



GRAPHICS COMMISSION APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • www.columbus.gov

OFFICE USE ONLY

Application Number: 14320-00548
Date Received: 8/5/14
Commission/Civic: Glar East
Existing Zoning: CPD Application Accepted by: D. Reiss Fee: \$1,900
Comments: 10/21/14

TYPE(S) OF ACTION REQUESTED

(Check all that apply)

- Variance Graphics Plan Special Permit Miscellaneous Graphic

Indicate what the proposal is and list applicable code sections. State what it is you are requesting.

Describe Requesting a graphics plan for a new shopping center including a six ^{panel} parcel freestanding sign and wall signage on the rear of the buildings.

LOCATION

1. Certified Address Number and Street Name 6698 E. Broad Street
City Columbus State OH Zip 43213
Parcel Number (only one required) 010-292307

APPLICANT

2. Name Northstar Realty
3. Address 150 E. Broad St., Suite 305 City/State Columbus, OH Zip 43215
4. Phone # 454-5000 Fax # 454-4000 Email tbrigdon@nsrealty.net

PROPERTY OWNER(S)

2. Name East Broad Commons LLC c/o Northstar Realty
3. Address 150 E. Broad St., Suite 305 City/State Columbus, OH Zip 43215
4. Phone # 221-4255 Fax # 221-4409 Email tbrigdon@nsrealty.net

Check here if listing additional property owners on a separate page.

ATTORNEY / AGENT (CIRCLE ONE)

8. Name Jackson B. Reynolds, III c/o Smith & Hale LLC
9. Address 37 W. Broad St., Suite 460 City/State Columbus, OH Zip 43215
10. Phone # 221-4255 Fax # 221-4409 Email jreynolds@smithandhale.com

SIGNATURES

11. Applicant Signature Northstar Realty By: *Jackson B. Reynolds, III*
12. Property Owner Signature East Broad Commons LLC By: *Jackson B. Reynolds, III*
13. Attorney / Agent Signature *Jackson B. Reynolds, III*



(M) = Item required for Miscellaneous Graphics Commission action, including banners.

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AFFIDAVIT

14320-00548
6698 E. Broad St.

(See next page for instructions)

APPLICATION # _____

STATE OF OHIO
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME Jackson B. Reynolds, III
of (1) MAILING ADDRESS 37 W. Broad St., Suite 460, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) per CERTIFIED ADDRESS FOR PROPERTY 6698 E. Broad Street

for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) _____

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME
AND MAILING ADDRESS

(4) East Broad Commons LLC
c/o Northstar Realty
150 E. Broad St., Suite 305
Columbus, OH 43215

APPLICANT'S NAME AND PHONE #
(same as listed on front of application)

Northstar Realty
454-5000

AREA COMMISSION OR CIVIC GROUP
AREA COMMISSION ZONING CHAIR OR
CONTACT PERSON AND ADDRESS

(5) Far East Area Commission
c/o Larry Marshall
2500 Park Crescent
Columbus, OH 43032

and that the following is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property:

(6) PROPERTY OWNER(S) NAME (6A) ADDRESS OF PROPERTY (6B) PROPERTY OWNER(S) MAILING ADDRESS

see attached sheet

(7) Check here if listing additional property owners on a separate page.

SIGNATURE OF AFFIANT

Subscribed to me in my presence and before me this 30th day of JAN, in the year 2014

SIGNATURE OF NOTARY PUBLIC

(8) [Signature]
(8) [Signature]
9/4/15

My Commission Expires:

Natalie C. Timmons

Notary Public, State of Ohio

My Commission Expires 09-04-2015



APPLICANT

Northstar Realty
150 East Broad Street, Suite 305
Columbus, OH 43215

PROPERTY OWNER

East Broad Commons LLC
c/o Northstar Realty
150 East Broad Street, Suite 305
Columbus, OH 43215

AREA COMMISSION

Far East Area Commission
c/o Larry Marshall
2500 Park Crescent
Columbus, OH 43032

ATTORNEY

Jackson B. Reynolds, III
Smith & Hale LLC
37 West Broad Street, Suite 460
Columbus, OH 43215

