ORDINANCE NO. 2015-32

APPROVING A PLANNED DEVELOPMENT FOR CONSTRUCTION OF A NEW OFFICE BUILDING ON APPROXIMATELY 0.3 ACRES AT 5427 CORNELL ROAD IN A C-2 PLANNED COMMERCIAL DISTRICT

WHEREAS, Traci Segrist of Max Construction Group has applied for approval of a Planned Development for construction of a new office building on approximately 0.3 acres at 5427 Cornell Road in a C-2 Planned Commercial District (Hamilton County Auditor parcels 612-0190-1013, 612-0190-1014, 612-0190-1015, and 612-0190-1016); and

WHEREAS, "office" is a permitted use in a C-2 Planned Commercial District and regulated in Chapters 1157 and 1185 of the Planning and Zoning Code of the Codified Ordinances of the City of Blue Ash, Ohio; and

WHEREAS, the proposed office is described on materials submitted by the applicant including a site plan and building plans on 10 pages prepared by Wright Design, LLC bearing the notation "Ordinance No. 2015-32, April 23, 2015"; and

WHEREAS, the City of Blue Ash Planning Commission recommended approval of this application on April 2, 2015, as reflected in its meeting minutes, in accordance with Chapter 1185 of the Planning and Zoning Code; and

WHEREAS, notice was provided to certain property owners as required in Chapter 1185; and

WHEREAS, a public hearing was held before the Council of the City of Blue Ash, Ohio, on April 23, 2015.

Be it ordained by the Council of the City of Blue Ash, Ohio,

SECTION I.

The proposed Planned Development of a new office building on approximately 0.3 acres at 5427 Cornell Road in a C-2 Planned Commercial District is hereby approved in accordance with Chapters 1157 and 1185 of the Planning and Zoning Code of the Codified Ordinances of the City of Blue Ash, Ohio. Details of the Planned Development are described on materials submitted by the applicant including a site plan and building plans on 10 pages prepared by Wright Design, LLC bearing the notation "Ordinance No. 2015-32, April 23, 2015" and specifically including all conditions, provisions, and restrictions as set forth (1) in and on said materials, (2) in the minutes of the Planning Commission dated April 2, 2015, and (3) specifically subject to the following:

1. The photometric and landscaping plans be compliant with Code and approved by the administration prior to issuing a building permit.
2. The City Engineer ensure that stormwater collection and drainage systems be in place so that this development creates no additional burden on adjacent properties.
3. The 10-foot minimum setback from the right-of-way be waived and that all proposed plantings within the right-of-way be approved by the Public Works Director.

SECTION II.

It is hereby determined that the proposed Planned Development will not be detrimental to the public peace, health, safety or general welfare, and that is it in the best interest of the City of Blue Ash, Ohio.

SECTION III.

This ordinance shall take effect and be in force from and after the earliest period provided by law.

PASSED this 23rd day of April, 2015.

_____
Lee Czerwonka, Mayor

_____
Jamie K. Eifert, Clerk of Council

APPROVED AS TO FORM:

_____
Bryan E. Pacheco, Solicitor

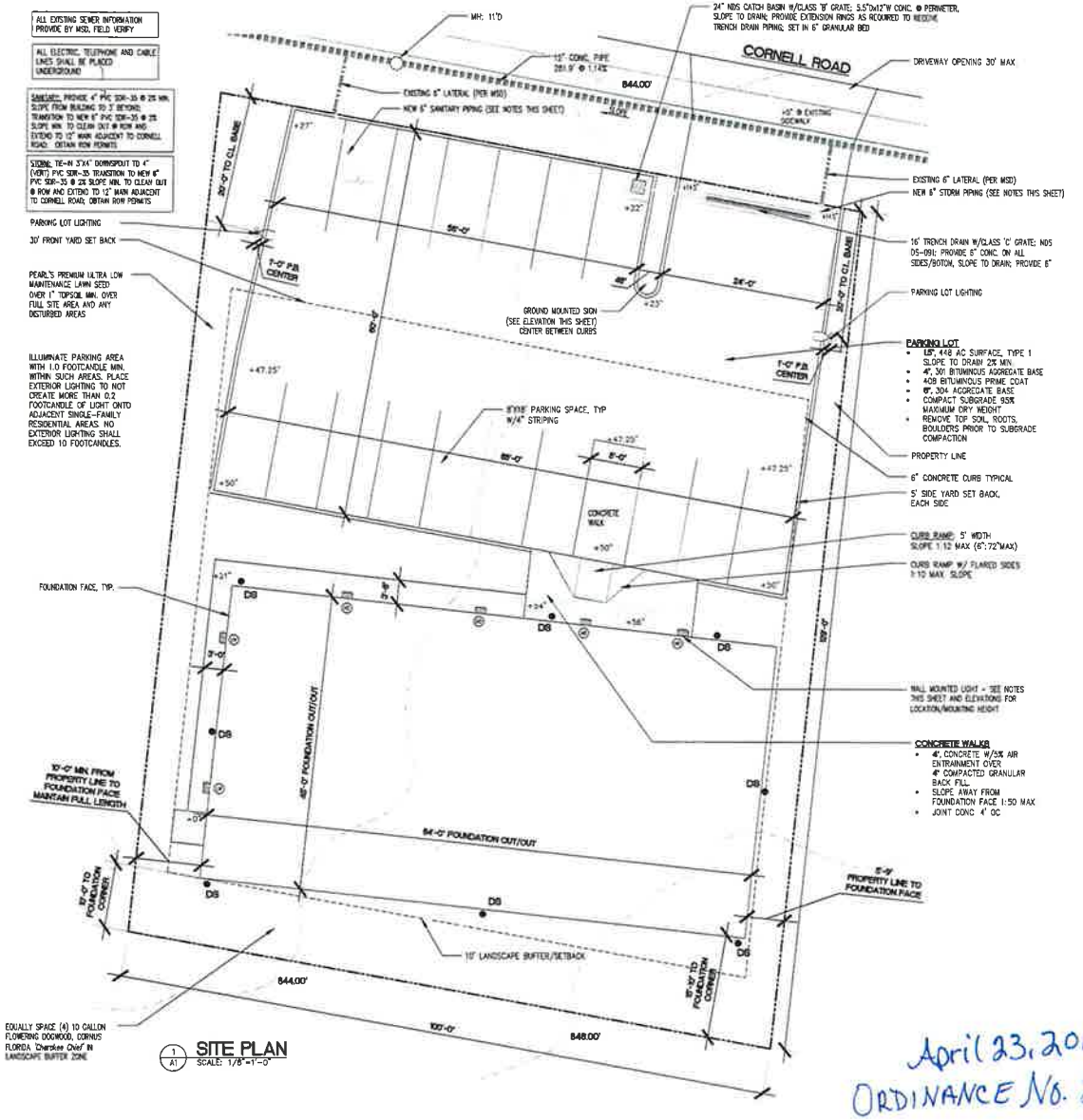
VALENCIA + DIAZ LAW OFFICE

ALL EXISTING SEWER INFORMATION PROVIDE BY MSD, FIELD VERIFY

ALL ELECTRIC, TELEPHONE AND CABLE LINES SHALL BE PLACED UNDERGROUND

SANITARY: PROVIDE 4" PVC SDR-35 @ 2% MIN. SLOPE FROM BUILDING TO 3' BEYOND; TRANSITION TO NEW 6" PVC SDR-35 @ 2% SLOPE MIN. TO CLEAN OUT @ ROW AND EXTEND TO 12" MAIN ADJACENT TO CORNELL ROAD; OBTAIN ROW PERMITS

STORM: TIE-IN 3"X4" DOWNSPOUT TO 4" (VERT) PVC SDR-35 TRANSITION TO NEW 6" PVC SDR-35 @ 2% SLOPE MIN. TO CLEAN OUT @ ROW AND EXTEND TO 12" MAIN ADJACENT TO CORNELL ROAD; OBTAIN ROW PERMITS



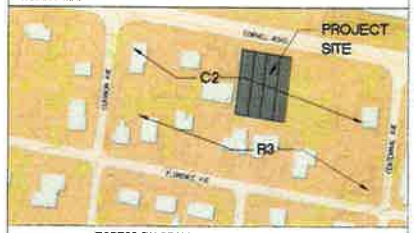
1 A1 SITE PLAN
SCALE: 1/8"=1'-0"

April 23, 2015
ORDINANCE No. 2015-32

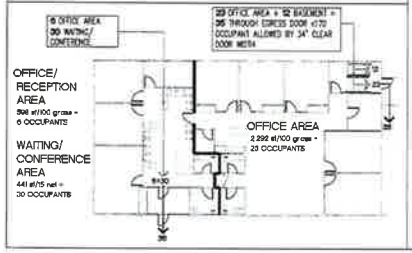
DRAWING INDEX

BUILDING INFORMATION

VICINITY MAP



EGRESS DIAGRAM



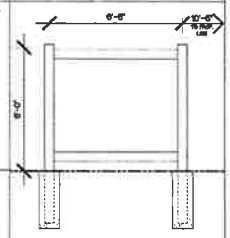
EXTERIOR LIGHTING

PARKING LOT LIGHTING - POLE MOUNTED LED AREA LIGHTS - LSI SLICE (XLCM) XLCM-FT-LED-SS-CW-UE-BLK-PHOTOCELL

EGRESS PATHWAY LIGHTING - WALL MOUNTED LED WALL SCONCE LIGHT - LSI INDUSTRIES (PWM) PWM-S-LED-(BOTH LW Ⓓ/ HO Ⓔ) SEE PLAN FOR LOCATIONS) -CW-UE-BLK-PHOTOCELL

SIGN LIGHTING - GROUND MOUNTED MODEL: LED-BPL100; HEAVY DUTY CAST ALUMINUM W/POWDER COATED FINISH; FINISH: RUST; GLASS: TEMPERED/HEAT RESISTANT CLEAR GLASS; BULB: LED 12V JC BI PIN 20W INCLUDED; GROUND SPIKE; PHOTOCELL: PROVIDE (1) EACH SIDE OF SIGN

GROUND MOUNTED SIGN



6X6 TREATED WOOD POSTS TO 30" BELOW GRADE; 4" GRANULAR MAT. BELOW POST, INFILL 12"ø POST HOLE W/3000 PSI CONCRETE MIN; TAPER CONC. TO DRAIN ABOVE GRADE. PROVIDE CERTAINTEED BUFFTECH 'Deerfield' WHITE VINYL FENCE TOP/BOTTOM RAIL + POST COVER/CAP; PROVIDE (2) SIDED SIGN LIEU OF PICKETS/RAIL TO MATCH THICKNESS

