

SYCAMORE TOWNSHIP, OH
DEPARTMENT OF PLANNING & ZONING
8540 KENWOOD ROAD, CINCINNATI, OH 45236
513.792.7250 PHONE 513.792.8571 FAX

ZONING COMMISSION APPLICATION

FEES:

ZONE CHANGE	\$1,000	MINOR ADJUSTMENT TO A PUD	\$200
PUD I	\$1,000	MAJOR ADJUSTMENT TO A PUD	\$1,000
PUD II	\$1,200	MINOR ADJUSTMENT TO LASR	\$200
LASR	\$1,000	MAJOR ADJUSTMENT TO LASR	\$1,000

THERE SHALL BE NO REFUND OR PART THEREOF ONCE PUBLIC NOTICE HAS BEEN GIVEN

APPLICATION NUMBER

2019-17P1

DO NOT WRITE IN THIS SPACE

1. PROJECT ADDRESS: 7851 East Kempex Road, Sycamore Township, OH ZIP CODE: 45249

2. NAME	STREET ADDRESS	CITY	ST	ZIP	PHONE NUMBER
OWNER ALRE Property Holding, LP	11405 GRODINS ROAD	Blue Ash	OH	45242	513-985-0500
CONTRACTOR COUSIN Construction	2930 Highland Avenue Suite 1	Cincinnati	OH	45212	513-616-3116
DESIGNER MARK Dierkers Architecture	9200 Montgomery Road Building F, Suite 29A	Cincinnati	OH	45242	513-791-4474
APPLICANT MARK Dierkers Architecture	9200 Montgomery Road Building F, Suite 29A	Cincinnati	OH	45242	513-791-4474
APPLICANTS E-MAIL ADDRESS	mark @ markdierkersarchitecture.com				

3. ZONING COMMISSION
ACTION REQUESTED:

ZONE CHANGE ☐ FROM ZONE _____ TO ZONE _____

PUD I ☒ PUD II ☐ LASR ☐

MAJOR ADJUSTMENT TO A PUD ☐ MINOR ADJUSTMENT TO A PUD ☐

MAJOR ADJUSTMENT TO A LASR ☐ MINOR ADJUSTMENT TO A LASR ☐

4. STATE IN DETAIL ALL EXISTING & PROPOSED USES OF THIS BUILDING OR PREMISES:

The existing building use was a combination of 7087 square feet of office space and 13,126 square feet of manufacturing/warehouse space. The proposed use is a combination of 7087 square feet of renovated office space and 13,126 square feet of existing manufacturing/warehouse space plus 558 square feet of new manufacturing space



5. SQUARE FEET: Existing: 20,213 S.F.
New: 558 S.F.
Total: 20,771 S.F. 6. USE: Office And Manufacturing 7. HEIGHT: Building: 21' HVAC Screening: 25'

8. EST. START DATE: 2/1/20 9. EST. FINISH DATE: 5/1/20 10. # OF SIGNS: 1

THE DEPARTMENT OF PLANNING & ZONING IS DEDICATED TO THE CONTINUING PROSPERITY OF SYCAMORE TOWNSHIP. WE PROMOTE HIGH STANDARDS FOR DEVELOPMENT AND QUALITY PROJECTS. WE LOOK FORWARD TO SERVING OUR CITIZENS AND BUSINESS COMMUNITY TO MAKE SYCAMORE TOWNSHIP THE BEST IT CAN BE.

The owner of this project and undersigned do hereby certify that all of the information and statements given on this application, drawings and specifications are to the best of their knowledge, true and correct. The applicant and owner of the real property agree to grant Sycamore Township access to the property for review and inspection related to this Zoning Commission application.

NOTE: FILING THIS APPLICATION DOES NOT CONSTITUTE PERMISSION TO BEGIN WORK.

 10/21/19
APPLICANT'S SIGNATURE DATE
 10/21/19
PROPERTY OWNER'S SIGNATURE DATE
OWNER'S Representative



October 21, 2019

To: Sycamore Township Planning and Zoning
8540 Kenwood Road
Sycamore Township, Ohio 45236
Contact: Greg Bickford

Project: ARKU Office/Manufacturing Facility
7251 Kemper Road
Sycamore Township, Ohio 45249

Applicant: Mark Dierkers Architecture
9200 Montgomery Road
Building F, Suite 23A
Montgomery, Ohio 45242
Contact: Mark Dierkers
Office: 513-791-4474
Email: mark@markdierkersarchitecture.com

Civil Engineer: Abercrombie & Associates
8111 Cheviot Road, Suite 200
Cincinnati, Ohio 45247
Contact: Craig Abercrombie
Office: 513-385-5757
Email: cta@abercrombie-associates.com

Owner: ALRE Property Holding, L.P.
11405 Grooms Road
Cincinnati, Ohio 45242
Contact: Nick Miller
Office: 513-633-5822
Email: nicholas.miller@arku.com

Dear Greg,

Please accept this letter as acknowledgement of our Letter of Intent to proceed with a PUD-1 for the property located at 7251 Kemper Road. The current property is presently zoned "F" Light Industrial District Zoning designation.

- A. The project entails the following changes to the property
- (2) 279 square foot one story additions to the manufacturing facilities to incorporate new machinery

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Building F, Unit 23A • Cincinnati, OH 45242

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- Adding one new overhead garage door and replacing one existing overhead garage door with a larger door to match the new one. Garage doors will have glass which will bring in much needed additional light.
- Adding three new windowscapes to the existing manufacturing area to bring in much needed additional light
- Adding/infilling an 88' long x 38' deep area located in the existing parking lot with concrete to allow truck accessibility into the building to deliver and ship materials and products
- Adding seven new rooftop units to replace the existing units and screening units with new approximately 5' high screen walls
- Adding new dumpster enclosure
- Renovating existing office space

B. The scope of the area involved in the additions

- (2) – 22'-0" wide x 12'-8" deep one story additions onto the existing manufacturing space
- Existing manufacturing section of the building being renovated is 152' x 76'
- Existing parking lot: adding a 88' x 36' concrete pad

C. The proposed use of the building is for the office to be used for office workers performing day to day office functions including sales, meetings, display of products, and hosting clients. The manufacturing part of the building will be used for sheet metal processing and storage.

