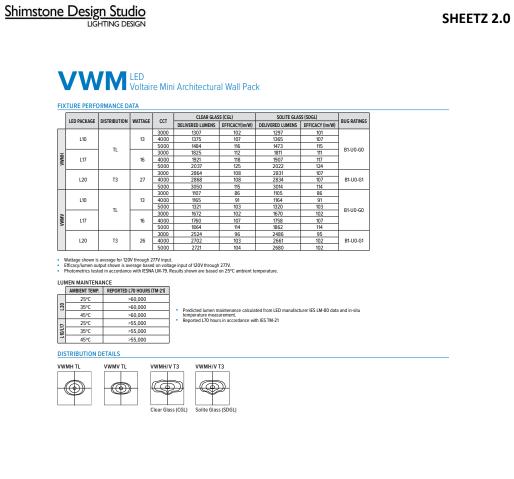
distance to the driver (including OAP) is: #18 AWG = 50', #16



SPILIGHTING P:262.242.1420 | SPIteam@spilighting.com | Last Revised: 6/1/2023 | Design Rights Reserved | SEW12146 | 1 of 6

SPILIGHTING P:262.242.1420 | SPIteam@spilighting.com | Last Revised: 6/1/2023 | Design Rights Reserved | SEW12146 | 2 of 6





MODEL #: REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION

Shimstone Design Studio LLC, 7400 1st Avenue, North Bergen, NJ 07047, Tel: 201.861.5390

TYPE: XS2

ADDITIONAL FIXTURE INFO

CPY500™ Series Rev. Date: V6 11/01/2022 **Product Description** The CPY500™ Series LED luminaire features a large 11" X 11" glass optic that delivers the best in visual comfort and performance. Diffused optics minimize glare and increase visual comfort while delivering top-of-category 175 LPW efficiency and high-performance light distribution. Its sleek and low-profile form blends into the canopy while still being easily serviceable from below. Above the canopy, its uniquely angled extruded aluminum driver housing allows the CPY500™ Series to easily install around existing structures, making it ideal for both retrofit or new construction applications. Optional bezels provide enhanced aesthetics and ontical control to minimize unlight yet attract the eye of drivers Applications: Petroleum canopies, CNG fueling stations Performance Summary Assembled in the USA by Cree Lighting from US and imported parts Initial Delivered Lumens: Up to 20,900 Efficacy: Up to 175 LPW CRI: Minimum 70 CRI (40K, 50K, 57K); 80 CRI (30K); 90 CRI (40K, 50K) CCT: 3000K, 4000K, 5000K, 5700K Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish/up to 5 years for Synapse® accessories/1 year on field-installed accessories IP65 overall, IP66 optics/IP66 driver housing Class I, Division 2 Hazardous Location for select models

* Must specify color: BK (Black), BZ (Bronze), SV (Silver) or WH (Whit

US: creelighting.com T (800) 236-6800 Canada: creelighting-canada.com T (800) 473-1234

CREE \$\(\dig\) LIGHTING

oduct Specifications						_
NSTRUCTION & MATERIALS		Electr	ical Data*			
Slim, low profile light engine that mounts to	bottom of canopy	Lumen		CCT/CRI	System	
light engine is constructed of rugged cast a specifically designed for LED	uminum with integral heat sink	Package	Options		Watts 120-277	v
arge uniform light panel features 0.157" m side sparkle	3	2L	All	30K8 40K7 50K7	13	
Optional bezel trim accessories provide opti- ight trespass		ZL	All	57K7 40K9 50K9	17	+
Optic	% Uplight	4L	All	All	25	1
Lambertian	1.3%	81	All except Z1	All	50	
Lambertian w/Sparkle Bezel	0.3%	0.	Z1	All	46	
		131	All except Z1	All	81	
Lambertian w/Cutoff Bezel	0.0%		Z1	All	78	
Diffuse Lambertian	1.8%	20L	All except Z1	All	127	
Diffuse Lambertian w/Sparkle Bezel	0.4%	* Electrical	Z1 I data at 25°C (7	All 7°Fl. Actua	127 I wattage	may
Diffuse Lambertian w/Cutoff Bezel	0.0%				_	Í

 All electronics are accessible from below canopy
 2' TC-ER rated 600V, 18/5 cable exits luminaire Includes Heyco M3231 fitting and locknut to connect to electrical supply Corrosion resistant and captive screws Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with
an ultra-durable powder topcoat, providing excellent resistance to corrosior
ultraviolet degradation and abrasion. Black, bronze, silver and white are

Input Voltage: 120-277V or 347-480V, 50/60Hz

 Power Factor: > 0.9 at full load Total Harmonic Distortion: < 20% at full load Integral 6kV/3kA surge suppression protection standard; 10kV/5kA optional When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current CONTROLS

10V Source Current: 2L-8L: 0.15mA; 13L: 1mA; 20L: 0.15mA REGULATORY & VOLUNTARY QUALIFICATIONS

