



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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS

Project/Property Address or Location: 71-97 Stygler Rd		Project Name/Business Name Royal Plaza	
Parcel ID No.(s): 025-013757-00	Zoning Designation: CC - Community Commercial	Total Acreage: 4.845	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150. Code Gahanna</small>
OTHER <input type="checkbox"/>			
Project Description: Exterior renovation to existing retail building.			
APPLICANT Name -do <u>not</u> use a business name: Brian Barker		Applicant Address: 369 East Livingston Ave, Columbus, OH 43215	
Applicant E-mail: Brian@barkerltd.com		Applicant Phone No.: 614-975-7908	
BUSINESS Name (if applicable): ROYAL PLAZA GAHANNA LLC			
ADDITIONAL CONTACTS Please List Primary Contact for Correspondence (please list all applicable contacts)			
Name(s): Dave Pontia, Pontia Architecture, 39 East Main Street, Suite 101, New Albany, OH 43054		Contact Information (phone no./email): 614-245-8273, dpontia@dpaarchitecture.com	
PROPERTY OWNER Name: (if different from Applicant) Royal Plaza Gahanna LLC		Property Owner Contact Information (phone no./email):	

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

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

Applicant/Primary Contact Signature:  Date: 8/28/20

INTERNAL USE

Zoning File No. DR-0213-2020

RECEIVED: KAW
 DATE: 8-28-2020

PAID: 100.00
 DATE: 8-28-2020



DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

TO BE COMPLETED/SUBMITTED BY APPLICANT:
1. Review Gahanna Code <u>Section 1197</u> (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 copy 24"x36" or 11"x17" prints of the plans
Building Construction, Exterior Remodeling, and Additions (Including Parking Lots and Landscaping)
1. SITE PLAN 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 <u>Section 1163</u>)
- 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 <u>Section 1163</u>)
3. ELEVATIONS from all sides
- Fenestration, doorways, & all other projecting & receding elements of the building exterior
4. LIGHTING STANDARD DRAWING 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



MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	TBD	Iron Ore	SW 7069
Brick	Existing	Painted to match Dryvit colors	
Gutters and Downspouts	Existing	Paint to match	
Lighting	Wall Sconce-Solera	Bronze	BZ
Roofing	Existing		
Siding	Hardie Plank	Timber Bark	
Stucco	EIFS-Dryvit	458, 450A, 471	Parfait, Clover, Beige
Trim	Hardie Plank	Timber Bark	
Windows	TBD	Clear Anodized Alum.	
Other (please specify)	Paint color 3, Sherwin Williams	to match Timber Bark	
Other (please specify)			

Please Note:

The Public Hearing will not occur until the City Of Gahanna Staff reviews the Application for Code Consistency. Applications that are not consistent with the code will not be scheduled for hearing.



AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

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

PROPERTY OWNER

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

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

(property owner name printed)

(property owner signature)

(date)

Subscribed and sworn to before me on this _____ day of _____, 20_____.

State of _____ County of _____

Notary Public

Notary Public Signature: _____

Applicant/Property Owner/Representative

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

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

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

Brian Barker for Royal Plaza Gahanna LLC

(applicant/representative/property owner name printed)

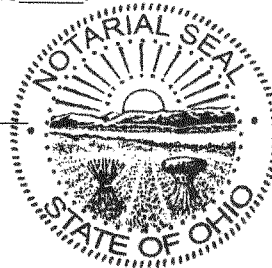
(applicant/representative/property owner signature)

8/25/20
(date)

Subscribed and sworn to before me on this 25th day of August, 2020.

State of Ohio County of Franklin

Notary Public Signature: Tamara L. Reed



TAMARA L. REED
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
May 25, 2021



Paint Color-1: Dryvit 458 Parfait



Paint Color-2: Dryvit 450A Clover

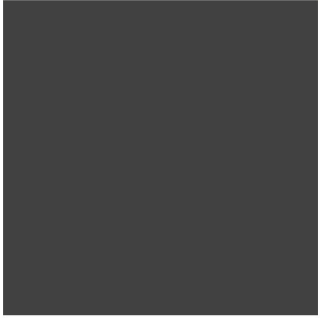


Paint Color-4: Dryvit 471 Beige



BRIGHTON LEDGESTONE
GROUT COLOR: GRAY

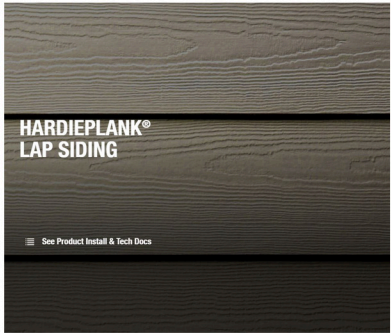
Applied cultured stone: Provia Brighton Ledgestone



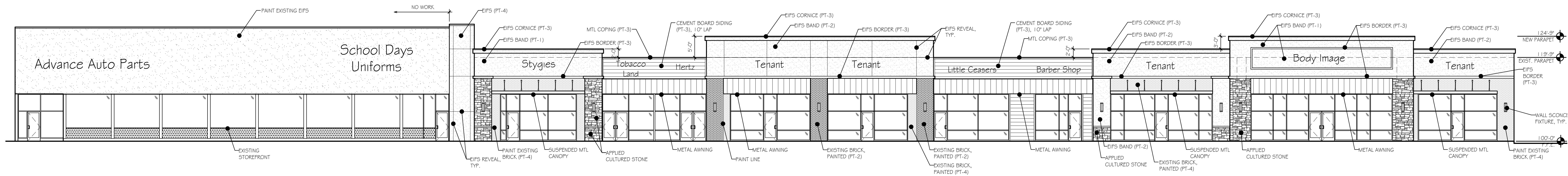
Standing Seam Metal Awning
Suspended canopy
Sherwin Williams 7069 Iron Ore



Anodized aluminum storefront



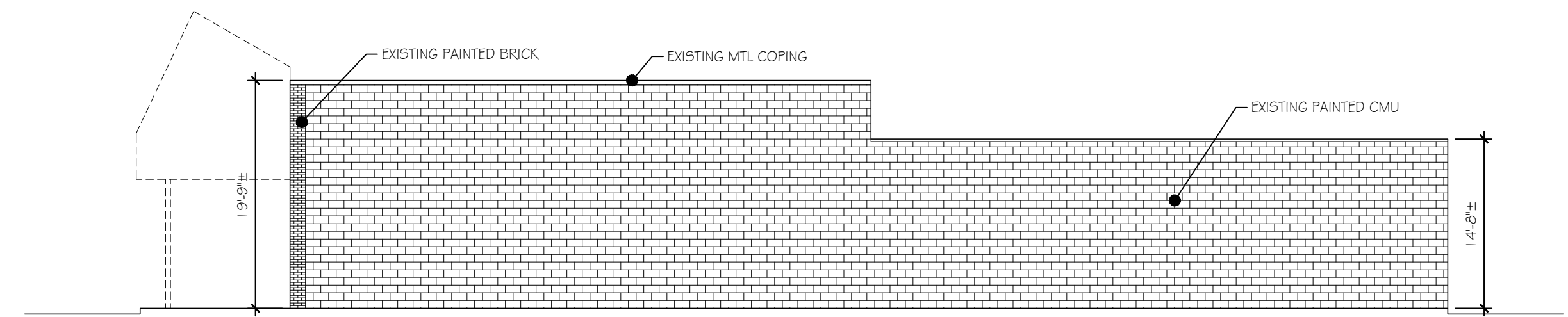
Cement board siding:
Paint Color-3
Hardie Plank-Timber Bark



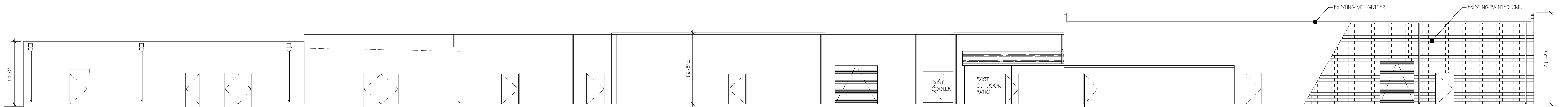
- EXTERIOR FINISHES**
- CLEAR ANODIZED ALUMINUM STOREFRONT TO MATCH EXISTING BUILDING
 - STANDING SEAM METAL AWNING, COLOR: SW 7069 'IRON ORE', OR EQ.
 - SUSPENDED METAL CANOPY, COLOR: SW 7069 'IRON ORE', OR EQ.
 - APPLIED CULTURED STONE: HERITAGE STONE BY FROVIA, BRIGHTON LEDGESTONE. MORTAR COLOR: GRAY
 - CEMENT BOARD SIDING- HARDIE PLANK LAP SIDING, 1 0' EXPOSURE, COLOR: 'TIMBER BARK' OR EQ.
 - PAINT COLOR-1: DR/VIT_458 'PARFAIT' OR EQ.
 - PAINT COLOR-2: DR/VIT_458A 'CLOVER' OR EQ.
 - PAINT COLOR-3: TO MATCH HARDIE PLANK 'TIMBER BARK' OR EQ.
 - PAINT COLOR-4: DR/VIT_471 'BEIGE' OR EQ.

