

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION

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

Project/Property Address or Location: NW corner of intersection of Beecher Rd. & Hamilton Rd.		Project Name/Business Name (if applicable): Hamilton Commerce Center		
Parcel ID No.(s) 025-009951 & 025-009952	Current Zoning: CC & PCC	Total Acreage: 4.524 Ac.		
Please check all that apply:				
SITE PLAN <input checked="" type="checkbox"/>	LANDSCAPING <input checked="" type="checkbox"/>	BUILDING DESIGN <input checked="" type="checkbox"/>	SIGNAGE <input type="checkbox"/>	DEMOLITION <input type="checkbox"/>
Additional Information (if applicable):				
APPLICANT INFORMATION (primary contact)				
Name (please do not use a business name): Ryan Fowler		Address: 422 Beecher Road, Gahanna, OH 43230		
E-Mail: rfowler@advancedcivildesign.com		Phone No. 614-944-5094		
ATTORNEY/AGENT INFORMATION				
Name: Gallas Zadeh Development, LLC		Address: 245 E. 1st Ave., Columbus, OH 43215		
E-Mail: ggallas@gzddev.com		Phone No. (216) 269-6959		
ADDITIONAL CONTACT INFORMATION (please list all applicable contacts)				
Names: -Contractor: -Developer: Gregory G. Gallas -Architect:		Contact Information (phone no./email): (614) 545-3679 / ggallas@gzddev.com		
Property Owner Name: (if different from Applicant) Gallas Zadeh Development, LLC		Contact Information (phone no./email): (614) 545-3679 / ggallas@gzddev.com		

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

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

Applicant Signature: Ryan Fowler

Date: 3/22/2017

INTERNAL USE ONLY

Zoning File No. 17040002
PC Meeting Date: _____
PC File No. DR 2017

RECEIVED: FW/BG
DATE: 3/22/17

PAID: _____
DATE: 3/22/17
CHECK#: _____

DESIGN REVIEW/CERTIFICATE OF APPROPRIATENESS APPLICATION-SUBMISSION REQUIREMENTS

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STAFF USE - INTAKE	TO BE COMPLETED/SUBMITTED BY THE APPLICANT:	APPLICANT		STAFF USE	
		YES	N/A	YES	N/A
	1. Review Gahanna Code Section 1197 and/or 1165 -signage (visit www.municode.com)	✓			
	2. Pre-application conference with staff	✓		✓	
	3. Materials List (see page 4) – does not apply to demolition applicants	✓		✓	
	4. Application & all supporting documents submitted in digital format	✓		✓	
	5. Application & all supporting documents submitted in hardcopy format	✓		✓	
	6. Authorization Consent Form Complete & Notarized (see page 6)	✓		✓	
	PLEASE CONTINUE TO THE APPROPRIATE SECTION OF REQUIREMENTS				
	NOTE: All Plans must be submitted in 8.5x11", 11x17", or 24x36" (folded, not rolled, to 8.5x11")	✓			
SITE PLAN / LANDSCAPING / BUILDING DESIGN REQUIREMENTS					
GENERAL REQUIREMENTS					
	1. One 24x36 & One 11x17 prints of the plans	✓		✓	
	2. Color photographs illustrating the site, buildings, & other existing features as well as adjacent properties (identify photograph location)	✓		✓	
	3. A list of all samples to include color names & PMS numbers (required for all exterior materials) – please bring samples to meeting(s)	✓		✓	
	4. Application fee (New - \$50 + \$.01 per sq. foot; Amended - \$25 + .01 per sq. foot)	✓		✓	
	5. Color rendering(s) of the project in plan/perspective/or elevation		✓		
BUILDING CONSTRUCTION, EXTERIOR REMODELING, & ADDITIONS (INCLUDING PARKING LOTS & LANDSCAPING)					
	1. SITE PLAN that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- All property & street pavement lines	✓		✓	
	- Gross area of tract stated in square feet	✓		✓	
	- Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)	✓		✓	
	- Location of all existing and proposed buildings on the site	✓		✓	
	- Location of all existing (to remain) & proposed lighting standards	✓		✓	
	- Breakdown of parking spaces required & spaces provided (see Gahanna Code Section 1163)	✓		✓	
	- Provide lot coverage breakdown of building & paved surface areas	✓		✓	
	2. LANDSCAPE PLAN (including plant list)	✓			
	- Existing landscaping that will be retained & proposed landscaping shall be differentiated & shown on the plan. The type, size, number, & spacing of all plantings & other landscape features must be illustrated	✓		✓	
	- Location of all isolated existing trees having a diameter of six"+; (tree masses may be shown with a diagrammatic outline & a written inventory of individual trees exceeding 6" in caliper)	✓		✓	
	- Designation of required buffer screens (if any) between parking area & adjacent property	✓		✓	
	- Interior landscaping breakdown for paved surface (see Gahanna Code Section 1163)	✓		✓	
	3. ELEVATIONS from all sides & related elevations of any existing structures that includes the following: (include: scale, north arrow, & address)	✓		✓	
	- Exterior materials identified	✓		✓	
	- Fenestration, doorways, & all other projecting & receding elements of the building exterior	✓		✓	
	4. LIGHTING STANDARD DRAWING that includes the following: (scaled drawing)	✓		✓	
	- All sizing specifications	✓		✓	
	- Information on lighting intensity (no. of watts, isofootcandle diagram, at least 1/2 ft. candles req.)	✓		✓	

CONTINUE TO PAGE 3



CITY OF GAHANNA

DEPARTMENT OF PUBLIC SERVICE AND ENGINEERING

200 S. Hamilton Road
Gahanna, Ohio 43230
Zoning Division: 614-342-4025
zoning@gahanna.gov

-	Materials, colors, & manufacturer's cut sheet	✓		✓	
-	Ground or wall anchorage details	✓		✓	
5.	OPTIONAL REQUIREMENTS AT THE DISCRETION OF PLANNING COMMISSION:		✓		
-	Scale model				
-	Section profiles				
-	Perspective drawing				
SIGNAGE REQUIREMENTS					
GENERAL REQUIREMENTS					
1.	A list of all samples to include color names & PMS numbers (required for all exterior materials)		✓	✓	✓
2.	Application fee (One-Tenant - \$35; Multi-Tenant - \$50)		✓	✓	✓
FREE-STANDING GROUND SIGN REQUIREMENTS					
1.	<u>SITE PLAN</u> that includes the following: (include: scale, north arrow, & address)		✓		
-	All property and pavement lines		✓		
-	Proposed ingress/egress to the site, including onsite parking area(s), parking stalls, adjacent streets. Delineate traffic flow with directional arrows & indicate location of direction signs or other motorist's aids (if any)		✓		
-	Location of existing and proposed landscaping (refer to Gahanna Section 1165.08)		✓		
-	Location & height of all existing (to remain) & proposed signs on the site. Show required setbacks for sign from property lines.		✓		
WALL SIGN REQUIREMENTS					
1.	<u>SIGN DRAWING</u> that includes the following: (include scaled drawing of each face)		✓		
-	All size specifications, including the size of letters & graphics		✓		
-	Description of sign and frame materials & colors		✓		
-	Wall anchorage details (anchorage must be interior to the sign or camouflaged)		✓		
2.	<u>ELEVATIONS</u> (to scale, of the entire wall of the building to which the sign is to be fixed, correctly locating the sign)		✓		
DEMOLITION OR REMOVAL OF EXISTING STRUCTURES REQUIREMENTS					
7.	ONE OR MORE OF THE FOLLOWING CONDITIONS MUST EXIST:		✓		
-	That the building contains no features of special architecture or is not a historical building or culturally significant or is not consistent in design & style with other structures within the district		✓		
-	That there exists no viable economic use for the building in its current state or as it might be restored or that there is not a feasible and prudent alternative to demolition and that the approval of the demolition is necessary for the preservation and enjoyment of substantial property rights		✓		
-	That the applicant has a definite plan for redevelopment of the site which meets the standards of this Code and the proposed redevelopment will not materially affect adversely the health or safety of persons residing or working in the district where the demolition will occur and will not be materially detrimental to the public welfare or injurious to property or improvements in such neighborhood		✓		
8.	Application fee (New - \$50 + \$.01 per sq. foot; Amended - \$25 + .01 per sq. foot)		✓		

MATERIAL LIST

NOT REQUIRED FOR DEMOLITION APPLICANTS

Item	Manufacturer Name	Color Name	Color Number
Awnings	REFER TO DRAWINGS A-2.1 & A-2.2 FOR EXTERIOR BUILDING MATERIALS		
Brick			
Gutters and Downspout			
Lighting			
Roofing			
Siding			
Signs			
Stucco			
Trim			
Windows			

INTERNAL USE ONLY

APPLICATION ACCEPTANCE

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

- ☒ Forwarded to the City of Gahanna Planning Commission for consideration.
☐ Forwarded to Administration for consideration (one-tenant signage applications).

Planning & Zoning Administrator Signature: B. Baird Date: 4/12/17

APPROVAL BY THE PLANNING & ZONING ADMINISTRATOR

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

Planning & Zoning Administrator Signature: _____ Date: _____

Chief Building Official Signature: _____ Date: _____

Director of Public Service Signature: _____ Date: _____

City Engineer Signature: _____ Date: _____

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

INTERNAL USE ONLY

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City Engineer Signature: _____ Date: _____

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INTERNAL USE ONLY

AUTHORIZATION CONSENT FORM

(must sign in the presence of a notary)

If you are filling out more than one application for the same project & address, you may submit a copy of this form with additional applications.

AUTHORIZATION FOR OWNER'S APPLICANT OR REPRESENTATIVE(S)

If the applicant is not the property owner, this section must be completed and notarized.

I, G2D Investments LLC, the party in contract to acquire owner of the subject property listed on this application, hereby authorize Gregory Gables and/or Jason Zideh to act as my applicant or representative(s) in all matters pertaining to the processing and approval of this application, including modifying the project. I agree to be bound by all terms and agreements made by the designated representative.

Contracting Party
Property Owner Signature: Gregory Gables Date: 3-21-2017

AUTHORIZATION TO VISIT THE PROPERTY

I, G2D Investments LLC, the party in contract to acquire owner of the subject property listed on this application, hereby authorize City representatives to visit, photograph and post notice (if applicable) on the property as described in this application.

Contracting Party
Property Owner Signature: Gregory Gables Date: 3-21-2017

Subscribed and sworn to before me on this 21st day of March, 20 17.

State of Ohio County of Franklin

Notary Public Signature: Nicole Glay



NICOLE GLAY
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires
February 21, 2021

AGREEMENT TO COMPLY AS APPROVED

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

Contractor/Applicant Signature: Ryan Fowler Date: 4/12/17

Subscribed and sworn to before me on this 12th day of APRIL, 20 17.

State of OHIO County of FRANKLIN

Notary Public Signature: Brian Karshner

MY COMMISSION EXPIRES 5-18-21

SAVE APPLICATION



BEAN

1 CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2529

ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
J. GALLAS BEAN ARCHITECT
AND MAY NOT BE USED, REPRODUCED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

HAMILTON COMMERCE CENTER

NE CORNER OF:
NORTH HAMILTON ROAD AT BEECHER ROAD

FOR
GALLAS ZADEH DEVELOPMENT LLC

842 NORTH FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
PRELIMINARY	MAR. 22, 2017

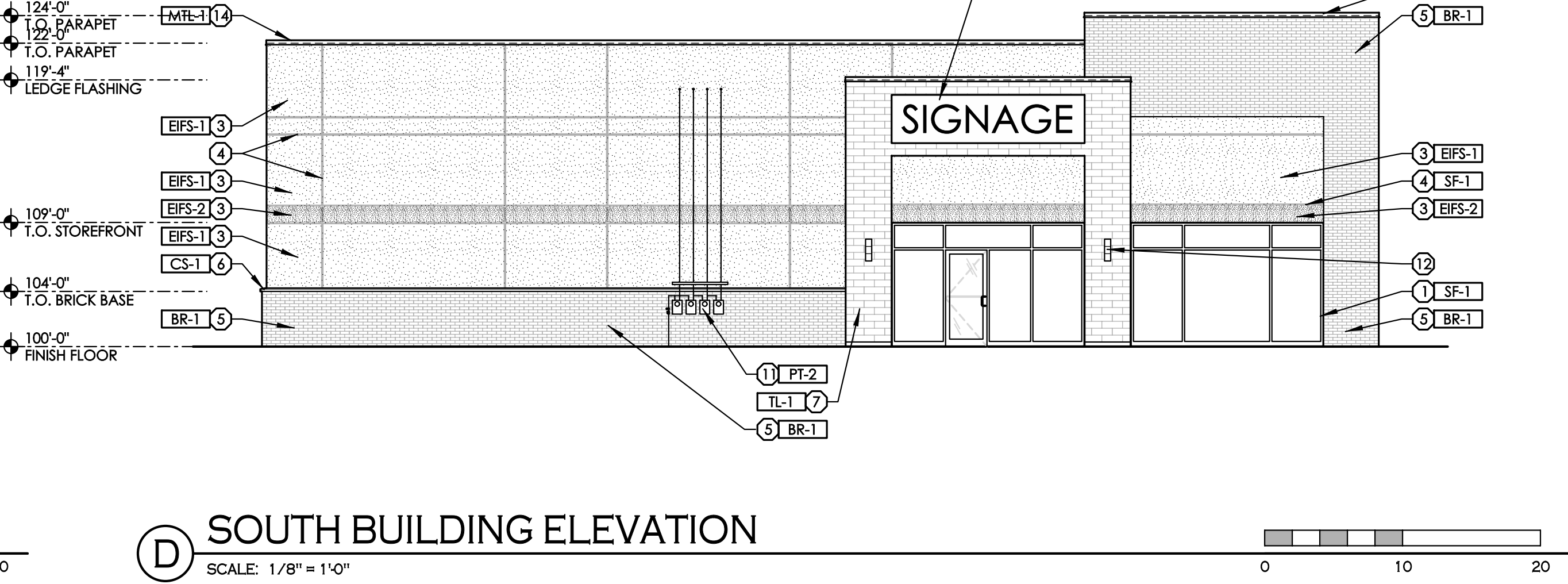
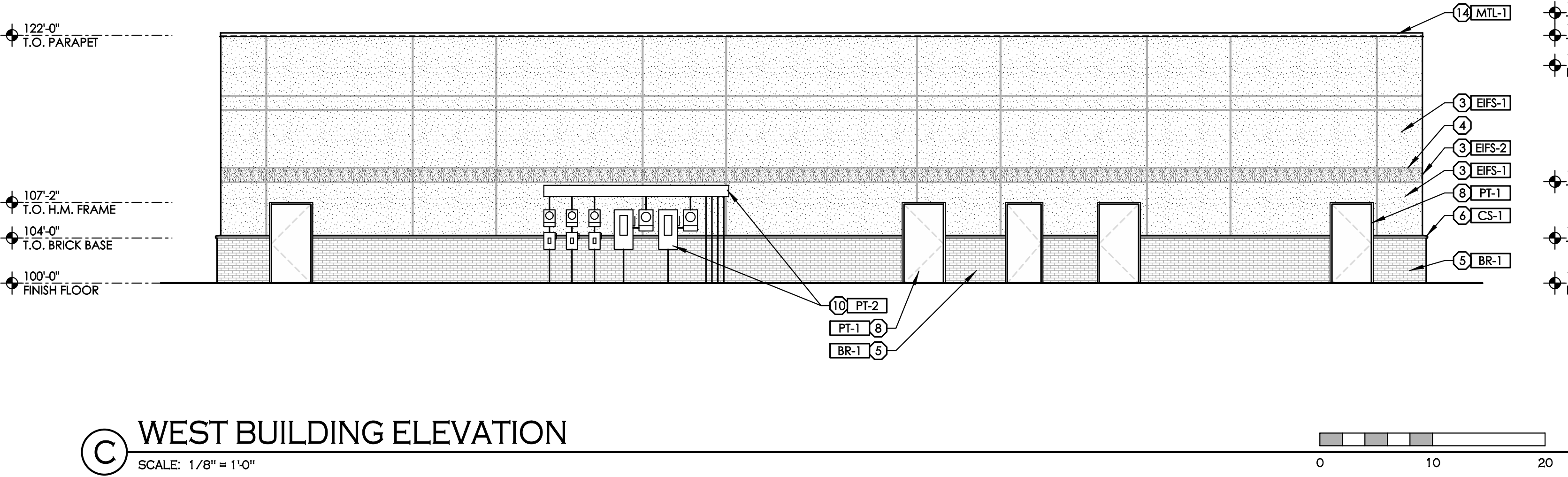
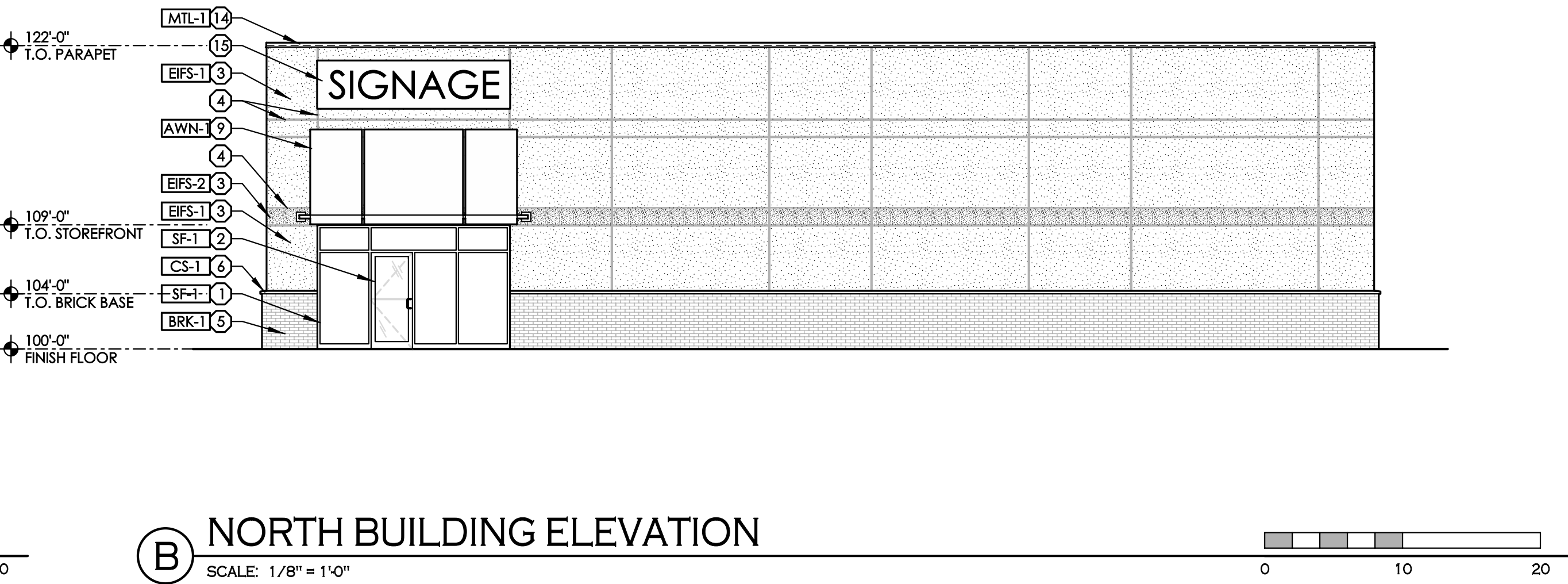
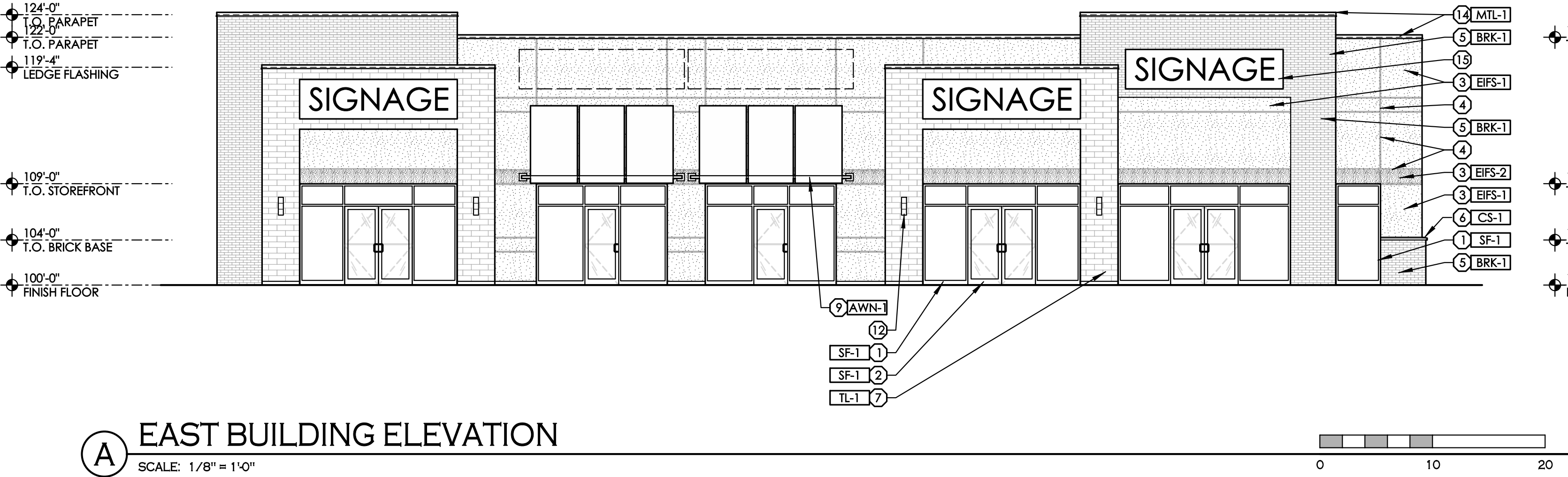
DRAWING TITLE

