

Application for Certificate of Appropriateness for Design Review

City of Gahanna, Ohio ■ Planning Commission

200 S. Hamilton Road, Gahanna, OH 43230 ■ Phone: (614) 342-4025 ■ Fax: (614) 342-4125

***REQUIRED INFORMATION:** All correspondence will be addressed to the applicant, unless noted otherwise.


*Site Address Taylor Road *Parcel Id# 025-013633-00
*Project Name Bell Equipment *Zoning District L-M-1
*Design Review of: Site Plan ☒ Landscaping ☒ Building Design ☒ Signage ☒ Other _____
*Special Information Regarding the Property and its Proposed Use: new facility to house truck repair and sales as well as a small retail area
*Applicant Name Drew Gatliff (M+A Architects) *Email drewg@ma-architects.com
*Applicant Address 775 Yard Street, Suite 325 *City/State/Zip Columbus, Ohio 43212
*Applicant Relationship Architect *Phone# 614 764-0407
*Agent Name Drew Gatliff *Email drewg@ma-architects.com *Phone 614 764-0407

***ADDITIONAL REQUIRED CONTACT INFORMATION:** If different than applicant.

*Business Name Bell Equipment *Phone 614 655-0022
*Business Owner Address 850 Science Blvd *City/State/Zip Gahanna, Ohio 43230
*Contact Name Dave Johnson *Email djohnson@bellequip.com
*Designer/Architect/Engineer M+A Architects *Phone 614 764-0407
*Address 775 Yard Street, Suite 325 *City/State/Zip Columbus, Ohio 43212
*Contact Name Drew Gatliff *Email drewg@ma-architects.com

***SUBMISSION REQUIREMENTS:** Applications are not complete until all submission requirements are received and accepted by the Planning and Zoning Administrator. Incomplete applications will not be submitted for review. The Planning and Zoning Administrator may visit the site prior to the approval of the application.

1. Two (2) 11x17 copies of plans and associated documents.
2. One (1) copy of plans: 24x36 size (**folded** -not rolled - to 8 1/2 X 11 size prior to submission) IF necessary for legibility.
3. One (1) digital copy of ALL submitted documents. Plans to be in 11x17 format.
4. Applicant is required to complete the checklist on the following pages.
5. Submit one (1) color rendering of the project in plan/ perspective/ or elevation, mounted on 18 x 24 inch size foam core, gator board or other acceptable material.
6. Submit a detailed list of materials.
7. Provide a notarized Agreement to Construct as Approved. Free notary services are provided in our office.
8. Please refer to section 1197 of the City of Gahanna Code Ordinance (found at www.municode.com).
9. Fee: \$50.00 for review plus \$.01 per square foot.

*Applicant's Signature  *Date 7/15/16

For Internal Use:

APPROVAL

In accordance with Sections 1197.05 of the Codified Ordinances of Gahanna, this certifies that this project, as stated above, has been approved by the Gahanna Planning Commission on _____. The applicant shall comply with any conditions approved by the Commission, and shall comply with all building and zoning regulations now in force.

Conditions: _____

Planning & Zoning Administrator _____ Date _____

PC File No. DR-20-2016
Sungard No. 16080020
Reference File No. FDP-12-2016
Hearing Date: _____
Revised: June 2016

RECEIVED
JUL 15 2016
(Received) BY: SW
JUL 15 2016
(Received) BY: 37172

ACCEPTED
AUG 23 2016
By: 23rd SW
(Accepted by)

SUBMITTAL REQUIREMENTS

	Applicant Or Agent	Planning & Zoning Administrator
I. GENERAL REQUIREMENTS		
A. All exhibits required for the permanent file (noted in the following paragraphs) must be able to be reduced to 8 ½ x 11 by folding, photo reduction, etc. (ALL 24x36 PLANS ARE TO BE FOLDED BY APPLICANT PRIOR TO SUBMISSION.) While large mounting boards, material samples, or other exhibits not meeting this criteria maybe used for Planning Commission presentation.	A. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
B. Two 24x 36 and One 11x 17 black or blue-line prints of the plans including the items listed in section II below shall be submitted to the Planning & Zoning Administrator for presentation to the Planning Commission.	B. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
C. An adequate number of color photographs (Polaroid-type acceptable) are required to illustrate the site, including buildings and other existing features as well as adjacent properties. Photos may also be used to illustrate installations on other sites that are similar to the applicant's proposal.	C. <input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Materials List	D. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
II. BUILDING CONSTRUCTION, EXTERIOR REMODELING, AND ADDITIONS (INCLUDING PARKING LOTS AND LANDSCAPING)		
A. Site Plan. A site plan is required containing the following information:		
1. Scale and north arrow,	1. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2. Project name and site address;	2. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. All property and street pavement lines;	3. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4. Existing and proposed contours;	4. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5. Gross area of tract stated in square feet;	5. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6. Proposed ingress and egress to the site, including on site parking area(s), parking stalls and adjacent streets. Delineate traffic flow with directional arrows and indicate the location of direction signs or other motorist's aids (if any);	6. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7. The designation of required buffer screens (if any) between the parking area and adjacent property;	7. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8. Location of all isolated existing trees having a diameter of six (6) inches or more; (Tree masses may be shown with a diagrammatic outline and a written inventory of individual trees exceeding 6" in caliber);	8. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
9. Existing landscaping that will be retained and proposed landscaping shall be differentiated and shown on the plan. The type, size, number, and spacing of all plantings and other landscape features must be illustrated;	9. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
10. Identify photograph location;	10. <input checked="" type="checkbox"/>	<input type="checkbox"/>
11. Location of all existing and proposed building on the site	11. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
12. Location of all existing (to remain) and proposed lighting standards.	12. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
13. Provide breakdown of parking spaces required and spaces provided (see COG 1163);	13. <input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

14. Provide interior landscaping breakdown for paved surface (5% of paved surface required to be landscaped with one (1) tree per 100 square feet, see COG 1163)

14. ✓

✓

15. Provide lot coverage breakdown of building and paved surface areas.

15. ✓

✓

B. Elevations. Complete elevation from all sides of all proposed construction labeled North, South, East and West and related elevations of existing structures (if any) are required containing the following information:

1. Scale;
2. Changes in ground elevation;
3. All signs to be mounted on the elevations;
4. Designation of the kind, color, and texture of all primary materials to be used;
5. Fenestration, doorways, and all other projecting and receding elements of the building exterior.

1. ✓

✓

2. ✓

✓

3. ✓

✓

4. ✓

✓

5. ✓

✓

C. Optional requirements at discretion of Planning Commission.

1. Scale model.
2. Section Profiles.
3. Perspective drawing.

1. ✓

2. ✓

3. ✓

D. Material Samples. Material samples are required for all exterior materials. For presentation purposes, a narrative description is required for Planning Commission file.

D. ✓

at Mfg

E. Lighting Standard Drawing. A scaled drawing of the proposed lighting standard(s) is required and should contain the following information:

1. All size specifications;
2. Information on lighting intensity (number of watts, isofootcandle diagram, etc., at least 1/2 foot candles required);
3. Materials, colors, and manufacturer's cut sheet;
4. Ground or wall anchorage details.

1. ✓

✓

2. ✓

✓

3. ✓

✓

4. ✓

✓



CITY OF GAHANNA

Agreement to Construct as Approved

Your signature below affirms that, as the contractor/applicant DREW GATLIFF
(Please print - Contractor/Applicant Name)

_____ for, BELL EQUIPMENT
(Business Name and/or Address)

the above named project will be built as approved and specified by the City of Gahanna Planning & Zoning Administrator (or Designee). As the contractor or applicant, you also agree that any proposed change to the approved plans must be reported to the Planning and Zoning Administrator. Significant changes to the project, as determined by the Planning and Zoning Administrator, must be approved.

Contractor/Applicant

Signature _____

(Please sign in presence of Notary)

Date _____

July 15, 2016

Gina K. Sheppard

(Signature of Notary)

July 15, 2016

(Date)



Gina K. Sheppard
Notary Public, State of Ohio
My Commission Expires 07-08-2020

Stamp/Seal

MATERIAL LIST

Item	Manufacturer Name	Color Name	Color Number
Awnings		Charcoal Gray	
Brick	Oberfields	Charcoal	
Gutters and Downspouts	MBCI	Charcoal Gray	
Lighting			
Roofing	MBCI	Bone White	
Siding	MBCI - AVP Panel MBCI - 7.2 Panel	Bone White Charcoal Gray	
Signs			
Stucco			
Trim			
Windows	Tubelite	Clear Anodized	

AccuLite®

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

AREOS™ LED LOW PROFILE LED AREA LIGHT

22" AND 16"

Cat. No.: _____

PRODUCT DESCRIPTION

The Areos™ LED Area Light is a low profile luminaire for area lighting applications where energy efficiency, and low maintenance costs are required. An all LED light source delivers up to 36,000 lumens with only 295W total fixture input power. A full fixture IP65 rating protects the electronics and light engine from the weather.

PRODUCT SPECIFICATIONS

Optics Precision engineered TIR (Total Internal Reflection) optics are individually placed on each LED, to deliver consistent optical placement and performance • Types II, III, V and Forward Throw distributions are available • A glass lens keeps the optics clean and protected from UV exposure, preserving the performance of the fixture over long periods of time.

Field Rotatable LED Module The complete LED module can be easily and safely rotated in the field to aim the fixture in 90° increments • A simple system of 4 bolts lowers the square LED module so that it is free to rotate to the desired orientation • The module stays always securely attached to the fixture arm • The luminaires can also be ordered already rotated from the factory using options "RR" (rotated to the right) and "RL" (rotated to the left).

Backlight Control All asymmetrical distributions feature a hybrid reflector/TIR optic back light control system that minimizes spill light behind the pole • Ideal for installations that are sensitive to light trespass.

Dark Sky Compliant All of Areos LED optical distributions are compliant with Dark Sky ordinances.

Construction LED module and fixture housing are made of heavy wall die cast aluminum with a 5 stage powder coat finish • The driver compartment is separated from the LED heat source, extending the life of the electronic components • Molded gaskets seal the fixture and protect internal components from the environment • Tempered glass bottom lens with frame and gaskets • Stainless steel exposed hardware.

Thermal Management The luminaire has a computer engineered and optimized heat sink to ensure the best thermal management possible • The LED circuit boards are in direct contact with the finely machined surface for the best heat transfer • The drivers are located in a thermally independent compartment, separated from LED generated heat, to assure reliability and maximum system life.