Suitable for wet locations. Covered ceiling required only when not used with cULus Listed, wet location junction box or CP5-JBOX accessory Both driver compartment and light engine enclosures meet IP66 requirements per IEC 60529. The installed system meets IP65 requirements per IEC 60529 ANSI C136.2 6kV/3kA (standard) and 10kV/5kA (optional) surge protection, tested in accordance with IEEE/ANSI C62.41.2 Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated emissions

 Luminaire and finish endurance tested to withstand 5,000 hours of elevater ambient salt fog conditions as defined in ASTM Standard B 117 Assembled in the USA by Cree Lighting from US and imported parts Meets Buy American requirements within ARRA · RoHS compliant. Consult factory for additional details

Class I, Division 2 Hazardous Location rated when ordered with HZ option Rated for Groups A, B, C & D. Bears a T4A, (120°C) temperature classific within a 40°C ambient Dark Sky Friendly, IDA Approved when ordered with 30K8 CCT and cut-off bezel. Please refer to https://www.darksky.org/our-work/lighting/lighting-industry/fsa/fsa-products/ for most current information DLC Premium qualified when ordered with 8L, 13L and 20L with UL voltage.

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20L Plywood* aintenance values at 25°C [77°F] are calculated per IES TM-21 based on IES LM-80 report data for the L din-situ luminaire testing. Luminaire ambient temperature factors [LATF] have been applied to all time or factors. Please refer to the <u>Temperature Zone Reference Document</u> for outdoor average night time or the properation of the pro with IES TM-21, Reported values represent interpolated values based on time durations that are up to tion in the IES LM-80 report for the LED. Operating Temperature Range

CREE
LIGHTING

REDLEONARD ASSOCIATES 1340 Kemper Meadow Dr, Forest Park, OH 45240 513-574-9500 | redleonard.com

Shimstone Design Studio

INSTALLATION ACCESSORIES Type Description

Transparent PC clips

Type Product Ordering Part Number

3 Silicone Glue A-SWFX-SA

A-SXHW-ECSI 2a Silicone Insert Single Color X-C-SX-SI1C .544"

MODEL #: REFER TO LIGHTING FIXTURE SCHEDULE FOR MODEL NUMBER AND DESCRIPTION

Shimstone Design Studio LLC, 7400 1st Avenue, North Bergen, NJ 07047, Tel: 201.861.5390

Silicone End Cap

End cap quantities are available upon request.

2 3.28 ft. and 8 ft. aluminum mill finish extrusions for outdoor application A-SXMH-TRAL

Aluminum mill finish clips for outdoor applications - 1.9685"/pcs A-SXMH-CLAL

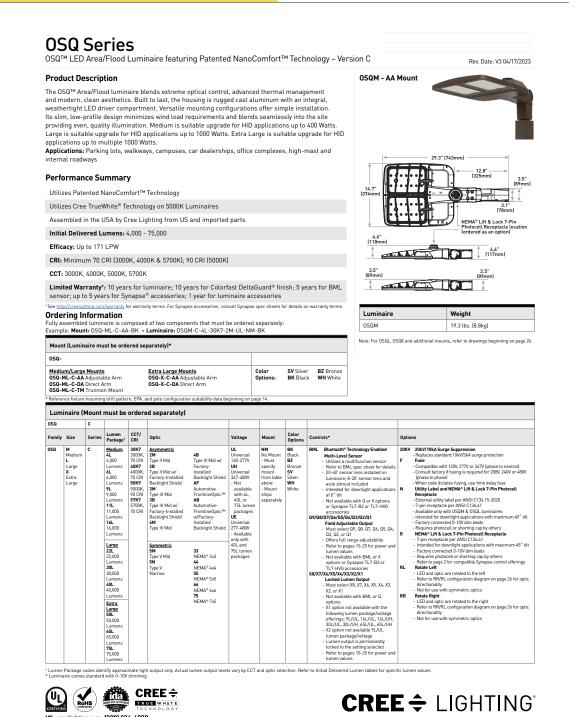
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PROJECT NAME: SHEETZ (CONCEPT) GAHANNA, OH DRAWING NUMBER: RL-9461-S1-R2





ADDITIONAL FIXTURE INFO



OSQ™ LED Area/Flood Luminaire featuring Patented NanoComfort™ Technology - Version C

CREE TRUEWHITE® TECHNOLOGY
A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 99 · CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy a true no compromise solution.

CONSTRUCTION & MATERIALS• Slim, low profile design minimizes wind load requirements

Sum, tow profile design minimizes wind toad requirements
Luminarie housing is rugged die cast aluminum with an integral,
weathertight LED driver compartment and high-performance heat sink
Acrytic optic wickear tempered glass lens
Convenient interlocking mounting method on direct arm. Mounting adaptor is rugged die
cast aluminum and mounts to 3" Tômmi or larger square or round pole, secured by two
5/16-18 UNC botts spaced on 2" [51mm] centers. Refer to page 14 for fixture mounting
drill pattern.

