

CITY OF REYNOLDSBURG

MINUTES

DESIGN REVIEW BOARD THURSDAY, NOVEMBER 2, 2017 7:00 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Zollars, Bowman, Hicks, Carr, King, Sampson
ABSENT:

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – October 5, 2017

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers for the evening sworn in by Mr. Zollars.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

None.

D. NEW BUSINESS

1. Application #180291; 1485 Jackson Street; Accu Spec; Applicant: Jan Blair, Accu Spec; Certificate of Appropriateness - Historic District - Exterior Modifications

Mr. Snowden:

1) 1485 Jackson Ave. - Reynoldsburg-Truro Historical Society - Exterior Modifications

Application: #180291 - Certificate of Appropriateness

Location: Property is located on the southwest corner of Jackson Ave. and
Broadwyn Drive.

Existing Zoning: R-1 Single Family Residence District / HNO - Historic Neighborhood
Overlay Subarea

Request Request for the Board to issue a certificate of appropriateness for exterior
modifications.

Current Use: Museum/Office (Semi-Public Use)

Applicant: Jamie Blair/AccuSpec

The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to a building within the Historic Overlay District.

The site contains an existing home, which is used for offices and a freestanding barn used for a museum. The home was relocated from another site within the City. To the west and south, the property abuts single family homes in the same zoning district. To the north, the property is adjacent to a church. To the east, the property abuts Hannah Aston Middle School across Jackson Ave, which is in the S-1 Special District. All adjacent properties are within the Historic Overlay District.

This application was referred to the Planning & Zoning Division from the Code Compliance Division. The applicant proceeded with the project with a zoning certificate or building permit. A certificate of appropriateness is required because the project changes the buildings colors and materials.

The current building was originally relocated from another site, and the Historical Society has worked over the years preserve and enhance its historic features. The brown metal framed windows are not original to the building. The applicant has replaced them with white vinyl framed windows. The size or style of the windows did not increase, and none of the new window styles are shown in the Historic Design Guidelines as “Inappropriate” types. Staff has no concerns.

The Board should apply the standards for design review and determine if the proposed exterior modifications enhance the Historic Overlay District. Staff’s position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Zollars, Bowman, Hicks, Carr, King, Sampson

2. Application #180616; 6960 E Main St; the Daimler Group; Applicant: Chris Tumblin; Certificate of Appropriateness - Minor/Exterior Modifications

Mr. Snowden:

- 2) 6960 E. Main Street - OhioHealth Stand-alone Emergency Medical Facility - Major Site Plan

Application: #180616 - Certificate of Appropriateness
 Location: Property is located on the northeast corner of E. Main Street and Briarcliff Road.
 Existing Zoning: CC Community Commerce / CCO Community Commercial Overlay
 Request: Request for review and approval of a certificate of appropriateness.

Current Use: Medical Office (Professional Activities/Office)
Applicant: The Daimler Group / OhioHealth

The applicant is requesting the Board review and approve a certificate of appropriateness to make exterior modifications to a commercial building that is in the final stages of construction.

The .77 acre site consists of an existing fast-food restaurant prototype building with drive-thru and related improvements. The out-lot is part of a larger 14.84 acre commercial shopping center with various commercial business uses. To the north the property abuts single family homes in the R-3 district. To the east, west, and south, the property is adjacent to other commercial uses in the CC and CO zoning districts. All parcels that front E. Main Street are within the Community Commercial Overlay District.

The applicant has already been granted a major site plan approval and a certificate of appropriateness from the Design Review Board. In the course of construction, the applicant found that a material proposed to screen the dumpster and generator area is no longer available from the manufacturer. The applicant is proposing to modify the material with another material consistent with the metal paneling system used on the building. In addition to a certificate of appropriateness, the applicant is working with the Truro Township Fire Prevention Officer to secure approvals consistent with Ohio Fire Code for materials used around generators. Lt. Perry, the Fire Prevention Officer, informed Staff that he had no concerns with the change.

The applicant provided architectural elevations showing the proposed building. The building as proposed meets the intent and natural materials requirements of the Community Commercial Overlay. The materials used in construction were glass, stone, brick and a metal paneling system. The applicant used a solid metal panel on the building. In order to comply with the Fire Code, the applicant utilized a perforated panel system around the generator. Since this material is no longer available, the applicant proposes to utilize the solid metal panel as a replacement. There will be no change to the size or colors of the proposed paneling system. Since this change will not materially affect the building's architecture, Staff has no concerns.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Ivan King
SECONDER:	Eliot Bowman
AYES:	Zollars, Bowman, Hicks, Carr, King, Sampson

E. OTHER BUSINESS

Dan Havener: It's been a pleasure working with you all and wish you nothing but the best

moving forward. I'm sure the city is going to be in good hands whoever comes on board and I've recommended a few people to the Mayor for his consideration. Good qualified people. Hopefully it won't be long before I'm gone and somebody else takes the reigns and carries on. We've got a lot of good things going on with the city right now and just don't want things to drop.

F. ADJOURNMENT

Mr. Zollars adjourned at 7:12 pm.

Chairman



Planning and Zoning Administrator

CITY OF REYNOLDSBURG

MINUTES

DESIGN REVIEW BOARD THURSDAY, OCTOBER 5, 2017 7:00 PM

**PLACE: COUNCIL CHAMBERS
7232 E. MAIN ST, REYNOLDSBURG, OH 43068**

A. CALL TO ORDER

PRESENT: Bowman, Hicks, Carr, Sampson, King
ABSENT: Zollars

2. APPROVAL OF MINUTES

1. Design Review Board – Regular – September 7, 2017

RESULT:	ACCEPTED
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3. APPROVAL OF AGENDA

Agenda stands approved.

4. SWEARING IN OF SPEAKERS

Speakers sworn in by Chairman Bowman.

B. PUBLIC COMMENT

None.

C. UNFINISHED BUSINESS

None.

D. NEW BUSINESS

1. Application #180220; 2412 Taylor Park Dr; Bentley's Pet Stuff; Applicant: Nancy Radke; Comprehensive Sign Plan

2412 Taylor Park Drive - Bentley's Pet Stuff - Comprehensive Sign Plan

Application: #180220 - Certificate of Appropriateness

Location: Property is located at the south end of Taylor Park Drive, facing the west side of Baltimore-Reynoldsburg.

Existing Zoning: CS Community Services District

Request: Request for a certificate of appropriateness for signage.

Current Use: Retail Sales

Applicant: Nancy Radke/PR Signs & Service

The applicant is requesting the Board review and approve a certificate of appropriateness for signage at an existing commercial building. The applicant proposes multiple wall signs, so the application will be reviewed as a comprehensive sign plan.

Minutes Acceptance: Minutes of Oct 5, 2017 7:00 PM (APPROVAL OF MINUTES)

The site is developed with an existing commercial building and related improvements. Neighboring uses include other commercial businesses in the CS district, including retail sales, eating and drinking establishments, small office, personal service uses, and some auto related uses. The sign fronts a major arterial street and is located immediately north of the interchange with an interstate highway.

Per Table 1181, the applicant's sign is a Type B wall sign. The applicant's tenant space is 28.5FT wide, which would entitle the applicant to 57SF of wall signage. The applicant's total proposed signage is 45.1SF of area for both signs, which does not exceed the code requirements. The maximum projection is 12 inches which they're under.

The applicant is proposing an internally illuminated channel letter wall sign. The overall sign style and design signage is consistent with the sign types previously approved for the other tenant space at the shopping center. The signage matches the general scale of the building, with the main sign mounted to the fascia above the main entrance. This is a typical and appropriate place for building signage. The three (3) sign colors do not exceed the four (4) color maximum of Chapter 1181 and the two wall signs, although slightly different sizes, are identical in their relative proportions, colors, and design.

The existing 26SF main wall sign was previously approved by Staff. If it is under 32 SF it does not require a certificate of appropriateness, I can approve it. That sign is located approximately where you see the for sale sign and that's the last page of the document. The applicant is requesting to add a 19SF sign to the west façade of the building. Although this is generally considered the rear of this building, the rear of the building functions as the main access from Taylor Park Drive. Neighboring tenants were previously approved for comprehensive sign plans/variances to allow additional signage at this location. Staff finds that this is reasonable given the site design and consistent with the building architecture.

The Board should apply the standards for design review and determine if the proposed signage enhances the characteristics of this commercial corridor. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

Mr. Bowman: Is the applicant here? Is there anything the applicant would like to add? Anything that Mr. Snowden said that you didn't think was appropriate? Ok. Any discussion from the board on that? Hearing none, I will entertain a motion.

Mr. Hicks: I'd like to move that we approve as submitted.

Mr. Sampson: Second

Mr. Snowden: Unless there is any more discussion, I'll call the roll.

Roll Called 5 affirmative votes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Bill Sampson
AYES:	Bowman, Hicks, Carr, Sampson, King
ABSENT:	Zollars

2. Application #180149; 1537 Brice Road; Diyanni Homes; Applicant: Bri Bailey, Sign Vision; Certificate of Appropriateness - Signage

1537 Brice Road - Diyanni Homes Signage

Application:	#180149 - Certificate of Appropriateness
Location:	Property is located on the east side of Brice Road between Rider Road and Retton Road.
Existing Zoning:	CC Community Commerce District
Request:	Request for a certificate of appropriateness for new signage.
Current Use:	Administrative/Business Office
Applicant:	Bri Bailey/Sign Vision

The applicant is requesting the Board review and approve a certificate of appropriateness for a new/refaced ground sign. The applicant is proposing to change a significant amount of the sign's exterior materials, which warrant review by the Board. The applicant, although they're keeping the signs, they're changing enough that it's something I cannot simply approve as a reface to a cabinet, so that's why the board is going to review.