Conceptual East Elevation

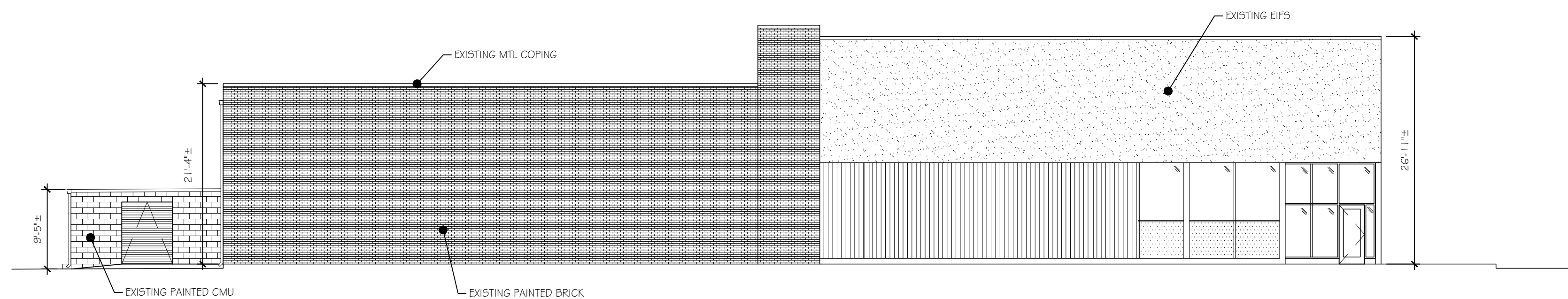
SCALE: 3/32" = 1'-0"



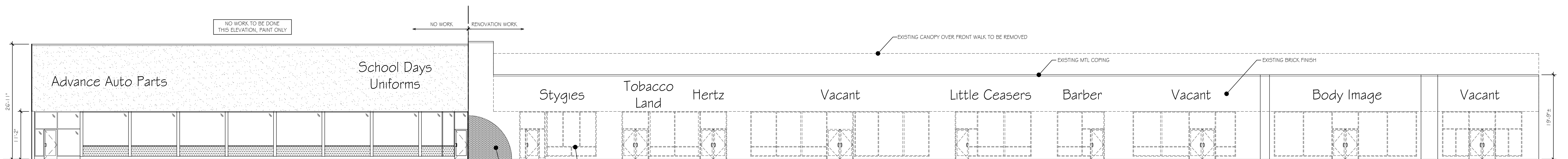
NO WORK TO BE DONE THIS ELEVATION, PAINT ONLY
 4 EXISTING NORTH ELEVATION
 3/32" = 1'-0"



3 EXISTING WEST ELEVATION
 3/32" = 1'-0"
 NO WORK TO BE DONE THIS ELEVATION, PAINT ONLY



2 EXISTING SOUTH ELEVATION
 3/32" = 1'-0"
 NO WORK TO BE DONE THIS ELEVATION, PAINT ONLY



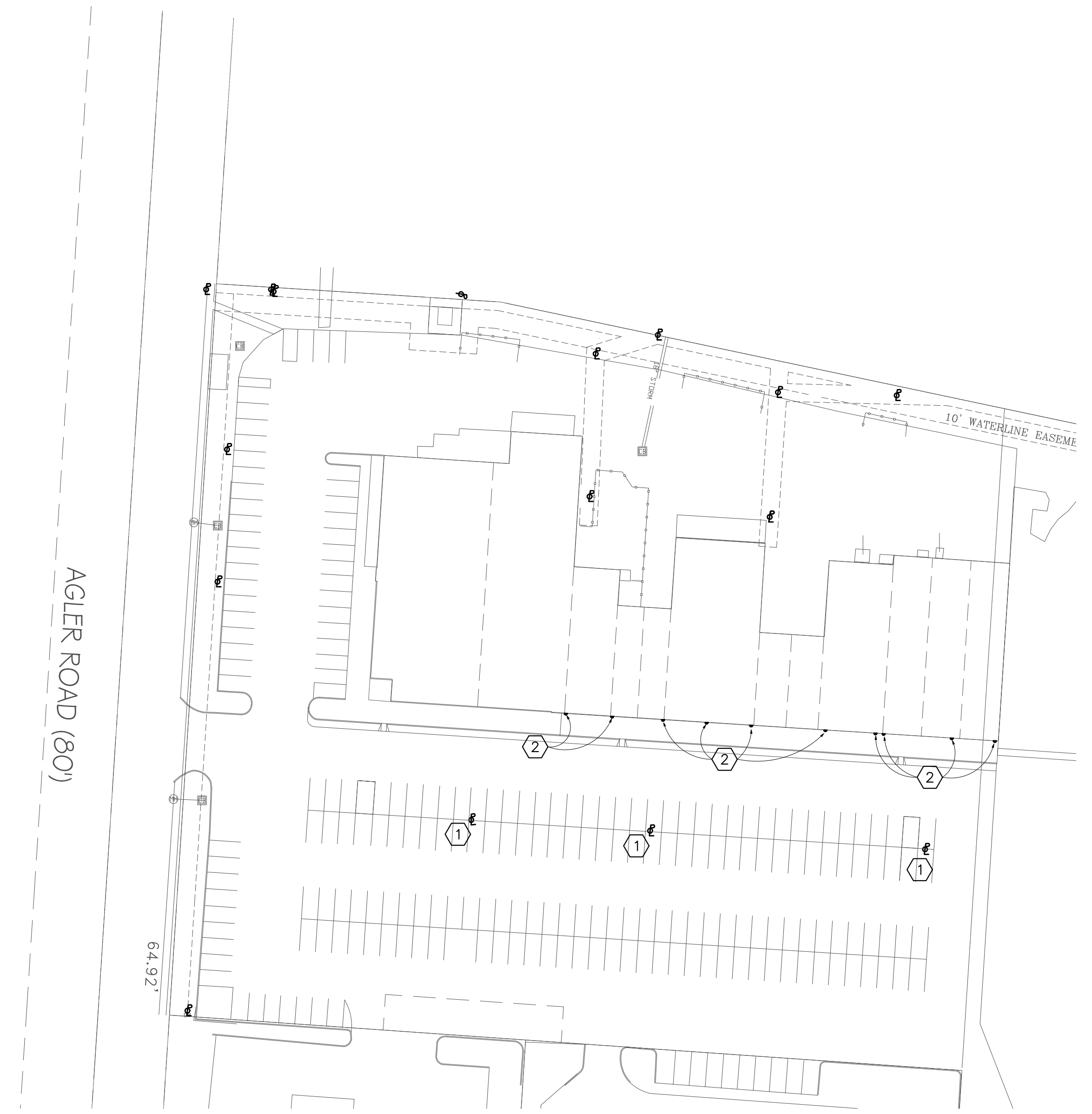
1 EXISTING EAST ELEVATION
 3/32" = 1'-0"
 WORK INCLUDES RENOVATION TO THIS ELEVATION

Existing Elevations
 SCALE: 3/32" = 1'-0"



Conceptual East Elevation

SCALE: 3/32" = 1'-0"



ELECTRICAL SITE PLAN

1"=50'-0"

CODED NOTES

- ① EXISTING SITE LIGHTING FIXTURE TO REMAIN.
- ② EC TO PROVIDE AND INSTALL NEW BUILDING WALL SCONCE AND BACKBOX. EC TO PROVIDE AND INSTALL CONDUIT AND WIRE TO CONNECT TO EXISTING HOUSE PANEL. FIXTURE TO BE: SOLERA, DGW WALL MOUNT SERIES #DGW-3G-60LED-10560-4000K-UNV-WM-OAL-F-PC.

APPLIED ENGINEERING GROUP LTD. 7402 East Broad Street Blacklick, Ohio 43004 Phone: 614.322.7050 Fax: 614.322.7049 www.aegtd.com
MEP Building Consultants

ROYAL PLAZA RENOVATION
STYGLER RD & AGLER RD
GAHANNA, OH

PONTIA
ARCHITECTURE
39 E. Main Street, Suite 101
New Albany, Ohio 43054
614-245-0273

SHEET TITLE
SITE ELECTRICAL PLAN

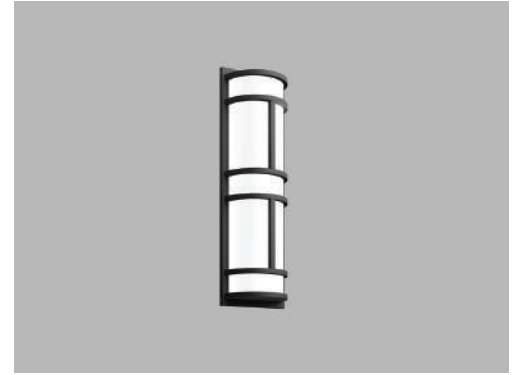
SHEET INFORMATION
PROJECT NUMBER 20298
DRAWN BY
CHECKED BY DRR
SCALE AS NOTED
ISSUE FOR ZONING REVIEW
DATE 8-20-2020
REVISIONS

SHEET NUMBER

SE 1



Date
Quote #
Project Name
Type



DGW - Wall Mount

Description:

Fabricated aluminum housing construction with silicone gasket for weather seal. Several aluminum bar designs available. Contact for custom.

Name - Engine - Lumens - CCT - Electrical - Mounting - Lens - Pattern - Options - Finish

Name	Light Engine	Source Lumens _{(LED)(5000K)}	Color Temp	Electrical
DGW-2C	12"X38"	60 LED (Max)	2700K	UNV 120-277V
DGW-2UD	2PLT32		3000K	HLV 347-480V
DGW-3G	27BIAX		3500K	TT Tri-Tap(HID)
DGW-7G			4000K	MT Multi-Tap(HID)
DGW-7SPL			5000K	
DGW-4G-PERF				
DGW-PERF				
<i>Contact for custom designs</i>	<i>Contact for custom</i>	<i>Contact for custom</i>	<i>Contact for custom</i>	

Mounting	Lens	Light Pattern	Options	Finishes
WM Wall mount	OAL Opal acrylic lens (Std)	UDF Up, down & front light (std)	DM 0-10V dimming	BL Black
	ABL Alabaster lens	F Front light	PC Button photocell	WH White
			WL Wet location	SG Silver Grey
			SF Single fuse	BZ Bronze
			EM Emergency battery	CC Custom Color
			RB Remote ballast/driver	See website for custom colors. Contact factory for physical samples.
			TP Tamperproof hardware	
			TS Tamperproof screws	
			RGBW Programmable color changing LEDs	

- Lumens are based on max wattage & 5000K CCT
- IES files available upon request
- Std - Standard Offering



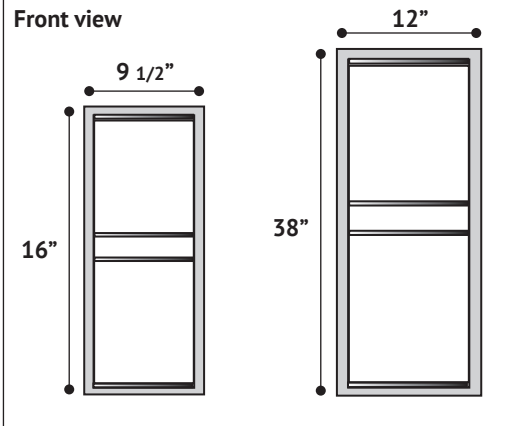


Dimensions & Mounting:

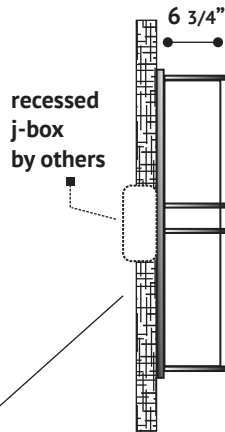
Please note that drawings are not to scale.