WRIGHT DESIGN

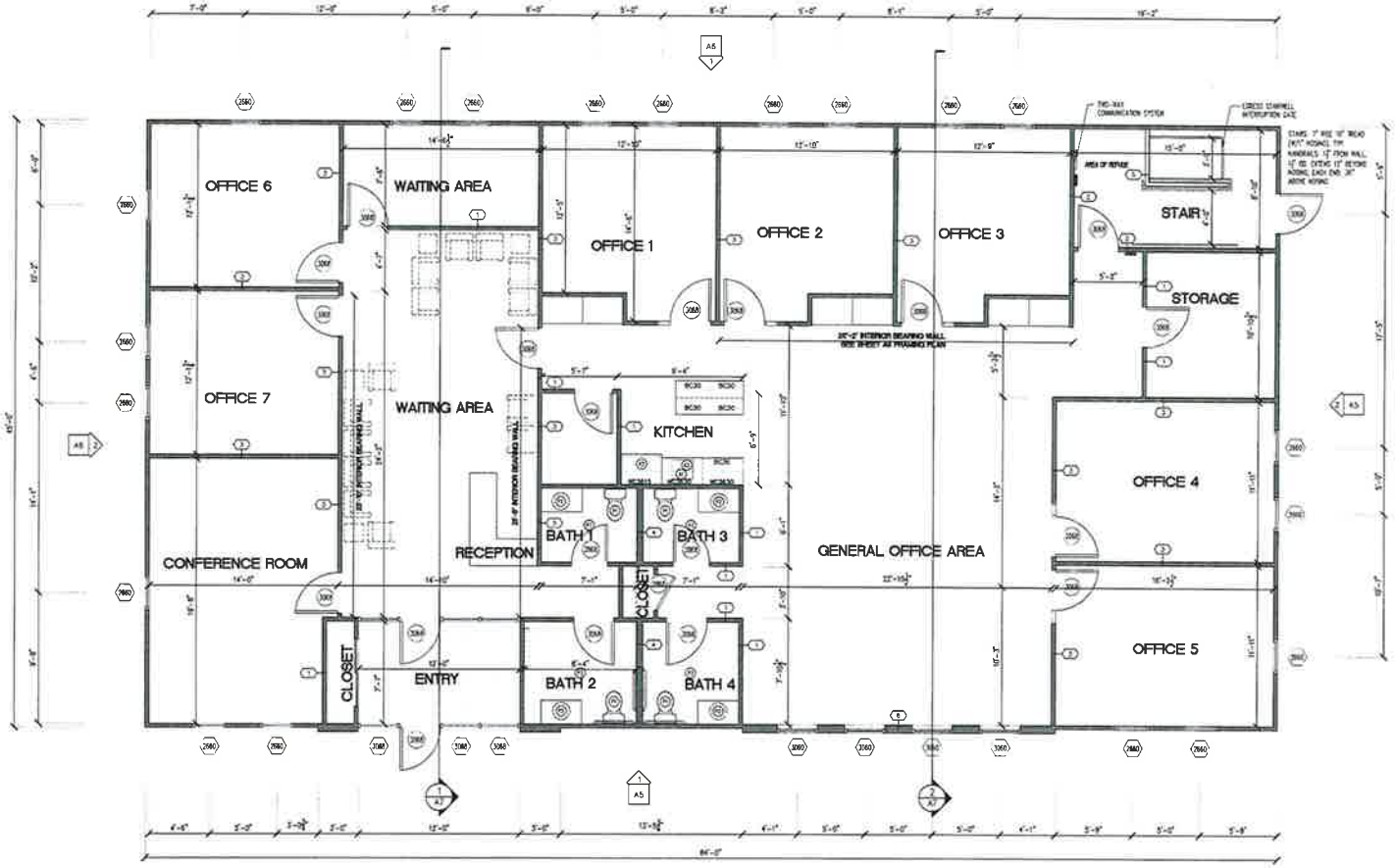
STATE OF OHIO
Preliminary
03/02/2015 2:22:05 PM
REGISTERED ARCHITECT

VALENCIA DIAZ OFFICE

PROJECT ADDRESS: [illegible]
CLIENT: MBA CONSTRUCTION GROUP, LLC 2188 KNIEL AVE CINCINNATI, OHIO 45214
ARCHITECT: WRIGHT DESIGN, LLC 4825 MADISON AVE CINCINNATI, OHIO 45227 513.321.4444 info@wright-design.com
PROJECT STATUS:

COVER

A1



1 A2 PLAN
SCALE: 1/4"=1'-0"

ALL DIMENSIONS TO FACE OF STUD/CONCRETE OR OPENING MIDPOINT

SIGN
PER SECTIONS 1007.9 AND 1011.3 PROVIDE AREA OF RETUG SIGNAGE. SIGNAGE SHALL COMPLY WITH THE ICC A117.1 REQUIREMENTS FOR VISIBLE AND TACTILE CHARACTERS

