



CITY OF GAHANNA
DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

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

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

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: 870 Claycraft Road		Project Name/Business Name (if applicable): Trevi Enterprises	
Parcel ID No.(s): 025-013638 & 025-013639	Current Zoning: <u>MB 11/16/18</u> OCT, L, M1	Total Acreage: 16.93	
Please check all that apply:			
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	DEMOLITION <input type="checkbox"/> <small>only applicable to Code Chapter 1150, Olde Gahanna</small>
SIGNAGE - please use the Permanent Sign Permit Application			
Additional Information (if applicable):			
APPLICANT Name (primary contact) -do <u>not</u> use a business name: Trevi Enterprises, LLC		Applicant Address: 8400 Industrial Parkway, Plain City, OH 43064	
Applicant E-mail: amyhuffman@rroho.com		Applicant Phone No.: 614-873-0662	
BUSINESS Name (if applicable):			
ATTORNEY/AGENT Name: Amy Biondi-Huffman		Attorney/Agent Address: 8400 Industrial Parkway, Plain City OH 43064	
Attorney/Agent E-Mail: amyhuffman@rroho.com		Attorney/Agent Phone No.: 614-873-0662	
ADDITIONAL CONTACTS (please list all applicable contacts)			
Name(s):		Contact Information (phone no./email):	
Contractor Fed One Dublin, LLC		614-873-0662 amyhuffman@rroho.com	
Developer Fed One Dublin, LLC		614-873-0662 amyhuffman@rroho.com	
Architect DSA Architects (Branko Stankovic)		614-286-5314 branko@dsaarchitectsinc.com	
PROPERTY OWNER Name: (if different from Applicant) Value Recovery Group II, LLC		Property Owner Contact Information (phone no./email): David Poe 614-324-5959 dpoe@valuerecovery.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: Amy Biondi-Huffman Date: 11/1/18

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

INTERNAL USE

Zoning File No. DR 282-2018
PC Meeting Date: _____
PC File No. _____

RECEIVED: KAW
DATE: 11-5-18

PAID: \$2675.00
DATE: 11-5-18
CHECK#: 7868



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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 119Z (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					



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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:					
<ul style="list-style-type: none"> - 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 			✓		
<ul style="list-style-type: none"> - 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 			✓		
<ul style="list-style-type: none"> - 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	A&S	Crimson Red	N/A
Brick	N/A		
Gutters and Downspouts	A&S	Light Stone	N/A
Lighting			
Roofing	A&S	Galvalume	N/A
Siding	N/A		
Signs	N/A		
Precast conc. wall panel Stucco	ALD or Fabcon	Sherwin Williams Roman Column Accent color - Utterly Beige Accent color - Real Red	SW # 7562 SW # 6080 SW # 6868
Trim	A&S	Light Stone	N/A
Windows	N/A	Bronze Alum	Bronze

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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, David Be, vice President, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize Amy Biondi-Huffman 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: [Signature] Date: 10/17/18

AUTHORIZATION TO VISIT THE PROPERTY

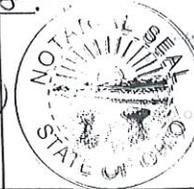
I, David Be, vice President, the owner or authorized owner's representative of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Property Owner Signature: [Signature] Date: 10/17/18

Subscribed and sworn to before me on this 17th day of October, 2018.

State of Ohio County of Union

Notary Public Signature: Margaret M Long



MARGARET M. LONG
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires Dec. 04, 2019

AGREEMENT TO COMPLY AS APPROVED

I, Amy Biondi-Huffman, 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: Amy Biondi-Huffman Date: 10/17/18

Subscribed and sworn to before me on this 17 day of October, 2018.

State of Ohio County of Union

Notary Public Signature: Margaret M Long



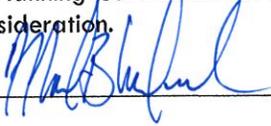
MARGARET M. LONG
NOTARY PUBLIC, STATE OF OHIO
My Comm. Expires Dec. 04, 2019

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: 12/19/18

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

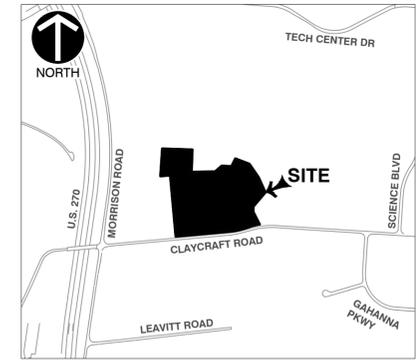
Planning & Zoning Administrator Signature: _____ Date: _____
 Chief Building Official Signature: _____ Date: _____
 Director of Public Service Signature: _____ Date: _____
 City Engineer Signature: _____ Date: _____

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.

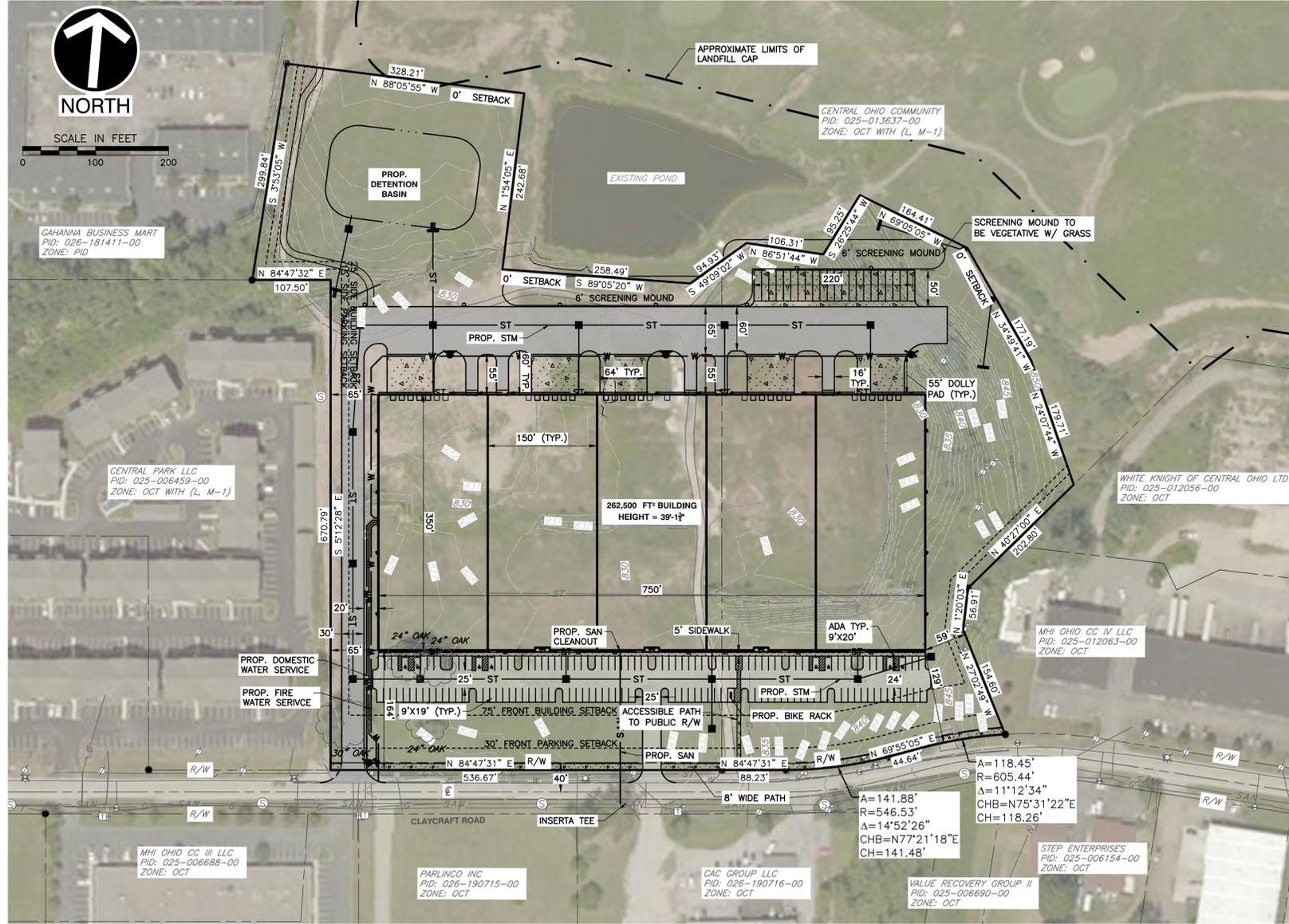
LEGEND	
	EXISTING SANITARY
	EXISTING SANITARY MANHOLE
	EXISTING STORM
	EXISTING STORM MANHOLE
	EXISTING CURB INLET
	EXISTING WATER
	EXISTING FIRE HYDRANT
	PROPERTY LINE
	RIGHT-OF-WAY
	PROPOSED SANITARY
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM
	PROPOSED CATCH BASIN
	PROPOSED WATER
	PROPOSED FIRE HYDRANT