SURROUNDING PROPERTY OWNERS

Columbus Corporate Center Inc.
c/o Pace Financial Group LLC
191 West Nationwide Blvd., Suite 150
Columbus, OH 43215

JOG Learning LLC
1209 Hill Road N #200
Pickerington, OH 43147

Damascus Co Ltd.
6520 East Broad Street
Columbus, OH 43213

Tim Donut US Limited
4150 Tuller Road, Suite 236
Dublin, OH 43017

July 31, 2014

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East Broad Commons Sign Criteria

Building Sign Guideline

All building signs shall be accordance with the Graphics Code of the City of Columbus, Ohio. (Title 33, Chapter 3375)

For the purpose of analysis under the Columbus Graphics Code (Title 33, Chapter 3375), East Broad Street shall serve as the primary Road (Multi-lane, 35 mph or more).

Signs, Logo's, and Corporate Symbols shall be allowed on the front, sides and rear elevations of the building, on the individual Tenant Area that has been designated by the Landlord on the Graphic Elevations provided.

Front Elevation (East South)

Each Tenant Shall be allowed wall signage as calculated using the City of Columbus signage code for the building facing East Broad Street.

North Facing Elevation (Rear Wall)

Each Tenant Shall be allowed (1) one sign to be placed on the north elevation of the building facing Brice Road. All signs on this elevation only shall be allowed a maximum height of 2'-6". The signs must fit proportionally within the individual store's sign band provided by the Landlord or façade elements provided by the Landlord. In no case shall the signage exceed 50 sq. ft. in total area. In no case shall the width of the total signage exceed 80% of the lineal frontage of the leased premises. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

Side Elevations (Facing East & West)

The end of each building shall be allowed (1) one sign to be places on the side elevation of the building. All signs on this elevation only shall be allowed a maximum height of 2'-6". The signs must fit proportionally within the individual store's sign band provided by the Landlord or façade elements provided by the Landlord. In no case shall the signage exceed 50 sq. ft. in total area. In no case shall the width of the total signage exceed 80% of the lineal frontage of the leased premises. Type of signage should be individual internally illuminated letters and shall follow the Landlord's Signage criterion.

Freestanding Sign

A freestanding sign 20' tall with the shopping center name panel and six (6) tenant panels shall be permitted. The individual tenant panels shall be 24" x 69 ½" in size and the shopping center name panel shall be 6' 5" x 12' in size. The sign shall be internally illuminated.

General

- Tenant signs shall be defined as any message that can be read from the exterior of the store.
- Tenant shall not erect or install any signs, advertising media or make changes to the Premises which can be seen from the outside of the premises without the Landlord's prior written consent. Tenant must obtain permits and pay fees to the Governmental Agencies (City of Columbus, Ohio) having jurisdiction over the sign design and installation.
- The location character, design, color, layout, of the tenant sign shall be subject to the approval of the Landlord. Proper consideration will be given to logo or trademarks signs used by occupants who have similar operations elsewhere.
- Tenant will not be permitted to indicate specific merchandise; specific services rendered or indicate any advertising slogans, unless specifically approved in writing by the Landlord.
- Sign shall be fabricated and installed by a licensed sign contractor, approved by the Landlord, according to the requirements of local, state, and national codes.
- Sign manufacturer's shop drawings showing construction and installation (including mounted devices) shall be submitted to the Landlord for approval prior to sign installation.
- Signs are to be continuously illuminated during opening hours, or as otherwise defined by the Landlord and as required by the lease.
- All attachment devices, raceways, wiring, clips transformers, lamps, tubes, bulbs, lighting sources, manufacturer's labels or plates, and other mechanisms required for signage shall be concealed from public view.
- If any or all the sign standards described herein are found invalid under local sign and/or zoning ordinances, regulations, or laws, to the extent that such then the Landlord may modify this sign standard to comply with such local ordinances, regulations, or laws. In no event shall the invalidity of any one (1) sign standard be deemed to invalidate all of the sign standards described herein.

The tenant is responsible for providing address signage on their storefront to identify their space. The following are requirements that must be met per the City of Columbus Fire Department.

