

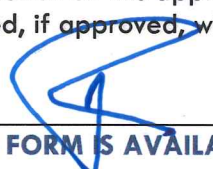
DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Project/Property Address or Location: 259 Granville Street		Project Name/Business Name (if applicable): Moo Moo Carwash	
Parcel ID No.(s): 025-007431	Current Zoning: Community Commercial	Total Acreage: 0.53	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input checked="" type="checkbox"/> <small>only applicable to Code Chapter 1150, Olde Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable): Project will demolish existing car wash and pavement(s) and construct new car wash with associated pavements and sidewalks.			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: John Roush		Applicant Address: 13375 National Road Suite C, Reynoldsburg, Ohio	
Applicant E-mail: john@moomoocarwash.com		Applicant Phone No.: 614-751-9274 x202	
BUSINESS Name (if applicable): Moo Moo Express Carwash			
ATTORNEY/AGENT Name: John Miller		Attorney/Agent Address: 394 Oak Street, Columbus, Ohio 43215	
Attorney/Agent E-Mail: jmillier@kramerengineers.com		Attorney/Agent Phone No.: 614-233-6911	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor			
Developer			
Architect Scott Baker		614-562-7761 / sbaker@sba-studios.com	
PROPERTY OWNER Name: (if different from Applicant) Dan & Barbara Goldhardt		Property Owner Contact Information (phone no./email): 614-478-2929 / dangoldhardt@aol.com	

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

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

Applicant Signature:  Date: 3/15/18

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

INTERNAL USE

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

RECEIVED: _____
DATE: _____

PAID: _____
DATE: _____
CHECK#: _____

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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

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

5. OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:					
<ul style="list-style-type: none"> - Scale model - Section profiles - Perspective drawing 					
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
1. ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:					
- That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district		✓			
- That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights		✓			
- That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood		✓			

MATERIAL LIST			
NOT REQUIRED FOR DEMOLITION APPLICANTS			
Item	Manufacturer Name	Color Name	Color Number
Awnings	NA	NA	NA
Brick	QUICK BRIC (SNYDER BRICK & BLOCK)	MAIN - OLD ROSE FLAKED TRIM - MILKSBORO	
Gutters and Downspouts	Donley Gutters	Brown	NA
Lighting	LSI Abolite LED	Black	BLK
Roofing	GAF Slateline	Weathered slate	NA
Siding	Hardie	Tony Taupe	SW 7038
Signs	NA	NA	NA
Stucco	NA	NA	NA
Trim	Hardie	Virtual Taupe	SW 7039
Windows	MI	Bronze Laminat	

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

APPLICATION ACCEPTANCE

INTERNAL USE

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

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

Planning & Zoning Administrator Signature: _____

Date: _____

4/12/18

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

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

INTERNAL USE

Planning & Zoning Administrator Signature: _____

Date: _____

Chief Building Official Signature: _____

Date: _____

Director of Public Service Signature: _____

Date: _____

City Engineer Signature: _____

Date: _____

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

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.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S) If the applicant is not the property owner, this section must be completed & notarized.

I, Dan Goldhardt, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize John Roush to act as my applicant or representative(s) 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 designated representative.

Property Owner Signature:  Date: 3-19-18

AUTHORIZATION TO VISIT THE PROPERTY

I, Dan Goldhardt, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature:  Date: 3-19-18

NOTARY

Subscribed and sworn to before me on this 19th day of March, 2018.

State of Ohio County of Franklin

Notary Public Signature: 



DANIELLE T. PATTERSON
NOTARY PUBLIC
 for the
STATE OF OHIO
 My Commission Expires
February 8, 2020

AGREEMENT TO COMPLY AS APPROVED

I, John Roush, the applicant of the subject property listed on this application, hereby agree that the project will be completed as approved and any proposed changes to the approved plans shall be submitted for review and approval to the Zoning Division staff.

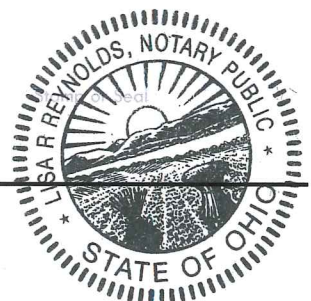
Applicant Signature:  Date: 3/15/18

NOTARY

Subscribed and sworn to before me on this 15 day of March, 2018.

State of Ohio County of Franklin

Notary Public Signature: 



END 7-31-2022



North Elevation
Scale: 3/16" = 1'-0"



South Elevation - (Open)
Scale: 3/16" = 1'-0"



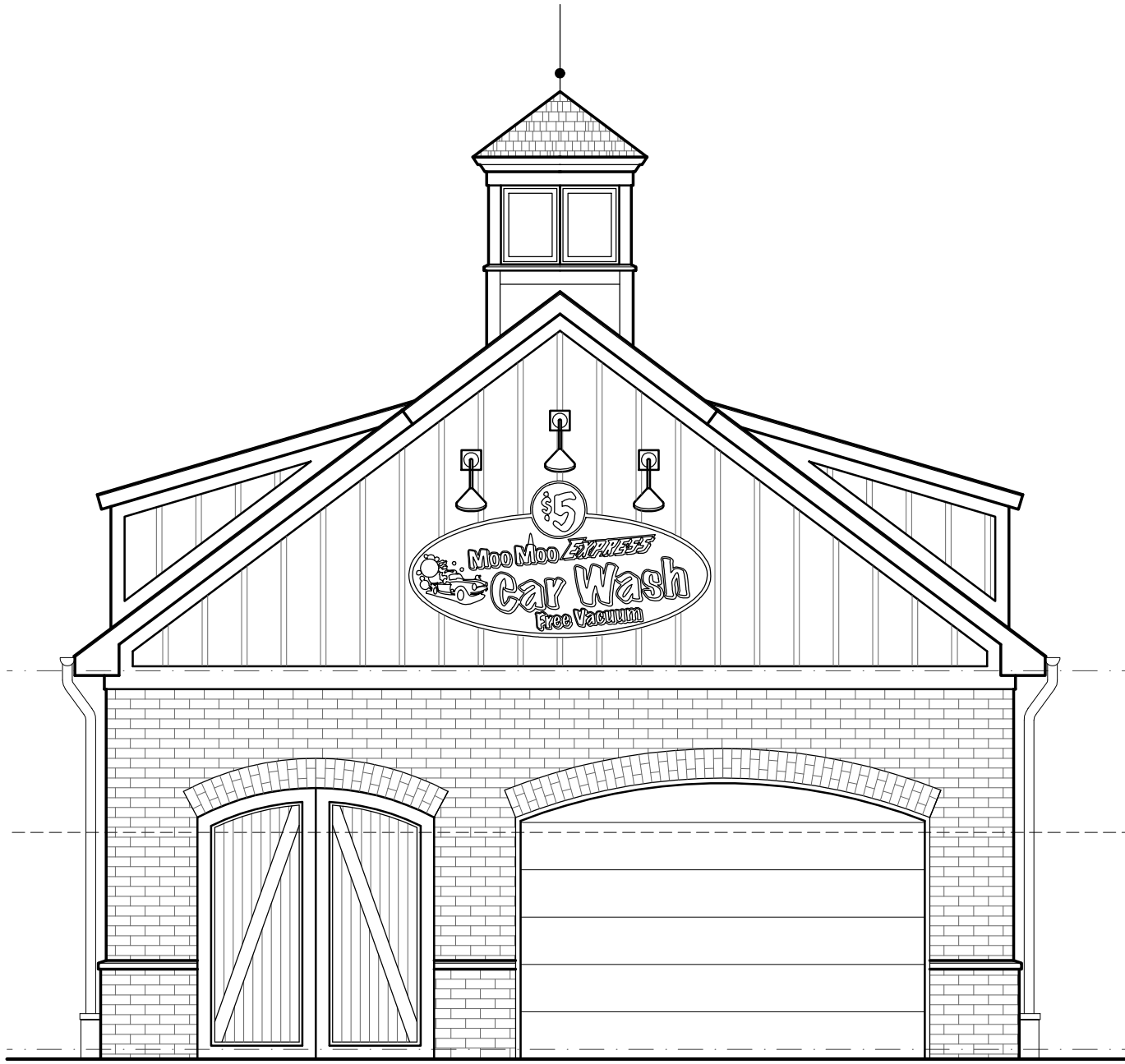
South Elevation - (Closed)
Scale: 3/16" = 1'-0"



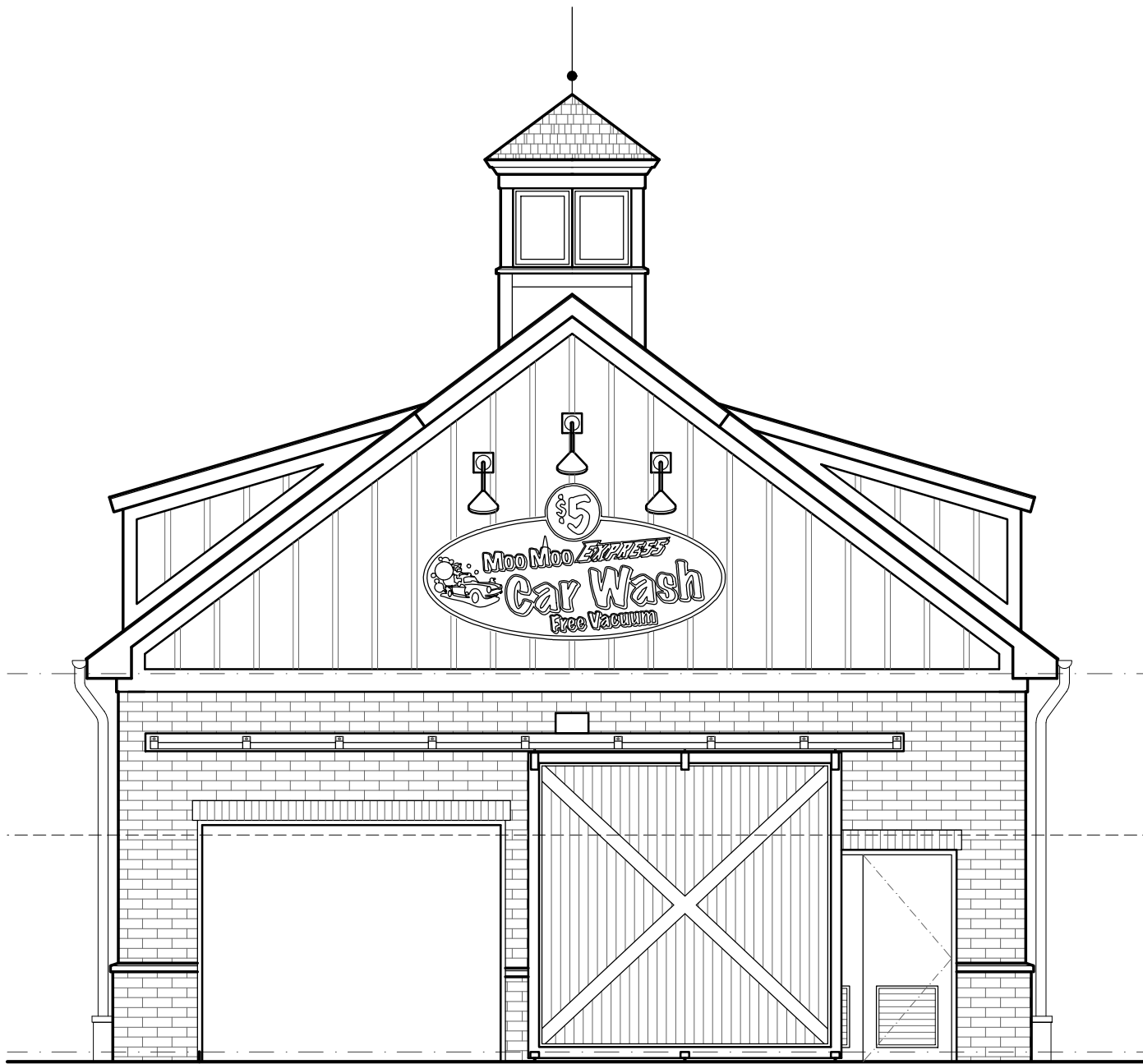
West Elevation
Scale: 3/16" = 1'-0"



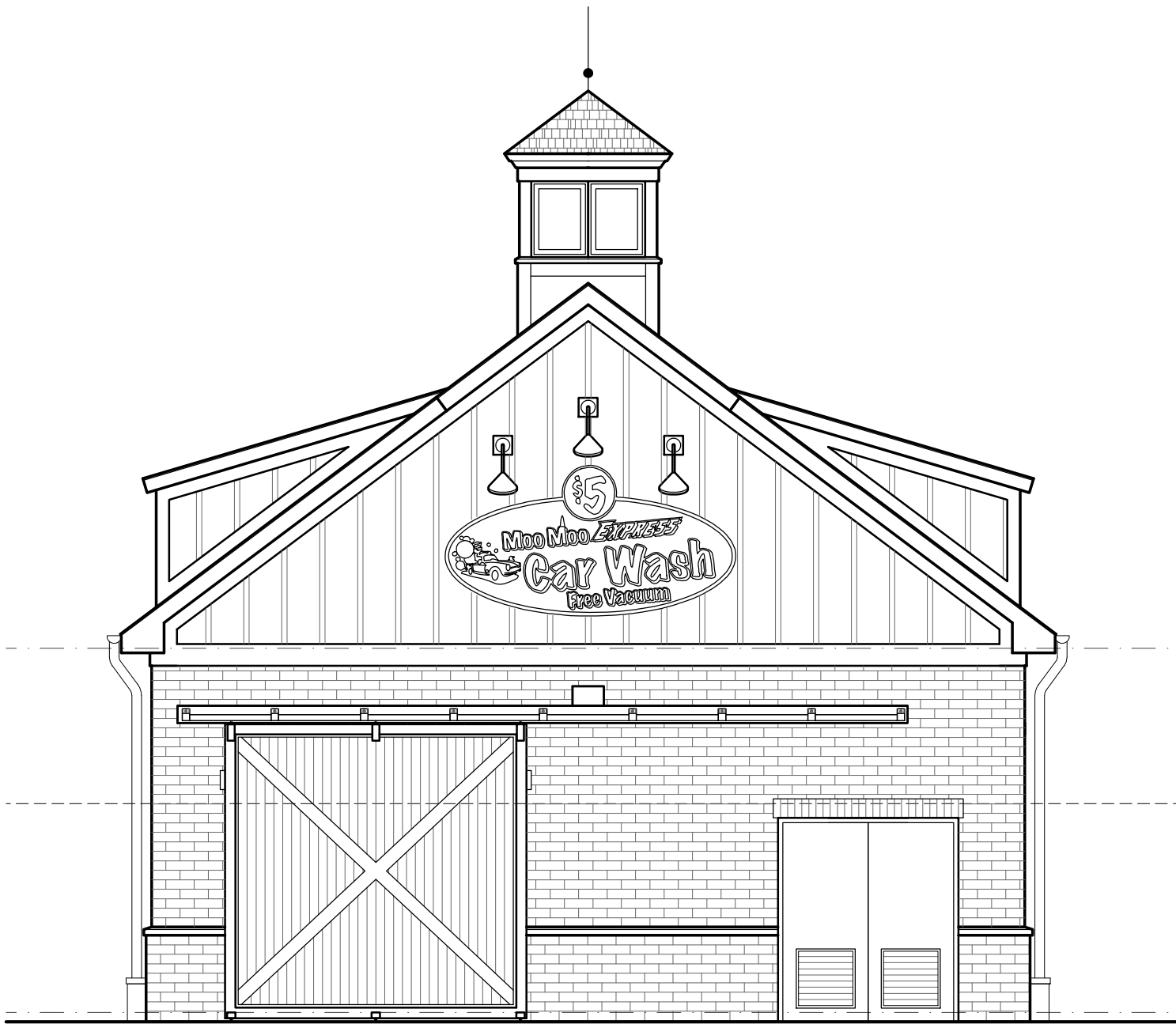
East Elevation
Scale: 3/16" = 1'-0"