2 Sizes (contact for custom)

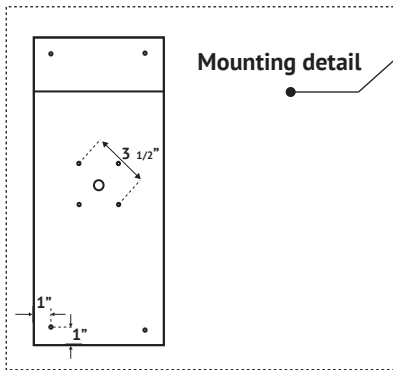
Front view



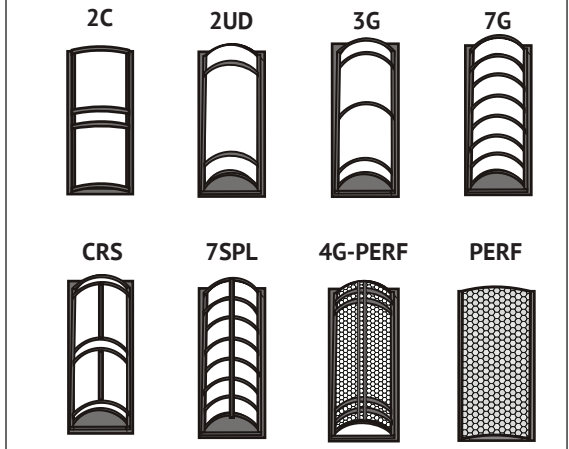
Side view



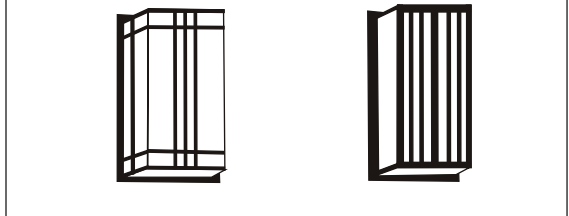
Mounting detail



Variations (contact factory for custom)



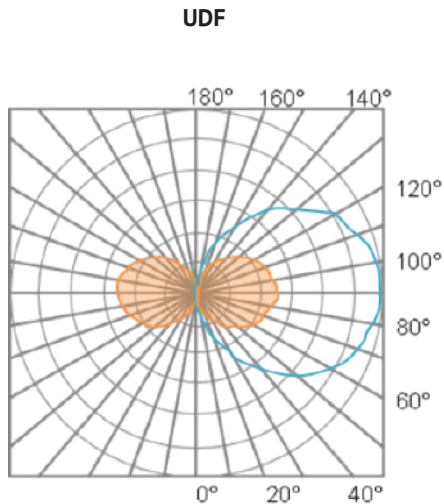
Boxed verisons possible (contact factory)



Listing:

Complies to CSA and UL standards.

Polar Graph:



LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

Project:	
Type:	
Catalog #:	

STANDARD



FEATURES

- Available in 4000k (neutral white) and 5000k (cool white) color temperatures.*
- Long-life LEDs provide up to 372,000 hours of operation with at least 70% of initial lumen output (L₇₀).**
- Available models provide from 26,203 to 46,268 lumens, and from 117 to 153 lumens per watt (LPW).
- IES roadway photometric distributions include types III & V.
- Available in 120-277V or 347-480V (50-60Hz).
- 0-10vdc dimming capability is standard.
- Power factor > 0.90.
- Total harmonic distortion < 20%.
- Color rendering index > 80.
- Optional glare shields (full & half) & wire guards are available.
- Optional factory NEMA photocell receptacle installation.
- Die cast aluminum housing with durable, dark bronze powder coat finish.
- Driver enclosure is sealed with a water-tight, silicon rubber gasket.
- Easy installation in new construction or retrofit applications.

* Contact factory for other color temperatures and lumen packages.
 ** L70 hours are IES TM-21-11 calculated hours.



WARRANTY & LISTINGS

- cULus listed for wet locations in ambient temperatures from -20°C to 45°C (-4°F to 113°F).
- IP66 rated for ingress protection.
- DLC premium approved.
- Flicker-free per IEEE1789-2015 (no observable adverse effects of flicker at 100% light output level).
- Rated for 3G vibration.
- Lens is IK 9 rated for protection from external impacts.
- Salt fog tested for 1,000 hours (ASTM B117). After salt fog testing, paint rated at 9 per ASTM D1654-05 scratch test.
- Complies with FCC Part 15, class B.
- Complies with EN61000-4-5, surge immunity protection (6kV).
- 5-year warranty of all electronics and housing.

Note: 120-277V models also available in roadway types 2 & 4 as well as NEMA flood 3H3V, 4H4V, 5H5V, & 7H7V. Consult factory for details.

Note: 347-480V models are also available in the distributions listed above but are not DLC qualified.

ORDERING INFORMATION

Example: LEDMPALPRO200-4K-T3-UNC-P

Model	Color Temperature		Distribution		Voltage		Photocell Receptacle ¹		Mounting Options (Order 1 Separately)	
LEDMPALPRO200	4K	4000k	T3	Type III	UNC	347-480V	P	NEMA photocell receptacle	LEDMPALPRO-YK-L	Yoke Bracket, 200-300W
LEDMPALPRO240	5K	5000k	T5	Type V	Blank	120-277V	Blank	No receptacle	LEDMPALPRO-TR	Trunnion Bracket, 80-300W
LEDMPALPRO280									LEDMPALPRO-ARM	Arm Bracket, 80-300W
LEDMPALPRO300									LEDMPALPRO-SF	Slip-Fitter Bracket, 80-300W
									JL-205C23-IP65	NEMA Photocell

¹ Ships with shorting cap.

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

ELECTRICAL DATA

Model	Color Temp.	CRI ¹	Luminaire Lumens	Luminaire Watts	Lumens Per Watt	Input Voltage ²	Input Current (A)			Power Factor	THD ³	L ₇₀ Hours ⁴
							120V	240V 200V	277V 480V			
LEDMPALPRO200-4K-T3	4000k	> 80	26,924	205	132	120-277	1.71	0.85	0.74	> 90%	< 20%	131,000
LEDMPALPRO200-5K-T3	5000k	> 80	27,429	204	135	120-277	1.70	0.85	0.74	> 90%	< 20%	131,000
LEDMPALPRO200-4K-T5	4000k	> 80	26,442	205	129	120-277	1.71	0.85	0.74	> 90%	< 20%	131,000
LEDMPALPRO200-5K-T5	5000k	> 80	27,071	205	132	120-277	1.71	0.85	0.74	> 90%	< 20%	131,000
LEDMPALPRO240-4K-T3	4000k	> 80	29,589	240	124	120-277	2.00	1.00	0.87	> 90%	< 20%	372,000
LEDMPALPRO240-5K-T3	5000k	> 80	29,926	240	125	120-277	2.00	1.00	0.87	> 90%	< 20%	372,000
LEDMPALPRO240-4K-T5	4000k	> 80	27,944	231	121	120-277	1.93	0.96	0.83	> 90%	< 20%	372,000
LEDMPALPRO240-5K-T5	5000k	> 80	28,410	231	123	120-277	1.93	0.96	0.83	> 90%	< 20%	372,000
LEDMPALPRO280-4K-T3	4000k	> 80	34,424	279	123	120-277	2.32	1.16	1.01	> 90%	< 20%	372,000
LEDMPALPRO280-5K-T3	5000k	> 80	34,907	279	125	120-277	2.32	1.16	1.01	> 90%	< 20%	372,000
LEDMPALPRO280-4K-T5	4000k	> 80	32,546	278	117	120-277	2.32	1.16	1.00	> 90%	< 20%	372,000
LEDMPALPRO280-5K-T5	5000k	> 80	32,956	278	119	120-277	2.32	1.16	1.00	> 90%	< 20%	372,000
LEDMPALPRO300-4K-T3	4000k	> 80	44,615	305	146	120-277	2.54	1.27	1.10	> 90%	< 20%	175,000
LEDMPALPRO300-5K-T3	5000k	> 80	45,555	305	149	120-277	2.54	1.27	1.10	> 90%	< 20%	175,000
LEDMPALPRO300-4K-T5	4000k	> 80	43,141	305	141	120-277	2.54	1.27	1.10	> 90%	< 20%	173,000
LEDMPALPRO300-5K-T5	5000k	> 80	44,098	305	144	120-277	2.54	1.27	1.10	> 90%	< 20%	173,000
LEDMPALPRO200-4K-T3-UNC	4000k	> 80	26,445	194	136	347-480	N/A	0.56	0.40	> 90%	< 20%	131,000
LEDMPALPRO200-5K-T3-UNC	5000k	> 80	27,065	194	139	347-480	N/A	0.56	0.40	> 90%	< 20%	131,000
LEDMPALPRO200-4K-T5-UNC	4000k	> 80	26,203	195	134	347-480	N/A	0.56	0.41	> 90%	< 20%	131,000
LEDMPALPRO200-5K-T5-UNC	5000k	> 80	26,801	195	137	347-480	N/A	0.56	0.41	> 90%	< 20%	131,000
LEDMPALPRO240-4K-T3-UNC	4000k	> 80	32,022	242	132	347-480	N/A	0.70	0.50	> 90%	< 20%	131,000
LEDMPALPRO240-5K-T3-UNC	5000k	> 80	32,770	242	135	347-480	N/A	0.70	0.50	> 90%	< 20%	131,000
LEDMPALPRO240-4K-T5-UNC	4000k	> 80	31,268	241	130	347-480	N/A	0.69	0.50	> 90%	< 20%	131,000
LEDMPALPRO240-5K-T5-UNC	5000k	> 80	31,989	241	133	347-480	N/A	0.69	0.50	> 90%	< 20%	131,000
LEDMPALPRO280-4K-T3-UNC	4000k	> 80	36,233	283	128	347-480	N/A	0.82	0.59	> 90%	< 20%	131,000
LEDMPALPRO280-5K-T3-UNC	5000k	> 80	37,054	282	131	347-480	N/A	0.81	0.59	> 90%	< 20%	131,000
LEDMPALPRO280-4K-T5-UNC	4000k	> 80	36,417	285	128	347-480	N/A	0.82	0.59	> 90%	< 20%	131,000
LEDMPALPRO280-5K-T5-UNC	5000k	> 80	37,304	285	131	347-480	N/A	0.82	0.59	> 90%	< 20%	131,000
LEDMPALPRO300-4K-T3-UNC	4000k	> 80	45,356	303	150	347-480	N/A	0.87	0.63	> 90%	< 20%	176,000
LEDMPALPRO300-5K-T3-UNC	5000k	> 80	46,268	303	153	347-480	N/A	0.87	0.63	> 90%	< 20%	176,000
LEDMPALPRO300-4K-T5-UNC	4000k	> 80	44,191	302	146	347-480	N/A	0.87	0.63	> 90%	< 20%	177,000
LEDMPALPRO300-5K-T5-UNC	5000k	> 80	45,122	302	150	347-480	N/A	0.87	0.63	> 90%	< 20%	177,000

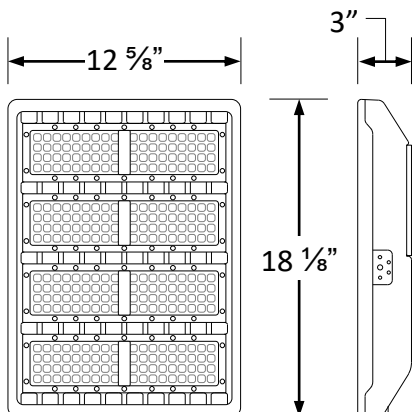
¹ Color rendering index.