FINAL DEVELOPMENT PLAN CLAYCRAFT WAREHOUSE

TOWNSHIP 1, RANGE 16, QUARTER TOWNSHIP 3;
CITY OF GAHANNA, COUNTY OF FRANKLIN, STATE OF OHIO
DECEMBER 2018



VICINITY MAP
1" = 1,000'



SITE PLAN
SCALE: 1"=100'

SITE STATISTICS

TOTAL ACREAGE	±16.93 AC
ZONING	OFFICE, COMMERCE & TECHNOLOGY (OCT) WITH LIMITED OVERLAY (L, M-1)
MINIMUM LOT AREA	1 AC
BUILDING SETBACKS	
FRONT	75 FT
SIDE ADJACENT TO COMMERCIAL	25 FT
SIDE ADJACENT TO BEDFORD LANDFILL	0 FT
REAR ADJACENT TO BEDFORD LANDFILL	0 FT
PARKING SETBACKS	
FRONT	30 FT
REAR/SIDE ADJACENT TO COMMERCIAL	15 FT
REAR/SIDE ADJACENT TO BEDFORD LANDFILL	0 FT

PARKING DATA

BUILDING SQUARE FOOTAGE	262,500 FT² (10% OFFICE/90% WAREHOUSE)
NUMBER OF SPACES REQUIRED	104 10% (262,500FT²/350FT²) + (1 SPOT PER BUSINESS * 5 BUSINESSES) + 90% (262,500FT² / 10,000FT²)
NUMBER OF SPACES PROVIDED	139 (8 HANDICAP)

LANDSCAPE REQUIREMENTS

SQUARE FOOTAGE OF SITE	737,649 FT²
PERVIOUS AREA	319,323 FT²
BUILDING	262,500 FT²
PARKING	152,076 FT²
SIDEWALK	3,750 FT²
IMPERVIOUS AREA	418,326 FT²
SHADE TREE CALIPER INCH REQUIRED	69 CALIPER INCH 1" CALIPER PER 1,000FT² UP TO 20,000FT² OF BUILDING FOOTPRINT + 1" CALIPER PER 5,000FT² FOR THE REMAINING BUILDING FOOTPRINT (20,000FT²/1,000FT² + 242,500FT²/5,000FT²)
SHADE TREE CALIPER INCH PROVIDED	0 CALIPER INCH (VARIANCE REQUESTED)
REQUIRED SHRUBS	725 SHRUBS (5 SHRUBS PER 10 LF OF BUILDING) (1,450 LF/10LF * 5 SHRUBS)
PROVIDED SHRUBS	360 SHRUBS (VARIANCE REQUESTED)
REQUIRED PERENNIALS	290 PERENNIALS (2 PERENNIALS PER 10 LF OF BUILDING) (1,450 LF/10LF * 2 PERENNIALS)
PROVIDED PERENNIALS	75 PERENNIALS (VARIANCE REQUESTED)
MINIMUM PARKING ISLAND SIZE	180FT²
REQUIRED INTERIOR PARKING LANDSCAPE AREA	2,406FT² (5% OF TOTAL PARKING AREA) (5% OF 48,120FT²)
PROVIDED INTERIOR PARKING LANDSCAPE AREA	2,4154FT²
REQUIRED INTERIOR PARKING LANDSCAPING	25 TREES (1 TREE PER 100FT² OF REQUIRED LANDSCAPE AREA) (1 TREE PER 100FT² X 2,406FT²)
PROVIDED INTERIOR PARKING LANDSCAPING	0 TREES (VARIANCE REQUESTED)
REQUIRED TREES FOR PARKING AREA	3 TREES (1 TREE PER 1,000FT² OF REQUIRED LANDSCAPE AREA) (2,454FT²/1,000FT² PER TREE)
PROVIDED TREES FOR PARKING AREA	0 TREES (VARIANCE REQUESTED)
ADDITIONAL SHADE TREE CALIPER INCH REQUIRED	418 CALIPER INCH 1" CALIPER PER 1,000FT² OF IMPERVIOUS AREA (418,326FT²/1,000FT²)
ADDITIONAL SHADE TREE CALIPER INCH PROVIDED	214 CALIPER INCH + IN LIEU FEE FOR REMAINING 214 CALIPER INCHES

OWNER
VALUE RECOVERY GROUP II LLC
919 OLD HENDERSON RD
COLUMBUS, OH 43220
PHONE: (614) 975-5629
CONTACT: DAVID POE
EMAIL: DPOE@VALUERECOVERY.COM

DEVELOPER
FED ONE
800 INDUSTRIAL PARKWAY
PLAIN CITY, OHIO 43064
PHONE: (614) 570-6823
CONTACT: BRIAN HANES
EMAIL: SHANES@RROHIO.COM

ENGINEER/SURVEYOR
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.
250 OLD WILSON BRIDGE ROAD, SUITE 250
WORthington, OHIO 43085
PHONE: (614) 540-6633
CONTACT: BRIAN BURKHART, PE
EMAIL: BBURKHART@CECINC.COM

REFERENCES

- EXISTING BOUNDARY AND TOPOGRAPHIC INFORMATION IS PER SURVEY PERFORMED BY CIVIL & ENVIRONMENTAL CONSULTANTS INC. ON 10/17/2018.
- ALL OF THE PROJECT SITE IS IN THE FLOOD HAZARD ZONE X, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAPS, MAP NUMBER 39049C0351K, EFFECTIVE DATE JUNE 17, 2008

NO.	DATE	DESCRIPTION

C&E
Civil & Environmental Consultants, Inc.
250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-698-6808
www.cecinc.com

FED ONE
CLAYCRAFT WAREHOUSE
CITY OF GAHANNA
FRANKLIN COUNTY, OHIO

FINAL DEVELOPMENT PLAN	
DATE:	DECEMBER 2018
DRAWN BY:	HKE
CHECKED BY:	BAB
PROJECT NO.:	182-564
APPROVED BY:	BAB

DRAWING NO.:
C200
SHEET 1 OF 1

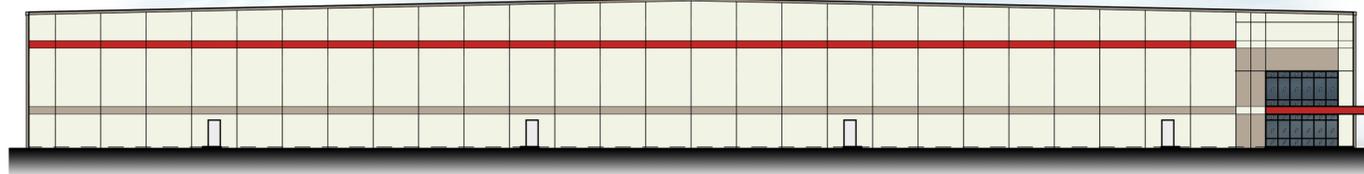
P:\2018\182-564-CAD\DWG\C101-Final Development Plan\182564-C101-Final Development Plan.dwg [P1] LS:12/17/2018 3:23 PM



