



New Albany Architectural Review Board Agenda
Monday, November 8, 2021 7:00pm

Members of the public must attend the meeting in-person to participate and provide comment at New Albany Village Hall at 99 West Main Street. The meeting will be streamed for viewing purposes only via Zoom Webinar. There is no public participation via the Zoom Webinar.

<https://us02web.zoom.us/j/82164264072>

Or dial in using your phone: 646-558-8656

Access Code/Webinar ID: 821-6426-4072

I. Call To Order

II. Roll Call

III. Action of Minutes: October 11, 2021

IV. Additions or Corrections to Agenda

Swear in All Witnesses/Applicants/Staff whom plan to speak regarding an application on tonight's agenda. "Do you swear to tell the truth and nothing but the truth".

V. Hearing of Visitors for Items Not on Tonight's Agenda

VII. Cases:

ARB-110-2021 Certificate of Appropriateness

Certificate of Appropriateness for the development for a residential home addition at 6588 New Albany Condit Road (PID: 222-000544-00).

Applicant: Hake Building Company c/o Philip Hake

ARB-99-2021 Certificate of Appropriateness and Waiver

Certificate of Appropriateness for the development of a new church located at 5526 Dublin Granville Road and 5321 Harlem Road. A waiver has been requested to New Albany Design Guidelines and Requirements Section 8 (Civic & Institutional Buildings) III(3) to not require a building entrance along Dublin-Granville Road (PID: 222-003431 and 222-002058).

Applicant: M+A Architects c/o Jeff Heffner

VIII. Other Business

IX. Poll members for comment

X. Adjournment



**New Albany Architectural Review Board
October 11, 2021 DRAFT Minutes**

New Albany Architectural Review Board met in regular session in the Council Chambers at Village Hall, 99 W Main Street and was called to order by Architectural Review Board Chair Mr. Alan Hinson at 7:02 p.m.

Those answering roll call:

Mr. Alan Hinson, Chair	Present
Mr. Francis Strahler	Present
Mr. Jonathan Iten	Present
Mr. Jim Brown	Present
Mr. E.J. Thomas	Present
Mr. Andrew Maletz	Present
Ms. Sarah Briggs	Absent
Mr. Michael Durik	Present

Staff members present: Steven Mayer, Development Services Coordinator; Mr. Chris Christian, Planner; Ms. Jennifer Huber, for Mitch Banchefsky, City Attorney; and Josie Taylor, Clerk.

Moved by Mr. Iten to approve the September 13, 2021 meeting minutes, seconded by Mr. Maletz. Upon roll call: Mr. Iten, yea; Mr. Maletz, yea; Mr. Thomas, yea; Mr. Strahler, yea; Mr. Hinson, yea; Mr. Brown, yea. Yea, 6; Nay, 0; Abstain, 0. Motion passed by a 6-0 vote.

Mr. Hinson asked if there were any additions or corrections to the Agenda.

Mr. Christian stated none from staff.

Mr. Hinson swore in those wishing to speak before the Architectural Review Board (hereafter, "ARB") this evening to tell the truth and nothing but the truth.

Mr. Hinson asked if anyone wanted to discuss items not on tonight's Agenda. (No response).

ARB-99-2021 Certificate of Appropriateness and Waivers

Certificate of Appropriateness for the development of a new church located at 5526 Dublin Granville Road and 5321 Harlem Road. Waivers have been requested to the landscaping requirements for the site and to New Albany Design Guidelines and Requirements Section 8 (Civic & Institutional Buildings) III(3) to not require a building entrance along the Dublin Granville Road building elevation (PID: 222-003431 and 222-002058).

Applicant: M+A Architects c/o Jeff Heffner

Mr. Christian presented the staff report. Mr. Christian noted that only waivers (A) and (B) on the staff report were part of this application. Mr. Christian distributed the applicant's response to the staff report to the ARB members.

Mr. Hinson asked if the applicant had comments to provide.

Ms. Ronda Hobart, Building Committee Chair for New Albany Presbyterian Church, discussed the project, work conducted, meetings held with neighbors, and thanked staff for their assistance in this process.

Mr. Iten noted that the ARB normally looked for four-sided architecture in the community. Mr. Iten stated there was some stone veneer on the building's parking lot front and asked if that would also be on all four (4) sides of the structure.

Mr. Dan Pease, M+A Architects, stated yes.

Mr. Iten stated the architecture looked well done.

Mr. Pease stated it had a relaxed, rural feel.

Mr. Iten asked if the New Albany Company had provided final approval for the use of the stone.

Mr. Pease stated they were working on a final approval.

Mr. Iten stated they might need to return to the ARB if the New Albany Company approved something else.

Mr. Mayer stated the ARB could make that subject to staff approval or have the applicant return.

Mr. Hinson stated he would prefer to see uniformity along the northern tree line along the boulevard. Mr. Hinson asked if the fencing ended at the northeastern corner or wrapped all around the property.

Mr. Pease state it was all around.

Mr. Hinson stated he would like to see the southern end of the parking lot screened, which again recalled the four-sided architecture, and also screened headlights at night.

Mr. Pease stated okay.

Mr. Mayer stated the southern end of the lot was surrounded by residential areas.

Mr. Maletz stated he needed clarification on the northern and eastern elevations. Mr. Maletz stated the north elevation's roof line peaked at a height that appeared to be below the ridge line of the crossing and massing but yet on the east elevation that did not appear to be consistent. Mr. Maletz asked which one governed.

Mr. Jeff Heffner, Project Manager with M+A Architects, stated the high line on the north elevation was the roofline on the north elevation.

Mr. Maletz asked if there was a connecting ridgeline whose connection was not shown.

Mr. Heffner stated yes and pointed it out on the presentation.

Mr. Maletz asked if that meant the east elevation governed and the north elevation may be somewhat unclear based on its view.

Mr. Heffner stated it was further behind.

Mr. Maletz said the massing and fenestration contained awkward transitions between adjacent roofs. Mr. Maletz stated he could understand moving the entry from the north elevation, but noted that that elevation should be more in tune with the residential areas there. Mr. Maletz stated the south elevation's columns' spacing and thickness needed to be in proportion and should be revisited. Mr. Maletz asked if there was backlighting on the north elevation.

Mr. Pease stated yes, it was meant to be backlit.

Mr. Maletz stated that normally backlighting was not used in the community. Mr. Maletz stated this was a clearly defined residential zone and accommodations needed to be made. Mr. Maletz stated he thought the tree line along US-161 should be parallel with the horse rail fence and the walking path. Mr. Maletz asked if the applicant proposed to partially satisfy the request along Harlem Road, the eastern side of the property, in terms of the woods there.

Mr. Christian stated the applicant had proposed meeting the required quantity of trees along Harlem Road and also to relocate some of the existing trees to the western property line to satisfy screening requirements for 75% opacity.

Mr. Hinson requested an aerial image. Mr. Hinson stated he did not see an issue along the eastern border with trees.

Mr. Maletz stated it seemed there was sufficient room to continue the pattern of plantings down to the property line.

Mr. Hinson stated he too was concerned with the backlighting detail and also wanted to see uniform street trees along the eastern border.

Mr. Heffner stated the diagram was in response to staff's comments and he was concerned that there could be an issue with placing trees in the space due to an easement for utilities. Mr. Heffner stated that if they could they would and, otherwise, they would put them on the western edge. Mr. Heffner stated they originally had a straight row of trees along US-161 but the City landscape architect had requested they not be placed that way. Mr. Heffner stated they would work with the City landscape architect to determine where they would go. Mr. Heffner stated they would consider the comments on the lighting. Mr. Heffner stated the southern property line had eighty (80) feet of trees and noted the parking lot was lower than the surrounding property by about three (3) or four (4) feet.

Mr. Iten asked if that was lower due to the slope of the land.

Mr. Heffner stated yes and grading.

Mr. Hinson stated the parking lot lighting poles on this property would be about 21 feet tall and asked staff for the average height of such poles in the community.

Mr. Mayer stated they would normally be in the twenty (20) to thirty (30) foot range in commercial parking locations and it was common in other areas for them to be eighteen (18) feet tall.

Mr. Maletz asked what the material used for the parking islands would be.

Mr. Heffner stated grass.

Mr. Maletz stated he would like the ARB to review the style of the lighting fixtures.

Mr. Christian stated a photometric plan had been submitted with the application and showed near zero candle foot intensity at adjacent property lines and noted a cutoff fixture was being used.

Mr. Hinson asked how tall the lights were in the Methodist Church project that was recently completed.

Mr. Mayer stated they could look that up.

Mr. Iten stated he was satisfied that the front entrance on US-161 satisfied the condition for the waiver as it met the site specific constraints requirement. Mr. Iten stated the parking lot screening waiver he struggled with and was less inclined to grant the waiver on it. Mr. Iten stated he also agreed with Mr. Maletz regarding the column massing. Mr. Iten stated he would not be offended by halo type lighting that was not too bright.

Mr. Strahler asked if there would be additional signage on the site.

Mr. Mayer stated none was proposed at this time.

Mr. Iten stated that was subject to staff approval and he would like to see it.

Mr. Maletz stated he would agree with that.

Mr. Thomas stated there were none there now but they were anticipated.

Mr. Heffner stated they anticipated a sign at each entry.

Mr. Hinson asked members of the public to provide their comments at this time.

Mr. Kevin Hoffman, 5199 Harlem Road, asked staff to put his presentation on screen. Mr. Hoffman discussed the project and its impacts on the surrounding residents. Mr. Hoffman noted concerns regarding style, design, structures on the site, screening, opacity, lighting, sound, and traffic.

Dr. Michael Hallet, 4658 Tensweep, stated he echoed Mr. Hoffman's comments and noted the landscaping and property should preserve the character of the community. Dr. Hallet stated residents around the property did not want to see lighting from the parking lots or the building on their properties. Dr. Hallet suggested lights could be dimmed, placed on timers, or motion detectors.

Ms. Susie Banchevsky, 5300 Harlem Road, stated she was speaking for her household as well as other neighbors who could not be present this evening. Ms. Banchevsky stated this was a large development in an unimproved, rural corridor. Ms. Banchevsky stated the second entrance on Harlem Road should have limited use, was directly across from a resident's home, and noted a traffic study could be needed to determine the safety and impact of this on traffic and the community. Ms. Banchevsky stated the lights were too tall for a residential area and should be dimmed or turned off at certain times. Ms. Banchevsky also noted opacity, buffering, and screening should be required. Ms. Banchevsky said current construction on the site was making current leisure trails difficult to use and unsafe.

Mr. Dean Haldeman, 5187 Harlem Road, stated his residence was on the southern side of the church building and that he also echoed the comments made by others and shared the concerns they mentioned. Mr. Haldeman stated the Harlem Road entry could be viewed as primary by some who found access easier that way and the rural character of the road was not designed for that use. Mr. Haldeman stated there should not be a sign on that second entrance. Mr. Haldeman stated he had concerns regarding buffering and the landscaping requirements should not be waived. Mr. Haldeman stated this church would act as a community gateway and should be held to higher standards.

Ms. Caryn Morgan, 5215 Harlem Road, stated she echoed prior speakers' points regarding lighting, screening, and the use of the Harlem Road entry. Ms. Morgan stated the community's high standards should be maintained.

Mr. John Farber, 5250 Harlem Road, stated he too echoed prior speakers' comments and asked that the ARB please view this application from the perspectives of the community's residents. Mr. Farber stated this was a rural area.

Mr. David Milroy, pastor New Albany Presbyterian Church, stated they wanted to be good neighbors. Mr. Milroy stated they would withdraw their waiver for the southern part of the parking lot. Mr. Milroy stated timing was critical for construction at this time of year and they would like to work with all to help the project progress.

Mr. Iten thanked everyone for the polite discourse this evening.

Mr. Hinson stated he agreed, all arguments were thoughtfully delivered and the ARB would take their concerns seriously. Mr. Hinson stated the ARB appreciated that the request for waiver (B) on the application had been withdrawn.

Mr. Iten stated there had been a lot added this evening. Mr. Iten stated he would like to speak with counsel regarding what was considered to be legally adjacent as that would affect the review for the waiver and staff recommendations. Mr. Iten stated this would need some time to be fully assessed.

Mr. Brown stated this could be tabled.

Mr. Iten stated he would be glad to attend a special meeting on this due to the timing.

Mr. Maletz stated he echoed Mr. Iten's comments and there were items that needed further review. Mr. Maletz stated he thought there was a fairly substantial list of items on which there were still unanswered questions, such as those involving parking, architectural discrepancies, landscaping, buffering, lighting, ancillary structures, dumpster locations, etc. Mr. Maletz noted this list of items could be too much to be determined this evening.

Mr. Iten asked how quickly legal counsel could respond to the issue of what was adjacent, as that response was needed.

Mr. Mayer stated there was a process for appeals of staff's interpretations of Code. Mr. Mayer stated the City's Board of Zoning Appeals heard such appeals.

Mr. Iten asked if the ARB was required to accept staff's interpretation.

Mr. Mayer stated that if the ARB accepted staff's interpretation here and it was later successfully appealed by the applicant, then that would hold for the Code's interpretation.

Mr. Iten stated he would prefer to avoid that process and wanted to get it right at this time. Mr. Iten asked if being aware of a legal opinion would change staff's opinion.

Mr. Mayer stated the appeal process would be used.

Mr. Thomas stated there was a need to review the finer points of law here and there were also a lot of people who had been very respectful when presenting their concerns. Mr. Thomas stated it should be possible for all to work together to arrive at an agreement and noted that could be a faster way to resolve these matters.

Ms. Hobart stated they had previously met with residents and had made many changes in response to their requests. Ms. Hobart stated there was a letter in the packet indicating the changes the applicant had made due to neighbor concerns.

Mr. Thomas stated these things sometimes needed to go through several iterations. Mr. Thomas said that additional time seemed to be needed here.

Mr. Hinson stated there were some benefits to be obtained from the applicant's location at this site and the applicant's willingness to take care of the screening addressed a large concern. Mr. Hinson stated he agreed with Mr. Thomas' comments regarding time and said there were a lot of concerns that could be taken care of by the applicant and neighbors working together. Mr. Hinson stated he would be happy to schedule a special meeting for this and he would recommend tabling this project at this time.

Ms. Hobart asked if the meeting could be set at this time.

Mr. Mayer stated staff could work to schedule a special meeting.

Mr. Iten stated he would like to see a legal opinion. Mr. Iten asked staff if mounding could be an option for screening.

Mr. Mayer stated mounding had been used in conjunction with screening at other locations but said he was not sure about this corridor on US-161 and Harlem Road. Mr. Mayer stated rural areas were typically not mounded.

Mr. Iten stated he needed more time to assess the additional materials and then review the comments made this evening.

Moved by Mr. Iten to table the certificate of appropriateness for ARB-99-2021, seconded by Mr. Thomas. Upon roll call vote: Mr. Iten, yea; Mr. Thomas, yea; Mr. Hinson, yea; Mr. Strahler, yea; Mr. Brown, yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion carried by a 6-0 vote.

Mr. Mayer stated staff would work to schedule the meeting and provided suggestions for available dates.

Mr. Hinson asked Mr. Hoffman to provide staff with his presentation materials.

Mr. Iten asked that Mr. Hoffman also provide one to the applicant.

Mr. Hinson asked if there was any other business.

Mr. Christian stated none from staff.

Moved by Mr. Hinson to adjourn the meeting, seconded by Mr. Iten. Upon roll call: Mr. Hinson, yea; Mr. Iten, yea; Mr. Strahler, yea; Mr. Brown, yea; Mr. Thomas, yea; Mr. Maletz, yea. Yea, 6; Nay, 0; Abstain, 0. Motion passed by a 6-0 vote.

Meeting adjourned at 9:15 p.m.

Submitted by Josie Taylor.

DRAFT

APPENDIX



Architectural Review Board Staff Report October 11, 2021 Meeting

CERTIFICATE OF APPROPRIATENESS & WAIVERS NEW ALBANY PRESBYTERIAN CHURCH

LOCATION: 5526 Dublin Granville Road and 5321 Harlem Road (PIDs: 222-003431 and 222-002058)
APPLICANT: M+A Architects c/o Jeff Hefner
REQUEST: Certificate of Appropriateness & Waivers
ZONING: Agricultural (AG)
STRATEGIC PLAN: Residential
APPLICATION: ARB-99-2021

Review based on: Application materials received on September 8 and 30, 2021.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the development of a new, 26,457 sq. ft. church and parking lot (196 spaces) at 5526 Dublin Granville Road and 5321 Harlem Road.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board (ARB). The purview of the ARB review includes the evaluation of site design, building locations, form and massing information and a palette of design elements that includes exterior materials, window and door design, colors and ornamentation.

The applicant requests the following waivers as part of the application.

- (A) Waiver to New Albany DGR Section VIII (III)(3) to eliminate the requirement that there be a building entrance along the Dublin Granville Road.
- (B) Waiver to C.O. 1171.06(b) to eliminate the requirement that the western and southern parking areas be screened from primary streets, residential areas and open space by a 3.5-foot minimum evergreen hedge, masonry wall or a combination of wall and plantings.
- (C) Waiver to C.O. 1171.05(c) to eliminate the requirement that 75% opacity screening be provided between the proposed institutional use and adjacent residentially zoned properties on the western property line.
- (D) Waiver to C.O. 1171.04(a) to eliminate the requirement that street trees be planted along Harlem Road at a rate of one tree for every 30 feet of lot frontage.

Per Codified Ordinance Chapter 1157.09(b) the Architectural Review Board is to review the visual and functional components of the building and its site. Public streets are considered outside the site's boundaries and fall under the purview of the City Engineer.

LAW DIRECTOR COMMENTS

It is the law director's opinion that given the specific provisions set forth in Codified Ordinance Section 1157.09, entitled "Criteria for Evaluation of Application for Certification of Design Appropriateness", the Architectural Review Board does not have jurisdiction to consider or condition approval on off-site traffic issues.

This is due to the fact that Codified Ordinance Section 1157.09 (b) specifically states that staff, as well as the Board, consider "The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage." Accordingly, it is clear that all of these criteria relate to on-site conditions. Additional support for this proposition is found in the remaining subsections of this Code section which sets forth various other review criteria, all of which address on-site conditions. These review criteria include:

- Distinguishing qualities of the building, structure, site, historic material, distinctive architectural or environmental features;
- Historical architecture;
- Distinctive stylistic features and craftsmanship;
- Minimizing damage to historical elements by surface cleaning;
- Ensuring new structural additions/alterations can be removed without damage to the original structure;
- Documentation and use of the same architectural features;

Lastly, Codified Ordinance Section 1157.02 entitled "Purpose" clearly establishes the purpose of the Architectural Review District as being "...to protect and preserve these assets, by regulating the architectural characteristic of structures and their surroundings..." and to "...recognize, preserve and enhance the architectural and historical character of the community and to prevent intrusions and alterations within the established zoning districts which would be incompatible with their established character."

Based on the foregoing, it is the law director's opinion that pursuant to the Codified Ordinances, off-site traffic issues are not within the purview of the Architectural Review Board's evaluation and decision regarding this Application. As noted above, a review of off-site traffic issues is conducted by the City Engineer and staff.

II. SITE DESCRIPTION & USE

The 12.3 +/- acre development site is located in Franklin County at the southwest corner of the Dublin Granville Road and Harlem Road intersection. The site is zoned Agricultural (AG), contains two existing homes and is surrounded by residentially zoned and used properties.

III. EVALUATION

The ARB's review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

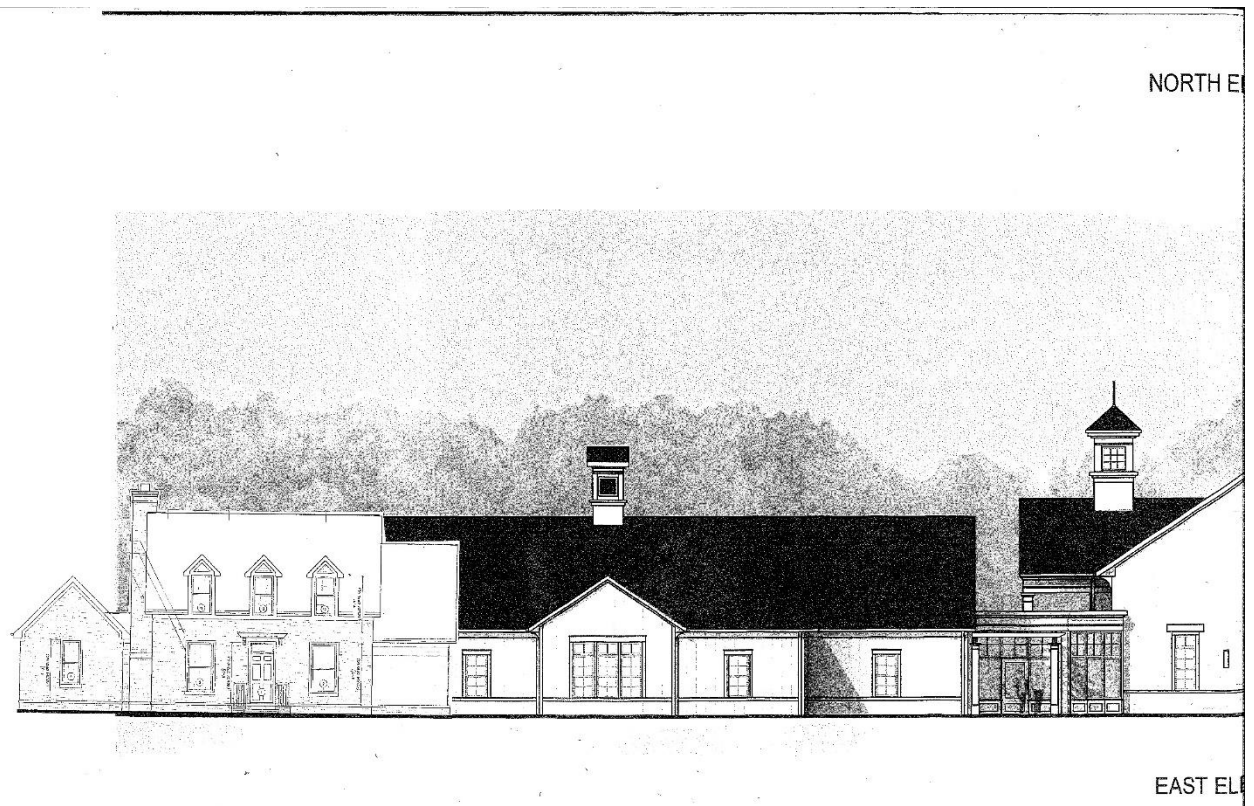
1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*

- C.O. 1129.03(d) states that religious exercise facilities and related uses are permitted to be developed in the Agricultural (AG) zoning district, provided that these uses do not occupy a lot of less than 5 acres in size. The proposed development includes a new, 26,457 sq. ft. church and parking lot (196 spaces) on a 12.3+/- acre site, meeting the requirements of this code section.
- The development site is made up of two properties, each containing a single-family home. The application indicates that one of the homes will be preserved and the other will be demolished.
- C.O. 1129.06 provides the following development standards for Agricultural (AG) zoned properties. The Agricultural District contains the following minimum building setbacks.

Building Setback Requirement	Proposed	Requirement Met?
Minimum 5 acre lot area	12.3+/- acres	Yes
200 foot minimum lot frontage	Dublin Granville Road: 590 ft Harlem Road: 690 ft	Yes
50 foot minimum front yard setback	Dublin Granville Road: 103 ft Harlem Road: 180 ft	Yes
20 foot minimum side yard	Southeast side yard: 315 ft West side yard: 141 ft	Yes
50 foot minimum rear yard	526 ft	Yes
45 foot maximum building height *Cupolas and steeples are permitted to exceed the maximum building height	34.4 ft maximum roof height 48.9 ft steeple height	Yes

- DGR Section 8(III)(2) states that the selection of architectural style shall be appropriate to the context, location and function of the building. The style should be based on traditional practice in American architecture. In general, high-style designs with grander scale are appropriate for major structures, including churches. The city architect has reviewed the application and states that the building is designed in an American Rural Vernacular style with a human scale despite possessing a large footprint. The city architect comments that the size, massing and style are appropriate given the location in which the development is proposed.
- DGR Section 8(III)(3) states that entrances to civic and institutional buildings shall be oriented toward primary street and roads and shall be of a distinctive character that makes them easy to locate. The proposed church is designed with the main entrance facing the parking lot however it does include an entrance on the Harlem Road elevation. There is not an entrance on the Dublin Granville Road elevation and a waiver is requested to this requirement and is evaluated under the waiver section of the staff report.
- DGR Section 8(III)(4) states that civic and institutional designs shall follow the precedents of traditional American architectural design, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the proposed building design. The city architect comments that the American Rural Vernacular style building is faithfully designed and detailed in the chosen style that allows it to “fit in” with the surrounding context much better than a more grandiose design would have in this case.
- The city architect comments that while the proposal will have a large footprint, the applicant has successfully kept the overall height of the proposed structure low while still maintaining an expected presence and importance. Evidence of this can be found the image below which shows the existing home on the site which will be preserved, in front of the proposed Harlem Road elevation. The proposed structure maintains similar roof heights

and eave lines which will further ensure that the proposal is sensitive to the surrounding area architecturally.



- The applicant provided the proposed building materials on the plans as well as provided a material sample board for review as follows:
 - Board and batten, hardi plank siding as the primary building material.
 - Manufactured stone used on the primary, narthex and sanctuary building massing.
 - Aluminum primary building entrances.
 - Dimensioned, asphalt roof shingles.All of the proposed building materials are high quality. Additionally, hardi plank and stone have been used as building materials for residential homes along Harlem Road.
 - The application indicates that there will be a future playground and patio spaces installed on the eastern side of the property. Staff recommends a condition of approval that these future improvements be subject to staff approval and be appropriately screened from adjacent properties.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- Per C.O. 1171.06(b), parking lots must be screened from primary streets, residential areas and open space by a 3.5 foot minimum evergreen hedge, masonry wall or a combination of wall and plantings. Please refer to exhibit A which demonstrates where on the site this requirement is not being met. The applicant has requested a waiver from this requirement along the southern and western parking lot areas which will be evaluated under the waiver section of the staff report.

- The applicant is partially meeting this requirement along the eastern boundary of the parking lot. The landscape plan indicates that 24 inch parking lot hedgerow will be installed in front of the parking spaces that face Harlem Road.
- The site plan shows a future playground area between the proposed hedgerow and building resulting in a gap in the headlight screening. Staff recommends a condition of approval that additional hedgerow screening be added around the “future playground” space indicated on the plans to fully meet this requirement since it is adjacent to the parking area.
- C.O. 1171.06(a)(2) states that a minimum of 5% of the overall parking lot area must be landscaped. The applicant is exceeding this requirement by providing grassed, landscape islands that make up 7.22% of the total parking area.
- C.O. 1171.05(c) states that for commercial, industrial, office and institutional uses which abut districts where residences are a permitted use, a buffer zone with a minimum width of 25 feet should be created. Such screening within the buffer zone shall consist of natural vegetation planted no closer than 3 feet to any property line. Natural vegetation shall have an opaqueness of 75% during full foliage and shall be a variety which will attain 10 feet in height within 5 years of planting. This requirement applies to the residentially zoned properties to the west and south since those share a common lot line/boundary.
 - The applicant is providing the minimum 25 foot recommended buffer zone from the abutting residential properties.
 - It appears the existing trees and vegetation remaining on the site will be utilized to meet the requirements of this code section. Staff recommends a condition of approval that additional landscape must be planted on the site if the minimum 75% opacity screening is not achieved with existing landscaping.
 - Please refer to exhibit A which demonstrates where the 75% opacity requirement is not being met. The applicant has requested a waiver to this requirement along a portion of the western property line.
- Per C.O. 1171.04(a), street trees along Harlem and Dublin Granville are required to be planted at an average rate of one tree for every 30 feet of linear lot frontage.
 - Dublin Granville Road: 590 feet of frontage/30= 20 required street trees. The applicant proposes to install 15 street trees and the requirement is not met. Staff recommends that an additional 5 street trees be planted along Dublin Granville Road and that all street trees planting be randomized (staggered and installed on both sides of the leisure trail) in order to be more in character with the rural area.
 - Harlem Road: 690 feet of frontage/30= 23 required street trees. The applicant has requested a waiver to this requirement which will be evaluated under the waiver section of the staff report.
- C.O. 1171.05(b) states that for institutional uses, all trash and garbage container systems shall be screened or enclosed by walls, fences or natural vegetation to screen them from view. The code further states that the container systems shall not be located in front yards and shall conform to the side and rear yard pavement setbacks and this requirement is being met.
- The city landscape architect reviewed the application and provided the following comments. Staff recommends a condition of approval that the city landscape architect comments be addressed, subject to staff approval.
 1. Street trees along Dublin Granville Rd should be planted in random massings of native deciduous shade trees. Include more variety of species and provide the required quantity of trees.
 2. Street trees along Harlem Rd should be planted in random massings of native deciduous shade trees.

3. Provide planting in basin in order to meet 75% screening opacity in 5 years from installation. Trees should be planted with naturalized spacing and grouping.
4. Consider naturalizing the evergreen screen with more species of trees and a randomized spacing.

Parking and Circulation

- The site will be accessed by two curb cuts, one primary entrance along Dublin Granville Road at the existing (upper) Harlem Road intersection and one secondary entrance along (middle) Harlem Road. The city engineer has reviewed the application during preliminary meetings with the applicant and approved the site layout and general locations of curb cuts along public roads. During preliminary meetings, an importance was placed on ensuring that the curb cuts were designed in a way so that the primary entrance into the site was off of Dublin Granville Road and that Harlem Road was designed to be used as a secondary access point to the site. In order to ensure that the intent of treating the Harlem Road entrance as secondary is achieved, staff recommends a condition of approval that the drive aisle be reduced from 24 feet to 22 feet.
- C.O. 1165.06 requires and 8-foot-wide leisure trail to be installed along Dublin Granville Road and Harlem Road. The city recently completed construction of a leisure trail along Harlem Road, including the frontage of this site. The applicant proposes to install leisure trail along the entire Dublin Granville Road frontage of the site, therefore this requirement is met.
- C.O. 1167.05(c)(1) requires 1 parking space for every 3 seats in the main auditorium to be provided on site. There are 460 seats in the auditorium therefore, 154 parking spaces are required and the applicant is exceeding this requirement by providing 196.

Lighting and Signage

- The site plan indicates that there will be two signs installed on the site, one at each entrance however the details of these signs are not provided. Staff recommends a condition of approval that these signs be subject to staff approval and must meet all city sign code requirements.
 - The applicant submitted a detailed photometric plan as part of the application showing zero candle-foot light intensity along adjacent residential properties.
 - The applicant indicates that there will be a cross installed on the Dublin Granville Road building elevation and that it will be halo illuminated.
3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The applicant indicates that one of the existing homes on the property will be demolished. The other home will remain on the site and there are no improvements proposed at this time. Staff recommends a condition of approval that any future, exterior repairs to the home be subject to staff approval.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed building material selection are in kind with the proposed architecture of the structure which is sensitive to the established architectural character of the immediate area.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The proposed building improvements are sensitive to the rural residential character of the area.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable as there are no proposed modifications to the existing structure that will remain on the site.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not applicable.

Waiver Requests

C.O. 11130.10 states an applicant who wishes to have a requirement of the Zoning Ordinance waived must apply to the ARB through city staff for said waiver in conjunction with a certificate of appropriateness application that will be reviewed by the Architectural Review Board. The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
3. *Be necessary for reasons of fairness due to unusual site specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant requests the following waivers as part of the application.

- (A) Waiver to New Albany DGR Section VIII (III)(3) to eliminate the requirement that there be a building entrance along the Dublin Granville Road.
- (B) Waiver to C.O. 1171.06(b) to eliminate the requirement that the western and southern parking areas be screened from primary streets, residential areas and open space by a 3.5-foot minimum evergreen hedge, masonry wall or a combination of wall and plantings.
- (C) Waiver to C.O. 1171.05(c) to eliminate the requirement that 75% opacity screening be provided between the proposed institutional use and adjacent residentially zoned properties on the western property line.
- (D) Waiver to C.O. 1171.04(a) to eliminate the requirement that street trees be planted along Harlem Road at a rate of one tree for every 30 feet of lot frontage.

(A) Waiver to New Albany DGR Section VIII (III)(3) to eliminate the requirement that there be a building entrance along the Dublin Granville Road.

The following should be considered in the board's decision:

1. DGR Section 8(III)(3) states that entrances to civic and institutional buildings shall be oriented toward primary street and roads and shall be of a distinctive character that makes them easy to locate. The proposed church is designed with the main entrance facing the parking lot however it does include an entrance on the Harlem Road elevation. There is not an entrance on the Dublin Granville Road elevation therefore, a waiver is required.

2. The intent of requirement is to ensure that institutional buildings maintain a strong presence on the street. While the applicant does not propose to have an entrance along Dublin Granville Road, this building elevation is the most prominent to properly address the major public road to which it faces and provides a distinctive design element, much like a building entrance does which substantially meets the intent of the standard that they are seeking a waiver from, and the goals of the Village Center Strategic Plan, the New Albany Strategic Plan and the Design Guidelines and Requirements.
3. The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. The building is situated in a way to properly address the major public road that it fronts onto so that while it does not contain a door, the presence of the building is most prominent along this street, making the building easily identifiable. Additionally, while the elevation does not contain a door, other architectural elements are provided such as the steeple and appropriately spaced windows that complete the elevation while the door is absent.
4. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. The New Albany Design Guidelines and Requirements do not take the surrounding development context into consideration as it relates to the placement of institutional structure on a site. The site is surrounded by residentially zoned and used properties. Based on information submitted with the application, the applicant has met with surrounding neighbors which influenced the location and orientation of the building on the site in order to be considerate to neighbors. If the building was flipped 180 degrees so that entrances were provided along Dublin Granville Road, the tallest and most prominent portions of the building would be located closer to adjacent residential properties which is undesirable.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

(B) Waiver to C.O. 1171.06(b) to eliminate the requirement that the western and southern parking areas be screened from primary streets, residential areas and open space by a 3.5-foot minimum evergreen hedge, masonry wall or a combination of wall and plantings.

The following should be considered in the board's decision:

1. Per C.O. 1171.06(b), parking lots must be screened from primary streets, residential areas and open space by a 3.5-foot minimum evergreen hedge, masonry wall or a combination of wall and plantings. Please refer to exhibit A which demonstrates where on the site this requirement is not being met. The applicant requests a waiver to this requirement along the southern and western parking areas.
2. Staff is not supportive of the waiver request along the portion of the western property line as identified in exhibit A. The intent of requirement is to ensure proper parking lot screening is achieved in order to limit vehicle headlights shining onto adjacent roads and properties. The area along this property line where the waiver is requested is adjacent to residentially zoned property, some of which is residential open space. Based on information submitted by the applicant and a recent site visit by staff, there is no existing landscaping between the parking lot and where the waiver is being requested and any headlights would be easily visible in this area. For these reasons, staff does not believe that the waiver request along the western property line is appropriate as it does not meet the spirit and intent of the requirement, does not provide an appropriate pattern of development considering the context in which the development is proposed, is not necessary for reasons of fairness due to unusual site-specific constraints and it would be detrimental to the general welfare of neighboring properties if it is granted.
3. Staff is supportive of the waiver along the southern portion of the parking lot. The applicant is preserving 389 existing trees on the site, a majority of which are on the southern portion of the property. The applicant states that this existing tree area is 80 feet deep and they have not removed the existing underbrush in this area which substantially meets the intent of the

standard that they are seeking a waiver from, and the goals of the Village Center Strategic Plan, the New Albany Strategic Plan and the Design Guidelines and Requirements.