Adjustable arm mount adapters are rugged die cast aluminum Adjustable arm mount adapters are rugged die cast aluminium
 OSG-ML-C-Am ounts to a horizontal or vertical 2" [51mm] IP. 2.375" [60mm] 0.D. tenon and can be adjusted 180" in 2.5" increments
 OSG-X-C-Am ounts to a horizontal or vertical 2" [51mm] IP. 2.375-2.50" [60-64mm] 0.D. steel tenon and can be adjusted 180" in 5.0" increments. NOTE: Tenon length must be a minimum of 3.75" [95mm], and tenon must be steel
 Trunnion mount is constructed of A500 and A1011 steel and is adjustable from 0-180" in 15" degree increments. Trunnion mount secures to surface with I1 3/4" bott or [2] 1/2" or 3/8" botts.

es include 15" (381mm) 18/5 cord exiting the luminaire Designed for uplight and downlight applications. Uplight orientation not suitable for use with N or R options

 Weight
 Housing Size
 Large
 Extra Large

 Direct Arm
 19.7 lbs. [8.9kg]
 28.8 lbs. [13.1kg]
 45.8 lbs. [20.8kg]

 Adjustable Arm
 19.3 lbs. [8.8kg]
 28.4 lbs. [12.7kg]
 48.6 lbs. [22.0kg]

 Trunnion
 23.2 lbs. [10.5kg]
 32.3 lbs. [14.7kg]
 N/A

ELECTRICAL SYSTEM
 Input Voltage: 120-277V, 277-480V or 347-480V, 50/60Hz, Class 1 drivers
 Power Factor: > 0.9 at full load
 Total Harmonic Distortion: < 20% at full load
 Integral 10kV/SkA surge suppression protection standard; 20kV/10kA surge sprotection optional

 When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current Designed with 0-10V dimming capabilities. Controls by others
Refer to Dimming spec sheet for details
Maximum 10V Source Current: 1.8mA
Operating Temperature Range: -40°C -+40°C [-40°F -+104°F]

REGULATORY & VOLUNTARY QUALIFICATIONS

• cULus Listed (UL1598)

 ANSI C136.2 10kV/5kA (standard) and 20kV/10kA (optional) surge suppression protection tested in accordance with IEEE/ANSI C62.41.2 . Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated

 Luminaire and finish endurance tested to withstand 5,000 hours of el fog conditions as defined in ASTM Standard B 117 Lens meets IK07 requirements per IEC 60068-2
 Assembled in the USA by Cree Lighting from US and imported parts
 Meets Buy American requirements within ARRA · RoHS compliant. Consult factory for additional details

 Dark Sky Friendly, IDA Approved when ordered with 30K CCT and direct arm mount only. Please refer to https://www.darksky.org/out-work/klighting/lighting-for-industry/fsa/fsa-products/ for most current information (Pending) CA RESIDENTS WARNING: Cancer and Reproductive Harm – www.p65warnings.ca.qov

SYNAPSE® SIMPLYSNAP INTELLIGENT CONTROL

eme energy productivity, code compliance and a be	ost of series to a new performance plateau, providing
erne energy productivity, code compliance and a be	rter tight experience.
napse Wireless Control Accessories	
ist-Lock Lighting Controller 7-B2	Synapse Wireless Sensor WSN-DPM
uitable for 120-277V (UL) voltage only	- Motion and light sensor
equires NEMA/ANSI C136.41 7-Pin	- Control multiple zones
imming Receptacle	 Refer to WSN-DPM spec sheet for details
ot for use with BML or Q options	SimplySNAP On-Site Controller
rovides On/Off switching, dimming, power	SS450-002
netering, digital sensor input, and status	- Verizon® LTE-enabled
nonitoring of luminaire	 Designed for indoor applications
efer to TL7-B2 spec sheet for details	 Refer to <u>SS450-002</u> spec sheet for details
ist-Lock Lighting Controller	Building Management System (BMS) Gateway
7-HVG	BMS-GW-002
uitable for 120-480V (UL, UE and UH) voltages	 Required for BACnet integration
equires NEMA/ANSI C136.41 7-Pin Dimming	 Refer to <u>BMS-GW-002</u> spec sheet for details
eceptacle	Outdoor Antennas
ot for use with BML or Q options rovides On/Off switching, dimming, power	(Optional, for increased range, 8dB gain) KIT-ANT420SM
etering, digital sensor input, and status	 Kit includes antenna, 20' cable and bracket
onitoring of luminaire	KIT-ANT360
efer to TL7-HVG spec sheet for details	 Kit includes antenna, 30' cable and bracket
nplySNAP Central Base Station	KIT-ANT600
SSW-450-002	 Kit includes antenna, 50' cable and bracket
cludes On-Site Controller (SS450-002) and	- Refer to Outdoor antenna spec sheet for
-button switch	details

unions.

accordance with IES TM-21, Reported values represent interpolated values based on time durations that are to 6x the tested duration in the IES LM-80 report for the LED.