² All 50-60Hz.

³ Total harmonic distortion.

⁴ L₇₀ refers to the number of hours at which lumen output declines to 70% of the initial level. L₇₀ hours are IES TM-21-11 calculated hours.

DIMENSIONS



EFFECTIVE PROJECTED AREAS (EPA's)

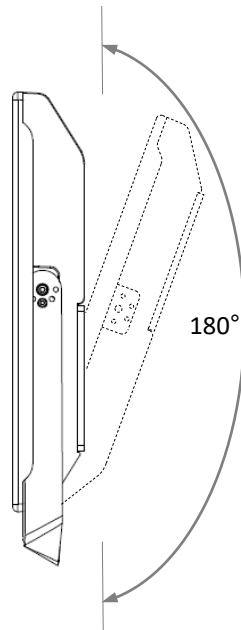
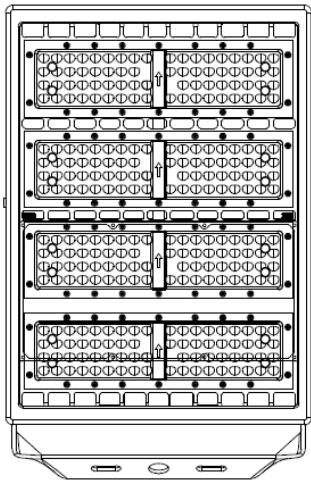
200W, 240W, 280W, 300W

Front = 0.32 square feet
 Side = 0.45 square feet
 Face = 1.91 square feet

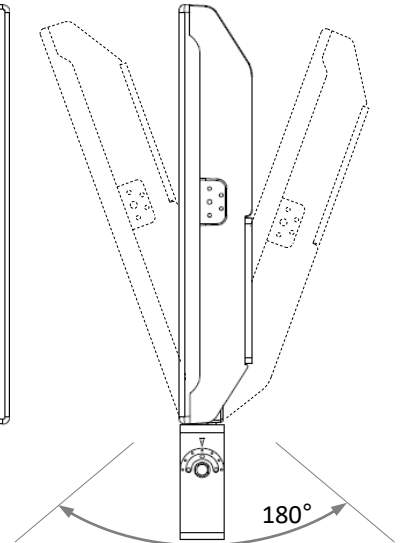
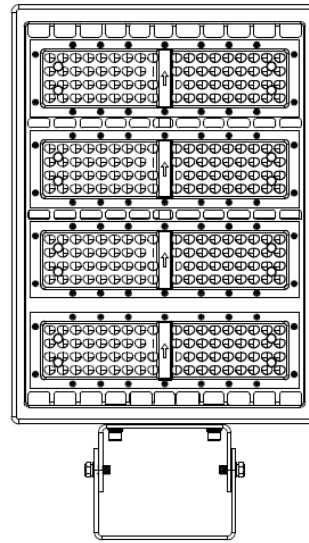
Model	Voltage	Weight
200W	120-277V	13.9 lbs.
240W	120-277V	14.3 lbs.
280W	120-277V	16.1 lbs.
300W	120-277V	16.1 lbs.
200W	347-480V	15 lbs.
240W	347-480V	15 lbs.
280W	347-480V	16.1 lbs.
300W	347-480V	16.3 lbs.

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

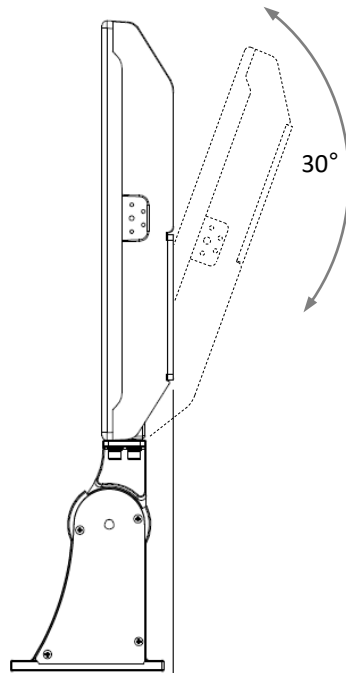
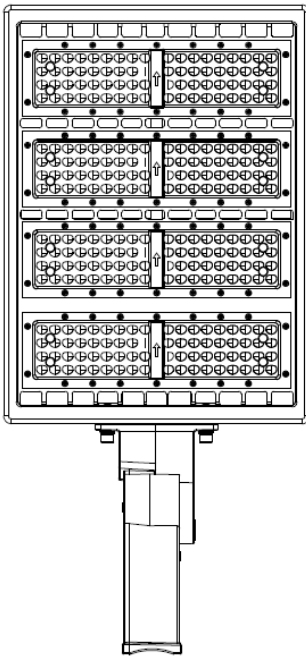
MOUNTING ACCESSORIES



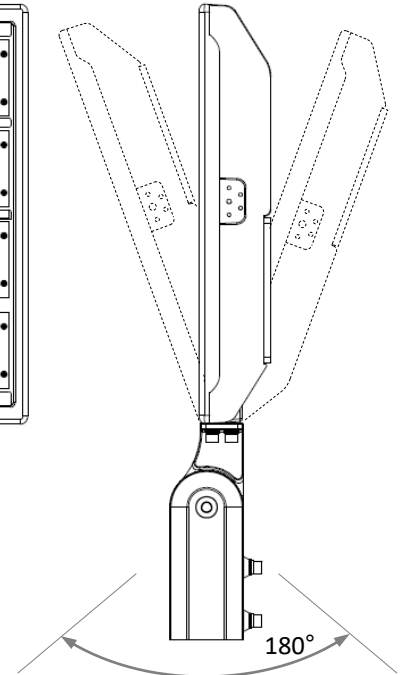
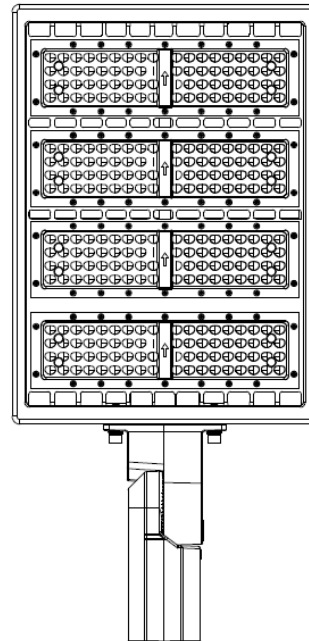
Yoke Mount
LEDMPALPRO-YK-S