PARTITION SCHEDULE

DOOR SCHEDULE

WRIGHT DESIGN

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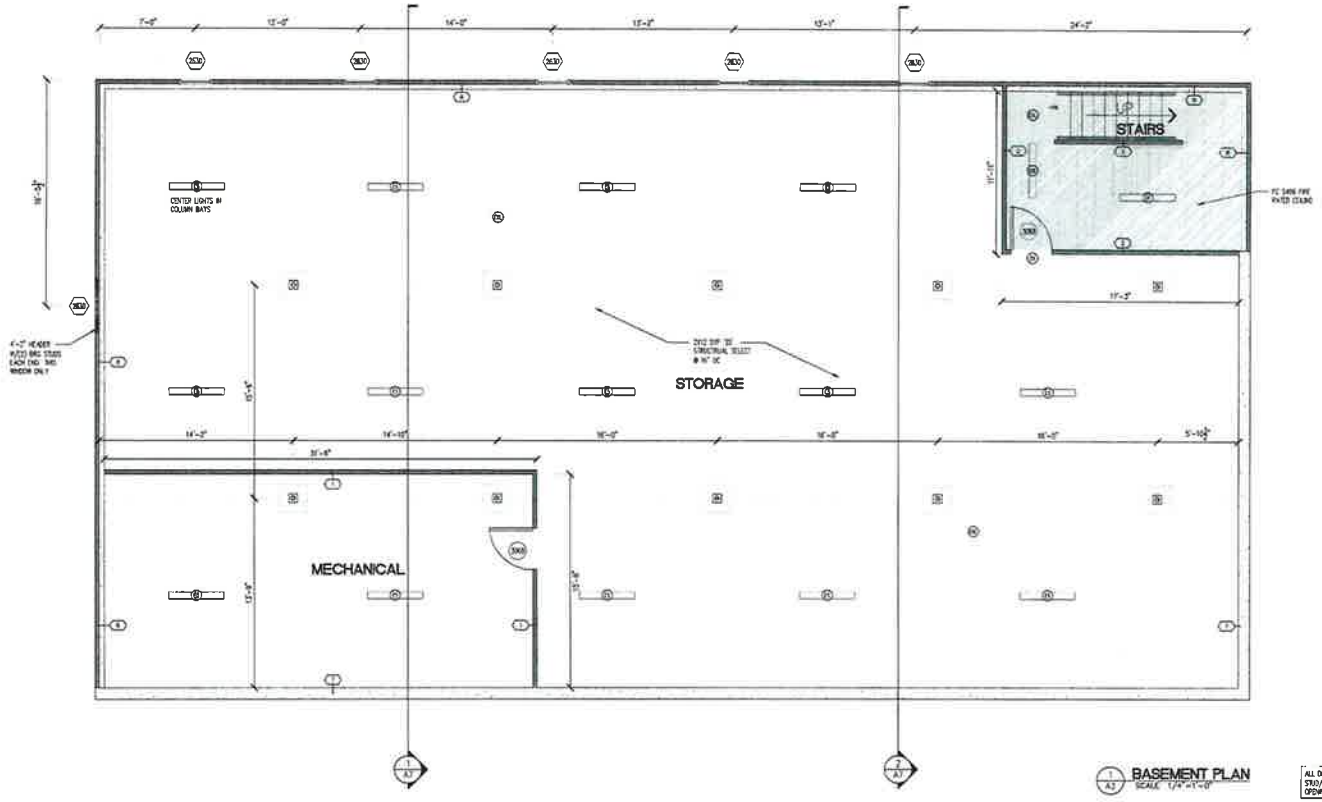
VALENCIA DIAZ OFFICE

PLAN

A2

April 23, 2015
ORDINANCE No. 2015-32



1 A3 BASEMENT PLAN
SCALE 1/4"=1'-0"

ALL DIMENSIONS TO FACE OF STUD/CONCRETE OR TO OPENING MIDPOINT

WRIGHT DESIGN

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VALENCIA DIAZ OFFICE

BASEMENT

A3

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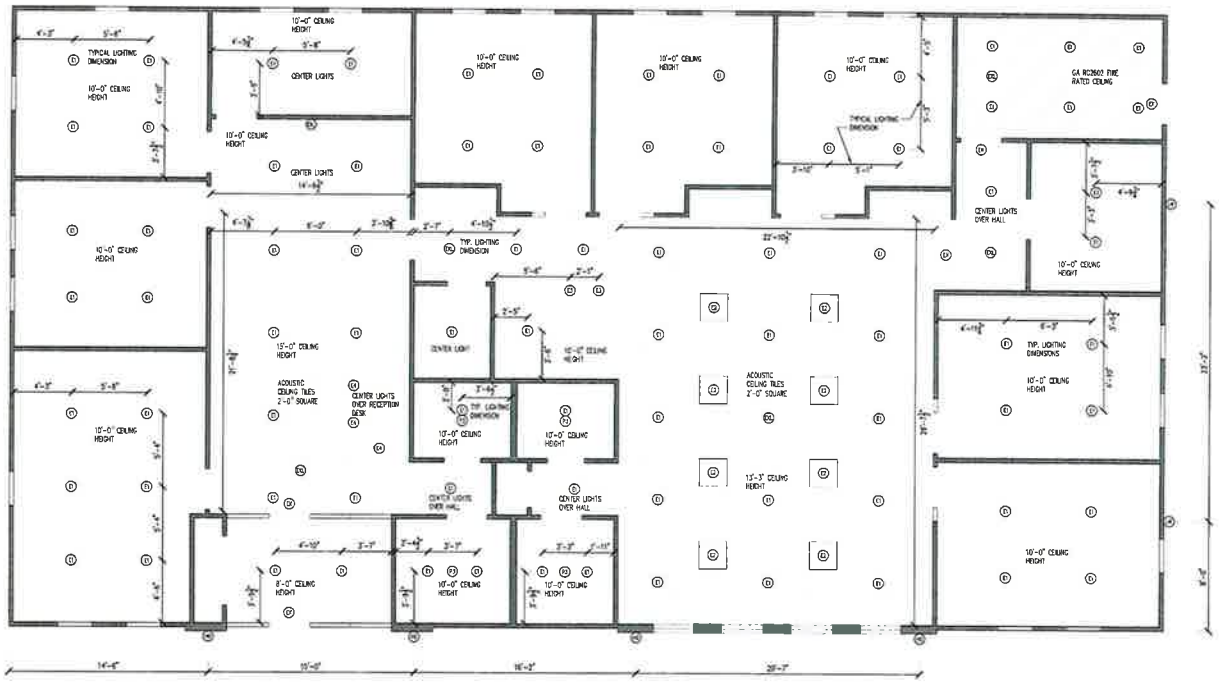