Field-Installed

Backlight Shield

OS0-M-C-BLSF (Medium)

OS0-L-C-BLSF (Large)

OS0-X-C-BLSF (Extra Large)

- Not for use with rotated optics

Bird Spikes

OS0-M-C-BRDSPK

OS0-L-C-BRDSPK

OS0-L-C-BRDSPK

ADDITIONAL FIXTURE INFO



	AN-228-SL-RM-03-E	-UL-WH-525						
CAN-228				E				
Product	Optic	Mounting	LED Count (x10)	Series	Voltage	Color Options	Drive Current	Options
CAN-228	5M Type V Medium SL Sparkle Petroleum PS Petroleum Symmetric	RM Recessed	03 - Available with SL optic only 06 09	Е	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SY Silver WH White	350 350mA - Available with 90 LEDs only 525 525mA 700 700mA	DIM 0-10V Dimming - Control by others - Refer to <u>Dimming spec sheet</u> for details - Refer to <u>Dimming spec sheet</u> for details - Can ! excesspecified drive current - PML Programmable Multi-Level - Refer to <u>PML spec sheet</u> for details - Refer to <u>PML spec sheet</u> for details - Color temperature per luminaire - Minimum 70 CRI

c UL us OF US: creelighting.com (800) 236-6800 Canada: creelighting-canada.com (800) 473-1234

228 Series™ LED Recessed Canopy Luminaire

Product Specifications CONSTRUCTION & MATERIALS

Luminaire sides are rugged cast aluminum with high performance extruded aluminum heat sink specifically designed for LED

 Luminaire mounts directly to the canopy deck and is secured in place with compression molded trim frame Luminaire is provided with factory applied foam gasket and provides for a weathertight seal between luminaire housing and canopy deck Suitable for single or double skin canopies with 12" [305mm] or 16" [406mm] wide panels. Designed for canopies of 16-22 gauge [maximum 0.065" [1.65mm] thickness]
 Weathertight driver compartment is constructed of anodized extruded aluminum for exceptional corrosion resistance and thermal performance

 Integral weathertight junction box with 4.5" (114mm) IP threaded connection points. Rated for feed through 8 (4 in, 4 out) #12 AWG Below ceiling serviceable driver tray for ease of upgrade or replacement Field adjustable drive current. Can't exceed drive current specified in part number. Exception is 90 LEDs at 350mA which can be adjusted to 525mA Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer

with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Black, bronze, silver, • Weight: See Dimensions and Weight chart on page 1

ELECTRICAL SYSTEM
• Input Voltage: 120-277V or 347-480V, 50/60Hz, Class 1 drivers Power Factor: > 0.9 at full load

• Maximum 10V Source Current: 30-60 LED: 0.15mA; 90 LED: 0.30mA Integral 10kV surge suppression protection standard When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current

REGULATORY & VOLUNTARY QUALIFICATIONS cULus Listed
 Suitable for wet locations

 Meets FCC Part 15, Subpart B, Class A limits for conducted and radiated ANSI C136.2 10kV surge protection, tested in accordance with IEEE/ANSI C62.41.2 Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117 Meets Buy American requirements within ARRA

DLC qualified with select SKUs. Refer to https://www.designlights.org/search/ for most current information

		Total Current (A)						
LED Count (x10)	System Watts 120-480V	120V	208V	240V	277V	347V	480'	
350mA								
09	99	0.83	0.48	0.42	0.38	0.29	0.22	
525mA								
03	54	0.45	0.28	0.25	0.23	0.16	0.12	
06	99	0.83	0.48	0.42	0.38	0.29	0.22	
09	155	1.32	0.76	0.68	0.61	0.45	0.34	
700mA								
03	70	0.58	0.35	0.31	0.28	0.21	0.16	
06	132	1.11	0.66	0.57	0.50	0.39	0.28	
09	201	1.64	0.96	0.84	0.75	0.59	0.44	

Ambient	Initial LMF	25K hr Reported ² LMF	50K hr Reported ² LMF	75K hr Estimated ³ LMF	100K hr Estimated LMF
5°C (41°F)	1.04	1.01	0.99	0.98	0.96
10°C (50°F)	1.03	1.00	0.98	0.97	0.95
15°C (59°F)	1.02	0.99	0.97	0.96	0.94
20°C (68°F)	1.01	0.98	0.96	0.95	0.93
25°C (77°F)	1.00	0.97	0.95	0.94	0.92

onditions. In accordance with IES TM-21, Reported values represent in the tested duration in the IES LM-80 report for the LED.