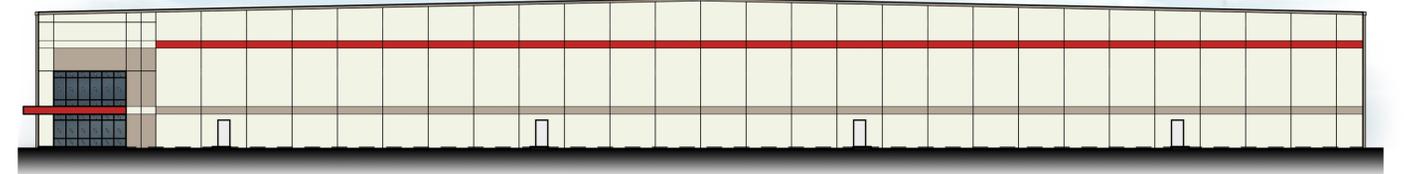
SOUTH ELEVATION



NORTH ELEVATION



WEST ELEVATION

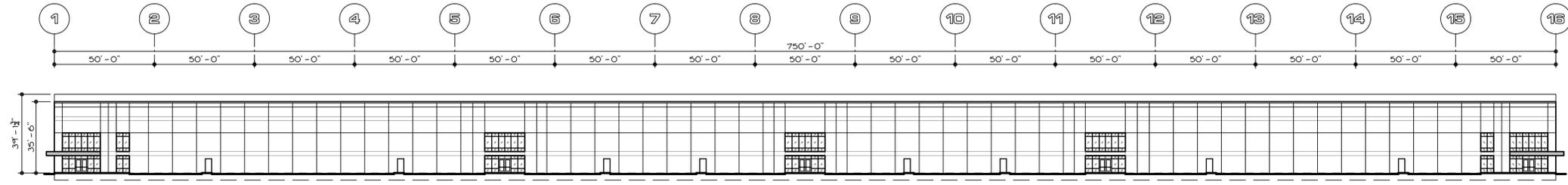


EAST ELEVATION

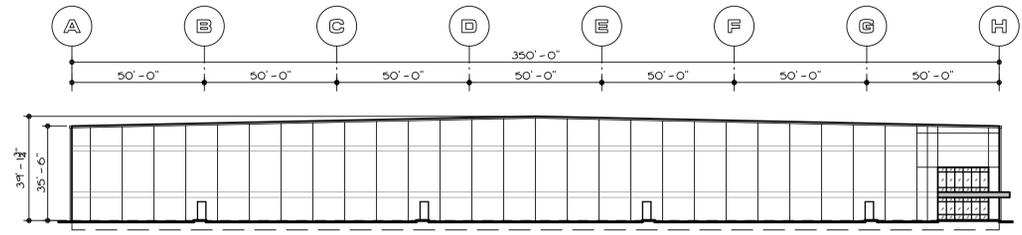
- SHERWIN WILLIAMS
 SW7562 ROMAN COLUMN - TILT UP PANELS, DOWNSPOUTS
- SHERWIN WILLIAMS
 SW6080 UTTERLY BEIGE - ACCENT COLOR, GUTTERS
- SHERWIN WILLIAMS
 SW6868 REAL RED - ACCENT COLOR, CANOPY



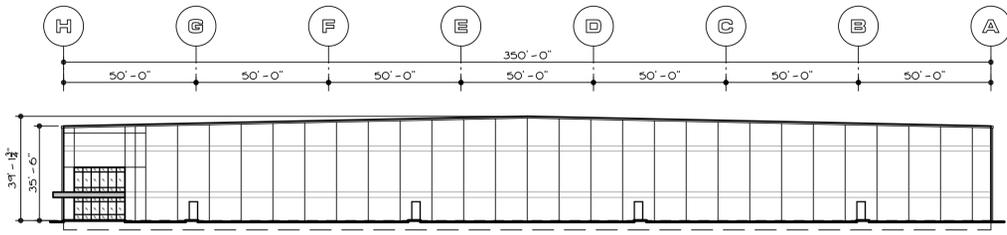
THESE DRAWINGS ARE THE PROPERTY OF DSA ARCHITECTS, INC. AND MAY NOT BE REPRODUCED, ALTERED, OR CHANGED WITHOUT THE EXPRESSED WRITTEN CONSENT OF DSA ARCHITECTS, INC.



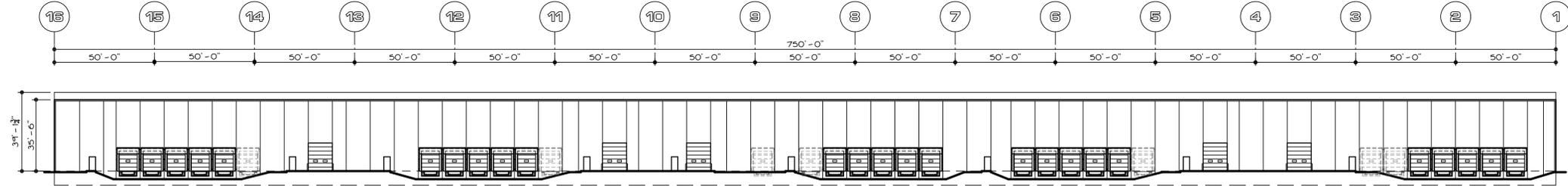
SOUTH ELEVATION 1/32"=1'-0"



WEST ELEVATION 1/32"=1'-0"



EAST ELEVATION 1/32"=1'-0"



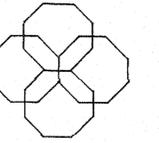
NORTH ELEVATION 1/32"=1'-0"

REVISIONS	
△	
△	
△	
△	
△	

CLAYCRAFT
NEW BUILDING

DONALD SCHOFIELD + ASSOCIATES, INC.
72 MILL ST. - GAHANNA, OH 43230
WWW.DSAARCHITECTSINC.COM
TEL (614) 840-0986
FAX (614) 840-0989

DWG. TYPE	SHEET NO.
A	B
COMM. NO.	DATE
18145	10/17/18

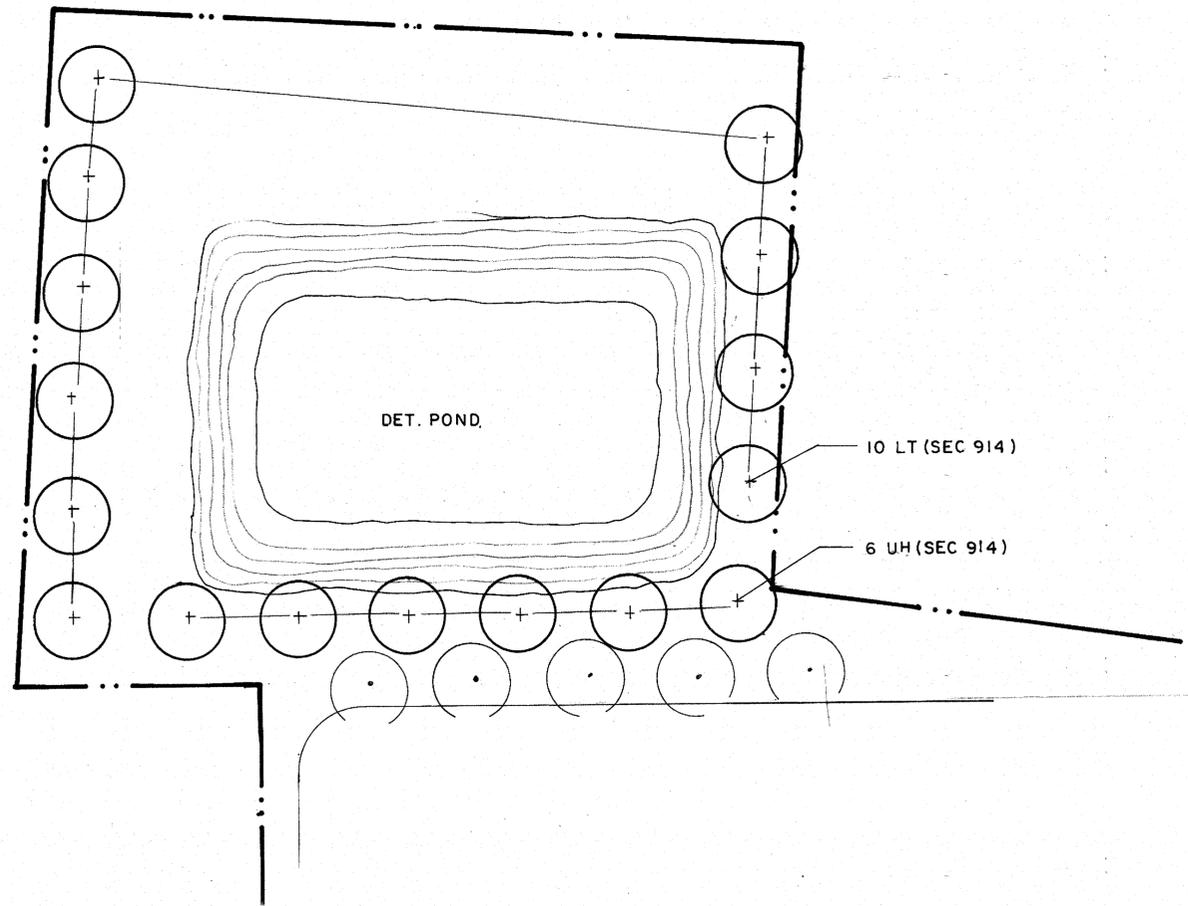


BOZZACCO CO. INC.
LANDSCAPE ARCHITECTURE

505 LONDON RD.
DELAWARE, OHIO

740-369-2141

CLAYCRAFT WAREHOUSE
GAHANNA, OHIO
LANDSCAPE PLAN



DET. POND DETAIL
1" = 40'

NOTES:

INTERIOR TREES:	REQUIRED AMT. 69"	PROPOSED AMT. 0
	REQUIRED AMT. 25	PROPOSED AMT. 0
BLD. LANDSCAPE SHRUBS SYM. (BL)	REQUIRED AMT. 725	PROPOSED AMT. 360
BLD. LANDSCAPE PERENNIALS SYM. (BL)	REQUIRED AMT. 290	PROPOSED AMT. 75
INTERIOR PARKING LOT TREE SYM. (IPL)	REQUIRED AMT 3	PROPOSED AMT. 0
INTERIOR PARKING LOT SCREEN SYM. (PLS)	REQUIRED AMT.	PROPOSED AMT. 290
SECTION 914 (CODE) SYM. (SEC 914)	REQUIRED 1" CAL. PER 1000 SQ. FT. IMPERVIOUS SURFACE	
	REQUIRED AMT. 418"	PROPOSED AMT. 214"