The site is developed with an existing commercial building. Neighboring uses include other administrative business offices and medical office uses. To the north, the site abuts a City of Columbus owned storm water retention area. To the west, the property is adjacent to single and two family homes in the City of Columbus.

Per Table 1180, the applicant is permitted a 50SF ground sign, with a max height of 10FT. The existing sign has 36SF of area, and is 9.5FT high, so it is considered conforming to the current code.

The signs existing materials have reached the end of their lifespan. The applicant is proposing to retain the existing dimensions and shape of the sign, but re clad the base and a portion of the supporting columns with stone. Although the proposed stone is slightly different than the existing brick on the building, the propose color is not inconsistent with the colors on the remainder of the sign or on the building. Given the current design, Staff's position is that the additional stone and the faux attic vent add visual interest. The applicant is also proposing to paint the retainers and pediment trim in a burgundy color that matches the color of the proposed graphics.

The applicant's proposed aluminum panel is an appropriate sign type of the location. The applicant is proposing push-through letters that will have edged back lighting. Staff's preference is for external ground mounted "up-lighting" but the proposed design is superior to a standard internally illuminated cabinet sign. It can be very effective given it's a stand-alone, I wouldn't want to see this as one of a multi-tenant building because I think it would

look awkward but given this is one stand-alone sign on a stand-alone site, I don't think this is a bad choice. My preference would probably be up-lighting for exterior but in this case it's not required by the code specifically for this area and they don't have a lot of room especially on this side.

The Board should apply the standards for design review and determine if the proposed signage and exterior modifications enhance the characteristics of the design review district. Staff's position is that the applicant has met those standards, and recommends the Board approve the application for a certificate of appropriateness as submitted.

Mr. Bowman: Is the applicant or a representative here? Is there anything you'd like to add that Mr. Snowden didn't say? Any discussion from the board?

Mr. Hicks: I do have a question about the foam on the description it said it's an HD*** foam, is that like the router foam type high density foam material that looks like a faux stone?

Mr. Snowden: That is correct based on my understanding; I can talk to the applicant directly if the board would like me to get a cut sheet of the material. I normally require that but I didn't catch that when they made the application.

Mr. Hicks: Do they have an example of the color and texture and everything? I don't think there is anything unacceptable about it, I just think it's interesting and was curious about more details about it.

Mr. Snowden: I have a feeling it's a weight issue too since it's a sign cabinet that they're adding, the masonry is only on the base and if you start adding weight to those columns which probably isn't supporting anything, it could cause a problem. I think Mr. Hicks, if you look at page one of their application, you'll see that they're pulling from a model home. I don't know where that is located. It's not located at this location.

Mr. Hicks: Well most of the synthetic stone that most people are going to put on their house is almost like a cement. It's real thin and looks like a thick stone. If this is HDV I've just never seen that before so I'm just curious with the stones and all of that how good it looks or doesn't look has a lot to do with the corner pieces and how they finish those corners. I'd be nice to be able to see that. I think it's fine, it'll be fine but if staff could just double check that, get a cut sheet so we can see it.

Mr. Snowden: Oh yeah absolutely. Mr. Hicks, have you ever dealt with the material, is there a concern that the material isn't going to be durable enough at this location?

Mr. Hicks: No, just there's a lot of these faux stone products coming out now and some of them have really nice corners that look like really nice faux stone and some of them don't.

Mr. Sampson: I agree with Mr. Hicks, I've never seen it in a column format before. I'm familiar with the stone, but not being used in a column that size.

Mr. Hicks: I think it's approvable either way, I just.. something that afterwards maybe staff can take a look at that and then if there is an alternative that has good corner pieces that would be preferable.

Mr. Snowden: Mr. Hicks I think that's a great observation, that's one of the reasons we do this type of review because I don't catch everything, that's a great observation. I'm not overly familiar with the material, though I knew what it was. My suggestion would be if you wanted to be the one to make the motion to approve it, just make a motion that it be approved on condition that staff secure a cut sheet of the material from the applicant and review it for installation according to the manufacturer requirements because the manufacturer of these products is going to have a system that states how it has to be installed in order to minimize those gaps and have it looking the way that's supposed to.

Linda Patrick: All the stone together, less than 50lbs, its foam and yes it's a push through halo lighting called edge lighting and it's a lightweight foam.

Mr. Snowden: I'm assuming it's a weight issue, but I wouldn't make a recommendation to say that to your point. Just make the motion on condition that staff will secure a cut sheet, what a cut sheet is, the item that comes from the manufacturer that tells about the material, it's not even a sample material, it's typically a document like if we go into these material suppliers and say show me this material, they have a sheet usually with all the colors it talks about the material so it's going to be something that.. she can provide a copy and then I'll just review and make sure it's installed per the manufacturer.

Mr. Hicks: I just have one other comment about the halo lighting, we kind of over use light and do a lot of up lighting, I don't think we have anything restricting up lighting but it's something...

Mr. Snowden: Only in historic district is that the kind of preferred version but this isn't even in the historic commercial, the area along Brice is in the general based zoning area so this is a good area where you can do some alternatives.

Mr. Hicks: I think after we see this it's going to look great and I would encourage us to talk to other applicants to encourage that option because it does reduce the amount of extra lighting we're putting out and going around and..

Mr. Snowden: Yeah, the City of Hilliard uses them extensively and it's one of their preferred sign types in the whole City commercial district outside of the historic district and the nice part about them is there's very little light spillage and typically they're very efficient and it really can help with some of the areas Mr. Hicks where you've got just what we would call over signage, everybody's got a big sign, it can help minimize that because it's very localized to the shape of the text.

Mr. Bowman: Any other comments? Hearing no more comments, I will entertain a motion.

Mr. Hicks: I move that we approve the application conditionally on the applicant submitting

cut sheets for the foam stone to staff and staff reviewing those and insuring they are installed per the manufacturers recommendations.

Mr. King: I will second.

Roll Called 5 affirmative votes.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Steven Hicks, Board Member
SECONDER:	Ivan King
AYES:	Bowman, Hicks, Carr, Sampson, King
ABSENT:	Zollars

E. OTHER BUSINESS

No other business.

Mr. Snowden: No other business by staff, but I really like Mr. Hicks' observations in there and I think that is something in there as we look to review either Design Review Board or Planning Commission submission requirements or check lists. I do require cut sheets for lighting on the major site plans for Planning Commission and other cases and we are supposed to require material samples, though a lot of times I don't for signage, especially if I don't catch there is some unique material when they apply. I think that is something that we should start requiring because it's really easy to get them. It's not like they have to go create a whole new display for us, but it helps us, to say, be consistent on our materials and show material and install material and if they want to change it, it's something that we have to work though and figure out.

Mr. Hicks: Work out other alternatives. Because faux stone is very popular trend right now and what caught my eyes was it's a dry stack stone, but then I noticed it was HDUC. Dry stack means there's no mortar in between the joints and there have been a lot of problems with that in this climate. So, it's popular and they're all popping off the wall. There are multiple projects around in the City of Columbus in general. Just little things like that.

Mr. Snowden: We'll look at it. It's definitely something that should be involved with the application process. Like I said, we do require some cut sheets, but I think we can beef up kind of what we're requiring because it's really easy for them to get it. It's not like you're asking them to spend thousands more on design elevations and stuff. Just provide us the info from the manufacturer you're using, so we can confer exactly. That's a great observation.

F. ADJOURNMENT

Adjourned at 7:23 pm.

Chairman


Planning and Zoning Administrator

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: November 2, 2017**TO: Design Review Board****RE: Application #180291; 1485 Jackson Street; Accu Spec; Applicant: Jan Blair, Accu Spec;
Certificate of Appropriateness - Historic District - Exterior
Modifications**

See attached documentation.



CITY OF REYNOLDSBURG
Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 180291

Permit #:

Date Submitted: 9/12/07Fee Amount: \$50.00

Section 1103.08

CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

☒ Paid: 8067

I. PROPERTY INFORMATION

Property Address:

1485 Jackson Street, Reynoldsburg 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Reynoldsburg Truro Historical Society

Contact Email:

Rthscourier@aol.com

Contact Phone Number:

614-866-6137

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

AccuSpec

Contact Name:

Jan Blair

Contact Phone Number:

614-558-5536

Contact Email:

accuspeconline@gmail.com

Description of Use:

Museum

IV. APPLICANT INFORMATION

Applicant Name:

AccuSpec

Applicant Address:

90 Delray Road, Cds 43207

Applicant Phone Number:

614-558-5536

Applicant Email:

Accuspeconline@gmail.com☐ Property Owner☐ Business Owner/Tenant☒ Contractor☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400):☐ Minor/Exterior Modifications (\$200):☐ Signage (\$75)/Comprehensive Sign Plan (\$150):☒ Historic District (\$50): exterior modification

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Janice BlairDate: 9/12/2017

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: R-3☒ Historic District☐ CC Overlay