4. The request along the southern property line appears to provide an appropriate design or pattern of development considering the context in which the development is proposed due to the existing conditions of the property. The existing, established trees and underbrush meet this requirement without the need of providing additional landscape planting.
5. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. As mentioned, the southern portion of the site contains a large number of existing trees that the applicant intends to preserve and use to meet this requirement. The city code requirement does not take existing site conditions into account which may meet the intent of the requirement without the installation of a hedgerow.
6. It does not appear that the waiver along the southern parking area would detrimentally affect the public health, safety or general welfare.

(C) Waiver to C.O. 1171.05(c) to eliminate the requirement that 75% opacity screening be provided between the proposed institutional use and adjacent residentially zoned properties on the western property line.

The following should be considered in the board's decision:

1. C.O. 1171.05(c) states that for commercial, industrial, office and institutional uses which abut districts where residences are a permitted use, a buffer zone with a minimum width of 25 feet should be created. Such screening within the buffer zone shall consist of natural vegetation planted no closer than 3 feet to any property line. Natural vegetation shall have an opaqueness of 75% during full foliage and shall be a variety which will attain 10 feet in height within 5 years of planting. Residentially zoned and used properties surround the site therefore this requirement applies.
 - a. The applicant is providing the minimum 25 foot recommended buffer zone from adjacent residential properties.
 - b. The applicant is preserving 389 existing trees in various locations on the site. existing trees to remain on site in order to meet the requirements of this code section.
 - c. Please refer to exhibit A which demonstrates where the 75% opacity requirement is not being met. The applicant has requested a waiver to this requirement along a portion of the western property line.
2. Staff is not supportive of the waiver request. The intent of requirement is to ensure proper screening is achieved between residential and non-residential uses and in this case, an institutional use that is surrounded by residential areas. The area along this property line where the waiver is requested is adjacent to residentially zoned property, some of which is residential open space. For these reasons, staff does not believe that the waiver request is appropriate as it does not meet the spirit and intent of the requirement, does not provide an appropriate pattern of development considering the context in which the development is proposed, is not necessary for reasons of fairness due to unusual site-specific constraints and it would be detrimental to the general welfare of neighboring properties if it is granted.

(D) Waiver to C.O. 1171.04(a) to eliminate the requirement that street trees be planted along Harlem Road at a rate of one tree for every 30 feet of lot frontage.

The following should be considered in the board's decision:

1. The city's Codified Ordinance Section 1171.04(a) requires deciduous canopy trees to be installed along roadways as part of new development no less than twenty-four feet and no more than thirty-six feet on center unless otherwise approved by the city architect. Historically, the city has enforced the required number of trees to be planted at an average rate of one tree for every 30 feet of lot frontage. At a rate of one tree per 30 feet the applicant would have to install 23 trees along Harlem Road and proposes none therefore, a waiver is required. Staff is not

- supportive of the waiver request.
2. The applicant states that there are a large number of existing trees along the Harlem Road frontage that they are preserving and believe that it is unnecessary to add additional trees. Staff recommends that the applicant work with the city landscape architect to identify where the required number of street trees may be located on the site.
 3. The waiver request does not meet the spirit and intent of the requirement and does not provide an appropriate pattern of development considering the context in which it is proposed. The Engage New Albany Strategic Plan identifies this section of Harlem Road as a minor collector road and recommends that street trees be installed, randomly, along it in order to achieve the desired rural road character. Another residential development strategy found in the plan is to preserve and contribute to the pastoral character of the community and to capitalize and protect natural features on sites.
 4. It appears that granting the waiver may be necessary for reasons of fairness due to unusual site-specific constraints and characteristics as there are existing trees along Harlem Road. However, this problem can be solved in another way other than granting the variance. Staff is supportive of and encourages the existing tree stand to be preserved as part of construction, however it appears that there is adequate room on the rest of the site to plant the required trees. In order to preserve the existing trees, the applicant may plant the required street trees in another location on the site outside the typical tree lawn. New homes that have been constructed along Harlem Road have provide street trees randomly located in front and side yards in order to maintain the rural character of the corridor. Staff recommends that the applicant plant the required trees at various other locations on the property. Approving the waiver request could set a precedent for future, similar requests. Alternatively, the Board of Zoning Appeals approved a waiver to this requirement with a condition that the applicant purchase and donate the required number of street trees to the city (VAR-59-2020) which the ARB could consider in this case.
 5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

IV. RECOMMENDATION

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements and the city's codified ordinances. The site is located in a unique location in the community with a large amount of protected, preserved open space to the west and established residentially zoned and used properties along all other boundaries. The New Albany Design Guidelines and Requirements state that the architectural style of a new institutional building shall be appropriate to the context, location and function of the building. As noted by the city architect, the applicant has gone to great length to ensure that the proposed structure is "in kind" with the immediate area by using appropriate, high quality building materials that have been used on residential homes in the immediate area. Additionally, the applicant has appropriately located the building to properly address the public streets, placing the parking area predominately behind the building and away from adjacent residential properties.

While the proposed building location, elevations and building materials are appropriate from a planning and design perspective, another important component of the site is being sensitive to the residential character of the immediate area. The applicant proposes to preserve a substantial number of trees on the site in order to be sensitive to neighbors in the surrounding area. However, providing appropriate headlight screening, proper buffering and street trees where existing landscape is not present on the site to ensure it buffers neighboring uses and maintain the rural character of the general area. With the exception of the headlight screening along the southern, rear property line where the existing trees and understory remain and in order to be sensitive to the established residential character of the area, staff recommends that all landscape requirements as described in the staff report be met.

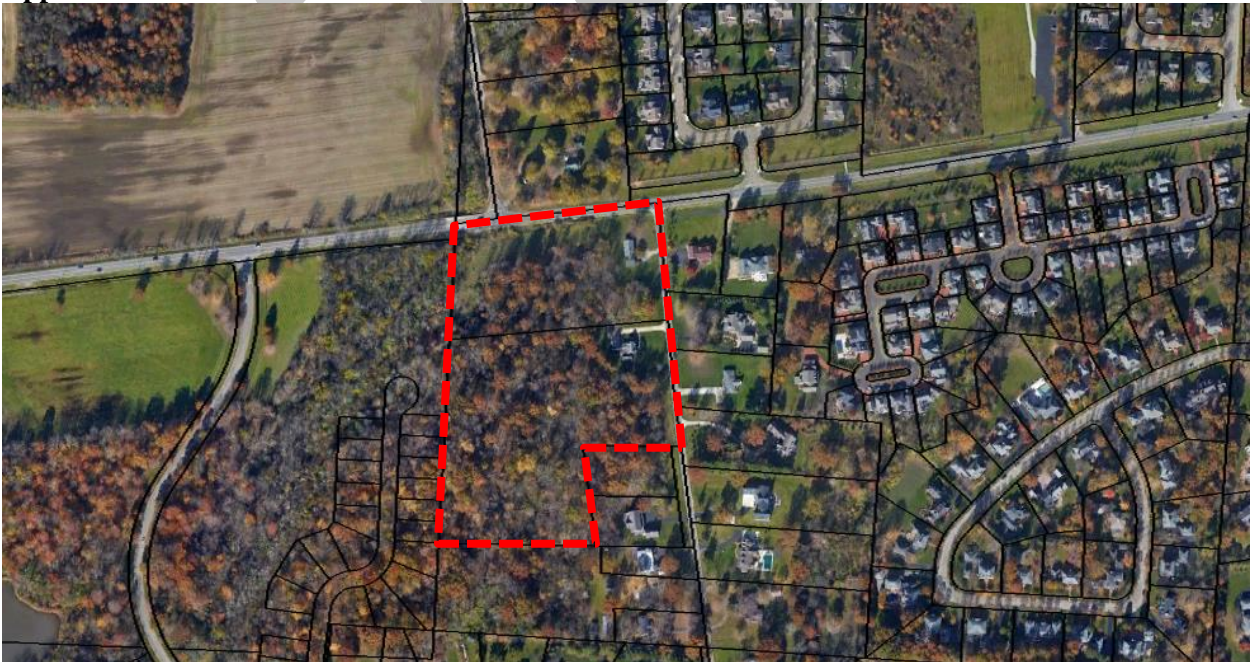
V. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-99-2021 including waiver A and a portion of waiver B along the southern property line, subject to the following conditions of approval:

1. The future playground and patio improvements are subject to staff approval and must be screened from adjacent properties, subject to staff approval.
2. Parking lot hedgerow screening be added around the “future playground” space indicated on the plans to fully meet the parking lot headlight requirement, subject to staff approval.
3. The minimum 3.5-foot minimum evergreen hedge for headlight screening and the 75% opacity screening is provided along the western side of the property where the detention basin is located, subject to staff approval.
4. Additional landscape must be planted on the site if the minimum 75% opacity screening is not achieved with existing landscaping at any location on the site, subject to staff approval.
5. 5 additional street trees be planted along Dublin Granville Road and that all street trees planting be randomized (staggered and installed on both sides of the leisure trail) in order to be more in character with the rural area, subject to staff approval.
6. The city landscape architect comments must be addressed, subject to staff approval.
7. The drive aisle that extends from Harlem Road must be reduced from 24 feet to 22 feet.
8. Future, exterior repairs to the existing home site are subject to staff approval.
9. Street trees are added along Harlem Road and their location are subject to staff approval.

Approximate Site Location:



Source: Google Earth



Architectural Review Board Staff Report
November 8, 2021 Meeting

CERTIFICATE OF APPROPRIATENESS
6588 NEW ALBANY CONDIT ROAD

LOCATION: 6588 New Albany Condit Road (PID: 222-000544-00)
APPLICANT: Hake Building Company, c/o Philip Hake
REQUEST: Certificate of Appropriateness
ZONING: Urban Center Code: Rural Residential Sub-District
STRATEGIC PLAN: Village Center
APPLICATION: ARB-110-2021

Review based on: Application materials received October 7, 2021.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

The applicant requests a Certificate of Appropriateness for a new building addition on an existing residential home located at 6588 New Albany Condit Road.

Per Section 1157.07(b) any major environmental change to a property located within the Village Center requires a certificate of appropriateness issued by the Architectural Review Board. In considering this request for a building addition in the Village Center, the Architectural Review Board is directed to evaluate the application based on criteria in Chapter 1157 and the New Albany Design Guidelines and Requirements.

II. SITE DESCRIPTION & USE

The 1.10 +/- acre site is located on the periphery of the Village Center on New Albany Condit Road. The property is property is zoned in the Rural Residential subdistrict of the Urban Center Code and contains a 1,120 sq. ft. single family home that was built in 1960. The home backs onto the Windsor subdivision to the east and is surrounded by properties on all other boundaries with homes that are zoned Rural Residential.

III. EVALUATION

Certificate of Appropriateness

The ARB's review is pursuant to C.O. Section 1157.06. No environmental change shall be made to any property within the Village of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.07 Design Appropriateness**, the modifications to the building and site should be evaluated on these criteria.

1. The compliance of the application with the Design Guidelines and Requirements

- Section 4 of the Design Guidelines and Requirements (DGRs) – Existing Buildings- provides the requirements for existing buildings in the city. This section states that since there are many existing single-family homes in the city that vary in age and architectural style, it provides standards and requirements for how additions must be made to existing structures.

- This section of the DGRs states that existing homes within the Village Center should follow the standards of their respective section of the DGRs. Accordingly, since this application is for an addition to an existing structure located within the Village Center staff evaluated the proposal using the standards found in section 4 of the DGRs (Existing Buildings) and where applicable section 2 (Village Center Residential).
 - Section 4 of the DGRS states that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures.
 - The applicant proposes to add on to an existing home in the Village Center. The home was built in 1960 and the primary building material is stucco. The applicant proposes to match and install the same stucco material and as closely as possible which meets the intent of this requirement.
 - Section 4 (I.B.1) states “building additions shall observe and respect the design of elements of the existing buildings on the site and shall employ the same or similar design elements, including but not limited to roof shape, exterior surface materials, roof materials, windows, doors, and architectural style, details, or trim.”
 - The applicant proposes to use windows that match the existing windows on the house.
 - The applicant proposes to use asphalt roof shingles that match the rest of the house.
 - The plans demonstrate that the applicant intends to match the soffit and trim details that are employed on other portions of the home.
 - DGR Section 4(I.B.3) states that “additions shall be designed in a way that does not obscure, destroy or otherwise compromise the character and design of the existing building.” Additionally, section 2 (II.B.2) states “building designs shall not mix elements from different styles.” The applicant’s proposal meets these requirements since the addition matches the existing home massing, detailing and roof pitch.
 - DGR Section 4(I.B.4) states that additions shall employ similar materials to those that predominate in existing structures. The applicant is meeting this requirement as they are proposing to use stucco which is the primary building material on the existing home.
 - DGR section 2(II.C.3) states “the height of building wings and dependencies shall not exceed the height of the roof peak of the main portion of the building.” The proposed addition is shorter than the main house massing is appropriately scaled.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*
 - There are no proposed changes to these components of the site. The site is landscaped and the proposed addition will not be visible from any public roads.
 3. *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The original qualities and character of the existing structure will not be destroyed as the applicant proposes to use the same primary building material on the addition and match the window design used on the rest of the home.
 4. *All buildings, structures and sites shall be recognized as products of their own time.*
 - The addition is sensitive to the existing character of the home.
 5. *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The applicant is meeting this requirement as existing home window, roof, soffit and trim details are carried over onto the proposed addition.

6. *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable.
7. *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - It does not appear that the new addition would compromise the essential form and integrity of the original structure if it were to be removed in the future. Any future demolition of the structure would require review and approval from the ARB.

Urban Center Code Compliance

- The proposed addition is meeting all development standards for the Rural Residential sub-district of the Urban Center Code as outlined below.

Standard	Minimum	Maximum	Proposed
Street Yard	20 feet	No max	78.5+/- feet [Meets requirement]
Side Yard (South)	15 feet	No max	17 +/- feet [Meets requirement]
Side Yard (North)	15 feet	No max	30 +/- feet [Meets requirement]
Rear Yard	20 feet	No max	250+ feet [Meets requirement]
Stories	1	2.5	1 story [Meets requirement]
Height	No min	35 feet	16 +/- feet [Meets requirement]

IV. RECOMMENDATION

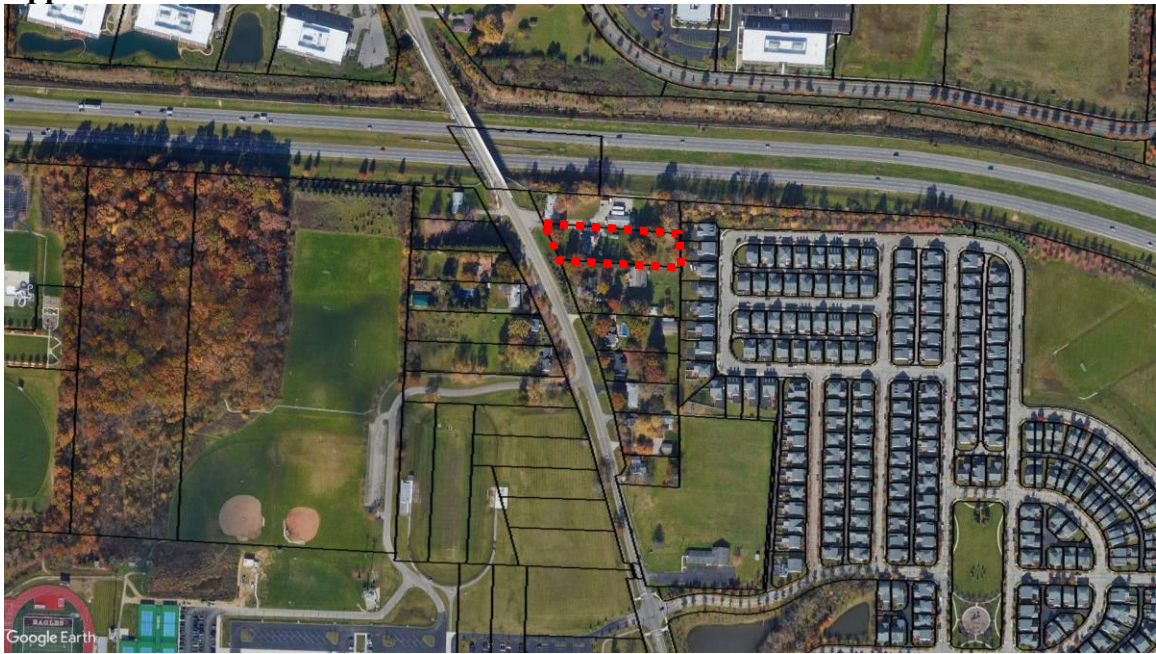
The ARB should evaluate the overall proposal based on the requirements in the Urban Center Code and Design Guidelines and Requirements. The application should be evaluated on the location of the building, design of the building and use of materials. While the applicant is proposing to extend the use of stucco, which is not a preferred material in Village Center, section 4 of the DGRs state that the key to sensitive renovation of existing buildings, including addition and construction on existing developed sites, is to observe and respect the physical context of the property and design new elements in a sensitive way that fits in with existing structures. The use of typical Village Center material such as wood, brick, or hardi-board does not match the existing structure and may appear out of place. The addition is located on the rear of the property so it will not be visible from the public street and the site is located on the periphery of the Village Center in the Rural Residential transitional sub-district so it does not appear it will negatively impact the desired goals for the physical character of the Village Center.

V. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve certificate of appropriateness application ARB-110-2021.

Approximate Site Location:



Source: Google Earth

NEW ALBANY

Community Development Planning Application

Project Information	Site Address <u>6588 New Albany Condit Road</u> Parcel Numbers <u>222-000544-00</u> Acres _____ # of lots created _____																																																												
	<table border="1"> <thead> <tr> <th>Choose Application Type</th> <th colspan="4">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td>Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td></td> </tr> </tbody> </table>	Choose Application Type	Circle all Details that Apply				<input type="checkbox"/> Appeal					<input checked="" type="checkbox"/> Certificate of Appropriateness					<input type="checkbox"/> Conditional Use					<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment	<input type="checkbox"/> Plat	Preliminary	Final			<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment		<input type="checkbox"/> Minor Commercial Subdivision					<input type="checkbox"/> Vacation	Easement		Street		<input type="checkbox"/> Variance					<input type="checkbox"/> Extension Request					<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																										
Description of Request: <u>Add addition to rear of house, matching materials as close as possible</u>																																																													
Contacts	Property Owner's Name: <u>Dan Jeffers</u> Address: <u>6588 New Albany Condit Road</u> City, State, Zip: <u>New Albany, OH 43054</u> Phone number: _____ Fax: _____ Email: _____																																																												
	Applicant's Name: <u>Hak Building Company / Philip Hak</u> Address: <u>P.O. Box 208</u> City, State, Zip: <u>New Albany OH 43054</u> Phone number: <u>614-209-6245</u> Fax: _____ Email: <u>philiphake@yahoo.com</u>																																																												
	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																												
Signature	Signature of Owner <u>Dan Jeffers</u> Date: <u>Oct 7, 2021</u> Signature of Applicant <u>Philip Hak</u> Date: <u>Oct 7, 2021</u>																																																												



Certificate of Appropriateness Submittal Checklist

Project Information

Name of Project Dan Jeffers Addition

Site Address 6588 New Albany Condit Road

Due Date _____ Application Number _____

Submit one (1) completed Planning Application and submit fifteen (15) 11 x 17 and three (3) full sized copies of the following items listed below:

Submittal Requirements

Required Item

Submitted?

- | | |
|---|--|
| 1) One completed Planning Application | 1) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 2) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way | 2) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 3) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations and landscaping. | 3) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 4) Illustration of all existing building elevations to scale. | 4) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 5) Illustrations of all proposed building elevations to scale. | 5) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 6) Samples of proposed building materials. | 6) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 7) Color samples for proposed roof, siding, etc. | 7) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| For review of signage, the following submittal requirements apply: | |
| 8) Illustrations of all existing site signage including wall and ground. | 8) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 9) Illustrations of proposed signage to scale. | 9) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 10) A dimensioned site plan showing location of existing ground mounted signs. | 10) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 11) A dimensioned site plan showing the proposed location of ground mounted signs. | 11) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 12) Samples of proposed sign materials. | 12) Yes <input type="checkbox"/> No <input type="checkbox"/> |

Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	100-
ARB – All other residential or commercial		300.00	
ARB - Signage		75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	









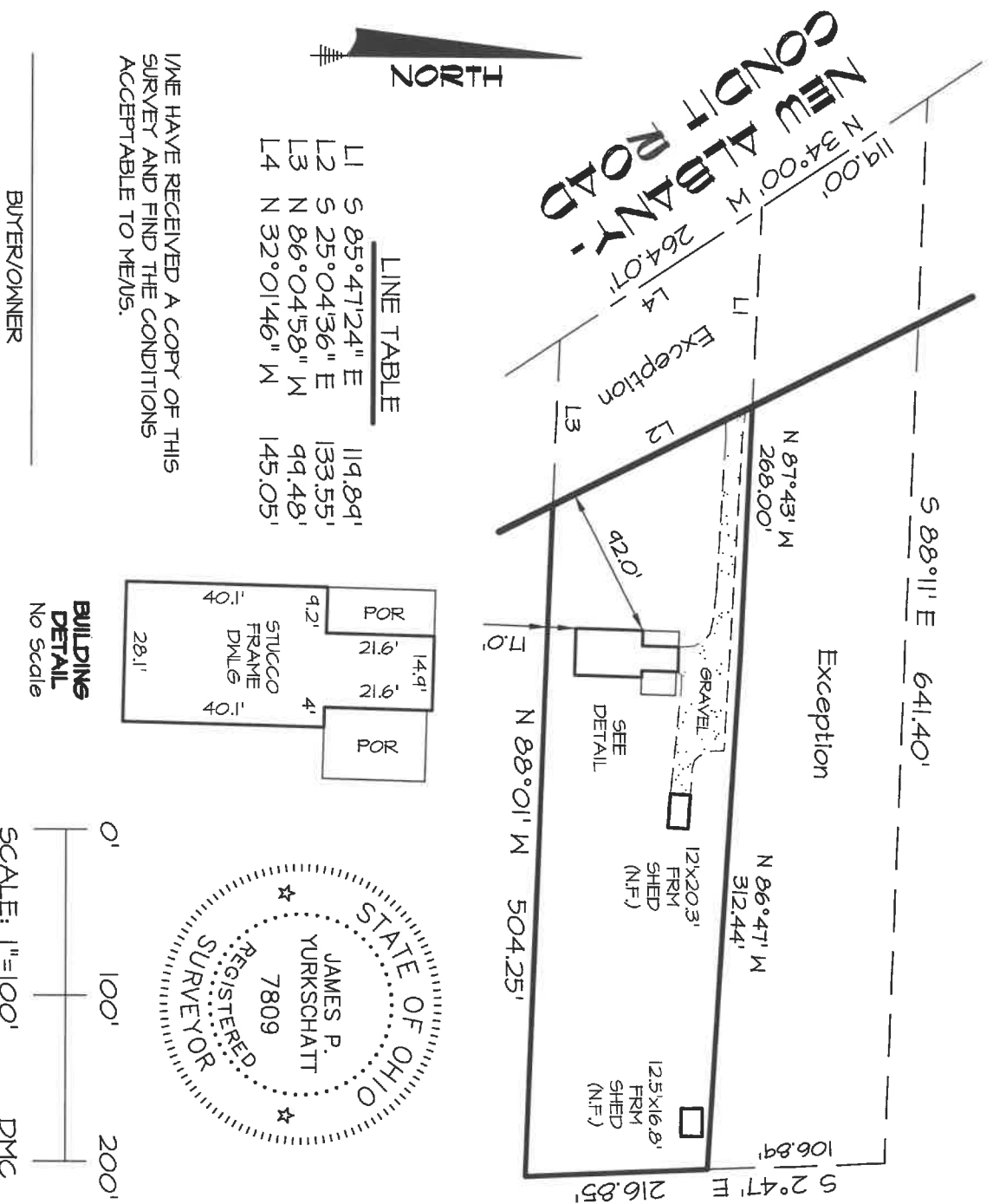




CAMPBELL &
ASSOCIATES, INC.
Land Surveying

MORTGAGE LOCATION SURVEY

614.785.9340
Fax: 614.785.9342
77 E Wilson Bridge Road
Suite 205
Worthington, OH 43085
<http://www.campbellsurvey.com>



BUYER/OWNER

Address 6588 New Albany-Condit Road

Part Lot 40 Sec 4 Twp 2 Range 16

State of Ohio, County of Franklin
City of New Albany

Client Order No. 16039.OH
Date September 9, 2013

C & A Order No.
CO121976

New Owner Daniel and Danielle Jeffers

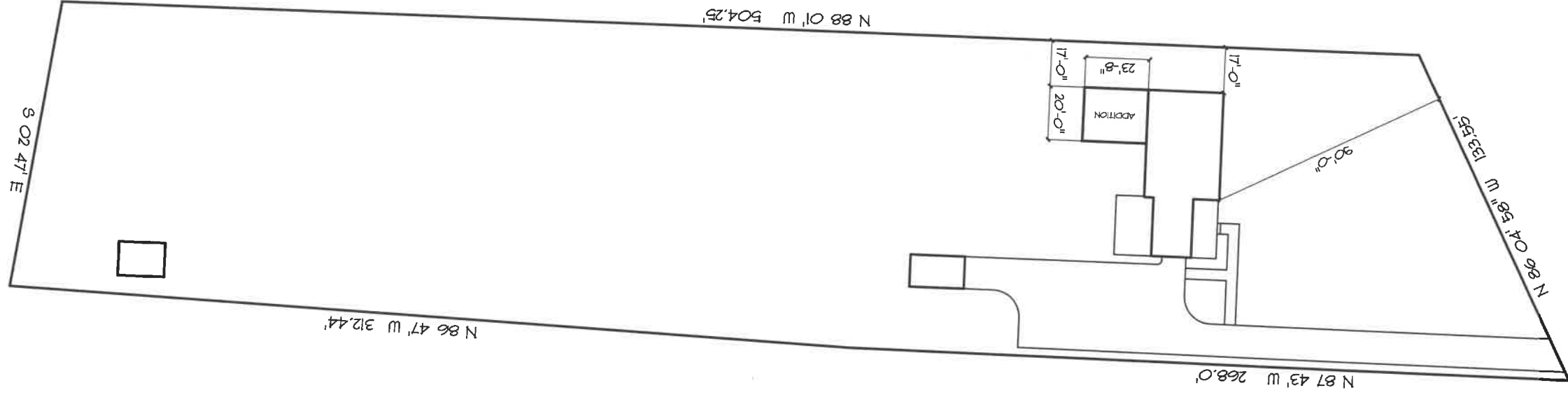
Present Owner Deborah Jeffers and Daniel Brenning

This is to certify to **The Huntington National Bank and/or Great American Title Agency LLC** that a visual inspection of the property and buildings shown (if any) has been made and there are no apparent encroachments or visible easements unless otherwise shown. This service was not performed for the purpose of establishing boundary lines, and is not to be used for that purpose.

This Mortgage Location Survey has been prepared in accordance with Chapter 4733-38, Ohio Administrative code, and is not a boundary survey pursuant to Chapter 4733-37, Ohio Administrative Code

James P. Yurkschatt
James P. Yurkschatt - Reg. Surveyor No. 7809

NEW ALBANY
CONDIT ROAD

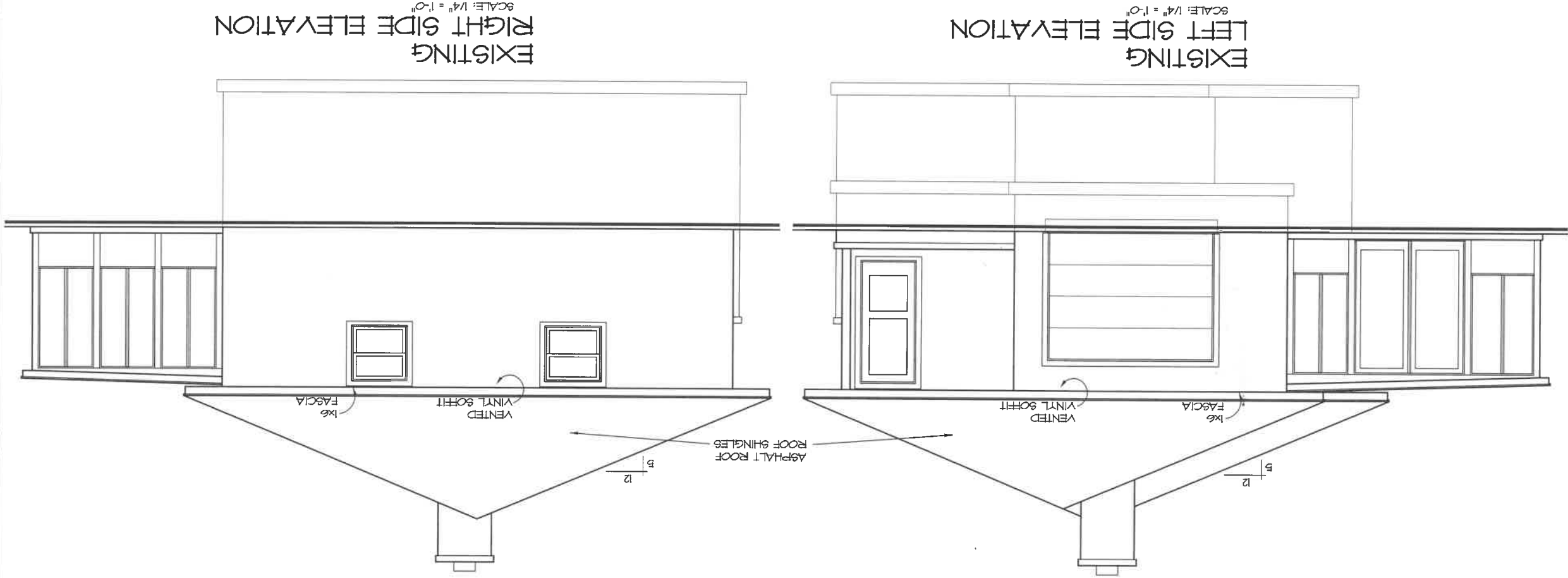


JEFFERS RESIDENCE

6588 NEW ALBANY CONDIT ROAD, NEW ALBANY, OHIO 43054
PART LOT 40 SEC. 4 TWP. 2 RANGE 16 PARCEL #222-000544-00

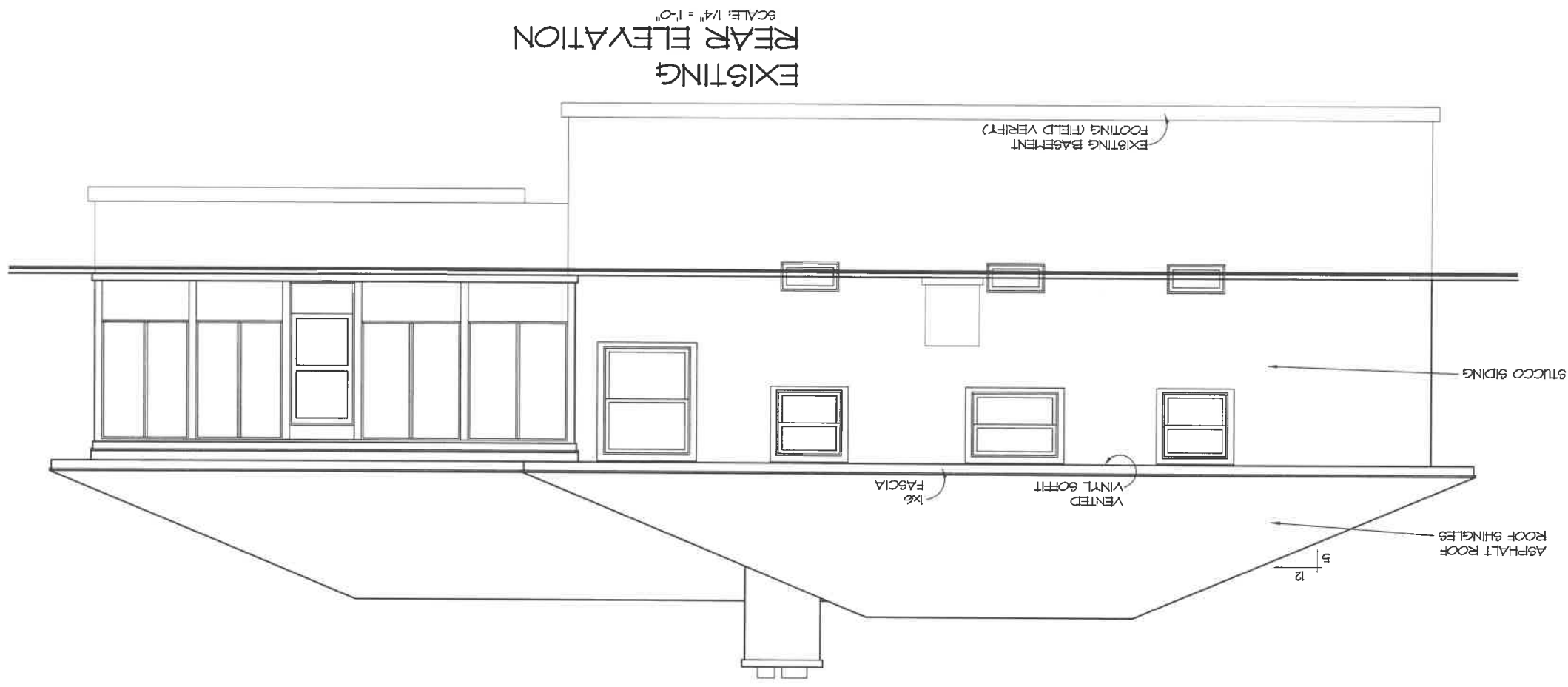
SITE PLAN

SCALE: 1" = 50'-0"



EXISTING
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"

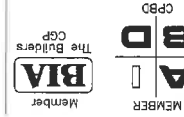
EXISTING
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



EXISTING
REAR ELEVATION
SCALE: 1/4" = 1'-0"

JEFFERS RESIDENCE
6508 NEW ALBANY CONDIT ROAD
NEW ALBANY, OHIO 43054
EXISTING ELEVATIONS

Hake Building Company
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614.209.9245



HAKE
RESIDENTIAL
PLANNER
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DESIGN DRAWING	07/10/22
PRELIMINARY DWG.	08/12/22
REVISION DRAWING	09/12/22
WORKING DRAWING	09/12/22
REVISION DRAWING	09/12/22

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BUILDING CODE:
REFER TO THE 2018 RESIDENTIAL CODE
OF OHIO INCLUDING RULES ADOPTED BY
THE OHIO BOARD OF BUILDING STANDARDS.

