



**NOTICE OF PUBLIC MEETING  
CITY OF BEXLEY  
PLANNING COMMISSION**

The Bexley Planning Commission will hold a Public Meeting on the following application on **Monday, March 28th, 2016** at **6:00 p.m.**, in the City Council Chambers, Bexley Municipal Building, 2242 East Main Street.

SPECIAL NOTE TO THE APPLICANT: Number 6 of the Rules and Regulations of the Planning Commission reads: The applicant or an authorized representative shall attend the meeting. The Commission may dismiss, without hearing, an application if the applicant or authorized representative is not in attendance.

- a. Application No.: 16-011
- Applicant: Patrick Reist
- Owner: Bexley House Apartments
- Location: 2877 E. Broad Street
- Request: The applicant is seeking Sign Review and approval, to allow the existing monument signs at the northeast and northwest corners of the property to be replaced with new monument signs.

A copy of the application is available for review on the city website: [www.bexley.org](http://www.bexley.org) or in the Building Department office during the hours of 8:00 a.m. to 4:00 p.m. Monday thru Friday. If you have any questions, please call the Bexley Building Department at 559-4240.

Mailed by: 03-14-16

# CITY OF BEXLEY



Review Application for:

       **PLANNING COMMISSION**  
       **CITY COUNCIL**  
       **TREE & PUBLIC GARDEN COMMISSION**  
**2015**

APPLICATION TO APPEAR BEFORE:

       CITY COUNCIL            **PLANNING COMMISSION**    Date: 2/26/2016  
       TREE & PUBLIC GARDEN COMMISSION (Recommendation )

1. This application is submitted for: (please check)

- A.  Rezoning                       Lot Split                       Plat Approval                       Special Permit  
 Variance                       Conditional Use                       Other \_\_\_\_\_
- B.  Exterior Design Review to include:                       Building Plans                       Site Development  
 Signage                       Fence                       Other \_\_\_\_\_

2. APPLICATION SUBMITTED FOR PROPERTY LOCATED: 2877 E. Broad St.  
NAME OF BUSINESS: Bexley House Apartments

3. NAME OF APPLICANT: Patrick Reist  
Address 221 N. B St. Hamilton, OH 45013  
Telephone Number 513-863-2578                      E-mail: preist@trianglesigncompany.com

4. NAME OF OWNER: Bexley House Apartments LLC  
Address 11766 Wilshire Blvd. Los Angeles, CA 90025  
Telephone Number 513-615-8400                      E-mail: artsmower@fnse.net

5. Narrative description of project / request. (Attach additional sheets, if necessary).

Remove the two existing signs for Bexley House Apartments on Merkel and Broad / Gould and Broad. Install two (2) new stone signs.

6. If this application involves a Variance, please explain why the Variance is necessary. (Attach additional sheets, if necessary).

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. What is the valuation on the project? \$51,000.00



**FEES: Payment of applicable fees:**

<input type="checkbox"/> Requests for amendment to previously approved PUR or PUC plans	<b>\$300.00</b>
<input type="checkbox"/> Split of lot or existing parcel.	<b>\$250.00</b>
<input type="checkbox"/> Replatting or new plat.	<b>\$250.00</b>
<input type="checkbox"/> Rezoning: 1 acre (or part thereof) <b>\$250.00</b> each additional acre (or part thereof) additional <b>\$60.00</b>	<b>total = \$ _____</b>

Sign Review and Environmental Review are based on the value of project:

<u>Valuation of Project</u>	<u>Fee</u>
<input type="checkbox"/> \$0 - \$5,000	<b>\$100.00</b>
<input type="checkbox"/> \$5,001 - \$25,000	<b>\$200.00</b>
<input checked="" type="checkbox"/> \$25,001 - \$75,000	<b>\$250.00</b>
<input type="checkbox"/> \$75,001 - \$200,000	<b>\$350.00</b>
<input type="checkbox"/> \$200,001 - \$750,000	<b>\$600.00</b>
<input type="checkbox"/> Over \$750,001	<b>\$1,000.00</b>
<input type="checkbox"/> Variance	<b>\$90.00</b>
<input type="checkbox"/> Fences and walls:	<b>\$65.00</b>
<input type="checkbox"/> Special Permit, Conditional Uses and All others:	<b>\$90.00</b>

(Re-submittal fee **\$50**)

**Fee: Due: \$ 250.00**

Artistic improvements such as sculpture, murals and mobiles shall be exempt from an application fee. However, prior to installation of artistic improvements, an application shall be filed for review and approval by the Commission.