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CREE \(\Dightarrow\) LIGHTING

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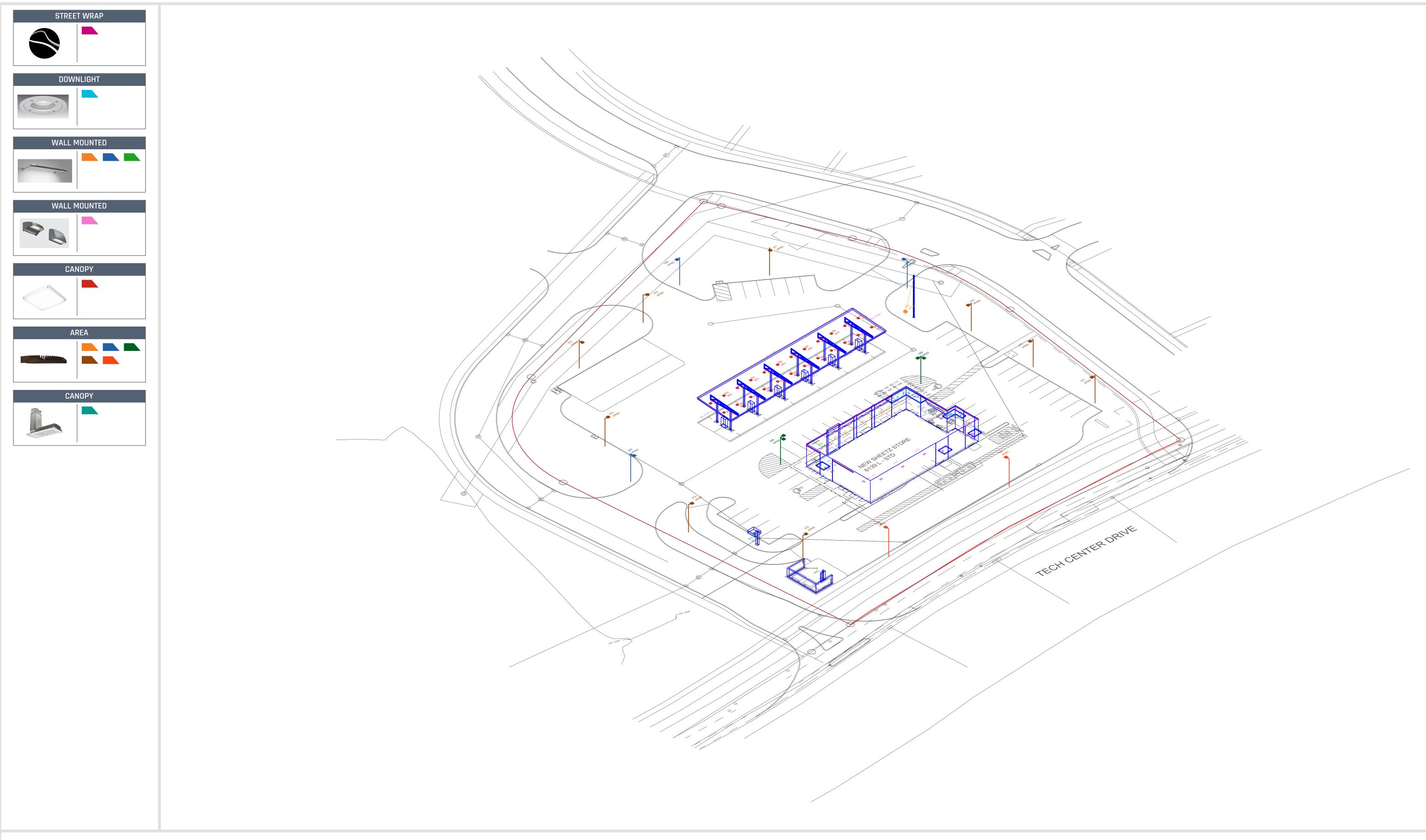
CREE \$\DECE\ LIGHTING



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PROJECT NAME: SHEETZ (CONCEPT) GAHANNA, OH DRAWING NUMBER: RL-9461-S1-R2