1 A4 REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

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VALENCIA DIAZ OFFICE

REFLECTED CEILING PLAN

A4

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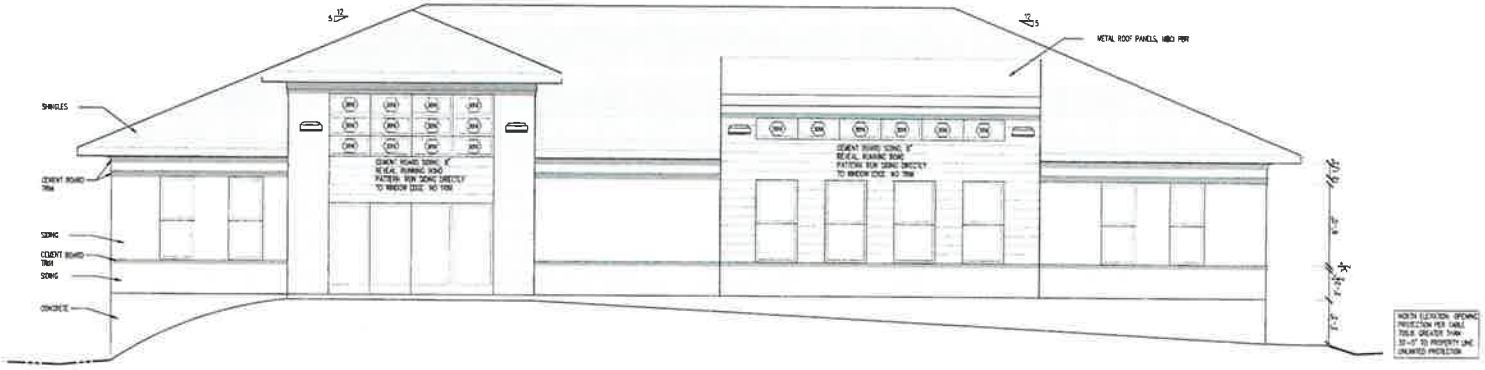
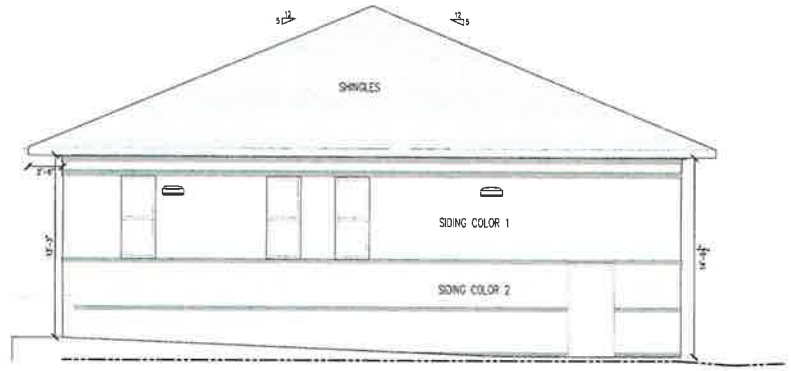
ORDINANCE No. 2015-32



1 A5 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 A5 WEST ELEVATION
SCALE: 1/4"=1'-0"

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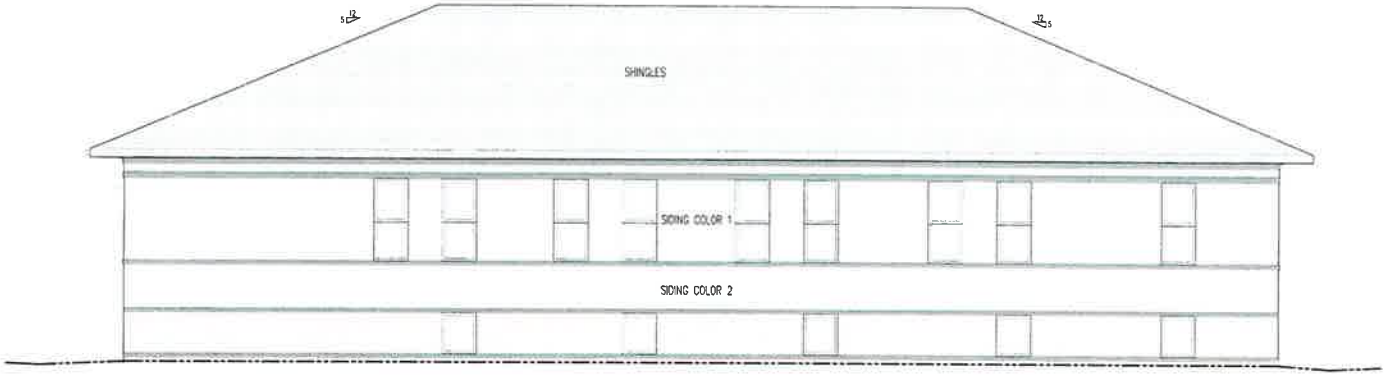
VALENCIA DIAZ OFFICE

ELEVATIONS

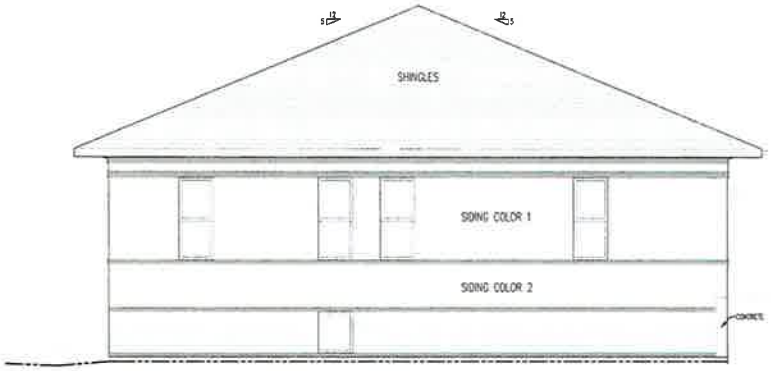
A5

April 23, 2015
ORDINANCE No. 2015-32



SOUTH ELEVATION OPENING PROTECTION PER TABLE 705.9 15'-0" TO PROPERTY LINE. 10% ALLOWABLE WINDOW AREA. UNPROTECTED NONOPENABLES 1216 SF WALL AREA = 198 SF ALLOWED OPENING 173.3 SF OPENING AREA