**Appeals Procedures**

Bexley Code Section 1222.04(c) provides for appeal of the decisions of the Planning Commission to Bexley City Council. Appeals must be in writing and filed with the Clerk of Council within (14) fourteen days after the decision of the Commission is rendered. The decision of City Council is final.

**\*NOTE:** The appeals procedure is applicable to Environmental Review only, and not to statutory decisions such as platting, lot splits or zoning resolutions.

VIA Personal Delivery

February 25, 2016

Re: Authorization for Placement of Sign at Bexley House Apartments

Dear Sir or Madam,

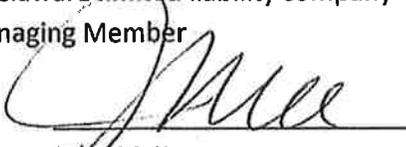
Bexley House Apartments, LLC is the owner of the apartment complex commonly known as Bexley House Apartments located at 2877 E. Broad St. in Columbus, OH. Bexley House has authorized the installation of a permanent monument signs intended to identify the apartment complex for visitors, guests, and prospective tenants. Bexley House has appointed Art's Mower & Snow Removal, LLC and Triangle Sign Company as its agents for the limited purpose of completing this project and obtaining all necessary permits for the same. Please let us know if you need any additional information.

Respectfully,

**BEXLEY HOUSE APARTMENTS, LLC,**  
a Delaware limited liability company

By: BJPIII Ohio Properties, LLC  
a Delaware limited liability company

Its: Managing Member

By: 

Name: John McKee

Its: Vice President



trianglesigncompany.com  
sales@trianglesigncompany.com

221 North "B" Street • Hamilton, OH 45013 • 513-863-8740 fax • 513-863-2578 tel

February 25, 2017

City of Bexley  
2242 East Main Street  
Bexley, OH 43209

Re: Proposed Bexley House Signage  
2877 E. Broad Street  
Bexley, OH 43209

The managing partners / owners of the Bexley House Apartments are proposing an upgrade to their two (2) existing signs located on the corners of Broad St. and Merkle Rd., and Broad St. and Gould Rd. respectively. They are proposing to remove the existing signage, and replace them with two (2) new larger stone monument signs per the attached drawings and specifications.

The new proposed signage composition is consistent with conditions in the surrounding area. The style of stone proposed for the sign structure will closely resemble an existing stone wall that is owned by the City of Bexley. The proposed new lettering are to be solid, painted aluminum, and each of the two signs will be indirectly lit by two new individual LED light fixtures. The project will in no way have a negative impact on the surrounding area, but will enhance the visual appeal of the property and the general area.

It is our intent to satisfy all requirements set forth by the City of Bexley regarding sign placement, size, and setback from all public right of ways. We also intend to significantly upgrade the landscaping at each new sign location as shown in our plans provided. We look forward to completing the project and enhancing the visual appeal of the property.

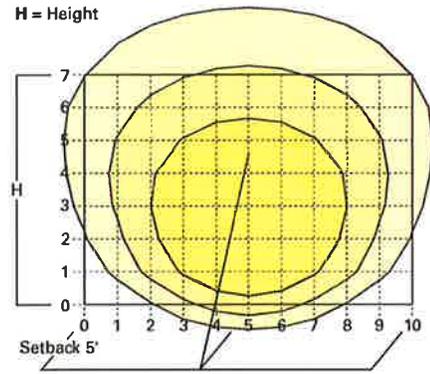
Best Regards,

Patrick Reist  
Triangle Sign Company

# Floodlighting Made Easy

## Floodlighting Design Guide

The Crosstour floodlight provides general area and architectural floodlighting, which is ideal for security, accent, signage, monument, statues, flag poles or for enhancing building façade architecture. Achieving effective outdoor floodlighting incorporates multiple design criteria, including proper spacing, set-back from the illuminated surface and articulated aiming.