PLANT MATERIAL SCHEDULE:

AP	ACER PLATANOIDES	2"	3
AFJ	ACER FRE. 'JEFFERS RED'	2"	21
PA	PICEA ABIES	6"	8
PE	PLATANUS x 'EXCLAMATION'	2"	16
UH	ULMUS x 'NEW HORIZON'	2"	26
GS	GLEDITSIA 'SKYLINE'	2"	11
LT	LIRIODENDRON TULIPIFERA	2"	10
LS	LIQUIDAMBER STY.	2"	20

EAC	EUONYMUS A. 'COMPACTUS'	18"	190
TLG	THUJA 'LITTLE GIANT'	18"	210
DL	DAYLILIES	1 GAL.	70
JSG	JUNIPERUS 'SEA GREEN'	18"	250

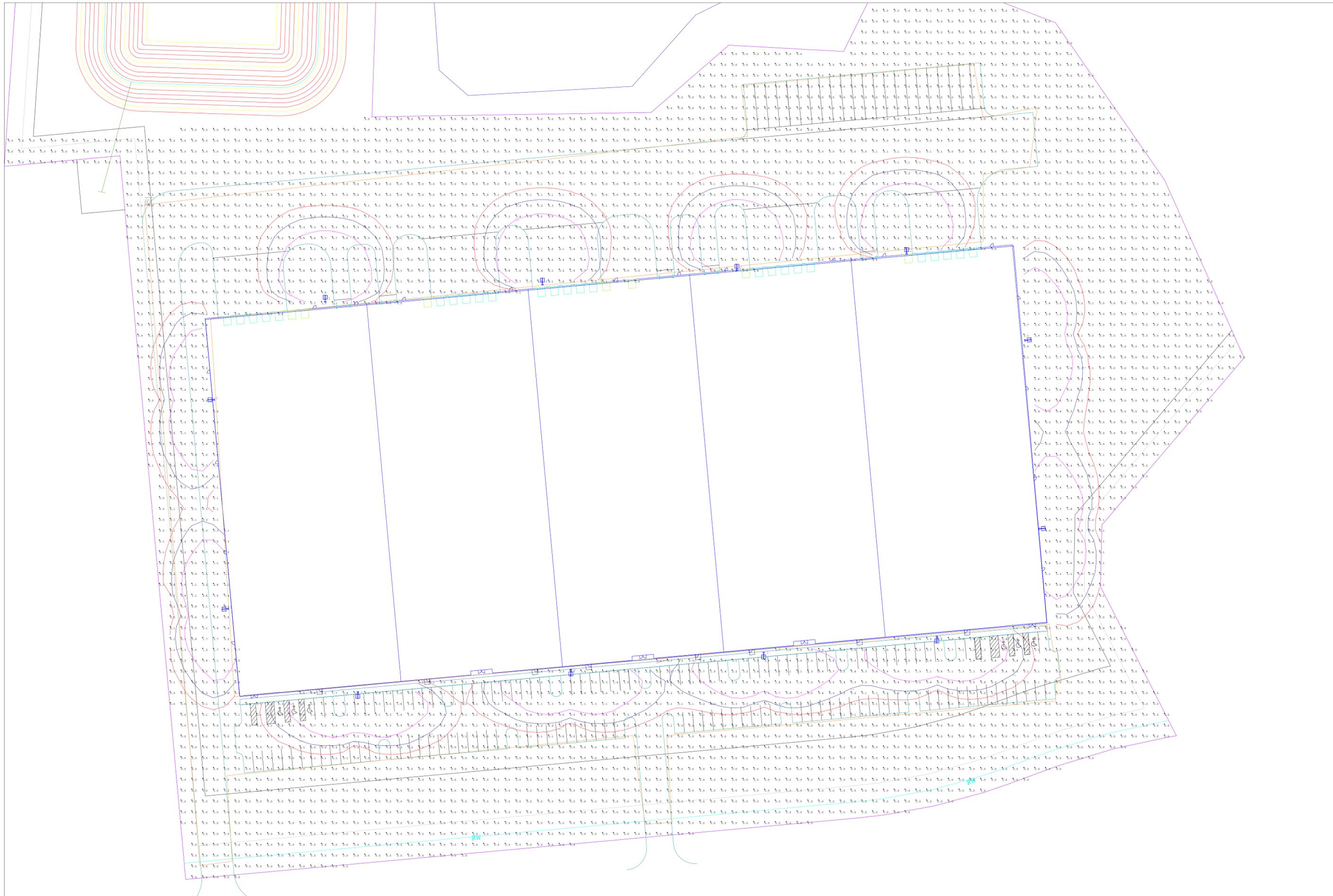
DRAWN:
12.16.18



NORTH
1" = 40'

SHEET

2 OF 2



Scale: 1 inch= 40.00 Ft.

DICKMAN SUPPLY	Job Name: CLAYCRAFT	Scale: as noted
	Lighting Layout Version A	Date: 12/17/2018
COOPER ELECTRICAL SALES	Filename: CLAYCRAFT SITE 150 OPTION AGI	Drawn By: TONY BROWN

Lighting Design Disclaimer
 The Lighting Analysis, e-layout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by "YOUR COMPANY" represents an anticipated prediction of lighting system performance based upon design parameters and information provided by others. These design parameters and information provided by others have not been field verified by "YOUR COMPANY" and therefore, "YOUR COMPANY" does not warrant, either explicitly or implied, the accuracy of the Lighting Design. "YOUR COMPANY" neither warrants, either explicitly or implied, the appropriateness, completeness or suitability of the Lighting Design for the project. The Lighting Design is issued, in whole or in part, as advisory only. It is not intended for construction nor as being part of a project's construction documentation package.

Filename: C:\Users\Cooper\Electric_Sales\Desktop\AGI_JOBS\CLAYCRAFT SITE 150 OPTION.AGI

Calculation Summary											
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
AREA	Illuminance	Fc	0.30	7.0	0.0	N.A.	N.A.		10	10	Horizontal
PAVEMENT READINGS	Illuminance	Fc	0.52	7.0	0.0	N.A.	N.A.				

Luminaire Schedule												
Symbol	Qty	Tag	Label	Arrangement	Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	Filename	
	4	W4	WPLED4T105 - Cool -	SINGLE	10384	1.000	LEVELS TAKEN @ 0.0	105.7	105.7	422.8	WPLED4T105 - Cool - ITL80116.IES	
	8	W2	WPLED2T105 - Cool	SINGLE	10099	1.000	LEVELS TAKEN @ 0.0 AFG	106	106	848	WPLED2T105 - Cool - ITL80104.IES	

Expanded Luminaire Location Summary					
LumNo	Tag	X	Y	MTG HT	Orient
2	W2	1869765.2	726119.3	22	270
3	W2	1869962.4	726140.1	22	270
7	W2	1870140.8	726155.7	22	270
8	W2	1870301	726170.5	22	270
10	W2	1870398.49	726273.1	22	3.814
11	W2	1869629.5	726392	22	180
13	W4	1870273	726529.5	22	90
14	W4	1870116	726514.1	22	90
16	W4	1869936	726501.3	22	90
18	W4	1869735	726485.5	22	90
26	W2	1869642.50	726198.885	22	184.399
27	W2	1870385.49	726447.136	22	5.194
Total Quantity: 12					



WPLEDXT105 - Cool -

NOTES:

* The light loss factor (LLF) is a product of many variables, only lamp lumen depreciation (LLD) has been applied to the calculated results unless otherwise noted. The LLD is the result (quotient) of mean lumens / initial lumens per lamp manufacturers' specifications.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of *YOUR COMPANY*.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

**YOUR COMPANY* luminaire and product designs are protected under U.S. and International intellectual property laws. horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal. Patents issued or pending apply.

Lighting Design Disclaimer

The Lighting Analysis, eLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by *YOUR COMPANY* represents an anticipated prediction of lighting system performance based upon design parameters and information provided by others. These design parameters and information provided by others have not been field verified by *YOUR COMPANY* and therefore, the Lighting Design is provided as advisory only. *YOUR COMPANY* neither warrants, either implied or stated, with regard to actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design. Lighting Design intent as compliant with any applicable regulatory code, represents the appropriateness, completeness or suitability of the Lighting Design for informational purposes and is not intended for construction nor as being part of a project's construction documentation package.

Scale: as noted

Date: 12/17/2018

Filename: CLAYCRAFT SITE 150 OPTION.AGI

Drawn By: TONY BROWN

Job Name: CLAYCRAFT

Lighting Layout Version A

DICKMAN SUPPLY

COOPER ELECTRICAL SALES

1000W equivalent
LED area lights.

Up to 37,000 lumens.



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LIGHTING
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ALED360

- Replace up to 1000W metal halide area lights, saving up to \$368 annually per fixture
- Available in Type II, III and IV distributions, and in 260W or 360W
- Optional integrated motion sensor/photocell for multi-level control
- Optional bi-level dimming (enables 25, 50 or 75% dimming)*
- Multiple mounting options: pole, slipfitter or wall
- 5 Pin and 7 Pin ANSI 136.41 control receptacles available
- 100,000-Hour LED lifespan

*Consult factory for details.