BUILDING 'A'
EXTERIOR
ELEVATIONS

DRAWING NUMBER

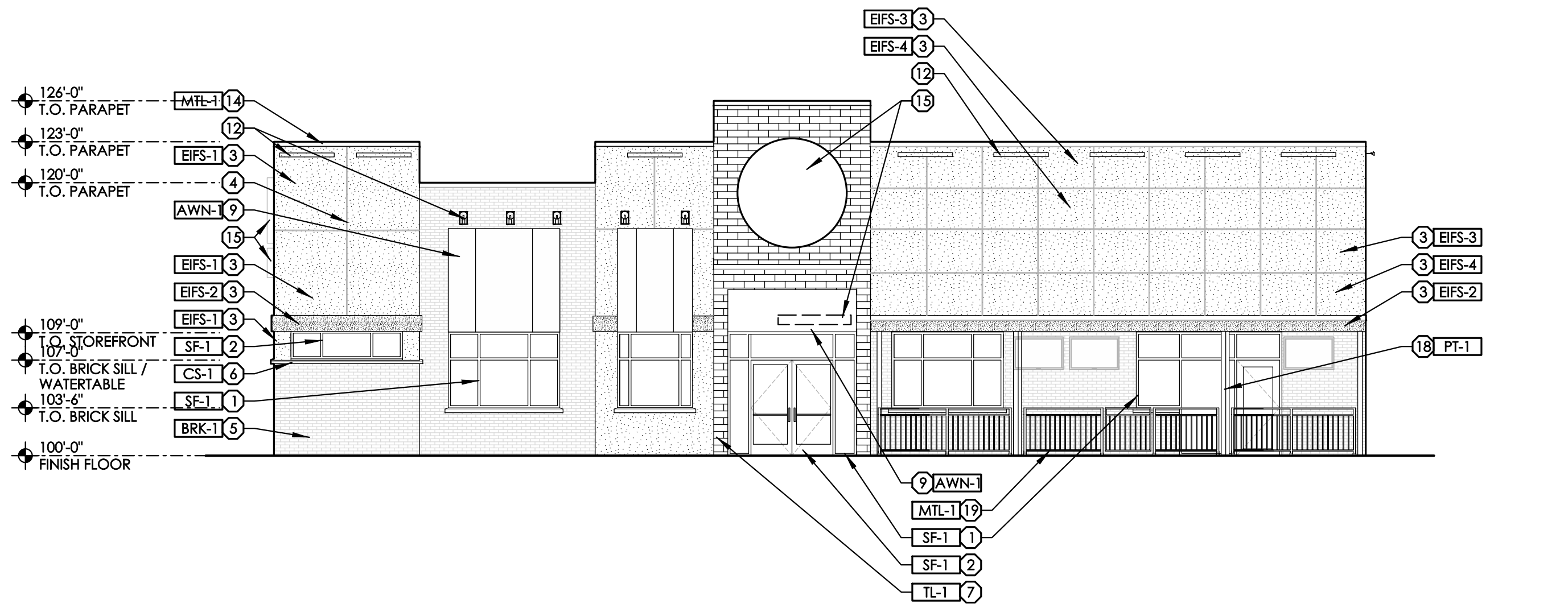
A-2.1

BEAN #000000.00

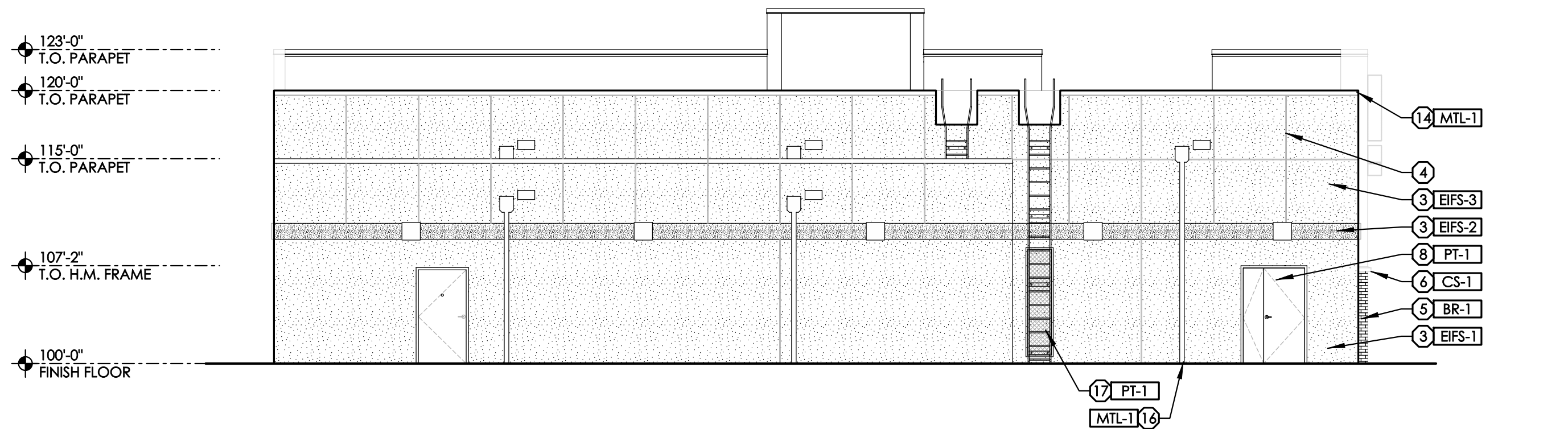


EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
PREFINISHED ALUMINUM STOREFRONT			
SF-1	TUBELITE INC. (OR EQUAL)	COLOR: DARK BRONZE FINISH: ANODIZED	THERMAL FRAMING w/ 1" INSUL. GLAZING
EXTERNAL INSULATION AND FINISH SYSTEM (EIFS)			
EIFS-1	DRYVIT	COLOR: BENJAMIN MOORE MANCHESTER TAN #HC-81	PAIN T TO BE MATTE FINISH TEXTURE TO BE SANDPEBBLE
EIFS-2	DRYVIT	COLOR: SHEFFIELD PAINT CO. DUR-EX SAT BRONZE #799	PAIN T TO BE SATIN FINISH TEXTURE TO BE SANDPEBBLE
EIFS-3	DRYVIT	COLOR: BENJAMIN MOORE NAVAJO RED #2171-10	PAIN T TO BE SATIN FINISH TEXTURE TO BE SANDPEBBLE
EIFS-4	DRYVIT	COLOR: BENJAMIN MOORE COPPER CLAY #2172-10	PAIN T TO BE MATTE FINISH TEXTURE TO BE SANDPEBBLE
BRICK VENEER			
BR-1	GLEN GERY BRICK	ROSEWOOD	MORTAR- FLAMINGO BRIXMENT COLOR: R-103 'OHIO RIVER MASONRY SAND'
CAST STONE			
CS-1	REDDING ROCK ROCK CAST	COLOR - BUFF LIMESTONE	MORTAR- FLAMINGO BRIXMENT COLOR: R-103 'OHIO RIVER MASONRY SAND'
TILE VENEER			
TL-1	LOUISVILLE TILE	'TERIYAKI PLANK'	GROUT - CHARCOAL PRISM #60
PREFINISHED METAL			
MTL-1	DMI	COLOR - DARK BRONZE	PREFINISHED FASCIA EDGE FLASHING, COPINGS, SCUPPER BOXES & DOWNSPOUTS
MTL-2	DMI	COLOR - TO BE SELECTED	PREFINISHED FASCIA EDGE FLASHING AND BRAKE METAL
PAINT			
PT-1	BENJAMIN MOORE	COLOR - MATCH STOREFRONT SATIN FINISH	HOLLOW METAL DOORS AND FRAMES
PT-2	BENJAMIN MOORE	COLOR - TO BE SELECTED	GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS
AWNING			
AWN-1	BY TENANT	COLOR / PATTERN TO BE SELECTED BY TENANT	ALUMINUM FRAME TO BE PREFINISHED BLACK

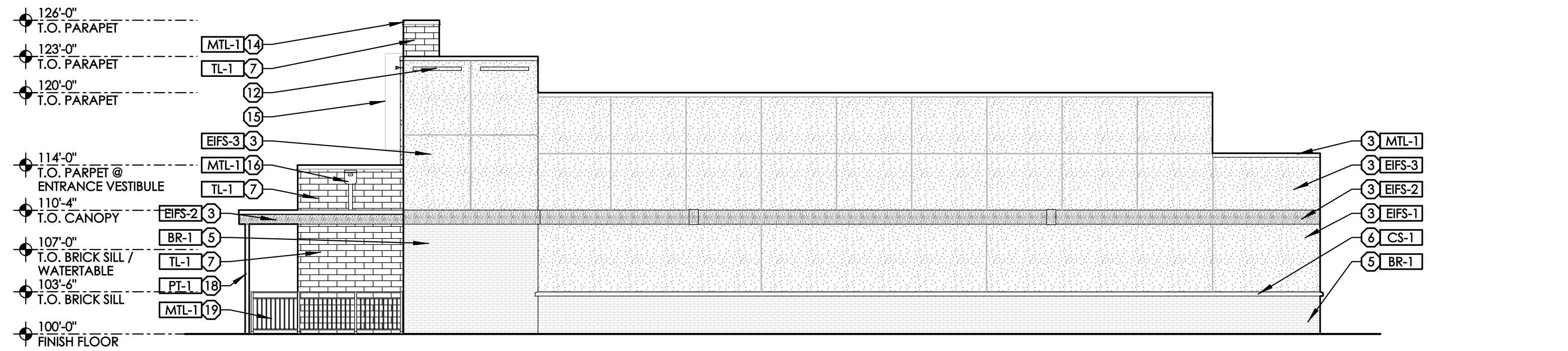
ELEVATION CODED NOTES	
①	PREFINISHED ALUMINUM STOREFRONT SYSTEM w/ GLAZING AS SCHEDULED.
②	PREFINISHED ALUMINUM, FULL-LITE ENTRANCE w/ GLAZING AS SCHEDULED.
③	EXTERNAL INSULATION AND FINISH SYSTEM.
④	1" "V" GROOVE ACCENT IN EIFS.
⑤	4" BRICK VENEER RUNNING BOND.
⑥	CAST STONE SILL / WATERTABLE.
⑦	TILE VENEER RUNNING BOND.
⑧	INSULATED HOLLOW METAL SERVICE DOOR AND FRAME (PAINT).
⑨	CANVAS AWNING w/ PREFINISHED ALUMINUM FRAME (BLACK: OPTIONAL, BY TENANT).
⑩	ELECTRIC SERVICE WIREWAY AND METER SETS (PAINT TO MATCH SURROUNDING MATERIAL, SEE ELECTRICAL DRAWINGS).
⑪	GAS SERVICE AND METER SETS (PAINT TO MATCH SURROUNDING MATERIAL, SEE PLUMBING DRAWINGS).
⑫	DECORATIVE LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).
⑬	WALPAK LIGHT FIXTURE.
⑭	CONTINUOUS PREFINISHED METAL (24 GA.) EDGE FLASHING.
⑮	AVAILABLE LOCATION FOR TENANT SIGNAGE (SEE ELECTRICAL DRAWINGS). SIGNAGE TO BE PROVIDED BY TENANT (N.I.C.)
⑯	PREFINISHED METAL (24 GA.) DOWNSPOUT w/ PREFINISHED METAL (22 GA.) THRU-WALL SCUPPER & CONDUCTOR HEAD. CONNECT TO UNDERGROUND STORM SYSTEM (SEE PLUMBING DRAWINGS).
⑰	STEEL ROOF ACCESS LADDER (PAINT).
⑱	STRUCTURAL STEEL CANOPY COLUMN (PAINT).
⑲	PREFINISHED ALUMINUM PATIO RAILING.



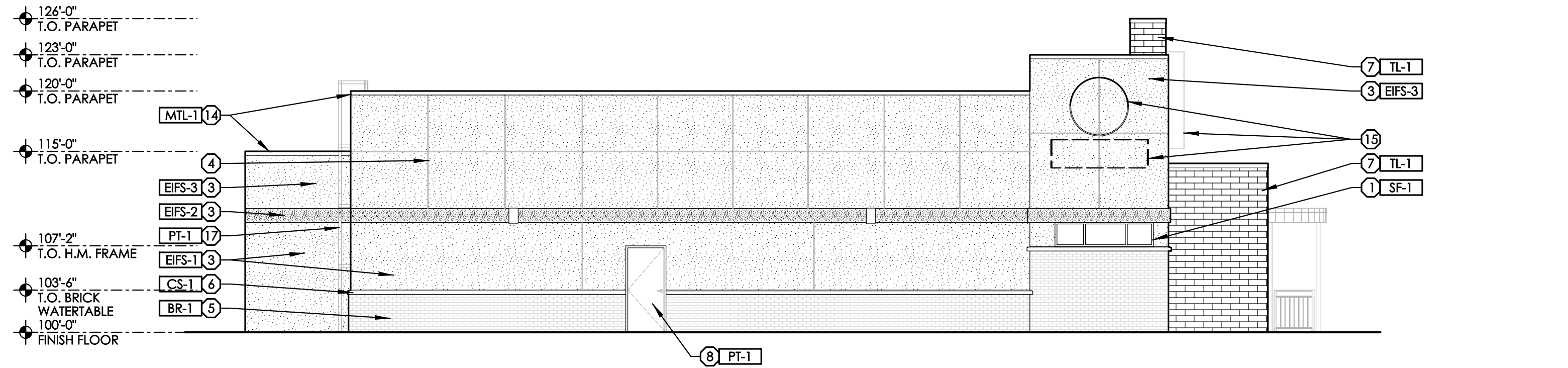
A EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



C WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



D SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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AWN-1	BY TENANT	COLOR / PATTERN TO BE SELECTED BY TENANT	ALUMINUM FRAME TO BE PREFINISHED BLACK

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BEAN

1 CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
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TEL 614 262 5111
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J. GALLAS ZADEH ARCHITECT
AND MAY NOT BE USED, REPRODUCED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

Copyright 2017

HAMILTON COMMERCE CENTER

NE CORNER OF:
NORTH HAMILTON ROAD AT BEECHER ROAD

FOR
GALLAS ZADEH DEVELOPMENT LLC

842 NORTH FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
PRELIMINARY	MAR. 22, 2017

DRAWING TITLE

BUILDING 'B'
EXTERIOR
ELEVATIONS

DRAWING NUMBER

A-2.2

BEAN #000000.00

BEAN

1 CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2529

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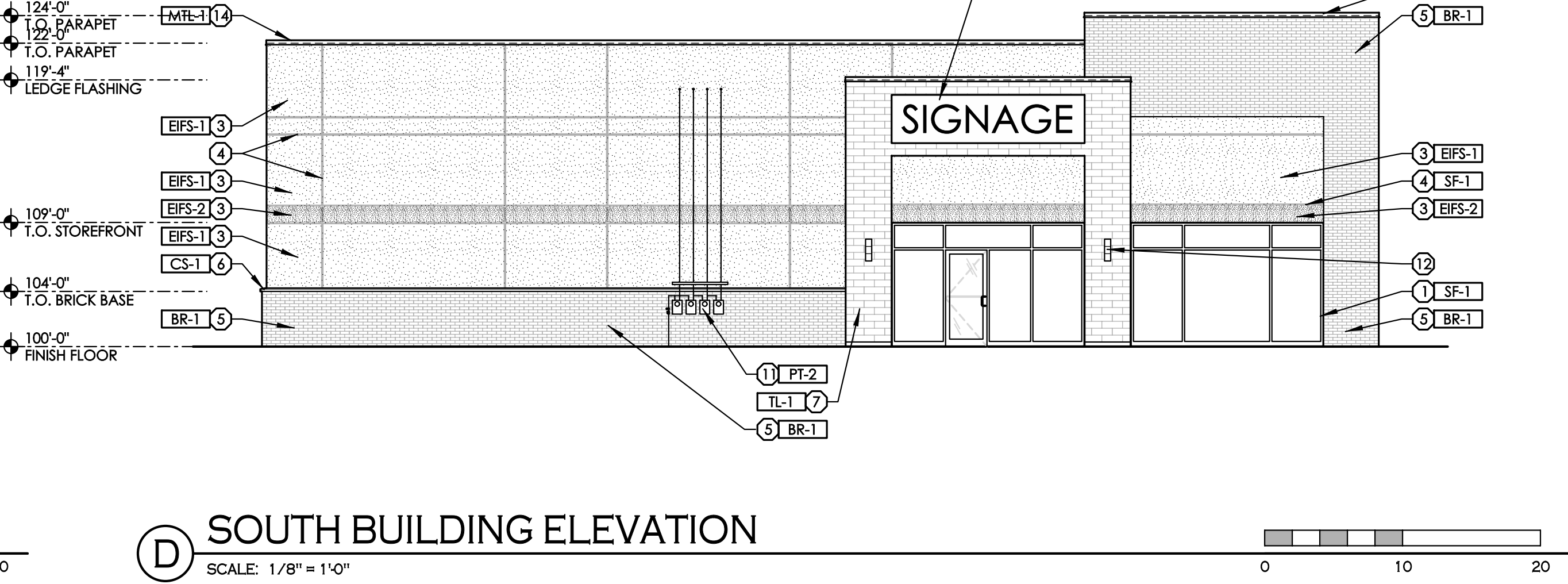
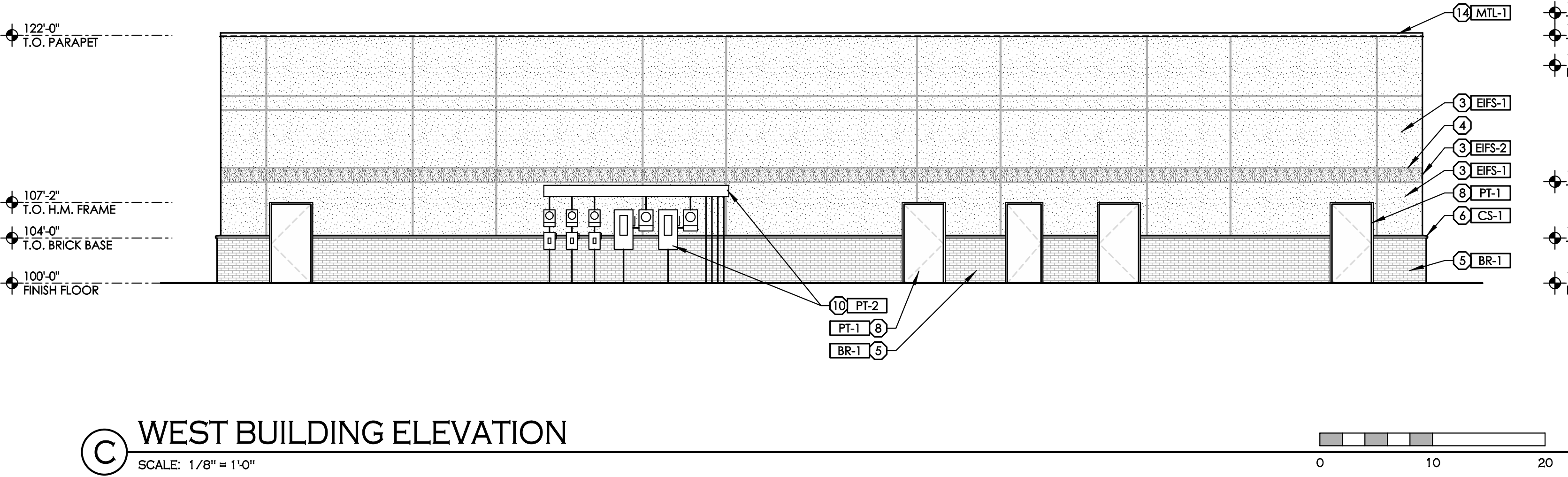
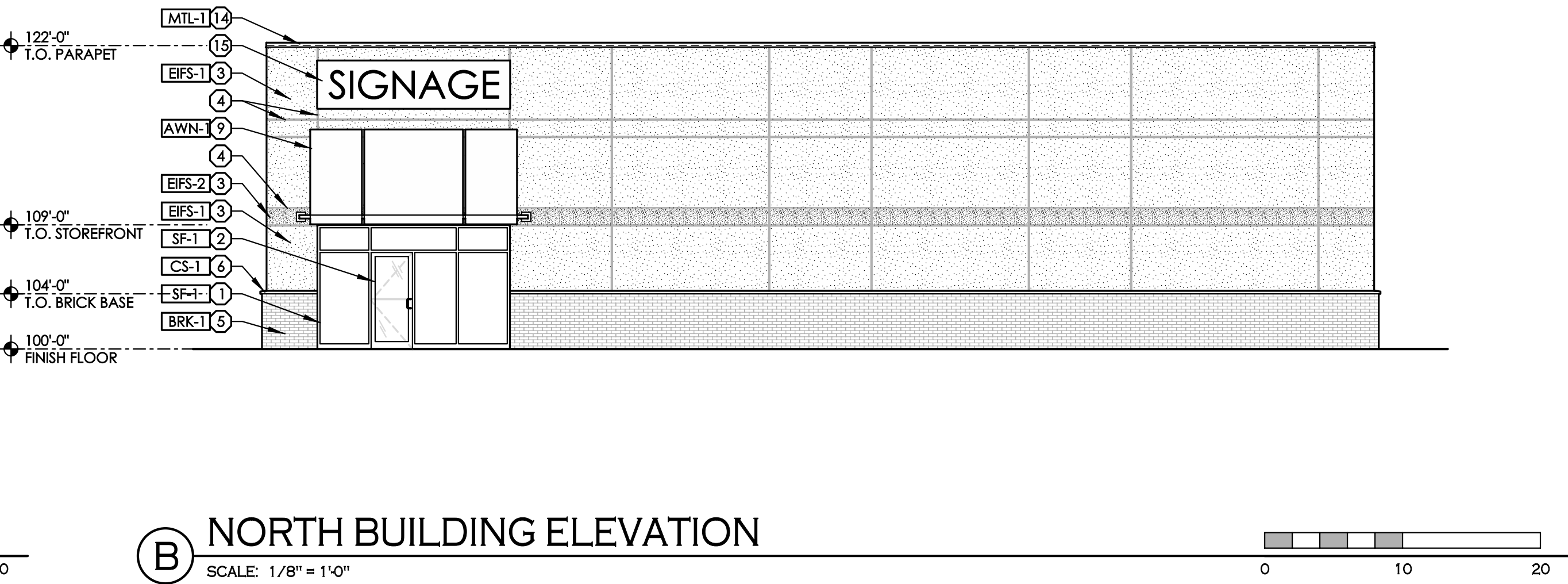
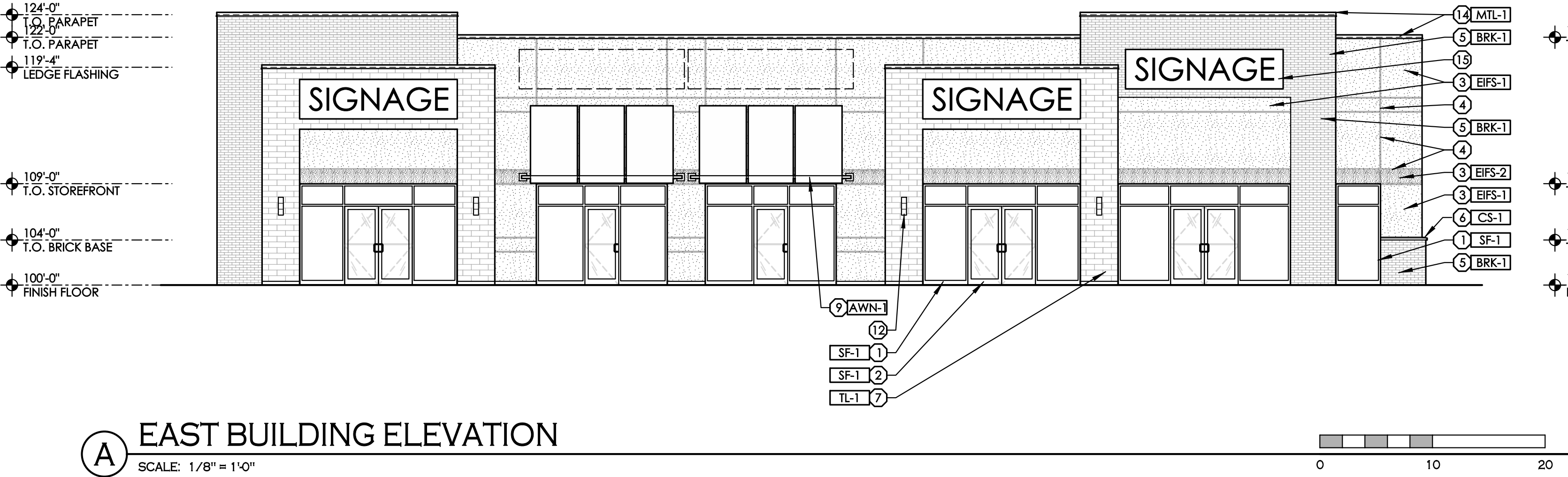
DRAWING TITLE

