

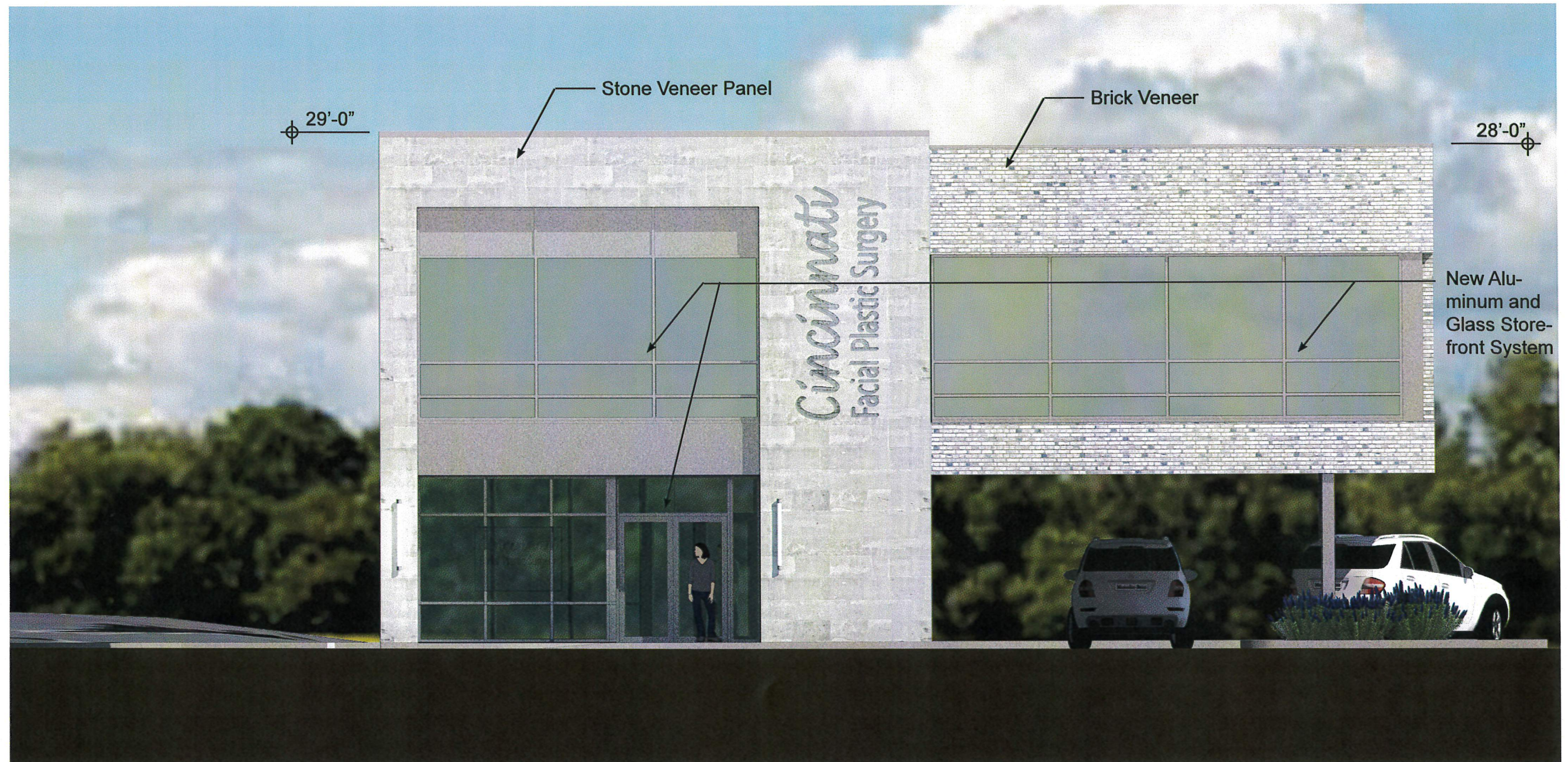


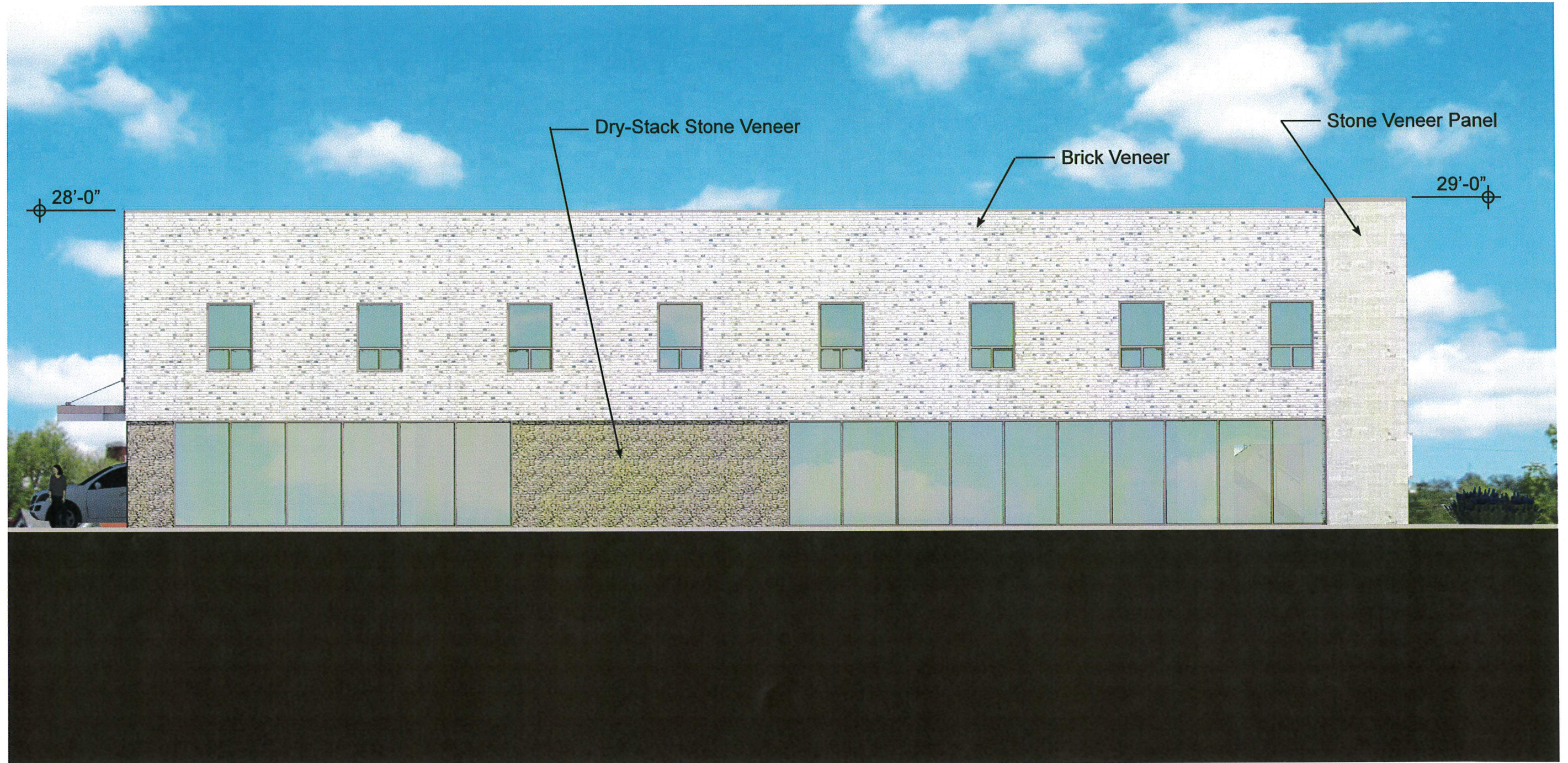