Electrical The Luminaire is equipped with Class 1 drivers • Depending on the voltage required fixture will have a universal voltage input of 120-277VAC or 347-480VAC • Drivers have an internal surge protection of 2.5KV • Maximum THD 20% • Minimum power factor 0.90 • Fixture includes an additional surge protector that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines with a surge current rating of 10,000 amps.

Mounting Can be pole mounted directly to square poles Wall mounting accessory available • Round pole mounting accessory available • Post top or tenon mounting accessory available (see Accessories on page 2.)



16" luminaire



22" luminaire

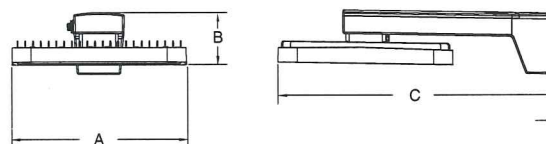
Dimming Fixtures can be ordered with an optional 0-10V dimming driver.

Finish All exposed surfaces are protected with a 5 stage powder coating • Standard color is bronze, other colors available.

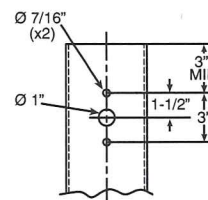
Certifications Meets UL1598/CSA C22.2 250 standards • Suitable for wet locations • IP65 rated • Union made • Meets "Buy American Act" and ARRA • 5 year limited warranty.

Specifications subject to change without notice.

DIMENSIONS



	A	B	C	Weight	EPA
16" fixture	16" sq.	4.75"	25.5"	28 lb.	0.78 ft ²
16" fixture w/D25 Engine	16" sq.	5.625"	28"	32 lb.	0.80 ft ²
22" fixture	22" sq.	5.625"	32"	46 lb.	0.82 ft ²



Pole Drill Pattern for Mounting

AccuLite®**AREOS™ LED****LOW PROFILE LED AREA LIGHT**

22" AND 16"

PRODUCT CODES

Series	Light Engine	CCT	Voltage	Distribution	Finish	Options
SS1	A06	6K	UN	2B	BZ	D
Premium Efficacy Fixtures						
SS1-	A06 67W	- 6K - 6500K 65 CRI	- UN - 120V-277V	- 2B IES Type II with back light control	- BL Black	- PC ² Photo control
16" fixture	A09 97W	- 4K - 4000K 80 CRI	- E12 120V	- 3B IES Type III with back light control	- SL Silver	- PCR ² Twist lock photo control receptacle (photo control supplied by user)
	A12 127W		- E20 208V	- FT Forward Throw with back light control	- WH White	- WR ² Wireless Control Receptacle per ANSI-C136-10-2010
LS1-	A18 194W		- E24 240V	- 5 Type V square	- BZ Bronze	- F1 ² Fuse single pole line to neutral
22" fixture	A24 254W		- E27 277V			- F2 ² Fuse two pole line to line
Standard Efficacy Fixtures						
SS2-	B08 107W		- UH 347-480V			- D 0-10V dimming driver
16" fixture	B12 153W		- E34 347V			- NL No glass lens (wet location listed only)
	B16 200W		- E48 480V			- HT High transmission lens
	D25 277W					- FG Frosted glass lens
LS2-	B24 295W					- RR Optics Rotated Right (when facing pole)
22" fixture						- RL Optics Rotated Left (when facing pole)





¹ Note: Fixtures in 480V or 347V (suffixes "UH", "E48", or "E34") are supplied with a larger driver housing.

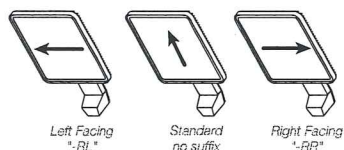
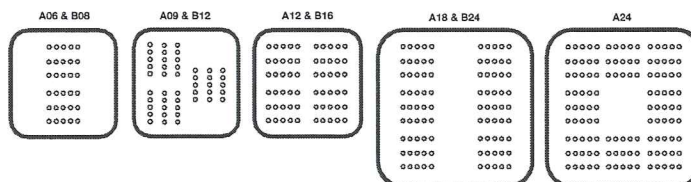
² Specify Voltage

³ Fixtures with "D25" light engine include a larger driver compartment

ACCESSORIES

(Order separately)

Description	Catalog #	Description	Catalog #
 Wall Mount Bracket	Bronze Black White A-WMB-BZ A-WMB-BL A-WMB-WH	 Post Top Adapter	Bronze Black White A-PTF-BZ A-PTF-BL A-PTF-WH
 Round Pole Adapter		**Motion Sensor, Pole Mounted	
Fits 3" to 4" pole	Bronze Black White A-RPA34-BZ A-RPA34-BL A-RPA34-WH	ON/OFF Motion Sensor 120V	MSONOFF120
Fits 5" to 6" pole	Bronze Black White A-RPA56-BZ A-RPA56-BL A-RPA56-WH	ON/OFF Motion Sensor 277V	MSONOFF277
 Mast Arm Adapter		ON/OFF Motion Sensor 347V	MSONOFF347
Fits 2" mast arm	A-MAA-color	ON/OFF Motion Sensor 480V	MSONOFF480
		HI/LO Motion Sensor 120V	MSHILO120 ^④
		HI/LO Motion Sensor 277V	MSHILO277 ^④
		HI/LO Motion Sensor 347V	MSHILO347 ^④
		HI/LO Motion Sensor 480V	MSHILO480 ^④
		^④ Requires fixture with "D" option (dimming driver)	
		**Sensor to be mounted on pole by installer	

ROTATED OPTICS**LIGHT ENGINE CONFIGURATIONS**

1300 S. Wolf Road • Des Plaines, IL 60018 • Phone (847) 827-9880 • Fax (847) 827-2925
 220 Chrysler Drive • Brampton, Ontario • Canada L6S 6B6 • Phone (905) 792-7335 • Fax (905) 792-0064
 Visit us at www.junolightinggroup.com

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AREOS™ LED

LOW PROFILE LED

AREA LIGHT

22" AND 16"

OPTIONS AND ACCESSORIES

Photo Controls Two photo control options are available:

- Option PC is a factory installed button style, photo control mounted on the side of the driver housing
- Option PCR is a receptacle that is factory installed to the top of the driver housing to accept industry standard twist lock sensors. Twist lock sensors are user supplied and not available through the factory.

Motion Sensors Two motion sensor accessories deliver additional energy savings and longer fixture life:

- Option MSONOFF is an ON/OFF motion sensor that will turn the fixture ON only when it senses a passing pedestrian or vehicle. The infrared motion sensor is intended to be mounted on the pole by the installer - approximately 15 feet from the ground for optimal performance. Must specify voltage.
- Option MSHILO uses motion sensor with the ability to switch the fixture from high-to-low light levels. Normal operation is in the "low" mode. When the sensor detects movement, the fixture switches to "high". The sensor is mounted on the pole by the installer. Must specify voltage. Requires fixture with dimmer driver

Glass Lenses The standard luminaire comes with a tempered glass lens with 90% light transmission. As an alternative to the standard glass lens, the following options are available:

- Option HT, a high transmission lens, delivers an additional 5% light transmission improving the fixture efficacy.
- Option FG is a chemically frosted glass lens that softens the light and reduces glare.
- Option NL, with no glass lens, offers maximum efficacy and performance. Without a glass lens, Areos LED Area Lights have a wet location listing only.

Rotated Optics The Areos LED can be ordered with factory rotated optics. To request factory rotated optics to the right or left (when facing the pole), specify options RR or RL respectively. Additionally, the entire LED housing can be field rotated by the user or installer.

Wireless Control Receptacle Areos fixtures can be supplied with a receptacle for wireless controls adapters per ANSI-C136-10-2110.

Premium Efficacy Fixtures

Zone	SS1-A12-4K-UN-2B		SS1-A12-4K-UN-3B		SS1-A12-4K-UN-FT		SS1-A12-4K-UN-5	
	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens
Forward Light	10,134	78.3%	10,663	80.2%	10,010	80.5%	6,271	50.0%
FL (0°-30°)	1,113	8.6%	944	7.1%	890	7.2%	646	5.1%
FM (30°-60°)	5,941	45.9%	5,812	43.7%	6,023	48.5%	2,721	21.7%
FH (60°-80°)	3,066	23.7%	3,893	29.3%	3,079	24.8%	2,887	23.0%
FVH (80°-90°)	14	0.1%	14	0.1%	20	0.2%	18	0.1%
Back Light	2,807	21.7%	2,625	19.8%	2,419	19.5%	6,271	50.0%
BL (0°-30°)	822	6.4%	780	5.9%	710	5.7%	646	5.1%
BM (30°-60°)	1,291	10.0%	1,230	9.3%	1,347	10.8%	2,721	21.7%
BH (60°-80°)	689	5.3%	610	4.6%	338	2.7%	2,887	23.0%
BVH (80°-90°)	5	0.0%	5	0.0%	24	0.2%	18	0.1%
Up Light	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UL (90°-100°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UH (100°-180°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B2 - U1 - G2		B2 - U1 - G2		B2 - U1 - G2		B4 - U1 - G2	

All tests were performed according to IES LM-79-08

Standard Efficacy Fixtures

Zone	SS2-B16-4K-UN-2B		SS2-B16-4K-UN-3B		SS2-B16-4K-UN-FT		SS1-A12-4K-UN-5	
	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens	Luminaire Lumens	% of Luminaire Lumens
Forward Light	14,309	78.3%	15,506	80.2%	14,135	80.5%	8,854	50.0%
FL (0°-30°)	1,571	8.6%	1,333	7.1%	1,256	7.2%	912	5.1%
FM (30°-60°)	8,388	45.9%	8,206	43.7%	8,504	48.5%	3,841	21.7%
FH (60°-80°)	4,330	23.7%	5,497	29.3%	4,347	24.8%	4,076	23.0%
FVH (80°-90°)	19	0.1%	19	0.1%	28	0.2%	25	0.1%
Back Light	3,964	21.7%	3,707	19.8%	3,415	19.5%	8,854	50.0%
BL (0°-30°)	1,160	6.4%	1,102	5.9%	1,003	5.7%	912	5.1%
BM (30°-60°)	1,823	10.0%	1,737	9.3%	1,902	10.8%	3,841	21.7%
BH (60°-80°)	973	5.3%	861	4.6%	477	2.7%	4,076	23.0%
BVH (80°-90°)	8	0.0%	8	0.0%	33	0.2%	25	0.1%
Up Light	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UL (90°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UH (100°-180°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B3 - U1 - G2		B2 - U1 - G2		B3 - U1 - G2		B4 - U1 - G2	