Add'l Approvals Req'd

☐ BZBAMeeting Date: 11/2/17

Meeting Results

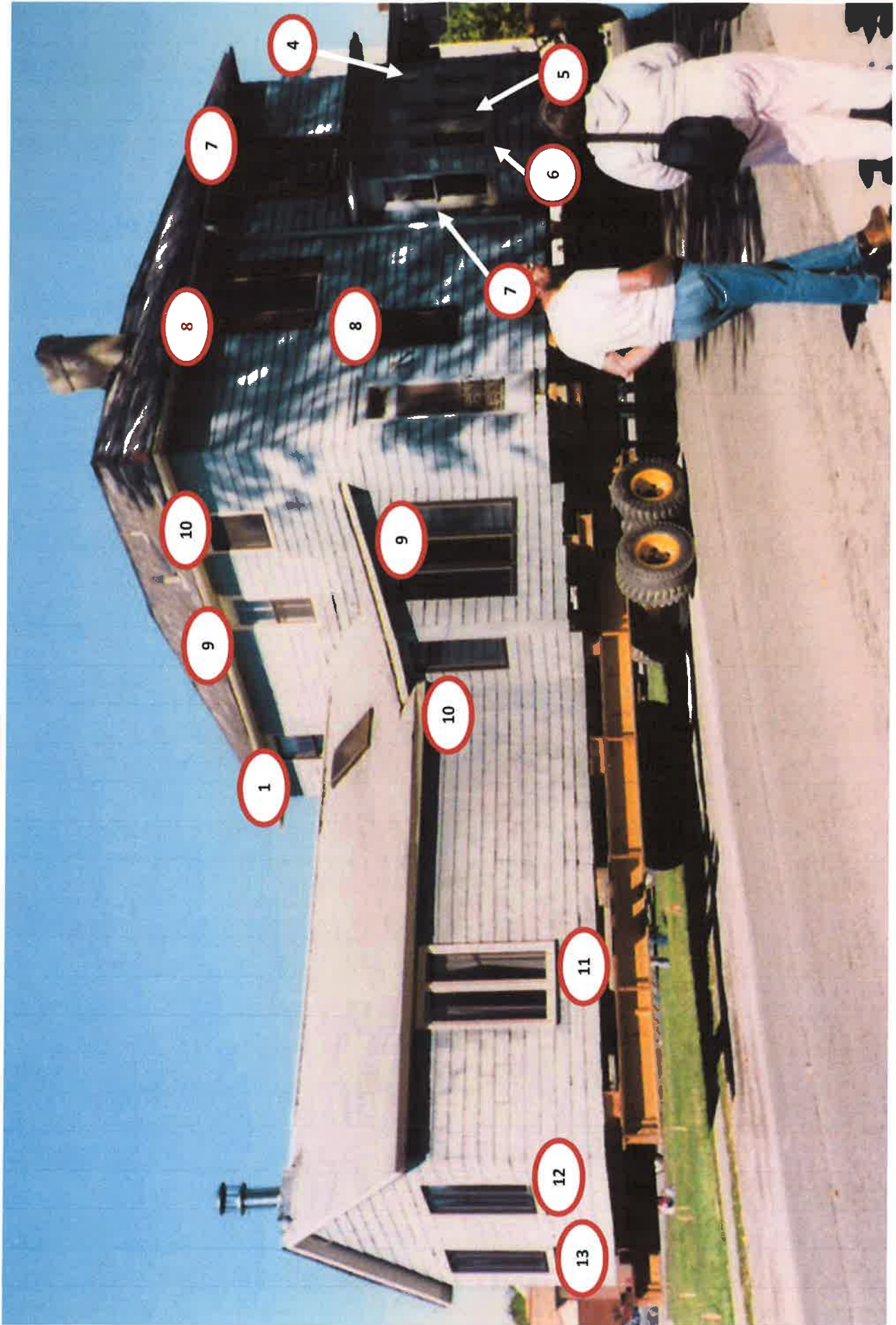
☐ Approved as Submitted☐ Tabled☐ Approved w/ Conditions☐ Denied

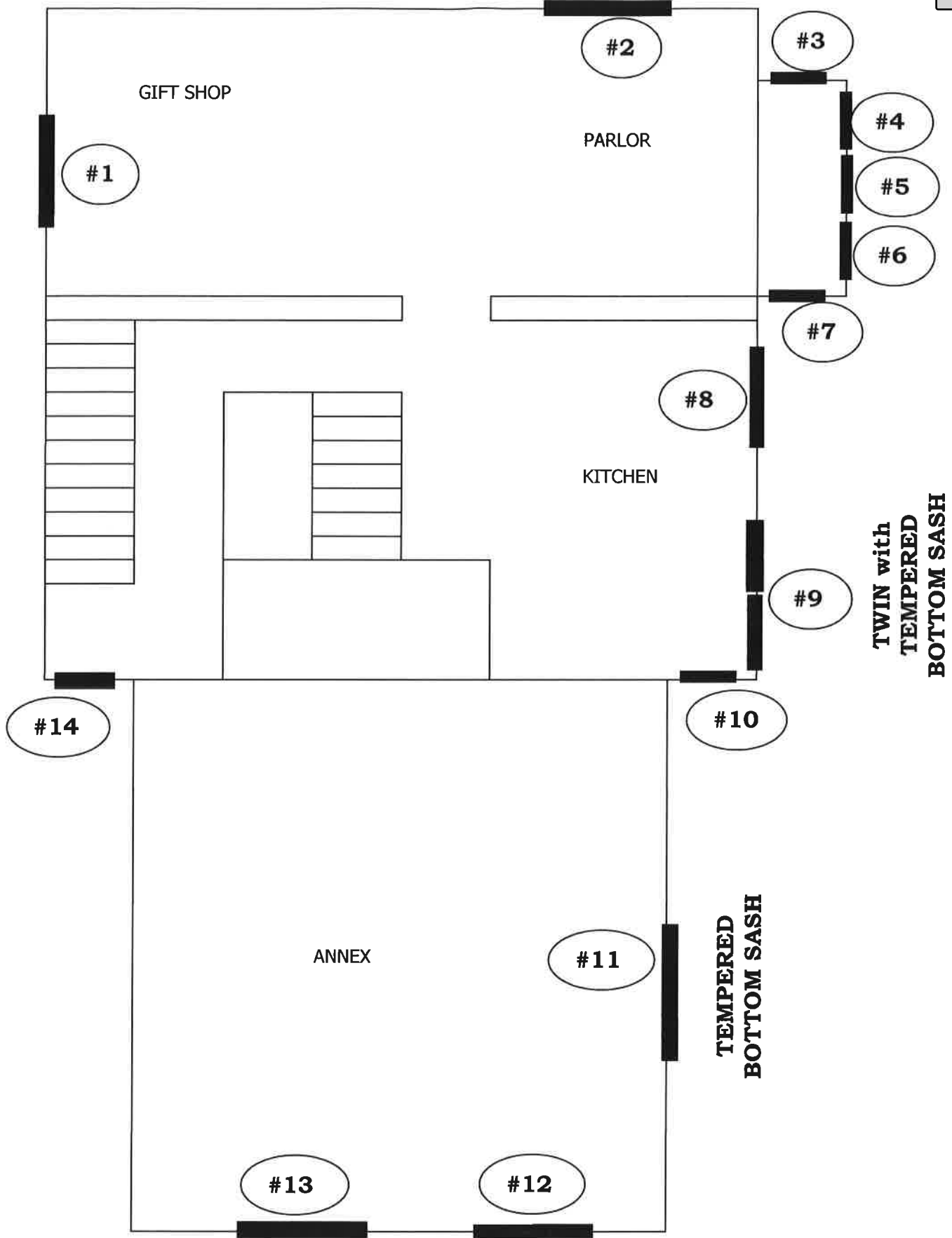
P&Z Admin.: _____ Date: _____

Attachment: App. #180291 - 1485 Jackson Ave - CoA HS Ex Mods (App# 180291, 1485 Jackson St, Blair)

