



# DJCF Holdings, LLC

20 Grace Dr. ✧ Powell, OH 43065 ✧ Phone: (614) 635-0101 Fax (614) 847-0874

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June 22, 2017

## **Grace Plaza Final Development Plan**

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## CITY OF POWELL

PLANNING AND ZONING COMMISSION (P&Z)  
FINAL DEVELOPMENT PLAN APPLICATION

ALL ITEMS ON THIS APPLICATION MUST BE COMPLETED.

Application Fee: \$600.00 + \$90.00 per acre

Applicant: DSCF Holdings, LLC c/o Matthew K FranzAddress/City/State/Zip: 20 Grace Dr. Powell, OH 43065Email Address: matte@sportsafe.comPhone No: 614-635-0101 Cell Phone No: 614-353-1151 Fax No: 614-847-0874Property Owner: same as above

Address/City/State/Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_

Phone No: \_\_\_\_\_ Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_

Architect/Designer for Applicant: Dave RenkesAddress/City/State/Zip: 1800 Home Rd. Delaware, OH 43015Email Address: drenkes@columbus.ra.comPhone No: 740-657-1580 Cell Phone No: \_\_\_\_\_ Fax No: \_\_\_\_\_Property Address: 18-36 Grace Dr.Lot Number/Subdivision: Plot 528 Existing Use: 426 comm shopping Proposed Use: Additional space

Reason for Administrative Review (attach necessary documents): \_\_\_\_\_

Checklist:

- ☐ Preliminary Plan requirements set forth in Section 1143.11(c) and Final Plan requirements set forth in Section 1143.11(i).
- ☐ Provide any other information that may be useful to the Planning and Zoning Commission or City Staff in the space below or attach additional pages.
- ☐ **5 copies** of all drawings, text, any other items, and application.
- ☐ Attach the required fee - \$600.00 + \$90.00 per acre.

(See Over)

**APPROVAL SHALL EXPIRE AND MAY BE REVOKED IF CONSTRUCTION DOES NOT BEGIN  
WITHIN TWO (2) YEARS FROM THE DATE OF ISSUANCE OF APPROVAL.**

I agree to grant the Village Staff, the Commission, Board or Council considering this application access to the property that is the subject of this application for the purposes of reviewing this application and posting public notice for this application.

Signature of Appellant: \_\_\_\_\_ Date: \_\_\_\_\_

Office Use
Received

Office Use
AMT _____
TYPE/DATE _____
RECEIPT # _____
PAYOR _____
Payment

City of Powell · 47 Hall Street · Powell, Ohio 43065 · (614) 885-5380 · (614) 885-5339 fax · [www.cityofpowell.us](http://www.cityofpowell.us)



## DJCF Holdings, LLC

20 Grace Dr. ♦ Powell, OH 43065 ♦ Phone: (614) 635-0101 Fax (614) 847-0874

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June 23, 2017

### Grace Plaza Final Development Plan

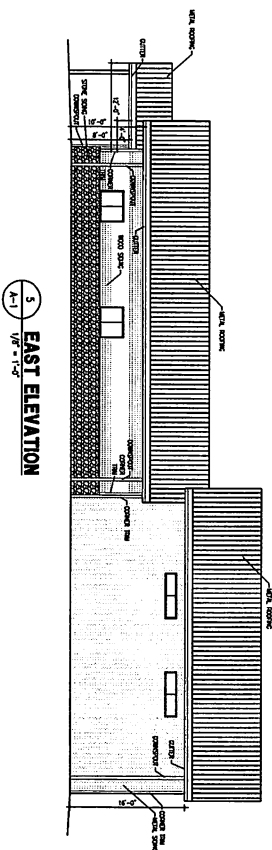
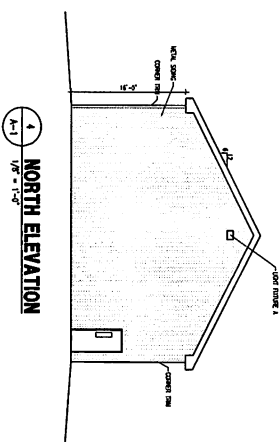
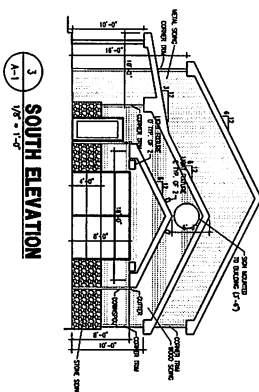
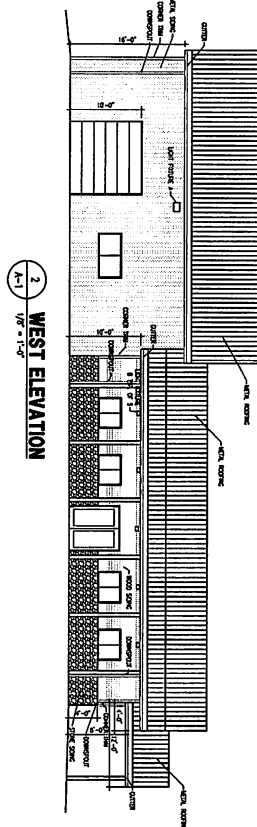
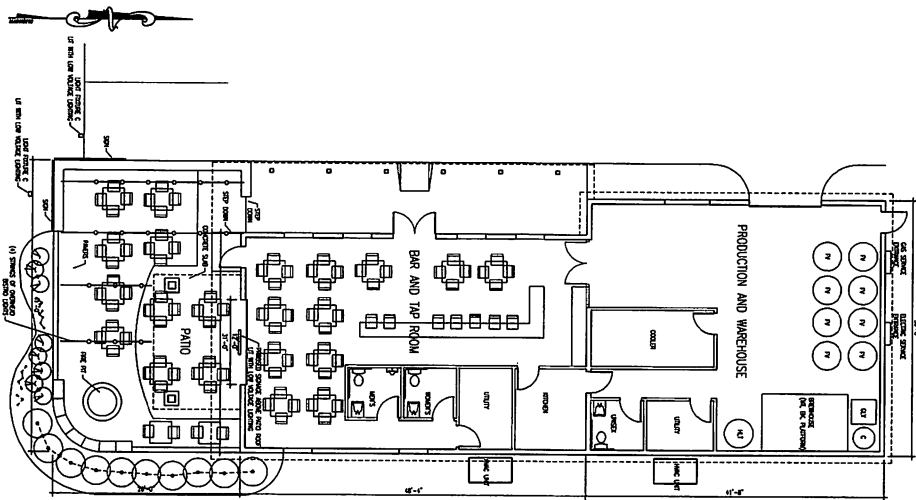
#### **Section 1143.11(i), Final Development Plan Contents**