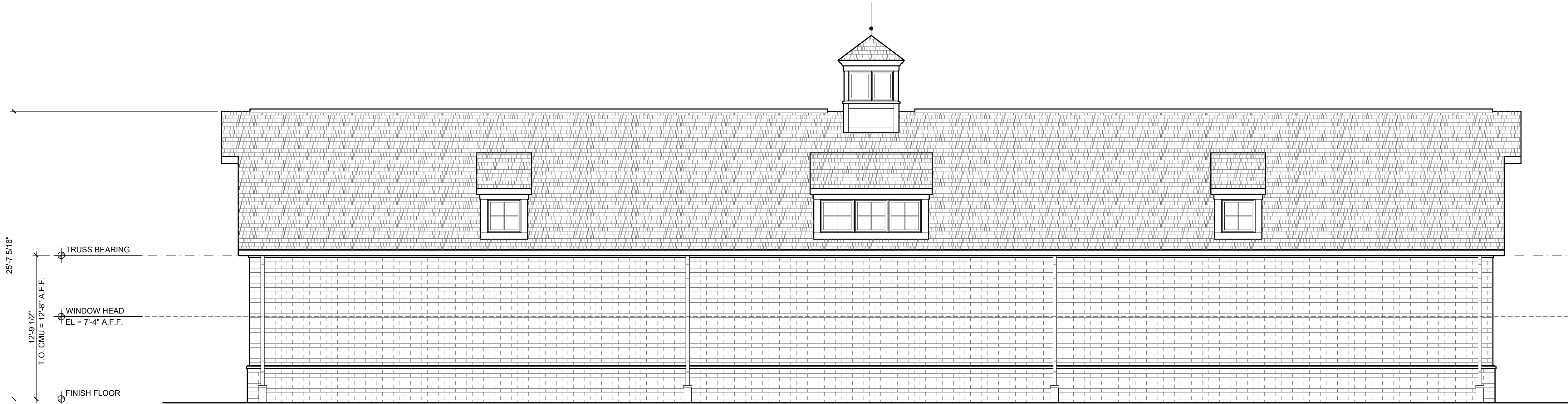
5 NORTH ELEVATION



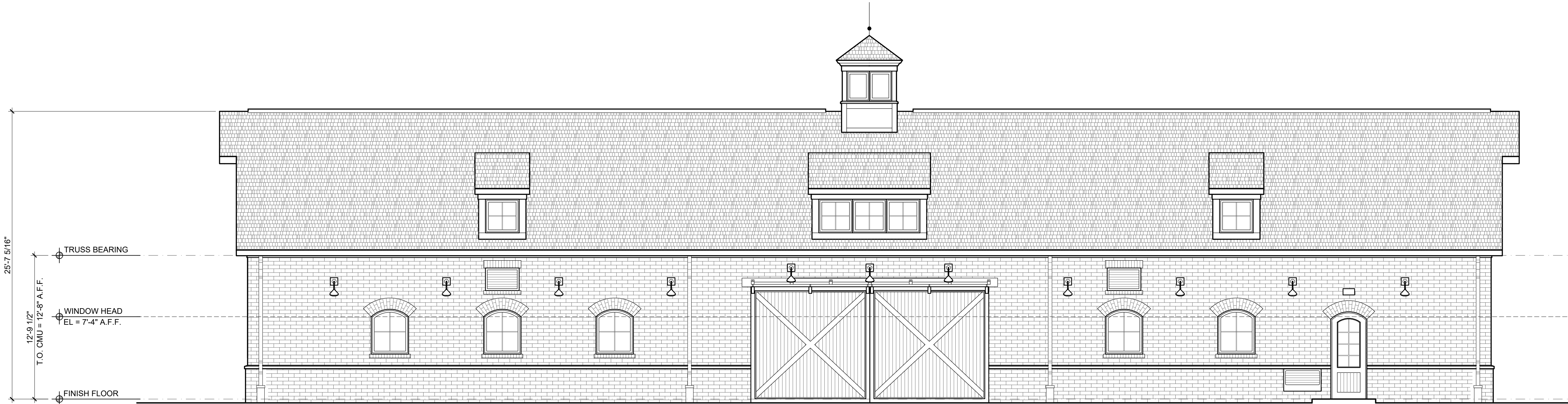
4 SOUTH ELEVATION - OPEN



3 SOUTH ELEVATION - CLOSED

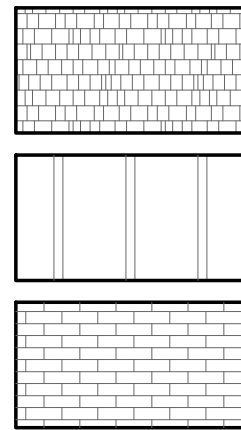


2 WEST ELEVATION



1 EAST ELEVATION

ELEVATION MATERIAL LEGEND



ASPHALT SHINGLES
GAF - SLATELINE
ENGLISH GREY SLATE

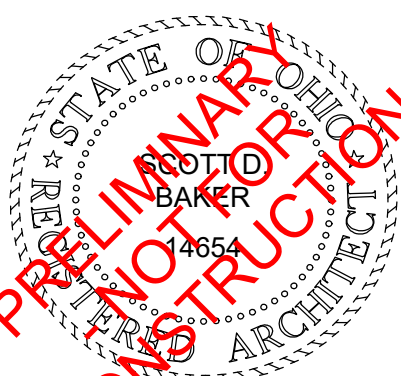
HARDIE BOARD & BATTEN SIDING
COLOR: TO BE SELECTED BY OWNER

QUIK-BRIK

TRIM COLOR: SHERWIN WILLIAMS SW7028 - INCREDIBLE WHITE
SOFFIT / FASCIA COLOR: SHERWIN WILLIAMS SW7028 - INCREDIBLE WHITE

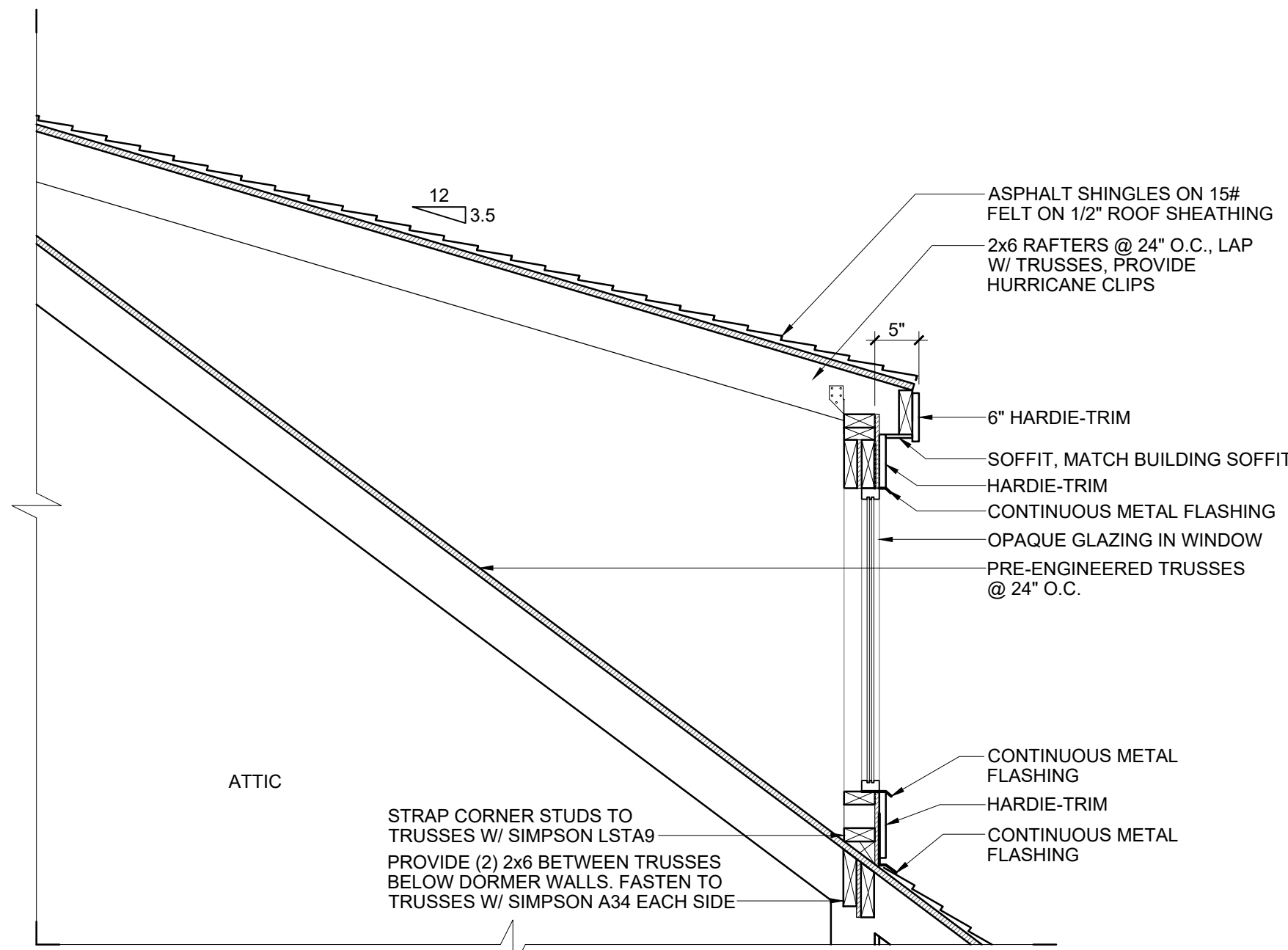
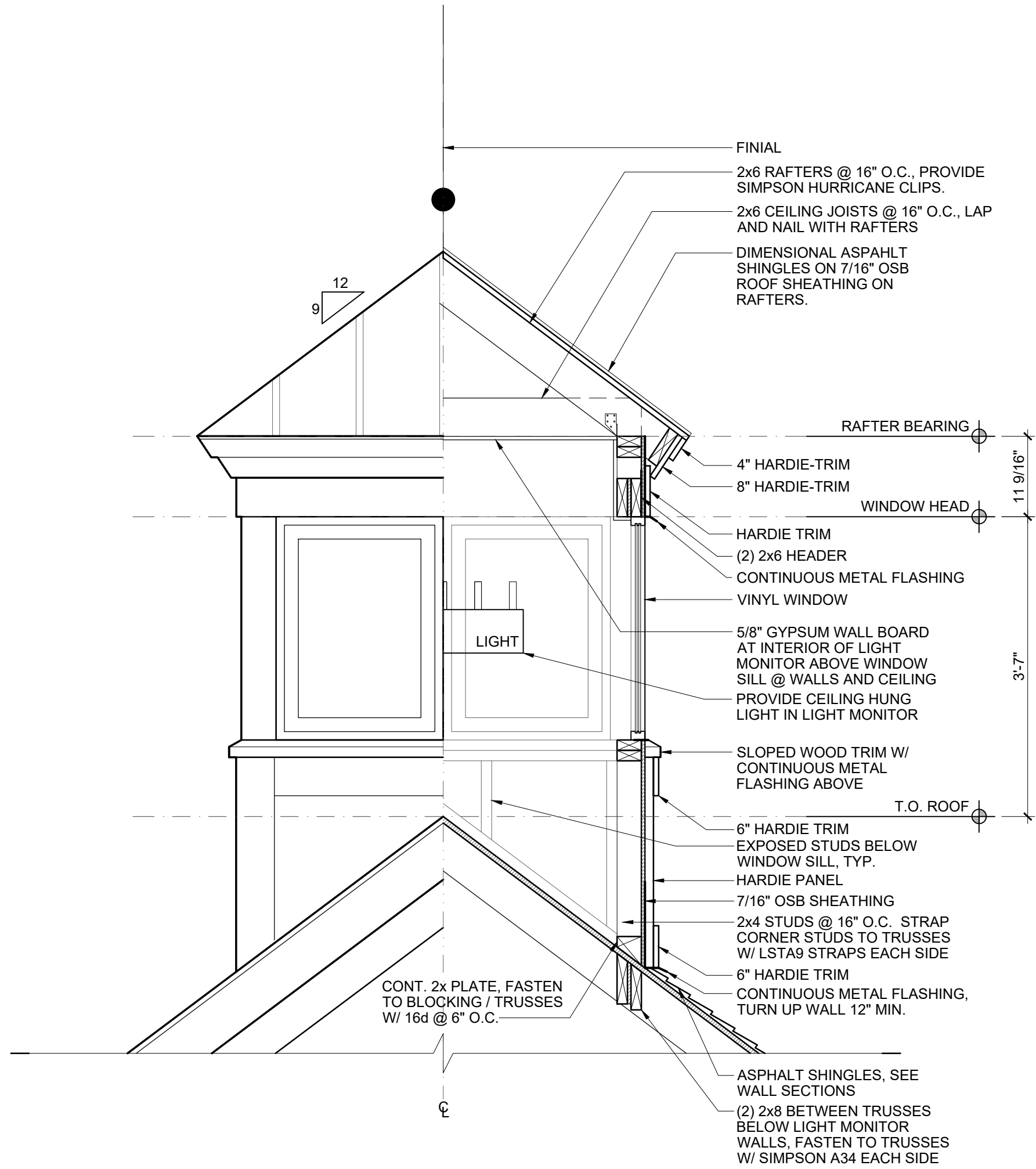
#	DATE	ISSUED WITH: CHANGE DESCRIPTION

MooMoo EXPRESS CAR WASH
259 GRANVILLE ST. - GAHANNA, OH 43230



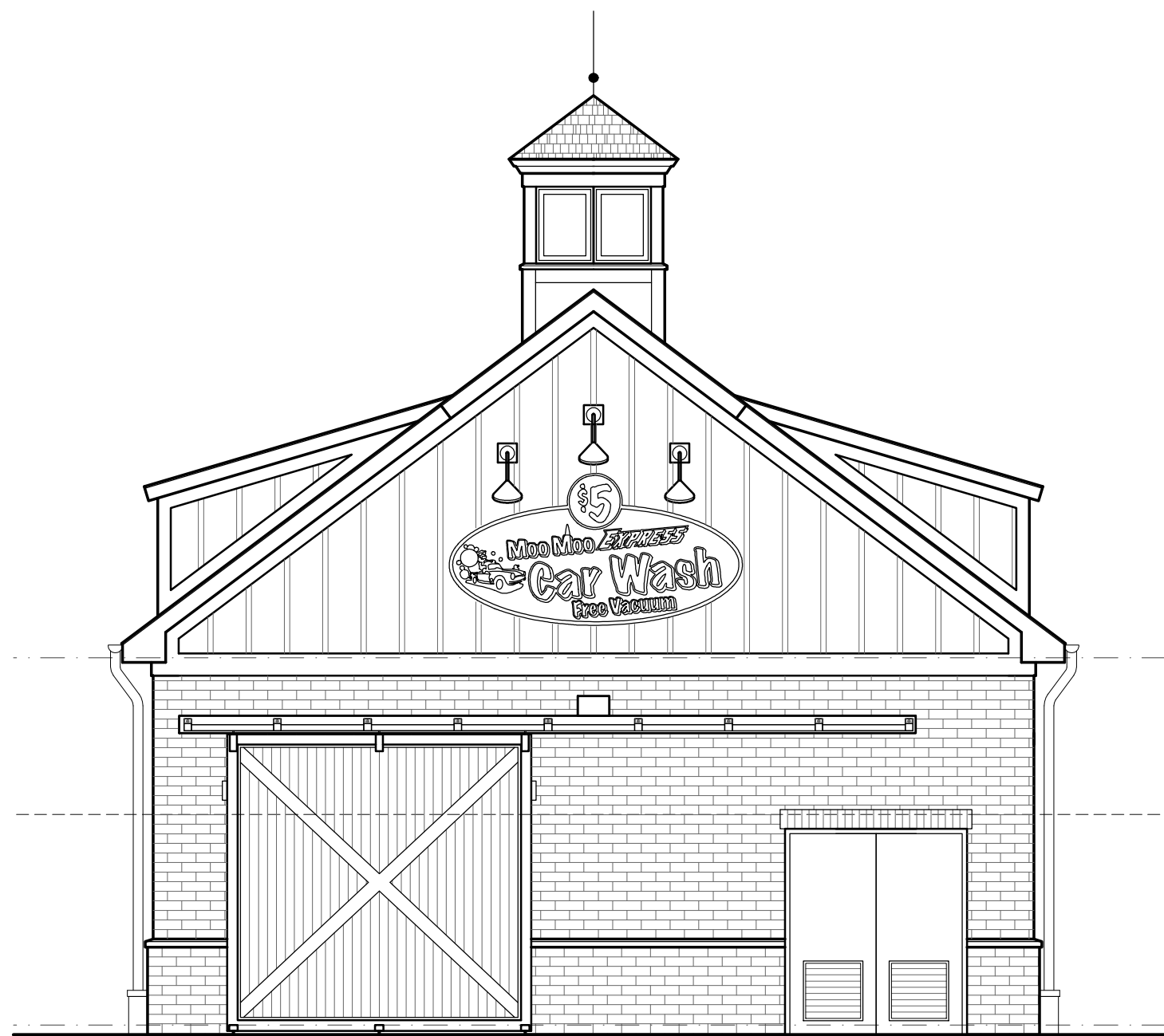
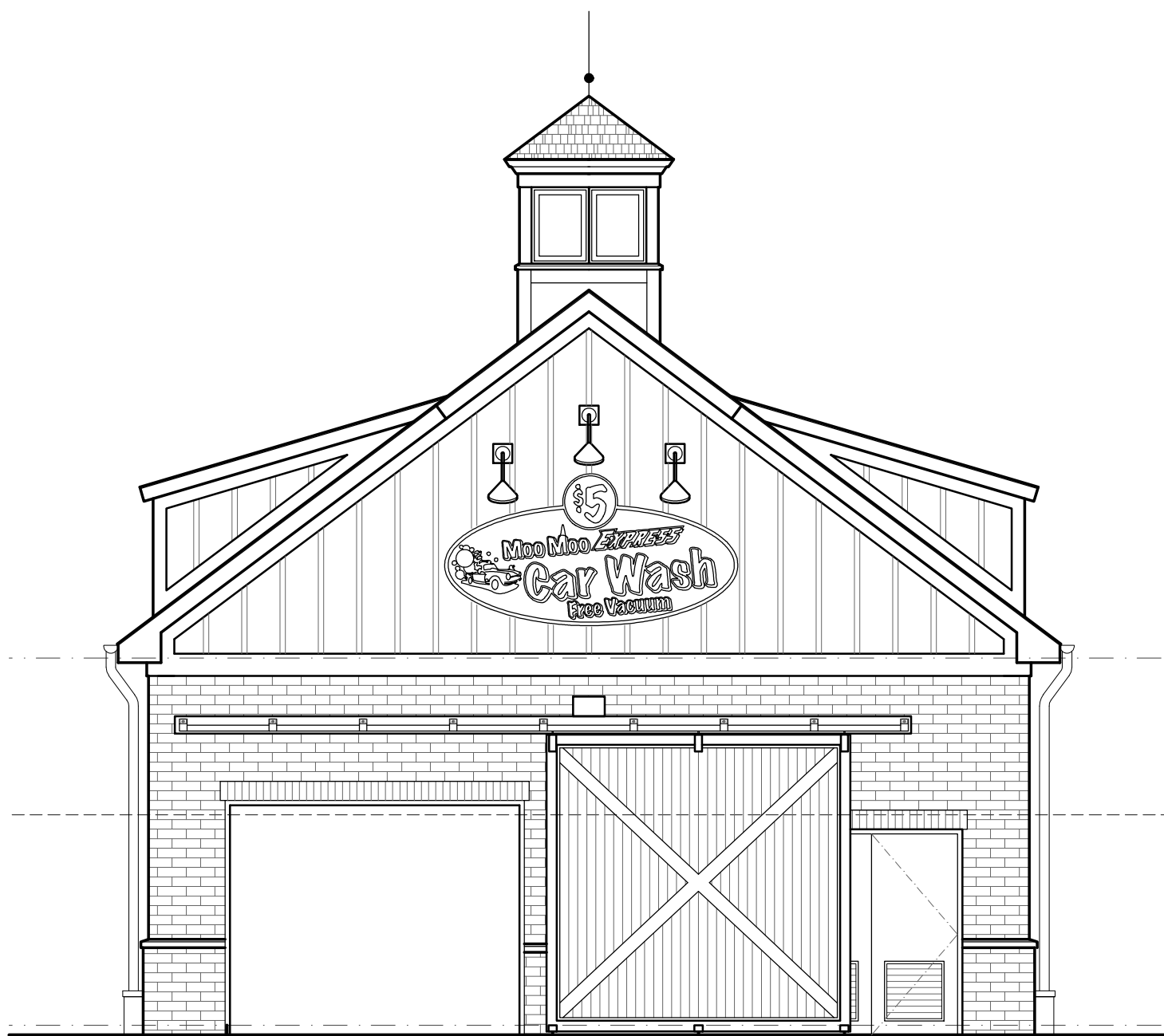
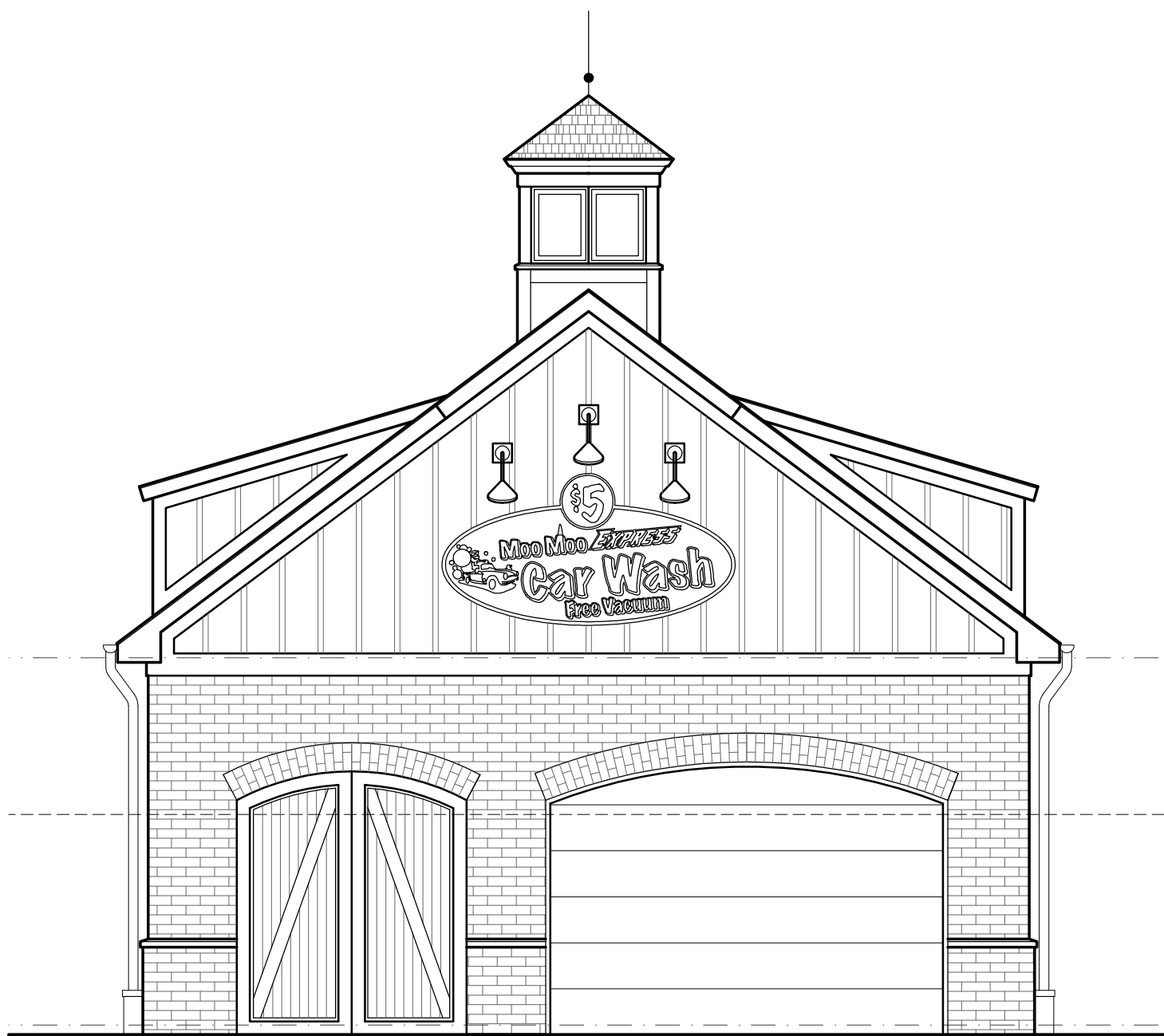
SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019