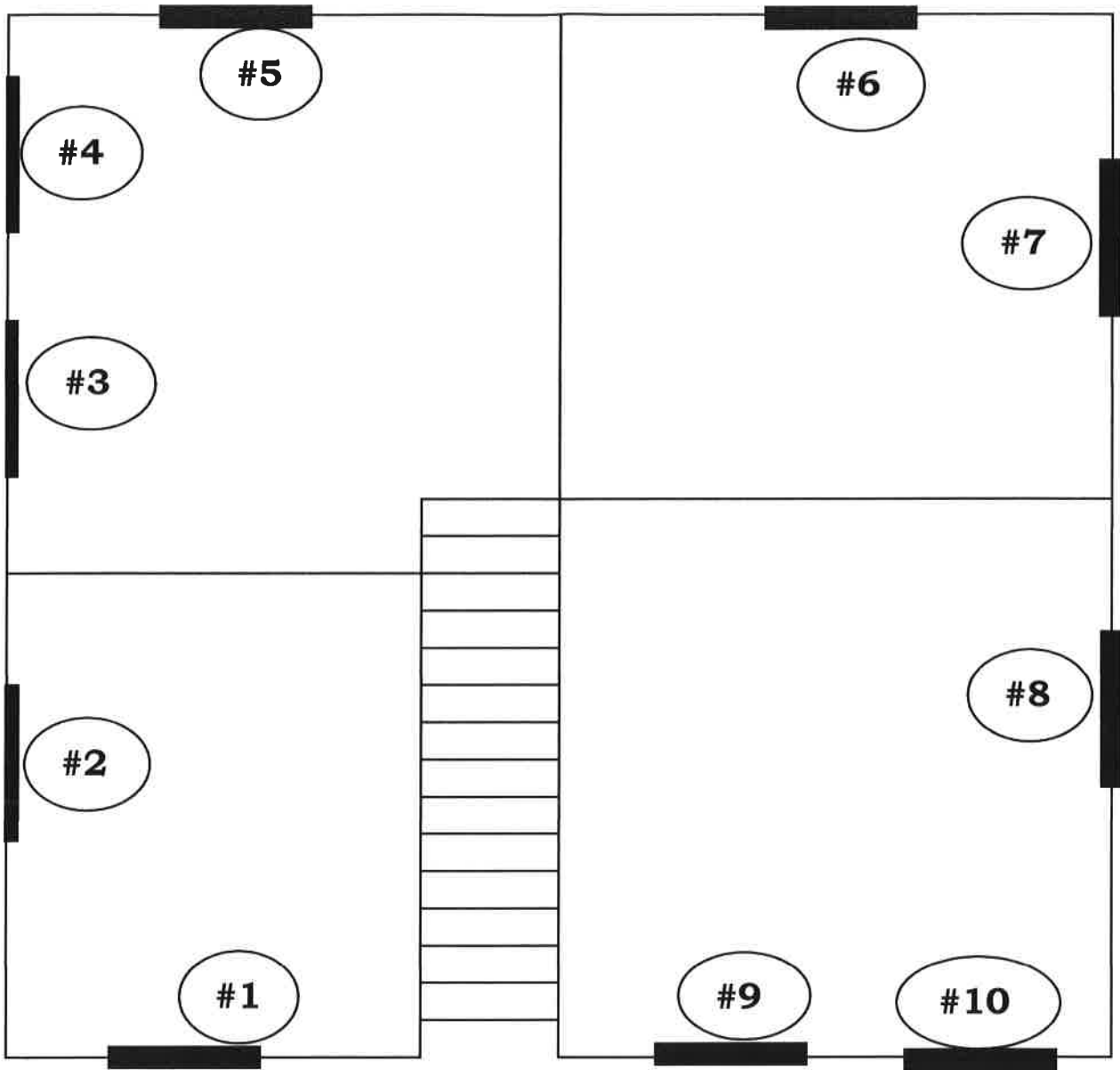


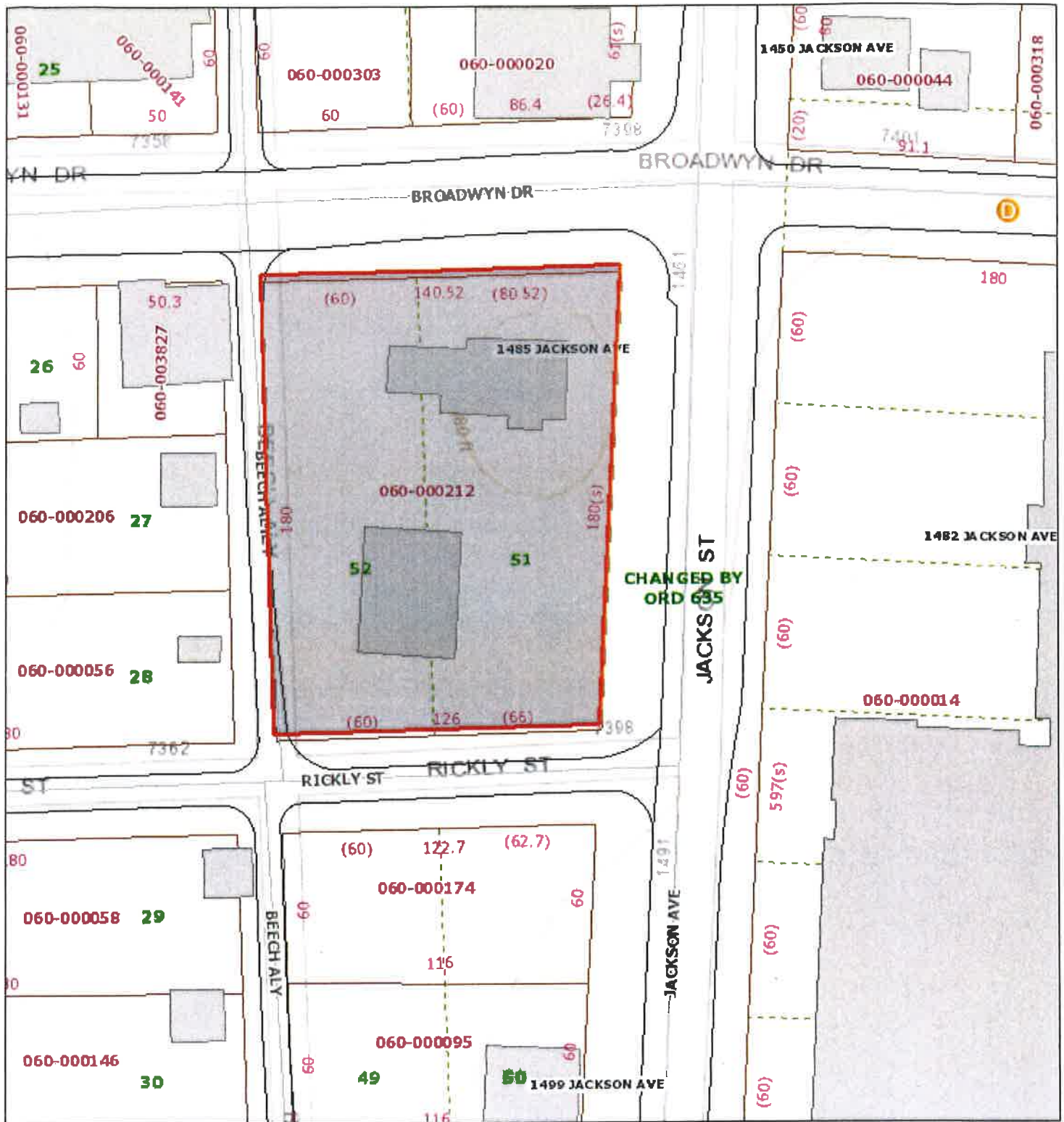
Attachment: App. #180291 - 1485 Jackson Ave - CoA HS Ex Mods (App# 180291, 1485 Jackson St, Blair)





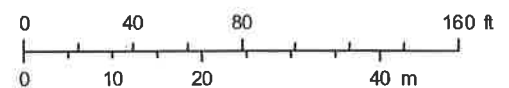
2ND FLOOR





September 12, 2017

1:857



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), swisstopo, MapmyIndia, © OpenStreetMap contributors, and the GIS User Community

Attachment: App. #180291 - 1485 Jackson Ave - CoA HS Ex Mods (App# 180291, 1485 Jackson St, Blair)

Design Review Board**Eric Snowden****7232 E. Main Street****Reynoldsburg OH 43068****614-322-6829 Phone****MOTION REQUEST**

DATE: November 2, 2017**TO: Design Review Board****RE: Application #180616; 6960 E Main St; The Daimler Group;
Applicant: Chris Tumblin;
Certificate of Appropriateness - Minor/Exterior Modifications**

See attached documentation.



Department of Development
Planning & Zoning Division
7232 East Main Street
Reynoldsburg, Ohio

Application #: 180616
Permit #:
Date Submitted: 10/5/17
Fee Amount: \$1200.00
☒ Paid: #8325

Section 1103.08
CERTIFICATE OF APPROPRIATENESS APPLICATION
Design Review Board

I. PROPERTY INFORMATION

Property Address:

6960 E. Main Street, Reynoldsburg, OH 43068

II. PROPERTY OWNER OF RECORD

Property Owner Name(s):

Schendel Retail Center LLC

Contact Email:

ylee45@comcast.net

Contact Phone Number:

III. BUSINESS INFORMATION (IF APPLICABLE)

Business Name:

OhioHealth

Contact Name:

Mike MacKay

Contact Phone Number:

Contact Email:

Description of Use:

Free Standing Emergency Department

IV. APPLICANT INFORMATION

Applicant Name:

The Daimler Group (Chris Tumblin), on behalf of OhioHealth

Applicant Address:

1533 Lake Shore Drive, Columbus, OH 43204

Applicant Phone Number:

614-488-4424

Applicant Email:

ChrisT@daimlergroup.com

☐ Property Owner

☒ Business Owner/Tenant

☐ Contractor

☐ Architect/Engineer

PROJECT INFORMATION

CHECK AND DESCRIBE IF APPLY:

☐ Major Site Plan (\$400):

☒ Minor/Exterior Modifications (\$200): Change in the material for the generator enclosure.

☐ Signage (\$75)/Comprehensive Sign Plan (\$150):

☐ Historic District (\$50):

Applicant shall submit **eleven (11) copies** of application and materials to the Planning & Zoning Administrator. Please review the attached sections of the Zoning Code and note the items you are responsible for submitting with this application.

Applicant Signature: Chris Tumblin

Date: 9/29/2017

By signing this application, I certify that I am the owner of the property or the owner's agent, and that the work is authorized with the full knowledge of the owner.

OFFICE USE ONLY

Additional Notes:

Zoning Information

Zoning District: CC

☐ Historic District

☒ CC Overlay

Add'l Approvals Req'd

☐ BZBA

Meeting Date: 11/2/17

Meeting Results

☐ Approved as Submitted

☐ Tabled

☐ Approved w/ Conditions

☐ Denied

P&Z Admin.: _____ Date: _____

September 21, 2017

To: Eric Snowden
Planning & Zoning Administrator – City of Reynoldsburg
7232 E. Main Street
Reynoldsburg, Ohio 43068
Ph: (614) 322-6829

Re: Generator Enclosure Materials Variance Request
Permit Application Number: 175596
OH FSED Reynoldsburg
6960 East Main St.
Reynoldsburg, OH 43068

Architect: Dorothea M. C. Stamm, NCARB, Ohio Registration 13533
Owner: OhioHealth Design & Construction, 3535 Riverside Dr., Columbus, OH 43221
Contractor: Elford Construction, 120 Dublin Rd., Columbus, OH 43215 614-488-0000

Dear Mr. Snowden,

We are seeking a variance for the metal panel material that is being used as an enclosure for the generator at the OhioHealth Freestanding Emergency Department.