1. **Name, address, and phone number of applicant.**  
DJCF Holdings, LLC Attn: Matthew Franz- 20 Grace Dr., Powell OH 43065, 614-635-0101
2. **Name, address, and phone number of engineer or planner**  
Civil Engineer  
Dave Renkes - 1800 Home Rd., Powell, OH 43065, 740-657-1580  
Architect  
Dave Renkes - 1800 Homes Rd., Powell, OH 43065, 740-657-1580  
Surveyor  
Thomas Rybski, P.S. - 171 Charring Rd. DR, Westerville, OH 43081, 614-891-4970
3. **A list adjoining property owners within 250 feet**  
This list is available and provided by the city
4. **Legal description of property**  
Village of Powell, Delaware County, Ohio  
Part of Farm Lot 33, Section 4, Township 3  
Range 19, U.S.Military Lands
5. **Description of present use(s) on site**  
Located on the East side of the plaza, this site is used for additional parking to 18-36 Grace Dr.
6. **Draft of proposed ordinance**  
To be provided by the City.
7. **A vicinity map at a scale approved by the Zoning Inspector showing all property lines, existing streets and alleys, approved future streets and land uses on adjacent Planned District areas, transportation and land use elements of the Municipality's adopted Comprehensive Plan, current zoning classifications and boundaries, and current land uses on the site of the proposed Planned District development and in the surrounding areas to the physical extent deemed necessary by the Zoning Inspector, but no less than 250 feet beyond the limits of the proposed Planned District Development Plan.**  
See Architectural Exhibit C-1
8. **Preliminary Development Plan Drawing**
  - a. **Property line definition & perimeter dimensions**  
See Architectural Exhibits C-1 & C-2
  - b. **Existing R/W & pavement widths on existing, currently platted or approved streets on or adjacent to site**  
Not Applicable
  - c. **Area of site and its sub areas in acres**



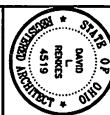
- Two Parcels totaling 1.76 acres. See Architectural Exhibit C-1
- d. **Topography of site and areas within 200 feet at no more than 5 foot contours**  
See Architectural Exhibit C-2
  - e. **Existing surface drainage-ways and sheet flow patterns**  
See Architectural Exhibit C-2
  - f. **Flood plain areas, ravine bottom areas, and areas of ground slope greater than six percent**  
See Architectural Exhibit C-2
  - g. **Existing vegetation on site, spotting all trees six inches or greater in diameter**  
See Architectural Exhibit L-1
  - h. **Existing easements; type, extent, and nature**  
Not Applicable
  - i. **Existing utilities; location, size, type and elevations**  
See Architectural Exhibit C-2
  - j. **Calculation of maximum residential units permitted on site as determined by the Zoning Ordinance; include any sub-districts of site**  
This is commercial only so no residential units are permitted
  - k. **Preliminary plan for first or next development phase illustrating**
    - i. **New street centerline, R/W and street classification types**  
No new streets will be created in this project
    - ii. **Names of existing and proposed streets**  
See Architectural Exhibits C-1 and C-2
    - iii. **Lot and block layout including property lines, lot areas, minimum building setbacks and yards, and location and extent of off-street parking areas**  
See Architectural Exhibit C-1
    - iv. **Sub-areas of site to be developed including land use type, housing type, and density of sub-area statistics**  
There are no Sub-areas in this project
    - v. **All proposed structures including size, user types, expected entrances, and service or loading areas**  
See Architectural Exhibits C-1, C-2 and A-1
    - vi. **Size and location of common open areas, public lands, and natural scenic easements**  
Not applicable to this location
    - vii. **Proposed landscape treatment of site**  
Trees listed on Architectural Exhibit L-1 will be removed due to their condition and location. New trees will be planted on the Northeast corner of our property and extend Eastward on to 40 Grace Dr. property. Permission has been received by that property owner and the new pine trees will provide an even greater sound barrier than already exists by the fencing and mature trees that are currently in place. Smaller ornamental trees and vegetation will be installed around the new patio as noted in Architectural Exhibit L-1. See Support Exhibit H
    - viii. **Any proposed utility provisions including sanitary sewer, individual waste disposal, storm sewer, trash collection, outdoor lighting, and water supply. Include feasibility studies or other evidence of reasonableness.**  
See Architectural Exhibit C-2 for location of utilities and A-1 and L-1 for location of outdoor lighting. See Support Exhibit D for letters from all necessary utilities showing availability of services.
    - ix. **Provisions for surface drainage runoff**  
See Architectural Exhibit C-2 and A-1 for gutter and downspout locations
    - x. **Proposed architectural design criteria.**  
See Architectural Exhibits A-1 and Support Exhibits F, G, I & J