ROOF OVERFRAMING NOTES:

2x4 SCAB RAFTERS w/ 6'-0" MAX SPAN AT 24" O.C.
2x6 SCAB RAFTERS w/ 12'-0" MAX SPAN AT 24" O.C.
2x10 SCAB RAFTERS w/ 18'-0" MAX SPAN AT 24" O.C.

TRUSS NOTE:

ALL JOISTS OR TRUSS CEILING TRUSSES ARE
TO BE DESIGNED & ENGINEERED FOR A MAXIMUM
OF 3/4" HORIZONTAL MOVEMENT

TRUSS NOTE:

TRUSS EXISTING 5/12 ROOF PITCH
w/ 24" OVERHANG, SHOWN w/ 1/4" 5/16" FEET
ADJUST HELL HEIGHT TO MATCH EXISTING ROOF

RCO BOT.1

BUILDING WITH COMBUSTIBLE ROOF CONSTRUCTION SHALL HAVE AN ATTIC ACCESS
OPENING TO ATTIC AREAS THAT EXCEED 30 S.F. AND HAVE A VERTICAL HEIGHT OF
NOT LESS THAN 7'-0" OR GREATER. THE HEIGHT SHALL BE THE TOP OF
THE UNDERSIDE OF THE ROOF FRAMING MEMBERS.
THE ROOF-FRAMING OPENING SHALL NOT BE LESS THAN 27"x30" AND SHALL BE LOCATED
IN A LOCATION ACCESSIBLE TO THE ATTIC.
SEE RCO SECTION B05.13 FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS
LOCATED IN ATTICS.

ROOF FRAMING NOTES:

1. FOR THE GENERAL NOTES AND THE FRAMING
SCHEDULE, PLEASE REFER TO SHEET 1.

2. ALL RAFTER AND CEILING JOISTS ARE SIZED FOR MIN. ALLOWABLE
MEMBER. BUILDER MUST PROVIDE FOR BASE OF FRAMING.

3. THE ROOF BOARD SHALL BE 1" NOMINAL THICKNESS (MIN.)
(MINIMUM) AND NOT LESS IN DEPTH THAN THE JACK RAFTERS CUT END.

4. THE HIP AND VALLEY RAFTERS SHALL BE 2" NOMINAL THICKNESS
(MINIMUM) AND NOT LESS IN DEPTH THAN THE JACK RAFTERS CUT END.

5. HIP AND VALLEY Rafter CONNECTIONS TO RIDGES
SHALL BE EITHER FLAT STRAPPED TOGETHER OR HAVE
MINIMUM 2x4 POSTS THAT PROVIDE BEARING TO ALL MEMBERS.

6. ALL POSTS TO BE A MINIMUM OF 2x4, GLED AND
NAILED TOGETHER UNLESS OTHERWISE NOTED.

7. RAFTERS SHALL BE NAILED TO CEILING JOISTS TO FORM
A CONTINUOUS EXTERIOR WALL. JOISTS
AND RAFTERS ARE PARALLEL, WHEN NOT PARALLEL,
RAFTERS SHALL BE TIED TO BE LOCATED
AS NEAR THE PLATE AS PRACTICAL. RAFTERS TIED TO BE
SPACED NOT MORE THAN 4'-0" ON CENTER. RAFTERS TO BE
PLATES AS A THE

8. THE BASE OF CEILING JOISTS SHALL BE LAPPED OR BUTTED OVER
BEARING WALLS OR BEAMS, AND TIED TO THE BEARING
WALLS OR BEAMS. JOISTS ARE USED TO PROVIDE RESISTANCE
TO THE RAFTER TRUSS LAY JOISTS SHALL BE TIED TOGETHER IN A
MANNER TO RESIST SUCH THRUST.

GENERAL ROOF NOTES:

1. THE BUILDER IS TO VERIFY THAT ALL STRUCTURAL LOADS ARE
PROPERLY TRANSFERRED TO BEARING FOUNDATION.
2. TRUSS MANUFACTURER'S AND TRUSS TO VERIFY ALL DIRECTIONS
WITH ACTUAL FIELD DIRECTIONS AND MAKE ADJUSTMENTS AS REQUIRED.
3. TRUSS TIES TO INSURE THAT TRUSSES ARE DESIGNED TO
SO THAT FASCIA'S ALIGN PER ELEVATIONS.
4. ADJUST HELL HEIGHTS ACCORDINGLY TO ALLOW FOR
SPACK, STONE, OR 1/4" CUT DOWN STONE VENTERS.
5. IF TRUSSES ARE USED IN CONNECTION WITH CONVENTIONAL
ROOF FRAMING ADJUST HELL HEIGHTS AS NEEDED TO ALIGN.
6. BUILDER TO DETERMINE TYPE AND QUANTITY OF ROOF VENTING.
7. BUILDER TO VERIFY THAT ALL EXISTING ROOF BACKSHEATHING
UNDERPANELS AND ROOF FLASHINGS ARE INSTALLED PER THE MANUFACTURER'S
INSTRUCTIONS. ROOF FLASHINGS HAVE BEEN INSTALLED. FLASHINGS IS NOT
RESPONSIBLE FOR ANY TIES OR FLASHINGS INSTALLED. FLASHINGS ARE
THE GUTTERS, DOWNSPOUTS, RAIN SPILLS, GUTTERS AND TRUCK DRAINS ARE
TO BE SIZED, LOCATED AND DETERMINED BY OTHERS. IT IS IMPERATIVE THAT ALL
WATERS RUN OFF THE ROOF WITHIN THE HOUSE STRUCTURE AND FOUNDATION
AS QUICKLY AS POSSIBLE w/ NO BACK UPS.
9. ICE BARRIER SHALL BE INSTALLED PER TABLE 905.1.1 (123)
PAINTED METAL DRAIN EDGES ARE STRONGLY RECOMMENDED AT ALL EAVE LOCATIONS.
10. WHERE LOWER ROOF ARE IN CONTACT WITH EXTERIOR WALLS ADDITIONAL ICE BARRIER
OVERLAPPING IS TO BE INSTALLED UP UNTIL A MINIMUM 24" AND PROJECTED ON TO THE
ROOF OVER THE REQUIRED UNDERLAYMENT 24" MINIMUM.

568 S.F. ROOF SPACE

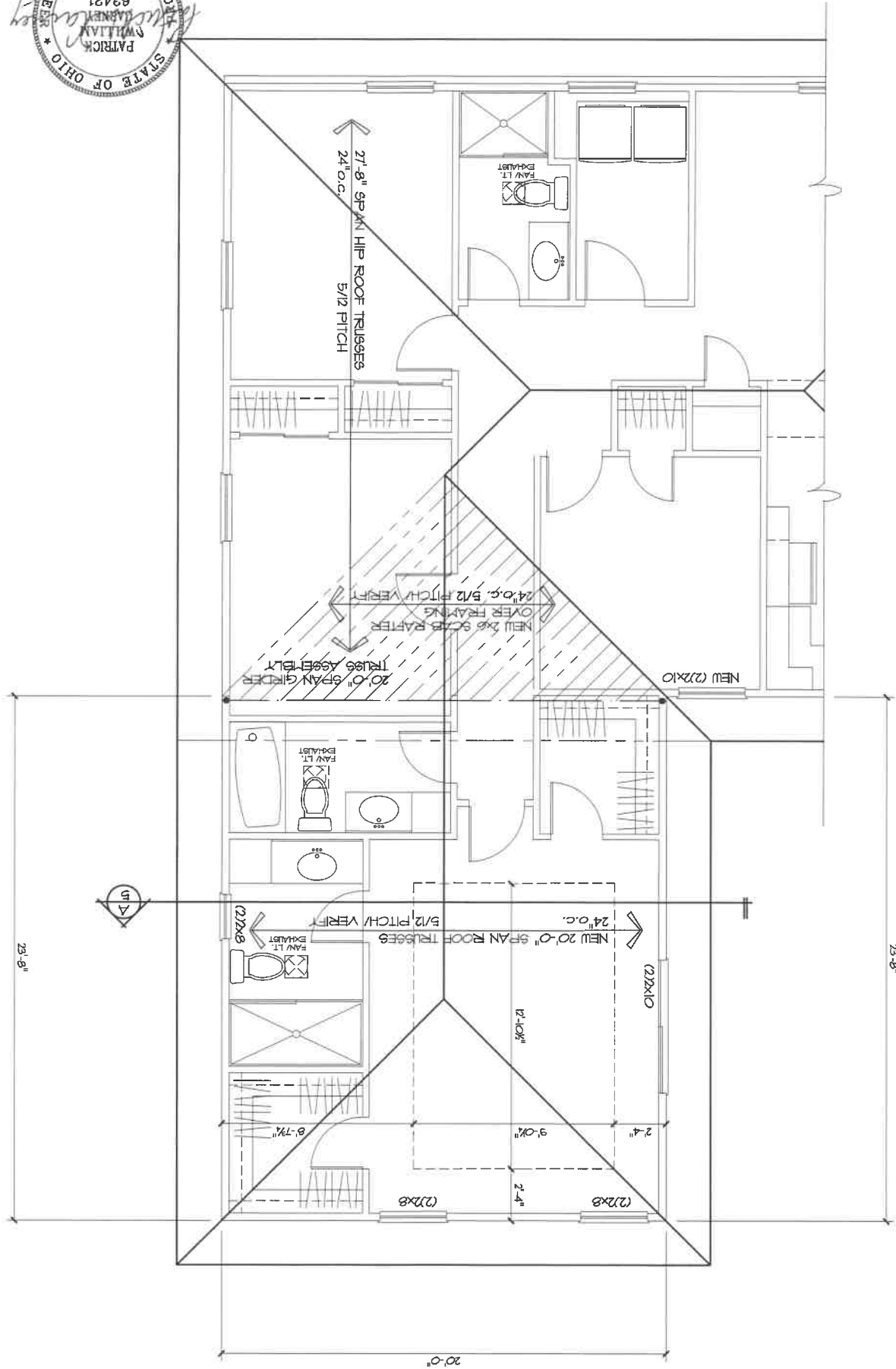
ROOF VENTILATION

WHEN DETERMINED NECESSARY BY THE BUILDING OFFICIAL DUE TO ATMOSPHERIC
OR CLIMATIC CONDITIONS, ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED
WHERE CEILING ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE
CRUISE VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED
AGAINST THE ENTRANCE OF RAIN OR SNOW. THE NET FREE VENTILATING AREA SHALL BE
NOT LESS THAN 1 TO 300 OF THE AREA OF SPACE VENTILATED EXCEPT THAT THE AREA
MAY BE 1 TO 300 PROVIDED AT LEAST 80 PERCENT OF THE REQUIRED VENTILATING
AREA IS PROVIDED BY VENTILATORS LOCATED IN THE UPPER PORTION OF THE SPACE TO
BE VENTILATED AT LEAST 1 FEET ABOVE EAVE OR CORNICE VENTS WITH THE BALANCE OF
THE REQUIRED VENTILATION PROVIDED BY EAVE OR CORNICE VENTS. THE NET FREE
VENTILATED WHEN THE VAPOR BARRIER HAVING A TRANSMISSION RATE NOT EXCEEDING
CORRO-VENTILATION AREA HAVE NOT LESS THAN 1 TO 300 OF THE AREA OF THE SPACE
CORRO-VENTILATION AREA HAVE NOT LESS THAN 1 TO 300 OF THE AREA OF THE SPACE

568 S.F. / 300 = 1.89 / 2 = 0.94 SQ. FT.
OF FREE FLOW REQUIRED IN UPPER 1/3 OF ROOF AND
0.94 SQ. FT. OF FREE FLOW REQUIRED AT EAVES.
ROOF VENTS: CONTINUOUS SHINGLED RIDGE VENTS
18 S.F. / L.F. x 0.94S.F. = 8 L.F. MINIMUM REQUIRED
SOFFIT VENTS: CONTINUOUS VENTED VINYL SOFFIT
9 S.F. / L.F. x 0.94 S.F. = 9 L.F. MINIMUM REQUIRED

RENOVATION ROOF PLAN

SCALE: 1/4" = 1'-0"



DESIGN DRAWING
07/06/21
PRELIMINARY DWG.
08/18/21
REVISION DRAWING
09/01/21
WORKING DRAWING
REVISION DRAWING
SHEET: 4

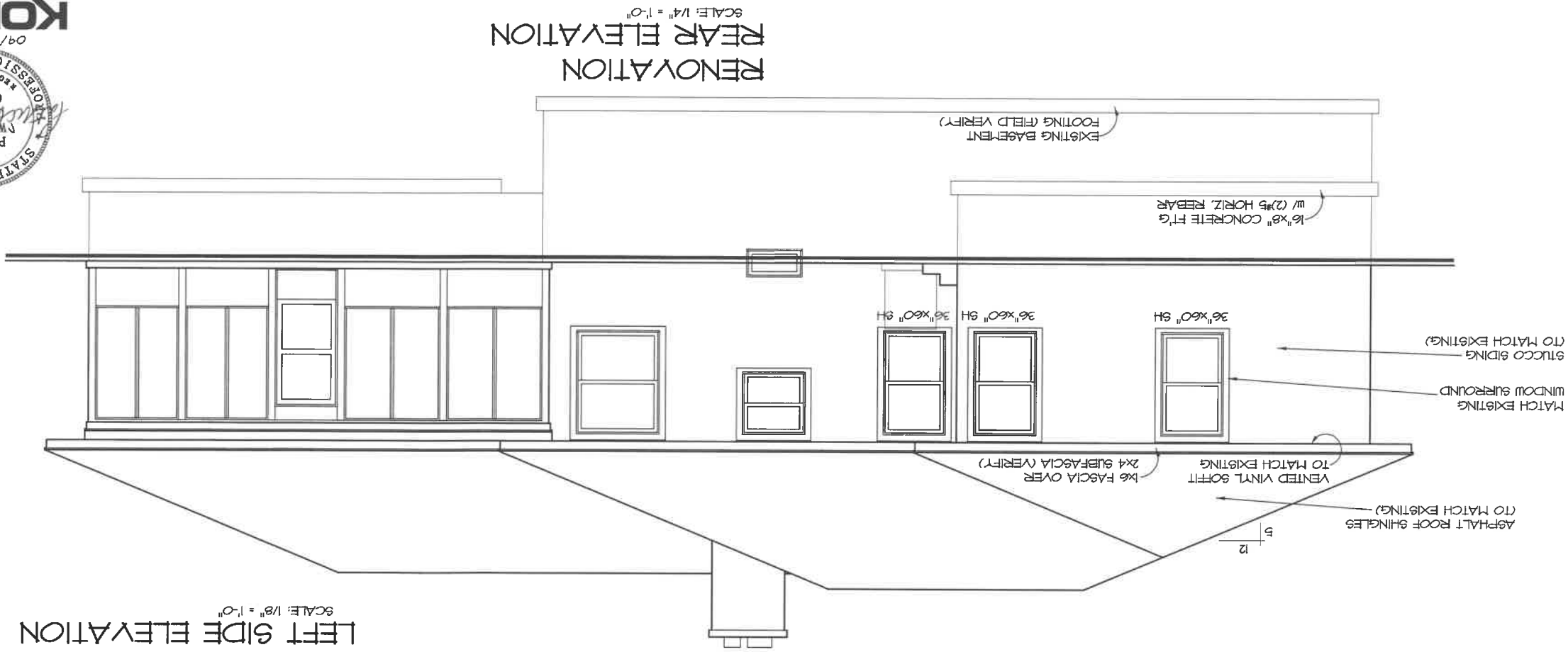
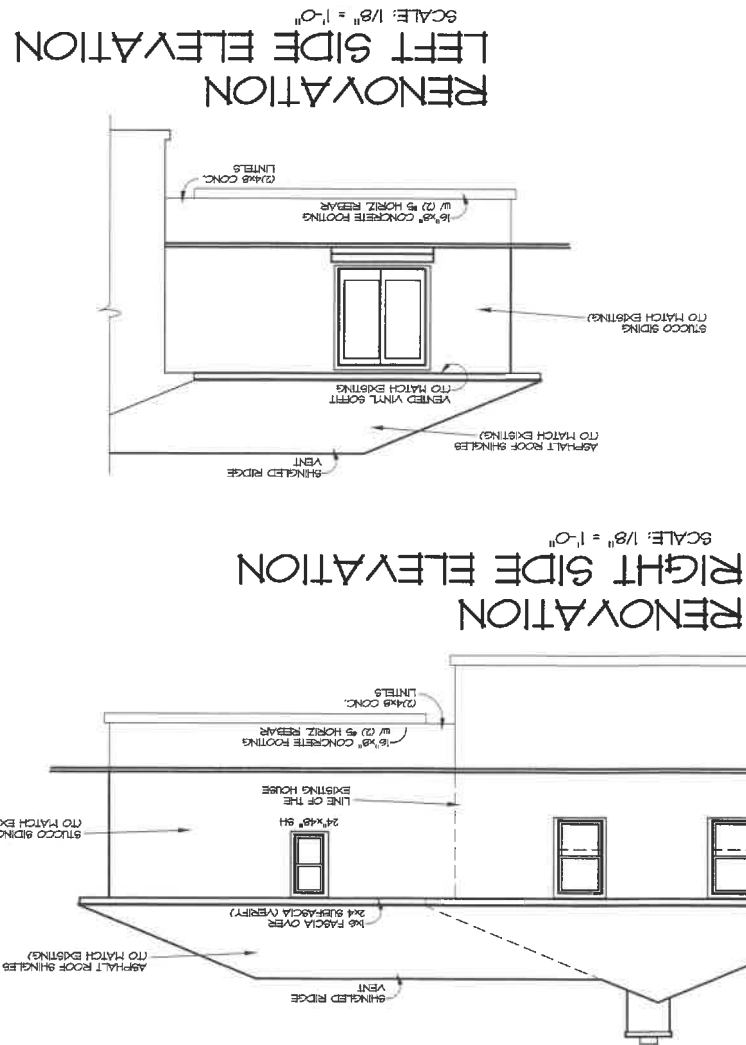
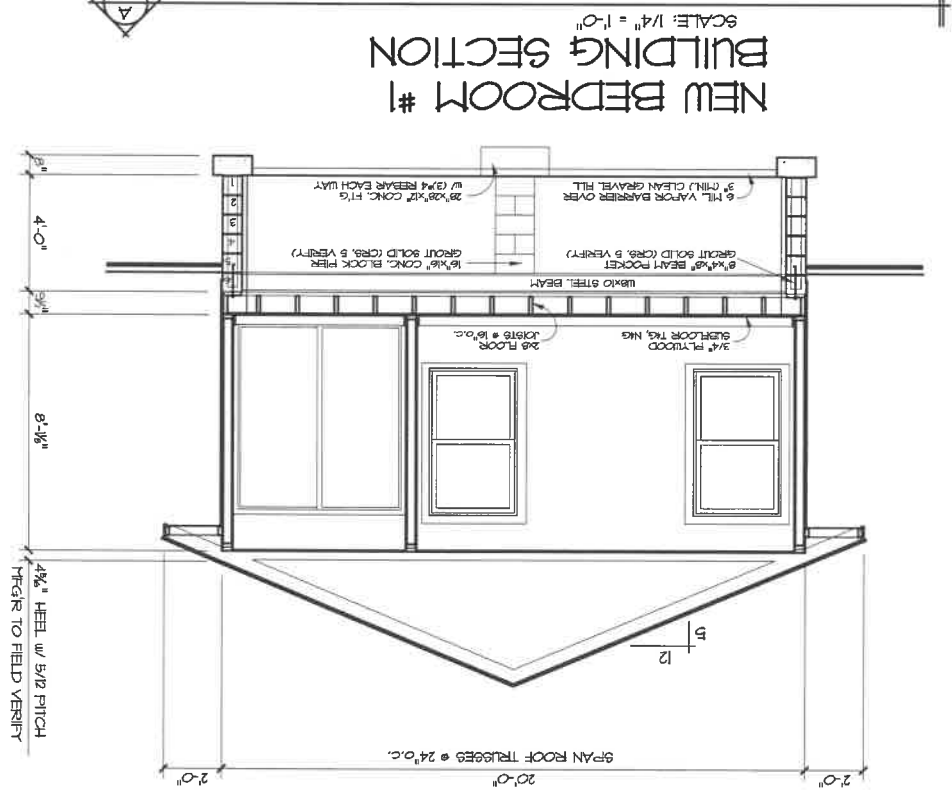
CONTRACT 2021
ALL DRAWING AND NOTATION SHALL APPEAR AS SHOWN
HOUSE OR SITE VISIT REQUIRED FOR ALL WORK
SHOWN ON THIS DRAWING. NO WORK SHALL BE DONE
WITHOUT THE OWNER'S WRITTEN PERMISSION. THE OWNER
SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION
OF THE PROJECT. THE ARCHITECT SHALL NOT BE RESPONSIBLE
FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT.

JEFFERS RESIDENCE
6588 NEW ALBANY CONDIT ROAD
NEW ALBANY, OHIO 43054
RENOVATION ROOF PLAN

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Residential and Commercial
P.O. Box 208, New Albany, OH 43054
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The Builders
COP

HAKE RESIDENTIAL PLANNER
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hakeresidentialplanner@gmail.com



DESIGN DRAWING
PRELIMINARY DWG.
08/12/21
09/10/21
REVISION DRAWING
09/10/21
REVISION DRAWING
09/10/21
SHEET: 5

JEFFERS RESIDENCE
6588 NEW ALBANY CONDIT ROAD
NEW ALBANY, OHIO 43054

RENOVATION ELEVATIONS

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hakeresidentialplanner@gmail.com



**Architectural Review Board Staff Report
November 8, 2021 Meeting**

**CERTIFICATE OF APPROPRIATENESS & WAIVERS
NEW ALBANY PRESBYTERIAN CHURCH**

LOCATION: 5526 Dublin Granville Road and 5321 Harlem Road (PIDs: 222-003431 and 222-002058)
APPLICANT: M+A Architects c/o Jeff Heffner
REQUEST: Certificate of Appropriateness & Waivers
ZONING: Agricultural (AG)
STRATEGIC PLAN: Residential
APPLICATION: ARB-99-2021

Review based on: Application materials received on October 15, 2021.

Staff report prepared by Chris Christian, Planner.

I. REQUEST AND BACKGROUND

This certificate of appropriateness application is for the development of a new, 26,457 sq. ft. church and parking lot (196 spaces) at 5526 Dublin Granville Road and 5321 Harlem Road.

The ARB reviewed and tabled this application at their October 11th meeting to allow the applicant to address comments from the board and residents. The applicant has made numerous modifications to the application in response to these comments. These updates are underlined in the body of the staff report and summarized below.

Landscaping

- All waivers related to the landscape requirements for the site have been withdrawn.
- Additional landscape screening/plantings have been added in select locations along Harlem Road in order to provide additional screening.
- Additional plantings have been added along the western and southeastern property line to achieve 75% opacity screening.
- Street trees have been added along Harlem Road and Dublin Granville Road that meets code requirements.
- A parking lot hedgerow that meets code requirements has been added around the entire parking lot area.

Site

- Realigned the Dublin Granville Road entry to align with the centerline of the proposed administration wing of the building.

Architecture

- Increased the column width along the southern elevation of the building.
- Enlarged pilasters were added behind each column on the southern elevation of the building.

- A stone plinth/water table was added to the entire building replacing hardi plank which was previously proposed on certain building sections.
- The cupola on the northern elevation was shifted and centered with the west/east gable.
- The board-and-batten pattern was eliminated in the pediment and revised to be a smooth panel.
- Panels were added below the large windows on the northern elevation, breaking the stone water table, to enhance the look of a front door.
- The administration wing shifted north to be on center with the narthex massing and to align with the smaller cupola in the narthex centerline.
- The same window trim detail used on the northern elevation is now also used on the side of the sanctuary to achieve 4-sided architecture.

Lighting

- The applicant states that the parking lot lighting will have a control feature as requested by the neighbors. The applicant states that the control feature will likely be timers or motion detectors, photocell or another control device that has yet to be determined.

Per Section 8 of the New Albany Design Guidelines and Requirements, civic and institutional facilities must submit a development plan for review by the Architectural Review Board (ARB). The purview of the ARB review includes the evaluation of site design, building locations, form and massing information and a palette of design elements that includes exterior materials, window and door design, colors and ornamentation.

The applicant requests the following waiver as part of the application.

- (A) Waiver to New Albany DGR Section VIII (III)(3) to eliminate the requirement that there be a building entrance along the Dublin Granville Road.

Per Codified Ordinance Chapter 1157.09(b) the Architectural Review Board is to review the visual and functional components of the building and its site. Public streets are considered outside the site's boundaries and fall under the purview of the City Engineer.

LAW DIRECTOR COMMENTS

Screening Requirements Legal Opinion

During the New Albany Architectural Review Board hearing held October 11, 2021 the ARB requested further legal consideration regarding comments were made by residents. The city's legal consultant has reviewed the applicable Code provisions and related materials and provided an exhibit summarizing their analysis of

- 1) the applicability of the referenced case, *Wilkins v. Village of Harrisburg*, 10th Dist. Franklin No. 14AP-1028 (Dec. 29, 2015), and
- 2) Staff's interpretation and application of buffering and screening requirements where properties may presently abut, but will be separated in the near future by designated right-of-way.

This legal opinion is attached to this staff report as "Exhibit A"

Architectural Review Board Review Purview of Off-site Traffic Issues

It is the law director's opinion that given the specific provisions set forth in Codified Ordinance Section 1157.09, entitled "Criteria for Evaluation of Application for Certification of Design Appropriateness", the Architectural Review Board does not have jurisdiction to consider or condition approval on off-site traffic issues.

This is due to the fact that Codified Ordinance Section 1157.09 (b) specifically states that staff, as well as the Board, consider “The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.” Accordingly, it is clear that all of these criteria relate to on-site conditions. Additional support for this proposition is found in the remaining subsections of this Code section which sets forth various other review criteria, all of which address on-site conditions. These review criteria include:

- Distinguishing qualities of the building, structure, site, historic material, distinctive architectural or environmental features;
- Historical architecture;
- Distinctive stylistic features and craftsmanship;
- Minimizing damage to historical elements by surface cleaning;
- Ensuring new structural additions/alterations can be removed without damage to the original structure;
- Documentation and use of the same architectural features;

Lastly, Codified Ordinance Section 1157.02 entitled “Purpose” clearly establishes the purpose of the Architectural Review District as being “...to protect and preserve these assets, by regulating the architectural characteristic of structures and their surroundings...” and to “...recognize, preserve and enhance the architectural and historical character of the community and to prevent intrusions and alterations within the established zoning districts which would be incompatible with their established character.”

Based on the foregoing, it is the law director’s opinion that pursuant to the Codified Ordinances, off-site traffic issues are not within the purview of the Architectural Review Board’s evaluation and decision regarding this Application. As noted above, a review of off-site traffic issues is conducted by the City Engineer and staff.

II. SITE DESCRIPTION & USE

The 12.3 +/- acre development site is located in Franklin County at the southwest corner of the Dublin Granville Road and Harlem Road intersection. The site is zoned Agricultural (AG), contains two existing homes and is surrounded by residentially zoned and used properties.

III. EVALUATION

The ARB’s review is pursuant to C.O. Section 1157.06 (Architectural Review Overlay District). No environmental change shall be made to any property within the city of New Albany until a Certificate of Appropriateness has been properly applied for and issued by staff or the Board. Per Section **1157.09 Design Appropriateness**, the building and site should be evaluated on these criteria:

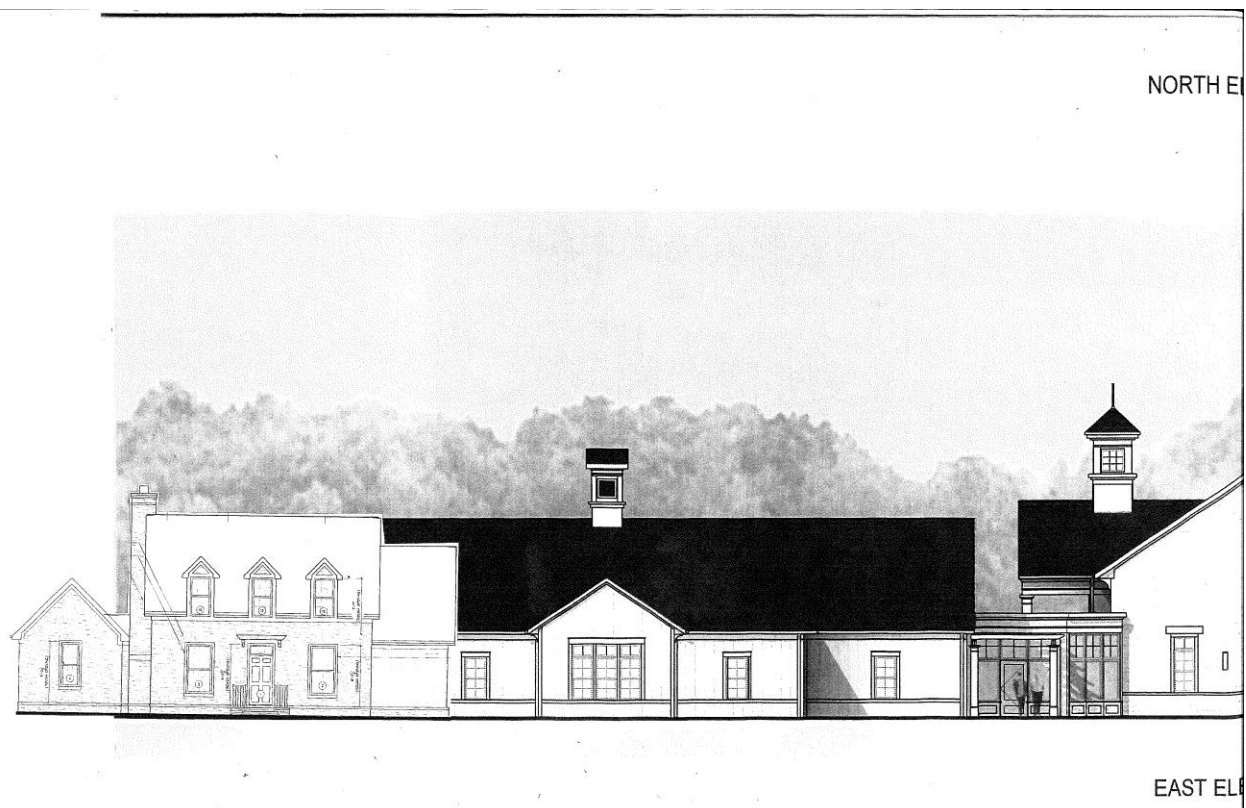
1. *The compliance of the application with the Design Guidelines and Requirements and Codified Ordinances.*
 - C.O. 1129.03(d) states that religious exercise facilities and related uses are permitted to be developed in the Agricultural (AG) zoning district, provided that these uses do not occupy a lot of less than 5 acres in size. The proposed development includes a new, 26,457 sq. ft. church and parking lot (196 spaces) on a 12.3+/- acre site, meeting the requirements of this code section.
 - The development site is made up of two properties, each containing a single-family home. The application indicates that one of the homes will be preserved and the other will be demolished.
 - C.O. 1129.06 provides the following development standards for Agricultural (AG) zoned properties. The Agricultural District contains the following minimum building setbacks.

Building Setback Requirement	Proposed	Requirement Met?
------------------------------	----------	------------------

Minimum 5 acre lot area	12.3+/- acres	Yes
200 foot minimum lot frontage	Dublin Granville Road: 590 ft Harlem Road: 690 ft	Yes
50 foot minimum front yard setback	Dublin Granville Road: 103 ft Harlem Road: 180 ft	Yes
20 foot minimum side yard	Southeast side yard: 315 ft West side yard: 141 ft	Yes
50 foot minimum rear yard	526 ft	Yes
45 foot maximum building height *Cupolas and steeples are permitted to exceed the maximum building height	34.4 ft maximum roof height 48.9 ft steeple height	Yes

- The applicant has made the following modifications to the building architecture since the October 11th ARB hearing date based on comments made by residents and ARB members:
 - The applicant increased the column width along the southern elevation of the building.
 - Enlarged pilasters were added behind each column on the southern elevation of the building.
 - A stone plinth/water table was added on the entire building replacing hardi plank which was previously proposed on certain building sections.
 - The cupola on the northern elevation was shifted back to be on center with the west/east gable.
 - The board-and-batten pattern was eliminated in the pediment and revised to be a smooth panel.
 - Panels were added below the large windows on the northern elevation, breaking the stone water table, to enhance the look of a front door.
 - The administration wing shifted north to be on center with the narthex massing and to align with the smaller cupola in the narthex centerline.
 - The same window trim detail used on the northern elevation is now also used on the side of the sanctuary to achieve 4-sided architecture.
- The city architect has reviewed and approved all of the proposed architectural modifications to the building. These additions further enhance the quality and design of the building which accomplishes the goals and objectives of the New Albany Design Guidelines and Requirements for these types of structures.
- DGR Section 8(III)(2) states that the selection of architectural style shall be appropriate to the context, location and function of the building. The style should be based on traditional practice in American architecture. In general, high-style designs with grander scale are appropriate for major structures, including churches. The city architect has reviewed the application and states that the building is designed in an American Rural Vernacular style with a human scale despite possessing a large footprint. The city architect comments that the size, massing and style are appropriate given the location in which the development is proposed. Section 1 of the DGRs provide a review and discussion of each recommended architectural style. For the vernacular architecture style the DGRs say that “while buildings can be simple and straightforward, they can also be quite elegant if the scale, proportions and individual features are compatible and well executed. They frequently had one or just a few elements of a specific architectural style but lacked the whole composition that would place them in a particular stylistic category.” The city architect comments the style and massing of the proposed building is appropriate and takes into account the height, style, and massing of neighboring residential structures along this section of Harlem Road, which contains many residences with vernacular architecture.

- DGR Section 8(III)(3) states that entrances to civic and institutional buildings shall be oriented toward primary street and roads and shall be of a distinctive character that makes them easy to locate. The proposed church is designed with the main entrance facing the parking lot however it does include an entrance on the Harlem Road elevation. There is not an entrance on the Dublin Granville Road elevation and a waiver is requested to this requirement and is evaluated under the waiver section of the staff report.
- DGR Section 8(III)(4) states that civic and institutional designs shall follow the precedents of traditional American architectural design, with particular care paid to the proportions of wall height to width; roof shape; and proportions of windows and doors. The details and design characteristics of the traditional style selected for a new building shall be carefully studied and faithfully rendered in the proposed building design. The city architect comments that the American Rural Vernacular style building is faithfully designed and detailed in the chosen style that allows it to “fit in” with the surrounding context much better than a more grandiose design would have in this case.
- The city architect comments that while the proposal will have a large footprint, the applicant has successfully kept the overall height of the proposed structure low while still maintaining an expected presence and importance. Evidence of this can be found the image below which shows the existing home on the site which will be preserved, in front of the proposed Harlem Road elevation. The proposed structure maintains similar roof heights and eave lines which will further ensure that the proposal is sensitive to the surrounding area architecturally.