For aesthetic and screening reasons we are proposing to use the same corrugated metal panel as installed on the side of the building and mechanical roof screen wall in lieu of a 6' tall chain link fence as prescribed in the Fire Code. The metal panel will provide the means to prohibit public access and a lock on the entry gate will keep the tank secure. Attached to this letter are cut sheets for the proposed material and a current plan of the generator enclosure.

We have reached out to the Truro Township Fire Department regarding this variance request. Attached is a letter supporting our request from Lieutenant Timothy Perry.

Please let me know if I can provide any additional information.

Sincerely,



Dorothea Stamm
Sr. Project Manager | Healthcare + Higher Education

Attachments:

- Generator Enclosure Drawings
- Metal Panel Cut Sheets
- Letter from Truro Township Fire Department

7.2-PANEL SUBMITTAL



PROJECT NAME: _____

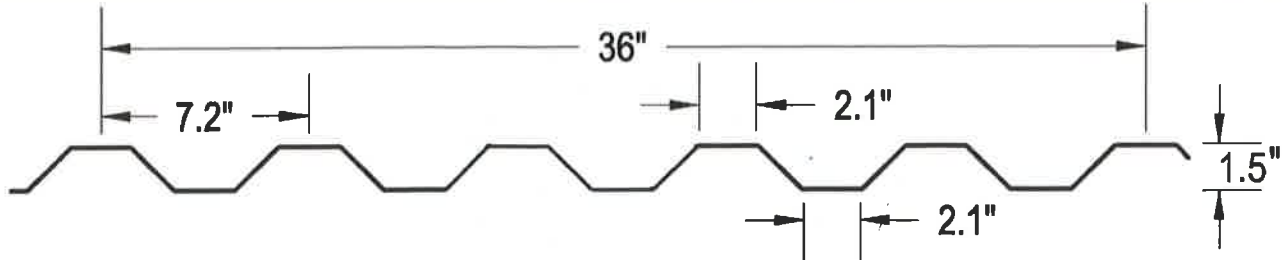
ARCHITECT: _____

INSTALLING CONTRACTOR: _____

GENERAL CONTRACTOR: _____

SPECIFICATION SECTION: _____

PROFILE



DynaClad® Standard Colors (IN ALPHABETICAL ORDER)	STOCKED AT DMI					
	24 GAGE GALVALUME	22 GAGE GALVALUME	.032 ALUM. 3105 H14	.040 ALUM. 3105 H14	.050 ALUM. 3105 H14	.063 ALUM. 3105 H14
AGED COPPER*	•		•			
BEIGE	•		•	•	•	
BRITE RED*	•		•	•		
BROWN	•		•	•		
BURGUNDY	•		•	•		
CHAMPAGNE*	•		•	•		
CHARCOAL GREY	•		•	•		
CLASSIC BRONZE	•		•	•		
COBALT BLUE	•		•	•		
COLONIAL RED	•		•	•		
DARK BRONZE	•	•	•	•	•	•
DOVE GREY	•		•	•		
EVERGREEN	•		•	•		
HARTFORD GREEN	•		•	•		
HEMLOCK GREEN	•		•	•		
LEAF GREEN	•		•	•		
MATTE BLACK	•		•	•		
METALLIC COPPER*	•		•	•		
METALLIC SILVER*	•		•	•		
MUSKET GREY	•		•	•		
PATINA COPPER	•		•	•		
PUTTY	•	•	•	•	•	
ROYAL BLUE	•		•	•		
SANDSTONE	•	•	•	•	•	
SEAPORT	•		•	•		
SLATE BLUE	•		•	•		
SLATE GREY	•		•	•	•	
SPARTAN BRONZE	•		•	•		
STONE	•		•	•		
TERRA COTTA	•		•	•		
WEATHERED ZINC*	•		•	•		
WHITE	•	•	•	•	•	•
MILL FINISHED ALUM.			•	•	•	•
ACRYLUME®	•	•				
CLEAR ANODIZED			•	•		

SUBSTRATE

- ☐ 24 GA. GALVALUME
☐ 22 GA. GALVALUME
☐ 20 GA. G-90
☐ 18 GA. G-90
☐ .032 ALUMINUM
☐ .040 ALUMINUM
☐ .050 ALUMINUM

☐ OTHER: _____

EMBOSSED

- ☐ YES
☐ NO

Consult DMI for minimum quantities, upcharges, set up fees and extended lead times

STANDARD FINISHES

- ☐ DYNACLAD® PVDF: _____
☐ ACRYLIC COATED GALVALUME (ACRYLUME)
☐ MILL FINISH ALUMINUM
☐ CLEAR ANODIZED ALUMINUM

PREMIUM FINISHES*

- ☐ DYNACLAD® METALLIC PVDF: _____
☐ DYNACLAD® BRITE RED PVDF
☐ DYNACLAD® STANDARD COLOR PVDF W/CLEARCOAT (3-COAT): _____
☐ DYNACLAD® METALLIC COLOR PVDF W/CLEARCOAT (3-COAT): _____
☐ CUSTOM COLOR: _____

*Premium Colors subject to minimum quantities, extended lead times and upcharges. Consult DMI for details.

WARRANTY

- ☐ DYNACLAD® PAINT FINISH
☐ GALVALUME 20 YEAR - 6 MONTH (SUBSTRATE)
☐ WALL PANEL WEATHERTIGHTNESS WARRANTY _____

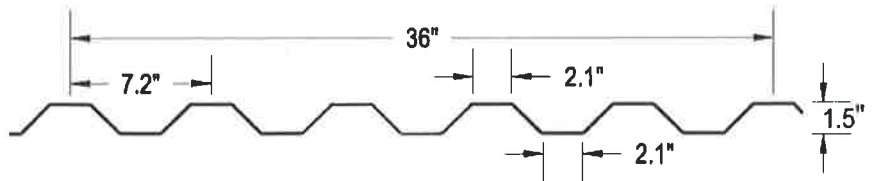
Non-Stock colors available subject to minimum quantities, additional lead times and upcharges.

* Denotes Premium Color - subject to additional costs.

Dimensional Metals, Inc. has specialized in the manufacturing of Architectural Metal Panel Systems and Fabricated Architectural Sheet Metal for the construction industry for over 25 years. We use the most technologically advanced Fixed Base Roll-Forming Equipment to deliver complete in-house quality control over the manufacture of our products.



7.2-PANEL WP72



7.2 PANEL WP72 symmetrical design allows for versatility in applications while providing a clean industrial look. It is an exposed fastener panel utilized for wall and roof applications. It has a 1-1/2" rib height at 7.2" o.c. and 36" of panel coverage with a purlin bearing leg.

ROOF ASSEMBLIES

7.2 PANEL WP72 can be applied over various wall and roof assemblies including: open framing and solid substrates.

PRODUCT USES AND APPLICATIONS

Product uses include vertical and horizontal wall panels, equipment screens, mansards and roofing with roof slopes as low as 2:12. Excellent panel for wall retro-fit applications.

STANDARD PRODUCT OFFERINGS

24 ga., 22 ga., 20 ga., 18 ga. Steel, and
.032, .040, .050 Aluminum

Embossing available

Perforations available (Aluminum and Stainless Steel)

PERFORMANCE TESTED

- ASTM E283 Air Leakage
 - ASTM E331 Water Penetration
- Mitered Corners are available.

Watertightness warranty available for wall applications only.

LOAD TABLE - UNIFORM SPANS (PSF)

Panel Gage	Span	Span (Feet)					
		4.00	5.00	6.00	7.00	8.00	9.00
24 (50 ksi)	3	70.00	60.00	50.00	40.00	30.00	20.00
22 (50 ksi)	3	120.00	100.00	80.00	55.00	40.00	30.00
24 (50 ksi)	2	70.00	60.00	50.00	40.00	30.00	25.00
22 (50 ksi)	2	110.00	90.00	70.00	50.00	40.00	30.00

Table for live load, no wind increase included. Deflection limit = L/240.
Analysis per AISI 2001 manual. Additional spans available - Contact DMI



DYNACLAD® COLOR GUIDE

WHITE

TSR = .71 SRI = 86

PUTTY

TSR = .61 SRI = 73

SANDSTONE

TSR = .55 SRI = 64

PATINA COPPER

TSR = .47 SRI = 53

BRITE RED*

TSR = .43 SRI = 48

SLATE GREY

TSR = .39 SRI = 43

DOVE GREY

TSR = .38 SRI = 43

BEIGE

TSR = .37 SRI = 40

TERRA COTTA

TSR = .35 SRI = 37

MUSKET GREY

TSR = .34 SRI = 36

SLATE BLUE

TSR = .34 SRI = 36

STONE

TSR = .33 SRI = 35

SEAPORT

TSR = .32 SRI = 33

SPARTAN BRONZE

TSR = .32 SRI = 33

CHARCOAL GREY

TSR = .30 SRI = 31

CLASSIC BRONZE

TSR = .29 SRI = 30

BURGUNDY

TSR = .27 SRI = 29

BROWN

TSR = .26 SRI = 26

COLONIAL RED

TSR = .26 SRI = 26

DARK BRONZE

TSR = .26 SRI = 26

HEMLOCK GREEN

TSR = .26 SRI = 26

LEAF GREEN

TSR = .26 SRI = 26

EVERGREEN

TSR = .25 SRI = 24

ROYAL BLUE

TSR = 25 SRI = 24

MATTE BLACK

TSR = .25 SRI = 24

COBALT BLUE

TSR = .19 SRI = 17

HARTFORD GREEN

TSR = .09 SRI = 3

AGED COPPER

TSR = .28 SRI = 28

METALLIC SILVER

TSR = .48 SRI = 55

CHAMPAGNE

TSR = .36 SRI = 39

METALLIC COPPER

TSR = .35 SRI = 37

WEATHERED ZINC

TSR = .27 SRI = 29

METALLIC COLORS CARRY AN UPCHARGE

Metallic Colors – Are directionally sensitive and therefore entire roof areas should be ordered at one time to ensure color uniformity.