- xi. **Proposed pedestrian/jogging/bicycle or equestrian pathways, including location, dimensions, landscaping, and relationship to existing or proposed future pathways on surrounding property.** Existing pathways will not be altered and no additions/changes be necessary
  - xii. **Overall site development statistics comparing this plan with requirements of Zoning Ordinance and Comprehensive Plan**  
See Architectural Exhibit C-1
  - l. **Projected development schedule by sub-areas for entire project**  
There are no sub-areas in this project. Upon approval, permitting will be sought and full construction as soon as possible.
  - m. **Overall traffic scheme including points of access, parking areas showing number of spaces, visitor, employee, and service traffic flow, calculated peak hour use and effect of traffic on community as a whole**  
See Architectural Exhibit C-1 for parking space allocation and Support Exhibit B for parking study. The whole plaza will be resurfaced and relined as part of this project. In addition to the spaces available, an agreement is in place with Big Hearts, Little Hands granting overflow parking as needed for special events. See Support Exhibit C for a copy of that letter. Impact on traffic would be minimal as this plaza already exists and additional retail space is minor.
  - n. **A developmental plan text describing development of entire site or if done in phases, the phasing of the project and a description as to how the development plan meets the requirements of the Zoning Ordinance and the Planned Development requirements within**  
See Grace Plaza Narrative, Support Exhibit A. This project is not expected to be done in phases.
9. **Evidence of the ability of the applicant to have control of the land and ability to carry forth plan with financing within the next two years**  
This land is owned by the developer and preliminary funding has been secured. See Support Exhibit E for a copy of the Loan letter.
  10. **Evidence of the ability for applicant to post a bond or other such assurance that the public improvements within the project can be completed by the developer**  
This can be provided upon request
  11. **Verification by applicant that the information provided is true and correct to the best of their knowledge**  
See Grace Plaza Narrative, Support Exhibit A. All info provided in this plan is true and correct to the best of our knowledge
  12. **A statement of the character and nature of the development including the cost range and rent levels for housing and general commercial, business, or industrial developments**  
See Grace Plaza Narrative, Support Exhibit A.
  13. **A statement of the general impact the development will have on infrastructure, municipality, and schools including the projected demographics, traffic impact study and a fiscal impact analysis**  
This project will have little to no impact on traffic or school demographics.
  14. **A fee established by Council**  
This fee will be provided along with the final development plan
  15. **Consult with Applicant regarding all pertinent fees (Development Fee, Recreation Fee, etc.)**  
Developers have met and communicated with the City of Powell throughout the process