SCALE: 3/16" = 1'-0"
SHEET # / DESCRIPTION
EXTERIOR ELEVATIONS
A2-1
DATE: 01.05.2018
PRELIMINARY DESIGN
SBA STUDIOS PROJECT # 2018-105



5 LIGHT MONITOR SECTION SCALE: 3/4" = 1'-0"

4 DORMER SECTION SCALE: 3/4" = 1'-0"



3 ENTRANCE ELEVATION

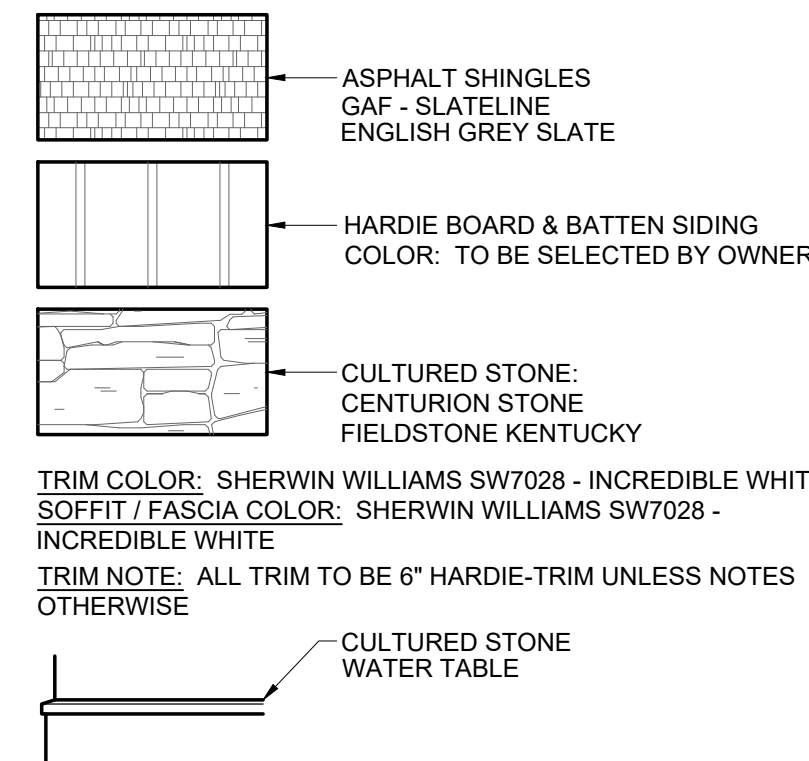
2 EXIT ELEVATION (OPEN)

1 EXIT ELEVATION (CLOSED)

ELEVATION CODED NOTES

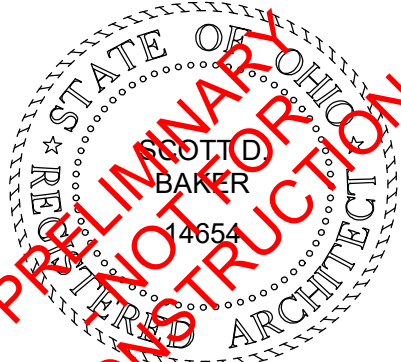
- 1x2 HARDIE-TRIM, PAINTED
- 1x4 HARDIE-TRIM, PAINTED
- 1x8 HARDIE-TRIM, PAINTED
- 1x8 HARDE-TRIM, PAINTED
- 1x10 HARDIE-TRIM, PAINTED
- 6" DIA. ALUMINUM DOWNSPOUT, COLOR TO BE WHITE
- 6" ALUMINUM GUTTER, COLOR TO BE WHITE
- DOWNSPOUT BOOT, COLOR TO BE WHITE
- CULTURED STONE WATER TABLE
- 24"x36" LOUVER
- LIGHT MONITOR, SEE DETAIL 4/A2-2
- DECORATIVE SLIDING BARN DOOR HARDWARE AND TRACK
- FUNCTIONAL SLIDING BARN DOOR HARDWARE AND TRACK
- SIGNAGE, BY OWNER
- EXTERIOR WALL MOUNTED LIGHT FIXTURE
- CONTINUOUS RIDGE VENT
- GRADE, COORDINATE W/ CIVIL DRAWINGS
- FIXED 10'-8" WIDE x 10'-4" TALL BARN DOOR
- FIXED 10'-8" WIDE x 10'-4" TALL BARN DOOR
- FUNCTIONAL 10'-8" WIDE x 10'-4" TALL SLIDING BARN DOOR
- PTAC UNIT, SEE MECHANICAL DRAWINGS
- 3'-0" x 3'-0" WINDOW, MATCH LOWER WINDOWS
- 2'-0" WIDE x 3'-0" TALL FALSE BARN DOOR DETAIL
- 3'-0" WIDE x 5'-0" TALL FALSE BARN DOOR DETAIL
- 3'-0" x 4'-4" WINDOW, MATCH LOWER WINDOWS
- 2'-0" x 2'-8" WINDOW W/ CLEAR GLAZING
- FOGGED GLAZING

ELEVATION MATERIAL LEGEND



#	DATE	ISSUED WITH: CHANGE DESCRIPTION

MooMoo EXPRESS CAR WASH
259 GRANVILLE ST. - GAHANNA, OH 43230



SCOTT B. BAKER, LICENSE #14654
EXPIRATION DATE 12/31/2019
SBA STUDIOS PROJECT # 2018-105

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

SHEET # / DESCRIPTION

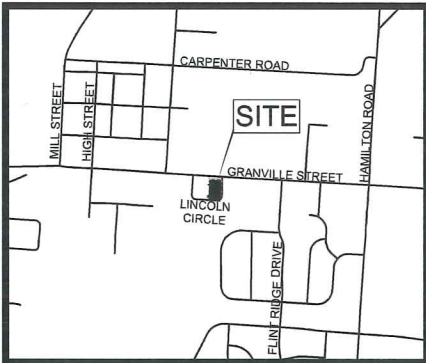
EXTERIOR ELEVATIONS

A2-2

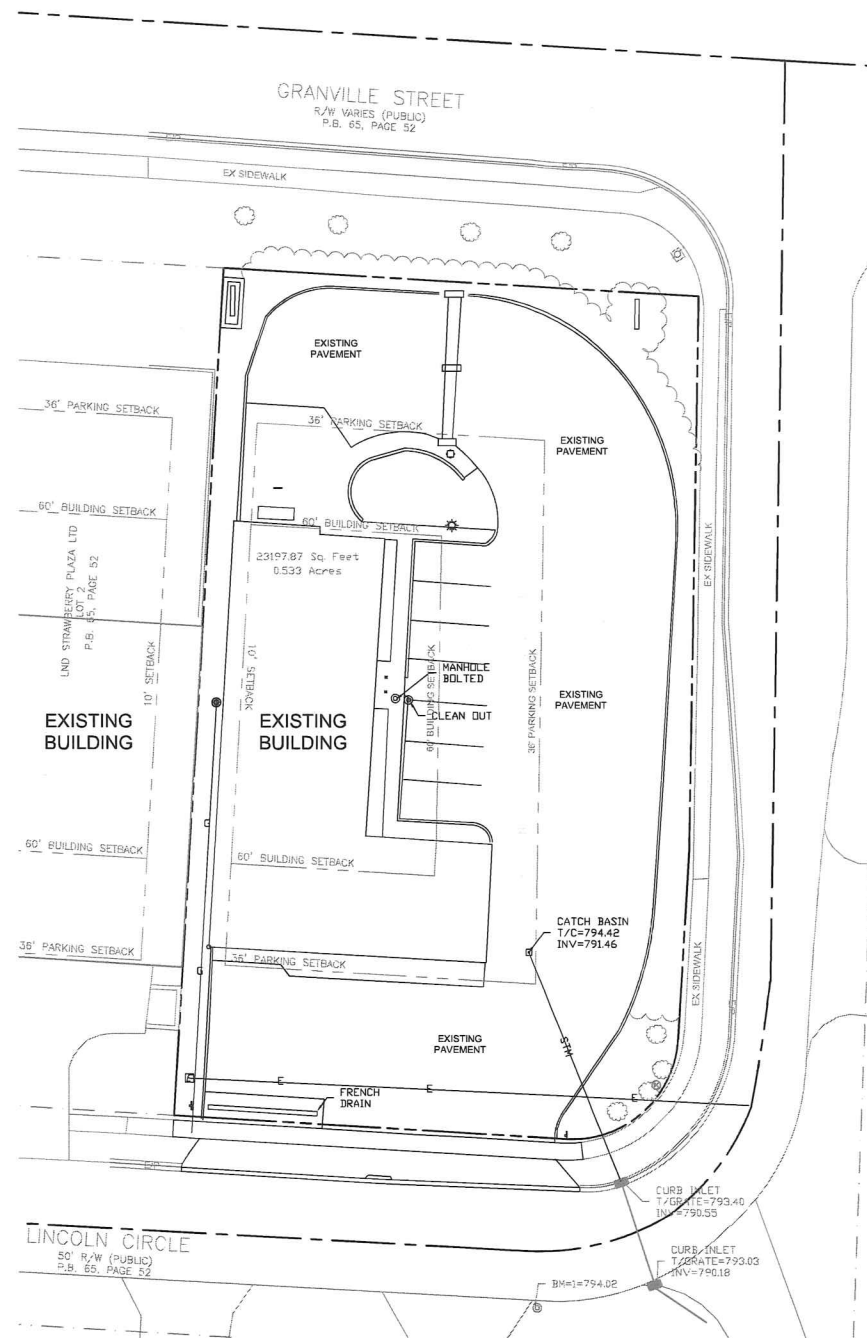
DATE: 01.05.2018

PRELIMINARY DESIGN

SBA STUDIOS PROJECT # 2018-105



LOCATION MAP
NTS



PRE-DEVELOPMENT PLAN 1" = 20'

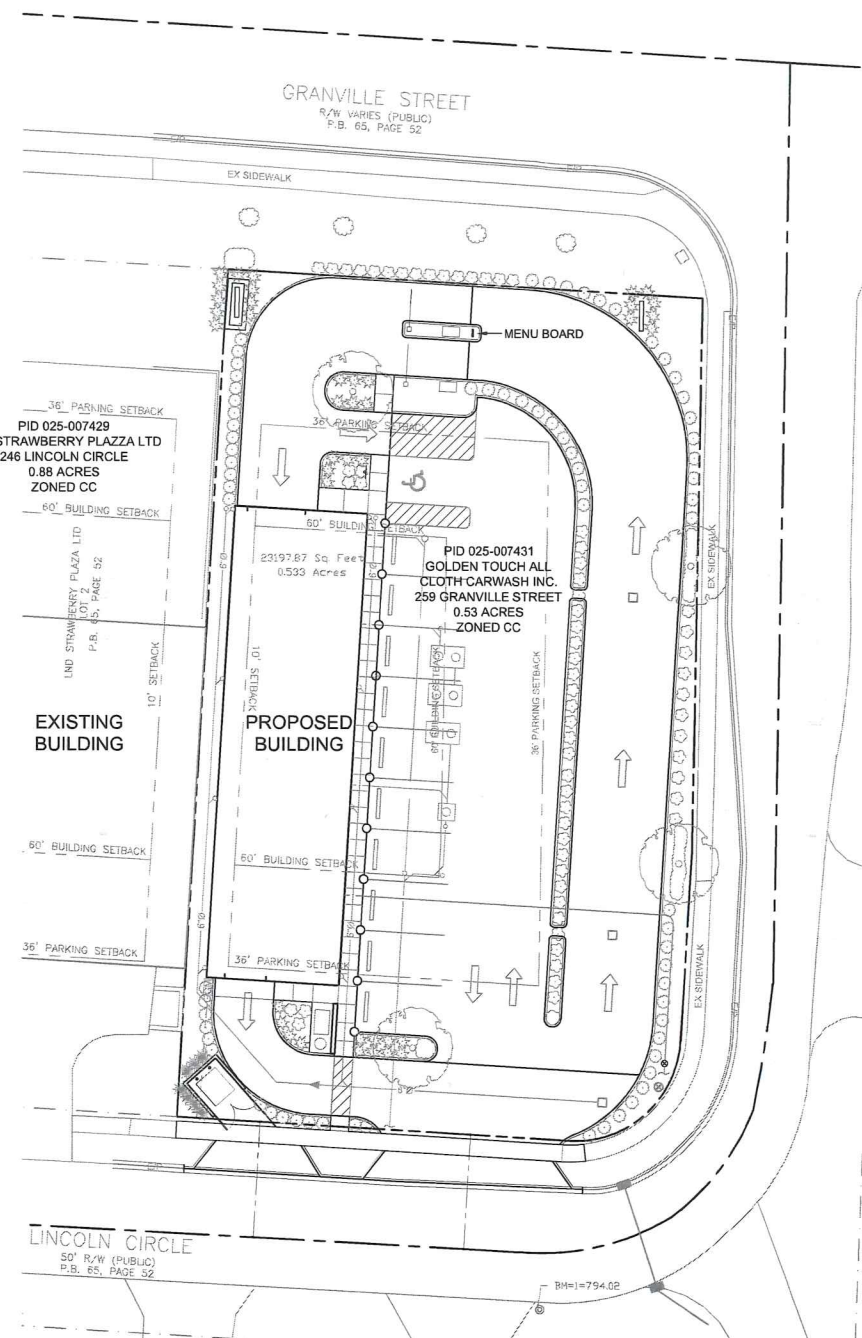
SITE DATA TABLE

TOTAL PROJECT AREA:	0.53 ACRES (23,198 SQUARE FEET)
TOTAL DISTURBED AREA:	0.53 ACRES (23,198 SQUARE FEET)
PRE-DEVELOPED IMPERVIOUS AREA:	0.43 ACRES (18,895 SQUARE FEET)
POST-DEVELOPED IMPERVIOUS AREA:	0.45 ACRES (19,831 SQUARE FEET)