1. Address signage is required to be installed near or on the tenant's entrance doors.
2. The font style is to be **ARIAL BOLD**. Numbers are to be 4" tall where frontage is on a street with a speed limit of 35 mph or less, 6" tall where frontage is on a street with a speed limit over 35 mph.
3. Numbers/Letters are to be black in color.
4. Tenants at corner locations are required to provide both the address number and street name on the storefront facing each street, regardless of the location of their entry doors.

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Tenants are required to provide identification on the rear service doors per the following criteria.

1. Provide tenant name, located 5'-6" a.f.f. to the centerline of 2" tall letters. Font is to be **ARIAL BOLD**, color is to be black. Tenant name is to be centered within the door.
2. Immediately below the tenant name is to be the address number using 3" tall letters.

Font is to be **ARIAL BOLD**, color is to be black. Address number is to be centered within the door.

Hours of operation are to be located adjacent to the tenant's glass entry doors. The maximum letter height is to be 1 1/2" tall. Font is to be **ARIAL BOLD**, color is to be white.

LANDLORD MINIMUM SUBMISSION REQUIREMENTS

1. All signage design must be submitted to an approved by the Landlord prior to submission to the City of Columbus for permits.
2. Tenants are required to submit complete fabrication drawings to Landlord, in electronic .pdf format, for approval prior to fabrication and installation. Complete submittals shall include the following:
 - a. 1/2" = 1' elevation
 - b. 1/4" = 1' storefront elevation with signage, identifying colors of each sign element.
 - c. 1" = 1' sections showing installation, power & transformer location.
 - d. 1" = 1' section thru sign letters.
 - e. Color rendering or elevation.
 - f. Photos of similar signage.
3. Any resubmission of signage shall be complete to include all original submission. Partial revised submissions will not be accepted.

SPECIFIC TYPES OF SIGNS PROHIBITED

The following types of signs and sign components and devices shall NOT be permitted:

- a. Boxed or cabinet type, except where totally recessed.
- b. Cloth, paper, cardboard, vinyl and similar stickers or decals around or on the surfaces of the storefront (including interior and exterior surfaces or doors and/or windows) except for the hours of operation signage described herein.
- c. Moving or rotating signs.
- d. Noisemaking signs.
- e. Signs employing luminous, vacuum-formed type, plastic letters.
- f. Signs painted directly on the storefront sign band.
- g. Signs employing unedged or uncapped plastic letters or letter with no returns and/or exposed fastenings.
- h. Signs employing flashing, flickering, changing or moving lights of any kind.
- i. No roof-mounted signs are permitted.
- j. Sidewalk signs.

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- k. Signage projecting above sign band or parapet of the building.
- l. Non-illuminated signage,
- m. Raceway or wire way mounted signage.
- n. Wire ways shall be permitted as long as it is an integral part of the signage design – all signs of this nature shall be subject to Landlord approval.

No sign, advertisement, notice, decal or other lettering shall be exhibited, inscribed, painted or affixed on any storefront, unless specifically approved by Landlord: one (1) sign with Tenant's logo and hours of operation may be placed adjacent to entrance doors.

Storefront Awnings

Tenants are permitted to provide fabric awnings at elevations designated on the Landlord drawings. Awnings are required to be full length of storefront, and are not permitted to be retractable or supported from the sidewalk. The tenant is responsible for the design and structural stability of the awnings, with approval by the Landlord. Generally, color and pattern of the awnings is at the discretion of the Tenant, but are subject to Landlord Approval. In no case shall the tenant be permitted to apply any type of signage or logo onto the awning. Landlord will specify structural attachment points per the Landlord's drawings. Tenant shall provide standard awning detail to Landlord for approval before installation.

northstar-ebroad-graphicsplan (nct)
7/30/14 F:Docs

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Graphics Variances
6698 E. Broad Street
Graphics Planning Application

Graphics Code Variances

1. 3377.24 (D) Wall Sign greater than 10 sq. ft. northeast and west sides of the building 50 sq. ft. is requested so increase in plan is for 50 sq. ft. per tenant.
2. 3377.11 (A) To permit six (6) total tenant panels on a freestanding sign together with the shopping center name panel.

northstar-ebroad-variances (nct)
7/30/14 F:docs

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CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: jbr

DATE: 7/25/14



Disclaimer

This map is prepared for the real property inventory within this county. It is based on survey plats, and other public records and data. Users of this map are notified that information sources should be consulted for verification of the information. The county and the mapping companies assume no legal responsibilities for the accuracy of the map. Please notify the Franklin County GIS Division of any discrepancies.