Trunnion Mount
LEDMPALPRO-TR



Adjustable Arm Mount
LEDMPALPRO-ARM



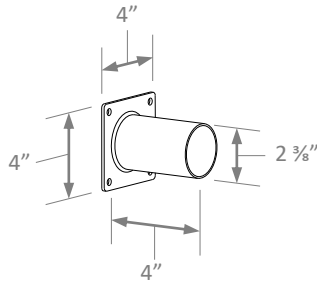
Slip-Fitter Mount
LEDMPALPRO-SF

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

MOUNTING ACCESSORIES

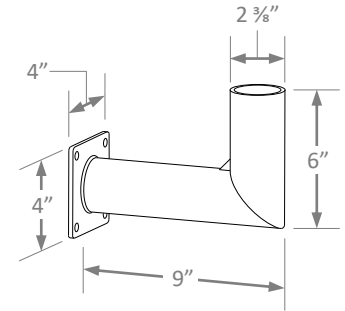
Wall Mount Bracket

LEDMPALPRO-WMB



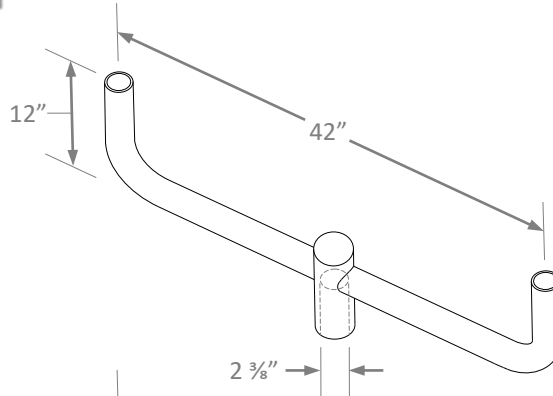
Wall Mount Bracket, 90°

LEDMPALPRO-WMB90



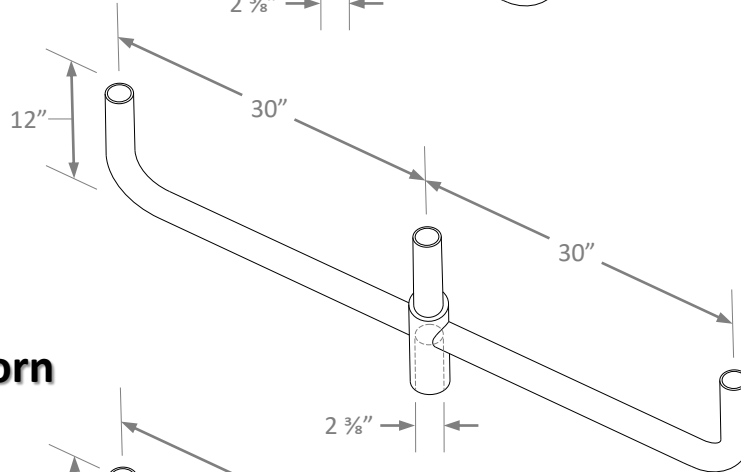
Double 180° Bullhorn Mounting Bracket

LEDMPALPRO-D180BH



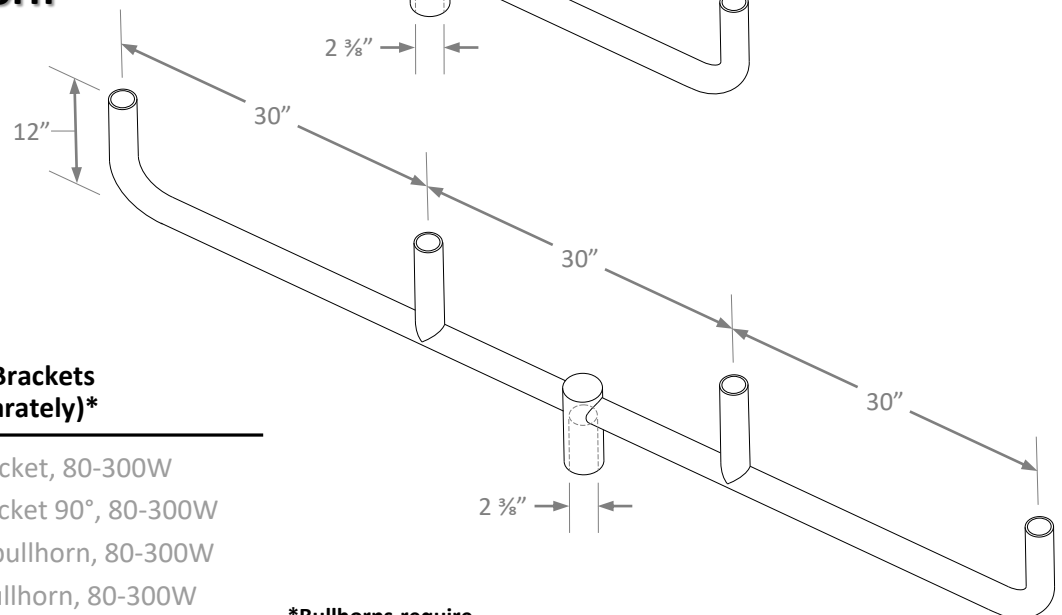
Triple 180° Bullhorn Mounting Bracket

LEDMPALPRO-T180BH



Quadruple 180° Bullhorn Mounting Bracket

LEDMPALPRO-Q180BH



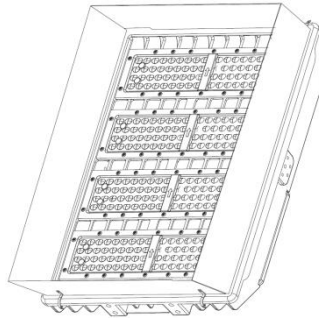
Mounting Brackets (Order Separately)*

LEDMPALPRO-WMB	Wall Bracket, 80-300W
LEDMPALPRO-WMB90	Wall bracket 90°, 80-300W
LEDMPALPRO-D180BH	Double bullhorn, 80-300W
LEDMPALPRO-T180BH	Triple bullhorn, 80-300W
LEDMPALPRO-Q180BH	Quadruple bullhorn, 80-300W

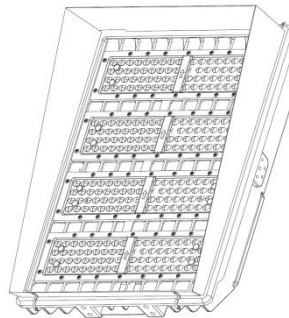
*Bullhorns require slip-fitter mount

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

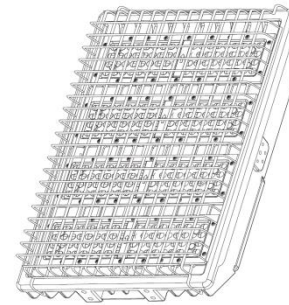
SHIELDS, WIRE GUARDS & NEMA PHOTOCELL INSTALLATION KIT



Full Shield



Half Shield

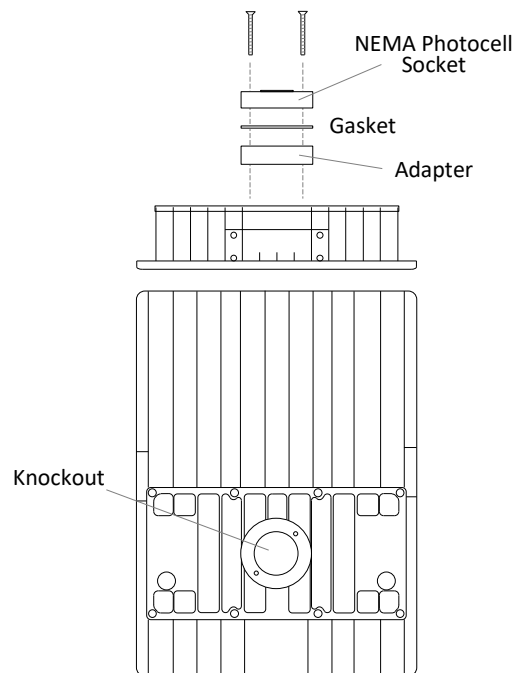


Wire Guard

Can be used in conjunction with shields

Accessories (Order Separately)

LEDMPALPRO-FGS-L	Full Glare Shield, 200-300W
LEDMPALPRO-HGS-L	Half Glare Shield, 200-300W
LEDMPALPRO-WG-L	Wire Guard, 200-300W

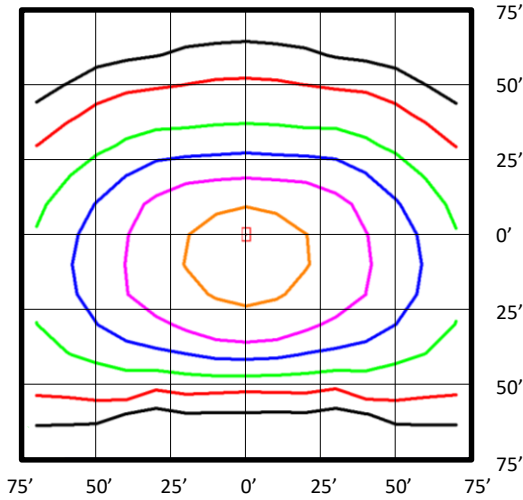


Factory Installed NEMA Photocell Receptacle

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

PHOTOMETRIC DATA – IES Roadway Distributions

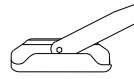
LEDMPALPRO200-4K-T3 (26,924 Lumens, Type III Distribution)



Foot Candles



Luminaire Orientation:



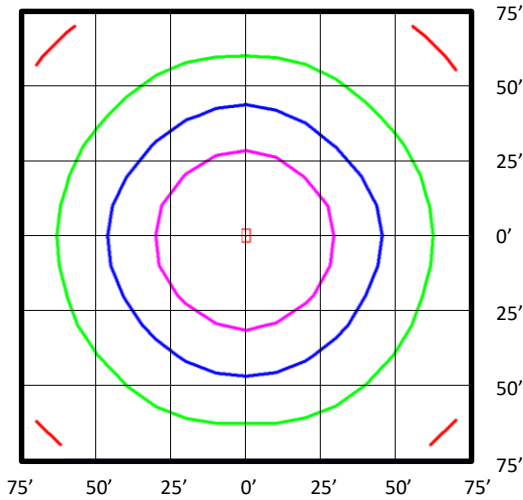
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B4-U3-G4

Zone	Lumens	%
FL - Front - Low (0-30)	2,665	10%
FM - Front - Medium (30-60)	9,003	33%
FH - Front - High (60-80)	5,225	19%
FVH - Front - Very High (80-90)	402	1%
Total Forward Light	17,294	64%
BL - Back - Low (0-30)	1,900	7%
BM - Back - Medium (30-60)	4,457	17%
BH - Back - High (60-80)	2,988	11%
BVH - Back - Very High (80-90)	170	1%
Total Back Light	9,516	35%
UL - Up Light - Low (90-100)	19	0%
UH - Up Light - High (100-180)	95	0%
Total Up Light	114	0%
Total Lumens	26,924	100%

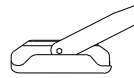
LEDMPALPRO200-4K-T5 (26,442 Lumens, Type V Distribution)



Foot Candles



Luminaire Orientation:



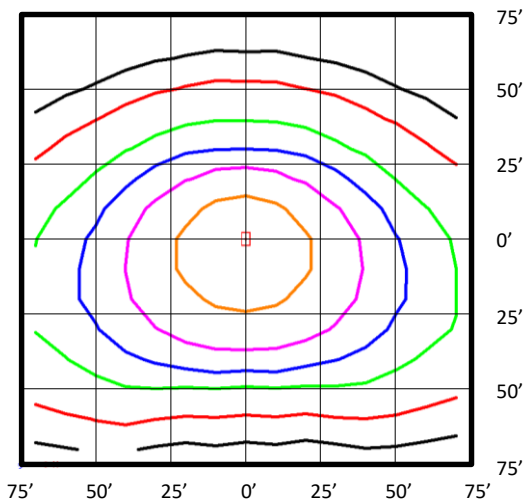
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B5-U3-G5

Zone	Lumens	%
FL - Front - Low (0-30)	1,374	5%
FM - Front - Medium (30-60)	5,326	20%
FH - Front - High (60-80)	5,977	23%
FVH - Front - Very High (80-90)	806	3%
Total Forward Light	13,483	51%
BL - Back - Low (0-30)	1,324	5%
BM - Back - Medium (30-60)	4,912	19%
BH - Back - High (60-80)	5,635	21%
BVH - Back - Very High (80-90)	927	4%
Total Back Light	12,798	48%
UL - Up Light - Low (90-100)	32	0%
UH - Up Light - High (100-180)	129	0%
Total Up Light	161	1%
Total Lumens	26,442	100%

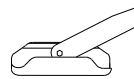
LEDMPALPRO240-4K-T3 (29,589 Lumens, Type III Distribution)



Foot Candles



Luminaire Orientation:



Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

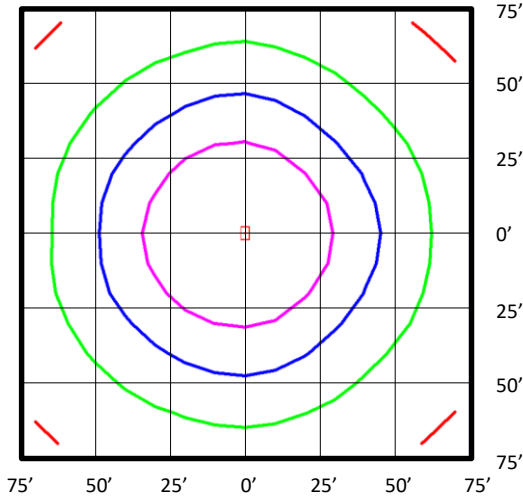
BUG Rating: B4-U0-G4

Zone	Lumens	%
FL - Front - Low (0-30)	3,329	11%
FM - Front - Medium (30-60)	9,480	32%
FH - Front - High (60-80)	5,766	19%
FVH - Front - Very High (80-90)	460	2%
Total Forward Light	19,035	64%
BL - Back - Low (0-30)	2,613	9%
BM - Back - Medium (30-60)	5,147	17%
BH - Back - High (60-80)	2,613	9%
BVH - Back - Very High (80-90)	181	1%
Total Back Light	10,554	36%
UL - Up Light - Low (90-100)	0	0%
UH - Up Light - High (100-180)	0	0%
Total Up Light	0	0%
Total Lumens	29,589	100%

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

PHOTOMETRIC DATA – IES Roadway Distributions

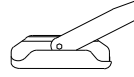
LEDMPALPRO240-4K-T5 (27,944 Lumens, Type V Distribution)



Foot Candles



Luminaire Orientation:



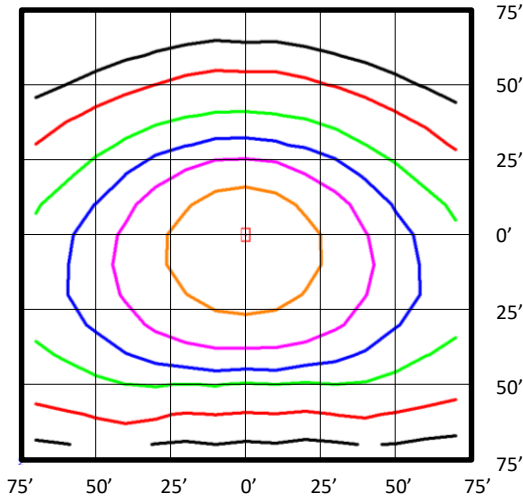
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B5-U0-G5

Zone	Lumens	%
FL - Front - Low (0-30)	1,381	5%
FM - Front - Medium (30-60)	5,510	20%
FH - Front - High (60-80)	6,265	22%
FVH - Front - Very High (80-90)	959	3%
Total Forward Light	14,115	51%
BL - Back - Low (0-30)	1,361	5%
BM - Back - Medium (30-60)	5,353	19%
BH - Back - High (60-80)	6,116	22%
BVH - Back - Very High (80-90)	999	4%
Total Back Light	13,829	49%
UL - Up Light - Low (90-100)	0	0%
UH - Up Light - High (100-180)	0	0%
Total Up Light	0	0%
Total Lumens	27,944	100%

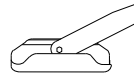
LEDMPALPRO280-4K-T3 (34,424 Lumens, Type III Distribution)



Foot Candles



Luminaire Orientation:



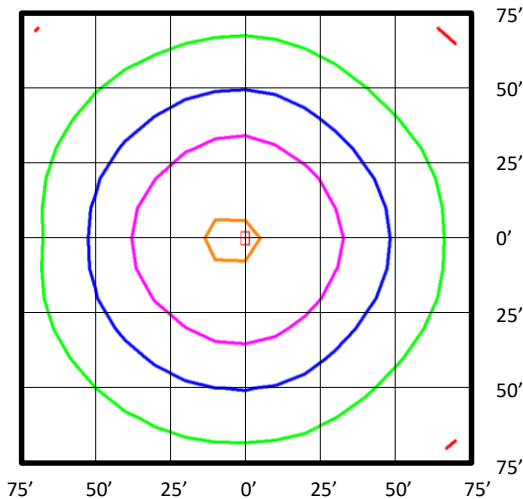
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B4-U0-G4

Zone	Lumens	%
FL - Front - Low (0-30)	3,878	11%
FM - Front - Medium (30-60)	11,130	32%
FH - Front - High (60-80)	6,596	19%
FVH - Front - Very High (80-90)	498	1%
Total Forward Light	22,101	64%
BL - Back - Low (0-30)	3,019	9%
BM - Back - Medium (30-60)	6,015	17%
BH - Back - High (60-80)	3,081	9%
BVH - Back - Very High (80-90)	208	1%
Total Back Light	12,323	36%
UL - Up Light - Low (90-100)	0	0%
UH - Up Light - High (100-180)	0	0%
Total Up Light	0	0%
Total Lumens	34,424	100%

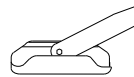
LEDMPALPRO280-4K-T5 (32,546 Lumens, Type V Distribution)



Foot Candles



Luminaire Orientation:



Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

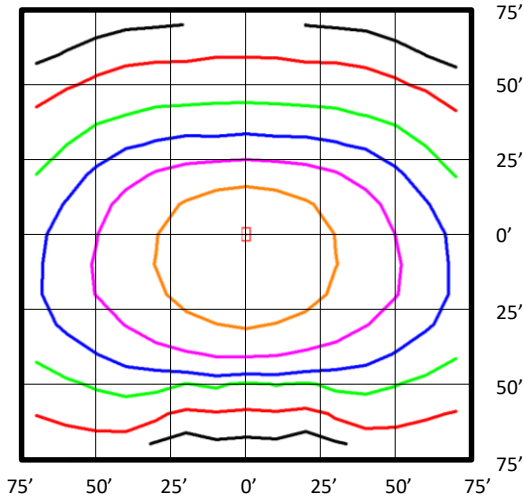
BUG Rating: B5-U0-G5

Zone	Lumens	%
FL - Front - Low (0-30)	1,622	5%
FM - Front - Medium (30-60)	6,459	20%
FH - Front - High (60-80)	7,277	22%
FVH - Front - Very High (80-90)	1,095	3%
Total Forward Light	16,453	51%
BL - Back - Low (0-30)	1,595	5%
BM - Back - Medium (30-60)	6,256	19%
BH - Back - High (60-80)	7,090	22%
BVH - Back - Very High (80-90)	1,152	4%
Total Back Light	16,093	49%
UL - Up Light - Low (90-100)	0	0%
UH - Up Light - High (100-180)	0	0%
Total Up Light	0	0%
Total Lumens	32,546	100%

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

PHOTOMETRIC DATA – IES Roadway Distributions

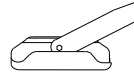
LEDMPALPRO300-4K-T3 (44,615 Lumens, Type III Distribution)



Foot Candles

- 5.0
- 2.0
- 1.0
- 0.5
- 0.2
- 0.1

Luminaire Orientation:



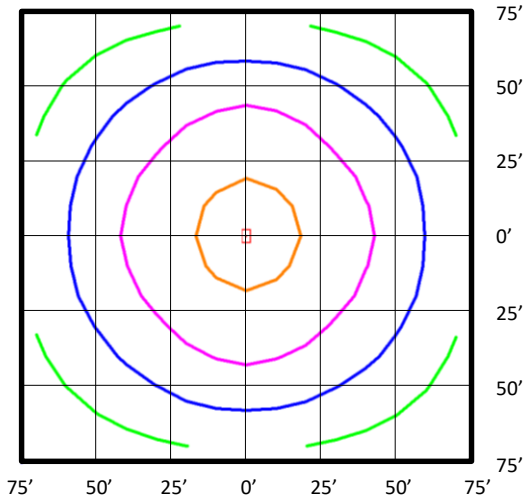
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B4-U3-G4

Zone	Lumens	%
FL - Front - Low (0-30)	4,598	10%
FM - Front - Medium (30-60)	14,735	33%
FH - Front - High (60-80)	8,614	19%
FVH - Front - Very High (80-90)	729	2%
Total Forward Light	28,676	64%
BL - Back - Low (0-30)	3,294	7%
BM - Back - Medium (30-60)	7,213	16%
BH - Back - High (60-80)	4,913	11%
BVH - Back - Very High (80-90)	317	1%
Total Back Light	15,736	35%
UL - Up Light - Low (90-100)	34	0%
UH - Up Light - High (100-180)	169	0%
Total Up Light	203	0%
Total Lumens	44,615	100%

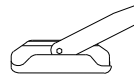
LEDMPALPRO300-4K-T5 (43,141 Lumens, Type V Distribution)



Foot Candles

- 5.0
- 2.0
- 1.0
- 0.5
- 0.2
- 0.1

Luminaire Orientation:



Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

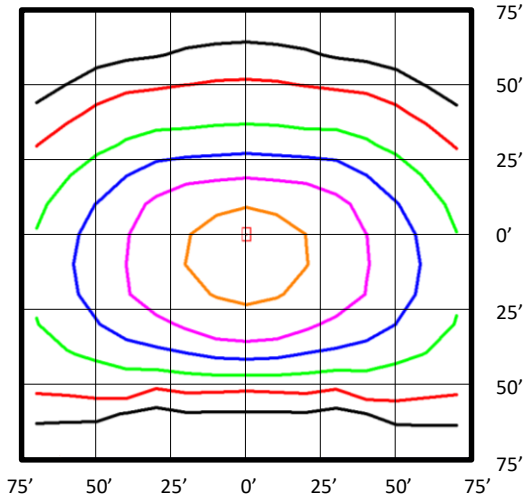
BUG Rating: B5-U3-G5

Zone	Lumens	%
FL - Front - Low (0-30)	2,016	5%
FM - Front - Medium (30-60)	8,123	19%
FH - Front - High (60-80)	9,611	22%
FVH - Front - Very High (80-90)	1,529	4%
Total Forward Light	21,279	49%
BL - Back - Low (0-30)	2,036	5%
BM - Back - Medium (30-60)	8,303	19%
BH - Back - High (60-80)	9,750	23%
BVH - Back - Very High (80-90)	1,546	4%
Total Back Light	21,634	50%
UL - Up Light - Low (90-100)	46	0%
UH - Up Light - High (100-180)	182	0%
Total Up Light	229	1%
Total Lumens	43,141	100%

