

### Planning Department 345 High Street, 3rd floor Hamilton, Ohio 45011

### **CONDITIONAL USE APPLICATION**

Note: Staff correspondence pertaining to updates on your application, including reports and notifications, is conducted via email. Please be sure to include an email address for each of the contacts below. Staff is also able to notify additional individuals by providing their name and email address on a separate page titled "Additional Contacts" which should be included within your application.

For questions or more information, please contact Planning at 513 785-7350 | www.hamilton-oh.gov/planning

March 11, 2024

Mr. Edward Wilson Senior Planner City of Hamilton Planning Commission 345 High Street Hamilton, OH 45011



Re: Conditional Use Application CBLH Project No. - 23-26001

Dear Mr. Wilson,

Please accept our formal Conditional Use Application for a proposed Department of Veterans Affairs (VA) Community-Based Outpatient Clinic, (CBOC) located at 7215 Gateway Avenue, Hamilton, OH. We are requesting a Conditional Use Permit as the current property zoned B-2 does not permit a medical clinic of the size that is proposed to be constructed without a Conditional Use Permit.

The VA CBOC's primary function is to provide outpatient care for the local veteran community so veterans do not need to travel to the main VA hospitals for routine care. Services include primary care, mental health consultation, lab work, audiology, social work, and telehealth. The hours of operation are 6AM-6PM Monday through Friday.

The proposed VA CBOC will house between 30-50 full time employees, including doctors, nurses, and back-end administration.

The VA will enter into a long-term lease with the developer and owner, West Second Street Associates, for a 15 year minimum term.

Please see enclosed site plan, landscape plan, building elevations and renderings for your consideration.

Sincerely,

**CBLH DESIGN** 

**Justin Kaufer** 

Director | Project Manager

### **Conditional Use Criteria**

1. The proposed Conditional Use is to be located in a district wherein such use may be permitted, subject to the requirements of this Section and the Zoning Ordinance.

Per the zoning ordinance: It is the purpose of the "B-2" District to permit and to encourage the establishment of commercial shopping centers which offer a wide variety of consumer goods and services. It is intended that the Community Business District serve a larger population and larger area than the "B-1" District and, located along major highways and thoroughfares, accommodate primarily automotive- oriented establishments.

The VA CBOC aligns with the purpose of the B-2 district. The VA CBOC healthcare use already adds to similar healthcare uses with the TriHealth Bethesda Butler Hospital to the west and the Gateway Springs Health Campus and Glen Meadows Nursing Center to the east. The addition of the VA clinic further enhances the development of an emerging City of Hamilton "Healthcare District".

2. The proposed Conditional Use will not substantially or permanently injure the appropriate use of neighboring property and will serve the public convenience and welfare.

The VA CBOC will positively impact adjacent neighboring properties, including TriHealth Bethesda Butler Hospital & Medical Campus (600' West), Gateway Spring Health Campus (Adjacent East), Knollwood Crossing Apartments (1000' South), and Glen Meadows Nursing Center (2,000' East). Please see the adjacent uses map below:



The VA CBOC will serve public convenience and welfare by providing Veterans improved healthcare access and access to specialized services. Furthermore, the new

VA CBOC will spur new job creation and property tax revenue for the City of Hamilton and its residents.

3. The proposed Conditional Use will be harmonious with the existing or intended character of the general vicinity, and that such use will not change the essential character of the same area.

Please see the adjacent uses map above which confirms the VA CBOC will co-exist harmoniously and support the existing area and adjacent healthcare properties.

4. The proposed Conditional Use shall be adequately served by essential public facilities and services such as, but not limited to, roads, public safety forces, storm water facilities, water, sanitary sewer, refuse, and schools. If not, the applicant shall be responsible for the extension or establishment of any public facilities and services to effectively service the proposed Conditional Use.

All utilities including electricity, water, sewer and telecommunications are available immediately adjacent to the proposed site along Hamilton Mason Road and Gateway Avenue. The property currently has a 15'-0" Utility and Drainage easement along the western property line.

5. The proposed Conditional Use will have vehicular approaches to the property which shall be so designed as not to create an interference with traffic on surrounding streets.

As shown in our site plan, we have located our access drive off Gateway Ave as to not disrupt traffic flow on Hamilton Mason rd. A single one-way in will provide quick access to the site. The main ingress and egress is at the south-east corner of the site, to not interfere with traffic congestion at the Hamilton Mason Road and Gateway Avenue intersection.

6. The proposed Conditional Use will comply with all applicable development standards, except as specifically altered in the approved Conditional Use.

All required design development standards shall be met related to building materials, transparency, building height and building property line set-backs.

7. The proposed Conditional Use will not be hazardous to or have a negative impact on existing or future neighboring uses.

The VA CBOC will not create any hazardous waste and there are no existing hazardous materials on site. The VA CBOC will have a positive impact on future neighboring uses by further encouraging commercial development. The building will be designed with sustainable principles in mind, with a building that enhances the character of the area with an attractive design.

8. The proposed Conditional Use will not involve uses, activities, processes, materials, equipment and conditions of operations, including, but not limited to, hours of operation, that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, odor or other characteristic not comparable to the uses permitted in the base zoning district.

The VA CBOC shall not produce excessive traffic, noise, smoke, fumes, glare or odor. All clinical operations for the CBOC occur inside the building, in a safe manner.

9. The proposed Conditional Use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The intended use as a VA CBOC, along with the attractive building design, shall not hinder or deter further development along Hamilton Mason Road or Gateway Avenue.

#### **Proposed Variances**

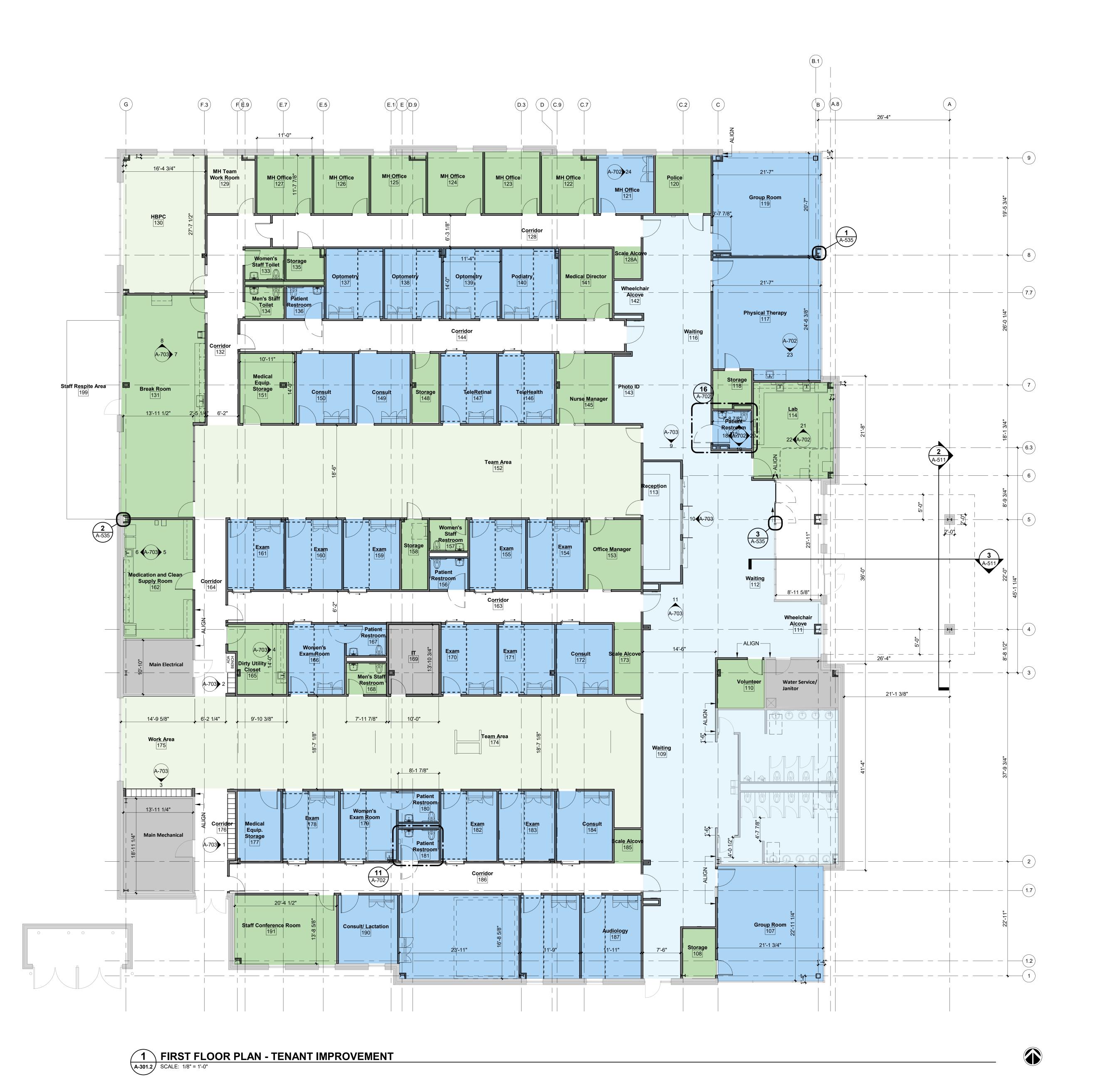
- 1. The proposed Variance requested is to reduced the required minimum parking drive aisle width from 24'-0" down to 22'-0".
- 2. The proposed Variance requested is relief from the 10'-0" parking setback from the Hamilton Mason 50'-0" ROW. Currently north parking row is within the 10'-0" setback.
- 3. The proposed Variance requested is to eliminate the requirement for a 5'-0" wide sidewalk along Hamilton Mason Road. Currently there is a large drainage swale for the full property length and no other sidewalks exist on adjacent properties to the east and west along Hamilton Mason Road.
- 1. Will the property yield a reasonable return or can there be a beneficial use of the property without the Variance? Yes, we believe this is prime use of this site and parcel for community benefit and future property tax implications. This is further described in the conditional use application.
- 2. Is the Variance substantial? We don't believe the Variances requested are substantial. Our initial ALTA survey had the Hamilton Mason ROW as 20'-0". During initial site plan review and Pre-Application meeting, the City Planners mentioned an intended 50'-0" ROW. City Engineering comments also mentioned an option to seek a Variance by reducing the drive aisle to 22'-0". The stated 50'-0" ROW also introduces an additional Variance request to place the north parking withing a 10'-0" parking setback from the ROW. The final Variance is relief from a 5'-0" sidewalk along Hamilton Mason. No other sidewalks exist on adjacent properties along the road.
- 3. Would the Variance cause a substantial alteration in the essential character of the neighborhood or cause a substantial detriment to the adjoining properties? No and this is mostly addressed in Conditional Use Criteria #2. We see no detriment to adjoining properties and only a benefit to future development and value of the area.
- **4. Would the Variance adversely affect the delivery of governmental services?**No, it will not affect services. Site access allows easy and convenient access for all emergency services regardless of the Variance.

