AGENDA

November 4, 2024

PLANNING COMMISSION/BOARD OF ZONING APPEALS

7:00 PM

Roll Call

Minutes

Meeting of October 7, 2024

Cases

CASE NO. 2024-248
John and Jessica Pascoe, the homeowners at 3194 North Farmcrest Drive are requesting a variance to Zoning Code Section 158.15. If approved, the variance would allow for the installation of roof-mounted solar panels on the front plane of their home.

CASE NO. 2024-249
Hillel Gray, the property owner of 6881 Elbrook Avenue is requesting a variance to Zoning Code Section 154.12 (A) (1). The request for the variance is to allow for an accessory structure (Little Library) to be installed in the front yard.

CASE NO. 2024-216
J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted plans for a 9,600 square foot warehouse and a 4,480 square foot warehouse with office space to be built on 5.1 acres. The 5.1 acre lot is located across the street from the Amberley Village Maintenance Facility located at 8605 Ridge Road. Amberley Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when variances are requested.
The site plan requires four variances to the Village Zoning Code:

1) A variance is required from Village Code Section 154.14 (A), to allow for the 6' high black aluminum fence surrounding the outdoor west plant and material staging area and along the north property line.

2) A variance is required from Village Code Section 154.81(C) and (D) to allow the metal facade area to be greater than 75% for the 9,600 square for the warehouse and the 4,480 square foot office/warehouse.

3) A variance is required from Village Code Section 154.79 (E) to allow outdoor storage.

4) A variance is required from Village Code Section 154.80 (B) to allow the current

northern property vegetation to remain as the required landscape buffer.

CASE NO. 2024-250

Mr. Michy Fishman, the representative for the Cincinnati Hebrew Day School/Atara High School, is requesting a variance from Village Code Section 154.14 (A). The variance would allow for the installation of an 8’ high decorative fence surrounding the front yard and a 10' fence surrounding the playground in the rear of the building at 6701 Elbrook Avenue.

New Business

Adjournment

MINUTES OF THE REGULAR MEETING OF THE AMBERLEY VILLAGE BOARD OF ZONING APPEALS/PLANNING COMMISSION MONDAY, OCTOBER 7, 2024

Chairperson Richard Bardach called to order the meeting of the Amberley Village Board of Zoning Appeals/Planning Commission at the Amberley Village Municipal Building in Council Chambers on Monday, October 7, 2024, at 7:00 p.m.

Chairperson Bardach welcomed everyone to the meeting and led those in attendance in the Pledge of Allegiance.

Absent from the meeting was Scott Rubenstein, and roll was taken as follows:

PRESENT:
Rich Bardach
Nimet Jeruzalmi
Craig Cappozzo
Rick Lauer

ALSO PRESENT:
Scot Lahrmer, Village Manager
Chris Fritsch, Zoning Administrator
Andrew Kaake, Village Solicitor
Tammy Reasoner, Clerk

Chairperson Bardach asked if there were any corrections to the minutes of the August 5, 2024, meeting. There being none, the minutes were accepted as submitted.

CASE NO. 2024-198

Mr. Fritsch introduced Case #2024-198, in which William and Andrea Mulvey, the homeowners at 7900 Rollingknolls Drive, requested a variance to Village Code Section 154.14 (A)(2) to permit an 864 square foot garden surrounded by a black wire panel fence, 6 – 8 feet in height, supported by a wooden frame. The requested garden location would be in the front yard, 8 feet from the west front property line. Amberley Village Code permits a garden fence height of 6 feet, but not in the front yard. The homeowners expressed their desire to keep the garden where it is currently located.

Bill and Andrea Mulvey stated they were aware the application for a zoning variance was out of order, since the garden fence had already been installed. Mr. Mulvey said they moved in during the summer of 2020, and had tried various locations for the garden without success based on yard topography and location of the house. He explained the house was 15 feet higher than the backyard, and left the area in shadow, therefore, they identified the side yard as a good spot for the garden. He said the garden sits more than 50 feet from the end of the right of way, and yielded a bountiful harvest in its first year, so they wanted to expand it.

Mr. Mulvey said they were aware the next-door neighbors, Roanete Naamani and Edward Goldman, did not like the location of the garden, so their intent was to install natural screening to minimize visibility. He said they were proposing modifications to the existing garden and were open to accommodating any other change requests. He said they proposed to eliminate the top rail on the fence to lower the enclosure, and stated the top foot is made of plastic to allow for this change. He referred to aerial photos taken from the roof of the home to demonstrate they had tried to maintain an open area. He said they do not think of this space as their front yard, however, they appreciate their next-door neighbors' perspective and input, and have discussed installing foliage to block the sight line between the homes.

Mr. Bardach asked if there had been any correspondence regarding the case, to which Mr. Lahrmer said Roanete Naamani and Edward Goldman, the Mulvey's next-door neighbors, had submitted a letter outlining their concerns, and which were included in the BZA packet. (See attached.)

Mr. Lauer asked about the historical placement of the garden on the property, and inquired whether the garden had been tried in the area of the backyard where the playset and trampoline had been added since the purchase of the home. He asked if a garden could be placed near the current playset.

Mr. Mulvey said there were mature black gum trees on the property, which shaded whatever areas were not already shaded by the house.

Mr. Cappozzo asked if there were any photos that showed the garden from the point of view of the next-door neighbor's house, and was referred to the packet.

Mr. Lauer asked for confirmation that there were three variances which were being requested. Mr. Fritsch stated the Mulveys were already bringing down the height of the fence, and are willing to install a visual barrier.

Mr. Lauer asked whether a hedge would require a variance, to which Mr. Fritsch replied it would not. Mr. Lauer pointed out that many hedges in the Village were already too tall, however, he would be open to conditional approval of the garden based on the inclusion of a hedgerow.

Mr. Cappozzo asked if the current fence was too close, to which Mr. Fritsch said no. Mr. Bardach added that the only issues were with the garden being in the front yard, and its overall height.

Ms. Jeruzalmi stated she felt discussion regarding applying after the garden was installed must take place.

Mr. Lauer said that while he doesn't encourage it, there have been many variance applications that took place after the fact.

Ms. Jeruzalmi said she agreed with the Goldmans, and said she felt the garden was an eyesore that she wouldn't want to wake up to every day. She suggested considering container gardening, and said the views of the photos were unappealing.

Mr. Lauer asked if the garden would be permitted at that location without the fence, to which Mr. Fritsch said yes. Mr. Lauer suggested eliminating the enclosure and utilizing deer repellant, which he has had good luck utilizing. He said it was not likely the Board would approve a front yard fence.

Mr. Mulvey said he was willing to accommodate his neighbors and the Board, and expressed his hope that the issue could be addressed without having to completely tear down the current structure.

Ms. Jeruzalmi said the photos looked like there was plenty of sunshine where the playset was located. Mr. Mulvey said there was not sun there all afternoon.

Mr. Bardach asked if there was precedent for approval of the fence, to which Mr. Lauer responded no.

Mr. Cappozzo suggested that moving the garden closer to the house might make it more user-friendly. Mr. Mulvey stated that was fair, and said he wanted to meet with Mr. Fritsch before tearing the fence down for compliance.

Mr. Bardach moved to approve the variance to allow the Mulveys to keep their front yard fence. Seconded by Mr. Cappozzo, the motion failed unanimously.

CASE NO. 2024-199

Mr. Fritsch introduced Case #2024-199, in which Roy and Ann Bernard, the homeowners at 3126 North Farmcrest Drive, requested a variance to Zoning Code Section 154.12 A(4) to construct a 256 square foot shed in their rear yard. Amberley Zoning Code only permits sheds to be 200 square feet or smaller.

Mr. Bernard stated he wanted to install a 16x16' shed in the rear of his backyard for storage and artwork. He said the shed would be located 20 feet from the nearest neighbor, and that French Park abutted his property to the rear. Mr. Bernard stated his neighbors were aware of his plans, and are in support of his building a shed.

Mr. James Zimmer of 3118 North Farmcrest testified that he had no objections to the Bernards building a shed.

Chairperson Bardach asked Mr. Lahrmer if he had received any correspondence regarding the proposed shed, to which Mr. Lahrmer replied he had not.

Mr. Fritsch stated that the location of the shed met Zoning Code, but the variance was required due to size.

Mr. Lauer moved to grant the variance to the Bernards, which was seconded by Mr. Cappozzo and passed unanimously.

NEW BUSINESS

There being no further business, the meeting was adjourned.

Tammy Reasoner, Clerk

Richard Bardach, Chairperson

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: November 4, 2024 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on **Monday, November 4, 2024,** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

John and Jessica Pascoe, the homeowners at 3194 North Farmcrest Drive are requesting a variance to Zoning Code Section 158.15. If approved, the variance would allow for the installation of roof-mounted solar panels on the front plane of their home.

If you are interested in reviewing the application, you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **Monday, November 4, 2024,** Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at 513-531-8675.

cc: *John and Jessica Pascoe, 3194 North Farmcrest Drive*
Thomas and Myra Elfers, 6620 Kincaid Road
Shirley Smith, 6611 Kincaid Road
Molly and Chris Cain, 3197 North Farmcrest Drive
James and Lori Reidel, 3195 North Farmcrest Drive
Douglas and Marcie Kemper, 3181 North Farmcrest Drive
Gary and Connie Henderson, 3188 North Farmcrest Drive

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

November 4, 2024

Subject:
John and Jessica Pascoe, homeowners at 3194 North Farmcrest Drive.

Variance:
Installation of roof-mounted solar panels on the front plane of their home.

Item: Case#2024-248

Variance Request: John and Jessica Pascoe, the homeowners at 3194 North Farmcrest Drive are requesting a variance to Zoning Code Section 158.15. If approved, the variance would allow for the installation of roof-mounted solar panels on the front plane of their home.

Zoning Code Review: Chapter 158 Alternative Energy, 158.15 (A) Roof Mounted Systems. Roof-mounted solar energy systems shall not extend beyond the existing roof (width and height) of the structure to which they are attached. Roof-mounted systems shall not exceed the height of the roof line on a pitched roof; SES may project vertically up to five feet above a flat roof line. Roof-mounted systems are not permitted in the front yard or on the front plane of a structure.

Variance Review: John and Jessica Pascoe, the homeowners at 3194 North Farmcrest Drive are requesting a variance to Zoning Code Section 158.15. If approved, the variance would allow for the installation of roof-mounted solar panels on the front plane of their home.

The letter to the board states that they have contracted with Palmetto Solar to install 43 roof-mounted solar panels on four planes of the house. This would include 25 on the front plane of the house, which is the west-facing plane, and that the west-facing panels are the most efficient and will create the largest amount of energy. This is due to being exposed to the sun longer and this being the largest plane of the roof.

The letter also states that without the panels being installed on the front plane of the home, it would be impossible to meet the goals of energy production to significantly reduce their energy bill.

Village Code section 158.15 states that roof-mounted systems are not permitted in the front yard or on the front plane of the structure. Therefore, the variance is required for the 43 panels to be installed on the front plane of the house.

Project Recommendations: The project is to be considered on its merits.

Date: 10/2/24

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

You may email documents to the attention of: cfritsch@amberleyvillage.org

RE: Zoning Project Approval

☐ Zoning Approval
☒ Zoning Variance
☐ Property Zoning Change
☐ Other

Dear Mr. Lahrmer:

I hereby request approval for:

Front roof solar panel installation on residential home.

The proposed project is at the following address:

3194 North Farmcrest Drive

I certify the attached plat and measurements are accurate.

Sincerely,

John Pascoe
Homeowner's Printed Name

Homeowner's Signature

pascoeje@gmail.com
Homeowner's Email Address

937.974.3706
Homeowner's Phone Number

Contractor's Name

Contractor's Address

Contractor's Phone Number

October 1, 2024

Dear Mr Lahrmer and the Board of Zoning Variance,

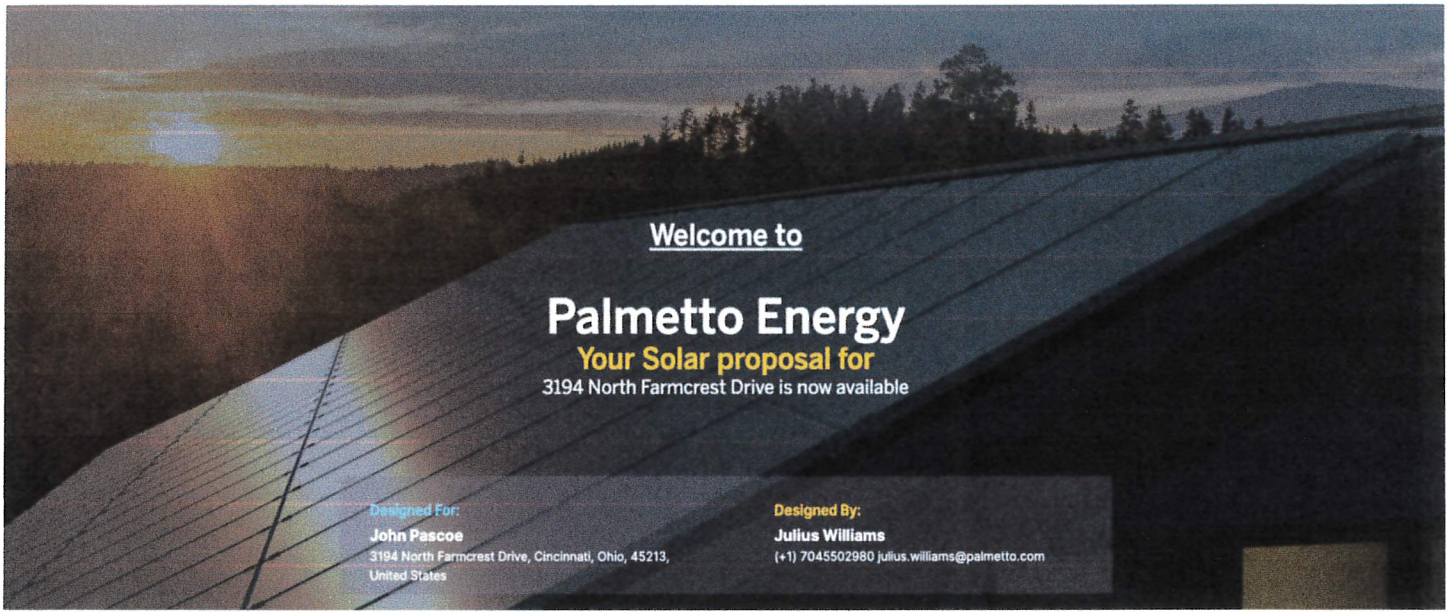
Our names are John and Jessica Pascoe and our family's home is at 3194 North Farmcrest Drive. Given the current trend of global warming and ever-increasing average temperature, our electrical usage continues to rise. Compounded with Duke Energy's multiple price hikes, it seems a more cost-effective and renewable energy source must be attainable. We are fortunate to have decent sun exposure on our roof and have investigated installing solar panels.

We have received two quotes thus far and both involve panels on the front and back of our home – roughly 40 total. Since the house faces the West, to obtain the maximum potential of generating essentially all of our own electricity, panels on the front of the house are necessary by their computer modeling.

This zoning variance request seeks permission to install the panels on not solely the back roof, but the front roof as well. To us, the current trajectory of weather patterns and global warming is deeply concerning. We worry the variability in temperature and precipitation will continue to stress our beautiful, green community. Our commitment to going solar isn't just economically based, but also an effort to impact climate change.

Thank you for considering our request,

John (and Jessica) Pascoe
3194 North Farmcrest Drive
Cincinnati, OH 45213



Welcome to

Palmetto Energy

Your Solar proposal for

3194 North Farmcrest Drive is now available

Designed For:

John Pascoe
3194 North Farmcrest Drive, Cincinnati, Ohio, 45213,
United States

Designed By:

Julius Williams
(+1) 7045502980 julius.williams@palmetto.com

Take Control of your Energy

An unpredictable energy bill is a big problem. Get freedom from fluctuating prices, and control how much you pay for electricity.

Why Solar?

A solar-powered home can save you money, increase the value of your home, give you control over your electricity consumption, and make you independent of traditional energy sources. With the federal tax credit of 30% and various other state incentives, switching to solar has never made more sense.

Environmental Impact

A solar-powered home can help you offset up to 12 tons of your yearly carbon emissions relative to your energy source. This can jump to 100% in year 3, when your solar panels become completely carbon-neutral.

Savings and Stability

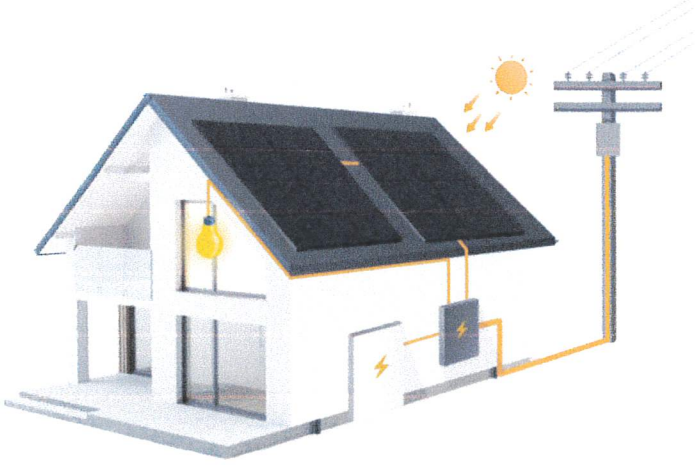
By installing a solar energy system, you can potentially reduce your energy bill to zero. You can expect to save an average of $100 per month on your electricity bill with a rooftop solar system.

Boost your Home's Value

Don't believe us? Believe Zillow. A solar energy system adds as much as 4.1% to the value of your home.

We Simplify Residential Solar Power

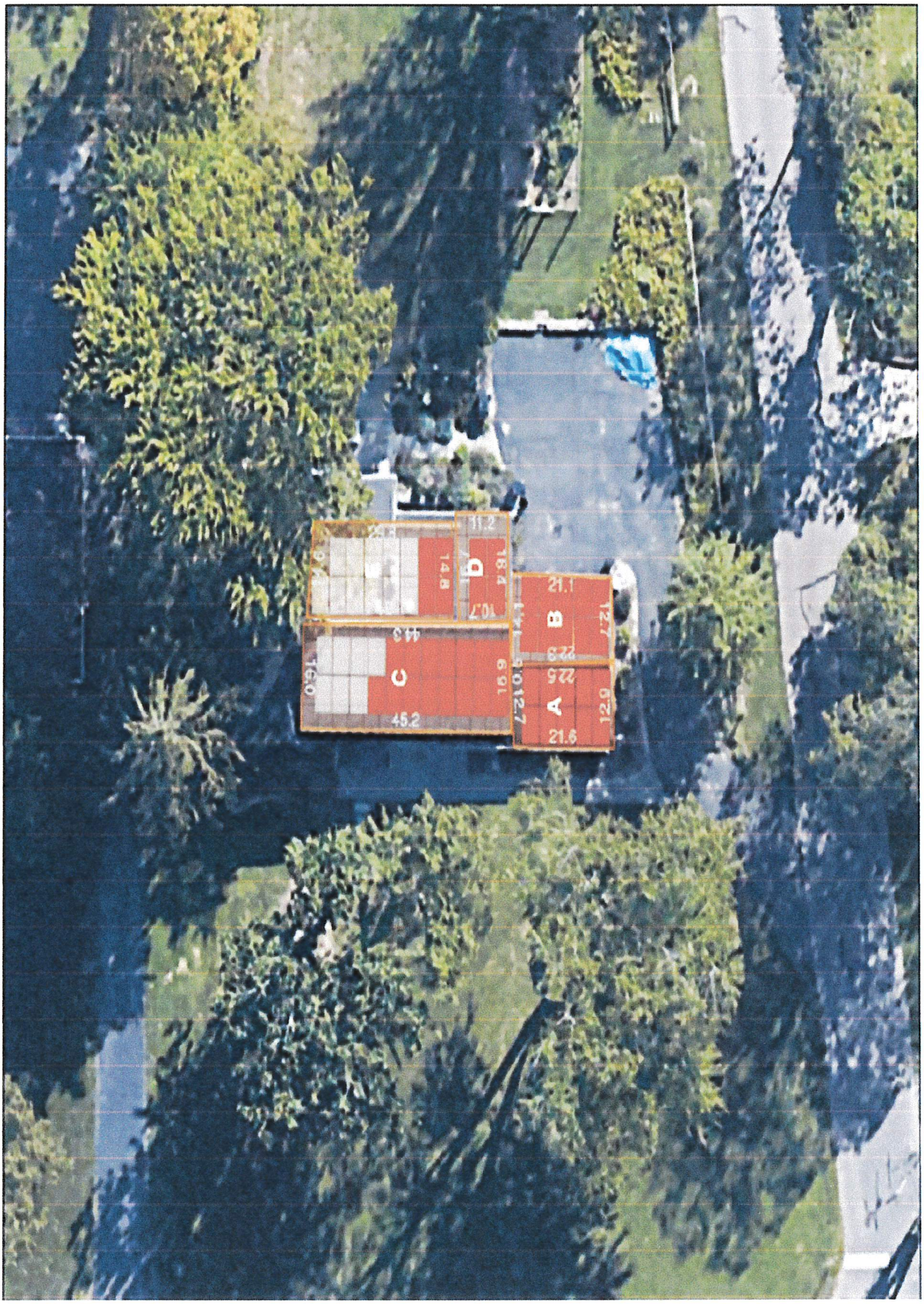
Palmetto Energy provides a full suite of end-to-end design and construction services to all of our customers. Together, when you choose Palmetto Energy to install solar on your home, we can help build a community that revolutionizes energy production and consumption.



8.4
Tons of CO_2 Offset*
(source)

126
Equivalent Number of Trees Planted
(source)

$73,100.00
Estimated Value Added to Your Home*
(source)


D
11.2
18.4
14.8
B
21.1
12.7
C
43
16.9
45.2
A
12.7
12.9
21.6

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: November 4, 2024 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on Monday **November 4, 2024**, at 7:00 p.m. The meeting will be held at the Amberley Village Municipal Building.The public meeting will be held to review the following items:

Hillel Gray, the property owner of 6881 Elbrook Avenue is requesting a variance to Zoning Code Section 154.12 (A) (1). The request for the variance is to allow for an accessory structure (Little Library) to be installed in the front yard.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tpreasoner@amberleyvillage.org, or you may attend the Monday **November 4, 2024** Planning Commission/Board of Zoning Appeals meeting. If you should have any questions, please feel free to contact Village Manager Scot Lahrmer at (513) 531-8675.

cc: *Hillel Gray, 6881 Elbrook Avenue*
Chana and Chaim Black, 6850 Elbrook Avenue
Chaya and Zalman Frager, 6880 Elbrook Avenue
Michael Goller, 2204 Bluegrass Lane
Freddie Mobley, 6841 Elbrook Avenue
Marcus and Chana Crystal, 2203 Section Road

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

November 4, 2024

Subject:
6881 Elbrook Avenue

Variance:
Accessory structure in the front yard (Little Library)

Item: Case#2024-249

Variance Request: Hillel Gray, the property owner of 6881 Elbrook Avenue is requesting a variance to Zoning Code Section 154.12 (A) (1). The request for the variance is to allow for an accessory structure (Little Library) to be installed in the front yard.

Zoning Code Review: 154.12 Accessory Structures
(A) (1) No accessory structure shall be erected in a front yard.

Variance Review: Mr. Gray is the property owner of 6881 Elbrook Avenue is requesting a variance to Zoning Code Section 154.12 (A) (1). The variance, if approved, would allow for an accessory structure (Little Library) to be installed in the front yard, approximately 17.5' from the street.

Mr. Gray's property is zoned Residence B and located on the west side of Elbrook Avenue at the corner of Elbrook Avenue and Section Road. The right of way along Elbrook Avenue at 6881 Elbrook Avenue is 12', and the little library box would be 5' outside the right of way in Mr. Grays front yard.

The letter to the Board states that he is an avid reader and the little library would promote literacy, reading and education. The letter also states it is not a commercial activity but a way to provide the free exchange of books for children when the local library is closed.

The Little Library would be small, attractive, and professionally designed, approximately 18" x 16" in width, elevated 22"-30" above an anchored post and have a total height of 42"-54" in height.

Village Zoning Code 154.12 states that no accessory structure shall be erected in the front yard. Therefore, variance is required for the Little Library to be installed as proposed.

Project Recommendations: The project is to be considered on its merits.

September 25, 2024

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

Attention: Christopher Fritsch, cfritsch@amberleyvillage.org

RE: Zoning Project Approval

☐ **Zoning Approval**
☒ **Zoning Variance**
☐ **Property Zoning Change**
☐ **Other**

Dear Mr. Lahrmer:

I hereby request approval to install a Little Free Library (LFL) on our front yard, as marked on the attached map. This is a request for a variance to Zoning Code 154.12 (A) (1):

The LFL would be a small, attractive, professionally designed unit that serves a communicative and educational function, as well as aesthetic expression, and would benefit the residential character of the Village.

Our LFL would be approx. 18 x 16 inches width and depth (aerial view). It would be elevated 22 to 30 inches by a well-anchored post, with the unit height about 20 to 24 inches, for a total height of 42 to 54 inches.

We previously planted four oak trees on our front lawn, along Elbrook Avenue. Our LFL would be placed near one oak tree, on the alley side, with no interference to the right-of-way. The LFL would be approx. 7 feet from the closest edge of the sidewalk, 7 feet from the alley, and 17.5 feet from the curb (street edge). The LFL would be maintained in proper working order, and suitable appearance, by the (undersigned) homeowner.

An LFL is not part of any commercial activity. It would provide the free exchange of books for children and adults. It would allow books to be freely available at all hours, including days when schools and public libraries are closed. It may include books that are not available at the public library. It would enhance the appearance and peaceful use of residential properties in the neighborhood, especially since reading is a public good. The LFL is part of a widespread effort to promote literacy, reading, and education.

The proposed project is at the following address: 6881 Elbrook Avenue

I certify the attached aerial map and measurements are accurate. The aerial map was provided by Mr. Fritsch and I have indicated the proposed location of the Little Free Library unit.

Please let me know if you require any additional information to determine compliance with the Amberley Village Code of Ordinances.

Sincerely,

Hillel Gray, Homeowner
hgray@aya.yale.edu
773-369-0061


Section Rd
6881
6881
Elbrook Av
Little Library Location
Elbrook Av

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

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PLANNING COMMISSION
MEETING NOTICE

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WHERE: Amberley Village Municipal Building, 7149 Ridge Road

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The site plan requires four variances to the Village Zoning Code:

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2) A variance is required from Village Code Section 154.81(C) and (D) to allow the metal facade area to be greater than 75% for the 9000 square warehouse and the 4,480 square foot office/warehouse.

3) A variance is required from Village Code Section 154.79 (E) to allow outdoor storage.

4) A variance is required from Village Code Section 154.80 (B) to allow the current northern property vegetation to remain as the required landscape buffer.

If you are interested in reviewing the application, you may do so by email request to the Village Clerk at tpreasoner@amberleyvillage.org, or you may attend the **November 4, 2024,** Board of Zoning Appeals public meeting in

person. If you have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *The New Trails End Investment Co., 2222 Fernleaf Lane Columbus Ohio 43235*
Holly Sauerbrunn, 3612 Dickens Ave Cincinnati Ohio 45213
Mercy Health Kim Baltz, 1701 Mercy Health Place Cincinnati Ohio 45237
Molly J. Properties, 7210 Thumbelina Ln Cincinnati Ohio 45242
City of Reading, 1004 Market Street Reading Ohio 45215
Bradley Wilhelm, 4307 Cornell Road Cincinnati Ohio 45241
Cynthia Brown, 10027 Windzag Lane Cincinnati Ohio 45215
Jason and Carrie Biedelman, 8505 Crestdale Court Cincinnati Ohio 45236
Dere Properties LLC, 7809 Southtown Center # 220 Minneapolis MN 55431
Dere Properties LLC, 7809 Southtown Center # 220 Minneapolis MN 55431
Mary Ward, 625 Maple Drive Cincinnati Ohio 45215
Jakob and Shayna Harper, 621 Maple Drive Cincinnati Ohio 45215
Emily and Joan Bautista, 617 Maple Drive Cincinnati Ohio 45215
Spaulding Property Management, 9835 Zig Zag Drive Cincinnati Ohio 45242
Sharon and Denver Gabbard, 609 Maple Drive Cincinnati Ohio 45215
Danny Staab, 605 Maple Drive Cincinnati Ohio 45215
Joe and Dawn Ellis, 601 Maple Drive Cincinnati Ohio 45215
Steve and Jessica Puchan, 521 Maple Drive Cincinnati Ohio 45215
Sherry Driskell, 519 Maple Drive Cincinnati Ohio 45215
Terry and Phyllis Brinck, 517 Maple Drive Cincinnati Ohio 45215
Brent and Heidi Bothe, 515 Maple Drive Cincinnati Ohio 45215
Seth and Lindsey Redwine, 841 Bunny Court Cincinnati Ohio 45215

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

November 4, 2024

Subject:
Integrity Green Landscaping

Variance:
Site plan review and variance request

Item: Case#2024-216

Variance Request: J.P. Burleigh, the representative for Integrity Green Landscaping, has submitted plans for a 9,600 square foot warehouse and a 4,480 square foot warehouse with office space to be built on 5.1 acres. The 5.1 acre lot is located across the street from the Amberley Village Maintenance Facility located at 8605 Ridge Road. Amberley Village Code Section 154.83 requires a site plan review for all new structures by the Board of Zoning Appeals and a public hearing when variances are requested. The site plan requires four variances to the Village Zoning Code:

1) A variance is required from Village Code Section 154.14 (A), to allow for the 6' high black aluminum fence surrounding the outdoor west plant and material staging area and along the north property line.

2) A variance is required from Village Code Section 154.81(C) and (D) to allow the metal facade area to be greater than 75% for the 9,600 square for the warehouse and the 4,480 square foot office/warehouse.

3) A variance is required from Village Code Section 154.79 (E) to allow outdoor storage.

4) A variance is required from Village Code Section 154.80 (B) to allow the current northern property vegetation to remain as the required landscape buffer.

Zoning Code Review: 154.14 Fences, Walls, Hedges

(A) Notwithstanding other provisions of this Zoning Code, fences and walls not exceeding four and a half feet in height may be permitted in any required side or rear yard, provided that no fence orwall shall be permitted in any part of a front yard. Hedges along or directly adjacent to a public right of way may be permitted, provided that they are not over two-and-a-half feet in height. Hedges not along or adjacent to a public right-of-way may be permitted and are not subject to the two-and-a-half foot height restriction. All hedges shall be trimmed and maintained to present a neat and orderly appearance consistent with village standards.
154.81 Architectural Regulations

The purpose of this section is to require architectural features which increase visual interest, reduce undifferentiated masses and relate to the pedestrian scale, in accordance with the following standards.
(C) Building facades may be constructed from stone, masonry, cement fiber board, split-face, textured

concrete, heavy gauge vinyl, glass or other materials which provide the same desired quality. (1) Concrete masonry units (CMU or block) shall be textured or split-face and otherwise not smooth. (2) Office uses may use architectural metal panels, glass (up to 75% of the facade area) and ornamental metal. (3) Wood, stucco, EIFS, or other similar material shall be used for trim or architectural features only.
(D) Buildings constructed of metal shall be prohibited, except as provided in § 154.81(C)(2).
154.79 (E) Site Development Regulations

(E) Outdoor storage. Outdoor sales, display and storage shall be prohibited.

154.80 Landscape Regulations

(A) Streetscape buffer. A streetscape buffer shall be installed along the property line abutting all public street right-of-way and private access drives consisting of a minimum of ten feet in depth and including a minimum of four understory or canopy trees and three shrubs per 100 linear feet of frontage. (B) Boundary buffer. A boundary buffer shall be installed between any residential use and any non-residential use, including mixed use buildings consisting of a minimum of ten feet in width and including a minimum of four canopy or evergreen trees and three shrubs per 100 linear feet of boundary length.
(C) Interior parking lot landscaping. Interior parking lot landscaping shall be required for all new and expanded parking areas in accordance with the following standards. (1) The total landscape area required in parking lot areas is 22 sq. ft. per parking space. (2) Landscape areas shall consist of parking islands or peninsulas and all required landscape materials shall be planted within these island or peninsula areas. Best management practices (BMPs) such as rain gardens or bio swales are encouraged. (3) The minimum number of canopy trees is one canopy tree for each ten parking spaces. Any fractional number of trees should be calculated to the next highest whole number. (4) To determine the total number of required shrubs, multiply the total number of required canopy trees by three. One canopy tree may substitute for three shrubs. Trees and shrubs do not have to be equally spaced and may be grouped. (D) General landscaping standards. All required streetscape, boundary buffer, and interior parking lot landscaping shall comply with the following standards. (1) Canopy trees shall be deciduous trees with a minimum of 12 feet in overall height or a minimum caliper of 2.5 inches when installed, and have an expected height of at least 35 feet at maturity. (2) Understory trees (flowering/ornamental trees) shall be a minimum of five feet in height in clump form or a minimum caliper of 1.5 inches when installed. (3) Evergreen trees shall be a minimum of five feet in height when installed. (4) Shrubs shall be at least 18 inches in height or 24 inches in spread when installed. (5) Existing mature trees and shrubs that are preserved may be used to fulfill landscape requirements on a one to one basis except that any mature trees with a caliper greater than six inches may substitute for two required trees.(Ord. 2012-05, passed 8-13-12)

Variance Review: Integrity Green Landscaping is in the process of purchasing 5.1 acres of land from the Village to construct a 9,600 square foot warehouse and a 4,480 square foot warehouse with office space across from the Amberley Maintenance Garage, which is located at 8605 Ridge Road.

The proposed landscape company is located in the North Site Zoning District (NS) and is a permitted use with the approval of 4 variances. The structures will total 14,080 square feet, with metal siding, stone veneer, and metal roofing.

The North Site Regulations (Section 154.77) allow a building height of 60 feet, which is 31' higher than the proposed 29' at the center of the highest elevations.

The minimum yard setbacks in section 154.78, states that all structures shall comply with the minimum yard requirements.

Minimum Yard Requirements
1) Ronald Reagan Highway: 25 feet
2) Front yard: 25 feet
3) Side Yard: 20 feet
4) Rear Yard: 20 feet
The proposed landscaping company meets all required setbacks for the NS district.

Parking
The off-street parking requirement, section 154.79 (A), for the proposed Integrity Green Landscaping is 12 spaces (three spaces for the first 1,000 sq. ft. of office or fraction thereof, plus one space per 400 sq. ft. of floor area in excess of 1,000 sq. ft and 5 spaces for flex office/warehouse building: one space per two employees on maximum work shift or for 2,000 sq. ft. of warehouse floor area). The proposed parking lot plan shows 122 spaces which meet the minimal requirements of section 154.79 (A).

Sidewalks
Section 154.79 also calls for sidewalks to be installed on both sides of all streets and from the building to the street. The proposed development is landlocked by Village-owned property, no new streets or sidewalks are planned to be constructed with this project. The staff has determined sidewalks are not neccessary for this project, due to the existing access that is a driveway and not a public street, and the Village does not own the parcel that abuts Ridge Road.

Exterior Lighting
The submitted plans meet the exterior lighting requirements in Section 154.79 (C). The regulations call for zero foot-candle at any residential property line and the submitted plan shows 0.0 at residential boundary lot lines.

Dumpster and Trash Handling Areas
The final regulation in Zoning Section 154.79 (D)(3) requires the dumpsters and trash handling areas to meet the same minimum setback (25') as the main building and be surrounded on three sides with a wall or fence with a height of no more than 7' and no less than 5'. The proposed dumpster/trash handling area is located on the west side of the flex space/warehouse approximately 122' from the north property set back line.

The trash handling area will be an enclosed 180 square foot area surrounded by wood planks and in compliance with code section 154.79 (D)(3).

Landscaping
The regulations in Zoning Section 154.80 require streetscape buffers along property lines abutting public streets, boundary buffers and interior parking landscaping.

The streetscape requirement is to be 10' in-depth and consist of 4 under-story or canopy trees and 3 shrubs per 100' of frontage. Integrity Green Landscaping's frontage along the access driveway is approximately 950', which would require 40 trees and 27 shrubs. The proposed landscape plan shows Acer Rubrum trees and Thuja Occidetalis shrubs, along the North Site driveway to satisfy the streetscape requirement.

The boundary buffer has the same requirement of 4 trees and 3 shrubs per 100' and is to be installed between any residential and non-residential properties. The Integrity Green Landscaping north property line does border a residential area. Integrity Green is requesting a variance to the boundary buffer for the existing landscaping to remain in place. Complying with the literal terms of this buffer requirement would force Integrity to clearcut the mature vegetation along the northern property line-destroying the

existing natural buffer between the property and the residents to the north. Along the west property line, to meet the requirements of the buffer Integrity plan, Integrity shows Thuja Green Giant Arborvitae trees and Thuja Occidetalis shrubs.

The interior parking lot requires 22 square feet of landscaping per parking space, 1 tree, and 3 shrubs per 10 parking spaces. The plans submitted show a total of 122 parking spaces, which would require 2,684 square feet of landscaping, 13 trees, and 39 shrubs. The landscape plan shows landscape beds totaling 8,351 square feet, 19 trees, 39 shrubs, which satisfy the minimum requirements in Zoning Section 154.80.

Architectural Regulations
The exterior architectural features of the proposed structure will consist of bright white windows and door trim, bright white metal siding, artic smoke stone, and a black metal sloped roof. Architectural features surround the main entrance (including a covered entry) and an offset roof pitch line.

Signage Regulations
The North Site Code Section 154.82 regulates the signage in the North Site District. The regulation states that no sign may be posted on public property or in the public right of way except for public signs such as regulatory and traffic signs and must be placed in such a way that they will not obstruct the vision of drivers.

The code allows one square foot of building sign per foot of frontage that fronts a public street or the facade that contains the front entrance and to be located on the facade in which the measurement was taken. The signage proposed for the development is one building sign on the east wall of the office/warehouse building. The sign will be 13' wide and 5' tall, totaling 65 square feet. The code also permits freestanding or monument signs for parcels with at least 150' of frontage. The freestanding signs shall not exceed 20' in height and must be a minimum of 5' from all public right of ways. Integrity may install one freestanding sign at the main entrance to the office/warehouse parking lot. The dimension, style, or picture of this sign has not been provided.

For the monument sign on Ridge Road, the intent is for this to serve as a marker sign for any developments on the North Site. The Village entered into a revocable agreement with Hamilton County for the sign to be placed on the County-owned property. Integrity has agreed to contribute financially toward this monument sign and use one panel on the sign.

Required Variances
Integrity Green Landscaping requires four zoning variances to allow the facility to be constructed per the submitted plans.

1) A variance is required from Village Code Section 154.14 (A), to allow for the 6' high black aluminum fence surrounding the outdoor west plant and material staging area and along the north property line.

2) A variance is required from Village Code Section 154.81(C) and (D) to allow the metal facade area to be greater than 75% for the 9000 square warehouse and the 4,480 square foot office/warehouse.

3) A variance is required from Village Code Section 154.79 (E) to allow outdoor storage.

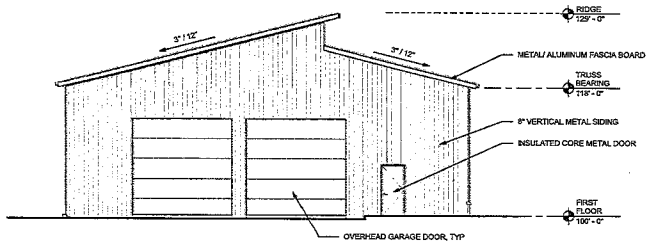
4) A variance is required from Village Code Section 154.80 (B) to allow the current northern property vegetation to remain as the required landscape buffer.

Project Recommendations: Staff recommends approval of the site plan and required variances for Integrity Green Landscaping. After seven months of negotiation, the Village has entered into a purchase

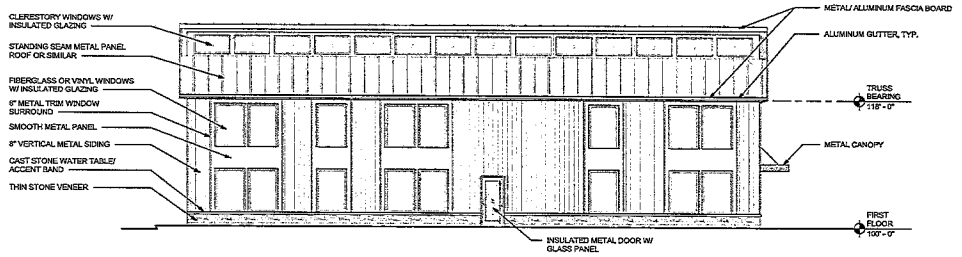
agreement with Integrity Green, which plans to invest $1.5 million in its new location. Integrity Green, known for its expertise in hardscaping and outdoor living spaces, is a highly skilled and professional organization looking to expand its business in Amberley. They currently employ 22 staff members with a payroll of $900,000.

While the land across from the Village Garage may not hold the same value as areas housing Mercy Hospital and Lewis Animal Hospital, Integrity Green's investment in this site relies on obtaining the necessary variances from the Village.

CT Consultants has also reviewed the plans and recommended site plan approval, contingent on the approval of additional storm water calculations, easements, and utility connections.



4 / A3 WEST ELEVATION
1/8" = 1'-0"



1 / A3 SOUTH ELEVATION
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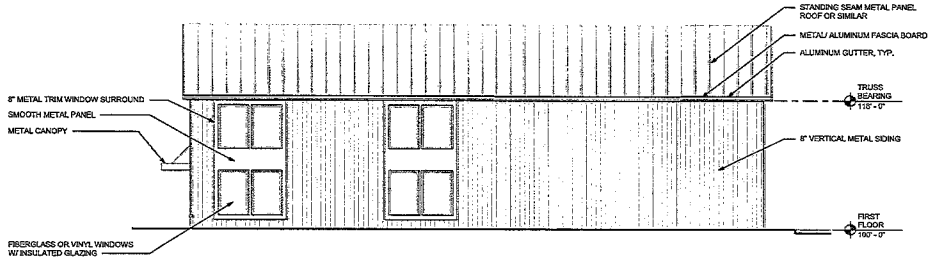
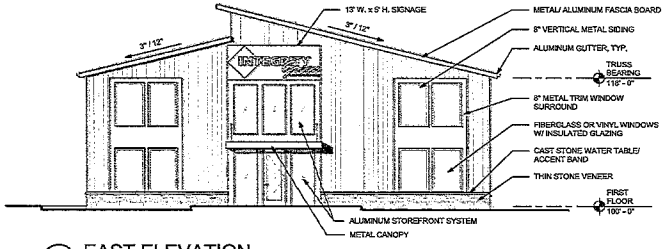


3 / A3 NORTH ELEVATION
1/8" = 1'-0"



2 / A3 EAST ELEVATION
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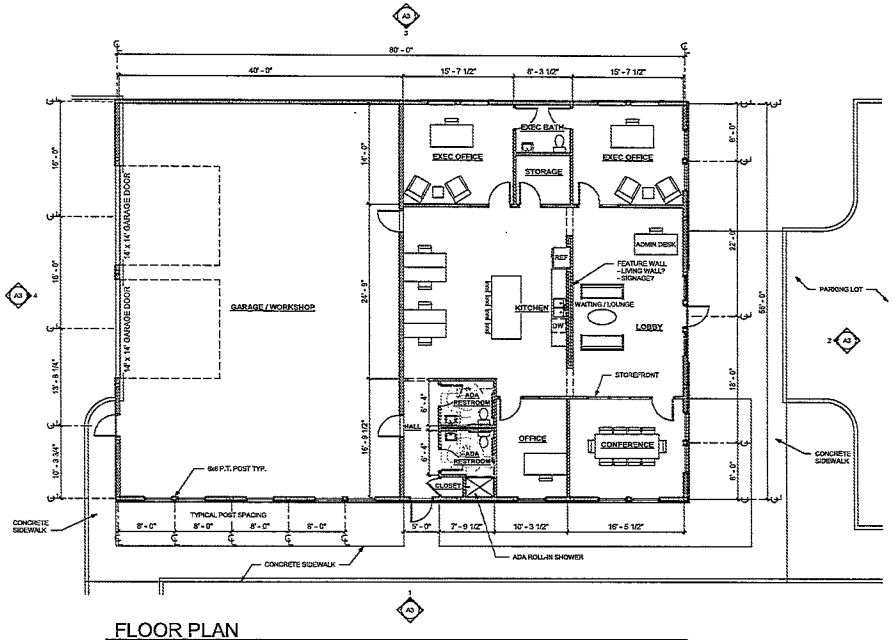

FLOOR PLAN
1/8" = 1'-0"

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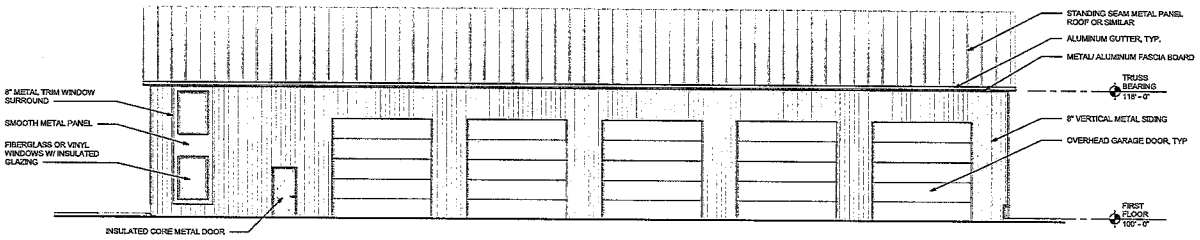
INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
OFFICE WORKSHOP - CONCEPTUAL BUILDING PLANS

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

10.11.2024



5 A4 WEST ELEVATION
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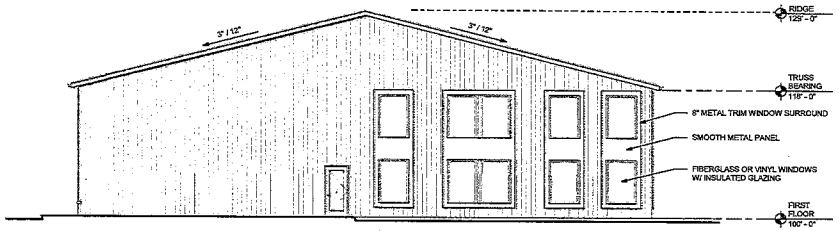

4 A4 NORTH ELEVATION
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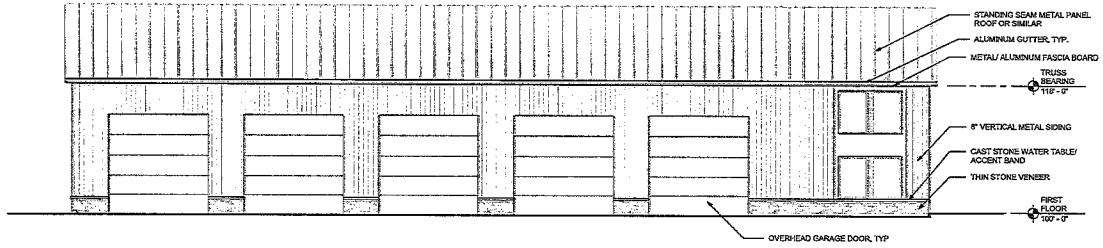

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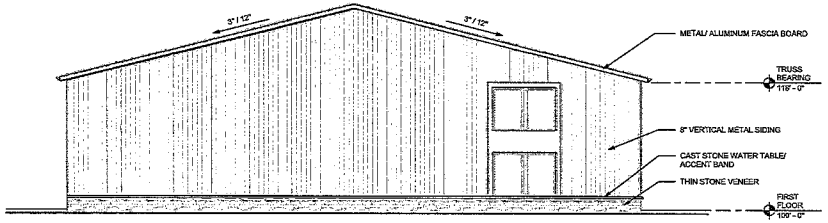

2 A4 SOUTH ELEVATION
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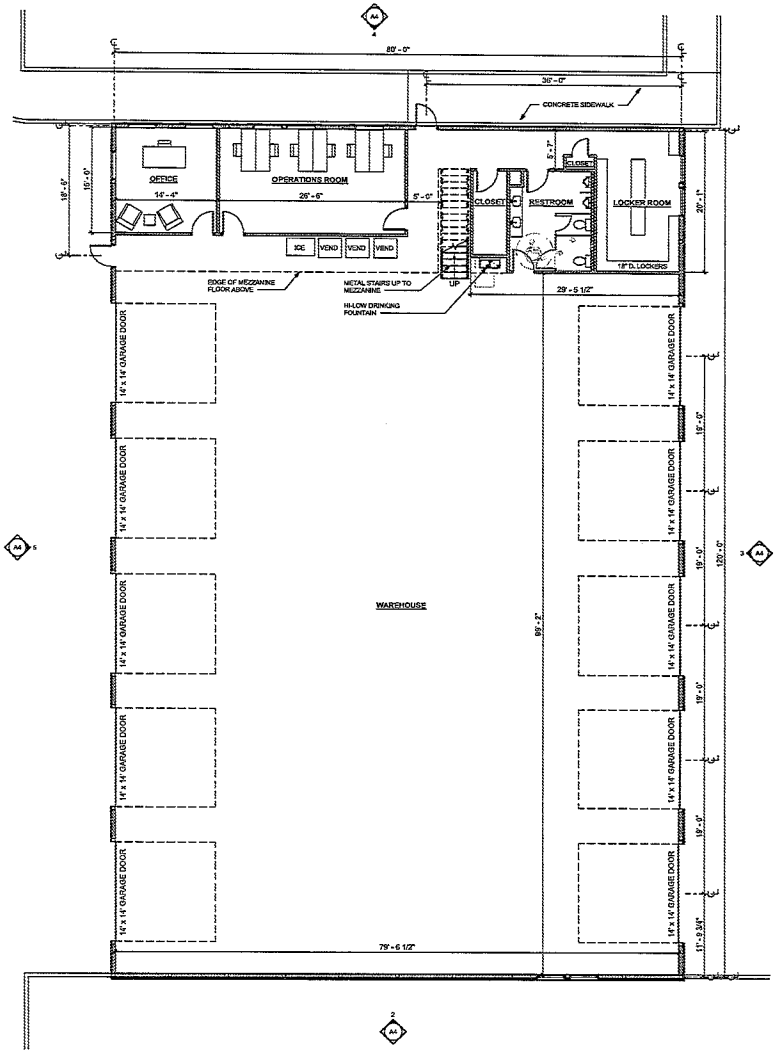

FLOOR PLAN
1/8" = 1'-0"