Flat Roof Line
No windows

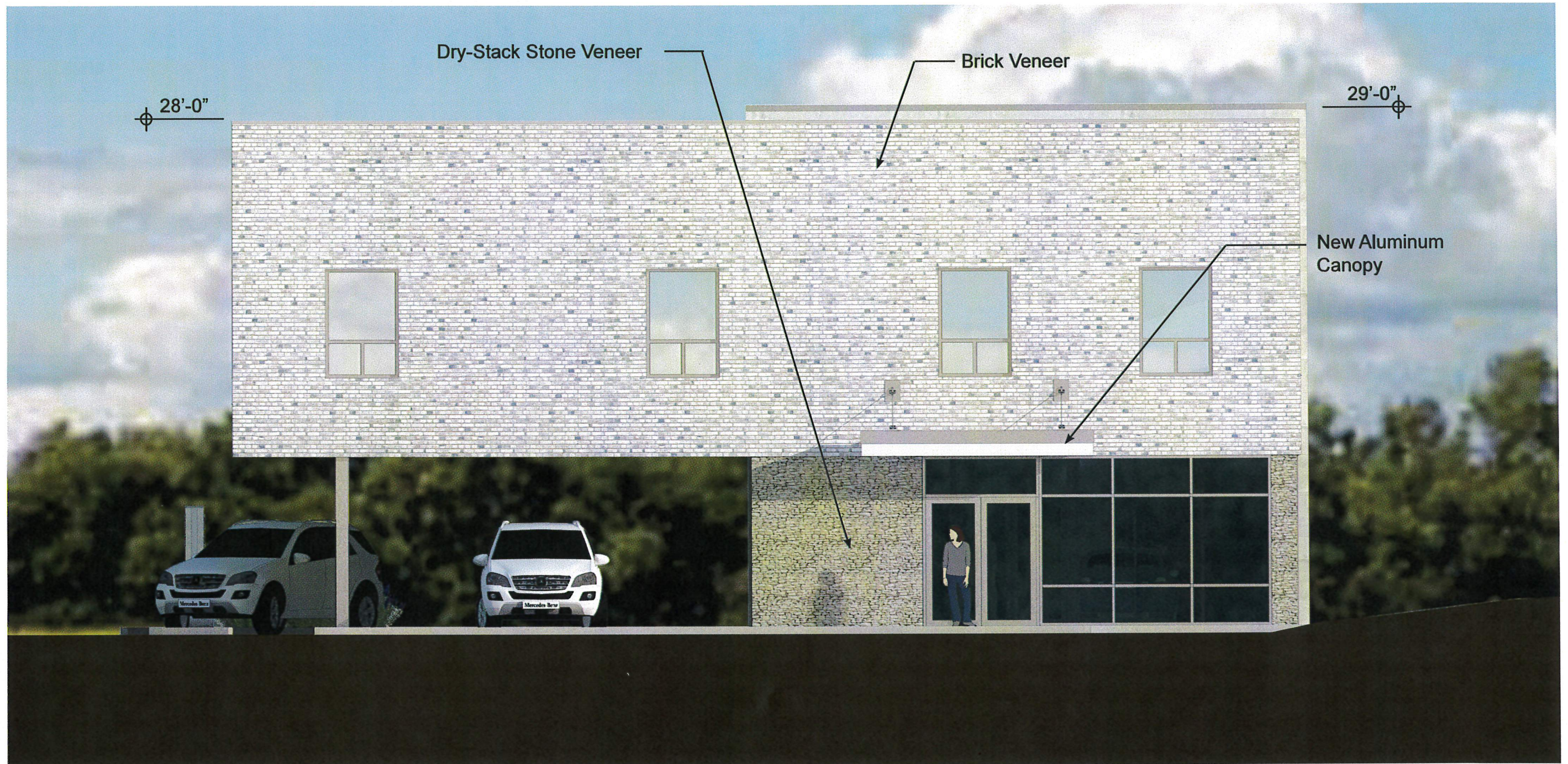
Corrugated Metal Siding - Dominant Material