- The applicant provided the proposed building materials on the plans as well as provided a material sample board for review as follows:
 - Board and batten, hardi plank siding as the primary building material.
 - Manufactured stone used on the primary, narthex and sanctuary building massing.
 - Aluminum primary building entrances.
 - Dimensioned, asphalt roof shingles.

- All of the proposed building materials are high quality. Additionally, hardi plank and stone have been used as building materials for residential homes along Harlem Road.
 - The application indicates that there will be a future playground and patio spaces installed on the eastern side of the property. Staff recommends a condition of approval that these future improvements be subject to staff approval and be appropriately screened from adjacent properties.
2. *The visual and functional components of the building and its site, including but not limited to landscape design and plant materials, lighting, vehicular and pedestrian circulation, and signage.*

Landscape

- The applicant has made the following modifications to the landscape plan since the October 11th ARB hearing date:
 - All waivers related to the landscape requirements for the site have been withdrawn.
 - Additional evergreen plantings have been added in select locations along Harlem Road in order to provide additional screening. These plantings range between 6 and 10 feet tall which meets the minimum planting size requirements of C.O. 1171.07 which requires evergreens to be a minimum of 5 feet tall at installation.
 - Additional plantings have been added along the western and southeastern property line to achieve 75% opacity screening.
 - Street trees have been added along Harlem Road and Dublin-Granville Road that meets code requirements.
 - A parking lot hedgerow that meets code requirements has been added around the entire parking lot area.
- Per C.O. 1171.06(b), parking lots must be screened from primary streets, residential areas and open space by a 3.5-foot minimum evergreen hedge, masonry wall or a combination of wall and plantings. The applicant has revised the application to include a parking lot hedgerow around the entire parking lot area which meets this code requirement.
- C.O. 1171.06(a)(2) states that a minimum of 5% of the overall parking lot area must be landscaped. The applicant is exceeding this requirement by providing grassed, landscape islands that make up 7.22% of the total parking area.
- C.O. 1171.05(c) states that for commercial, industrial, office and institutional uses which abut districts where residences are a permitted use, a buffer zone with a minimum width of 25 feet should be created. Such screening within the buffer zone shall consist of natural vegetation planted no closer than 3 feet to any property line. Natural vegetation shall have an opaqueness of 75% during full foliage and shall be a variety which will attain 10 feet in height within 5 years of planting. This requirement applies to the residentially zoned properties to the west and south since those share a common lot line/boundary.
 - The applicant is providing the minimum 25-foot recommended buffer zone from the abutting residential properties.
 - It appears the existing trees and vegetation remaining on the site will be utilized to meet the requirements of this code section. Staff recommends a condition of approval that additional landscape must be planted on the site if the minimum 75% opacity screening is not achieved with existing landscaping. The city forester and/or city landscape architect will inspect the site to determine if this requirement is met prior to issuing final occupancy for the building once construction is complete.
 - The applicant has added landscape screening along the western property line to meet this requirement and enhanced it along the southeastern property line with predominately evergreen trees that range between 6-10 feet in height which meets the planting size requirements of C.O. 1171.07 which requires evergreens to be a minimum of 5 feet tall at installation.

- Per C.O. 1171.04(a), street trees along Harlem and Dublin Granville are required to be planted at an average rate of one tree for every 30 feet of linear lot frontage.
 - Dublin Granville Road: 590 feet of frontage/30= 20 required street trees. The applicant has revised the plan to meet this requirement with 15 trees planted along the Dublin Granville Road frontage and 5 trees will be planted along the western property line to enhance the screening. The applicant proposes a variety of tree species that will be randomly planted to maintain the rural character of the area.
 - Harlem Road: 690 feet of frontage/30= 23 required street trees. The applicant has revised the plan to meet this requirement with 19 trees planted along the Harlem Road frontage and 4 trees will be planted along the western property line to enhance the screening. The applicant proposes a variety of tree species that will be randomly planted to maintain the rural character of the area.
- C.O. 1171.05(b) states that for institutional uses, all trash and garbage container systems shall be screened or enclosed by walls, fences or natural vegetation to screen them from view. The code further states that the container systems shall not be located in front yards and shall conform to the side and rear yard pavement setbacks and this requirement is being met.
 - The applicant has added 3 additional 6-foot evergreen trees around the dumpster area to enhance the screening for it.
- The city landscape architect reviewed the application and provided the following comments. Staff recommends a condition of approval that the city landscape architect comments be addressed, subject to staff approval.
 1. Street trees along Dublin Granville Rd should be planted in random massings of native deciduous shade trees. Include more variety of species and provide the required quantity of trees.
 2. Street trees along Harlem Rd should be planted in random massings of native deciduous shade trees.
 3. Consider naturalizing the evergreen screen with more species of trees and a randomized spacing.

Parking and Circulation

- The site will be accessed by two curb cuts, one primary entrance along Dublin Granville Road at the existing (upper) Harlem Road intersection and one secondary entrance along (middle) Harlem Road. The city engineer has reviewed the application during preliminary meetings with the applicant and approved the site layout and general locations of curb cuts along public roads. During preliminary meetings, an importance was placed on ensuring that the curb cuts were designed in a way so that the primary entrance into the site was off of Dublin Granville Road and that Harlem Road was designed to be used as a secondary access point to the site. In order to ensure that the intent of treating the Harlem Road entrance as secondary is achieved, staff recommends a condition of approval that the drive aisle be reduced from 24 feet to 22 feet.
- C.O. 1165.06 requires an 8-foot-wide leisure trail to be installed along Dublin Granville Road and Harlem Road. The city recently completed construction of a leisure trail along Harlem Road, including the frontage of this site. The applicant proposes to install leisure trail along the entire Dublin Granville Road frontage of the site, therefore this requirement is met.
- C.O. 1167.05(c)(1) requires 1 parking space for every 3 seats in the main auditorium to be provided on site. There are 460 seats in the auditorium therefore, 154 parking spaces are required and the applicant is exceeding this requirement by providing 196.
- The following table compares on-site parking spaces to other institutional uses outside of the Village Center. Based on this research, the number of parking spaces provided at this site does not appear to be excessive when compared to similar uses, and the fact that. Additionally, the city parking code is established to set minimums and does not prohibit additional parking spaces. The applicant has taken into consideration the additional classroom space and religious holidays needs to ensure all of the parking can be accommodated on-site.

Institutional Use	Parking Required	Parking Provided
Church of the Brethren	178 parking spaces (1 space for every 3 seats in the sanctuary)	210 spaces (32 spaces more than what is required)
All Saints Episcopal Church/Temple Beth Shalom	Temple Beth: 185 spaces All Saints: 85 spaces (1 space for every 3 seats in the sanctuary)	186 spaces The two intuitional uses share parking spaces
Rose Run Presbyterian Church	96 parking spaces (1 space for every 3 seats in the sanctuary)	123 spaces (27 more than what is required). Additional parking spaces were provided to support classrooms in the church

Lighting and Signage

- The site plan indicates that there will be two signs installed on the site, one at each entrance however the details of these signs are not provided. Staff recommends a condition of approval that these signs be subject to staff approval and must meet all city sign code requirements.
- The applicant submitted a detailed photometric plan as part of the application showing zero candle-foot light intensity along adjacent residential properties. The applicant states that the parking lot lighting will have a control feature as requested by the neighbors. The applicant states that the control feature will likely be timers or motion detectors, photocell or another control device that has yet to be determined. Staff recommends that the ARB confirm with the applicant the specific control feature for light control on the site.
- During the last meeting, nearby neighbors expressed concern about the lighting height and intensity for the site. Per the ARB's request, the table below provides a comparison between this site and other institutional uses for the parking lot lighting height and intensity. The proposed site lighting is appropriate as it is consistent with other, similar institutional uses.

Institutional Use	Parking lot light height
Proposed New Albany Presbyterian Church	23 feet (11 lights)
Temple Beth Shalom	22 feet (11 lights)
Rose Run Presbyterian Church	21 feet (3 lights)

- City codified ordinances do not contain standards or requirements for light intensity on a site. Codified Ordinance 1157.09 (b) specifically states that staff, as well as the Board, can consider the visual and functional components of the building and its site, including but not limited to lighting among other items. While not required by city code, it is staff's policy to recommend that 0 candle foot light intensity be maintained along all property lines, especially in areas where non-residential abuts a residential use. The applicant has submitted a detailed photometric plan which is summarized in the table above.
- The applicant indicates that there will be a cross installed on the Dublin Granville Road building elevation and that it will be halo illuminated.

- 3 *The distinguishing original qualities or character of a building, structure, site and/or its environment shall not be destroyed.*
 - The applicant indicates that one of the existing homes on the property will be demolished. The other home will remain on the site and there are no improvements proposed at this time. Staff recommends a condition of approval that any future, exterior repairs to the home be subject to staff approval.
- 4 *All buildings, structures and sites shall be recognized as products of their own time.*
 - The proposed building material selection are in kind with the proposed architecture of the structure which is sensitive to the established architectural character of the immediate area.
- 5 *Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure or site shall be created with sensitivity.*
 - The proposed building improvements are sensitive to the rural residential character of the area.
- 6 *The surface cleaning of masonry structures shall be undertaken with methods designed to minimize damage to historic building materials.*
 - Not Applicable as there are no proposed modifications to the existing structure that will remain on the site.
- 7 *Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.*
 - Not applicable.

Waiver Requests

C.O. 11130.10 states an applicant who wishes to have a requirement of the Zoning Ordinance waived must apply to the ARB through city staff for said waiver in conjunction with a certificate of appropriateness application that will be reviewed by the Architectural Review Board. The ARB's review is pursuant to C.O. Section **1113.11 Action by the Architectural Review Board for Waivers**, within thirty (30) days after the public meeting, the ARB shall either approve, approve with supplementary conditions, or disapprove the request for a waiver. The ARB shall only approve a waiver or approve a waiver with supplementary conditions if the ARB finds that the waiver, if granted, would:

1. *Provide an appropriate design or pattern of development considering the context in which the development is proposed and the purpose of the particular standard. In evaluating the context as it is used in the criteria, the ARB may consider the relationship of the proposed development with adjacent structures, the immediate neighborhood setting, or a broader vicinity to determine if the waiver is warranted;*
2. *Substantially meet the intent of the standard that the applicant is attempting to seek a waiver from, and fit within the goals of the Village Center Strategic Plan, Land Use Strategic Plan and the Design Guidelines and Requirements;*
3. *Be necessary for reasons of fairness due to unusual site specific constraints; and*
4. *Not detrimentally affect the public health, safety or general welfare.*

The applicant requests the following waiver as part of the application.

(A) Waiver to New Albany DGR Section VIII (III)(3) to eliminate the requirement that there be a building entrance along the Dublin Granville Road.

The following should be considered in the board's decision:

1. DGR Section 8(III)(3) states that entrances to civic and institutional buildings shall be oriented toward primary street and roads and shall be of a distinctive character that makes them easy to locate. The proposed church is designed with the main entrance facing the parking lot however it does include an entrance on the Harlem Road elevation. There is not an entrance on the Dublin Granville Road elevation therefore, a waiver is required.
2. The intent of requirement is to ensure that institutional buildings maintain a strong presence on the street. While the applicant does not propose to have an entrance along Dublin Granville Road, this building elevation is the most prominent to properly address the major public road to which it faces and provides a distinctive design element, much like a building entrance does which substantially meets the intent of the standard that they are seeking a waiver from, and the goals of the Village Center Strategic Plan, the New Albany Strategic Plan and the Design Guidelines and Requirements.
3. The request appears to provide an appropriate design or pattern of development considering the context in which the development is proposed. The building is situated in a way to properly address the major public road that it fronts onto so that while it does not contain a door, the presence of the building is most prominent along this street, making the building easily identifiable. Additionally, while the elevation does not contain a door, other architectural elements are provided such as the steeple, appropriately spaced windows and panels have been added below the windows that complete the elevation while the door is absent.
4. It appears that granting the waiver is necessary for reasons of fairness due to unusual site-specific constraints and characteristics. The New Albany Design Guidelines and Requirements do not take the surrounding development context into consideration as it relates to the placement of institutional structure on a site. The site is surrounded by residentially zoned and used properties. Based on information submitted with the application, the applicant has met with surrounding neighbors which influenced the location and orientation of the building on the site in order to be considerate to neighbors. If the building was flipped 180 degrees so that entrances were provided along Dublin Granville Road, the tallest and most prominent portions of the building would be located closer to adjacent residential properties which is undesirable.
5. It does not appear that the waiver would detrimentally affect the public health, safety or general welfare.

IV. RECOMMENDATION

The Architectural Review Board should evaluate the overall proposal based on the requirements in the Design Guidelines and Requirements and the city's codified ordinances. The site is located in a unique location in the community with a large amount of protected, preserved open space to the west and established residentially zoned and used properties along all other boundaries. The New Albany Design Guidelines and Requirements state that the architectural style of a new institutional building shall be appropriate to the context, location and function of the building. As noted by the city architect, the applicant has gone to great length to ensure that the proposed structure is "in kind" with the immediate area by using appropriate, high quality building materials that have been used on residential homes in the immediate area. Additionally, the applicant has appropriately located the building to properly address the public streets, placing the parking area predominately behind the building and away from adjacent residential properties.

While the proposed building location, elevations and building materials are appropriate from a planning and design perspective, another important component of the site is being sensitive to the residential character of the immediate area. The applicant proposes to preserve a substantial number of trees on the site in order to be sensitive to neighbors in the surrounding area and will meet all landscape code requirements for the site.

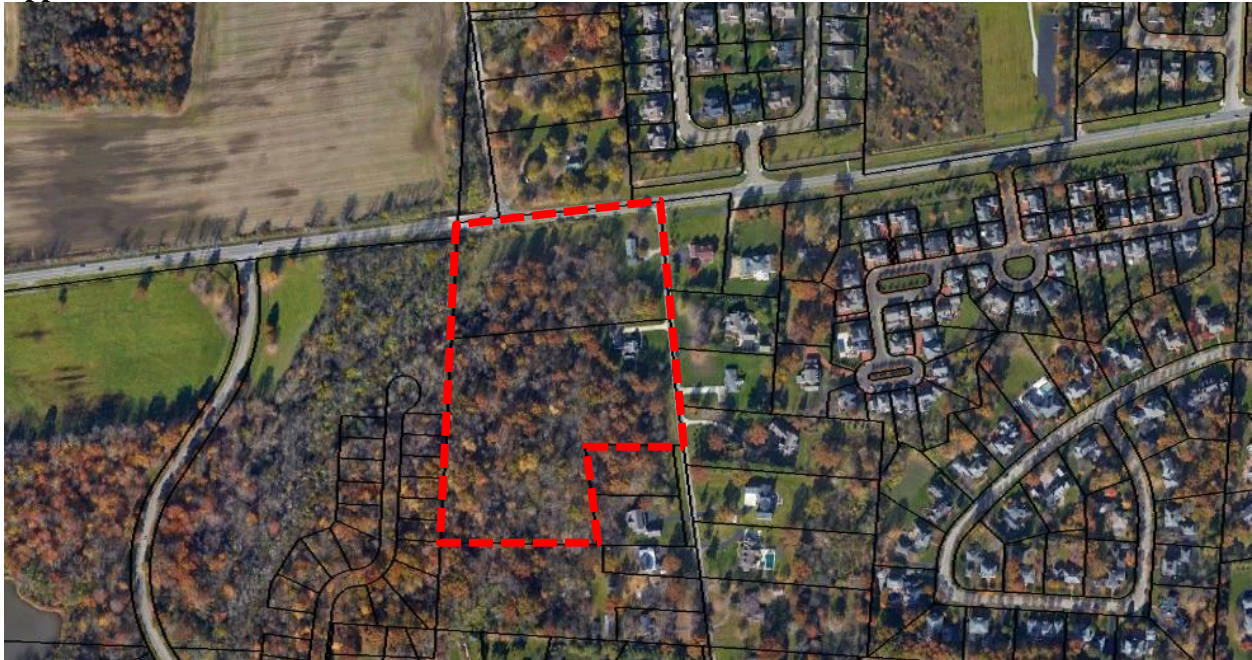
V. ACTION

Should ARB find that the application has sufficient basis for approval, the following motion would be appropriate (conditions of approval may be added):

Move to approve application ARB-99-2021 with waivers, subject to the following conditions of approval:

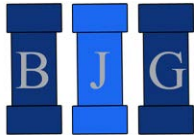
1. Right-of-way along both Dublin Granville Road and Harlem Road must be dedicated to the city as part of the engineering permitting process. The final amount is subject to the review and approval of the city engineer.
2. The future playground and patio improvements are subject to staff approval and must be screened from adjacent properties, subject to staff approval.
3. Additional landscaping must be planted on the southern and western sides of the site if the minimum 75% opacity screening is not achieved with existing landscaping at any location on the site, subject to staff approval.
4. The city landscape architect comments must be addressed, subject to staff approval.
5. The drive aisle that extends from Harlem Road must be reduced from 24 feet to 22 feet.

Approximate Site Location:



Source: Google Earth

EXHIBIT A



BROSIUS, JOHNSON & GRIGGS, LLC

ATTORNEYS AT LAW

1600 Dublin Road • Suite 100 • Columbus, Ohio 43215-1076

Telephone: 614.464.3563 • Facsimile: 614.224.6221

Email: jhuber@BJGlaw.net • Website: www.BJGlaw.net

Donald F. Brosius (1954-2018)
Calvin T. Johnson, Jr.
Peter N. Griggs

Jennifer L. Huber
Julia E. Donnan

To: City of New Albany, Community Development Department
c/o Steve Mayer, Planning Manager, and Chris Christian, Planner
From: Jennifer Huber
Date: October 27, 2021
Re: Application of Buffering and Screening Requirements - Case #ARB-99-2021

During the New Albany Architectural Review Board (the “ARB”) hearing held October 11, 2021 regarding Case #ARB-99-2021 filed by M+A Architects for property owned by New Albany Evangelical Presbyterian Church (the “Church”), some comments were made by residents that warranted further legal consideration. We have reviewed the applicable Code provisions and related materials and had several discussions with City Staff. We have been asked to summarize our analysis of 1) the applicability of the referenced case, *Wilkins v. Village of Harrisburg*, 10th Dist. Franklin No. 14AP-1028 (Dec. 29, 2015), and 2) Staff’s interpretation and application of buffering and screening requirements where properties may presently abut, but will be separated in the near future by designated right-of-way.

First, in *Wilkins v. Village of Harrisburg*, the court determined that, to be “adjacent,” one parcel must be “[l]ying near or close to, but not necessarily touching” the other parcel. This means that a parcel does not need to be immediately next door to be considered adjacent. The court did not define how far away a property could be and still be determined adjacent.

C.O. 1171.05(c) provides buffering and screening requirements for certain uses that “abut districts where residences are a permitted use”, not where they are adjacent to such districts. Staff’s application of this provision, as established in the October 5, 2021 staff report, has not been appealed. Black’s Law Dictionary defines “abut” as “to join at a border or boundary; to share a common boundary with.” C.O. 1171.05(c) uses the term “abut,” and “abut” and “adjacent” are not synonymous. In fact, “abut” is more restrictive and requires a closer proximity between two properties than being merely “adjacent.” For these reasons, it is our opinion that the court’s determination of “adjacent” in *Wilkins v. Village of Harrisburg* does not apply to the present case before the ARB.

This being said, it appears from the County Auditor’s records that the property lines of the parcels owned by the Church extend east to the centerline of Harlem Road, and, similarly, the

neighboring residential parcels across Harlem Road (the “Residential Properties”) extend west to the centerline of Harlem Road, so that the Church parcel and Residential Properties property lines meet in the middle of the road. Therefore, it is our opinion that, while this roadway physically separates the useable areas of the Church parcels and the Residential Properties, the two sets of parcels do abut one another in the center of Harlem Road. However, as detailed below, this is not the end of the analysis in this case.

Second, where parcels in the City extend to the centerline of a road, historically, it has been the City’s policy to obtain a strip of right-of-way along the roadway as those parcels develop. It is our understanding that that policy will be followed with the Church project, and that, if this project moves forward to the permitting process, the City will get a right-of-way drop from the Church for a strip of property along the west side of Harlem Road, to the centerline. The effect of this procedure will be to create a strip of right-of-way separating the Church property line from the Residential Properties, rendering them no longer abutting.

For portions of a parcel that are foreseeably subject to a right-of-way drop in the near future, it is Staff’s policy to apply the buffering and screening requirements based on the incorporation of the right-of-way designation. While it is true that the current configuration of the parcels does not yet reflect the right-of-way area, it would be impractical and unwieldy for the City, now, to ignore the effect of the future right-of-way designation. This is especially true where that process is City policy, not hypothetical, and anticipated to occur soon, as one of the next steps in the process already underway. Furthermore, adopting an alternate policy of ignoring this right-of-way designation now and enforcing it later could create significant, unnecessary administrative obstacles for both the City and property owners/applicants. This analysis results in a more thorough interpretation and application of the spirit and intent of buffering and screening requirements.







For these reasons, it is our opinion that Staff has properly applied the buffering and screening requirements in this case per C.O. 1171.05(c). As always, please do not hesitate to let us know if we can be of further assistance.

Permit # AR8-99-2021
 Board _____
 Mtg. Date _____



Community Development Planning Application



Project Information	Site Address <u>5536 Dublin Granville Road, New Albany, OH</u> Parcel Numbers <u>222-003431 and 222-002058</u> Acres <u>12.31 Acres</u> # of lots created <u>One</u>																																																																							
	<table border="1" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Choose Application Type</th> <th colspan="5" style="text-align: left;">Circle all Details that Apply</th> </tr> </thead> <tbody> <tr> <td><input type="checkbox"/> Appeal</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input checked="" type="checkbox"/> Certificate of Appropriateness</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Conditional Use</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td><input type="checkbox"/> Development Plan</td> <td>Preliminary</td> <td>Final</td> <td>Comprehensive</td> <td colspan="2">Amendment</td> </tr> <tr> <td><input type="checkbox"/> Plat</td> <td>Preliminary</td> <td>Final</td> <td></td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Lot Changes</td> <td>Combination</td> <td>Split</td> <td>Adjustment</td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Minor Commercial Subdivision</td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Vacation</td> <td>Easement</td> <td></td> <td>Street</td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Extension Request</td> <td></td> <td></td> <td></td> <td colspan="2"></td> </tr> <tr> <td><input type="checkbox"/> Zoning</td> <td>Amendment (rezoning)</td> <td></td> <td>Text Modification</td> <td colspan="2"></td> </tr> </tbody> </table> <p>Description of Request: <u>The project is a new one story Presbyterian church of approximately 26,500sf to accommodate 460 seats with a 200 space parking lot. It will include a bio-retention area for storm water management and a new main entry at the traffic signal on Dublin-Granville Road with a secondary entry off of Harlem road.</u> </p>	Choose Application Type	Circle all Details that Apply					<input type="checkbox"/> Appeal						<input checked="" type="checkbox"/> Certificate of Appropriateness						<input type="checkbox"/> Conditional Use						<input type="checkbox"/> Development Plan	Preliminary	Final	Comprehensive	Amendment		<input type="checkbox"/> Plat	Preliminary	Final				<input type="checkbox"/> Lot Changes	Combination	Split	Adjustment			<input type="checkbox"/> Minor Commercial Subdivision						<input type="checkbox"/> Vacation	Easement		Street			<input type="checkbox"/> Variance						<input type="checkbox"/> Extension Request						<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification	
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<input type="checkbox"/> Zoning	Amendment (rezoning)		Text Modification																																																																					
Contacts	Property Owner's Name: <u>New Albany Presbyterian Church</u> Address: <u>6648 Walnut Street</u> City, State, Zip: <u>New Albany, Ohio 43054</u> Phone number: <u>614-933-9680</u> Fax: _____ Email: <u>rhobart@me.com</u>																																																																							
	Applicant's Name: <u>M+A Architects- (Jeff Heffner)</u> Address: <u>775 Yard Street Suite 325</u> City, State, Zip: <u>Columbus, Ohio 43212</u> Phone number: <u>614-764-0407</u> Fax: _____ Email: <u>jeffh@ma-architects.com</u>																																																																							
Signature	Site visits to the property by City of New Albany representatives are essential to process this application. The Owner/Applicant, as signed below, hereby authorizes Village of New Albany representatives, employees and appointed and elected officials to visit, photograph and post a notice on the property described in this application. I certify that the information here within and attached to this application is true, correct and complete.																																																																							
	<table style="width: 100%;"> <tr> <td style="width: 60%;">Signature of Owner</td> <td style="width: 20%; text-align: center;"></td> <td style="width: 20%;">Date: <u>2021-09-08</u></td> </tr> <tr> <td>Signature of Applicant</td> <td style="text-align: center;"></td> <td>Date: <u>2021-09-08</u></td> </tr> </table>	Signature of Owner		Date: <u>2021-09-08</u>	Signature of Applicant		Date: <u>2021-09-08</u>																																																																	
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Appeal		250.00	
Certificate of Appropriateness			
ARB – single and two family residential		100.00	
ARB – All other residential or commercial		300.00	X
ARB - Signage		75.00	
Conditional Use		600.00	
Development Plan – Preliminary PUD or Comprehensive			
Planning fee	First 10 acres	750.00	
	Each additional 5 acres or part thereof	50.00 / each	
Engineering fee	1-25 lots	155.00 / each	
	Minimum fee	1000.00	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Final PUD			
Planning fee	First 10 acres	650.00	
	Each additional 5 acres or part thereof	50.00	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each additional lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each additional lot over 51	50.00 / each	
Development Plan – Non-PUD		300.00	
Development Plan / Text Amendment		600.00	
Plat – Road Preliminary			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Road Final			
Planning fee		350.00	
Engineering fee	no lots on either side of street	1.00 / LF	
	lots on one side of street	.50 / LF	
	Minimum fee	1,000.00	
Plat – Subdivision Preliminary			
Planning		650.00	
	Plus each lot	50.00 / each	
Engineering fee	1-25 lots		
	(minimum fee \$1,000.00)	155.00 / each	
Engineering fee	26 – 50 lots	3875.00	
	Each lot over 26	75.00 / each	
Engineering fee	Over 51 lots	5750.00	
	Each lot over 51	50.00 / each	

Fees & Submittal Requirements

Plat – Subdivision Final

Planning		650.00	_____
	Plus each lot	15.00 / each	_____
Engineering fee	1-25 lots (minimum fee \$1,000.00)	155.00 /each	_____
Engineering fee	26-50 lots	3875.00	_____
	Each lot over 26	75.00 / each	_____
Engineering fee	Over 51 lots	5750.00	_____
	Each lot over 51	50.00 / each	_____
Lot Changes		200.00	_____
Minor Commercial Subdivision		200.00	_____
Vacation (Street or Easement)		1200.00	_____
Variance			_____
	Non-single family, commercial, subdivision, multiple properties	600.00	_____
	Single Family residence	250.00	_____
	In conjunction with Certification of Appropriateness	100.00	_____
Extension Request		0.00	_____
Zoning			
	Rezoning - First 10 acres	700.00	_____
	Each additional 5 acres or part thereof	50.00 / each	_____
	Rezoning to Rocky Fork Blacklick Accord	250.00	_____
	Text Modification	600.00	_____
Easement Encroachment		800.00	_____

Permit # _____
Board _____
Mtg. Date _____



Certificate of Appropriateness Submittal Checklist

Project Information

Name of Project New Albany Presbyterian Church

Site Address 5526 Dublin- Granville Road, New Albany, OH

Due Date _____ Application Number _____

Submit one (1) completed Planning Application and submit fifteen (15) 11 x 17 and three (3) full sized copies of the following items listed below:

Submittal Requirements

Required Item

Submitted?

- | | |
|---|--|
| 1) One completed Planning Application | 1) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 2) A dimensioned site plan showing existing conditions including all structures, pavement, curb-cut locations, natural features such as tree masses and riparian corridors, and rights-of-way | 2) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 3) A dimensioned site plan showing the proposed site change including structures, pavement, revised curb-cut locations and landscaping. | 3) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 4) Illustration of all existing building elevations to scale. | 4) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 5) Illustrations of all proposed building elevations to scale. | 5) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 6) Samples of proposed building materials. | 6) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| 7) Color samples for proposed roof, siding, etc. | 7) Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> |
| For review of signage, the following submittal requirements apply: | |
| 8) Illustrations of all existing site signage including wall and ground. | 8) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 9) Illustrations of proposed signage to scale. | 9) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 10) A dimensioned site plan showing location of existing ground mounted signs. | 10) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 11) A dimensioned site plan showing the proposed location of ground mounted signs. | 11) Yes <input type="checkbox"/> No <input type="checkbox"/> |
| 12) Samples of proposed sign materials. | 12) Yes <input type="checkbox"/> No <input type="checkbox"/> |

Required Item

Submitted?

13) Color samples of proposed sign(s)

13) Yes ___ No ___

14) Proposed lighting plan for sign(s)

14) Yes ___ No ___



NEW ALBANY PRESBYTERIAN CHURCH

NEW ALBANY
ARCHITECTURAL REVIEW BOARD SUBMISSION

09/01/21 UPDATED 09/30/21
 UPDATED 10/15/21



NEW ALBANY PRESBYTERIAN CHURCH (NAPC)

NEW CHURCH FACILITY AT DUBLIN-GRANVILLE ROAD AND HARLEM ROAD

NARRATIVE OF DESIGN CHANGES IN REPSONSE TO THE ARCHITECTURAL REVIEW BOARD MEETING COMMENTS OF OCTOBER 11, 2021.

October 15, 2021

The following are changes that have been made to the project based on comments from the board and project neighbors from the first Architectural Review Board meeting.

NAPC has withdrawn the landscape waivers for the parking lot screening, the west property line screening and Harlem road street tree requirement. We will meet these requirements as reflected in the revised plans.

Landscaping

1. We have added evergreen screening to the western border at the bio-detention basin.
2. As noted on the plans, we have increased the screening of the parking lot to all sides meeting the requirements of the code including the west, south and completing the east side with screening at the south end of the church next to the future playground area.
3. We have added street trees to Harlem Road along the walking path.
4. We have added a mix of evergreen trees and flowering trees which have been located informally toward the end of the driveway of Mrs. Taylor's house to enhance the view into the site.
5. We have added headlight screening at the Harlem Road entry to further protect sweeping headlights for the east side neighbors.
6. We have added an additional 40' of 75% density 10' high screening to the buffer zone at the western end of the southeast neighbor's north border to further screen the dumpster enclosure and any sweeping headlights turning into the exit drive. The dumpster enclosure itself meets code requirements and we have added landscape screening around it.
7. It should be noted that the vast majority of church traffic will be during daylight hours.
8. South, Southeast, Southwest and Harlem Road 75% density screening necessity to meet code will be determined in the future at occupancy by City Staff and the City Landscape Architect evaluations. The grade in those areas are 2½ to 4' above the parking lot and will enhance the screening that we are providing at the parking lot edge.

Site

1. The Northern entry at Dublin Granville Road is in axis with Administration wing centerline. The drive was shown as slightly angled entering the site. We have straightened the entry road so the axis is better defined as shown on the architectural site plan.
2. An early site plan diagram showed a structure at the rear of the site. It was a test fit for a potential multi-purpose building. It is shown within the original site plan in the ARB submittal which has since changed dramatically. It is not requested in this application and if ever desired, we will follow the necessary approval process with NACO and the City of New Albany.
3. The Parking count does exceed the code *minimum* for churches but by no means is an exorbitant count. There is not an issue with exceeding the code minimum. The Church does need additional parking for special events especially around holidays. We would rather they use paved parking which is safer and controlled, than park along a drive aisle or park along the road.

Architecture

1. At the South elevation, we have increased the column width. The columns are square which has an affect on the apparent thickness as viewed at an angle.
2. Engaged pilasters were added behind each column on the south wall.
3. Water tables and stone plinths were added around the perimeter of the church at the previous board-and-batten areas.
4. The board-and-batten was eliminated in the pediment and revised to be a smooth panel.
5. At the north elevation, the Cupola was shifted further back to be on center with the east/west gable.
6. At the north elevation, panels were added below the window breaking the horizontal stone plinth and enhancing the look of a "front door".
7. The Administration wing was shifted north to be on center with the narthex mass and aligns the smaller cupola with the Narthex centerline.
8. We have continued the window trim detail from the north elevation to the side of the sanctuary for consistency in 4 sided architecture.

Lighting

1. Parking lot lighting is of a normal parking height, has cut off fixtures and produces zero foot-candles at the property line.
2. Parking lot lighting will have a control feature as requested; most likely timers or motion detectors, photocell or another control device yet to be determined, unless restricted by egress requirements.
3. The wall sconces use 4 – 60 watt maximum candelabra bulbs which is common for residential lighting. They are screened by all the surrounding site landscape on the residential borders.
4. The cross on the north elevation is designed to be a halo lighting effect and not a backlit cross. It is intended to be kept at an appropriate level, being softer and more subtle than bright and intense. This can also be on a control system to be determined.
5. Lighting in Cupolas are intended to be soft lights and not beacons and will be put on a control device.

Thank you for your consideration.

NEW ALBANY PRESBYTERIAN CHURCH (NAPC)

NEW CHURCH FACILITY AT DUBLIN-GRANVILLE ROAD AND HARLEM ROAD

Project History

The following is a brief description of the background of the project and the changes the Church (NAPC) has made to accommodate neighbors and New Albany.

In December of 2019 NAPC started working with M&A and Brian Kent Jones on the design of the site and building. Careful consideration was given to the New Albany Strategic Plan during the design. The site is a main entrance to the city, a Village Gateway (strategic plan pg 130). According to the city's strategic plan "Gateways are important in defining the arrival into New Albany from the surrounding communities. They set the tone from the community". Gateways are achieved through roadway character, vistas, natural features, a "green" moment. With this in mind the design team recommend that the green space along Dublin Granville Road be maintained as an entrance to the city and that there be dual entrances for the church on Harlem Road.

The city of New Albany requested that NAPC perform a traffic study. The study was completed by Carpenter Marty on a Sunday in February of 2020. Dual entrances on Harlem Road and Dublin Granville/Harlem Road entrances were evaluated. The study confirmed that there was little difference between the two options and supported two entrances on Harlem Road.

In December of 2020 the church reached out to every Harlem Road neighbor with an adjoining property to the east and south. Six of the seven neighbors agreed to a meeting: Park, Morgan, Haldeman, Banchevsky, Farber, Hoffman. (Plan presented - Exhibit B). The plan included a double entrance on Harlem Road to maintain the park like setting on Dublin-Granville. Parking was designed on the east of the building with a landscape buffer to shield parking from view. The plan allowed the church to fully utilize the property and for the main entrance to present itself immediately upon entering the property.