D. Adding (2) small 279 square foot, one story 13'-4" additions. This additional footprint is only 2.7% of the total existing footprint. The additions will match the existing architectural materials of the building

E. The property is zoned "F" Light Industrial District. All of the surrounding land uses in Sycamore Township are zoned "F" Light Industrial District.

F. The reason for the additions and renovation modifications being asked for by the new owner is directly related to their steel processing machine, procedures, and transportation methods. The two large machines need to be placed in their proposed location so that loading, unloading, and movement of the product as well as the ability to operate this machinery can be completed. In order for the machines to be accessed properly, the two small additions needed to be added. The locations of the additions were the only place that the machines could be placed in order for the entire process to perform at a peak level. Any other locations of the machinery would have required major structural renovations which would have been cost prohibited, and severely compromised the efficiency of the manufacturing process.

G. The addition of two small new one story additions to the existing office/manufacturing building will have no effect on the character of the immediate area. The building will be used exactly as it had been used previously. The architecture will be exactly the same as the existing building's architecture. The materials of split face block and standing seam metal roof is in keeping with surrounding commercial architecture. This addition will add value to the property and also surrounding property

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by updating the building materials, screening the new rooftop units, adding a new dumpster enclosure, and updating the existing parking area.

There will be no additional strain on existing electric, gas, water, or sewer utilities. Existing electric service will remain and no plumbing is being added to the new building. No additional township services will be required.

H. The applicant is asking for but not limited to the following variances:

- (1) Variance in the Maximum Impervious Surface Ratio (ISR) of .50. The actual (ISR) is .63
- (2) Variance for Landscaping for Off Street Parking Area per Section 12-6. Existing landscaping to remain as is.
- (3) Variance for Outdoor Lighting per Section 12-7. Existing lighting to remain as is.
- (4) Variance for Landscape Boundary Buffer per Section 14-3.1. Existing landscaping to remain as is.
- (5) Variance for Landscape Streetscape Buffer per Section 14-3.2. Existing landscaping to remain as is.

With this letter of intent, please schedule us for the November 12, 2019 Zoning Commission Meeting as required as the first step in the process for a Major Adjustment to an existing PUD.

If you have any questions or clarifications, please feel free to contact me. Thank you for your time and consideration in this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Dierkers", written over a horizontal line.

Mark J. Dierkers
Architect

MJD/dw

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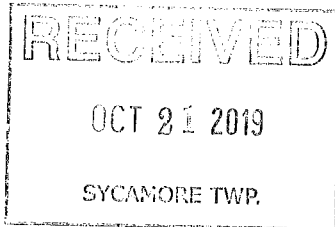
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EXHIBIT "A"

Situated in Section 7, Town 3, Entire Range 2, Sycamore Township, Hamilton County, State of Ohio, and being more particularly described as follows:

Commencing at the centerline intersection of Kemper Road and Deerfield Road; thence with the centerline of Kemper Road the following two courses, (1) North 79° 08' 59" West, 131.00 feet to a point; (2) North 84° 30' 47" West, 330.00 feet to a point; thence leaving the centerline of Kemper Road, South 03° 36' 21" West, 45.03 feet to an iron pin set on the south right of way line of Kemper Road and the true point of beginning; thence leaving the south right of way line of Kemper Road and with the west lines of Lot 2, Kemper Crossing Subdivision as recorded in Plat Book 395, Page 85 the following three courses, (1) South 03° 36' 21" West, 238.41 feet to an iron pin set; (2) North 86° 23' 43" West, 17.46 feet to an iron pin found; (3) South 00° 02' 43" East, 76.50 feet to an iron pin set; thence leaving the west lines of Lot 2 and with the north line of the property conveyed to Kemper Commerce Park LP as recorded in Deed Book 4332, Page 1435, North 84° 30' 47" West, 218.35 feet to an iron pin found; thence leaving the north line of Deed Book 4332, Page 1435 and with the east line of the property conveyed to Charles J. Kubicki as recorded in Official Record Book 4877, Page 543, North 04° 27' 27" East, 315.05 feet to an iron pin set on the south right of way line of Kemper Road (45 feet wide across the frontage of this parcel); thence with the south right of way line of Kemper Road the following two courses, (1) South 84° 30' 47" East, 221.61 feet to a point on a storm manhole lid; (2) along an arc deflecting to the right, having a radius of 4148.73 feet (with a chord bearing South 84° 28' 51" East, a chord distance of 4.65 feet) for an arc length of 4.65 feet to the point of beginning.

Containing 1.627 acres of land.



DESCRIPTION ACCEPTABLE
HAMILTON COUNTY ENGINEER

Tax Map - 6/12/1901

CAGIS -

VisionGuard™ L20 Slatted Louver
Updated 12.5.2018

www.roofscreen.com

VisionGuard™ L20 Slatted Louver

Description:

VisionGuard™ Slatted Louvers are 90° flat face blades designed for architectural and vision-proofing applications. Our continuous-blade design allows greater flexibility to achieve the aesthetics desired. Instead of the pre-framed panelized louvers commonly found on the market, VisionGuard louvers consist of individual continuous blades that can extend seamlessly across any distance without the need for frame flanges or mullions. If vertical mullions, or a panelized aesthetic is desired, it can easily be achieved with the use of trims.