20W Crosstour Floodlight with Visor  
10' W x 7' H Sign / 10 Footcandles Average

## Signage

The recommended setback for sign illumination is a distance equal to 3/4 of the sign height. The 20W Crosstour floodlight luminaire setback for a 10' W x 7' H sign is 5'. The center aiming point is positioned to 2/3 of the sign height or at 4.6' and spacing multiple fixtures is half of the height of the sign or 4.5' on center between luminaires. Installing the top visor will control glare and spill light in all directions and will limit light travel above the intended sign.



## Façade

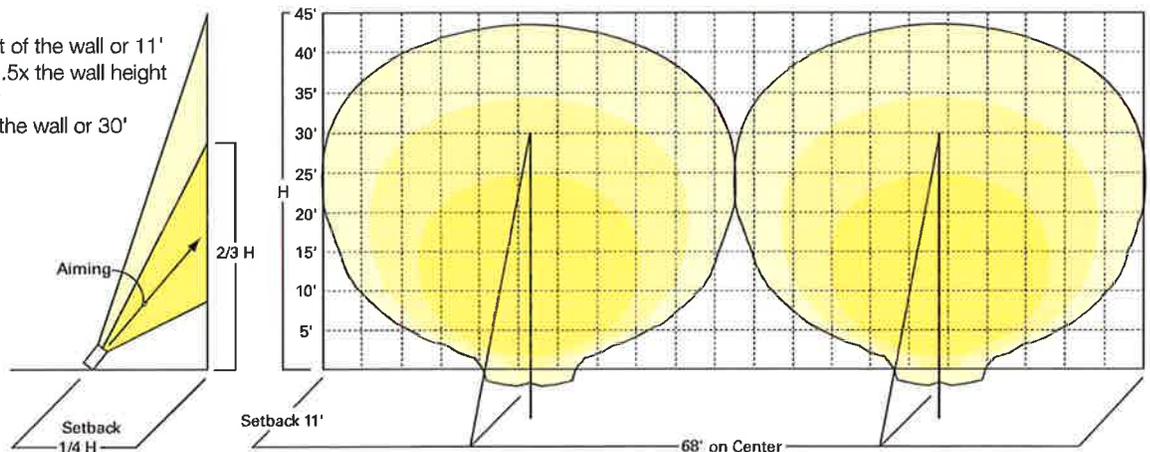
The industry standard practice setback for façade floodlighting illumination is typically positioned at 1/4 of the height of the wall. Two 30W Crosstour floodlight luminaires are setback 11' from the wall surface on a 45' building height. Spacing between fixtures should not exceed 1.5x the wall height or 68' on center. Aiming floodlighting luminaires is critical to achieving a soft wall grazing effect. Position the center beam of the Crosstour floodlight at 2/3 of the height of the wall or 30' (55° - 65° without visors and 60° to 75° with installed visors) for effective façade wall grazing.

### Typical Application

**Setback**=1/4 of the height of the wall or 11'

**Spacing**=Not to exceed 1.5x the wall height or 68' on center

**Aiming**=2/3 the height of the wall or 30'



(2) 30W Crosstour Floodlights with Visors

## DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaries provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

## SPECIFICATION FEATURES

### Construction

Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5" wide pole for site lighting application. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. Crosstour luminaires maintain greater than 70% of initial light output after 50,000 hours of

Catalog #		Type
Project		
Comments		Date
Prepared by		

operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 10W, 120V 50/60 Hz., 20W and 30W, 120-277V or 347V 50/60Hz models.

### Finish

Crosstour is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

Crosstour features a five-year limited warranty.