SITE DATA

OWNER/DEVELOPER:	MOO MOO EXPRESS CARWASH 13375 NATIONAL ROAD SUITE C REYNOLDSBURG, OHIO MR. JOHN ROUSH, MANAGING PARTNER (614) 751-8274 x202 JOHN@MOOMOOCARWASH.COM
ENGINEER:	KRAMER ENGINEERS 394 OAK STREET COLUMBUS, OHIO 43215 (614) 233-6911 JMILLER@KRAMERENGINEERS.COM
CERTIFIED ADDRESS:	259 GRANVILLE STREET COLUMBUS, OHIO 43230
PARCEL ID:	025-007431
PARCEL AREA:	0.53 ACRES (23,198 SQUARE FEET)
PARCEL ZONING:	CC (COMMUNITY COMMERCIAL)
AREA COMMISSION:	DISTRICT 5
OVERLAY DISTRICT:	N/A
EXISTING USE:	CARWASH
BUILDING AREA:	4,421 SF (19 % OF SITE)
EXISTING PROPOSED:	3,488 SF (15 % OF SITE)

ALLOWED HEIGHT:	UNKNOWN
PROPOSED BUILDING HEIGHT:	28'
SETBACKS, BUILDING:	
FRONT YARD	60'
SIDE YARD	10'
REAR YARD	10'
SETBACKS, PARKING:	
FRONT YARD	36'
PARKING (NOTE CITY OF COLUMBUS IS TWO PER SITE):	
EXISTING	7
PROPOSED	11
FLOOD DESIGNATION:	FEMA MAP NUMBER: 3804900213K FEMA PANEL: 213 OF 465 FEMA FLOOD HAZARD: ZONE X
REFUSE COLLECTION:	PROVIDED ON SITE WITH PRIVATE HAULER
LOT COVERAGE:	
EXISTING	19,561 SF IMPERVIOUS / 23,198 SF TOTAL 84.3 % LOT COVERAGE
PROPOSED	20,608 SF IMPERVIOUS / 23,198 SF TOTAL 88.8 % LOT COVERAGE



POST-DEVELOPMENT PLAN 1" = 20'



KRAMER ENGINEERS
MECHANICAL/ELECTRICAL/CIVIL ENGINEERING
394 OAK STREET
COLUMBUS, OHIO 43215
WWW.KRAMERENGINEERS.COM
TEL: 614.233.6911
FAX: 614.233.6914



MOO MOO CARWASH
259 GRANVILLE STREET
GAHANNA, OHIO 43230

DATE:	04-09-18
SCALE:	AS NOTED
DRAWN BY:	
REVISIONS:	
#1	
#2	
#3	

SITE
DEVELOPMENT
PLANS

LANDSCAPING GENERAL NOTES

1. ALL LANDSCAPE BED AREAS TO RECEIVE 4" PROCESSED HARDWOOD MULCH.
2. ALL LANDSCAPE AREAS TO BE FULLY IRRIGATED.
3. ALL TURF AREAS TO BE SOD.

LANDSCAPE DATA TABLE

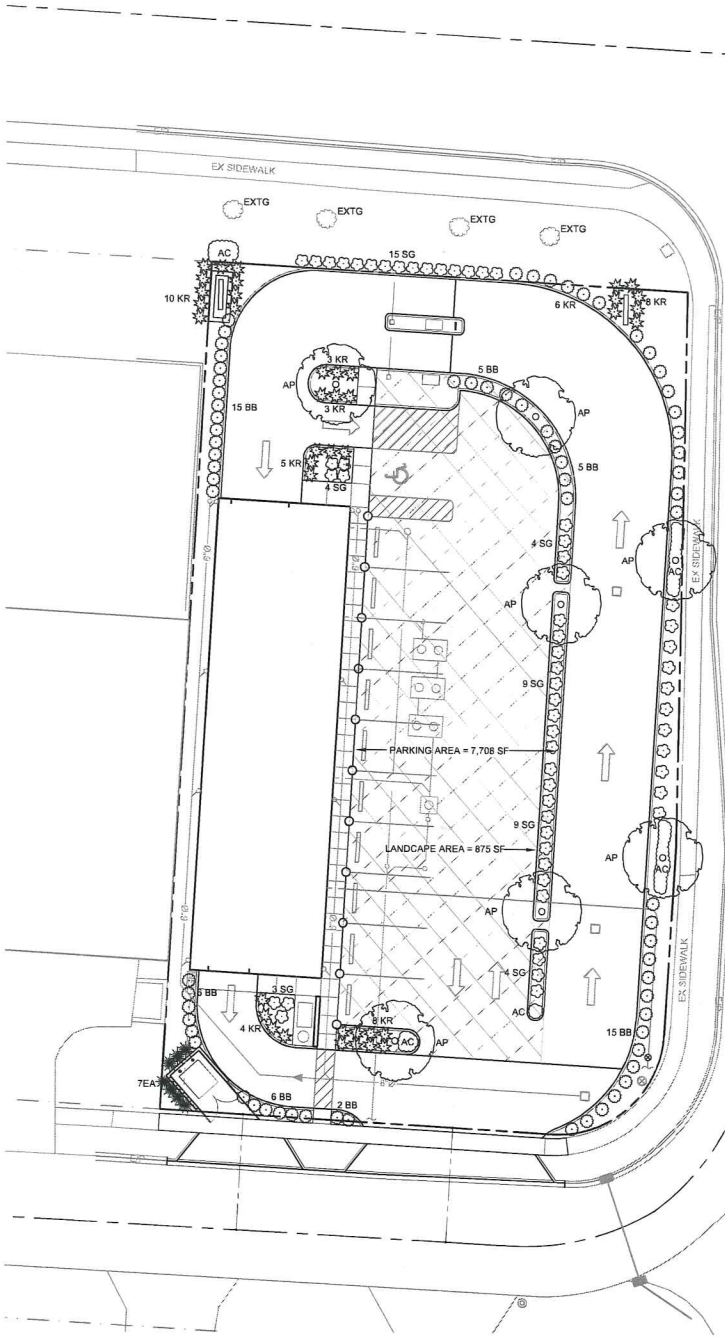
PARKING AREA: REQUIRED 3% FOR LANDSCAPING: REQUIRED TREES @ 1 / 100 LANDSCAPED SF LANDSCAPING PROVIDED: TREES PROVIDED:	7,708 SQUARE FEET 385 SQUARE FEET 4 875 SQUARE FEET 4
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LANDSCAPE LEGEND

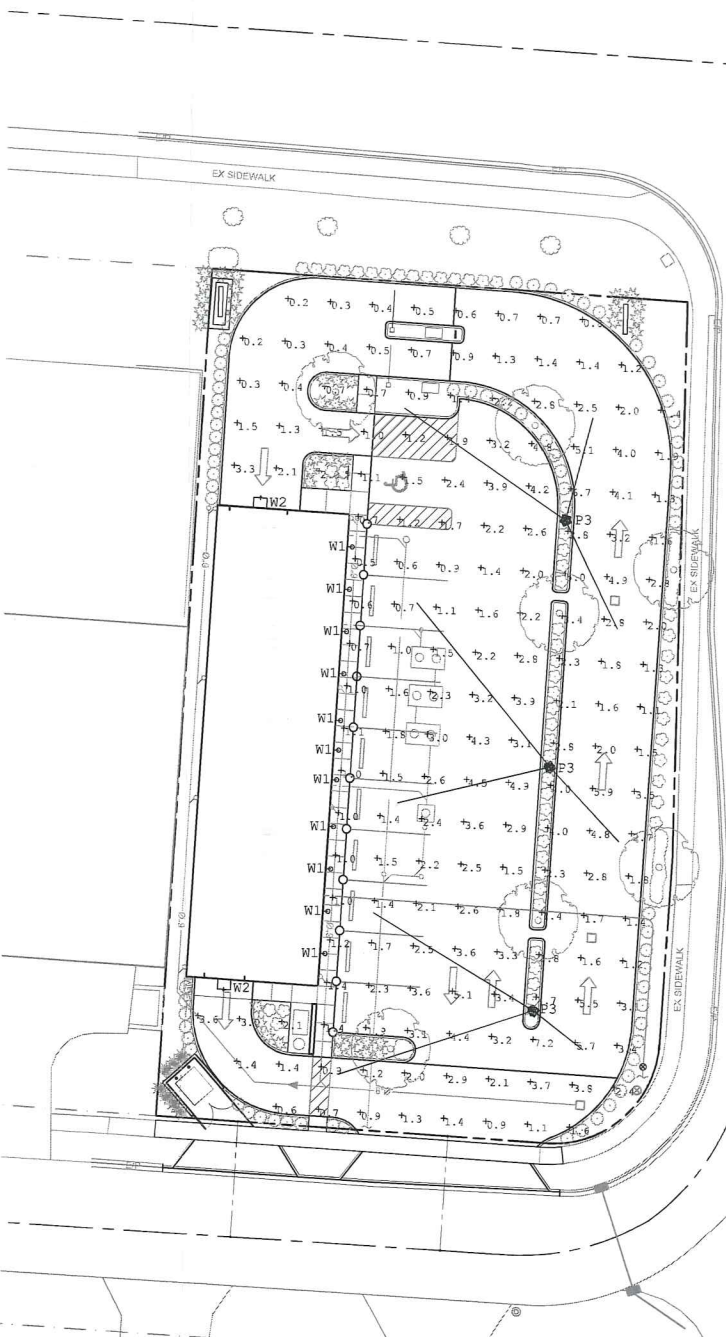
- AC ANNUAL COLOR
SG SEA GREEN JUNIPER (JUNIPEROUS
PFITZERIANA) #5
BB COMPACT BURNING BUSH (EUONYMUS
ALATUS 'COMPACTUS') #5
KR KNOCK OUT ROSE (ROSA X RADRAZZ) #3
AP ARISTOCRAT PEAR (PYRUS
CALLERYANA) 2.5"
EA EMERALD ARBORVATAE (THUJA
OCCIDENTALIS 'SMARAGD') 5'-6"

Luminaire Schedule							
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description	Filename
□	9	P3	SINGLE	N.A.	0.850	HEW VF2-L88-740-MF-DIM-UNV	VF2-L88-740-MF.ies
□	2	W2	SINGLE	N.A.	0.850	LSI XGBWM3-FT-LED-28-350-CW-UE at 10' AF	XGBWM3-FT-LED-28-350-CW-UE.ies

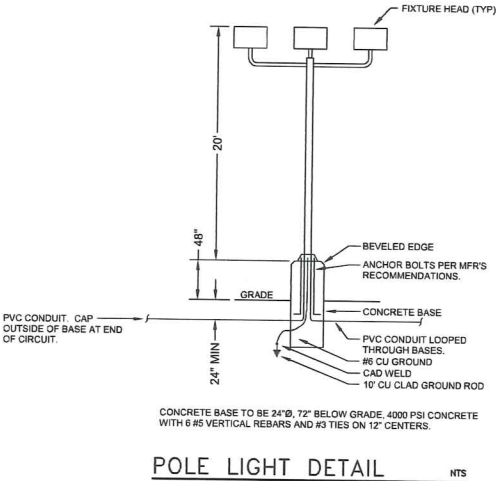
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Parking	Illuminance	Fc	2.17	7.2	0.2	10.85	36.00



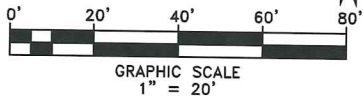
LANDSCAPING PLAN 1" = 20'



LIGHTING PLAN 1" = 20'



POLE LIGHT DETAIL NTS



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394 OAK STREET
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TEL: 614.233.6911
FAX: 614.233.6914



MOO MOO CARWASH
259 GRANVILLE STREET
GAHANNA, OHIO 43230

DATE: 04-09-18
SCALE: AS NOTED
DRAWN BY:
REVISIONS:
#1
#2
#3

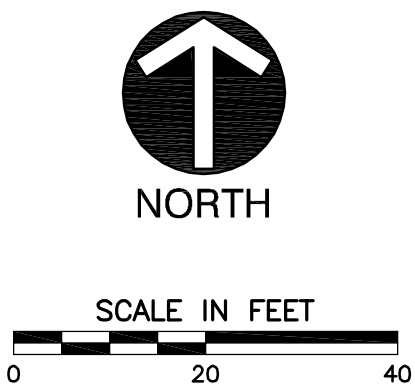
LIGHTING &
LANDSCAPING
PLANS

RECORD DESCRIPTION

Situated in the County of Franklin in the State of Ohio and in the City of Gahanna:

Being Lot Number Three (3) and 15' evenly off the East End of Lot Number Two (2), in GAHANNA COMMERCIAL CENTER, as the same are numbered and delineated upon the recorded plat thereof, of record in Plat Book 65, page 52, Recorder's Office, Franklin County, Ohio.

The above description is the same property as described in Title Commitment Number 17-8623 as issued by First American Title Insurance Company with an effective date of January 5, 2017 at 7:00am.



ITEMS CORRESPONDING TO SCHEDULE B

- 18 Item 18 - Easement to Columbus Southern Power Co. recorded in Deed Book 11960, Page 1-16, Recorder's Office, Franklin County, Ohio, DOES LIE on the subject tract and is shown hereon.
- 19 Item 19 - Easement to Ohio Bell Telephone Co. recorded in Deed Book 9124, Page J-17, Recorder's Office, Franklin County, Ohio, DOES NOT LIE on the subject tract.
- 20 Item 20 - Easement to Columbus & Southern Ohio Electric Co. recorded in Deed Book 3024, Page 604, Recorder's Office, Franklin County, Ohio, DOES NOT LIE on the subject tract.
- 21 Item 21 - Sign Easement recorded in Deed Book 8521, Page D-16, Recorder's Office, Franklin County, Ohio, DOES LIE on the subject tract and is shown hereon.
- 22 Item 22 - Ingress & Egress Easement recorded in Deed Book 3622, Page 397, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 23 Item 23 - Easement to Village of Gahanna recorded in Deed Book 3283, Page 243, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 24 Item 24 - Easement to Village of Gahanna recorded in Deed Book 3288, Page 310, Recorder's Office, Franklin County, Ohio, DOES NOT LIE within the subject tract.
- 25 Item 25 - Easement to Building Setback Lines and Platted Utility Easements recorded in Plat Book 65, Page 52, Recorder's Office, Franklin County, Ohio. DOES LIE on the subject tract and is shown hereon.

REVISION RECORD

VICINITY MAP



LEGEND OF SYMBOLS & ABBREVIATIONS

- | | |
|------------------------|-----------------------------|
| ▲ IRON PIPE SET | * FIRE HYDRANT |
| ■ TRAFFIC BOX | □ VACUUM |
| ● 3/4" IRON PIPE FOUND | + SIGN |
| □ TELEPHONE PEDESTAL | ■ CONCRETE AREA |
| ■ ELECTRIC BOX | — SAN — SANITARY SEWER LINE |
| ★ LIGHT POLE | — G — GAS LINE |
| ⊙ SANITARY MANHOLE | — E — ELECTRIC LINE |
| + BOLLARD | — T — TELEPHONE LINE |
| ■ CATCH BASIN | — STM — STORM SEWER LINE |
| ⊙ GAS METER | ■ CURB INLET |
| ○ GAS VALVE | ⊙ WATER VALVE |
| ⌘ TRAFFIC POLE | |

ALTA/NSPS LAND TITLE SURVEY

PROPOSED MOO MOO CARWASH
259 GRANVILLE ST. GAHANNA, OHIO

bearing upon Title Commitment No. 17-8623
of First American Title Insurance Company
bearing an effective date of January 5 2017 at 7:00 am
Surveyor's Certification

To: First American Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b, 7c, 8, 9, 13, 14, 18, 17, 18, 19 and 20 of Table A thereof. The field work was completed in January, 2018.

Jennifer L. Blue, P.S.
Registered Surveyor No. 8382
In the State of Ohio
Date of Survey: 1/29/18
Date of Last Revision: 3/7/18

Survey Performed By:
Blue-J Surveying, LLC
14450 State Route 56 West
Mt. Sterling, OH 43113
Phone: 614-774-8577
Fax: 740-477-9865
Email: bluej2121@yahoo.com



14450 ST. RT. 56 W
Mt. Sterling, OH 43113
(614)774-8577
FAX(740)447-9865

MOO MOO GAHANNA
LYING IN
CITY OF GAHANNA
FRANKLIN COUNTY
STATE OF OHIO

DATE: 1/18	SCALE: 1"=20'	SHEET 1 OF 1
DRWN BY: JB	APPROVED BY:	JOB NUMBER MOO-GAH
FIELD BY: JB		

BENCHMARKS

Source Benchmark: Ohio VRS South Coordinate Zone Coordinantes by base setup.
ELEV.=722.32 NAVD 88

BM 1 - A marked "x" on the north rim of the sanitary manhole, located 40.5'± south of the south property line, 4'± south of the south edge of pavement of Lincoln Circle.
ELEV.=794.02' NAVD 88

UTILITY NOTES

- UN1 The utilities are located by above ground observation and markings only. The local utility protection agency was contacted for this exhibit. by Request #A802901272.

SIGNIFICANT OBSERVATIONS

- A There are no encroachments known at the time of survey.