Scale = 827



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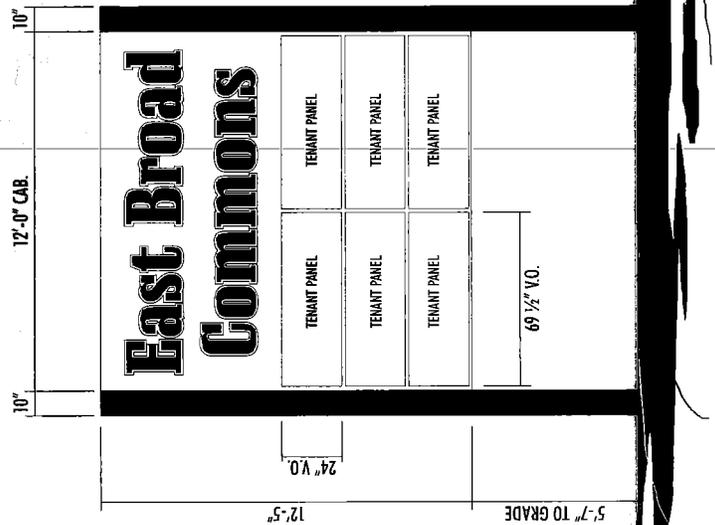


DaNite Sign Co.
 Proudly Serving Central Ohio Since 1954
 1640 Harrison Ave. Columbus, Ohio 43223
 (614) 444-3333 (FAX) 444-3826
 www.danitesign.com

ALUMINUM CABINET, RETURNS, RETAINERS & DIVIDER BARS, PAINTED FINISH TO MATCH LIGHTER BUILDING BRICK COLOR.
 ROUTED ALUMINUM FACE, PAINTED FINISH TO MATCH CABINET. WHITE PLEX BACK-UP W/ BURGUNDY VINYL COPY
 WHITE POLY TENANT PANELS W/ VINYL COPY INT. H.O. FLUORESCENT ILLUMINATION.
 10" SQ. STEEL SUPPORTS, PAINTED FINISH TO MATCH BUILDING COLORS.



SIDE VIEW



D/F INT. H.O. FLUORESCENT ILLUMINATED MULTI-TENANT PYLON SIGN 1/4" = 1'-0"

APPROVED-CUSTOMER _____ DATE _____
 SIGN DESIGN CONSULTANT _____ DATE _____



JOB NAME: EAST BROAD COMMONS #22523
 STREET: EAST BROAD @ BRICE RD
 CITY, STATE: COLUMBUS, OH
 LOCATION: PYLON SIGN
 SKETCH #: 13-100 RA
 DWT: 2/8/13 REV. 9/30/13
 FILE NAME: EAST BROAD COMMONS.CDR
 DIRECTORY: KEITH > 2013 > E

SCALE: 1/4" = 1'-0" FILE: \$S DESIGNER: KS
This project is an unissued architectural drawing. It is not to be used for construction without the written consent of DaNite Sign Co. All rights reserved. © 2013 DaNite Sign Co. All other marks are the property of their respective owners.