*Brite Red has a clear coat and carries an upcharge.

DMI Standard colors with a TSR of .25 or greater meet "Cool Color" criteria.

COLOR SAMPLES MAY VARY SLIGHTLY FROM ACTUAL MATERIAL

CUSTOM COLORS ARE

Packet Pg. 23



58 Klema Drive North
Reynoldsburg, Ohio 43068
740.927.3633 or 800.828.1510
www.dmimetals.com

PRODUCT - DynaClad®, Prefinished Architectural Sheet Metal, Tension Levelled, Coil and Flat Sheet Coated with a 70% Full Strength PVDF Paint Finish.

PRODUCT DESCRIPTION

Base Sheets

Coated on the top side with a polyester primer and a 70% full strength PVDF top coat for a total mil thickness of 1.1 (±.1). The reverse side is a polyester primer and a polyester topcoat with a total dry film thickness of .55 (±.1).

24 ga. or 22 ga. Galvalume® DynaClad®

Consists of aluminum-zinc alloy coated (55% aluminum, 43.4% zinc, 1.6% silicon, nominal percentage by weight) carbon steel of commercial weight meeting ASTM 792.

HDG90 DynaClad®

Consists of hot-dipped galvanized steel base sheet of commercial weight (AISI G90 designation) meeting ASTM A653.

.032, .040, .050, .063 Aluminum DynaClad®

Consists of 3105 H14 alloy aluminum base sheet of commercial weight meeting ASTM B209.

Sizes

Standard stocked Galvalume, G-90 and Aluminum are produced in a 48" wide coil. Standard sized flat sheets are 48" X 120". Custom sized flat sheets can be produced in various widths and lengths with extended lead times and additional costs.

Strippable Film

Is applied to the product to protect the paint finish and must be removed immediately after installation. Product should be stored in cool, shaded or covered areas with one side of the crate elevated to permit moisture run-off.

WARRANTY

A 20 year finish warranty covering color fade, chalking, and film integrity as well as a 20 year, 6 month perforation warranty (Galvalume® only) covering base sheet integrity is available at no additional cost.

STOCKING COLOR/MATERIAL AVAILABILITY						
COLOR (IN ALPHABETICAL ORDER)	24 GAGE GALVALUME KYNAR 500	22 GAGE GALVALUME KYNAR 500	.032 ALUM. 3105 H14 KYNAR 500	.040 ALUM. 3105 H14 KYNAR 500	.050 ALUM. 3105 H14 KYNAR 500	.063 ALUM. 3105 H14 KYNAR 500
AGED COPPER	•		•			
BEIGE	•		•	•	•	
BRITE RED	•		•	•		
BROWN	•		•	•		
BURGUNDY	•		•			
CHAMPAGNE	•		•			
CHARCOAL GREY	•		•	•		
CLASSIC BRONZE	•		•	•		
COBALT BLUE	•		•			
COLONIAL RED	•		•	•		
DARK BRONZE	•	•	•	•	•	•
DOVE GREY	•		•	•		
EVERGREEN	•		•	•		
HARTFORD GREEN	•		•			
HEMLOCK GREEN	•		•			
LEAF GREEN	•		•			
MATTE BLACK	•		•	•		
METALLIC COPPER	•		•			
METALLIC SILVER	•		•			
MUSKET GREY	•		•	•		
PATINA COPPER	•		•	•		
PUTTY	•	•	•	•	•	
ROYAL BLUE	•		•	•		
SANDSTONE	•	•	•	•	•	
SEAPORT	•		•	•		
SLATE BLUE	•		•			
SLATE GREY	•		•	•	•	
SPARTAN BRONZE	•		•	•		
STONE	•		•	•		
TERRA COTTA	•		•			
WEATHERED ZINC	•		•			
WHITE	•	•	•	•	•	•
MILL FINISHED ALUM.			•	•	•	•
ACRYLUME®	•	•				
CLEAR ANODIZED			•	•		

COLORS LISTED ABOVE ARE AVAILABLE ON ANY OF THE SUBSTRATES BUT WILL HAVE ADDITIONAL LEAD TIMES AND COST.

DynaClad® is a registered trademark of Dimensional Metals, Inc.

TRINAR® is a registered trademark of Akzo Nobel, Inc.

Kynar 500® is a registered trademark of Arkema.

Hylar 5000® is a registered trademark of Ausimont USA, Inc.

Galvalume® is a registered trademark of BIEC International, Inc. and some of its licensed producers.

Acrylume® is a registered trademark of USX.

PERFORMANCE SPECIFICATION

ABRASION RESISTANCE (ASTM D 968)

Passed 60 Liters.

ACCELERATED WEATHERING (ASTM D 822, G 151, & G 153)

3,000 hours with no chalking, blistering or loss of adhesion.

ACID RESISTANCE (ASTM E 1308)

No visible changes.

ADHESION (ASTM D 3359)

No coating removed.

COLOR CHANGE (ASTM D 2244)

After 2,000 hours color change less than 2 NBS units.

FLAME TEST (ASTM E 84)

Class A / Class I

FLORIDA EXTERIOR DURABILITY (ASTM E 2244 & D 4214)

Less than 5ΔE units color change and chalk rating of less than 8.

FORMABILITY (ASTM D 522 & D 4145)

No adhesion loss on a 1/8" Mandrel and IT bend.

GLOSS (ASTM D 523)

15% (±5%) on 60 degrees.

HUMIDITY (ASTM D 2247)

1,000 hours Galvalume® and G-90 acceptable, no change.
3,000 hours Aluminum acceptable, no change.

IMPACT ADHESION (ASTM D 2794)

No cracking or loss of adhesion.

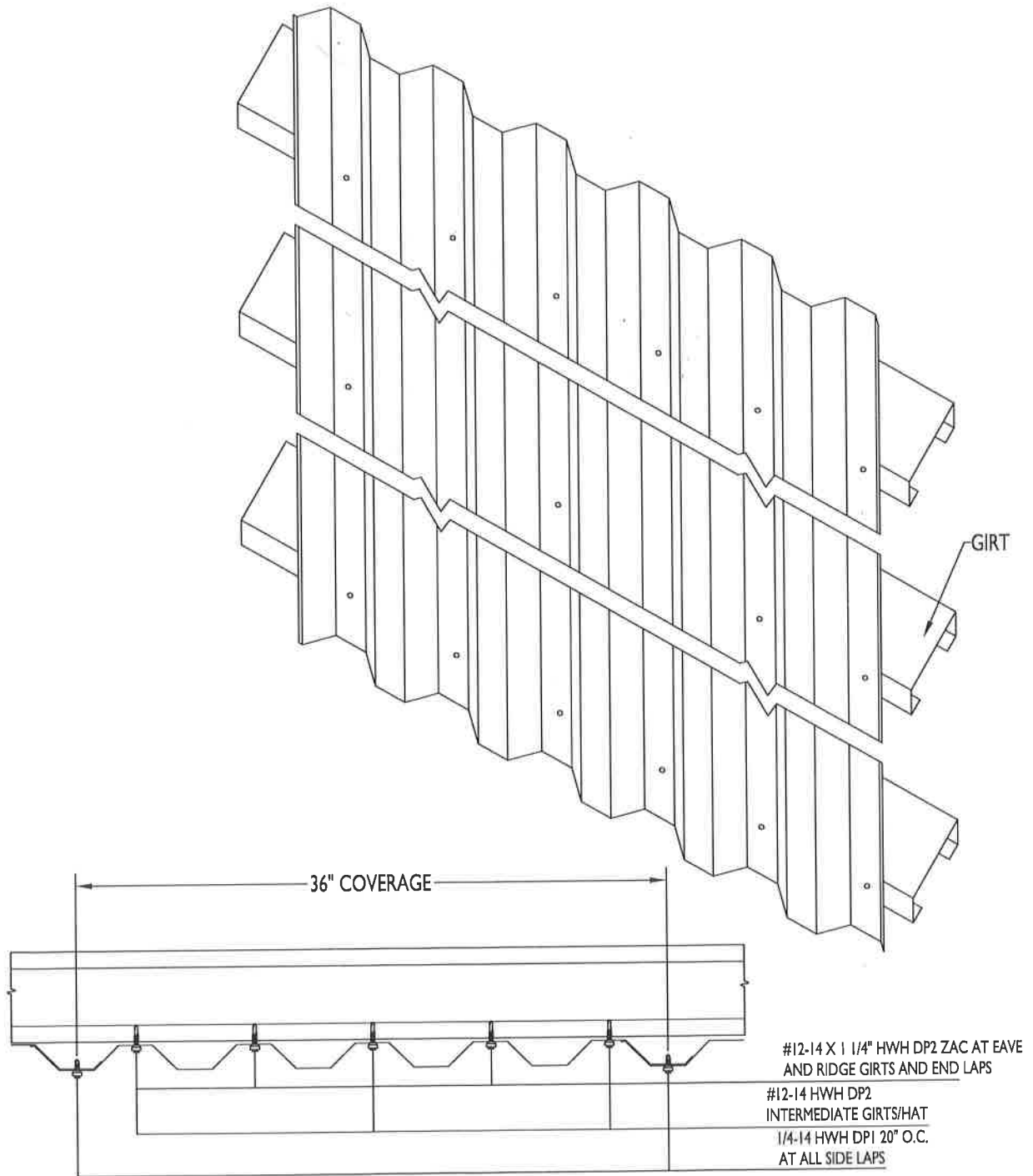
PENCIL HARDNESS (ASTM D 3363)

HB Minimum.