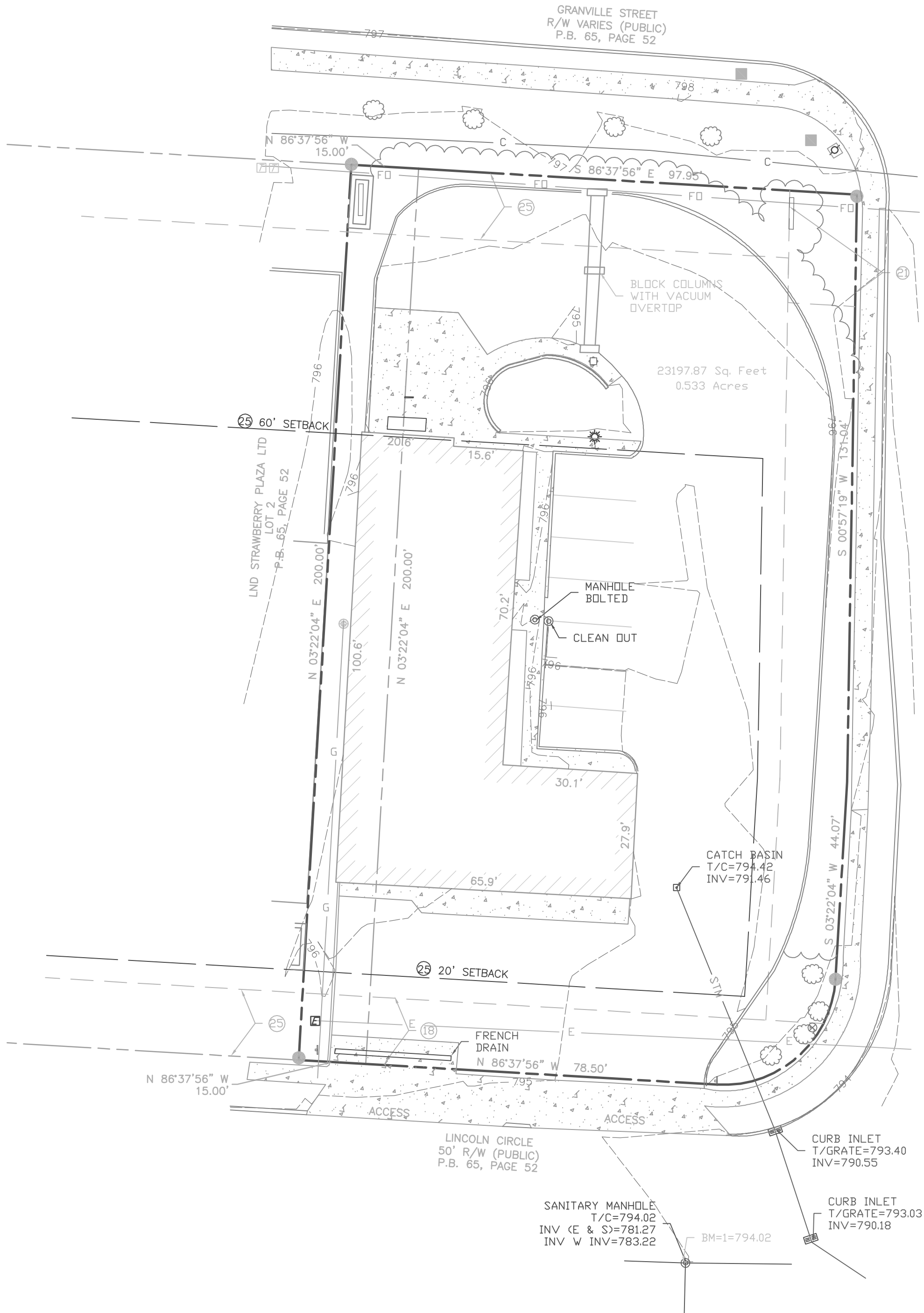
ZONING INFORMATION

There was no zoning information provided to the surveyor at the time of survey byt the title insurer pursuant to item 6a of Table A requirements.

MISCELLANEOUS NOTES

- MN1 Some features shown on this plat may be shown out of scale for clarity.
- MN2 Dimensions on this plat are expressed in feet and decimal parts thereof unless otherwise noted. Bearings are referred to an assumed meridian and are used to denote angles only. Monuments were found at points where indicated.
- MN3 There is observable evidence of earth moving work, building construction or building additions within recent months.
- MN4 There is observable evidence of recent street or sidewalk construction, or repairs or changes in right-of-way lines either completed or proposed and available from the controlling jurisdiction.
- MN5 There is no observable evidence to the site used as a solid waste dump, sump or sanitary landfill.
- MN6 There is no observable evidence of the location of a cemeteries or burial ground.
- MN7 There were no observed wetland areas made known to the surveyor at the time survey or observed as being marked by the appropriate authorities.
- MN8 There were no improvements within any offsite easements or servitudes benefitting the surveyed property that are disclosed in the Record Documents provided to the surveyor and that are observed in the process of conducting the survey.
- MN9 There are 7 regular parking spaces and 0 handicap parking spaces for a total of 7 parking spaces on the subject tract.
- MN10 The bearings are based on the centerline of Granville Street as being South 86°37'56" East as observed by the Ohio VRS Network South Coordinate Zone.

FLOOD NOTE: By graphic plotting only, this property is in Zone(s) X of the Flood Insurance Rate Map, Community Panel No. 39049C0213 K, which bears an effective date of June 17, 2008 and is not in a Special Flood Hazard Area. As shown on the FEMA website (<http://msc.fema.gov>) by FIRMette created on January 30, 2018 we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.





Date: Mar 8, 2018

Myriad Energy Solutions of Columbus
5029 Cemetery Road
Hilliard OH 43026
Phone: (614) 486-6761
Fax: (614) 486-6201

Job Name
Moo Moo - Gahanna
MESC18-22571
Gahanna Oh

Bid Date
Mar 8, 2018

Submittal Date
Mar 8, 2018



Transmittal

Myriad Energy Solutions of Columbus
 5029 Cemetery Road
 Hilliard OH 43026
 Phone: (614) 486-6761
From: Caroline Koethke

Project Moo Moo - Gahanna
Quote# MESC18-22571
Location Gahanna Oh
To MOO MOO CAR WASH
 JOHN ROUSH
 13375 NATIONAL ROAD STE C
 REYNOLDSBURG OH 43068
 Contact:

ATTACHED WE ARE SENDING YOU 1 COPY OF THE FOLLOWING ITEM:

- | | | |
|-----------------------------------|---|--------|
| <input type="checkbox"/> Drawings | <input type="checkbox"/> Specifications | Other: |
| <input type="checkbox"/> Prints | <input type="checkbox"/> Information | |
| <input type="checkbox"/> Plans | <input type="checkbox"/> Submittals | |

THESE ARE TRANSMITTED FOR:

- | | | |
|--|---|---------------------------------|
| <input type="checkbox"/> Prior Approval | <input type="checkbox"/> Resubmittal for Approval | <input type="checkbox"/> Record |
| <input type="checkbox"/> Approval | <input type="checkbox"/> Corrections | Bids due on: |
| <input type="checkbox"/> Approval as Submitted | <input type="checkbox"/> Your Use | Other: |
| <input type="checkbox"/> Approval as Noted | <input type="checkbox"/> Review and Comment | |

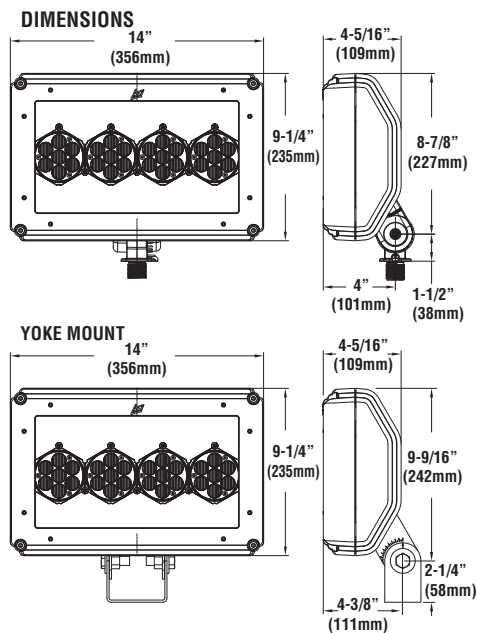
Type	MFG	Part
P1	LSI INDUSTRIES	XFLM MF LED 49 HO CW UE BLK
P1 POLE	LSI INDUSTRIES	5SQN S11G 18' N BLK GA 5BC
	Item Note: Mounted on a 4' Concrete Base by Other	
P1 BULL	LSI INDUSTRIES	BKS PTB 3-30 BLK
W2	LSI INDUSTRIES (34W LED)	XGBWM3 FT LED 28 350 CW UE BLK
W1	LSI INDUSTRIES	AD100 10 CW LED 120-240 BLK LDS96-WL / GB A 3 BLK

LED FLOOD LIGHT - MEDIUM (XFLM)



DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.



EPA 1.1

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



IP66

US & Int'l. patents pending

HOUSING – Architecturally styled, one-piece, die-cast aluminum, 360 alloy, low copper housing with .156" nominal wall thickness. One-piece vulcanized silicone gasket seals the door frame to the housing and is concealed when fixture is closed.

DOOR FRAME – One-piece, die-cast aluminum, 360 alloy, low copper, .156" nominal wall thickness door frame secures to housing via four, stainless steel recessed captive torx T-30 screws. 3/16" thick clear tempered glass lens is sealed to door frame by a one-piece silicone gasket and ten black zinc plated clips.

EXPECTED LIFE – Minimum 60,000 to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS – Features an array of select, high brightness, high efficiency LED chips; CW - 5000K color temperature, 70 CRI or NW - 4000K color temperature, 80 CRI or WW - 3500K color temperature, 80 CRI.

OPTICS / DISTRIBUTION – Choice of 6 high performance distributions; HF, VF, MF, NF, WF, or SP.

PRESSURE STABILIZING VENT – Luminaire assembly incorporates a pressure stabilizing vent breather to prevent seal fatigue and failure.

DRIVER – Driver components are fully encased in potting for moisture resistance. Complies with IEC and FCC standards. Optional 0-10V dimming driver available, with controls by others.

OPERATING TEMPERATURE - -40°C to 40°C (-40°F to +104°F)

ELECTRICAL – Universal voltage power supply, 120-277 VAC (50/60 HZ input) and 347-480 VAC. Drivers feature two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Scenario 1, Location Category C, 10KV

MOUNTING – Standard mount is a heavy duty die cast knuckle assembly with 3/4-14 NPS male threaded arm that provides 185° range of motion. Knuckle locking plate teeth and arm allow for tilt / aiming in 7.5° increments. Aiming angle markings in 15° increments allow reliable error free aiming. Standard knuckle mount tested to withstand up to 3G vibration load rating per ANSI C136.31. Optional YM- Yoke Mount is also available. Mounting accessories include Stanchion Mount, Post-Top Adapter, Junction Box, & Wall Mount for recessed or surface mount applications.

SHIPPING WEIGHT – 18 pounds.

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data.

LISTING - UL listed to UL 1598, UL 8750 and other U.S. and International safety standards. Suitable for wet locations. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.

XFLM Photometric Technical Summary and Comparison

Catalog Number	NEMA Type	Field Angle H° V°	Beam Angle H° V°	Max CD	Lumens	Watts	LPW
XFLM-HF-LED-49-HO-CW-UE	5H X 3V	77 36	54 16	19,801	6,584	64	103
XFLM-MF-LED-49-HO-CW-UE	4H X 4V	60 60	33 32	16,753	6,573	64	103
XFLM-WF-LED-49-HO-CW-UE	5H X 5V	73 72	44 44	9,912	3,744	64	90
XFLM-VF-LED-49-HO-CW-UE	3H X 5V	38 77	18 53	18,627	6,548	64	102
XFLM-NF-LED-49-HO-CW-UE	4H X 4V	48 47	24 23	24,681	6,298	64	98
XFLM-SP-LED-49-HO-CW-UE	3H X 3V	36 34	17 15	51,976	6,986	64	109
XFLM-HF-LED-28-HO-CW-UE	5H X 3V	77 35	54 16	11,456	3,717	36	103
XFLM-MF-LED-28-HO-CW-UE	4H X 4V	60 60	33 32	9,650	3,732	36	104
XFLM-WF-LED-28-HO-CW-UE	5H X 5V	74 74	45 44	5,572	3,407	36	95
XFLM-VF-LED-28-HO-CW-UE	3H X 5V	36 76	17 53	11,181	3,678	36	102
XFLM-NF-LED-28-HO-CW-UE	4H X 3V	48 46	24 23	15,904	4,149	36	115
XFLM-SP-LED-28-HO-CW-UE	3H X 3V	35 34	17 16	34,100	4,501	36	125

LED Chips are frequently updated therefore values may increase.



Project Name _____ Fixture Type _____

Catalog # _____

10/21/15

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LSI INDUSTRIES INC.


Job Name:
Moo Moo - Gahanna

Catalog Number:
XFLM MF LED 49 HO CW UE BLK

Notes:

Type:**P1**

MES18-22571

LED FLOOD LIGHT - MEDIUM (XFLM)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XFLM SP LED 28 HO CW UE BRZ**

Luminaire Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temp.	Line Voltage	Luminaire Finish	Options
XFLM - Medium LED Flood	HF - Horizontal Flood	LED	28	HO - High Output	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3000K)	UE - Universal Voltage (120-277v) 347-480 Univ Voltage (347-480v)	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White SVG - Satin Verde Green GPT - Graphite MSV - Metallic Silver	PC120 - Photocell 120v PCHV - Photocell 208-277v PC347 - Photocell 347v ¹ YM - Yoke Mount DIM - 0-10v Dimming
	MF - Medium Flood		49					
	VF - Vertical Flood							
	SP - Spot							
	NF - Narrow Flood							
	WF - Wide Flood							

FOOTNOTES:

1- PCI option is not available in 480V.

BRACKET ORDERING INFORMATION

Bracket Designation	Bracket Type	Bracket Configuration	Length	Bracket Finish	Options	Est. Weight (lbs.)
BKA - Bracket Aluminum	XFLM	SMC - Stanchion Mount	23"	BRZ - Bronze BLK - Black PLP - Platinum Plus BUF - Buff WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	None	7
		J4R WM - Wall Mount	4"			2
		J4R WM SCE - Wall Mount Side Conduit Entry				

TYPICAL ORDER EXAMPLE: **BKA XFLM SMC 23 BLK**

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Description	Order Number
JB - Junction Box	122534CLR	PS - Polycarbonate Shield	122541
BD - Barn Doors	122539CLR	PT - Post Top Adaptor	122542CLR
GS - Glare Shield	122540CLR	TA - Thread Adaptor 1/2" (No Finish)	122543

ARCHITECTURAL JUNCTION BOX (JB) - Cast aluminum body and extruded matching cover. One-piece EPDM cover gasket. Internal ground screw provided. 3/4" NPSM fixture mount with sealing locknut. Two 1/2" NPSM for conduit entry. For above grade installation only. Available in standard finishes.



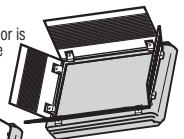
POST TOP ADAPTOR (PT) - One-piece cast aluminum - mounts on pole with 2" pipe tenon (2-3/8" OD x 3-1/2" minimum length) or 2-1/2" pipe tenon (2-7/8" OD x 3-1/2" minimum length). Fixture threads into adaptor and attaches to pole with allen set screws. Post Top Adaptor allows mounting of one or two fixtures and 360° horizontal adjustment. Available in standard finishes.



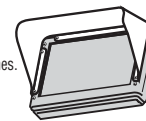
1/2" THREADED ADAPTOR (TA) - Machined aluminum pipe reducer adapts 3/4" pipe thread (T-stem) to 1/2" pipe thread provided by others.



BARN DOORS (BD) - Extruded aluminum doors with anti-reflection baffles. Each door is attached with two aluminum clamps with set screws to maintain position. Doors are individually removable. Assembly mounts to die-cast door frame holes. Caution: Not recommended for ground-mounted fixtures in vandal-prone areas. Available in standard finishes.



GLARE SHIELD (GS) - Formed 16 ga. steel. Mounts to die-cast door frame holes and may be used with polycarbonate shield accessory. Available in standard finishes.

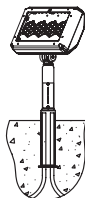


POLYCARBONATE SHIELD (PS) - 1/8" clear convex, UV stabilized, thermoformed polycarbonate. Mounts to die-cast door frame holes. May be used with glare shield accessory. Caution: Use only when vandalism is anticipated. Useful life is limited by UV discoloration from sunlight.

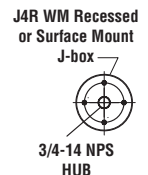
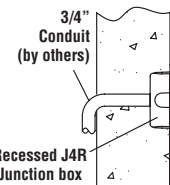


MOUNTING BRACKETS

STANCHION MOUNT (SMC) - 3" OD x .250" x 22.65" cast aluminum with 3/4" NPSM fixture mount, and a standard 2 3/8" tenon. Wiring and internal ground lug accessible through hand hole. Available in standard finishes.



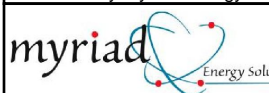
WALL MOUNT J-BOX (J4 WM or J4R WM SCE) - Accessory includes J4R J-Box, 507504 3/4-14 NPS canopy, canopy gasket, & 4 cap screws. J4R WM SCE version for surface mount conduit applications includes 2ea 1/2" conduit entries & includes conduit plugs.