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City of Columbus Zoning Plat



ZONING NUMBER

The Zoning Number Contained on This Form
is Herein Certified to Obtain Zoning, Rezoning,
and Variances, and is NOT to be Used for
the Securing of Building & Utility Permits

Parcel ID: 010292307

Zoning Number: 6698

Street Name: E BROAD ST

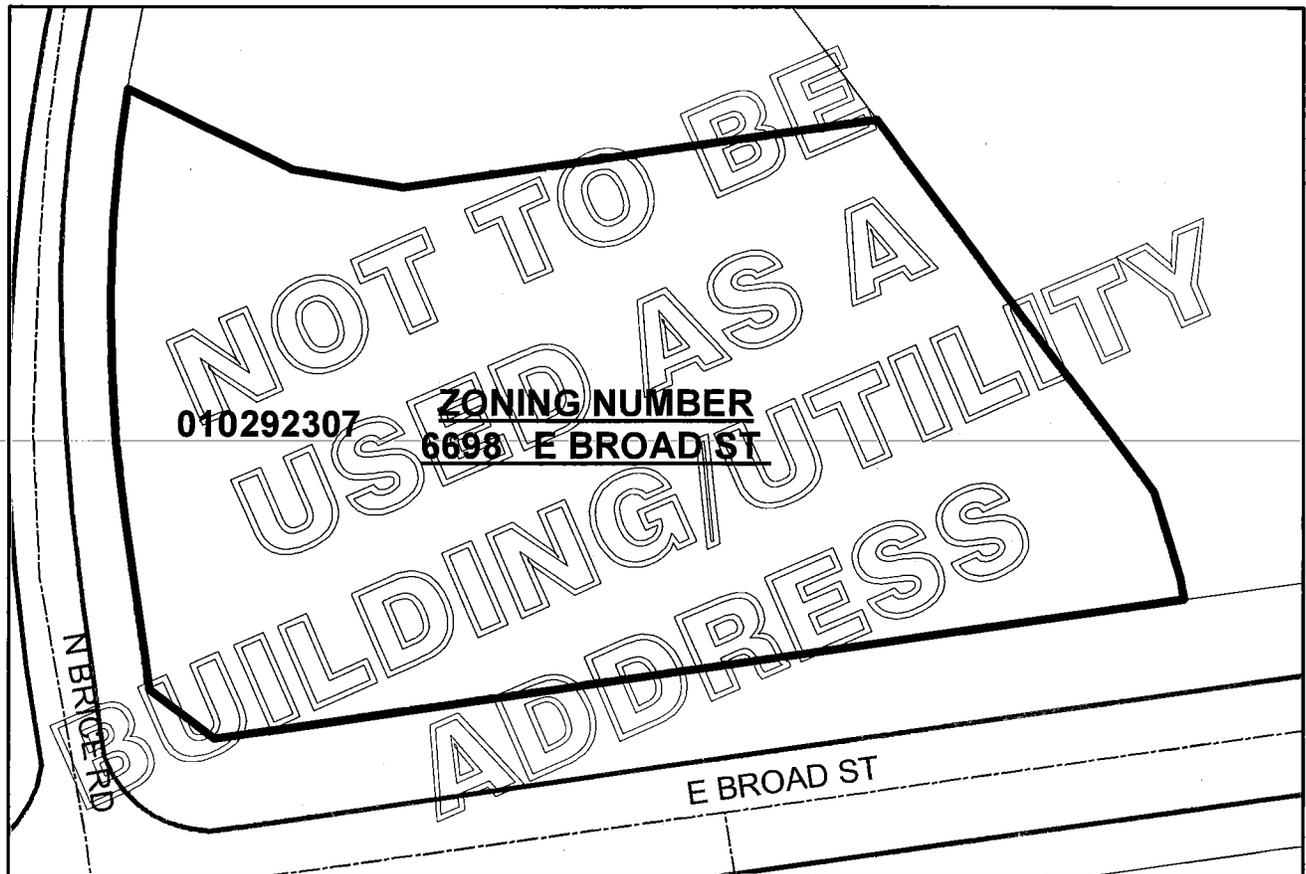
Lot Number : N/A

Subdivision: N/A

Requested By: SMITH & HALE (JACK REYNOLDS)

Issued By: *Jennifer Gallgahe*

Date: 7/29/2014



SCALE: 1 inch = 100 feet

JENNIFER L. GALLGAHER, P.E., DEPUTY DIRECTOR
DIVISION OF INFRASTRUCTURE MANAGEMENT
COLUMBUS, OHIO

GIS FILE NUMBER: 21231