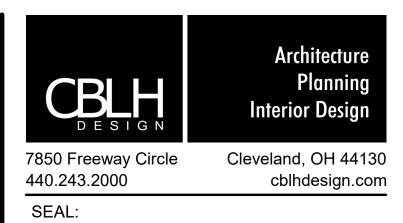
- **5. Did the property owners purchase the property with the knowledge of the zoning restriction?** The owner performed initial due diligence and code review. After further analysis, engineering, and formal construction level planning it was understood Variances may be required. Also, the ALTA survey recorded the Hamilton Mason ROW as 20'-0".
  - Further meetings with the City Planning introduced an intended ROW of 50'-0", which introduced the need for two Variances.
- **6. Could the problem be solved in some other manner other than the granting of the Variance?** We have maximized efficiency in terms of site layout while prioritizing contract requirements between WSSA and the VA.
- 7. Would the Variance preserve the spirit and intent of the zoning requirement and substantial justice be done by granting the variance? Yes as response to Conditional Use Criteria #2 addresses how this development will positively impact the area.











PROJECT:

HAMILTON VA CBOC

7215 GATEWAY AVENUE. HAMILTON, OH 45011 ISSUED FOR: 50% Construction Documents

CLIENT PROJECT NUMBER: CLIENT PROJECT #

KEY PLAN:

23,474 SF

21,864 SF

KEYNOTES

Team Work Areas

Staff/ Support

Patient/ Public Support

RENTABLE SQUARE FEET

ANSI/BOMA OFFICE AREA

Patient Treatment / Support

Circulation

**Building Support** 

## FLOOR PLAN GENERAL NOTES

- ALL EXTERIOR DIMENSIONS TO FACE OF CONCRETE WALL, FACE OF BRICK, OR FACE OF EXISTING WALL UNLESS NOTED OTHERWISE.
- 2. ALL MASONRY OPENING DIMENSIONS ARE NOMINAL (NOM.) UNLESS OTHERWISE NOTED .
- 3. ALL INTERIOR PARTITION DIMENSIONS TO FACE OF CONCRETE BLOCK, FACE OF GYPSUM WALL BOARD, OR FACE OF EXISTING WALL UNLESS OTHERWISE NOTED.
- 4. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF WORK. WHEN DIMENSIONS AND/OR CONDITIONS AS INDICATED ON THE DRAWINGS CONFLICT WITH ACTUAL, CONTACT ARCHITECT FOR CLARIFICATION BEFORE PROCEEDING WITH WORK.
- 5. NO ATTEMPT HAS BEEN MADE TO SHOW SECTIONS CUTS OR DETAIL DESIGNATORS AT ALL LOCATIONS WHERE SIMILAR CONDITIONS OCCUR.
- 6. ANY MATERIAL INDICATIONS OR NOTES SHOWN ON ONE SECTION (USUALLY THE FIRST SECTION OF EACH SHEET), ELEVATION OR DETAIL ALSO APPLY TO ALL SIMILAR CONDITIONS ON OTHER SECTIONS, ELEVATIONS, OR DETAILS.
- 7. SECTIONS AND DETAILS ARE TYPICAL FOR ALL LOCATIONS AT WHICH SIMILAR CONDITIONS OCCUR UNLESS NOTED AS APPLICABLE TO A SPECIFIC LOCATION ONLY.
- 8. ALL METAL STUDS SHALL BE 3 5/8" ACTUAL UNLESS OTHERWISE NOTED. BRACE AS REQUIRED FOR LATERAL SUPPORT.
- 9. WALL THICKNESS INDICATED ON 1/8" AND 1/4" SCALE FLOOR PLANS SHALL BE CONSTANT FOR THE ENTIRE LENGTH OF WALL, UNLESS OTHERWISE

OR POWER SAWED, NO JACKHAMMERING.