FOOSH PLAN AND ELEVATION			
DRAWING	DATE	APPRO	
		0.2	
REV.	DATE	APPRO	
SCALE	1/8" = 1'-0"		
SHEET			
A-1			

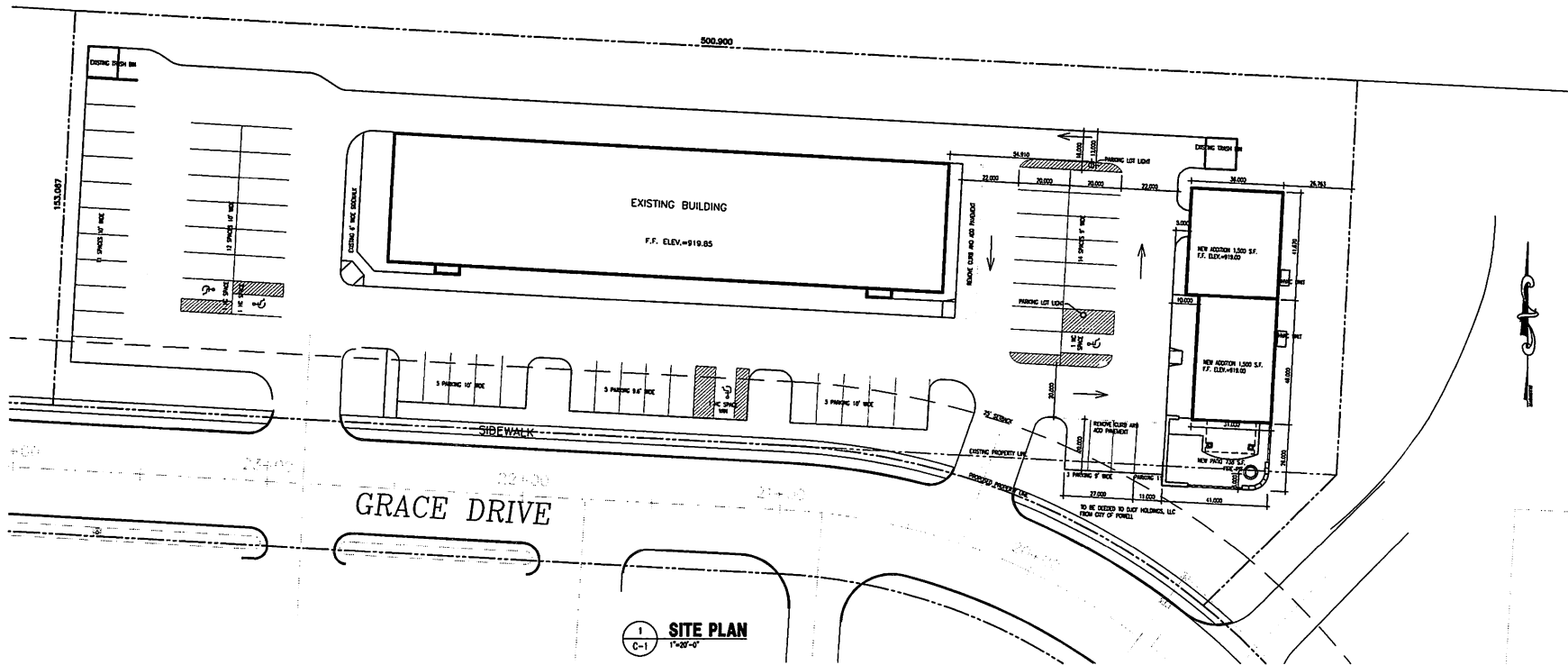
GRACE PLAZA EXPANSION  
**D.L. RENKES ARCHITECTS**





# GRACE PLAZA EXPANSION

## D.L. RENKES ARCHITECTS

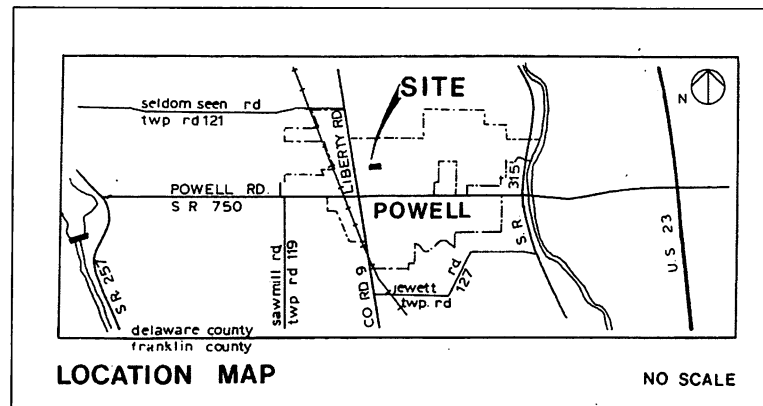


SETBACK	PROVIDED	REQUIRED
FRONT	54.6	25.0
REAR	40.2	40.0
SIDE	26.7	25.0
LOT COVERAGE BY BUILDING	19.6%	20.0%
TOTAL LOT COVERAGE	63.1%	80.0%
GREEN SPACE	36.9%	20.0%

GRACE PLAZA ADDITION  
4/25/2017

BY  
DJCF HOLDINGS, LLC  
20 GRACE DRIVE  
POWELL, OHIO

D. L. RENKES ARCHITECTS  
1800 HOME ROAD  
DELAWARE, OHIO 43015  
(740) 657-1580



SITE PLAN			
DRAWN	DATE	APPL.	DATE
REV.	DATE	APPL.	DATE
SCALE	1" = 20'-0"		
SHEET			
C-1			







**Grace Plaza Addition Narrative**

**Section 1143.11(c), Powell Planning and Zoning Code**

City of Powell, Zoning and Development Commission

We ask you consider the proposed addition to our property on the East side of Grace Plaza. Our intention is to add 1500 sq ft of warehouse space and 1500 sq ft of retail space with a patio extending toward Grace Dr. One of our current tenants, Ill Mannered Brewing Co, has outgrown their current space and would be the proposed tenant for the new building. We feel this opportunity to keep a unique addition to the Powell community is a priority and should provide them not only more capacity for their brewery, but space for their patrons. It is our intention that the layout and design of the building will have little change to the environment and residential impact then is already in place at Grace Plaza. Since Ill Mannered is already a tenant, it is assumed that our tenants, neighbors and community have already accepted them into our overall environment. Locating the retail space closer to Grace should remove any concerns of additional noise. We intend to line the back of our property and the neighboring property with more trees to add and even stronger buffer to any sound. We have included an evaluation of our parking space needs at Grace Plaza so that you can see this addition will have no negative impact on our availability to provide parking to our employee and patrons. We have also secured an agreement with our Western neighbor to assist each other in overflow parking when necessary. An important part of this project will be to re-asphalt our entire lot, not only providing the chance to redraw our lines, but to enhance the overall appeal of the Plaza and Grace Dr. With enhancement in mind, we intend to focus our finishes on the retail space of this addition so that the visual from Grace drive in both directions will be consistent and complimentary to neighboring structures. We haven taken visual cues from the many steel buildings on Grace Dr. with their varying roof lines and materials. It is our vision that the retail space include a patio/fire pit that will not only extend the busy season for Ill Mannered, but provide another location for Powell residents and others to gather outdoors in the later months of Fall and early months of Spring. Once approved, we will work with a builder to decide on the most cost-effective, environmentally friendly materials to bring our vision to life of a rustic, but industrial space in line with Ill Mannered's concept while connecting with our current surroundings. The information provided in this proposal is true and accurate to the best of our knowledge.

Sincerely,

Matthew K Franz, Owner/Director  
DJCF Holdings, LLC

<u><b>Grace Plaza Addition Parking Space Evaluation</b></u>	<b>Exhibit B</b>
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<u><b>Grace Plaza Addition Parking Space Evaluation</b></u>	<b>Exhibit B</b>
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[illegible]



Exhibit C



*Big Hearts Little Hands*  
14 Grace Dr.  
P.O. Box 1298  
Powell, OH 43065  
614-846-1414

May 17, 2017

To Whom it may concern,

I have met with the owners of Grace Plaza, DJCF Holdings, LLC, and we have mutually agreed to provide overflow parking for each other during special events or as occasion arises. As much notice as possible will be given to the assisting party in the event a large event is scheduled and we mutually agree to have an open dialogue to resolve any issues as they arise.

Sincerely,



Brenda Warnock

Administrator/Owner

Exhibit D



May 22, 2017

Dear Mr. Franz,

This letter is in regards to American Electric Power supplying service to property at 20 Grace Dr. Powell, Ohio 43065

American Electric Power currently has URD primary cable distribution facilities that feed a three phase underground pad-mounted transformer serving 20 Grace Dr. Powell, Ohio address

American Electric Power can provide standard facilities of adequate capacity, using standard construction practices, to facilities in this area. These facilities will be made available to serve your project with some Contribution-In-Aid-To-Construction charged to the project developer.