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INTEGRITY GREEN LANDSCAPING COMPLEX
8605 RIDGE ROAD, CINCINNATI OH 45237
WAREHOUSE - CONCEPTUAL BUILDING PLANS

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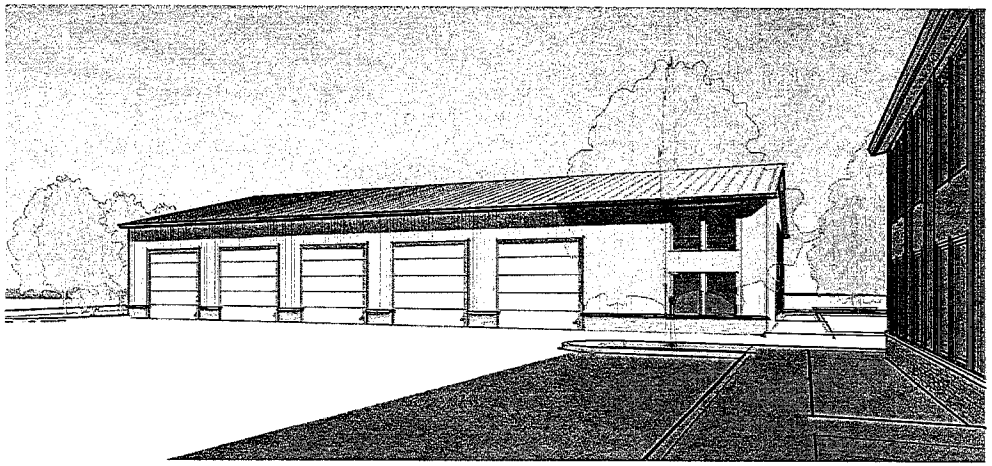

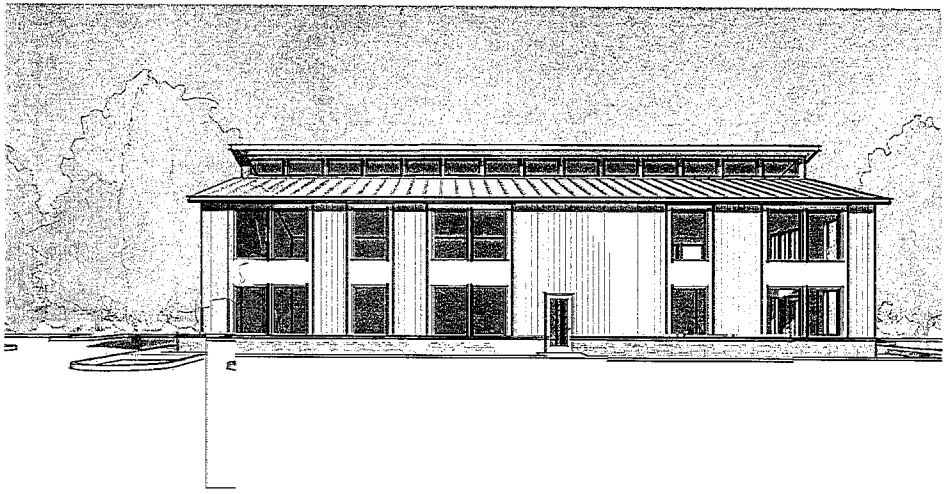

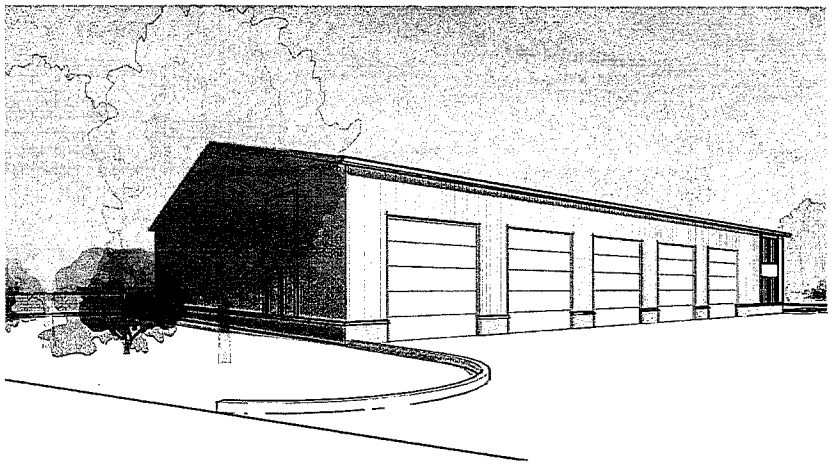

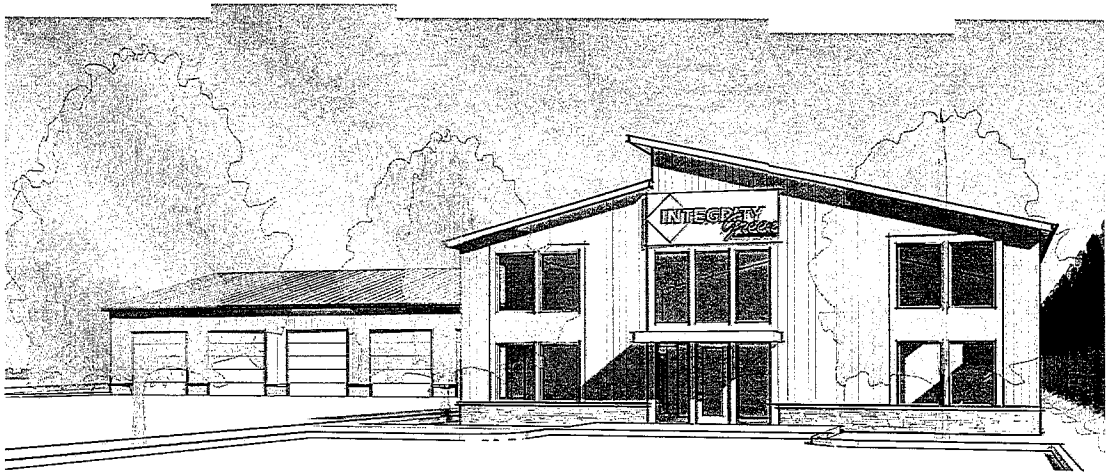

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237

CONCEPTUAL 3D VIEWS

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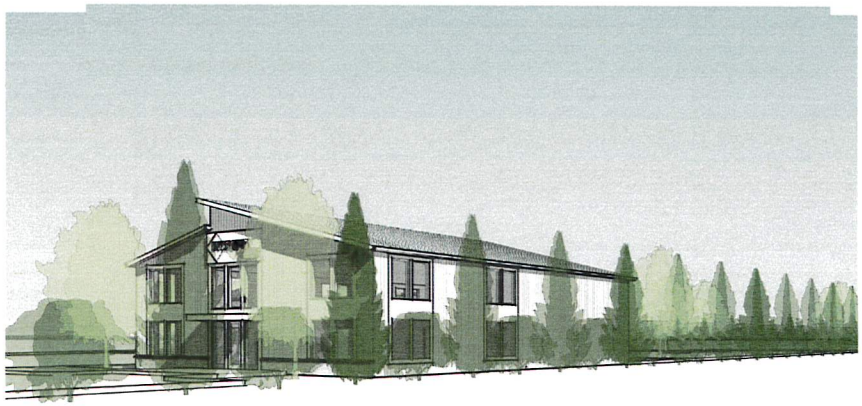

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
CONCEPTUAL 3D VIEWS

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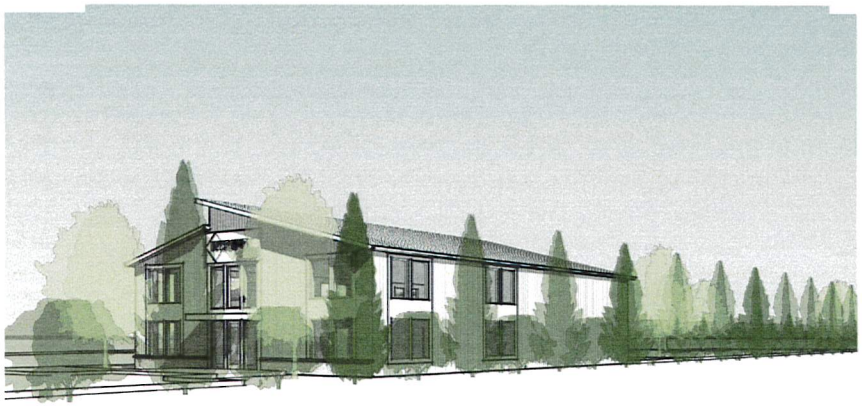
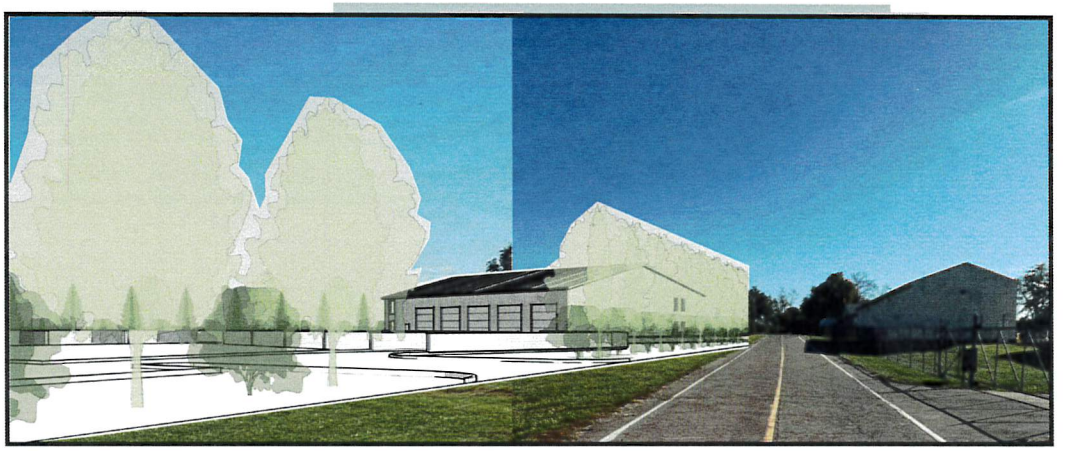
SOUTH EAST VIEW - FROM MAPLE DR

WESTERN VIEW - FROM FUHRMAN RD



SOUTH WEST VIEW - FROM MAPLE DR



EASTERN VIEW - FROM FUHRMAN RD

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CONCEPTUAL 3D VIEWS

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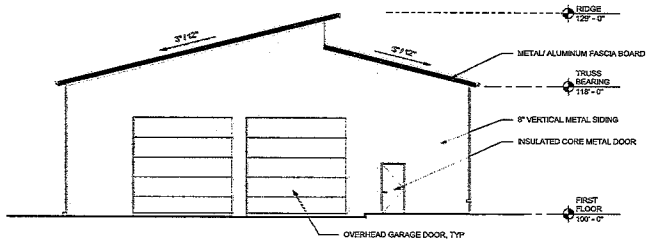
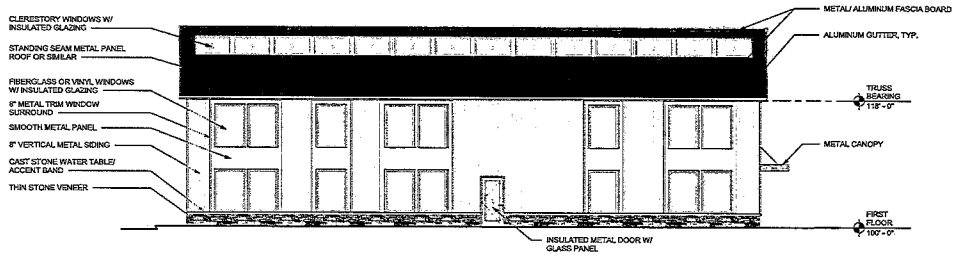
PRELIMINARY COLOR SELECTIONS



4 / A3 WEST ELEVATION
1/8" = 1'-0"



1 / A3 SOUTH ELEVATION
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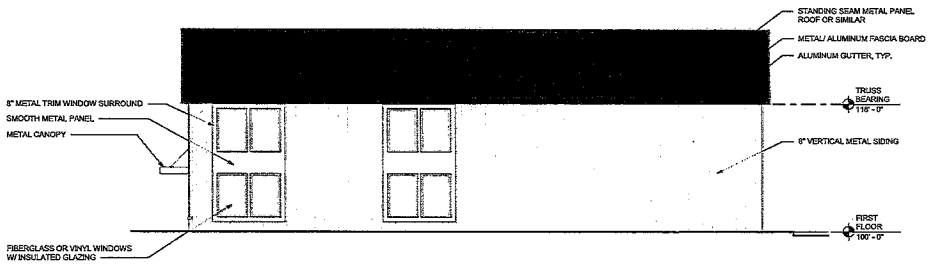

3 / A3 NORTH ELEVATION
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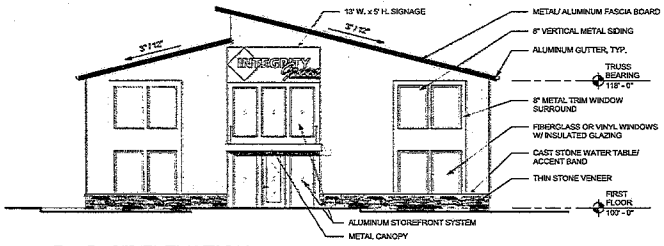

2 / A3 EAST ELEVATION
1/8" = 1'-0"

FINISH SELECTIONS

Windows & Door Trim

Bright White

Siding Metal

Bright White

Roof Metal

Black

Stone

Arctic Smoke

Soft White with Light Gray and Carbon Highlights

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237

OFFICE WORKSHOP - CONCEPTUAL BUILDING PLANS

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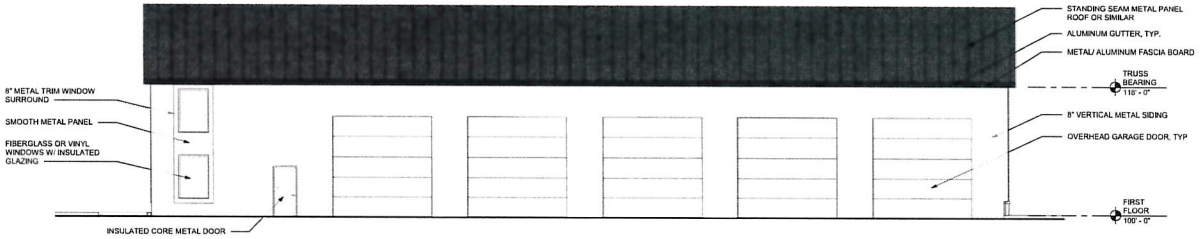

5 A4 WEST ELEVATION
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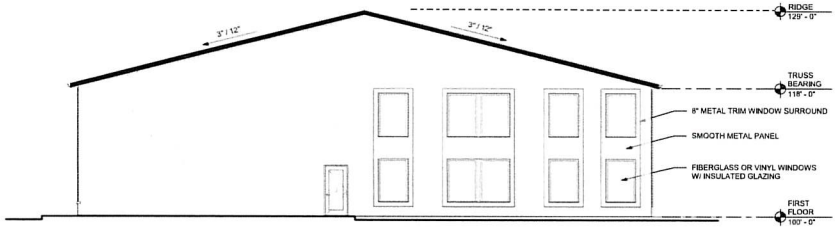

4 A4 NORTH ELEVATION
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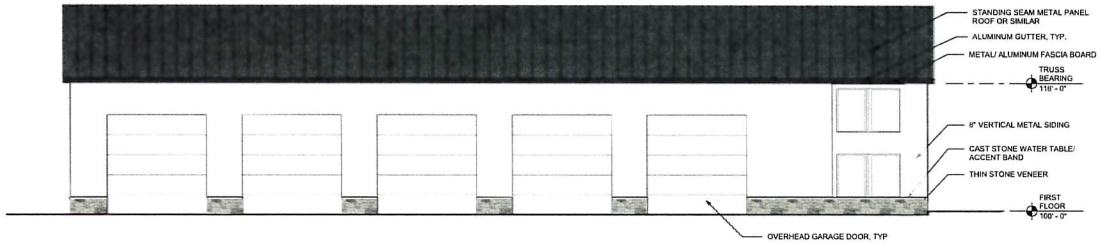

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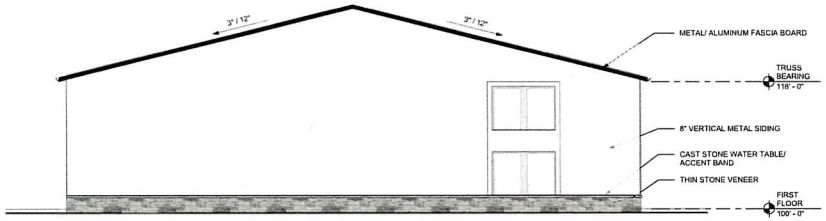


2 A4 SOUTH ELEVATION
1/8" = 1'-0"

PRELIMINARY COLOR SELECTIONS

FINISH SELECTIONS

Windows & Door Trim

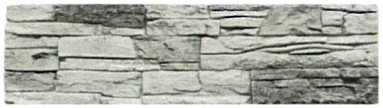
Bright White

Siding Metal

Bright White

Roof Metal

Black



Stone

Arctic Smoke

Soft White with Light Gray and Carbon Highlights

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INTEGRITY GREEN LANDSCAPING COMPLEX
8605 RIDGE ROAD, CINCINNATI OH 45237
WAREHOUSE - CONCEPTUAL BUILDING PLANS

DESIGN DOCUMENT ONLY
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10.11.2024

COLOR / DESIGN INSPIRATION

EXISTING PROPERTY LANDSCAPE BUFFER PHOTO POSITIONS

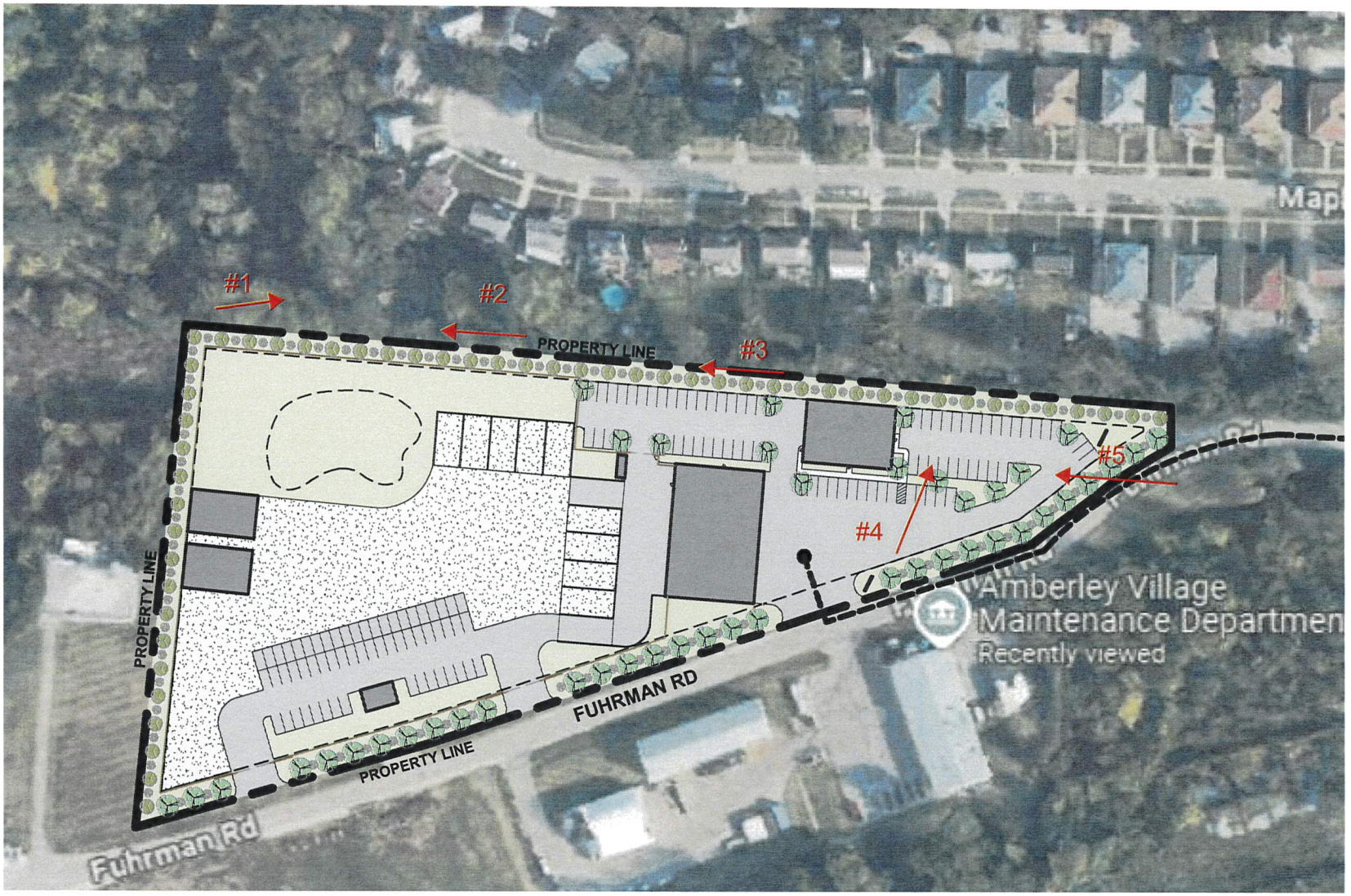


PHOTO #1

PHOTO #2

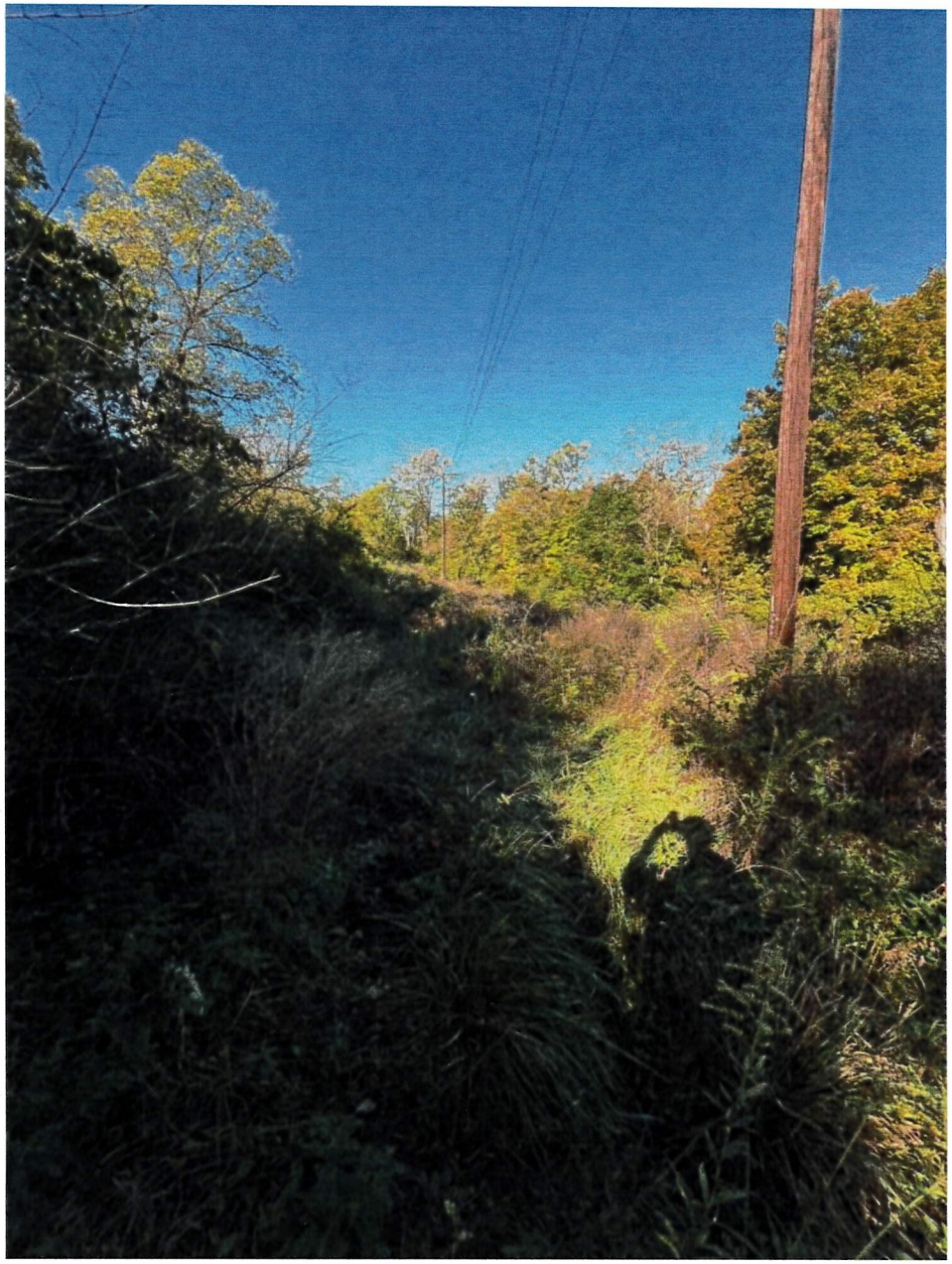


PHOTO #3

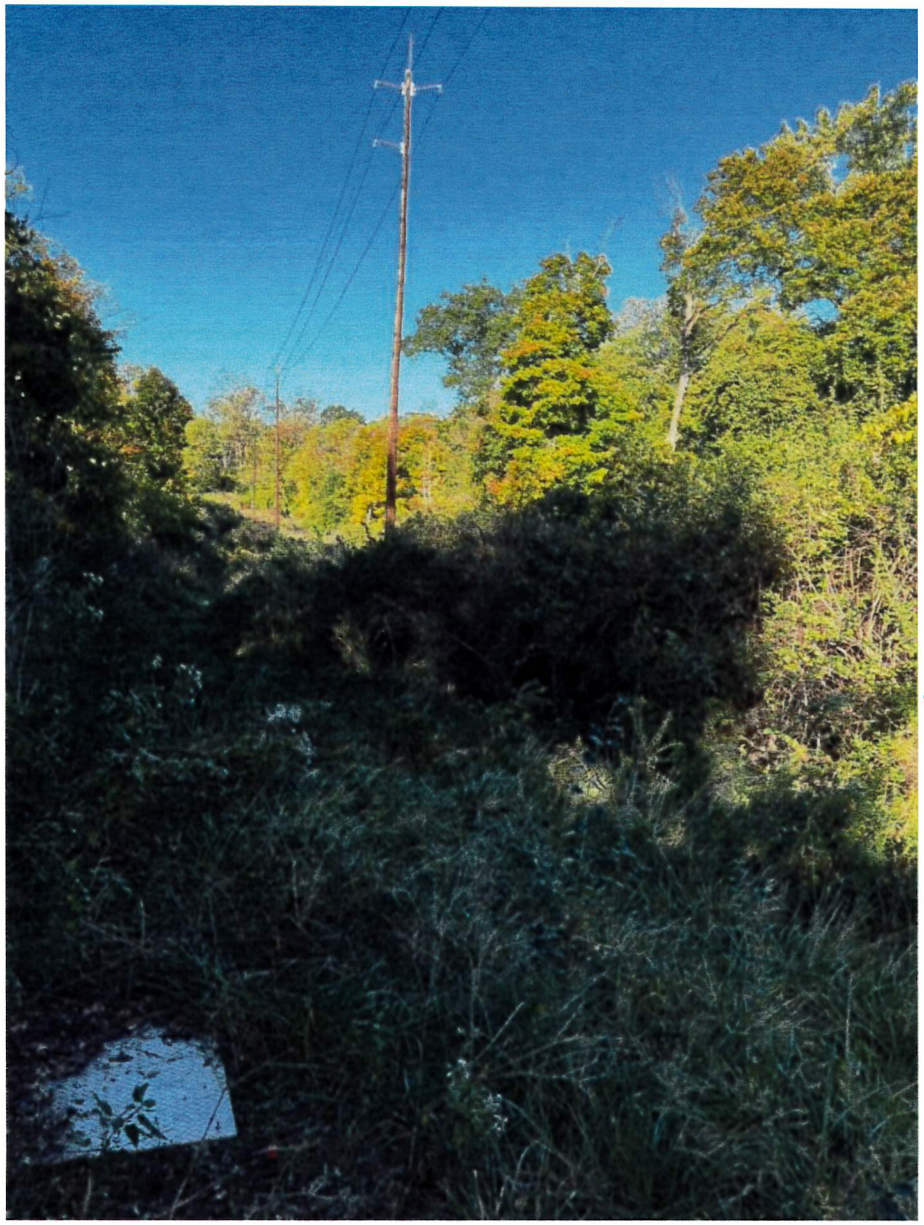


PHOTO #4

PHOTO #5

CURRENT AMBERLY FENCE OFF FUHRMAN DR

6' Chainlink with barbwire security arms at top

CURRENT AMBERLY METAL BUILDING OFF FUHRMAN DR

CURRENT AMBERLY GATES OFF FUHRMAN DR

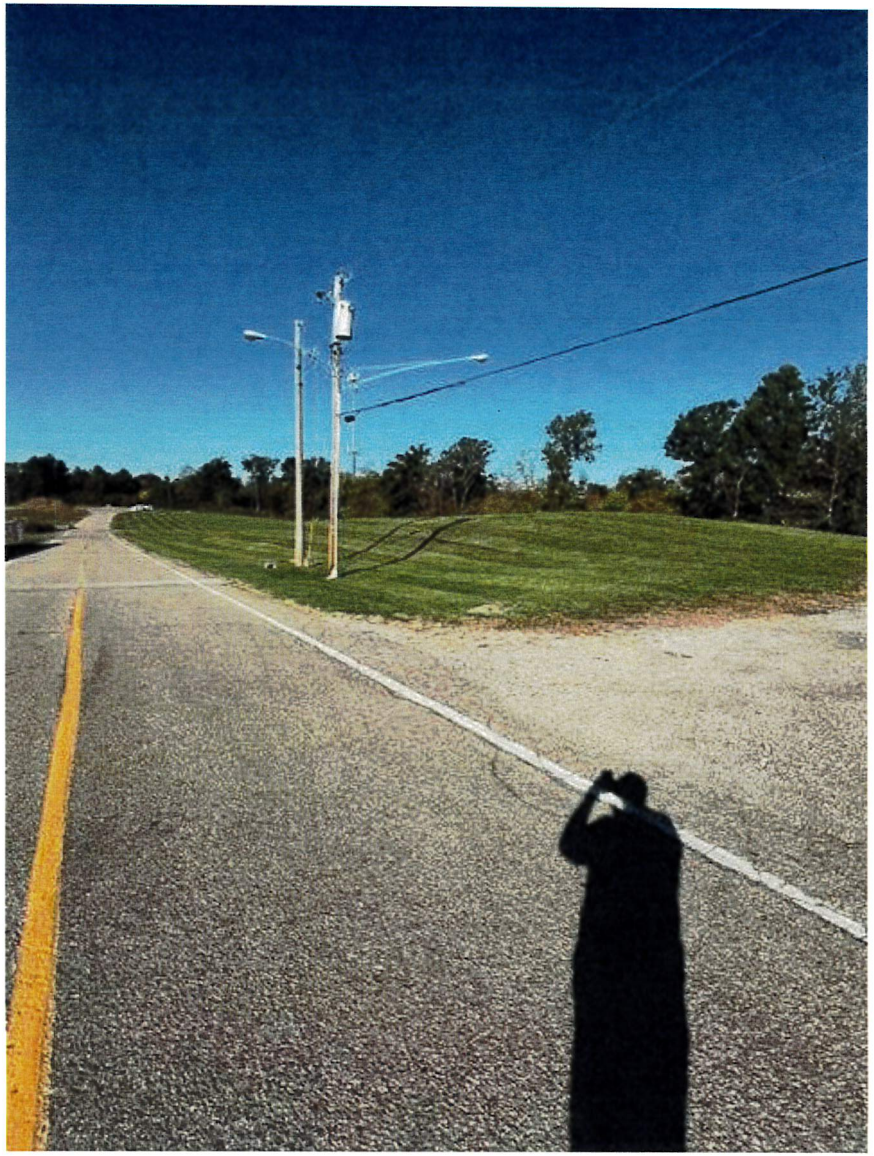
6' Chainlink Cantilever gate with barbwire security at top

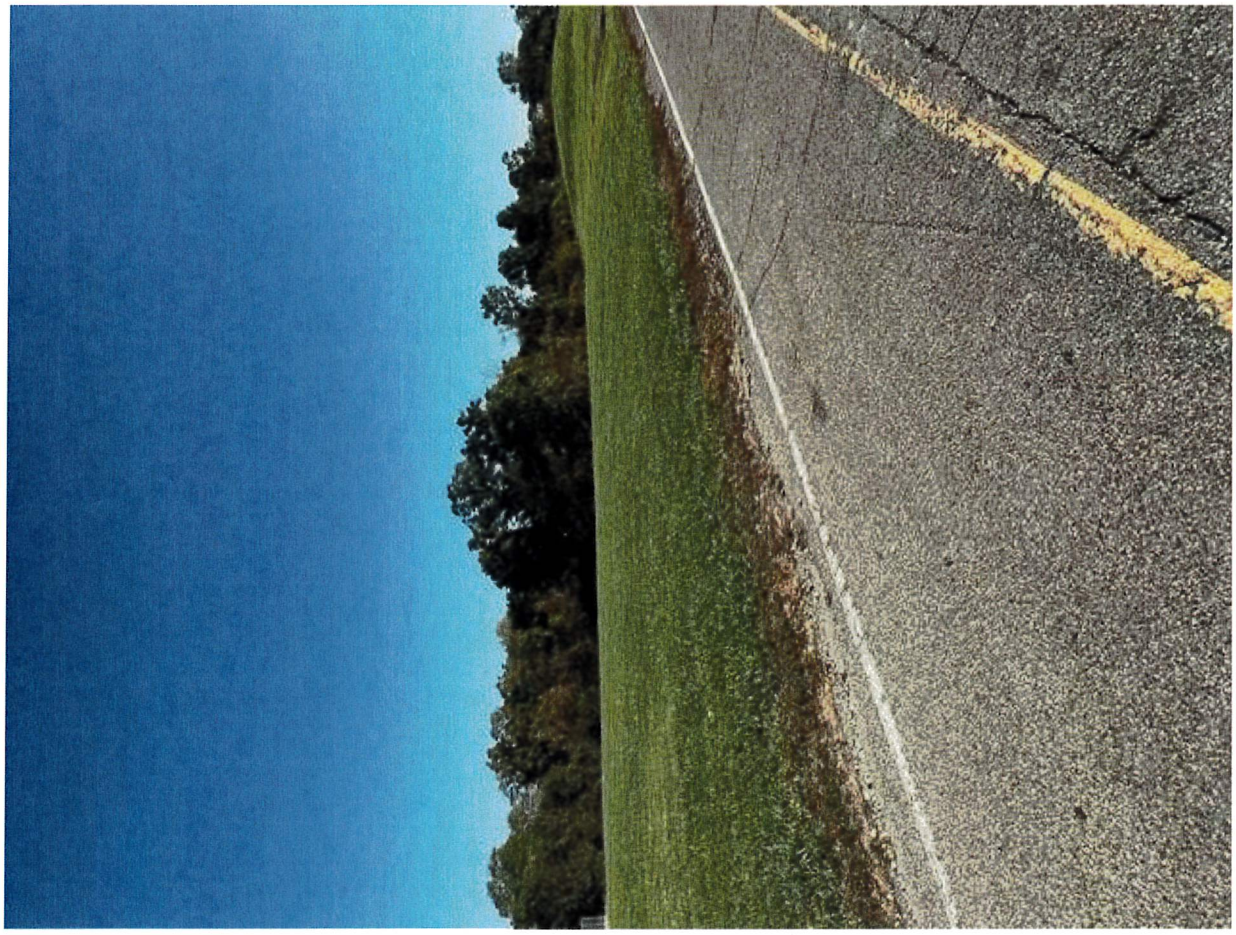
CURRENT AMBERLY FENCE OFF FUHRMAN DR

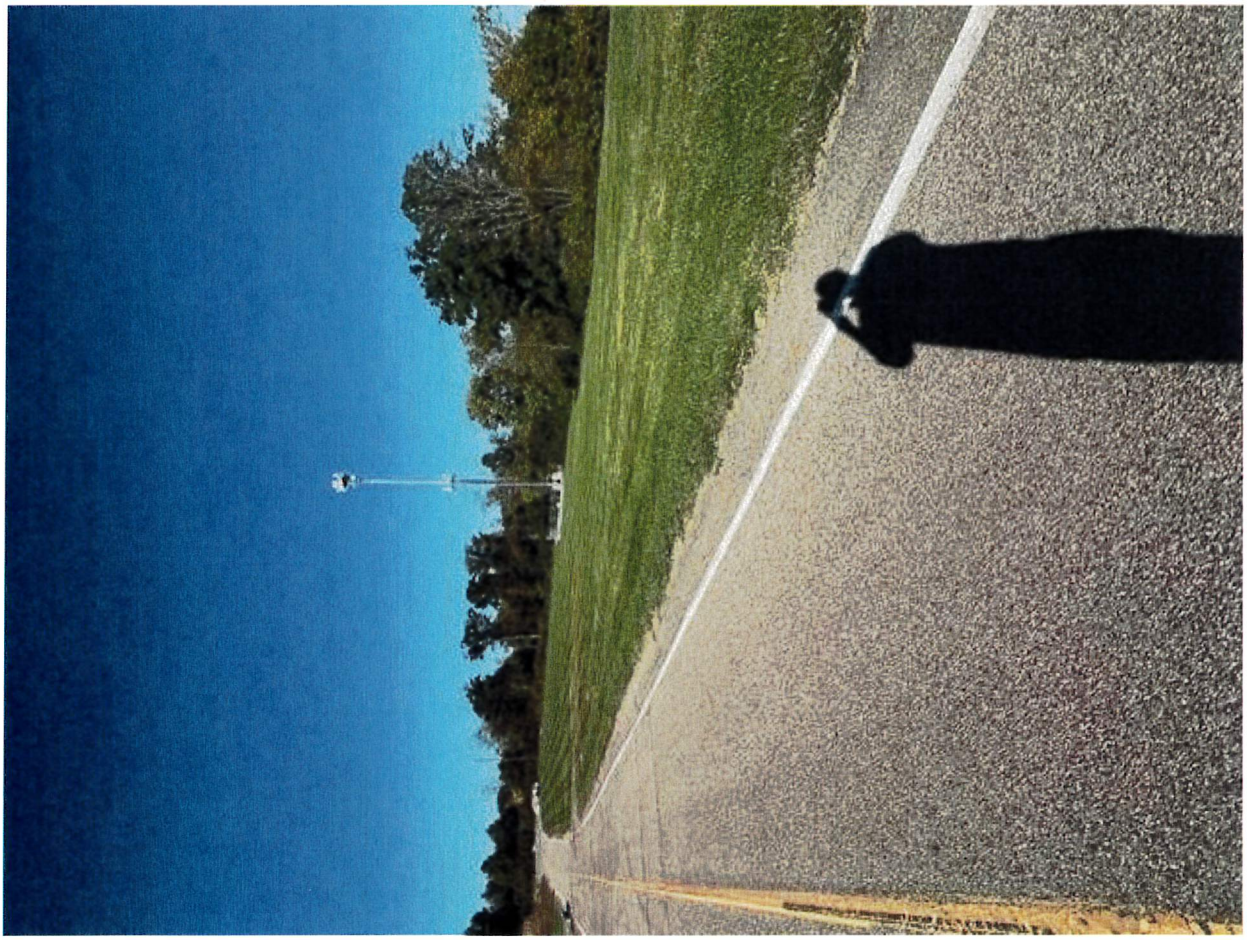
6' Chainlink with barbwire security arms at top

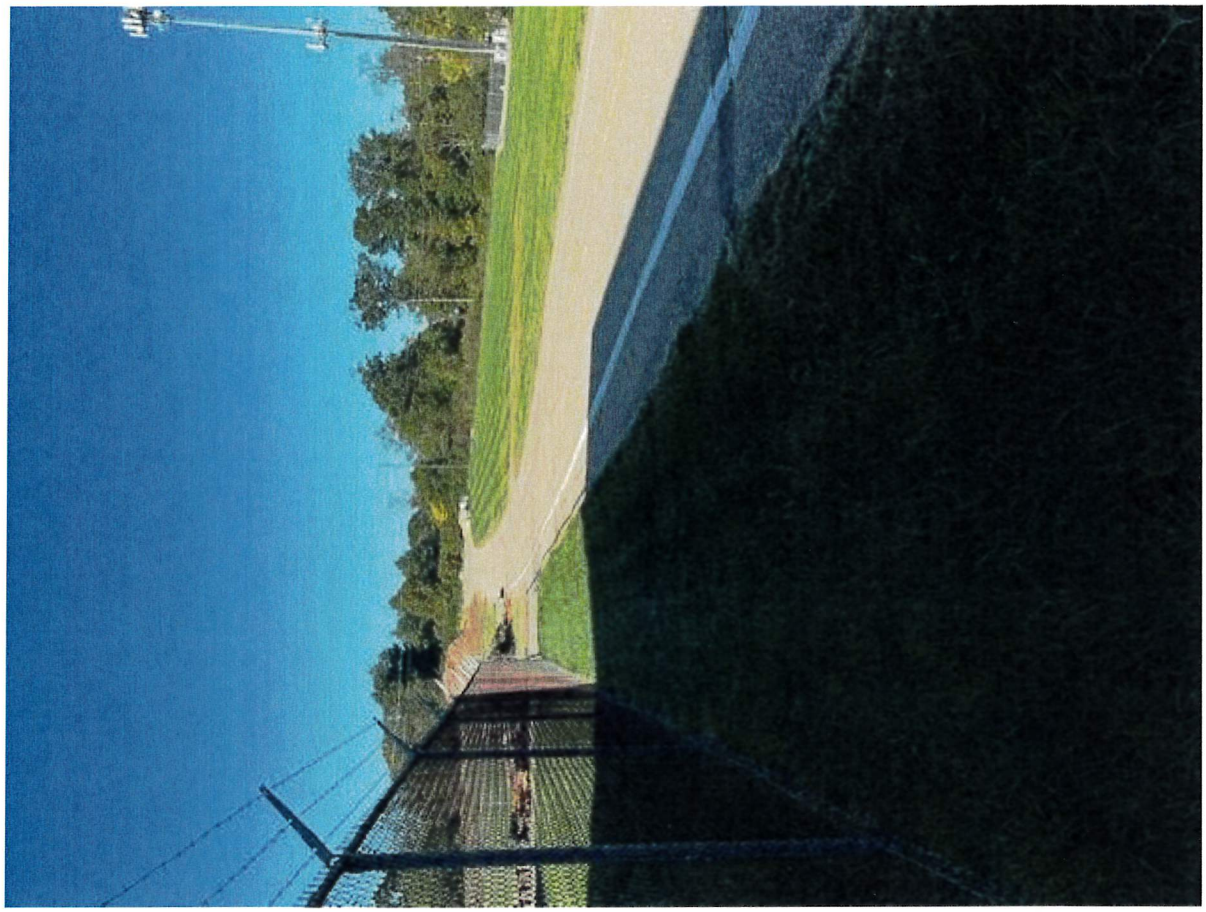
CURRENT AMBERLY HOOPBARN OFF FUHRMAN DR

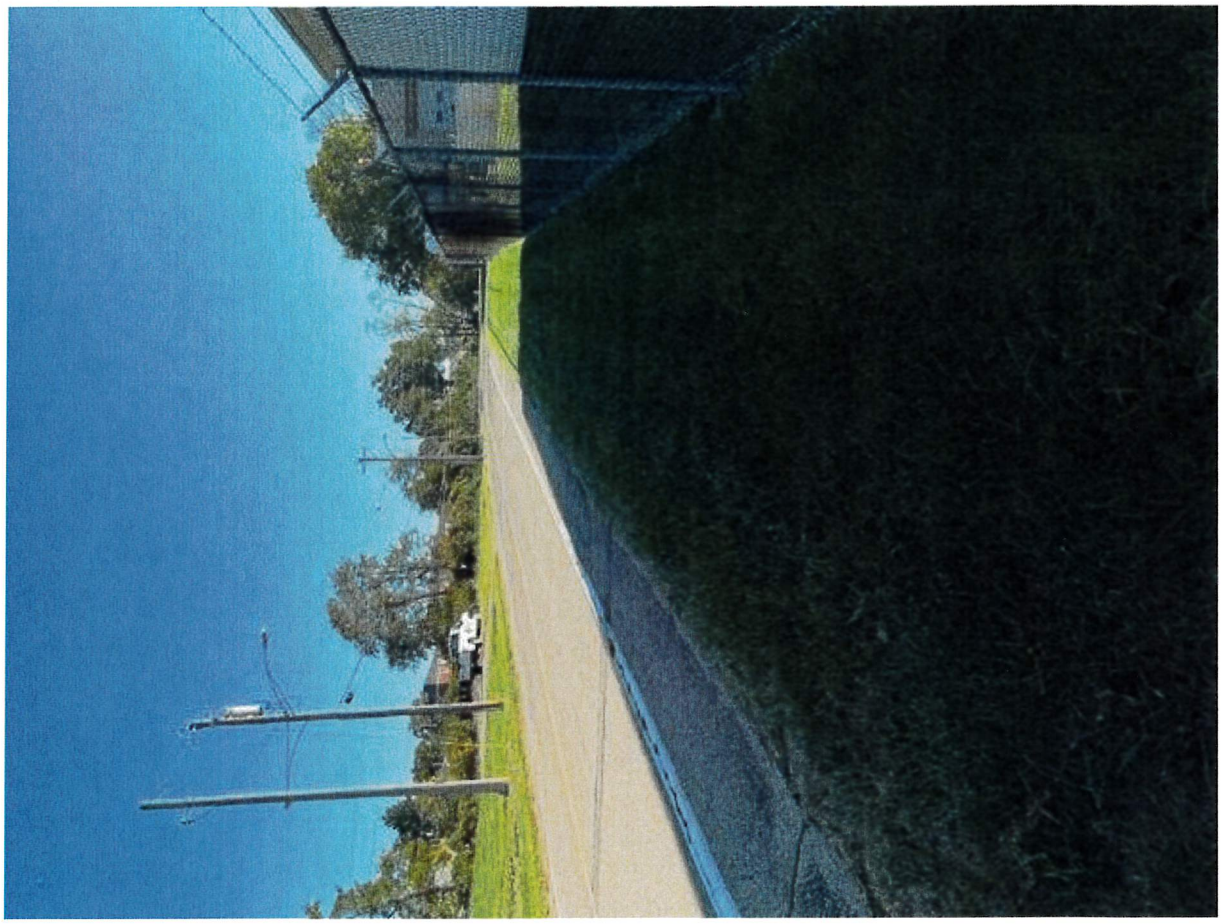
MISC PHOTOS



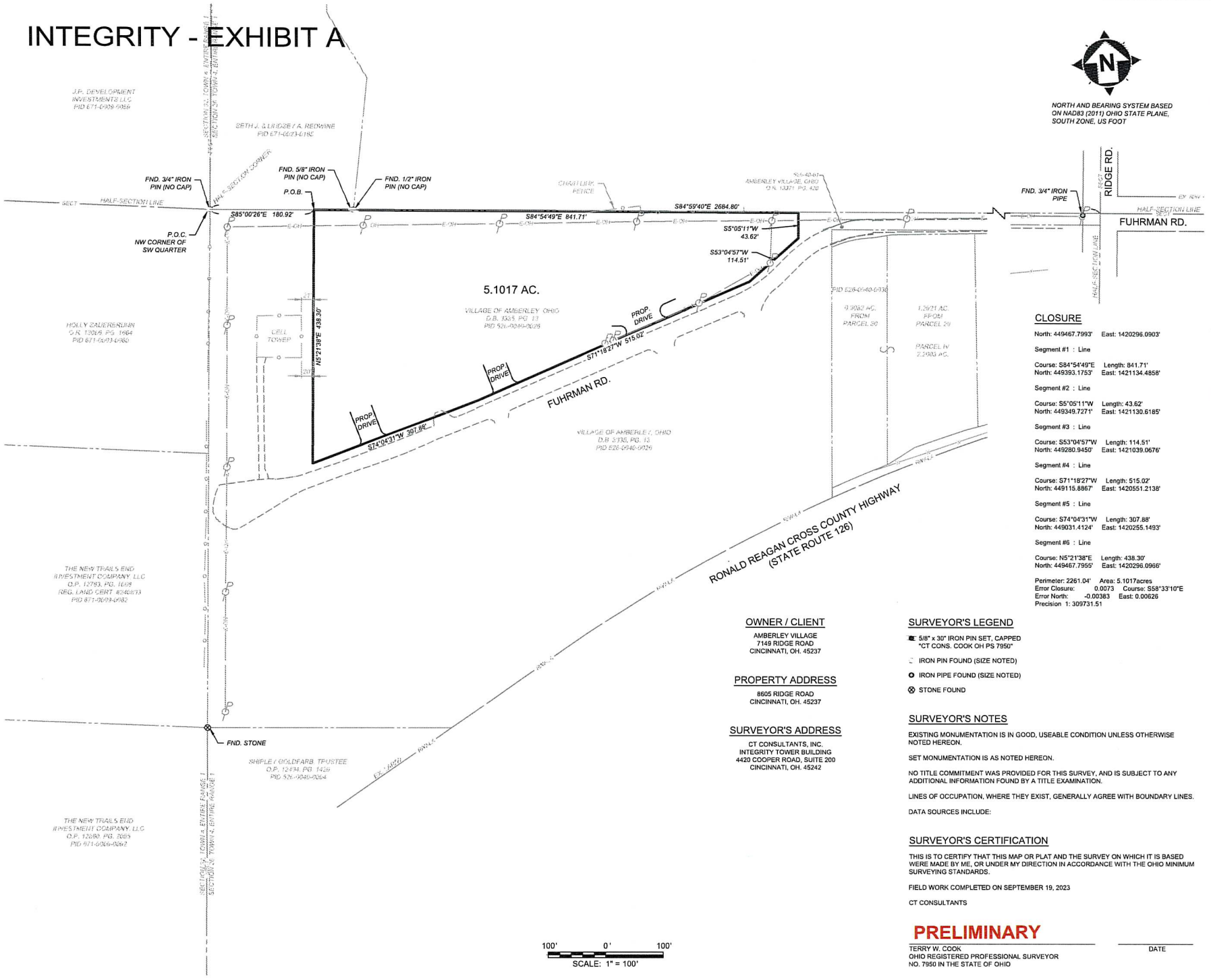








INTEGRITY - EXHIBIT A



NORTH AND BEARING SYSTEM BASED ON NAD83 (2011) OHIO STATE PLANE, SOUTH ZONE, US FOOT

100' 0' 100'
SCALE: 1" = 100'

CLOSURE

North: 449467.7993' East: 1420296.0903'

Segment #1 : Line
Course: S84°54'49"E Length: 841.71'
North: 449393.1753' East: 1421134.4858'

Segment #2 : Line
Course: S5°05'11"W Length: 43.62'
North: 449349.7271' East: 1421130.6185'

Segment #3 : Line
Course: S53°04'57"W Length: 114.51'
North: 449280.9450' East: 1421039.0676'

Segment #4 : Line
Course: S71°18'27"W Length: 515.02'
North: 449115.8867' East: 1420551.2138'

Segment #5 : Line
Course: S74°04'31"W Length: 307.88'
North: 449031.4124' East: 1420255.1493'

Segment #6 : Line
Course: N5°21'38"E Length: 438.30'
North: 449467.7955' East: 1420296.0966'

Perimeter: 2261.04' Area: 5.1017acres
Error Closure: 0.0073 Course: S58°33'10"E
Error North: -0.00383 East: 0.00626
Precision 1: 309731.51

OWNER / CLIENT

AMBERLEY VILLAGE
7149 RIDGE ROAD
CINCINNATI, OH. 45237

PROPERTY ADDRESS

8605 RIDGE ROAD
CINCINNATI, OH. 45237

SURVEYOR'S ADDRESS

CT CONSULTANTS, INC.
INTEGRITY TOWER BUILDING
4420 COOPER ROAD, SUITE 200
CINCINNATI, OH. 45242

SURVEYOR'S LEGEND

- 5/8" x 30" IRON PIN SET, CAPPED "CT CONS. COOK OH PS 7950"
- IRON PIN FOUND (SIZE NOTED)
- IRON PIPE FOUND (SIZE NOTED)
- STONE FOUND

SURVEYOR'S NOTES

EXISTING MONUMENTATION IS IN GOOD, USEABLE CONDITION UNLESS OTHERWISE NOTED HEREON.