All tests were performed according to IES LM-79-08


LED PERFORMANCE - PREMIUM EFFICACY FIXTURES @ 6500K CCT

	Distribution	FIXTURE SIZE	Delivered Lumens Std Fixture	Delivered Lumens with no lens (Option NL)	System Watts	Efficacy (WITH Lens)	Efficacy (NL Option)
SS1-A06-6K-UN-2B	Type II	16"	7,118	8,039	67	106	120
SS1-A06-6K-UN-3B	Type III	16"	7,309	8,311	67	109	124
SS1-A06-6K-UN-FT	FT	16"	6,836	7,327	67	102	109
SS1-A06-6K-UN-5	Type V	16"	6,898	8,092	67	103	121
SS1-A09-6K-UN-2B	Type II	16"	10,676	12,059	97	110	124
SS1-A09-6K-UN-3B	Type III	16"	10,962	12,466	97	113	129
SS1-A09-6K-UN-FT	FT	16"	10,254	10,991	97	106	113
SS1-A09-6K-UN-5	Type V	16"	10,347	12,138	97	107	125
SS1-A12-6K-UN-2B	Type II	16"	14,235	16,078	128	111	125
SS1-A12-6K-UN-3B	Type III	16"	14,617	16,621	129	114	129
SS1-A12-6K-UN-FT	FT	16"	13,672	14,655	129	106	114
SS1-A12-6K-UN-5	Type V	16"	13,797	16,184	128	107	126
LS1-A18-6K-UN-2B	Type II	22"	22,969	25,942	194	118	134
LS1-A18-6K-UN-3B	Type III	22"	23,585	26,818	194	122	138
LS1-A18-6K-UN-FT	FT	22"	22,060	23,645	194	114	122
LS1-A18-6K-UN-5	Type V	22"	22,261	26,113	194	115	135
LS1-A24-6K-UN-2B	Type II	22"	30,625	34,590	254	121	136
LS1-A24-6K-UN-3B	Type III	22"	31,447	35,758	254	124	141
LS1-A24-6K-UN-FT	FT	22"	29,413	31,527	254	116	124
LS1-A24-6K-UN-5	Type V	22"	29,681	34,817	254	117	137

For 4500K CCT apply a 0.9 multiplier to above values
All tests were performed according to IES LM-79-08

LED PERFORMANCE - STANDARD EFFICACY FIXTURES @ 6500K CCT

	Distribution	FIXTURE SIZE	Delivered Lumens Std Fixture	Delivered Lumens with no lens (Option NL)	System Watts	Efficacy (WITH Lens)	Efficacy (NL Option)
SS2-B08-6K-UN-2B	Type II	16"	10,050	11,351	107	94	106
SS2-B08-6K-UN-3B	Type III	16"	10,320	11,735	107	96	110
SS2-B08-6K-UN-FT	FT	16"	9,653	10,346	107	90	97
SS2-B08-6K-UN-5	Type V	16"	9,741	11,426	107	91	107
SS2-B12-6K-UN-2B	Type II	16"	15,075	17,027	153	99	111
SS2-B12-6K-UN-3B	Type III	16"	15,480	17,602	153	101	115
SS2-B12-6K-UN-FT	FT	16"	14,479	15,519	153	95	101
SS2-B12-6K-UN-5	Type V	16"	14,611	17,139	153	95	112
SS2-B16-6K-UN-2B	Type II	16"	20,100	22,703	200	101	114
SS2-B16-6K-UN-3B	Type III	16"	20,640	23,469	200	103	117
SS2-B16-6K-UN-FT	FT	16"	19,305	20,692	200	97	103
SS2-B16-6K-UN-5	Type V	16"	19,481	22,852	200	97	114
LS2-B24-6K-UN-2B	Type II	22"	32,478	36,682	295	110	124
LS2-B24-6K-UN-3B	Type III	22"	33,349	37,921	295	113	129
LS2-B24-6K-UN-FT	FT	22"	31,193	33,434	295	106	113
LS2-B24-6K-UN-5	Type V	22"	31,477	36,924	295	107	125
SS2-D25-6K-UN-2B	Type II	16"	24,845	28,062	277	90	101
SS2-D25-6K-UN-3B	Type III	16"	25,512	29,009	277	92	105
SS2-D25-6K-UN-FT	FT	16"	23,862	25,577	277	86	92
SS2-D25-6K-UN-5	Type V	16"	24,080	28,247	277	87	102

For 4500K CCT apply a 0.9 multiplier to above values
All tests were performed according to IES LM-79-08



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LED PERFORMANCE - PREMIUM EFFICACY FIXTURES @ 4500K CCT

	Distribution	FIXTURE SIZE	Delivered Lumens Std Fixture	Delivered Lumens with no lens (Option NL)	System Watts	Efficacy (WITH Lens)	Efficacy (NL Option)
SS1-A06-4K-UN-2B	Type II	16"	6,471	7,308	67	97	109
SS1-A06-4K-UN-3B	Type III	16"	6,644	7,555	67	99	113
SS1-A06-4K-UN-FT	FT	16"	6,215	6,661	67	93	99
SS1-A06-4K-UN-5	Type V	16"	6,271	7,356	67	94	110
SS1-A09-4K-UN-2B	Type II	16"	9,706	10,962	97	100	113
SS1-A09-4K-UN-3B	Type III	16"	9,966	11,333	97	103	117
SS1-A09-4K-UN-FT	FT	16"	9,322	9,992	97	96	103
SS1-A09-4K-UN-5	Type V	16"	9,407	11,035	97	97	114
SS1-A12-4K-UN-2B	Type II	16"	12,941	14,617	128	101	114
SS1-A12-4K-UN-3B	Type III	16"	13,288	15,110	129	103	118
SS1-A12-4K-UN-FT	FT	16"	12,429	13,322	129	97	104
SS1-A12-4K-UN-5	Type V	16"	12,542	14,713	128	98	115
LS1-A18-4K-UN-2B	Type II	22"	20,881	23,584	194	108	122
LS1-A18-4K-UN-3B	Type III	22"	21,441	24,380	194	111	126
LS1-A18-4K-UN-FT	FT	22"	20,054	21,496	194	103	111
LS1-A18-4K-UN-5	Type V	22"	20,237	23,739	194	104	122
LS1-A24-4K-UN-2B	Type II	22"	27,841	31,445	254	110	124
LS1-A24-4K-UN-3B	Type III	22"	28,588	32,507	254	113	128
LS1-A24-4K-UN-FT	FT	22"	26,739	28,661	254	105	113
LS1-A24-4K-UN-5	Type V	22"	26,983	31,652	254	106	125

For 6500K CCT apply a 1.1 multiplier to above values
All tests were performed according to IES LM-79-08

LED PERFORMANCE - STANDARD EFFICACY FIXTURES @ 4500K CCT

	Distribution	FIXTURE SIZE	Delivered Lumens Std Fixture	Delivered Lumens with no lens (Option NL)	System Watts	Efficacy (WITH Lens)	Efficacy (NL Option)
SS2-B08-4K-UN-2B	Type II	16"	9,137	10,319	107	85	96
SS2-B08-4K-UN-3B	Type III	16"	9,382	10,668	107	88	100
SS2-B08-4K-UN-FT	FT	16"	8,775	9,406	107	82	88
SS2-B08-4K-UN-5	Type V	16"	8,855	10,387	107	83	97
SS2-B12-4K-UN-2B	Type II	16"	13,705	15,479	153	90	101
SS2-B12-4K-UN-3B	Type III	16"	14,073	16,002	153	92	105
SS2-B12-4K-UN-FT	FT	16"	13,163	14,108	153	86	92
SS2-B12-4K-UN-5	Type V	16"	13,283	15,581	153	87	102
SS2-B16-4K-UN-2B	Type II	16"	18,273	20,639	200	91	103
SS2-B16-4K-UN-3B	Type III	16"	18,763	21,335	200	94	107
SS2-B16-4K-UN-FT	FT	16"	17,550	18,811	200	88	94
SS2-B16-4K-UN-5	Type V	16"	17,710	20,775	200	89	104
LS2-B24-4K-UN-2B	Type II	22"	29,525	33,348	295	100	113
LS2-B24-4K-UN-3B	Type III	22"	30,317	34,473	295	103	117
LS2-B24-4K-UN-FT	FT	22"	28,357	30,395	295	96	103
LS2-B24-4K-UN-5	Type V	22"	28,615	33,567	295	97	114
SS2-D25-4K-UN-2B	Type II	16"	22,587	25,511	277	82	92
SS2-D25-4K-UN-3B	Type III	16"	23,193	26,372	277	84	95
SS2-D25-4K-UN-FT	FT	16"	21,693	23,252	277	78	84
SS2-D25-4K-UN-5	Type V	16"	21,891	25,679	277	79	93

For 6500K CCT apply a 1.1 multiplier to above values
All tests were performed according to IES LM-79-08

AccuLite®

Project: _____

Fixture Type: _____

Location: _____

Contact/Phone: _____

ALARI™ LED Wall Sconce

LED, 35W, 70W OR 105W - UP TO 9,000 LUMENS

Cat. No.: _____

PRODUCT DESCRIPTION

The Alari LED Wall Sconce is a wall mounted performance luminaire that provides a graceful transition from the parking lot to the building. The sweeping curves and elegant lines create a daytime appeal not normally found in a luminaire of this type. The high performance optics complete the Alari package, providing even illumination and exceptional fixture spacing. The Alari LED Wall Sconce is available with a robust LED engine that delivers up to 9,000 lumens and it can be ordered with an optional integral emergency battery system.

PRODUCT SPECIFICATIONS

Optics High performance molded TIR (Total Internal Reflection) optics shape the LED light with a wide throw, forward throw or wall wash distribution • The wide and forward throw distributions are performance oriented to extract the maximum light out of the LEDs and deliver it exactly where needed • A tempered glass lens completely seals the optical system.

"Dark Sky" Friendly Meets Dark Sky ordinance requirements.

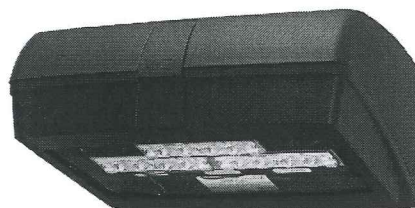
Tool-Less Access Snap action door latch reduces installation time. No tools are required for access to the driver or wiring compartment.