BUILDING 'A'
EXTERIOR
ELEVATIONS

DRAWING NUMBER

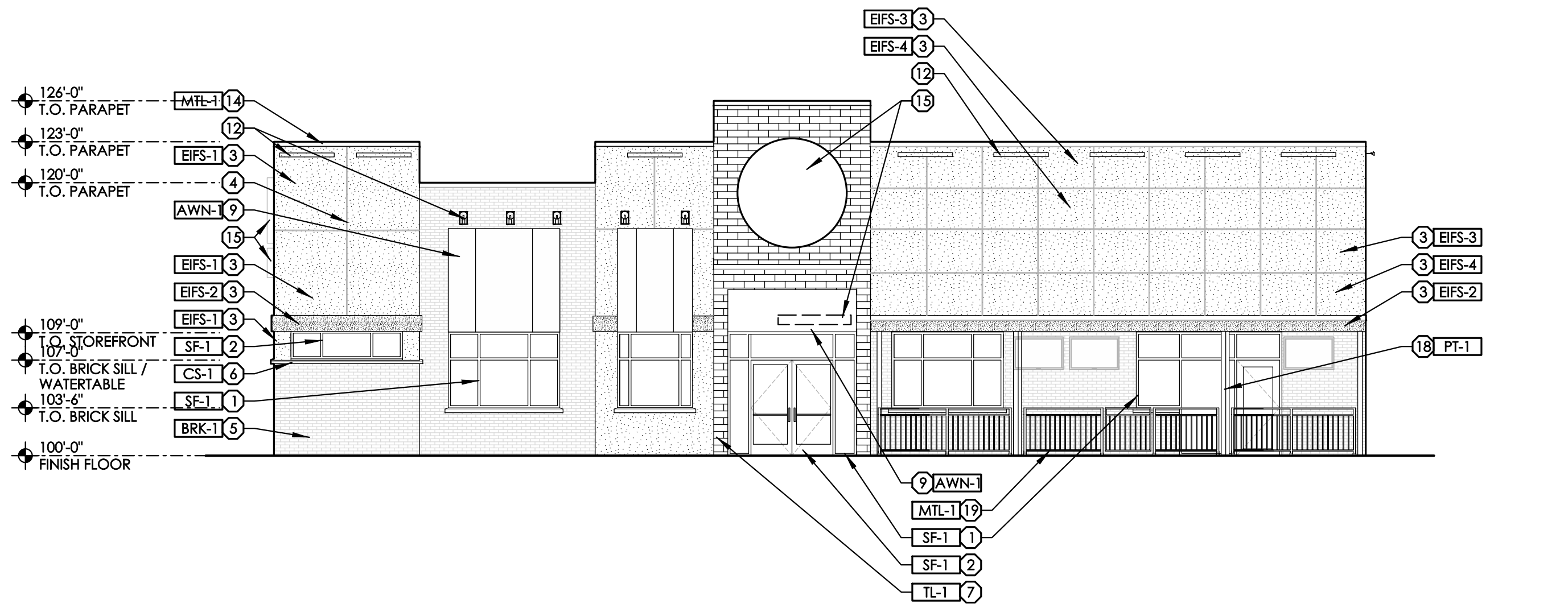
A-2.1

BEAN #000000.00

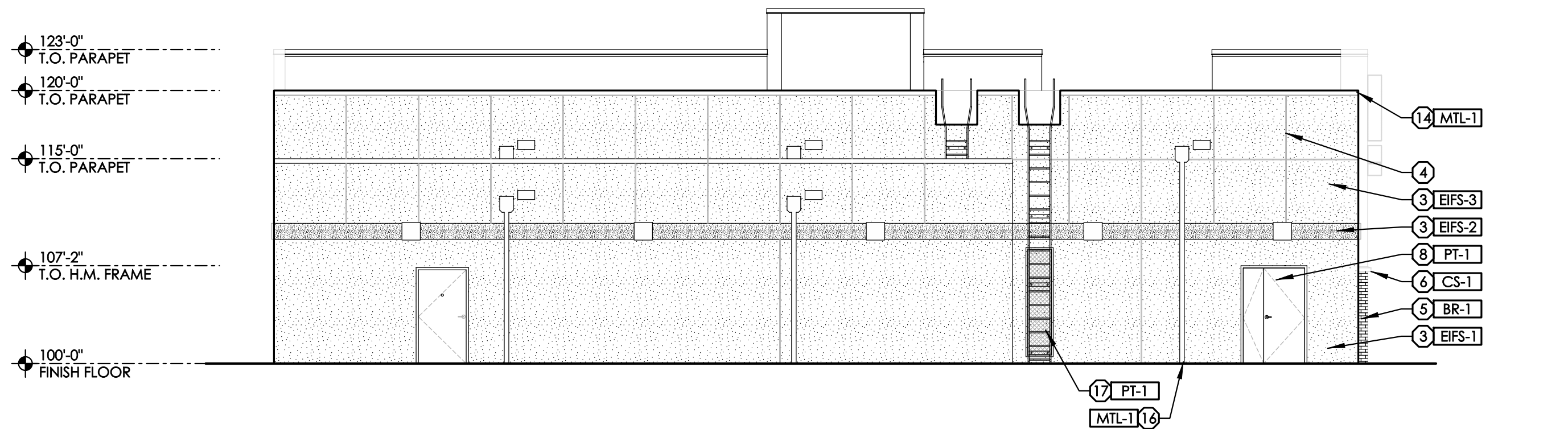


EXTERIOR MATERIAL FINISH KEY			
MARK	MANUFACTURER	DESCRIPTION	REMARKS
PREFINISHED ALUMINUM STOREFRONT			
SF-1	TUBELITE INC. (OR EQUAL)	COLOR: DARK BRONZE FINISH: ANODIZED	THERMAL FRAMING w/ 1" INSUL. GLAZING
EXTERNAL INSULATION AND FINISH SYSTEM (EIFS)			
EIFS-1	DRYVIT	COLOR: BENJAMIN MOORE MANCHESTER TAN #HC-81	PAIN T TO BE MATTE FINISH TEXTURE TO BE SANDPEBBLE
EIFS-2	DRYVIT	COLOR: SHEFFIELD PAINT CO. DUR-EX SAT BRONZE #799	PAIN T TO BE SATIN FINISH TEXTURE TO BE SANDPEBBLE
EIFS-3	DRYVIT	COLOR: BENJAMIN MOORE NAVAJO RED #2171-10	PAIN T TO BE SATIN FINISH TEXTURE TO BE SANDPEBBLE
EIFS-4	DRYVIT	COLOR: BENJAMIN MOORE COPPER CLAY #2172-10	PAIN T TO BE MATTE FINISH TEXTURE TO BE SANDPEBBLE
BRICK VENEER			
BR-1	GLEN GERY BRICK	ROSEWOOD	MORTAR- FLAMINGO BRIXMENT COLOR: R-103 'OHIO RIVER MASONRY SAND'
CAST STONE			
CS-1	REDDING ROCK ROCK CAST	COLOR - BUFF LIMESTONE	MORTAR- FLAMINGO BRIXMENT COLOR: R-103 'OHIO RIVER MASONRY SAND'
TILE VENEER			
TL-1	LOUISVILLE TILE	'TERIYAKI PLANK'	GROUT - CHARCOAL PRISM #60
PREFINISHED METAL			
MTL-1	DMI	COLOR - DARK BRONZE	PREFINISHED FASCIA EDGE FLASHING, COPINGS, SCUPPER BOXES & DOWNSPOUTS
MTL-2	DMI	COLOR - TO BE SELECTED	PREFINISHED FASCIA EDGE FLASHING AND BRAKE METAL
PAINT			
PT-1	BENJAMIN MOORE	COLOR - MATCH STOREFRONT SATIN FINISH	HOLLOW METAL DOORS AND FRAMES
PT-2	BENJAMIN MOORE	COLOR - TO BE SELECTED	GAS PIPING, ELECTRICAL CABINETS, SERVICE DOORS
AWNING			
AWN-1	BY TENANT	COLOR / PATTERN TO BE SELECTED BY TENANT	ALUMINUM FRAME TO BE PREFINISHED BLACK

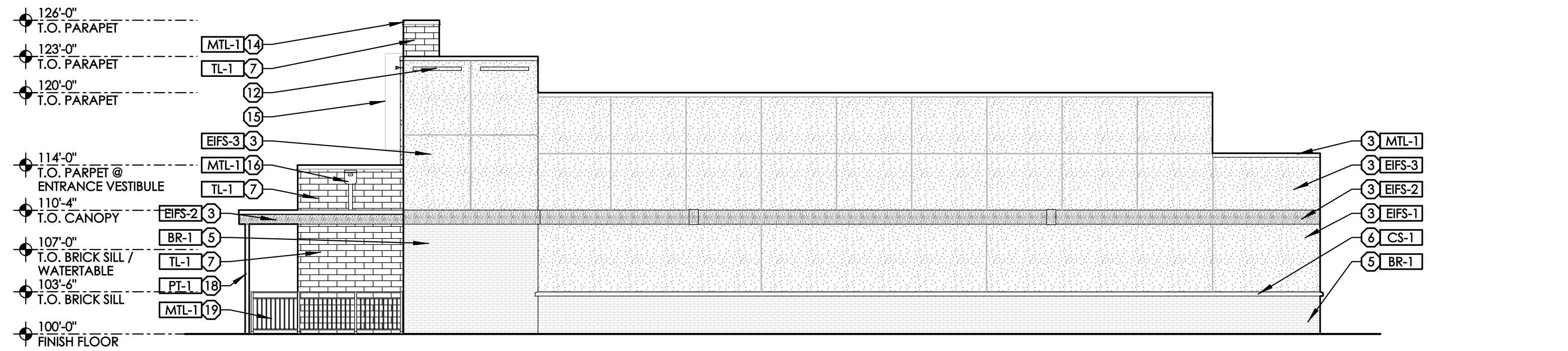
ELEVATION CODED NOTES	
1	PREFINISHED ALUMINUM STOREFRONT SYSTEM w/ GLAZING AS SCHEDULED.
2	PREFINISHED ALUMINUM, FULL-LITE ENTRANCE w/ GLAZING AS SCHEDULED.
3	EXTERNAL INSULATION AND FINISH SYSTEM.
4	1" "V" GROOVE ACCENT IN EIFS.
5	4" BRICK VENEER RUNNING BOND.
6	CAST STONE SILL / WATERTABLE.
7	TILE VENEER RUNNING BOND.
8	INSULATED HOLLOW METAL SERVICE DOOR AND FRAME (PAINT).
9	CANVAS AWNING w/ PREFINISHED ALUMINUM FRAME (BLACK: OPTIONAL, BY TENANT).
10	ELECTRIC SERVICE WIREWAY AND METER SETS (PAINT TO MATCH SURROUNDING MATERIAL, SEE ELECTRICAL DRAWINGS).
11	GAS SERVICE AND METER SETS (PAINT TO MATCH SURROUNDING MATERIAL, SEE PLUMBING DRAWINGS).
12	DECORATIVE LIGHT FIXTURE (SEE ELECTRICAL DRAWINGS).
13	WALPAK LIGHT FIXTURE.
14	CONTINUOUS PREFINISHED METAL (24 GA.) EDGE FLASHING.
15	AVAILABLE LOCATION FOR TENANT SIGNAGE (SEE ELECTRICAL DRAWINGS). SIGNAGE TO BE PROVIDED BY TENANT (N.I.C.)
16	PREFINISHED METAL (24 GA.) DOWNSPOUT w/ PREFINISHED METAL (22 GA.) THRU-WALL SCUPPER & CONDUCTOR HEAD. CONNECT TO UNDERGROUND STORM SYSTEM (SEE PLUMBING DRAWINGS).
17	STEEL ROOF ACCESS LADDER (PAINT).
18	STRUCTURAL STEEL CANOPY COLUMN (PAINT).
19	PREFINISHED ALUMINUM PATIO RAILING.



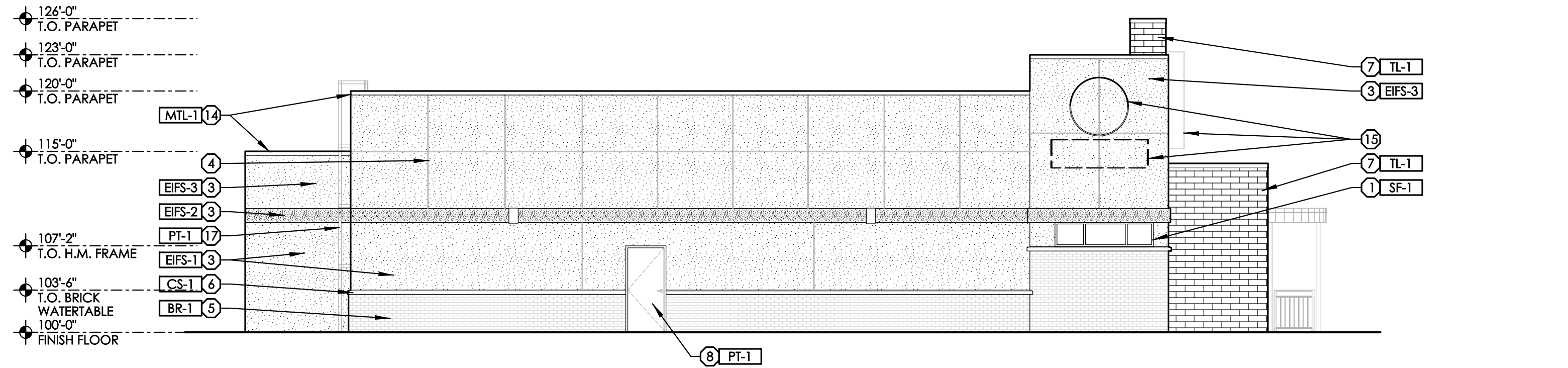
A EAST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



C WEST BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



B NORTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"



D SOUTH BUILDING ELEVATION
SCALE: 1/8" = 1'-0"

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CS-1	REDDING ROCK ROCK CAST	COLOR - BUFF LIMESTONE	MORTAR- FLAMINGO BRIXMENT COLOR: R-103 'OHIO RIVER MASONRY SAND'
TILE VENEER			
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AWNING			
AWN-1	BY TENANT	COLOR / PATTERN TO BE SELECTED BY TENANT	ALUMINUM FRAME TO BE PREFINISHED BLACK

ELEVATION CODED NOTES	
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19	PREFINISHED ALUMINUM PATIO RAILING.

BEAN

1 CHRIS BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5111
FAX 614 262 2529

ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
J. GALLAS ZADEH ARCHITECT
AND MAY NOT BE USED, REPRODUCED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

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HAMILTON COMMERCE CENTER

NE CORNER OF:
NORTH HAMILTON ROAD AT BEECHER ROAD

FOR
GALLAS ZADEH DEVELOPMENT LLC

842 NORTH FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS

STATUS	DATE
PRELIMINARY	MAR. 22, 2017

DRAWING TITLE

BUILDING 'B'
EXTERIOR
ELEVATIONS

DRAWING NUMBER

A-2.2

BEAN #000000.00

SITE PHOTO # 1



SITE PHOTO # 2



SITE PHOTO # 3



SITE PHOTO # 4



SITE PHOTO # 5



SITE PHOTO # 6



SITE PHOTO # 7



SITE PHOTO # 8



SITE PHOTO # 9



SITE PHOTO # 10



SITE PHOTO # 11



SITE PHOTO # 12



SITE PHOTO # 13



SITE PHOTO # 14



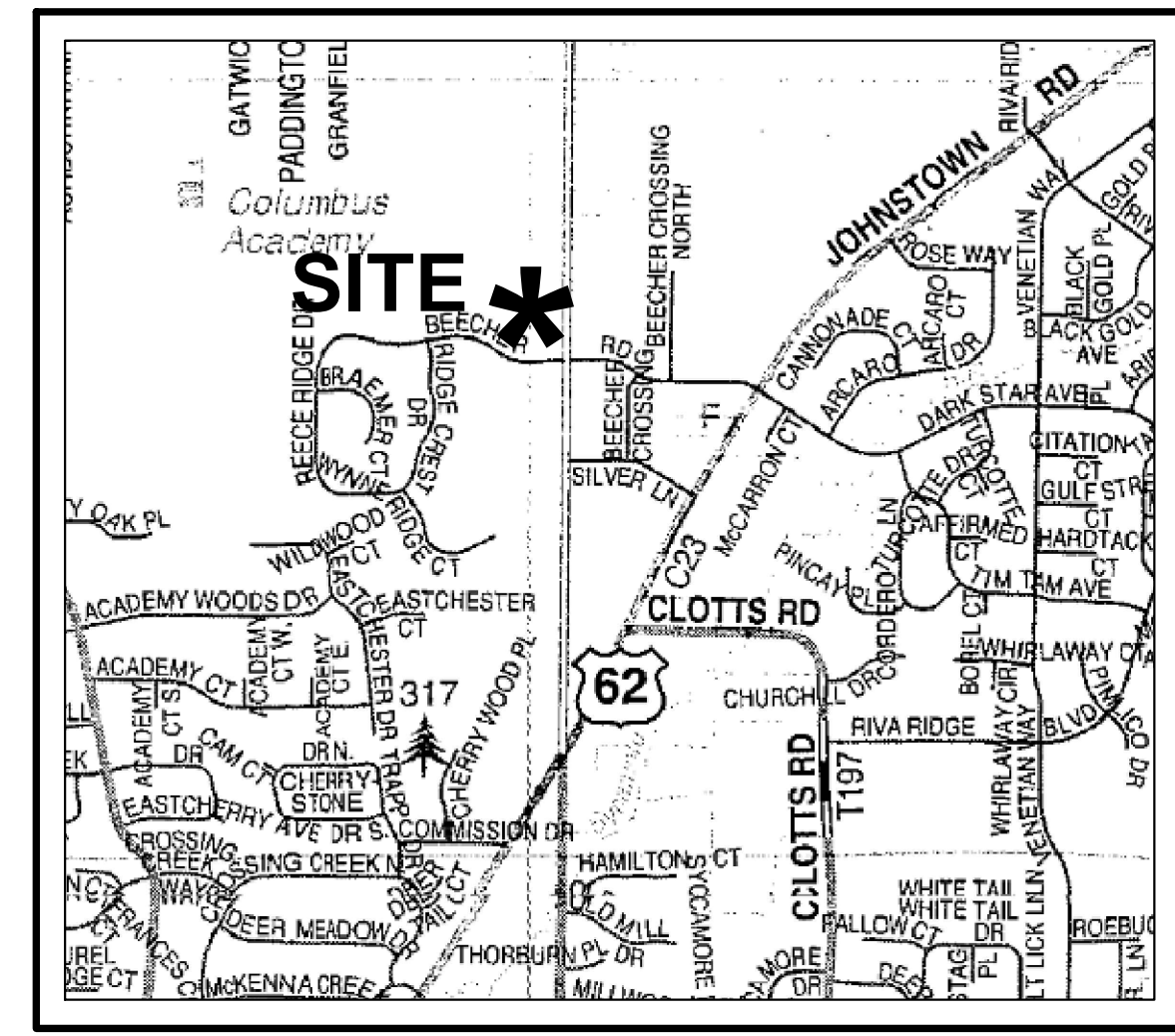
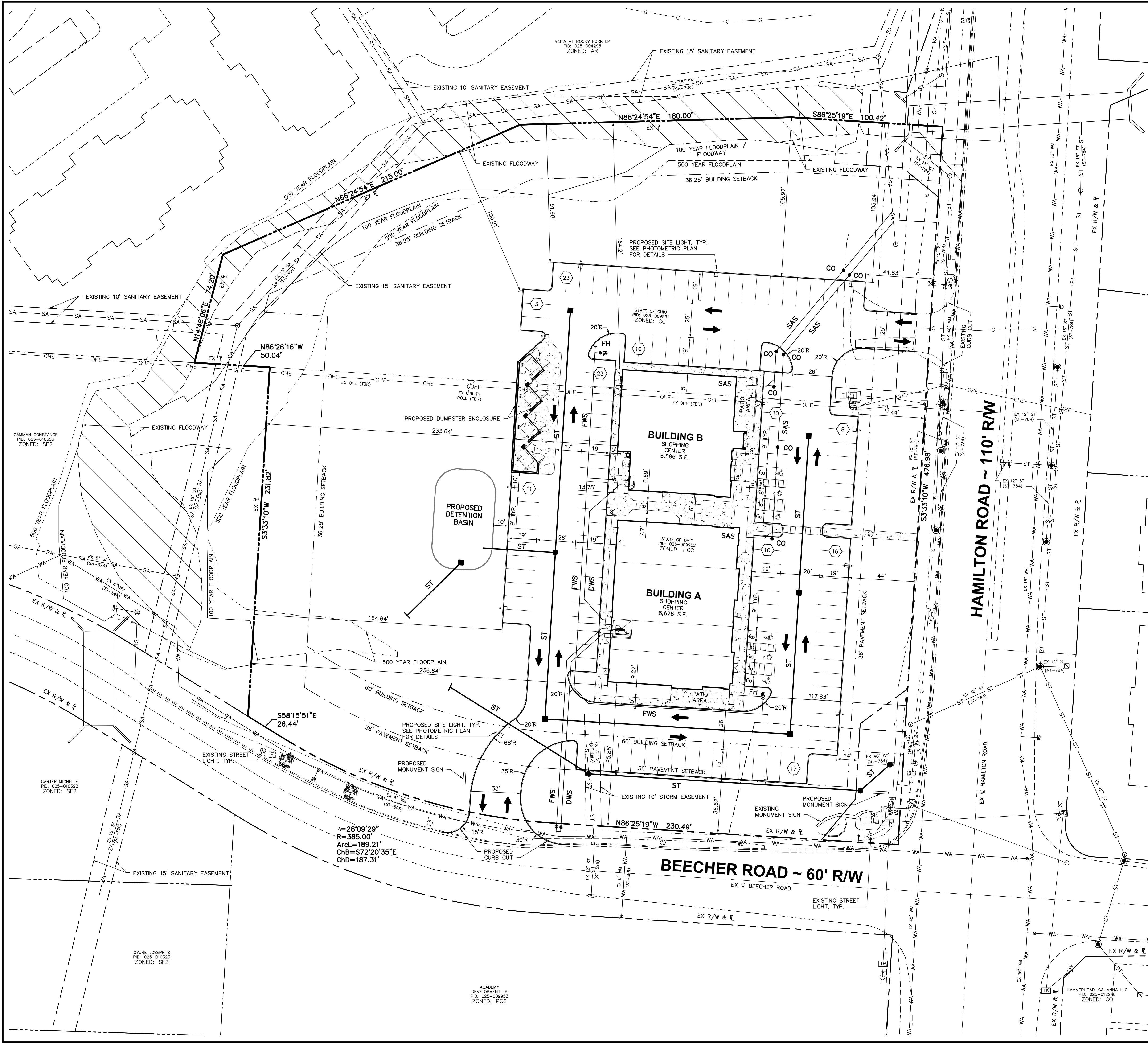


J. CARTER BEAN
ARCHITECT

Conceptual Elevation
Hamilton Commerce Center
Gahanna, Ohio
April 12, 2017

GZ ALLAS
ADEH
DEVELOPMENT

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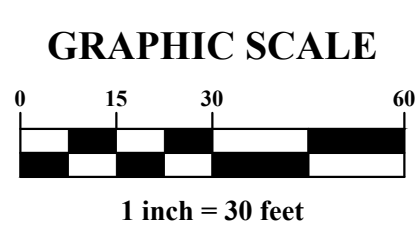


LOCATION MAP
NO SCALE
DEVELOPER
GALLAS ZADEH DEVELOPMENT, LLC
245 EAST FIRST AVENUE
COLUMBUS, OHIO 43215
ARCHITECT
J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET, SUITE 401
COLUMBUS, OH 43214
ENGINEER/SURVEYOR
ADVANCED CIVIL DESIGN, INC.
422 BEECHER ROAD
GAHANNA, OH 43230
LANDSCAPE ARCHITECT
FARIS PLANNING & DESIGN, LLC
243 N 5TH STREET #401
COLUMBUS, OH 43215

PROPOSED.....		RETAIL DEVELOPMENT
ADDRESS.....	0	HAMILTON ROAD
PARCEL #.....	025-009951 & 025-009952	
EXISTING ZONING.....	CC & PCC	
PROPOSED ZONING.....	CC & PCC	
TOTAL SITE AREA.....	4,524 ACRES	(197,053 S.F.)
MAX LOT COVERAGE AREA (80%).....	157,642 S.F.	
BUILDING AREA.....	14,572 S.F.	
PAVEMENT AREA.....	48,295 S.F.	
DUMPSTER AREA.....	2,378 S.F.	
WALK AND PATIO AREA.....	6,048 S.F.	
LOT COVERAGE AREA.....	71,293 S.F.	(36.2%)
MAX BUILDING HEIGHT.....	24'-0"	(BUILDING A)
	26'-0"	(BUILDING B)
REQUIRED PARKING (1/300 S.F. OF RETAIL).....	49 SPACES	
PROVIDED PARKING.....	131 SPACES	(6 HANDICAP)
REQUIRED HANDICAP SPACES.....	6 SPACES	
PROVIDED HANDICAP SPACES.....	6 SPACES	
INTERNAL LANDSCAPE REQUIREMENTS:		
TOTAL PARKING AREA.....	48,295 S.F.	
REQUIRED INTERNAL LANDSCAPE AREA (5%).....	2,415 S.F.	
PROVIDED INTERNAL LANDSCAPE AREA.....	2,886 S.F.	(6%)

THE SUBJECT PROJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 39049C0213K, WITH AN EFFECTIVE DATE OF 06/17/2008, IN FRANKLIN COUNTY, OHIO.