Components:

- Louver Blade: .100" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Louver Clip: .125" thick extruded aluminum, ASTM B 221, Alloy 6063-T6.
- Vertical Tree: 3" x 3" x .188" thick extruded aluminum, ASTM B 221, Alloy 6061-T6.
- Self-Drilling Screw: #12-24 x 1.25" carbon with premium coating.
- SS Rivet: Stainless steel open end domed head .0187" x 0.565"

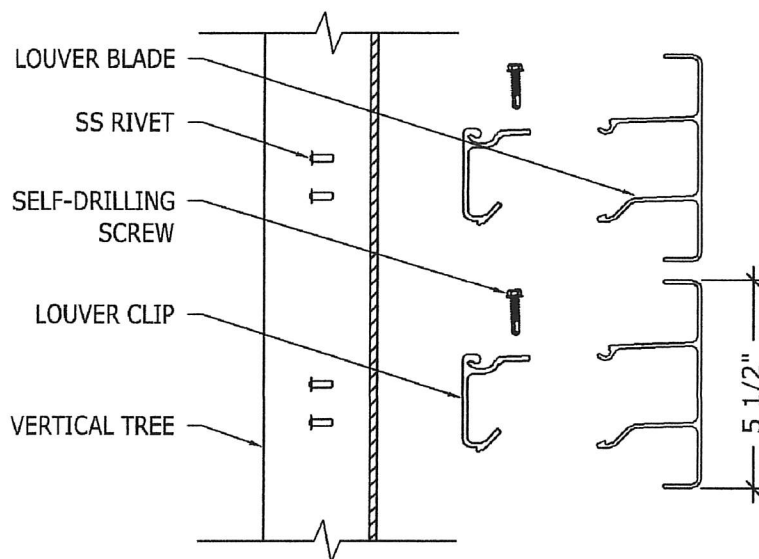
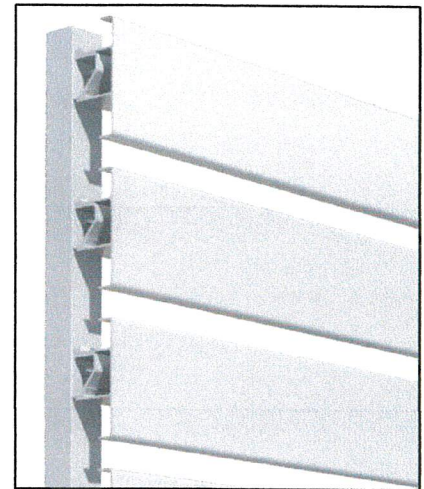


Figure 1

Exploded View

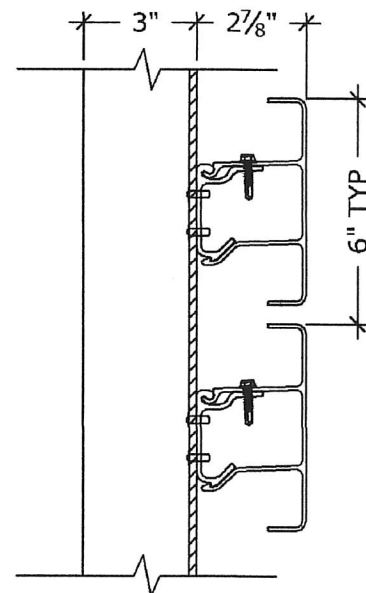


Figure 2

Assembled View

PRODUCT DATA SHEET

VisionGuard™ L20 Slatted Louver
Updated 12.5.2018

www.roofscreen.com

Finish Options:

- Paint finish meeting AAMA 2605
- Faux wood grain
- Anodized
- Mill Finish

Application:

VisionGuard™ Slatted Louvers are architectural by design and are not appropriate for weatherproofing applications. The flexible design, with continuous-blade configuration and snap-in clips makes them an excellent choice for rooftop equipment screens, overhead trellises, parking garage screens, building facades and more.

VisionGuard™ Slatted Louvers are mounted to vertical supports referred to as trees. These preassembled trees consist of 3" x 3" aluminum angles with attached clips to achieve the desired spacing between louver blades. Standard blade spacing is 6" with a ½" gap between blades allowing some daylight to be seen for a lattice-type aesthetic. Custom blade spacing is available upon request. The trees may be mounted to RoofScreen frames or any other supports or substrates. By mounting the trees horizontally, a vertical louver blade configuration is achieved. The distance between trees is determined by the maximum spanning distance of the louver blades (see table below). Maximum vertical spanning distance of trees is 5', or as indicated in project calculations.

Installation:

Mount vertical support trees to the structure using fasteners adequate to resist applicable wind forces, or as detailed in project calculations. Trees must be installed square, plumb and level across entire length of each run to ensure louver blades will properly snap into the clips. To install louver blades, start at the bottom row. As illustrated in Figure 3, rotate louver into clip and snap into place. Install one self-drilling screw through top arm of louver into the top of the clip.

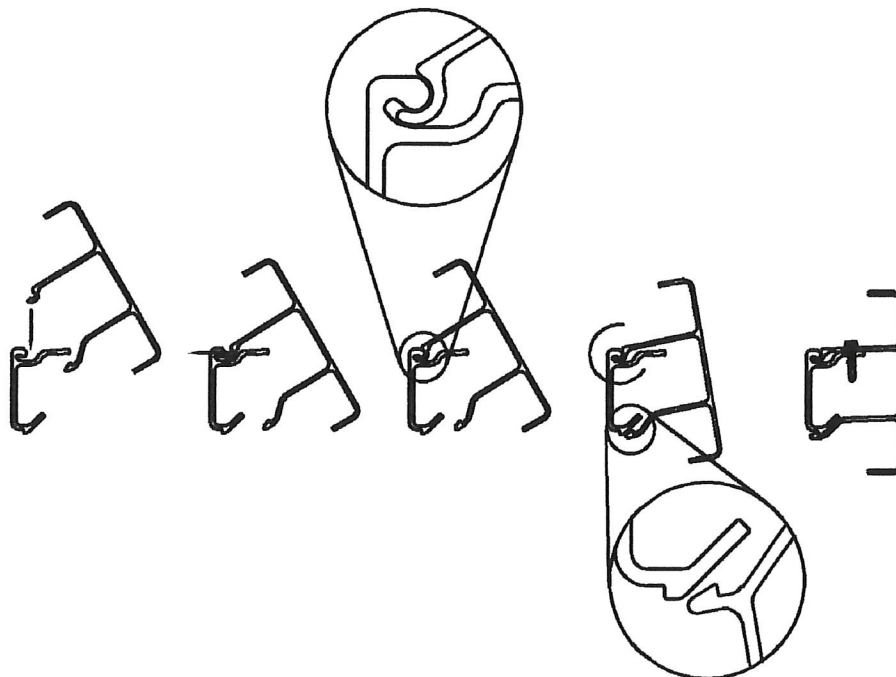


Figure 3

PRODUCT DATA SHEET



VisionGuard™ L20 Slatted Louver
Updated 12.5.2018

www.roofscreen.com

Properties and Span Table:

Materials:

Aluminum Grade: 6063-T6

Tensile Yield: 25 ksi

Compressive Yield: 25 ksi

Compressive Modulus: 10100 ksi

Extruded Material Thickness: 0.1 in

L20 Slatted Louver Properties															
Area (in ²)	Perimeter (in)	Centroid x (in)	Centroid y (in)	Weight (plf)	Stress (ksi)	IXX (in ⁴)	IYY (in ⁴)	IXY (in ⁴)	JZ (in ⁴)	CX (in)	CY (in)	KX (in)	KY (in)	SX (in ³)	SY (in ³)
1.323	25.880	1.760	-0.072	1.588	19.24	3.342	1.014	0.137	4.356	2.822	1.997	1.589	0.875	1.184	0.508

L20 Slatted Louver Allowable Pressure* (psf)									
Span (ft)									
5	6	7	8	9	10	11	12	13	14
129.4	89.9	66.4	51.8	40.8	33.4	27.0	23.0	19.3	17.1

***Notes:**

1. Allowable loads (ASD) have been calculated in accordance with the 2015 Aluminum Design Manual.
2. Values limited by an allowable deflection of L/180.
3. Material properties per Aluminum Standards and Data 2017.
4. Member self-weight has not been deducted from the allowable loads.
5. Where permitted by Code, allowable loads do not include any stress increases for short-term loadings.

Warranty:

When products are used on a project designed and engineered by RoofScreen Mfg, a 20-year limited warranty for materials is included. Finish warranties are dependent on type of finish. Please contact us for more details at 866-766-3727.

ARKU, INC. BUILDING ADDITION SYCAMORE TOWNSHIP HAMILTON COUNTY, OHIO

ZONING SUMMARY

ZONING DISTRICT : "I" LIGHT INDUSTRIAL
PROPOSED USE: OFFICE & MANUFACTURING
FLOOR AREA = 20,771 S.F. TOTAL
13,684 S.F. MANUFACTURING
7,087 S.F. OFFICE

PARKING REQUIRED = 2.5 PER 1000 S.F. OF OFFICE & 1 PER
1.5 EMPLOYEES MAX. SHIFT
7,087/1000 X 2.5 = 18 SPACES REQUIRED FOR OFFICE
7 EMPLOYEES MAX. SHIFT/1.5 = 5 SPACES REQUIRED FOR
MANUFACTURING

PARKING PROVIDED = 43 SPACES

IMPERVIOUS SURFACE RATIO
TOTAL SITE AREA = 70,859.98 S.F.
TOTAL IMPERVIOUS AREA = 44,530.01 S.F.
44,530.01/70,859.98 = 0.6284 (63%)

MIN. FRONT YARD SETBACK = 40'
MIN. SIDE YARD SETBACK = 0'
MIN. REAR YARD SETBACK = 10'

ZONING MAP NOTE:
ALL VISIBLE PROPERTIES ARE
ZONED "I" LIGHT INDUSTRIAL

LEGEND

	Ex. Gas Meter
	Ex. Storm Sewer Manhole
	Ex. Catch Basin

EXISTING UNDERGROUND UTILITIES REPRESENTED ON THIS DRAWING ARE
APPROXIMATE LOCATION ONLY BASED ON FIELD OBSERVATIONS AND
AVAILABLE RECORDS. CONTACT THE LOCAL UTILITY PROTECTION SERVICES AND
AGENCIES PRIOR TO ANY EXCAVATION, CONSTRUCTION OR DESIGN.

GENERAL CONSTRUCTION NOTES

OVERALL:
APPROPRIATE UTILITY COMPANIES SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO
BREAKING GROUND FOR THE PURPOSE OF VERIFYING BY FIELD INSPECTION, THE EXACT
LOCATION OF UNDERGROUND UTILITIES.

THE CONTRACTOR SHALL EXERCISE DUE CARE DURING CONSTRUCTION SO AS NOT TO
DESTROY ANY TREES, PLANTS, SHRUBS OR STRUCTURES OUTSIDE OF THE INDICATED
WORK LIMITS AND THOSE NOT SPECIFICALLY MARKED FOR REMOVAL OR RELOCATION
WITHIN THE WORK LIMITS.

ALL MATERIALS AND CONSTRUCTION PROCEDURES SHALL BE IN ACCORDANCE WITH
"CONSTRUCTION AND MATERIAL SPECIFICATIONS OF THE STATE OF OHIO DEPARTMENT OF
TRANSPORTATION."

UNLESS OTHERWISE NOTED ALL CONSTRUCTION DETAILS SHALL CONFORM WITH THE
"STANDARD CONSTRUCTION DRAWINGS OF THE STATE OF OHIO DEPARTMENT OF
TRANSPORTATION."

THE ENGINEER/SURVEYOR DOES NOT ASSUME ANY LIABILITY FOR THE LOCATION OF
UTILITIES, INCLUDING INDIVIDUAL SERVICE LINES & PRIVATE MAINS NOT SHOWN ON
PUBLIC RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXACTLY LOCATING
AND PROTECTING ALL UTILITIES, BOTH ABOVE AND BELOW GROUND, THAT EXIST IN THE
WORK AREA AND WHICH MAY COME IN CONFLICT WITH HIS OPERATIONS. ANY DAMAGE TO
UTILITIES WHICH HAVE BEEN ACCURATELY LOCATED, WHICH IS CAUSED BY THE
CONTRACTOR'S OPERATIONS, SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
ASSISTANCE IN LOCATING UNDERGROUND UTILITIES CAN BE OBTAINED BY CONTACTING
THE UTILITY COMPANIES AT THE LOCATIONS LISTED ON THIS PAGE. IF A DISCREPANCY
IS FOUND TO EXIST, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.