SET MONUMENTATION IS AS NOTED HEREON.

NO TITLE COMMITMENT WAS PROVIDED FOR THIS SURVEY, AND IS SUBJECT TO ANY ADDITIONAL INFORMATION FOUND BY A TITLE EXAMINATION.

LINES OF OCCUPATION, WHERE THEY EXIST, GENERALLY AGREE WITH BOUNDARY LINES.

DATA SOURCES INCLUDE:

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE BY ME, OR UNDER MY DIRECTION IN ACCORDANCE WITH THE OHIO MINIMUM SURVEYING STANDARDS.

FIELD WORK COMPLETED ON SEPTEMBER 19, 2023

CT CONSULTANTS

PRELIMINARY

TERRY W. COOK
OHIO REGISTERED PROFESSIONAL SURVEYOR
NO. 7950 IN THE STATE OF OHIO

DATE

PRELIMINARY

your trusted advisor consultants engineers architects planners

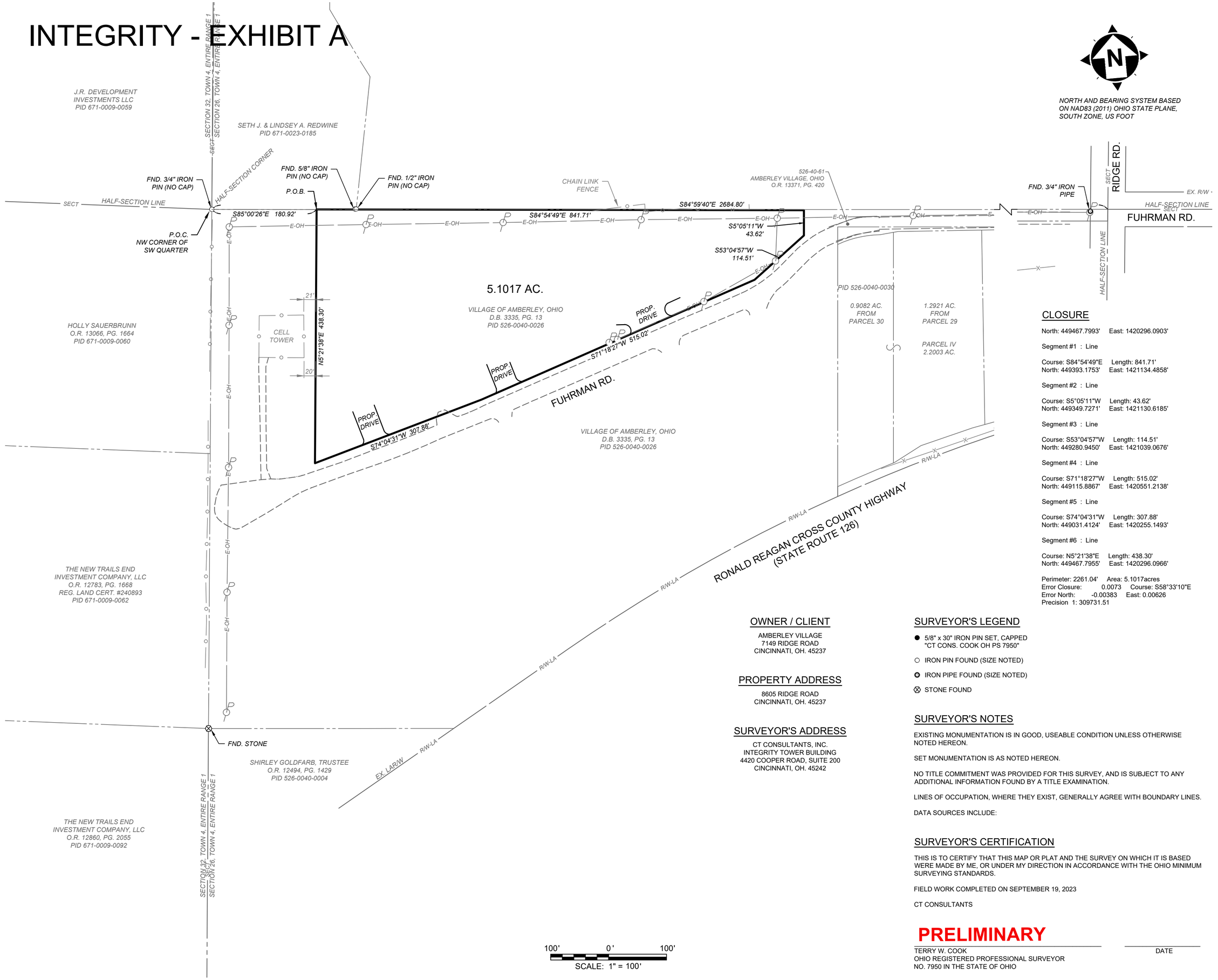
ISSUED FOR:	PLAT
ISSUE DATE:	10/8/2024
SCALE:	1" = 100'
DRAWN BY:	SFRA
CHECKED BY:	TCOOK

DIVISION PLAT OF SURVEY
8605 RIDGE ROAD
CINCINNATI, OHIO

SITUATED IN:
SECTION 26, TOWN 4, ENTIRE RANGE 1 BTM
SYCAMORE TOWNSHIP, MIAMI PURCHASE
VILLAGE OF AMBERLEY, HAMILTON COUNTY, OHIO

PROJECT NO.	
242176	
DISCIPLINE	
SURVEY	
SHEET	OF
1	1

INTEGRITY - EXHIBIT A



NORTH AND BEARING SYSTEM BASED ON NAD83 (2011) OHIO STATE PLANE, SOUTH ZONE, US FOOT

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Precision 1: 309731.51

OWNER / CLIENT

AMBERLEY VILLAGE
7149 RIDGE ROAD
CINCINNATI, OH. 45237

PROPERTY ADDRESS

8605 RIDGE ROAD
CINCINNATI, OH. 45237

SURVEYOR'S ADDRESS

CT CONSULTANTS, INC.
INTEGRITY TOWER BUILDING
4420 COOPER ROAD, SUITE 200
CINCINNATI, OH. 45242

SURVEYOR'S LEGEND

- ● 5/8" x 30" IRON PIN SET, CAPPED "CT CONS. COOK OH PS 7950"
- ○ IRON PIN FOUND (SIZE NOTED)
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- ⊗ STONE FOUND

SURVEYOR'S NOTES

EXISTING MONUMENTATION IS IN GOOD, USEABLE CONDITION UNLESS OTHERWISE NOTED HEREON.

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FIELD WORK COMPLETED ON SEPTEMBER 19, 2023

CT CONSULTANTS

PRELIMINARY

TERRY W. COOK
OHIO REGISTERED PROFESSIONAL SURVEYOR
NO. 7950 IN THE STATE OF OHIO

DATE

PRELIMINARY

your trusted advisor — engineers architects planners
consultants

ISSUED FOR:	PLAT
ISSUE DATE:	10/8/2024
SCALE:	1" = 100'
DRAWN BY:	SFRA
CHECKED BY:	TCOOK

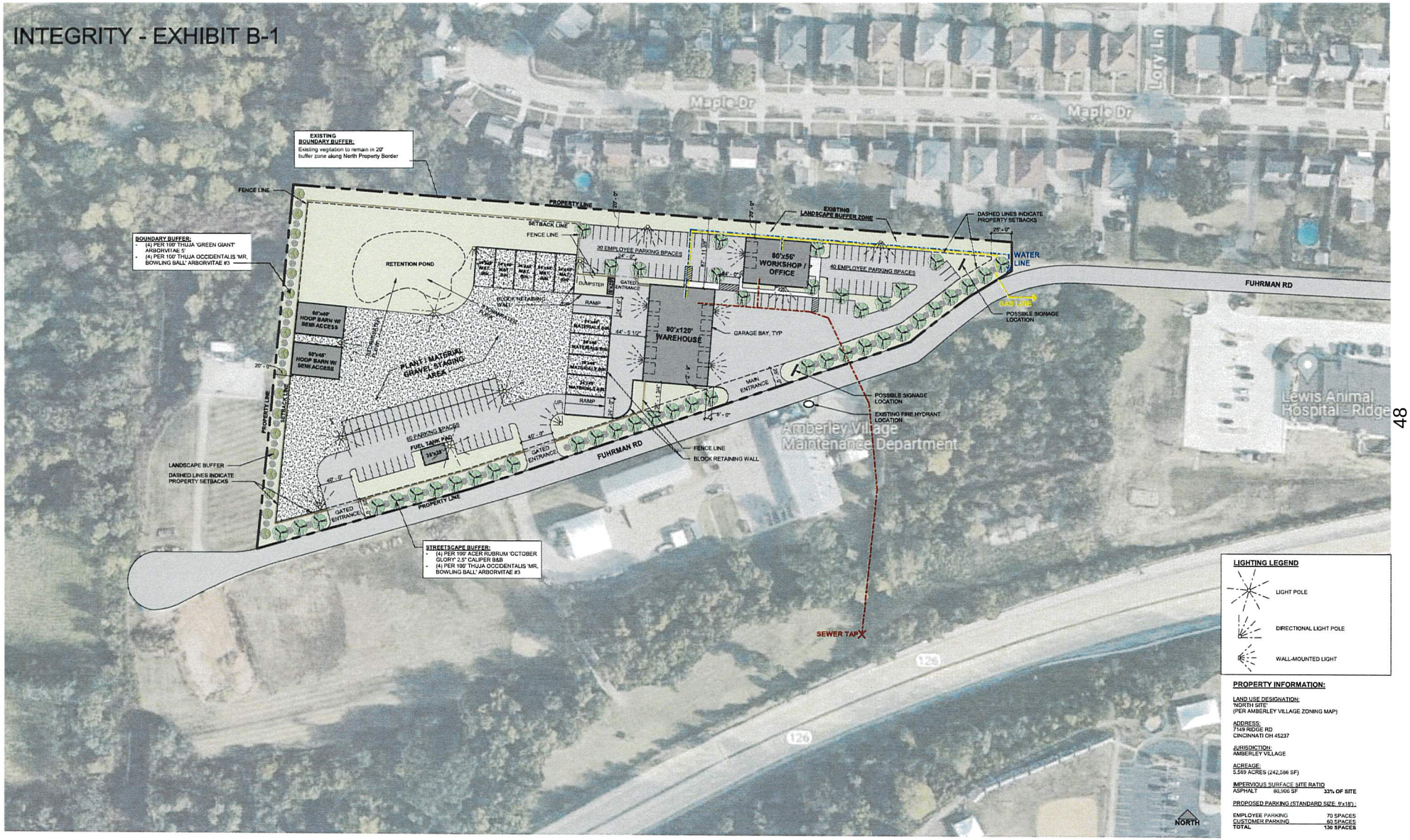
DIVISION PLAT OF SURVEY
8605 RIDGE ROAD
CINCINNATI, OHIO

SITUATED IN:
SECTION 26, TOWN 4, ENTIRE RANGE 1 BTM
SYCAMORE TOWNSHIP, MIAMI PURCHASE
VILLAGE OF AMBERLEY, HAMILTON COUNTY, OHIO

PROJECT NO.	
242176	
DISCIPLINE	
SURVEY	
SHEET	OF
1	1

H:\2024\242176\DWG_SURVEY\242176 - PLAT OF SURVEY.DWG - PLAT OF SURVEY - 10/8/2024 4:05:20 PM - TERRY COOK

INTEGRITY - EXHIBIT B-1



LIGHTING LEGEND

- LIGHT POLE
- DIRECTIONAL LIGHT POLE
- WALL-MOUNTED LIGHT

PROPERTY INFORMATION:

LAND USE DESIGNATION:
'NORTH SITE'
(PER AMBERLEY VILLAGE ZONING MAP)

ADDRESS:
7149 RIDGE RD
CINCINNATI OH 45237

JURISDICTION:
AMBERLEY VILLAGE

ACREAGE:
5.569 ACRES (242,586 SF)

IMPERVIOUS SURFACE SITE RATIO
ASPHALT 80,906 SF 33% OF SITE

PROPOSED PARKING (STANDARD SIZE: 9'x18'):

EMPLOYEE PARKING	70 SPACES
CUSTOMER PARKING	60 SPACES
TOTAL	130 SPACES

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON121@GMAIL.COM
P: 770.789.3719

INTEGRITY GREEN LANDSCAPING COMPLEX
8605 RIDGE ROAD, CINCINNATI OH 45237
SITE DEVELOPMENT PLAN

DRAWING SCALE: 1" = 50'-0"

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

10.11.2024

JAKE HENDERSON
ARCHITECTURAL DESIGNER
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P: 770.789.3719

INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
CONTEXT PLAN

DRAWING SCALE: 1" = 100'-0"

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

10.11.2024

PROPERTY FENCE

Integrity Green is submitting for a 6' tall black vinyl coated chain-link fence to be installed at the perimeter fencing as identified on the site plan.

CURRENT AMBERLY FENCE OFF FUHRMAN DR

6' Chainlink with barbwire security arms at top

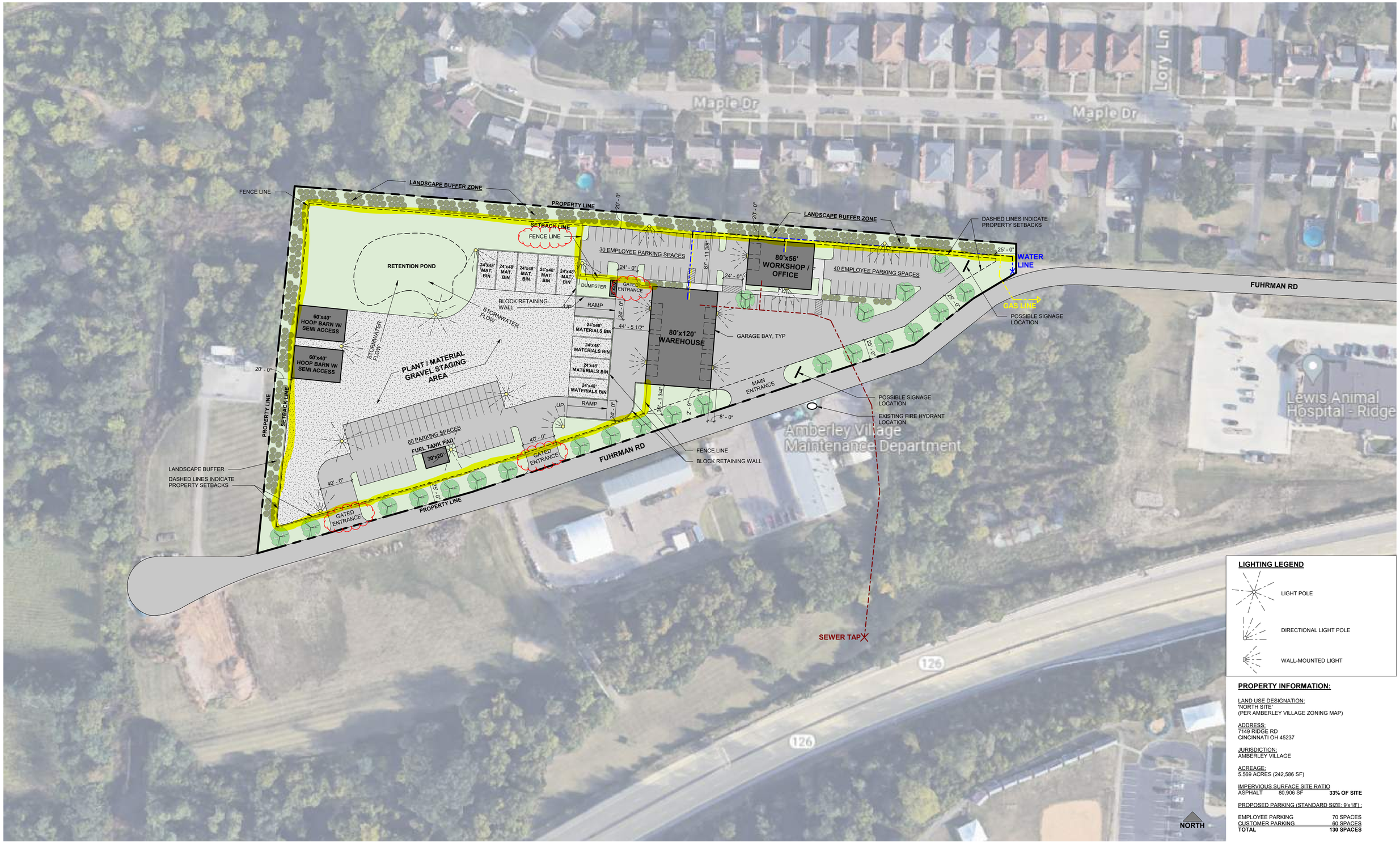
GATES

Integrity Green is submitting for a 6' tall black vinyl coated chain-link cantilever gate at 3 locations identified.

CURRENT AMBERLY GATES OFF FUHRMAN DR

6' Chainlink Cantilever gate with barbwire security at top

FENCING LOCATION IDENTIFIED



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7149 RIDGE RD
CINCINNATI OH 45237

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AMBERLEY VILLAGE

ACREAGE:
5.569 ACRES (242,586 SF)

IMPERVIOUS SURFACE SITE RATIO

ASPHALT	80,906 SF	**33% OF SITE**

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EMPLOYEE PARKING	70 SPACES
CUSTOMER PARKING	60 SPACES
TOTAL	**130 SPACES**

DRAWING SCALE: 1" = 50'-0"

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON121@GMAIL.COM
P: 770.789.3719

INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
SITE DEVELOPMENT PLAN

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

09.09.2024

FENCE SPECIFICATIONS

MASTER HALCO®

Quality Products, Exceptional Service, Outstanding People

Spectra® Chain Link

Spectra® Color Chain Link Recommendations

FABRIC

Spectra® polyvinyl chloride extruded over zinc-coated steel core wire.

FRAMEWORK - TYPE 2

Spectra® polyester resin, 3 mils minimum, over galvanized steel ASTM F 1043, Group 1C, with a minimum yield strength of 50,000 PSI. Protective coating per ASTM 1043, external coating Type B, zinc with organic overcoat, 0.9 ounces per square foot minimum zinc coating with chromate conversion coating and verifiable polymer film.

	Type 2 Residential	Type 2 Commercial
Fabric Gauge	9 gauge and 11 gauge finish	6 gauge, 8 gauge, and 9 gauge finish 6 gauge is not available for 3/8" mesh or 1/2" mesh
Fabric Mesh	1-1/4", 1-1/2", 1-3/4", and 2"	3/8", 1/2", 5/8", 1", 1-1/4", 1-1/2", 1-3/4", and 2"
Fabric Height	3', 42", 4', 5', and 6'	3', 42", 4', 5', 6', 7', 8', 9', 10', and 12'
Fabric Selvage	Knuckle - Knuckle (KK) for 5' and Under. Knuckle - Knuckle (KK) or Knuckle - Twist (KT) for 6'.	Knuckle - Knuckle (KK) for 5' and under; for mesh sizes 1" and smaller. Knuckle - Knuckle (KK) or Knuckle - Twist (KT) for 6' and over.
Top Rail	1-3/8" O.D. Spectra® 17 Gauge or 16 Gauge	1-5/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
Line Posts	1-5/8" O.D. Spectra® 17 Gauge or 16 Gauge	1-7/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe 2-3/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
Terminal Posts	1-7/8" O.D. Spectra® 16 Gauge 2-3/8" O.D. Spectra® 16 Gauge	2-3/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe 2-7/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe 4" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

Gates

Fabric	Same Gauge and Mesh as Chain Link Selected
Frame	Same as Top Rail Selected

Fittings

Tension and Brace Bands	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Pressed Steel
Caps, Eye Tops, Rail Ends	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Pressed Steel or Aluminum
Sleeves	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Steel
Tie Wires	Polymer Coating, 3 Mils Minimum, Over Zinc-Coated Steel Wire

Slats - Privacy

Material Composition	Polyethylene Thermoplastic
Colors	Green, Black, Brown, Gray, Redwood, Blue, Desert Sand

MASTER HALCO®

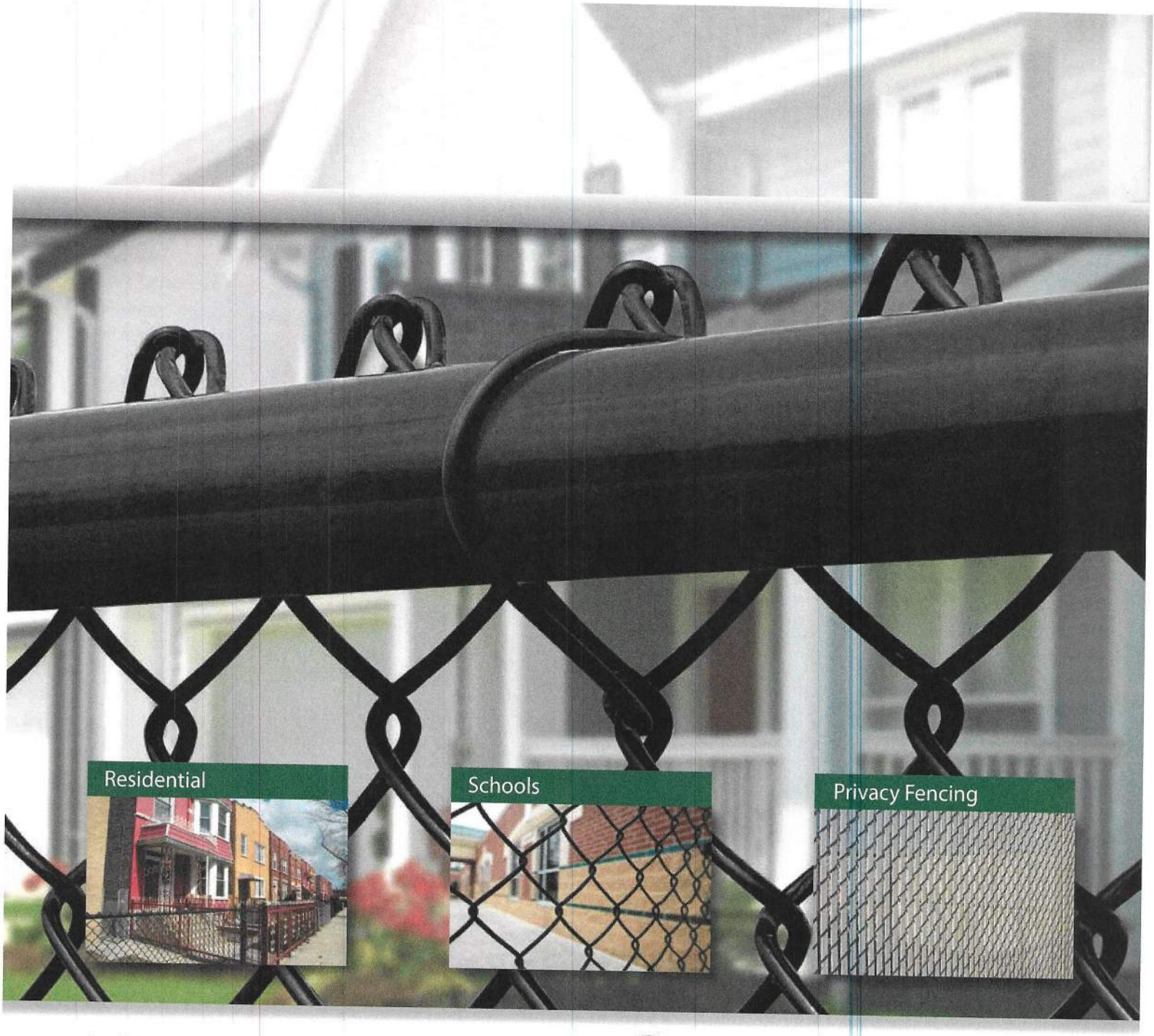
Quality Products, Exceptional Service, Outstanding People

MasterHalco.com | 888-MH-Fence

Branch service centers are located throughout North America.

Available from:

MH Digital ©9/18

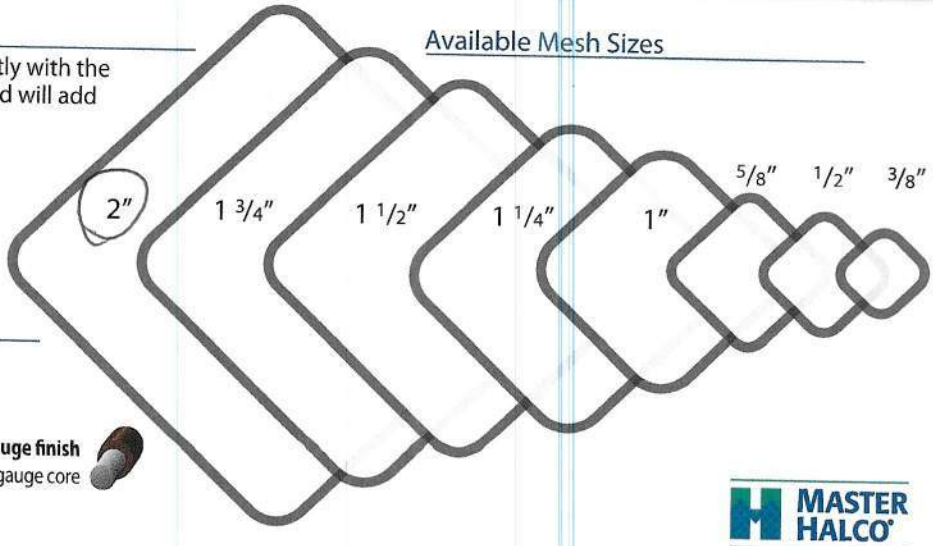


Available Colors

Choose from 3 serene colors that blend in perfectly with the environment. Spectra® defines property lines, and will add value to any residential or commercial property.

Midnight Black **Forest Green** **Sierra Brown**

Available Mesh Sizes



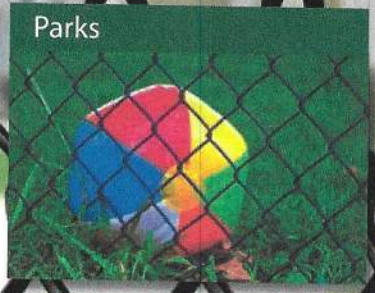
Available Wire Gauges (Finish and Core)

Use the finish gauge number when ordering.

MASTER HALCO®
Quality Products, Exceptional Service, Outstanding People

Spectra® Color Chain Link... made to perform

Spectra® is the latest generation of Master Halco's residential, commercial and industrial chain link fence systems. It provides the corrosion protection of zinc, with the durability and attractive appearance of a colored polyester framework and extruded PVC fabric, to ensure years of attractive and reliable performance that blends in beautifully with the environment.



Our Spectra® Fencing System

Premium quality frame and fabric is guaranteed for 15 years.

15 Year Warranty

Features and Benefits:

- Zinc-coated steel framework is thoroughly cleaned during the pre-treatment process, then color coated with a 3 mil minimum polyester layer for protection from corrosion.
- All galvanized wire has a 15 mil minimum extruded polyvinyl chloride coating for dual protection from corrosion and the elements.
- Fittings are made of galvanized steel with a 3 mil minimum of polymer layer for protection from corrosion.

Metal Siding Facade Percentages

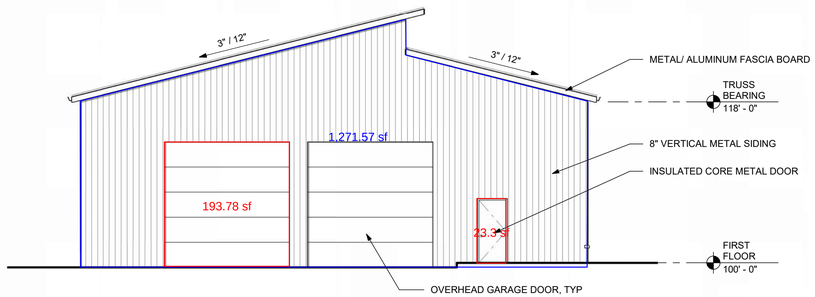
Workshop/Office:

- North Elevation:
  - Metal Siding: 85.5%
  - Stone Veneer: 0%
- East Elevation
  - Metal Siding: 63%
  - Stone Veneer: 10%
- South Elevation
  - Metal Siding: 61%
  - Stone Veneer: 10%
- West Elevation
  - Metal Siding: 68%
  - Stone Veneer: 0%

Warehouse:

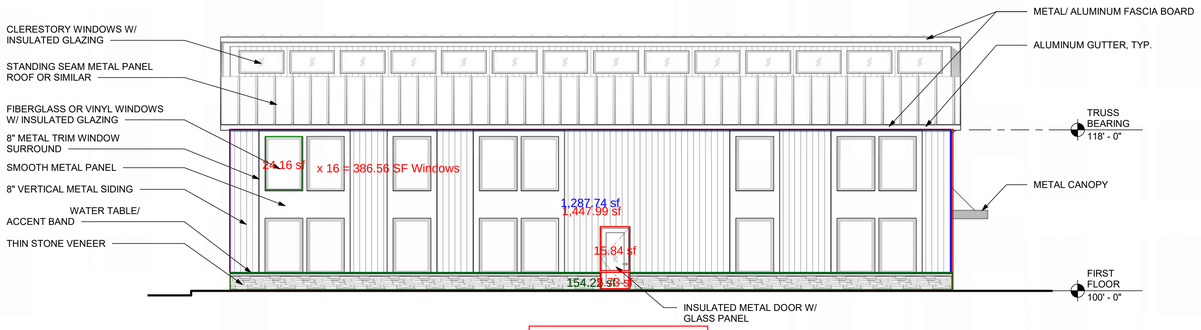
- North Elevation:
  - Metal Siding: 85%
  - Stone Veneer: 0%
- East Elevation
  - Metal Siding: 46%
  - Stone Veneer: 5%
- South Elevation
  - Metal Siding: 85%
  - Stone Veneer: 10%
- West Elevation
  - Metal Siding: 47%
  - Stone Veneer: 0%

METAL SIDING CALCULATION



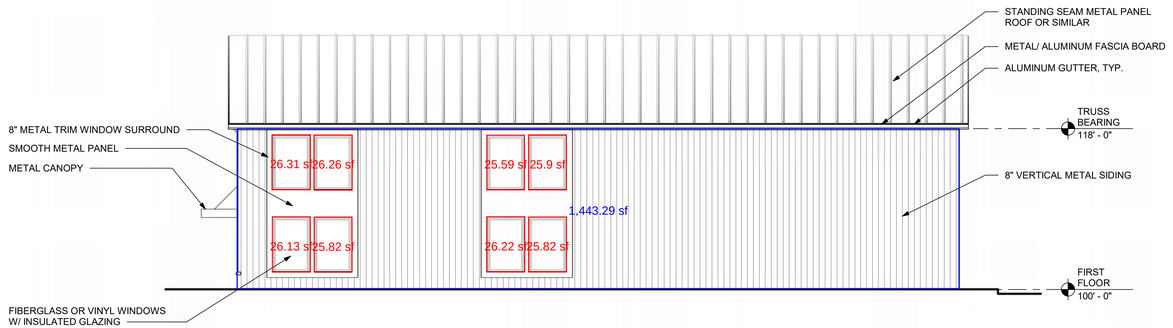
4 A3 **WEST ELEVATION** Metal Siding: 860.57sf = 67.67%

1/8" = 1'-0"



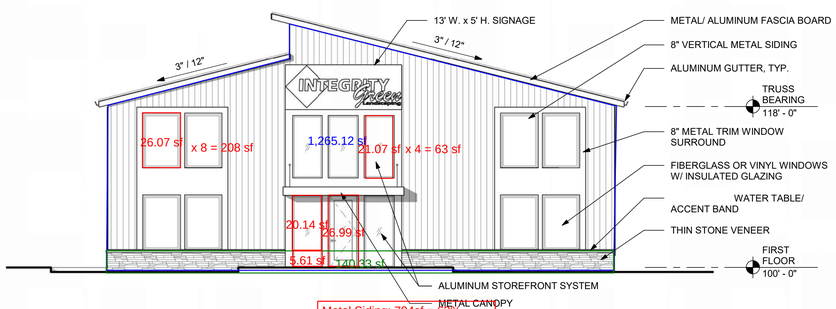
1 A3 **SOUTH ELEVATION** Metal Siding = 885.34 sf = 61%
Veneer Stone =148.49 sf = 10%

1/8" = 1'-0"



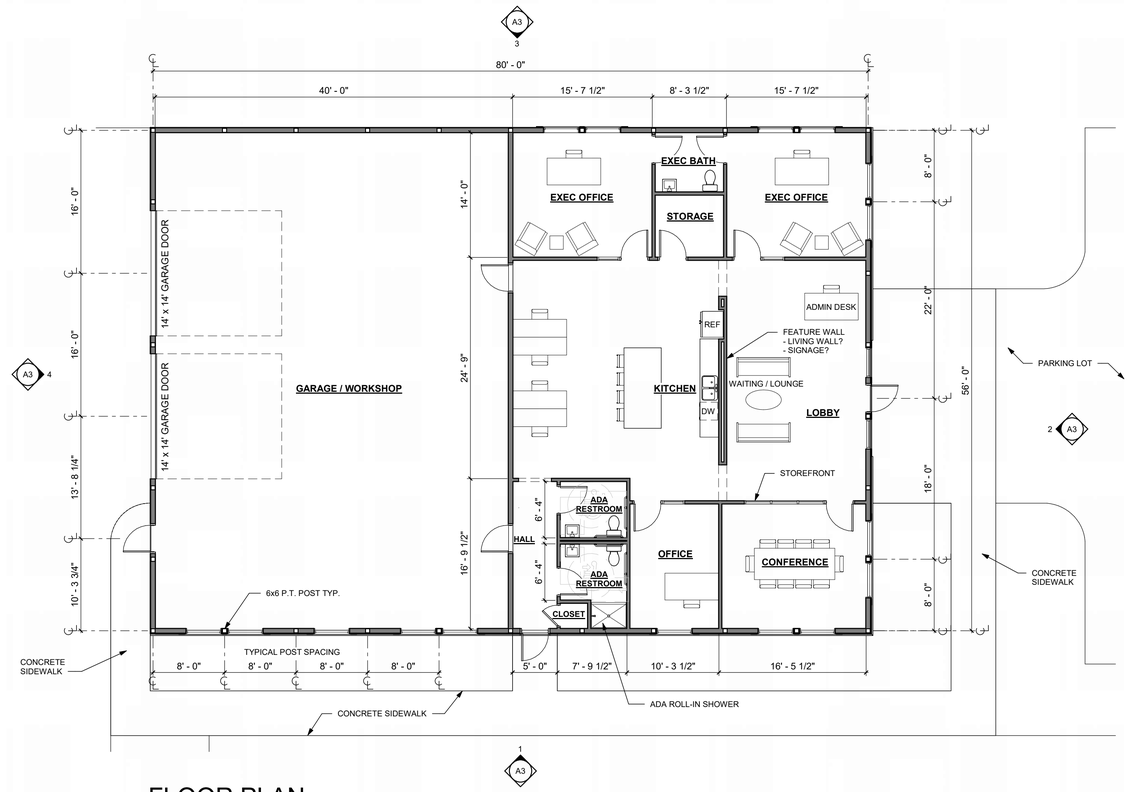
3 A3 **NORTH ELEVATION** Metal Siding: 85.5%

1/8" = 1'-0"



2 A3 **EAST ELEVATION** Metal Siding: 794sf = 63%
Stone Veneer: 123.5sf =10%

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON121@GMAIL.COM
P: 770.789.3719

INTEGRITY GREEN LANDSCAPING COMPLEX

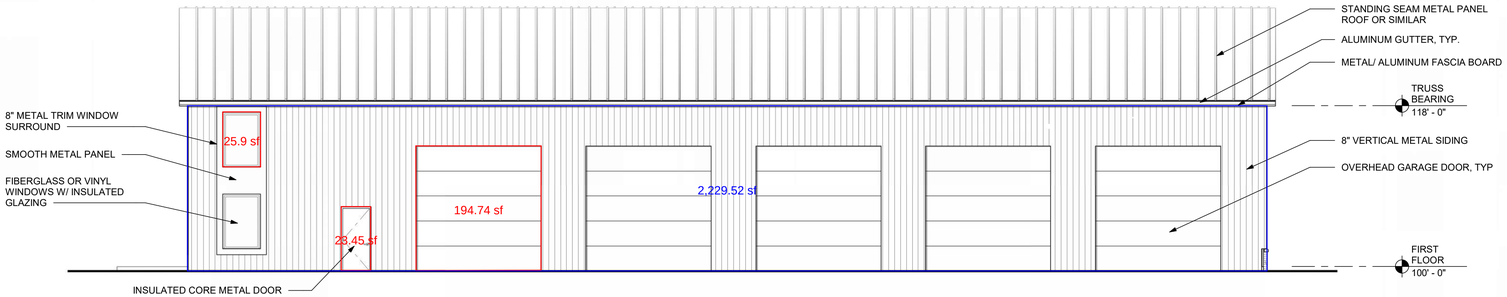
8605 RIDGE ROAD, CINCINNATI OH 45237

OFFICE WORKSHOP - CONCEPTUAL BUILDING PLANS

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

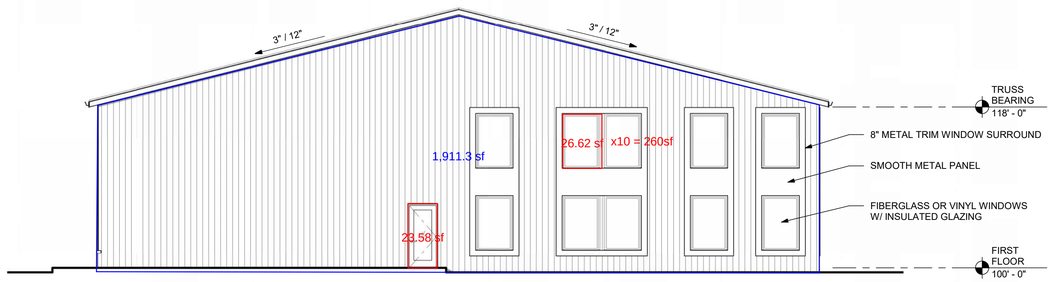
09.09.2024

METAL SIDING CALCULATION



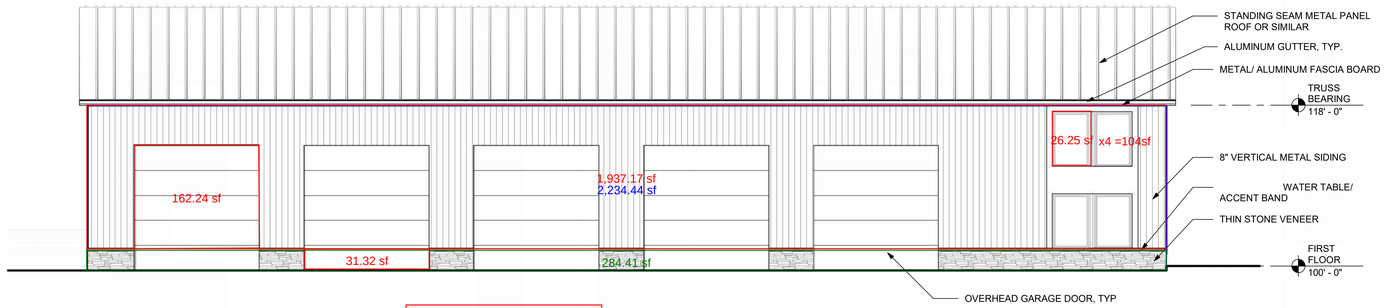
5 A4 WEST ELEVATION
1/8" = 1'-0"

Metal Siding = 1049.2sf = 47%



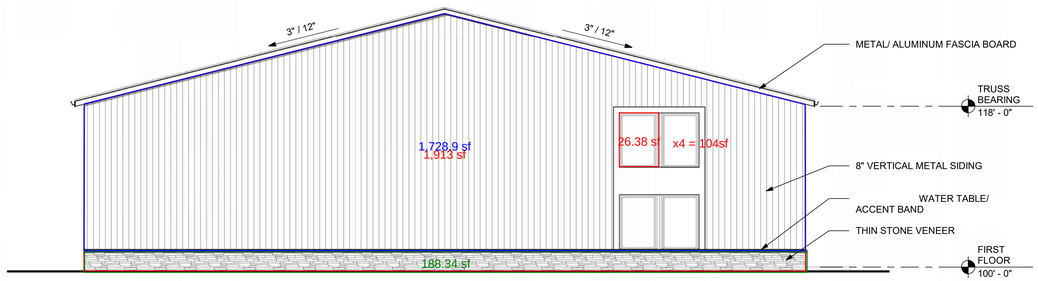
4 A4 NORTH ELEVATION
1/8" = 1'-0"

Metal Siding = 1627sf = 85%



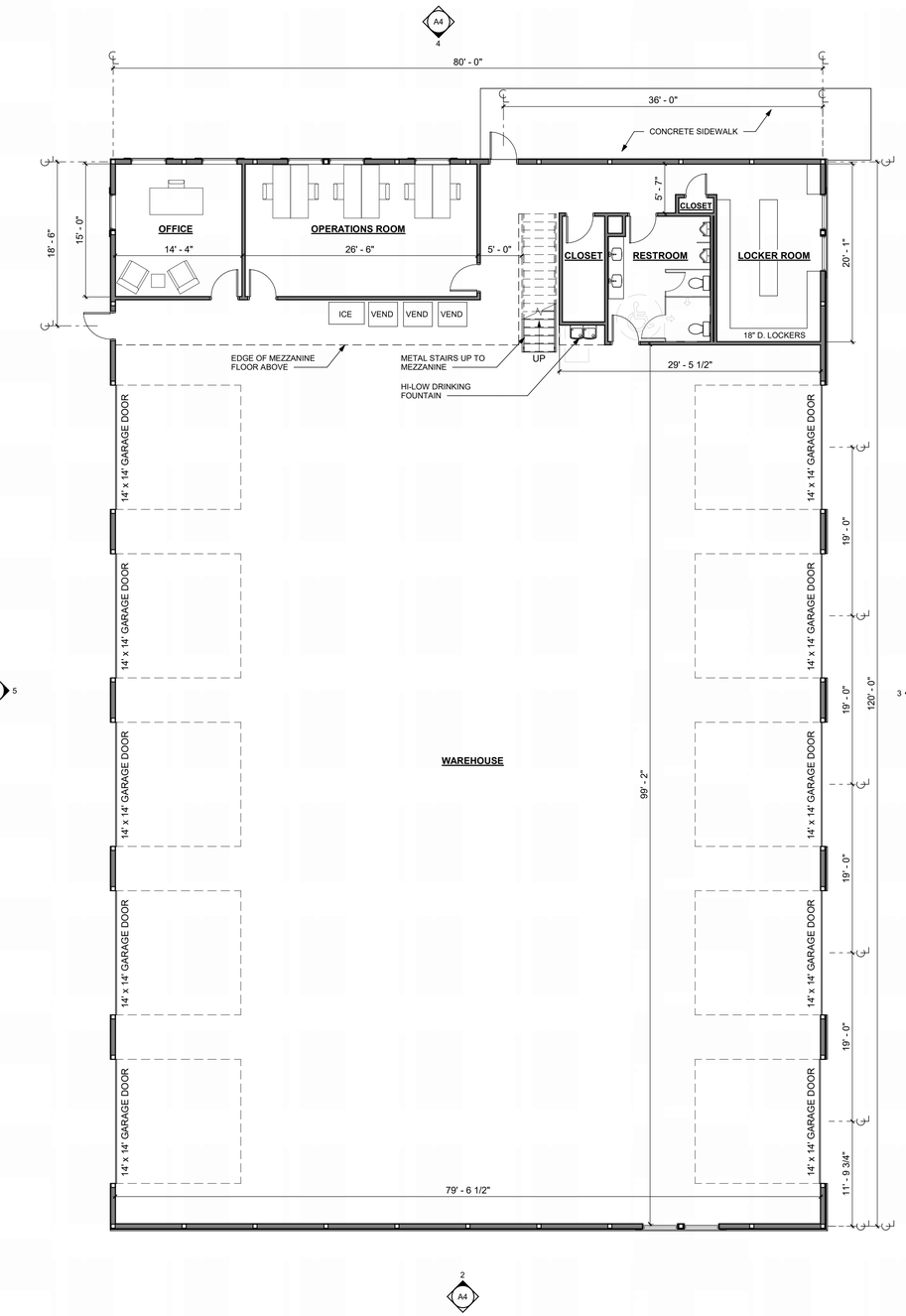
3 A4 EAST ELEVATION
1/8" = 1'-0"

Metal Siding = 1022sf = 46%
Stone Veneer = 128sf = 5%



2 A4 SOUTH ELEVATION
1/8" = 1'-0"

Metal Siding = 1625sf = 85%
Stone Veneer = 188sf = 10%



FLOOR PLAN
1/8" = 1'-0"

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON121@GMAIL.COM
P: 770.789.3719

INTEGRITY GREEN LANDSCAPING COMPLEX
8605 RIDGE ROAD, CINCINNATI OH 45237
WAREHOUSE - CONCEPTUAL BUILDING PLANS

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

09.09.2024

HIGGINS

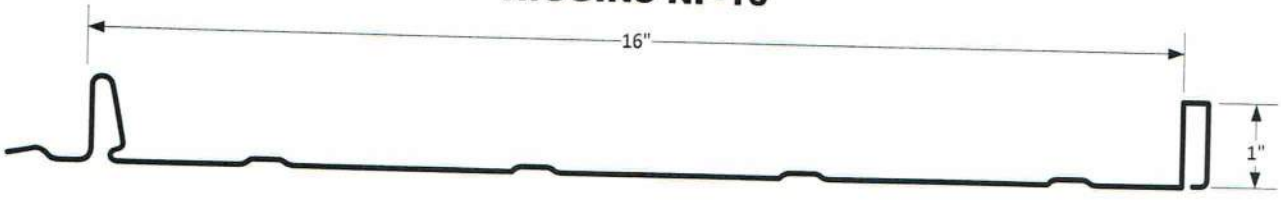
STEEL ROOFING

HIGGINS CONSTRUCTION & SUPPLY CO.
3801 U. S. 50 HILLSBORO, OHIO 45133
1-800-782-4239 937-364-2331 FAX 937-364-2333
www.higginsroofing.com

STEEL SPECIFICATIONS FOR NF-16

AMERICAN MADE STEEL FROM STEEL DYNAMICS
ASTM A 792 SS GRADE 50
AZ-50 GALVALUME
PAINT SYSTEM IS AKZO NOBEL
CERAM-A-STAR 1050
.019 26 GA

HIGGINS NF-16



CERAM-A-STAR® 1050

AKZO NOBEL®

THE INDUSTRY'S BEST AND
STRONGEST SILICONE-MODIFIED
POLYESTER COIL COATING SYSTEM.