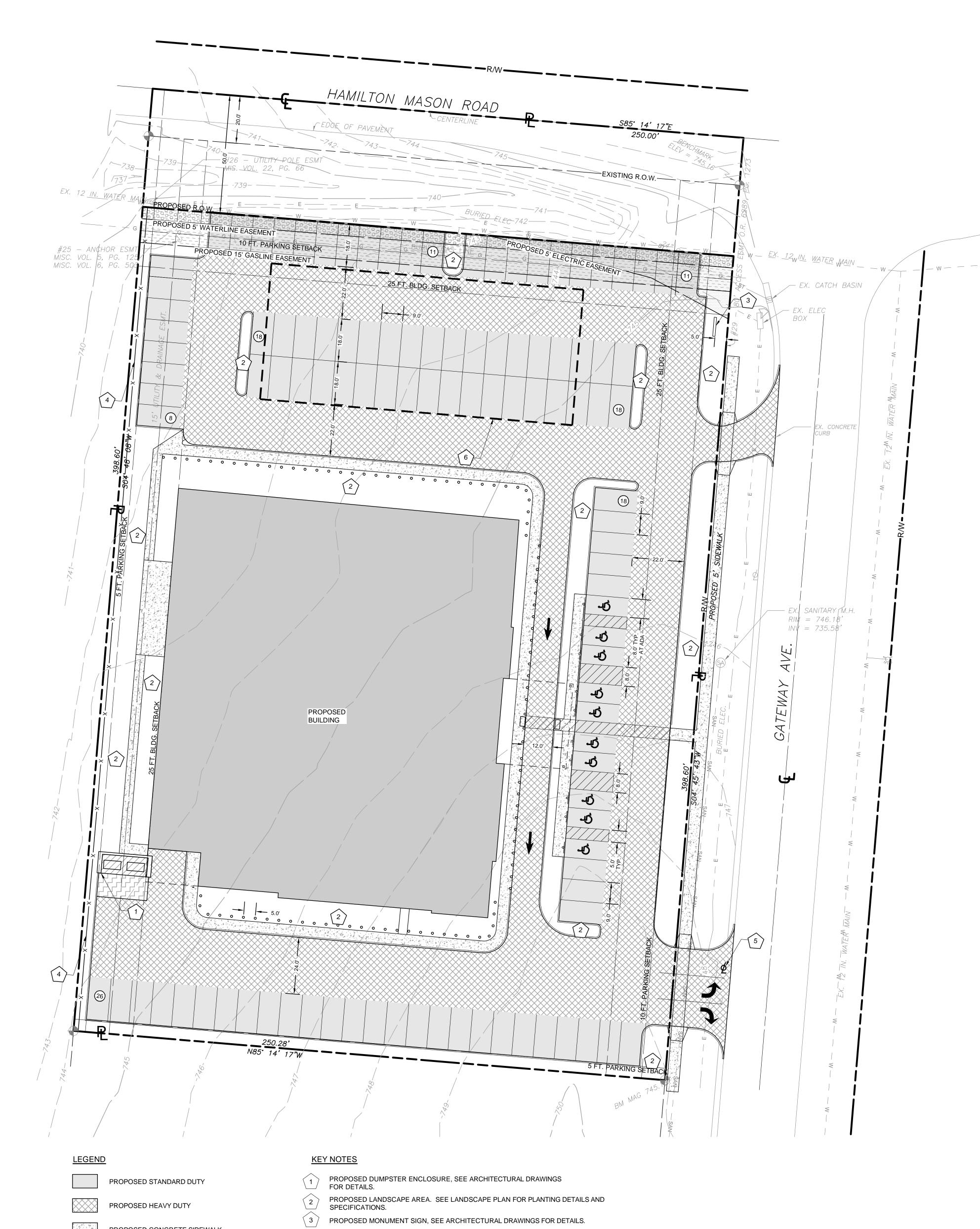
- 10. ALL FIRE RATED ASSEMBLIES SHALL EXTEND FROM FLOOR TO STRUCTURE ABOVE CONTINUOUSLY WITH OPENINGS AROUND STRUCTURE, HVAC, PLUMBING, ETC. FIRESTOPPED. 11. PROVIDE BEHIND WALL REINFORCING FOR ATTACHMENT OF MILLWORK,
- CASEWORK, ACCESSORIES, ETC. 12. NEW OPENINGS FOR MECHANICAL WORK SHALL BE EITHER CORE DRILLED
- 13. NO ATTEMPT HAS BEEN MADE TO INDICATE ALL AREAS REQUIRING CUTTING AND PATCHING DUE TO MECHANICAL AND/OR ELECTRICAL WORK.

14. WHERE ROOM FINISH SCHEDULE INDICATES CERAMIC TILE OR SPECIAL COATING, GYPSUM BOARD SHALL BE MOISTURE RESISTANT.

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1	CONDITIONAL USE APPLICATION	3/11/2024						
PR	OJECT NUMBER: PROJECT#							
DR	AWING TITLE:							

FIRST FLOOR PLAN

A-301.2



PROPOSED SIX (6) FOOT TALL SCREENING FENCE OR WALL, SEE LANDSCAPE PLAN FOR DETAILS AND SPECIFICATIONS.

PROPOSED EXTENTS OF UNDERGROUND STORM WATER MANAGEMENT SYSTEM..

5 EXISTING LIGHT POLE TO BE RELOCATED.

PROPOSED CONCRETE SIDEWALK

PROPOSED ELECTRIC EASEMENT

PROPOSED 15' WIDE GASLINE EASEMENT

PROPOSED 5' WIDE WATERLINE EASEMENT

PROPOSED DUMPSTER PAD CONCRETE PAVEMENT.

PROPOSED BOLLARD





## SITE DATA

ADDRESS: 7215 GATEWAY AVE. HAMILTON, OHIO 45011

ZONING DISTRICT: B-2

SITE AREA: 2.289 Ac.

CURRENT USE: VACANT PROPOSED CONDITIONAL USE: CLINICS, LARGE

### LOT COVERAGE:

PROPOSED BUILDING: 24,475 SF (24.5%) EXISTING BUILDING: 0 SF (0%) BUILDING ADDITION: 0 SF (0%) PAVED SURFACES: 54548 SF (54.7%) TOTAL LOT AREA:

	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	35 FT	20 FT
FRONT YARD BLDG. SETBACK	25 FT	25 FT
SIDE YARD BLDG. SETBACK	0 FT	9.5 FT
REAR YARD BLDG. SETBACK	25 FT	50 FT
FRONT YARD PARKING SETBACK	10 FT	15 FT
SIDE YARD PARKING SETBACK	5 FT	5 FT
REAR YARD PARKING SETBACK	0 FT	0 FT
MIN. LOT AREA	0.115 Ac.	2.289 Ac.
MAX LOT COVERAGE (BUILDING ONLY)	N/A	24.5 %

PARKING CALCULATION

## REQUIRED PARKING:

(60 STAFF) 2 SPACES PER EVERY 3 STAFF (27 EXAM ROOMS) 1 SPACER PER EA. EXAM ROOM

= 40 SPACES = 27 SPACES = 67 TOTAL REQUIRED

PROPOSED SPACES: 100 + 10 HC = 110 TOTAL

PARKING SPACE SIZE: 9'x18' REQUIRED & 9'x18' PROVIDED 24' REQUIRED & 24' PROVIDED DRIVE AISLE MIN

ALL STORMWATER MANAGEMENT PRACTICES AND EROSION AND SEDIMENTATION CONTROL MEASURES WILL COMPLY WITH THE CITY OF HAMILTON STORM WATER DRAINAGE POLICY MANUAL.

## **VARIANCES**

- REDUCED DRIVE AISLE WIDTH FROM 24' TO 22'
- FRONT YARD PARKING SETBACK FROM 10' TO 0', OFF THE PROPOSED 50' HALF OF RIGHT-OF-WAY ON HAMILTON MASON ROAD

**Ohio Utilities Protection Service** 



Thorson •Baker + Associates CONSULTING ENGINEERS

(330) 659-6675 Fax

3030 West Streetsboro Road

Richfield, Ohio 44286

PROJECT:

SEAL:

HAMILTON VA CBOC

7215 GATEWAY AVENUE. HAMILTON, OH 45011 ISSUED FOR: CONDITIONAL USE APPLICATION 03/11/2024 CLIENT PROJECT NUMBER: KEY PLAN:

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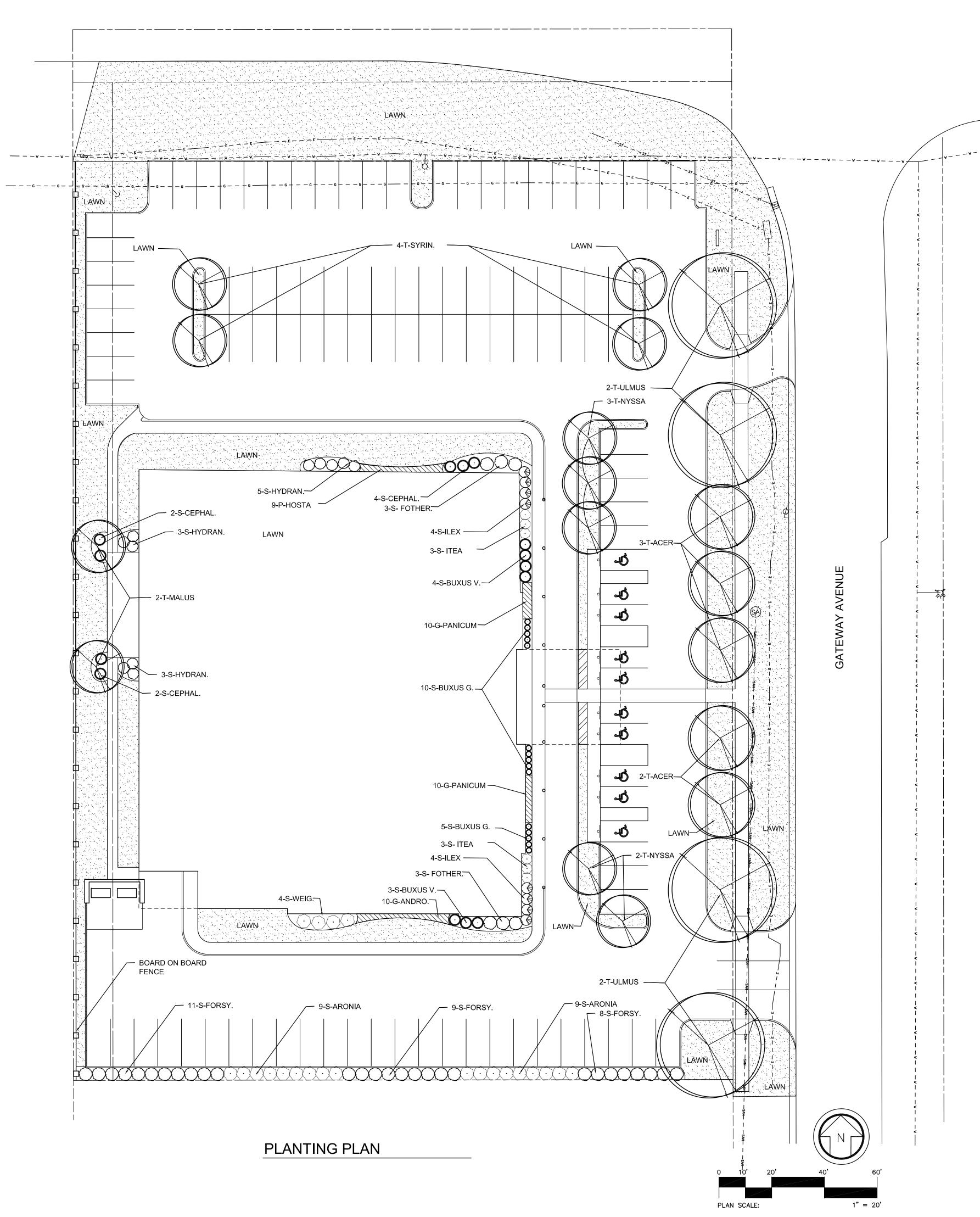
CONDITIONAL APPLICATION

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### HAMILTON MASON ROAD

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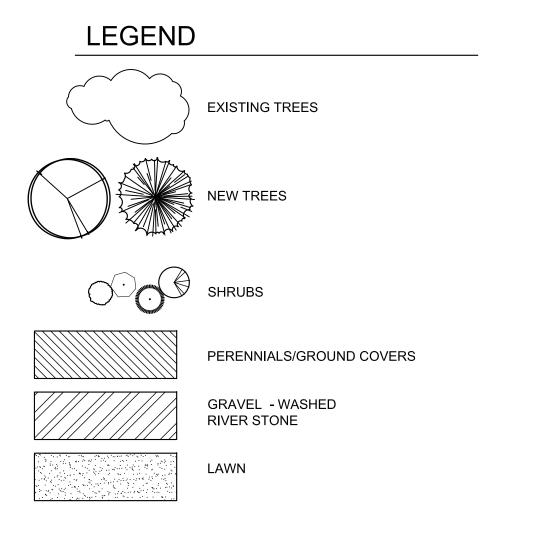


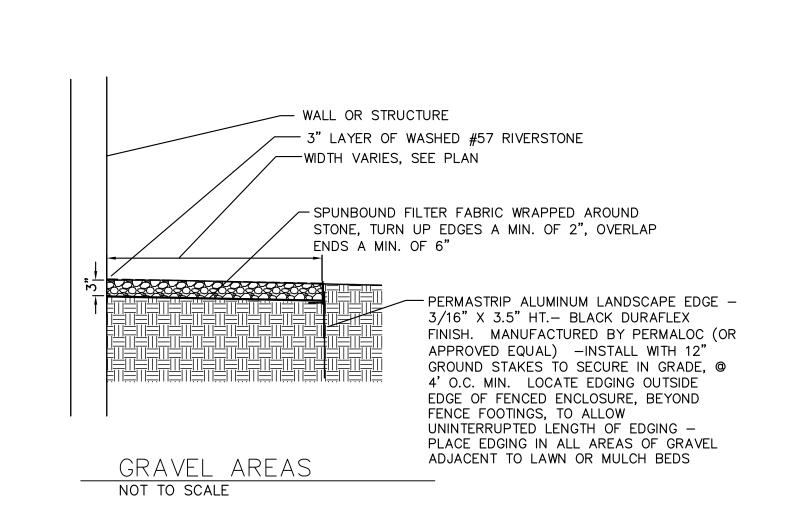
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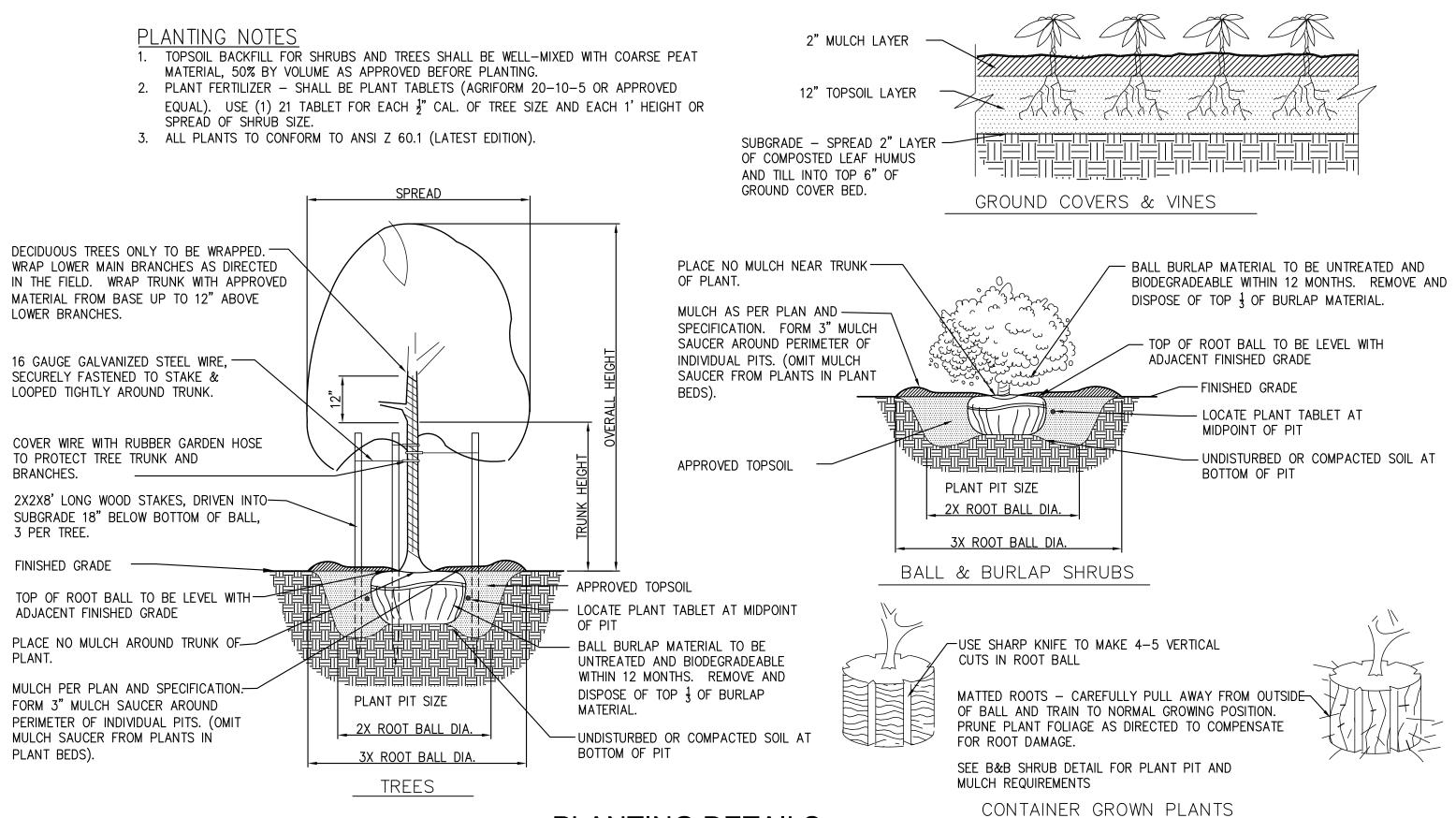
- 1. DATA NOT SHOWN -FOR ALL PERTINENT DATA NOT SHOWN, SEE APPLICABLE CONTRACT DOCUMENTS.
- 2. MEASUREMENTS -CONTRACTOR SHALL VERIFY ALL MEASUREMENTS IN THE FIELD. NOTIFY ARCHITECT AND OWNER OF ANY DISCREPANCY UNCOVERED IN THE FIELD, IMMEDIATELY, TO DETERMINE ANY MODIFICATIONS REQUIRED.
- 3. EXISTING UTILITIES -THE EXISTING UTILITY DATA SHOWN IS FOR REFERENCE INFORMATION ONLY AND DOES NOT SHOW ALL EXISTING UTILITY DATA. SEE UTILITY PLAN. 4. EXISTING TREES / PLANTS -
- ALL EXISTING PLANT MATERIALS MAY NOT BE SHOWN. REMOVE ALL PLANTS AS SHOWN ON THE DEMOLITION PLAN ONLY. PLANT MATERIALS WITHIN CONSTRUCTION AREAS NOT SHOWN ON THE SURVEY SHALL BE PROTECTED DURING THE CONSTRUCTION PERIOD. REMOVE ADDITIONAL MATERIALS ONLY AS APPROVED BY ARCHITECT AND OWNER.
- 5. NEW PLANTINGS -
- CONTRACTOR SHALL LOCATE PLANT MATERIALS IN LOCATIONS AS SHOWN ON THE DRAWING FOR APPROVAL BY ARCHITECT, PRIOR TO DIGGING HOLES. ADJUST FINAL LOCATION TO AVOID FINAL LOCATION OF ALL UTILITIES AND LIGHTING. ALL TREES SHALL BE A MINIMUM OF 15' FROM FINAL LOCATIONS OF UTILITY AND LIGHT POLES.
- 6. MULCH -ALL NEW TREES AND SHRUBS SHALL RECEIVE A MIN. OF 2" DOUBLE SHREDDED BARK MULCH LAYER OVER PLANT BEDS AND TREE RINGS, PER DETAILS AND SPECIFICATIONS.
- 7. TOPSOIL -ALL LAWN AREAS SHALL RECEIVE A MIN. OF 6" OF APPROVED TOPSOIL. ALL SHRUB BEDS SHALL RECEIVE A MIN. OF 12" OF APPROVED PLANT BED MIX TOPSOIL. SEE SPECIFICATION - FINISHED GRADING FOR ADDITIONAL REQUIREMENTS.
- 8. LAWNS -ALL AREAS IDENTIFIED AS LAWN AND ALL AREAS WITHIN THE CONSTRUCTION LIMITS NOT TO BE FINISHED WITH PAVEMENT, WALKWAYS, STRUCTURES OR PLANT BEDS SHALL BE SEEDED TO LAWN. EXTEND LAWN SEEDED AREA AS NEED TO REPAIR ALL AREAS IMPACTED BY CONSTRUCTION.