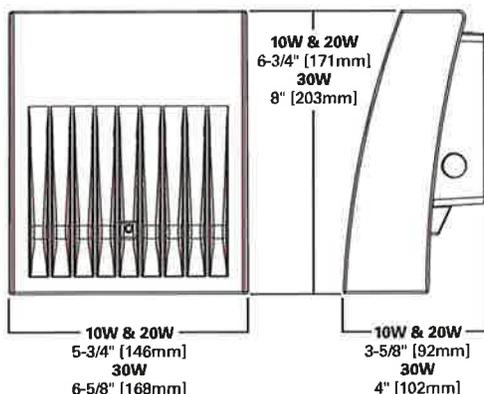
## XTOR CROSSTOUR LED

**APPLICATIONS:**  
WALL / SURFACE  
POST / BOLLARD  
LOW LEVEL  
FLOODLIGHT  
INVERTED  
SITE LIGHTING

Sustainable Design

DESIGNLIGHTS  
CONSORTIUM

## DIMENSIONS



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
IP66 Ingress Protection Rated  
ADA Compliant  
LM79 / LM80 Compliant  
ROHS Compliant  
ARRA Compliant  
DLC Qualified Models  
Lighting Facts® Approved  
Title 24 Compliant  
NOM Compliant Models

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area:  
(Sq. Ft.)  
XTOR1A/XTOR2A=0.34  
XTOR3A = 0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]

ORDERING INFORMATION

Sample Number: XTOR2A-N-WT-PC1

<b>Series</b> XTOR1A=Small Door, 10W <sup>1</sup> XTOR2A=Small Door, 20W <sup>2</sup> XTOR3A=Large Door, 30W <sup>2</sup>	<b>LED Kelvin Color</b> <sup>3</sup> _ =Bright White (Standard) N=Neutral Warm White, 3500K	<b>Housing Color</b> _ =Carbon Bronze (Standard) WT=Summit White	<b>Options</b> <sup>4, 5</sup> 347=347V <sup>6</sup> PC1=Photocontrol 120 V PC2=Photocontrol 208-277 V <sup>3, 7</sup> HA=50 Degrees C High Ambient <sup>8</sup>	<b>Accessories</b> <sup>8</sup> WG/XTOR=Wireguard <sup>9</sup> XTORFLD-KNC=Knuckle Floodlight Kit <sup>10</sup> XTORFLD-KNC-W=Knuckle Floodlight Kit, White <sup>10</sup> XTORFLD-TRN=Trunnion Floodlight Kit <sup>10</sup> XTORFLD-TRN-WT=Trunnion Floodlight Kit, <sup>10</sup> White
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- Notes: 1 120V only, XTOR1A not available in 3500K.  
 2 DesignLights™ Consortium Qualified. Refer to www.designlights.org Qualified Products List under Family Models for details.  
 3 PC2 only available in 20W and 30W models.  
 4 Photocontrols are factory installed. PC2 not available on XTOR1A.  
 5 Specify voltage.  
 6 Thru-branch wiring not available with HA option or with 347V. HA models are made to order. Consult factory for lead time.  
 7 Order PC2 for 347V models.  
 8 Order accessories separately.  
 9 Wireguard for wall/surface mount. Not for use with Floodlight Kit accessory.  
 10 Floodlight Kit accessory supplied with Knuckle (KNC) or Trunnion (TRN) base, small and large top visors and small and large impact shields.

STOCK ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A = 10W, 5000K, Carbon Bronze	XTOR2A = 20W, 5000K, Carbon Bronze	XTOR3A = 30W, 5000K, Carbon Bronze
XTOR1A-WT = 10W, 5000K, Summit White	XTOR2A-N = 20W, 3500K, Carbon Bronze	XTOR3A-N = 30W, 3500K, Carbon Bronze
XTOR1A-PC1 = 10W, 5000K, 120V PC, Carbon Bronze	XTOR2A-WT = 20W, Summit White	XTOR3A-WT = 30W, Summit White
	XTOR2A-PC1 = 20W, 120V PC, Carbon Bronze	XTOR3A-PC1 = 30W, 120V PC, Carbon Bronze



