

Project Summary:

**Cincinnati Facial Plastics – Exterior Building Improvements**

7763 Montgomery Road  
Cincinnati, OH 45236

15 December 2016



**EXISTING SITE/BUILDING INFORMATION:**

Site is approximately 0.491 acres and is comprised of two parcels.

The front parcel is zoned: OFFICE

The rear parcel is zoned: MULTI-FAMILY

Note 1: The 2-story commercial building sits within the OFFICE designation.

Note 2: Pending a successful zoning review process whereby the proposed project moves forward, the Owner is prepared to complete a lot-consolidation under the OFFICE use designation.

(36) Parking spaces currently exist on site – 3 ADA & 33 standard stalls (see Civil Site Survey prepared by The Kleingers Group).

The existing building is two-story; the 2<sup>nd</sup> floor overhangs a portion of the 1<sup>st</sup> floor where the bank drive-thru lanes previously existed. This area was previously improved to provide covered parking in the former drive-thru lanes.

The existing first story is clad with aluminum/glass windows and painted white brick.

The second story is clad with aluminum/glass windows and horizontal corrugated steel siding with exposed fasteners. The second story has a flat horizontal roof line. The front primary elevation does not have any windows.

The property is located within the “SPI-SC Kenwood/Montgomery Road Corridor Overlay” District.

**PROPOSED INFORMATION:**

The client plans the following activities:

1) A comprehensive renovation of the exterior of the building to make it more aesthetically pleasing, to bring it into compliance with current Sycamore Township zoning guidelines, as well the character/context of the surrounding commercial district. The exterior renovation represents an approximately \$500,000.00 investment in the property. The client desires his property to be a reflection of the prominent position his medical practice has received at a national and international level.

a) The front primary elevation will be modified to include a change in roof parapet elevation to break up the existing flat line created by the roof. **(8-4.3.7-A)**

b) Primary materials for the proposed renovation include: stone veneer panels, thin brick veneer, aluminum windows (existing), & glass (existing). **(8-4.3.8-B1)**

Note: Stone & Brick will account for approximately 79% of the exterior cladding. Please reference the attached material analysis.

c) The front primary elevation will have new window openings added to it in order to eliminate the existing blank wall on the 2<sup>nd</sup> story that currently faces Montgomery Road. **(8-4.3.8-B2)**

d) Existing building light fixtures will be replaced; make/model TBD.

e) Asphalt parking lot will likely be resealed and restriped (ongoing maintenance plan) following completion of construction activities.

f) A freestanding monument sign currently exists on the property – no alterations proposed.

g) Future building-mounted signage will be submitted under a separate signage permit application once location(s), size, and design have been finalized. The Owner is currently embarking upon a re-branding effort which may influence the sign aesthetics.

2) A proposed (early 2017) renovation of the currently vacant (former US Bank space) first floor space is being designed to accommodate an expansion of the Cincinnati Facial Plastics medical office suite, which currently occupies the majority of the 2<sup>nd</sup> floor. The first floor CFP space will function as a therapeutic medical suite to provide enhanced and expanded patient-focused medical service offerings as part of their continuum of care. Technical drawings for the interior renovation will be submitted to the appropriate permitting agencies at a later date as part of the building permit process. Please reference the attached letter from Dr. Alex Donath.

3) There are no proposed changes to the site plan. (36) parking currently spaces exist on the property – (34) are required by the Medical Office use for the entire building. Please reference the attached Parking Analysis document.

4) Conceptual design drawings that indicate the proposed exterior renovation have been included with this submission. Pending approval of the proposed renovation, complete technical drawings will be prepared and submitted to the appropriate permitting agencies.