Construction Die cast aluminum housing • Stainless steel external hardware • Hinged door • Tempered glass lens mechanically attached with lens clips to facilitate lens replacement • Silicone rubber gaskets completely seal the unit • Rubber grommet for wiring entry keeps insects and dust out of the fixture • J-Box mounting bracket includes level for a straight fixture installation.

Thermal Management LED boards are mounted to an aluminum heat sink that is directly attached to the external housing, transferring the LED heat to the outside of the fixture through the housing surface.

"Easy-Install" Mounting Mounts to a standard 3 1/2" or 4" junction box • Using the built-in level, align the bracket and secure it • Hang the luminaire and secure with heavy duty set screws

Finish Polyester powder coat finish with a six stage application process • Bronze, black, white or silver are standard • Designer finishes available upon request (provide RAL number).



Electrical The luminaire is equipped with one, two, or three LED modules depending on the light output/wattage selection • All versions are available for 120-277VAC, or 347VAC, or 480VAC • Total Harmonic Distortion (THD) is less than 20% • Power factor > 90% at full load • The fixture includes an independent surge suppressor that protects Line-Ground, Line-Neutral, and Neutral-Ground in accordance with IEEE/ANSI C62.41.2 guidelines with a surge current rating of 10,000 amps

Emergency Lighting Option An optional integral battery pack can be provided for emergency lighting during a power outage • Emergency battery pack is internal to the fixture so there is no need for any external battery installation • Choose EM option (-30° to 40°C, -22° to 104°F ambient) • Available for 120V or 277V only.

0-10V Dimming Option An optional 0-10V dimming driver (D option) is available.

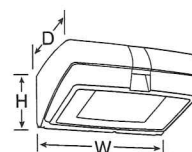
Certification Fixture meets UL1598 and CSA C22.2-250 standards • Suitable for wet location applications • Full fixture IP65 rating • Compliant with Dark Sky ordinances • Union made • Assembled in the USA • Meets "Buy American Act" • 5 year limited warranty.

Specifications subject to change without notice.

DIMENSIONS

D	W	H
13 1/2"	15 1/2"	8"

Weight = 25 lbs



LED LUMEN DEPRECIATION

Ambient Temperature (°C)	Fixture	L ₇₀ Hours
25°C	AW Series	100,000

LED PERFORMANCE AND DATA (4000K OR 5000K CCT, MIN CRI 70)

Catalog Number	Distribution	Delivered Lumens	Input Voltage	Watts	Efficacy
AW-B09-XX-UN-WT	Wide	8,736	120	104	84
AW-B06-XX-UN-WT	Wide	5,911	120	67	88
AW-B03-XX-UN-WT	Wide	3,077	120	37	83
AW-B09-XX-UN-FT	Forward Throw	8,236	120	104	80
AW-B06-XX-UN-FT	Forward Throw	5,573	120	68	82
AW-B03-XX-UN-FT	Forward Throw	2,901	120	37	79
AW-B09-XX-UN-WW	Wall Wash	8,945	120	104	86
AW-B06-XX-UN-WW	Wall Wash	6,053	120	67	90
AW-B03-XX-UN-WW	Wall Wash	3,151	120	37	86

All tests were performed according to IES LM-79-08

PHOTOMETRY

Zone	AW-B03-XX-UN-FT		AW-B03-XX-UN-WT		AW-B03-XX-UN-WW		AW-B06-XX-UN-FT		AW-B06-XX-UN-WT		AW-B06-XX-UN-WW	
	Total Lumens	% of Luminaire Lumens	Total Lumens	% of Luminaire Lumens	Total Lumens	% of Luminaire Lumens	Total Lumens	% of Luminaire Lumens	Total Lumens	% of Luminaire Lumens	Total Lumens	% of Luminaire Lumens
Forward Light	1,470	50.7%	2,186	71.1%	1,564	49.6%	2,893	51.9%	4,200	71.1%	3,004	49.6%
FL (0°-30°)	154	5.3%	480	15.6%	432	13.7%	300	5.4%	923	15.6%	831	13.7%
FM (30°-60°)	653	22.5%	1,241	40.3%	853	27.1%	1,272	22.8%	2,385	40.3%	1,639	27.1%
FH (60°-80°)	647	22.3%	460	14.9%	274	8.7%	1,281	23.0%	883	14.9%	525	8.7%
FVH (80°-90°)	16	0.6%	5	0.2%	5	0.1%	41	0.7%	10	0.2%	9	0.1%
Back Light	1,431	49.3%	891	28.9%	1,587	50.4%	2,681	48.1%	1,711	28.9%	3,049	50.4%
BL (0°-30°)	150	5.2%	280	9.1%	436	13.8%	288	5.2%	537	9.1%	838	13.8%
BM (30°-60°)	629	21.7%	414	13.4%	870	27.6%	1,206	21.6%	794	13.4%	1,672	27.6%
BH (60°-80°)	634	21.9%	194	6.3%	275	8.7%	1,160	20.8%	373	6.3%	528	8.7%
BVH (80°-90°)	18	0.6%	4	0.1%	6	0.2%	27	0.5%	7	0.1%	12	0.2%
Up Light	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UL (90°-100°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
UH (100°-180°)	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%	0	0.0%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B2-U1-G1		B1-U0-G1		B1-U0-G0		B3-U1-G1		B2-U0-G1		B2-U1-G1	

All tests were performed according to IES LM-79-08

Zone	AW-B09-XX-UN-FT		AW-B09-XX-UN-WT		AW-B09-XX-UN-WW	
	Total Lumens	% of Luminaire Lumens	Total Lumens	% of Luminaire Lumens	Total Lumens	% of Luminaire Lumens
Forward Light	4,217	75.7%	6,207	105.0%	4,439	73.3%
FL (0°-30°)	447	8.0%	1,363	23.1%	1,228	20.3%
FM (30°-60°)	1,868	33.5%	3,525	59.6%	2,422	40.0%
FH (60°-80°)	1,850	33.2%	1,305	22.1%	777	12.8%
FVH (80°-90°)	53	1.0%	15	0.2%	13	0.2%
Back Light	4,019	72.1%	2,529	42.8%	4,506	74.4%
BL (0°-30°)	436	7.8%	793	13.4%	1,239	20.5%
BM (30°-60°)	1,812	32.5%	1,174	19.9%	2,470	40.8%
BH (60°-80°)	1,730	31.0%	550	9.3%	780	12.9%
BVH (80°-90°)	41	0.7%	11	0.2%	17	0.3%
Up Light	0	0.0%	0	0.0%	0	0.0%
UL (90°-100°)	0	0.0%	0	0.0%	0	0.0%
UH (100°-180°)	0	0.0%	0	0.0%	0	0.0%
Trapped Light	N/A	N/A	N/A	N/A	N/A	N/A
BUG Rating	B3-U1-G2		B2-U1-G2		B3-U1-G1	

All tests were performed according to IES LM-79-08



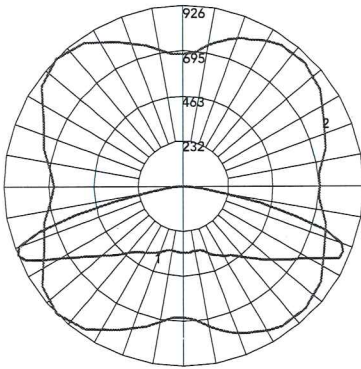
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AW-B03-4K-UN-FT and AW-B03-5K-UN-FT

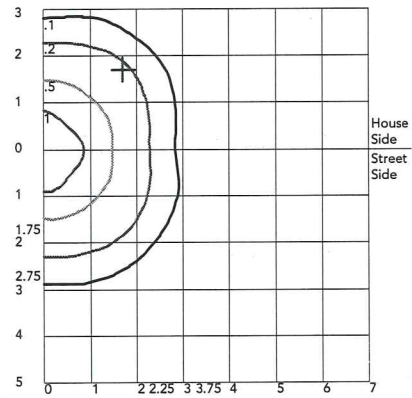
Total Fixture Watts = 37W

Total Lumens = 2,901



Maximum Candela = 926.2 Located At Horizontal Angle = 135, Vertical Angle = 67.5
 #1 - Vertical Plane Through Horizontal Angles (135 - 315) (Through Max. Cd.)
 #2 - Horizontal Cone Through Vertical Angle (67.5) (Through Max. Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE

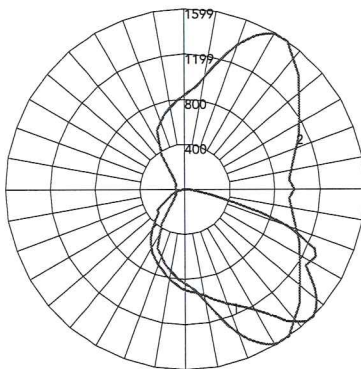


Distance In Units Of Mounting Height
 Values Based On 15 Foot Mounting Height

AW-B03-4K-UN-WT and AW-B03-5K-UN-WT

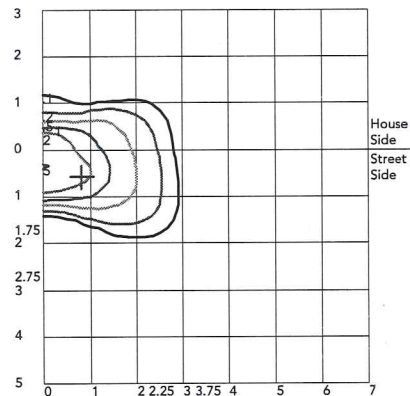
Total Fixture Watts = 37W

Total Lumens = 3,077



Maximum Candela = 1599.3 Located At Horizontal Angle = 55, Vertical Angle = 45
 #1 - Vertical Plane Through Horizontal Angles (55 - 235) (Through Max. Cd.)
 #2 - Horizontal Cone Through Vertical Angle (45) (Through Max. Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE

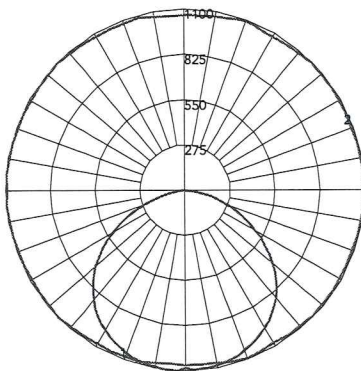


Distance In Units Of Mounting Height
 Values Based On 15 Foot Mounting Height

AW-B03-4K-UN-WW and AW-B03-5K-UN-WW

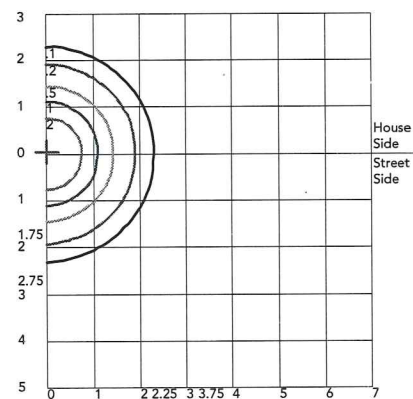
Total Fixture Watts = 37W

Total Lumens = 3,151



Maximum Candela = 1100.2 Located At Horizontal Angle = 175, Vertical Angle = 2.5
 #1 - Vertical Plane Through Horizontal Angles (175 - 355) (Through Max. Cd.)
 #2 - Horizontal Cone Through Vertical Angle (2.5) (Through Max. Cd.)