- LEGEND**
- ST EX ST EXISTING STORM SEWER
 - ST PROPOSED STORM SEWER
 - SA EX SA EXISTING SANITARY SEWER
 - SAS PROPOSED SANITARY SERVICE
 - WA EX WM EXISTING WATER MAIN
 - DWS PROPOSED DOMESTIC WATER SERVICE
 - FWS PROPOSED FIRE WATER SERVICE
 - OHE EX OHE EXISTING OHE
 - EX UGE EX ELECTRIC DUCT
 - T EX TELECOMMUNICATIONS DUCT
 - G EX GAS EXISTING GAS MAIN
 - TRAFFIC FLOW ARROW
 - PROPOSED PARKING COUNT



PLAN PREPARED BY:

GALLAS ZADEH DEVELOPMENT, LLC

245 E. FIRST AVE.
COLUMBUS, OHIO 43215

CITY OF GAHANNA / FRANKLIN COUNTY, OHIO

HAMILTON COMMERCE CENTER

SITE & UTILITY PLAN

FOR

GALLAS ZADEH DEVELOPMENT, LLC

CERTIFICATE OF APPROPRIATENESS

Issue Dates:

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Date: 03/22/2017
Scale: 1" = 30'

Drawn By: RCF
Checked By: CLN

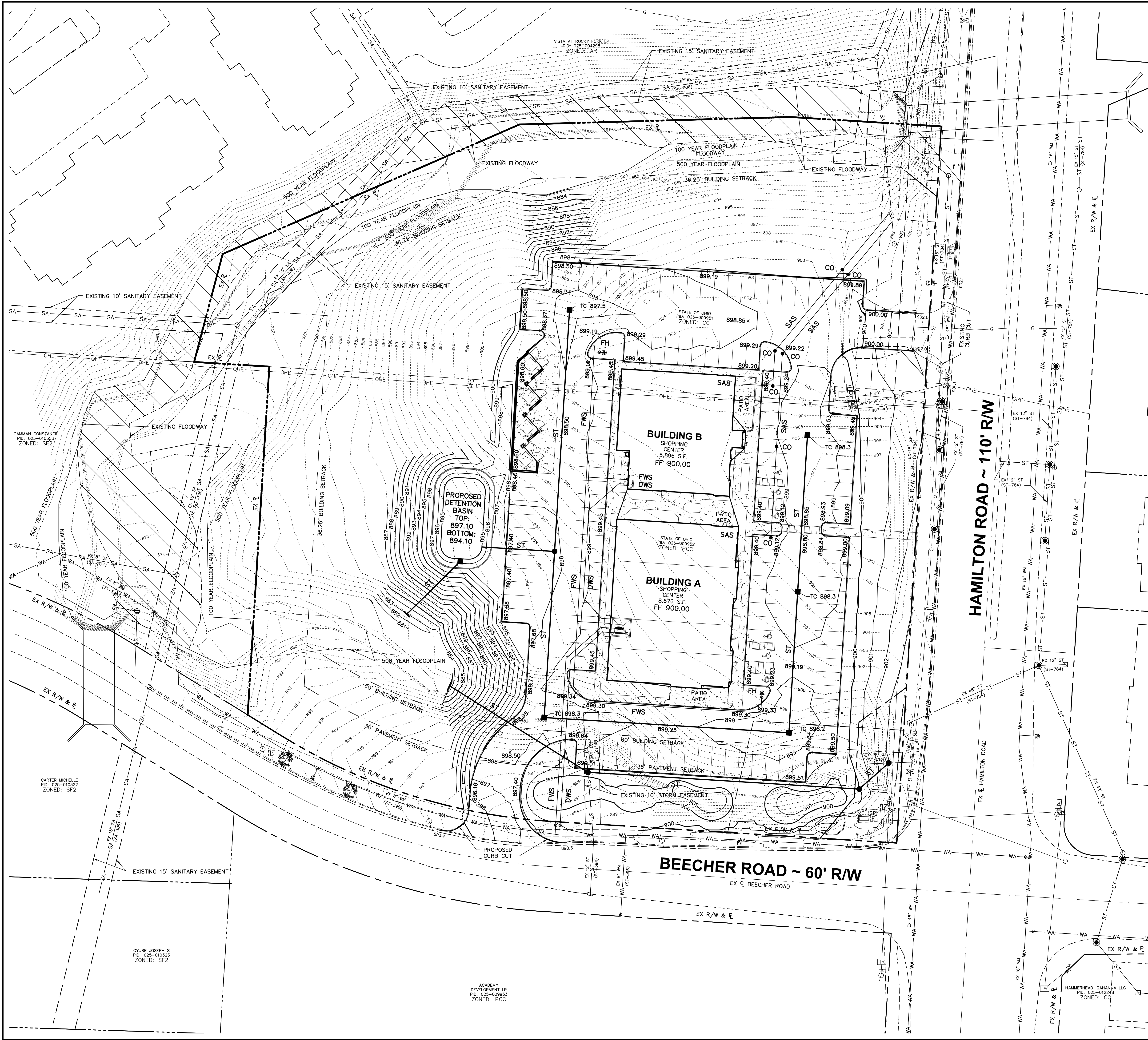
Project Number:
15-0023-412

Drawing Number:
1 / 2

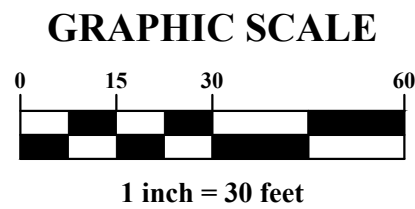
422 Beecher Road
Gahanna, Ohio 43230
PH 614.428.7760
FAX 614.428.7755

ADVANCED CIVIL DESIGN
ENGINEERS SURVEYORS

Z:\15-0023-412\DWG\production drawings\CERTIFICATE OF APPROPRIATENESS\0023-412 COA_Grading.dwg GRADING Mar 22, 2017 - 2:47:51pm rfowler



- LEGEND**
- 801 --- EXISTING 1' CONTOUR
 - 801 --- EXISTING 5' CONTOUR
 - 801 --- PROPOSED 1' CONTOUR
 - 801 --- PROPOSED 5' CONTOUR
 - TC=895.20 TOP OF CASTING ELEVATION
 - X 95.20 TOP OF PAVEMENT OR GROUND SURFACE
 - x 795.20 EXISTING TOP OF PAVEMENT OR GROUND SURFACE
 - x T 795.70 EXISTING TOP OF CASTING ELEVATION
 - ST --- EX ST EXISTING STORM SEWER
 - ST --- PROPOSED STORM SEWER
 - SA --- EX SA EXISTING SANITARY SEWER
 - SAS --- PROPOSED SANITARY SERVICE
 - WA --- EX WM EXISTING WATER MAIN
 - DWS --- PROPOSED DOMESTIC WATER SERVICE
 - FWS --- PROPOSED FIRE WATER SERVICE
 - OHE --- EX OHE EXISTING OHE
 - EX UGE --- EX ELECTRIC DUCT
 - T --- EX TELECOMMUNICATIONS DUCT
 - G --- EX GAS EXISTING GAS MAIN



PLAN PREPARED BY: ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS 422 Bleacher Road Gahanna, Ohio 43220 PH 614.428.7760 FAX 614.428.7755	PLAN PREPARED FOR: GALLAS ZADEH DEVELOPMENT, LLC 245 E. FIRST AVE. COLUMBUS, OHIO 43215	
	CITY OF GAHANNA / FRANKLIN COUNTY, OHIO	CITY OF GAHANNA / FRANKLIN COUNTY, OHIO
	HAMILTON COMMERCE CENTER GRADING PLAN FOR GALLAS ZADEH DEVELOPMENT, LLC CERTIFICATE OF APPROPRIATENESS	
Issue Dates: 	Date: 03/22/2017 Scale: 1" = 30'	Drawn By: RCF Checked By: CLN
Project Number: 15-0023-412		Drawing Number: 2 / 2

(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

This landscape plan illustrates the proposed building enlargement and its integration with the surrounding site. The plan includes the following elements:

- Property Line:** A dashed line indicating the boundary of the property.
- Existing and Proposed Walks:**
 - Existing Concrete Walk:** A path along the bottom left corner.
 - Proposed Walk:** A new path running along the right side of the building enlargement.
 - Existing Asphalt Path:** A path along the right edge of the site.
- Plantings:** Various trees and shrubs are indicated by different symbols and codes, including:
 - QBI (Quercus bicolor):** 1, 2, 3, 4, 6, 7, 8, 19
 - PIC (Pinus strobus):** 1, 3, 4, 6, 8, 19
 - VIB (Viburnum):** 1, 2, 3, 4, 6, 7, 8, 19
 - PAW (Pawpaw):** 1, 2, 3, 4, 6, 7, 8, 19
 - GLA (Gleditsia):** 1, 2, 3, 4, 6, 7, 8, 19
 - AUT (Aster):** 1, 2, 3, 4, 6, 7, 8, 19
 - HEM (Hemlock):** 1, 2, 3, 4, 6, 7, 8, 19
 - PER (Picea):** 1, 2, 3, 4, 6, 7, 8, 19
 - RHU (Rhododendron):** 1, 2, 3, 4, 6, 7, 8, 19
 - OWL (Owl):** 1, 2, 3, 4, 6, 7, 8, 19
 - JCS (Juniperus communis):** 1, 2, 3, 4, 6, 7, 8, 19
 - CAR (Caragana):** 1, 2, 3, 4, 6, 7, 8, 19
 - LIQ (Liquorice):** 1, 2, 3, 4, 6, 7, 8, 19
- Other Features:**
 - O.H.E. (Overhead Electric):** A line running horizontally across the middle of the site.
 - SEE BUILDING ENLARGEMENT LANDSCAPE PLAN - SHEET L1:** A reference to another sheet for the building's landscaping.
 - PROPOSED MONUMENT SIGN:** A sign located near the bottom left corner.
 - EXISTING MONUMENT SIGN TO REMAIN:** A sign located near the bottom right corner.

1. ALL PLANTS SHALL MEET OR EXCEED STANDARDS SET IN THE USA STANDARD FOR NURSERY STOCK.
2. ALL PLANTING OPERATIONS SHALL ADHERE TO THE AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS.
3. PLANT LOCATIONS AND BEDS SHALL BE LOCATED BY CONTRACTOR AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
4. PLANTING BEDS SHALL HAVE A MINIMUM 3" DEEP SHREDDED HARDWOOD BARK MULCH. MULCH HEDGES IN A CONTINUOUS BED.
5. ALL PLANTING BEDS TO BE TILLED TO A MINIMUM DEPTH OF 12".
6. ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
7. SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
8. ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
9. ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.
10. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES PRIOR TO COMMENCING WORK AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

HAMILTON
COMMERCE CENTER
PREPARED FOR
GALLAS ZADEH DEVELOPMENT, LLC
575 W. 1ST AVENUE, SUITE 100
COLUMBUS, OH 43215

Faris Planning & Design

LAND PLANNING • LANDSCAPE ARCHITECTURE

243 N. 5th Street Suite 401 Columbus, OH 43215
p (614) 487-1964 www.farisplanninganddesign.com

DATE	3/17/17
PROJECT	16103
SHEET	

L-1

PLANT LIST
(CONTRACTOR RESPONSIBLE FOR ALL PLANTS SHOWN ON PLAN)

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
SHRUBS						
36	BUX	BUXUS x'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HGT.	B&B	
3	FOT	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	18" HGT.	B&B	
9	LIM	HYDRANGEA PANICULATA 'JANE'	LITTLE LIME HYDRANGEA	24" HGT.	B&B	
5	HYD	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN'	SNOW QUEEN OAKLEAF HYDRANGEA	24" HGT.	B&B	
6	MAG	HYPERICUM 'KOLMAREF'	MAGICAL RED FAME ST. JOHN'S WORT	18" HGT.	B&B	
18	JCS	JUNIPERUS CHINENSIS 'SPARTAN'	SPARTAN JUNIPER	5-6' HGT.	B&B	
14	RHU	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	24" SPR.	B&B	
13	THU	THUJA OCCIDENTALIS 'SMARAGD'	EMERALD GREEN ARBORVITAE	5-6' HGT.	B&B	
3	VIB	VIBURNUM DENTATUM 'SYNNESVEDT'	CHICAGO LUSTRE VIBURNUM	24" HGT.	B&B	
PERENNIALS/ORNAMENTAL GRASSES						
72	CAK	CALAMAGROSIS ACUTIFLORA 'KARL FOERSTER'	FOERSTER'S FEATHER REED GRASS	NO. 2	CONT.	
127	HEM	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	NO. 1	CONT.	
62	LIR	LIRIOPE MUSCARI 'SILVERY SUNPROOF'	SILVERY SUNPROOF LIRIOPE	NO. 1	CONT.	
30	PER	PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE'	LITTLE SPIRE RUSSIAN SAGE	NO.1	CONT.	

*NOTE: ANNUALS TO BE PLANTED BY OWNER. NOT IN INITIAL LANDSCAPE COSTS.

GENERAL PLANTING NOTES:

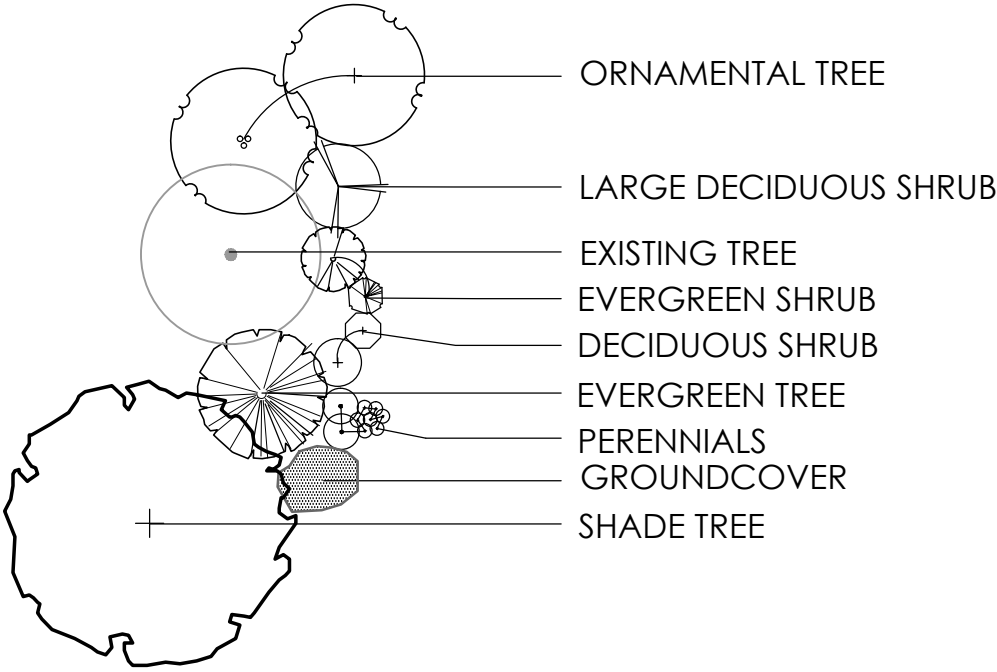
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- ALL PLANTING BEDS TO BE FERTILIZED WITH 10-10-10 OR APPROVED EQUAL.
- SODDING / SEEDING BY LANDSCAPE CONTRACTOR.
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- ALL AREAS DISTURBED BY CONSTRUCTION ARE TO BE RESTORED, FINE GRADED AND SEEDED/ SODDED.
- ALL EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS TO BE PRESERVED UNLESS SPECIFICALLY NOTED OTHERWISE.

CONSTRUCTION NOTES:

- 1
- LAWN AREA, PROVIDE POSITIVE DRAINAGE ACROSS ALL SURFACES.
- 2
- LANDSCAPE AREA, PROVIDE 3" DEPTH HARDWOOD MULCH, POSITIVE DRAINAGE ACROSS ALL SURFACES.

PLANT KEY TYPICALS

SEE PLANT LIST FOR SPECIFIC PLANT SPECIES



REVISIONS

BUILDING
ENLARGEMENT
LANDSCAPE PLAN

HAMILTON
COMMERCE CENTER
PREPARED FOR
GALLAS ZADEH DEVELOPMENT, LLC
575 W. 1ST AVENUE, SUITE 100
COLUMBUS, OH 43215

Paris Planning & Design
LAND PLANNING
2425 N. 5th Street
P. (614) 487-1964
LANDSCAPE ARCHITECTURE
Suite 401
Columbus, OH 43215
www.parisplanninganddesign.com