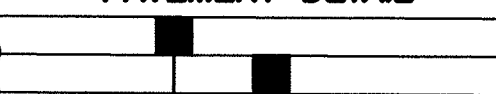
EACH INSTALLING CONTRACTOR IS RESPONSIBLE FOR THEIR OWN COORDINATION OF
INSTALLATION OF THEIR SYSTEMS UNDER THE SUPERVISION OF THE GENERAL
CONTRACTOR/CONSTRUCTION MANAGER, OR APPROPRIATE PARTY. ABERCROMBIE &
ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY FOR CONTRACTOR MEANS & METHODS
OF CONSTRUCTION ON DRAWINGS.

THE CONTRACTOR SHALL OBTAIN OR VERIFY THAT ALL PERMITS ARE OBTAINED.

THE CONTRACTOR SHALL VERIFY EXISTING SITE INFORMATION AND REQUIRED EARTHWORK.

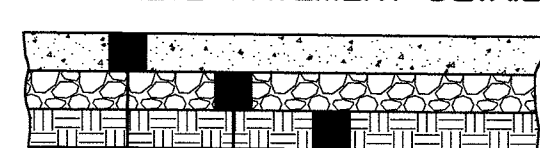
ALL PROPOSED SPOT ELEVATIONS ARE TO FINISHED GRADE.

DUMPSTER PAD PAVEMENT DETAIL



- ① 8" Unreinforced Concrete
- ② Item 304 8" Aggregate Base

CONCRETE PAVEMENT DETAIL



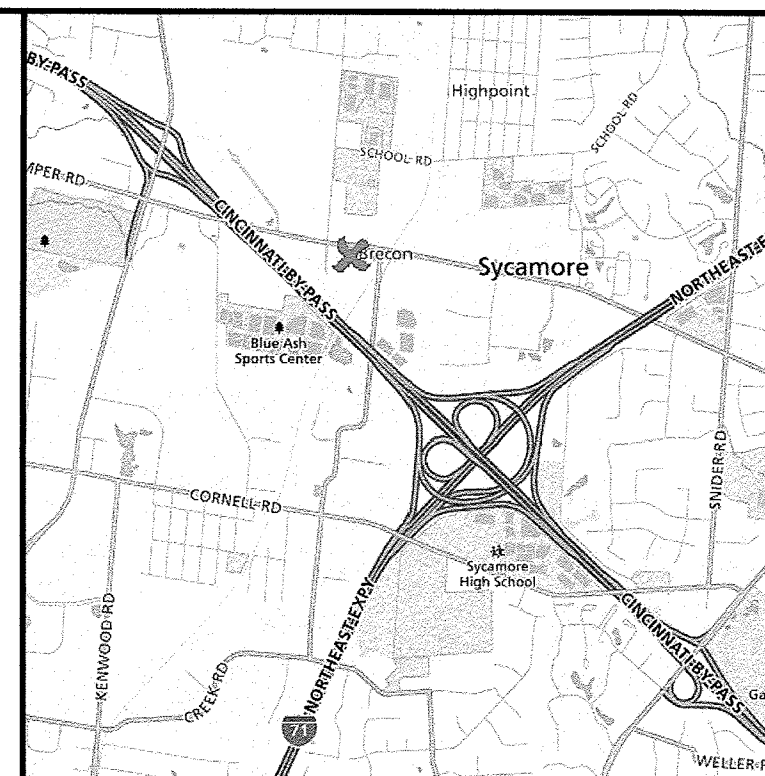
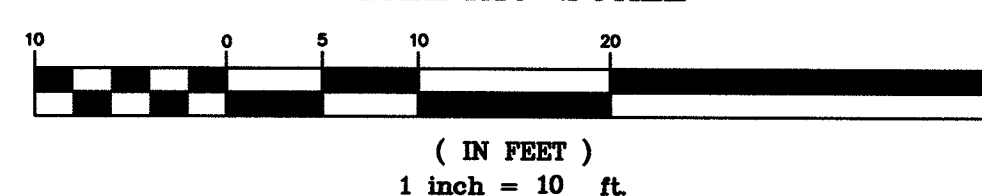
- ① Item-452 Plain Portland Cement Concrete, Class "C", 7" Thick
- ② Item-304 Aggregate Base, 6" Thick
- ③ Item-203 Compacted Subgrade

This drawing and the design concepts represented, as
instruments of service, are the sole property of
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APPLICANT
MARK DIERKERS ARCHITECTURE
9200 MONTGOMERY ROAD
BUILDING F, UNIT 23A
CINCINNATI, OHIO 45242
(513) 791-4474

OWNER
ARKU, INC.
11405 GROOMS ROAD
CINCINNATI, OHIO 45242

GRAPHIC SCALE



VICINITY MAP

Prop. Addition
F.F.=863.92

Prop. Addition
F.F.=863.92

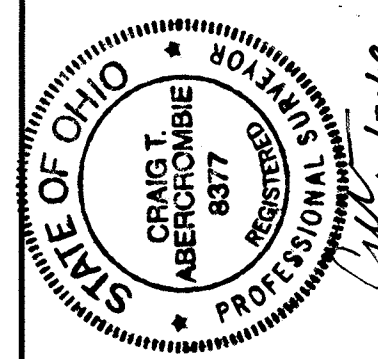
KEMPER CROSSING OFFICE
CONDOMINIUM SECTION 1
P.B. 395, Pg. 85

KEMPER CROSSING OFFICE
CONDOMINIUM AMENDMENT 1
P.B. 395, Pg. 85



1-800-362-2764

Know what's below.
Call before you dig.



ARKU, INC.