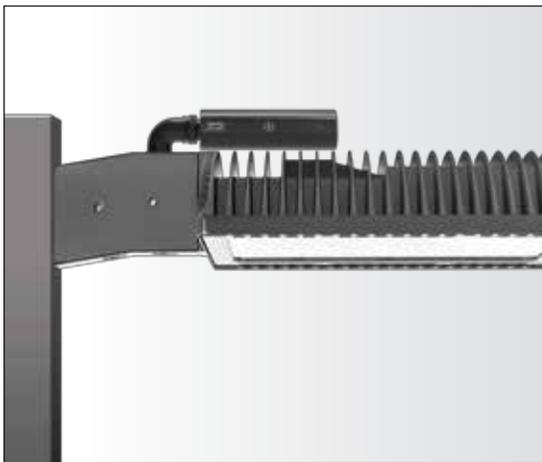
Visit rabweb.com to see which products are DLC listed.



Patent-pending Air Flow technology for superior thermal management



Twistlock photocell can support up to 480V.



Optional, factory-installed Lightcloud™ Controller (see back page).



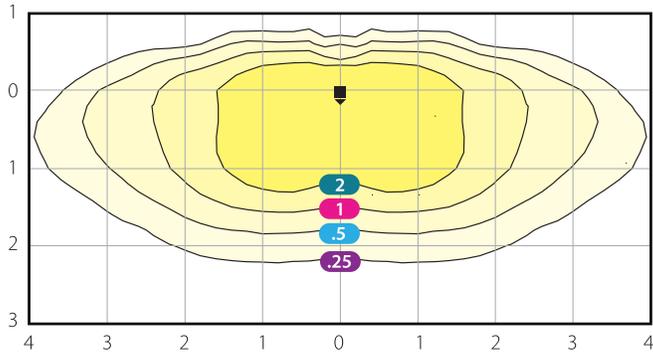
Optional motion sensor/photocell for multi-level control. Two detection patterns available.

Photometrics

ALED 360W TYPE II

35' Mounting Height

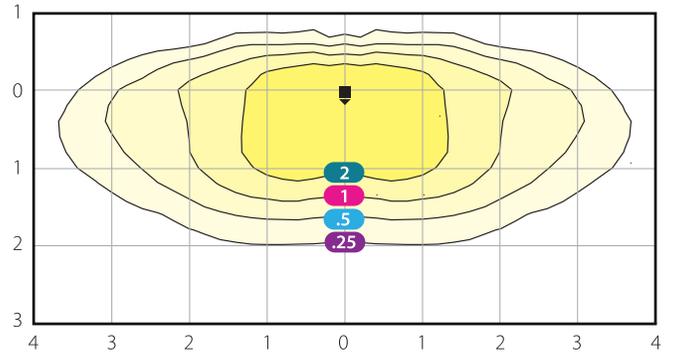
Photometric Report #RAB01585



ALED 260W TYPE II

35' Mounting Height

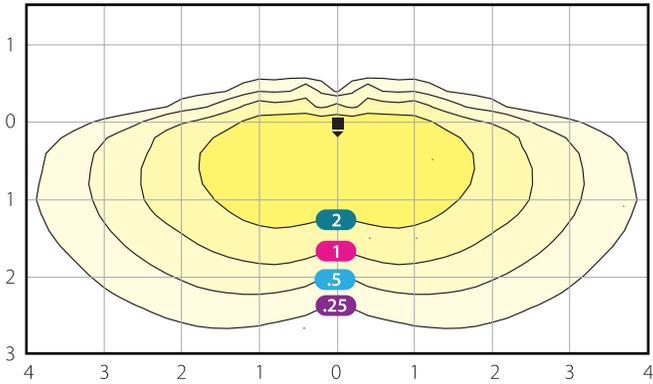
Photometric Report #RAB01807



ALED 360W TYPE III

35' Mounting Height

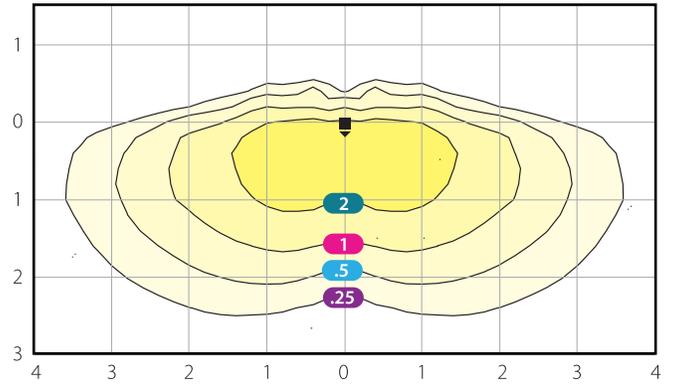
Photometric Report #RAB01835



ALED 260W TYPE III

35' Mounting Height

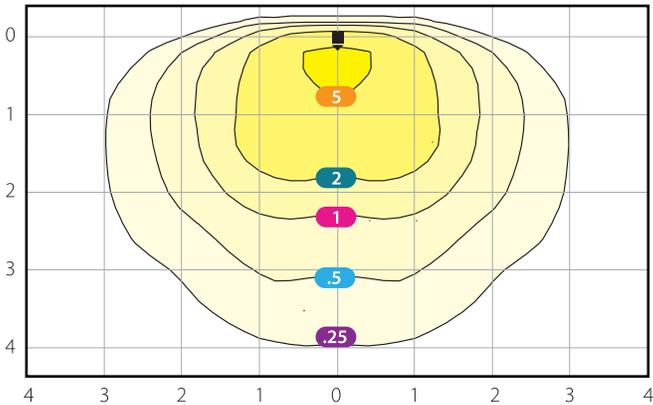
Photometric Report #RAB01839



ALED 360W TYPE IV

35' Mounting Height

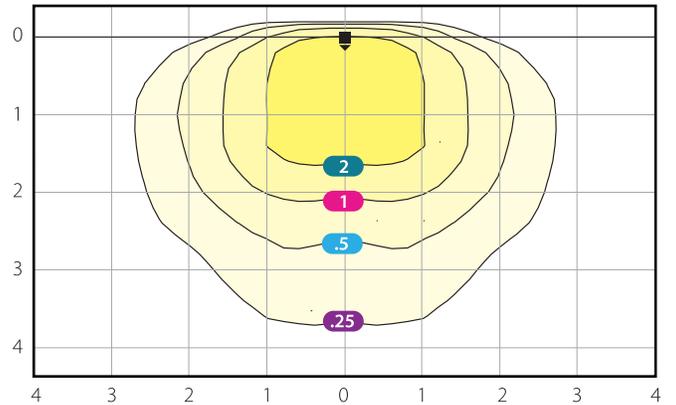
Photometric Report #RAB01822



ALED 260W TYPE IV

35' Mounting Height

Photometric Report #RAB01809



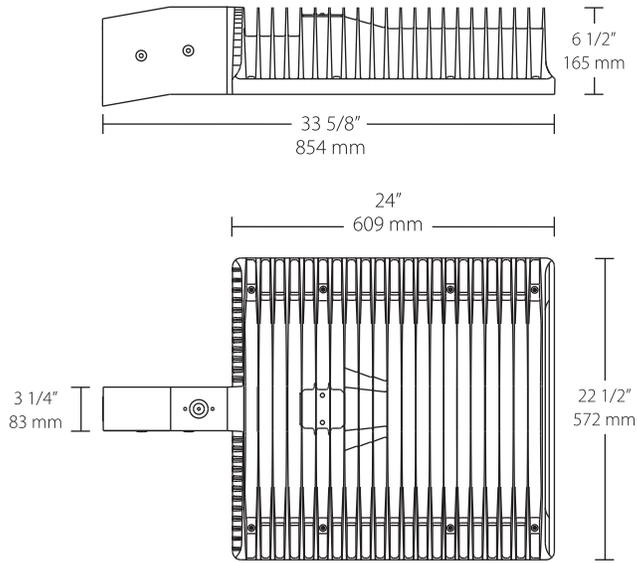
Grid scales: Multiples of mounting height
Values shown in footcandles