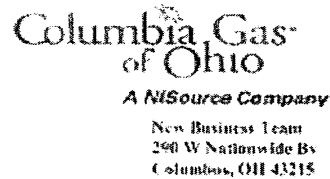
The above statement is based upon providing the most economical standard construction and presumes no special characteristics of the electric load or method of providing service.

Please contact me at (614) 883-6852 if any additional information is required.

Sincerely,

A handwritten signature in cursive script that reads 'Travis L. Wheeler'.

Travis L. Wheeler  
Customer Design  
American Electric Power



May 16, 2017

DJCF Holdings  
Attn: Chris Franz  
20 Grace Dr.  
Powell, Ohio 43065

Re: Grace Dr. Powell, Ohio

Thank you for wanting to choose Columbia Gas of Ohio, Inc. (COH), a NiSource Company, to serve your natural gas needs to your new proposed project. This letter is to confirm COH does have facilities in the area of Grace Dr. Powell, Ohio. Although COH facilities may be in the vicinity of your proposed property, further investigation will need to take place for capacity. Once Attachment A of the Information Request Packet has been answered and returned and all other requested information is released to the COH New Business Team, gas availability and any capacity issues will be determined; as well as any deposit and/or Aid-To-Construction costs that may be required.

**Please note that availability is contingent upon a cost benefit analysis. If the project is not deemed economically feasible for Columbia Gas, a deposit may be necessary**

If you have any questions regarding availability, or how it is determined, please feel free to contact us at 800-440-6111 Monday-Friday, 8:00am to 4:00pm. Columbia Gas and I look forward to partnering with you on this and future projects.

Sincerely,

Columbia Gas of Ohio a NiSource Company  
Mark A Traetow  
New Business Rep II



DELAWARE COUNTY  
REGIONAL SEWER DISTRICT

MICHAEL A. FROMMER, P.E., EXECUTIVE DIRECTOR  
TIFFANY M. MAAG, P.E., DEPUTY DIRECTOR

May 18, 2017

Mr. Chris Franz  
20 Grace Drive  
Powell, OH 43065

Re: **DJCF Holdings Expansion**  
20 Grace Drive  
Parcel ID: 31942513089000

Dear Mr. Franz:

Pursuant to your request for a sanitary sewer service letter for the aforementioned parcel, we offer the following conditional sanitary sewer availability.

**Availability**

Sanitary sewer is available at the subject parcel. Availability means that new development on the subject parcel is permitted to connect to the County sewer system provided that there is sufficient capacity for the development, all requirements of the Sanitary Engineer's Office can be met, and the zoning expressly permits, and does not restrict the construction, use, operation, maintenance, repair, expansion, or replacement of all sanitary sewers, structures, and appurtenances.

**Capacity**

Capacity is not reserved until such time that all the requirements for the commercial tap permit have been fulfilled. Sewer capacity is dynamic and subject to decrease pending ongoing development.

**Sewer Location**

An existing 8" sanitary sewer is located on the western side of the parcel and an existing 10" sanitary sewer is located along the northern property line. Private laterals should be extended from the sanitary sewer to provide service to the proposed facility.

If you have any questions, please feel free to contact me.

Sincerely,

Kelly Thiel  
Staff Engineer II

cc: Correspondence/project file

Exhibit D

*Officers*

TIMOTHY D. McNAMARA

*President*

DAVID A. BENDER

*Vice President*

ROBERT W. JENKINS

*Secretary*

G. MICHAEL DICKEY

*Treasurer*

GLENN MARZLUFF

*General Manager/CFO*

SHANE CLARK

*Chief Operating Officer*



6658 OLIENTANGY RIVER ROAD

DELAWARE, OHIO 43015

[www.delcower.com](http://www.delcower.com)

Phone (741) 518-7716 • Fax (741) 518-6203

*Directors*

BRUCE A. BLACKSTON

BRIAN P. COGHILAN

WILLIAM E. COLE

DOUGLAS B. DAWSON

J. MICHAEL SHELTON

PERRY K. TUDOR

May 17, 2017

Christopher M. Franz  
Director of Accounts  
DJCF Holdings

RE: Water Availability – Retail Center 18-36 Grace Drive Powell

Via Email: [chris@dsportsafe.com](mailto:chris@dsportsafe.com)

Dear Mr. Franz:

As requested, this is to inform you that Del-Co Water is able to provide water service to new buildings proposed for the site described below which is already being served by Del-Co:

Address: 18-36 Grace Drive

Proposed Land Use: Retail

Location: North side of Grace Dr., ±600 feet east of Liberty Drive

Acreage: ±1.338 acres

This site is served from an existing 8-inch water line and a 1-inch service meter. Fees will apply should you decide to increase the existing service meter size or provide a new meter for the new building.

This letter of water availability is valid for a period of one year from the date of this letter. Del-Co makes no guarantee of water availability beyond this period. Contact our Engineering Department if you have any questions on the plan review process, or our Customer Service Department for information on tap fees.

Sincerely,  
DEL-CO WATER COMPANY, INC.

Shane F. Clark, P.E.  
Deputy General Manager



5/16/2017

DJCF Holdings, LLC  
Matthew Franz  
18 Grace Drive  
Powell, Ohio 43065

Matt,

Heartland Bank has look over your financials for a preliminary approval of a loan for an additional 3,000.00 Sq. Ft. structure on your property located at 18 Grace Drive, Powell. Based on the information that we have to date, we feel this is a viable project that Heartland Bank would support for additional funding as long as our final due-diligence is positive. We would need to see the final cost estimate breakdown for the project, the plans and specs for the new construction, the final cost estimate for the parking lot, approval from the City of Powell, along with satisfactory appraisal of value for the current structure and the new construction once finished.

