

July 3, 2018

City of Grove City
Development Department
4035 Broadway
Grove City, Ohio 43134



Re: Tosoh Bioscience Addition
Final Development Plan Application
Project Narrative

This proposed project represents the fourth such expansion of the Tosoh America campus in Grove City over the course of the last 22 years. Expansion #4 will add approximately 29,000 square feet to the existing structure. 19,000 square feet will be dedicated to expansion of the distribution space for clinical diagnostic products serving the healthcare industry. 10,000 square feet will focus on the addition of light manufacturing for a new product within the liquid chromatography line of products serving the pharmaceutical, biotechnology, and chemical industries.

The building expansion will be located on the NE side of the existing building adjacent to the 2nd expansion completed in 2005. The addition will align with the existing Bioscience area and will match the color bands, height, and window band of the adjacent building façade. The proposed exterior material is horizontally oriented metal panels to allow for future expansion, similar to the strategies on the last two expansions.

The property is within the South Park Development, zoned IND1, Light Industry. This project will not affect the existing roads, drives, parking areas, or perimeter landscaping. The development and this property do not have sidewalks or trails.

COMMERCIAL/INDUSTRIAL

- Final color selection should be made from actual color chips.
- For the most current information available, visit our website at www.mbc.com.
- See product selection chart for gauge and color availability.
- All products available in smooth or embossed finish.
- Trim available in all colors.
- A 40-year limited paint warranty is available upon written request for all colors except for Crimson Red, Polar White and Brite Red. Please review our sample warranty for complete performance attributes and terms and conditions.

SIGNATURE® 200 STANDARD COLORS 26-GAUGE MATERIAL

Siliconized Polyester
Polar White is a Straight Polyester.

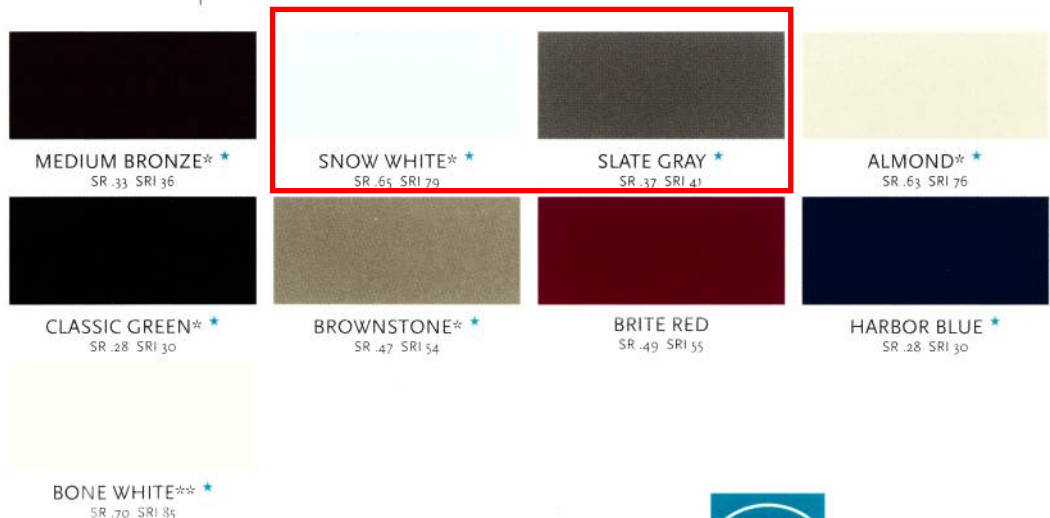
* Also available in 29-gauge



SIGNATURE® 300 STANDARD COLORS 26-GAUGE MATERIAL PBR, PBU, PBA, PBC, PBD PANELS ONLY

KYNAR 500®, HYLAR 5000®, Low Gloss

* Also available in 24-gauge



** Minimum quantities and/or extended lead times may be required. Please inquire.

Signature® is a registered trademark of NCI Group, Inc. KYNAR 500® is a registered trademark of Arkema, Inc. HYLAR 5000® is a registered trademark of Solvay Solexis.