Mounting Height	25	30	35	40	45
Multiplier	1.4	1.2	1.0	0.8	0.7

Dimensions & weights

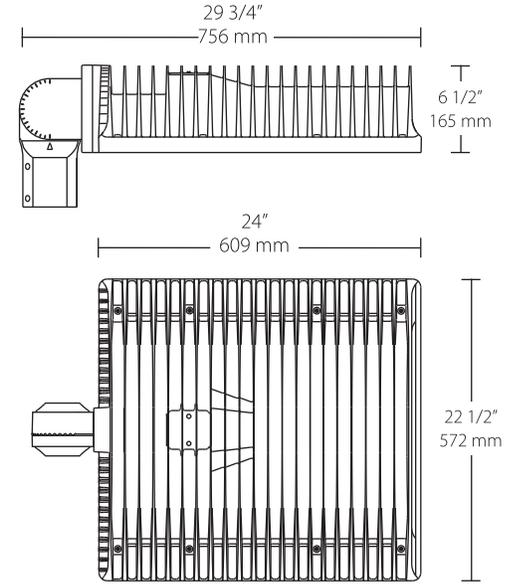
POLE MOUNT ALED

Weight: 79 lbs. EPA: 1.2



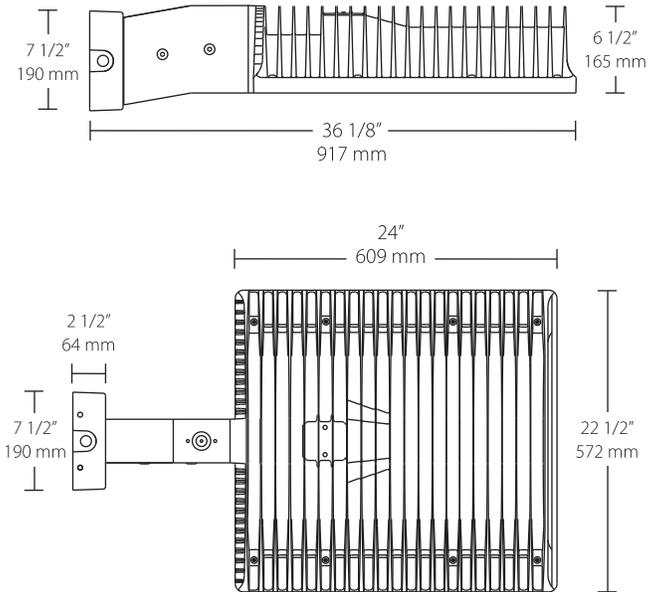
SLIPFITTER MOUNT ALED

Weight: 75 lbs. EPA: 5.0



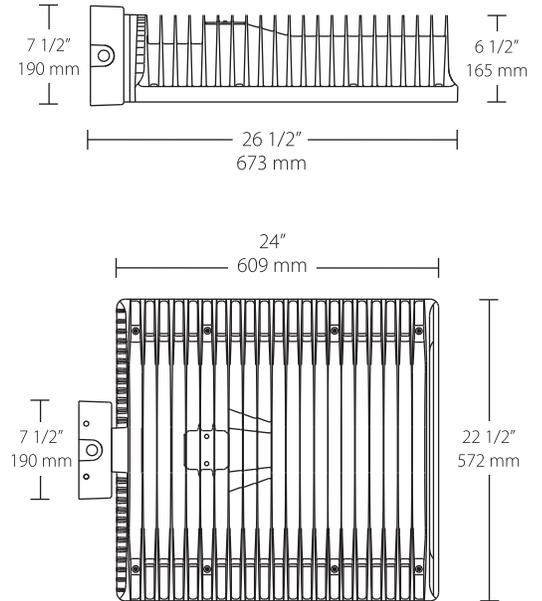
WALL MOUNT (WPLED)

Weight: 82 lbs.



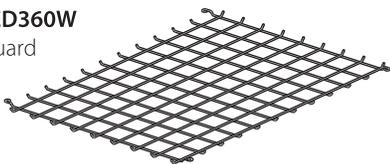
FLAT WALL MOUNT (WPLED)

Weight: 78 lbs.

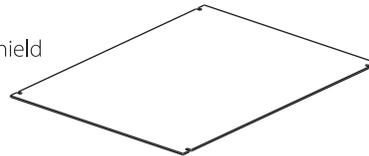


Accessories

GDALED360W
Wire Guard

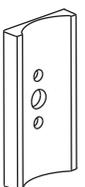


GDALED360P
Polycarbonate shield



RPA3-ALED360
RPA35-ALED360
RPA4-ALED360
RPA5-ALED360
RPA6-ALED360

Round pole adapter for 3", 3.5", 4", 5" or 6" pole.



RSP10-120 10kV Surge Protector (120V)
RSP10-277 10kV Surge Protector (277V)
RSP10-480 10kV Surge Protector (480V)

ALED® 260/360 Specifications

UL Listing: Suitable for wet locations

LEDs: Multi-chip, high-output, long-life LEDs

Lifespan: 100,000-hour LED lifespan based on IES LM-80 results and TM-21 calculations

IP Rating: Rated IP66, protected against dust and water ingress

Drivers:

360W: Class 1, Constant current, 100 - 277V and 480V, 50/60 Hz, 120V: 3.0A, 208V: 1.8A, 240V: 1.5A, 277V: 1.3A, 4kV surge protection

260W: Class 1, Constant current, 100 - 277V and 480V, 50/60 Hz, 120V: 2.2A, 208V: 1.3A, 240V: 1.1A, 277V: 1.0A, 4kV surge protection

Dimming: 0-10V dimming standard

Ambient Temperature: Suitable for use in 40°C ambient temperatures

Cold Weather Starting: The minimum starting temperature is -40°C

Thermal Management: Superior thermal management with external "Air Flow" fins

Housing: Die-cast aluminum

Mounting: Pole mount arm, slipfitter, wall mount arm, flat wall mount.

Lens: Tempered glass

Reflector: Vacuum-metalized polycarbonate

Optics: Type II, Type III and Type IV available

Gaskets: High-temperature silicone gaskets

Color Stability: LED color temperature is warranted to shift no more than 200K in CCT over a 5 year period.

Color Uniformity: RAB's range of CCT (Correlated Color Temperature) follows the guidelines of the American National Standard for Specifications for the Chromaticity of Solid State Lighting (SSL) Products, ANSI C78.377-2015.

Finish: Our environmentally friendly polyester powder coatings are formulated for high-durability and long-lasting color, and contain no VOC or toxic heavy metals.

Green Technology: Mercury and UV free, and RoHS compliant. Polyester powder coat finish formulated without the use of VOC or toxic heavy metals.

IESNA LM-79 & LM-80 Testing: RAB LED luminaires have been tested in accordance with IESNA LM-79 and LM-80, and have received the Department of Energy "Lighting Facts" label.

360W

Type II Distribution

Color Temperature	5000K	4000K	3000K
Input Watts	360	359	361
Output Lumens	36,664	35,818	35,939
Lumens Per Watt	102	100	100
Color Accuracy (CRI)	71	70	70

Type III Distribution

Color Temperature	5000K	4000K	3000K
Input Watts	365	361	360
Output Lumens	36,736	36,337	34,977
Lumens Per Watt	101	101	97
Color Accuracy (CRI)	70	72	70

Type IV Distribution

Color Temperature	5000K	4000K	3000K
Input Watts	359	356	358
Output Lumens	37,366	36,388	35,786
Lumens Per Watt	104	102	100
Color Accuracy (CRI)	71	71	70

260W

Type II Distribution

Color Temperature	5000K	4000K	3000K
Input Watts	265	265	261
Output Lumens	27,992	27,692	26,704
Lumens Per Watt	106	105	102
Color Accuracy (CRI)	70	71	70

Type III Distribution

Color Temperature	5000K	4000K	3000K
Input Watts	262	254	258
Output Lumens	28,037	26,734	26,289
Lumens Per Watt	107	106	102
Color Accuracy (CRI)	70	71	70

Type IV Distribution

Color Temperature	5000K	4000K	3000K
Input Watts	263	261	262
Output Lumens	27,428	28,299	26,888
Lumens Per Watt	105	108	103
Color Accuracy (CRI)	70	71	70

Ordering information

Product Family	Distribution	Wattage	Mounting	Color Temp	Finish	Driver Options	Sensor Options
ALED	2T Type II 3T Type III 4T Type IV	260 260W 360 360W	Blank Pole SF Slipfitter	Blank 5000K N 4000K Y 3000K	Blank Bronze W White	/D10 120-277V, 0-10V Dimming /480/D10 480V, 0-10V Dimming	/PCT 120-277V Twistlock photocell /PCT4 480V Twistlock photocell /WS4 Motion sensor/photocell (40' H/60' D)*† /WS10 Motion sensor/photocell (40' H/100' D)*† /LC Lightcloud™ Controller* /5PR 5 Pin Receptacle* /7PR 7 Pin Receptacle*

* Not available for slipfitter models.
 † Not available for 480V models.