At that time, several neighbors opposed the construction regardless of its allowed zoning use. A letter was sent from the Harlem Road neighbors to the church following the meeting with a list of requests. (Harlem Road Requests – Exhibit C). The neighbors requested:

1. Build NAPC's primary access on Dublin-Granville Road
2. Limited Access on Harlem Road
3. Relocate parking lot to the west of the property (If not possible to relocate parking, increases setback with enhanced landscaping)
4. Phased tree removal
5. Preservation of landmark trees
6. Keep Mrs. Taylor's home

In response to their concerns, and with the guidance of the New Albany Planning and Zoning Department, NAPC spent over 4 months redesigning the entire site and building to accommodate the neighbor's request.

Primary Access at Dublin-Granville Road/Limited Access on Harlem Road

1. A new main entry is now located at the west intersection of Dublin-Granville Road. The Dublin-Granville entrance will be a signaled intersection with a dual exit to allow for maximum flow of traffic onto Dublin Granville.
2. NAPC reduced the number of access points on Harlem Road to one secondary entrance.

Relocate parking lot to the west of the property

1. NAPC relocated the parking to an area behind the church and further into the center of the site. This results in the parking lot being approximately 255' from Harlem Road and it is partially screened with two groves of mature trees that were saved.
2. NAPC repositioned and reconfigured the church from the eastern portion of the site towards the central area of the site.
3. The building is set back from Dublin-Granville road further than required to create green space upon entering New Albany from the west.
4. The Harlem Road access will have curved drive through the existing trees to further screen the parking lot.

Phased tree removal/Preservation of landmark trees

1. NAPC was very diligent saving as many trees as possible on the site. NAPC has left trees and natural undergrowth in place to provide a natural buffer zone between the church and the residential neighbors. A 80' buffer of trees was saved on the south side of the property, adjoining the Haldeman's. A 80' tree buffer was preserved on the southwest portion of the property, adjoining the Romanelli & Hughes development, with the exception of the where bio retention pond is required (and is adjacent to the Romanelli and Hughes retention pond). A 40' buffer of trees was preserved on the southeast portion of the property, adjoining the properties of Rife/Hoffman and Morgan. Approximately 150-200' (varies) of trees were preserved on the east side of the property between the parking lot/building and Harlem Road.(Tree clearing plan-Exhibit D) The current tree line that is being maintained by NAPC along the property far exceeds the city requirements for screening required in Section 117.05(b-c). (Photos – Exhibit E) The church saved over 360 trees and are adding an additional 30 trees to the parking lot islands and along Dublin -Granville Road. As budget allows, additional landscape features may be added in the future.
2. NAPC is adding the signature New Albany white fencing and adding to the leisure trail, connecting the trail to the exiting trails of Dublin-Granville Road on the west and Harlem Road on the east.

Maintain Mrs. Taylors house

1. The current plan is to keep and maintain Mrs. Taylor home.
2. Retaining Mrs. Taylor's house provides additional screening between the church building/parking and the homes on Harlem Road.
3. Keeping Mrs. Taylor's home also maintains the residential feel that the neighbors desired.





The impact of the above changes results in additional costs to NAPC and restricts the church's ability to fully utilize the property as they had originally planned.

1. The redesign has delayed the project by over 6 months and increased the design and engineering fees for the church.
2. The church had planned on a significantly larger outdoor area to the west and south but the move to relocate the church and the parking further into the site has reduced that opportunity. The adjacency of the building and green space in the original design allowed for children's play space to be safely away from the parking lot and for formal and informal outdoor worship space to be easily accessible to the building. The redesign requires the building to be surrounded by road and parking lot.
3. The original design was more streamlined. Relocating the church on the property does not allow for the same design and has increased the cost of the project.
4. The new design requires additional frontage on Dublin Granville Road, requiring more architectural details and an increased cost to the project.
5. Relocated main entry of church building from the eastern face to the south face creates a "hidden" main entry which did not occur with the original site scheme.
6. Moving the entry from Harlem to Dublin-Granville has increased the amount of drive required to access the site and therefore added cost.
7. The utility runs including fire from Harlem and Dublin-Granville are longer and have increased the project costs.
8. Selectively saving trees to maintain as many mature trees on the property as possible increased the cost of tree removal.

Thank you.

September 14, 2021

Jeff Heffner
M+A Architects
775 Yard Street Suite 325
Columbus OH 43214

Via Email to: jeffh@ma-architects.com

**Re: Preliminary Design Review – Amended
New Albany Presbyterian Church
New Albany, Ohio**

Jeff,

The New Albany Company's Architectural Review Committee ("ARC") has completed its Preliminary Design Review of the New Albany Presbyterian Church located at the southwest corner of Dublin Granville and Harlem Roads.

The plans reviewed included the following (collectively the "Plans")

- i. Site Civil Plans prepared by Osborn Engineering dated 06/10/21, including a site plan, utility plan and grading plan (Exhibit A).
- ii. Building Elevations and materials specifications prepared by M+A Architects dated 08/12/21 (Exhibit B).
- iii. Landscape Plan prepared by POD Design dated 08/11/21 (Exhibit C).

The ARC's comments to the Plans are set forth below and on the enclosed Exhibits A through C.

- I. Site Civil Plans** (Exhibit A): The Site Civil Plans are approved as submitted.
- II. Building Elevations and Material Specifications** (Exhibit B): The building elevations and material specifications are approved as submitted subject to the following condition:
 - i. While a stone veneer is acceptable, the sample provided is not approved. Please provide an alternative including mortar selection.
- III. Landscape Plan** (Exhibit C): A full landscape plan will be required for final approval. Please submit when complete.

- IV. Signage Plan**: A complete signage plan, including ground mounted, building mounted, and directional signage must be submitted for review and approval. Note internally illuminated signs are not permitted.
- V. Exterior Lighting Plans**: The photometric plan and exterior light fixture specifications must be submitted for review and approval.

This concludes the ARC's comments to the Preliminary Review of the Plans as submitted. *Please note, the approvals set forth above are subject to the specific conditions set forth herein, including but not limited to complete submittal packages. All conditions, including but not limited to additional Plan submissions, must be addressed before Final Design Review Approval will be issued.*

The ARC's approval of the Plans and any associated conditions does not release the Applicant from its obligation to obtain all required governmental approvals. If the Applicant is unable to modify the Plans as noted above due to conflicts with any governmental agency's requirements, Applicant must notify the ARC of such conflicts.

Thank you for your cooperation. Please feel free to call should you have any questions.

Sincerely,



Tom Rubcy
Chairman, Architectural Review Committee

cc: ARC File

NEW ALBANY PRESBYTERIAN CHURCH (NAPC)

NEW CHURCH FACILITY AT DUBLIN-GRANVILLE ROAD AND HARLEM ROAD

WAIVER REQUESTS

September 30, 2021



The following are waiver requests respectfully submitted for the Architectural Review Board to consider for the new New Albany Presbyterian Church located at the corner of Harlem Road and Dublin-Granville road on the west edge of New Albany.

Landscaping

In general, our requests for Landscape waivers are due to our existing wooded site which has many of the intended requirements of the code that are satisfied by the existing conditions of the lot. We have maintained the wooded nature of the lot that has boundaries to the New Albany residences.

1. C.O. section 1171.06(b) requires a 3.5' hedge or screen for parking lots that are adjacent to primary streets and residential areas. We will meet this requirement on the east and southeast corners of the parking lot. However, we request a waiver for the south edge of the parking lot. The intent of the screening is primarily for headlight shielding and visual screening of parked cars from residential properties. Please reference the Civil Site Plan C-102 AND Exhibit D Tree Clearing Plan. At the south condition of our site, we have maintained an existing 80' deep tree line and have not removed the underbrush creating a screen between the properties. The grade of the south property line is itself 4 feet to 2.5 feet above the parking surface creating its own screen. The edge of the property is also 300' away from the parking lot. The combination of an 80' buffer of trees filled underbrush and the rise in grade would satisfy the intent of the code.
2. We also request a variance for parking lot screening for the west side of the lot as this boundary is adjacent to the City of Columbus and the majority of that area is a retention basin in the City of Columbus. Please reference the Civil Site Plan C-102. Since it is a retention pond and it is in the city of Columbus, please consider that the code intent of screening the view of parked cars and headlights for a retention basin should not apply to this condition.
3. C.O. Section 1171.05(c) requires a 25' buffer zone next to residential use meeting 75% opaqueness in during full foliage and ten feet high in 5 years. We are requesting a variance for the west side of the property adjoining the City of Columbus and the retention pond on the Columbus side. Since it is a retention pond and it is in the city of Columbus, please consider that the code intent of screening the view of parked cars and headlights for a retention basin should not apply to this condition. Please reference the Civil Site Plan C-102.
4. C.O. 1171.04(a) requires street trees, 1 every 30', along Dublin- Granville Road and Harlem Road. We will provide street trees per code for Dublin-Granville

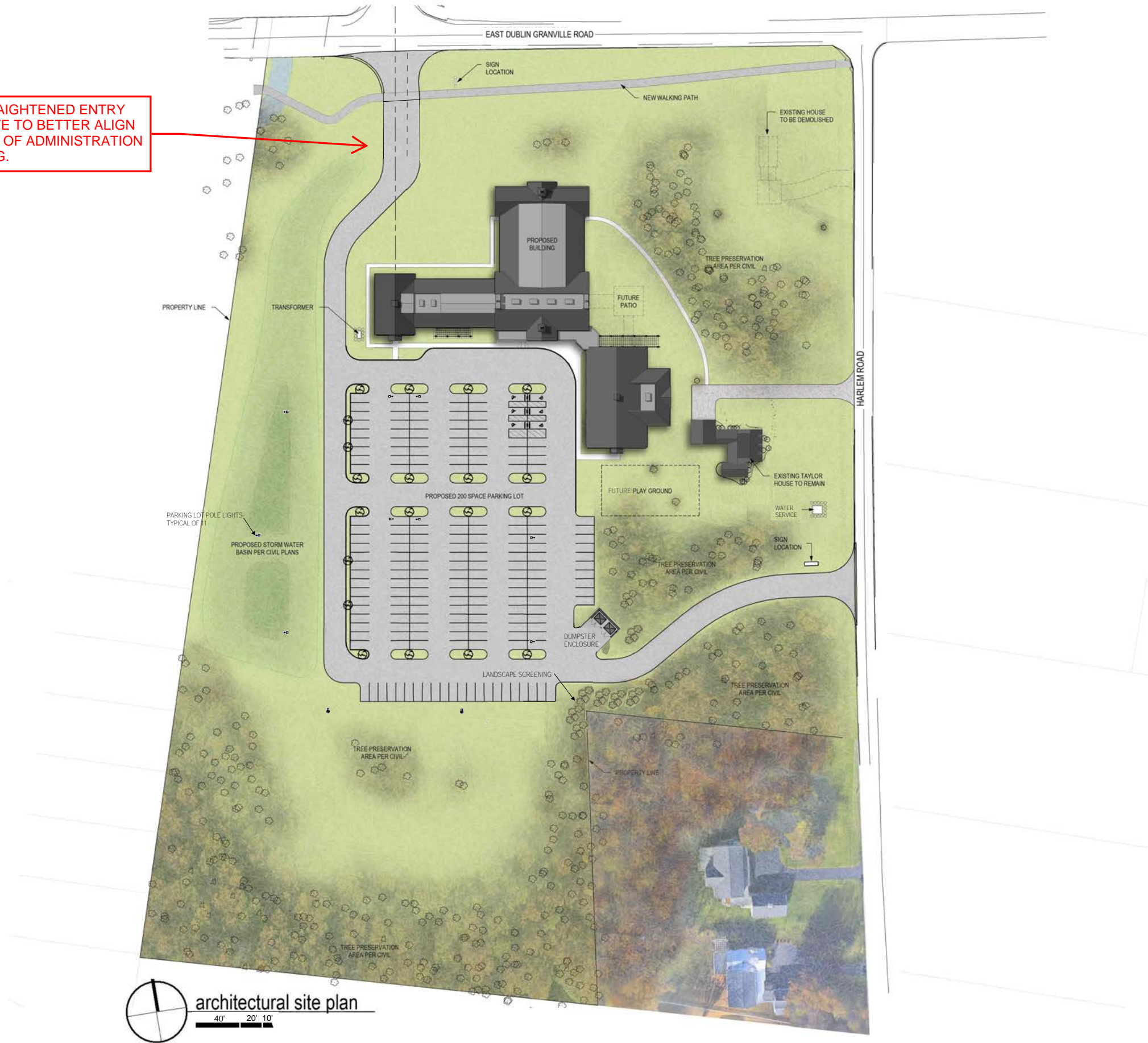
Road but request a waiver for Harlem Road street trees. Please reference Exhibit D Tree Clearing Plan. The existing Harlem Road trees have been preserved on the east side of the property and remains essentially unchanged except for adding the 22-foot-wide drive exit, removing dead trees and clearing the underbrush of the northern part of the property. This results in the existing mature tree line remaining in its natural state as it has been for years, per neighbor requests. It would seem unnecessary to add street trees to an already tree lined street. Please consider that the existing wooded lot meets the intent of street trees.

Architecture

1. New Albany Design Guidelines and Requirements Section 8 III requires entrances shall be oriented toward primary streets and be of distinctive character. We request a waiver of providing an actual entrance on the north elevation and have provided an alternate design that still reflects a distinctive design element that reflects the importance of the Church, much as the front door does for many buildings. The design has also been accepted by The New Albany Company. Originally the church was oriented towards Harlem Road and had its front door facing Harlem road. Please reference Exhibit B. When the parking was relocated to the west and behind the church per neighbor requests, the "front door" moved with it.

Thank you for your consideration.

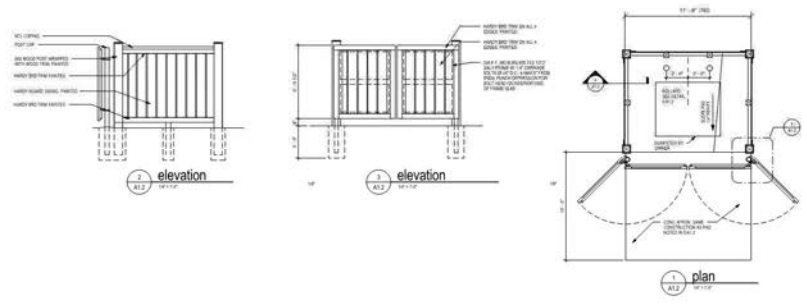
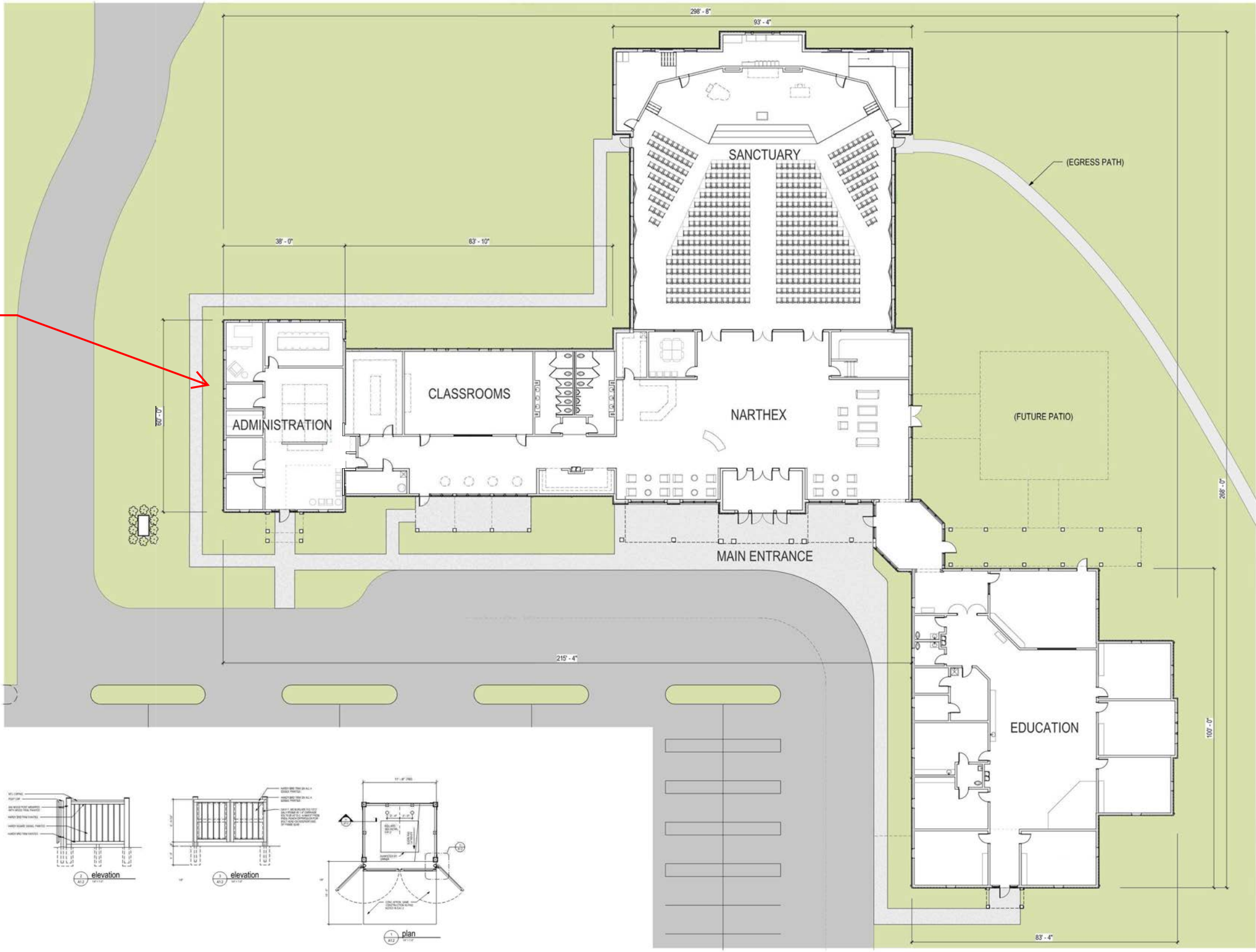
STRAIGHTENED ENTRY
DRIVE TO BETTER ALIGN
AXIS OF ADMINISTRATION
WING.



NEW ALBANY PRESBYTERIAN CHURCH

SITE PLAN

SHIFTED ADMINISTRATIVE WING NORTH TO CENTER ON NARTHEX MASS



DUMPSTER ENCLOSURE



NEW ALBANY PRESBYTERIAN CHURCH

FLOOR PLAN

ma architects

2019.339
09/01/21 REV 09/30/21
02 REV 10/15/21



UPDATED RENDERING REFLECTING STONE PLINTH,
SHIFTED CUPOLA AND PANELS BELOW FRONT WINDOW.

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NEW ALBANY PRESBYTERIAN CHURCH

3D VIEW - FROM NORTHWEST

m+a architects

2019.339
09/01/21 REV 09/30/21
03 REV 10/15/21



ADDED PANELS BELOW WINDOW BREAKING
HORIZONTAL WATER TABLE AND PLINTH TO
REINFORCE "MAIN ENTRY" FEEL

CUPOLA HAS BEEN
CENTERED ON FRONT AND
SIDE GABLE RIDGE LINES

WINDOW TRIM MATCHES
FRONT ELEVATION

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NEW ALBANY PRESBYTERIAN CHURCH

EVENING PERSPECTIVE - FROM NORTHWEST

m+a architects

2019.339
09/09/21 REV 09/30/21
05 REV 10/15/21



STONE PLINTH ADDED THROUGHOUT, COLUMNS THICKENED, ENGAGED PILASTERS ADDED.



NEW ALBANY PRESBYTERIAN CHURCH

3D VIEW - FROM SOUTHWEST



STONE PLINTH AND WATER
TABLE HAS BEEN ADDED
TO THE ENTIRE CHURCH.

WINDOW TRIM MATCHES
FRONT ELEVATION

CUPOLA HAS BEEN
CENTERED ON FRONT AND
SIDE GABLE RIDGE LINES.



NEW ALBANY PRESBYTERIAN CHURCH

3D VIEW - FROM NORTHEAST



ADDED PANELS BELOW WINDOW BREAKING
HORIZONTAL WATER TABLE AND PLINTH TO
REINFORCE "MAIN ENTRY" FEEL

NORTH ELEVATION

STONE PLINTH AND WATER
TABLE HAS BEEN ADDED
TO THE ENTIRE CHURCH.

CUPOLA HAS BEEN
CENTERED ON FRONT AND
SIDE GABLE RIDGE LINES.



STONE PLINTH AND WATER
TABLE HAS BEEN ADDED
TO THE ENTIRE CHURCH.

EAST ELEVATION

WINDOW TRIM MATCHES
FRONT ELEVATION

NEW ALBANY PRESBYTERIAN CHURCH

BUILDING ELEVATIONS



STONE PLINTH AND WATER TABLE HAS BEEN ADDED TO THE ENTIRE CHURCH.

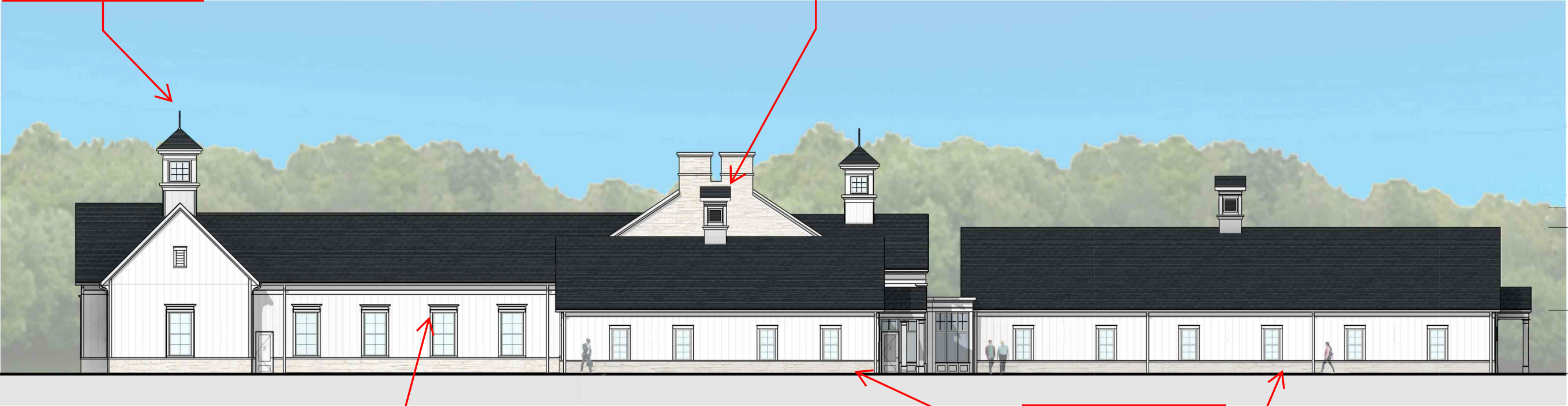
SOUTH ELEVATION

THICKER COLUMNS WITH ADDED ENGAGED PILASTERS

STONE PLINTH AND WATER TABLE HAS BEEN ADDED TO THE ENTIRE CHURCH.

CUPOLA HAS BEEN CENTERED ON FRONT AND SIDE GABLE RIDGE LINES.

CUPOLA HAS BEEN CENTERED ON NARTHEX MASS



WINDOW TRIM MATCHES FRONT ELEVATION

WEST ELEVATION

STONE PLINTH AND WATER TABLE HAS BEEN ADDED TO THE ENTIRE CHURCH.



NEW ALBANY PRESBYTERIAN CHURCH

BUILDING ELEVATIONS



1 Board and Batten Siding



2 Dimensional Singles



3 Manufactured Stone Veneer
(As approved by NACO)

4 White Aluminum-clad Wood Windows
With Simulated Divided Lites

5 White Aluminum Storefront
With Exterior Applied Mullions



CUPOLA
137' - 5"

ROOF -
EDUCATION
127' - 9"

SOUTH ELEVATION

8' 4' 2'



ROOF -
EDUCATION
127' - 9"

BEARING 1
112' - 0"

FIRST FLOOR
100' - 0"

WEST ELEVATION

8' 4' 2'



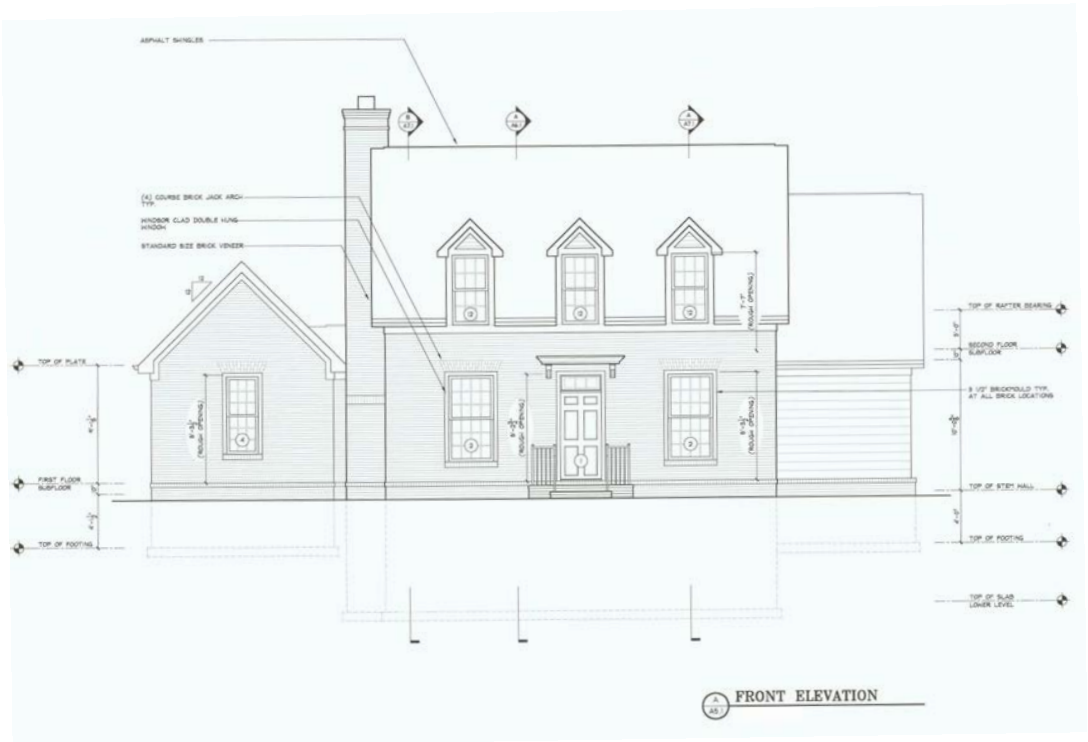
NEW ALBANY PRESBYTERIAN CHURCH

ALTERNATE BUILDING ELEVATIONS - WITHOUT ADMIN.



NEW ALBANY PRESBYTERIAN CHURCH

ALTERNATE 3D VIEW - WITHOUT ADMIN.



PLANT LIST				
SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES				
AC FR	Acer x freemanii Jeffer's Red Autumn Blaze Maple	3" Cal.	B&B	
CO KO	Cornus kousa Kousa Dogwood	3" Cal.	B&B	
GL TR	Gleditsia triacanthos var. inermis 'Skycole' Skyline Honeylocust™	3" Cal.	B&B	
LI ST	Liquidambar styraciflua 'Rotundiloba' Fruitless Sweetgum	3" Cal.	B&B	
QU IM	Quercus imbricaria Shingle Oak	3" Cal.	B&B	
EVERGREEN TREES				
AB CO	Abies concolor White Fir	PER PLAN	B&B	
PI AB	Picea abies Norway Spruce	PER PLAN	B&B	
PI OM	Picea omorika Serbian Spruce	PER PLAN	B&B	
TS CA	Tsuga canadensis Canadian Hemlock	PER PLAN	B&B	
SHRUBS				
JU HC	Juniperus chinensis 'Hetzii Columnaris' Green Columnar Juniper	6' ht.	B&B	
JU SG	Juniperus chinensis 'Sea Green' Sea Green Juniper	24" ht.	B&B	

SITE DATA

TOTAL SITE AREA: ±12.3 AC
ZONING: AGRICULTURE

1167.05(c) OFF-STREET PARKING
1 SPACE PER 3 SEATS IN MAIN AUDITORIUM
REQUIRED: 460 SEATS / 3 = 154 SPACES REQ.
PROVIDED: 196 SPACES (PER CIVIL PLANS)

1171.04: STREET TREE REQUIREMENTS
REQUIRED: DECIDUOUS TREES PLANTED ALONG ROADWAYS AT 30'-0" O.C. AND OUTSIDE OF 25' VIEW TRIANGLES
E. DUBLIN GRANVILLE RD REQUIRED: 590 LF / 30' = 20
E. DUBLIN GRANVILLE RD PROVIDED: 15 (5 ADDITIONAL TREES PROVIDED AT WESTERN PROPERTY LINE)

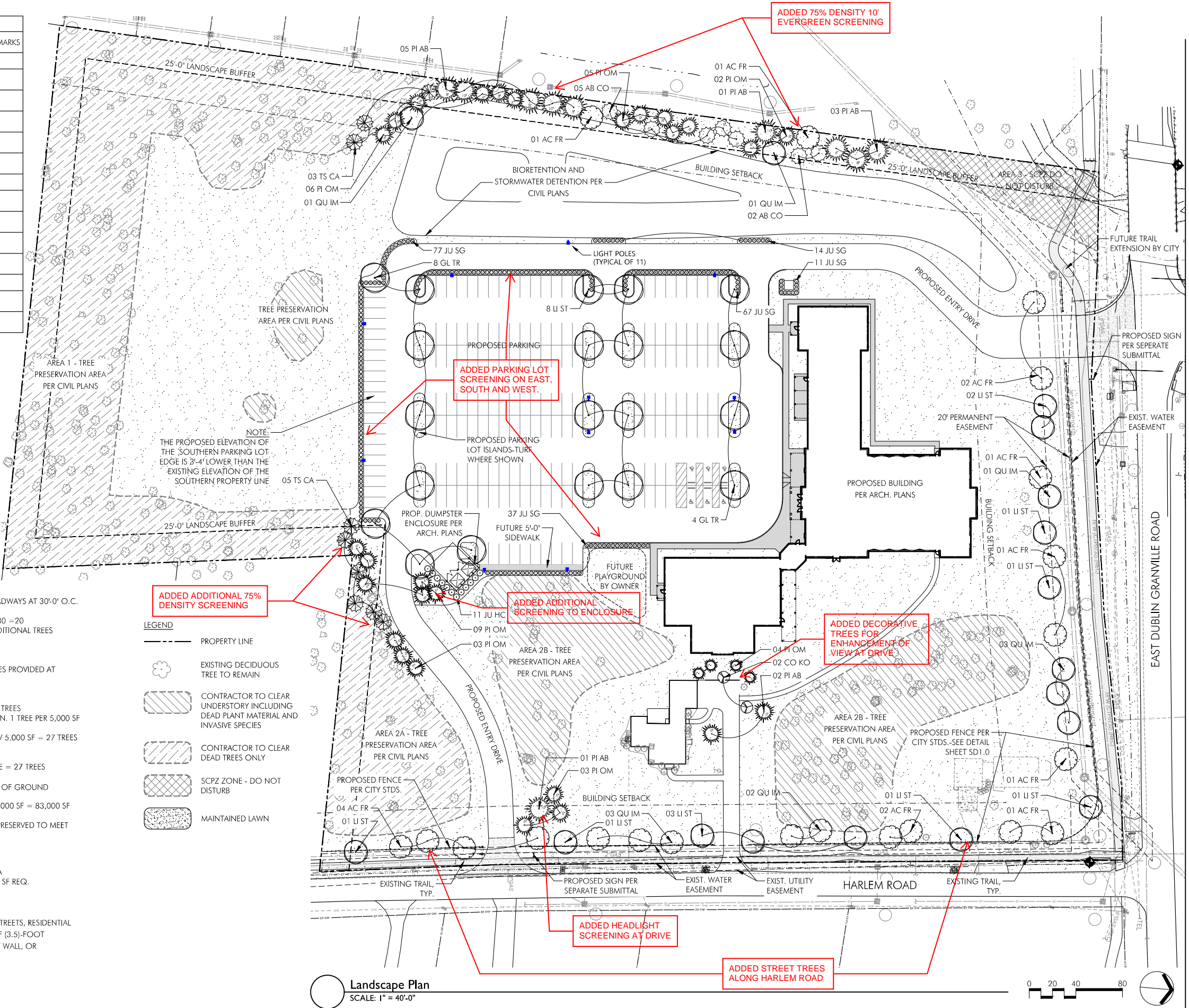
HARLEM RD REQUIRED: 690 LF / 30' = 23
HARLEM RD PROVIDED: 19 (4 ADDITIONAL TREES PROVIDED AT WESTERN PROPERTY LINE)

1171.05(e)(3): LANDSCAPING SCREENING, MINIMUM TREES OVER 50,000 SF OF TOTAL GROUND COVERAGE, MIN. 1 TREE PER 5,000 SF OF GROUND COVERAGE
REQUIRED: 133,000 SF TOTAL GROUND COVERAGE / 5,000 SF = 27 TREES
+ 25 TOTAL CALIPER INCHES OF TREE PLANTING
REQUIRED: 25 TOTAL CALIPER IN. / 3 CAL IN. PER TREE = 27 TREES
+ 1/2 INCH CALIPER PER EVERY 4,000 SF OVER 50,000 SF OF GROUND COVERAGE
REQUIRED: 133,000 SF TOTAL GROUND COVER - 50,000 SF = 83,000 SF
83,000 SF / 4,000 SF = 21 TREES
PROVIDED: +/- 389 EXISTING TREES ON SITE BEING PRESERVED TO MEET THE REQUIREMENTS OF THIS SECTION

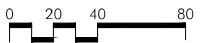
1171.06 (2): PARKING LOT LANDSCAPING
5 SF OF LANDSCAPING PER 100 SF OF PARKING AREA
REQUIRED: 85,362 SF / 100 = 853.62 SF x 5 = 4,268 SF REQ.
PROVIDED: 6,165 SF

1171.06 (b): PARKING LOT SCREENING
PARKING LOTS SHALL BE SCREENED FROM PRIMARY STREETS, RESIDENTIAL AREAS, AND OPEN SPACE BY A THREE AND ONE-HALF (3.5)-FOOT MINIMUM HEIGHT EVERGREEN HEDGE OR MASONRY WALL, OR COMBINATION OF WALL AND PLANTINGS.