THE CHALLENGE

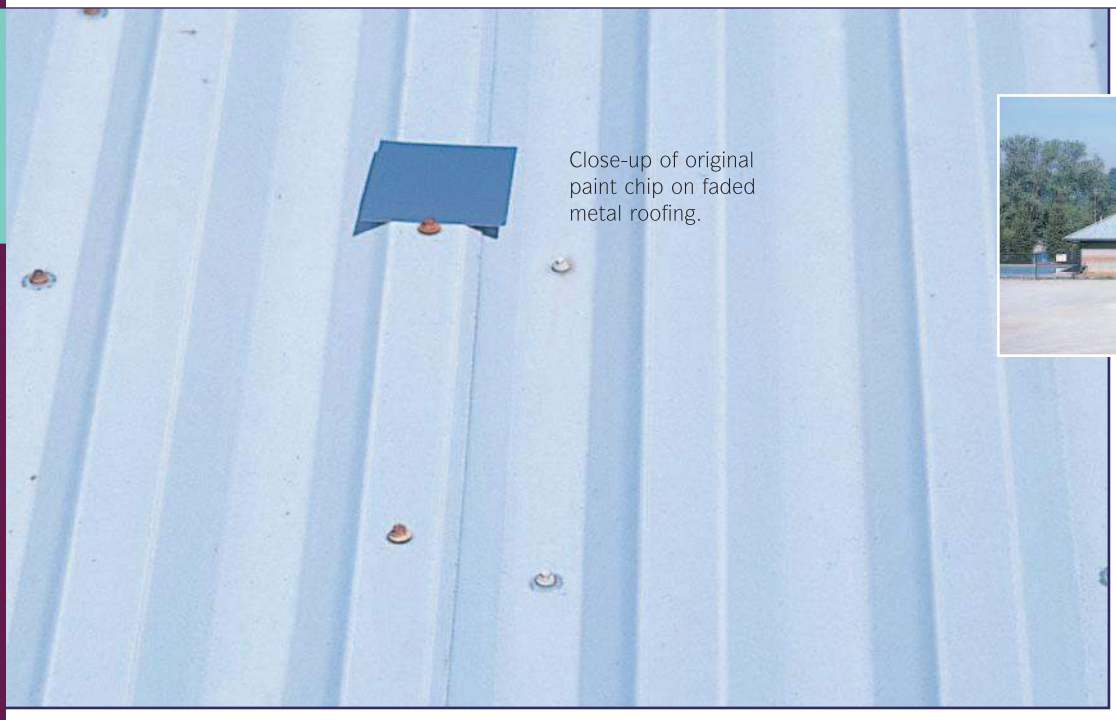
Achieving outstanding long-term performance in metal building components is a big challenge for coatings. Maintaining their color and integrity over decades of harsh weather conditions and natural degradation is a tough task.

While the industry was satisfied with the performance of silicone-modified polyesters, Akzo Nobel was not. So we went to work.

We spent more than 10 years in the laboratory and in the field researching, developing and testing the next generation of silicone-modified polyester (SMP). It didn't happen overnight, but it did happen.

And it was well worth the wait.

FACING THE CHALLENGE



Close-up of original paint chip on faded metal roofing.

Competitive SMP coating on building after ten years in Ohio weather.

THE NEW STANDARD

Akzo Nobel Coatings is pleased to introduce CERAM-A-STAR® 1050, the new standard in performance for SMP systems. CERAM-A-STAR 1050 is a silicone-protected polyester coil coating system designed exclusively for the metal construction industry.

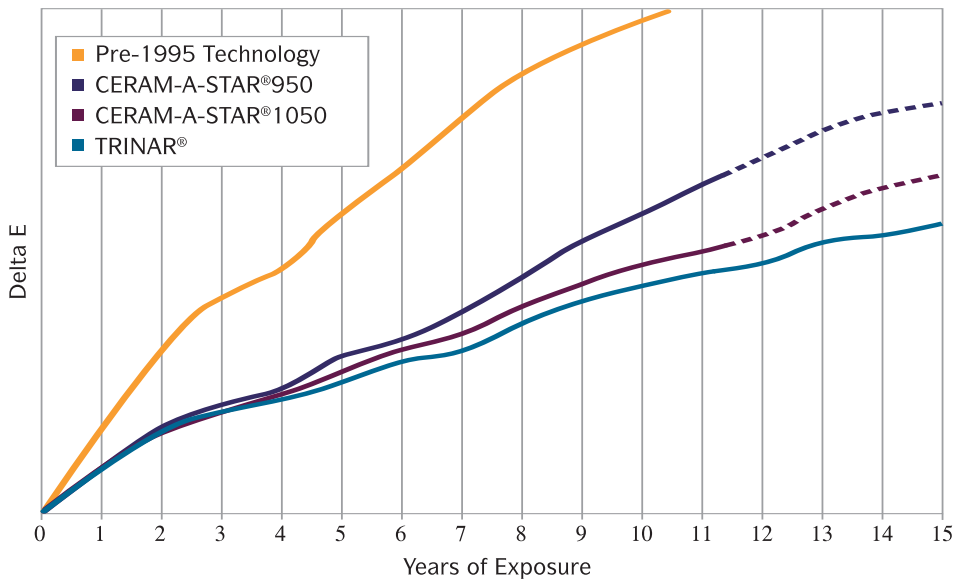
Built on the proven strength of CERAM-A-STAR® 950, Akzo Nobel's CERAM-A-STAR 1050 is the industry's best and strongest SMP coil coating system, offering superior color stability, chalk resistance, fade resistance and gloss retention.

How did we do it? Two words: unique chemistry.

Coatings tested in real-life conditions in a comprehensive weathering program in South Florida.

SETTING A NEW STANDARD IN PERFORMANCE

PERFORMANCE OF CERAM-A-STAR 1050 RELATIVE TO OTHER SYSTEMS



Proven in 45° South Florida exposure, CERAM-A-STAR 1050 delivers a much-improved level of color retention.

UNIQUE CHEMISTRY

CERAM-A-STAR 1050's proprietary new resin formulation provides the backbone for this revolutionary SMP system. It's combined with ceramic and inorganic pigments and other enhancements to our award-winning CERAM-A-STAR 950 system to create the most resistant SMP finish available.

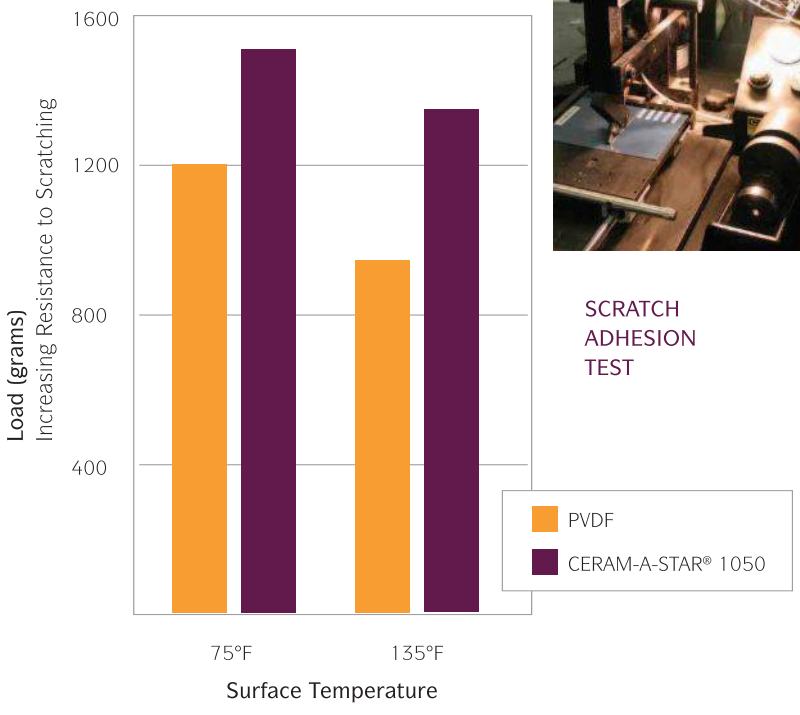
The two-coat system, using our OPTIMA high-performance primer, provides exceptional durability and offers superior resistance to moisture and UV, as well as excellent flexibility and abrasion resistance. And, the unique and highly-durable topcoat provides the best color stability and gloss retention of any SMP product.

In fact, the color stability of CERAM-A-STAR 1050 rivals that of Kynar® 500 and Hylar® 5000 coatings, while offering excellent resistance to dirt pickup and atmospheric stain. Its scratch-and abrasion-resistance are big bonuses during transit, handling and installation as well – particularly in hot weather. These qualities in particular make CERAM-A-STAR 1050 an excellent alternative to PVDF coatings in certain applications where hot hardness and handling issues are a concern.

CERAM-A-STAR 1050 comes in a wide range of colors, including our solar-reflective COOL CHEMISTRY® SERIES. All remain stable and true well beyond what you've come to expect from an SMP.

10 YEARS IN THE MAKING

SCRATCH ADHESION TEST RESULTS



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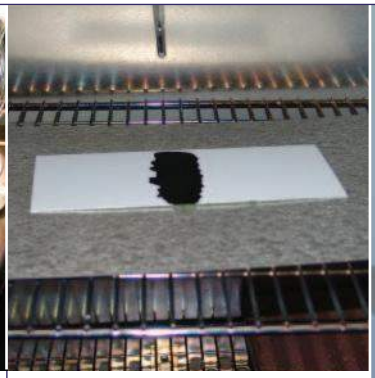

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A 10% carbon black pigment dispersion is applied to CERAM-A-STAR 1050 panel and polyester coating. Panel is then placed in oven at 150° for 60 minutes.

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TESTED TOUGH

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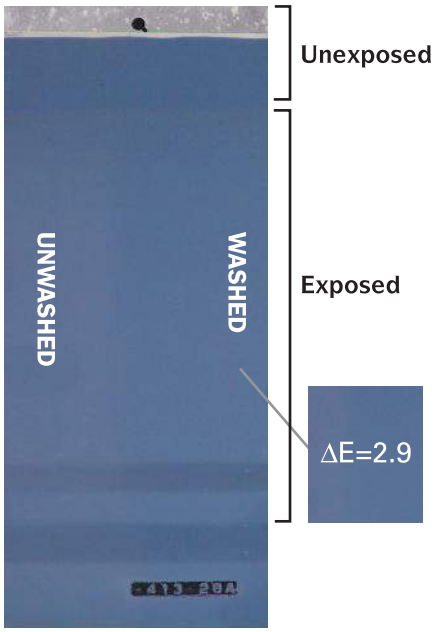

CERAM-A-STAR 1050 panel exposed for 11 years in South Florida shows color fade less than 3 Hunter units

STANDING THE TEST OF TIME

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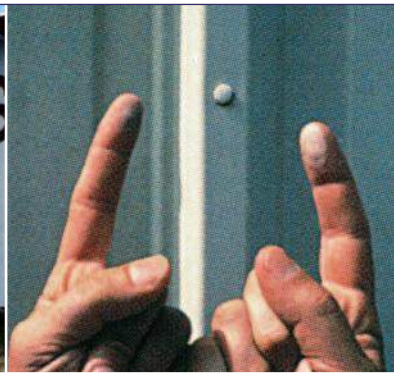
Real-world testing in South Florida at 45°. One year of testing is equivalent to two years on a roof and three years on a wall north of Jacksonville, Florida.

REAL-WORLD STAIN TESTING

Both parts of this building started out the same white color. Akzo Nobel's original white is on the left; stained competitor's white is on the right.



CHALK RESISTANCE

CERAM-A-STAR 1050 is proven to be the best chalk resistant technology.

THE PRODUCT OF CHOICE

CERAM-A-STAR 1050 performs better. Period. That's why it's the product of choice for many commercial, residential and pre-engineered metal building components. If you're looking for durability, color stability, chalk resistance, gloss retention and scratch resistance in your metal building materials, it should be your choice, too.

We're so sure CERAM-A-STAR 1050 is the best coil coating system in the business that we've given it the best SMP warranty in the business as well.

That means you'll have plenty of time to see what we mean when we say CERAM-A-STAR 1050 is the brightest star in the SMP galaxy.

CERAM-A-STAR® 1050 PERFORMS BETTER, PERIOD.

ABOUT AKZO NOBEL

Akzo Nobel Coatings Inc. is part of the Coatings Division of Akzo Nobel NV, a Global Fortune 500 company and one of the world's leading diversified chemical companies. Based in the Netherlands, the Company employs more than 60,000 people worldwide, has operating subsidiaries in more than 80 countries and offers a wide and diverse product portfolio in the fields of chemicals and coatings.

Akzo Nobel's Coatings Division is the largest coatings manufacturer in the world and one of North America's leading manufacturers of industrial finishes. Headquartered in Columbus, Ohio, the division manufactures and markets coil and extrusion coatings in North and South America and Asia.

Akzo Nobel Coatings is the market leader in the development and supply of coil coating, the most effective method in use to ensure the consistent, high-quality protection and decoration of metal substrates.

COOL CHEMISTRY® Series
Improvements in Total Solar Reflectance may be realized by using Akzo Nobel's COOL CHEMISTRY® Series ceramic infrared reflective pigments. These special pigments are designed to reflect infrared energy while still absorbing visible light energy, thus appearing as the same color yet staying much cooler. When COOL CHEMISTRY® Series paints are used on metal roofing, the result is a sustainable building material that can lower air conditioning costs, reduce peak energy demand, and help to mitigate urban heat island effects.

TRINAR® Coatings (also offered in COOL CHEMISTRY® Series)
Akzo Nobel's TRINAR® finishes are made with unique polyvinylidine fluoride resin, where a minimum of 70% of the resin is Kynar® 500 or Hylar 5000® PVDF. This unique chemistry is combined with our own proprietary acrylic resin, as well as ceramic and select inorganic pigmentation. The result is TRINAR's proven ability to resist ultraviolet radiation in sunlight for maximum protection against general weathering effects, chalking and fading.

CERAM-A-STAR® 950 Coatings (also offered in COOL CHEMISTRY™ Series)
This coating system establishes a new level of high performance for silicone protected polyester coatings utilized by the metal construction industry. CERAM-A-STAR® 950 colors are created from field-proven combinations of proprietary copolymer resin technology and long-lasting, colorfast ceramic and select inorganic pigments. The result is a long-lasting finish that resists degradation from ultraviolet radiation in sunlight.

POLYDURE® 1000 Coatings
POLYDURE® 1000 coatings are high-quality polyester finishes usually used in whites as a complement to CERAM-A-STAR 950 and CERAM-A-STAR 1050 finishes. POLYDURE 1000 coatings feature a tough, hard film with good flexibility, and good chalk and fade resistance, as well as exceptional resistance to dirt pick-up. They blend proprietary Akzo Nobel polyesters with time and exposure proven pigments to achieve enhanced durability and performance.

REL-SHIELD® IV Coatings
Akzo Nobel's REL-SHIELD® IV PVC (Plastisol) coating system provides thick film protection (4-10 mils) on metal building components and siding. It is extremely flexible and offers excellent resistance to most chemicals. Choices of surface appearance include smooth, ripple, and striated.

Marketing Manager
Akzo Nobel Coatings Inc.
1313 Windsor Avenue
P.O. Box 489
Columbus, Ohio 43216-0489

AKZO NOBEL®

For more information about CERAM-A-STAR® 1050 coil applications call
614 294 3361 or visit www.akzonobel-ccna.com

Member of: **Cool Roof Rating Council (Charter Member) • Energy Star Partners • National Coil Coating Association • Construction Specifications Institute • Metal Building Manufacturers Association (Associate) • Metal Construction Association • DASMA • American Architectural Manufacturers Association • Society for Testing and Materials • ASTM International • Aluminum Extruders Council • National Paint and Coatings Association • Steel Deck Institute • National Glass Association • American Chemical Society • Federation of Societies for Coatings Technology • Metal Roofing Alliance**

ENERGY STAR · CRRC COOL ROOF RATING COUNCIL · ISO 9000 CERTIFIED COMPANY · MCA · MBMA · NATIONAL COIL COATING ASSOCIATION

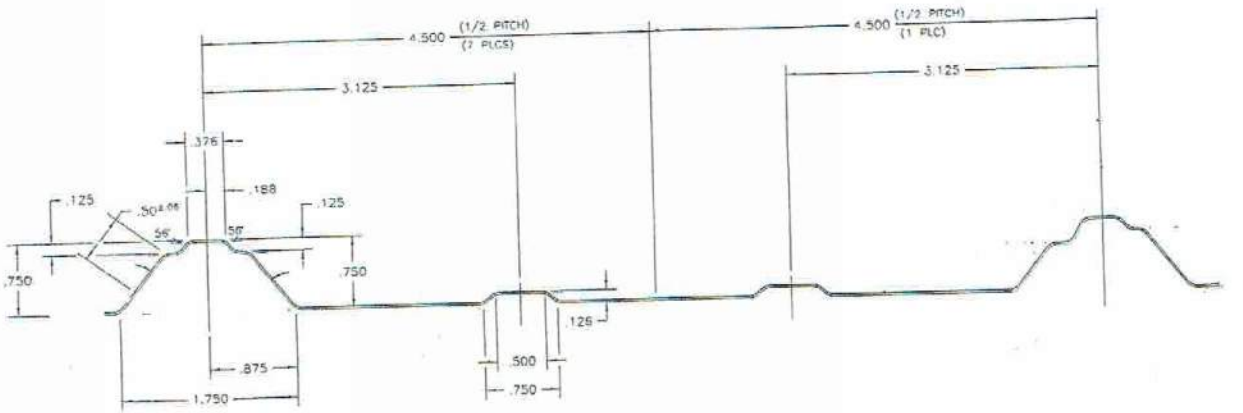
Steel Roofing
Vinyl Siding

HIGGINS

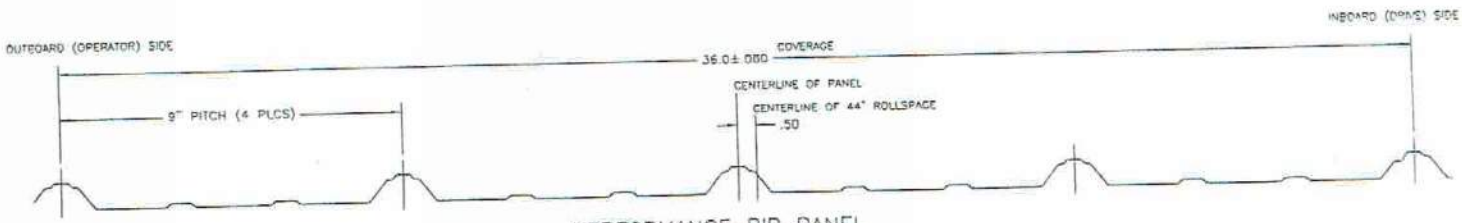
3801 U.S. ROUTE 50 HILLSBORO, OHIO 45133

Steel Panel Specifications for Performance Panel:

United States Steel
ASTM – A792-03
Grade 80
Galvalume
Paint System is Akzo Nobel
Ceram-a-Star 1050
28 gauge



PITCH & END DETAILS



PERFORMANCE RIB PANEL

Phone (937) 364-2331 Fax (937) 364-2333 Toll Free (800) 782-4239

intertek
Total Quality. Assured.

Code Compliance Research Report CCRR-0253

Issue Date: 11-17-2016
Revision Date: 11-28-2023
Renewal Date: 11-30-2024

DIVISION: 07 00 00 – THERMAL AND MOISTURE PROTECTION
Section: 07 41 13 – Metal Roof Panels

REPORT HOLDER:

HIGGINS CONSTRUCTION & SUPPLY COMPANY
3801 US 50
Hillsboro, Ohio 45133
937-364-2331
www.Higginsroofing.com

REPORT SUBJECT:

***Performance Panel* Steel Roofing**

1.0 SCOPE OF EVALUATION

1.1. This research report addresses compliance with the following codes:

2021, 2018, 2015 *International Building Code®* (IBC)
2021, 2018, 2015 *International Residential Code®* (IRC)
2023 and 2020 Florida Building Code (FBC) excluding High-Velocity Hurricane Zone. See Section 9.0.
2023 and 2020 Florida Building Code, Residential

NOTE: This report references 2021 Code sections with [2018, 2015 IBC and FBC] Code sections shown in brackets where they differ.

1.2. *Performance Panel* has been evaluated for the following properties:

- Fire Classification
- Weather Resistance
- Wind Resistance
- Impact Classification

1.3. *Performance Panel* has been evaluated for the following uses:

- A metal roof panel, complying with the requirements of Section 1507.4 of the IBC and FBC, and IRC Section R905.10. The Performance Panel shall be installed on roof slopes of 2:12 or greater and limited to the code occupancies as identified in Table 1.

2.0 STATEMENT OF COMPLIANCE

Performance Panel complies with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in Section 6.

3.0 DESCRIPTION

3.1 The *Performance Panel* metal roof coverings and accessories (hip and ridge caps, and flashing) are fabricated from 28 ga. (0.0157-inch-minimum) steel conforming to ASTM A924. The steel has a minimum protective coating conforming to ASTM A792–AZ50 and painted with a silicone-modified polyester finish in various colors. Panels are provided in lengths up to 60 feet, with cross-sectional profile as shown in Figure 1.

4.0 PERFORMANCE CHARACTERISTICS

4.1 Wind Uplift Resistance – Maximum allowable design pressures are shown in Table 2 for the *Performance Panels* when tested in accordance with UL 580 and UL 1897. Values are based on allowable stress design (ASD) and include safety factors as specified in ICC-ES AC166 and FBC Section 1504.9.

4.2 *Performance Panels* described in this report have an allowable snow or positive wind pressure of 102 psf when installed on supports spaced 24 inches on center. When installed over solid sheathing, the sheathing must be designed to resist the required design loads in accordance with the applicable code.

4.3 Fire Classification – See Table 1 for recognized fire classifications and code occupancies.

4.4 In addition to the codes recognized in Section 1.1, *Performance Panels* have met the roof impact classification requirements for Class 4 when tested in accordance with FM 4473 and UL 2218.

5.0 INSTALLATION

5.1 General: *Performance Panel* must be installed in accordance with this report, Section 1507.4 of the IBC and FBC or Section R905.10 of the IRC and the FBC-R (as applicable), and the manufacturer's published installation instructions, the applicable Code, and this Research Report. The manufacturer's published installation instruction and this Research Report must be strictly adhered to. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.2 Application: 5.2.1 The *Performance Panel* utilizes galvanized *Wood Binder* screws for attachment of the metal panels to solid decking or spaced supports. See Table 2 for fastening schedule.

5.2.1.1 Wood solid decking must be a minimum 15/32 inches plywood, 32/16 rated sheathing complying with Section 2304.8(2) of the IBC and FBC or Section R803 of the IRC and FBC-R, as applicable.

5.2.1.2 Wood spaced supports must be a minimum 2x4, spaced a maximum of 24 inches on center. Spaced supports shall be positively fastened to the framing of the roof structure at no greater than 24 inches on center.

5.2.2 Underlayment shall comply with Section 1507.4.5 of the IBC and FBC, or Section R905.10.5 of the IRC and FBC-R, as applicable.

5.2.3 Flashing shall be in accordance with Section 1503.2 of the IBC and FBC or Section R903.2 of the IRC and FBC-R, as applicable.

5.2.4 The *Performance Panels* shall be installed on roof of slopes of 2:12 or greater. Lap sealants shall be applied to seams for roof slopes less than 3:12.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions, and the applicable Code. In the event of a conflict, this report governs.

6.2 The allowable wind uplift resistance listed in Table 2 is for the metal panels only. The roof deck and framing to which the metal panels are attached must be designed for components and cladding in accordance with Section 1609 of the IBC and FBC, and Section R301.2.1 of the IRC and FBC-R.

6.3 *Performance Panels* is manufactured under a quality control program with inspections by Intertek Testing Services NA, Inc.

7.0 SUPPORTING EVIDENCE

7.1 Manufacturer's drawings and installation instructions

7.2 Reports of wind uplift resistance in accordance with UL 580-2006, Test for Uplift Resistance of Roof Assemblies.

7.3 Reports of wind uplift resistance in accordance with UL 1897-15 [-12], Uplift Tests for Roof Covering Systems.

7.4 Reports of testing in accordance with ICC-ES AC166, Acceptance Criteria for Metal Roof Coverings, approved February 2021.

7.5 Reports of impact resistance testing in accordance with FM 4473 (2011), Specification Test Standard for Impact Resistance Testing of Rigid Roofing Materials by Impacting with Freezer Ice Balls, and UL 2218 (1996), Standard for Safety for Impact Resistance of Prepared Roof Covering Materials.

7.6 Documentation of an Intertek approved quality control system for the manufacturing of products recognized in this report.

8.0 IDENTIFICATION The *Performance Panel* is identified with the manufacturer's name (Higgins Roofing), address and telephone number, the product name (*Performance Panel*), the Intertek Mark as shown below, and the Code Compliance Research Report number (CCRR-0253).

9.0 FLORIDA BUILDING CODE

9.1 Scope of Evaluation:
The *Performance Panel* were evaluated for compliance with the *Florida Building Code – Building* and *Florida Building Code – Residential.*

9.2 Conclusion:

The *Performance Panel*, described in Sections 2.0 through 7.0 of this Research Report, comply with the *Florida Building Code – Building* and *Florida Building Code –*, subject to the following conditions:

- Use of the *Performance Panel* for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code – Building* and the *Florida Building Code – Residential* has not been evaluated and is outside the scope of this Research Report.
- Intertek is an approved *evaluation entity* and *quality assurance entity* pursuant to Florida Statute 553.842 – *Product Evaluation and Approval.*

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1 Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2 Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3 Reference to the https://bpdirectory.intertek.com is recommended to ascertain the current version and status of this report.

Table 1 – Fire Classifications

Roof Construction	Code Occupancy	Fire Classification
Combustible and noncombustible roof decks or framing.	IBC / FBC Groups R-3 and U, where there is a minimum fire-separation distance of 6 feet measured from the leading edge of the roof	Non-classified
Noncombustible decks or noncombustible framing without a roof deck	IBC /FBC all use groups and dwellings constructed in accordance with the IRC / FBC-R	Class A

Table 2 – Uplift Resistance and Construction Details

Deck (1)	Fastener Attachment	Allowable Design Loads(2)
SPF (specific gravity, G=0.42) wood purlins spaced 24 in. on center. Purlins must be of minimum thickness to allow full penetration of the screws.	Installed on the flat with 1 in. long, galvanized ZXL *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-75.0 psf
SPF (specific gravity, G=0.42) wood purlins spaced 24 in. on center. Purlins must be of minimum thickness to allow full penetration of the screws.	Installed on the high corrugation with 2 in. long, galvanized *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-67.5 psf
15/32 in. plywood sheathing (32/16 rated sheathing) secured supported by SYP (specific gravity, G=0.55) wood framing spaced 24 in. on center.	Installed on the flat with 1 in. long, galvanized ZXL *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-90.0 psf
15/32 in. plywood sheathing (32/16 rated sheathing) secured supported by SYP (specific gravity, G=0.55) wood framing spaced 24 in. on center.	Installed on the high corrugation with 2 in. long, galvanized *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-82.5 psf

(1) Wood supports (sheathing and framing) must be equivalent or greater in specific gravity. Installation on wood substrates with a lesser specific gravity may result in lower allowable design loads.

(2) Allowable uplift resistance values are based on allowable stress design (ASD) and include safety factors as specified in ICC-ES AC166 and FBC Section 1504.9.

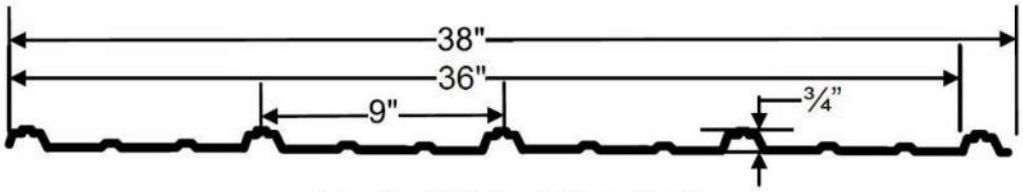


Figure 1 – Performance Panel Profile

Figure 2 – ZXL Wood Binder

Figure 3 – Wood Binder

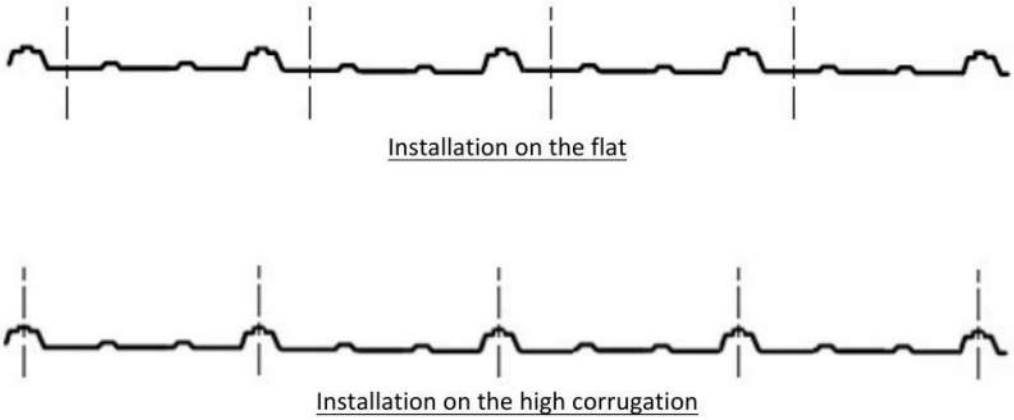
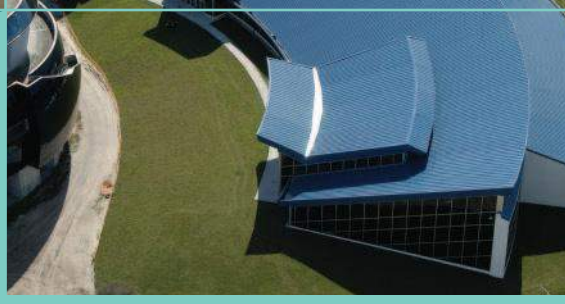


Figure 4 – Fastener Application Details

CERAM-A-STAR® 1050

AKZO NOBEL®



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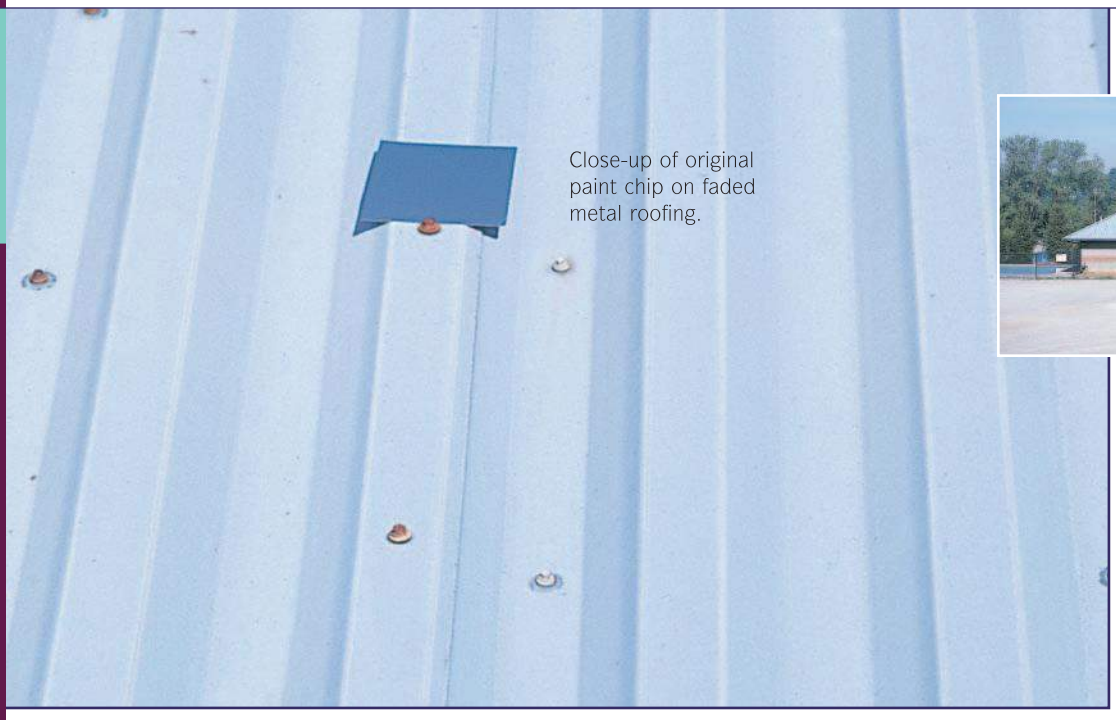

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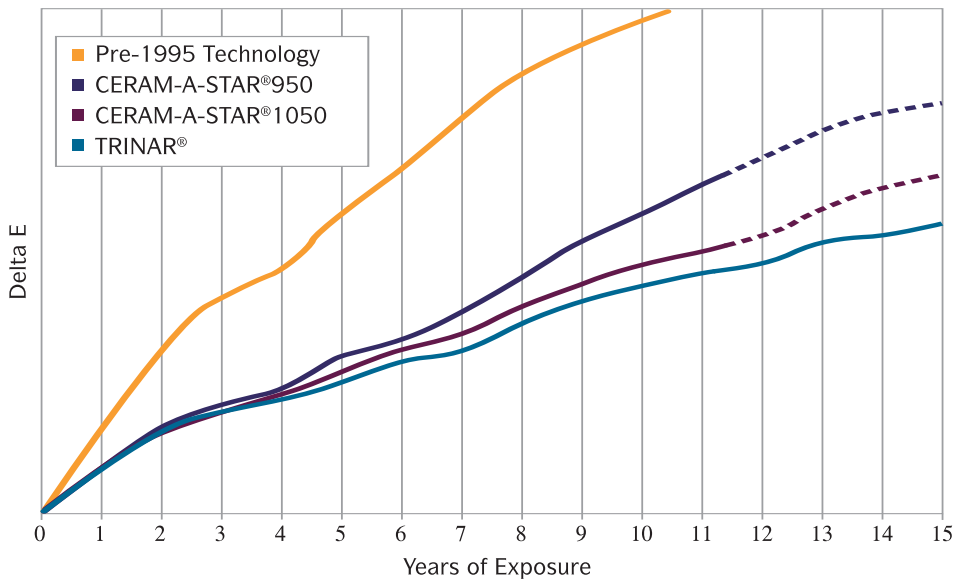

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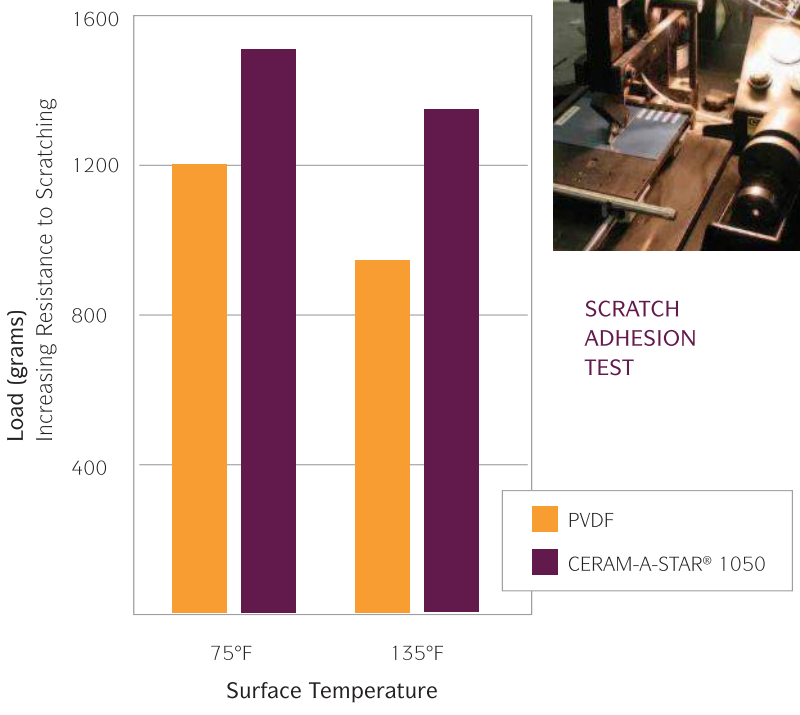

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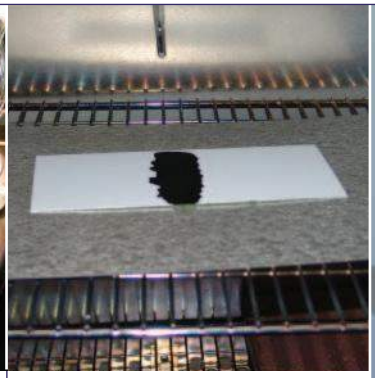

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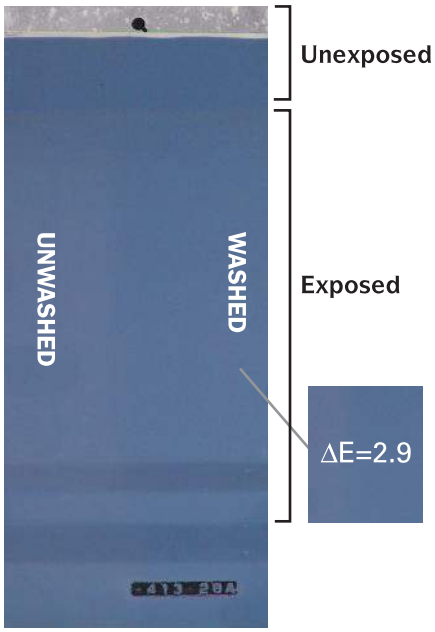

CERAM-A-STAR 1050 panel exposed for 11 years in South Florida shows color fade less than 3 Hunter units

STANDING THE TEST OF TIME

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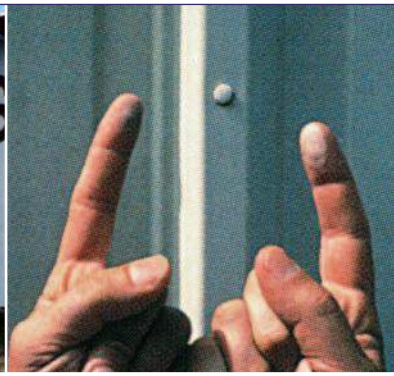
Real-world testing in South Florida at 45°. One year of testing is equivalent to two years on a roof and three years on a wall north of Jacksonville, Florida.

REAL-WORLD STAIN TESTING

Both parts of this building started out the same white color. Akzo Nobel's original white is on the left; stained competitor's white is on the right.



CHALK RESISTANCE

CERAM-A-STAR 1050 is proven to be the best chalk resistant technology.

THE PRODUCT OF CHOICE

CERAM-A-STAR 1050 performs better. Period. That's why it's the product of choice for many commercial, residential and pre-engineered metal building components. If you're looking for durability, color stability, chalk resistance, gloss retention and scratch resistance in your metal building materials, it should be your choice, too.

We're so sure CERAM-A-STAR 1050 is the best coil coating system in the business that we've given it the best SMP warranty in the business as well.

That means you'll have plenty of time to see what we mean when we say CERAM-A-STAR 1050 is the brightest star in the SMP galaxy.

CERAM-A-STAR® 1050 PERFORMS BETTER, PERIOD.







ABOUT AKZO NOBEL

Akzo Nobel Coatings Inc. is part of the Coatings Division of Akzo Nobel NV, a Global Fortune 500 company and one of the world's leading diversified chemical companies. Based in the Netherlands, the Company employs more than 60,000 people worldwide, has operating subsidiaries in more than 80 countries and offers a wide and diverse product portfolio in the fields of chemicals and coatings.

Akzo Nobel's Coatings Division is the largest coatings manufacturer in the world and one of North America's leading manufacturers of industrial finishes. Headquartered in Columbus, Ohio, the division manufactures and markets coil and extrusion coatings in North and South America and Asia.

Akzo Nobel Coatings is the market leader in the development and supply of coil coating, the most effective method in use to ensure the consistent, high-quality protection and decoration of metal substrates.

COOL CHEMISTRY® Series
Improvements in Total Solar Reflectance may be realized by using Akzo Nobel's COOL CHEMISTRY® Series ceramic infrared reflective pigments. These special pigments are designed to reflect infrared energy while still absorbing visible light energy, thus appearing as the same color yet staying much cooler. When COOL CHEMISTRY® Series paints are used on metal roofing, the result is a sustainable building material that can lower air conditioning costs, reduce peak energy demand, and help to mitigate urban heat island effects.

TRINAR® Coatings (also offered in COOL CHEMISTRY® Series)
Akzo Nobel's TRINAR® finishes are made with unique polyvinylidine fluoride resin, where a minimum of 70% of the resin is Kynar® 500 or Hylar 5000® PVDF. This unique chemistry is combined with our own proprietary acrylic resin, as well as ceramic and select inorganic pigmentation. The result is TRINAR's proven ability to resist ultraviolet radiation in sunlight for maximum protection against general weathering effects, chalking and fading.

CERAM-A-STAR® 950 Coatings (also offered in COOL CHEMISTRY™ Series)
This coating system establishes a new level of high performance for silicone protected polyester coatings utilized by the metal construction industry. CERAM-A-STAR® 950 colors are created from field-proven combinations of proprietary copolymer resin technology and long-lasting, colorfast ceramic and select inorganic pigments. The result is a long-lasting finish that resists degradation from ultraviolet radiation in sunlight.

POLYDURE® 1000 Coatings
POLYDURE® 1000 coatings are high-quality polyester finishes usually used in whites as a complement to CERAM-A-STAR 950 and CERAM-A-STAR 1050 finishes. POLYDURE 1000 coatings feature a tough, hard film with good flexibility, and good chalk and fade resistance, as well as exceptional resistance to dirt pick-up. They blend proprietary Akzo Nobel polyesters with time and exposure proven pigments to achieve enhanced durability and performance.

REL-SHIELD® IV Coatings
Akzo Nobel's REL-SHIELD® IV PVC (Plastisol) coating system provides thick film protection (4-10 mils) on metal building components and siding. It is extremely flexible and offers excellent resistance to most chemicals. Choices of surface appearance include smooth, ripple, and striated.

Marketing Manager
Akzo Nobel Coatings Inc.
1313 Windsor Avenue
P.O. Box 489
Columbus, Ohio 43216-0489

AKZO NOBEL®

For more information about CERAM-A-STAR® 1050 coil applications call
614 294 3361 or visit www.akzonobel-ccna.com

Member of: **Cool Roof Rating Council (Charter Member) • Energy Star Partners • National Coil Coating Association • Construction Specifications Institute • Metal Building Manufacturers Association (Associate) • Metal Construction Association • DASMA • American Architectural Manufacturers Association • Society for Testing and Materials • ASTM International • Aluminum Extruders Council • National Paint and Coatings Association • Steel Deck Institute • National Glass Association • American Chemical Society • Federation of Societies for Coatings Technology • Metal Roofing Alliance**

ENERGY STAR · CRRC COOL ROOF RATING COUNCIL · ISO 9000 CERTIFIED COMPANY · MCA · MBMA · NATIONAL COIL COATING ASSOCIATION

HOOP BARN
EXAMPLES & PRODUCT DATA

Hoop Barn on Concrete Blocks

CURRENT AMBERLY HOOPBARN OFF FUHRMAN DR

FarmTek

Fabric Buildings & Storage / Freestanding Buildings / ClearSpan HD Buildings / ClearSpan Round Extra-Tall HD Buildings

ClearSpan™ Round Extra-Tall HD Buildings

Select configuration

Width * 45'

Length * 60'

Height * 21'8"

Cover Color * White

ClearSpan Round Extra-Tall HD Building - 45'W x 60'L White

Quantity* 1

Add to Cart

Item Number: TT4506020FW

Availability: Usually available in 10 days (Manufactured Product)

ClearSpan™ HD Buildings are designed, manufactured and constructed with the highest structural integrity.

- High clearance and wide-open space of these structures make them ideal for virtually any application.
- 12.5 oz., 24 mil rip-stop polyethylene covers are UV resistant and available in your choice of four colors.
- Durable frames are manufactured from our American-made, triple-galvanized structural steel, which is resistant to corrosive environments and long lasting.
- 45'W buildings are 21'8-3/16"H.
- Truss spacing is 20' on center.
- Available in freestanding round style.
- Industry-leading 20 year warranty on cover and 50 year warranty on frame.
- Custom covers, end panels and accessories are available, all sold separately.

Product Specifications

Cover Color: White

Length: 60'L

Width: 45'W

Height: 21'8"H

Weight: 6410

California Residents: Warning: Cancer and Reproductive Toxicity - P65Warnings.ca.gov

RECOMMENDED ACCESSORIES

GOVERNMENT

ClearSpan

ClearSpan meets the wide-ranging building needs of any government or municipality

ClearSpan understands the needs of building government facilities and has worked for decades to design custom and turnkey municipal solutions. Whether it's a storage facility, sand and salt structure, recreation building or any other type of structure, ClearSpan can meet even the most specific municipal needs.

The ClearSpan Government and Municipality Advantage

Fabric and metal cladding - Choose the option that is right for your operation.

Versatile foundation options - Helical anchors, pony walls, wooden posts, concrete pads, shipping containers and more.

Energy-efficient designs - Utilizing natural lighting and ventilation, ClearSpan structures can provide monthly energy savings.

Industry-leading warranties - Up to 50-year frame warranties and various cladding warranties.

Custom designs - Customize your structure with all the necessary features and accessories, like HVAC equipment, windows, lighting and much more.

In-house services - Streamline your next building project with financing, engineering and installation.