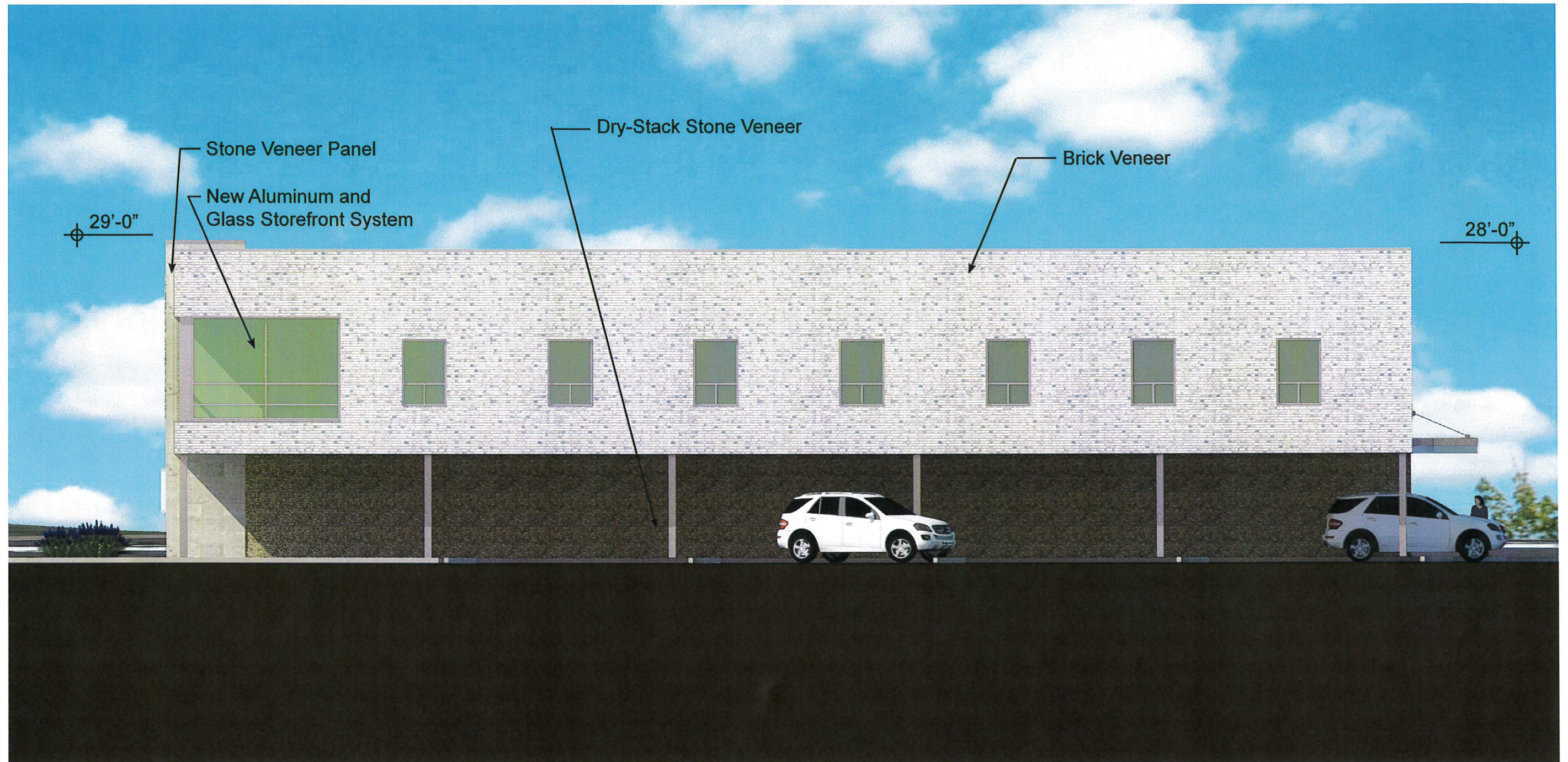


NOTE: The goal for the proposed project is to complete an exterior renovation of the existing building in order to bring it into compliance both with the current zoning guidelines and the character of the surrounding commercial buildings. The renovation is tied to the proposed expansion of Cincinnati Facial Plastics to occupy the first floor the the building.