ISOFOOTCANDLE LINES OF HORIZONTAL ILLUMINANCE



Distance In Units Of Mounting Height
 Values Based On 15 Foot Mounting Height



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PRODUCT CODES

Series	Lamp (Watts/Type)	Color Temperature	Volts	Distribution	Options
AW					
AW	- B03 LED, 3000 Lumens, 35 watts	- 5K 5000K	- UN 120-277V	- WT Wide Throw	- PC* Photo Control
	- B06 LED, 6000 Lumens, 70 watts	- 4K 4000K	- E1 120V	- FT Forward Throw	- F* Fusing
	- B09 LED, 9000 Lumens, 105 watts	- 3K 3000K	- E20 208V	- WW Wall Wash	- D 0-10V Dimming Driver
			- E24 240V		- EM * Emergency Battery Pack Available for 120V or 277V only. (-30° to 40°C, -22° to 104°F)
			- E2 277V		Color
			- E3 347V		- no suffix Bronze Finish
			- E4 480V		- BL Black Finish
					- SL Silver Finish
					- WH White Finish
					*Specify Voltage

ACCESSORIES

Accessories are ordered and shipped separately

Description	Catalog #
Polycarbonate Guard	AW-PG
Wire Guard	AW-WG
Side Shield	AW-SS



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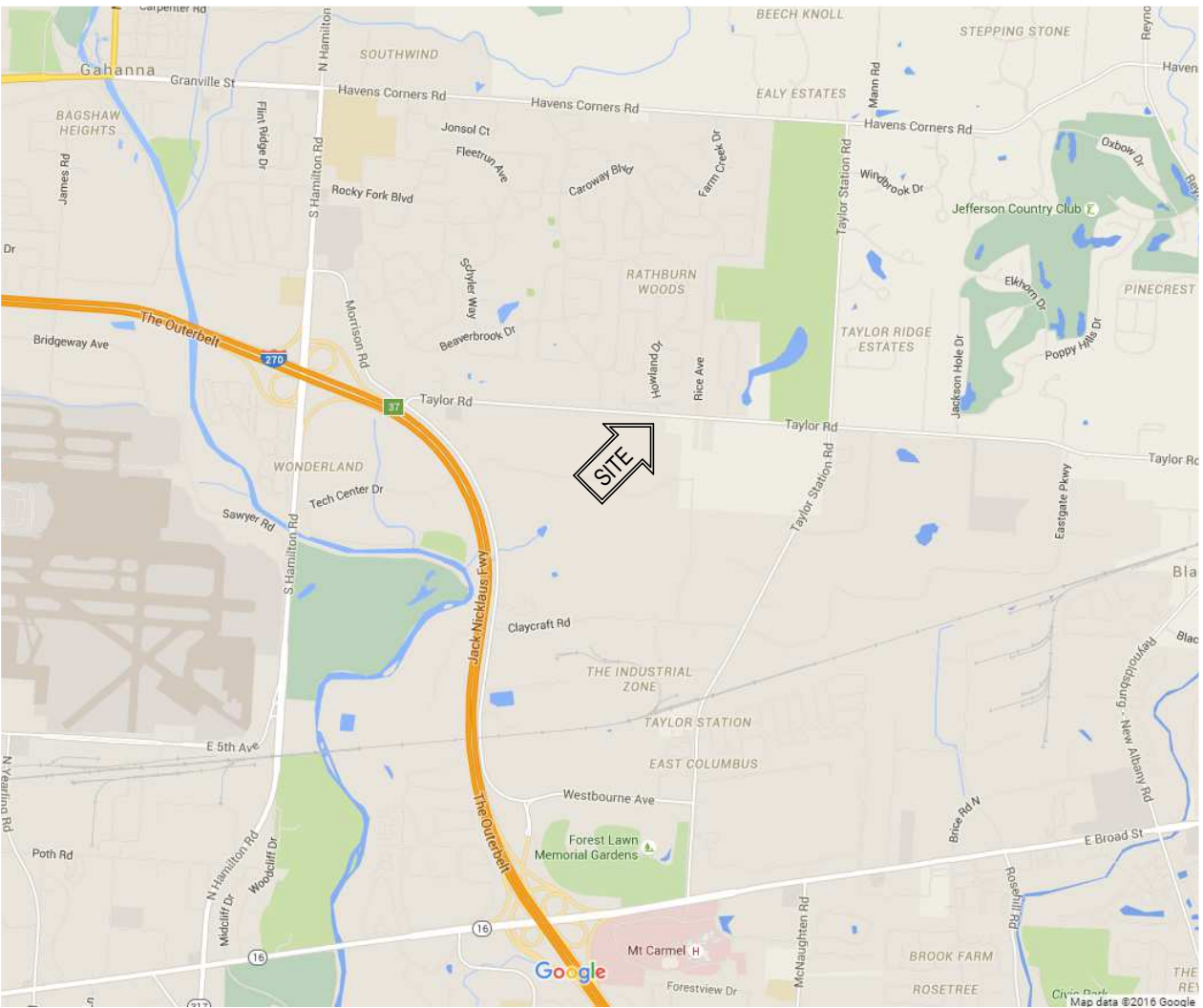
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Bell Equipment

08/10/16



VICINITY MAP

- z-0 cover sheet
- z-1 preliminary site plan
- z-2 preliminary floor plan
- z-3 preliminary elevations
- z-4 preliminary elevations
- z-5 landscape plan

- C-101 PRELIMINARY SITE LAYOUT PLAN
- C-102 PRELIMINARY SITE UTILITY PLAN
- C-103 PRELIMINARY SITE GRADING PLAN

OWNER:
VALUE RECOVERY GROUP
919 OLD HENDERSON RD
GAHANNA, OHIO 43230

USER:
BELL EQUIPMENT
850 SCIENCE BLVD
GAHANNA, OHIO 43230

ARCHITECT (AGENT):
M+A ARCHITECTS
775 YARD STREET, SUITE 325
COLUMBUS, OHIO 43212

PARKING REQUIREMENTS

OFFICE AREA (3,125SF) = 9 PARKING SPACES
REPAIR SHOP (9,520SF) = 15 PARKING SPACES
TOTAL PARKING SPACES REQD = 24 PARKING SPACES

TOTAL PARKING SPACES PROVIDED = 29 PARKING SPACES

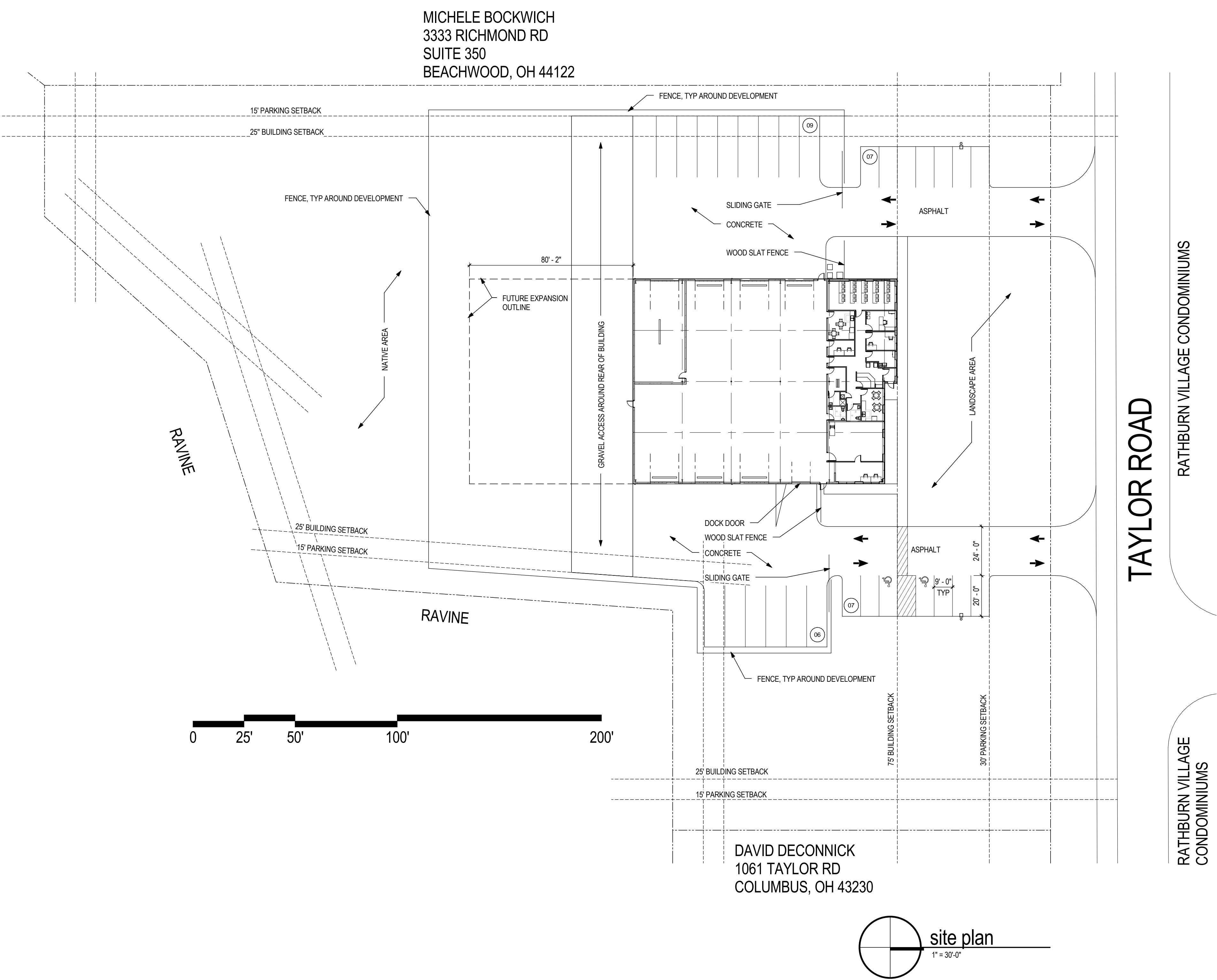
VALUE RECOVERY GROUP
919 OLD HENDERSON RD
GAHANNA, OHIO 43230

SITE SIZE: 128,810 SQUARE FEET
2.957 ACRES

ZONING: L-M1 (LIMITED OVERLAY, MANUFACURING)