INTEGRITY -
EXHIBIT B-7

Bulk Material Storage Bin Exmaples

EXISTING PROPERTY LANDSCAPE BUFFER PHOTO POSITIONS

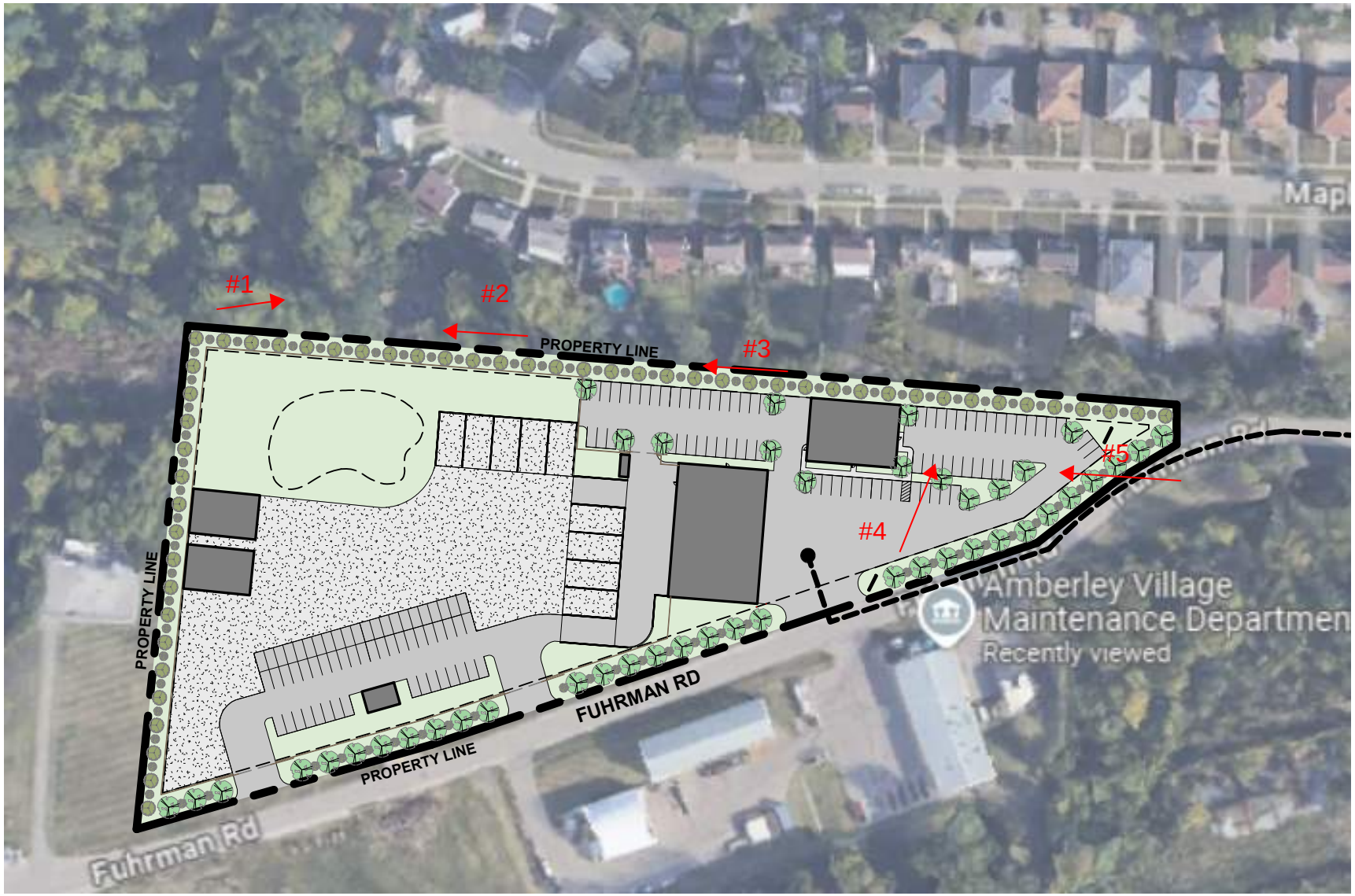


PHOTO #1

PHOTO #2

PHOTO #3

PHOTO #4

PHOTO #5

CURRENT AMBERLY FENCE OFF FUHRMAN DR

6' Chainlink with barbwire security arms at top

CURRENT AMBERLY METAL BUILDING OFF FUHRMAN DR

CURRENT AMBERLY GATES OFF FUHRMAN DR

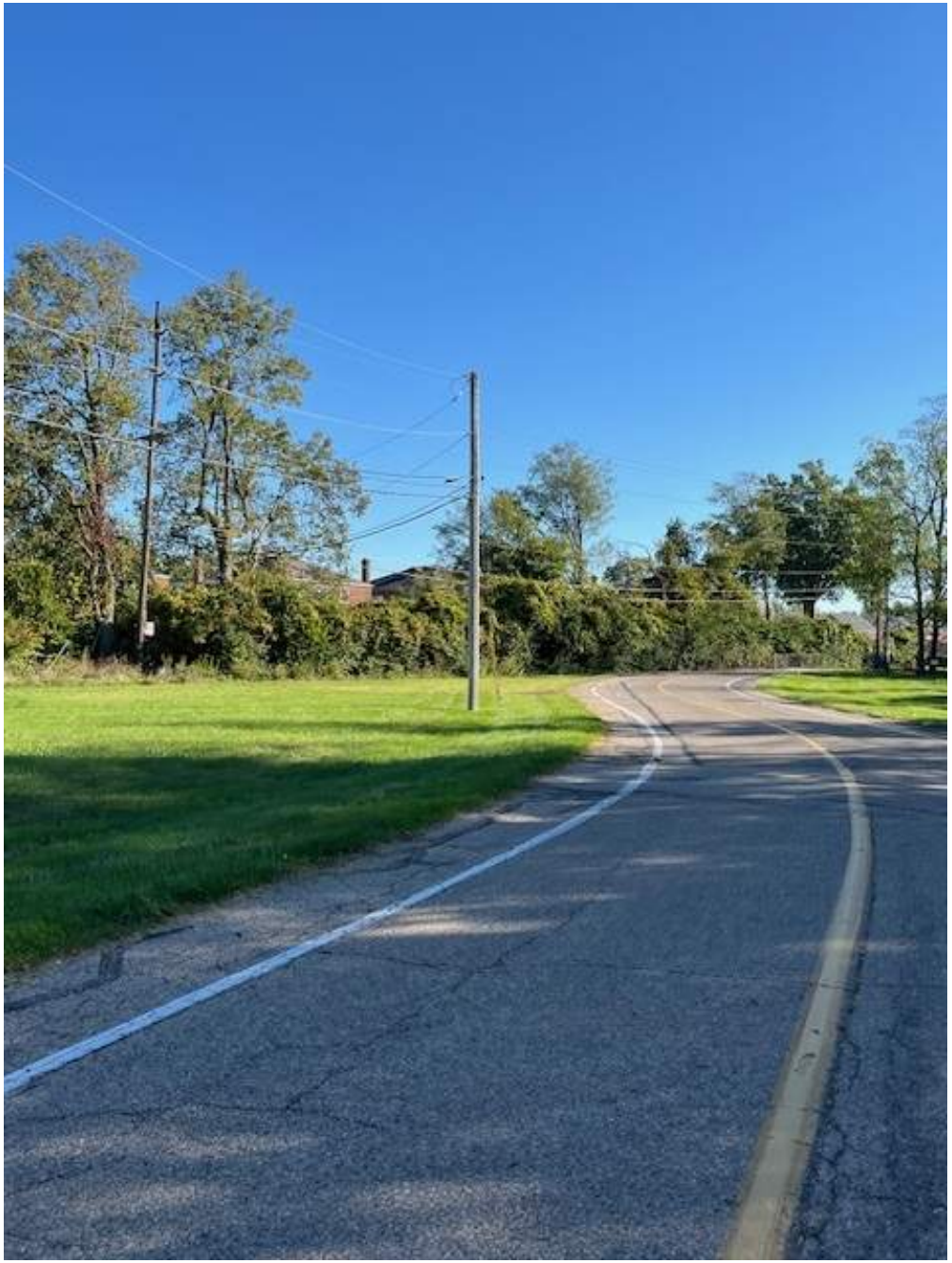
6' Chainlink Cantilever gate with barbwire security at top

CURRENT AMBERLY FENCE OFF FUHRMAN DR

6' Chainlink with barbwire security arms at top

CURRENT AMBERLY HOOPBARN OFF FUHRMAN DR

MISC PHOTOS



DRAWING SCALE: 1" = 100'-0"

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON121@GMAIL.COM
P: 770.789.3719

INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
CONTEXT PLAN

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

10.11.2024

INTEGRITY - EXHIBIT B-1

LIGHTING LEGEND

- LIGHT POLE
- DIRECTIONAL LIGHT POLE
- WALL-MOUNTED LIGHT

PROPERTY INFORMATION:

LAND USE DESIGNATION:
'NORTH SITE'
(PER AMBERLEY VILLAGE ZONING MAP)

ADDRESS:
7149 RIDGE RD
CINCINNATI OH 45237

JURISDICTION:
AMBERLEY VILLAGE

ACREAGE:
5.569 ACRES (242,586 SF)

IMPERVIOUS SURFACE SITE RATIO

ASPHALT	80,906 SF	**33% OF SITE**

PROPOSED PARKING (STANDARD SIZE: 9'x18') :

EMPLOYEE PARKING	70 SPACES
CUSTOMER PARKING	60 SPACES
TOTAL	**130 SPACES**

DRAWING SCALE: 1" = 50'-0"

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INTEGRITY GREEN LANDSCAPING COMPLEX

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SITE DEVELOPMENT PLAN

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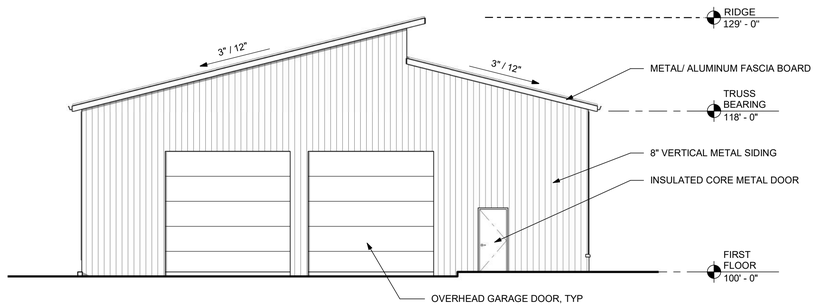
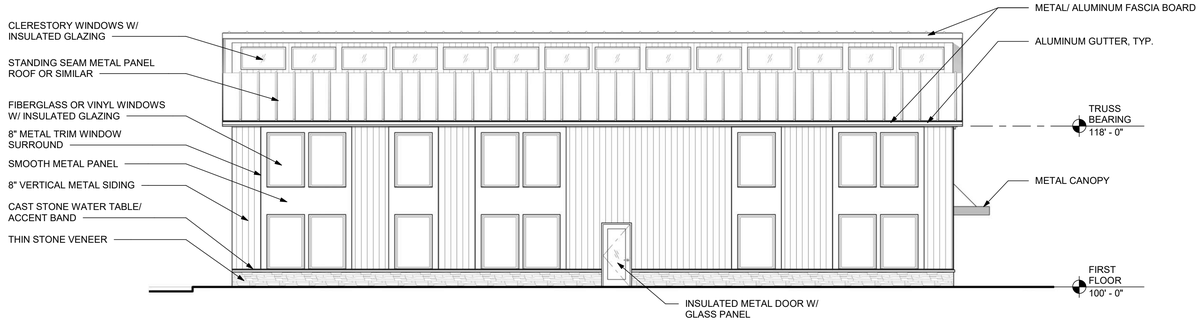


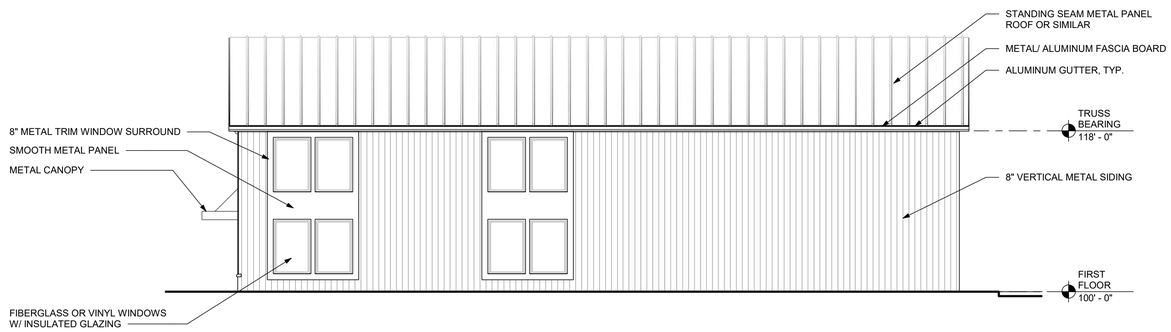
4 / A3 WEST ELEVATION

1/8" = 1'-0"



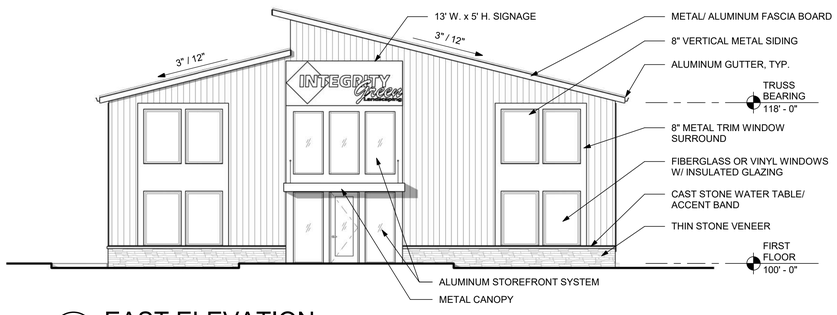
1 / A3 SOUTH ELEVATION

1/8" = 1'-0"



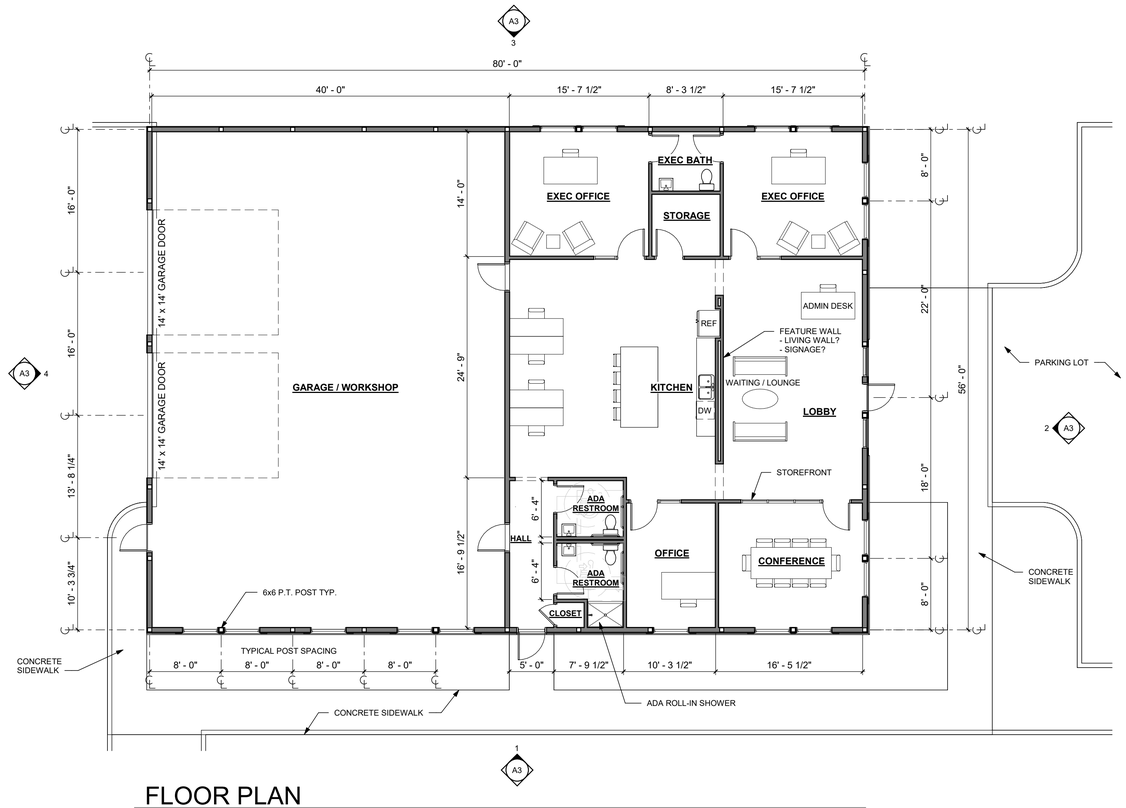
3 / A3 NORTH ELEVATION

1/8" = 1'-0"



2 / A3 EAST ELEVATION

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237

OFFICE WORKSHOP - CONCEPTUAL BUILDING PLANS

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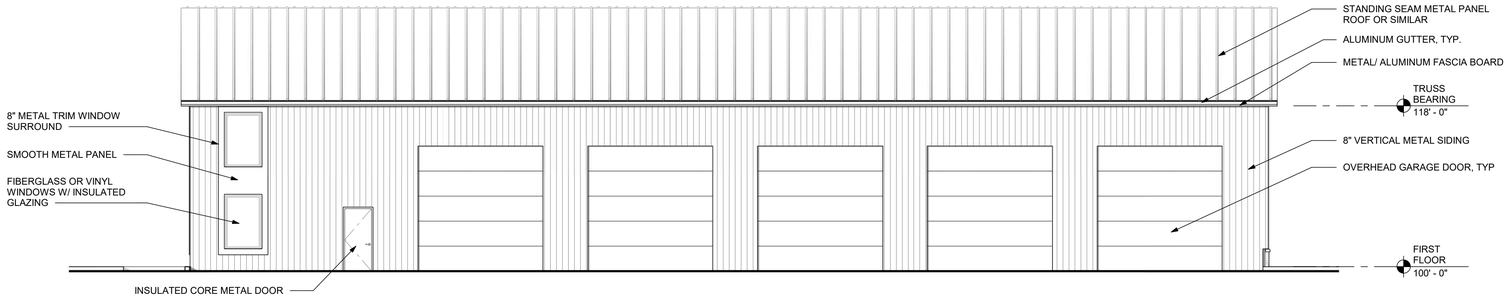
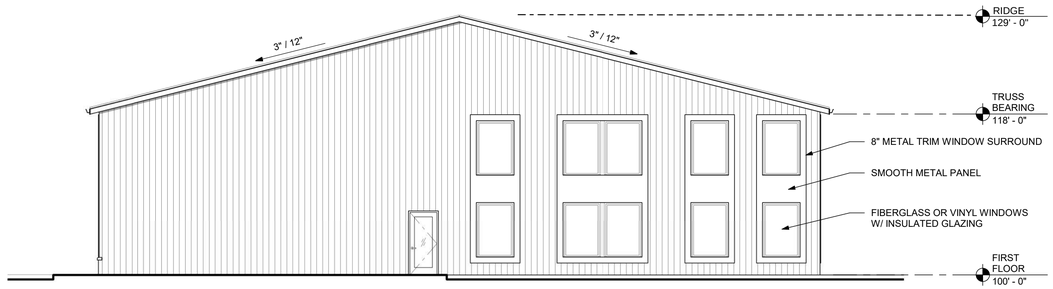


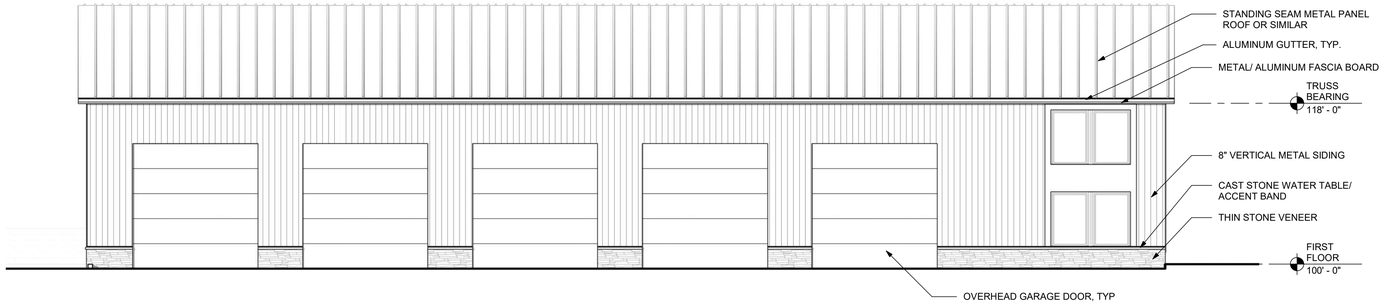
5 A4 WEST ELEVATION

1/8" = 1'-0"



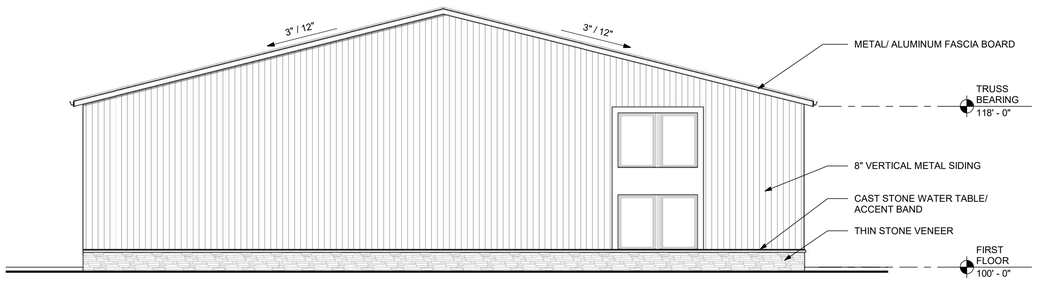
4 A4 NORTH ELEVATION

1/8" = 1'-0"



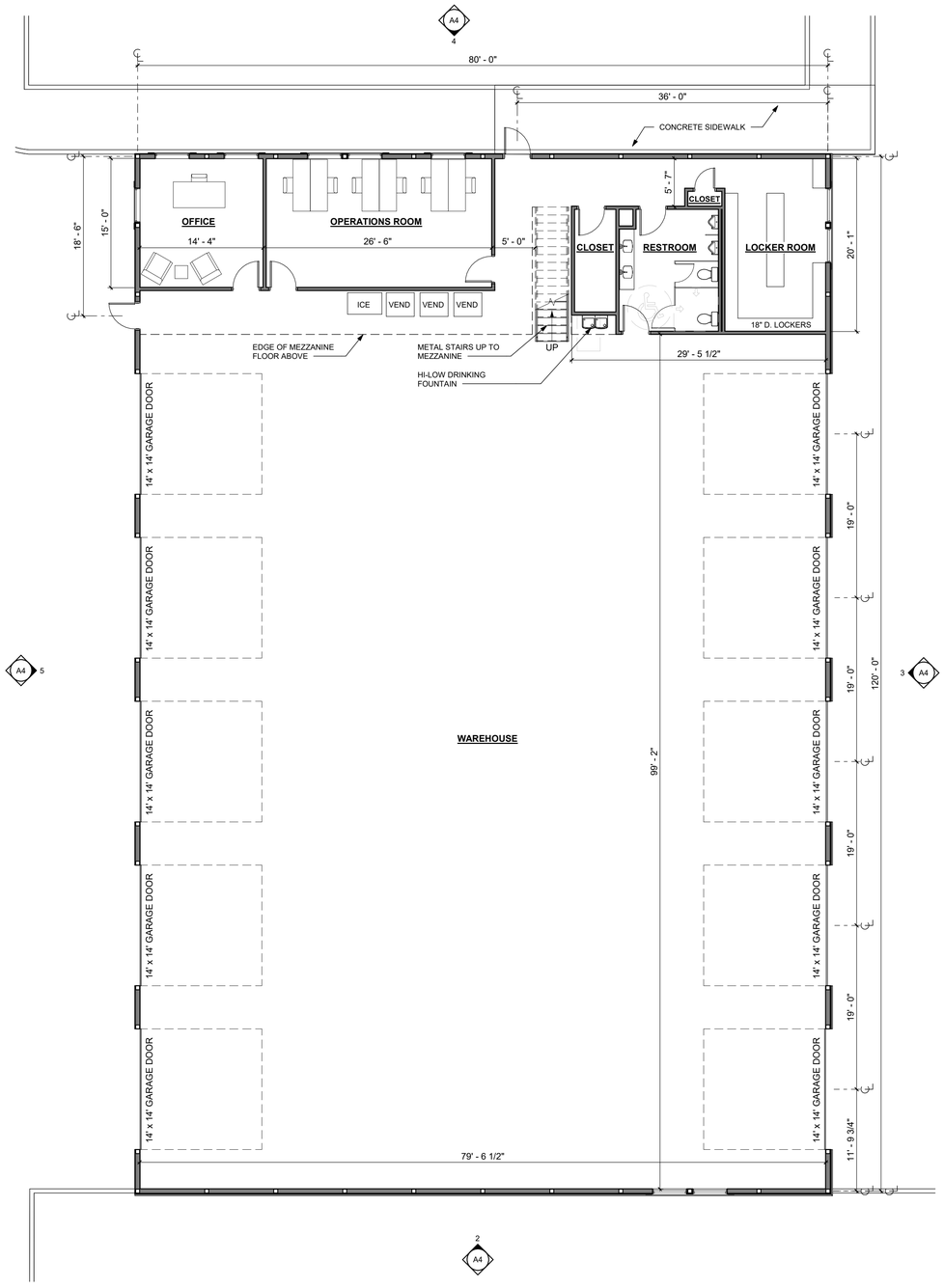
3 A4 EAST ELEVATION

1/8" = 1'-0"



2 A4 SOUTH ELEVATION

1/8" = 1'-0"



FLOOR PLAN

1/8" = 1'-0"

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
WAREHOUSE - CONCEPTUAL BUILDING PLANS

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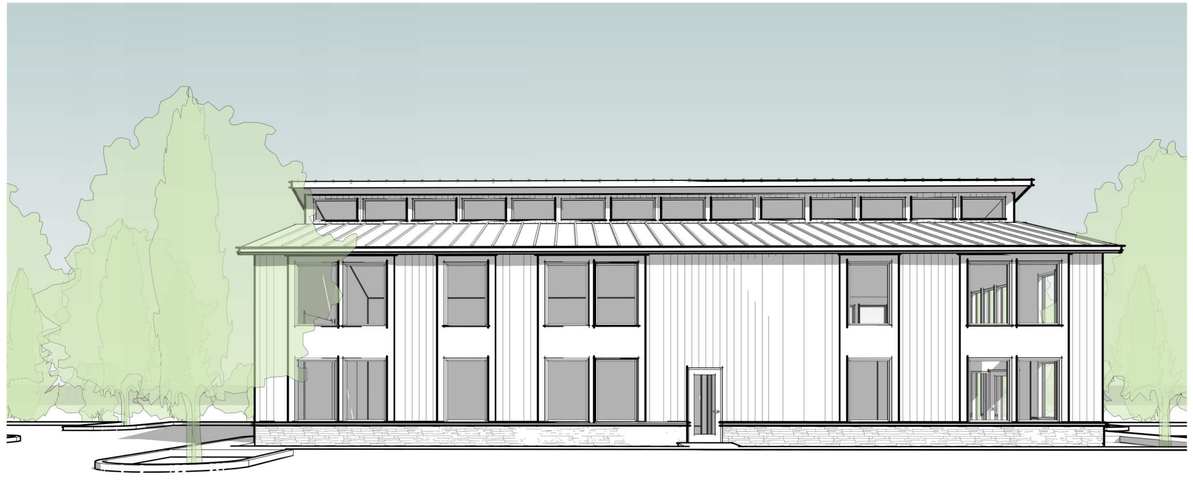

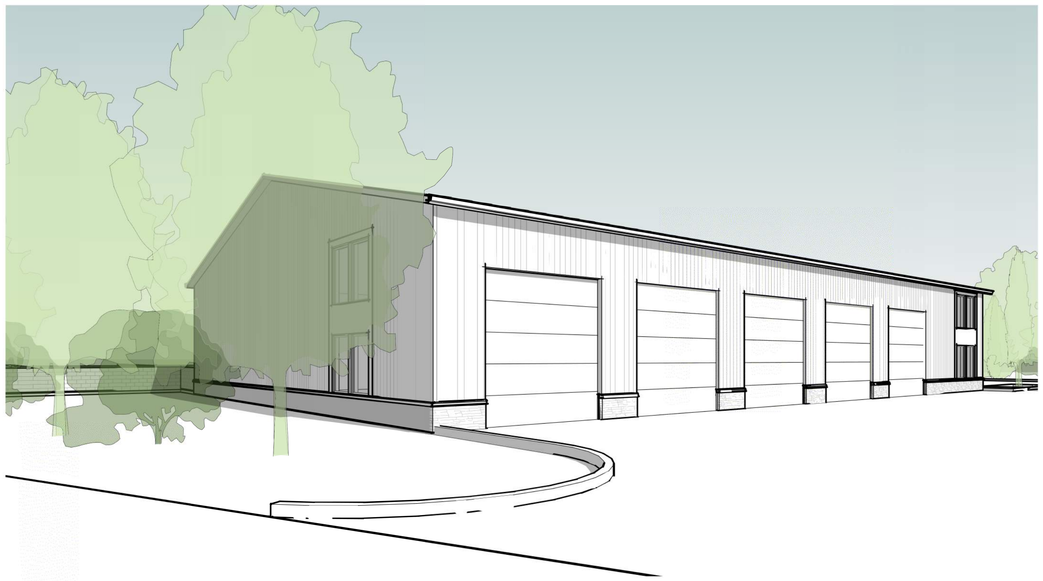

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
CONCEPTUAL 3D VIEWS

DESIGN DOCUMENT ONLY
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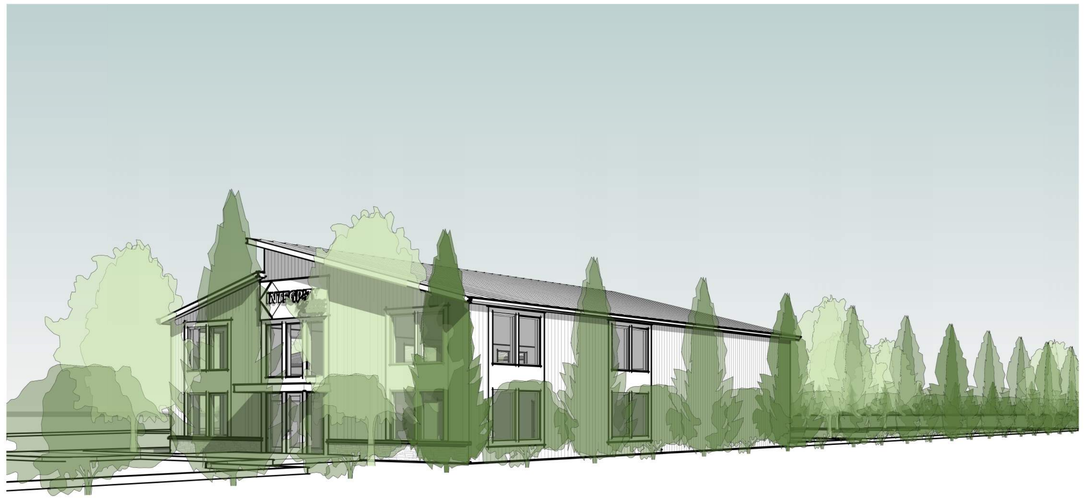

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
CONCEPTUAL 3D VIEWS

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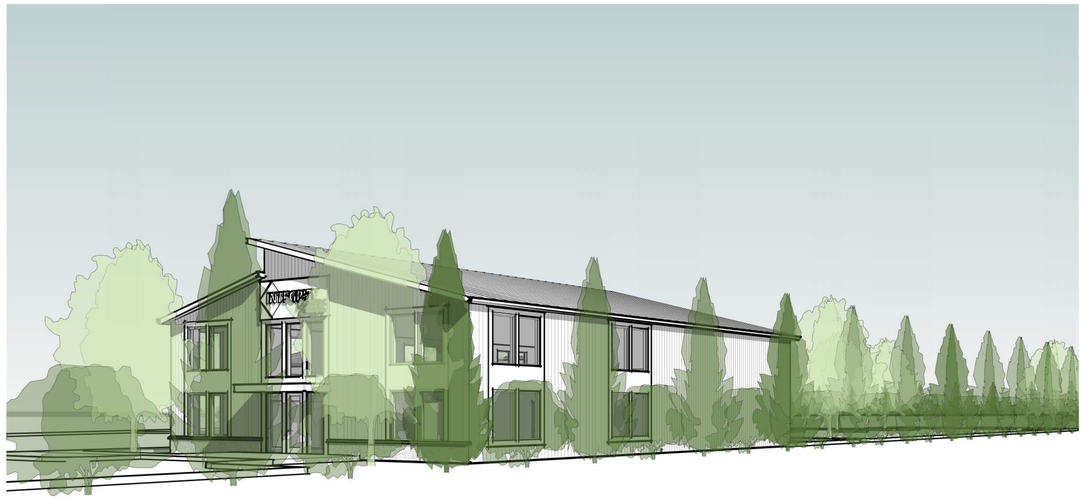
10.11.2024

SOUTH EAST VIEW - FROM MAPLE DR

WESTERN VIEW - FROM FUHRMAN RD



SOUTH WEST VIEW - FROM MAPLE DR

EASTERN VIEW - FROM FUHRMAN RD

JAKE HENDERSON
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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
CONCEPTUAL 3D VIEWS

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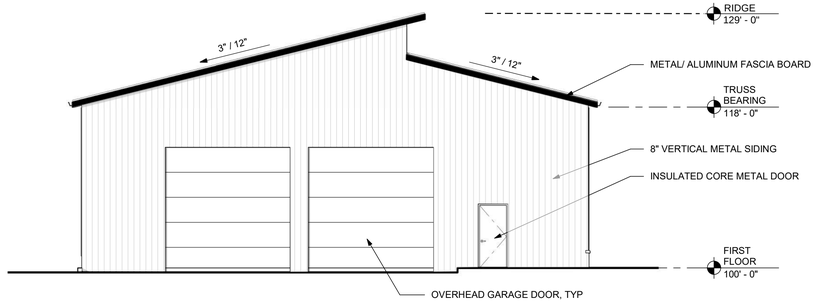
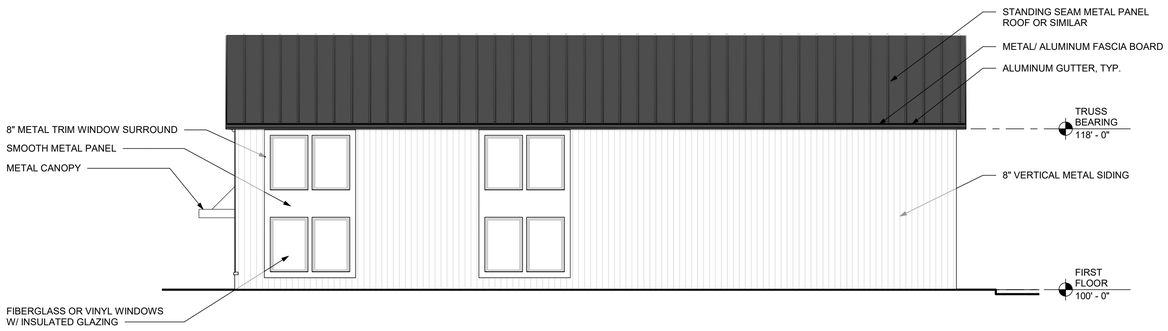
PRELIMINARY COLOR SELECTIONS

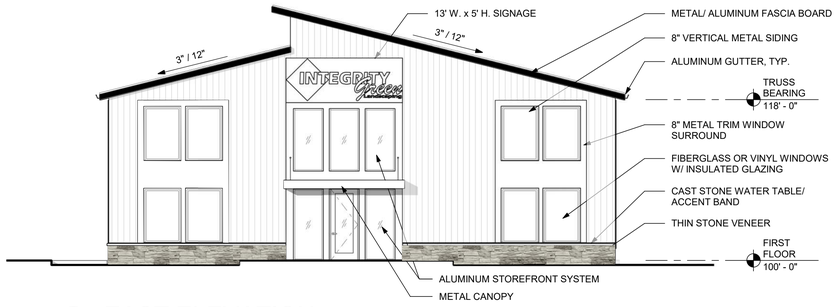


4 A3 WEST ELEVATION
1/8" = 1'-0"

1 A3 SOUTH ELEVATION
1/8" = 1'-0"



3 A3 NORTH ELEVATION
1/8" = 1'-0"



2 A3 EAST ELEVATION
1/8" = 1'-0"

FINISH SELECTIONS

Windows & Door Trim

Bright White

Siding Metal

Bright White

Roof Metal

Black

Stone

Arctic Smoke
Soft White with Light Gray and Carbon Highlights

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INTEGRITY GREEN LANDSCAPING COMPLEX
8605 RIDGE ROAD, CINCINNATI OH 45237
OFFICE WORKSHOP - CONCEPTUAL BUILDING PLANS

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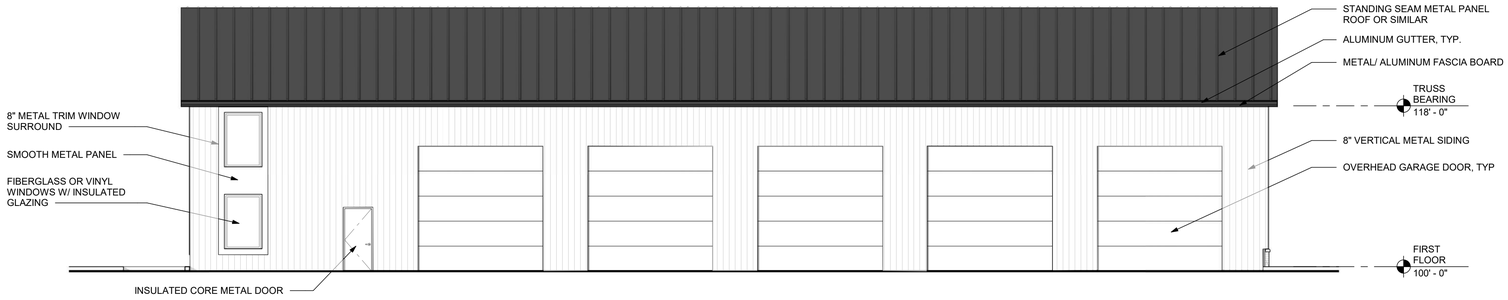
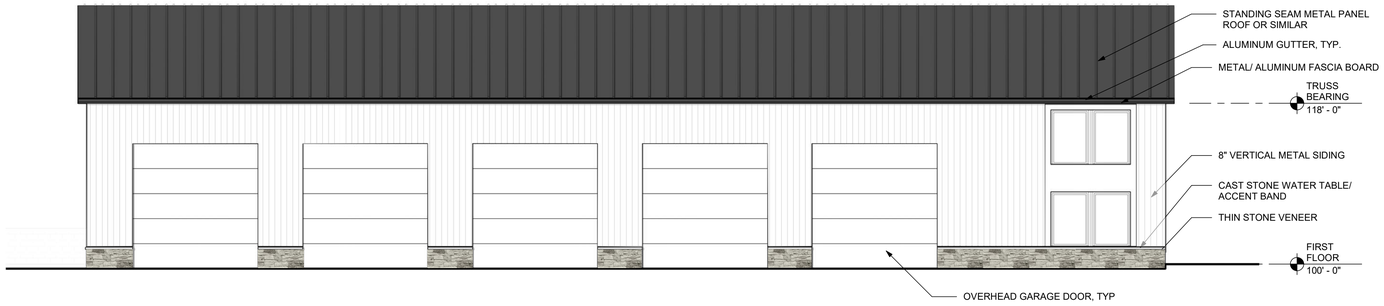


5 A4 WEST ELEVATION
1/8" = 1'-0"

4 A4 NORTH ELEVATION
1/8" = 1'-0"



3 A4 EAST ELEVATION
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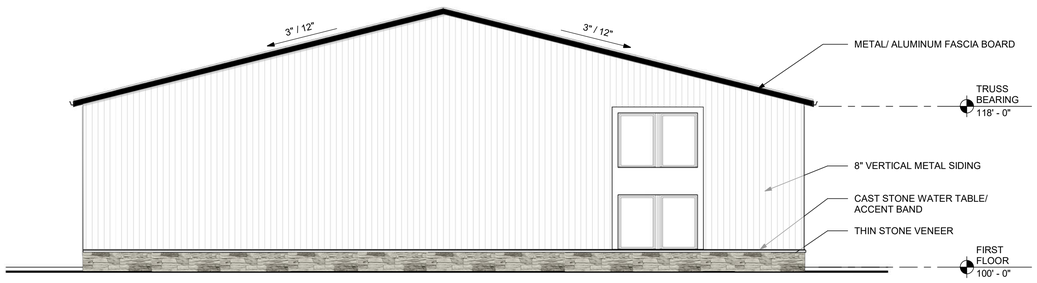

2 A4 SOUTH ELEVATION
1/8" = 1'-0"

PRELIMINARY COLOR SELECTIONS

FINISH SELECTIONS

Windows & Door Trim

Bright White

Siding Metal

Bright White

Roof Metal

Black

Stone

Arctic Smoke

Soft White with Light Gray and Carbon Highlights

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INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
WAREHOUSE - CONCEPTUAL BUILDING PLANS

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

10.11.2024

COLOR / DESIGN INSPIRATION

PROPERTY FENCE

Integrity Green is submitting for a 6' tall black vinyl coated chain-link fence to be installed at the perimeter fencing as identified on the site plan.

CURRENT AMBERLY FENCE OFF FUHRMAN DR

6' Chainlink with barbwire security arms at top

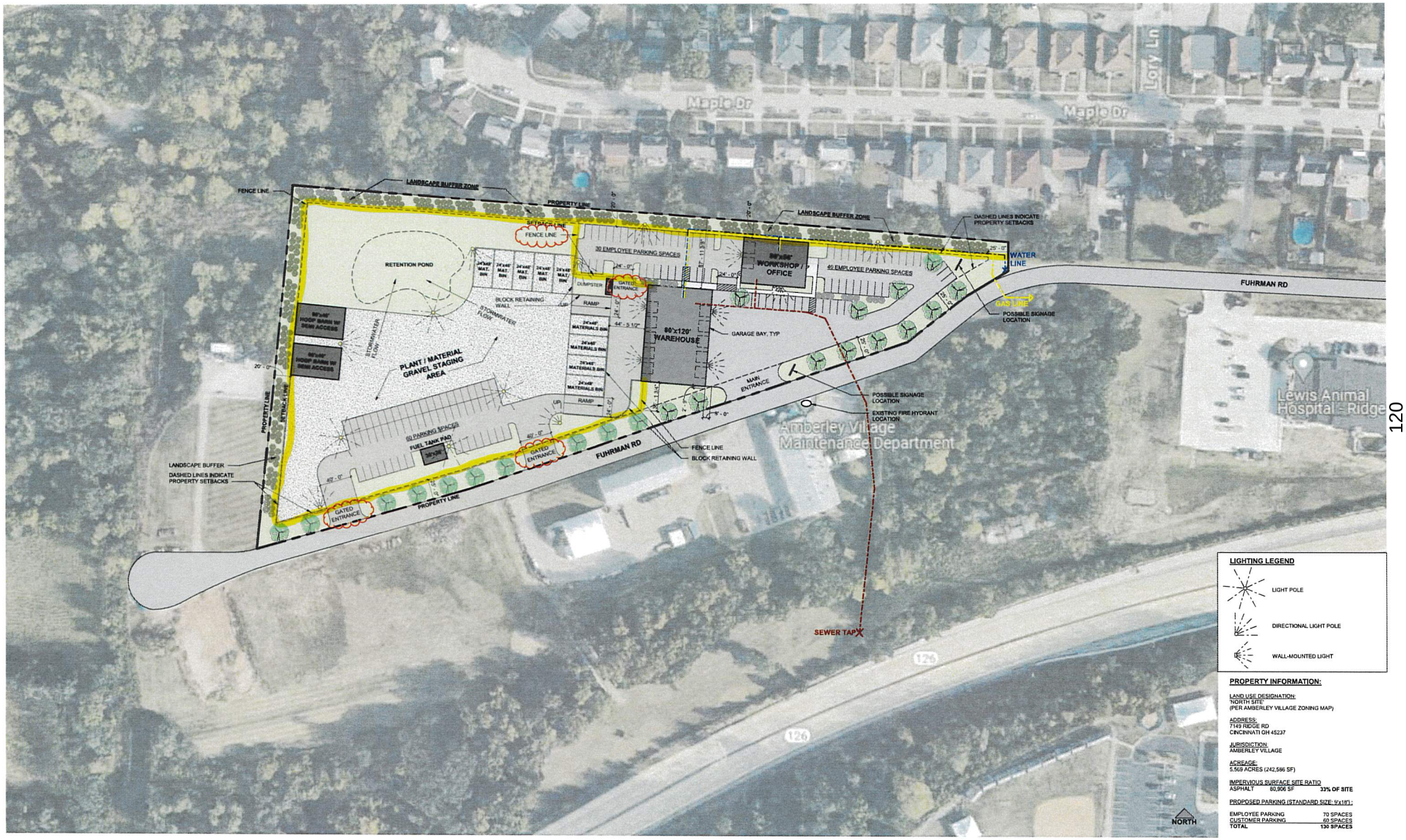
GATES

Integrity Green is submitting for a 6' tall black vinyl coated chain-link cantilever gate at 3 locations identified.

CURRENT AMBERLY GATES OFF FUHRMAN DR

6' Chainlink Cantilever gate with barbwire security at top

FENCING LOCATION IDENTIFIED



PROPERTY INFORMATION:

LAND USE DESIGNATION:
NORTH SITE
(PER AMBERLEY VILLAGE ZONING MAP)

ADDRESS:
7149 RIDGE RD
CINCINNATI OH 45237

JURISDICTION
AMBERLEY VILLAGE

ACREAGE:
5.569 ACRES (242,586 SF)

IMPERVIOUS SURFACE SITE RATIO
ASPHALT 80,906 SF **33% OF SITE**

PROPOSED PARKING (STANDARD SIZE: 9'x18'):

EMPLOYEE PARKING	70 SPACES
CUSTOMER PARKING	60 SPACES
TOTAL	**130 SPACES**

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INTEGRITY GREEN LANDSCAPING COMPLEX
8605 RIDGE ROAD, CINCINNATI OH 45237
SITE DEVELOPMENT PLAN

DRAWING SCALE: 1" = 50'-0"

DESIGN DOCUMENT ONLY
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09.09.2024

FENCE SPECIFICATIONS

MASTER HALCO®

Quality Products, Exceptional Service, Outstanding People

Spectra® Chain Link

Spectra® Color Chain Link Recommendations

FABRIC

Spectra® polyvinyl chloride extruded over zinc-coated steel core wire.

	Type 2 Residential	Type 2 Commercial
Fabric Gauge	9 gauge and 11 gauge finish	6 gauge, 8 gauge, and 9 gauge finish 6 gauge is not available for 3/8" mesh or 1/2" mesh
Fabric Mesh	1-1/4", 1-1/2", 1-3/4", and 2"	3/8", 1/2", 5/8", 1", 1-1/4", 1-1/2", 1-3/4", and 2"
Fabric Height	3', 42", 4', 5', and 6'	3', 42", 4', 5', 6', 7', 8', 9', 10', and 12'
Fabric Selvage	Knuckle - Knuckle (KK) for 5' and Under. Knuckle - Knuckle (KK) or Knuckle - Twist (KT) for 6'.	Knuckle - Knuckle (KK) for 5' and under; for mesh sizes 1" and smaller. Knuckle - Knuckle (KK) or Knuckle - Twist (KT) for 6' and over.

FRAMEWORK - TYPE 2

Spectra® polyester resin, 3 mils minimum, over galvanized steel ASTM F 1043, Group 1C, with a minimum yield strength of 50,000 PSI. Protective coating per ASTM 1043, external coating Type B, zinc with organic overcoat, 0.9 ounces per square foot minimum zinc coating with chromate conversion coating and verifiable polymer film.

Top Rail	1-3/8" O.D. Spectra® 17 Gauge or 16 Gauge	1-5/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
Line Posts	1-5/8" O.D. Spectra® 17 Gauge or 16 Gauge	1-7/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
		2-3/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
Terminal Posts	1-7/8" O.D. Spectra® 16 Gauge	2-3/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
	2-3/8" O.D. Spectra® 16 Gauge	2-7/8" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe
		4" O.D. Spectra® Deluxe Quality (DQ) or Spectra® Full Weight Pipe

Gates

Fabric	Same Gauge and Mesh as Chain Link Selected
Frame	Same as Top Rail Selected

Fittings

Tension and Brace Bands	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Pressed Steel
Caps, Eye Tops, Rail Ends	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Pressed Steel or Aluminum
Sleeves	Polymer Coating, 3 Mils Minimum, Over Hot-Dipped Galvanized Steel
Tie Wires	Polymer Coating, 3 Mils Minimum, Over Zinc-Coated Steel Wire

Slats - Privacy

Material Composition	Polyethylene Thermoplastic
Colors	Green, Black, Brown, Gray, Redwood, Blue, Desert Sand

MASTER HALCO®

Quality Products, Exceptional Service, Outstanding People

MasterHalco.com | 888-MH-Fence

Branch service centers are located throughout North America.

MH Digital ©9/18

Available from:

Available Colors

Choose from 3 serene colors that blend in perfectly with the environment. Spectra® defines property lines, and will add value to any residential or commercial property.

Midnight Black **Forest Green** **Sierra Brown**

Available Wire Gauges (Finish and Core)

Use the finish ~~gauge~~ number when ordering.

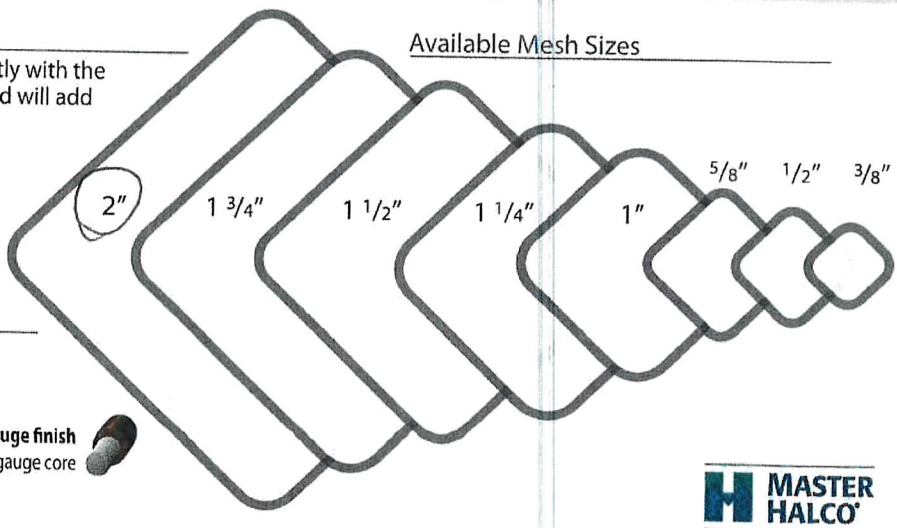
6 gauge finish
9 gauge core

8 gauge finish
11 gauge core

9 gauge finish
13 gauge core

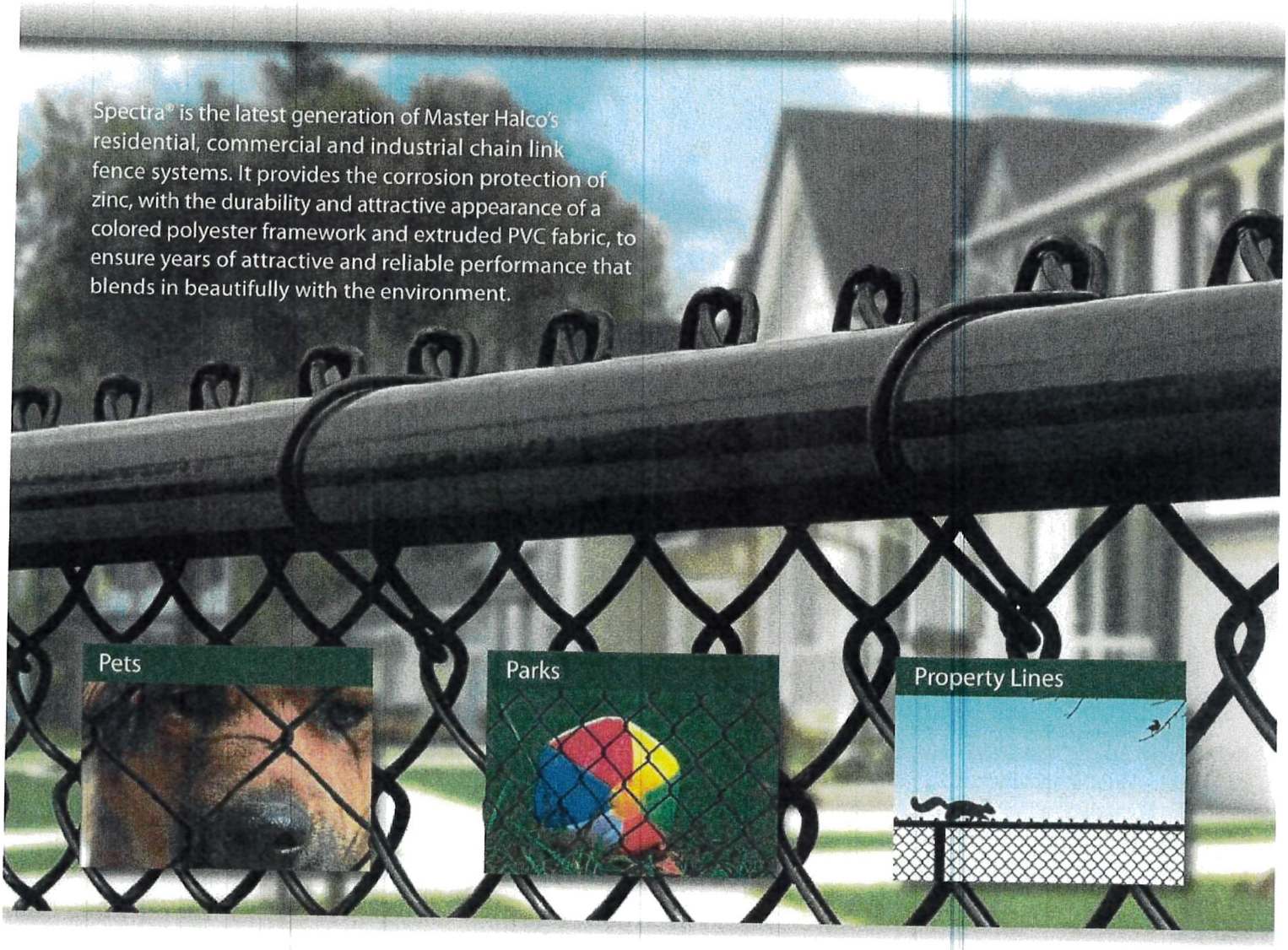
11 gauge finish
14 gauge core

Available Mesh Sizes



MASTER HALCO®
Quality Products, Exceptional Service, Outstanding People

Spectra® Color Chain Link... made to perform



Our Spectra® Fencing System

Premium quality frame and fabric is guaranteed for 15 years.