1171.06 (3): PARKING LOT TREES
1 TREE REQUIRED PER 10 PARKING SPACES
REQUIRED: (196 SPACES / 10 = 20) 20 TREES REQ.
PROVIDED: 20 TREES



Landscape Plan
SCALE: 1" = 40'-0"



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

**New Albany
Presbyterian
Church**

New Albany, Ohio



Prepared For

M+A Architects
775 Yard Street, 325
Columbus, OH 43212

Project Info

Project # 20079
Date 09/29/2021
By JW
Scale As Shown

Revisions

ARB Submittal #2 10/15/2021

Sheet Title

**LANDSCAPE
PLAN**

Sheet #

L1.0



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
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p 614.360.3066

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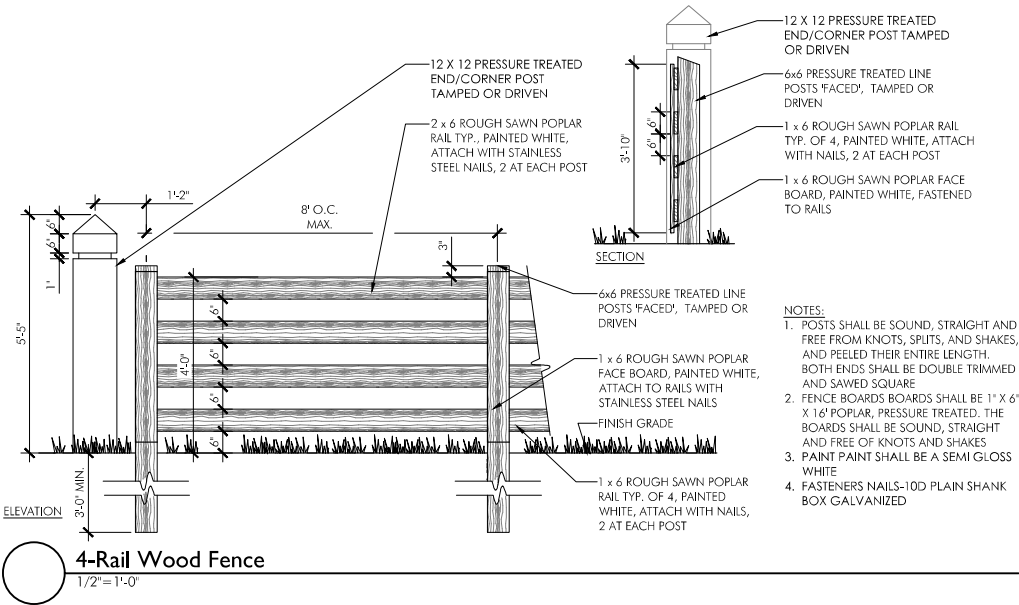
ARB Submittal #2 10/15/2021

Sheet Title

SITE DETAILS

Sheet #

SD1.0



PLANT LIST				
SYMBOL	BOTANICAL & COMMON NAMES	SIZE	COND.	REMARKS
DECIDUOUS TREES				
AC FR	Acer x freemanii Jeffer's Red Autumn Blaze Maple	3" Cal.	B&B	
GL TR	Gleditsia triacanthos var. inermis 'Skycole' Skyline Honeylocust™	3" Cal.	B&B	
LI ST	Liquidambar styraciflua 'Rotundiloba' Fruitless Sweetgum	3" Cal.	B&B	
EVERGREEN TREES				
PI OM	Picea omorika Serbian Spruce	6' ht.	B&B	
SHRUBS				
JU HC	Juniperus chinensis 'Hetzii Columnaris' Green Columnar Juniper	6' ht.	B&B	
JU SG	Juniperus chinensis 'Sea Green' Sea Green Juniper	18" ht.	B&B	

SITE DATA
TOTAL SITE AREA: ±12.3 AC
ZONING: AGRICULTURE

1167.05(c) OFF-STREET PARKING
1 SPACE PER 3 SEATS IN MAIN AUDITORIUM
REQUIRED: 460 SEATS / 3 = 154 SPACES REQ.
PROVIDED: 196 SPACES (PER CIVIL PLANS)

1171.04: STREET TREE REQUIREMENTS
REQUIRED: DECIDUOUS TREES PLANTED ALONG ROADWAYS AT 30'-0" O.C. AND OUTSIDE OF 25' VIEW TRIANGLES
PROVIDED: E. DUBLIN GRANVILLE RD. = 15 TREES AT 30'-0" O.C.
HARLEM RD. = SEE WAIVER REQUEST PROVIDED BY OWNER

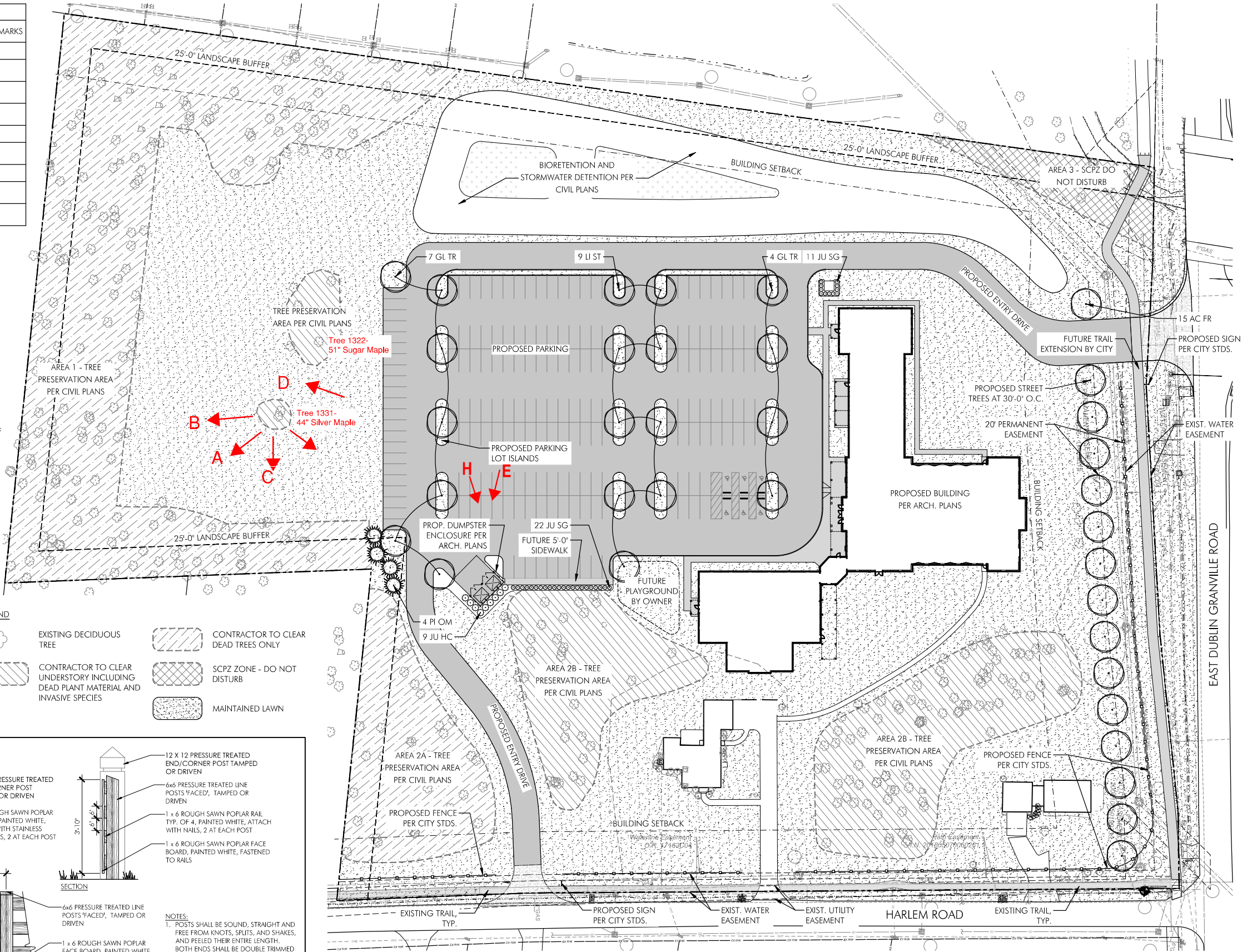
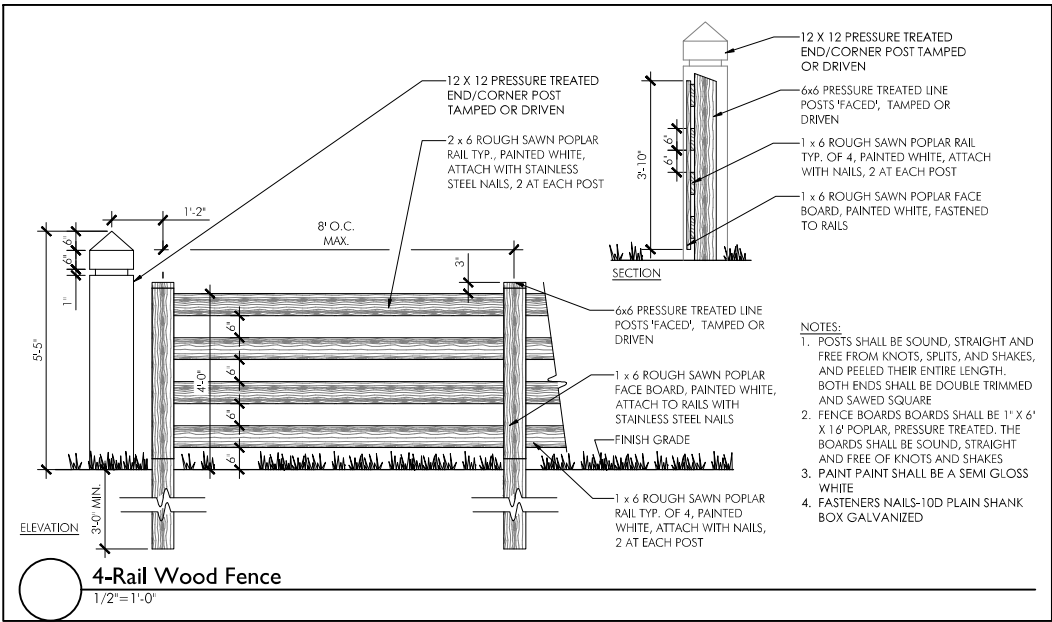
1171.05(e)(3): LANDSCAPING SCREENING, MINIMUM TREES
OVER 50,000 SF OF TOTAL GROUND COVERAGE, MIN. 1 TREE PER 5,000 SF OF GROUND COVERAGE
REQUIRED: 133,000 SF TOTAL GROUND COVERAGE / 5,000 SF = 27 TREES +
25 TOTAL CALIPER INCHES OF TREE PLANTING
REQUIRED: 25 TOTAL CALIPER IN. / 3 CAL IN. PER TREE = 27 TREES +
1/2 INCH CALIPER PER EVERY 4,000 SF OVER 50,000 SF OF GROUND COVERAGE
REQUIRED: 133,000 SF TOTAL GROUND COVER - 50,000 SF = 83,000 SF
83,000 SF / 4,000 SF = 21 TREES
PROVIDED: +/- 389 EXISTING TREES ON SITE BEING PRESERVED TO MEET THE REQUIREMENTS OF THIS SECTION

1171.06 (2): PARKING LOT LANDSCAPING
5 SF OF LANDSCAPING PER 100 SF OF PARKING AREA
REQUIRED: 85,362 SF / 100 = 853.62 SF x 5 = 4,268 SF REQ.
PROVIDED: 6,165 SF

1171.06 (3): PARKING AREA TREES
1 TREE REQUIRED PER 10 PARKING SPACES
REQUIRED: (196 SPACES / 10 = 20) 20 TREES REQ.
PROVIDED: 20 TREES

LEGEND

	EXISTING DECIDUOUS TREE		CONTRACTOR TO CLEAR DEAD TREES ONLY
	CONTRACTOR TO CLEAR UNDERSTORY INCLUDING DEAD PLANT MATERIAL AND INVASIVE SPECIES		SCPZ ZONE - DO NOT DISTURB
			MAINTAINED LAWN



Landscape Plan
SCALE: 1" = 40'-0"



Columbus
100 Northwoods Blvd, Ste A
Columbus, Ohio 43235
p 614.255.3399

Cincinnati
20 Village Square, Floor 3
Cincinnati, Ohio 45246
p 614.360.3066

PODdesign.net

Project Name

**New Albany
Presbyterian
Church**

New Albany, Ohio



Prepared For

M+A Architects
775 Yard Street, 325
Columbus, OH 43212

Project Info

Project # 20079
Date 09/29/2021
By JW
Scale As Shown

Revisions

Sheet Title

**EXHIBIT D -
Tree Clearing
Photo Key Plan**

Sheet #

L1.0

Tree 1331 is a 44" Sugar Maple and 1332 is a 51" Sugar Maple just south of the parking lot. Location identified on Tree Clearing Plan (Exhibit D). Photos taken 8/25/21



VIEW A

View of Rife/Hoffman property and Haldeman property with tree 1331 at back



VIEW B

View of Haldeman property and Romanelli development with tree 1331 at back



VIEW C

View of Morgan's property with tree 1331 at back







VIEW D

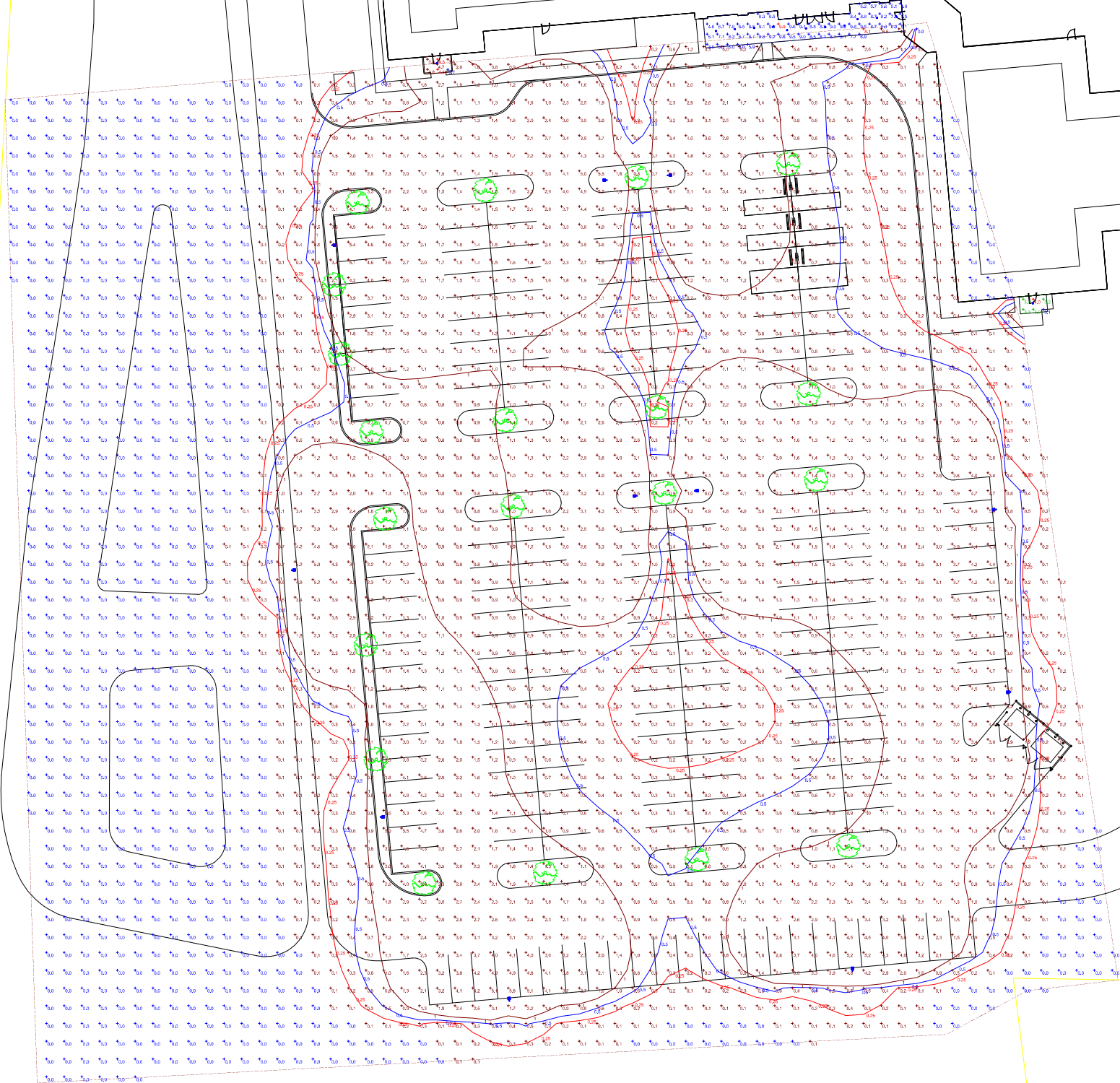
View between tree 1331 and 1332 south toward Haldeman property and Romanelli development



Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Parking Lot	+	1.0 fc	8.1 fc	0.0 fc	N/A	N/A
Left Entrance Canopy	+	4.0 fc	4.5 fc	3.7 fc	1.2:1	1.1:1
Main Entrance Canopy	+	7.6 fc	9.9 fc	3.9 fc	2.5:1	1.9:1
Right Entrance Canopy	+	3.5 fc	4.0 fc	3.1 fc	1.3:1	1.1:1

Schedule										
Symbol	Label	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Light Loss Factor	Wattage	Plot
	A		11	COOPER LIGHTING SOLUTIONS - MCGRAW-HILL (FORMERLY EATON)	GLEON-SAC3C-730-U-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (3) 70 CHL, 3000K, 1059mA LIGHTSQUARES WITH 16 LEES EACH AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	48	0.91	166	 Max: 10672cd
	B		13	SIGNIFY LIGHTING - LIGHTOLIER	PRADJ30835CL210U	LYTEPROFILE 6 INCH ROUND	1	0.91	30.3	 Max: 1400cd



Ordering Information

SAMPLE NUMBER: GLEON-SA4C-740-U-T4FT-GM

19' HIGH POLE ON TOP OF A 3' HIGH CONCRETE POLE BASE.
TOTAL HEIGHT TO TOP OF LIGHT FIXTURE 22'.

Product Family ^{1,2}	Light Engine		Color Temperature	Voltage	Distribution	Mounting	Finish
	Configuration	Drive Current					
GLEON=Galleon	SA1=1 Square SA2=2 Squares SA3=3 Squares SA4=4 Squares SA5=5 Squares ⁴ SA6=6 Squares SA7=7 Squares ⁵ SA8=8 Squares ⁵ SA9=9 Squares ⁶ SA0=10 Squares ⁶	A=600mA B=800mA C=1000mA ¹⁶ D=1200mA ¹⁶	722=70CRI, 2200K 727=70CRI, 2700K 730=70CRI, 3000K 735=70CRI, 3500K 740=70CRI, 4000K 750=70CRI, 5000K 760=70CRI, 6000K 827=80CRI, 2700K 830=80CRI, 3000K AMB=Amber, 590nm ^{14, 16}	U=120-277V 1=120V 2=208V 3=240V 4=277V 8=480V ^{7, 8} 9=347V ⁷	T2=Type II T2R=Type II Roadway T3=Type III T3R=Type III Roadway T4FT=Type IV Forward Throw T4W=Type IV Wide 5NQ=Type V Narrow 5MQ=Type V Square Medium 5WQ=Type V Square Wide SL2=Type II w/Spill Control SL3=Type III w/Spill Control SL4=Type IV w/Spill Control SLT=90° Spill Light Eliminator Left SLR=90° Spill Light Eliminator Right RW=Rectangular Wide Type I AFL=Automotive Frontline	[Blank]=Arm for Round or Square Pole EA=Extended Arm ⁹ MA=Mast Arm Adapter ¹⁰ WM=Wall Mount QM=Quick Mount Arm (Standard Length) ¹¹ QML=Quick Mount Arm (Standard Length, Large) ¹⁵ QMEA=Quick Mount Arm (Extended Length) ¹²	AP=Grey BZ=Bronze BK=Black DP=Dark Platinum GM=Graphite Metallic WH=White
Options (Add as Suffix)		Controls and Systems Options (Add as Suffix)			Accessories (Order Separately)		
DIM=External 0-10V Dimming Leads ^{19, 20} F=Single Fuse (120, 277 or 347V Specify Voltage) FF=Double Fuse (208, 240 or 480V Specify Voltage) 20K=Series 20kV UL 1449 Surge Protective Device 2L=Two Circuits ^{17, 18} HA=50°C High Ambient HSS=Installed House Side Shield ²⁸ GRSBK=Glare Reducing Shield, Black ²³ GRSWH=Glare Reducing Shield, White ²³ LCF=Light Square Trim Painted to Match Housing ²⁷ MT=Installed Mesh Top TH=Tool-less Door Hardware CC=Coastal Construction finish ³ L90=Optics Rotated 90° Left R90=Optics Rotated 90° Right CE=CE Marking ²⁹ AHD145=After Hours Dim, 5 Hours ²² AHD245=After Hours Dim, 6 Hours ²² AHD255=After Hours Dim, 7 Hours ²² AHD355=After Hours Dim, 8 Hours ²² DALI=DALI Drivers		BPC=Button Type Photocontrol PR=NEMA 3-PIN Photocontrol Receptacle PR7=NEMA 7-PIN Photocontrol Receptacle ²¹ SPB2=Dimming Occupancy Sensor with Bluetooth Interface, 8' - 20' Mounting ³⁴ SPB4=Dimming Occupancy Sensor with Bluetooth Interface, 21' - 40' Mounting ³⁴ MS-L20=Motion Sensor for ON/OFF Operation, 9' - 20' Mounting Height ²⁴ MS-L40W=Motion Sensor for ON/OFF Operation, 21' - 40' Mounting Height ²⁴ MS/X-L20=Bi-Level Motion Sensor, 9' - 20' Mounting Height ^{24, 25} MS/X-L40W=Bi-Level Motion Sensor, 21' - 40' Mounting Height ^{24, 25} MS/DIM-L20=Motion Sensor for Dimming Operation, 9' - 20' Mounting Height ²⁴ MS/DIM-L40W=Motion Sensor for Dimming Operation, 21' - 40' Mounting Height ²⁴ ZW=WaveLinX Module and 4-PIN Receptacle ZD=WaveLinX Module with DALI driver and 4-PIN Receptacle SWPD4XX=WaveLinX Sensor Only, 7'-15' ^{13, 32, 33} SWPD5XX=WaveLinX Sensor Only, 15'-40' ^{13, 32, 33} WOBXX=WaveLinX Sensor with Bluetooth, 7'-15' ^{13, 32} WOFXX=WaveLinX Sensor with Bluetooth, 15'-40' ^{13, 32} LWR-LW=Enlighted Sensor, 8'-16' Mounting Height ²⁶ LWR-LN=Enlighted Sensor, 16'-40' Mounting Height ²⁶ DIM10-MS/DIM-L08=Synapse Occupancy Sensor (<8' Mounting) ¹⁹ DIM10-MS/DIM-L20=Synapse Occupancy Sensor (9'-20' Mounting) ¹⁹ DIM10-MS/DIM-L40=Synapse Occupancy Sensor (21'-40' Mounting) ¹⁹			OA/RA1016=NEMA Photocontrol Multi-Tap - 105-285V OA/RA1027=NEMA Photocontrol - 480V OA/RA1201=NEMA Photocontrol - 347V OA/RA1013=Photocontrol Shorting Cap OA/RA1014=120V Photocontrol MA1252=10kV Surge Module Replacement MA1036-XX=Single Tenon Adapter for 2-3/8" O.D. Tenon MA1037-XX=2@180° Tenon Adapter for 2-3/8" O.D. Tenon MA1197-XX=3@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1188-XX=4@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1189-XX=2@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1190-XX=3@90° Tenon Adapter for 2-3/8" O.D. Tenon MA1191-XX=2@120° Tenon Adapter for 2-3/8" O.D. Tenon MA1038-XX=Single Tenon Adapter for 3-1/2" O.D. Tenon MA1039-XX=2@180° Tenon Adapter for 3-1/2" O.D. Tenon MA1192-XX=3@120° Tenon Adapter for 3-1/2" O.D. Tenon MA1193-XX=4@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1194-XX=2@90° Tenon Adapter for 3-1/2" O.D. Tenon MA1195-XX=3@90° Tenon Adapter for 3-1/2" O.D. Tenon FSIR-100=Wireless Configuration Tool for Occupancy Sensor ²⁴ GLEON-MT1=Field Installed Mesh Top for 1-4 Light Squares GLEON-MT2=Field Installed Mesh Top for 5-6 Light Squares GLEON-MT3=Field Installed Mesh Top for 7-8 Light Squares GLEON-MT4=Field Installed Mesh Top for 9-10 Light Squares GLEON-QM=Quick Mount Arm Kit ¹¹ GLEON-QMEA=Quick Mount Extended Arm Kit ¹² LS/HSS=Field Installed House Side Shield ^{28, 30} LS/GRSBK=Glare Reducing Shield, Black ^{23, 30} LS/GRSWH=Glare Reducing Shield, White ^{23, 30} LS/PFS=Perimeter Shield, Black ¹⁵ WOLC-7P-10A=WaveLinX Outdoor Control Module ^{19, 31} SWPD4-XX=WaveLinX Wireless Sensor, 7'-15' Mounting Height ^{13, 19, 32, 33} SWPD5-XX=WaveLinX Wireless Sensor, 15'-40' Mounting Height ^{13, 19, 32, 33}		

NOTES:
1. Customer is responsible for engineering analysis to confirm pole and fixture compatibility for all applications. Refer to our white paper WP513001EN for additional support information.
2. DesignLights Consortium® Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.
3. Coastal construction finish salt spray tested to over 5,000-hours per ASTM B117, with a scribe rating of 9 per ASTM D1654. Not available with TH option.
4. Not compatible with MS/4-LXX or MS/1-LXX sensors.
5. Not compatible with extended quick mount arm (QMEA).
6. Not compatible with standard quick mount arm (QM) or extended quick mount arm (QMEA).
7. Requires the use of an internal step down transformer when combined with sensor options. Not available with sensor at 1200mA. Not available in combination with the HA high ambient and sensor options at 1A.
8. 480V must utilize Wye system only. Per NEC, not for use with ungrounded systems, impedance grounded systems or corner grounded systems (commonly known as Three Phase Three Wire Delta, Three Phase High Leg Delta and Three Phase Corner Grounded Delta systems.)
9. May be required when two or more luminaires are oriented on a 90° or 120° drilling pattern. Refer to arm mounting requirement table.
10. Factory installed.
11. Maximum 8 light squares.
12. Maximum 6 light squares.
13. Requires ZW or ZD receptacle.
14. Narrow-band 590nm +/- 5nm for wildlife and observatory use. Choose drive current A; supplied at 500mA drive current only. Available with 5WQ, 5MQ, SL2, SL3 and SL4 distributions. Can be used with HSS option.
15. Set of 4 pcs. One set required per Light Square.
16. Not available with HA option.
17. 2L is not available with MS, MS/X or MS/DIM at 347V or 480V. 2L in SA2 through SA4 requires a larger housing, normally used for SA5 or SA6. Extended arm option may be required when mounting two or more fixtures per pole at 90° or 120°. Refer to arm mounting requirement table.
18. Not available with Enlighted wireless sensors.
19. Cannot be used with other control options.
20. Low voltage control lead brought out 18" outside fixture.
21. Not available if any "MS" sensor is selected. Motion sensor has an integral photocell.
22. Requires the use of BPC photocontrol or the PR7 or PR photocontrol receptacle with photocontrol accessory. See After Hours Dim supplemental guide for additional information.
23. Not for use with T4FT, T4W or SL4 optics. See IES files for details.
24. The FSIR-100 configuration tool is required to adjust parameters including high and low modes, sensitivity, time delay, cutoff and more. Consult your lighting representative at Cooper Lighting Solutions for more information.
25. Replace X with number of Light Squares operating in low output mode.
26. Enlighted wireless sensors are factory installed only requiring network components LWP-EM-1, LWP-GW-1 and LWP-PoE8 in appropriate quantities.
27. Not available with house side shield (HSS).
28. Not for use with 5NQ, 5MQ, 5WQ or RW optics. A black trim plate is used when HSS is selected.
29. CE is not available with the LWR, MS, MS/X, MS/DIM, BPC, PR or PR7 options. Available in 120-277V only.
30. One required for each Light Square.
31. Requires PR7.
32. Replace XX with sensor color (WH, BZ or BK.)
33. WAC Gateway required to enable field-configurability. Order WAC-PoE and WPOE-120 (10V to PoE injector) power supply if needed.
34. Smart device with mobile application required to change system defaults. See controls section for details.
35. Available for 7-10 squares.

LumenSafe Integrated Network Security Camera Technology Options (Add as Suffix)

Product Family	Camera Type	Data Backhaul	
L=LumenSafe Technology	D=Standard Dome Camera H=Hi-Res Dome Camera Z=Remote PTZ Camera	C=Cellular, No SIM A=Cellular, AT&T V=Cellular, Verizon S=Cellular, Sprint	R=Cellular, Rogers W=Wi-Fi Networking w/ Omni-Directional Antenna E=Ethernet Networking

Project		Catalog #		Type	
Prepared by		Notes		Date	



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Control Options

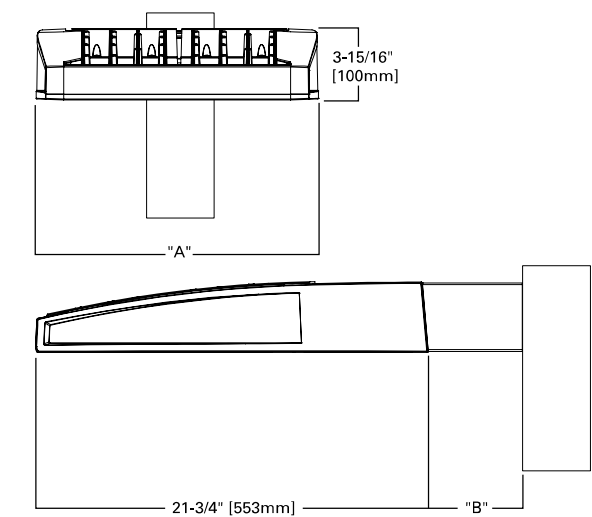
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Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)

Efficacy up to 156 lumens per watt

Dimensional Details



McGraw-Edison

GLEON Galleon

Area / Site Luminaire

Typical Applications

Outdoor • Parking Lots • Walkways • Roadways • Building Areas

Product Certifications



Product Features



Connected Systems

WaveLinX

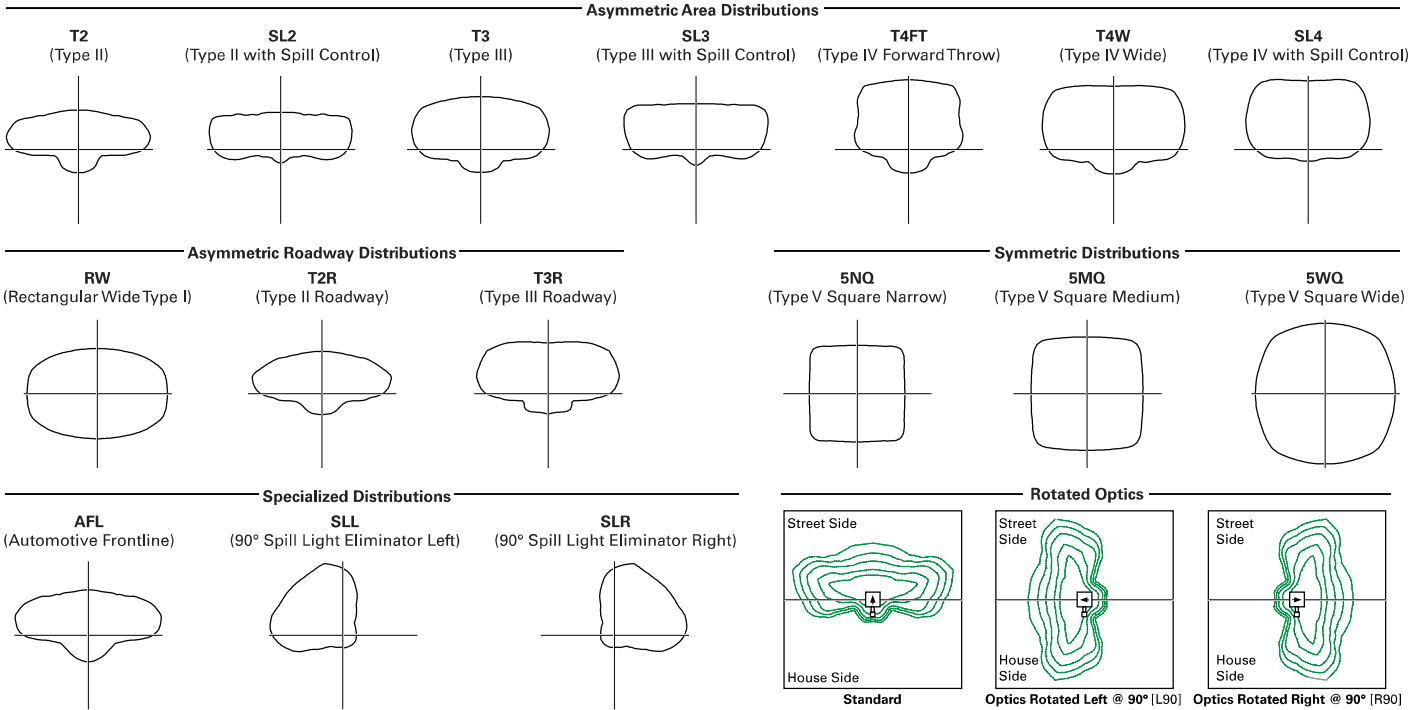
Enlighted

Number of Light Squares	"A" Width	"B" Standard Arm Length	"B" Extended Arm Length ¹	"B" QM Arm Length	"B" QML Length	"B" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	16-9/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
For arm selection requirements and additional line art, see Mounting Details section.

PARKING LOT LIGHTING with cut-off feature. Fixture mounting height at 23' above grade. 18' pole on 3' concrete base.