Project Name _____ Fixture Type _____
Catalog # _____

10/21/15

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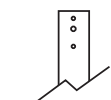
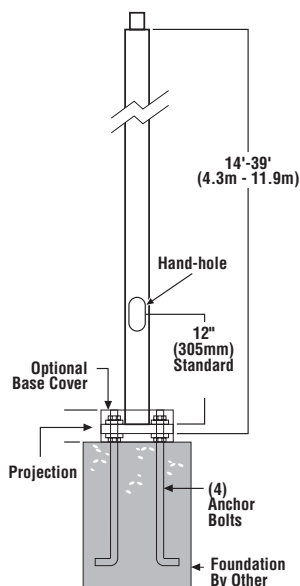


STEEL SQUARE POLES

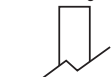
DIMENSIONS

SQN –
N= 2-3/8" (60mm) O.D. x 4-3/4" (121mm) Tenon

SQB3, SQB5 –
Bolt-On Mount
2-Bolt Pattern



SQ1 –
No Mounting Holes



SF –
Single Flood
Pole Preparation



POLE SHAFT - Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi. On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length. Straight poles are 4", 5", and 6" square.

HAND-HOLE - Standard hand-hole location is 12" above pole base. Poles 22' and above have a 3" x 6" reinforced hand-hole. Shorter poles have a 2" x 4" non-reinforced hand-hole.

BASE - Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi. Two-piece square base cover is optional.

ANCHOR BOLTS - Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional. Anchor bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 psi.

GROUND LUG - Ground lug is standard.

DUPLEX RECEPTACLE - Weatherproof duplex receptacle is optional.

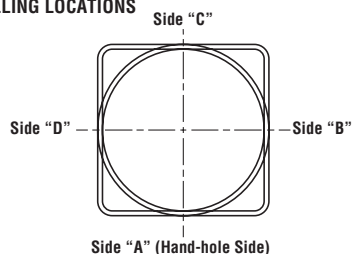
GROUND FAULT CIRCUIT INTERRUPTER - Self-testing ground fault circuit interrupter is optional.

FINISHES - Each pole is finished with DuraGrip®, LSI's baked-on polyester-powder finishing process which electrostatically applies and fuses a polyester powder to the pole. Provides an extremely smooth and uniform finish to withstand extreme weather changes without cracking or peeling, and features a five-year limited warranty. Optional DuraGrip® Plus features the added protection of a 3.0 to 5.0 mil thickness of polyester-powder finish plus an inner coating, as well as a seven-year limited warranty.

DETERMINING THE LUMINAIRE/POLE COMBINATION FOR YOUR APPLICATION:

- Select luminaire from luminaire ordering information
- Select bracket configuration if required
- Determine EPA value from luminaire/bracket EPA chart
- Select pole height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value from note above
- Consult factory for special wind load requirements and banner brackets

DRILLING LOCATIONS



Sides	A	B	C	D
Hand-hole	X			
Single	X			
D180°		X		X
D90°	X			X
T90°	X	X		X
TN120°*	X			
Q90°	X	X	X	X
Single FBO	X			
Double FBO		X		X

*Other two locations will be 120° to the left and right of Side A.

Note: Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.

SHIPPING WEIGHTS - Steel Square Poles

4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 30")(19mm x 762mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 36")(25mm x 914mm)	30 lbs. (14kg)/set

ARRA
Funding Compliant



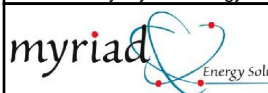
Project Name _____ Fixture Type _____

Catalog # _____

11/27/17

© 2017

LSI INDUSTRIES INC.



Job Name:
Moo Moo - Gahanna

Catalog Number:
5SQN S11G 18' N BLK GA 5BC

Notes: Mounted on a 4' Concrete Base by Other

Type:

P1 POLE

MESC18-22571

STEEL SQUARE POLES

POLE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **5SQB5 S07G 24 S PLP SF DGP**

Pole Series	Material	Height ²	Mounting Configuration	Pole Finish	Options
Bolt-on Arm Mount - See pole selection guide for patterns and fixture matches. 4SQB3 - 3" Reduced drilling pattern 5SQB3 - 3" Reduced drilling pattern 4SQB5 - 5" Traditional drilling pattern 5SQB5 - 5" Traditional drilling pattern 6SQB5 - 5" Traditional drilling pattern	S11G – 11 Ga. Steel S07G – 07 Ga. Steel	14' 16' 18' 20' 22' 24' 26' 28' 30' 35' 39'	S – Single/Parallel D180° – Double D90° – Double DN90° – Double T90° – Triple TN120° – Triple Q90° – Quad QN90° – Quad	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver	GA – Galvanized Anchor Bolts SF – Single Flood ³ DF – Double Flood ³ DGP – DuraGrip® Plus LAB – Less Anchor Bolts OSXX – Pole preparation for PMOS Occupancy Sensor ⁴
Tenon Mount - See pole selection guide for tenon and fixture/bracket matches. 4SQN 5SQN 6SQN	Consult Pole Selection Chart on opposite page		N – Tenon Mount (Standard tenon size is 2-3/8" O.D.)	Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, unless otherwise specified.	
No Mounting Holes - Use with: • BKA 4ISF & BKA 5ISF • BKA X4ISF & BKA X5ISF			*		
Internal Slip-fitter¹ 4SQI 5SQI					

ACCESSORY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number	Order Number
4BC - 4" Square Base Cover	122559CLR	Vibration Damper - 4" Square Pole (bolt-on mount only)
5BC - 5" Square Base Cover	122561CLR	Vibration Damper - 5" Square Pole (bolt-on mount only)
6BC - 6" Square Base Cover	122563CLR	Vibration Damper - 6" Square Pole (bolt-on mount only)
ER2 - Weatherproof Duplex Receptacle	122566CLR	PMOS120 - 120V Occupancy Sensor
GFI - Ground Fault Circuit Interrupter	122567CLR	PMOS208/240 - 208, 240V Occupancy Sensor
MHP - Mounting Hole Plugs (3 plugs)-for use with 5" traditional drill pattern	132336	PMOS277 - 277V Occupancy Sensor
MHD - Mounting Hole Weatherproof Decal-for use with 3" reduced drill pattern	340120	PMOS480 - 480V Occupancy Sensor





FOOTNOTES:

- See Area Lighting Brackets 3" Reduced Drill Pattern and Area Lighting Brackets - Bolt-on 5" Traditional Drill Pattern spec sheets for Internal Slip-fitter brackets.
- Pole heights will have +/- 1/2" tolerance.
- See Flood Lighting Brackets section for choice of FBO brackets.

4 - Order PMOS separately. Change "XX" to indicate height and side of pole location for pole preparation. EX: OS18A indicates preparation is to be 18ft. up from pole base on side A. Optimal distance from ground to sensor is 20ft.

5 - OSXX option required. Not for use with Metal Halide fixtures

BOLT CIRCLE

	4" (102mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	5" (127mm) square 10-1/8" (257mm) sq.	6" (152mm) square 12" (305mm) sq.
				
	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	11" (279mm) Dia. Bolt Circle	12" (305mm) Dia. Bolt Circle
	B	C	D	J
Bolt Circle	8"-11" (203mm-279mm)	9"-11" (229mm-279mm)	9"-11" (229mm-279mm)	12" (305mm)
Anchor Bolt Size	3/4" x 30" (19mm x 762mm)	3/4" x 30" (19mm x 762mm)	1" x 36" (25mm x 914mm)	1" x 36" (25mm x 914mm)
Anchor Bolt Projection	3-1/4" (83mm)	3-1/4" (83mm)	4" (102mm)	4" (102mm)
Base Plate Opening for Wireway Entry	3-5/8" (92mm)	4-3/4" (121mm)	4-5/8" (117mm)	5-5/8" (143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 3/4" thk. (257mm x 19mm)	10-1/8" sq. x 1" thk. (257mm x 25mm)	12" sq. x 1-1/8" thk. (305mm x 29mm)

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the base plate templates.



Project Name _____ Fixture Type _____
 Catalog # _____

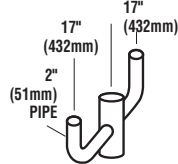
11/27/17
 © 2017
 LSI INDUSTRIES INC.



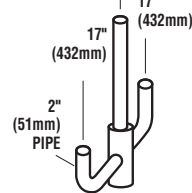
FLOOD LIGHTING BRACKETS

TENON BRACKETS

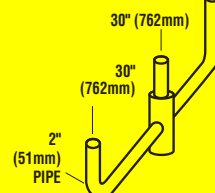
BKS-PTB-2



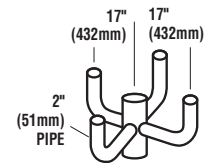
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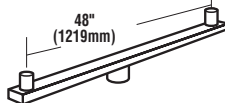
BKS-PTB-3-30



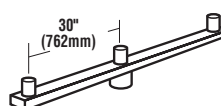
BKS-PTB-4



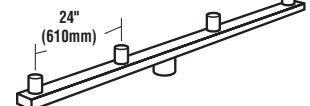
BKS-PTB-12



BKS-PTB-13-30



BKS-PTB-14

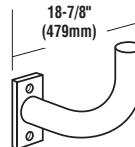


STEEL POLE BOLT-ON BRACKETS¹

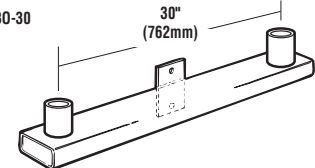
BKS-FBO-5



BKS-FBO-18



BKS-FBO-30



BRACKET ORDERING INFORMATION

Bracket Designation	Bracket Type	Bracket Configuration	Bracket Finish	Options	EPA Values ³
TENON MOUNT BKS - Bracket Steel	PTB ²	2 3 3-30 4 12 13-30 14	BRZ - Bronze BLK - Black PLP - Platinum Plus WHT - White GPT - Graphite SVG - Satin Verde Green MSV - Metallic Silver	None	1.6 2.1 2.4 2.3 1.8 2.1 2.5
BOLT-ON BKS - Bracket Steel	FBO ¹	5 18 30			.1 .6 1.0

TYPICAL ORDER EXAMPLE: **BKS FBO 5 BLK**

NOTE: Standard slip-fitter fits 2-3/8" O.D. tenon (2.0 pipe tenon)

FOOTNOTES:

1- FBO brackets require pole preparation and must be ordered with "SF" or "DF" pole option. For use with Steel Poles only. Consult factory for bolt-on flood brackets for aluminum poles.

2- PTB brackets slipfit 2-3/8" O.D. tenon. Order N tenon mount on poles.

3- The bracket EPA should be added to the fixture EPA when selecting the proper pole.

SHIPPING WEIGHTS - Flood Brackets

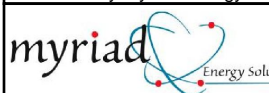
Catalog Number	Est. Weight (kg/lbs.)	Catalog Number	Est. Weight (kg/lbs.)	Catalog Number	Est. Weight (kg/lbs.)
BKS-PTB-2	11/24	BKS-PTB-12	9/28	BKS-FBO-5	2/5
BKS-PTB-3	15/32	BKS-PTB-13-30	15/38	BKS-FBO-18	6/14
BKS-PTB-3-30	13/29	BKS-PTB-14	17/37	BKS-FBO-30	13/29
BKS-PTB-4	18/40				

ARRA
Funding Compliant

Project Name _____ Fixture Type _____
Catalog # _____

01/23/15

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LSI INDUSTRIES INC.



LED GREENBRIAR® WALL SCONCE (XGBWM3)



Shown with optional decal striping

DOE LIGHTING FACTS

Department of Energy has verified representative product test data and results in accordance with its Lighting Facts Program. Visit www.lightingfacts.com for specific catalog strings.

LIGHT OUTPUT - XGBWM3						
		Distribution/Lumens (Nominal)				
Milliamps	# of LEDs	Type FT	Type WT	Type WW	Watts	
Cool White 350 mA	28	2876	2902	3032	34	
	48	4855	4931	5038	55	
	28	3522	3542	3720	44	
	48	5900	5972	6115	72	
Neutral White 450 mA	28	2787	2792	2898	34	
	48	4553	4660	4555	55	
	28	3377	3369	3517	44	
	48	5453	5562	5452	72	

LED Chips are frequently updated therefore values may increase.

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



US patent 7828456, 8002428 and CAN 2736757 & 2736757 and MX patent 29631 and ISRL 49679 and AUS 2008312668 and US & Int'l. patents pending

SMARTTEC™ ENERGY SAVING FEATURES:

THERMAL CONTROL - LSI drivers feature integral sensor which reduces drive current, when ambient temperatures exceed rated temperature.

OPTIONAL INTEGRAL MOTION SENSOR - Passive infrared motion sensor activates switching of luminaire light levels. High level light is activated when passersby enter target zone and increased to full bright in 1-2 seconds. Low light level (30% of maximum drive current) is activated when target zone is absent of motion activity for 5 minutes and is gradually ramped down (10 seconds) to low level. Sensor detection range 110° horizontal x 93° vertical x 10 meters maximum distance.

EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location. See LSI web site for specific guidance.

LEDS - Available with 28 or 48 select high-brightness LEDs in Cool White (5000K) or Neutral White (4000K) color temperature, 70 CRI.

OPTICS/DISTRIBUTIONS - Ultra-high efficiency reflectors provide three distributions. Choose from Wide Throw (WT), Forward Throw (FT) or Wall Wash (WW).

HOUSING - The aerodynamic aluminum housing is a rectangular shape. All mounting hardware is stainless steel or electro-zinc plated steel. Housing and optical unit are sealed with extruded silicone gasket; supply conductors with molded EPDM bushing.

OPTICAL UNIT - Clear tempered optical-grade flat glass lens sealed to the aluminum optic housing creates an IP67 rated unit. Pressure stabilizing breather allows super-tight protection while preventing cycling from building up internal pressures and vacuums that can stress optical unit seals.

WALL MOUNTING - Galvanized-steel universal wall mounting plate easily mounts directly to 4" octagonal or square junction box. EPDM gasket is supplied to be installed between mounting plate and junction box, sealing junction box from entrance of water. Universal plate permits fixture to be mounted in uplighting (indoor only) or downlighting position.

POLE MOUNTING - XPMa (for square) or XPMAR (for round) allows mounting to poles in single and D180 configurations. Use with 3" reduced drilling pattern.

ELECTRICAL - Two-stage surge protection (including separate surge protection built into electronic driver) meets IEEE C62.41.2-2002, Location Category C. Available with universal voltage power supply 120-277VAC (50/60Hz input) or 347-480VAC.

DRIVER - Available in 350mA and 450mA drive currents (Drive currents are factory programmed). Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards. Driver can be easily accessed and removed.

EMERGENCY OPTIONS - Integral emergency battery-back-up options are available. BB option operates in 0°C to 60°C ambient temperature and CWBB operates in -20°C to 60°C ambient temperature. When primary AC power failure occurs, both options operate 10 LEDs for minimum of 90 minutes.

OPERATING TEMPERATURE - -40°C to +50°C (-40°F to +122°F)

FINISH - Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling.

DECAL STRIPING - Optional color-coordinated decals in 9 standard colors to accent the fixture. Decals are guaranteed for five years against peeling, cracking, or fading.

WARRANTY - LSI LED fixtures carry a limited 5-year warranty.

PHOTOMETRICS - Please visit our web site at www.lsi-industries.com for detailed photometric data

SHIPPING WEIGHT (in carton) - 31 lbs./14Kg

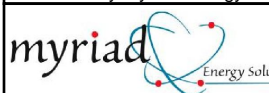
LISTING - ETL listed to ANSI/UL 1598. UL8750 and other U.S. and international safety standards. Suitable for wet locations in downlight position. For a list of the specific products in this series that are DLC listed, please consult the LED Lighting section of our website or the Design Lights website at www.designlights.org.



Project Name _____ Fixture Type _____
Catalog # _____

07/28/16

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Job Name:
Moo Moo - Gahanna

Catalog Number:

XGBWM3 FT LED 28 350 CW UE
BLK

Notes:

Type:**W2**

MES18-22571

LED GREENBRIAR® WALL SCNCE (XGBWM3)

LUMINAIRE ORDERING INFORMATION

TYPICAL ORDER EXAMPLE: **XGBWM3 FT LED 48 450 CW UE WHT BB**

Prefix	Distribution	Light Source	# of LEDs	Drive Current	Color Temperature	Input Voltage	Finish	Options
XGBWM3 - LED Greenbriar Wall Sconce	WT - Wide Throw FT - Forward Throw WW - Wall Wash	LED	28 48	350 - 350mA 450 - 450mA	CW - Cool White (5000K) NW - Neutral White (4000K)	UE - Universal Voltage (120-277) 347-480 120 ¹	BLK - Black BRZ - Bronze GPT - Graphite MSV - Metallic Silver PLP - Platinum Plus SVG - Satin Verde Green WHT - White	BB - Battery Back-up ² CWBB - Cold Weather Battery Back-up ² IMS - Integral Motion Sensor PCI120 - 120V Button Type Photocell PCI208 - 208V Button Type Photocell PCI240 - 240V Button Type Photocell PCI277 - 277V Button Type Photocell PCI347 - 347V Button Type Photocell XPMA - Pole Mount Adaptor for use with Square Pole (for single or D180 mounting configuration only) ³ XPMAR4 - Pole Mount Adaptor w/fixture backplate for use with 4" O.D. round poles ³ XPMAR5 - Pole Mount Adaptor w/fixture backplate for use with 5" O.D. round poles ³ TP - Tamper Proof ⁴ Color Decals 45 - Light Gold Metallic 20 - Charcoal Metallic 94 - Blue Metallic 21 - Tomato Red 700 - Aztec Silver Metallic 55 - Black 50 - White 51 - Dark Red 59 - Dark Green

NOTES:

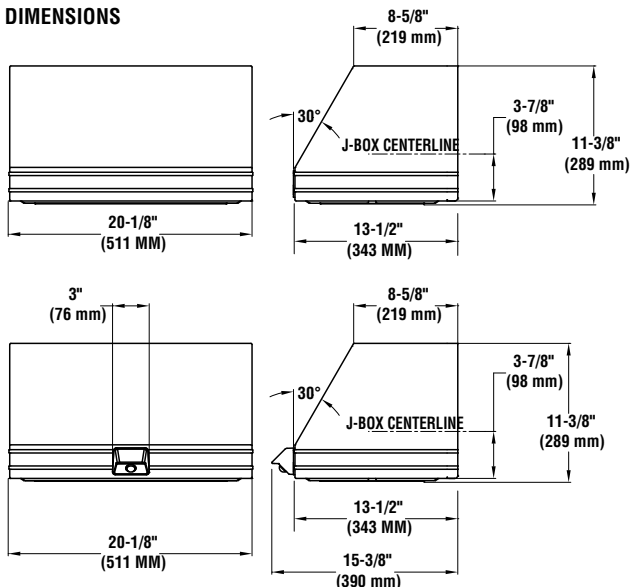
- On 28 LED Luminaires, 120 Volt only is DLC qualified. Specify 120 in place of UE.
- Available with UE voltage only
- Designed with 3" reduced drilling pattern. For S or D180 mounting configuration only.
- Tamper-proof Screwdriver must be ordered separately (See Accessory Ordering Information).
- SW BLK not compatible with XPMA or XPMAR option. Available in black only.
- Fusing to be installed in a compatible junction box supplied by contractor.