BUILDING HEIGHT:
ADDITION: 23'-0"

LOT COVERAGE					
	BUILDING	IMPERVIOUS PAVEMENT	GRAVEL	PERVIOUS AREA	TOTAL
SQUARE FEET	12,690	21,920	6,740	89,040	130,390
PERCENTAGE	10%	17%	5%	68%	100%





OCCUPANCY:	B1, S2	
USE GROUP:	OFFICE, MOTOR VEHICLE REPAIR GARAGE	
MIXED USE: (Y)	SEPARATED: (N)	NON-SEPARATED: (Y)
SEPARATED OCCUPANCIES: N/A		
CONSTRUCTION TYPE:	2-B	
AREA:	OFFICE:	3,125 SF
	WAREHOUSE:	9,120 SF
	TOTAL:	12,645 SF

ALLOWABLE AREA (PER FLOOR):

$$A_a = A_t \cdot [(A_t \times F)/100] + [(A_t \times I_s)/100] =$$

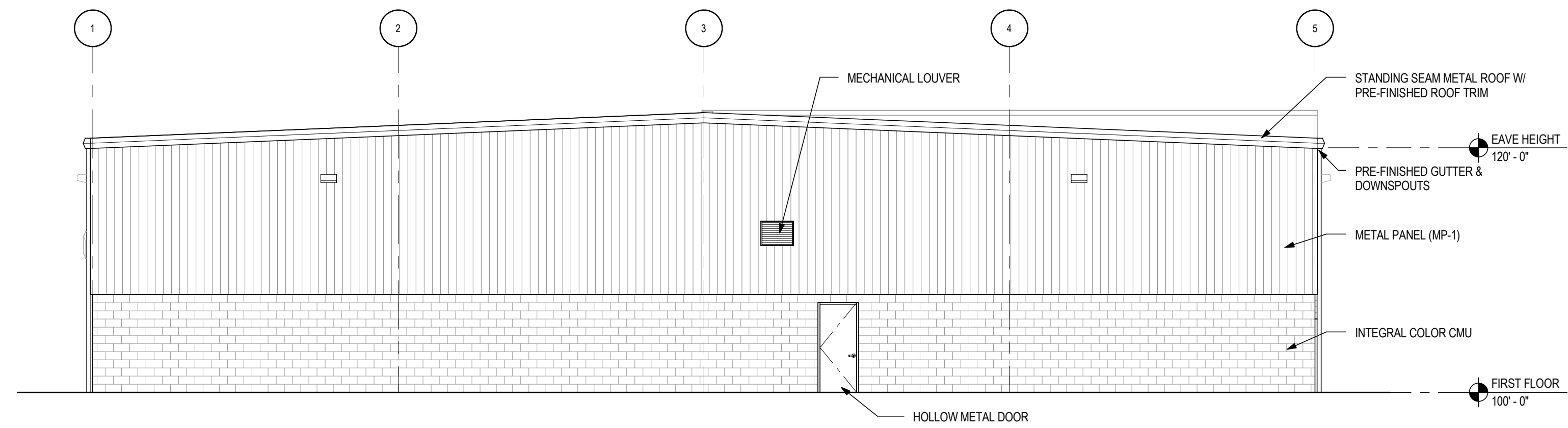
WHERE:
A_a = ALLOWABLE AREA PER FLOOR
A_t = TABULAR AREA PER FLOOR PER TABLE 503 = 17,500 SF
F = AREA INCREASE DUE TO FRONTAGE PER SECT 506.2 = 70
I_s = AREA INCREASE DUE TO SPRINKLER PER SECT 506.3 = N/A

$$I_f = 100[(F/P) \cdot 0.25](W/30) =$$

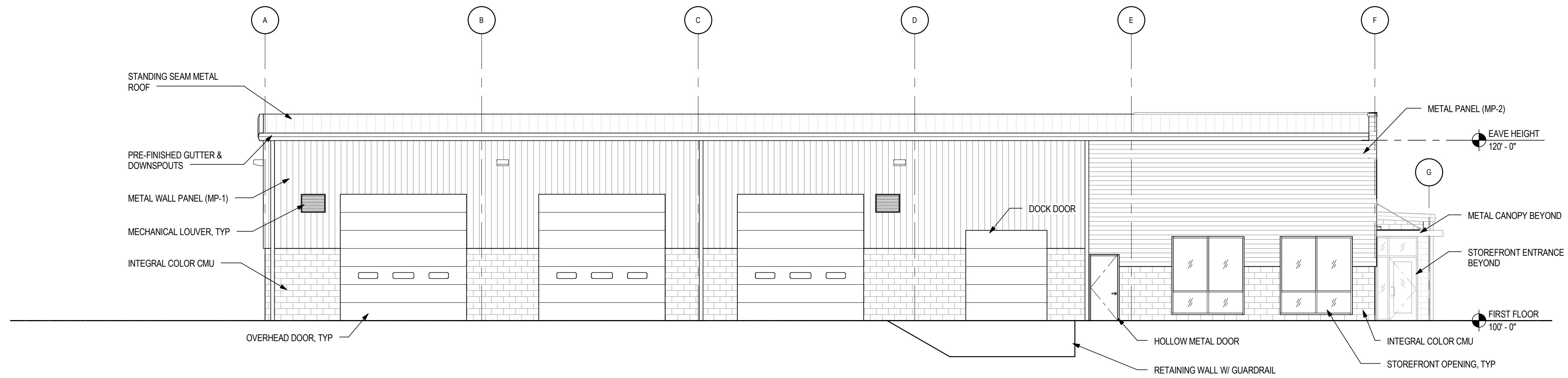
F = OPEN PERIMETER = 458'
P = PERIMETER OF ENTIRE BUILDING = 458'
W = MINIMUM WIDTH OF PUBLIC WAY OR OPEN SPACE = 30'
(MAX W/30 = 1)(MIN=20)

ACTUAL MAX AREA PER FLOOR ALLOWED = 30,625 SF

BUILDING HEIGHT: 23'-0"

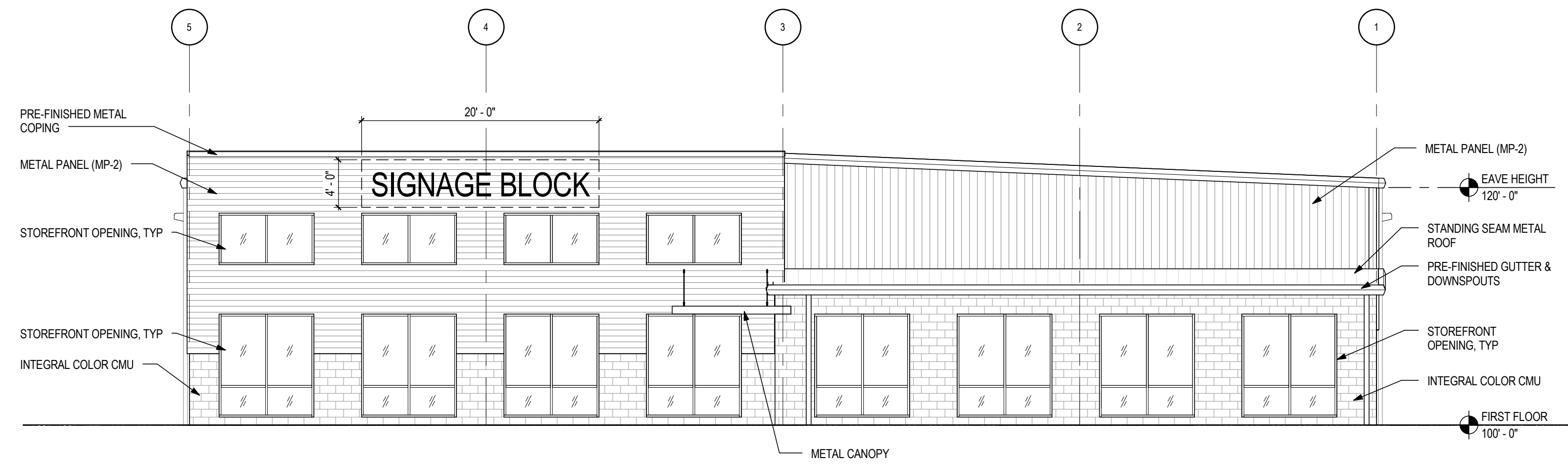


B
z-3
1/8" = 1'-0"
south elevation

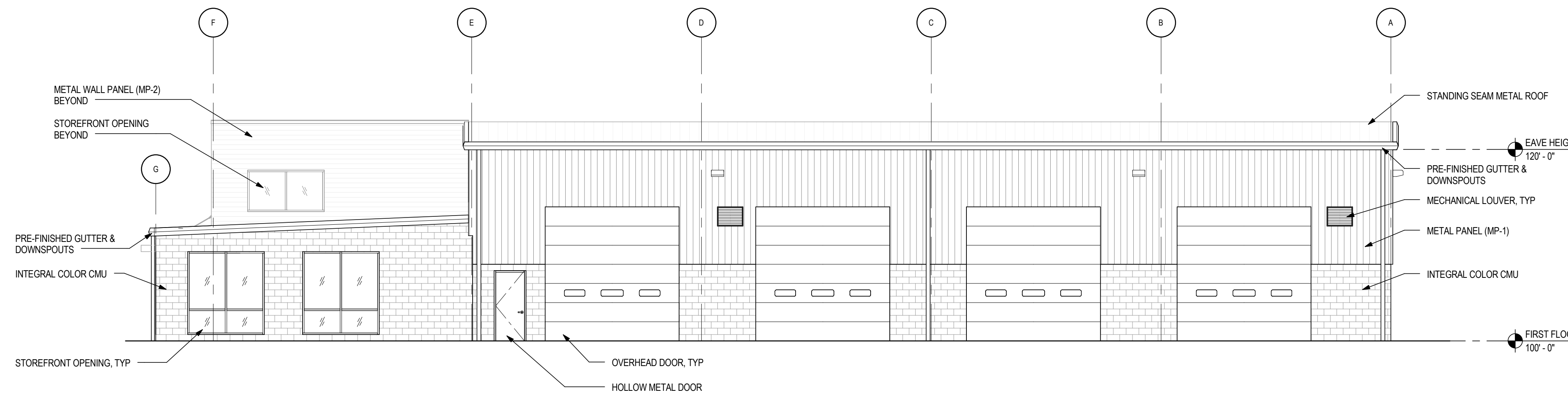


A
z-3
1/8" = 1'-0"
east elevation

EXTERIOR FINISH LEGEND	
MP-1	AVP METAL PANEL - BONE WHITE
MP-2	7.2 METAL PANEL - CHARCOAL GRAY
CMU	SMOOTH FACE CMU - CHARCOAL