Date: 10-16-19
Drawn By: J.C.
Checked By: C.A.
Scale: AS SHOWN

REVISIONS
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SITE PLAN

SECTION-7, TOWN-3, E-RANGE-2
SYCAMORE TOWNSHIP
HAMILTON COUNTY, OHIO

Sheet Title
Project Title

Abercrombie & Associates, Inc.
Civil Engineering + Surveying
6111 Chenoweth Road, Suite 200
Cincinnati, OH 45244
513-382-5757
www.abercrombie-associates.com



Job No.
19-0156
1

ARKU

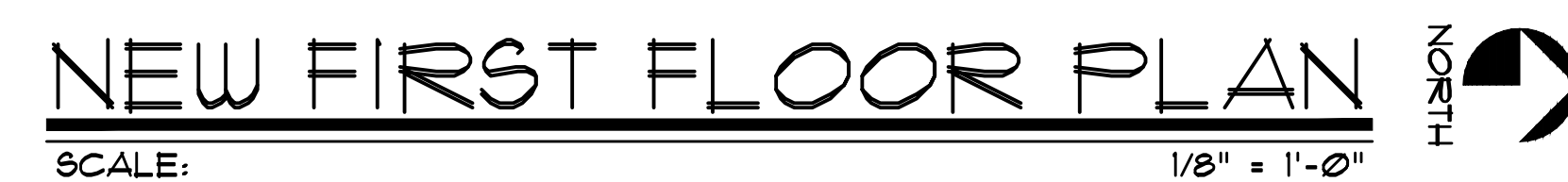
CONTACT: NICHOLAS MILLER
EMAIL: nicholas.miller@arku.com
PHONE: 513-387-0590

OWNER

CIVIL ENGINEER

ARCHITECT

- (1) EXISTING CONCRETE SIDEWALK TO REMAIN
- (2) EXISTING CONCRETE LANDING TO REMAIN
- (3) EXISTING CONCRETE PARKING LOT TO REMAIN
- (4) EXISTING CONCRETE DRIVEWAY TO REMAIN
- (5) EXISTING CONCRETE RETAINING WALL ASSEMBLY TO REMAIN
- (6) EXISTING METAL GUARDRAIL ASSEMBLY TO REMAIN
- (7) EXISTING LANDSCAPING AREA TO REMAIN
- (8) EXISTING SPLIT-FACE OR TEXTURED CONCRETE MASONRY BLOCK WALL ASSEMBLY TO REMAIN (TYPICAL)
- (9) OUTLINE OF EXISTING TEXTURED CONCRETE MASONRY BLOCK WALL ASSEMBLY ABOVE TO REMAIN
- (10) EXISTING METAL DOOR ASSEMBLY TO REMAIN
- (11) EXISTING OVER-HEAD GARAGE DOOR ASSEMBLY TO REMAIN
- (12) EXISTING ALUMINUM STOREFRONT WINDOW ASSEMBLY TO REMAIN (TYPICAL)
- (13) EXISTING ALUMINUM STOREFRONT WINDOW/DOOR ASSEMBLY TO REMAIN AND BE REPAIR/REBUILT
- (14) EXISTING STEEL COLUMN TO REMAIN
- (15) EXISTING STEEL BEAM TO REMAIN
- (16) NEW STEEL COLUMN
- (17) EXISTING STEEL STUD WALL ASSEMBLY TO REMAIN (TYPICAL)
- (18) SHADED AREA DENOTES NEW STEEL STUD WALL ASSEMBLY W/ (1) LAYER 5/8" THICK GYPSUM BOARD ON EACH SIDE (TYPICAL)
- (19) NEW STEEL BEAM
- (20) EXISTING ROOF JOISTS AND METAL ROOF DECK ABOVE TO REMAIN (TYPICAL)
- (21) NEW DOOR (TYPICAL)
- (22) NEW DOOR AND SIDELIGHT ASSEMBLY
- (23) FILL EXISTING MASONRY ROUGH OPENING W/ NEW CONCRETE MASONRY BLOCK TO MATCH EXISTING SIZE AND TEXTURE
- (24) NEW TEXTURED CONCRETE MASONRY BLOCK WALL ASSEMBLY TO MATCH EXISTING SIZE, COLOR AND TEXTURE
- (25) NEW METAL JOISTS AND ROOF DECK ABOVE
- (26) NEW ARKU FH122100 INITIAL (TEMPORARY) LOCATION PROVIDED AND INSTALLED BY OWNER
- (27) NEW ARKU FH122100 FINAL LOCATION PROVIDED AND INSTALLED BY OWNER ONCE MANUFACTURING AREAS 3 AND 4 ARE COMPLETED
- (28) NEW MACHINERY PROVIDED AND INSTALLED BY OWNER (TYPICAL)
- (29) NEW SHEET STORAGE RACK LOCATION PROVIDED AND INSTALLED BY OWNER
- (30) HATCHED AREA DENOTES FORKLIFT PATH (TYPICAL)
- (31) NEW 12'-0" WIDE X 15'-0" HIGH OVERHEAD GARAGE DOOR TO MATCH EXISTING ALUMINUM STOREFRONT COLOR W/ CLEAR TEMPERED INSULATED GLASS
- (32) NEW METAL INSULATED DOOR
- (33) NEW CONCRETE LANDING
- (34) OUTLINE OF NEW FURNITURE SHOWN FOR REFERENCE ONLY (TYPICAL)
- (35) NEW PREFABRICATED WORK POD
- (36) NEW DISPLAY COMPONENT BY OWNER
- (37) CROSSED-OUT AREA DENOTES NEW CONCRETE DRIVEWAY - NEW DRIVEWAY TO ALIGN W/ EXISTING CONCRETE SLAB * NEW DOOR - SEE CIVIL ENGINEER'S DRAWINGS FOR MORE INFORMATION
- (38) PROPERTY LINE (TYPICAL) - SEE CIVIL ENGINEER'S DRAWINGS FOR MORE INFORMATION
- (39) STORM SEWER EASEMENT LINE (TYPICAL) - SEE CIVIL ENGINEER'S DRAWINGS FOR MORE INFORMATION
- (40) EXISTING METAL EXHAUST GRILLE AND MASONRY BLOCK WALL ASSEMBLY TO BE REMOVED AND TOP OF EXISTING CONCRETE SLAB - FIELD VERIFY LOCATION - INSTALL NEW BRONZE ALUMINUM STOREFRONT (MATCH EXISTING STOREFRONT COLOR) WINDOW ASSEMBLY W/ CLEAR INSULATED TEMPERED GLASS
- (41) SIDE YARD BUILDING SETBACK - 0'-0"