5-DAY QUICK SHIP ORDERING INFORMATION

10W Series	20W Series	30W Series
XTOR1A-WT-PC1 = 10W, 5000K, Summit White, 120V PC	XTOR2A-PC2 = 20W, 5000K, 208-277V PC, Carbon Bronze	XTOR3A-PC2 = 30W, 5000K, 208-277V PC, Carbon Bronze
	XTOR2A-WT-PC1 = 20W, 5000K, Summit White, 120V PC	XTOR3A-WT-PC1 = 30W, 5000K, Summit White, 120V PC
	XTOR2A-WT-PC2 = 20W, 5000K, Summit White, 208-277V PC	XTOR3A-WT-PC2 = 30W, 5000K, Summit White, 208-277V PC
	XTOR2A-N-WT = 20W, 3500K, Summit White	XTOR3A-N-WT = 30W, 3500K, Summit White
	XTOR2A-N-PC1 = 20W, 3500K, 120V PC, Carbon Bronze	XTOR3A-N-PC1 = 30W, 3500K, 120V PC, Carbon Bronze
	XTOR2A-N-PC2 = 20W, 3500K, 208-277V PC, Carbon Bronze	XTOR3A-N-PC2 = 30W, 3500K, 208-277V PC, Carbon Bronze
	XTOR2A-N-WT-PC1 = 20W, 3500K, Summit White, 120V PC	XTOR3A-N-WT-PC1 = 30W, 3500K, Summit White, 120V PC
	XTOR2A-N-WT-PC2 = 20W, 3500K, Summit White, 208-277V PC	XTOR3A-N-WT-PC2 = 30W, 3500K, Summit White, 208-277V PC

LUMENS - CRI / CCT TABLE

CRI/CCT Table

LED Information	XTOR1A	XTOR2A	XTOR2A-N	XTOR3A	XTOR3A-N
Delivered Lumens (Wall Mount)	719	1432	1323	2649	2273
Delivered Lumens (With Flood Accessory Kit)	703	1424	1315	2614	2243
CCT (Kelvin)	5000	5000	3500	5000	3500
Color Rendering Index (CRI)	68	65	68	65	68

CURRENT DRAW

Voltage	MODEL SERIES		
	10W	20W	30W
120V	0.12A	0.21A	0.29A
208V	--	0.13A	0.18A
240V	--	0.12A	0.16A
277V	--	0.10A	0.14A
347V	--	0.82A	0.11A



Existing Sign at the Corner of East Broad St. and Gould Rd.

Proposed: Replace existing sign with new stone monument sign.



Existing monument sign for Bexley House

Proposed construction of new field stone base on monument sign to closely resemble the existing Bexley stone structure.

This is an original, unpublished drawing submitted in connection with a project we are planning for you. It is not to be copied, reproduced, exhibited or shown to anyone outside your organization without the written permission of Triangle Sign Company.



221 NORTH "B" STREET HAMILTON, OHIO 45013  
PHONE 513-863-2578 FAX 513-863-8740

© pr Scale: not to scale

PTR  
ACCOUNT REP.

PTR  
DRAWN BY

Patrick Reist  
Account Manager Triangle Sign Co.

REVISIONS

NOTES

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_  
Bexley House  
2877 East Broad St.  
Bexley, OH 43209

JOBNO.
DATE: February 25, 2016
DWGNO. 16-0225-2
SHEET 1 OF 6



Existing Sign at the Corner of East Broad St. and Merkel Rd.

Proposed: Replace existing sign with new stone monument sign.

Proposed construction of new field stone base on monument sign to closely resemble the existing Bexley stone structure.

Existing monument sign for Bexley House

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PTR  
ACCOUNT REP.

PTR  
DRAWN BY

Patrick Reist  
Account Manager Triangle Sign Co.

REVISIONS

NOTES

CUSTOMER APPROVAL \_\_\_\_\_ DATE \_\_\_\_\_

Bexley House  
2877 East Broad St.  
Bexley, OH 43209

JOBNO.	
DATE:	February 25, 2016
DWGNO.	16-0225-2
SHEET	2 OF 6









Proposed Signs  
Bexley House Apartments

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PTR  
ACCOUNT REP.

PTR  
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Patrick Reist  
Account Manager Triangle Sign Co.

REVISIONS

DATE  
CUSTOMER APPROVAL  
NOTES

JOBNO.
DATE: February 25, 2016
DWGNO. 16-0225-2
SHEET 6 OF 6