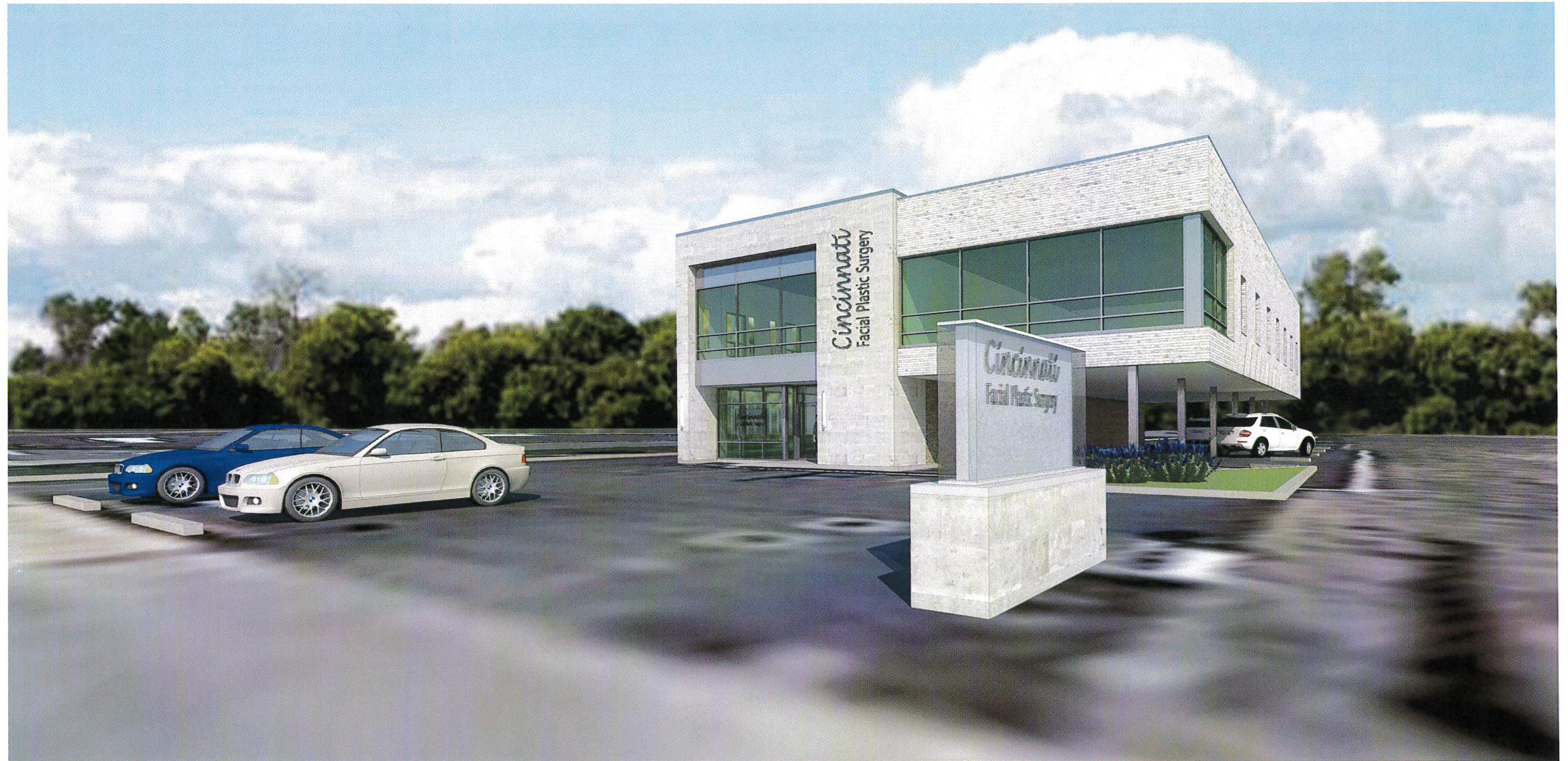














EXISTING CONDITIONS

EXISTING CONDITION						
MONTGOMERY RD. ELEVATION (SOUTH)	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x57'	1,026	galv. corrugated metal siding	1,026	100.00%	78.75%
1st floor	9'-4"x29'-8"	277	brick (1'-6"x9'-4"; 9'-4"x9'-4") glass (19'x9'-4")	100 177	36.12% 63.93%	7.68% 13.59%
TOTAL AREA		1,303				

EAST ELEVATION (with overhang / drive-thru)						
	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x110'	1,980	galv. corrugated metal siding windows (8 @ 3'-8"x5'-8")	1,959 21	98.94% 1.06%	65.16% 0.70%
1st floor	9'-4"x110'	1,027	brick (9'-4"x106'-0") glass (4'x9'-4")	970 37	94.48% 3.60%	32.26% 1.23%
TOTAL AREA		3,007				