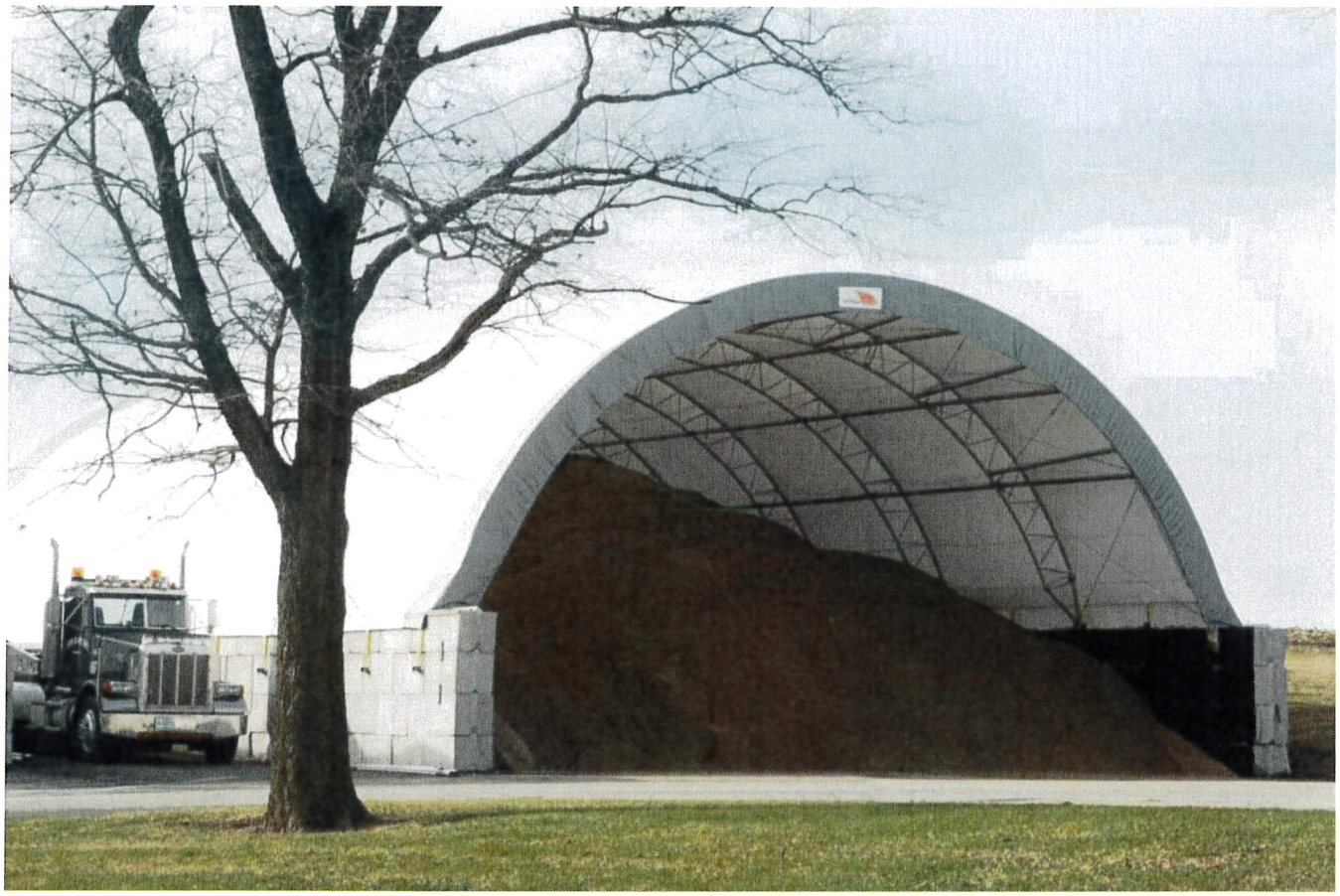
15 Year Warranty

Features and Benefits:

- Zinc-coated steel framework is thoroughly cleaned during the pre-treatment process, then color coated with a 3 mil minimum polyester layer for protection from corrosion.
- All galvanized wire has a 15 mil minimum extruded polyvinyl chloride coating for dual protection from corrosion and the elements.
- Fittings are made of galvanized steel with a 3 mil minimum of polymer layer for protection from corrosion.

HOOP BARN
EXAMPLES & PRODUCT DATA

Hoop Barn on Concrete Blocks



CURRENT AMBERLY HOOPBARN OFF FUHRMAN DR

FarmTek

ClearSpan™ Round Extra-Tall HD Buildings

Select configuration

Width * 45'

Length * 60'

Height * 21'8"

Cover Color * White

ClearSpan Round Extra-Tall HD Building - 45'W x 60'L White

Quantity* 1

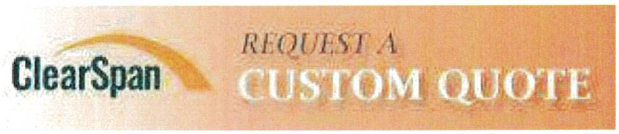
Add to Cart

Item Number: TT4506020FW

Availability: Usually available in 10 days (Manufactured Product)

ClearSpan™ HD Buildings are designed, manufactured and constructed with the highest structural integrity.

- High clearance and wide-open space of these structures make them ideal for virtually any application.
- 12.5 oz., 24 mil rip-stop polyethylene covers are UV resistant and available in your choice of four colors.
- Durable frames are manufactured from our American-made, triple-galvanized structural steel, which is resistant to corrosive environments and long lasting.
- 45'W buildings are 21'8-3/16"H.
- Truss spacing is 20' on center.
- Available in freestanding round style.
- Industry-leading 20 year warranty on cover and 50 year warranty on frame.
- Custom covers, end panels and accessories are available, all sold separately.



Product Specifications

Cover Color: White

Length: 60'L

Width: 45'W

Height: 21'8"H

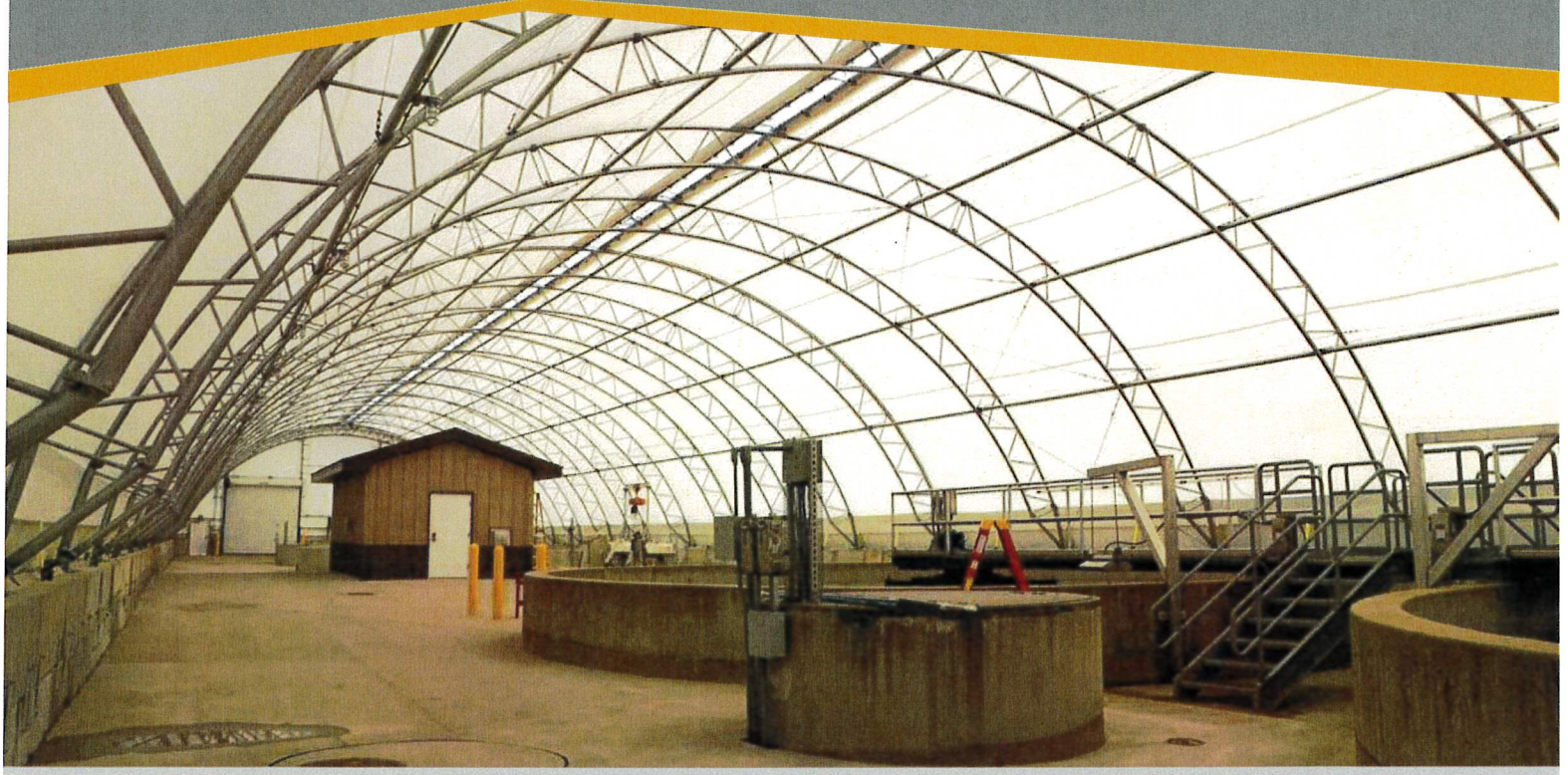
Weight: 6410

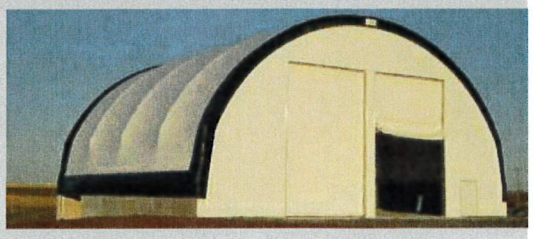
California Residents: Warning: Cancer and Reproductive Toxicity - P65Warnings.ca.gov

RECOMMENDED ACCESSORIES

GOVERNMENT

ClearSpan





ClearSpan meets the wide-ranging building needs of any government or municipality

ClearSpan understands the needs of building government facilities and has worked for decades to design custom and turnkey municipal solutions. Whether it's a storage facility, sand and salt structure, recreation building or any other type of structure, ClearSpan can meet even the most specific municipal needs.

The ClearSpan Government and Municipality Advantage

Fabric and metal cladding - Choose the option that is right for your operation.

Versatile foundation options - Helical anchors, pony walls, wooden posts, concrete pads, shipping containers and more.

Energy-efficient designs - Utilizing natural lighting and ventilation, ClearSpan structures can provide monthly energy savings.

Industry-leading warranties - Up to 50-year frame warranties and various cladding warranties.

Custom designs - Customize your structure with all the necessary features and accessories, like HVAC equipment, windows, lighting and much more.

In-house services - Streamline your next building project with financing, engineering and installation.

WWW.CLEARSPAN.COM • 1.866.643.1010

INTEGRITY -
EXHIBIT B-7

Bulk Material Storage Bin Exmaples

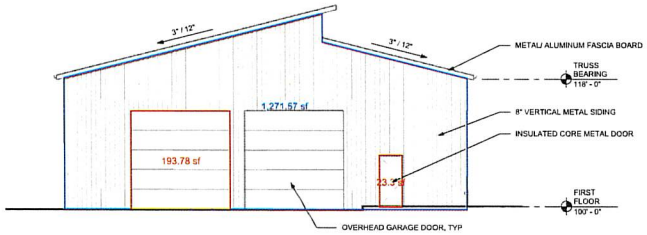
INTEGRITY - EXHIBIT B-3

Metal Siding Facade Percentages

Workshop/Office:
- North Elevation:
  - Metal Siding: 85.5%
  - Stone Veneer: 0%
- East Elevation
  - Metal Siding: 63%
  - Stone Veneer: 10%
- South Elevation
  - Metal Siding: 61%
  - Stone Veneer: 10%
- West Elevation
  - Metal Siding: 68%
  - Stone Veneer: 0%

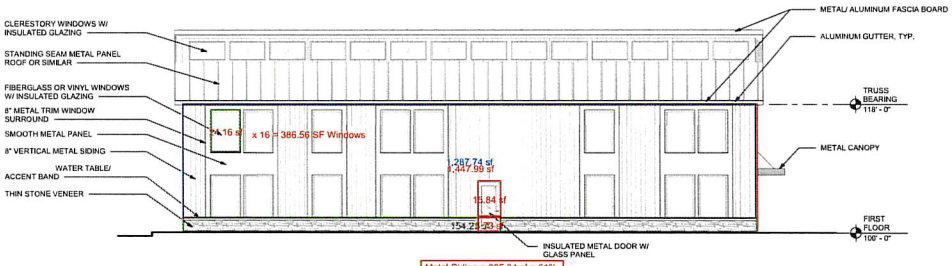
Warehouse:
- North Elevation:
  - Metal Siding: 85%
  - Stone Veneer: 0%
- East Elevation
  - Metal Siding: 46%
  - Stone Veneer: 5%
- South Elevation
  - Metal Siding: 85%
  - Stone Veneer: 10%
- West Elevation
  - Metal Siding: 47%
  - Stone Veneer: 0%

METAL SIDING CALCULATION



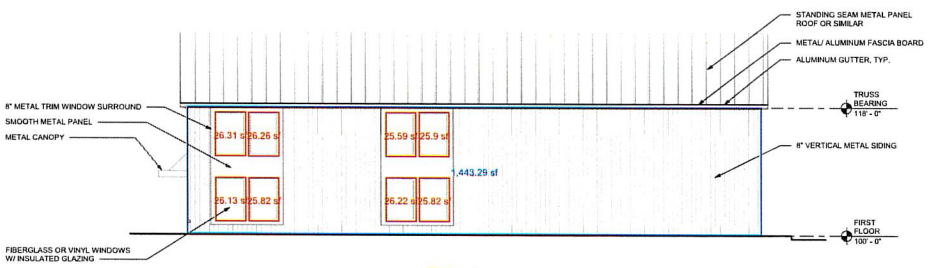
4 A3 WEST ELEVATION 1/8" = 1'-0"

Metal Siding: 860.57sf = 67.67%



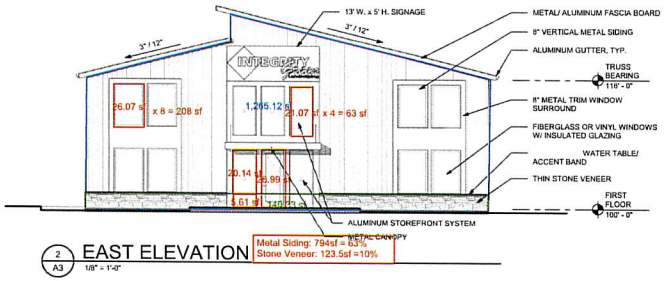
1 A3 SOUTH ELEVATION 1/8" = 1'-0"

Metal Siding = 885.34 sf = 61%
Veneer Stone =148.49 sf = 10%



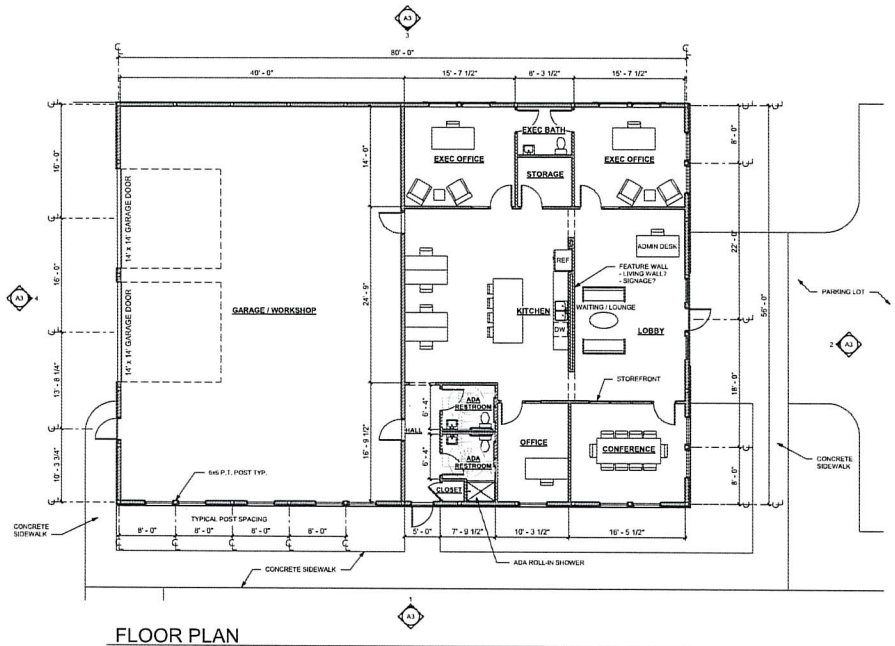
3 A3 NORTH ELEVATION 1/8" = 1'-0"

Metal Siding: 85.5%



2 A3 EAST ELEVATION 1/8" = 1'-0"

Metal Siding: 794sf = 63%
Stone Veneer: 123.5sf =10%



FLOOR PLAN 1/8" = 1'-0"

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON1121@GMAIL.COM
P: 770.789.3719

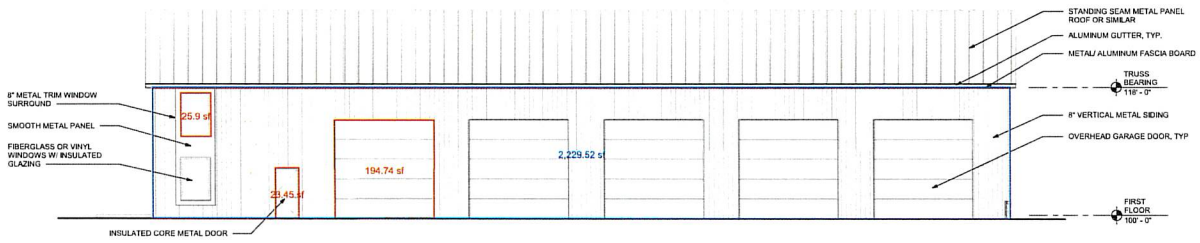
INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
OFFICE WORKSHOP - CONCEPTUAL BUILDING PLANS

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

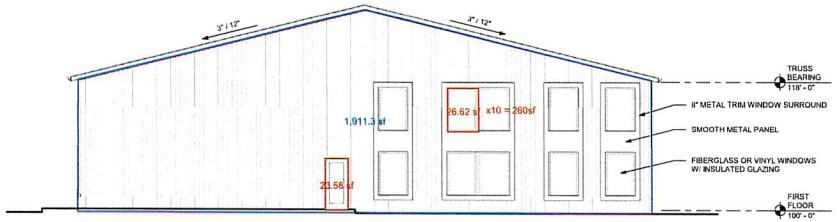
09.09.2024

METAL SIDING CALCULATION



5 A4 WEST ELEVATION
1/8" = 1'-0"

Metal Siding = 1049.2sf = 47%



4 A4 NORTH ELEVATION
1/8" = 1'-0"

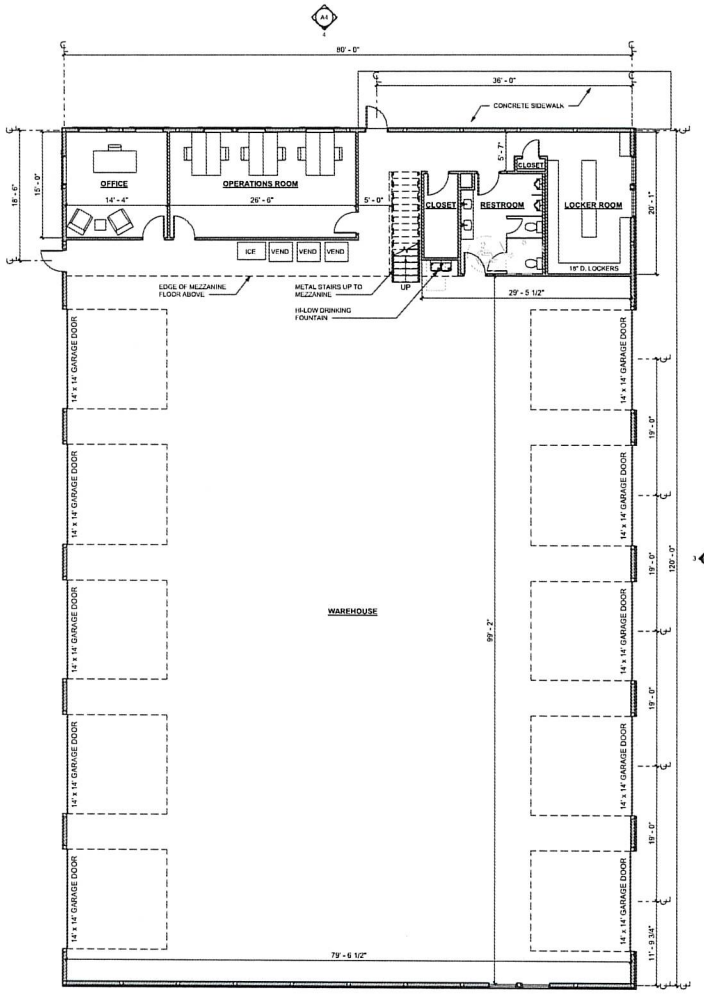
Metal Siding = 1627sf = 85%

3 A4 EAST ELEVATION
1/8" = 1'-0"

Metal Siding = 1022sf = 46%
Stone Veneer = 128sf = 5%

2 A4 SOUTH ELEVATION
1/8" = 1'-0"

Metal Siding = 1625sf = 85%
Stone Veneer = 186sf = 10%



FLOOR PLAN
1/8" = 1'-0"

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON121@GMAIL.COM
P: 770.789.3719

INTEGRITY GREEN LANDSCAPING COMPLEX
8605 RIDGE ROAD, CINCINNATI OH 45237
WAREHOUSE - CONCEPTUAL BUILDING PLANS

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

09.09.2024

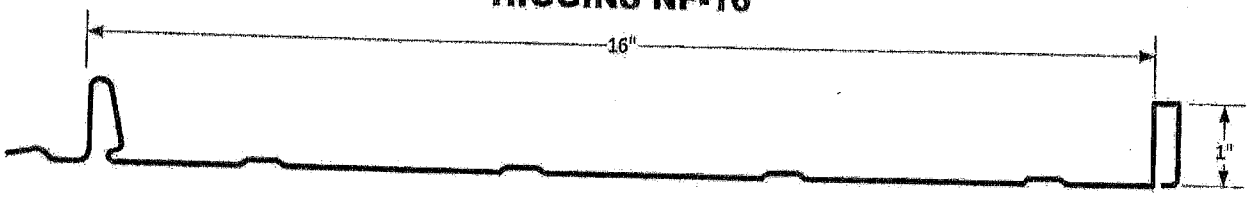
HIGGINS
STEEL ROOFING

HIGGINS CONSTRUCTION & SUPPLY CO.
3801 U. S. 50 HILLSBORO, OHIO 45133
1-800-782-4239 937-364-2331 FAX 937-364-2333
www.higginsroofing.com

STEEL SPECIFICATIONS FOR
NF-16

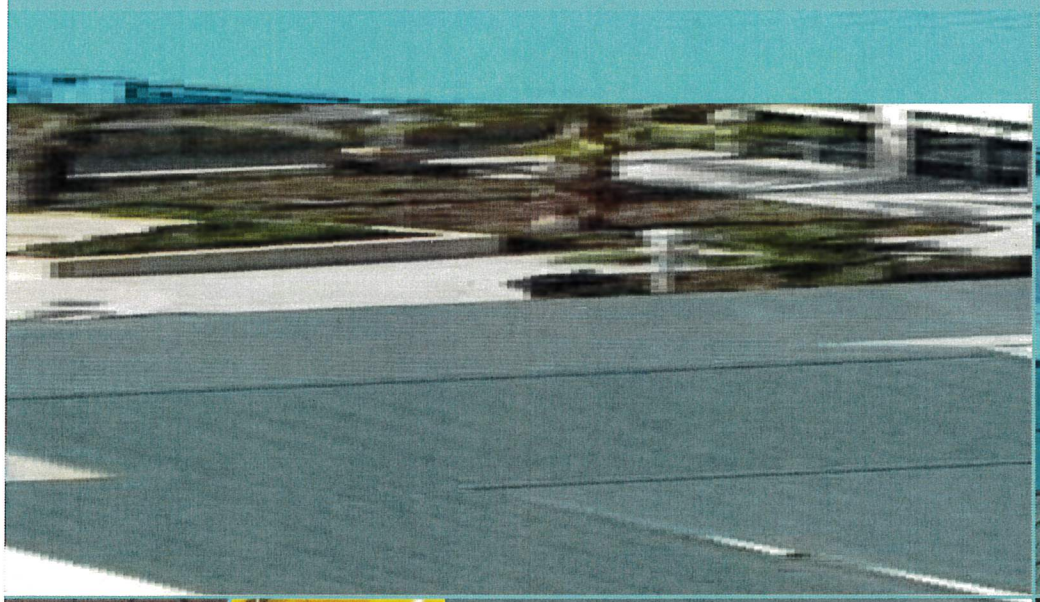
AMERICAN MADE STEEL FROM STEEL DYNAMICS
ASTM A 792 SS GRADE 50
AZ-50 GALVALUME
PAINT SYSTEM IS AKZO NOBEL
CERAM-A-STAR 1050
.019 26 GA

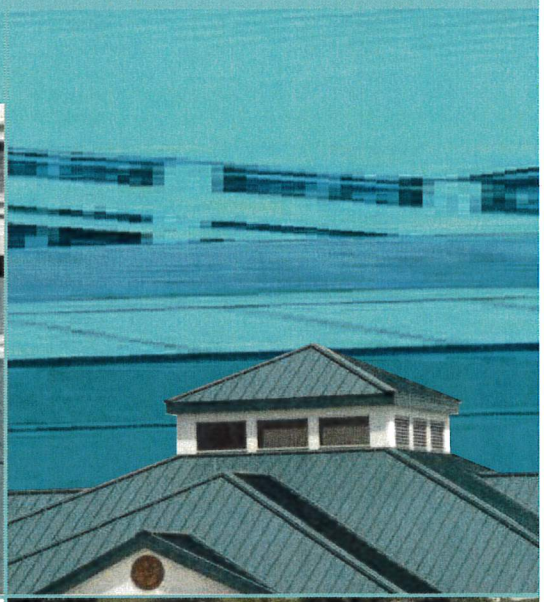
HIGGINS NF-16

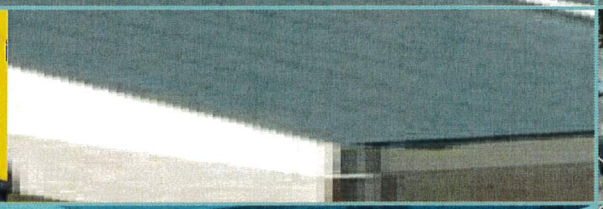


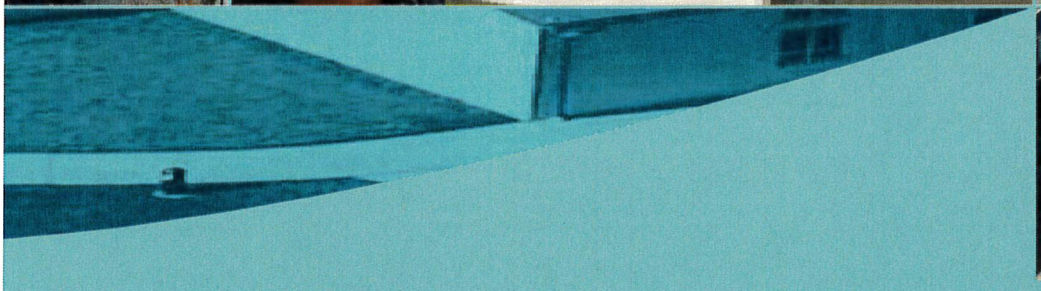
CERAM-A-STAR® 1050

AKZO NOBEL®









THE INDUSTRY'S BEST AND
STRONGEST SILICONE-MODIFIED
POLYESTER COIL COATING SYSTEM.

THE CHALLENGE

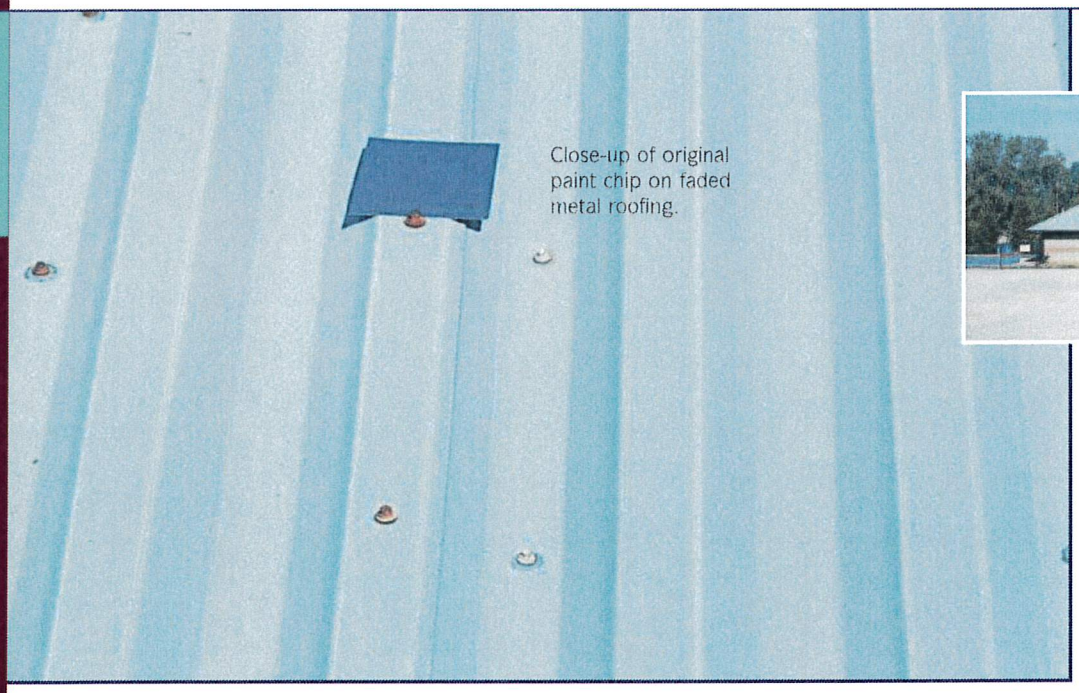
Achieving outstanding long-term performance in metal building components is a big challenge for coatings. Maintaining their color and integrity over decades of harsh weather conditions and natural degradation is a tough task.

While the industry was satisfied with the performance of silicone-modified polyesters, Akzo Nobel was not. So we went to work.

We spent more than 10 years in the laboratory and in the field researching, developing and testing the next generation of silicone-modified polyester (SMP). It didn't happen overnight, but it did happen.

And it was well worth the wait.

FACING THE CHALLENGE



Close-up of original paint chip on faded metal roofing.

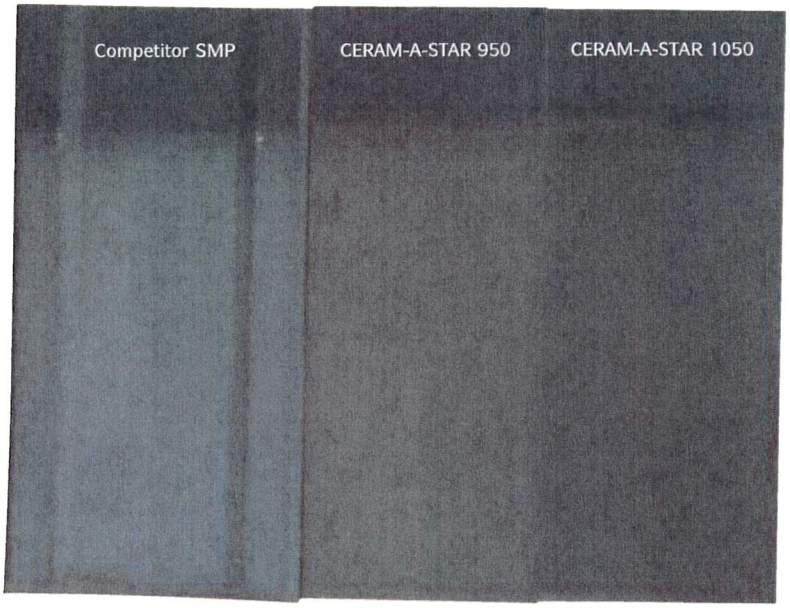
Competitive SMP coating on building after ten years in Ohio weather.

THE NEW STANDARD

Akzo Nobel Coatings is pleased to introduce CERAM-A-STAR® 1050, the new standard in performance for SMP systems. CERAM-A-STAR 1050 is a silicone-protected polyester coil coating system designed exclusively for the metal construction industry.

Built on the proven strength of CERAM-A-STAR® 950, Akzo Nobel's CERAM-A-STAR 1050 is the industry's best and strongest SMP coil coating system, offering superior color stability, chalk resistance, fade resistance and gloss retention.

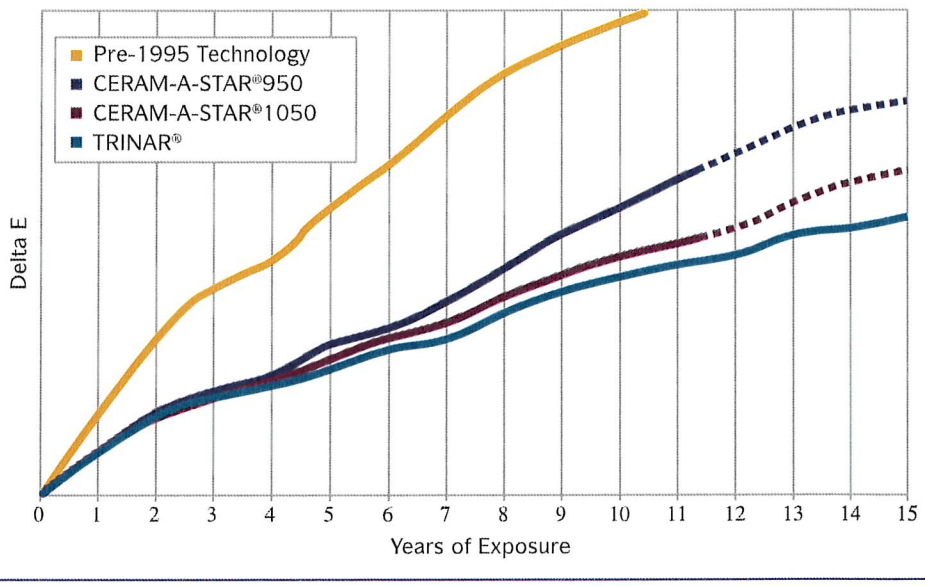
How did we do it? Two words: unique chemistry.

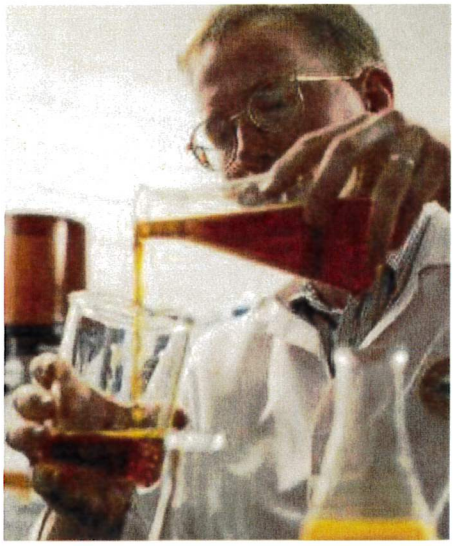


Coatings tested in real-life conditions in a comprehensive weathering program in South Florida.

SETTING A NEW STANDARD IN PERFORMANCE

Proven in 45° South Florida exposure, CERAM-A-STAR 1050 delivers a much-improved level of color retention.





UNIQUE CHEMISTRY

CERAM-A-STAR 1050's proprietary new resin formulation provides the backbone for this revolutionary SMP system. It's combined with ceramic and inorganic pigments and other enhancements to our award-winning CERAM-A-STAR 950 system to create the most resistant SMP finish available.

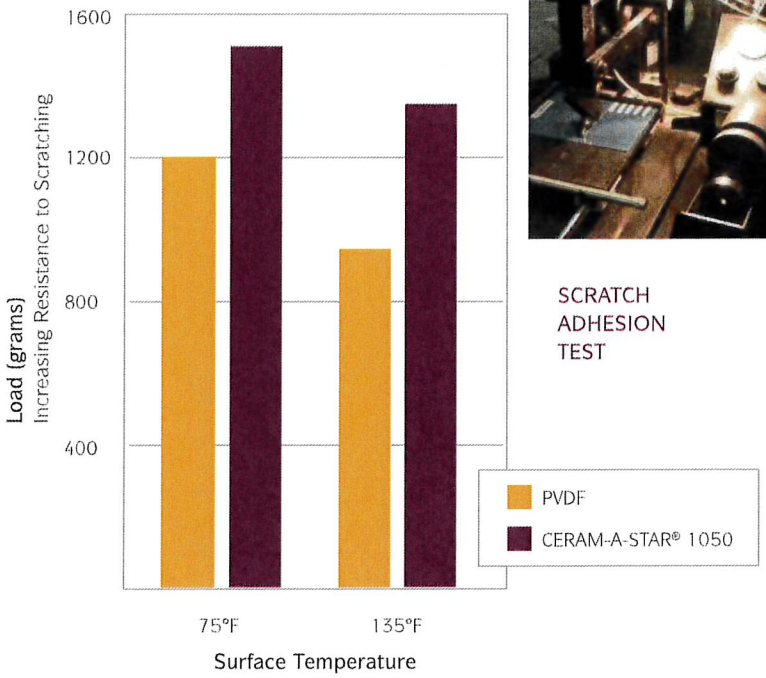
The two-coat system, using our OPTIMA high-performance primer, provides exceptional durability and offers superior resistance to moisture and UV, as well as excellent flexibility and abrasion resistance. And, the unique and highly-durable topcoat provides the best color stability and gloss retention of any SMP product.

In fact, the color stability of CERAM-A-STAR 1050 rivals that of Kynar® 500 and Hylar® 5000 coatings, while offering excellent resistance to dirt pickup and atmospheric stain. Its scratch-and abrasion-resistance are big bonuses during transit, handling and installation as well – particularly in hot weather. These qualities in particular make CERAM-A-STAR 1050 an excellent alternative to PVDF coatings in certain applications where hot hardness and handling issues are a concern.

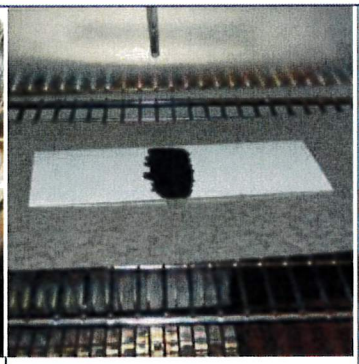
CERAM-A-STAR 1050 comes in a wide range of colors, including our solar-reflective COOL CHEMISTRY® SERIES. All remain stable and true well beyond what you've come to expect from an SMP.

10 YEARS IN THE MAKING

SCRATCH ADHESION TEST RESULTS

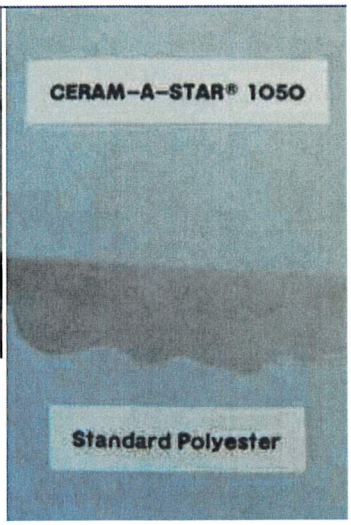


SCRATCH ADHESION TEST



RESISTANCE TO DIRT AND STAIN TESTING

A 10% carbon black pigment dispersion is applied to CERAM-A-STAR 1050 panel and polyester coating. Panel is then placed in oven at 150° for 60 minutes.



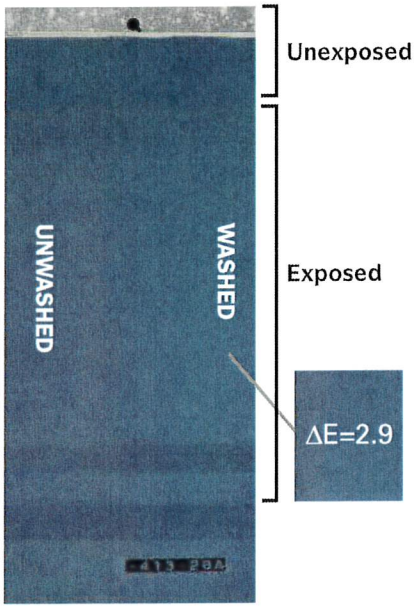
After cooling, panel is rubbed and rinsed under cool water. CERAM-A-STAR 1050 shows better resistance to atmosphere stain.

TESTED TOUGH

We don't believe in shortcuts. That's why we spent 10 years testing CERAM-A-STAR 1050 in the laboratory and on the outdoor test fence to ensure its quality and durability before bringing it to the market. You just can't get real-world results without real-world testing.

In a decade of outdoor tests at our South Florida weathering farm, CERAM-A-STAR 1050 showed its mettle. Our proprietary new silicone polyester resin formulation withstood the harsh conditions and sweltering sun.

That's why we know it will stand the test of time in the buildings you build.



CERAM-A-STAR 1050 panel exposed for 11 years in South Florida shows color fade less than 3 Hunter units

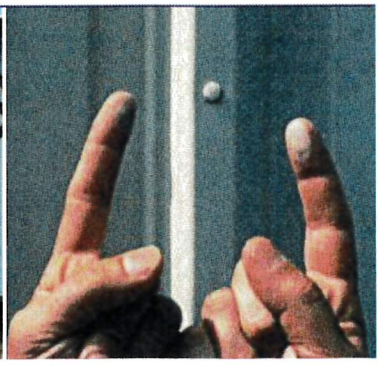
STANDING THE TEST OF TIME

REAL-WORLD TESTING

Real-world testing in South Florida at 45°. One year of testing is equivalent to two years on a roof and three years on a wall north of Jacksonville, Florida.

REAL-WORLD STAIN TESTING

Both parts of this building started out the same white color. Akzo Nobel's original white is on the left; stained competitor's white is on the right.



CHALK RESISTANCE

CERAM-A-STAR 1050 is proven to be the best chalk resistant technology.

THE PRODUCT OF CHOICE

CERAM-A-STAR 1050 performs better. Period. That's why it's the product of choice for many commercial, residential and pre-engineered metal building components. If you're looking for durability, color stability, chalk resistance, gloss retention and scratch resistance in your metal building materials, it should be your choice, too.

We're so sure CERAM-A-STAR 1050 is the best coil coating system in the business that we've given it the best SMP warranty in the business as well.

That means you'll have plenty of time to see what we mean when we say CERAM-A-STAR 1050 is the brightest star in the SMP galaxy.

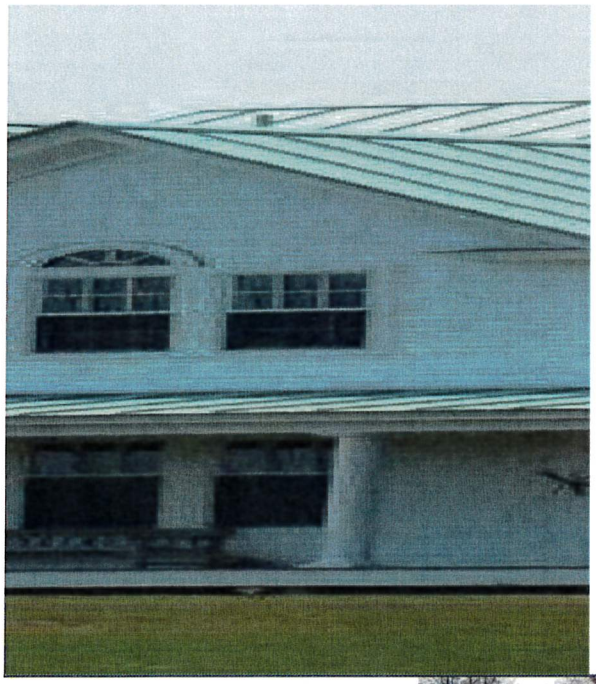
CERAM-A-STAR® 1050 PERFORMS BETTER, PERIOD.

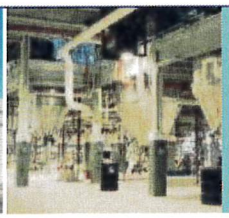
ABOUT AKZO NOBEL

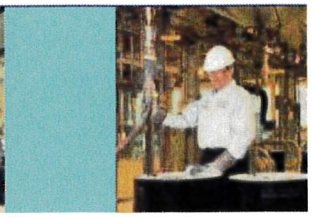
Akzo Nobel Coatings Inc. is part of the Coatings Division of Akzo Nobel NV, a Global Fortune 500 company and one of the world's leading diversified chemical companies. Based in the Netherlands, the Company employs more than 60,000 people worldwide, has operating subsidiaries in more than 80 countries and offers a wide and diverse product portfolio in the fields of chemicals and coatings.

Akzo Nobel's Coatings Division is the largest coatings manufacturer in the world and one of North America's leading manufacturers of industrial finishes. Headquartered in Columbus, Ohio, the division manufactures and markets coil and extrusion coatings in North and South America and Asia.

Akzo Nobel Coatings is the market leader in the development and supply of coil coating, the most effective method in use to ensure the consistent, high-quality protection and decoration of metal substrates.







COOL CHEMISTRY® Series
Improvements in Total Solar Reflectance may be realized by using Akzo Nobel's COOL CHEMISTRY® Series ceramic infrared reflective pigments. These special pigments are designed to reflect infrared energy while still absorbing visible light energy, thus appearing as the same color yet staying much cooler. When COOL CHEMISTRY® Series paints are used on metal roofing, the result is a sustainable building material that can lower air conditioning costs, reduce peak energy demand, and help to mitigate urban heat island effects.

TRINAR® Coatings (also offered in COOL CHEMISTRY® Series)
Akzo Nobel's TRINAR® finishes are made with unique polyvinylidine fluoride resin, where a minimum of 70% of the resin is Kynar® 500 or Hylar 5000® PVDF. This unique chemistry is combined with our own proprietary acrylic resin, as well as ceramic and select inorganic pigmentation. The result is TRINAR's proven ability to resist ultraviolet radiation in sunlight for maximum protection against general weathering effects, chalking and fading.