DATE	3/22/17
PROJECT	16103
SHEET	

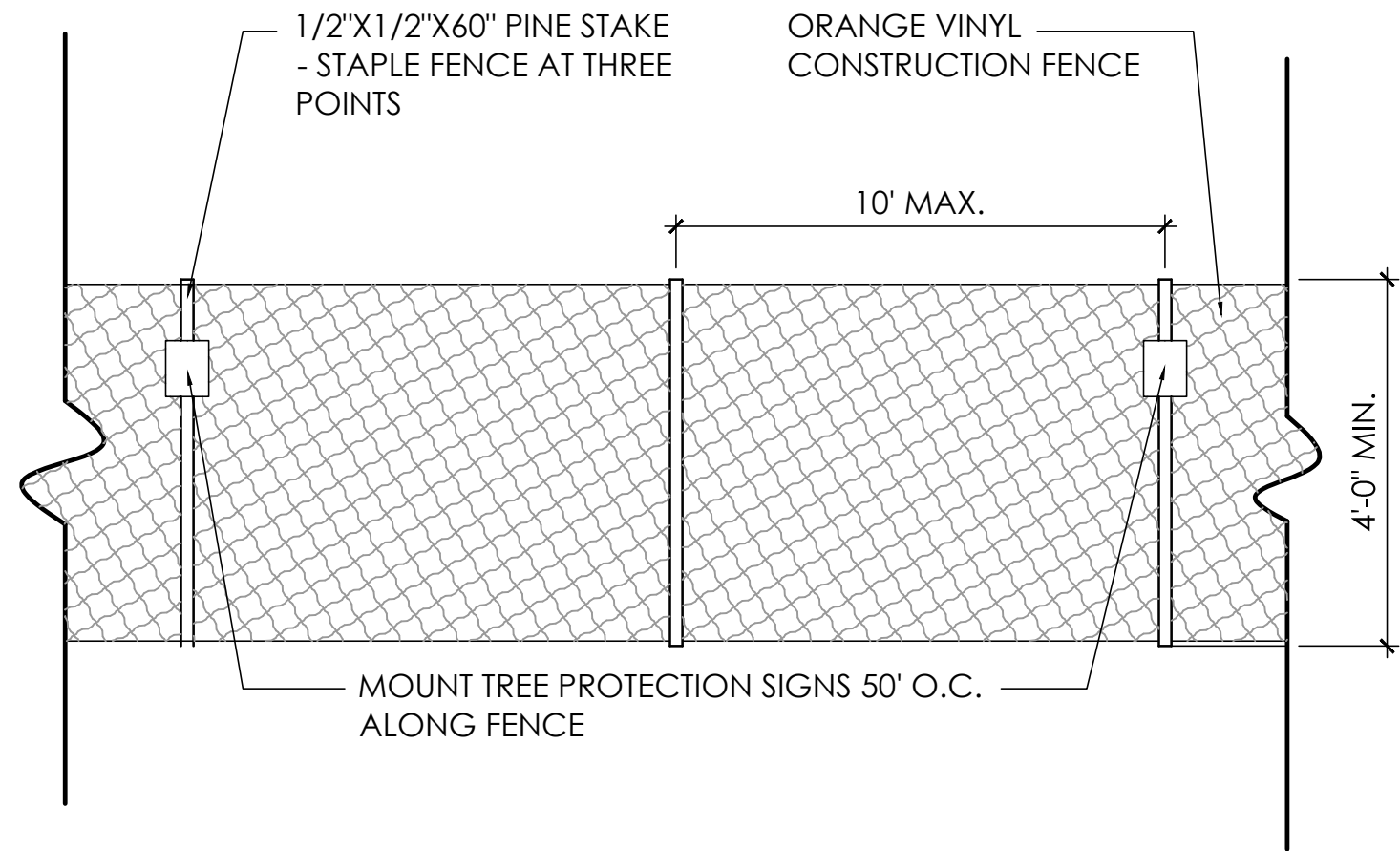
L-2



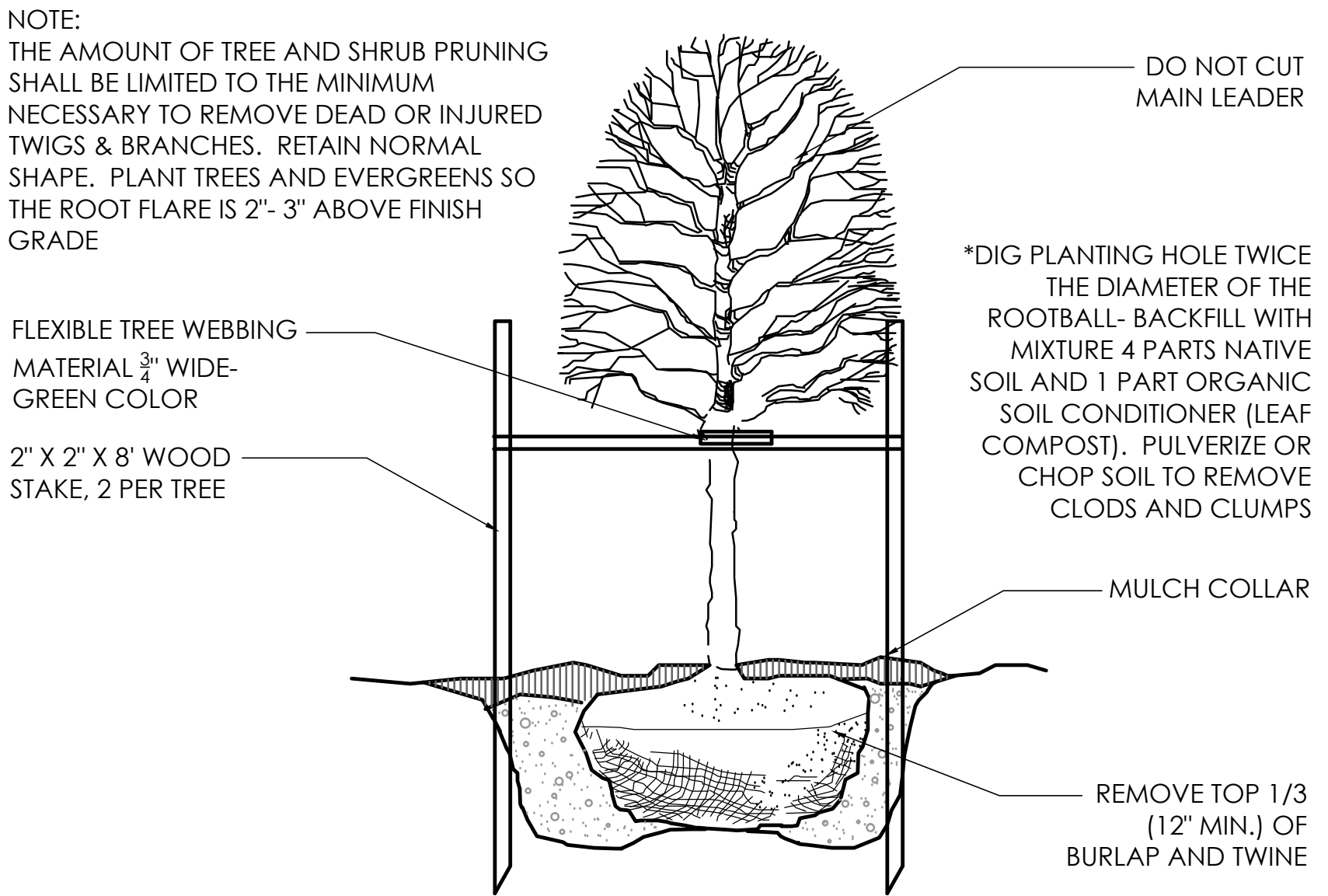
EXISTING TREES			
TREE NUMBER	SIZE	SPECIES	CONDITION
2	11	BEECH	GOOD
3	18	BEECH	GOOD
4	25	HICKORY	PRESERVE
5	14	MAPLE	GOOD
6	13	BEECH	PRESERVE
7	7	CHERRY	FAIR
8	14	MAPLE	GOOD
9	8	CHERRY	FAIR
10	12	BEECH	GOOD
11	29	OAK	GOOD
12	13	MAPLE	FAIR
13	29	OAK	GOOD
14	6	BEECH	POOR
15	6	MAPLE	GOOD
16	17	BEECH	GOOD
17	7	CHERRY	GOOD
18	16	MAPLE	REMOVE
19	6	MAPLE	GOOD
20	8	HOP HORNBREAM	GOOD
21	8	MAPLE	REMOVE
22	6	MAPLE	GOOD
23	20	MAPLE	GOOD
24	7	MAPLE	GOOD
25	14	BEECH	GOOD
26	14	MAPLE	GOOD
27	13	MAPLE	POOR
28	11	BEECH	GOOD
29	7	BEECH	GOOD
30	14	BEECH	GOOD
31	9	OAK	GOOD
32	26	OAK	GOOD
33	13	MAPLE	GOOD
34	10	BEECH	GOOD
35	10	CHERRY	REMOVE
36	12	BEECH	GOOD
37	15	OAK	GOOD
38	13	MAPLE	GOOD
39	12	BEECH	GOOD
40	15	MAPLE	PRESERVE
41	7	HOP HORNBREAM	PRESERVE
42	13	MAPLE	GOOD
43	8	HOP HORNBREAM	GOOD
44	13	CHERRY	GOOD
45	6	BEECH	PRESERVE
46	18	MAPLE	GOOD
47	12	HICKORY	GOOD
48	20	HICKORY	PRESERVE
49	19	NO CREWET	GOOD
50	14	CHERRY	FAIR
51	20	MAPLE	GOOD
52	18	BEECH	GOOD
53	24	SYCAMORE	GOOD
54	7	HOP HORNBREAM	GOOD
55	9	HOP HORNBREAM	PRESERVE
56	15	ELM	GOOD
57	19	MAPLE	GOOD
58	16	BEECH	PRESERVE
59	48	OAK	GOOD
60	11	CHERRY	PRESERVE
61	18	BEECH	GOOD
62	13	HOP HORNBREAM	GOOD
63	20	BEECH	PRESERVE
64	23	MAPLE	GOOD
65	11	WALNUT	GOOD
66	7	CHERRY	REMOVE
67	13	BLACK LOCUST	GOOD
68	10	BLACK LOCUST	GOOD
69	7	BLACK LOCUST	GOOD
70	6	BLACK LOCUST	GOOD
71	6	BLACK LOCUST	GOOD
72	6	BLACK LOCUST	GOOD
73	6	BLACK LOCUST	FAIR
74	6	BLACK LOCUST	FAIR
75	7	MAPLE	REMOVE
76	9	BLACK LOCUST	FAIR
77	4	BLACK LOCUST	FAIR
78	12	MAPLE	GOOD
79	8	MAPLE	GOOD
80	14	WALNUT	GOOD
81	5	MAPLE	GOOD
82	9	MAPLE	FAIR
83	7	MAPLE	GOOD
84	12	HICKORY	GOOD
85	10	HICKORY	GOOD
86	14	MAPLE	GOOD
87	9	MAPLE	GOOD
88	6	MAPLE	GOOD
89	14	WALNUT	GOOD
90	17	HICKORY	GOOD
91	17	HICKORY	GOOD
92	17	HICKORY	GOOD
93	11	HICKORY	GOOD
94	18	HICKORY	GOOD
95	24	OAK	GOOD
96	10	HICKORY	FAIR
97	12	OAK	FAIR
98	12	HICKORY	GOOD
99	7	ELM	FAIR
100	8	MAPLE	GOOD
101	27	OAK	GOOD
102	11	HICKORY	FAIR
103	7	BLACK LOCUST	GOOD
104	6	BLACK LOCUST	GOOD
105	7	BLACK LOCUST	GOOD
106	7	BLACK LOCUST	GOOD
107	7	BLACK LOCUST	GOOD
108	7	BLACK LOCUST	GOOD
109	9	CHERRY	REMOVE
110	9	MAPLE	GOOD
111	10	BLACK LOCUST	GOOD
112	7	ELM	REMOVE
113	9	BLACK LOCUST	GOOD
114	8	OAK	GOOD
115	7	BLACK LOCUST	FAIR
116	9	BLACK LOCUST	GOOD
117	9	BLACK LOCUST	GOOD
118	6	BLACK LOCUST	GOOD
119	11	BLACK LOCUST	FAIR
120	6	CHERRY	FAIR
121	11	BLACK LOCUST	FAIR
122	7	BLACK LOCUST	FAIR
123	6	BLACK LOCUST	GOOD
124	6	BLACK LOCUST	GOOD
125	6	BLACK LOCUST	GOOD
126	11	BLACK LOCUST	GOOD
127	10	BLACK LOCUST	GOOD
128	6	BLACK LOCUST	FAIR
129	6	BLACK LOCUST	GOOD
130	8	BLACK LOCUST	GOOD
131	10	CHERRY	REMOVE
132	7	BLACK LOCUST	GOOD
133	7	BLACK LOCUST	GOOD
134	14	BLACK LOCUST	FAIR
135	6	BLACK LOCUST	GOOD
136	6	BLACK LOCUST	GOOD
137	6	BLACK LOCUST	GOOD
138	6	BLACK LOCUST	GOOD
139	7	BLACK LOCUST	GOOD
140	7	BLACK LOCUST	GOOD
141	6	BLACK LOCUST	GOOD
142	7	BLACK LOCUST	FAIR
143	7	BLACK LOCUST	FAIR
144	9	BLACK LOCUST	FAIR
145	6	OAK	GOOD
146	7	BLACK LOCUST	FAIR
147	8	BLACK LOCUST	GOOD
148	6	BLACK LOCUST	FAIR
149	11	BLACK LOCUST	GOOD
150	7	BLACK LOCUST	GOOD
151	1	HICKORY	POOR
152	6	HICKORY	GOOD
153	7	HICKORY	GOOD
154	7	BLACK LOCUST	FAIR
155	6	BLACK LOCUST	GOOD
156	6	BLACK LOCUST	GOOD
157	6	BLACK LOCUST	GOOD
158	6	BLACK LOCUST	FAIR
159	6	SYCAMORE	GOOD
160	7	SYCAMORE	GOOD
161	7	BLACK LOCUST	FAIR
162	6	BLACK LOCUST	GOOD
163	6	BLACK LOCUST	GOOD
164	6	BLACK LOCUST	GOOD
165	6	BLACK LOCUST	GOOD
166	6	BLACK LOCUST	GOOD
167	7	BLACK LOCUST	FAIR
168	6	BLACK LOCUST	GOOD
169	7	BLACK LOCUST	GOOD
170	7	BLACK LOCUST	FAIR
171	6	BLACK LOCUST	FAIR
172	6	BLACK LOCUST	FAIR
173	6	BLACK LOCUST	FAIR
174	6	BLACK LOCUST	GOOD
175	6	MAPLE	GOOD
176	6	CHERRY	GOOD
177	7	MAPLE	FAIR
178	6	BLACK LOCUST	FAIR
179	6	BLACK LOCUST	GOOD
180	6	BEECH	GOOD
181	6	MAPLE	GOOD
182	6	CHERRY	GOOD
183	7	BLACK LOCUST	GOOD

184	12	BLACK LOCUST	FAIR	REMOVE
185	7	BLACK LOCUST	GOOD	REMOVE
186	10	BLACK LOCUST	GOOD	REMOVE
187	7	BLACK LOCUST	GOOD	REMOVE
188	9	BLACK LOCUST	GOOD	REMOVE
189	7	BLACK LOCUST	FAIR	REMOVE
190	7	BLACK LOCUST	FAIR	REMOVE
191	8	BLACK LOCUST	GOOD	REMOVE
192	7	BLACK LOCUST	GOOD	REMOVE
193	10	BLACK LOCUST	GOOD	REMOVE
194	7	BLACK LOCUST	FAIR	REMOVE
195	8	BLACK LOCUST	GOOD	REMOVE
196	8	BLACK LOCUST	GOOD	REMOVE
197	9	BLACK LOCUST	FAIR	REMOVE
198	6	BLACK LOCUST	FAIR	REMOVE
199	6	BLACK LOCUST	GOOD	REMOVE
200	7	BLACK LOCUST	FAIR	REMOVE
201	10	BLACK LOCUST	FAIR	REMOVE
202	6	BLACK LOCUST	FAIR	REMOVE
203	6	BLACK LOCUST	GOOD	REMOVE
204	6	BLACK LOCUST	FAIR	REMOVE
205	6	BLACK LOCUST	GOOD	REMOVE
206	9	SYCAMORE	GOOD	REMOVE
207	6	SYCAMORE	GOOD	REMOVE
208	6	BLACK LOCUST	FAIR	REMOVE
209	6	BLACK LOCUST	FAIR	REMOVE
210	6	OAK	FAIR	REMOVE
211	7	BLACK LOCUST	GOOD	REMOVE
212	11	BLACK LOCUST	GOOD	REMOVE
213	6	OAK	FAIR	REMOVE
214	11	BLACK LOCUST	FAIR	REMOVE
215	6	BLACK LOCUST	GOOD	REMOVE
216	6	BLACK LOCUST	GOOD	REMOVE
217	7	BLACK LOCUST	FAIR	REMOVE
218	9	BLACK LOCUST	FAIR	REMOVE
219	6	BLACK LOCUST	FAIR	REMOVE
220	6	BLACK LOCUST	FAIR	REMOVE
221	7	BLACK LOCUST	FAIR	REMOVE
222	35	BLACK LOCUST	GOOD	REMOVE
223	6	BLACK LOCUST	GOOD	REMOVE
224	10	BLACK LOCUST	GOOD	REMOVE
225	6	BLACK LOCUST	GOOD	REMOVE
226	6	CHERRY	GOOD	REMOVE
227	13	CHERRY	GOOD	REMOVE
228	7	BLACK LOCUST	GOOD	REMOVE
229	6	BLACK LOCUST	GOOD	REMOVE
230	7	BLACK LOCUST	FAIR	REMOVE
231	7	BLACK LOCUST	GOOD	REMOVE
232	7	BLACK LOCUST	GOOD	REMOVE
233	7	BLACK LOCUST	FAIR	REMOVE
234	6	BLACK LOCUST	FAIR	REMOVE
235	9	BLACK LOCUST	FAIR	REMOVE
236	6	BLACK LOCUST	FAIR	REMOVE
237	6	CHERRY	GOOD	REMOVE
238	7	BLACK LOCUST	GOOD	REMOVE
239	7	BLACK LOCUST	GOOD	REMOVE
240	6	BLACK LOCUST	GOOD	REMOVE
241	6	BLACK LOCUST	GOOD	REMOVE
242	6	BLACK LOCUST	PRESERVE	REMOVE
243	8	BLACK LOCUST	GOOD	REMOVE
244	28	MAPLE	FAIR	PRESERVE
245	6	BLACK LOCUST	GOOD	PRESERVE
246	6	BLACK LOCUST	GOOD	PRESERVE
247	11	BLACK LOCUST	GOOD	PRESERVE
248	11	COTTONWOOD	PRESERVE	PRESERVE
249	6	BLACK LOCUST	GOOD	PRESERVE
250	35	BEECH	GOOD	PRESERVE
251	19	BEECH	GOOD	PRESERVE
252	6	BLACK LOCUST	FAIR	PRESERVE
253	6	BLACK LOCUST	FAIR	PRESERVE
254	7	BLACK LOCUST	FAIR	PRESERVE
255	16	WALNUT	GOOD	PRESERVE
256	6	BLACK LOCUST	PRESERVE	PRESERVE
257	6	BLACK LOCUST	GOOD	PRESERVE
258	7	BLACK LOCUST	GOOD	PRESERVE
259	12	OAK	GOOD	REMOVE
260	11	OAK	GOOD	REMOVE
261	7	BLACK LOCUST	FAIR	PRESERVE
262	6	MAPLE	GOOD	PRESERVE
263	6	HICKORY	GOOD	REMOVE
264	8	COTTONWOOD	GOOD	PRESERVE
265	12	COTTONWOOD	GOOD	PRESERVE
266	6	BLACK LOCUST	FAIR	PRESERVE
267	6	BLACK LOCUST	FAIR	PRESERVE
268	6	BLACK LOCUST	FAIR	PRESERVE
269	30	MAPLE	FAIR	PRESERVE
270	6	BLACK LOCUST	GOOD	PRESERVE
271	6	BLACK LOCUST	GOOD	PRESERVE
272	16	BLACK LOCUST	FAIR	PRESERVE
273	6	ELM	GOOD	PRESERVE
274	6	BLACK LOCUST	GOOD	PRESERVE
275	42	BLACK LOCUST	FAIR	PRESERVE
276	32	BLACK LOCUST	GOOD	PRESERVE
277	15	BLACK LOCUST	FAIR	PRESERVE
278	11	ELM	FAIR	PRESERVE
279	11	ELM	GOOD	PRESERVE
280	30	BLACK LOCUST	PRESERVE	PRESERVE
281	6	ELM	FAIR	PRESERVE
282	20	MAPLE	GOOD	PRESERVE
283	13	BLACK LOCUST	GOOD	REMOVE
284	8	MAPLE	GOOD	PRESERVE
285	14	BLACK LOCUST	FAIR	PRESERVE
286	14	BLACK LOCUST	GOOD	PRESERVE
287	26	MAPLE	FAIR	PRESERVE
288	11	BLACK LOCUST	PRESERVE	PRESERVE
289	19	BLACK LOCUST	FAIR	PRESERVE
290	7	COTTONWOOD	POOR	REMOVE
291	35	COTTONWOOD	FAIR	PRESERVE
292	12	ELM	FAIR	PRESERVE
293	12	ELM	GOOD	PRESERVE
294	26	MAPLE	GOOD	REMOVE
295	15	MAPLE	GOOD	REMOVE
296	16	MAPLE	FAIR	REMOVE
297	8	ELM	FAIR	REMOVE
298	7	BLACK LOCUST	FAIR	REMOVE
299	7	ELM	GOOD	REMOVE
300	14	MAPLE	GOOD	REMOVE
301	14	MAPLE	GOOD	REMOVE
302	17	MAPLE	GOOD	REMOVE
303	12	BLACK LOCUST	FAIR	REMOVE
304	6	BLACK LOCUST	POOR	REMOVE
305	6	BLACK LOCUST	FAIR	REMOVE
306	10	BLACK LOCUST	GOOD	REMOVE
307	8	BLACK LOCUST	FAIR	REMOVE
308	12	BLACK LOCUST	GOOD	REMOVE
309	6	SYCAMORE	FAIR	REMOVE
310	12	BLACK LOCUST	FAIR	REMOVE
311	12	BLACK LOCUST	GOOD	REMOVE
312	6	SYCAMORE	FAIR	PRESERVE
313	6	SYCAMORE	FAIR	PRESERVE
314	6	SYCAMORE	GOOD	PRESERVE
315	10	SYCAMORE	GOOD	PRESERVE
316	6	SYCAMORE	GOOD	PRESERVE
317	6	SYCAMORE	GOOD	PRESERVE
318	12	WALNUT	GOOD	PRESERVE
319	15	MAPLE	FAIR	PRESERVE
320	27	MAPLE	GOOD	PRESERVE
321	7	ELM	FAIR	PRESERVE
322	17	BLACK LOCUST	FAIR	PRESERVE
323	8	BOWLER	GOOD	PRESERVE
324	6	BOWLER	GOOD	PRESERVE
325	33	WILLOW	POOR	PRESERVE
326	6	BOWLER	GOOD	PRESERVE
327	11	BLACK LOCUST	GOOD	PRESERVE
328	13	COTTONWOOD	GOOD	PRESERVE
329	10	COTTONWOOD	GOOD	PRESERVE
330	7	BLACK LOCUST	GOOD	PRESERVE
331	9	COTTONWOOD	GOOD	PRESERVE
332	9	BLACK LOCUST	FAIR	PRESERVE
333	7	BLACK LOCUST	FAIR	PRESERVE
334	7	BLACK LOCUST	FAIR	PRESERVE
335	9	BLACK LOCUST	GOOD	PRESERVE
336	11	PRESERVE	FAIR	PRESERVE
337	9	HICKORY	GOOD	PRESERVE
338	6	BLACK LOCUST	GOOD	PRESERVE
339	13	COTTONWOOD	GOOD	PRESERVE
340	15	COTTONWOOD	GOOD	PRESERVE
341	11	COTTONWOOD	GOOD	PRESERVE
342	7	BLACK LOCUST	GOOD	PRESERVE
343	7	BLACK LOCUST	FAIR	PRESERVE
344	28	SYCAMORE	POOR	PRESERVE
345	3	SERVICEBERRY	POOR	PRESERVE
346	3	SERVICEBERRY	FAIR	PRESERVE
347	3	SERVICEBERRY	FAIR	PRESERVE
348	3	SERVICEBERRY	FAIR	PRES

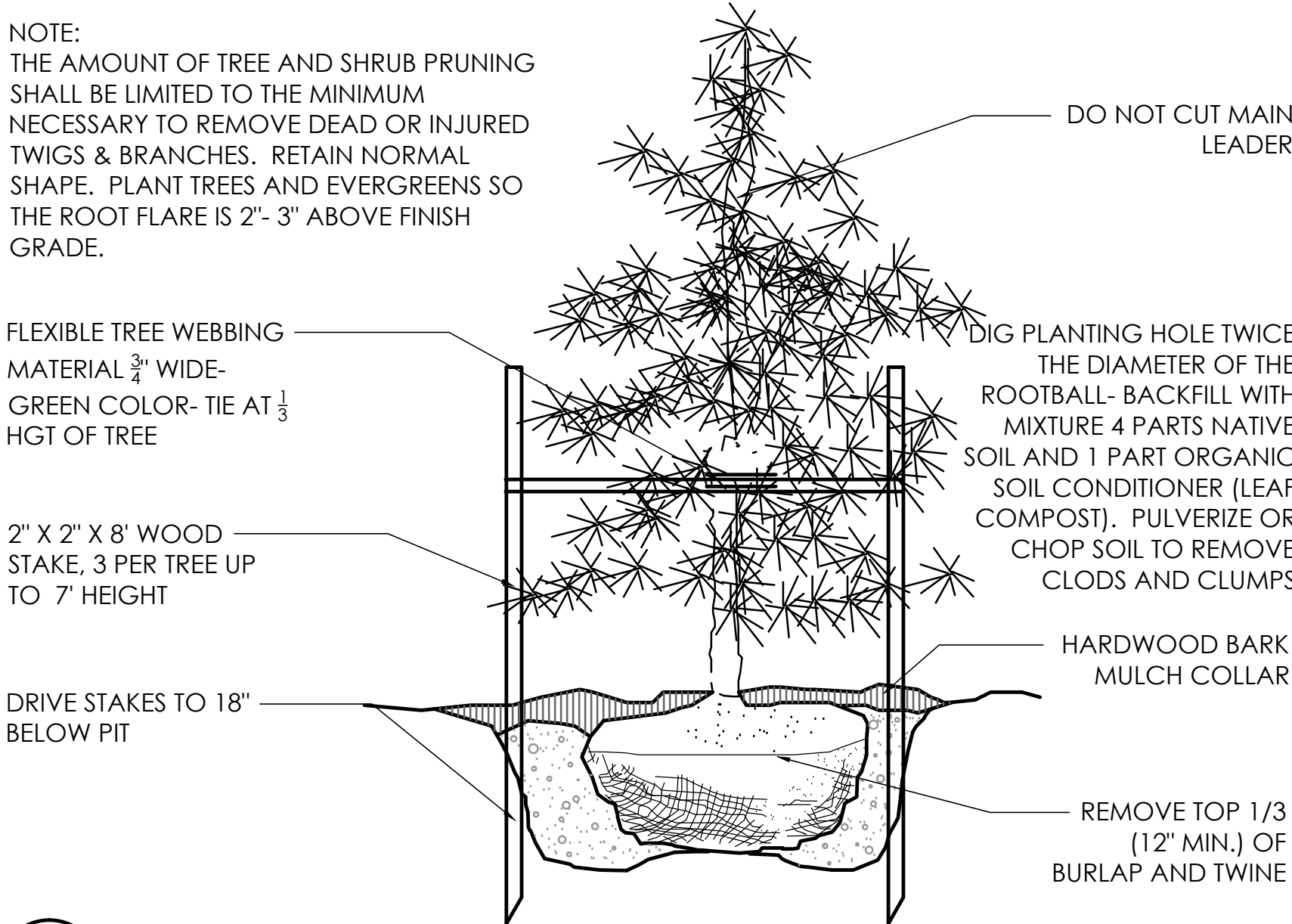
4 TREE PROTECTION FENCE
N.T.S.