PLANT LIST SCIENTIFIC NAME COMMON NAME PLANTED SIZE QUANTITY MATURE SIZE COMMENTS SHADE AND ORNAMENTAL TREES ACER X FREEMANII 'CELEBRATION' **CELEBRATION MAPLE** 2 1/2" CAL. B&B 45' HT X 25' W. SEEDLESS 2 1/2" CAL. B&B 2 1/2" CAL. B&B 2 1/2" CAL. B&B 2 1/2" CAL. B&B T-MALUS MALUS 'SPRING SNOW' 20' HT. X 15' W. NON-FRUITING SPRING SNOW CRAB T-NYSSA NYSSA SYLVATICA 'TUPELO TOWER **TUPELO TOWER BLACK GUM** 30-40' HT. X 20' W. SYRINGA RETICULATA 'IVORY SILK' 20' HT. X 15' W. **IVORY SILK TREE LILAC** T-ULMUS ULMUS AMERICANA 'PRINCETON' PRINCETON ELM 60' HT. X 30-40' W. SHRUBS AUTUMN MAGIC BLACK CHOKEBERRY 24" NO. 3 CONT. ARONIA MELANOCARPA 'AUTUMN MAGIC' 4' HT. X 4-6' W. S-BUXUS G BUXUS X 'GREEN GEM' GREEN GEM BOXWOOD 12" NO. 3 CONT. 2' HT X 2' W GREEN VELVET BOXWOOD S-BUXUS V. BUXUS X 'GREEN VELVET' 3' HT X 3' W S-CEPHAL. CEPHALOTAXUS HARRINGTONIA 'DUKE GARDEN' DUKE GARDEN JAPANESE PLUM YEW 15" NO. 3 CONT. 2-4' HT. X 3-4' W. S-FORSY. FORSYTHIA SUSPENSA SIEBOLDII WEEPING FORSYTHIA 3-5' HT. X 3-5' W. FOTHERGILLA GARDENII 'MT. AIRY' S-FOTHER. MT. AIRY FOTHERGILLA 15" NO. 3 CONT. 3-5' HT. X 3-4' W. MUNCHKIN OAKLEAF HYDRANGEA 18" NO. 3 CONT. S-HYDRAN HYDRANGEA QUERCIFOLIA 'MUNCHKIN' 3' HT X 4-5' W S-ILEX ILEX GLABRA 'SHAMROCK' SHAMROCK INKBERRY 15" NO. 3 CONT. 3' HT X 3' W S-ITEA ITEA VIRGINICA 'LITTLE HENRY DWARF SWEETSPIRE 15" NO. 3 CONT. 2-3' HT X 3' W 3' HT. X 4' W. S-WEIG. WEIGELA FLORIDA 'SPILLED WINE' DWARF WEIGELA 15" NO. 3 CONT. ORNAMENTAL GRASSES / PERENNIALS









PLANTING DETAILS

SCALE: NOT TO SCALE

PROJECT NUMBER: 23-26001 DRAWING TITLE: Planting

PROJECT:

7850 Freeway Circle

440.243.2000

SEAL:

HAMILTON VA CBOC

Cleveland, OH 44130

cblhdesign.com

7215 GATEWAY AVENUE. HAMILTON, OH 45011 ISSUED FOR: Conditional Use Application

KEY PLAN:

CLIENT PROJECT NUMBER:

**REVISIONS:** ISS. REVISION CONDITIONAL USE APPLICATION

Plan

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ULMUS AMERICANA 'PRINCETON'

FLOWERING TREES



ACER X FREEMANII 'CELEBRATION'



MALUS 'SPRING SNOW'

SHRUBS











PHOTO BY KRIS STONE

FOTHERGILLA GARDENII 'MT. AIRY'

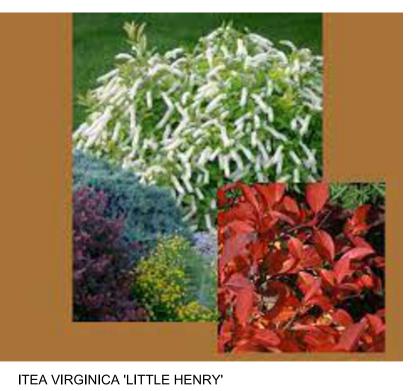


HYDRANGEA QUERCIFOLIA 'MUNCHKIN'

BUXUS X 'GREEN GEM'



BUXUS X 'GREEN VELVET'



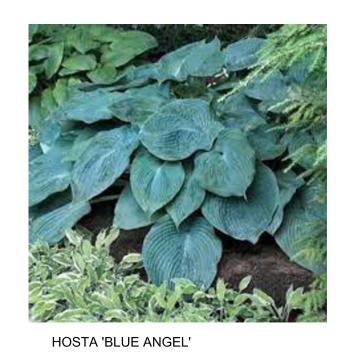


ORNAMENTAL GRASSES AND PERENNIALS





PANICUM VIRGATUM 'SHENANDOAH'



ILEX GLABRA 'SHAMROCK'





Knight & Stolar, Inc.