REAR ELEVATION (NORTH)						
	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x57'	1,026	galv. corrugated metal siding windows (4 @ 3'-8"x5'-8")	1,015 11	98.93% 1.02%	77.90% 0.81%
1st floor	9'-4"x29'-8"	277	brick (1'-6"x9'-4"; 9'-4"x9'-4") glass (19'x9'-4")	100 177	36.12% 63.93%	7.68% 13.59%
TOTAL AREA		1,303				

WEST ELEVATION						
	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x110'	1,980	galv. corrugated metal siding windows (8 @ 3'-8"x5'-8")	1,959 21	98.94% 1.06%	65.16% 0.70%
1st floor	9'-4"x110'-0"	1,027	brick (14'-0"x9'-4"; 6'-0"x9'-4"; 4'-0"x9'-4") glass (33'-0"x9'-4"; 53'-0"x9'-4")	224 803	21.82% 78.22%	7.45% 26.71%
TOTAL AREA		3,007				

EXISTING CONDITIONS MATERIAL SUMMARY			
MATERIAL	TOTAL SF	PERCENTAGE OF OVERALL	
GLASS	1,189	13.91%	
METAL	5,959	69.77%	
BRICK 1	1,394	16.32%	
	0	0.00%	
TOTAL	8,542		

OPTION A

PROPOSED FAÇADE IMPROVEMENT						
MONTGOMERY RD. ELEVATION (SOUTH)	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x57'	1,093	GLASS VENEER STONE PANEL DRY-STACK STONE BRICK	283 290 0 254	25.89% 26.53% 0.00% 23.24%	20.61% 21.12% 0.00% 18.50%
1st floor	9'-4"x29'-8"	280	GLASS VENEER STONE PANEL DRY-STACK STONE BRICK	175 106 0 0	62.50% 37.86% 0.00% 0.00%	12.75% 7.72% 0.00% 0.00%
TOTAL AREA		1,373				

EAST ELEVATION (with overhang / drive-thru)						
	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x110'	1,996	GLASS VENEER STONE PANEL DRY STACK STONE BRICK	315 17 0 1,695	15.78% 0.85% 0.00% 84.92%	10.42% 0.56% 0.00% 56.08%
1st floor	9'-4"x110'	1,027	GLASS VENEER STONE PANEL DRY-STACK STONE BRICK	0 65 961 0	0.00% 6.33% 93.61% 0.00%	0.00% 2.15% 31.79% 0.00%
TOTAL AREA		3,023				

REAR ELEVATION (NORTH)						
	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x57'	1,093	GLASS VENEER STONE PANEL DRY-STACK STONE BRICK	100 33 0 955	9.15% 3.02% 0.00% 87.37%	7.28% 2.40% 0.00% 69.56%
1st floor	9'-4"x29'-8"	280	GLASS VENEER STONE PANEL DRY-STACK STONE BRICK	175 7 100 0	62.50% 2.50% 35.71% 0.00%	12.75% 0.51% 7.28% 0.00%
TOTAL AREA		1,373				