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

PHOTOMETRIC DATA – IES Roadway Distributions

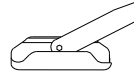
LEDMPALPRO200-4K-T3-UNC (26,445 Lumens, Type III Distribution)



Foot Candles



Luminaire Orientation:



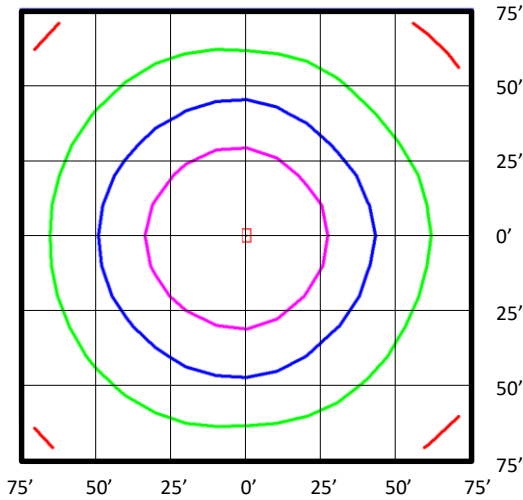
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B4-U3-G4

Zone	Lumens	%
FL - Front - Low (0-30)	2,617	10%
FM - Front - Medium (30-60)	8,830	33%
FH - Front - High (60-80)	5,132	19%
FVH - Front - Very High (80-90)	395	1%
Total Forward Light	16,974	64%
BL - Back - Low (0-30)	1,869	7%
BM - Back - Medium (30-60)	4,379	17%
BH - Back - High (60-80)	2,938	11%
BVH - Back - Very High (80-90)	168	1%
Total Back Light	9,355	35%
UL - Up Light - Low (90-100)	19	0%
UH - Up Light - High (100-180)	97	0%
Total Up Light	116	0%
Total Lumens	26,445	100%

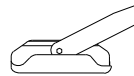
LEDMPALPRO200-4K-T5-UNC (26,203 Lumens, Type V Distribution)



Foot Candles



Luminaire Orientation:



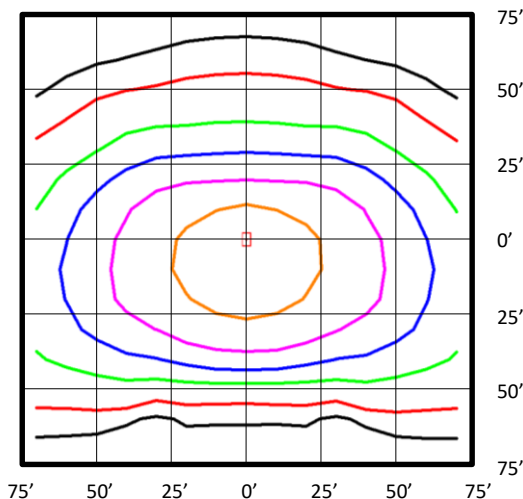
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B5-U3-G5

Zone	Lumens	%
FL - Front - Low (0-30)	1,333	5%
FM - Front - Medium (30-60)	5,237	20%
FH - Front - High (60-80)	5,915	23%
FVH - Front - Very High (80-90)	774	3%
Total Forward Light	13,259	51%
BL - Back - Low (0-30)	1,312	5%
BM - Back - Medium (30-60)	5,000	19%
BH - Back - High (60-80)	5,688	22%
BVH - Back - Very High (80-90)	787	3%
Total Back Light	12,787	49%
UL - Up Light - Low (90-100)	32	0%
UH - Up Light - High (100-180)	125	0%
Total Up Light	157	1%
Total Lumens	26,203	100%

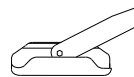
LEDMPALPRO240-4K-T3-UNC (32,022 Lumens, Type III Distribution)



Foot Candles



Luminaire Orientation:



Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

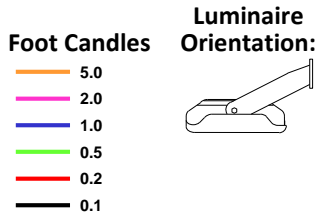
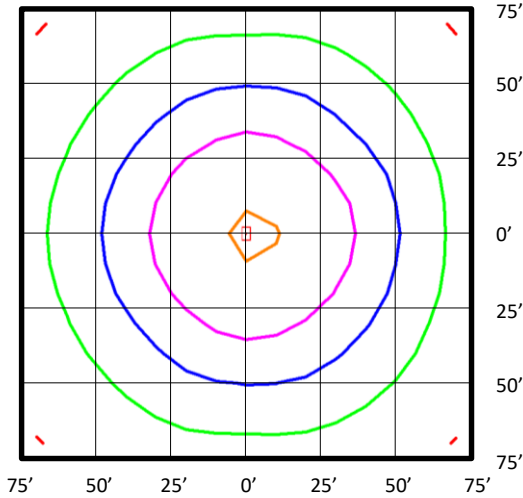
BUG Rating: B4-U3-G4

Zone	Lumens	%
FL - Front - Low (0-30)	3,168	10%
FM - Front - Medium (30-60)	10,688	33%
FH - Front - High (60-80)	6,214	19%
FVH - Front - Very High (80-90)	479	1%
Total Forward Light	20,549	64%
BL - Back - Low (0-30)	2,264	7%
BM - Back - Medium (30-60)	5,303	17%
BH - Back - High (60-80)	3,558	11%
BVH - Back - Very High (80-90)	203	1%
Total Back Light	11,328	35%
UL - Up Light - Low (90-100)	24	0%
UH - Up Light - High (100-180)	121	0%
Total Up Light	145	0%
Total Lumens	32,022	100%

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

PHOTOMETRIC DATA – IES Roadway Distributions

LEDMPALPRO240-4K-T5-UNC (31,268 Lumens, Type V Distribution)

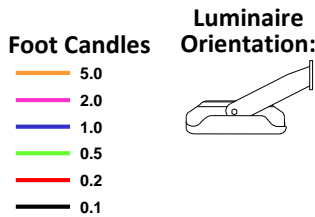
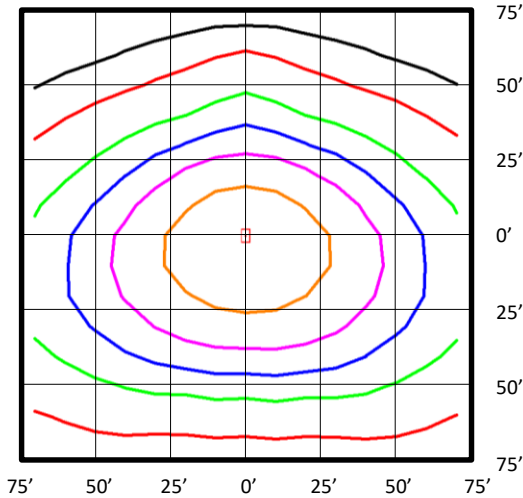


- Notes:**
- Isofootcandle plots depict initial footcandles at grade.
 - Gridlines represent units of mounting height of 25 feet.

BUG Rating: B5-U3-G5

Zone	Lumens	%
FL - Front - Low (0-30)	1,611	5%
FM - Front - Medium (30-60)	6,266	20%
FH - Front - High (60-80)	6,916	22%
FVH - Front - Very High (80-90)	886	3%
Total Forward Light	15,678	50%
BL - Back - Low (0-30)	1,597	5%
BM - Back - Medium (30-60)	6,113	20%
BH - Back - High (60-80)	6,786	22%
BVH - Back - Very High (80-90)	906	3%
Total Back Light	15,401	49%
UL - Up Light - Low (90-100)	37	0%
UH - Up Light - High (100-180)	152	0%
Total Up Light	189	1%
Total Lumens	31,268	100%

LEDMPALPRO280-4K-T3-UNC (36,233 Lumens, Type III Distribution)

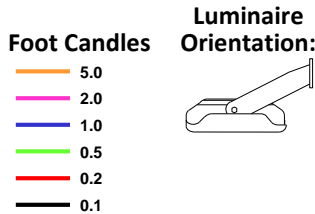
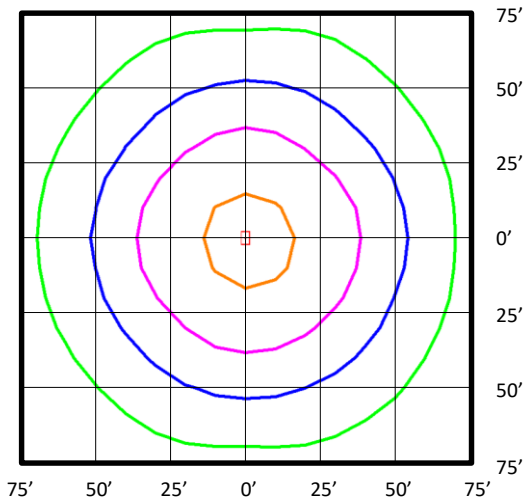


- Notes:**
- Isofootcandle plots depict initial footcandles at grade.
 - Gridlines represent units of mounting height of 25 feet.

BUG Rating: B4-U3-G4

Zone	Lumens	%
FL - Front - Low (0-30)	4,010	11%
FM - Front - Medium (30-60)	11,296	31%
FH - Front - High (60-80)	6,980	19%
FVH - Front - Very High (80-90)	555	2%
Total Forward Light	22,841	63%
BL - Back - Low (0-30)	3,076	8%
BM - Back - Medium (30-60)	6,523	18%
BH - Back - High (60-80)	3,409	9%
BVH - Back - Very High (80-90)	229	1%
Total Back Light	13,238	37%
UL - Up Light - Low (90-100)	25	0%
UH - Up Light - High (100-180)	129	0%
Total Up Light	154	0%
Total Lumens	36,233	100%

LEDMPALPRO280-4K-T5-UNC (36,417 Lumens, Type V Distribution)



- Notes:**
- Isofootcandle plots depict initial footcandles at grade.
 - Gridlines represent units of mounting height of 25 feet.