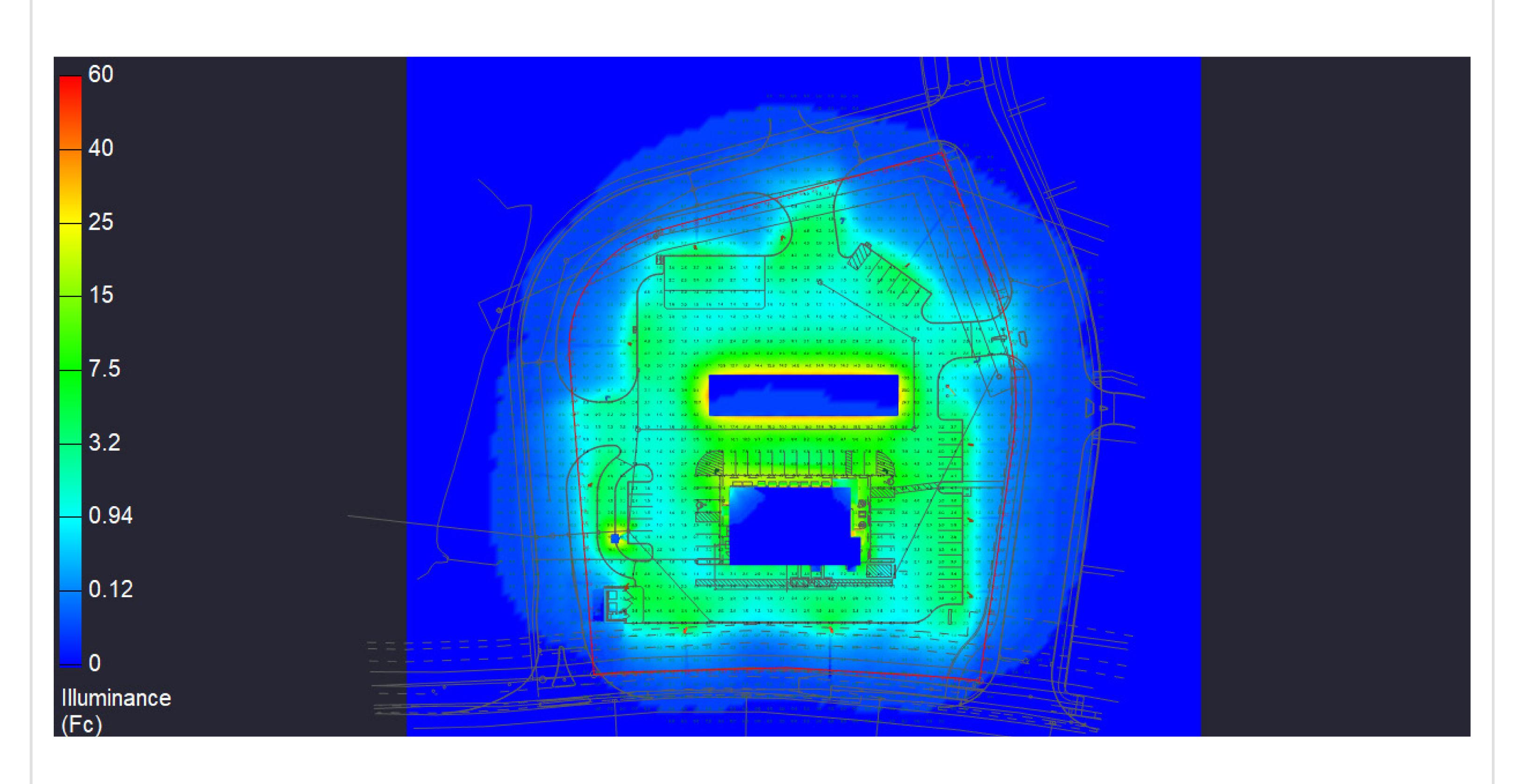




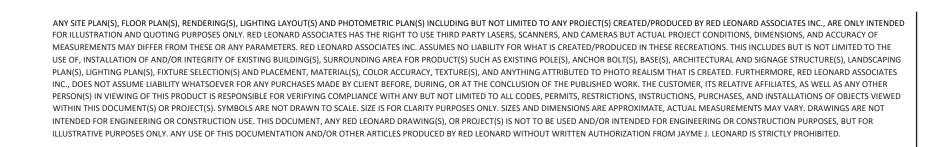
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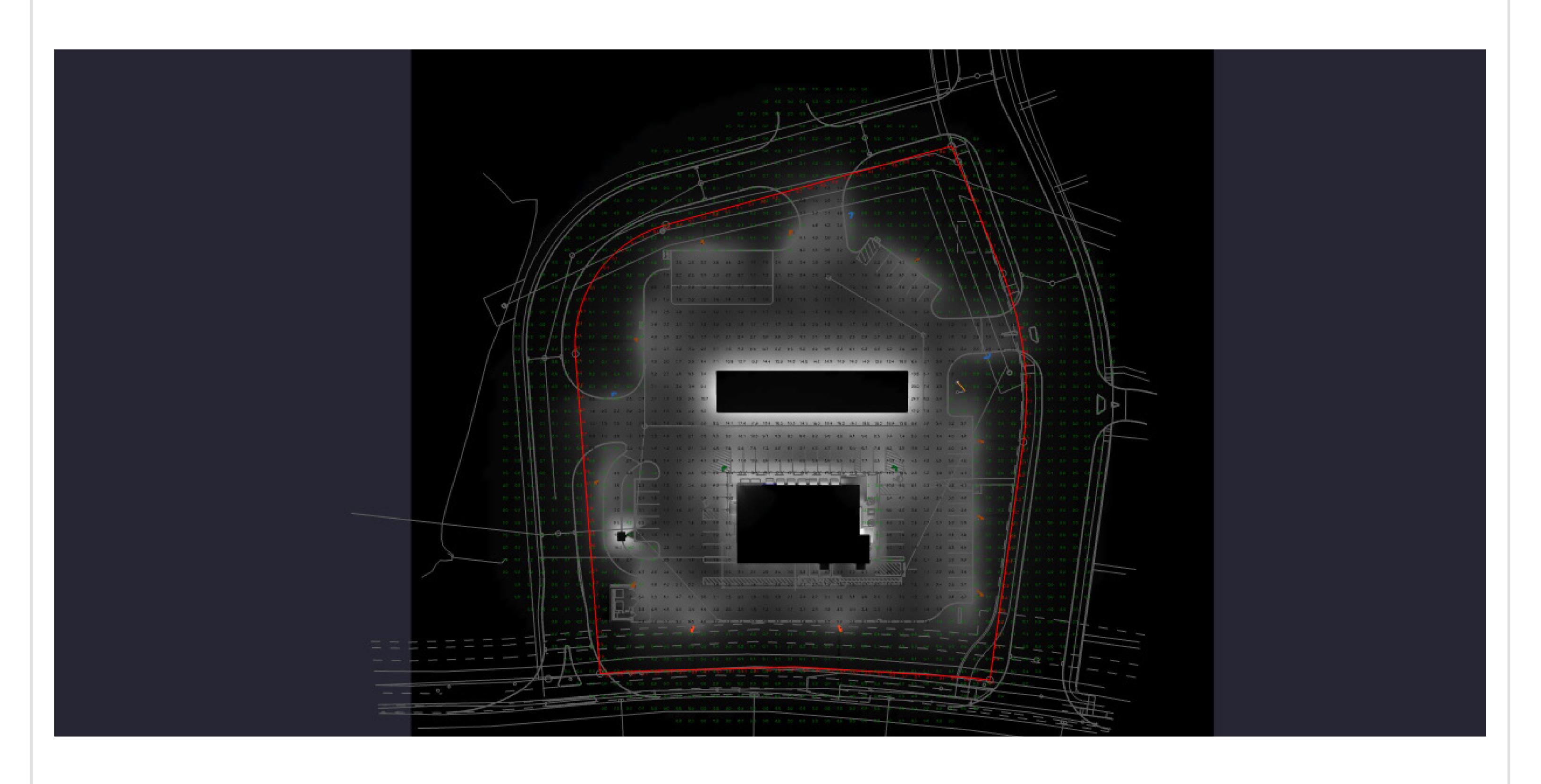




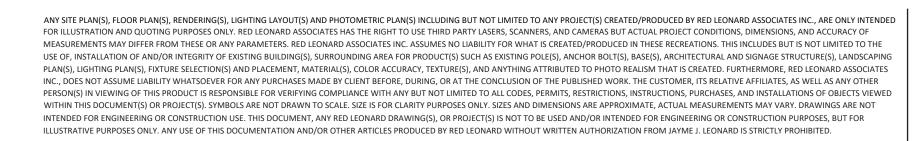
















Kelly Wicker 200 S. Hamilton Road Gahanna, OH 43230

RE: Project Tech Center Dr Sheetz Design Review/C of A

Please see below for responses to comments in red. Thank you,

Building (614) 342-4010

- 1. The project shall comply with the requirements of the Ohio Building Code and any plan approval and permits obtained.
 - -Understood and acknowledged.

Fire District (welshp@mifflin-oh.gov)

- 2. The fire division has no objections to the change of use, design review, and final development plan for the proposed Sheetz at Tech Center Drive. All underground permits will need to pulled with Mifflin Township Division of Fire.
 - -Understood and acknowledged.

Engineering Project Administrator (614) 342-4056

- 3. No comments. See FDP for comments.
 - acknowledged.

Transportation & Mobility Engineer (614) 342-4050

- 4. No comments. See FDP for comments.
 - acknowledged.

Parks (614) 342-4261

- 5. Landscape plan looks appropriate. I'd like to see planting details included.
 - Planting Details are now added to the plans.
- 6. On 4/16/24 I requested that planting details be added to plans. These details are still not included.
 - Planting Details are now added to the plans.
- 7. All street tree plans must be approved by Landscape Board. For a list of approved street trees, the applicant can reach out to me directly or the approved list is attached. Approved street tree species depend on tree lawn size. All street tree plans must meet Gahanna Codified Ordinance 913 tree spacing requirements found in section 10.
 - Planting Details are now added to the plans.

Planning (614) 342-4025

- 8. Informational Comment: All Planning comments on this application have been addressed. However, no applications for this project may proceed to Planning Commission until the proposed loop road is platted.
 - -Understood and acknowledged. Coordination with Casto is currently underway to resolve this.