ACCESSORY ORDERING INFORMATION

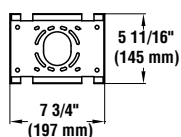
(Accessories are field installed)

Description	Order Number	Description	Order Number
XGBWM3 SW BLK - Surface Wiring Box	173156BLK ⁵	DFK208, 240 - Double Fusing	DFK208,240 ⁶
SCD - Tamper-proof Screwdriver	477974	DFK480 - Double Fusing	DFK480 ⁶
FK120 - Single Fusing	FK120 ⁶	FK347 - Single Fusing	FK347 ⁶
FK277 - Single Fusing	FK277 ⁶		

DIMENSIONS



Shown with IMS option



Universal Mounting Plate

BUG LISTING

XGBWM - Type FT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW-28	2877	34	85	B1-U0-G1
	CW-48	4856	55	88	B1-U0-G1
	NW-28	2787	34	82	B1-U0-G1
	NW-48	4552	55	83	B1-U0-G1
450	CW-28	3523	44	80	B1-U0-G1
	CW-48	5900	72	82	B2-U0-G1
	NW-28	3377	44	77	B1-U0-G1
	NW-48	5453	72	76	B2-U0-G1

XGBWM - Type WT

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW-28	2902	34	85	B1-U0-G1
	CW-48	4931	55	90	B2-U0-G1
	NW-28	2792	34	82	B1-U0-G1
	NW-48	4660	55	85	B2-U0-G1
450	CW-28	3542	44	81	B1-U0-G1
	CW-48	5972	72	83	B2-U0-G1
	NW-28	3369	44	77	B1-U0-G1
	NW-48	5563	72	77	B2-U0-G1

XGBWM - Type WW

Drive Current	Color Temp.*	Lumens	Watts	LER	BUG Rating
350	CW-28	3033	34	89	B1-U0-G0
	CW-48	5038	56	90	B2-U0-G0
	NW-28	2899	34	85	B1-U0-G0
	NW-48	4555	55	83	B2-U0-G0
450	CW-28	3718	44	85	B2-U0-G0
	CW-48	6115	72	85	B2-U0-G0
	NW-28	3516	44	80	B2-U0-G0
	NW-48	5454	72	76	B2-U0-G1

* Color Temperature: NW-4000K, CW-5000K



Project Name _____ Fixture Type _____

Catalog # _____

07/28/16

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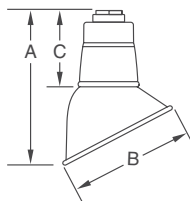
LSI ABOLITE® LED ANGLED REFLECTOR (AD)



US patents D598162 & D581585 & D581544 & 7697766 and US & Int'l. patents pending

APPLICATIONS - Signage Lighting and Accent Lighting. Interior or Exterior.**PRODUCT HIGHLIGHTS**

- **"Green" Energy-Saving** - Reduces greenhouse gas emissions, slashes operating costs, extends life and eliminates costly lamp disposal involving mercury waste.
- **Long Lasting Sparkle** - LED light beam contains no heat, and no UV, which means degradation in color or quality of the product under display is minimized.
- **Dramatically Lower Maintenance Costs** - 60,000-hour LED source extends life 3 to 5 times as compared to conventional HID sources, 30 times incandescent.
- **Integrated Power Supply** - Built into fixture allowing RLM to be connected directly to line voltage.

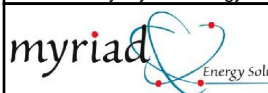
EXPECTED LIFE - Minimum 60,000 hours to 100,000 hours depending upon the ambient temperature of the installation location.**LEDS** - Select high-brightness LEDs in Cool White (5000K), Neutral White (4000K), and Warm White (3500K) color temperature. 70 CRI CW. 80 CRI NW and WW.**OPTIONAL DIRECTIONAL OPTICS** - Allows field adjustment of the light beam for directional illumination of signage.**REFLECTOR** - Heavy duty spun galvanized steel construction with polyester powder coat finish.**LIGHT OUTPUT** - With an input power of 11 watts: DO - Optional Directional Optics (nominal) - Cool White - 970 lumens, Neutral White - 810 lumens and Warm White - 745 lumens. Symmetrical Optics (nominal) - Cool White - 905 lumens, Neutral White - 760 lumens and Warm White - 700 lumens**MOUNTING** - Fixed hub tapped for 3/4" NPT conduit. Pre-wired with 96" leads. Not designed for upright applications.**ELECTRICAL** - Integral, surge protected power supply operates on 120-240 VAC (50/60Hz) input; no external power supplies required.**DRIVER** - State-of-the-art driver designed specifically for RLM fixtures provides unsurpassed system efficiency. Components are fully encased in potting material for moisture resistance. Driver complies with IEC and FCC standards.**OPERATING TEMPERATURE** - -40°C to +50°C (-40°F to +122°F).**FINISH** - Available in either architectural textured, high gloss or satin finish.**WARRANTY** - LSI LED fixtures carry a limited 5-year warranty.**LISTING** - Listed to U.S. and Canadian safety standards. Suitable for wet locations.**DIMENSIONS**

Prefix	Height (A)	Diameter (B)	Neck (C)	Weight (lbs./kg)
AD 100	10" (254mm)	7" (178mm)	5" (127mm)	2.0 (.9kg)
AD 150	11-1/2" (292mm)	9" (229mm)	5-1/4" (133mm)	2.0 (.9kg)
AD 200	13-1/2" (343mm)	11" (279mm)	5-1/2" (140mm)	2.5 (1.1kg)

This product, or selected versions of this product, meet the standards listed below. Please consult factory for your specific requirements.



Also available in traditional light sources


Job Name:
Moo Moo - Gahanna
Catalog Number:
AD100 10 CW LED 120-240 BLK
LDS96-WL / GB A 3 BLK

Notes:

Type:**W1**

MES18-22571

LSI ABOLITE® LED ANGLED REFLECTOR (AD)

LUMINAIRE ORDERING INFORMATION

 TYPICAL ORDER EXAMPLE: **AD 200 10 CW LED UE MSV LDS96 WL DO**

Prefix	# of LED's	Color Temperature	Light Source	Input Voltage	Reflector Color	Mounting	Options
AD 100 ¹ AD 150 ¹ AD 200 ¹	10	CW - Cool White (5000K) NW - Neutral White (4000K) WW - Warm White (3500K)	LED	120-240 ²	MSV-Metallic Silver GWT-Gloss White GBK-Gloss Black GRD-Gloss Red GPT-Textured Graphite RUS-Textured Rust SCP-Satin Copper STQ-Satin Turquoise SVG-Satin Verde Green	LDS96 WL - Factory prewired leads for use with stem or bracket mounting	DO - Directional Optics

1- Cordsets not available for AD Series.

2- Fixture will not operate on 277VAC (120-240 only).

CANOPY ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number
3/4" (19mm) Tap Decorative Box Cover Aligner - Gloss White	BC600 3 GWT
3/4" (19mm) Tap Round Box Cover Aligner - Zinc	BC585 ZINC
3/4" (19mm) Tap Square Box Cover Aligner - Zinc	BC585SQ ZINC

- Standard BC600 finish is Gloss White Powder; other RLM colors available.

WIRE GUARD ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number
7" (178mm) Convex Wire Guard - Metallic Silver	COG 7 MSV
9" (229mm) Convex Wire Guard - Metallic Silver	COG 9 MSV
11" (279mm) Convex Wire Guard - Metallic Silver	COG 11 MSV

- Standard finish is Metallic Silver Powder; other RLM colors available.

CONDUIT SYSTEM ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number
3/4" x 3" (19mm x 76mm) Aluminum Stem - Gloss White	ST 3 3 GWT
3/4" x 6" (19mm x 152mm) Aluminum Stem - Gloss White	ST 6 3 GWT
3/4" x 12" (19mm x 305mm) Aluminum Stem - Gloss White	ST 12 3 GWT
3/4" x 18" (19mm x 457mm) Aluminum Stem - Gloss White	ST 18 3 GWT
3/4" x 24" (19mm x 609mm) Aluminum Stem - Gloss White	ST 24 3 GWT
3/4" x 36" (19mm x 913mm) Aluminum Stem - Gloss White	ST 36 3 GWT
3/4" x 48" (19mm x 1217mm) Aluminum Stem - Gloss White	ST 48 3 GWT
3/4" x 60" (19mm x 1524mm) Aluminum Stem - Gloss White	ST 60 3 GWT
3/4" x 72" (19mm x 1829mm) Aluminum Stem - Gloss White	ST 72 3 GWT
3/4" (19mm) Alum. Stem Coupler - Gloss White	COP 3 GWT

- Standard finish is Gloss White Powder; other RLM colors available.

GOOSE NECK BRACKET ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB A 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB B 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB C 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB D 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB E 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB F 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB G 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB H 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB J 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB K 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB P 3 GWT
3/4" (19mm) Aluminum Gooseneck Bracket - Gloss White	GB U 3 GWT

WALL BRACKETS ORDERING INFORMATION

(Accessories are field installed)

Description	Order Number
Contemporary Wall Bracket - Medium - Gloss White	CWBM 1 GWT
Contemporary Wall Bracket - Long - Gloss White	CWBL 1 GWT
Nostalgic Aluminum Wall Scroll Bracket - Gloss White	DWB 1 GWT

BRACKETS

- See Indoor section for detail on bracket sizes and shapes.

- Standard finish is Gloss White Powder; colors available.

- Designed for mounting to recessed 4" (102mm) octagon box (by others).



Project Name _____ Fixture Type _____

Catalog # _____

10/09/15

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200 S. Hamilton Road, Gahanna, OH 43230
Phone(614)342-4010 Fax(614)342-4100

April 4, 2018

John Roush
13375 National Rd Suite C
Reynoldsburg, OH 43068

RE: Project 259 Granville St Design Review

Dear John Roush:

The following comments were generated from the review of the submitted plans and documents for the referenced project. For the next submittal, please provide a disposition of comments, revised plans, and/or other information as requested for further review. The disposition of comments needs to include both the original comment and the appropriate response. If desired, these comments can be emailed. Re-submitted plans that do not include the disposition of comments document will not be reviewed and will be returned to you.

Building - Approval with Conditions

1. The west wall of the building will be required to have a fire rating - depending on the fire separation distance to the west property line, with limitations on openings along the west property line.
(*Building Elevations*)

Fire District - Pending

2. 2018032301 259 Granville Street DR18, FDP18 and V18

The above listed application complies with the provisions of the 2017 Ohio Fire Code. The property is within the City of Gahanna and has access to public streets, public water supply and public fire hydrants. The Fire Division has no objection to the project.

Section 503 Fire apparatus access roads

(1) 503.1 Where required. Fire apparatus access roads shall be provided and maintained in accordance with paragraphs (C)(1)(a)(503.1.1) to (C)(1)(c) (503.1.3) of this rule.

(a) 503.1.1 Buildings and facilities. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction which are not readily accessible from a public and/or private street. The fire apparatus access road shall comply with the requirements of this paragraph and shall extend to within 150 feet (45 720 mm)

of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

Exceptions:

1. The fire code official is authorized to increase the dimension of 150 feet (45 720 mm) where any of the following conditions occur:

1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with paragraph (C)(3)(a)(i)(903.3.1.1), (C)(3)(a)(ii)(903.3.1.2) or (C)(3)(a)(iii)(903.3.1.3) of rule 1301:7-7-09 of the Administrative Code.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

1.3. There are not more than two Group R-3 or Group U occupancies.

2. Where approved by the fire code official, fire apparatus access roads shall be permitted to be exempted or modified for solar photovoltaic power generation facilities.

Section 507 Fire protection water supplies

(1) 507.1 Required water supply. An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

(a) 507.1.1. Unobstructed access to water supplies shall be maintained at all times and fire department access to existing water supplies shall not be hindered in any manner.

(2) 507.2 Type of water supply. A water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.

(a) 507.2.1 Private fire service mains. Private fire service mains and appurtenances shall be installed in accordance with NFPA 24 as listed in rule 1301:7-7-80 of the Administrative Code.

(b) 507.2.2 Water tanks. Water tanks for private fire protection shall be installed in accordance with NFPA 22 as listed in rule 1301:7-7-80 of the Administrative Code.

(3) 507.3 Fire flow. Fire flow requirements for buildings or portions of buildings and facilities shall be determined by an approved method.

(4) 507.4 Water supply test. The fire code official shall be notified prior to the water supply test. Water supply tests shall be witnessed by the fire code official or approved documentation of the test shall be provided to the fire code official prior to final approval of the water supply system.

(5) 507.5 Fire hydrant systems. Fire hydrant systems shall comply with paragraphs (G)(5)(a)(507.5.1) to (G)(5)(f)(507.5.6) of this rule.

(a) 507.5.1 Where required. Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400 feet (122 m) from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and ma

Public Safety -

3. The GPD Administrative Bureau has no concerns. Per Pat Millenbaugh

Community Development - Revisions Needed

4. The west elevation (sheet A2-1) doesn't contain much fenestration. Although not specifically required by code, it is recommended that this elevation be modified to add a similar amount of windows as the eastern elevation. Staff realizes that this elevation is partially obscured by the existing plaza but still recommends additional architectural elements be added to the western facade.
5. Please be aware that the Design Review application does not approve signage. A permanent sign permit application will be required after the currently under review applications are approved by Planning Commission. Please know that the sign permit application is administratively approvable.
6. The elevations show Quik Brik and cultured stone on the materials legend of the plans but they aren't listed on the application materials list. Please add to the materials list with color if they are to be used.

Parks -

7. No Comments Received

Soil & Water Conservation District -

8. No Comments Received

Public Service & Engineering -

9. No Comment Per Rob Priestas

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

Sincerely,

Kelly Wicker
Administrative Assistant



April 09, 2018

Mr. Michael Blackford, AICP
Deputy Director
Gahanna Planning and Zoning
200 South Hamilton Road
Gahanna, Ohio 43230

Re: Plan Review Comments, Review Response (dated April 4, 2018) for
Moo Moo Carwash **Design Review Plans ~ DR-XXX**
259 Granville Street, Gahanna, Ohio

Dear Mr. Blackford:

Please find our plan review comment response following.

Building:

1. The west wall of the building will be required to have a fire rating - depending on the fire separation distance to the west property line, with limitations on openings along the west property line.

The proposed car wash is 5'-0" away from the West property line. The Ohio Building Code Table 602 (attached) states that for a "B" Use Group of Type VB construction that the distance would need to be less than 5'-0" to the property line to be required to be fire rated.

The Ohio Building Code's definition of "Fire Separation Distance" is also attached. Fire Separation Distance is measured from a property line, a building also on your lot, or the centerline of a street.

Our interpretation is that the west wall of the building will not require fire rating although the roof overhang of the west side is less than 5'-0" to the property line and will require fire rating. It is the intent to slide the dormers back 6" on the roof to avoid the need for fire rating the dormer roofs as well.

Fire District:

2. No comments.

Noted.

Public Safety:

3. No comments.

Noted.

Community Development:

4. The west elevation (sheet A2-1) doesn't contain much fenestration. Although not specifically required by code, it is recommended that this elevation be modified to add a similar amount of windows as the eastern elevation. Staff realizes that this elevation is partially obscured by the existing plaza but still recommends additional architectural elements be added to the western facade.

Additional fenestration is being considered.

5. Please be aware that the Design Review application does not approve signage. A permanent sign permit application will be required after the currently under review applications are approved by Planning Commission. Please know that the sign permit application is administratively approvable

Noted.

6. The elevations show Quik Brik and cultured stone on the materials legend of the plans but they aren't listed on the application materials list. Please add to the materials list with color if they are to be used.

Materials have been added. Find revised application materials list attached.

Parks:

7. No comments.

Noted.

Soil and Water Conservation District:

8. No comments.

Noted.

Public Service and Engineering:

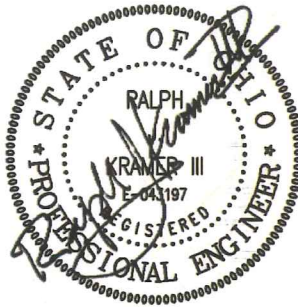
9. No comments.

Noted.

If any questions, please call.

John Miller

John Miller
Kramer Engineers



602.4.1 Fire-retardant-treated wood in exterior walls.

Fire-retardant-treated wood framing complying with Section 2303.2 shall be permitted within exterior wall assemblies with a 2-hour rating or less.

602.4.2 Cross-laminated timber in exterior walls.

Cross-laminated timber complying with Section 2303.1.4 shall be permitted within exterior wall assemblies with a 2-hour rating or less, provided the exterior surface of the cross-laminated timber is protected by one the following:

1. Fire-retardant-treated wood sheathing complying with Section 2303.2 and not less than $1\frac{5}{32}$ inch (12 mm) thick;
2. Gypsum board not less than $\frac{1}{2}$ inch (12.7 mm) thick; or
3. A noncombustible material.