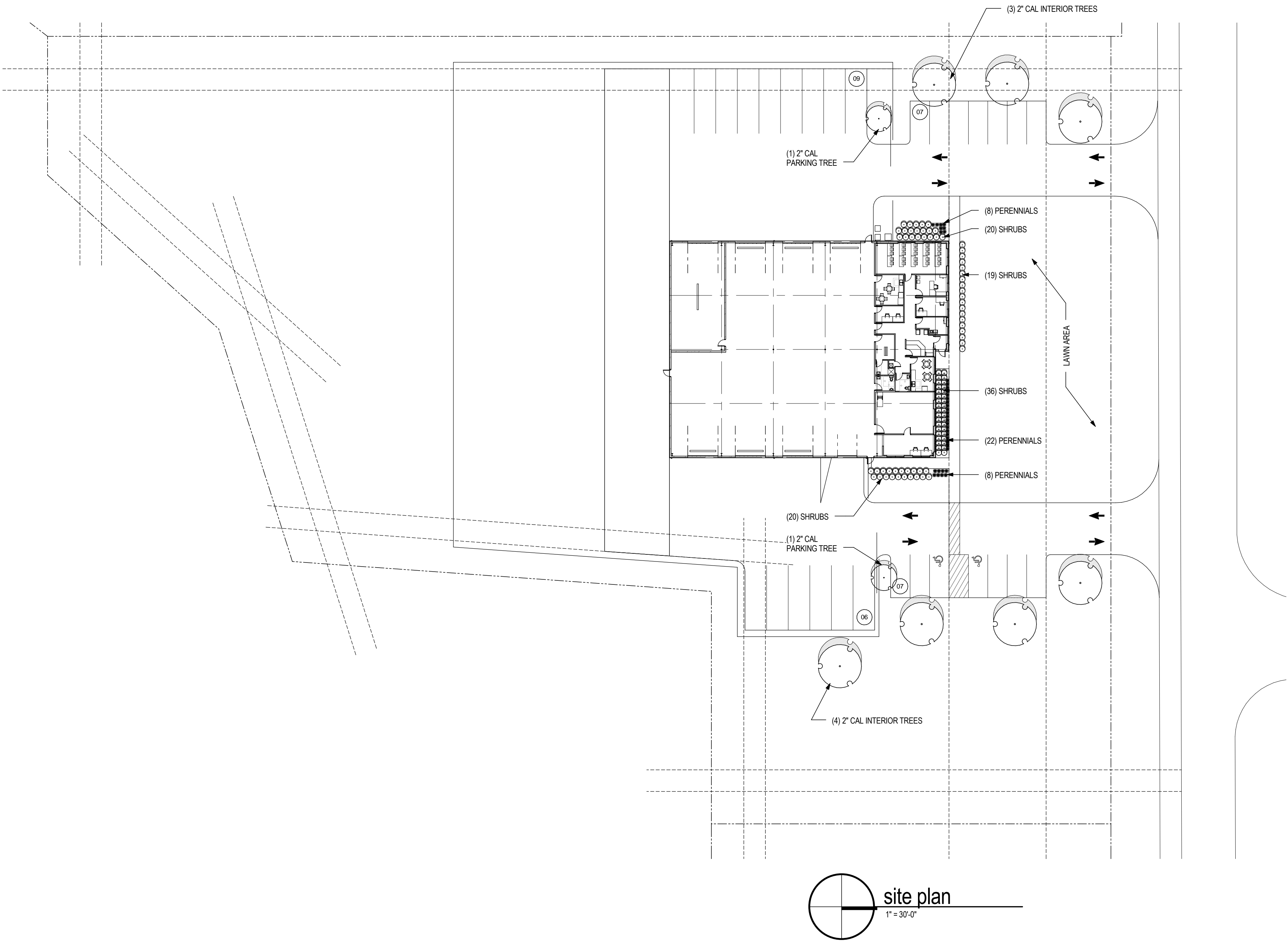


B
Z-4
north elevation
1/8" = 1'-0"



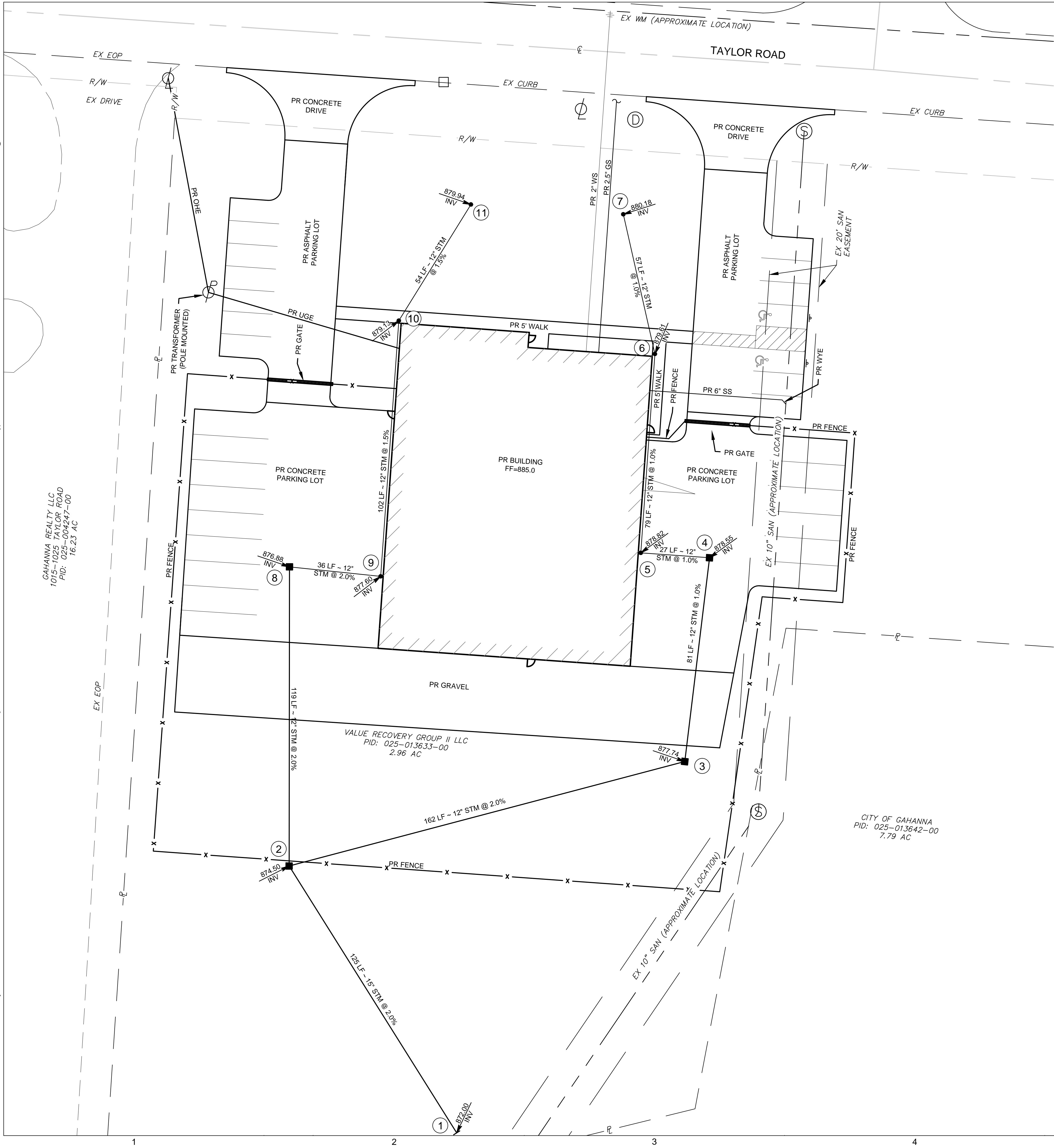
A
Z-4
west elevation
1/8" = 1'-0"

EXTERIOR FINISH LEGEND	
MP-1	AVP METAL PANEL - BONE WHITE
MP-2	7.2 METAL PANEL - CHARCOAL GRAY
CMU	SMOOTH FACE CMU - CHARCOAL



LANDSCAPE CALCULATIONS					
	LINEAR FEET	SHRUBS REQ	SHRUBS PROVIDED	PERENNIALS REQ	PERENNIALS PROVIDED
NORTH	106'	55	55	22	22
EAST	37'	20	20	8	8
WEST	39'	20	20	8	8
PARKING AREA 8,555 SF	LANDSCAPING REQUIRED 428 SF	LANDSCAPING PROVIDED 515 SF	TREES REQ 2	TREES PROVIDED 2	
BUILDING AREA 12,960 SF	INTERIOR TREES REQUIRED 13 CALIPER INCHES	INTERIOR TREES PROVIDED 14 ((7) 2" CALIPER)			

LOT COVERAGE					
	BUILDING	IMPERVIOUS PAVEMENT	GRAVEL	PERVIOUS AREA	TOTAL
SQUARE FEET	12,690	21,920	6,740	89,040	130,390
PERCENTAGE	10%	17%	5%	68%	100%



- SITE UTILITY NOTES:**
- BOUNDARY SURVEY INFORMATION FROM FRANKLIN COUNTY GIS.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING WATER MAIN, GAS MAIN, AND SANITARY.