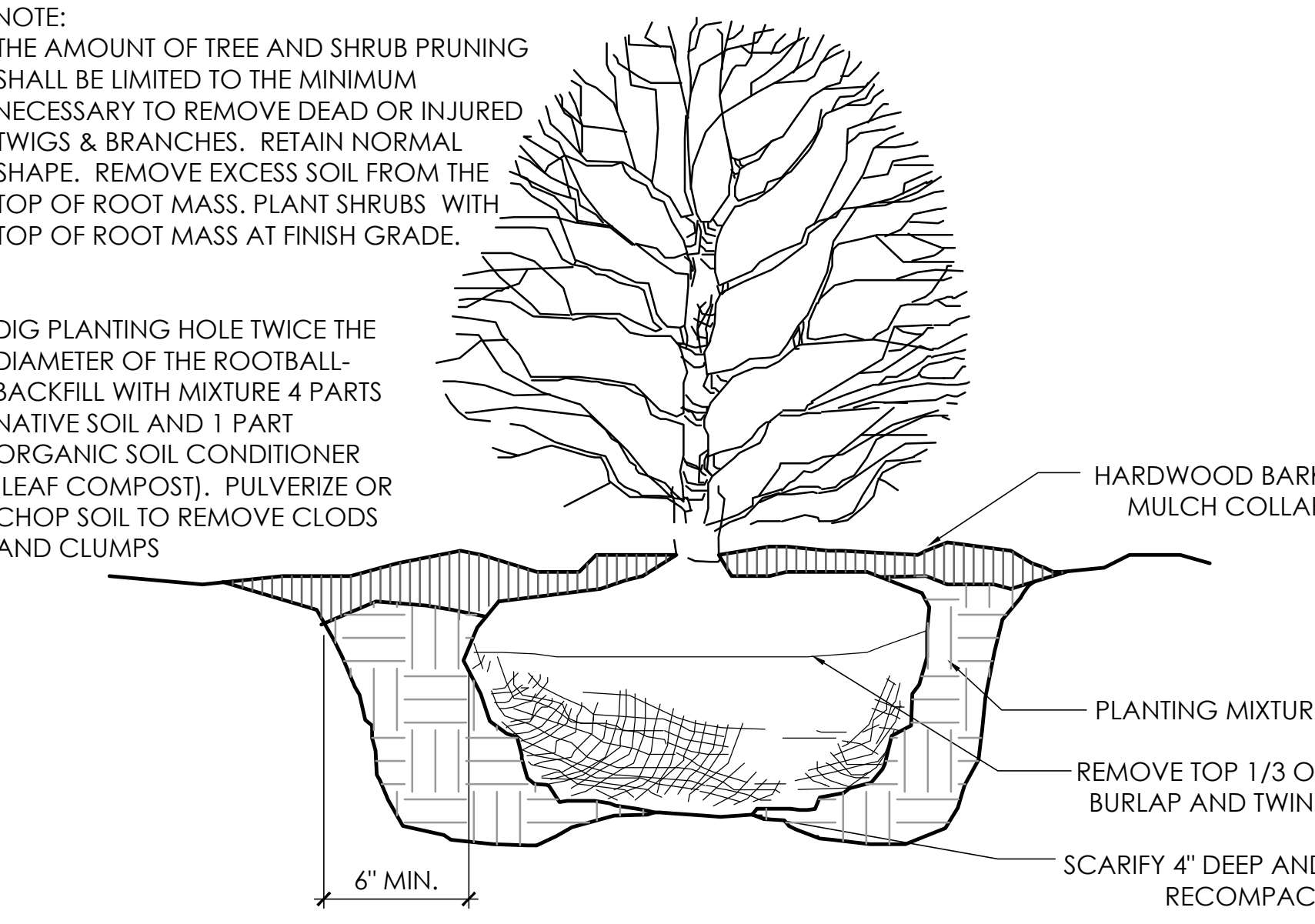
1 DECIDUOUS TREE
N.T.S.



2 EVERGREEN TREE UNDER 7' HGT.
N.T.S.



3 SHRUB PLANTING DETAIL
N.T.S.



REVISIONS	
LANDSCAPE DETAILS	
HAMILTON COMMERCE CENTER PREPARED FOR GALLAS ZADEH DEVELOPMENT, LLC 575 W. 1ST AVENUE, SUITE 100 COLUMBUS, OH 43215	
Faris Planning & Design LAND PLANNING 2425 N. 5th Street P. (614) 487-1904 LANDSCAPE ARCHITECTURE Suite 401 Columbus, OH 43215 www.farisplanninganddesign.com	
DATE	3/22/17
PROJECT	16103
SHEET	
D-1	

Hamilton Commerce Center

Signage Criteria

Gahanna, Ohio

March 22, 2017

A. Introduction

Tenant signage is among the first impressions a patron has of a development and is, therefore, an important part of the Hamilton Commerce Center experience. Tenants are encouraged to develop signage which is both creative and consistent with the theme of the Development. Signs should identify and promote individual Tenants while contributing to the character, color, and interest of the overall project.

The guidelines established herein will ensure that Tenant identification is of consistent quality throughout the Development. Each proposed sign will be evaluated for design excellence, size, location, installation, compatibility with neighboring signs and the overall character of the Development's signage/graphics. These criteria establish regulations designed to accommodate each Tenant that will occupy the project in a manner that will ensure an organized, distinctive, attractive and cohesive appearance for the project. These criteria state the minimum standards signage must meet in order to obtain the Landlord's approval thereof.

All signs are subject to the review and approval through the design review process outlined herein. Any design review or approval notwithstanding, conformance to these guidelines does not relieve the Tenant from compliance with all applicable federal, state, and local laws, codes, ordinances, and regulations. The Tenant is solely responsible for legal compliance.

The overriding intention of these criteria is to preserve and encourage Tenants' ability to sign their space in accordance with their individual branding while at the same time adhering to standards of consistency and taste.

1. General Information:

- a. The Landlord reserves the right to revise this Signage Criteria at any time if so required by any government agency having jurisdiction over its contents.
- b. Placement of signage shall respect the architectural scale of the façade and complement vertical and horizontal building elements. Signs shall not cross or obscure architectural elements and detract from the building's overall architecture.
- c. "*Sign*" means a name, identification, description, display or illustration which is affixed to or otherwise placed upon or represented directly or indirectly upon a building, structure or piece of land or affixed to the glass on the outside of a window or door, or inside a building within three feet of a window or door so as to be readable from outside the building and which directs attention to an object, product, place, activity, person, institution, organization business, goods, services or entertainment conducted, sold or offered on the premises. The term includes any associated sign face, sign structure, pole cover, embellishment, decorative element and source of illumination; but

excludes architectural decoration, mural, sculpture; show window display, outline lighting and projector graphic, window graphics, awning graphics, and umbrella graphics.

- d. “Message” means the area within a continuous line surrounding the name, graphic, symbol, logo and/or image intended to identify the Tenant.

2. Sign Permit Municipal Office Information:

- a. City of Gahanna
200 South Hamilton Road
Gahanna, Ohio 43230
Bonnie Gard: 614-342-4025

B. Submittals and Approvals

1. All Tenant signage is subject to the Landlord’s written approval. The Landlord’s approval shall be based upon the following:
 - a. All sign permit submittals require signed and sealed engineering documents be provided with submittal.
 - b. Design, fabrication and method of installation of all signs shall conform to this sign criterial.
 - c. This sign criterial shall conform to the design standards of the Development in harmony with adjacent sign conditions.
2. The Tenant agrees to conform to the following procedures and submission requirements to secure the Landlord’s approval.
 - a. Submit, via email, one (1) set of detailed sign design shop drawings in multiple page PDF format to:
 1. Developer: Jason Zadeh – GZD Development | 842 North Fourth Street, Suite 200, Columbus, Ohio 43215 | jzadeh@gzddev.com
 2. Architect: Carter Bean – J. Carter Bean Architect | 4400 North High Street, Suite 401, Columbus, Ohio 43214 | carter@beanarchitects.com
 - b. Sign drawings are to be prepared by a reputable state licensed Sign Contractor or as required to be licensed by the local authorities. All sign permit submittals require signed and sealed engineering documents to be provided with submittal.
 - c. Sign drawings must include a scaled storefront drawing illustrating the proposed sign design and all dimensions as they relate to the storefront

- elevation(s) of the Tenant's premises. All sizes are to be provided in US dimensions.
- d. Sign drawings must also include a scaled sign elevation and section through sign indicating construction and attachment method and illumination details. All sizes are to be provided in US dimensions.
 - e. Sign drawings must include attachment method and details. If structural analysis by a licensed engineer is required, it shall be at the expense of the Tenant.
 - f. Letters must be accurately dimensioned and spaced.
 - g. Sign external finish designations and types of materials must be included with the sign drawings.
 - h. Unless Landlord has received the above described drawings and information, the Landlord will not approve the Tenant's exterior sign.
3. All drawings and samples marked "Revised and Resubmit" must be resubmitted with the required corrections prior to fabrication. Only after all drawings have been marked "Approved" or "Approved as Noted", and after permit is obtained, may the fabricator proceed with the fabrication per the approved drawings.
 4. The Tenant and Sign Contractor will not be permitted to commence installation of the exterior sign unless all of the following conditions have occurred:
 - a. Tenant and/or their Sign Contractor shall secure all applicable sign permits required by the local authority having jurisdiction prior to fabrication of the signs. The Landlord's stamped approval is required on all plans prior to the application for permit.
 - b. Tenant shall forward a copy of the City of Westerville sign permit to Developer and Architect prior to installation.
 - c. The Tenant's Sign Contractor shall be responsible for all inspections.
 5. In the event the Tenant changes their sign at any time during the term of their lease, Tenant must comply with any future modifications, revisions or changes that may have been made to the Sign Criteria for the Center after the execution of their Lease Agreement.
 6. The Tenant shall pay for all signs, their installation (including any required electrical connection back to the J-box and any secondary J-box that is controlled by Landlord's light control system required) and all other labor, materials and future maintenance.
 7. The Tenant and their Sign Contractor are responsible for understanding this Sign Criteria and conforming to its requirements.

8. The Tenant shall be ultimately responsible for the fulfillment of all requirements and specifications, including all applicable building and electrical codes.
9. All signs shall be reviewed for conformance with this criteria and overall design quality. Approval or disapproval of sign submittals based on aesthetic of design shall remain the sole right of the Landlord.

C. Fabrication & Installation Requirements

The fabrication and installation of all signs shall be subject to the following restrictions:

1. Installer must field survey conditions of installation.
2. All signs mounted on buildings are to be attached by pin-mounting. Spacers to be pre-finished or painted to match adjacent building wall color.
3. Ladders and installation equipment are not permitted to lean on building, awnings and storefront. All installation equipment must be freestanding-type to avoid contact with, or damage to, building or storefront.
4. Tenant's Sign Contractor is required to contact the Landlord 48 hours prior to installation of signage; upon arrival on site; and at completion of installation, so that acceptance can be determined.
5. Installation crews are responsible for establishing a safety zone around their work area. Tenant Signage crews must display caution tape and safety cones at all walkways and doors. Electrical cords cannot be run outside of this safety zone. Hard hats must be worn at all times.
6. All penetrations of the building structure required for sign installation shall be sealed in a watertight condition and patched to match adjacent finish. Spacers must be prefinished or painted to match the surrounding building color. No PK housings allowed. Ice and water shield donuts with washer and nut to allow compression to signage fascia at all building penetrations. (Acceptable alternate: Neoprene bonded sealing washers). Size of washer to cover ice and water shield (or alternate) completely. Washer, nut and spacer are to be prefinished or painted to match surrounding building color.
7. All fasteners are to be rust proof materials and hidden from plain view by the sign.
8. Signs shall be secured to the building structure. The Tenant shall provide supplemental support as required and as approved by Landlord. Tenant shall submit details and attachment method to Landlord for approval. If structural analysis by a licensed engineer is required, it shall be at the expense of the Tenant.

9. Each Tenant, or their Sign Contractor, shall be responsible for the repair of any damage to the building caused by the installation of their Tenant's sign. If Tenant or their sign Contractor fails to sufficiently repair such damage, Landlord's contractor will perform the work and Landlord shall back-charge the Tenant.
10. The installation Sign Contractor is responsible for removing all debris and cleaning the work area after installation is complete. Sign Contractor shall protect existing wall surfaces and nearby awning/canopy structures during sign installation.
11. The Sign Contractor must check sign to ensure proper illumination.
12. Each Tenant shall be responsible for the performance of its Sign Contractor.
13. Each Tenant shall be responsible for removal of its sign within three (3) days after vacating site. Fascia must be repaired and/or repainted by Landlord's mandatory contractor any time a sign is removed.
14. Each Tenant shall be responsible for the installation and maintenance of its sign. Should the Tenant's sign require maintenance or repair, Landlord shall give Tenant fifteen (15) days written notice to effect said maintenance or repair. Should Tenant fail to do so, Landlord shall effect said maintenance or repair and Tenant shall reimburse Landlord within ten (10) days of receipt of invoice.
15. Tenant to use Landlord-provided storefront J-box to wire storefront signage back to designated circuit that is controlled by Landlord's light control system. If no J-box exists, it is Tenant's responsibility to provide and connect to Landlord's house panel that is controlled by Landlord's light control system. Sign installer is NOT permitted to override Landlord's timing device or to connect signage to any other timeclock.
16. All electric signs shall be UL listed. UL labels and manufacturer's labels to be placed in an inconspicuous location on all signage unless otherwise required by code.
17. In some cases, interior raceways may be required to conceal wiring and transformers on interior of tenant space depending on sign location and conditions. If applicable, raceway must be painted to match surrounding wall. Installer must field survey conditions of installation.
18. In some cases, exterior weatherproof raceways may be required to conceal wiring and transformer on rear of parapets above rooflines. If applicable, raceway and all penetrations must be appropriately sealed. Furthermore, roof membrane penetrations must be coordinated with / sealed by Landlord's roofing contractor to preserve warranty. Contact Landlord for roofing contractor's contact information.

19. If a Tenant sign change is absolutely necessary during winter months, repairs to the building facade must be made in temperatures exceeding 45 degrees and prior to installation of new sign. If, upon removal of existing sign, temperatures drop below 45 degrees, Tenant is required to patch holes (using color to match paint) as a temporary touch up until temperature exceeds 45 degrees. All repairs and repainting of facade must be performed by Landlord's contractor at Tenant's expense.

D. Non-Conformance

1. No field installation changes are permitted without first notifying the Landlord in writing. If any sign is changed as to placement, location and/or size, which differ from the approved sign plan, Tenant and/or Sign Contractor will be responsible for repair, change and/or relocation of sign to proper placement at their expense.
2. Any sign that is installed by Tenant which is not in conformance to the approved drawings shall be corrected by Tenant within fifteen (15) days after written notice by Landlord. In the event Tenant's sign is not brought into conformance within said fifteen (15) days, then the Landlord shall have the option to correct non-conforming sign at Tenant's expense.

E. Guarantee

Entire display shall be guaranteed by Sign Contractor for one (1) year from date of installation against defects in material and workmanship. Defective parts shall be replaced without charge.

F. Prohibited Signage

1. Prohibited graphic types shall include but are not limited to the following:
 - a. No sign shall be painted on the surface of the building.
 - b. No sign shall be made utilizing exposed raceways, exposed ballast boxes, or exposed transformers.
 - c. Roof top signs.
 - d. Flashing, traveling, animated, rotating, audible or intermittently illuminated signs.
 - e. Permanent banners. ***Temporary banners shall be subject to review and approval by Landlord but only to the extent that City code allows.***

- f. No exterior building sign shall be made of paper or cardboard, or temporary in nature, or be a sticker or decal. Note: the foregoing shall not prohibit the placement at the entrance of each tenant's space of a small sticker or decal indicating hours of business, emergency telephone numbers, acceptance of credit cards, and or other similar items of information (see commercial compliance signage).
- g. The use of building walls for display of advertising.
- h. Signs or advertising erected and maintained on trees or painted or drawn upon rocks or other natural features.
- i. No sign shall be attached to any fence within the right-of way of any road.
- j. Advertising devices that attempt, or appear to attempt, to direct movement of traffic, or which interfere with, imitate or resemble an official sign, signal or device.
- k. No vehicle, trailer or equipment of any type may be parked on a building premises or lot for the purpose of advertising a business, product, service, event, object, location, organization or the like.

G. Allowable Sign Types

Wall-mounted Signs & Projecting Blade Signs

Due to the specific conditions of the building designs, two types of illuminated signs are allowable: Wall-Mounted Signs and Projecting Blade Signs. Illuminated signs must utilize one of the following methods of construction / message display. Please note that if a sign is not listed as allowable, then its use is prohibited.

1. Face-Lit Channel Letters

- a. Individual letters or logo shall be face-lit acrylic with Sloan LED V-Series LED modules (or equal) lighting and mounted to, either, an enclosed weather-proofed box type cabinet or directly to the building facade. Where box cabinets are utilized, they shall serve as electrical raceway and house LED power supplies. Cabinet depth to be 2-1/2", typical. Note: There is to be no space between letters and cabinet. Space between cabinet and building wall to be 1-1/2".
- b. Color of letters / Logo shall contrast in color to box cabinet or building façade. Proposed colors will be reviewed by Landlord on a case-by-case basis.
- c. Shape of box cabinet, if utilized, may be rectilinear OR parallel and assume the outline shape of the copy within.
- d. Optional secondary copy line can be face-lit channel letters (like first line of text) OR can be routed from face of secondary cabinet. If secondary cabinet

is provided, it shall match the thickness of the letters used in first line of text. Copy in secondary cabinet shall be comprised of push-through acrylic letters with frosted finish or any color vinyl. No glue-on lettering allowed.

- d. Bolts, connectors, sleeves, et cetera, shall be non-ferrous, rust proof materials. All fasteners, connectors or other hardware in direct contact with preservative or fire treated wood shall be stainless steel type 304 or type 316, or hot-dipped galvanized steel ASTM A653, Class G-185 with 1.85 ounces of zinc per square foot to reduce the corrosion process.
- e. Refer to building plans for voltage to Tenant sign circuits.

2. Halo-Illuminated Channel Letters

- a. Individual letters or logo shall be back-lit with Sloan LED V-Series LED modules (or equal) halo lighting and mounted to, either, an enclosed weather-proofed box type cabinet or directly to the building façade. Where box cabinets are utilized, they shall serve as electrical raceway and house LED power supplies. Cabinet depth to be 2-1/2", typical. Note: Space between letters and cabinet to be 1-3/4". Space between cabinet and building wall to be 1-1/2".
- b. Color of letters / Logo shall contrast in color to box cabinet or building façade. Proposed colors will be reviewed by Landlord on a case-by-case basis.
- c. Shape of box cabinet, if utilized, may be rectilinear OR parallel and assume the outline shape of the copy within.
- f. Optional secondary copy line can be individual reverse channel letters (like first line of text). Color selected by Tenant and approved by Landlord. No glue-on lettering allowed.
- g. Bolts, connectors, sleeves, et cetera, shall be non-ferrous, rust proof materials. All fasteners, connectors or other hardware in direct contact with preservative or fire treated wood shall be stainless steel type 304 or type 316, or hot-dipped galvanized steel ASTM A653, Class G-185 with 1.85 ounces of zinc per square foot to reduce the corrosion process.
- h. Refer to building plans for voltage to Tenant sign circuits.

3. Routed Push-Through Acrylic Letters

- a. Individual letters or logo shall be acrylic pushed through routed sign box face. Letters shall be translucent acrylic with frosted finish. No glue-on lettering allowed. Lettering shall be back-lit with Sloan LED V-Series LED modules (or equal) lighting and mounted to enclosed weather-proofed box type cabinet. Box cabinet to serve as electrical raceway and house LED power supplies. Cabinet depth to be 2-1/2", typical. Note: Space between cabinet and building wall to be 1-1/2".

- b. Box cabinet to be fabricated from .123 min. weather-proofed aluminum.
- c. Color of letters / Logo shall contrast in color to box cabinet or building façade. Proposed colors will be reviewed by Landlord on a case-by-case basis.
- d. Shape of box cabinet may be rectilinear OR parallel and assume the outline shape of the copy within.
- e. Optional secondary copy line can be routed from face of cabinet (like first line of text). Secondary copy shall be comprised of push-through acrylic letters with frosted finish or any color vinyl. No glue-on lettering allowed.
- f. Bolts, connectors, sleeves, et cetera, shall be non-ferrous, rust proof materials. All fasteners, connectors or other hardware in direct contact with preservative or fire treated wood shall be stainless steel type 304 or type 316, or hot-dipped galvanized steel ASTM A653, Class G-185 with 1.85 ounces of zinc per square foot to reduce the corrosion process.
- g. Refer to building plans for voltage to Tenant sign circuits.

4. Face-Lit Cabinet Signage (Allowable at Building B, freestanding Tenant only)

- a. Face-lit acrylic with Sloan LED V-Series LED modules (or equal) lighting and mounted to an enclosed weather-proofed box type cabinet. Cabinet depth may be up to be 24".
- b. Color of letters / Logo shall contrast in color to box cabinet or building façade. Proposed colors will be reviewed by Landlord on a case-by-case basis.
- c. Shape of box cabinet shall be round to match that of Trademarked graphics.
- d. Secondary copy line shall consist of face-lit channel letters, as previously described in these criteria.
- h. Bolts, connectors, sleeves, et cetera, shall be non-ferrous, rust proof materials. All fasteners, connectors or other hardware in direct contact with preservative or fire treated wood shall be stainless steel type 304 or type 316, or hot-dipped galvanized steel ASTM A653, Class G-185 with 1.85 ounces of zinc per square foot to reduce the corrosion process.
- i. Refer to building plans for voltage to Tenant sign circuits.

Awning Signs

Where awnings are installed on buildings they may be utilized for non-primary message display. Awning signs may only be externally-illuminated and shall be reviewed by

Landlord on a case-by-case basis. Abstract graphics or images on awnings shall not be considered signage, however, must be approved by Landlord.

Window Signs

Where window signs are utilized, they shall be for non-primary message display. Window signs may not be illuminated and shall be reviewed by Landlord on a case-by-case basis. Abstract graphics or images on windows shall not be considered signage, however, must be approved by Landlord.

H. Signage Graphics & Areas

1. Wall-Mounted Signs

- a. The number, size and location(s) of each Tenant's wall-mounted signage shall conform to the information depicted in the attached exhibits.

2. Projecting Blade Signs

- a. Blade signs shall be allowed to substitute wall-mounted signs, as described above and depicted in attached exhibits. They are not intended to be in addition to wall signs.

3. Awning Signs

- a. Since awning signage is not for primary message display, it is allowed in addition to wall-mounted and projecting blade sign areas. Awning signage shall not exceed 25% of the individual awning area in which it is located.

4. Window Signs

- a. Since window signage is not for primary message display, it is allowed in addition to wall-mounted and projecting blade sign areas. Window signage shall not exceed 50% per area of window pane, nor 15% of total glass area of any one elevation, per Tenant.

I. Monument Signs

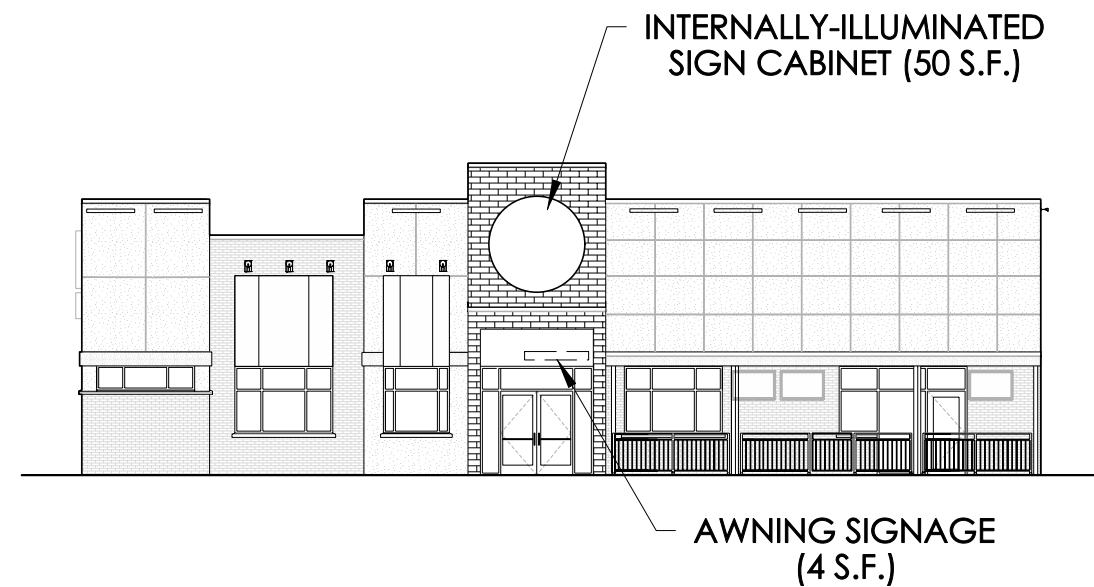
There shall be two (2) multi-tenant, double-faced monument signs as depicted in the attached exhibits. Each Tenant may have the right to display signage on one or both monument signs.