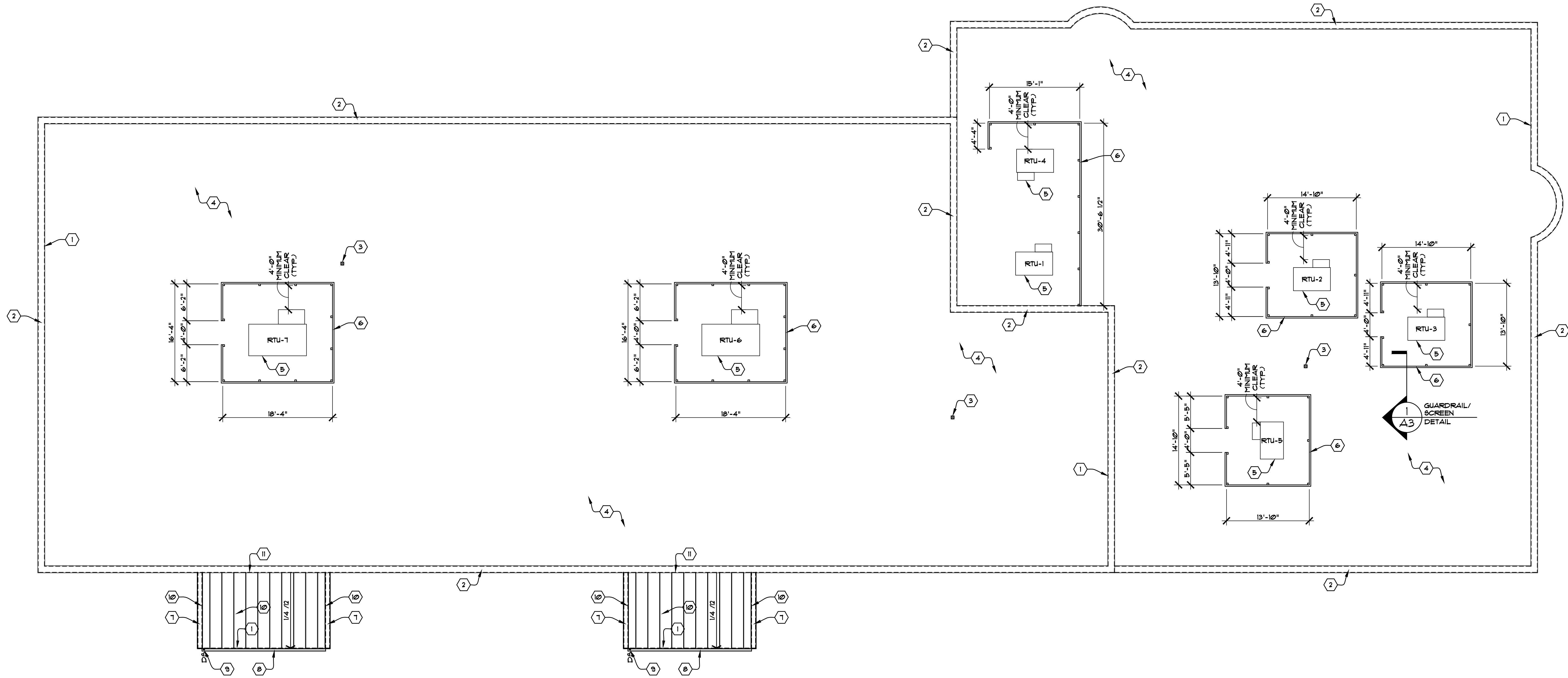


REVISIONS:

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CHECKED BY: MJD

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BIDDING OR
BUILDING
PERMITS OR
CONSTRUCTION**

A2



NEW ROOF PLAN

SCALE: 1/8" = 1'-0"