ABBREVIATION LEGEND

EX	EXISTING
PR	PROPOSED
R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
AC	ACRE
LF	LINEAR FEET
FF	FINISH FLOOR
INV	INVERT
STM	STORM
SAN	SANITARY
WS	WATER SERVICE
GS	GAS SERVICE
SS	SANITARY SERVICE
OHE	OVERHEAD ELECTRIC
UGE	UNDERGROUND ELECTRIC
(TYP)	TYPICAL



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**BELL
EQUIPMENT
COMPANY**

TAYLOR ROAD
GAHANNA
FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
A	SD	7.13.16

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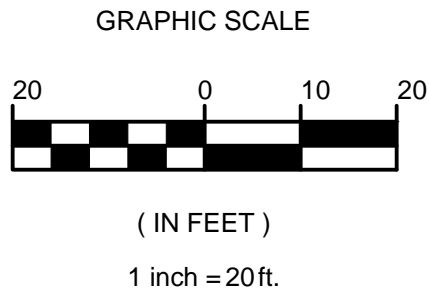
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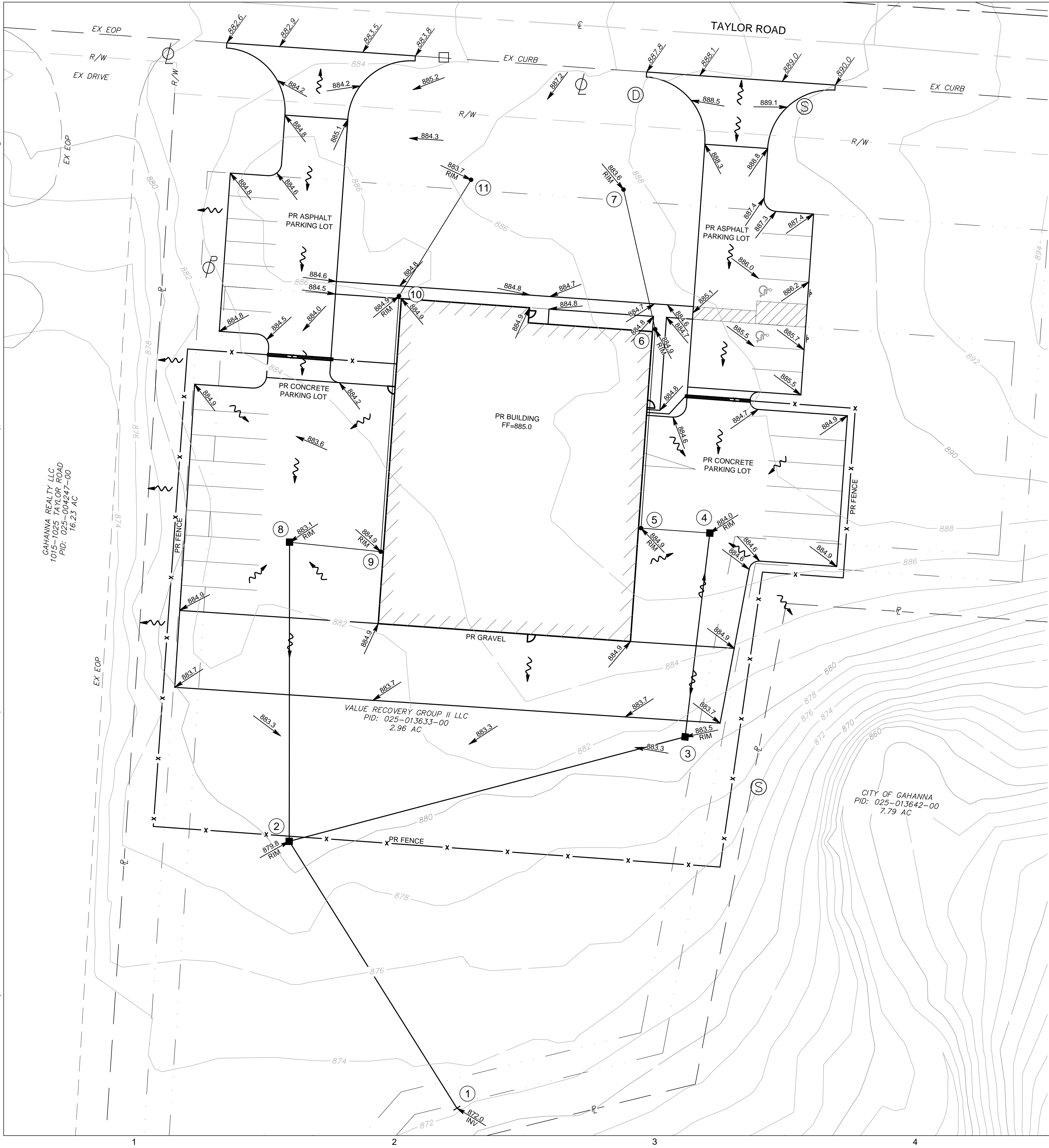
OSBORN PROJ. NO. J20160337.000

**PRELIMINARY
SITE UTILITY
PLAN**

DRAWING NO.

C-102





SITE GRADING NOTES:

1. TOPOGRAPHIC AND BOUNDARY SURVEY INFORMATION FROM FRANKLIN COUNTY GIS.

ABBREVIATION LEGEND

EX	EXISTING
PR	PROPOSED
R/W	RIGHT OF WAY
CL	CENTER LINE
PL	PROPERTY LINE
AC	ACRE
FF	FINISH FLOOR
INV	INVERT
(TYP)	TYPICAL



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**BELL
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TAYLOR ROAD
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FRANKLIN COUNTY
OHIO

TAG	ISSUED	DATE
A	SD	7.13.16

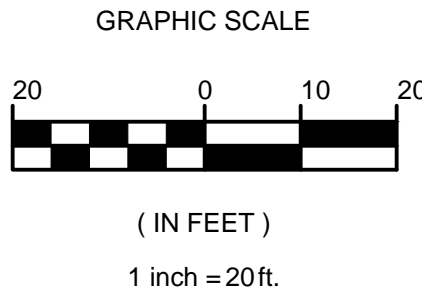
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OSBORN PROJ. NO. J20160337.000

**PRELIMINARY
SITE GRADING
PLAN**

DRAWING NO.

C-103





CITY OF GAHANNA

STAFF COMMENTS

Project Name: Bell Equipment

Project Address: Taylor Rd

Planning and Development

The Mayor and Planning and Development staff met with Bell Equipment in February. One of the items identified as a result of this meeting was Bell's need for additional space as they are outgrowing their current facility on Science Blvd. A new building allows for the retention of 8 jobs and provides the necessary space needed to accommodate future growth. This project represents a significant investment in our jobs corridor that will have a substantial financial impact to the City.

The project site is located within the Central Park TIF and within Community Reinvestment Area (CRA) #3. A tax abatement is proposed to assist in offsetting project costs. However, annual revenue anticipated to be collected from the TIF exceeds \$6,000. This figure will double once the abatement expires.

The site is not located within a subarea plan or within a target site within a priority development area (PDA). It is located within the Industrial land use as identified on the future land use map. The industrial land use permits offices as well as more traditional industrial uses such as manufacturing. One of the objectives of the industrial land use is to permit and encourage industries that stabilize, enhance and diversify the economic base. The proposed development accomplishes this objective.

Planning and Development staff emphatically support the requested use and recommend approval of the FDP, DR, and CU.

FDP/DR Criteria

Planning Commission shall approve an application for Final Development Plan 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.



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CITY OF GAHANNA

Planning Commission shall approve an application for Certificate of Appropriateness if it determines the proposal meets the following criteria:

1. 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.
2. Contribute to the improvement and upgrading of the architectural and design character of the Design Review District.
3. Contribute to the continuing economic and community vitality of the Design Review District.
4. Maintain, protect and enhance the physical surroundings of the Design Review District.

Conditional Use Criteria

Planning Commission shall approve an application for Conditional Use if the following conditions are met:

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

The site is not located within any subarea plans, however, it is designated Industrial on the 2002 Future Land Use map. An objective of the Industrial land use is to ensure development is appropriate in character and designed to be architecturally compatible with surrounding development. It is staff's opinion that the proposed building is an improvement to the existing architecture of the Taylor Rd corridor.

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.

Outside storage is common throughout the OCT district. It appears that the outside storage areas are well screened from adjacent properties.

It is Planning and Development staff's opinion that the request meets the four conditions for approval.



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CITY OF GAHANNA

Aerial



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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Mifflin Township Division of Fire Fire Inspection Bureau

475 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review Response

Applicant **Bell Equipment**
Taylor Road
Gahanna, OH 43230

The initial review of the building plot reveals with two 25 foot entrances into the property, one entrance shall be sufficient for fire apparatus entering the property. The roadway shall be required to accommodate a 75,000 lb. fire apparatus.

Additional requirements and comments could follow after plans are submitted and the review process starts

August 24, 2016

Date

A handwritten signature in black ink, appearing to read "Steve Welsh", written over a horizontal line.

Steve Welsh, Captain, Fire Marshal



CITY OF GAHANNA

STAFF COMMENTS

Project Name: Bell Equipment

Project Address: Taylor Rd

The applicant seeks approval for three applications: Conditional Use, Final Development Plan, and Certificate of Appropriateness.

CU – to allow outdoor storage of containers to be purchased from Bell Equipment. This storage area will be located at the rear of the building, be graveled, and will be screened by a perimeter fence as well as natural landscaping along the east, west, and south property line. No container storage shall occur outside of the fenced area.

FDP – The 2.957 acre parcel is on Taylor Road and is part of the Central Park Project Overlay. A 12,645 sq ft building is proposed with 3,125 sq ft for office and 9,120 sq ft for warehouse. Building height is 23'. All building and parking setbacks have been met, with 29 parking spaces provided. There are two ingress/egress points for the project.

DR – The exterior finishes consist of vertical metal panels (Bone White) and horizontal metal panels (Charcoal Gray), along with Charcoal Gray awnings, gutters and downspouts, and Charcoal brick. The roof is to be Charcoal Gray metal standing seam. Dock doors are on the east and west elevations. Foundation plantings are provided on the north, east and west facades. An appropriate lighting plan and fixture cut sheets have been submitted.

Respectfully Submitted By:

BONNIE GARD

Planning & Zoning Administrator

Department of Public Service & Engineering

Division of Building & Zoning



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