J. Address Signs

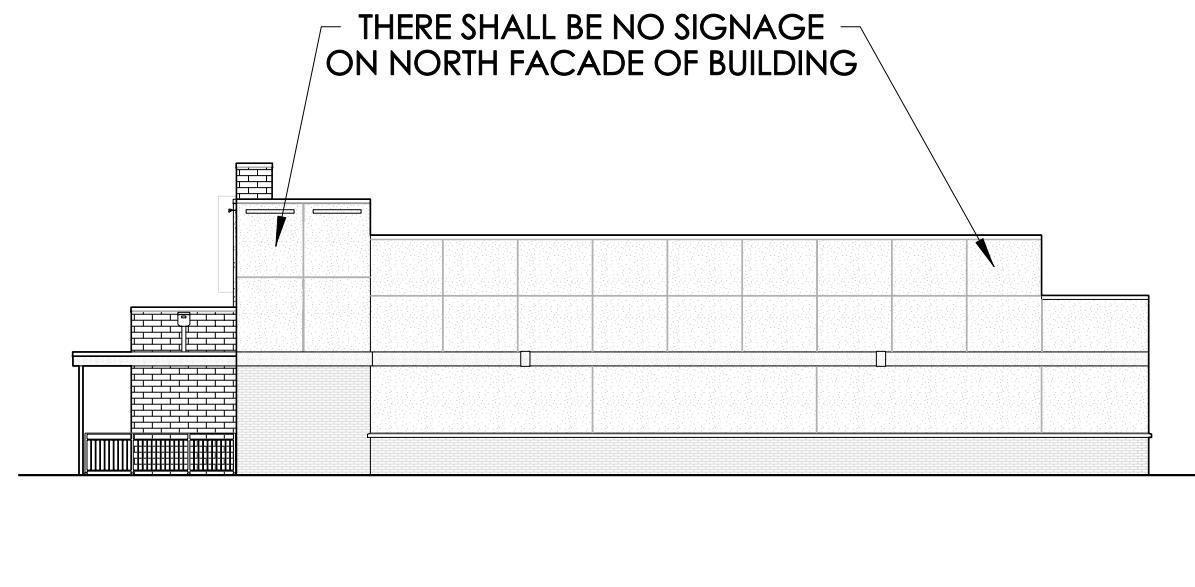
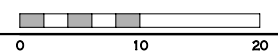
1. The Landlord shall furnish and install Tenant address signs/numbering for each Tenant at their front entrance. The address signs shall be positioned near the doors at typical locations in a material, size and color determined by Landlord.

K. Commercial Compliance & Operational Information Signs

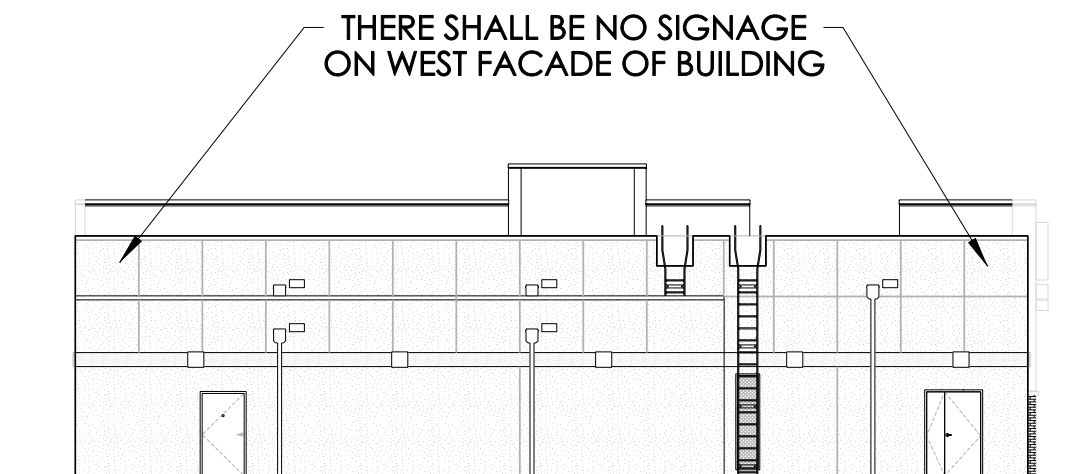
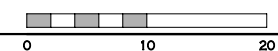
1. Commercial compliance signs or "CC" signs include any of the variety of small, informational commercial signs such as credit card acceptance emblems, organizational membership medallions, and prohibitions against eating, smoking, etc. All CC signs must be clustered together in an organized manner that is visible but not obstructive.
2. Maximum area of CC signs, per cluster, shall be two (2) square feet. Each Tenant is allowed one (1) cluster as associated with its main entrance.
3. CC signs may include recognized corporate logos where the logo is typically used to indicate membership or acceptance. These must be applied as decals on the window glass.
4. Operational information such as phone numbers, address, and hours of operation is permitted as an applied decal on, or adjacent to entrance doors.
5. Maximum area of Operational information signs, per cluster, shall be (2) square feet. Each Tenant is allowed one (1) cluster as associated with its main entrance.



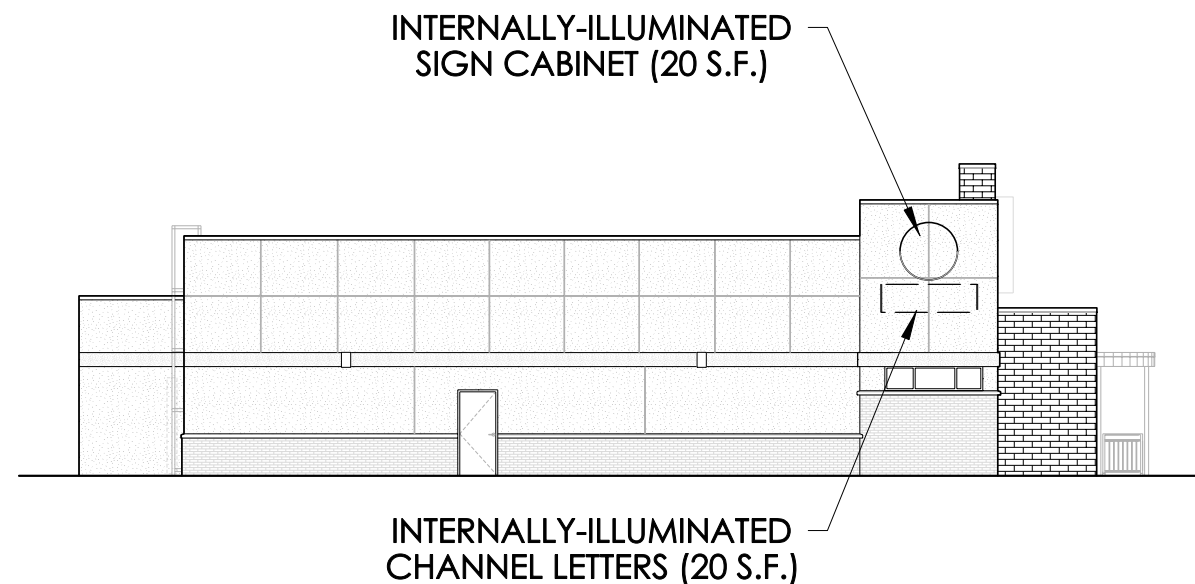
A EAST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



B NORTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



C WEST BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



D SOUTH BUILDING ELEVATION
SCALE: 1/16" = 1'-0"



BEAN

J CARTER BEAN ARCHITECT
4400 NORTH HIGH STREET
SUITE 401 • COLUMBUS
OHIO • 43214
TEL 614 262 5511
FAX 614 262 2329

HAMILTON COMMERCE CENTER

NE CORNER OF:
NORTH HAMILTON ROAD AT BEECHER ROAD

FOR

GALLAS ZADEH DEVELOPMENT LLC

842 NORTH FOURTH STREET, SUITE 200
COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
LEASING		MARCH 22, 2017

**BUILDING B
SIGNAGE
EXHIBIT**

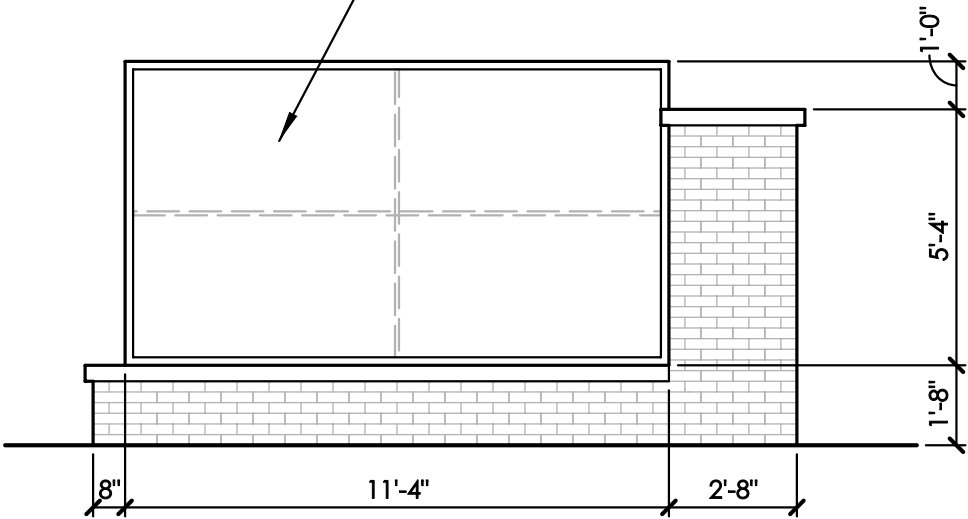
BEAN# 00000.00

EX-B

108'-0"
T.O. MONUMENT SIGN

100'-0"
FINISHED GRADE

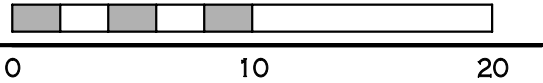
INTERNALLY-ILLUMINATED
SIGN CABINET w/ (1-4)
POTENTIAL TENANT PANELS
(72 S.F. TOTAL PER FACE)



A

MONUMENT SIGN ELEVATION

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



BEAN

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HAMILTON COMMERCE CENTER
NE CORNER OF:
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COLUMBUS, OHIO 43215

ISSUE	REVISION	DATE
LEASING		MARCH 22, 2017

MONUMENT
SIGN ELEVATION

BEAN# 00000.00

EX-C



CSX1 LED LED Area Luminaire



CONTOUR
SERIES

Specifications

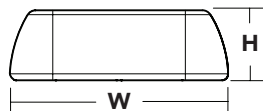
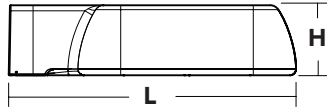
EPA: 0.7 ft²
(0.07 m²)

Length: 23-1/2"
(59.7 cm)

Width: 18-1/2"
(46.9 cm)

Height: 5-7/8"
(14.9 cm)

Weight (max): 37 lbs
(16.8 kg)

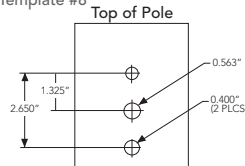


Ordering Information

EXAMPLE: CSX1 LED 60C 1000 40K T3M MVOLT SPA DDBXD

CSX1 LED	60C							
Series	LEDs	Drive current	Color temperature	Distribution	Voltage	Mounting	Options	Finish (required)
CSX1 LED	60C 60 LEDs	700 700 mA 1000 1000 mA (1 A)	40K 4000 K 50K 5000 K	T2M Type II T3M Type III T4M Type IV T5M Type V TFTM Forward throw	MVOLT ¹ 120 ¹ 208 ¹ 240 ¹ 277 ¹ 347 480	Shipped included SPA Square pole mounting RPA Round pole mounting WBA Wall bracket Shipped Separately² SPUMBA Square pole universal mounting adaptor ³ RPUMBA Round pole universal mounting adaptor ³ KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish) ⁴	Shipped installed PER NEMA twist-lock receptacle only (no controls) DCR Dimmable and controllable via ROAM® (no controls) ⁵ DMG 0-10V dimming driver (no controls) ⁶ HS House-side shield ² SF Single fuse (120, 277, 347V) ⁷ DF Double fuse (208, 240, 480V) ⁷ DS Dual switching ^{8,9} ZELED Emergency LED secondary source (2 modules) battery pack (-20°C min. operating temperature) BL30 Bi-level switched dimming, nominal 30% ^{9,10} BL50 Bi-level switched dimming, nominal 50% ^{9,10} Shipped separately² VG Vandal guard BS Bird-deterrent spikes	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Template #8



CSX1 shares a unique drilling pattern with the AERIS™ family. Specify this drilling pattern when specifying poles.

DM19AS	Single unit	DM29AS	2 at 90° *
DM28AS	2 at 180°	DM39AS	3 at 90° *
DM49AS	4 at 90° *	DM32AS	3 at 120° **

Example: SSA 20 4C DM19AS DDBXD

Visit Lithonia Lighting's **POLES CENTRAL** to see our wide selection of poles, accessories and educational tools.

*Round pole top must be 3.25" O.D. minimum.

**For round pole mounting (RPA) only.

Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

NOTES

- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Specify 120, 208, 240 or 277 options only when ordering with fusing (SF, DF options).
- Also available as a separate accessory; see Accessories information at left.
- 1.5 G vibration load rating per ANSI C136.31.
- Requires "SPA" mounting option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
- Specifies a ROAM® enabled luminaire with 0-10V dimming capability; PER option required. Not available with 347 or 480V. Add'l hardware and services required for ROAM® deployment; call 1-800-442-6745.
- Not available with 347 or 480V.
- Single fuse (SF) requires 120, 277 or 347 voltage option. Double fuse (DF) requires 208, 240 or 480 voltage option.
- Provides 50% dimming capability via two independent drivers, each operating half the luminaire. Available with MVOLT and two light engines only. N/A with PER, DCR, DMG or ZELED.
- Requires an additional switched line.
- Dimming driver standard. MVOLT only. Not available with DCR.
- Requires luminaire to be specified with PER option. Ordered and shipped as a separate line item.

Drilling

Accessories

Ordered and shipped separately.

DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) ¹¹
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) ¹¹
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) ¹¹
SCU	Shorting cap ¹¹
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁴
PUMBA DDBXD U*	Round and square pole universal mounting bracket adaptor (specify finish)
CSX1HS U	House-side shield (includes 2 shields)
CSX1VG U	Vandal guard accessory
CSX1BS U	Bird-deterrent spikes accessory

For more control options, visit **DTL** and **ROAM** online.



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Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LEDs	Drive Current (mA)	System Watts	Dist. Type	40K					50K				
				Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
60C	700 mA	134	T2M	15,590	3	0	3	116	15,687	3	0	3	117
			T3M	16,502	3	0	3	123	16,605	3	0	3	124
			T4M	16,479	2	0	3	123	16,582	3	0	3	124
			T5M	16,539	4	0	2	123	16,643	4	0	2	124
			TFTM	16,710	2	0	3	125	16,814	2	0	3	125
	1000 mA	209	T2M	21,048	3	0	3	101	21,180	3	0	3	101
			T3M	22,279	3	0	3	107	22,418	3	0	4	107
			T4M	22,248	3	0	4	106	22,387	3	0	4	107
			T5M	22,330	5	0	3	107	22,469	5	0	3	108
			TFTM	22,560	3	0	3	108	22,701	3	0	4	109

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.02
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	1.00
40°C	104°F	0.99

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the CSX1 LED 60C platform in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	0.94	0.90	0.83

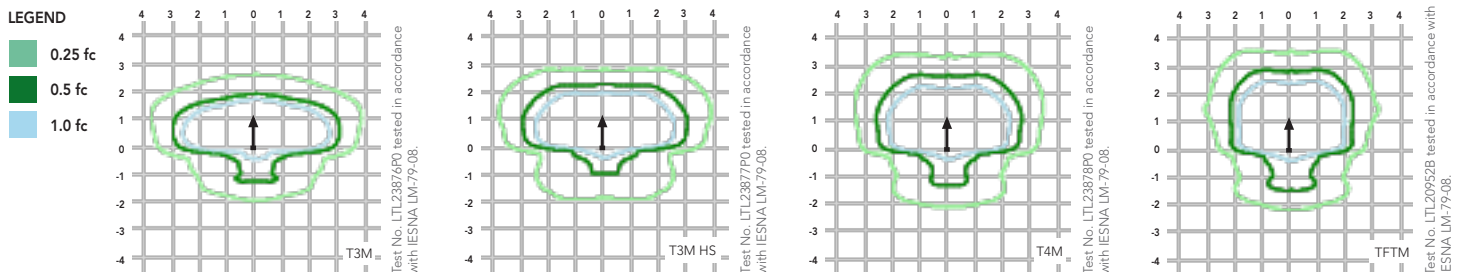
Electrical Load

Number of LEDs	Drive Current (mA)	System Watts	Current (A)					
			120V	208V	240V	277V	347V	480V
60C	700	134W	1.321	0.756	0.659	0.580	0.462	0.337
	1000	209W	2.068	1.198	1.056	0.943	0.764	0.605

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's [CSX1 homepage](#).

Isfootcandle plots for the CSX1 LED 60C 1000 40K. Distances are in units of mounting height (20').



FEATURES & SPECIFICATIONS

INTENDED USE

The Contour Series LED area luminaire is ideal for streets, walkways, parking lots, and surrounding areas that call for high-performance LED lighting in a transitional dayform.

CONSTRUCTION

Single-piece die cast housing has a unique flow-through design that allows for optimized thermal management through convective cooling. A metallic screen covers the top of the housing, preventing debris build-up while allowing natural cleaning of the heat sinks. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver and electronics are thermally isolated from the light engine(s), ensuring long life. Housing is completely sealed against moisture and environmental contaminants.

FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling.

OPTICS

Precision-molded acrylic lenses provide optimal luminaire spacing and improved uniformity. Lenses are indexed to the circuit board to ensure consistent optical alignment and delivering repeatable photometric performance. Light engines are available in standard 4000 K (70 CRI) or optional 5000 K (67 CRI) configurations. The CSX1 has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL

Light engines consist of 60 high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (100,000 hrs at 40°C, L70). Class 1 electronic driver

designed to have a power factor >90%, THD <20%, with an expected life of 100,000 hours with <1% failure rate. Easily-serviceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION

Integral arm provides easy installation to a pole and assists in alignment and leveling. Secure connection withstands up to 3.0 G vibration load rating per ANSI C136.31. The CSX1 utilizes the AERIS™ series pole drilling pattern for SPA and RPA options; wall mounting bracket also available. Available mast arm adapter accessory accepts horizontal tenons up to 2-3/8" O.D.

LISTINGS

CSA Certified to U.S. and Canadian standards. Light engines and luminaire are IP66 rated. U.S. Patent No. D632830. U.S. Patent No. D653,382 S.

DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org to confirm which versions are qualified.

WARRANTY

Five year limited warranty. Full warranty terms located at www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.



FEATURES & SPECIFICATIONS

INTENDED USE — Square straight steel pole for up to 39-foot mounting height.

CONSTRUCTION — Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), or 50,000 psi (7-gauge). Uniform wall thickness of .1196" or .1793". Shaft is one-piece with a full-length longitudinal high-frequency electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsional qualities. Available shaft widths are 4, 5 and 6 inches.

Anchor base is fabricated from hot-rolled carbon steel plate conforming to ASTM A36, that meets or exceeds a minimum-yield strength of 36,000 psi. Base plate and shaft are circumferentially welded top and bottom. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount and open top "PT" poles.

Fasteners are high-strength galvanized, zinc-plated or stainless steel.

Finish: Must specify finish.

Grounding: Provision located immediately inside handhole rim. Grounding hardware is not included (provided by others).

Anchor bolts: Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Note: Specifications subject to change without notice.

Actual performance may differ as a result of end-user environment and application.

Catalog Number
Notes
Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

Lead times will vary depending on options selected. Consult with your sales representative.

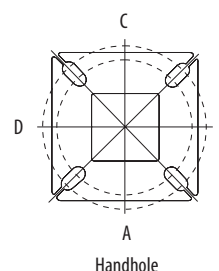
Example: SSS 20 5C DM19 DDB

SSS							
Series	Nominal fixture mounting height	Nominal shaft base size/wall thickness	Mounting ¹		Options	Finish ¹⁰	
SSS	10 – 39 feet (See back page.)	(See back page.)	<div>Tenon mounting</div> <div>PT Open top (includes top cap)</div> <div>T20 2-3/8" O.D. (2" NPS)</div> <div>T25 2-7/8" O.D. (2-1/2" NPS)</div> <div>T30 3-1/2" O.D. (3" NPS)</div> <div>T35 4" O.D. (3-1/2" NPS)</div> <div>Drill mounting²</div> <div>DM19 1 at 90°</div> <div>DM28 2 at 180°</div> <div>DM28 PL 2 at 180° with one side plugged</div> <div>DM29 2 at 90°</div> <div>DM39 3 at 90°</div> <div>DM49 4 at 90°</div> <div>CSX/DSX/AERIS™/OMERO™ Drill mounting²</div> <div>DM19AS 1 at 90°</div> <div>DM28AS 2 at 180°</div> <div>DM29AS 2 at 90°</div> <div>DM39AS 3 at 90°</div> <div>DM49AS 4 at 90°</div>		<div>AERIS™ Suspend drill mounting^{2,3}</div> <div>DM19AST_ 1 at 90°</div> <div>DM28AST_ 2 at 180°</div> <div>DM29AST_ 2 at 90°</div> <div>DM39AST_ 3 at 90°</div> <div>DM49AST_ 4 at 90°</div> <div>OMERO™ Suspend drill mounting^{2,3}</div> <div>DM19MRT_ 1 at 90°</div> <div>DM28MRT_ 2 at 180°</div> <div>DM29MRT_ 2 at 90°</div> <div>DM39MRT_ 3 at 90°</div> <div>DM49MRT_ 4 at 90°</div>	<div>Shipped installed</div> <div>L/AB Less anchor bolts</div> <div>VD Vibration damper</div> <div>TP Tamper proof</div> <div>H1-18Sxx Horizontal arm bracket (1 fixture)^{4,5}</div> <div>FDLxx Festoon outlet less electrical⁴</div> <div>CPL12xx 1/2" coupling⁴</div> <div>CPL34xx 3/4" coupling⁴</div> <div>CPL1xx 1" coupling⁴</div> <div>NPL12xx 1/2" threaded nipple⁴</div> <div>NPL34xx 3/4" threaded nipple⁴</div> <div>NPL1xx 1" threaded nipple⁴</div> <div>EHHxx Extra handhole^{4,6}</div> <div>MAEX Match existing⁷</div> <div>USPOM United States point of manufacture⁸</div> <div>IC Interior coating⁹</div>	<div>Standard colors</div> <div>DDB Dark bronze</div> <div>DWH White</div> <div>DBL Black</div> <div>DMB Medium bronze</div> <div>DNA Natural aluminum</div> <div>Classic colors</div> <div>DSS Sandstone</div> <div>DGC Charcoal gray</div> <div>DTG Tennis green</div> <div>DBR Bright red</div> <div>DSB Steel blue</div> <div>Architectural colors (powder finish)¹⁰</div>

NOTES:

- PT open top poles include top cap. When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination includes a required extra handhole.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Insert "1" or "2" to designate fixture size; e.g. DM19AST2.
- Specify location and orientation when ordering option.
For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
For 2nd "x": Specify orientation from handhole (A,B,C,D)
Refer to the Handhole Orientation diagram above.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount includes extra handhole.
- Must add original order number
- Use when mill certifications are required.
- Provides enhanced corrosion resistance.
- Additional colors available; see www.lithonia.com/archcolors or Architectural Colors brochure (Form No. 794.3). Powder finish standard.