1 A6 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



2 A6 EAST ELEVATION
SCALE: 1/4"=1'-0"

EAST ELEVATION OPENING PROTECTION PER TABLE 705.9 15'-0" TO PROPERTY LINE. 10% ALLOWABLE WINDOW AREA. UNPROTECTED NONOPENABLES 810 SF WALL AREA = 1812 SF ALLOWED OPENING 173.3 SF OPENING AREA

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WRIGHT DESIGN

Preliminary
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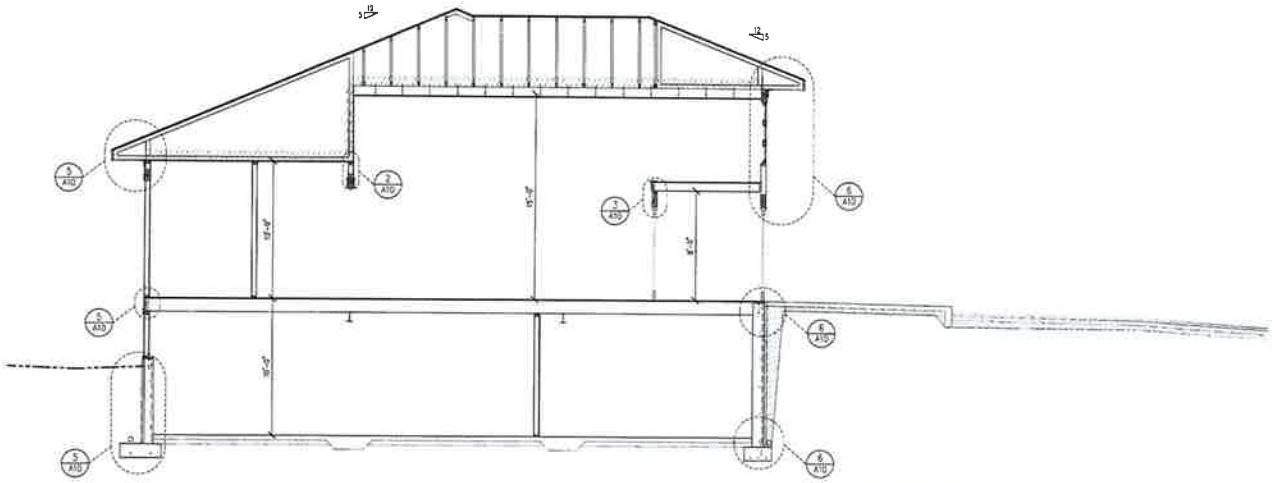
REGISTERED ARCHITECT

VALENCIA DIAZ OFFICE

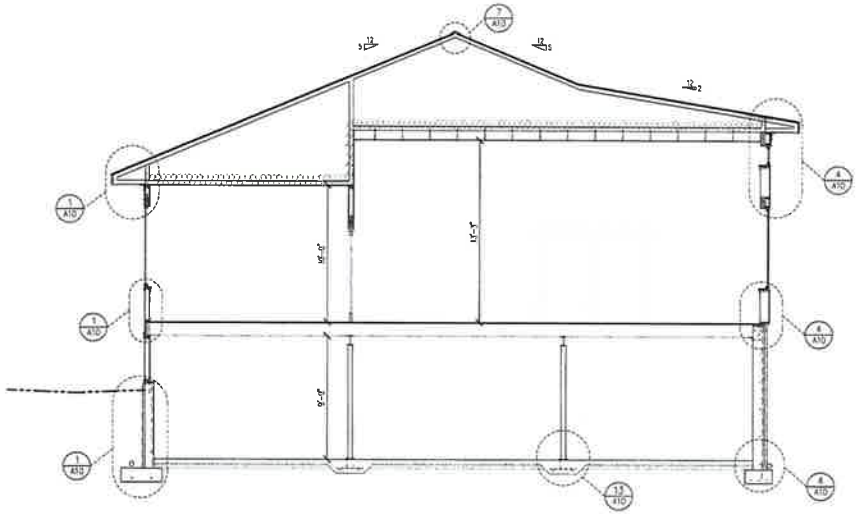
PROJECT ADDRESS: CINCINNATI, OHIO 45205
CLIENT: MAS CONSTRUCTION GROUP, LLC
2160 EASEL AVE.
CINCINNATI, OHIO 45214
ARCHITECT: WRIGHT DESIGN LLC
4693 HUDSON LANE
CINCINNATI, OHIO 45223
513.313.4444 [illegible]
PROJECT STATUS:

ELEVATIONS

A6



1 A7 SECTION
SCALE: 1/4"=1'-0"



2 A7 SECTION 2
SCALE: 1/4"=1'-0"

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WRIGHT DESIGN

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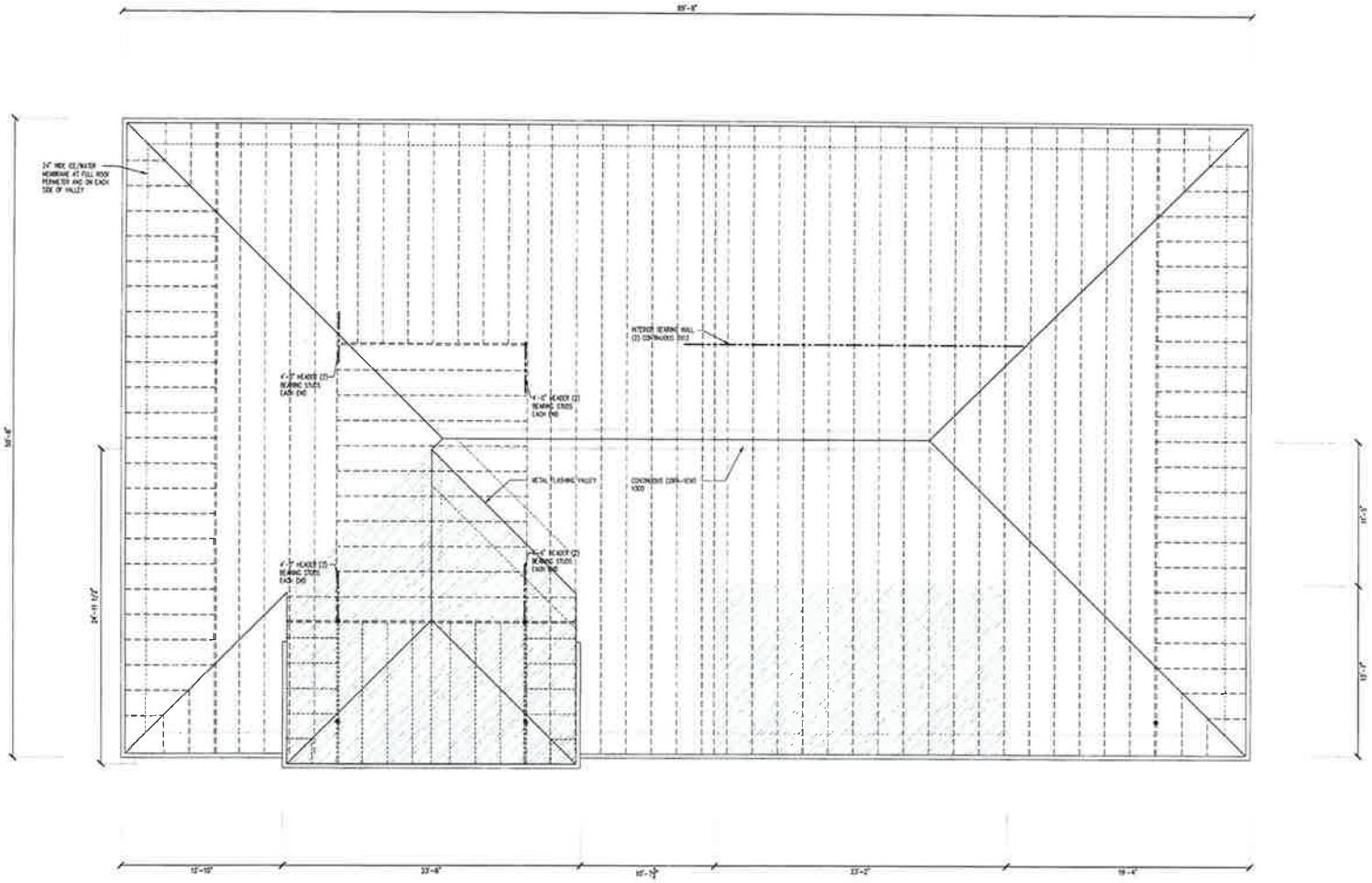
VALENCIA DIAZ OFFICE

SECTIONS

A7



1 A8 FRAMING PLAN
SCALE: 1/4"=1'-0"

WRIGHT DESIGN

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VALENCIA DIAZ OFFICE

FRAMING PLAN

A8

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FOUNDATION

EXTERIOR WALL

INTERIOR WALL

SUB-FLOOR

EXTERIOR FINISH

ROOF

MECHANICAL SYSTEM

MECHANICAL EQUIPMENT

ELECTRICAL SYSTEM

ELECTRICAL FIXTURES

PLUMBING FIXTURES

KITCHEN FIXTURES/APPLIANCES

PLUMBING SYSTEM

KITCHEN CASE WORK / COUNTERTOP

WINDOWS

DOORS

INTERIOR FINISHES

GEOTECHNICAL SERVICES

HEADER SCHEDULE

ENERGY EFFICIENCY SPEC.

PER ASHRAE 90.2001 TABLE 5.5-5
BUILDING INSULATION

BUILDING INSULATION

AIR LEAKAGE

GENERAL CONDITIONS

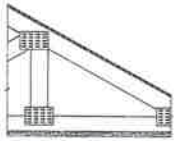
GENERAL NOTES

ROOF-CEILING SYSTEMS

GA FILE NO. RC 2602	GENERIC	1 HOUR FIRE

WOOD TRUSSES, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to wood trusses 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to trusses with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate trusses and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood trusses supporting 1/2" wood structural panels applied at right angles to trusses with 8d nails. Appropriate roof covering.



Approx. Ceiling Weight	5 psf
Fire Test	FM FC 172, 2-25-72 ITS, 8-6-98

WALLS AND INTERIOR PARTITIONS, WOOD FRAMED

GA FILE NO. WP 3241	PROPRIETARY!	1 HOUR FIRE	50 to 54 STC SOUND

GYPSUM WALLBOARD, RESILIENT CHANNELS, MINERAL FIBER INSULATION, WOOD STUDS

Resilient channels 24" o.c. attached at right angles to ONE SIDE of 2 x 4 wood studs 16" or 24" o.c. with 1 3/4" Type S drywall screws. One layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied parallel to channels with 1" Type S drywall screws 12" o.c. End joints backblocked with resilient channels. 3" mineral fiber insulation, 2.0 or 2.5 pcf, in stud space.

OPPOSITE SIDE: one layer 5/8" proprietary type X gypsum wallboard or gypsum veneer base applied at right angles to studs with 1 1/4" Type W drywall screws 12" o.c.