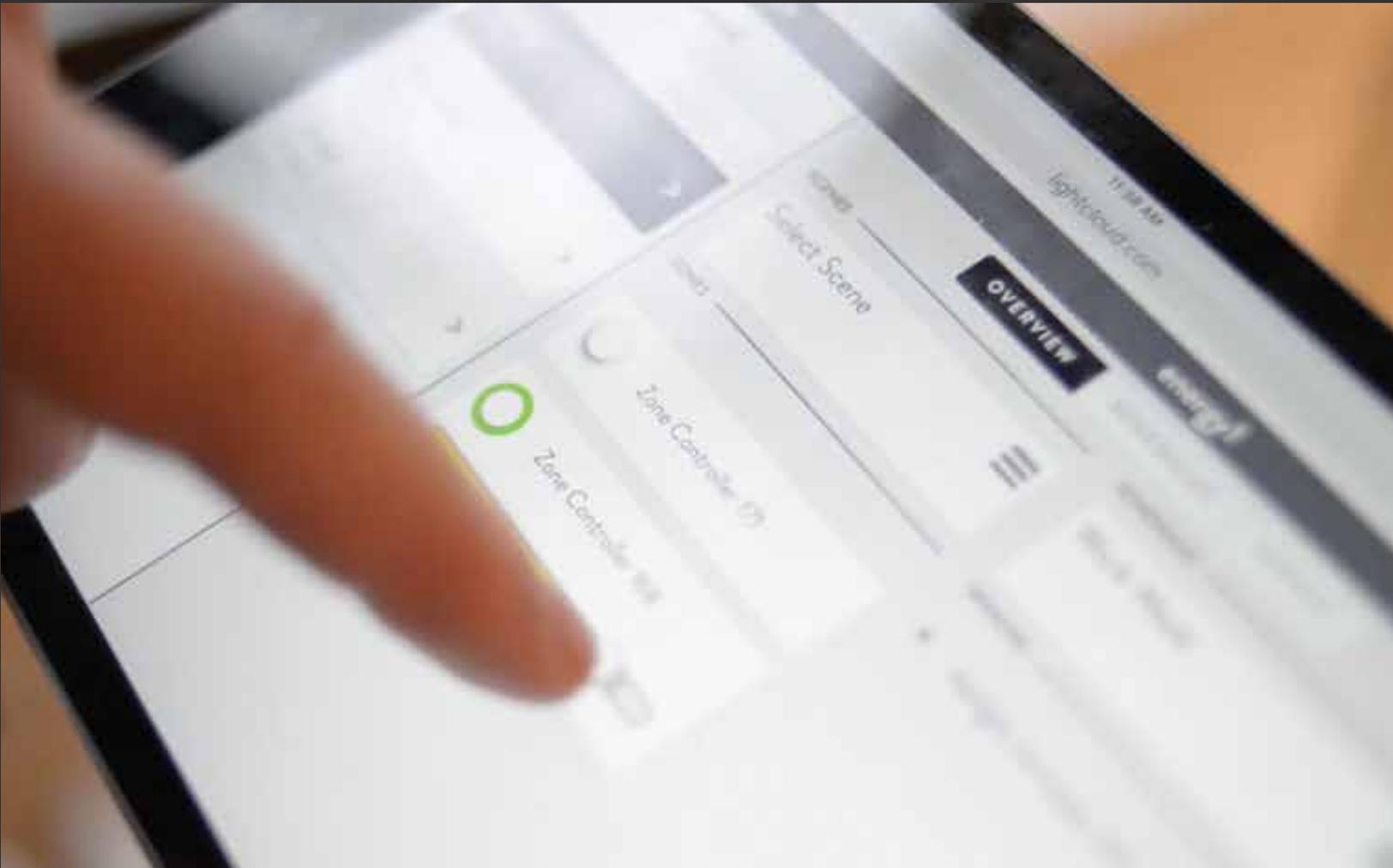
Product Family	Distribution	Wattage	Color Temp	Mounting	Finish	Driver Options	Sensor Options
WPLED	2T Type II 3T Type III 4T Type IV	260 260W 360 360W	Blank 5000K N 4000K Y 3000K	Blank Arm FX Flat mount	Blank Bronze W White	/D10 120-277V, 0-10V Dimming /480/D10 480V, 0-10V Dimming	/PCT 120-277V Twistlock photocell /PCT4 480V Twistlock photocell /WS4 Motion sensor/photocell (40' H/60' D)*† /WS10 Motion sensor/photocell (40' H/100' D)*† /LC Lightcloud™ Controller* /5PR 5 Pin Receptacle* /7PR 7 Pin Receptacle*

* Not available for flat mount models.
 † Not available for 480V models.

ALED360 available with Lightcloud™.

Lightcloud is a commercial wireless lighting control system and service, fully developed and supported by RAB.

- Save up to 68% on energy costs from lighting
- Use your mobile device, tablet or computer for switching and dimming of individual fixtures or entire areas
- Programmable schedules let you illuminate a zone only when needed, automatically adjusting for sunrise and sunset times
- Complimentary rebate assistance and lighting design services



Contact RAB at 888 722-1000 for a quote or visit rabweb.com.

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LIGHTING



December 17, 2018

Ms. Kelly Wicker
City of Gahanna
200 S. Hamilton Rd.
Gahanna, OH 43230

Dear Ms. Wicker:

Subject: Claycraft Warehouse- Design Review Comments
City of Gahanna, Franklin County, Ohio
CEC Project 182-564

Civil & Environmental Consultants, Inc. (CEC) has received design review comments prepared by the City of Gahanna, dated December 13, 2018 for Claycraft Warehouse and has prepared the responses below.

Building

1. Building permits will be required for the project, and will be required to comply with the building code.

OK as noted.

Public Safety

2. No comments or concerns from the police department

OK as noted.

Soil & Water Conservation District

3. I only have one comment regarding 870 Claycraft. The proposed detention basin is in the path of the overflow from the adjacent pond. As shown, the detention basin will intercept the surface flow from the pond. The final design plan should address the emergency overflow from the offsite pond and potential impacts to their detention basin outlet.

OK as noted.

Public Service & Engineering

4. No Comment.

OK as noted.

Community Development

5. CH 1163.06 requires the average intensity of parking lot lighting to be 1/2 foot candles. Please revise the photometric plan to include average intensity.

12/10/18 - It appears that the calculation summary is indicating an average intensity of 2.8 at the pavement. The code limits this to .5. Please revise accordingly or request a variance.

Lighting plan has been revised to 1/2 foot candles +/-.

Ms. Wicker
Claycraft- Design Review Comments
CEC 182-564
November 30, 2018

6. Page 7 of 14 of the overlay text requires the main facade of all buildings to incorporate a minimum of 50% brick or stone. Please revise the request accordingly or seek a variance.

12/10/18 - A variance to this standard has been requested.

OK as noted.

Parks

7. No comment recieved.

OK as noted.

Fire District

8. Listed below are updated comments are the Claycraft Warehouse.

The building is 262,500 square feet and the height is 39' 1", which requires a fire flow of 8,000 GPM. But since the building is going to be fully suppressed, the minimum fire flow required is 2000 GPM or 25% of the value of Table B105.1 (2).

The minimum number of fire hydrants is 2 in accordance with Table C102.1. There are 3 fire hydrants on the south side of the building and 2 public fire hydrants are located on Claycraft Road, located in front of the building. There has been an additional hydrant placed on the plans at the west entrance to the warehouse.

Since the height of the building from the ground to the building eaves exceed 30 feet, the drive lane of the fire apparatus roadway shall be 26 feet in width for aerial access. The proximity to the building shall be not less than 15 feet from the building and no more than 30 feet from building and positioned parallel to one entire side of the building. The rear of the building does not meet the requirements of a fire department access road since it exceeds the 30 foot distance from the building. But there are 55 foot sections of heavy duty road that are in front of each set of bay door and the aerial could set up there if needed. The Fire Division approves this project plan.

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

OK as noted.

Please see attached for 2 copies of the revised lighting plan along with the variance request.

Sincerely,
CIVIL & ENVIRONMENTAL CONSULTANTS, INC.



Brian Burkhardt, PE, SI, CPESC, CPSWQ, LEED AP ND



December 19, 2018

Fed One Dublin LLC
8400 Industrial Pkwy
Plain City, OH 43064

RE: Project 870 Claycraft Rd Design Review Comments

Dear Fed One Dublin LLC:

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

Building

1. Building permits will be required for the project, and will be required to comply with the building code.

Public Safety

2. No comments or concerns from the police department

Soil & Water Conservation District

3. I only have one comment regarding 870 Claycraft. The proposed detention basin is in the path of the overflow from the adjacent pond. As shown, the detention basin will intercept the surface flow from the pond. The final design plan should address the emergency overflow from the offsite pond and potential impacts to their detention basin outlet.

Public Service & Engineering

4. No Comment.

Community Development

5. Page 7 of 14 of the overlay text requires the main facade of all buildings to incorporate a minimum of 50% brick or stone. Please revise the request accordingly or seek a variance.

12/10/18 - A variance to this standard has been requested. No response required.

Parks

6. No comment received.

Fire District

7. Listed below are updated comments are the Claycraft Warehouse.

The building is 262,500 square feet and the height is 39' 1", which requires a fire flow of 8,000 GPM. But since the building is going to be fully suppressed, the minimum fire flow required is 2000 GPM or 25% of the value of Table B105.1 (2).