CERAM-A-STAR® 950 Coatings (also offered in COOL CHEMISTRY™ Series)
This coating system establishes a new level of high performance for silicone protected polyester coatings utilized by the metal construction industry. CERAM-A-STAR® 950 colors are created from field-proven combinations of proprietary copolymer resin technology and long-lasting, colorfast ceramic and select inorganic pigments. The result is a long-lasting finish that resists degradation from ultraviolet radiation in sunlight.

POLYDURE® 1000 Coatings
POLYDURE® 1000 coatings are high-quality polyester finishes usually used in whites as a complement to CERAM-A-STAR 950 and CERAM-A-STAR 1050 finishes. POLYDURE 1000 coatings feature a tough, hard film with good flexibility, and good chalk and fade resistance, as well as exceptional resistance to dirt pick-up. They blend proprietary Akzo Nobel polyesters with time and exposure proven pigments to achieve enhanced durability and performance.

REL-SHIELD® IV Coatings
Akzo Nobel's REL-SHIELD® IV PVC (Plastisol) coating system provides thick film protection (4-10 mils) on metal building components and siding. It is extremely flexible and offers excellent resistance to most chemicals. Choices of surface appearance include smooth, ripple, and striated.

Marketing Manager
Akzo Nobel Coatings Inc.
1313 Windsor Avenue
P.O. Box 489
Columbus, Ohio 43216-0489

AKZO NOBEL®

For more information about CERAM-A-STAR® 1050 coil applications call
614 294 3361 or visit www.akzonobel-ccna.com

Member of: **Cool Roof Rating Council (Charter Member) • Energy Star Partners • National Coil Coating Association • Construction Specifications Institute • Metal Building Manufacturers Association (Associate) • Metal Construction Association • DASMA • American Architectural Manufacturers Association • Society for Testing and Materials • ASTM International • Aluminum Extruders Council • National Paint and Coatings Association • Steel Deck Institute • National Glass Association • American Chemical Society • Federation of Societies for Coatings Technology • Metal Roofing Alliance**

ENERGY STAR · CRRC · ISO 9000 CERTIFIED COMPANY · MCA · MBMA · National Coil Coating Association

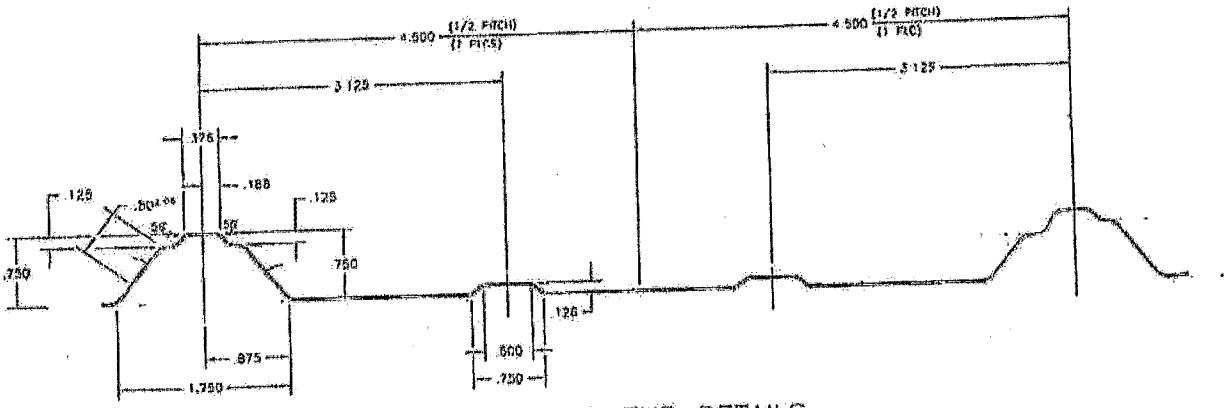
Steel Roofing
Vinyl Siding

HIGGINS

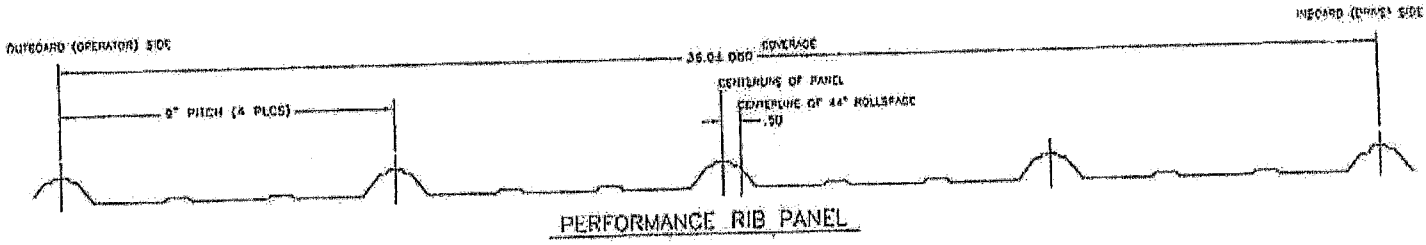
3801 U.S. ROUTE 50 HILLSBORO, OHIO 45133

Steel Panel Specifications for Performance Panel:

United States Steel
ASTM – A792-03
Grade 80
Galvalume
Paint System is Akzo Nobel
Ceram-a-Star 1050
28 gauge



PITCH & END DETAILS



PERFORMANCE RIB PANEL

Phone (937) 364-2331 Fax (937) 364-2333 Toll Free (800) 782-4239

intertek
Total Quality. Assured.

Code Compliance Research Report CCRR-0253

Issue Date: 11-17-2016
Revision Date: 11-28-2023
Renewal Date: 11-30-2024

DIVISION: 07 00 00 – THERMAL AND MOISTURE PROTECTION
Section: 07 41 13 – Metal Roof Panels

REPORT HOLDER:

HIGGINS CONSTRUCTION & SUPPLY COMPANY
3801 US 50
Hillsboro, Ohio 45133
937-364-2331
www.Higginsroofing.com

REPORT SUBJECT:

***Performance Panel* Steel Roofing**

1.0 SCOPE OF EVALUATION

1.1. This research report addresses compliance with the following codes:

2021, 2018, 2015 *International Building Code®* (IBC)
2021, 2018, 2015 *International Residential Code®* (IRC)
2023 and 2020 Florida Building Code (FBC) excluding High-Velocity Hurricane Zone. See Section 9.0.
2023 and 2020 Florida Building Code, Residential

NOTE: This report references 2021 Code sections with [2018, 2015 IBC and FBC] Code sections shown in brackets where they differ.

1.2. *Performance Panel* has been evaluated for the following properties:

- Fire Classification
- Weather Resistance
- Wind Resistance
- Impact Classification

1.3. *Performance Panel* has been evaluated for the following uses:

- A metal roof panel, complying with the requirements of Section 1507.4 of the IBC and FBC, and IRC Section R905.10. The Performance Panel shall be installed on roof slopes of 2:12 or greater and limited to the code occupancies as identified in Table 1.

2.0 STATEMENT OF COMPLIANCE

Performance Panel complies with the Codes listed in Section 1.1, for the properties stated in Section 1.2 and uses stated in Section 1.3, when installed as described in this report, including the Conditions of Use stated in Section 6.

3.0 DESCRIPTION

3.1 The *Performance Panel* metal roof coverings and accessories (hip and ridge caps, and flashing) are fabricated from 28 ga. (0.0157-inch-minimum) steel conforming to ASTM A924. The steel has a minimum protective coating conforming to ASTM A792–AZ50 and painted with a silicone-modified polyester finish in various colors. Panels are provided in lengths up to 60 feet, with cross-sectional profile as shown in Figure 1.

4.0 PERFORMANCE CHARACTERISTICS

4.1 Wind Uplift Resistance – Maximum allowable design pressures are shown in Table 2 for the *Performance Panels* when tested in accordance with UL 580 and UL 1897. Values are based on allowable stress design (ASD) and include safety factors as specified in ICC-ES AC166 and FBC Section 1504.9.

4.2 *Performance Panels* described in this report have an allowable snow or positive wind pressure of 102 psf when installed on supports spaced 24 inches on center. When installed over solid sheathing, the sheathing must be designed to resist the required design loads in accordance with the applicable code.

4.3 Fire Classification – See Table 1 for recognized fire classifications and code occupancies.

4.4 In addition to the codes recognized in Section 1.1, *Performance Panels* have met the roof impact classification requirements for Class 4 when tested in accordance with FM 4473 and UL 2218.

5.0 INSTALLATION

5.1 General: *Performance Panel* must be installed in accordance with this report, Section 1507.4 of the IBC and FBC or Section R905.10 of the IRC and the FBC-R (as applicable), and the manufacturer's published installation instructions, the applicable Code, and this Research Report. The manufacturer's published installation instruction and this Research Report must be strictly adhered to. A copy of the manufacturer's instructions must be available on the jobsite during installation.

5.2 Application: 5.2.1 The *Performance Panel* utilizes galvanized *Wood Binder* screws for attachment of the metal panels to solid decking or spaced supports. See Table 2 for fastening schedule.

5.2.1.1 Wood solid decking must be a minimum 15/32 inches plywood, 32/16 rated sheathing complying with Section 2304.8(2) of the IBC and FBC or Section R803 of the IRC and FBC-R, as applicable.

5.2.1.2 Wood spaced supports must be a minimum 2x4, spaced a maximum of 24 inches on center. Spaced supports shall be positively fastened to the framing of the roof structure at no greater than 24 inches on center.

5.2.2 Underlayment shall comply with Section 1507.4.5 of the IBC and FBC, or Section R905.10.5 of the IRC and FBC-R, as applicable.

5.2.3 Flashing shall be in accordance with Section 1503.2 of the IBC and FBC or Section R903.2 of the IRC and FBC-R, as applicable.

5.2.4 The *Performance Panels* shall be installed on roof of slopes of 2:12 or greater. Lap sealants shall be applied to seams for roof slopes less than 3:12.

6.0 CONDITIONS OF USE

6.1 Installation must comply with this Research Report, the manufacturer's published installation instructions, and the applicable Code. In the event of a conflict, this report governs.

6.2 The allowable wind uplift resistance listed in Table 2 is for the metal panels only. The roof deck and framing to which the metal panels are attached must be designed for components and cladding in accordance with Section 1609 of the IBC and FBC, and Section R301.2.1 of the IRC and FBC-R.

6.3 *Performance Panels* is manufactured under a quality control program with inspections by Intertek Testing Services NA, Inc.

7.0 SUPPORTING EVIDENCE

7.1 Manufacturer's drawings and installation instructions

7.2 Reports of wind uplift resistance in accordance with UL 580-2006, Test for Uplift Resistance of Roof Assemblies.

7.3 Reports of wind uplift resistance in accordance with UL 1897-15 [-12], Uplift Tests for Roof Covering Systems.

7.4 Reports of testing in accordance with ICC-ES AC166, Acceptance Criteria for Metal Roof Coverings, approved February 2021.

7.5 Reports of impact resistance testing in accordance with FM 4473 (2011), Specification Test Standard for Impact Resistance Testing of Rigid Roofing Materials by Impacting with Freezer Ice Balls, and UL 2218 (1996), Standard for Safety for Impact Resistance of Prepared Roof Covering Materials.

7.6 Documentation of an Intertek approved quality control system for the manufacturing of products recognized in this report.

8.0 IDENTIFICATION The *Performance Panel* is identified with the manufacturer's name (Higgins Roofing), address and telephone number, the product name (*Performance Panel*), the Intertek Mark as shown below, and the Code Compliance Research Report number (CCRR-0253).

9.0 FLORIDA BUILDING CODE

9.1 Scope of Evaluation:
The *Performance Panel* were evaluated for compliance with the *Florida Building Code – Building* and *Florida Building Code – Residential.*

9.2 Conclusion:

The *Performance Panel*, described in Sections 2.0 through 7.0 of this Research Report, comply with the *Florida Building Code – Building* and *Florida Building Code –*, subject to the following conditions:

- Use of the *Performance Panel* for compliance with the High-Velocity Hurricane Zone provisions of the *Florida Building Code – Building* and the *Florida Building Code – Residential* has not been evaluated and is outside the scope of this Research Report.
- Intertek is an approved *evaluation entity* and *quality assurance entity* pursuant to Florida Statute 553.842 – *Product Evaluation and Approval.*

10.0 CODE COMPLIANCE RESEARCH REPORT USE

10.1 Approval of building products and/or materials can only be granted by a building official having legal authority in the specific jurisdiction where approval is sought.

10.2 Code Compliance Research Reports shall not be used in any manner that implies an endorsement of the product by Intertek.

10.3 Reference to the https://bpdirectory.intertek.com is recommended to ascertain the current version and status of this report.

Table 1 – Fire Classifications

Roof Construction	Code Occupancy	Fire Classification
Combustible and noncombustible roof decks or framing.	IBC / FBC Groups R-3 and U, where there is a minimum fire-separation distance of 6 feet measured from the leading edge of the roof	Non-classified
Noncombustible decks or noncombustible framing without a roof deck	IBC /FBC all use groups and dwellings constructed in accordance with the IRC / FBC-R	Class A

Table 2 – Uplift Resistance and Construction Details

Deck (1)	Fastener Attachment	Allowable Design Loads(2)
SPF (specific gravity, G=0.42) wood purlins spaced 24 in. on center. Purlins must be of minimum thickness to allow full penetration of the screws.	Installed on the flat with 1 in. long, galvanized ZXL *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-75.0 psf
SPF (specific gravity, G=0.42) wood purlins spaced 24 in. on center. Purlins must be of minimum thickness to allow full penetration of the screws.	Installed on the high corrugation with 2 in. long, galvanized *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-67.5 psf
15/32 in. plywood sheathing (32/16 rated sheathing) secured supported by SYP (specific gravity, G=0.55) wood framing spaced 24 in. on center.	Installed on the flat with 1 in. long, galvanized ZXL *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-90.0 psf
15/32 in. plywood sheathing (32/16 rated sheathing) secured supported by SYP (specific gravity, G=0.55) wood framing spaced 24 in. on center.	Installed on the high corrugation with 2 in. long, galvanized *Wood Binder* screws spaced 9 in. on center along the width of the panel, spaced 24 in. on center along the length of the panel.	-82.5 psf

(1) Wood supports (sheathing and framing) must be equivalent or greater in specific gravity. Installation on wood substrates with a lesser specific gravity may result in lower allowable design loads.

(2) Allowable uplift resistance values are based on allowable stress design (ASD) and include safety factors as specified in ICC-ES AC166 and FBC Section 1504.9.

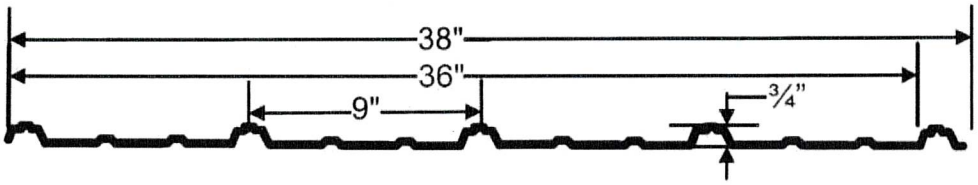
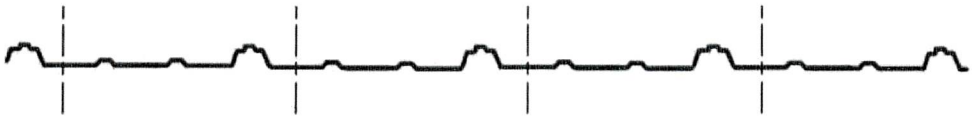


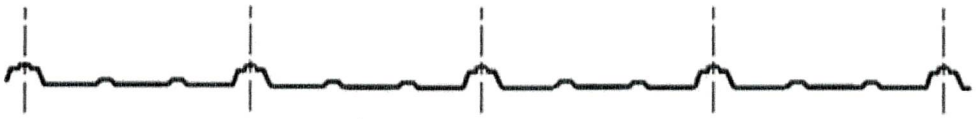
Figure 1 – Performance Panel Profile

Figure 2 – ZXL Wood Binder

Figure 3 – Wood Binder



Installation on the flat

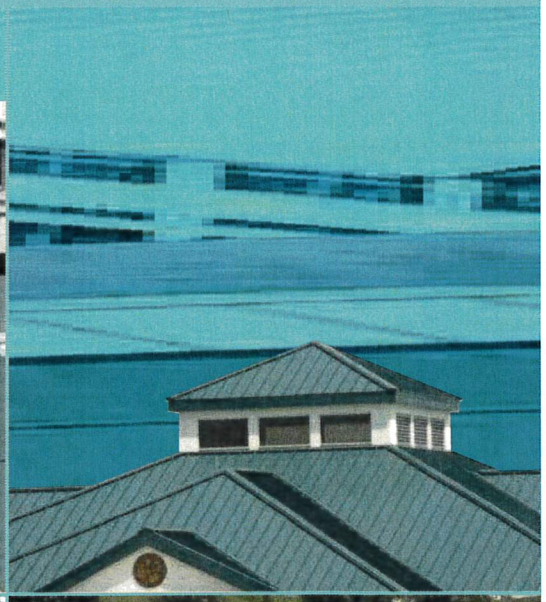


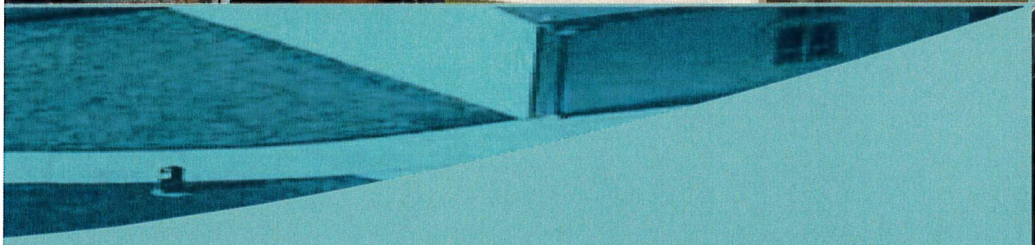
Installation on the high corrugation

Figure 4 – Fastener Application Details

CERAM-A-STAR® 1050

AKZO NOBEL®





THE INDUSTRY'S BEST AND
STRONGEST SILICONE-MODIFIED
POLYESTER COIL COATING SYSTEM.

THE CHALLENGE

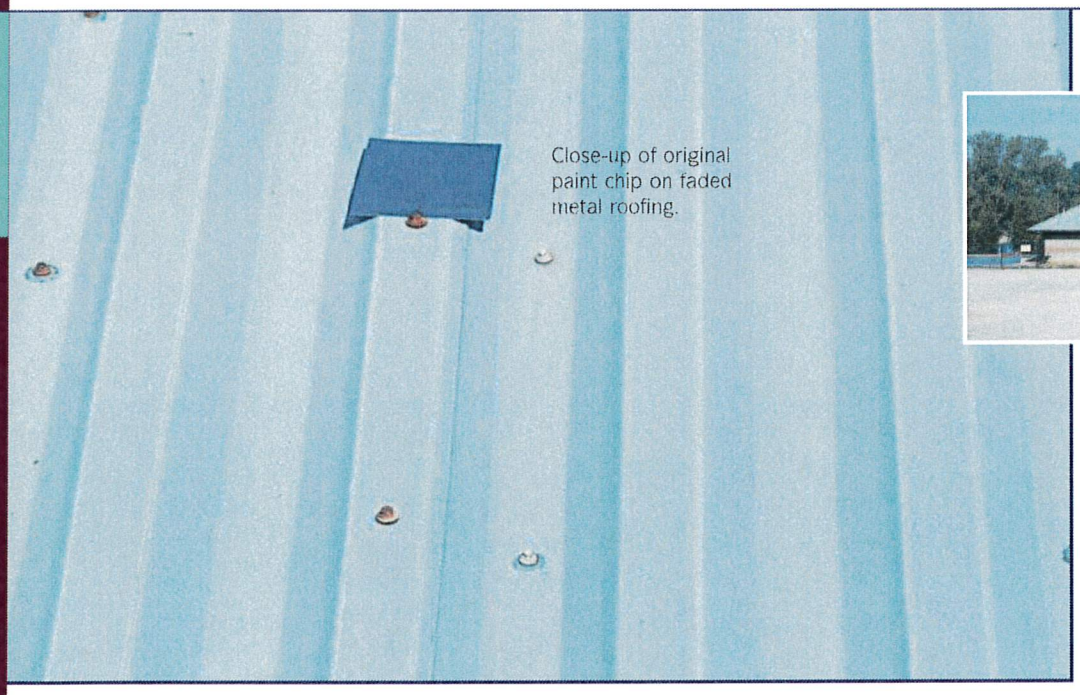
Achieving outstanding long-term performance in metal building components is a big challenge for coatings. Maintaining their color and integrity over decades of harsh weather conditions and natural degradation is a tough task.

While the industry was satisfied with the performance of silicone-modified polyesters, Akzo Nobel was not. So we went to work.

We spent more than 10 years in the laboratory and in the field researching, developing and testing the next generation of silicone-modified polyester (SMP). It didn't happen overnight, but it did happen.

And it was well worth the wait.

FACING THE CHALLENGE



Close-up of original paint chip on faded metal roofing.

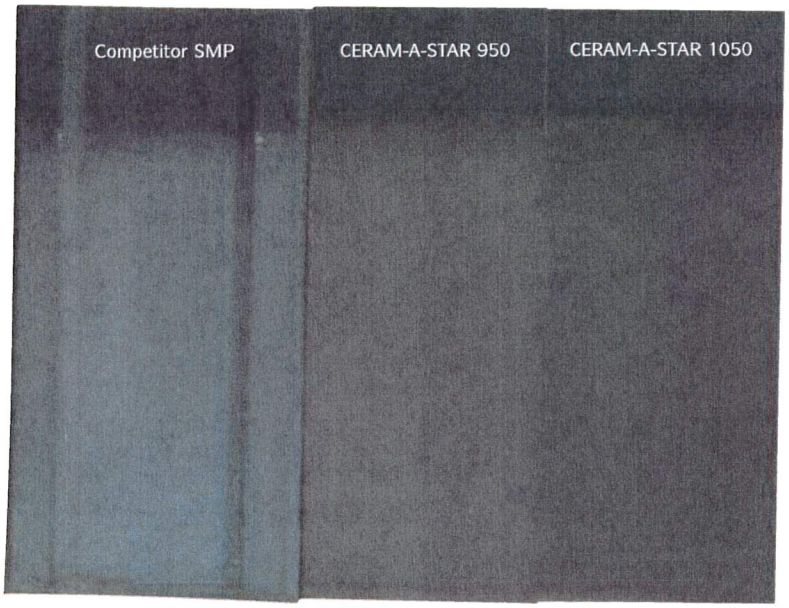
Competitive SMP coating on building after ten years in Ohio weather.

THE NEW STANDARD

Akzo Nobel Coatings is pleased to introduce CERAM-A-STAR® 1050, the new standard in performance for SMP systems. CERAM-A-STAR 1050 is a silicone-protected polyester coil coating system designed exclusively for the metal construction industry.

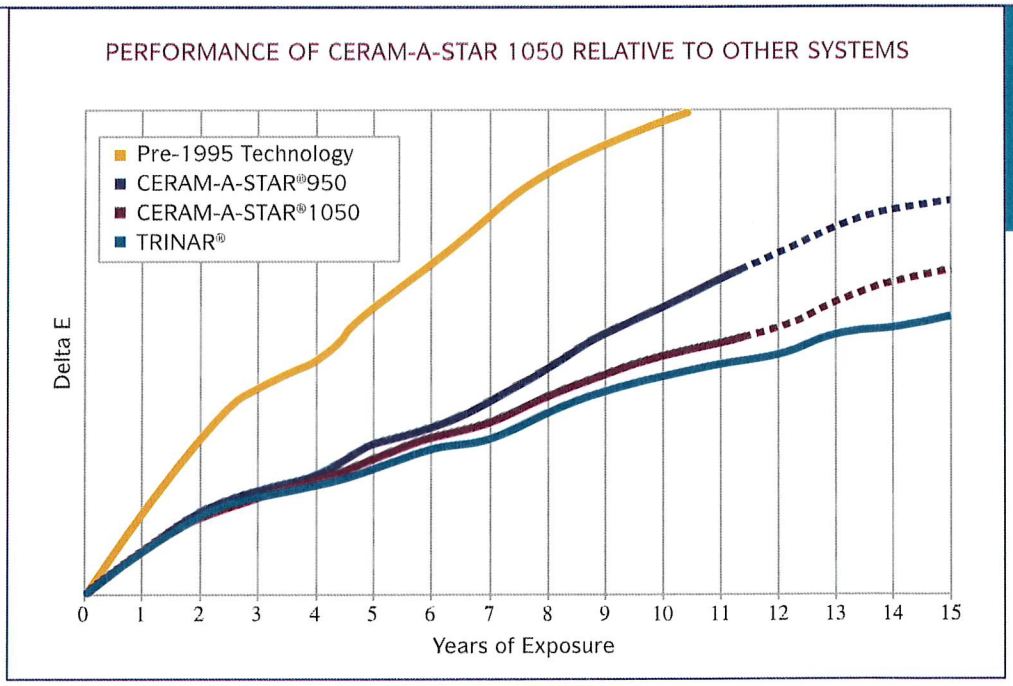
Built on the proven strength of CERAM-A-STAR® 950, Akzo Nobel's CERAM-A-STAR 1050 is the industry's best and strongest SMP coil coating system, offering superior color stability, chalk resistance, fade resistance and gloss retention.

How did we do it? Two words: unique chemistry.

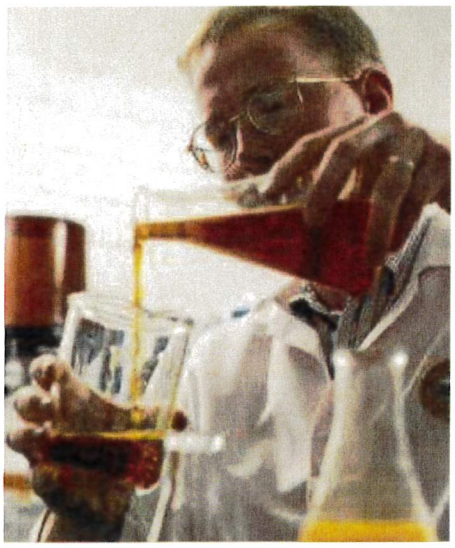


Coatings tested in real-life conditions in a comprehensive weathering program in South Florida.

SETTING A NEW STANDARD IN PERFORMANCE



Proven in 45° South Florida exposure, CERAM-A-STAR 1050 delivers a much-improved level of color retention.



UNIQUE CHEMISTRY

CERAM-A-STAR 1050's proprietary new resin formulation provides the backbone for this revolutionary SMP system. It's combined with ceramic and inorganic pigments and other enhancements to our award-winning CERAM-A-STAR 950 system to create the most resistant SMP finish available.

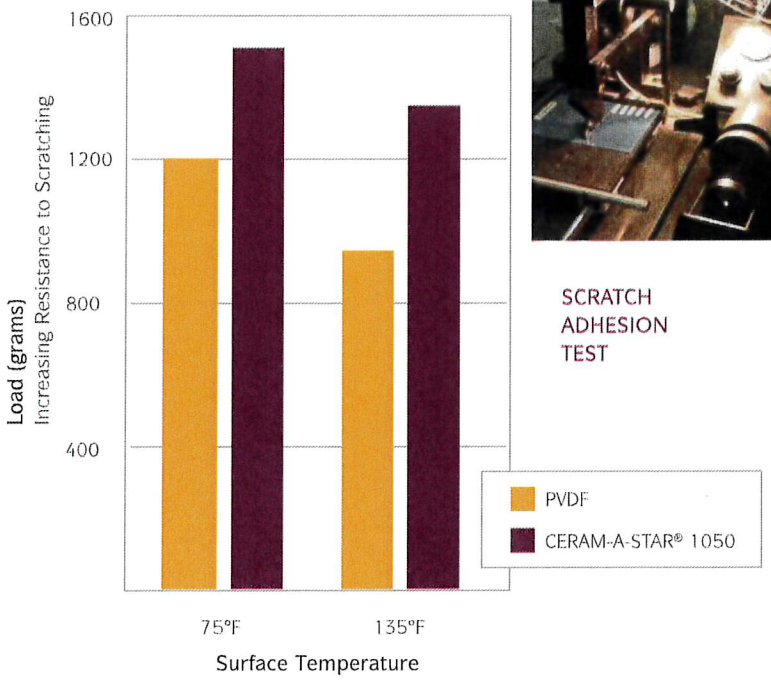
The two-coat system, using our OPTIMA high-performance primer, provides exceptional durability and offers superior resistance to moisture and UV, as well as excellent flexibility and abrasion resistance. And, the unique and highly-durable topcoat provides the best color stability and gloss retention of any SMP product.

In fact, the color stability of CERAM-A-STAR 1050 rivals that of Kynar® 500 and Hylar® 5000 coatings, while offering excellent resistance to dirt pickup and atmospheric stain. Its scratch-and abrasion-resistance are big bonuses during transit, handling and installation as well – particularly in hot weather. These qualities in particular make CERAM-A-STAR 1050 an excellent alternative to PVDF coatings in certain applications where hot hardness and handling issues are a concern.

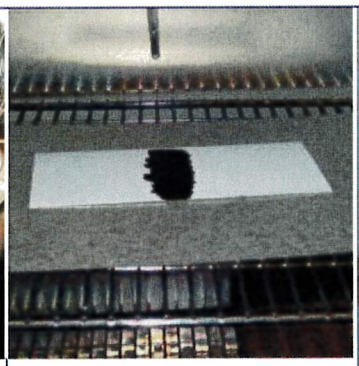
CERAM-A-STAR 1050 comes in a wide range of colors, including our solar-reflective COOL CHEMISTRY® SERIES. All remain stable and true well beyond what you've come to expect from an SMP.

10 YEARS IN THE MAKING

SCRATCH ADHESION TEST RESULTS



SCRATCH ADHESION TEST



RESISTANCE TO DIRT AND STAIN TESTING

A 10% carbon black pigment dispersion is applied to CERAM-A-STAR 1050 panel and polyester coating. Panel is then placed in oven at 150° for 60 minutes.

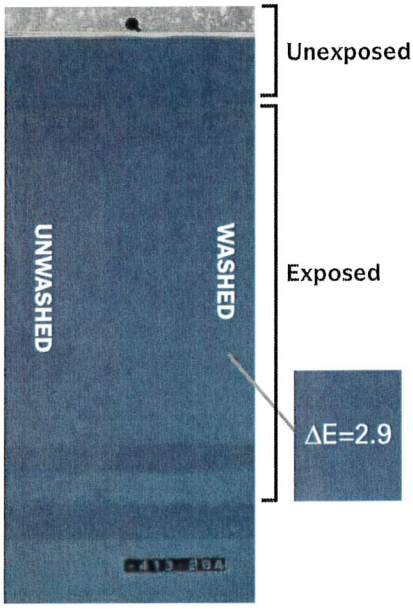
After cooling, panel is rubbed and rinsed under cool water. CERAM-A-STAR 1050 shows better resistance to atmosphere stain.

TESTED TOUGH

We don't believe in shortcuts. That's why we spent 10 years testing CERAM-A-STAR 1050 in the laboratory and on the outdoor test fence to ensure its quality and durability before bringing it to the market. You just can't get real-world results without real-world testing.

In a decade of outdoor tests at our South Florida weathering farm, CERAM-A-STAR 1050 showed its mettle. Our proprietary new silicone polyester resin formulation withstood the harsh conditions and sweltering sun.

That's why we know it will stand the test of time in the buildings you build.



CERAM-A-STAR 1050 panel exposed for 11 years in South Florida shows color fade less than 3 Hunter units

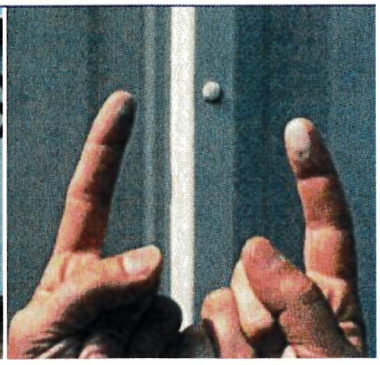
STANDING THE TEST OF TIME

REAL-WORLD TESTING

Real-world testing in South Florida at 45°. One year of testing is equivalent to two years on a roof and three years on a wall north of Jacksonville, Florida.

REAL-WORLD STAIN TESTING

Both parts of this building started out the same white color. Akzo Nobel's original white is on the left; stained competitor's white is on the right.



CHALK RESISTANCE

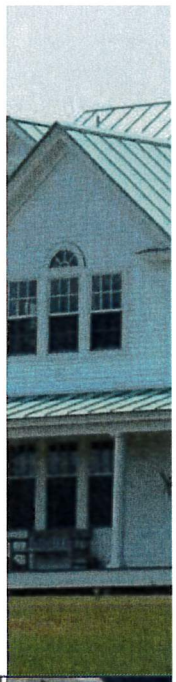
CERAM-A-STAR 1050 is proven to be the best chalk resistant technology.

THE PRODUCT OF CHOICE

CERAM-A-STAR 1050 performs better. Period. That's why it's the product of choice for many commercial, residential and pre-engineered metal building components. If you're looking for durability, color stability, chalk resistance, gloss retention and scratch resistance in your metal building materials, it should be your choice, too.

We're so sure CERAM-A-STAR 1050 is the best coil coating system in the business that we've given it the best SMP warranty in the business as well.

That means you'll have plenty of time to see what we mean when we say CERAM-A-STAR 1050 is the brightest star in the SMP galaxy.



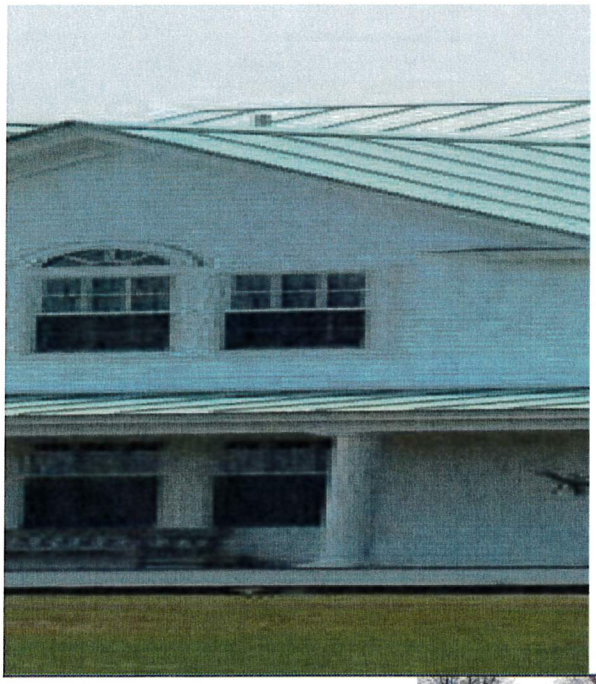
CERAM-A-STAR® 1050 PERFORMS BETTER, PERIOD.

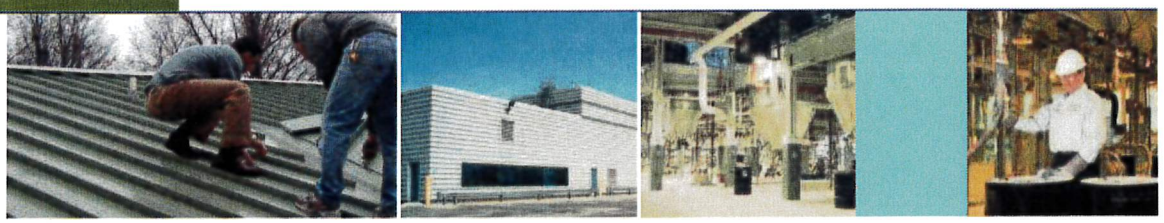
ABOUT AKZO NOBEL

Akzo Nobel Coatings Inc. is part of the Coatings Division of Akzo Nobel NV, a Global Fortune 500 company and one of the world's leading diversified chemical companies. Based in the Netherlands, the Company employs more than 60,000 people worldwide, has operating subsidiaries in more than 80 countries and offers a wide and diverse product portfolio in the fields of chemicals and coatings.

Akzo Nobel's Coatings Division is the largest coatings manufacturer in the world and one of North America's leading manufacturers of industrial finishes. Headquartered in Columbus, Ohio, the division manufactures and markets coil and extrusion coatings in North and South America and Asia.

Akzo Nobel Coatings is the market leader in the development and supply of coil coating, the most effective method in use to ensure the consistent, high-quality protection and decoration of metal substrates.





COOL CHEMISTRY® Series
Improvements in Total Solar Reflectance may be realized by using Akzo Nobel's COOL CHEMISTRY® Series ceramic infrared reflective pigments. These special pigments are designed to reflect infrared energy while still absorbing visible light energy, thus appearing as the same color yet staying much cooler. When COOL CHEMISTRY® Series paints are used on metal roofing, the result is a sustainable building material that can lower air conditioning costs, reduce peak energy demand, and help to mitigate urban heat island effects.

TRINAR® Coatings (also offered in COOL CHEMISTRY® Series)
Akzo Nobel's TRINAR® finishes are made with unique polyvinylidine fluoride resin, where a minimum of 70% of the resin is Kynar® 500 or Hylar 5000® PVDF. This unique chemistry is combined with our own proprietary acrylic resin, as well as ceramic and select inorganic pigmentation. The result is TRINAR's proven ability to resist ultraviolet radiation in sunlight for maximum protection against general weathering effects, chalking and fading.

CERAM-A-STAR® 950 Coatings (also offered in COOL CHEMISTRY™ Series)
This coating system establishes a new level of high performance for silicone protected polyester coatings utilized by the metal construction industry. CERAM-A-STAR® 950 colors are created from field-proven combinations of proprietary copolymer resin technology and long-lasting, colorfast ceramic and select inorganic pigments. The result is a long-lasting finish that resists degradation from ultraviolet radiation in sunlight.

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ENERGY STAR · CRRC · ISO 9000 CERTIFIED COMPANY · MCA · MBMA · National Coil Coating Association

Suder llc
Counsel for the
Built Environment

J.P. Burleigh, Esq.
1502 Vine Street, Fourth Floor
Cincinnati, OH 45202
jp@ssuder.com
513.694.7502

October 14, 2024

VIA EMAIL DELIVERY (*cfritsch@amberleyvillage.org*)
Mr. Scot F. Lahrmer, Village Manager
c/o Christ Fritsch, Zoning and Project Administrator
VILLAGE OF AMBERLEY
7149 Ridge Road
Cincinnati, OH 45237

Re: **Application for Site Plan Review and Variances for 5.1017 acres of land located on Ridge Road, in the Village of Amberley, Hamilton County, State of Ohio**

Dear Mr. Lahrmer,

On behalf of Integrity Green Landscaping, LLC ("Integrity"), please accept this letter in support of an application to the Village of Amberley Board of Zoning Appeals (the "BZA") for zoning approval related to the development of 5.1017 acres of land, which is currently a part of Hamilton County, Auditor's Parcel Id. No. 526-0040-0026-90 (the "Parent Parcel").

By way of background, the Parent Parcel is an approximately 20.096-acre tract of land currently owned by the Village of Amberley, which is located within the North Site District. Integrity intends to purchase 5.1017 acres of the Parent Parcel from the Village, as shown on the preliminary survey plat attached hereto as **Exhibit A** (the "Property") and to develop the Property as the headquarters of Integrity's landscaping business, as shown on the site plan attached hereto as **Exhibit B** (the "Project"). As part of that Project, Integrity is seeking approval from the BZA for five items (collectively, the "Zoning Approvals"):

1) Variance from the Village's Code of Ordinances (the "Village Code") Section 154.14(A)'s limitation that fences shall not exceed 4.5 feet in height;
2) Variance from Village Code Section 154.81(C) and (D)'s limitations on the amount of building façade area that may be constructed of metal;
3) Variance from Village Code Section 154.79(E)'s prohibition on outdoor storage and display;
4) Variance from Village Code Section 154.80(B)'s boundary buffer requirements; and
5) Site plan review under Village Code Section 154.83.

For all the reasons contained in this letter, we respectfully ask that the BZA grant each of the requested Zoning Approvals.

I. Background on Integrity and the Project

Integrity is a local, family-owned business that has been serving the landscaping and hardscaping needs of the Greater Cincinnati area since 2011. (To learn more and to see examples of Integrity's projects, please visit https://www.integritygreenoh.com/.) Integrity has been fortunate to experience a boom of growth in recent years, requiring an expansion of their facilities. They are pleased to partner with the Village to bring their company headquarters to the North Site District.

If approved by the BZA, the Project will consist of two buildings—an office and a flex warehouse—totaling approximately 14,080 square feet and will result in the creation of an initial 23 jobs. At current trends, Integrity estimates that its projected payroll for 2024 to be $900,000.00.

II. Variances (Village Code § 154.67)

Under Section 154.67(A) of the Village's Code, the BZA has the power to grant variances from zoning regulations for specific developments "so that the intent of this Zoning Code shall be observed, and substantial justice done." In the case of an area variance, the test is whether the literal enforcement of the applicable zoning regulation will result in "practical difficulty" based on several different factors. Village Code § 154.67(B). In the case of a use variance, the test is whether literal enforcement of the applicable use restriction will result in "undue hardship," which does not have any defined criteria. *Id.* at § 154.67.

As explained more below, Integrity would not be able to develop the Property without relief from the literal application of several provisions of the Village's Code. As development would be impossible without relief from the BZA, Integrity has handily satisfied the practical difficult and undue hardship tests, and the BZA should grant the requested variances which are in accord with the intent of the Village Code and will do substantial justice.

A. Fence Height (Village Code § 154.67)

Although the Village Code generally requires that all fences not exceed 4.5 feet in height, Integrity intends to install a 6-foot tall, black, vinyl-coated, chain-link fence along the perimeter of the Property. This is a relatively minor variance of only 1.5 feet in additional height. This subtle departure from the strict language of the Village Code will enable Integrity to better protect its buildings, equipment, and employees from potential trespassers. Further, this fence height would be in harmony with the fence for the Village's Maintenance Department, located directly to the south of the Property.

For more information on the fence that Integrity proposes, please see Exhibit B-2. For pictures of the Village's existing fence to the south, see Exhibit B-8.

B. Metal Façade Area (Village Code § 154.81(B) and (C))

The architectural regulations for the North Site District generally prohibit metal siding for building elevations, except that an office building may include up to 75% metal panels. As shown in Exhibit B-3, Integrity intends for the majority of both buildings' facades to be constructed of metal siding. That exhibit demonstrates that Integrity will still be accomplishing two of the core purposes of the architectural regulations, which are to "increase visual interest [and] reduce undifferentiated masses." Village Code § 154.81. By including a variety of window openings and architectural elements that break up the metal facades, Integrity had proposed a high-quality design that will enhance the character of the North Site District.

C. Outdoor Storage and Display (Village Code § 154.79(E))

The North Site District generally requires that storage, sales, and display occur within an enclosed building. However, Integrity proposes to store its equipment and materials outdoors, as indicated on Exhibit B-1, for several reasons. For one thing, it would be prohibitively expensive for Integrity to store all of its property indoors; this would require several times the amount of building footprint than is currently being proposed. Additionally, storing materials such as mulch inside would be a fire hazard. Likewise, inventory such as plants can only practicably be stored outside. Finally, outdoor storage poses no adverse impacts to any third parties: the Village does not object to this use as an adjacent property owner, and the residents to the north will be adequately screened from view of the Property by vegetation, as explained more below.

D. Boundary Buffer (Village Code § 154.80(B))

Finally, the North Site District generally requires a landscape buffer between residential and non-residential uses. Complying with the literal terms of this buffer requirement would force Integrity to clear cut the mature vegetation along the northern boundary line of the Property—destroying the existing, natural buffer between the Property and the residents to the north. (For pictures of this existing landscaping, please see Exhibit B-8.) Instead, Integrity proposes to maintain this buffer between the northern boundary line and the 20-foot setback; within this area, the existing vegetation would remain and serve as a replacement for the landscape buffer that is technically required by the Village Code.

III. Site Plan Review (Village Code § 154.662)

Along with our requests for variances, Integrity is also seeking site plan review for its Project, which is required for all new structures in the North Site District. We believe that Exhibit B as a whole presents an intelligent, well-designed layout for the Property that maximizes Integrity's business operation while improving the aesthetic character of the entire district. For these reasons as well, we respectfully ask that the BZA approve the site plan as submitted.

* * * *

For all the reasons explained in this letter, and as will be further explained by testimony from Integrity at the upcoming BZA hearing, we respectfully ask that the BZA approve each of the requested Zoning Approvals for the Project.

Sincerely,

J.P. Burleigh
Counsel for Integrity Green Landscaping, LLC

c: Tom Middleton
Joe Middleton

Enclosures:

Exhibit A – Preliminary Survey Plat
Exhibit B – Site Plan
Exhibit B-1 – Architectural Information
Exhibit B-2 – Fencing
Exhibit B-3 – Metal Siding Area
Exhibit B-4 – Roofing
Exhibit B-5 – Metal Siding Materials
Exhibit B-6 – Hoop Barn
Exhibit B-7 – Bulk Material Bins Example
Exhibit B-8 – Existing Conditions Photos

Zoning Approval / Zoning Variance / Property Zoning Change

Amberley Village

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

Date: October 14, 2024

You may email documents to the attention of: cfritsch@amberleyvillage.org

RE: Zoning Project Approval

- ☑ **Zoning Approval**
- ☑ **Zoning Variance**
- ☐ **Property Zoning Change**
- ☐ **Other**

Dear Mr. Lahrmer:

I hereby request approval for:

Site plan review and variances; please see the attached letter for details.

The proposed project is at the following address:

5.1017 acres of land on Ridge Road (part of Hamilton County Parcel Id. 526-0040-0026-90)

I certify the attached plat and measurements are accurate.