PLANNING CONSULTANTS / LANDSCAPE ARCHITECTS

3029 Prospect Avenue
Cleveland, Ohio 44115
P: (216) 391-0910
F: (216) 391-0920
E: info@kslarch.com



PROJECT:

HAMILTON VA CBOC

7215 GATEWAY AVENUE.
HAMILTON, OH 45011
ISSUED FOR: Conditional Use Application

CLIENT PROJECT NUMBER:

KEY PLAN:

PREINING PORTION OF THE PROPERTY OF THE PROPER

REVISIONS:

ISS. REVISION DATE

CONDITIONAL USE APPLICATION 03-11-24

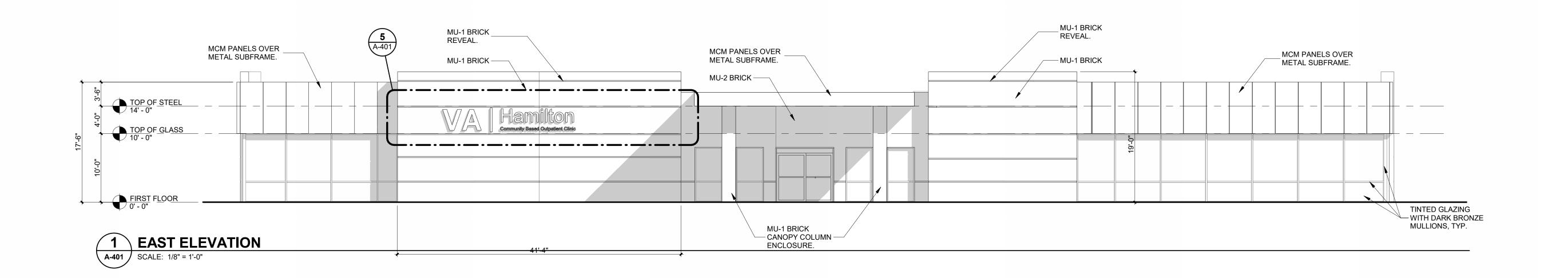
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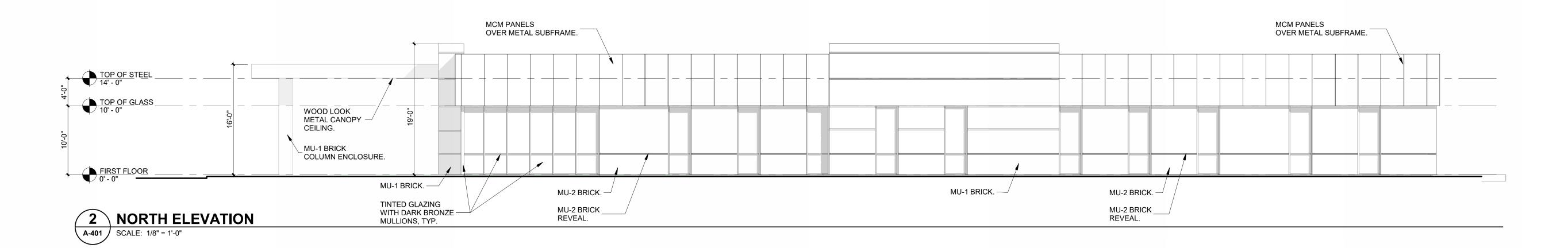
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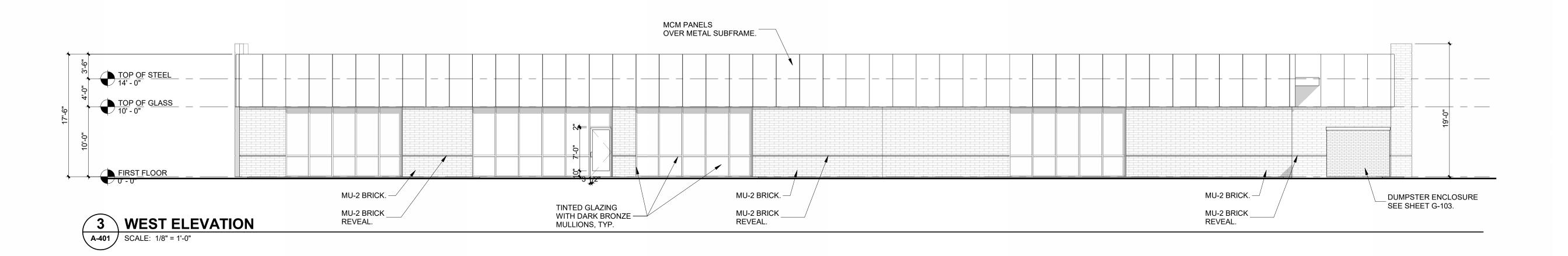
Plant Images

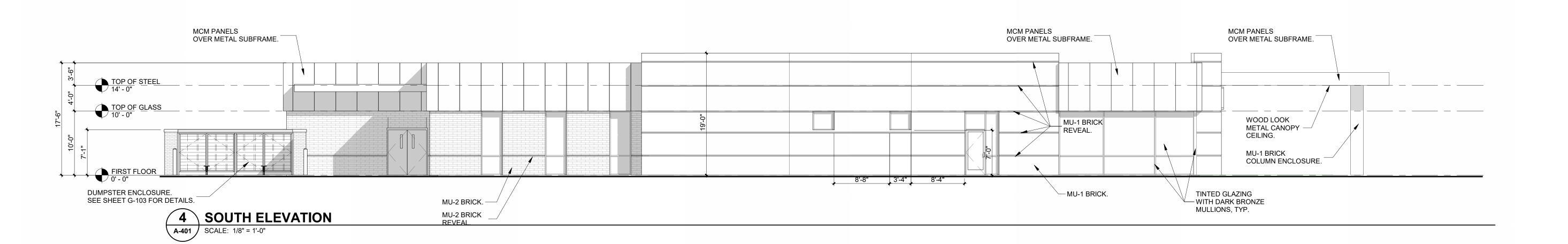
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L-102









Architecture
Planning
Interior Design

7850 Freeway Circle
440.243.2000

SEAL:

Cleveland, OH 44130
cblhdesign.com

PROJECT:

HAMILTON VA CBOC

7215 GATEWAY AVENUE.
HAMILTON, OH 45011
ISSUED FOR: 50% Construction Documents
CLIENT PROJECT NUMBER: CLIENT PROJECT#

KEY PLAN:



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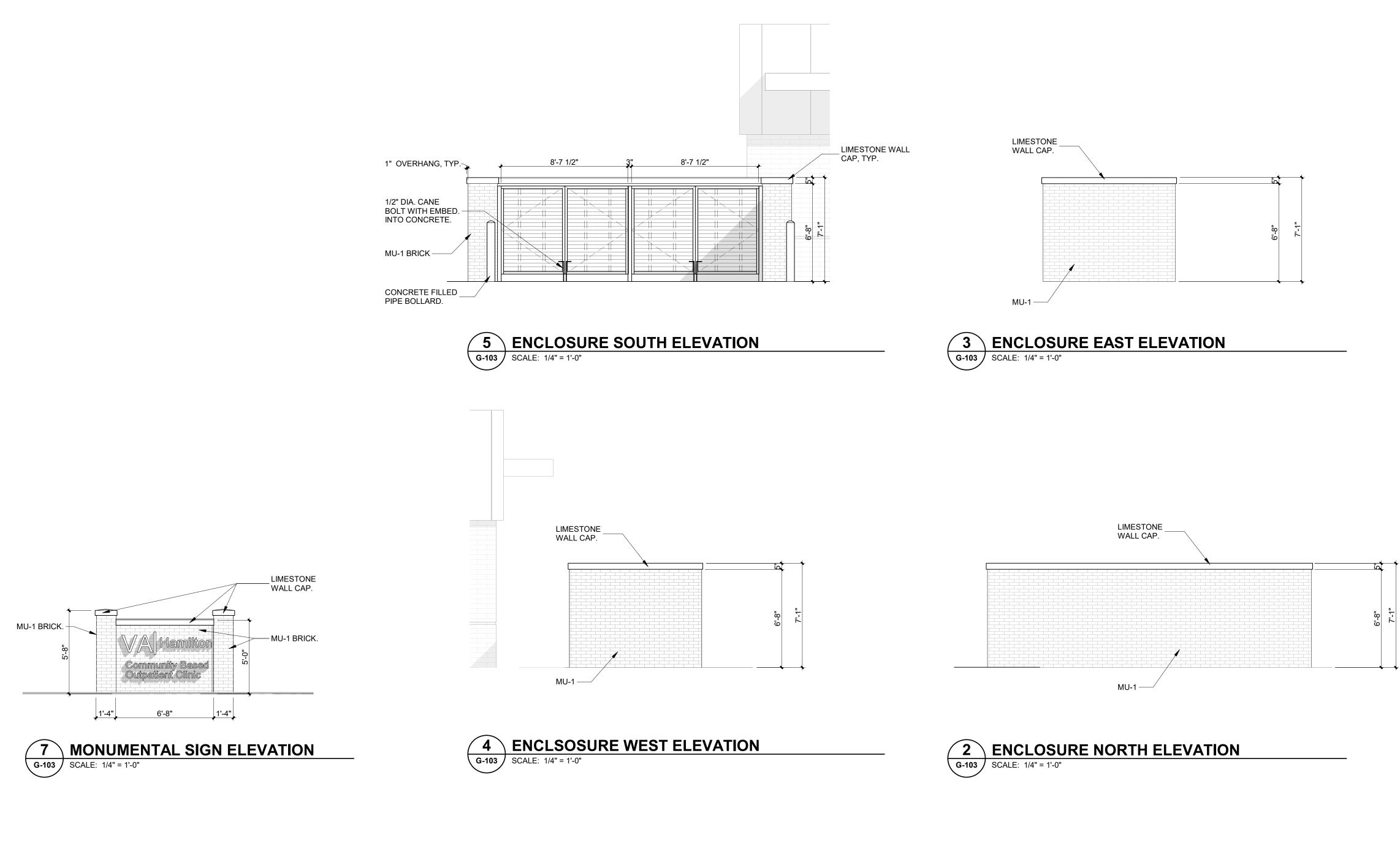
EXTERIOR ELEVATIONS