602.4.3 Columns. Wood columns shall be sawn or glued laminated and shall be not less than 8 inches (203 mm), nominal, in any dimension where supporting floor loads and not less than 6 inches (152 mm) nominal in width and

not less than 8 inches (203 mm) nominal in depth where supporting roof and ceiling loads only. Columns shall be continuous or superimposed and connected in an approved manner. Protection in accordance with Section 704.2 is not required.

602.4.4 Floor framing. Wood beams and girders shall be of sawn or glued-laminated timber and shall be not less than 6 inches (152 mm) nominal in width and not less than 10 inches (254 mm) nominal in depth. Framed sawn or glued-laminated timber arches, which spring from the floor line and support floor loads, shall be not less than 8 inches (203 mm) nominal in any dimension. Framed timber trusses supporting floor loads shall have members of not less than 8 inches (203 mm) nominal in any dimension.

602.4.5 Roof framing. Wood-frame or glued-laminated arches for roof construction, which spring from the floor line or from grade and do not support floor loads, shall have members not less than 6 inches (152 mm) nominal in width and have not less than 8 inches (203 mm) nominal

TABLE 602
FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE^{a, d, g, h}

FIRE SEPARATION DISTANCE = X (feet)	TYPE OF CONSTRUCTION	OCCUPANCY GROUP H ^a	OCCUPANCY GROUP F-1, M, S-1 ^f	OCCUPANCY GROUP A, B, E, F-2, I, R, S-2, U ⁱ
$X < 5^b$	All	3	2	1
$5 \leq X < 10$	IA	3	2	1
	Others	2	1	1
$10 \leq X < 30$	IA, IB	2	1	1 ^c
	IIB, VB	1	0	0
	Others	1	1	1 ^c
$X \geq 30$	All	0	0	0

For SI: 1 foot = 304.8 mm.

- a. Load-bearing exterior walls shall also comply with the fire-resistance rating requirements of Table 601.
- b. See Section 706.1.1 for party walls.
- c. Open parking garages complying with Section 406 shall not be required to have a fire-resistance rating.
- d. The fire-resistance rating of an exterior wall is determined based upon the fire separation distance of the exterior wall and the story in which the wall is located.
- e. For special requirements for Group H occupancies, see Section 415.6.
- f. For special requirements for Group S aircraft hangars, see Section 412.4.1.
- g. Where Table 705.8 permits nonbearing exterior walls with unlimited area of unprotected openings, the required fire-resistance rating for the exterior walls is 0 hours.
- h. Buildings and structures with an occupancy in Group H-3 used for the display, sale or storage of fireworks, 1.4G, shall be located in accordance with Section 415 and the fire code.
- i. For a building containing only a Group U occupancy private garage or carport, the exterior wall shall not be required to have a fire-resistance rating where the fire separation distance is 5 feet (1523 mm) or greater.

TABLE 602.4
WOOD MEMBER SIZE EQUIVALENCIES

MINIMUM NOMINAL SOLID SAWN SIZE		MINIMUM GLUED-LAMINATED NET SIZE		MINIMUM STRUCTURAL COMPOSITE LUMBER NET SIZE	
Width, inch	Depth, inch	Width, inch	Depth, inch	Width, inch	Depth, inch
8	8	$6\frac{3}{4}$	$8\frac{1}{4}$	7	$7\frac{1}{2}$
6	10	5	$10\frac{1}{2}$	$5\frac{1}{4}$	$9\frac{1}{2}$
6	8	5	$8\frac{1}{4}$	$5\frac{1}{4}$	$7\frac{1}{2}$
6	6	5	6	$5\frac{1}{4}$	$5\frac{1}{2}$
4	6	3	$6\frac{7}{8}$	$3\frac{1}{2}$	$5\frac{1}{2}$

For SI: 1 inch = 25.4 mm.

DEFINITIONS

FIRE DOOR ASSEMBLY. Any combination of a fire door, frame, hardware and other accessories that together provide a specific degree of fire protection to the opening.

FIRE DOOR ASSEMBLY, FLOOR. See "Floor fire door assembly."

FIRE EXIT HARDWARE. Panic hardware that is listed for use on fire door assemblies.

FIRE LANE. A road or other passageway developed to allow the passage of fire apparatus. A fire lane is not necessarily intended for vehicular traffic other than fire apparatus. *A fire lane shall not be interpreted to mean a residential and/or public street.*

FIRE PARTITION. A vertical assembly of materials designed to restrict the spread of fire in which openings are protected.

FIRE PREVENTION. *The preventative measures which provide for the safe conduct and operation of hazardous processes, storage of combustible and flammable materials, conducting of fire drills and the maintenance of fire protection, detection and extinguishing service equipment and good housekeeping conditions.*

FIRE PROTECTION RATING. The period of time that an opening protective will maintain the ability to confine a fire as determined by tests specified in Section 716. Ratings are stated in hours or minutes.

FIRE PROTECTION SYSTEM. Approved devices, equipment and systems or combinations of systems used to detect a fire, activate an alarm, extinguish or control a fire, control or manage smoke and products of a fire or any combination thereof.

FIRE-RATED GLAZING. Glazing with either a fire protection rating or a fire-resistance rating.

FIRE RESISTANCE. That property of materials or their assemblies that prevents or retards the passage of excessive heat, hot gases or flames under conditions of use.

FIRE-RESISTANCE RATING. The period of time a building element, component or assembly maintains the ability to confine a fire, continues to perform a given structural function, or both, as determined by the tests, or the methods based on tests, prescribed in Section 703.

FIRE-RESISTANT JOINT SYSTEM. An assemblage of specific materials or products that are designed, tested and fire-resistance rated in accordance with either ASTM E1966 or UL 2079 to resist for a prescribed period of time the passage of fire through joints made in or between fire-resistance-rated assemblies.

FIRE SAFETY FUNCTIONS. Building and fire control functions that are intended to increase the level of life safety for occupants or to control the spread of harmful effects of fire.

FIRE SEPARATION DISTANCE. The distance measured from the building face to one of the following:

1. The closest interior lot line.
2. To the centerline of a street, an alley or public way.

3. To an imaginary line between two buildings on the lot.

The distance shall be measured at right angles from the face of the wall.

FIRE WALL. A fire-resistance-rated wall having protected openings, which restricts the spread of fire and extends continuously from the foundation to or through the roof, with sufficient structural stability under fire conditions to allow collapse of construction on either side without collapse of the wall.

FIRE WINDOW ASSEMBLY. A window constructed and glazed to give protection against the passage of fire.

FIREBLOCKING. Building materials, or materials approved for use as fireblocking, installed to resist the free passage of flame to other areas of the building through concealed spaces.

FIREPLACE. A hearth and fire chamber or similar prepared place in which a fire may be made and which is built in conjunction with a chimney.

FIREPLACE THROAT. The opening between the top of the firebox and the smoke chamber.

FIRESTOP, MEMBRANE-PENETRATION. See "Membrane-penetration firestop."

FIRESTOP, PENETRATION. See "Penetration firestop."

FIRESTOP SYSTEM, THROUGH-PENETRATION. See "Through-penetration firestop system."

FIREWORKS. Any composition or device for the purpose of producing a visible or audible effect for entertainment purposes by combustion, deflagration or detonation that meets the definition of 1.4G fireworks or 1.3G fireworks.

Fireworks, 1.3G. Large fireworks devices, which are explosive materials, intended for use in fireworks displays and designed to produce audible or visible effects by combustion, deflagration or detonation. Such 1.3G fireworks include, but are not limited to, firecrackers containing more than 130 milligrams (2 grains) of explosive composition, aerial shells containing more than 40 grams of pyrotechnic composition, and other display pieces which exceed the limits for classification as 1.4G fireworks. Such 1.3G fireworks are also described as fireworks, UN0335 by the DOTn.

Fireworks, 1.4G. Small fireworks devices containing restricted amounts of pyrotechnic composition designed primarily to produce visible or audible effects by combustion. Such 1.4G fireworks which comply with the construction, chemical composition and labeling regulations of the DOTn for fireworks, UN0336, and the U.S. Consumer Product Safety Commission (CPSC) as set forth in CPSC 16 CFR: Parts 1500 and 1507, are not explosive materials for the purpose of this code.

FIXED BASE OPERATOR (FBO). A commercial business granted the right by the airport sponsor to operate on an airport and provide aeronautical services, such as fueling, hangaring, tie-down and parking, aircraft rental, aircraft maintenance and flight instruction.



CITY OF GAHANNA

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to redevelop the property located at 259 Granville Street. The property is currently occupied by golden touch car wash. The applicant is requesting Final Development Plan (FDP), Design Review (DR), and variance approval in order to construct a new car wash. The plan is to demolish the existing building and construct a new state of the art facility. The site layout and building size are extremely similar to that of the current site.



Existing facility as
seen from Lincoln
Circle and
Granville Street

The property is zoned Community Commercial (CC). A car wash is permissible by conditional use. The site received conditional use approval for a car wash in 1988. The approval runs with the land and therefore a new conditional use is not required. However, since the existing building is to be demolished and the site redeveloped, adherence to current code requirements is required. Adherence to the strict letter of the zoning code is nearly impossible for this site for a few reasons. The main reason is that the property is abutted on three sides by right-of-way. This means that the property has three frontages and three front yards. Setback requirements for commercially zoned property are almost always the greatest for front yards. Strict adherence to the front yard setback requirements would render the site undevelopable.

The property is not located within an area plan or listed as a target site within the Economic Development Strategy. Additionally, it is located just to the east of Olde Gahanna and therefore does not have to abide by the unique architectural guidelines for this area of the City.



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Variance

Several variances to the zoning code have been requested. Although rare to see an application request so many variances, they are necessary. The property is not overly large as it is only .53 acres in size. Smaller properties routinely have difficulty meeting the requirements of the code. The property has three frontages. The more frontages a property has, the more the property is devoted to setbacks rather than development. Lastly, the property is being redeveloped. Redeveloped properties often times have great issues with the requirements of a zoning code compared to a greenfield site. Given these factors, staff is supportive of the variance requests. Without variance approval, this site is essentially undevelopable.

When the property was originally developed, several variances were granted related to building and parking setbacks, parking requirements, and access drive locations. Many of these are the same variances being requested with the redevelopment proposal. The previously approved variances contained language that the variances would not run with the land. Meaning a redevelopment of the site would require new variance applications to be filed.

Variances to seven sections of the zoning code have been requested. They are for the following: building setbacks, lot coverage, number of parking spaces, driveway width, driveway location, dumpster setback, and parking setback.

A variance to building setbacks is requested for all sides of the property. The north, east, and south sides of the property are front yards and are required a 60' building setback. The west property line is a rear yard and is required a 10' building setback. This variance request is essentially identical to that of the original development. Staff has no objection to the variance for a reduced building setback. If variances are not granted, then the site would be undevelopable.

An additional variance has been requested to lot coverage. Lot coverage in CC zoning is limited to 75%. The applicants are requesting 88%. The requested lot coverage total is nearly identical to that of the existing development. Staff has no objection to the variance as granting it would allow the same intensity of development as what currently exists.

A variance to the parking requirements has been requested. The zoning code does not have a parking calculation for car washes. In cases where the code does not have a specific reference, you assign the most similar calculation. The code doesn't have a close match. The closest match would be "retail or service establishment not elsewhere classified". This requires one space per 200 square feet. This use requires very little parking as the majority of customers drive through the facility. This variance was granted for the existing business. Staff has no objection to this variance since the use requires very little parking, the variance was granted for the existing car wash, and the code does not have a close match for calculating parking.



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A variance has been requested to Chapter 1163.03(a) driveway width. The code requires the width of a drive not to exceed 35' in width. The proposal exceeds this. However, the proposed driveway width is less than what exists currently. Staff does not object to this variance given the existing conditions and the fact that the proposal is for less width than what currently exists. The image below shows the current conditions of the site. The southern property line is one giant driveway that far exceeds today's code requirements.



A variance to Chapter 1163.03(b) driveway location has been requested. The code requires driveways to be located 20' or more from another driveway. The proposal is for two driveways to be located on the southern portion of the property. Two driveways are necessary in order to provide access to a dumpster and to provide customer access to the site. No objections from staff as the current conditions of the site have the southern property line as one giant driveway. Given the extremely tight conditions of the site, it appears that two driveways are necessary.

A variance to allow the dumpster to be located in the front yard has been requested. The code requires dumpsters to be located to the rear of the main structure. This is nearly impossible to achieve as the property has three front yards. Staff has no objections to this variance request. Without the variance, the site probably would not be able to accommodate a dumpster.

A variance for a reduced parking setback has been requested. The code requires parking setbacks to be 60% of the front yard setback. A front yard of 60' is required which means the parking setback is 36'. Not only is parking required to be setback 36', but loading spaces and stacking areas are as well. The



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variance is required in order to accommodate the stacking lanes for the facility. Without the variance, the site may not be developable.

Staff supports the approval of the variances requested. The site may not be developable without them and many of them were previously granted.

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

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

Final Development Plan

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

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

Design Review

The property is zoned CC and therefore subject to the standards of Design Review District 3 (DRD-3). Relevant standards include the following:

- Brick, stone, cement, aluminum, wood, and other materials that will enhance the development in a positive manner are encouraged.
- Specific colors and color schemes are not identified but colors should be designed to ensure universal harmony on all commercial developments.
- Orientation of the development should focus on and compliment the surrounding topographic features and existing developments.



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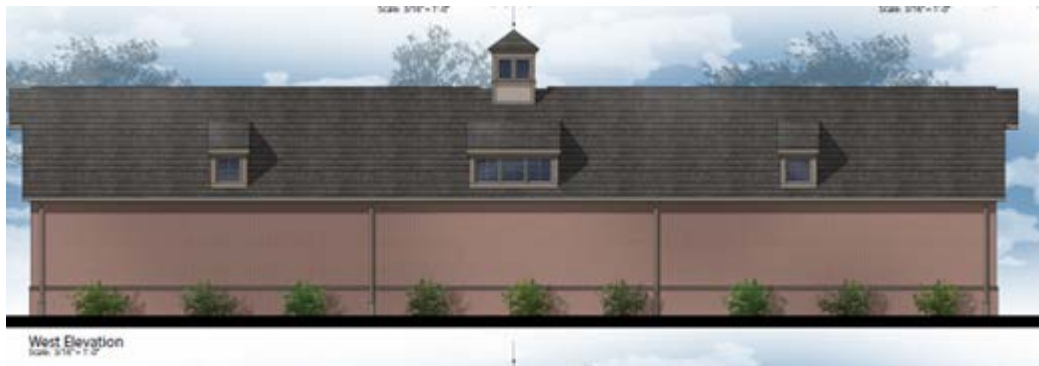
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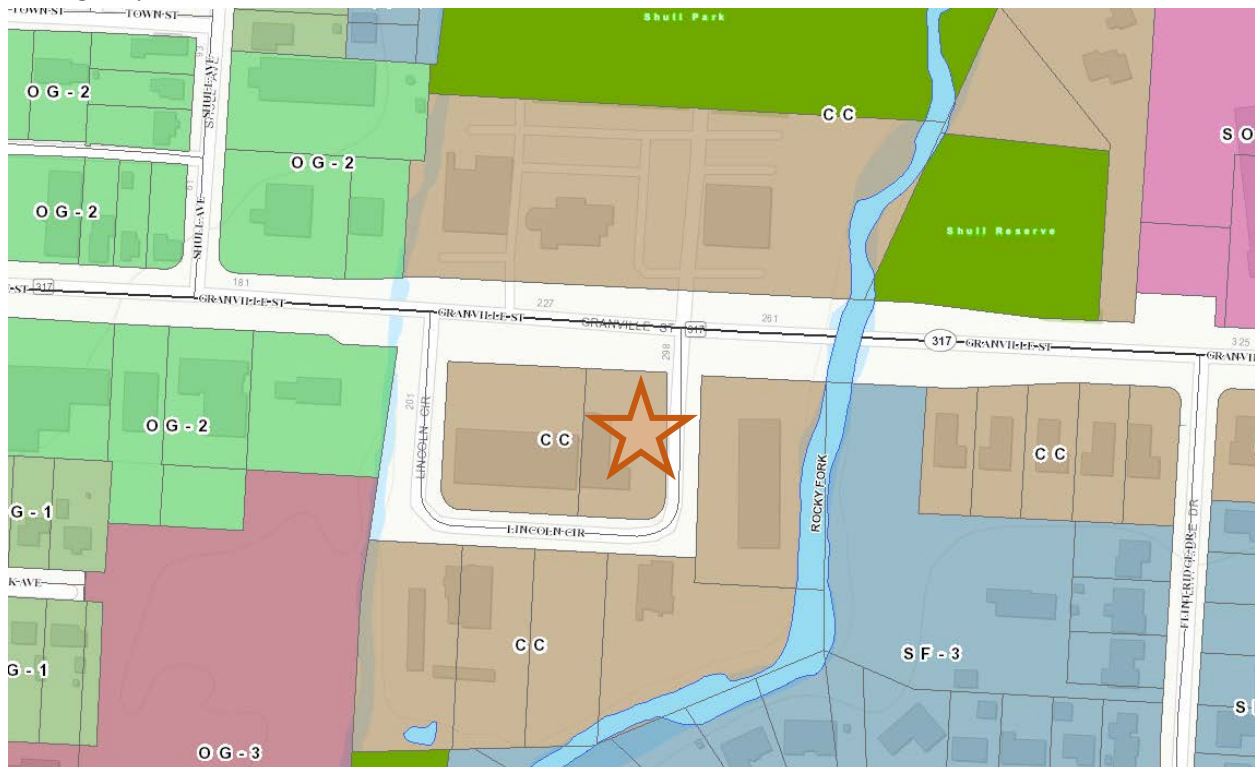
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There is one comment outstanding from Planning and Development staff regarding the building elevations. Staff recommends additional architectural elements be added to the west façade. This façade does not contain as much fenestration as the east façade. However, the west façade is partially obstructed by the shopping plaza immediately adjacent to this site.

West Elevation



Zoning Map



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Building Elevations



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director



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