Optical Distributions



Product Specifications

- Construction**
- Extruded aluminum driver enclosure
 - Heavy-wall, die-cast aluminum end caps
 - Die-cast aluminum heat sinks
 - Patent pending interlocking housing and heat sink assembly for ease of maintenance
- Optics**
- Patented, high-efficiency injection-molded AccuLED Optics technology
 - 16 optical distributions
 - 3 shielding options including HSS, GRS and PFS
 - IDA Certified (3000K CCT and warmer only)
- Electrical**
- LED drivers are mounted to removable tray
- Standard with 0-10V dimming**
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge
- Standard with Cooper Lighting Solutions proprietary circuit module designed to withstand 10kV of transient line surge**
- Suitable for operation in -40°C to 40°C ambient environments. Optional 50°C high ambient (HA) configuration.
- Mounting**
- Standard extruded arm includes internal bolt guides and round pole adapter
 - Extended arms (EA and QMEA) may be required in 90° or 120° pole mount configurations, see arm mounting requirements table
- Finish**
- Super housing durable TGIC polyester powder coat paint, 2.5 mil nominal thickness
 - Heat sink is powder coated black
 - RAL and custom color matches available
 - Coastal Construction (CC) option available
- Warranty**
- Five year warranty

Energy and Performance Data

Lumen Maintenance (TM-21)

Drive Current	Ambient Temperature	25,000 hours*	50,000 hours*	60,000 hours*	100,000 hours**	Theoretical L70 hours**
Up to 1A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.7%	98.3%	98.1%	97.4%	> 1.9M
	50°C	98.2%	97.2%	96.8%	95.2%	> 851,000
1.2A	25°C	99.4%	99.0%	98.9%	98.3%	> 2.4M
	40°C	98.5%	97.9%	97.7%	96.7%	> 1.3M

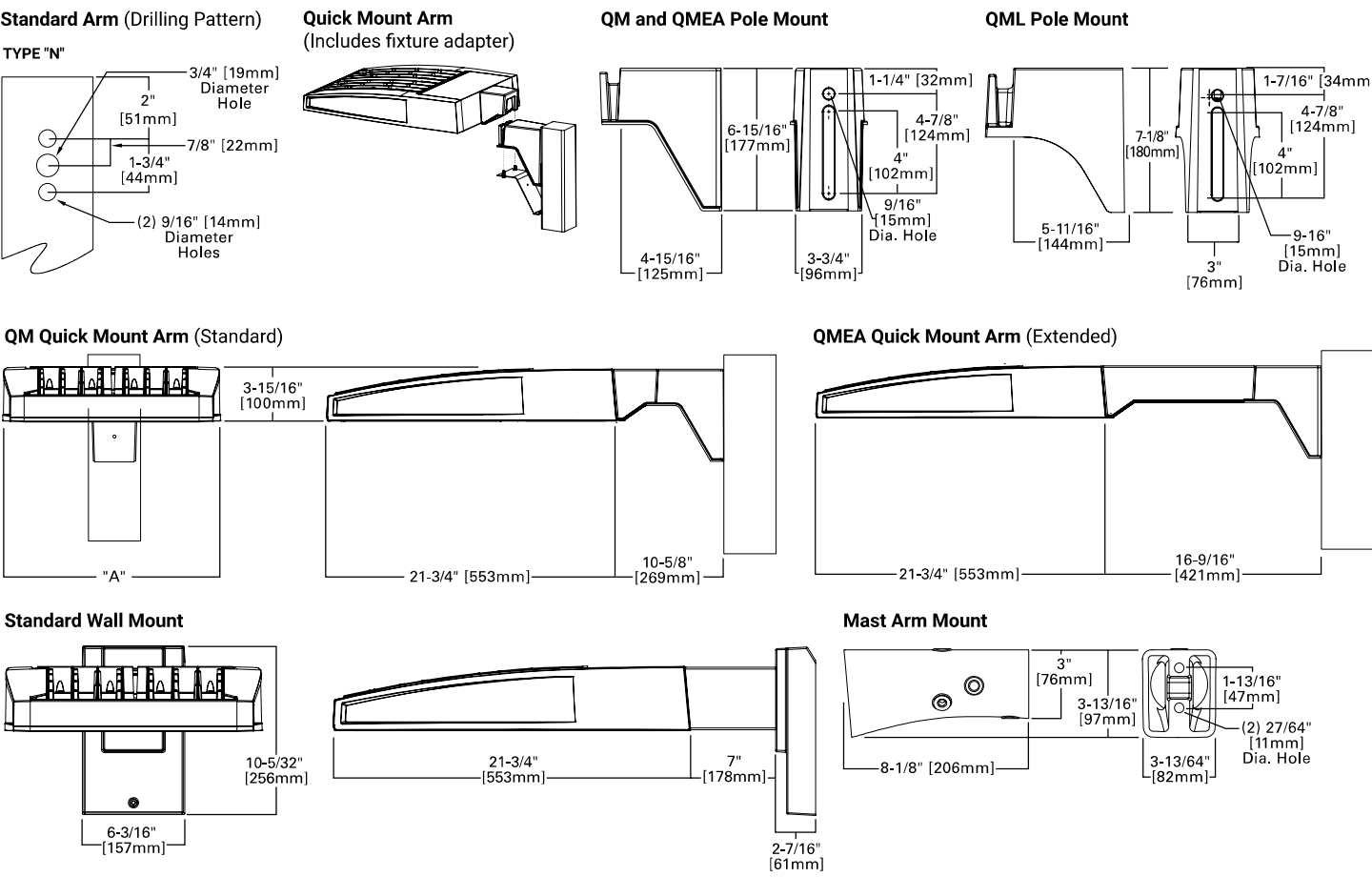
* Supported by IES TM-21 standards
** Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

Lumen Multiplier

Ambient Temperature	Lumen Multiplier
0°C	1.02
10°C	1.01
25°C	1.00
40°C	0.99
50°C	0.97

View GLEON IES files

Mounting Details

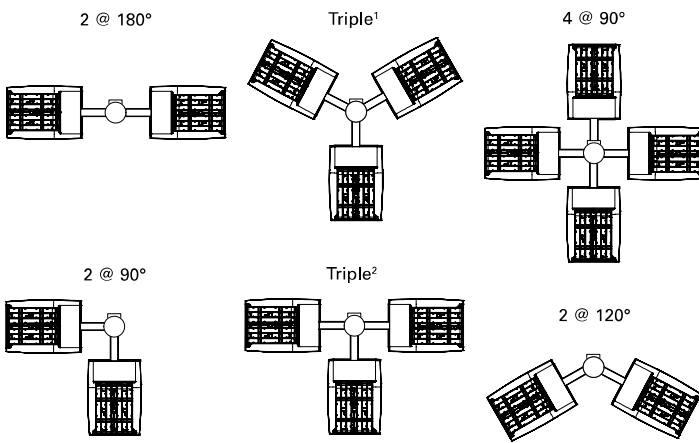


Arm Mounting Requirements

Number of Light Squares	Standard Arm @ 90° Apart	Standard Arm @ 120° Apart	Quick Mount Arm @ 90° Apart	Quick Mount Arm @ 120° Apart
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

Fixture Weights and EPAs

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (Sq. Ft.)	Weight with QM Arm (lbs.)	EPA with QM Arm (Sq. Ft.)	Weight with QML (lbs.)	EPA with QML (Sq. Ft.)	Weight with QMEA (lbs.)	EPA with QMEA (Sq. Ft.)
1-4	33	0.96	35	1.11	--	--	38	1.11
5-6	44	1.00	46	1.11	--	--	49	1.11
7-8	54	1.07	56	1.11	58	1.11	--	--
9-10	63	1.12	--	--	67	1.11	--	--



NOTES: 1 Round poles are 3 @ 120°. Square poles are 3 @ 90°. 2 Round poles are 3 @ 90°. 3 Shown with 4 square configurations

Nominal Power Lumens (1A)

[🔗 Supplemental Performance Guide**](#)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		59	113	166	225	279	333	391	445	501	558
Input Current @ 120V (A)		0.51	1.02	1.53	2.03	2.55	3.06	3.56	4.08	4.60	5.07
Input Current @ 208V (A)		0.29	0.56	0.82	1.11	1.37	1.64	1.93	2.19	2.46	2.75
Input Current @ 240V (A)		0.26	0.48	0.71	0.96	1.19	0.41	1.67	1.89	2.12	2.39
Input Current @ 277V (A)		0.23	0.42	0.61	0.83	1.03	1.23	1.45	1.65	1.84	2.09
Input Current @ 347V (A)		0.17	0.32	0.50	0.64	0.82	1.00	1.14	1.32	1.50	1.68
Input Current @ 480V (A)		0.14	0.24	0.37	0.48	0.61	0.75	0.91	0.99	1.12	1.28
Optics											
T2	4000K Lumens	7,267	14,201	21,190	28,000	34,692	41,515	49,096	55,627	62,053	68,703
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	126	128	124	124	125	126	125	124	123
T2R	4000K Lumens	7,715	15,077	22,497	29,725	36,829	44,073	52,122	59,056	65,876	72,937
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	131	133	136	132	132	132	133	133	131	131
T3	4000K Lumens	7,408	14,475	21,598	28,539	35,358	42,313	50,039	56,698	63,246	70,024
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
T3R	4000K Lumens	7,571	14,798	22,078	29,172	36,145	43,253	51,153	57,959	64,653	71,581
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
T4FT	4000K Lumens	7,451	14,559	21,725	28,703	35,564	42,558	50,330	57,027	63,613	70,430
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	129	131	128	127	128	129	128	127	126
T4W	4000K Lumens	7,354	14,371	21,442	28,333	35,105	42,007	49,681	56,291	62,792	69,521
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	125	127	129	126	126	126	127	126	125	125
SL2	4000K Lumens	7,254	14,178	21,155	27,951	34,631	41,443	49,011	55,533	61,944	68,584
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	123	125	127	124	124	124	125	125	124	123
SL3	4000K Lumens	7,406	14,474	21,596	28,534	35,355	42,307	50,033	56,690	63,237	70,014
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	130	127	127	127	128	127	126	125
SL4	4000K Lumens	7,037	13,751	20,519	27,112	33,592	40,198	47,538	53,864	60,087	66,524
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	119	122	124	120	120	121	122	121	120	119
5NQ	4000K Lumens	7,640	14,928	22,275	29,431	36,465	43,637	51,606	58,472	65,226	72,218
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	129	132	134	131	131	131	132	131	130	129
5MQ	4000K Lumens	7,779	15,203	22,684	29,973	37,137	44,441	52,555	59,549	66,427	73,545
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	133	133	133	134	134	133	132
5WQ	4000K Lumens	7,800	15,243	22,744	30,052	37,236	44,560	52,697	59,708	66,603	73,742
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	132	135	137	134	133	134	135	134	133	132
SLL/ SLR	4000K Lumens	6,510	12,719	18,977	25,075	31,067	37,176	43,967	49,817	55,569	61,525
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	110	113	114	111	111	112	112	112	111	110
RW	4000K Lumens	7,570	14,793	22,073	29,165	36,137	43,243	51,140	57,945	64,637	71,564
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5
	Lumens per Watt	128	131	133	130	130	130	131	130	129	128
AFL	4000K Lumens	7,598	14,847	22,154	29,272	36,267	43,400	51,326	58,156	64,872	71,824
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G4
	Lumens per Watt	129	131	133	130	130	130	131	131	129	129

* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.

Nominal Power Lumens (1.2A)

[🔗 Supplemental Performance Guide**](#)

Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		67	129	191	258	320	382	448	511	575	640
Input Current @ 120V (A)		0.58	1.16	1.78	2.31	2.94	3.56	4.09	4.71	5.34	5.87
Input Current @ 208V (A)		0.33	0.63	0.93	1.27	1.57	1.87	2.22	2.52	2.8	3.14
Input Current @ 240V (A)		0.29	0.55	0.80	1.10	1.35	1.61	1.93	2.18	2.41	2.71
Input Current @ 277V (A)		0.25	0.48	0.70	0.96	1.18	1.39	1.69	1.90	2.09	2.36
Input Current @ 347V (A)		0.20	0.39	0.57	0.78	0.96	1.15	1.36	1.54	1.72	1.92
Input Current @ 480V (A)		0.15	0.30	0.43	0.60	0.73	0.85	1.03	1.16	1.28	1.45
Optics											
T2	4000K Lumens	7,972	15,580	23,245	30,714	38,056	45,541	53,857	61,024	68,072	75,366
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	122	119	119	119	120	119	118	118
T2R	4000K Lumens	8,462	16,539	24,680	32,609	40,401	48,348	57,176	64,783	72,266	80,010
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	126	128	129	126	126	127	128	127	126	125
T3	4000K Lumens	8,125	15,879	23,693	31,307	38,787	46,417	54,893	62,197	69,381	76,818
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	122	123	122	121	120
T3R	4000K Lumens	8,306	16,232	24,220	32,001	39,651	47,447	56,114	63,580	70,924	78,523
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
T4FT	4000K Lumens	8,173	15,970	23,831	31,488	39,014	46,686	55,212	62,558	69,783	77,261
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	122	124	125	122	122	122	123	122	121	121
T4W	4000K Lumens	8,067	15,764	23,522	31,080	38,510	46,082	54,499	61,751	68,881	76,263
	BUG Rating	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B5-U0-G5
	Lumens per Watt	120	122	123	120	120	121	122	121	120	119
SL2	4000K Lumens	7,958	15,552	23,206	30,662	37,989	45,462	53,763	60,920	67,952	75,235
	BUG Rating	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	119	121	121	119	119	119	120	119	118	118
SL3	4000K Lumens	8,124	15,877	23,690	31,302	38,784	46,410	54,885	62,189	69,372	76,805
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	121	123	124	121	121	121	123	122	121	120
SL4	4000K Lumens	7,719	15,085	22,510	29,741	36,850	44,097	52,148	59,089	65,913	72,977
	BUG Rating	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	115	117	118	115	115	115	116	116	115	114
5NQ	4000K Lumens	8,380	16,375	24,436	32,287	40,003	47,870	56,610	64,144	71,552	79,221
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	125	127	128	125	125	125	126	126	124	124
5MQ	4000K Lumens	8,534	16,676	24,885	32,881	40,739	48,752	57,653	65,326	72,868	80,679
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	127	129	130	127	127	128	129	128	127	126
5WQ	4000K Lumens	8,556	16,723	24,951	32,968	40,847	48,881	57,808	65,499	73,063	80,894
	BUG Rating	B3-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	128	130	131	128	128	128	129	128	127	126
SLL/ SLR	4000K Lumens	7,140	13,951	20,817	27,506	34,081	40,783	48,231	54,649	60,959	67,492
	BUG Rating	B1-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	107	108	109	107	107	107	108	107	106	105
RW	4000K Lumens	8,304	16,228	24,215	31,994	39,641	47,437	56,100	63,566	70,907	78,504
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	124	126	127	124	124	124	125	124	123	123
AFL	4000K Lumens	8,335	16,287	24,302	32,110	39,784	47,610	56,303	63,796	71,163	78,790
	BUG Rating	B1-U0-G1	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4	B4-U0-G4	B4-U0-G5
	Lumens per Watt	124	126	127	124	124	125	126	125	124	123

Nominal Power Lumens (600mA)											Supplemental Performance Guide**
Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		34	66	96	129	162	193	226	257	290	323
Input Current @ 120V (A)		0.30	0.58	0.86	1.16	1.44	1.73	2.03	2.33	2.59	2.89
Input Current @ 208V (A)		0.17	0.34	0.49	0.65	0.84	0.99	1.14	1.30	1.48	1.63
Input Current @ 240V (A)		0.15	0.30	0.43	0.56	0.74	0.87	1.00	1.13	1.30	1.43
Input Current @ 277V (A)		0.14	0.28	0.41	0.52	0.69	0.81	0.93	1.04	1.22	1.33
Input Current @ 347V (A)		0.11	0.19	0.30	0.39	0.49	0.60	0.69	0.77	0.90	0.99
Input Current @ 480V (A)		0.08	0.15	0.24	0.30	0.38	0.48	0.53	0.59	0.71	0.77
Optics											
T2	4000K Lumens	4,787	9,357	13,961	18,448	22,856	27,353	32,347	36,651	40,884	45,265
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	141	142	145	143	141	142	143	143	141	140
T2R	4000K Lumens	5,083	9,934	14,822	19,585	24,266	29,038	34,341	38,911	43,404	48,055
	BUG Rating	B1-U0-G1	B1-U0-G2	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5
	Lumens per Watt	150	151	154	152	150	150	152	151	150	149
T3	4000K Lumens	4,880	9,537	14,231	18,803	23,296	27,878	32,970	37,358	41,671	46,137
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	148	146	144	144	146	145	144	143
T3R	4000K Lumens	4,988	9,749	14,547	19,220	23,814	28,497	33,703	38,188	42,598	47,162
	BUG Rating	B1-U0-G2	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	147	148	152	149	147	148	149	149	147	146
T4FT	4000K Lumens	4,909	9,591	14,312	18,911	23,432	28,040	33,161	37,574	41,913	46,404
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	144	145	149	147	145	145	147	146	145	144
T4W	4000K Lumens	4,845	9,468	14,128	18,668	23,130	27,678	32,732	37,088	41,371	45,805
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	143	143	147	145	143	143	145	144	143	142
SL2	4000K Lumens	4,779	9,341	13,937	18,416	22,818	27,305	32,292	36,589	40,813	45,188
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	141	142	145	143	141	141	143	142	141	140
SL3	4000K Lumens	4,879	9,536	14,229	18,800	23,294	27,874	32,965	37,351	41,666	46,130
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	144	144	148	146	144	144	146	145	144	143
SL4	4000K Lumens	4,637	9,059	13,519	17,863	22,132	26,486	31,322	35,490	39,589	43,831
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	136	137	141	138	137	137	139	138	137	136
5NQ	4000K Lumens	5,033	9,835	14,676	19,392	24,026	28,751	34,002	38,526	42,975	47,581
	BUG Rating	B2-U0-G1	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3
	Lumens per Watt	148	149	153	150	148	149	150	150	148	147
5MQ	4000K Lumens	5,126	10,015	14,946	19,747	24,468	29,281	34,628	39,236	43,766	48,457
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	151	152	156	153	151	152	153	153	151	150
5WQ	4000K Lumens	5,139	10,043	14,985	19,801	24,533	29,359	34,721	39,339	43,883	48,586
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	151	152	156	153	151	152	154	153	151	150
SLL/ SLR	4000K Lumens	4,289	8,380	12,502	16,520	20,469	24,494	28,967	32,823	36,613	40,537
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	126	127	130	128	126	127	128	128	126	126
RW	4000K Lumens	4,987	9,746	14,543	19,215	23,808	28,491	33,695	38,178	42,587	47,151
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	147	148	151	149	147	148	149	149	147	146
AFL	4000K Lumens	5,007	9,782	14,597	19,285	23,896	28,594	33,817	38,317	42,742	47,322
	BUG Rating	B1-U0-G1	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3
	Lumens per Watt	147	148	152	149	148	148	150	149	147	147
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.											

Nominal Power Lumens (800mA)									🔧 Supplemental Performance Guide**		
Number of Light Squares		1	2	3	4	5	6	7	8	9	10
Nominal Power (Watts)		44	85	124	171	210	249	295	334	374	419
Input Current @ 120V (A)		0.39	0.77	1.13	1.54	1.90	2.26	2.67	3.03	3.39	3.80
Input Current @ 208V (A)		0.22	0.44	0.62	0.88	1.06	1.24	1.50	1.68	1.87	2.12
Input Current @ 240V (A)		0.19	0.38	0.54	0.76	0.92	1.08	1.30	1.46	1.62	1.84
Input Current @ 277V (A)		0.17	0.36	0.47	0.72	0.83	0.95	1.19	1.31	1.42	1.67
Input Current @ 347V (A)		0.15	0.24	0.38	0.49	0.63	0.77	0.87	1.01	1.15	1.52
Input Current @ 480V (A)		0.11	0.18	0.29	0.37	0.48	0.59	0.66	0.77	0.88	0.96
Optics											
T2	4000K Lumens	5,871	11,474	17,121	22,622	28,029	33,542	39,667	44,944	50,134	55,508
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	135	134	135	134	132
T2R	4000K Lumens	6,233	12,181	18,176	24,016	29,756	35,608	42,111	47,714	53,224	58,929
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5
	Lumens per Watt	142	143	147	140	142	143	143	143	142	141
T3	4000K Lumens	5,986	11,695	17,450	23,057	28,568	34,186	40,430	45,809	51,099	56,576
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
T3R	4000K Lumens	6,117	11,955	17,838	23,569	29,203	34,946	41,328	46,827	52,235	57,832
	BUG Rating	B1-U0-G2	B2-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
T4FT	4000K Lumens	6,019	11,763	17,551	23,190	28,734	34,384	40,663	46,074	51,396	56,904
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	137	138	142	136	137	138	138	138	137	136
T4W	4000K Lumens	5,942	11,610	17,324	22,891	28,363	33,940	40,138	45,480	50,732	56,169
	BUG Rating	B1-U0-G2	B2-U0-G2	B3-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	135	137	140	134	135	136	136	136	136	134
SL2	4000K Lumens	5,862	11,454	17,091	22,583	27,980	33,484	39,598	44,867	50,048	55,411
	BUG Rating	B1-U0-G2	B2-U0-G3	B3-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5	B4-U0-G5
	Lumens per Watt	133	135	138	132	133	134	134	134	134	132
SL3	4000K Lumens	5,985	11,694	17,447	23,053	28,565	34,182	40,424	45,804	51,092	56,568
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G3	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B4-U0-G5
	Lumens per Watt	136	138	141	135	136	137	137	137	137	135
SL4	4000K Lumens	5,685	11,111	16,577	21,905	27,140	32,478	38,409	43,520	48,546	53,748
	BUG Rating	B1-U0-G2	B1-U0-G3	B2-U0-G4	B2-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	129	131	134	128	129	130	130	130	130	128
5NQ	4000K Lumens	6,172	12,061	17,997	23,778	29,462	35,256	41,694	47,242	52,699	58,347
	BUG Rating	B2-U0-G1	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4
	Lumens per Watt	140	142	145	139	140	142	141	141	141	139
5MQ	4000K Lumens	6,285	12,283	18,328	24,217	30,004	35,907	42,462	48,112	53,669	59,421
	BUG Rating	B3-U0-G1	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	144	144	144	144	142
5WQ	4000K Lumens	6,303	12,317	18,377	24,281	30,085	36,001	42,575	48,241	53,812	59,579
	BUG Rating	B3-U0-G1	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G5	B5-U0-G5	B5-U0-G5	B5-U0-G5
	Lumens per Watt	143	145	148	142	143	145	144	144	144	142
SLL/SLR	4000K Lumens	5,260	10,276	15,332	20,259	25,101	30,037	35,522	40,249	44,898	49,708
	BUG Rating	B1-U0-G2	B2-U0-G3	B2-U0-G4	B3-U0-G4	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5	B3-U0-G5
	Lumens per Watt	120	121	124	118	120	121	120	121	120	119
RW	4000K Lumens	6,116	11,952	17,834	23,563	29,196	34,938	41,317	46,817	52,224	57,819
	BUG Rating	B3-U0-G1	B3-U0-G2	B4-U0-G2	B4-U0-G2	B5-U0-G3	B5-U0-G3	B5-U0-G3	B5-U0-G4	B5-U0-G4	B5-U0-G4
	Lumens per Watt	139	141	144	138	139	140	140	140	140	138
AFL	4000K Lumens	6,139	11,996	17,899	23,650	29,302	35,064	41,468	46,987	52,412	58,030
	BUG Rating	B1-U0-G1	B2-U0-G2	B2-U0-G2	B3-U0-G2	B3-U0-G3	B3-U0-G3	B3-U0-G3	B3-U0-G3	B4-U0-G4	B4-U0-G4
	Lumens per Watt	140	141	144	138	140	141	141	141	140	138
* Nominal data for 70 CRI. ** For additional performance data, please reference the Galleon Supplemental Performance Guide.											

Control Options

0-10V (DIM)

This fixture is offered standard with 0-10V dimming driver(s). The DIM option provides 0-10V dimming wire leads for use with a lighting control panel or other control method.

Photocontrol (BPC, PR and PR7)

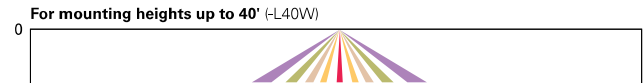
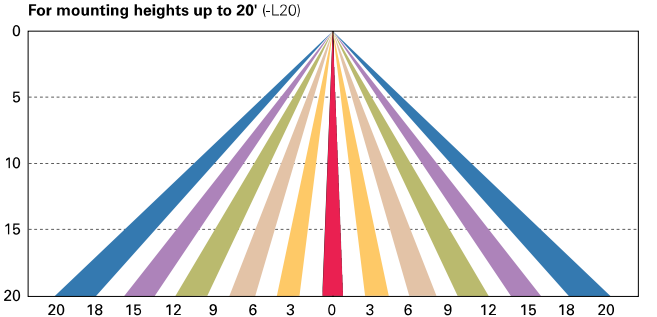
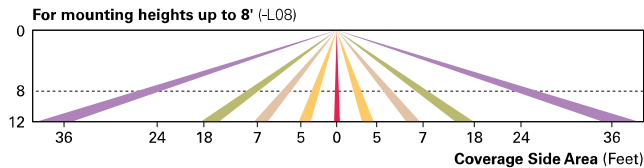
Optional button-type photocontrol (BPC) and photocontrol receptacles (PR and PR7) provide a flexible solution to enable "dusk-to-dawn" lighting by sensing light levels. Advanced control systems compatible with NEMA 7-pin standards can be utilized with the PR7 receptacle.

After Hours Dim (AHD)

This feature allows photocontrol-enabled luminaires to achieve additional energy savings by dimming during scheduled portions of the night. The dimming profile will automatically take effect after a "dusk-to-dawn" period has been calculated from the photocontrol input. Specify the desired dimming profile for a simple, factory-shipped dimming solution requiring no external control wiring. Reference the After Hours Dim supplemental guide for additional information.

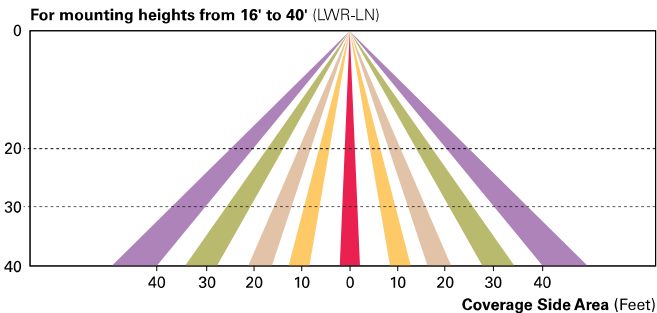
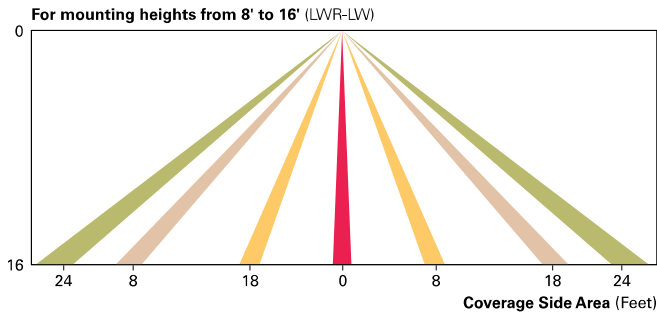
Dimming Occupancy Sensor (SPB, MS/DIM-LXX, MS/X-LXX and MS-LXX)

These sensors are factory installed in the luminaire housing. When the SPB or MS/DIM sensor options are selected, the occupancy sensor is connected to a dimming driver and the entire luminaire dims when there is no activity detected. When activity is detected, the luminaire returns to full light output. The MS/DIM sensor is factory preset to dim down to approximately 50 percent power with a time delay of five minutes. The MS-LXX sensor is factory preset to turn the luminaire off after five minutes of no activity. The MS/X-LXX is also preset for five minutes and only controls the specified number of light engines to maintain steady output from the remaining light engines. SPB motion sensors require the Sensor Configuration mobile application by Wattstopper to change factory default dimming level, time delay, sensitivity and other parameters. Available for iOS and Android devices. The SPB sensor is factory preset to dim down to approximately 10% power with a time delay of five minutes. The MS/DIM occupancy sensors require the FSIR-100 programming tool to adjust factory defaults.



Enlighted Wireless Control and Monitoring System (LWR-LW and LWR-LN)

Enlighted is a connected lighting solution that combines a broad selection of energy-efficient LED luminaires with a powerful integrated wireless sensor system. The sensor controls the lighting system in compliance with the latest energy codes and collects valuable data about building performance and use. Software applications turn the granular data into information through energy dashboards and specialized apps that make it simple and help optimize the use of building resources, beyond lighting.



WaveLinX Wireless Outdoor Lighting Control Module (WOLC-7P-10A)

The 7-pin wireless outdoor lighting control module enables WaveLinX to control outdoor area, site and flood lighting. WaveLinX controls outdoor lighting using schedules to provide ON, OFF and dimming controls based on astronomic or time schedules based on a 7 day week.

LumenSafe Integrated Network Security Camera (LD)

Cooper Lighting Solutions brings ease of camera deployment to a whole new level. No additional wiring is needed beyond providing line power to the luminaire. A variety of networking options allows security integrators to design the optimal solution for active surveillance. As the ideal solution to meet the needs for active surveillance, the LumenSafe integrated network camera is a streamlined, outdoor-ready fixed dome that provides HDTV 1080p video. This IP camera is optimally designed for deployment in the video management system or security software platform of choice.

Synapse (DIM10)

SimplySNAP integrated wireless controls system by Synapse. Includes factory installed DIM10 Synapse control module and MS/DC motion sensor; requires additional Synapse system components for operation. Contact Synapse at www.synapsewireless.com for product support, warranty and terms and conditions.

Overview

Product Overview

Features

- Fixture is constructed of aluminum
- Fixture includes a clear glass shade
- (4) 60 watt maximum candelabra (E12) Incandescent bulbs required
- Dimmable with compatible dimming bulbs
- Intended for outdoor use
- ETL rated for wet locations
- Covered under a 1 Year manufacturer warranty

Dimensions

- Height: 36"
- Width: 14"
- Extension: 17"
- Product Weight: 33.5 lbs
- Backplate Height: 33"
- Backplate Width: 9-13/16"
- Backplate Depth: 1-1/4"

Electrical Specifications

- Number of Bulbs: 4
- Max Watts Per Bulb: 60 watts
- Bulb Base: Candelabra (E12)
- Bulb Shape: B10
- Bulb Type: Incandescent
- Bulbs Included: No

Additional Capital Lighting Links

- [View the Manufacturer Warranty](#)
- [Browse all Capital Lighting Products](#)
- [Capital Lighting Hunt Collection](#)

This product is listed under the following manufacturer number(s):

Capital Lighting 934642BK

Black

Manufacturer Resources

 [Specification Sheet](#)

Dimensions and Measurements

Backplate Depth	 1.25 in.
Backplate Height	 33 in.
Backplate Width	 9.8 in.
Extension	 17 in.
Height	 36 in.
Nominal Height	 36 in.
Product Weight	 33.5 lbs.
Width	 14 in.

Included Components

Bulb Included	 No
---------------	--



What are you shopping for?



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Item # bci3873812

Capital Lighting Hunt 4 Light 36" Tall Outdoor Wall Sconce

Model:934642OZ

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WALL SCONCES

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Finish: Oiled Bronze - **118 In Stock**

Oiled Bronze



Height: 36"

36"



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\$538.00



Capital Lighting Hunt 21" Tall Outdoor Wall Sconce

\$240.00



Capital Lighting Hunt 15" Tall Outdoor Wall Sconce

\$158.00

Characteristics and Features

Bulb Base	<div><div>?</div><div>Candelabra (E12)</div></div>
Bulb Shape	<div><div>?</div><div>B10</div></div>
Bulb Type	<div><div>?</div><div>Incandescent</div></div>
Characteristics	<div><div>?</div><div>Taper Candle</div></div>
Dimmable	<div><div>?</div><div>Yes</div></div>
Full Backplate	<div><div>?</div><div>Yes</div></div>
Genre	<div><div>?</div><div>Craftsman</div></div>
Glass Features	<div><div>?</div><div>Clear Glass</div></div>
Light Direction	<div><div>?</div><div>Ambient Lighting</div></div>
Material	<div><div>?</div><div>Aluminum</div></div>
Number of Bulbs	<div><div>?</div><div>4</div></div>
Reversible Mounting	<div><div>?</div><div>No</div></div>
Sconce Type	<div><div>?</div><div>Flush Mount</div></div>
Shade Color	<div><div>?</div><div>Clear</div></div>
Shade Material	<div><div>?</div><div>Glass</div></div>
Shade Shape	<div><div>?</div><div>Rectangle</div></div>
Theme	<div><div>?</div><div>Industrial</div></div>

Electrical and Operational Information

Plug In	<div><div>?</div><div>No</div></div>
Power Source	<div><div>?</div><div>Hardwired</div></div>
Voltage	<div><div>?</div><div>120</div></div>
Wattage	<div><div>?</div><div>240</div></div>
Watts Per Bulb	<div><div>?</div><div>60</div></div>

Warranty and Product Information

ADA	<div><div>?</div><div>No</div></div>
Collection	<div><div>?</div><div>Hunt</div></div>
Country Of Origin	<div><div>?</div><div>China</div></div>
Energy Star	<div><div>?</div><div>No</div></div>
ETL Listed	<div><div>?</div><div>Yes</div></div>
Location Rating	<div><div>?</div><div>Wet Location</div></div>
Manufacturer Warranty	<div><div>?</div><div>1 Year</div></div>

Related Capital Lighting Categories

- [Browse by Brand](#)
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- [Wall Sconces](#)
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- [Island Lighting](#)

P6R LyteProfile 6"

Round Downlight & Lensed Wall Wash

Features

- Optics**
- Provides a 60° cutoff (physical and reflected)
 - Wide beam distribution for general illumination
 - Spun and anodized reflectors available in specular (clear), semi-specular (comfort clear and diffuse finishes. Also available in white and black painted finishes.

Quality of light

- Lumen Maintenance: L80 at 60,000 hours
- Color consistency: 3 SDCM
- 80 CRI minimum

Construction (New Construction)

- Galvanized stamped steal for dry / plaster ceilings.
- Pre-installed telescoping mounting bars (13"-24")
- Frame accommodates C- channel, black iron, and 3/4" EMT for mounting distances greater than 24" between joists.
- Manufactured from 20 gage galvanized steel construction with rolled edge aperture to guide cutting tools for perfect hole cutting.

Max ceiling thickness is 2" (51 mm).
Including PoE frame 4.88" (124 mm).

Patented install Mounting frame

- Pre-installed mounting bars allow for fast and tool-less install into T-grid & hat channel ceilings
- Close-cut aperture design eliminates an undesired gap between ceiling material and reflector.
- Simple plug-and-play connection between frame and light engine from below the ceiling allows for:
 - Easy upgrades
 - Technology changes
 - Repairs and troubleshooting

Dimming

- Advance 0-10V 1% dimming
- Lutron Hi-lume EcoSystem H Series 1% dimming
- EldoLED ECOdrive Dali 1% dimming
- EldoLED SOLOdrive 0-10V 0.1% dimming
- EldoLED DMX POWERdrive

Light engine

- Quick connect power pack allow for easy installation and replacement from below ceiling with no need for additional wiring. This allows for:
- Frame and ceiling installation to be performed while still finalizing details such as lumen packages, CCT and control type.
 - Easy replacement of electronics at end of life with minimal wasted material and labor required.
 - Ease and upgradability of technology.

Power over Ethernet

Powered via Philips PoE lighting controller: complies with FCC rules per Title 47 part 15 (Class A) for EMI / RFI (conducted & radiated). PoE lighting controller accessible from below ceiling.

Rated life: 60,000 hrs at 80% lumen maintenance based on IES LM-80-08 and TM-21-11.

Emergency

For reflector mounted test switch add "EM" to end of the catalog code (example: P6RDL20835CDZ10UEM). Leave blank for ceiling mounted test switch.

Reflector mounted test switch requires above ceiling access and 1.25" max ceiling thickness for downlight only. See LED-EM spec sheet for more details.