PLANNING COMMISSION STAFF REPORT

Project Summary – Sheetz

Meeting Date: July 24, 2024

Location: 1070 Tech Center Drive

Zoning: Select Commercial Planned District (SCPD)

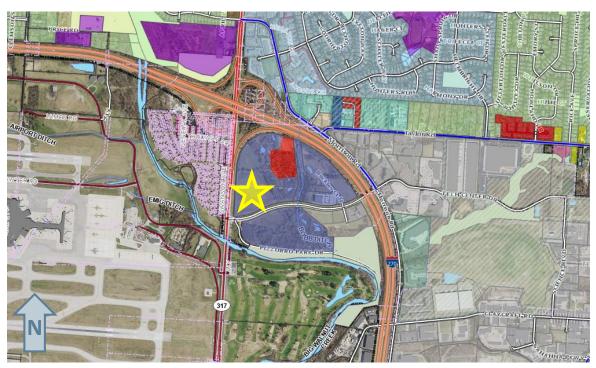
Application Type(s): Final Development Plan (FDP), Design Review (DR), Variance (V), and Conditional

Use (CU)

Staff Representative: Maddie Capka, Planner II

Recommendation: Staff recommends approval of all four applications as submitted.

Location Map:



Staff Review

Overview

The applicant is requesting approval of three applications for the construction of a Sheetz gas station and associated quick service restaurant at 1070 Tech Center Drive. The proposed site is 2.99 acres and is currently undeveloped. The site is part of the Crescent at Central Park development. Since the lot is surrounded by roads on all sides, each property line is considered the front, and so the setbacks are the same for each line. The lot and surrounding loop road will be created through a separate Final Plat application, which is currently under staff review.

The proposed restaurant/retail building is located on the southern portion of the lot along Tech Center Dr, and is 6,139 SF. There is also a drive thru proposed south of the main building. There are 6 fuel pumps to the north of the primary building, and they are covered by a canopy.

The main building façade will be constructed primarily of brick veneer with a stone base and a red standing seam metal roof. The building design and materials are consistent with the Sheetz brand and other locations in the area. The fuel pumps are located north of the building and will have a red canopy to match the roof of the primary building.

Parking and Landscaping

Code requires a minimum of 34 parking spaces for this project: 21 for the restaurant portion of the building and 13 for the retail portion. The applicant proposes 49 spaces, exceeding minimum requirements.

Along with parking space minimums, there are also interior landscaping requirements that must be met. Code requires ~3,600 SF of landscaping area for this project, and ~3,800 SF is provided. 37 trees are proposed to meet interior planting requirements. Chapter 914 contains additional tree planting requirements based on the area of new impervious surface. In this case, 84 caliper inches are required and 85 inches are provided. Since the site is surrounded by ROWs on all sides, 3 ft high shrubs are provided around the entire parking lot to meet screening requirements.

Review Criteria

Final Development Plan (FDP)

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

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

Design Review (DR)

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.

In addition to the general requirements, the site is subject to the standards of Design Review District 3 (DRD-3) since it is zoned commercial. The following design standards apply:

- Entrances and exits shall be well decorated and landscaped to minimize unsightly appearance.
- Landscape islands shall be in the center and perimeter of the parking areas.
- Earth mounding and trees should be considered to reduce neighborhood noise.
- Generous use of vegetation is encouraged.
- Preferred building materials include brick, stone, cement, decorative aluminum, and wood.

Variance (V)

The following variance has been requested:

- 1. 1167.18(c)(1) Screening Requirements
 - a. Code requires that all dumpsters are located to the rear of the main structure.
 - b. The lot is surrounded by roads on all sides, so every yard is considered the front and there is no rear yard to place the dumpster in.

Planning Commission shall not grant a variance unless it finds that all 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.

Conditional Use (CU)

Requests for a conditional use shall be approved if the following four conditions are met:

- 1. The proposed use is a conditional use of the zoning district and the applicable development standards established in this zoning ordinance are met.
- 2. The proposed development is in accord with the appropriate plans for the area.

- 3. The proposed development will not have undesirable effects on the surrounding area.
- 4. The proposed development will be in keeping with the existing land use character and physical development potential of the area.

Recommendation

Staff recommends approval of all four applications as submitted. Staff believes the FDP and DR criteria have been met and the proposed development matches the land use character of the area. The DRD-3 criteria have also been met since all landscaping requirements have been met or exceeded and there is screening around the entire exterior of the parking lot.

The requested variance would be necessary regardless of site layout, since there is no rear yard on the site that the dumpster could be placed in. This means that there are special circumstances applying to the land that justify approval of the variance request.

The proposed use, gasoline service station, is a conditional use in SCPD, and staff believes the Conditional Use criteria is met. The use is appropriate for the area due to its close proximity to both Hamilton Road and I-270. The area is also primarily commercial and medical with one multi-family site. The Land Use Plan designates this area as "mixed use", which recommends a complementary blend of uses including retail, office, and residential. There is a mix of uses in the area, both existing and under construction, and a gas station complements these uses more than it would single-family residential.