Vertical joints staggered 48" on opposite sides. Sound treated with study 48" o.c. and open face of mineral fiber insulation blankets toward resilient channel side of stud space.
(LOAD-BEARING)

Thickness	5 3/8
Approx. Weight	7 psf
Fire Test	Based on UL R3601-7 1 1/2 UL R2212-1 5-18-87 UL R7264 10 24-90 UL Design U311 Estimated
Sound Test	

PROPRIETARY GYPSUM BOARD

American Gypsum Company — 5/8" FIREBLOC TYPE C

PABCO Gypsum, Temple-Inland Forest Products Corporation — 5/8" FIREBLOC TYPE C; Gypsum Wallboard 1/2" FLAME CURBS Super "C"; 5/8" TGC

FLOOR-CEILING SYSTEMS, WOOD-FRAMED

GA FILE NO. FC 5406	GENERIC	1 HOUR FIRE	35 to 39 STC SOUND

WOOD JOISTS, GYPSUM WALLBOARD

Base layer 5/8" type X gypsum wallboard applied at right angles to 2 x 10 wood joists 24" o.c. with 1 1/4" Type W or S drywall screws 24" o.c. Face layer 5/8" type X gypsum wallboard or gypsum veneer base applied at right angles to joists with 1 7/8" Type W or S drywall screws 12" o.c. at joints and intermediate joists and 1 1/2" Type G drywall screws 12" o.c. placed 2" back on either side of end joints. Joints offset 24" from base layer joints. Wood joists supporting 1/2" plywood with exterior glue applied at right angles to joists with 8d nails. Ceiling provides one hour fire resistance protection for framing, including trusses.

Approx. Ceiling Weight	8 psf
Fire Test	FM FC 172, 2-25-72, ITS, 8-6-98
Sound Test	Estimated

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WRIGHT DESIGN

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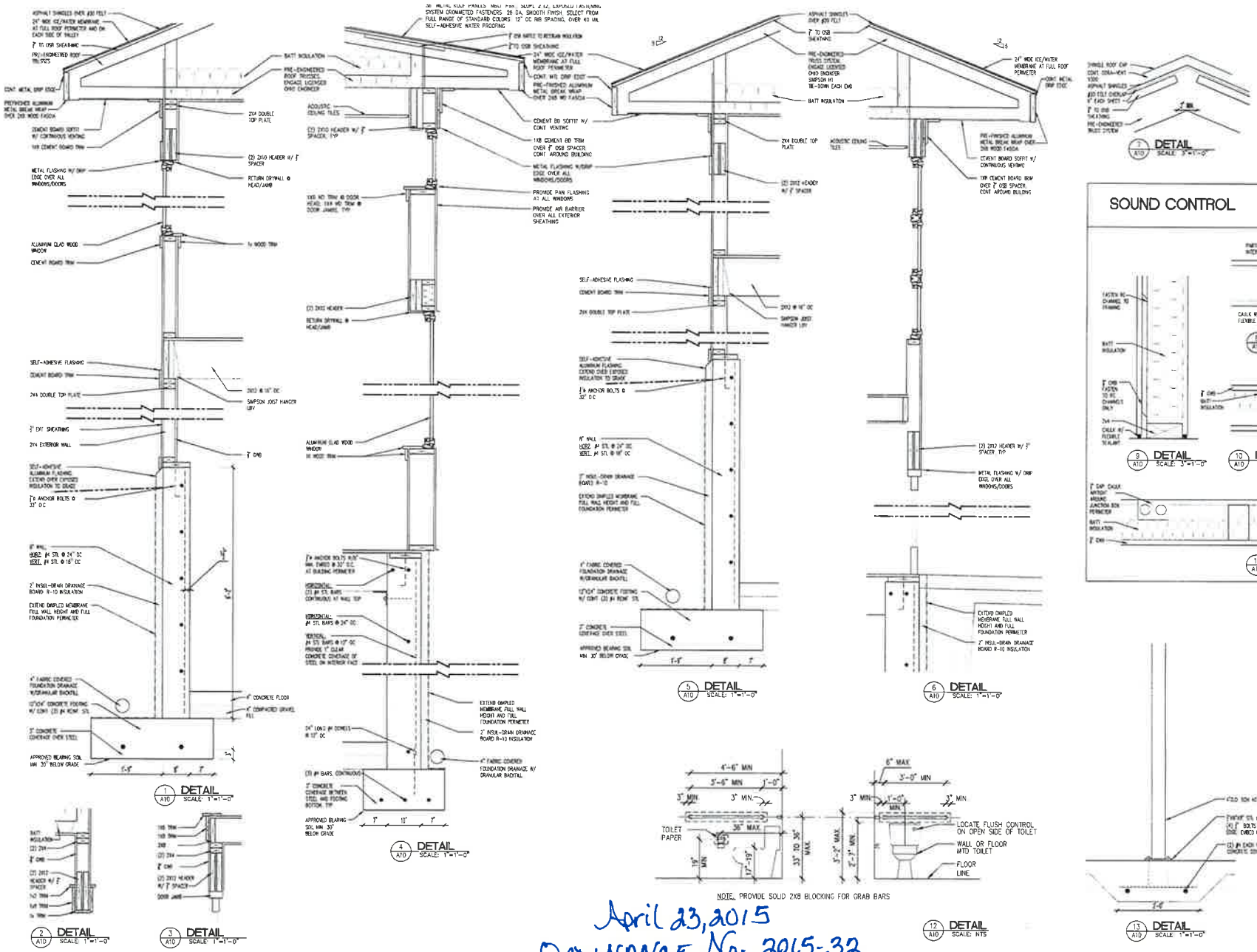
SPECIFICATIONS

A9



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VALENCIA DIAZ OFFICE

DETAILS

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