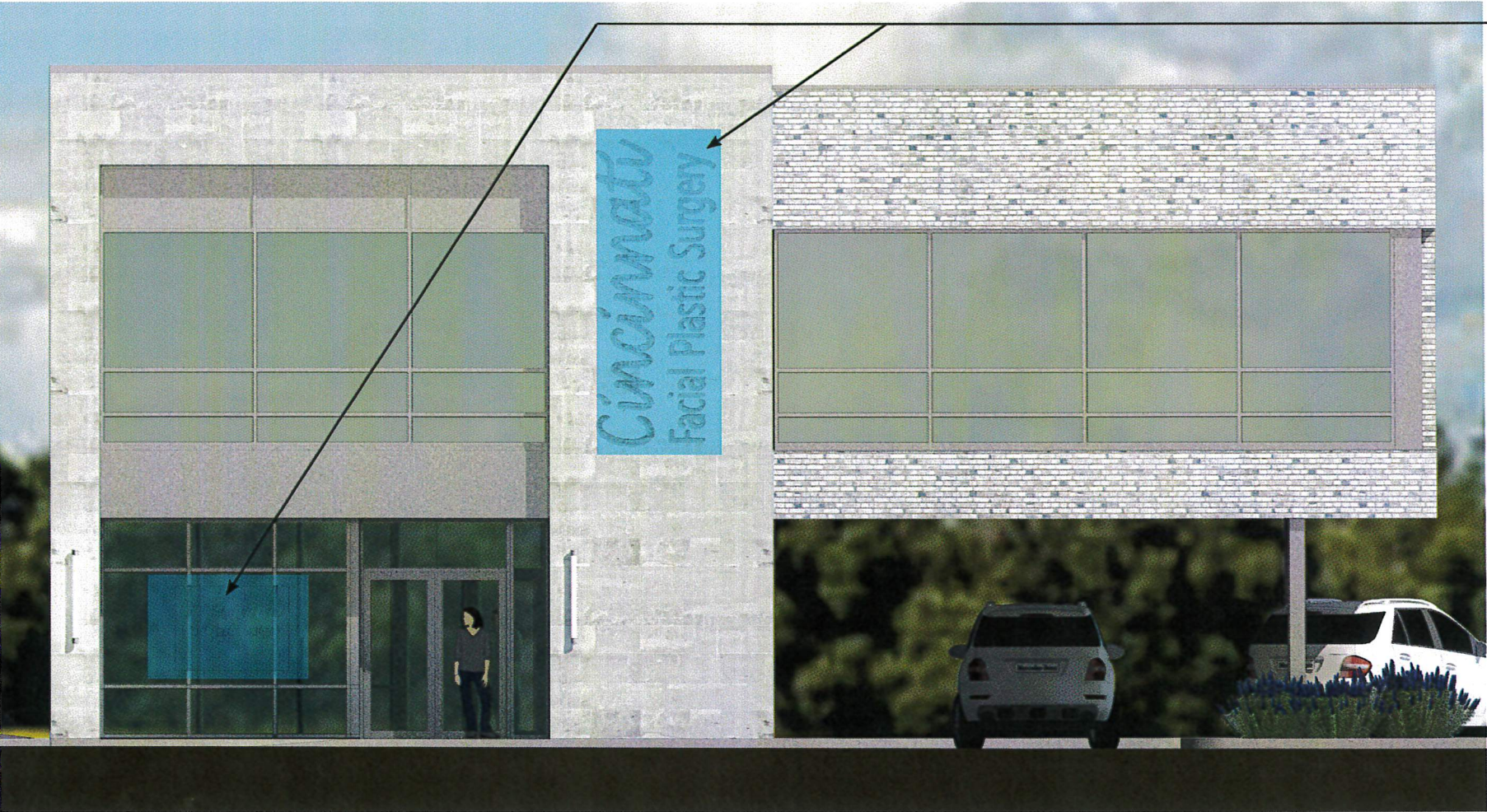
WEST ELEVATION						
	DIMS.	TOTAL AREA SF	MATERIALS	MATERIAL AREA	%	% OVERALL ELEVATION
2nd floor	18'x110'	1,996	GLASS VENEER STONE PANEL DRY-STACK STONE BRICK	200 133 0 1,803	10.02% 6.66% 0.00% 90.33%	6.62% 4.40% 0.00% 59.65%
1st floor	9'-4"x110'-0"	1,027	GLASS VENEER STONE PANEL DRY-STACK STONE BRICK	704 67 258 0	68.57% 6.53% 25.13% 0.00%	23.29% 2.22% 8.54% 0.00%
TOTAL AREA		3,023				

TOTAL AREA

7,863

PROPOSED RENOVATION MATERIAL SUMMARY			
MATERIAL	TOTAL SF	PERCENTAGE OF OVERALL	
GLASS	1,653	19.47%	
STONE	1,772	20.87%	
DRY-STACK	3,270	38.52%	
BRICK 2	1,695	19.96%	
	100	1.18%	
TOTAL	8,490		

6,737
79.35% MASONRY



Possible Signage Areas

NOTE: Final signage design area and details will be submitted at a later date as part of a separate signage permit submission.