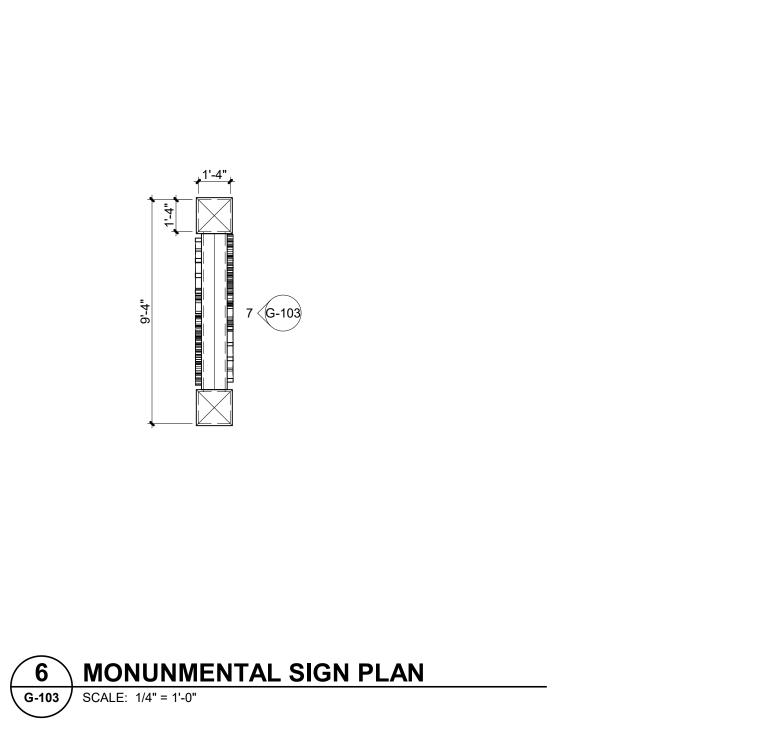
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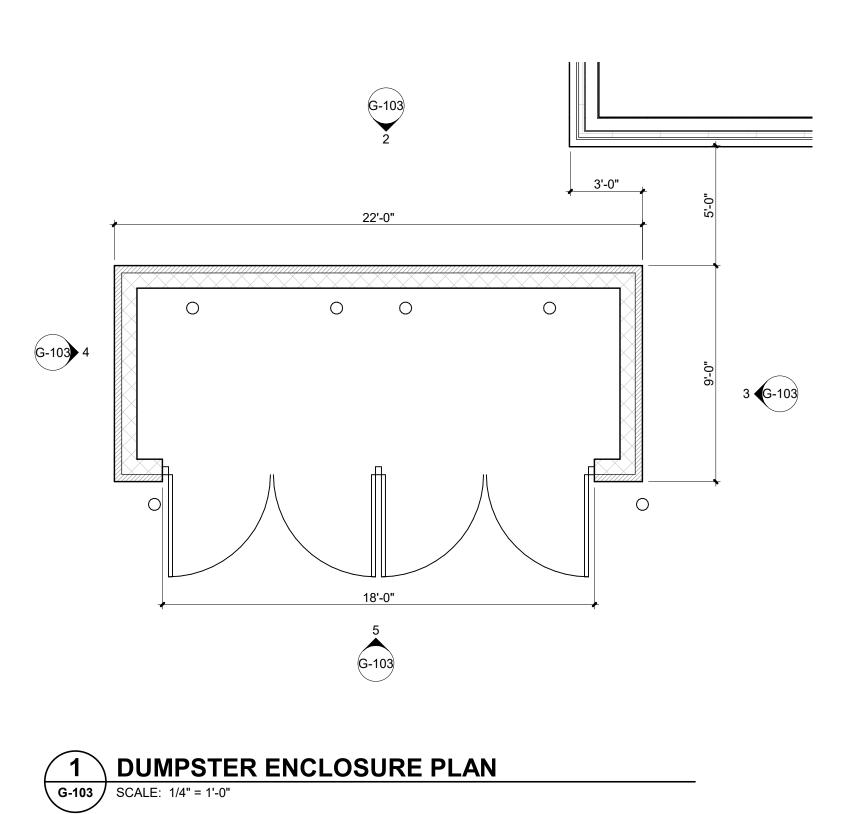
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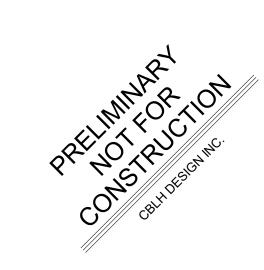
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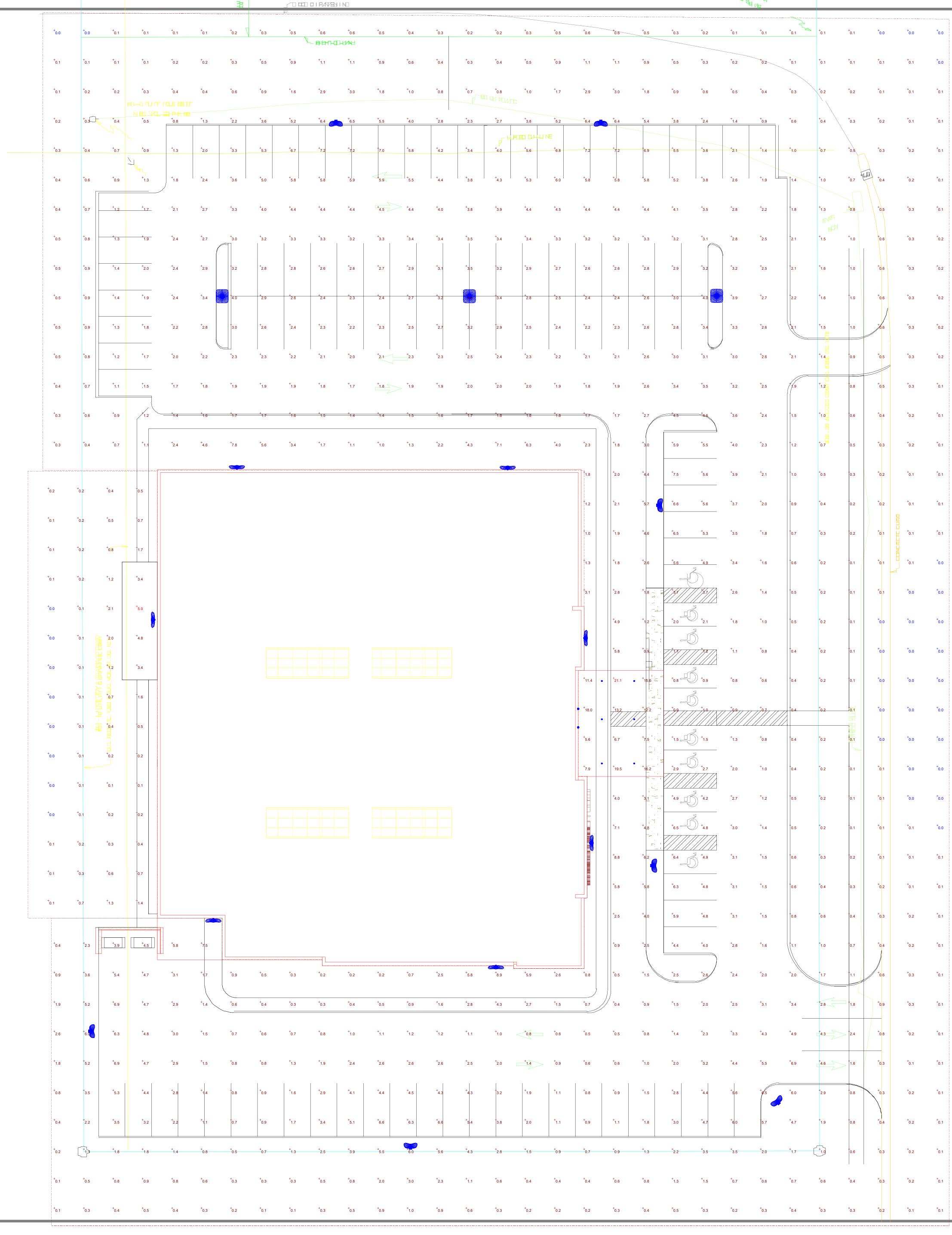
7850 Freeway Circle Cleveland, OH 44130 cblhdesign.com 440.243.2000 SEAL: PROJECT: HAMILTON VA CBOC 7215 GATEWAY AVENUE. HAMILTON, OH 45011 ISSUED FOR: 50% Construction Documents CLIENT PROJECT NUMBER: CLIENT PROJECT # KEY PLAN:



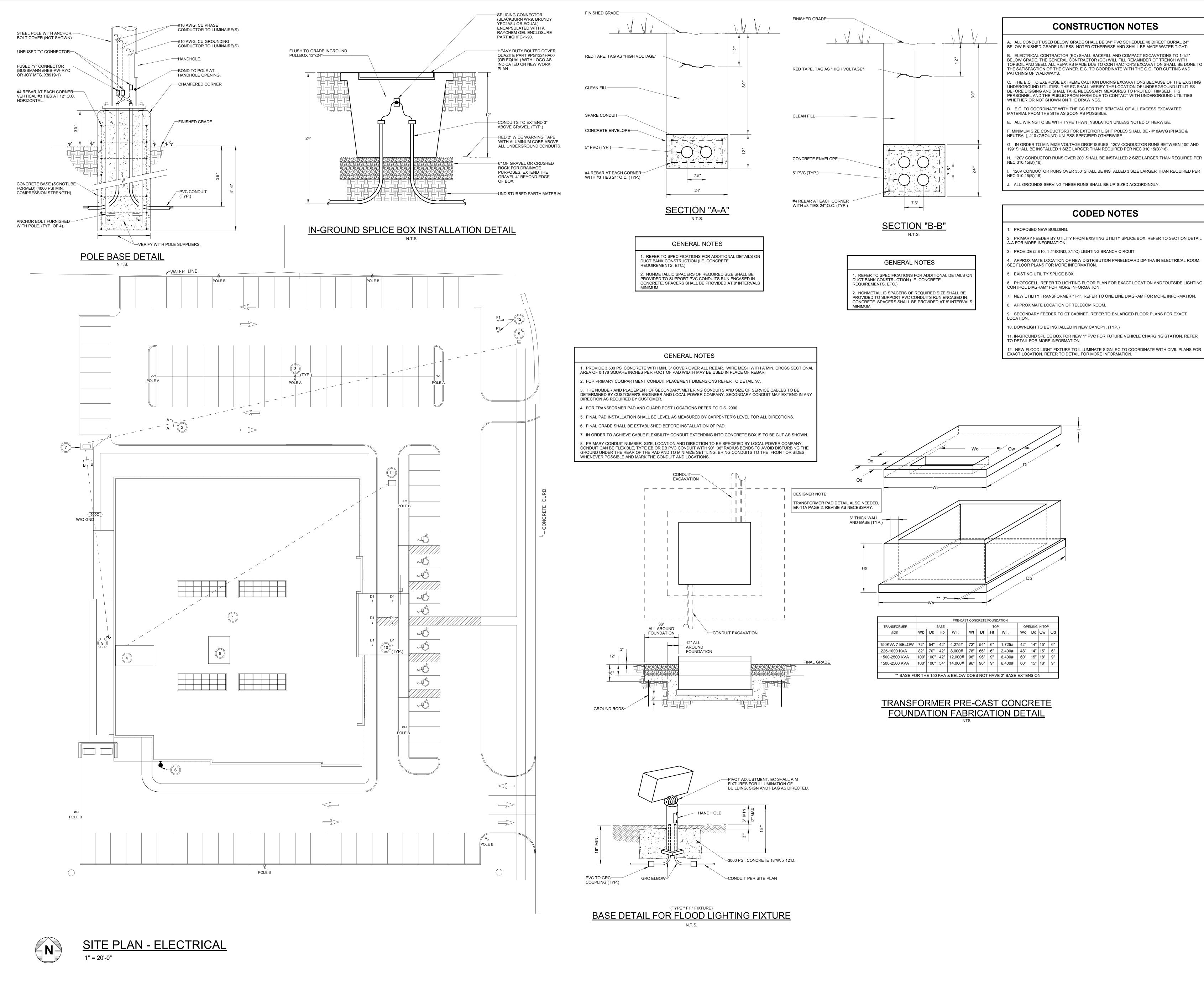
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	PLANS &	

0.0	Statistics						
0.1	Description	Symbol	Avg	Max	Min	Max/Min	Avg/Mir
0.1	Back of Building	+	0.7 fc	5.0 fc	0.0 fc	N/A	N/A
0.1	Parking Areas	+	2.1 fc	21.1 fc	0.0 fc	N/A	N/A

Sche	dule											
Syml	ool Lal	oel	Image	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage	Plot
	PO			3	COOPER LIGHTING SOLUTIONS - McGRAW- EDISON (FORMERLY EATON)	GALN-SA4A-740-U-5WQ	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE V WIDE OPTICS	64	296	1	121	Max: 7665cd
	] PO	LE 3		7	COOPER LIGHTING SOLUTIONS - McGRAW- EDISON (FORMERLY EATON)	GALN-SA4A-740-U-T3	GALLEON AREA AND ROADWAY LUMINAIRE (4) 70 CRI, 4000K, 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III OPTICS	64	280	1	121	Max: 10744cd
		1		7	Lithonia Lighting	WDGE2 LED P4 40K 80CRI T2M	WDGE2 LED WITH P4 - PERFORMANCE PACKAGE, 4000K, 80CRI, TYPE 2 MEDIUM OPTIC	1	4267	1	46.6589	Max: 3447cd
		2		2	Lithonia Lighting	OLLWD LED P1 40K MVOLT	OUTDOOR LED WALL CYLINDER DOWN LIGHT & 4000K NICHIA 219C	1	576	1	9.02	Max: 2104cd
	) D	1		6	Gotham Architectural Lighting	EVO6 40/20 AR WD LSS	EVO 6IN ROUND, 80 CRI, 4000K, 2000LM, WIDE DIST, CLEAR, SEMI-SPEC	1	1966	1	19.7	Max: 1711cd



Plan View Scale - T = 14ft Designer
MSK
Date
03/08/2024
Scale
SEE PLAN
Drawing No.
ES.1
Summary
N/A



Arci CBLH Interio

7850 Freeway Circle

Cleveland, OH 44130

440.243.2000

PRELIMINARY

DO NOT USE FOR

CONSTRUCTION

DATE 01/26/2024

Scheeser

Buckley

Mayfield

cblhdesign.com

PROJECT:

HAMILTON VA CBOC

PROJECT ADDRESS

ISSUED FOR: ISSUANCE

CLIENT PROJECT NUMBER: CLIENT PROJECT#

KEY PLAN:

PRELIMITARY CONTROL OF THE CONTROL O

REVISIONS:

ISS. REVISION DATE

PROJECT NUMBER: PROJECT #

ELECTRICAL SITE PLAN
- ELECTRICAL

DRAWN BY:
Designer
CHECKED BY:
Checker

Checker