ENERGY STAR® exceptions

- 500lm configurations
- Black finishes
- PoE drivers

Labels and Listings

- cULus listed for wet locations
- CCEA (frames with *LC suffix)
- ENERGY STAR® certified
- RoHS certified

Warranty



5 year limited warranty
Visit Signify.com/warranties for more information on Signify's standard 5-year limited warranty on complete luminaire systems.

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Downlighting

LyteProfile

P6R 6" Round Aperture



Provides a comfortable 60° cut-off to both the actual and reflected source. Utilizes a robust frame-in kit, light engine and reflector design that is designed for a wide variety of installation conditions with a plenum depth of 4-1/2".

Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Frame (frame + trim = complete product) example: 6RN

Series	Aperture	Installation	Options
6	R		
6	6-inch Non-IC	R Round	N New construction (Non-IC) <div><div>— Universal 120/277V (specify for Power Over Ethernet)</div><div>LC Chicago Plenum</div><div>EM Emergency¹</div></div> <div><div>3 347V (not compatible with ELV dimming)</div><div>3RADIO 347V Integral Interact Pro RF sensor (enables wireless connected lighting control) ⁴</div><div>RADIO Integral Interact Pro RF sensor (enables wireless connected lighting control) ⁴</div></div>
			R Remodeler (Non-IC) <div><div>— Universal 120/277V (specify for Power Over Ethernet)</div></div> <div><div>3 347V (not compatible with ELV dimming)</div></div>
		A AirSeal (IC) ¹	<div><div>— Universal 120/277V (specify for Power Over Ethernet)</div></div>

Trim example: P6RDL20835CDZ10U

Series	Style	Lumen	CRI/CCT	Reflector	Flange	Dimming ²	Voltage
P6R							
P6R	LyteProfile 6-inch Round	DL Downlight	10 1000lm	827 80CRI / 2700K	CL Specular clear	— White (matte) P Polished	Z10 0-10V 1% L Lutron LDE1 EcoSystem (fade-to-black)
		LW Lensed Wall Wash	15 1500lm	830 80CRI / 3000K	CC Comfort clear		
		SL Shower light ³ (non-conductive lens)	20 2000lm	835 80CRI / 3500K	CD Comfort clear diffuse	— White (matte) B Black (matte)	P Power over Ethernet (PoE) E Ethernet 48V DC
			25 2500lm	840 80CRI / 4000K	WH White (matte)		
			30 3000lm	850 80CRI / 5000K			
			35 3500lm				
Only compatible with 1000 (10) to 2500 (25) lumen configurations							

Accessories

SBA	Interact Ready System Bridge Accessory with integral occupancy and daylight sensor (compatible with all 0-10V options, see SBA spec sheet) ⁵
SWZDT	SpaceWise wireless controller with dwell time functionality, compatible with all 0-10V configurations (for details see SWZDT spec sheet)
CAEM	Field installable EM pack (for use with new construction frame only)
7925	6" sloped ceiling adapter (refer to SCA spec sheet for slope options)
AMS	ActiLume multi-sensor (optional accessory for PoE configurations)

1. Emergency (EM) frame includes emergency battery with ceiling and reflector mountable test switch (see page 2 for details and limitations). Integral emergency battery not compatible with Power over Ethernet configurations.
2. Consult factory for available Dali and 0-10V dimming to 0.1% availability.
3. Order Shower light (SL) with WH finish only.
4. Interact Pro (RADIO & 3RADIO) requires above ceiling access.
5. Requires IRT9015 IR remote & Interact Pro App for commissioning.

Note: For reflector mounted test switch add "EM" to end of catalog code (example: P6RDL20835CDZ10UEM). Leave blank for ceiling mounted test switch. Reflector mounted test switch requires above ceiling access and 1.25" max ceiling thickness for downlight only. See LED-EM spec sheet for more details.

RECESSED LIGHTS IN SOUTH ENTRIES



P6R LyteProfile 6"

Round Downlight & Lensed Wall Wash

	Interact Pro scalable system		
	Foundation	Advanced	Enterprise
Dimming, grouping, and zoning	✓	✓	✓
Bluetooth and ZigBee enabled	✓	✓	✓
Motion sensing and daylight harvesting	✓	✓	✓
Integration with 0-10V and phase dimming fixtures	✓	✓	✓
Code compliance	✓	✓	✓
Granular dimming and dwell time	✓	✓	✓
Energy reporting and monitoring		✓	✓
Scheduling		✓	✓
Demand response		✓	✓
BMS integration (BACnet)			✓
Floor plan visualization			✓
IoT sensors for wellness			✓
IoT Apps for productivity			✓

Currently supported maximum system size

To be able to design the lighting system correctly for the customer, it is important to know the prime characteristics of the system, its possibilities and limitations.

System level	
Total number of gateways	Unlimited
Total number of devices	200 per network
• luminaires with integrated sensors	150
• smart TLEDS	150
Total number of ZGP devices (sensors and switches)	50
• sensors	30
• switches	50
• zones and groups	64
Group level	
Recommended number of lights	40 (recommended 25)
Number of ZGP devices	5
Number of scenes	16

P6R LyteProfile 6"

Round Downlight & Lensed Wall Wash

Wireless Controls Options

Interact Pro scalable sensor (System Bridge Accessory with -CS option):

- CS is a connected sensor with integral occupancy and daylight sensing and supports wireless mesh connectivity.
- The sensor works in the Foundation mode (similar to SpaceWise) when configured without a gateway or in an Interact Pro Advanced or Enterprise mode if a compatible gateway is used.
- Interact Pro includes an App, a portal and a broad portfolio of wireless luminaires, lamps and retrofit kits all working on the same system.
- Startup is implemented via Interact Pro App (Android or iPhone) & Bluetooth connectivity. The App provides flexibility to choose between a gateway or non gateway mode for setup.
- Setup with the gateway requires wired internet access to the gateway. It is possible to add a gateway at a later point.
- Prepare project configuration steps remotely and use IRT9015 remote onsite to identify and group devices together.
- Compatible with:
 - UID8451/10 wireless dimmer switch
 - SWS200 wireless scene switch
 - Battery powered IP42 presence sensor OCC sensor IA CM WH 10/1
 - Battery powered IP42 presence & daylight sensor OCC-DL sensor IA CM IP42 WH
 - Battery powered IP65 presence sensor OCC sensor IA CM IP65 WH
 - Battery powered IP65 presence & daylight sensor OCC-DL sensor IA CM IP65 WH
- For more information on Interact Pro visit: www.interact-lighting.com/interactproscalablesystem

SpaceWiseDT (SWZDT) (SWZDT Accessory):

- Remote mounted and centralized SWZDT module accessory controls multiple luminaires.
- Compatible with any 0-10v driver
- 120-347V mains input voltage
- Up to 730VA load at 120V

Wired Controls Options

Interact Office Wired (PoE):

- PoE based IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- Use Interact Office software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- Supports advanced IoT Apps on Personal Control, Space Management, wayfinding, room/desk reservation and offers open APIs for light control and data exchange.
- PoE lighting controller is accessible from below.
- Integral sensor option for occupancy sensing (PIR) and/or daylight harvesting available for additional energy savings.

Interact Pro Enterprise

(System Bridge Accessory with -SB option):

- A wireless IoT connected lighting solution for large enterprises that span across multiple floors, buildings and require multiple gateways.
- View all your projects under one dashboard and easily compare insights from multiple projects in one view.
- Compatible with UID8451/10 wireless dimmer switch, SWS200 wireless scene switch, wireless Occ sensor (OCC SENSOR IA CM IP42 WH 10/1) and wireless Day/Occ sensor (OCC MULTI SENSOR IA CM WH 10/1) and wireless Occupancy or Daylight & Occupancy sensors available.
- Use Interact software and insights to increase building efficiency, achieve building wide integration and optimize space through occupancy analytics.
- SB option in addition to occupancy and daylight sensing supports advanced IoT capabilities such as people estimation analysis, desk level temperature & humidity sensing, noise classification, and BLE beacon.
- Requires compatible Gateway and internet connectivity for commissioning.
- For more information, visit: www.interact-lighting.com/office or www.usa.lighting.philips.com/systems/system-areas/offices

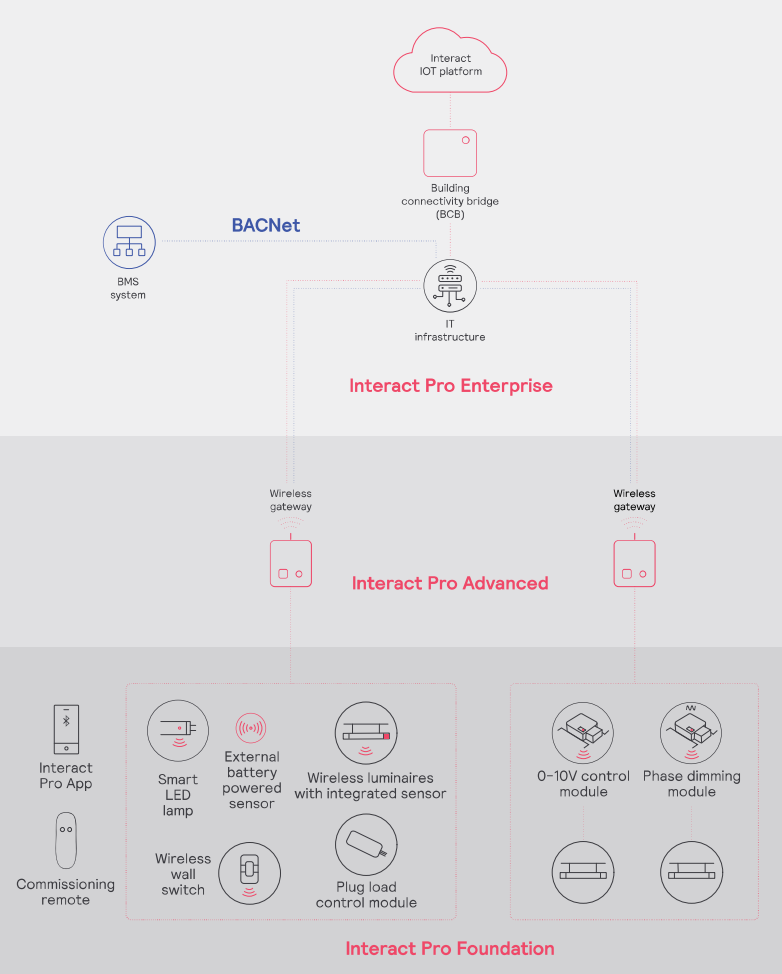
Emergency Options (ER100)

(System Bridge Accessory with -ER100 option):

- Power Sensing (Factory default) – Recommended UL924 option requires unswitched power sense line, absence of voltage on the normal circuit triggers luminaire to 100% output
- Power Interruption Detection (Field option) – Detects AC power interruption >30ms triggers 90 minute emergency mode with luminaire at 100% output

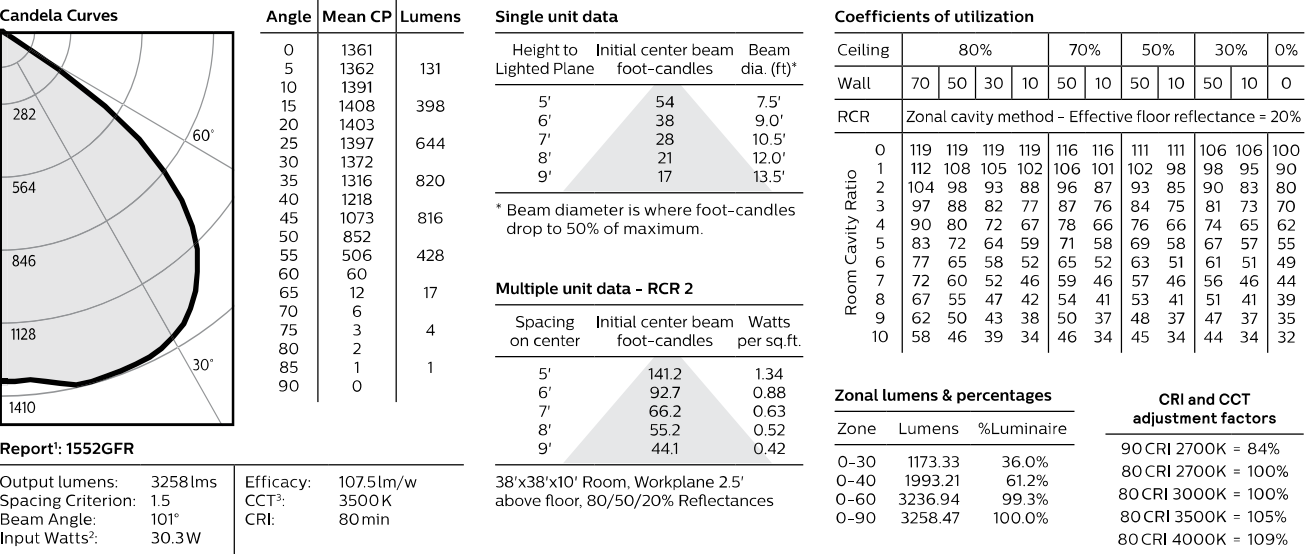
Radio only sensor (RADIO):

- Integral RADIO only sensor simply enables wireless mesh connectivity to the luminaire without any occupancy or daylight sensing.
- Ideal for applications where sensing functionality is managed by other Interact devices and the luminaire only needs to have wireless connectivity.

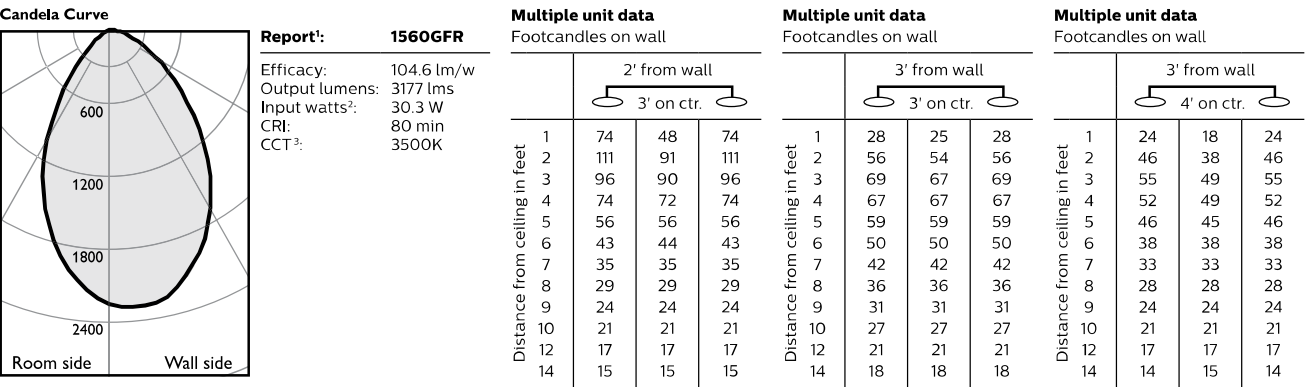


P6R LyteProfile 6"
Round Downlight & Lensed Wall Wash

P6RDL30835CLZ10U • 30W LED, 80CRI, 3500K



P6RLW30835CLPZ10U • 30W LED, 80 CRI, 3500K



1. Tested using absolute photometry as specified in LM79: IESNA Approved Method for the Electrical and Photometric Measurements of Solid-State Lighting Products.
2. Wattage: controlled to within 5%
3. Correlated Color Temperature: within specs as defined in ANSI_NEMA_ANSLG C78.377-2008: Specifications for the Chromaticity of Solid State Lighting Products.



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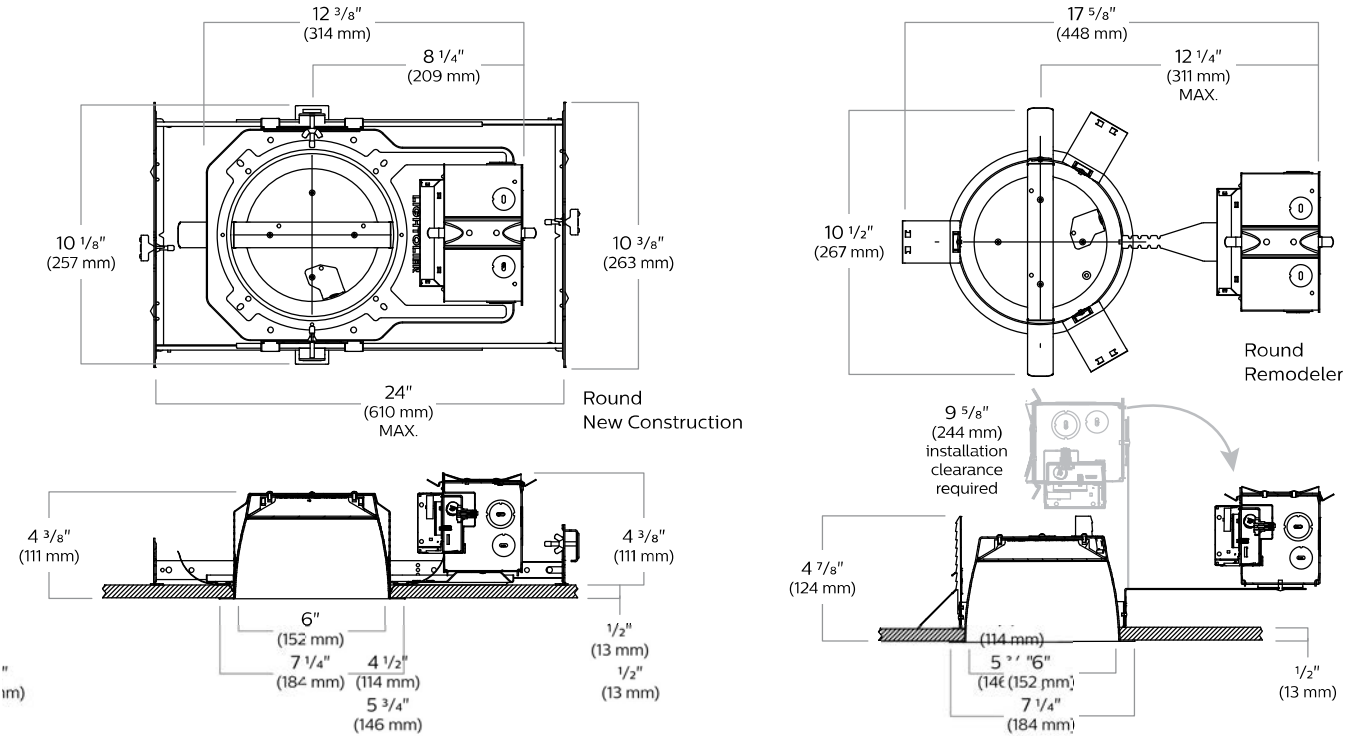
Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

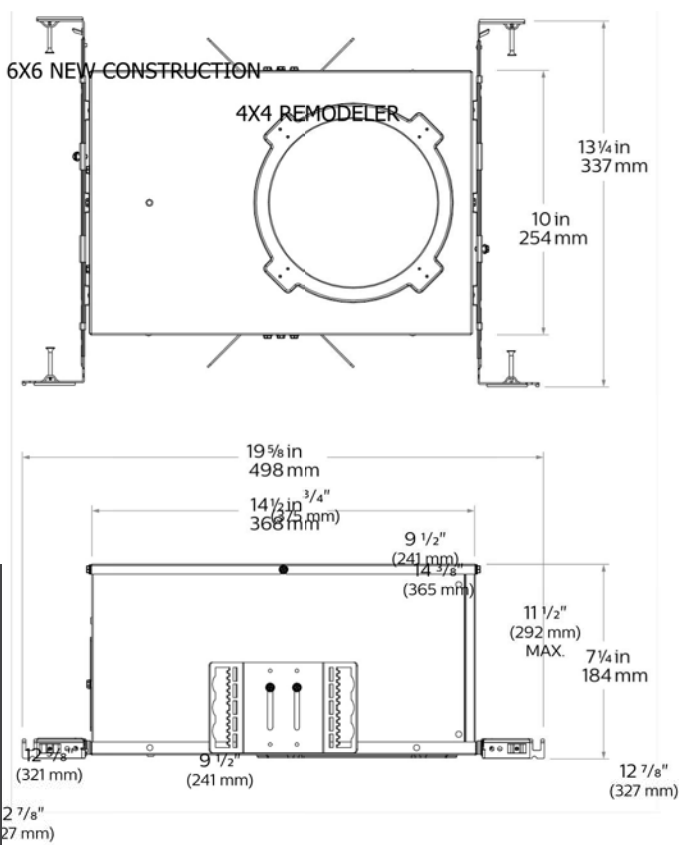
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P6R LyteProfile 6"
Round Downlight & Lensed Wall Wash

Dimensions



AirSeal (A)

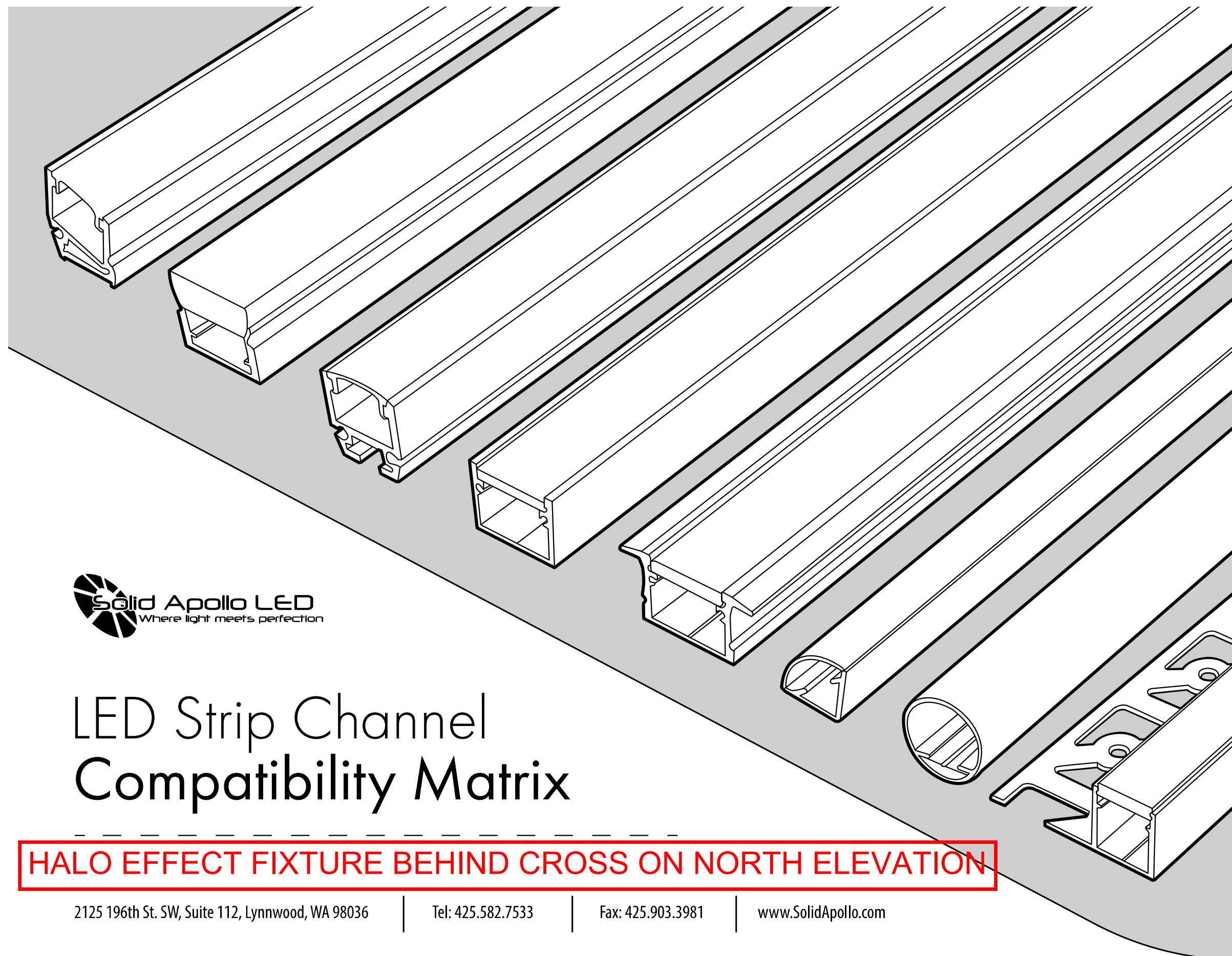


Electrical

Product	Input Volts	Input Freq.	Input Current (A)	Input Power (W)
P6*10*Z10U	120	50/60Hz	0.083	10
P6*15*Z10U	120	50/60Hz	0.038	10
P6*20*Z10U	120	50/60Hz	0.125	15
P6*25*Z10U	120	50/60Hz	0.061	15
P6*30*Z10U	120	50/60Hz	0.17	21
P6*35*Z10U	120	50/60Hz	0.078	21
P6*10*LU	120	50/60Hz	0.21	25
P6*15*LU	120	50/60Hz	0.096	26
P6*20*LU	120	50/60Hz	0.27	32
P6*25*LU	120	50/60Hz	0.12	33
P6*30*LU	120	50/60Hz	0.32	38
P6*35*LU	120	50/60Hz	0.14	37

Product	Input Volts	Input Freq.	Input Current (A)	Input Power (W)
P6*10*LU	120	50/60Hz	0.093	10
P6*15*LU	120	50/60Hz	0.046	10
P6*20*LU	120	50/60Hz	0.13	15
P6*25*LU	120	50/60Hz	0.07	15
P6*30*LU	120	50/60Hz	0.27	20
P6*35*LU	120	50/60Hz	0.11	21
P6*10*LU	120	50/60Hz	0.099	25
P6*15*LU	120	50/60Hz	0.274	31
P6*20*LU	120	50/60Hz	0.122	31
P6*25*LU	120	50/60Hz	0.274	36
P6*30*LU	120	50/60Hz	0.32	37

9 5/8" (244 mm) installation clearance required



LED Strip Channel Compatibility Matrix

HALO EFFECT FIXTURE BEHIND CROSS ON NORTH ELEVATION

2125 196th St. SW, Suite 112, Lynnwood, WA 98036

Tel: 425.582.7533

Fax: 425.903.3981

www.SolidApollo.com

LED Strip Channel Compatibility Matrix



T20 and T30 Aluminum Channels

Product	Cross-Section	Basic Info	Additional Accessories
		Name: 78" T20 Aluminum Channel (Click)	Endcaps (Click here)
		SKU: SA-PROF-T20-78	Mounting Brackets (Click here)
		Dimension: 78"L x 0.93"W x 0.39"H	Clear Diffuser (Click here)
		Material: Anodized Aluminum	Semi-Frosted Diffuser (Click here)
		Name: 78" T20 Recessed Channel (Click)	Endcaps (Click here)
		SKU: SA-PROF-T20-RECESSED-78	Mounting Brackets (Click here)
		Dimension: 78"L x 1.20"W x 0.39"H	Clear Diffuser (Click here)
		Material: Anodized Aluminum	Semi-Frosted Diffuser (Click here)
		Name: 78" T30 Aluminum Channel (Click)	Endcaps (Click here)
		SKU: SA-PROF-T30-78	Milky/Opal Diffuser (Click here)
		Dimension: 78"L x 1.38"W x 1.37"H	
		Material: Anodized Aluminum	
		Name: 78" Corner Aluminum Channel (Click)	Endcaps (Click here)
		SKU: SA-PROF-Corner-78	Mounting Brackets (Click here)
		Dimension: 78"L x 0.63"W x 0.63"H	Clear Diffuser (Click here)
		Material: Anodized Aluminum	Semi-Frosted Diffuser (Click here)
		Name: 78" CornerPro Aluminum Channel (Click)	Endcaps (Click here)
		SKU: SA-PROF- CornerPro-78	Mounting Brackets (Click here)
		Dimension: 78"L x 1.80"W x 0.70"H	Clear Diffuser (Click here)
		Material: Anodized Aluminum	Semi-Frosted Diffuser (Click here)
		Compatible LED Strips: 20mm wide or less	Milky/Opal Diffuser (Click here)

RECESSED BEHIND CROSS



NEW ALBANY PRESBYTERIAN
CHURCH

NEIGHBOR MEETINGS

12.08.2020

December 21, 2020

To New Albany Presbyterian Church (NAPC) Building Committee :

Thank you for meeting with the residents of Harlem Road and sharing NAPC’s plans with us. We very much appreciated the opportunity to give individual feedback during those meetings . As a follow-up to those meetings, the residents of Harlem Road have written this letter to formally state our position as a group.

As a group, we strongly suggest the following:

- **Build NAPC’s primary access on Dublin-Granville Road**
NAPC’s current plans are for 2 parking lot entrances on Harlem Road, with no entrances planned on Dublin-Granville Road. It is our belief that the existing traffic light on Dublin-Granville Road is better suited to handle the estimated traffic for Sunday services. It is our understanding that that the city’s traffic engineer has reviewed NAPC’s traffic study and is also in favor of using the light on Dublin-Granville Road as the primary access.
- **Limited Access onto Harlem Road**
If an access onto Harlem Road is necessary, it should be reserved for emergencies or other limited uses. Harlem Road is listed as a rural road in the City of New Albany Strategic Plan and the city has recently gone through great lengths to extend the leisure trail along Harlem Road, working under the constraints of maintaining the rural character while also ensuring the safety of pedestrians. High traffic vehicle access onto Harlem Road would put pedestrians at risk by increasing the number of times pedestrian paths cross vehicle paths, undoing much of the planning and work done by the city of New Albany to improve pedestrian safety on Harlem Road.
- **Relocate parking lot to the west side of the property**
We are in agreement with NAPC’s desire to maintain a beautiful view along the NAPC property, but we encourage NAPC to consider the entirety of the property frontage, not just the northwest corner. We believe that locating the parking lot to the west side of the property would present more options for hiding the parking lots and improving all of the NAPC property frontage. Please consider that the side of the NAPC property facing towards New Albany should be at least as important as the side facing away from New Albany.
- **If parking remains, an increased setback with enhanced landscape and/or mounding**
If locating the parking to the west side of the property is not an option, then we would like to see the parking lots set back farther from the road and additional landscaping considered to maintain the rural quality of Harlem Road.
- **Phased tree removal**
The proposed building and parking lots present a significant change in the wooded character of the NAPC property. Without knowing the full environmental impact of the building and parking

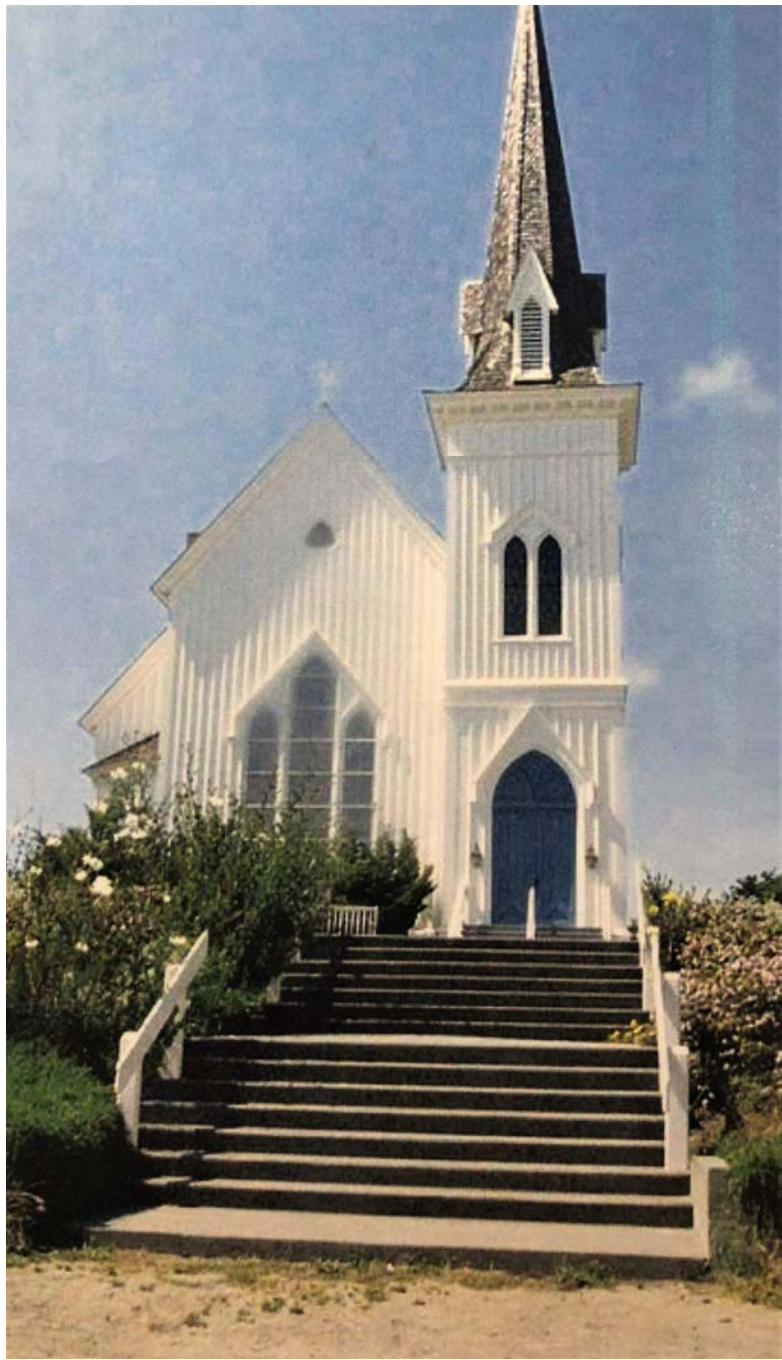
lots, we suggest that any tree removal be kept to a minimum and done in later phases, after the phase 1 building is completed and the impact on drainage, erosion, etc. can be better assessed.

- **Preservation of Landmark Trees**
We ask that NAPC perform a tree survey of the property in order to identify and preserve landmark trees. Preserving trees of exceptional age, size, or other unique characteristics will help to maintain the beauty and character of New Albany as well as enhance the value of the NAPC property.
- **Miss Taylor’s house should remain**
We support NAPC’s plans to keep and utilize the Taylor house. We believe that would be in accordance with Miss Taylor’s wishes and we commend NAPC for committing to this in their plans.

We believe that the above suggestions will benefit New Albany Presbyterian Church, the residents of Harlem Road, and the city of New Albany as a whole. We hope that you will give them serious consideration, and we welcome future opportunities to help NAPC in whatever way we can.

Your future neighbors,

The Residents of Harlem Road



NEW ALBANY PRESBYTERIAN CHURCH

INSPIRATIONAL IMAGES



NEW ALBANY PRESBYTERIAN CHURCH

PRELIMINARY ARCHITECTURAL SITE PLAN





east elevation - 1
1/8" = 1'-0"



north elevation - 1
1/8" = 1'-0"

NEW ALBANY PRESBYTERIAN CHURCH

EXTERIOR ELEVATIONS



ma architects

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12.08.2020
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