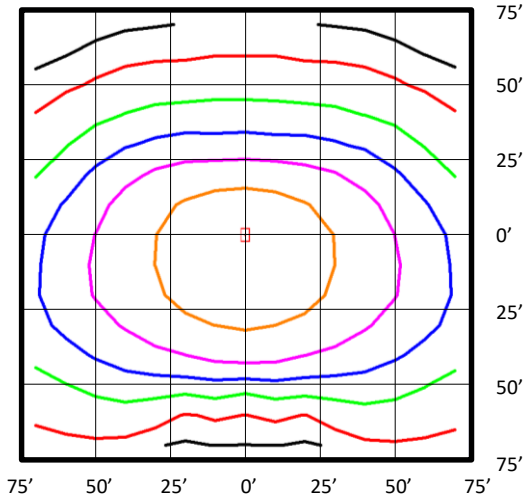
BUG Rating: B5-U3-G5

Zone	Lumens	%
FL - Front - Low (0-30)	1,922	5%
FM - Front - Medium (30-60)	7,330	20%
FH - Front - High (60-80)	8,010	22%
FVH - Front - Very High (80-90)	1,273	3%
Total Forward Light	18,535	51%
BL - Back - Low (0-30)	1,879	5%
BM - Back - Medium (30-60)	6,962	19%
BH - Back - High (60-80)	7,798	21%
BVH - Back - Very High (80-90)	1,052	3%
Total Back Light	17,692	49%
UL - Up Light - Low (90-100)	39	0%
UH - Up Light - High (100-180)	151	0%
Total Up Light	190	1%
Total Lumens	36,417	100%

LEDMPALPRO200-300 200-300 Watt, Premium Multi-Purpose LED Area Luminaire

PHOTOMETRIC DATA – IES Roadway Distributions

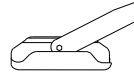
LEDMPALPRO300-4K-T3-UNC (45,356 Lumens, Type III Distribution)



Foot Candles



Luminaire Orientation:



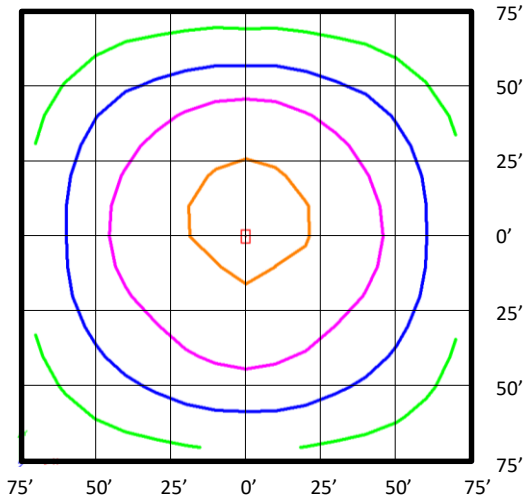
Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B4-U3-G5

Zone	Lumens	%
FL - Front - Low (0-30)	4,424	10%
FM - Front - Medium (30-60)	14,724	32%
FH - Front - High (60-80)	9,376	21%
FVH - Front - Very High (80-90)	882	2%
Total Forward Light	29,405	65%
BL - Back - Low (0-30)	3,223	7%
BM - Back - Medium (30-60)	7,279	16%
BH - Back - High (60-80)	4,928	11%
BVH - Back - Very High (80-90)	308	1%
Total Back Light	15,738	35%
UL - Up Light - Low (90-100)	38	0%
UH - Up Light - High (100-180)	175	0%
Total Up Light	213	0%
Total Lumens	45,356	100%

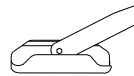
LEDMPALPRO300-4K-T5-UNC (44,191 Lumens, Type V Distribution)



Foot Candles



Luminaire Orientation:



Notes:

- Isofootcandle plots depict initial footcandles at grade.
- Gridlines represent units of mounting height of 25 feet.

BUG Rating: B5-U3-G5

Zone	Lumens	%
FL - Front - Low (0-30)	1,809	4%
FM - Front - Medium (30-60)	8,375	19%
FH - Front - High (60-80)	9,863	22%
FVH - Front - Very High (80-90)	1,457	3%
Total Forward Light	21,504	49%
BL - Back - Low (0-30)	1,904	4%
BM - Back - Medium (30-60)	9,762	22%
BH - Back - High (60-80)	9,717	22%
BVH - Back - Very High (80-90)	1,063	2%
Total Back Light	22,446	51%
UL - Up Light - Low (90-100)	54	0%
UH - Up Light - High (100-180)	187	0%
Total Up Light	241	1%
Total Lumens	44,191	100%



39 E. Main Street, Suite 101
New Albany, OH 43054
(614) 245-8273 fax. (614) 245-8791

September 22, 2020
Zoning Review Comments: Response 1

City of Gahanna
200 S. Hamilton Rd.
Gahanna, OH 43230

Royal Plaza Renovation
71-97 Stygler Rd N

The following items are corrections and clarification to the drawing documents as requested by the City of Gahanna Zoning Department plan review letter dated September 15, 2020.

Engineering

1. *No comments at this time.*

Fire District

2. *The fire division has no object to the design review for the Royal Plaza renovations. The roadway and water supply are existing to the building and the renovations do not change the size or height of the building to require changes to the fire lane or fire hydrant requirements. Any building comments will be made to the building official when construction plans are submitted for review.*

Parks

3. *No comments per Julie Prederi.*

Community Development

4. *Please provide a photometrics plan. Please be aware that the code was recently updated and the new requirements are a maximum of .5 footcandles adjacent to single family (west property line) and 1.0 footcandles adjacent to all other uses. Please note that these measurements are at the property line.*

Item 4 Response: Revised zoning review submittal to include requested photometrics plan. No change to other documents submitted.

Building

5. *No comments on the proposed concept. Building plan review and a building permit may be required for the project depending on the final design for the alterations.*



Should you require any additional information I will respond as quickly as possible.

Sincerely,
Dave Pontia

A handwritten signature in black ink that reads "Dave Pontia". The signature is fluid and cursive, with a long, sweeping underline that extends to the left.



September 28, 2020

Royal Plaza Gahanna LLC
325 John H McConnell Blvd Ste 450
Columbus, OH 43215

RE: Project 71-97 Stygler Rd N Design Review Comments

Dear Royal Plaza Gahanna LLC:

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

Engineering

1. No comments at this time.

Fire District

2. The fire division has no object to the design review for the Royal Plaza renovations. The roadway and water supply are existing to the building and the renovations do not change the size or height of the building to require changes to the fire lane or fire hydrant requirements.
Any building comments will be made to the building official when construction plans are submitted for review.

Parks

3. No Comments Per Julie Prederi

Building

4. No comments on the proposed concept. Building plan review and a building permit may be required for the project depending on the final design for the alterations.

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

Sincerely,

Kelly Wicker
Administrative Assistant

Gahanna

PLANNING STAFF REPORT

Request Summary

A Design Review application has been submitted for façade renovations for the Royal Plaza shopping center located at 71-97 Stygler Rd. The property is located within the Community Commercial (CC) zone district. Design standards are based on the zoning of the property.

The project is located within Design Review District (DRD-3). Applicable standards include the following:

- Materials – Brick, stone, cement, decorative aluminum, wood, or other materials that will enhance the development in a positive manner and create visual interest and diversity should be encouraged.
- Colors – Specific colors and color schemes should be designed to ensure universal harmony on all commercial developments.

Proposed Facade



Design Review

General review criteria for Design Review applications include the following:

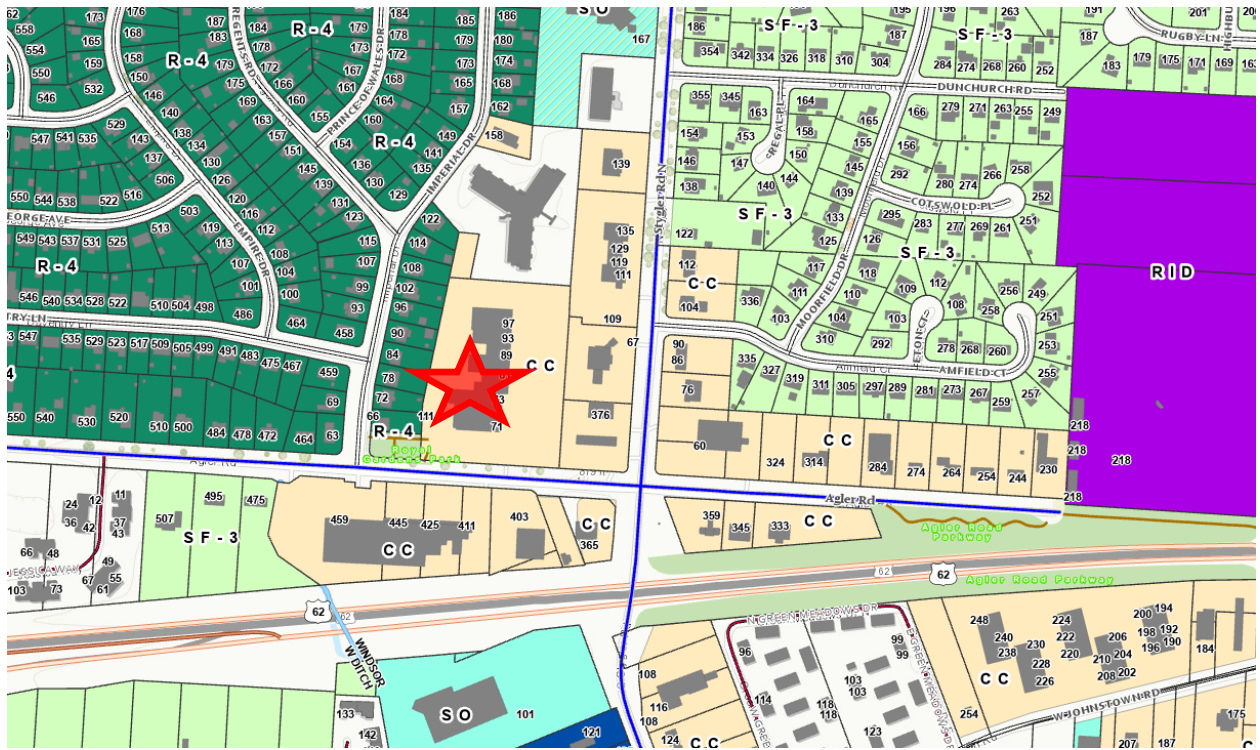
- Are stylistically compatible with other new, renovated, and existing structures in the applicable Design Review District in order to maintain design continuity and provide protection of existing design environment.
- Contribute to the improvement and upgrading of the architectural and design character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

Recommendation

Staff recommends approval of this request. The zoning code does not provide specific color options. It instead states that color palettes should be harmonious with other developments. The request appears to be consistent with other developments.

Gahanna

Location/Zoning Map



Street View



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