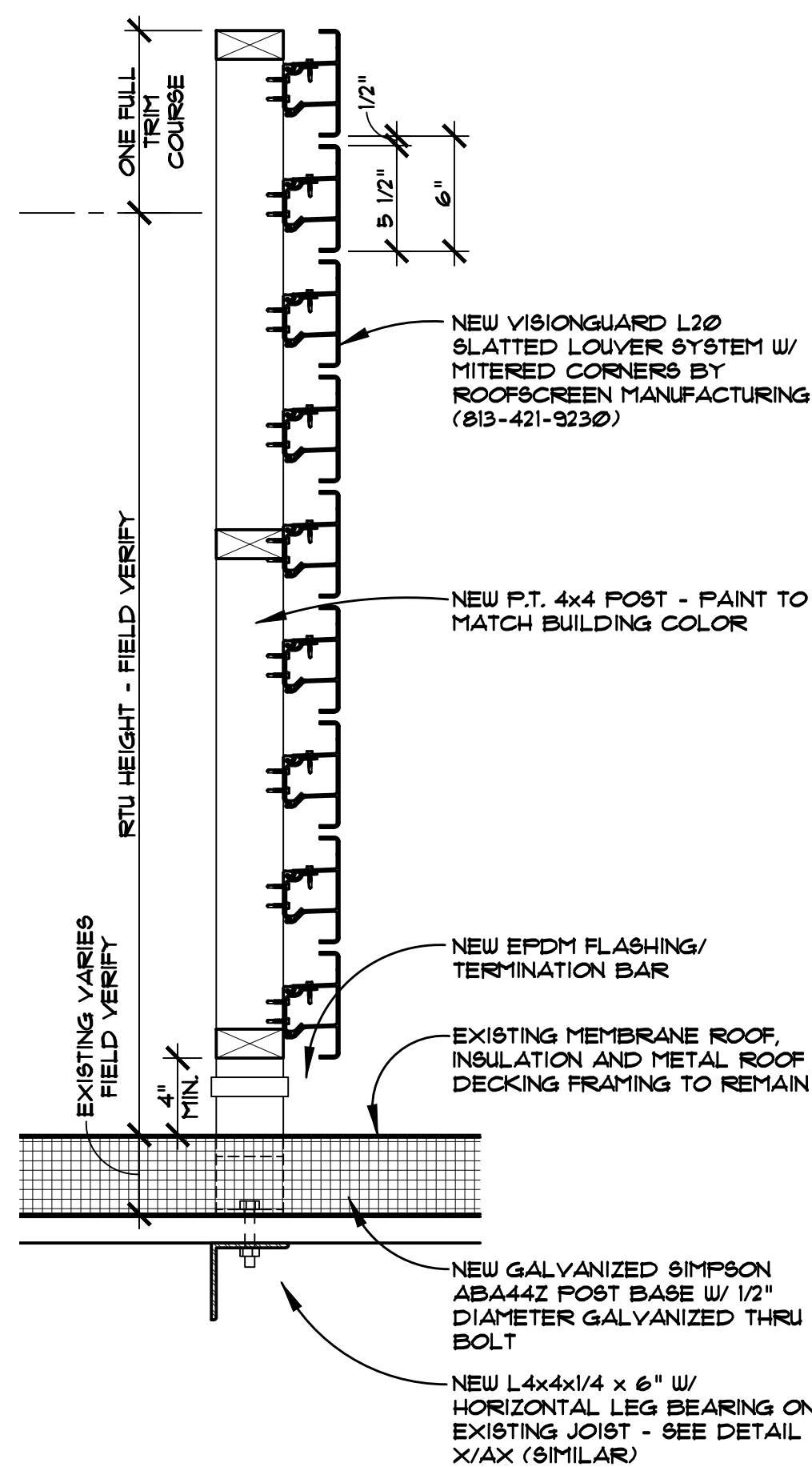


NEW ROOF PLAN GENERAL NOTES

- SEE MECHANICAL DRAWINGS FOR ALL ROOF-MOUNTED HVAC EQUIPMENT, VENTILATION EQUIPMENT AND EXHAUST VENT LOCATIONS
- PROVIDE 36" WIDE 1" PVC WALK PAD (NOT SHOWN) ON ROOF AROUND ALL MECHANICAL EQUIPMENT AND TO ROOF LADDER/ACCESS LOCATION - $\varnothing 12"$ THICKNESS

NEW ROOF PLAN NOTES

- INDICATES LINE OF EXISTING/NEW BUILDING BELOW (TYPICAL)
- EXISTING PREPAINTED ALUMINUM COPING W/ SLOPED TOP TO REMAIN (TYPICAL)
- EXISTING ROOF DRAIN TO REMAIN
- EXISTING BALLASTED MEMBRANE ROOF SYSTEM TO REMAIN - REPAIR/REPLACE AS NECESSARY TO COMPLETE NEW WORK
- NEW ROOFTOP MECHANICAL UNIT - MAINTAIN MINIMUM 4'-0" CLEAR SPACE AROUND UNIT - SEE MECHANICAL DRAWINGS FOR MORE INFORMATION
- NEW MECHANICAL EQUIPMENT SCREEN FROM P.T. 4x4 POSTS W/ VISIONGUARD L20 SLATTED LOUVER SYSTEM W/ MITERED CORNERS BY ROOFSCREEN MANUFACTURING (813-421-9230) - SEE DETAIL 1/A3 FOR MORE INFORMATION
- NEW PREPAINTED ALUMINUM COPING W/ SLOPED TOP TO MATCH EXISTING PARAPET COLOR - $\varnothing 32$ GAUGE MINIMUM
- NEW PREPAINTED ALUMINUM BOXED GUTTER TO MATCH EXISTING PARAPET COLOR - 6" WIDTH x 4-1/2" HIGH - $\varnothing 32$ GAUGE MINIMUM
- NEW PREPAINTED ALUMINUM 3" x 4" RECTANGULAR DOWNSPOUT TO MATCH EXISTING PARAPET COLOR - $\varnothing 32$ GAUGE MINIMUM
- NEW PREPAINTED ALUMINUM STANDING SEAM METAL ROOF TO MATCH EXISTING PARAPET COLOR - MINIMUM $\varnothing 32$ GAUGE - RUN UP ENTIRE NEW WALL AND OVER TOP OF PARAPET WALL
- NEW PREPAINTED ALUMINUM STEP FLASHING/COUNTERFLASHING * WALL/ROOF JUNCTURE TO MATCH EXISTING PARAPET COLOR (TYPICAL) - MINIMUM $\varnothing 32$ GAUGE



NEW MECHANICAL SCREEN DETAIL

SCALE: 1-1/2" = 1'-0"

RENOVATIONS TO THE EXISTING FACILITY OF:

ARKU

1251 EAST KEMPER ROAD
SHARONVILLE, OHIO 45248
HAMILTON COUNTY

CONTACT: NICHOLAS MILLER
EMAIL: nicholas.miller@arku.com
PHONE: 513-381-0590

ZONING COMPLIANCE SUBMITTAL SET - OCTOBER 21, 2019

PROJECT DIRECTORY

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CIVIL ENGINEER

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FAX: 513-245-5161
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CONTACT: MARK J. DIERKERS
EMAIL: mark@markdierkersarchitecture.com

DATE: OCTOBER 21, 2019

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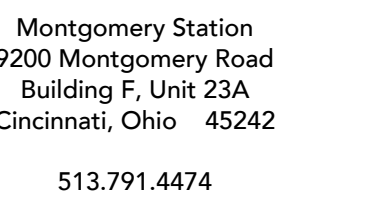
SCALE: AS NOTED

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NEW ROOF PLAN

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251 EAST KEMPER ROAD
HARONVILLE, OHIO 45249
HAMILTON COUNTY

ONING COMPLIANCE SUBMITTAL
ET - OCTOBER 21, 2019

OWNER

CIVIL ENGINEER

ARCHITECT

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REVISIONS:

DRAWN BY: AMW
CHECKED BY: MJD

DUMPSTER
PLANS/
ELEVATIONS
AND
SECTIONS

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BUILDING
PERMITS OR
CONSPICUOUS

A4