Heartland Bank would love to help with this project and if you have any questions, please feel free to let me know.

Respectfully,



Marc A. Ridgway  
Vice President  
Heartland Bank  
6887 East Main Street  
Reynoldsburg, Ohio 43068  
614-416-0400 Office  
614-561-3407 Cell  
[ridgwaym@heartlandbank.com](mailto:ridgwaym@heartlandbank.com)

## Exhibit F



Current Location Furniture and Polished Concrete Flooring



Current Location Accent Wall



Conceptual Interior. Industrial Fixtures. Modular Tables. Soft Lighting





Conceptual Interior. Natural Lighting. Glass Garage Door Opens to Patio.



Conceptual Interior. Open Ceiling. Glass Garage Door Opens to Patio



Conceptual Interior. L shaped Bar. Industrial Fixtures



Exhibit G



CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:  
06/21/2017

A

100

DESIGNED BY  
Nathan Graham ©  
DESCRIPTION  
Design 06/21/2017



DJCF HOLDINGS, LLC  
20 GRACE ROAD  
POWELL, OH 43065

1013 Gahanna Pkwy  
Columbus, Ohio 43230  
Nathan@hedgelandscape.com  
Cell: 330.352.1482







1013 Gahanna Pkwy  
Columbus, Ohio 43230  
Nathan@HedgeLandscape.com  
Cell: 330.352.1482

DJCF HOLDINGS, LLC  
20 GRACE ROAD  
POWELL, OH 43065



DESIGNED BY  
Nathan Graham ©  
DESCRIPTION  
Design 06/21/2017



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CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:  
06/21/2017





## CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:  
06/21/2017

**A**

100

DESIGNED BY  
Nathan Graham ©  
DESCRIPTION  
Design 06/21/2017

LANDSCAPE  
**NG**  
AND DESIGN

DJCF HOLDINGS, LLC  
20 GRACE ROAD  
POWELL, OH 43065

1013 Gahanna Pkwy  
Columbus, Ohio 43230  
Nathan@HedgeLandscape.com  
Cell: 330.352.1482

**HEDGE**  
LANDSCAPE, LLC





1013 Gahanna Pkwy  
Columbus, Ohio 43230  
Nathan@HedgeLandscape.com  
Cell: 330.352.1482

DJCF HOLDINGS, LLC  
20 GRACE ROAD  
POWELL, OH 43065



DESIGNED BY  
Nathan Graham ©  
DESCRIPTION  
Design 06/21/2017



100



CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:  
06/21/2017





CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:  
06/21/2017



1013 Gahanna Pkwy  
Columbus, Ohio 43230  
Nathan@HedgeLandscape.com  
Cell: 330.352.1482

DJCF HOLDINGS, LLC  
20 GRACE ROAD  
POWELL, OH 43065



DESIGNED BY  
Nathan Graham ©  
DESCRIPTION  
Design 06/21/2017

**A**

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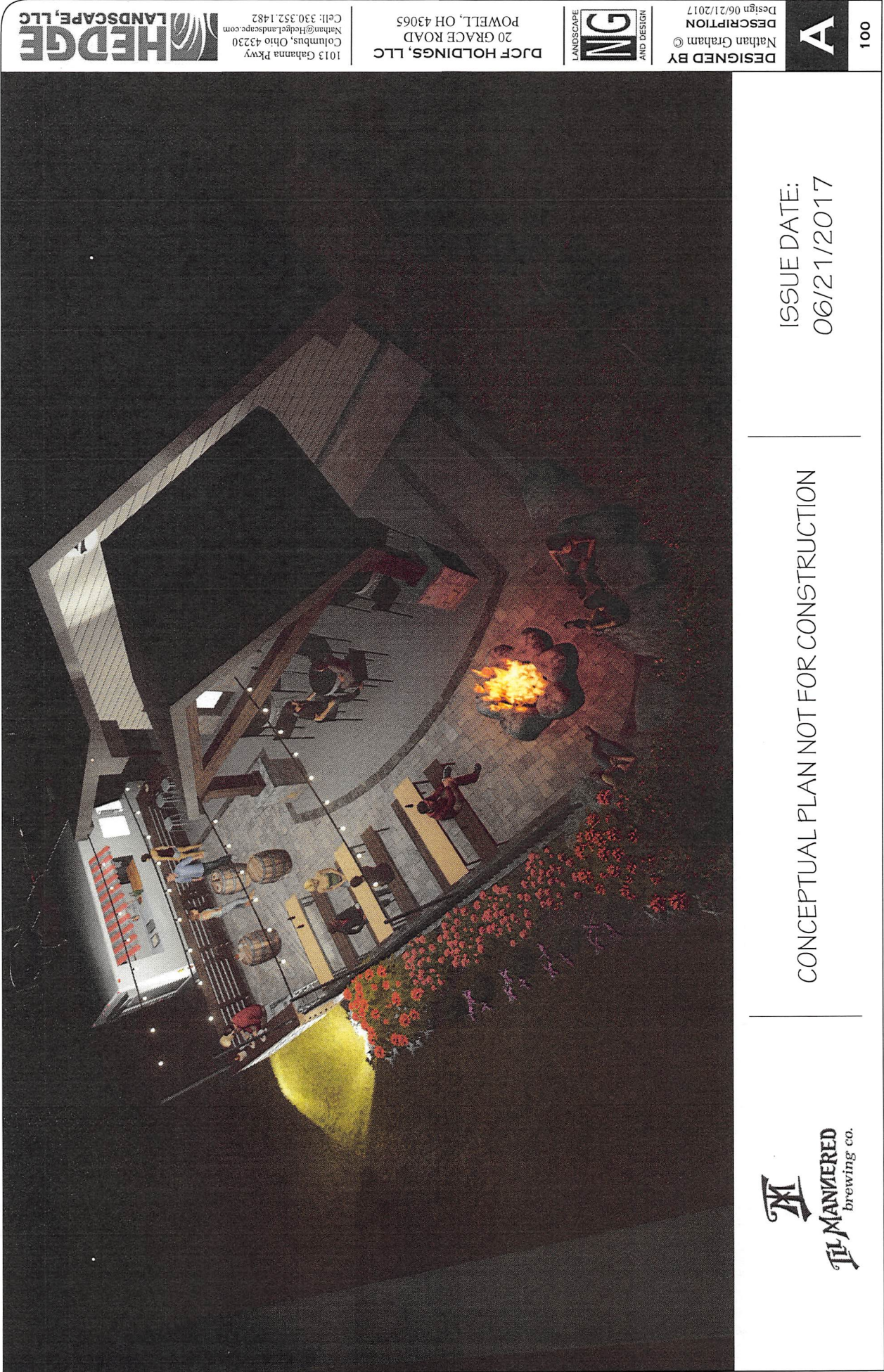


CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:  
06/21/2017







CONCEPTUAL PLAN NOT FOR CONSTRUCTION

ISSUE DATE:  
06/21/2017

A

DESIGNED BY  
Nathan Graham ©  
DESCRIPTION  
Design 06/21/2017



DJCF HOLDINGS, LLC  
20 GRACE ROAD  
POWELL, OH 43065

1013 Gahanna Pkwy  
Columbus, Ohio 43230  
Nathan@HedgeLandscape.com  
Cell: 330.352.1482





## Exhibit H

LDH 2000 Family Limited Partnership  
P.O. Box 389  
Delaware, Ohio 43015  
614-440-5666  
[cjolliff@wolfcommerce.com](mailto:cjolliff@wolfcommerce.com)

May 25, 2017

City of Powell  
47 Hall St.  
Powell, Ohio 43065

RE: Placement of Trees

To Whom It May Concern:

I have met with the property owners of Grace Plaza concerning the placement of trees on the property line between the Powell Post office and Grace Plaza. I give our support and permission to them to plant trees, at their expense, along the Northwest corner of the property located at 40 Grace Dr., Powell, OH 43065. It is also agreed that I will be consulted regarding the size, type, and location of the trees prior to their installation. Any considerations of current utility or drainage locations shall also be the liability of Grace Plaza when determining the placement of the new trees.

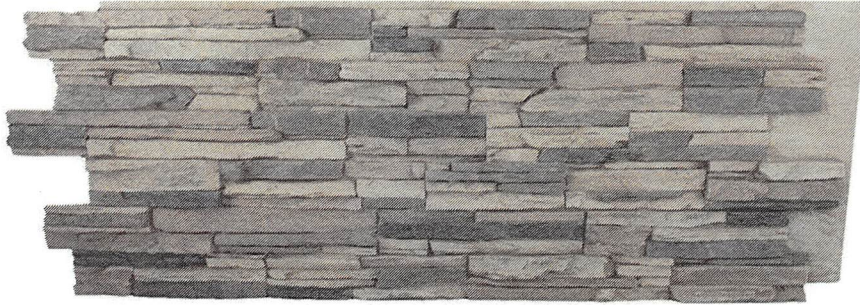
Sincerely,

A handwritten signature in cursive script that reads "Claire Jolliff".

Claire Jolliff  
Property Manager



Exhibit I



Stone Veneer Siding Below Hardie Plank of Retail Space



Paver Patio – Multi-sized Tumbled Stone



Proposed Glass Garage Door to Covered Patio





AMERICAN  
BUILDING  
COMPONENTS

# Color Chart

## Commercial/Industrial

**Final color selection should be made from metal color chips.**

- For the most current information available, visit our website at [www.ABCmetalroofing.com](http://www.ABCmetalroofing.com).
- See the product selection chart for gauge and finish availability.
- All products are available in smooth or embossed finish.
- Trim is available in all colors.
- Review the sample warranty for complete performance attributes, exceptions, and terms and conditions.

### Signature® 200

STANDARD COLORS  
26- AND 24-GAUGE MATERIAL

#### Siliconized Polyester

Polar White is a Straight Polyester.

\* Also available in 29-gauge

\*\* Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.



HAWAIIAN BLUE\*\*★



CRIMSON RED\*\*★



FERN GREEN\*\*★



BURNISHED SLATE\*\*★



SOLAR WHITE\*\*★



ASH GRAY★



SADDLE TAN★



DESERT SAND★



KOKO BROWN★



POLAR WHITE★



CHARCOAL GRAY\*\*★



COBALT BLUE\*\*★



RUSTIC RED★



LIGHT STONE★

Roof Color

Warehouse Siding

### Signature® 300

STANDARD COLORS  
26-GAUGE MATERIAL

#### Polyvinylidene Fluoride (PVDF); Low Gloss

\* Also available in 24-gauge

\*\* Minimum quantities and/or extended lead times required for 24-gauge. Please inquire.

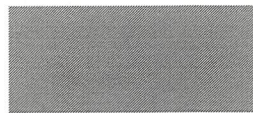
† Minimum quantities and/or extended lead times required for all gauges. Please inquire.