SALT SPRAY (ASTM B 117)

No blisters or adhesion loss after 1,000 hours for Galvalume® & G-90. No blisters or adhesion loss after 3,000 hours for Aluminum.





7.2 PANEL WALL FASTENING SCHEDULE AT BASE,
INTERMEDIATE GIRTS/HAT, EAVE GIRTS/HAT AND END LAPS

Attachment: App. #180616 - 6960 E Main St (App# 180616, 6960 E Main St, Tumblin)



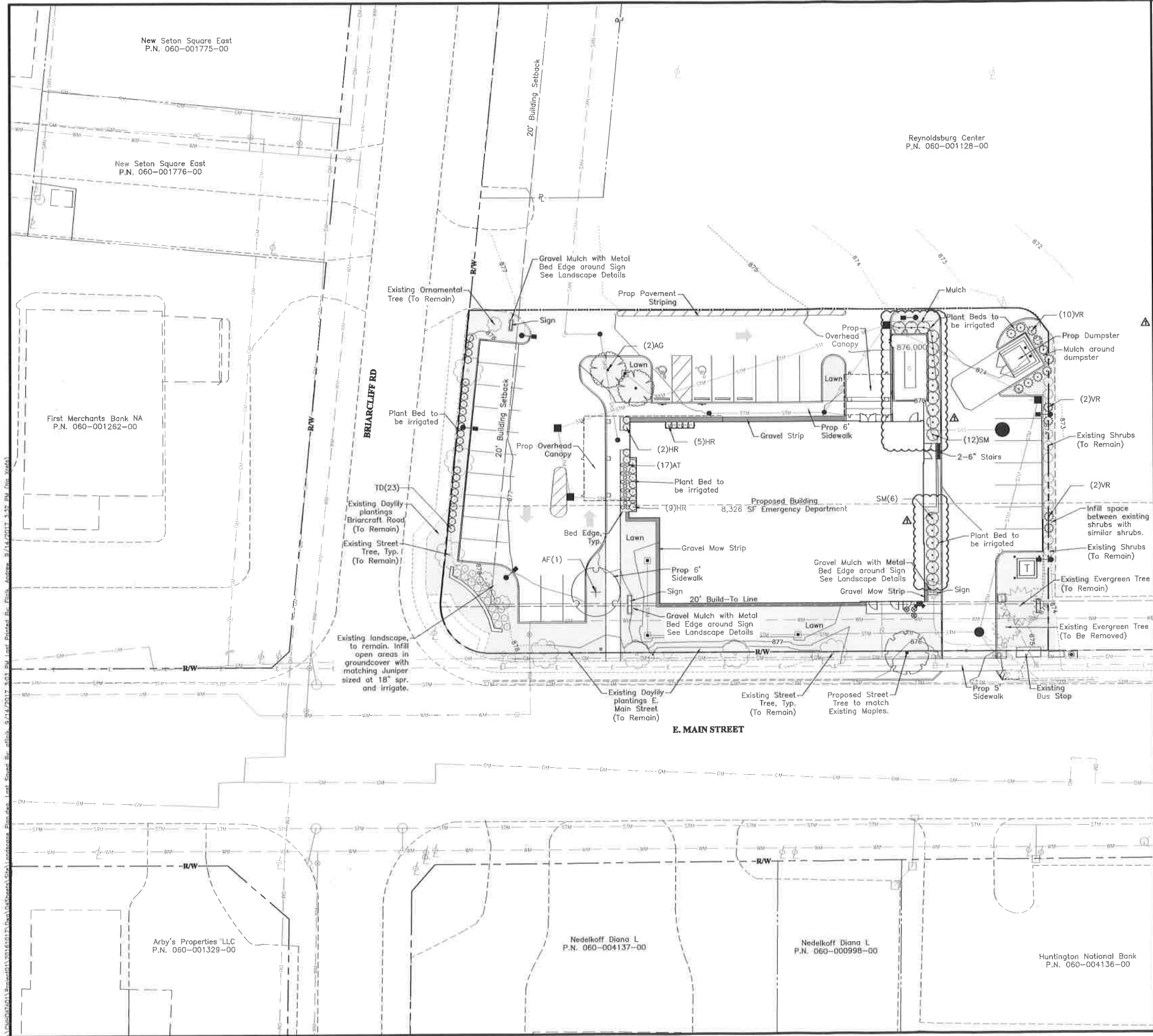
FASTENING SCHEDULE

DIMENSIONAL METALS, INC.

N.T.S.

2011

WP72 08-01



Landscape Calculations

1180.08(a-d) Street Trees: 7 existing street trees meet requirements. Prune existing street trees to 14' clear height above grade. Confirm with City Forester prior to work. One additional Street Tree to be planted west of proposed Main St. drive. This tree will serve as a replacement for the Existing Maple being removed due to the proposed drive off Main St. Tree to be installed at 2.5" Cal. and match existing Maples.

1180.09(a)(2)A Interior Lot Landscape: 1" trunk diameter required for every 2,000 s.f. building coverage.
±9,000 total s.f. building coverage/2,000 = 5" Cal. Required
= 6" Cal. Provided

1180.11(a)(1) Parking Lot Landscape: 200 s.f. landscape/10 parking spaces containing at least one 2" Cal. Tree and 4 shrubs.
28 Total Spaces/10 = 2.8
= 2.8 x 200
= 560 s.f. Landscape Required
= 1,284 s.f. Landscape Provided

1180.11(b) Perimeter Landscaping: Existing perimeter landscape to remain. 23 Taxus shrubs added to west perimeter between existing trees to meet parking perimeter screening requirement. Additional shrubs being added to east perimeter to infill existing gaps in shrubs.

PLANT SCHEDULE				
TREES	QTY	COMMON NAME	SIZE	CONDITION
AF	1	Autumn Fantasy Freeman Maple	2" Cal.	B&B
AG	2	Acer freemanii 'Autumn Fantasy'	2" Cal.	B&B
		Autumn Brilliance Serviceberry		
		Amelanchier x grandiflora 'Autumn Brilliance'		
SHRUBS	QTY	COMMON NAME	SIZE	CONDITION
SM	18	Palatin Lilac	24" Ht.	B&B
VR	14	Syringa meyeri	24" Ht.	B&B
		Leatherleaf Viburnum		
		Viburnum rhytidophyllum		
PARKING LOT SCREENING	QTY	COMMON NAME	SIZE	CONDITION
TD	23	Dense Yew	24" Ht.	B&B
		Taxus x media 'Densiformis'		
PERENNIALS	QTY	COMMON NAME	SIZE	CONDITION
AT	17	Lady Fern	#2	Cont.
HR	16	Athyrium filix-femina		
		Regal Splendor Hosta		
		Hosta x 'Regal Splendor'		

LEGEND

Irrigation Limits



REVISIONS

MARK	DATE	DESCRIPTION
A	9/2/17	Revised plant locations to accommodate sidewalk for Mobile

OHIOHEALTH

CITY OF REYNOLDSBURG, FRANKLIN COUNTY, OHIO
SITE IMPROVEMENT PLAN
FOR
CITY OF REYNOLDSBURG FSED
LANDSCAPE PLAN

EMHT
Ernst, McWhorter, Hillier & Taylor, Inc.
5500 New Albany Road, Columbus, OH 43254
Phone: 614.775.4350 Fax: 614.775.3448 emht.com

DATE
January 19, 2017

SCALE
1" = 20'

JOB NO.
20161017

SHEET
1/2

Attachment: App. #180616 - 6960 E Main St (App# 180616, 6960 E Main St, Tumblyn)

Packet Pg. 26



775 Yard Street, Suite 325
Columbus, Ohio 43212
p 614 764 0407
f 614 764 0237
www.ma-architects.com

OhioHealth
Reynoldsburg Freestanding ED

6960 East Main Street Reynoldsburg, OH 43068

STATUS:



REVISION:

NO.	DATE	DESCRIPTION
1	05/05/2017	Submittal #2
2	05/05/2017	Submittal #3

PROJECT NUMBER:

16192

SHEET NAME:

DUMPSTER ENC. & SIGN BASES

DATE:

28 OCTOBER 2016

SHEET NUMBER:

A6.06

ma architects

Attachment: App. #180616 - 6960 E Main St (App# 180616, 6960 E Main St, Tumblin)

HSS 3x3x1/16 COLUMN w/BASE
PLATE 1/2"x24" W/ (4) - 1/2"
DIAMETER THREADED ROD
ANCHORS IN HILTI HY 200
EPOXY (4-1/2" EMBED)

GENERATOR PAD

SEE CIVIL

column mounting detail

1/2" = 1'-0"