The minimum number of fire hydrants is 2 in accordance with Table C102.1. There are 3 fire hydrants on the south side of the building and 2 public fire hydrants are located on Claycraft Road, located in front of the building. There has been an additional hydrant placed on the plans at the west entrance to the warehouse.

Since the height of the building from the ground to the building eaves exceed 30 feet, the drive lane of the fire apparatus roadway shall be 26 feet in width for aerial access. The proximity to the building shall be not less than 15 feet from the building and no more than 30 feet from building and positioned parallel to one entire side of the building. The rear of the building does not meet the requirements of a fire department access road since it exceeds the 30 foot distance from the building. But there are 55 foot sections of heavy duty road that are in front of each set of bay door and the aerial could set up there if needed.

The Fire Division approves this project plan.

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

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

Sincerely,

Kelly Wicker
Administrative Assistant

PLANNING AND DEVELOPMENT STAFF REPORT

Request Summary

This is a request to develop 17 acres with a new 262,000 square foot warehouse facility. Final Development Plan (FDP), Design Review (DR), and Variance applications are required in order to do so. The property is located within Central Park of Gahanna and is zoned Office, Commerce, and Technology with an overlay. The overlay was adopted in 2009 and contains many unique standards that only apply to property located within Central Park. Most of these standards relate to building appearance and landscaping.

If approved, this would mark the fourth project to be approved in the past 16 months in Central Park.



Given Hansco – 12,000 square foot office building



Trevi Enterprises



Franklin Peak – 69,000 square foot, 4 story office building
5,200 square foot brewery



All R Friends – 8,000 square foot office building



OCT zoning and the overlay text permit a wide variety of uses. Warehouse and industrial uses are one of the main uses permitted in the zoning along with office. The zoning code and overlay text have unique provisions for setbacks, building design, and other elements of design that vary depending on the use of the property. This is a unique feature of OCT zoning. OCT zoning is also one of the few zonings in the City that permit warehouse. All the properties in the Claycraft Road corridor are zoned OCT and many of them are developed with similar uses, but not at the scale of this proposal.

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 OCT with an overlay and therefore subject to the standards of Design Review District 4 (DRD-4). Relevant standards include the following:

- Parking – The Planning Commission should be concerned with the location of the proposed parking area and the screening design that will minimize visual contact with the public. Parking should be to the rear of the building.
- Access – Limited in number but well defined to all traffic.
- Building materials are important to protect property values but a more liberal standard should be applied to OCT.
- Landscaping should be used to maximize visual interest.

Variance

Variations to the overlay text, ordinance 69-2009, have been requested. The overlay text contains unique provisions related to landscaping and building design that are above and beyond what the zoning code would normally require for properties zoned OCT. It is important to note that while these standards may be appropriate for some development types and development sizes, they are not practical for all developments to meet.

- Ordinance – 69 – 2009 – Main Façade Materials – Main façade of all buildings to incorporate a minimum of 50% brick or stone.
 - This provision applies to all development types and is unique to the overlay code. The requested building materials meet the other standards of the overlay text.
- Ordinance – 69 – 2009 and Chapter 1163.08 – Interior Landscaping Requirements – One tree per 1,000/100 square feet of required landscape area.



- Both the zoning code and overlay have requirements for plantings in the parking areas of a project. The applicants have proposed planting over 100 trees on the property, many of which are located in the parking lot. These have been planted to meet the requirements of Chapter 914. In attempting to meet Chapter 914 requirements, the property does not have sufficient room to plant additional trees, therefore a variance has been requested.
- Ordinance – 69 – 2009 – Building Landscaping – All buildings to provide for a minimum of 5 shrubs and two flowering perennials for each 10 linear feet of building.
 - This provision applies to all development types and is a unique provision to the overlay. The zoning code does not contain requirements that require a minimum amount of landscaping adjacent to the building. The applicant has provided for some plantings but they contend that they are unable to meet the strict letter of the requirements.

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

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

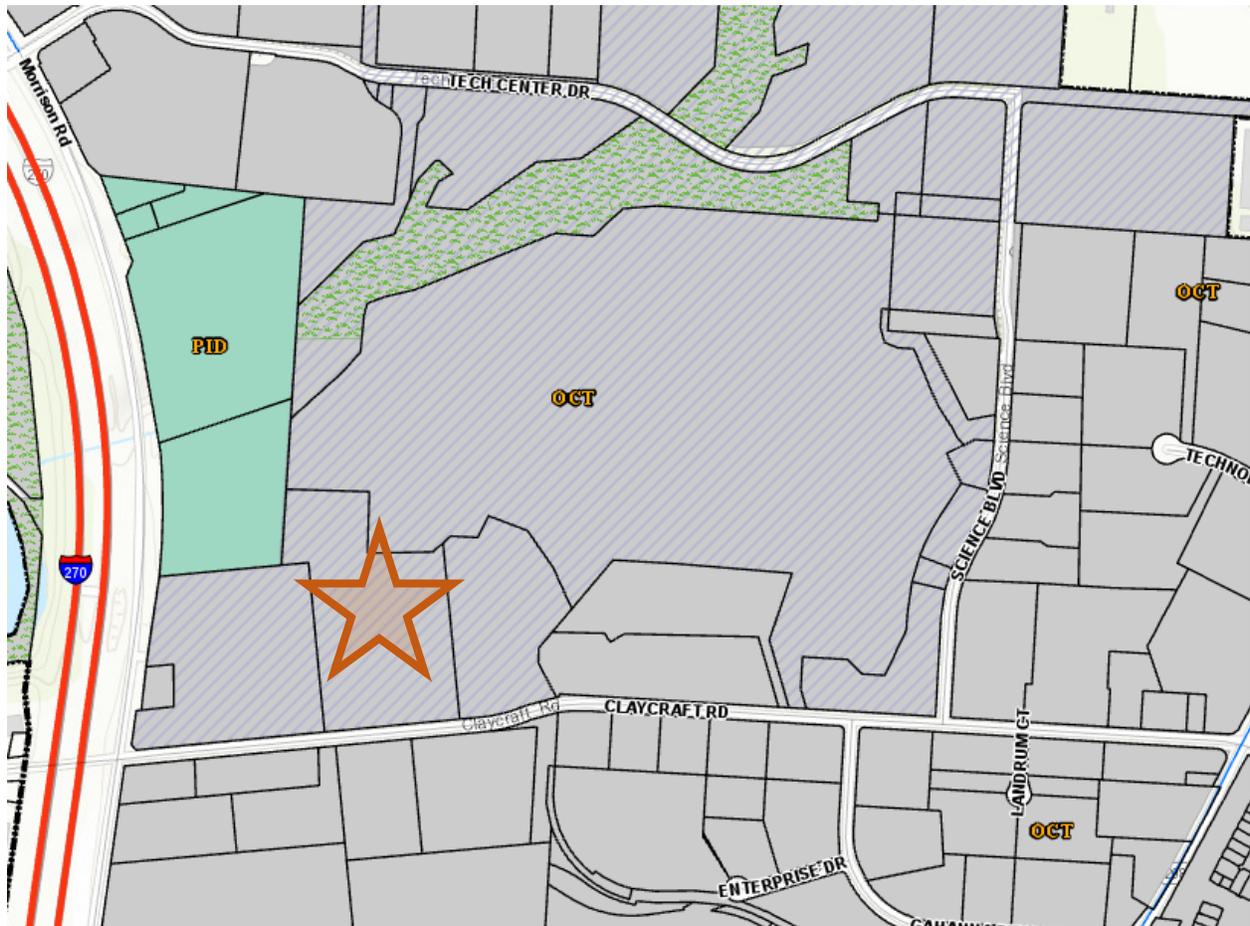
Staff is of the opinion that the request as proposed is meeting the intent of the zoning code and overlay text. The goal of the regulations are for developments to provide quality construction materials and adequate landscaping. Meeting the strict letter of the law can be difficult for some projects as there are many variables that affect the development of a project. In this instance, the requirements of Chapter 914 are so great, 418 tree inches to be planted, that the site is not large enough to accommodate this number of plantings. If these plantings were to occur on site, then the health of the trees would be in question. The goal of the regulations is to ensure that trees are planted on site. Over 200 inches of new trees are proposed with a fee to be paid for the tree inches that cannot be planted on the property.

The request to deviate from the requirement to provide a minimum of 50% of the main façade as brick or stone is a requirement unique to the overlay. While such requirements on office and retail buildings may be logical, rarely do warehouse structures have similar architectural constraints. The proposed materials and design appear to meet all other applicable requirements. The overlay text is self-imposed by the land owner. With that said, the land owner is aware of the variance and has not stated any objection to the request.

Recommendation

It is Planning and Development staff's opinion that the requested applications are consistent with the development potential of the property and applicable area plans and recommend approval.

Location/Zoning Map



Respectfully Submitted By:
Michael Blackford, AICP
Deputy Director