MEDIUM BRONZE\*



SNOW WHITE\*



SLATE GRAY\*\*



ALMOND\*



BONE WHITE\*\*



CLASSIC GREEN\*\*



BROWNSTONE\*



BRITE RED†



HARBOR BLUE\*\*



★ ENERGY STAR® Qualified



# ColorPlus® Technology

## New Color Selection

Exhibit I

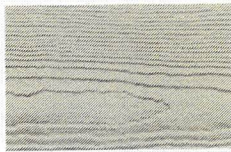
### PLANK, PANEL, BATTEN AND SHINGLE COLORS



ARCTIC WHITE



NAVAJO BEIGE



SOFT GREEN



PEARL GRAY



LIGHT MIST



SAIL CLOTH



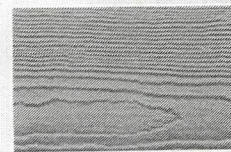
SANDSTONE BEIGE



HEATHERED MOSS



GRAY SLATE



BOOTHBAY BLUE



WOODLAND CREAM



AUTUMN TAN



MOUNTAIN SAGE



AGED PEWTER



EVENING BLUE



HARRIS CREAM



KHAKI BROWN



PARKSIDE PINE



NIGHT GRAY



IRON GRAY



TUSCAN GOLD



COBBLE STONE



WOODSTOCK BROWN



RICH ESPRESSO



DEEP OCEAN



CHESTNUT BROWN



MONTEREY TAUPE



TIMBER BARK



COUNTRYLANE RED

### SOFFIT AND TRIM COLORS



ARCTIC WHITE



SAIL CLOTH



NAVAJO BEIGE



KHAKI BROWN



TIMBER BARK



COBBLE STONE



AUTUMN TAN



SANDSTONE BEIGE



MONTEREY TAUPE



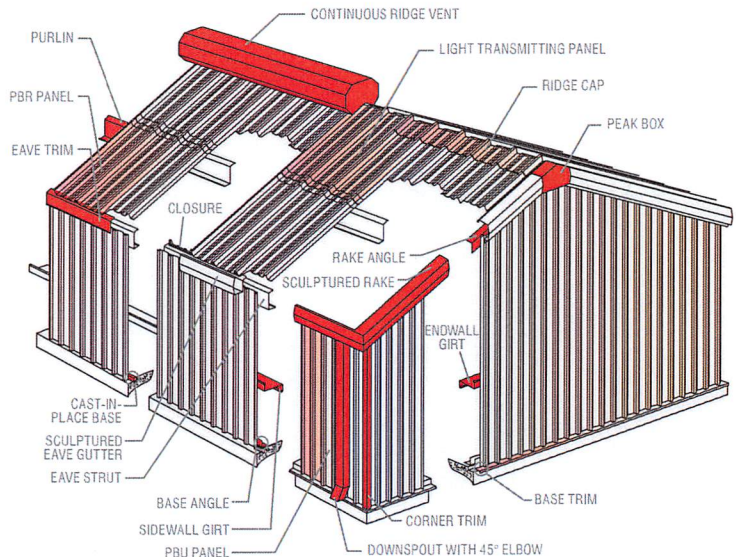
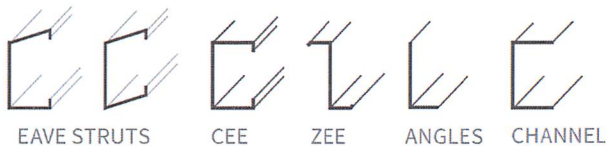
WOODSTOCK BROWN



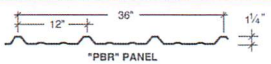
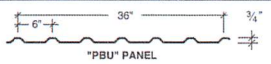
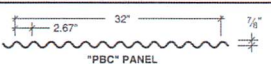
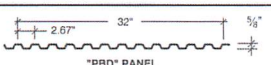
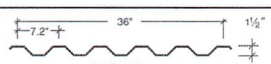
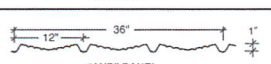


## Available Accessories

- Hat and Channel Sections
- Light Transmitting Panels
- Vents
- Roof Jacks
- Fasteners
- Ridge Caps
- Closures
- Doors
- Windows
- Sealants
- Insulation
- Bracing
- Bolts
- Louvers
- Sliding Door Hardware



## Product Selection Chart

PANEL PROFILE	Panel	29 GAUGE		26 GAUGE			24 GAUGE			22 GAUGE	
		Galvalume Plus®	Sig 200	Galvalume Plus®	Sig 200	Sig 300	Galvalume Plus®	Sig 200	Sig 300	Galvalume Plus®	Sig 200
 "PBR" PANEL	PBR	●	■	●	●	●	●	■	■	●	■
 "PBU" PANEL	PBU	●	■	●	●	●	●	■	■	●	■
 "PBC" PANEL	PBC	●	■	●	●	●	●	■	■	●	■
 "PBD" PANEL	PBD	●	■	●	●	●	●	■	■	●	■
 7.2 PANEL	7.2	●	■	●	■	■	●	■	■	●	■
 "AVP" PANEL	AVP	●	■	●	●	●	●	■	■	●	■

- Available in any quantity
- May require minimum quantity



AMERICAN  
BUILDING  
COMPONENTS

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 Lubbock, TX 877.695.0477  
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 Oklahoma City, OK 877.795.4399  
 Phoenix, AZ 877.774.6219  
 Rome, NY 877.785.0821  
 Salt Lake City, UT 877.814.1419

## Proposed Lighting Fixtures



Proposed Down-lighting w/ Shielding Below Roof for North and West Side of Warehouse

Listed on Architectural Exhibit A-1 as Type A



Proposed Fixture of Ceiling Light on Covered Walkway and Sconce of South Wall

Listed on Architectural Exhibit A-1 as Type B



Optional Outdoor Fan for Covered Patio

Not Listed on Architectural Exhibit





Proposed Low Voltage Lighting for Signage on Southwest Corner and South Wall

Listed on Architectural Exhibit A-1 and L-1 as Type C



Proposed String Lights Over Paver Patio

Listed on Architectural Exhibit A-1 as Type D