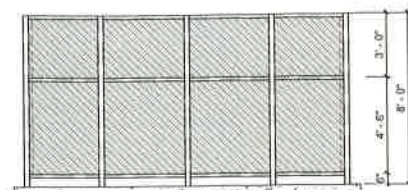
GENERATOR, SEE
ELECTRICAL DRAWINGS
REQUIRED GENERATOR
CLEARANCE

5/16.06

- GENERATOR ENCLOSURE GENERAL NOTES:
1. SEE CIVIL DRAWINGS FOR CONCRETE SLAB REQUIREMENTS
 2. ALL METAL COMPONENTS TO BE PAINTED TO MATCH CANOPY STRUCTURE

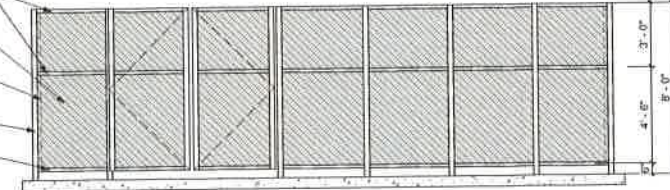
generator enclosure

1/2" = 1'-0"



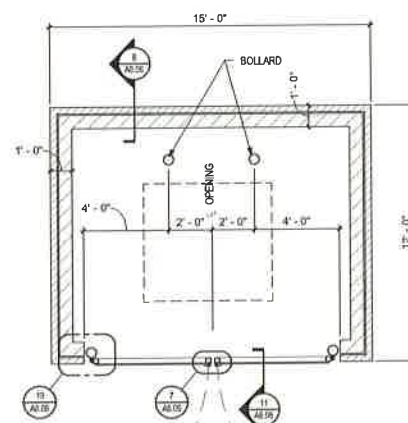
elevation - generator enclosure

4/16.06



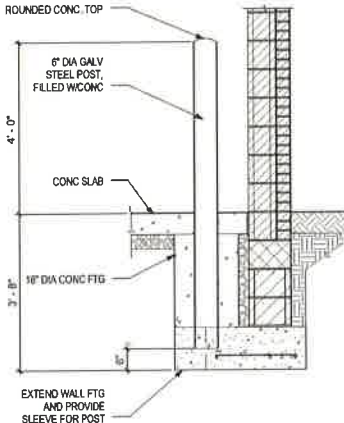
elevation - generator enclosure

4/16.06



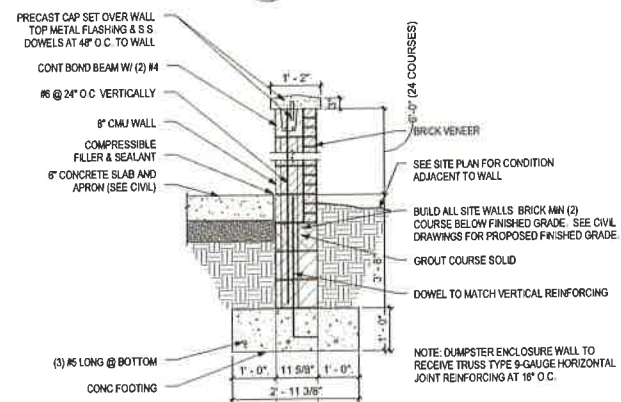
dumpster enclosure

4/16.06



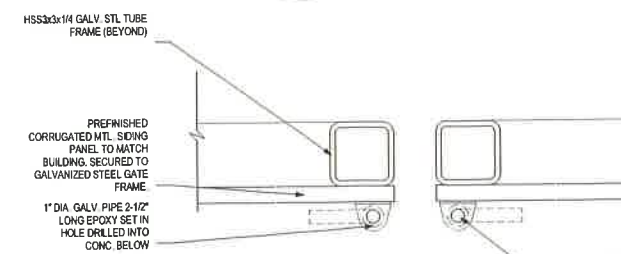
dumpster bollard detail

4/16.06



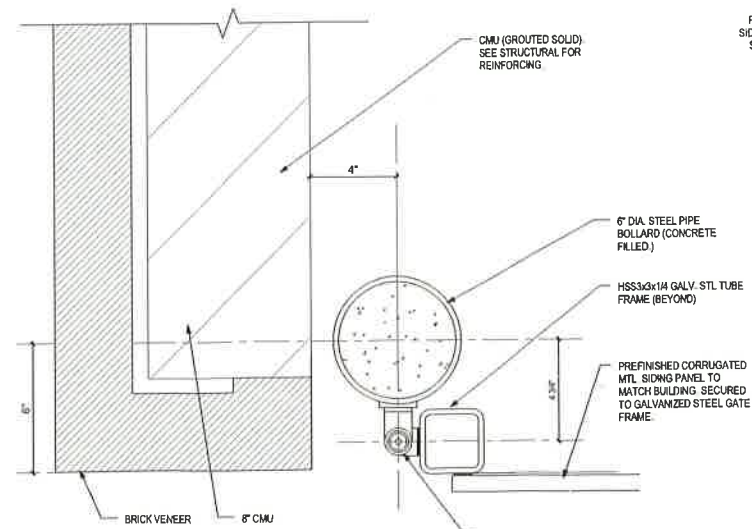
dumpster enclosure wall detail

4/16.06



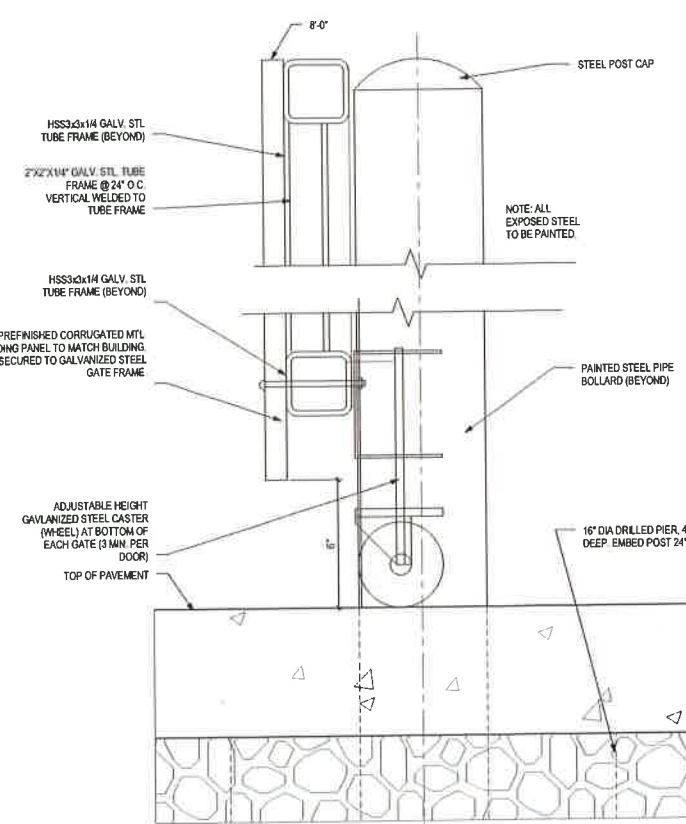
swing gate detail

4/16.06



swing gate detail

4/16.06



swing gate detail

4/16.06



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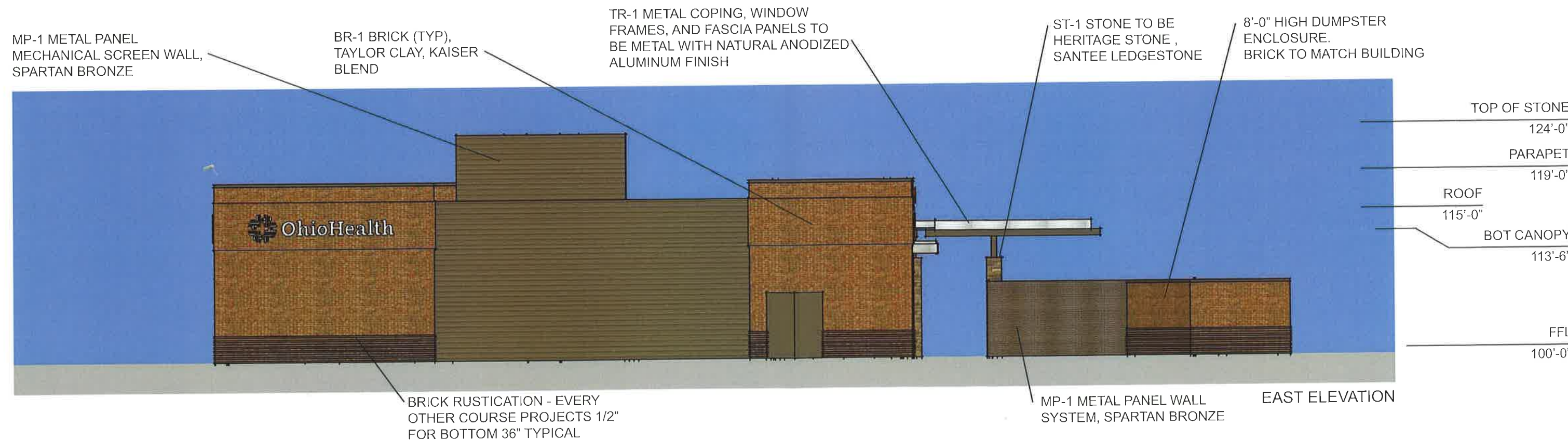


OHIOHEALTH FSED

REYNOLDSBURG, OHIO

ma architects

16192
09.22.2017
page 1





RENDERING FROM NORTHWEST CORNER

Attachment: App. #180616 - 6960 E Main St (App# 180616, 6960 E Main St, Tumblin)





RENDERING FROM SOUTHEAST CORNER

Attachment: App. #180616 - 6960 E Main St (App# 180616, 6960 E Main St, Tumblin)