HANDHOLE ORIENTATION



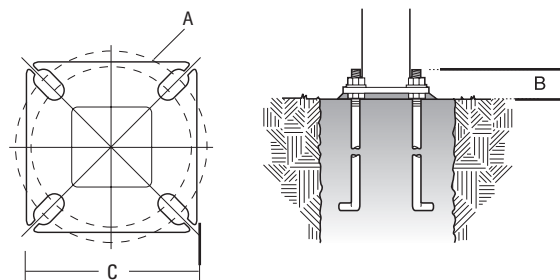
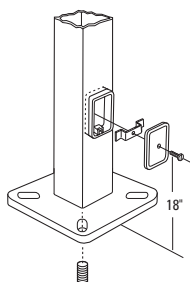
IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia Lighting will not accept claim for incorrect anchorage placement due to failure to use Lithonia Lighting factory templates.
- If poles are stored outside, all protective wrapping must be removed immediately upon delivery to prevent finish damage.
- Lithonia Lighting is not responsible for the foundation design.

SSS Square Straight Steel Poles

TECHNICAL INFORMATION													
Catalog Number	Nominal mount ht. (ft)	Pole Shaft Size (in x ft)	Wall Thickness (in)	Gauge	EPA (ft ²) with 1.3 gust						Bolt Circle (in)	Bolt Size (in x in x in)	Approximate ship (lbs)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.1196	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.1196	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.1196	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.1196	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.1196	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.1196	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.1793	7	14	350	11	275	8	200	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.1196	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.1793	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.1196	11	4.8	150	2.6	100	1	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.1793	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.1196	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.1793	7	18.5	463	13.3	333	9.5	238	10--12	1 x 36 x 4	360
SSS 30 4G	30	4.0 x 30.0	0.1793	7	6.7	168	4.4	110	2.6	65	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.1196	11	4.7	150	2	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.1793	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.1793	7	19	475	13.2	330	9	225	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.1793	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.1793	7	12.4	310	7.6	190	4.2	105	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.1793	7	7.2	180	3	75	--	--	11--13	1 x 36 x 4	605

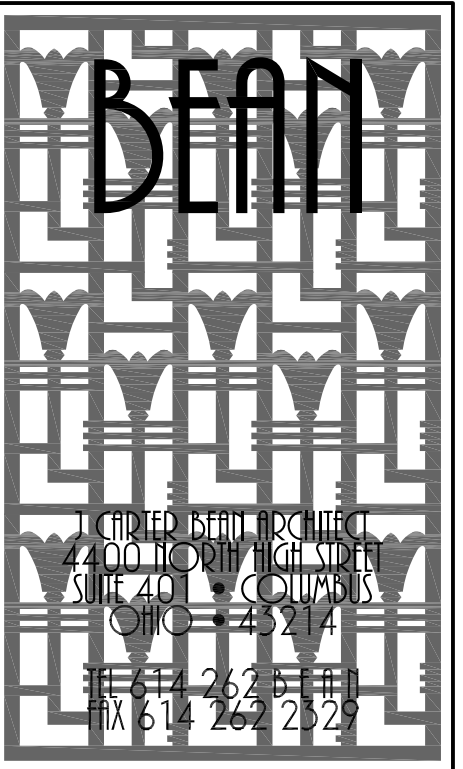
BASE DETAIL



POLE DATA						
Shaft base size	Bolt circle A	Bolt projection B	Base square C	Template description	Anchor bolt description	Anchor bolt and template number
4"C	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB18-0	ABSSS-4C
4"G	8-1/2"	2-3/4"-4"	8"	ABTEMPLATE PJ50004	AB30-0	ABSSS-4G
5"	10"-12"	3-3/8"-4"	11"	ABTEMPLATE PJ50010	AB36-0	ABSSS-5
6"	11"-13"	3-3/8"-4"	12-1/2"	ABTEMPLATE PJ50011	AB36-0	N/A

IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



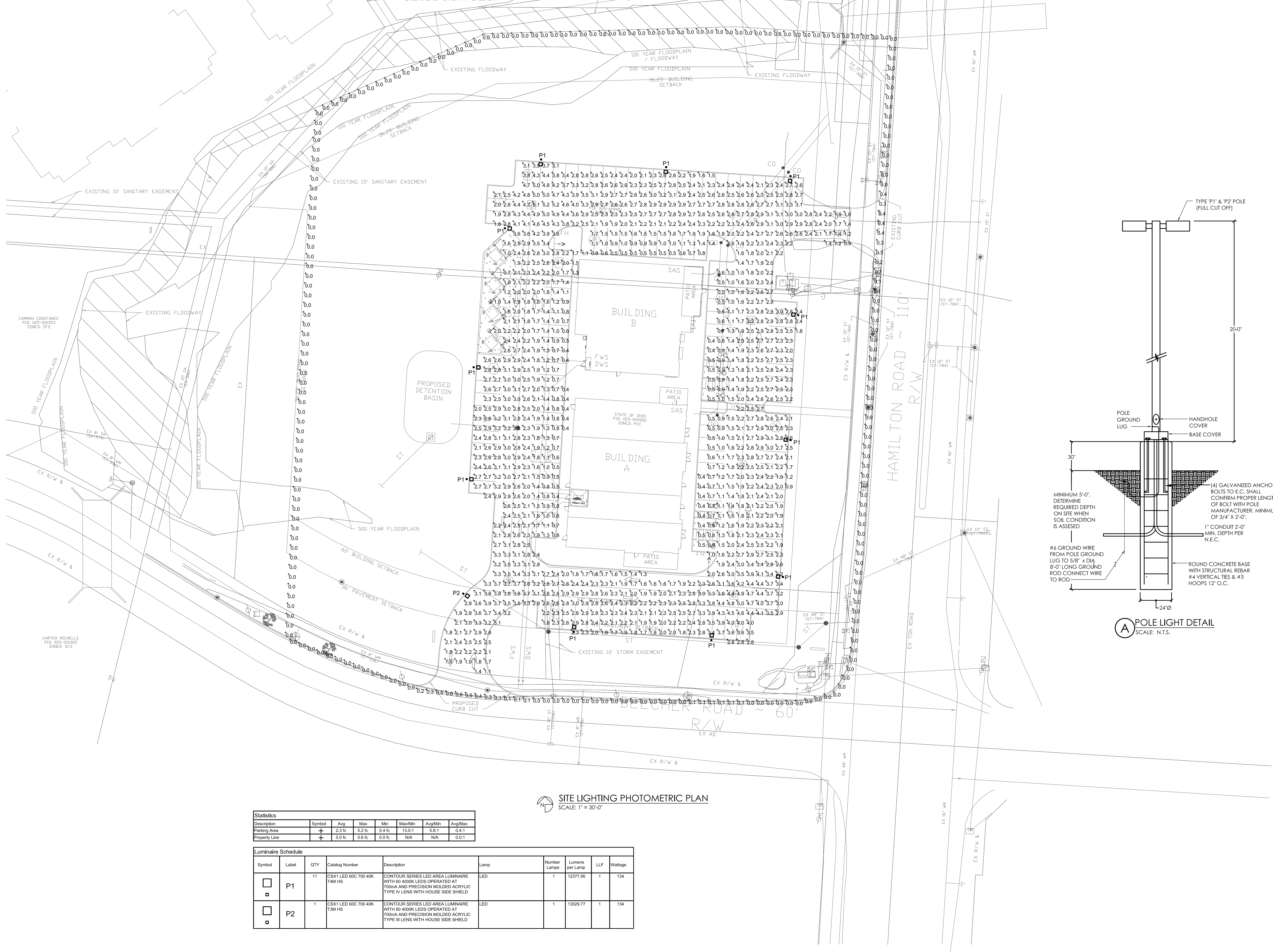
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ALL DRAWINGS ARE AND SHALL REMAIN THE PROPERTY OF
GALLAS ZADEH ARCHITECTS
AND MAY NOT BE USED, REPRODUCED OR ALTERED
WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT

HAMILTON COMMERCE CENTER

NE CORNER OF:
NORTH HAMILTON ROAD AT BEECHER ROAD

FOR
GALLAS ZADEH DEVELOPMENT LLC
842 NORTH FOURTH STREET, SUITE 200, COLUMBUS, OHIO 43215

DRAWING STATUS			
STATUS		DATE	
PRELIMINARY		MAR. 22, 2017	
DRAWING TITLE			
SITE PHOTOMETRIC PLAN			
DRAWING NUMBER			
SE-1.0			
BEAN #00000.00			



SITE LIGHTING PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	Avg/Max
Parking Area	+	2.3 fc	5.2 fc	0.4 fc	13.0:1	5.8:1	0.4:1
Property Line	+	0.0 fc	0.6 fc	0.0 fc	N/A	N/A	0.0:1

Luminaire Schedule							
Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp
	P1	11	CSX1 LED 60C 700 40K T4M HS	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEADS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE IV LENS WITH HOUSE SIDE SHIELD	LED	1	12377.95
	P2	1	CSX1 LED 60C 700 40K T3M HS	CONTOUR SERIES LED AREA LUMINAIRE WITH 60 4000K LEADS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE III LENS WITH HOUSE SIDE SHIELD	LED	1	13029.77

Bonnie Gard

From: Robert Priestas
Sent: Friday, April 07, 2017 11:20 AM
To: Bonnie Gard
Subject: FW: Hamilton Commerce Center comments

ROBERT S. PRIESTAS, P.E.

City Engineer



CITY OF GAHANNA

200 S. Hamilton Rd.
Gahanna, Ohio 43230
614.342.4055
614.342.4154(fax)
robert.priestas@gahanna.gov
www.Gahanna.gov
[Twitter@CityOfGahanna](https://twitter.com/CityOfGahanna)

From: David Reutter [mailto:DReutter@franklinswcd.org]
Sent: Friday, April 07, 2017 11:13 AM
To: Robert Priestas <Robert.Priestas@gahanna.gov>
Subject: Hamilton Commerce Center comments

Rob - I couldn't access the dropbox files for comments so here are mine, I hope you and the developer will consider. This site is another one of the examples where a tree code could come in handy when evaluating the tree resources. I don't know what happened to that, Tony Collins had one prepared for council years back but the powers that be apparently ended that. With the new push by Columbus and the emphasis on tree canopy, maybe the time is right to reintroduce one?

- The site has significant tree resources that, to the sites benefit are location mostly along the periphery. A few significant trees are at the interface of the development and could be preserved if some small effort were taken. #259 Oak is at the edge of the proposed pond fill and could be protected from fill. Several large trees occur in the tree lawn area fronting Hamilton, #90-101. With proper care during construction many of these could be saved and managed.
- The site contains three soil types Cardington, Alexandria, and Medway. Cardington are low strength soils on uplands. Cardington is a hydrologic group C soil with a perched water table, not well suited to infiltration. Alexandria soils underlay this and make up a broad band around the site on the sloping contours. This is also a C soil but the depth to the water table is greater than 6 feet. The lower contours are Medway soil, a well sorted B soil. The combinations of the two soils provide the environmental services of groundwater infiltration and maintaining stream base flow. This site can make use of these properties by infiltrating most of the developed sites runoff, reducing or eliminating the need for a detention pond, which would also help to preserve the setback from the mature trees and stream buffer. A GI approach for this site is highly recommended with the goal of removing the need for a pond and the excess fill needed to create the pond in the proposed location.
- Top soil along the ravine proposed to be filled contains a variety of native forbs relatively free of nonnative vegetation. Stockpiling and using this material on the dressed new contours would enhance the recovery of the site at the interface of the stream buffer area.

- The drainage ravine along Beecher Rd. will be filled and used to carry the offsite drainage through a new 48" pipe. Bedding this pipe in a fashion that creates subsurface storage and infiltration can be accomplished while carrying offsite flows through the site. Stepwise clay dams to control groundwater levels up contours can add storage zones along the existing Alexandria soils for increased infiltration. This would help the use of infiltration under the southern most parking area. Combined infiltration zones under the north and south parking areas can provide all the storage needed without the use of a detention pond.

Let me know if you have any questions. Thanks.

David S. Reutter, CESSWI #0419
Urban Conservationist
(614) 486-9613 x 127



1404 Goodale Blvd., Suite 100
Columbus, Ohio 43212
Connect with us:





Mifflin Township Division of Fire Fire Inspection Bureau

485 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review 2017040701

Applicant Shopping Center
Beecher and North Hamilton Roads
Gahanna, OH 43230

The fire division is ok with the site plan for the shopping center.

The entrance off Beecher Road is 33 feet wide and is ok for a 20 ingress lane in accordance with section 503 of the Ohio Fire Code.

There are 2 fire hydrants on the site that should provide plenty of water supply in accordance with section 507 of the Ohio Fire Code.

A handwritten signature in black ink, appearing to read "Steve Welsh", written over a horizontal line.

April 7, 2017

Date

Steve Welsh, Captain, Fire Marshal



Mifflin Township Division of Fire Fire Inspection Bureau

485 Rocky Fork Blvd., Gahanna, OH 43230

Phone: (614) 471-0542

Development Plan Review 2017040701

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There are 2 fire hydrants on the site that should provide plenty of water supply in accordance with section 507 of the Ohio Fire Code.

A handwritten signature in black ink, appearing to read "Steve Welsh", with a long horizontal stroke extending to the right.

April 7, 2017

Date

Steve Welsh, Captain, Fire Marshal

MEMORANDUM

TO: Jason Zadeh
Gregory Gallas
Gallas-Zadeh Development LLC

FROM: Doyle Clear
Trans Associates Engineering Consultants, Inc.

DATE: April 11, 2017

SUBJECT: Hamilton Commerce Center
Hamilton Road at Beecher Road
Gahanna, Ohio
Vehicle-Trip Comparisons
GALZAD-16140

The Traffic Impact Study, dated October 31, 2016, associated Viking Commerce Center was based on a specific envisioned development program. A different development program is now proposed. As such, the volume of traffic likely to be generated by the site will change. The purpose of this memorandum is to compare vehicle-trip generation between two development programs.

Development Program as assumed in October 31, 2016 study report:

- Shopping Center – 2,600 sf
- Restaurant – 5,700 sf
- Medical-Dental Office – 31,000 sf

Current Proposed Program:

- Shopping Center – 8,300 sf
- Restaurant – 6,000 sf

As shown in the tables on page 9 of October 31, 2016 report, the volume of traffic likely to be generated by the original development program is as follows:

Table 1: Vehicle-Trips Generated by Original Development Program

		Pass-by Trips	Primary Trips	Total Trips
AM Peak Hour				
	Enter	0	93	93
	Exit	0	45	45
	Total	0	138	138
PM Peak Hour				
	Enter	17	53	70
	Exit	11	95	106
	Total	28	148	176

Calculations were performed to estimate the volume of traffic generated by the now-proposed development. The same vehicle-trip rates, as applied in the prior study, were applied in these analyses. The resultant volumes are shown in the following table:

Table 2: Vehicle-Trips Generated by Current Development Program

	Pass-by Trips	Primary Trips	Total Trips
AM Peak Hour			
Enter	0	41	41
Exit	0	32	32
Total	0	73	73
PM Peak Hour			
Enter	20	30	50
Exit	15	25	40
Total	35	55	90

As can be seen, the currently proposed development program can be expected to generate about half the number of vehicle-trips estimated and applied in the October 31, 2016 Traffic Impact Study.

Should you have any questions, please contact us.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: NW corner of Hamilton/Beecher Intersection

Project Name/Business Name: Hamilton Commerce Center

SUBMITTED BY:

Name: Michael Blackford **Title:** Deputy Director

Department: Planning and Development

The applicants are requesting final development plan (FDP) and Design Review approval for a 14,500 square foot shopping center. The properties are zoned Planned Commerce Center (PCC) and Community Commercial (CC). Both zone districts permit shopping center. The PCC zoned property was rezoned in 1990 and is subject to the development parameters of Ordinance 111-90.

The Design Review application appears to be incomplete as color renderings of the building have not been included as required by the application. Color renderings should be submitted in order for staff to review for consistency with the code and the governing ordinance.

Economic Development Strategy

The project site is located within Target Site 3D within the North Triangle Priority Development Area (PDA). Target Sites were selected as properties that are either undeveloped or underdeveloped. A development concept was not created for this Target Site, however, the Strategy provides for development capacities based on acreage and development type. Approximately 46,000 square feet of commercial and/or office was identified in the Strategy. However, because of environmental issues, 46,000 square feet of development is not feasible on the project site.

The requested use of shopping center is both consistent with the zoning and the Economic Development Strategy.

North Triangle TIF

The property is located within the North Triangle TIF. The TIF will capture the increased value of the property post construction. The applicant estimates a project investment of approximately \$3,000,000. As such, the project is anticipated to generate approximately \$39,500 annually for the TIF. Potential infrastructure improvements include but aren't limited to the following:

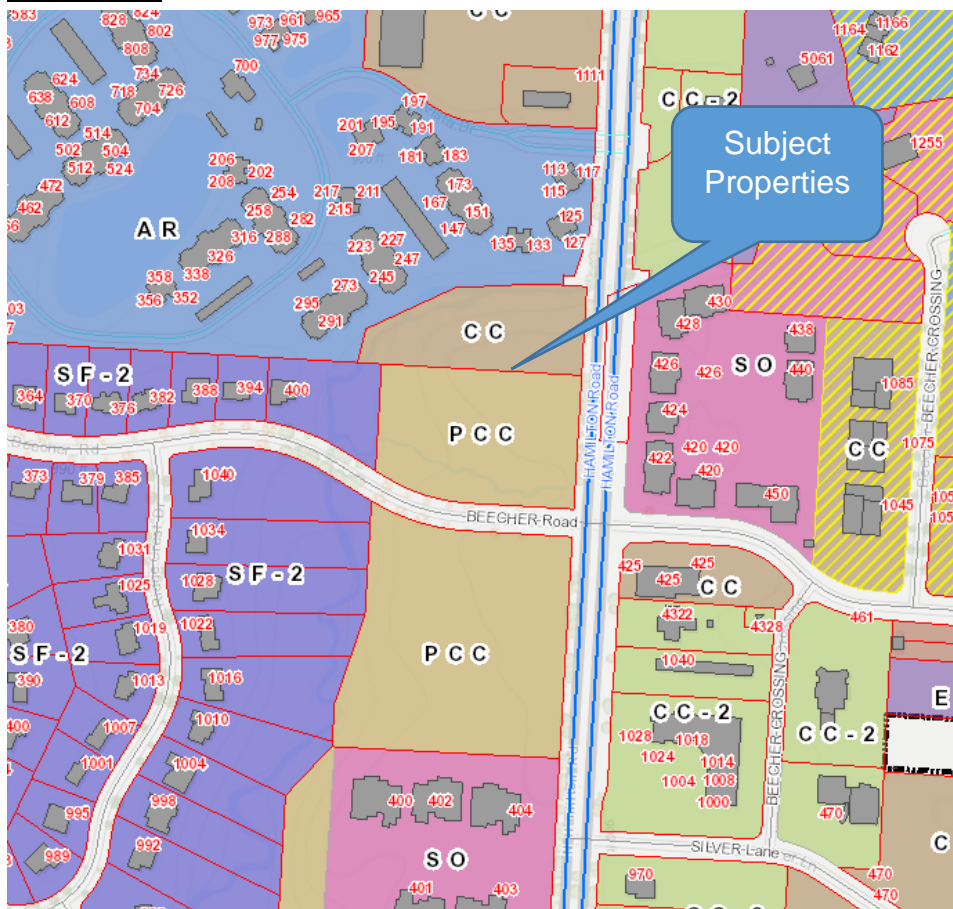
- Intersection improvements at E Johnstown and Riva Ridge
- Morse Rd widening between Hamilton to Trellis
- Sidewalks
- Fiber optics

2002 Future Land Use Plan

The property is designated Mixed Use on the Future Land Use Plan Map. Objectives of Mixed Use include development that promotes a blend of quality office, commercial, and higher density residential development. Other principles include allowing new uses into transitional areas while respecting neighborhood character, promoting economic stability and direct access to major roadways.

The site plan shows a significant setback and natural buffer to the residential property to the west. It appears that there is a separation of approximately 415 feet from the commercial structures to the nearest residential structure. It appears that the request meets principles of Mixed Use Future Land Use by providing a significant buffer from residential. This buffer provides for a reasonable transition of uses as the possible negative impacts from a commercial project such as lighting, noise, odors are mitigated.

Zoning Map



APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME"
to: T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: NW Corner of Beecher and Hamilton Road

Project Name/Business Name: Hamilton Commerce Center

SUBMITTED BY:

Name: Bonnie Title: P&ZA

Department: Service

The applicant seeks approval for a shopping center comprised of two buildings with a total area of 14,572 sq ft. Lot coverage on the site is 36.2%, 131 parking spaces are provided, and interior landscape requirements have been met. Building and parking setbacks are met by the plan. A full access point will be on Beecher while a right in right out will be provided on Hamilton Road.

This site is very wooded, and a good deal of the existing trees on the western portion of the site at the top of the ravine will be preserved. Photos of the existing site conditions have been submitted. A tree preservation plan has been submitted as well.

Exterior materials consist of EIFS, brick, limestone, and tile all in earth tones.

A photometric plan has been submitted along with the cut sheet for the fixtures.

APPLICATION STAFF COMMENTS

DUE: Wednesdays - 10 AM

To SUBMIT: File>SAVE AS ADOBE PDF with naming convention: "Staff Comments – YOURNAME" to:
T:/Zoning/Applications IN PROGRESS/(the project folder)

Project/Property Address or Location: Hamilton Commerce Center

Project Name/Business Name: Hamilton Commerce Center

SUBMITTED BY:

Name: Robert S. Priestas, P.E.

City Engineer

Title: _____

Department: Public Service and Engineering

General Comments

- A formal final engineering plan review will be required following approval of the Final Development Plan (FDP), or concurrently with the FDP process if requested by the Developer at their risk.
- The developer will be responsible for the vacation of any easements and or right-of-way necessary for the development.
- Please clarify both of the dashed lines/areas located at the SE corner of the development. One appears to potentially be an impact to the development parking and drive aisle.
- A stream exists on this property. Any impacts to the stream will require permits through the Army Corps of Engineers and/or the OEPA. The developer is responsible for obtaining all necessary permits and approvals related to the potential stream impacts.
- There exists FEMA regulated 100 year floodway and floodplain on these parcels. Any impacts to these areas will require permitting through our office.

Site Access

- Any development that may generate more than 100 vehicle trips in the peak hour, or more than 1,000 total trips in a 24 hour period, will require that a Traffic Impact Study be completed and submitted to our office for review. A traffic impact study for this development has been previously completed. The site plan for this project has changed following that study, so the Traffic Impact Study shall be updated to conform to the current plan and be submitted for review and comment.

- Two access drives are shown for the project.
 - Access management is a goal of our office to restrict the number of access locations along major thoroughfares to help reduce the potential for collisions. At this time, our office will permit one right-in/right-out access to Hamilton Road for this parcel.
 - A full access drive will be considered on Beecher Road, pending the update and review of the Traffic Impact Study. A minor widening of Beecher Road will be required through the proposed drive on the north side of Beecher Road to accommodate a future left turn lane on Beecher Road for the property located on the south side of Beecher Road.
- Sidewalk and or multi-use trail shall be re-constructed and or maintained along the entire frontage of the development.

Sanitary Sewer

- There is an existing 15 inch sanitary sewer located onsite that can be accessed to provide sanitary sewer service for the development.

Water Service

- There is an existing 12 inch water line located along the curb line for the southbound lane of Hamilton Road, and an 8" waterline located along the north side of Beecher Road. These lines can be tapped to provide service to the development for both domestic and fire suppression. If the taps require excavation into the roadway, we will require a repair and then a mill and overlay of a 50' section of the roadway.

Stormwater Management

- Storm water detention and water quality requirements shall be addressed on-site. Detention and water quality treatment design to be per City of Gahanna standards, Codified Ordinances Chapter 1193, and 1195.
- We recommend that strong consideration be given to incorporating green infrastructure best management practices (BMP's) for detention and water quality measures, especially given the comments and recommendations provided by the Franklin County Soil and Water Conservation District.
- Erosion Control design and Post Construction Runoff Control to be per City of Gahanna (Chapter 1195) and Franklin Soil and Water Conservation District requirements.

Respectfully Submitted By: Robert S. Priestas, P.E.