Sincerely,

Homeowner's Printed Name	**Contractor's Name**
Homeowner's Signature	**Contractor's Address**
Homeowner's Email Address	**Contractor's Email Address**
Homeowner's Phone Number	**Contractor's Phone Number**

J.P. Burleigh, attorney for applicant Integrity Green Landscaping, LLC

Island	SF
1	129.14
2	206.11
3	207.13
4	140.72
5	2593.13
6	879.32
7	482.91
8	131.26
9	138.34
10	176.54
11	253.09
12	405
13	413.72
14	1730.93
15	464.34
Total	8351.68

Trees in islands	19

EXISTING BOUNDARY BUFFER

FENCE LINE

PROPERTY LINE

SETBACK LINE

20' - 0"

RETENTION POND

24'x48' MAT. BIN

BLOCK RETAINING WALL

STORMWATER FLOW

60'x40' HOOP BARN W/ SEMI ACCESS

PLANT / MATERIAL GRAVEL STAGING AREA

27 EMPLOYEE PARKING SPACES

24' - 0"

GATED ENTRANCE

RAMP

UP

879.32 sf

482.91 sf

131.26 sf

138.34 sf

176.54 sf

253.09 sf

405 sf

80'x56' WORKSHOP / OFFICE

35 EMPLOYEE PARKING SPACES

464.34 sf

80'x120' WAREHOUSE

8'x20' DUMPSTER

44' - 5 1/2"

GARAGE BAY, TYP

2,593.13 sf

MAIN ENTRANCE

25' - 0"

DASHED LINES INDICATE PROPERTY SETBACKS

POSSIBLE SIGNAGE LOCATION

WATER LINE

GAS LINE

FUHRMAN RD

EXISTING FIRE HYDRANT LOCATION

FENCE LINE

BLOCK RETAINING WALL

60 PARKING SPACES

FUEL TANK PAD

30'x20'

413.72 sf

206.11 sf

140.72 sf

129.14 sf

SEWER TAP

Maple Dr

Lory Ln

Amberley Village Maintenance Department

Lewis Animal Hospital - Ridge

126

NORTH

STREETSCAPE BUFFER:
- (4) PER 100' ACER RUBRUM 'OCTOBER GLORY' 2.5" CALIPER B&B
- (4) PER 100' THUJA OCCIDENTALIS 'MR. BOWLING BALL' ARBORVITAE #3

LIGHTING LEGEND

LIGHT POLE

DIRECTIONAL LIGHT POLE

WALL-MOUNTED LIGHT

PROPERTY INFORMATION:

LAND USE DESIGNATION:
'NORTH SITE'
(PER AMBERLEY VILLAGE ZONING MAP)

ADDRESS:
7149 RIDGE RD
CINCINNATI OH 45237

JURISDICTION:
AMBERLEY VILLAGE

ACREAGE:
5.1017 ACRES (222,230 SF)

IMPERVIOUS SURFACE SITE RATIO
ASPHALT 76,161 SF **34% OF SITE**

PROPOSED PARKING (STANDARD SIZE: 9'x18') :

EMPLOYEE PARKING	62 SPACES
CUSTOMER PARKING	60 SPACES
TOTAL	**130 SPACES**

DRAWING SCALE: 1" = 50'-0"

JAKE HENDERSON
ARCHITECTURAL DESIGNER
E: JAKEHENDERSON121@GMAIL.COM
P: 770.789.3719

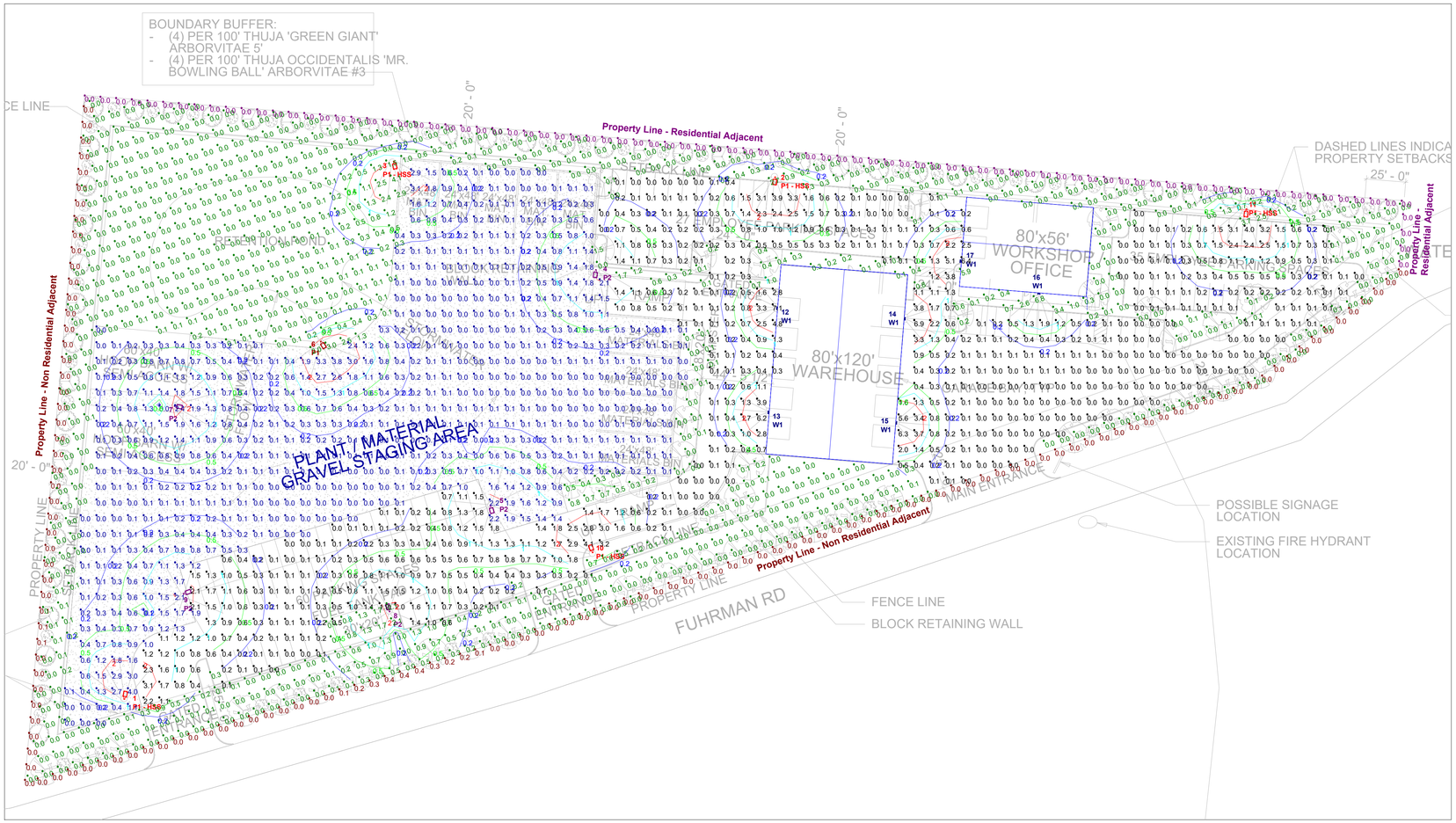
INTEGRITY GREEN LANDSCAPING COMPLEX

8605 RIDGE ROAD, CINCINNATI OH 45237
SITE DEVELOPMENT PLAN

DESIGN DOCUMENT ONLY
NOT FOR CONSTRUCTION

10.16.2024

PLOT TO 24"X36"PAGE



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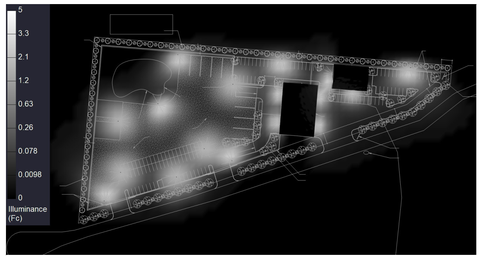
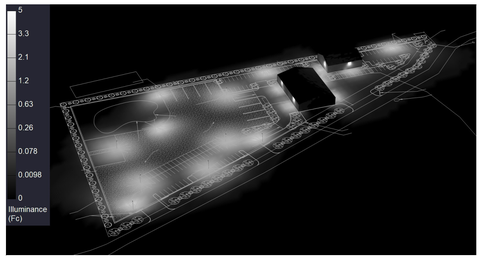




NOTES:
* The light loss factor (LLF) is a product of many variables. RAB's standard is to use the initial 1.0 LLF in accordance with most municipal lighting ordinance light trespass requirements, unless otherwise noted.

* Illumination values shown (in footcandles) are the predicted results for planes of calculation either horizontal, vertical or inclined as designated in the calculation summary. Meter orientation is normal to the plane of calculation.

* The calculated results of this lighting simulation represent an anticipated prediction of system performance. Actual measured results may vary from the anticipated performance and are subject to means and methods which are beyond the control of RAB Lighting Inc.

* Mounting height determination is job site specific, our lighting simulations assume a mounting height (insertion point of the luminaire symbol) to be taken at the top of the symbol for ceiling mounted luminaires and at the bottom of the symbol for all other luminaire mounting configurations.

* RAB disclaims all responsibility for the suitability of existing or proposed poles and bases to support proposed fixtures. This is the owner's, installer's and/or end-user's responsibility based on the weight and effective projected area ("EPA") of the proposed fixtures and the owner's site and soil conditions, wind zone, and many other factors. A professional engineer licensed to practice in the state the site is located should be engaged to assist in this determination.

* The landscape material shown hereon is conceptual and is not intended to be an accurate representation of any particular plant, shrub, bush, or tree, as these materials are living objects, and subject to constant change. The conceptual objects shown are for illustrative purposes only. The actual illumination values measured in the field will vary.

* Photometric model elements such as buildings, rooms, plants, furnishings or any architectural details which impact the dispersion of light must be detailed by the customer documents for inclusion in the RAB Lighting Design. The owner/contractor/customer/end-user must provide accurate and complete construction drawings that reflect what will be the final construction RAB is not responsible for any inaccuracies caused by incomplete, inaccurate, or outdated information provided by the owner/contractor/customer/end-user.

* RAB Lighting Inc. luminaire and product designs are protected under U.S. and International intellectual property laws. Patents issued or pending may apply. Please see www.rablighting.com/ip.

* The Lighting Analysis, EZLayout, Energy Analysis and/or Visual Simulation ("Lighting Design") provided by RAB Lighting Inc. ("RAB") represents an anticipated prediction of lighting system performance based upon design parameters and information supplied by others. These design parameters and information provided by others have not been field verified by RAB and therefore actual measured results may vary from the actual field conditions. RAB recommends that design parameters and other information be field verified to reduce variation.

* RAB does not warranty, either implied or stated, actual measured light levels or energy consumption levels as compared to those illustrated by the Lighting Design.

* RAB does not warranty, either implied or stated, nor represents the appropriateness, completeness or suitability of the Lighting Design as compliant with any applicable regulatory code requirements with the exception of those expressly stated on drawings created and submitted by RAB. The Lighting Design is issued, in whole or in part, as advisory documents for informational and convenience purposes only, is not intended for construction nor as a part of a project's construction documentation package, and should not be relied upon for any purpose.

* Immediately prior to any party ordering RAB products used in the Lighting Design, the ordering party must verify that the lumen output of the fixtures being ordered (as shown on RAB's website) match the lumen output shown in the Lighting Design. Occasionally, Lighting Designs previously provided use fixtures that are then updated prior to an order and such updates could change the lumen output of the fixture. This in turn, could impact the installed lighting performance that differs from the Lighting Design.

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	Description	PtSpcLr	PtSpcTb	Meter Type
Parking	Illuminance	Fc	0.61	7.1	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal
Plant Material - Gravel Staging	Illuminance	Fc	0.42	4.0	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal
Property Line - Non Resi Adj	Illuminance	Fc	0.02	0.4	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	N.A.	Horizontal
Property Line - Residential Adj	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	N.A.	Horizontal
Site	Illuminance	Fc	0.16	6.8	0.0	N.A.	N.A.	readings taken 0'-0" afg	10	10	Horizontal

Luminaire Tag Summary

Tag	Qty
P1	1
P1 - HSS	5
P2	5
W1	6

Luminaire Schedule — **All quotes/orders generated from this layout must be forwarded to the Local Rep Agency**

SYM	Qty	Tag	Label	ARR	Lum. Lumens	Arr. Lum. Lumens	LLF	Description	Lum. Watts	Arr. Watts	Total Watts	BUG Rating	Mounting Height
	1	P1	ALEDS4TN @ 40 W	Single	5735	5735	1.000	Pole mounted (Type IV) on 3' base	40.9	40.9	40.9	B1-U0-G2	18
	5	P1 - HSS	ALEDS4TN @ 40 W + Back Shield	Single	5393	5393	1.000	Pole mounted (Type IV) + ALEDSHS (Back Only) on 3' base	40.6	40.6	203	B1-U0-G2	18
	5	P2	ALEDS5TN @ 40 W	Single	6353	6353	1.000	Pole mounted (Type V) on 3' base	42.1	42.1	210.5	B3-U0-G1	18
	6	W1	SLIM15N @ 34 W	Single	3696	3696	1.000	Wall mounted	34.4	34.4	206.4	B1-U0-G1	16

Scale: as noted
Date:10/29/2024
PROJECT # 239560
CASE # 01450980
Filename: Integrity Green Development 01450980A.AGI
Drawn By:K. Gonzales, LLC

Job Name:
Integrity Green (Cincinnati, OH)
Lighting Layout
Version A

Prepared For:
Cooper Electrical Sales
2470 Duckcreek Road
Cincinnati, OH 45212
Tel: 513-351-7800

Filename: F:\INTEGRITY GREEN\Working Files\AGI\Integrity Green Development 01450980A.AGI

RAB
408 W 14th Street, New York, NY 10014
888 722-1000 • rablighting.com

ALEDS4TN

Color: Bronze

Weight: 13.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.67A
208V	0.40A
240V	0.34A
277V	0.30A
Input Watts	40.9/58.1/82.0W

LED Info

Watts	80W
Color Temp	4000K (Neutral)
Color Accuracy	82/82/83 CRI
L70 Lifespan	100,000 Hours
Lumens	5735/7895/10616 lm
Efficacy	140.2/135.9/129.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):
Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-YQSW2A

LED Characteristics

LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:
40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A

60W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A

80W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
2.22% at 120V, 7.07% at 277V

Power Factor:
99.9% at 120V, 96.6% at 277V

Surge Protection:
Line to Line: 10kV
Line to Ground: 6kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction

IES Classification:
The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Technical Specifications (continued)

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :
Max Power Temp Rating: 40°C (104°F)
Middle Power Temp Rating: 52°C (125°F)
Low Power Temp Rating: 58°C (137°F)

Housing:
Die-cast aluminum

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 3" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:
Aluminum reflector with white polycarbonate

Vibration Rating:
3G vibration rating per ANSI C136.31

Effective Projected Area:
1 Fixture: 0.35
2 Fixtures at 90°: 0.54
2 Fixtures at 180°: 0.7
3 Fixtures at 90°: 0.9
4 Fixtures at 90°: 0.9

Gaskets:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Optical

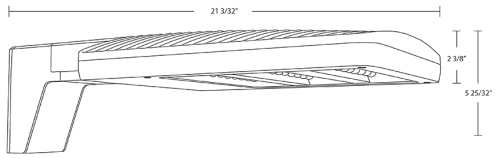
Bug Rating:
80W: B1 U0 G2
60W: B1 U0 G2
40W: B1 U0 G2

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Voltage	Options
ALED	S	4T		N			
	M = Medium (150W/90W/78W) **L =** Large (260W/220W/170W) **XL =** Extra Large (385W/345W/300W) **S =** Small (80W/60W/40W)	**2T =** Type II **3T =** Type III **4T =** Type IV **5T =** Type V **AT =** Auto Dealership Optic	**Blank =** Universal Pole Mount **SF =** Slipfitter **WM =** Wall Mount	**Blank =** 5000K Cool **Y =** 3000K Warm **N =** 4000K Neutral	**Blank =** Bronze **W =** White **B =** Black	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming [1]	**Blank =** No Option **/7PR =** 7 Pin Twistlock Receptacle **/WS2 =** Wattstopper, 20ft lens **/WS4 =** Wattstopper, 40ft lens [2]

[1] *480V available in Medium, Large & Extra Large fixtures only*

[2] *Wattstopper option available in Large & Extra Large fixtures only*

ALEDS4TN+ALEDSHS

Color: Bronze

Weight: 13.2 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.67A
208V	0.40A
240V	0.34A
277V	0.30A
Input Watts	40.9/58.1/82.0W

LED Info

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Color Temp	4000K (Neutral)
Color Accuracy	82/82/83 CRI
L70 Lifespan	100,000 Hours
Lumens	5735/7895/10616 lm
Efficacy	140.2/135.9/129.5 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):
Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-YQSW2A

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LEDs:
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Electrical

Driver:
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Power Factor:
99.9% at 120V, 96.6% at 277V

Surge Protection:
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Line to Ground: 6kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction

IES Classification:
The Type IV distribution is especially suited for mounting on the sides of buildings and walls, and for illuminating the perimeter of parking areas. It produces a semicircular distribution with essentially the same candlepower at lateral angles from 90° to 270°.

Technical Specifications (continued)

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The minimum starting temperature is -40°C (-40°F)

Ambient Temperature :
Max Power Temp Rating: 40°C (104°F)
Middle Power Temp Rating: 52°C (125°F)
Low Power Temp Rating: 58°C (137°F)

Housing:
Die-cast aluminum

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 3" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:
Aluminum reflector with white polycarbonate

Vibration Rating:
3G vibration rating per ANSI C136.31

Effective Projected Area:
1 Fixture: 0.35
2 Fixtures at 90°: 0.54
2 Fixtures at 180°: 0.7
3 Fixtures at 90°: 0.9
4 Fixtures at 90°: 0.9

Gaskets:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Optical

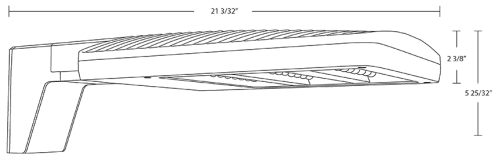
Bug Rating:
80W: B1 U0 G2
60W: B1 U0 G2
40W: B1 U0 G2

Other

Warranty:
RAB warrants that our LED products will be free from defects in materials and workmanship for a period of ten (10) years from the date of delivery to the end user, including coverage of light output, color stability, driver performance and fixture finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions: ALEDS4TN



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Voltage	Options
ALED	S	4T		N			
	M = Medium (150W/90W/78W) **L =** Large (260W/220W/170W) **XL =** Extra Large (385W/345W/300W) **S =** Small (80W/60W/40W)	**2T =** Type II **3T =** Type III **4T =** Type IV **5T =** Type V **AT =** Auto Dealership Optic	**Blank =** Universal Pole Mount **SF =** Slipfitter **WM =** Wall Mount	**Blank =** 5000K Cool **Y =** 3000K Warm **N =** 4000K Neutral	**Blank =** Bronze **W =** White **B =** Black	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming	**Blank =** No Option **/7PR =** 7 Pin Twistlock Receptacle **/WS2 =** Wattstopper, 20ft lens **/WS4 =** Wattstopper, 40ft lens

ALEDS5TN

Color: Bronze

Weight: 13.2 lbs

Project:	Type:
Prepared By:	Date:

Driver Info

Type	Constant Current
120V	0.67A
208V	0.40A
240V	0.34A
277V	0.30A
Input Watts	42.1/59.8/84.4W

LED Info

Watts	80W
Color Temp	4000K (Neutral)
Color Accuracy	82 CRI
L70 Lifespan	100,000 Hours
Lumens	6353/8746/11760 lm
Efficacy	150.9/146.3/139.3 lm/W

Technical Specifications

Field Adjustability

Field Adjustable (Wattage):
Field adjustable light output in 3 discrete steps:
Small Housing: 80W/60W/40W (factory default 80W)

Compliance

UL Listed:
Suitable for wet locations

IP Rating:
Ingress protection rating of IP66 for dust and water

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

DLC Listed:
This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-K4QV28

LED Characteristics

LEDs:
Long-life, high-efficacy, discrete, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Color Stability:
LED color temperature is warrantied to shift no more than 200K in color temperature over a 5-year period

Color Uniformity:
RAB's range of Correlated Color Temperature follows the guidelines of the American National Standard for (SSL) Products, ANSI C78.377-2017.

Electrical

Driver:
40W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.34A, 208V: 0.20A, 240V: 0.17A, 277V: 0.15A

60W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.50A, 208V: 0.30A, 240V: 0.25A, 277V: 0.22A

80W: Constant Current, Class 2, 120-277V, 50/60 Hz, 120V: 0.67A, 208V: 0.40A, 240V: 0.34A, 277V: 0.30A

Dimming Driver:
Driver includes dimming control wiring for 0-10V dimming systems. Requires separate 0-10V DC dimming circuit. Dims down to 10%.

THD:
2.01% at 120V, 6.71% at 277V

Power Factor:
99.9% at 120V, 96.8% at 277V

Surge Protection:
Line to Line: 10kV
Line to Ground: 6kV

Performance

Lifespan:
100,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
Equivalent to 250W Metal Halide

Construction

IES Classification:
The Type V distribution produces light in a wide and uniform 360° pattern that is perfect for large outdoor areas such as parking lots, corporate parks and retail settings

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Technical Specifications (continued)

Ambient Temperature :
Max Power Temp Rating: 40°C (104°F)
Middle Power Temp Rating: 52°C (125°F)
Low Power Temp Rating: 58°C (137°F)

Housing:
Die-cast aluminum

Mounting:
Universal mounting arm compatible for hole spacing patterns from 1" to 3" center to center. Round Pole Adaptor plate included as a standard. Easy slide and lock to mount fixture with ease.

Reflector:
Aluminum reflector with white polycarbonate

Vibration Rating:
3G vibration rating per ANSI C136.31

Effective Projected Area:
1 Fixture: 0.35
2 Fixtures at 90°: 0.54
2 Fixtures at 180°: 0.7
3 Fixtures at 90°: 0.9
4 Fixtures at 90°: 0.9

Gaskets:
High-temperature silicone gaskets

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

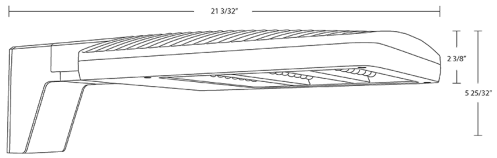
Optical

Bug Rating:
80W: B3-U0-G2
60W: B3 U0 G1
40W: B3 U0 G1

Other

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- 0-10V dimmable standard
- IP66 Rated
- 100,000-Hour LED lifespan
- 10-Year, No-Compromise Warranty

Ordering Matrix

Family	Housing Size	Distribution	Mounting	Color Temp	Finish	Voltage	Options
ALED	S	5T		N			
	M = Medium (150W/90W/78W) **L =** Large (260W/220W/170W) **XL =** Extra Large (385W/345W/300W) **S =** Small (80W/60W/40W)	**2T =** Type II **3T =** Type III **4T =** Type IV **5T =** Type V **AT =** Auto Dealership Optic	**Blank =** Universal Pole Mount **SF =** Slipfitter **WM =** Wall Mount	**Blank =** 5000K Cool **Y =** 3000K Warm **N =** 4000K Neutral	**Blank =** Bronze **W =** White **B =** Black	**Blank =** 120-277V, 0-10V Dimming **/480 =** 480V, 0-10V Dimming [1]	**Blank =** No Option **/7PR =** 7 Pin Twistlock Receptacle **/WS2 =** Wattstopper, 20ft lens **/WS4 =** Wattstopper, 40ft lens [2]

[1] *480V available in Medium, Large & Extra Large fixtures only*

[2] *Wattstopper option available in Large & Extra Large fixtures only*

SLIM15N

Color: Bronze

Weight: 2.0 lbs

Project:	**Type:**
Prepared By:	**Date:**

Driver Info

Type	Constant Current
120V	0.30A/0.21A/0.11A
208V	N/A
240V	N/A
277V	N/A
Input Watts	34.4/24.3/12.3W

LED Info

Watts	34/25/13W
Color Temp	4000K
Color Accuracy	84/85/85 CRI
L70 Lifespan	50,000 Hours
Lumens	3,695/2,711/1,398 lm
Efficacy	107.4/111.6/113.7 lm/W

Technical Specifications

Field Adjustability

Field Adjustable:
Field Adjustable Light Output:
34/25/13 (factory default 34W)

Compliance

UL Listed:
Suitable for wet locations

IESNA LM-79 & LM-80 Testing:
RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

IP Rating:
Ingress protection rating of IP65 for dust and water

Trade Agreements Act Compliant:
This product is a product of Cambodia and a "designated country" end product that complies with the Trade Agreements Act

DLC Listed:
This product is on the Design Lights Consortium (DLC) Qualified Products List and is eligible for rebates from DLC Member Utilities. Designed to meet DLC 5.1 requirements.
DLC Product Code: S-IFESPR

Performance

Lifespan:
50,000-Hour LED lifespan based on IES LM-80 results and TM-21 calculations

Wattage Equivalency:
34W: Replaces up to 150W Metal Halide (MH) or 100W High Pressure Sodium (HPS)

25W: Replaces up to 100W Metal Halide (MH) or 100W High Pressure Sodium (HPS)

13W: Replaces up to 70W Metal Halide (MH) or 50W High Pressure Sodium (HPS)

LED Characteristics

LEDs:
Long-life, high-efficacy, surface-mount LEDs

Color Consistency:
7-step MacAdam Ellipse binning to achieve consistent fixture-to-fixture color

Construction

Cold Weather Starting:
The minimum starting temperature is -40°C (-40°F)

Maximum Ambient Temperature:
Suitable for use in up to 40°C (104°F)

Housing:
Precision die-cast aluminum / Polycarbonate

Lens:
Polycarbonate lens

Reflector:
Mirror finish on polycarbonate

Mounting:
Hinged wiring access and conduit entries on the back sides, top and bottom make installation a snap

Finish:
Formulated for high durability and long-lasting color

Green Technology:
Mercury and UV free. RoHS-compliant components.

Electrical

Driver:
Integrated driver, 60 Hz, 120V:
34W: 0.30A
25W: 0.21A
13W: 0.11A

THD:
12.56% at 120V

Power Factor:
99.2% at 120V

Technical Specifications (continued)

Surge Protection:
4kV

Optical

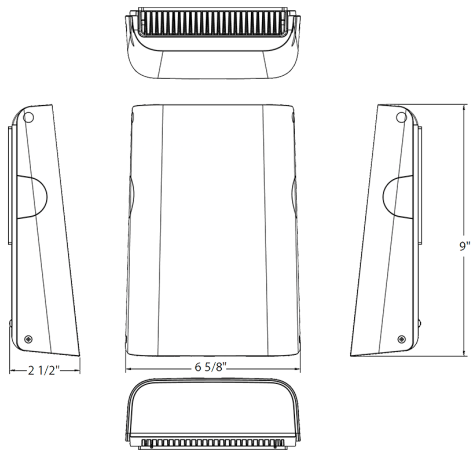
BUG Rating:
34W: B1 U0 G1
25W: B1 U0 G1
13W: B1 U0 G0

Other

5 Yr Limited Warranty:
The RAB 5-year, limited warranty covers light output, driver performance and paint finish. RAB's warranty is subject to all terms and conditions found at rablighting.com/warranty.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Selectable Wattages
- Full cutoff
- 120V
- 5-Year, limited warranty

Ordering Matrix

Family	Wattage	Color Temp	Finish	Voltage
SLIM15		N		
	Blank = 34/25/13W	**Blank =** 5000K **N =** 4000K	**Blank =** Bronze **W =** White	**Blank =** 120V

PR4-11-15D2

Color: Bronze

Weight: 91.0 lbs

Project:	Type:
Prepared By:	Date:

Technical Specifications

Compliance

CSA Listed:
Suitable for wet locations

Performance

Description:
Steel pole 4" round 11 gauge 15 foot drilled two sides square base

Construction

Shaft:
46,000 p.s.i. minimum yield.

Hand Holes:
Reinforced with grounding lug and removable cover

Base Plates:
Slotted base plates 36,000 p.s.i.

Color:
Bronze powder coating

Height:
15 ft

Gauge:
11

Wall Thickness:
1/8"

Shaft Size:
4"

Anchor Bolt Templates:
WARNING Template must be printed on 11" x 17" sheet for actual size. CHECK SCALE BEFORE USING. Templates shipped with anchor bolts and available online.

Max EPA's/Max Weights:
70MPH 11.7 ft/650 lb.
80MPH 8.5 ft/595 lb.
90MPH 6.2 ft/530 lb.
100MPH 4.6 ft/430 lb.
110MPH 3.4 ft/325 lb.
120MPH 2.5 ft/295lb.
130MPH 1.8 ft/220 lb.
140MPH 1.3 ft/200 lb.
150MPH 0.8 ft/165 lb

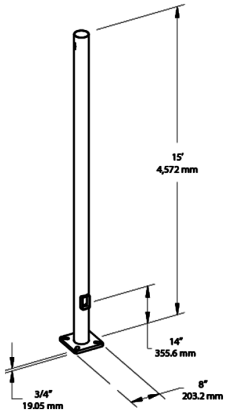
Accessories:
Base/Cap: BCK-R4
Anchor Bolts: BOLT4/11

Other

Terms of Sale:
Pole Terms of Sale is available online.

Buy American Act Compliance:
RAB values USA manufacturing! Upon request, RAB may be able to manufacture this product to be compliant with the Buy American Act (BAA). Please contact customer service to request a quote for the product to be made BAA compliant.

Dimensions



Features

- Designed for ground mounting
- Heavy duty TGIC polyester coating
- Reinforced hand holes with grounding lug and removable cover for easy wiring access
- Pole caps, base covers & bolts are sold separately
- Custom manufactured for each application

Ordering Matrix

Family	Shape	Size	Gauge	Height	Drilled/Welded Tenon
P	R	4	11	15	D2
	R = Round **TR =** Tapered Round	**4 =** 4" **5 =** 5" **6 =** 6" **7 =** 7" **8 =** 8"	**7 =** 7 **11 =** 11	**10 =** 10' **15 =** 15' **20 =** 20' **25 =** 25' **30 =** 30'	**D2 =** Drilled **WT =** Welded Tenon

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

PLANNING COMMISSION
MEETING NOTICE

WHEN: November 4, 2024 at 7:00 PM

WHERE: Amberley Village Municipal Building, 7149 Ridge Road

FROM: Scot Lahrmer, Village Manager

Please be advised there will be a public meeting held by the Amberley Village Board of Zoning Appeals on Monday **November 4, 2024** at 7:00 p.m. in the Council Chambers of the Amberley Village Municipal Building, 7149 Ridge Road. The public meeting will be held to review the following item:

Mr. Michy Fishman, the representative for the Cincinnati Hebrew Day School/Atara High School, is requesting a variance from Village Code Section 154.14 (A). The variance would allow for the installation of an 8’ high decorative fence surrounding the front yard and a 10' fence surrounding the playground in the rear of the building at 6701 Elbrook Avenue.

If you are interested in reviewing the application you may do so Monday through Friday, 8:00 a.m. to 4:00 p.m. at the Amberley Village Municipal Building, 7149 Ridge Road or you may attend the **November 4, 2024** Board of Zoning Appeals public meeting. If you should have any questions, please feel free to contact Scot Lahrmer at (513) 531-8675.

cc: *Jessica Roodman, 6616 Meadowridge Lane*
Wayne Signer, 6550 Wiehe Road
Isaac and Rivka Preis, 6600 Elbrook Avenue
Andrew and Rachel Sollofe, 6611 Meadowridge Lane
Joseph and Adena Goldberg, 6670 Elbrook Avenue
David and Sarah Brotsky, 6680 Elbrook Avenue
Ariel and Suzanne Goodman, 6690 Elbrook Avenue
Shai and Tova Scherer, 6700 Elbrook Avenue
Elliott and Julia Polsky, 6710 Elbrook Avenue
William and Patricia Deloach, 6720 Elbrook Avenue
Bartley and Kayla Berger, 6730 Elbrook Avenue
Mark and Sherri Leyman, 6740 Elbrook Avenue
Ezra and Hanna Belsky, 6750 Elbrook Avenue
Betty Bedford, 6760 Elbrook Avenue

Erin Evans, 6770 Elbrook Avenue
Elaine Pockrose, 6800 Elbrook Avenue
Esther and Michael Pollack, 6761 Elbrook Avenue
Mark and Michelle Kirschner, 2182 Bluegrass Lane
Joshua and Amanda Pransky, 2177 Bluegrass Lane
Avraham and Shifra Motzen, 2179 Bluegrass Lane
Novelart MFG, PO Box 37191 Cincinnati Ohio 45222
Cincinnati Hebrew Day School, 2222 Losantiville Avenue

Amberley Village

7149 Ridge Road
Amberley Village, OH 45237

513-531-8675 *phone*
513-531-8154 *fax*

amberleyvillage.org

Amberley Village Planning Commission Staff Report

November 4, 2024

Subject:
6701 Elbrook Avenue

Variance:
8' and 10' fence

Item: Case#2024-250

Variance Request: Mr. Michy Fishman, the representative for the Cincinnati Hebrew Day School/Atara High School, is requesting a variance from Village Code Section 154.14 (A). The variance would allow for the installation of an 8' high decorative fence surrounding the front yard and a 10' fence surrounding the playground in the rear of the building at 6701 Elbrook Avenue.

Zoning Code Review: Section 154.14 Fences, Walls and Hedges states: 'Notwithstanding other provisions of the Zoning Code, fences, walls and hedges not exceeding four and a half feet in height may be permitted in any required side or rear yard or along the edge of any yard, provided that no fence or wall, along the sides or front edge of any front yard or in any part of the front yard shall be permitted. Hedges not over two and a half feet in height may be permitted in a front yard.

Variance Review: Citing the increasing need for security at schools and places of worship, Mr. Michy Fishman has submitted plans to install a 10' high chain link fence around the asphalt recreational area behind the Cincinnati Hebrew Day School and a 8' decorative aluminum black fence in the front yard located at 6701 Elbrook Avenue.

Mr. Fishman has also submitted a letter from Rabbi Tuvya Peromsik with the Cincinnati Hebew Day School, showing support for the fence, stating the increase in attacks and vandalism and presenting several cases of attacks in the US and around the world. The letter also states that the fencing will provide a better controlled and secure environment for students, staff and visitors, deter unauthorized individuals to align the school with the best practices for school safety.

The 6701 Elbrook property is surrounded by residential properties to the north and east, Industrial B properties to the west and a mixture of residential and business properties to the south (in Golf Manor).

The recreational area to be fenced is adjacent to the rear of the building and sits lower in elevation than the right of way for Elbrook Avenue. The fence is proposed to be 10' high, approximately 112' south of the residential properties on Bluegrass Lane, 281' west of the right of way line for Elbrook Ave and 82' from the west property line. The black aluminum 8' fence is in the front yard bordering the north and east property line, totaling 575' and 406' from the south property line.

The north property line is lined with trees that separate the schoolyard from the residential properties on

Bluegrass Lane and there are large mature trees between the building and Elbrook Avenue to screen the property from the street.

In April of 2018, Rabbi Ben Travis came before the BZA with a request to install a 6' high fence around the rear of the building. The BZA took action and denied the request for a fence to be constructed.

Village Code Section 154.14 states that fences shall not exceed four and a half feet in height, therefore a variance is required for the project.

Project Recommendations: Staff does not recommend a 8' fence in the front yard or a 10' fence in the rear yard area behind the building.

OPERATING RULES OF THE AMBERLEY VILLAGE PLANNING COMMISSION AND ZONING BOARD OF APPEALS

ADOPTED FEBRUARY 15, 1980
REVISED JANUARY 23, 2023

Requests from Amberley Village residents or their legally appointed representatives to have a matter placed on the agenda for either a regular or a special meeting must comply with the following:

1. Requests must be in writing and signed by the property owner or his/her legally appointed representative. In the case of a representative, clear communication of appointment must be provided to Zoning Administrator Chris Fritsch.
2. The request must be addressed to the Village Manager at 7149 Ridge Road, Cincinnati, Ohio 45237, or via email to cfritsch@amberleyvillage.org, and must be received at the office not later than 4:30 P.M. twenty-one (21) calendar days in advance of the meeting
3. The request must provide complete information that covers the purpose for the requested appearance and the subject matter to be discussed. Requests may be submitted electronically (preferred) or in person with ten (10) copies of relevant maps, drawings, or sketches to be provided.
4. Notice of the meeting date will be mailed by the Village staff to interested property owners no later than 4:30 P.M. ten (10) calendar days prior to the meeting. A general and brief description of the subject matter to be covered will be included in the notice.
5. Attendance by the resident or his/her designated representative is required.
6. Regular meetings are held the first Monday of each month at 7:00 P.M. when there is business to be handled.
7. Special meetings may be called by the Chairman with a minimum of 24 hours prior notice.
8. All meetings are open to the public.

INFORMATION REQUIRED BY AMBERLEY VILLAGE FOR CONSIDERATION OF A ZONING APPROVAL

1. **An accurate plat of the complete property is to be provided (to scale) displaying all property lines and their lengths, also showing the property's frontage on the public street.**

2. **The plat must show all existing structures on the property and their exact locations in terms of distances from front, side, and rear lot lines. The size (dimensions) of each structure must be provided.**

3. **The proposed structure must be described and its size (dimensions) must be provided. Unless submitted digitally, ten (10) complete sets of plans are to be provided for zoning review by Amberley Village. The exact location of the proposed structure is to be provided in terms of distances from front, side, and rear lot lines. Front yard setbacks are to be measured from the right-of-way line (not from the street).**

4. **The attached request for zoning approval form concerning the proposed structure must be provided, certifying the undue hardship or practical difficulty (see Amberley Village code section 154.67), and that the attached plat and measurements are accurate. The letter must be signed by the owner of the property (or appointed representative) upon which the proposed structure is to be constructed.**

5. **Following the submission of the above information and letter, the Village may require the submission of additional information where required to determine compliance with the Amberley Village Code of Ordinances.**

6. **Yard sprinkler systems, electrical invisible fences, and other private utilities are not permitted in the public right-of-way. Violation of this regulation will result in court action against those working in the public right-of-way without written permission.**

7. **For new house or renovated house plans the following information must be provided:**

    a. **Total amount of square footage of ground coverage including attached garage.**
    b. **Written calculation of square footage of all rooms in the house excluding closets, halls, and storage spaces.**
    c. **Finished ceiling heights of all habitable rooms.**

8. **Include all contractors' information on the request form. Contractors may be required to register with Amberley Village Income Tax Department.**

Date: 10/14/2024

Mr. Scot F. Lahrmer
Village Manager
7149 Ridge Road
Cincinnati, OH 45237

You may email documents to the attention of: cfritsch@amberleyvillage.org

RE: Zoning Project Approval

☐ Zoning Approval
☒ Zoning Variance
☐ Property Zoning Change
☐ Other

Dear Mr. Lahrmer:

I hereby request approval for:

We are seeking a variance to install an 8-foot decorative fence in the front and a 10-foot chain-link galvanized chain link fence in the back to surround the property. The decorative fence will enhance the appearance of the front, while the chain-link fence in the rear provides added security. Both fences will blend with the character of the neighborhood. I appreciate your consideration of this request. A full property fence would serve as a critical component in our school's overall safety plan, helping to:
-Provide a controlled and secure environment for students, faculty, and visitors.
-Deter unauthorized individuals from accessing school grounds.
-Align with national best practices for school safety, as endorsed by various security and education professionals.

We believe this measure is necessary not only due to specific threats faced by Jewish institutions but also in the broader context of increasing safety concerns at schools nationwide. Our goal is to maintain a safe, welcoming environment where students can learn and thrive without fear.

We kindly ask the Zoning Board to consider this request as part of our efforts to protect our students and staff. Please let us know if there are any additional materials or steps required to facilitate this process. We are happy to meet with the Board or provide further information regarding our security needs.

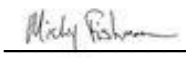
The proposed project is at the following address:

6701 Elbrook Ave Cincinnati OH 45237

I certify the attached plat and measurements are accurate.

Sincerely,

Mr. Michy Fishman
Homeowner's Printed Name


Homeowner's Signature

MFishman@chs-corp.com
Homeowner's Email Address

5133517777
Homeowner's Phone Number

Contractor's Name

Contractor's Address

Contractor's Phone Number

בס"ד

Cincinnati HEBREW DAY School

AN AGENCY OF THE JEWISH FEDERATION CINCINNATI

Samuel and Rachel Boymel Campus

2222 Losantiville Avenue • Cincinnati, OH 45237 • 513-351-7777 • (Fax) 513-351-7794 • chdsonline.org

To Whom it May Concern:
We have had an increasing security issue since approximately the spring of 2024.
We have had neighborhood kids who are not part of the school come and use the outdoor basketball court at our Amberley school building. It is out in the open with no perimeter to secure it.
We have not actively made an effort to shut this down. We have purchased "hoop locks" which would render the court useless, however, we have not deployed them because we are concerned about overall neighborhood goodwill as well as the possibility of retaliation or vandalism. Our stance as a school has been to leave well enough alone and look the other way.
On the other hand, we are concerned with the high potential for liability that this creates for us. Also, it bothers many of the local residents whose homes are on Elbrook or Bluegrass. They have called the police on occasion. In addition, the numbers have been increasing. Over the summer, there were multiple instances where over 30 people have been on our property. This is a concern for us over wear and tear as well as liability should anything go wrong. It also disturbs the families living nearby who are trying to manage bedtime for their little ones among all the noise. Apparently it can get very loud.
We have been in touch with Amberley Police and SAFE Cincinnati, and the over-all consensus of advice was to choose a cutoff time and enforce trespassing after that time.
We have tried this, and it seems that the Police Department is finding this a difficult situation to repeatedly enforce. It uses up a lot of their time and resources, and it also creates unnecessary tension between the police and this group of neighborhood youths.
At this point, we feel that it is imperative that we put this to a stop. There is a high potential for vandalism or other crimes to occur. Our neighbors feel that their overall safety is compromised. Enclosing the back of our property with a high fence (8-10 feet) would create a physical barrier and would deter this activity from occurring again.
We recognize that this would require a zoning exemption and we are hoping you will consider this request.
Thank you.

Rabbi Tuvya Peromsik
Assistant Principal
Cincinnati Hebrew Day School

Below are some emails from a neighbor as well as some photos and screenshots from security camera footage.

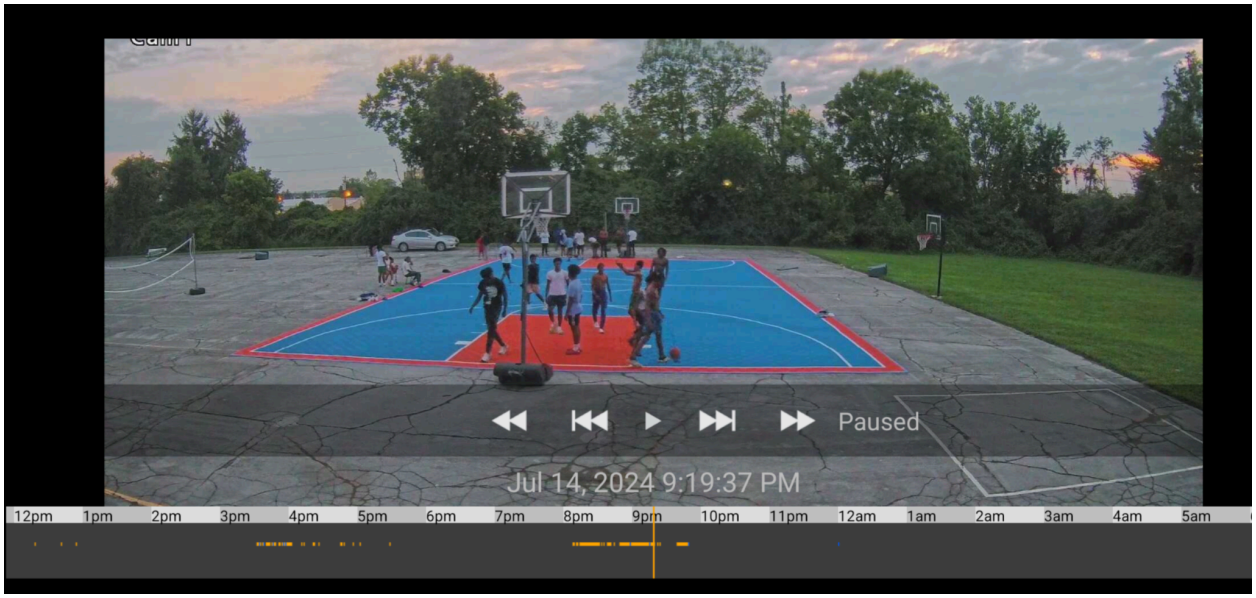
Joshua Pransky <joshuapransky@gmail.com> Jul 14, 2024, 9:12 PM
to me, Rabbi, tropp.s

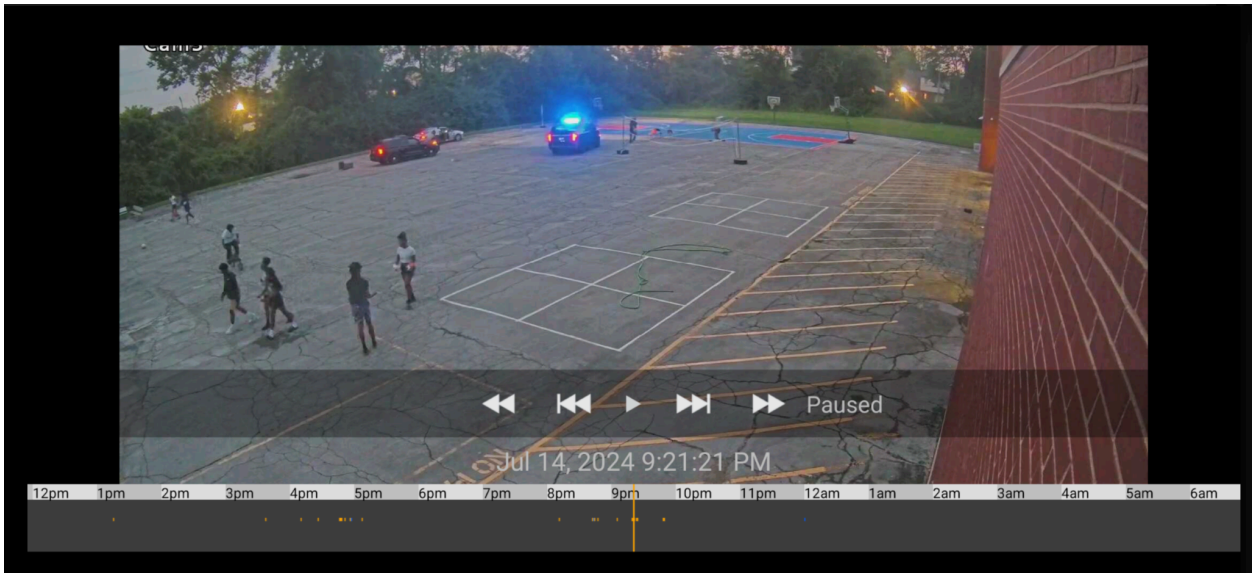
Just counted. Now up to 32 people there tonight.

I think it's time for the school to work with the cops to shut this down for good.

FYI I have some video of kids hanging from the hoops, some pushing and shoving etc etc

Just an FYI that you've got 8 locals using the school facilities right now. I only watched for a minute, but I've got a video of one of them hanging from the net (see attached screenshot).





Joshua Pransky <joshuapransky@gmail.com> Sun, Jul 14, 10:25 PM

to me, Aharon, Rabbi, Shoshi

Thank you! Yes as I mentioned the crowd has been growing steadily. Last year it would be one maybe up to three-four people on Shabbos and Sunday every week. This past year on weeknights a few more show up. Over the last few months it's been up to 7-10 people every once in a while, but at least some group is there a few times a week. A few days ago a large crowd came over as well. I think maybe Thursday.

Based on tonight it seems like word has officially spread that there are good facilities here and it will be hard to stem the flow unless something formal is done. A gated fence. Police presence. Something.

•••

Joshua Pransky <joshuapransky@gmail.com> Aug 8, 2024, 10:51 PM

to Aharon, Rabbi, Shoshi, me

Hi, how are you? Just an FYI I had to call the police again. There was really loud screaming coming from the schoolyard this time it was not the basketball courts. It was coming from the side of the building sort of right behind where Kirchner and Rudman live. Meaning alongside the Atara side of the building. There was loud music and a lot of cursing. At one point, we heard a really loud crash (that's when I ended up calling the cops) and a lot of screaming and cheering afterwards. I walked into my backyard to try to see what was going on and I heard one of the boys scream "We already smashed a bottle…" then more cursing and stuff that I couldn't make out. Anyway the police showed up and seemed to clear it out.

•••

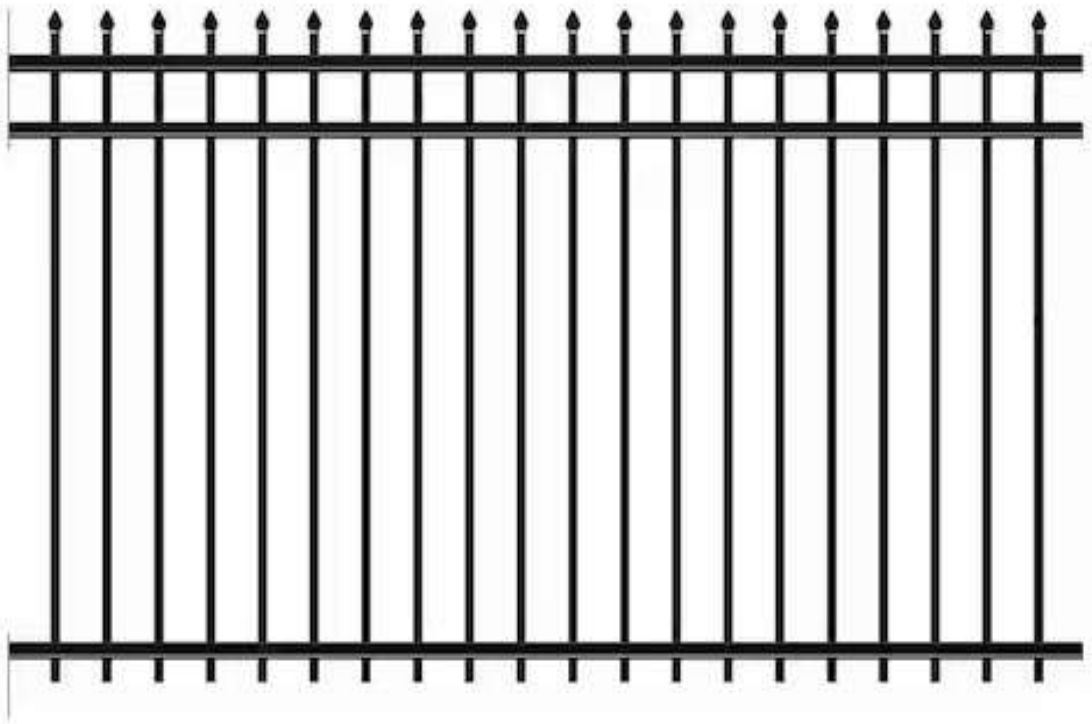
Back Chain Link Fence

Front decorative Fence

Gate

e Heavy-Duty 5 ft. H x 8 ft. W Black Aluminum Pre-
led Fence Panel

(26) Questions & Answers (55)



Losantville

826.72

property lines

GOLF-MANOR-AMBERLEY-VILLAGE

CONSTRUCTION AREA

No work south of this line.

TREE

TEL POLE

Fence

Grass

DRAIN

MANHOLE

260'-0"

INTERMEDIATE PLAYGROUND
Blacktop Paving

FUTURE CLASS ROOMS

156'-0"

10.5'-0"

Retaining Wall & Fence

Outdoor Drinking Fountain

GROUND R. EL. 617'-1"

BOILER ROOM EL. 614-2

PARKING SPACE SLOPE

Curb & Fence

Blacktop

KINDERGARTEN PLAYGROUND

50'-0"

62'-0"

25'-0"

Hole #1

FIRST FL. EL. 630'-2"

PRIMARY PLAYGROUND

75'-0"

156'-2½"

150'-2¼"

509.38

524.38

MON

Bicycle Rack (Not in this contract)

Driveway

Present 4' Walk

Concrete driveway

8" Water Main 1908

(No electric service on Elbrook Ave.)

Property line

ELBROOK AVENUE (Concrete)

8" Bus Service Duct

12" Gas Main 2'-3"

18" P.S.

24" P.S.

15" P.S.

12" P.S.

INLET

MH

FH

VALVE

Water meter pit

215'-0"

LEGEND

Cement Walks
Existing Grades unchanged
Proposed Grades
El. Existing Grades 620
El. Finished Grades 620

SITE PLAN
SCALE 1"IN = 50'-0"

For detailed survey information refer to Topographic Survey prepared by Lazaris & Associates, Registered Civil Engineers & Surveyors, dated Mar. 19, 1952 and revised 4-1-52.

STATE OF OHIO
GEO. F. FRANKENBERGER
833
REGISTERED
ARCHITECT

APPROVED BY BOARD OF EDUCATION IN MEETING ON OCT 27 1952
Wm Mietenkotter Jr. CLERK

08502 1DEF

LOSANTIVILLE ELEMENTARY SCHOOL
THE BOARD OF EDUCATION
CINCINNATI, OHIO

REVISIONS

Date	By

FRANKENBERGER, JUNKER & LENSKY
ENGINEERS & ARCHITECTS
CINCINNATI, OHIO

Drawn By	Date	Comm. No.	Drawing No.
G.F.F. M.F.F.	10-3-52	3217	1 of 13