* ENERGY STAR® Qualified



SOLAR REFLECTIVITY (SR)?

Solar reflectivity or reflectance (SR) is the ability of a material to reflect solar energy from its surface back into the atmosphere. The SR value is a number from 0 to 1.0. A value of 0 indicates that the material absorbs all solar energy and a value of 1.0 indicates it is all reflected. Energy Star requires SR testing of both new and aged roof products. New products must have an SR value of 0.25 or higher for steep slope (above 2:12) roofing and an SR value of 0.65 or higher for low slope (2:12 or less) roofing. Aged testing takes 3 years to complete, so not all products that meet the initial requirements are qualified. For more information, please go to www.energystar.gov.

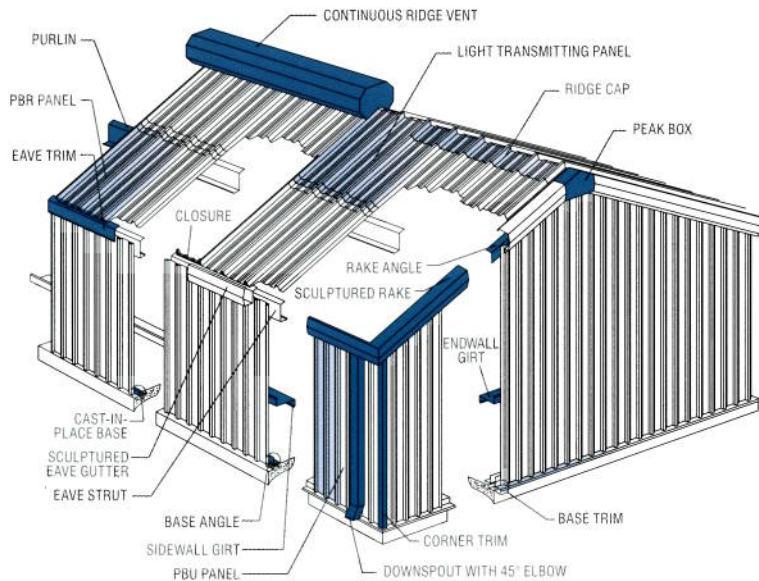


SOLAR REFLECTANCE INDEX (SRI)?

The SRI is used to determine compliance with LEED requirements and is calculated according to ASTM E 1980 using values for reflectance and emissivity. Emissivity is a material's ability to release absorbed energy. To meet LEED requirements, a roofing material must have an SRI of 29 or higher for steep slope (above 2:12) roofing and an SRI value of 78 or higher for low slope (2:12 or less) roofing. For more information, please go to www.usgbc.org.

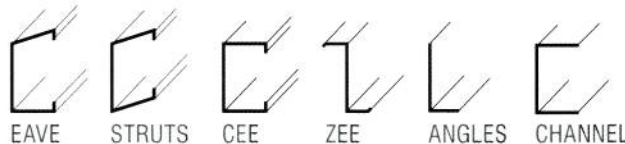
PANEL PROFILE	Panel	29 GAUGE		26 GAUGE		24 GAUGE		22 GAUGE	
		Galvalume Plus	Sig 200	Galvalume Plus	Sig 200	Galvalume Plus	Sig 200	Galvalume Plus	Sig 200
	PBR	●	■	●	■	●	■	●	■
	PBU	●	■	●	■	●	■	●	■
	PBC	●	■	●	■	●	■	●	■
	PBD	●	■	●	■	●	■	●	■
	7.2	●	■	●	■	●	■	●	■
	PBA	●	■	●	■	●	■	●	■

● Available in any quantity ■ May require minimum quantity



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- Vents
- Roof Jacks
- Fasteners
- Ridge Caps
- Closures
- Doors
- Windows
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- Insulation
- Bracing
- Bolts
- Louvers
- Sliding Door Hardware



For complete performance specifications, product limitations and disclaimers, please consult MBCI's Paint and Galvalume Plus® warranties. Upon receipt of payment in full, these warranties are available upon request for all painted or Galvalume Plus®, prime products. Sample copies can be found at www.mbcicom or contact your local MBCI Sales Representative.

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