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Topic: Troy Ohio Planning Commission

Time: This is a recurring meeting Meet anytime

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Meeting ID: 843 3237 1022

Please note the following:

1. The meetings may be televised live on the City's Facebook page (subject to the technological capability)
2. The public can submit questions or comments on any item in advance of the meeting by submitting them to Planning Commission Secretary, Sue Knight at sue.knight@troyohio.gov. Questions or comments are to be submitted no later than noon, the day of the meeting

Notes for Planning Commission Members:

1. Members should be un-muted (unless there are background noises that would be picked up on audio)
2. Everyone else is asked to stay muted unless called upon
3. Please be aware that once you join the meeting you are on video

AGENDA - TROY PLANNING COMMISSION MEETING

WEDNESDAY, SEPTEMBER 23, 2020, 3:30 P.M.

1. Roll Call
2. Minutes - 8-26-2020
3. Historic District Application - 2 & 6 N. Market Street for exterior renovations (including: removal of shutters on both South and East elevations; remove awnings from East elevation door and windows; install new awning cover; replace six picture windows under the awning on the South elevation with wood aluminum clad bi-fold windows; repainting of all walls/cornices/windows, repainting/finishing doors; new signage and lighting)
Owner: 2 N. Market Street, LLC
Applicant: Wade and Yavonne Sarber
-Commission to make decision
4. Other

Note to Commission members:

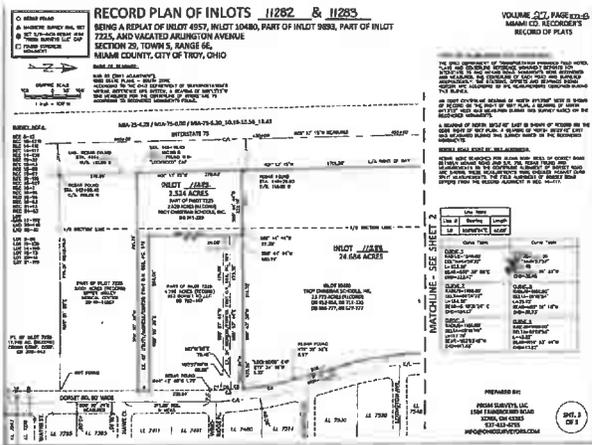
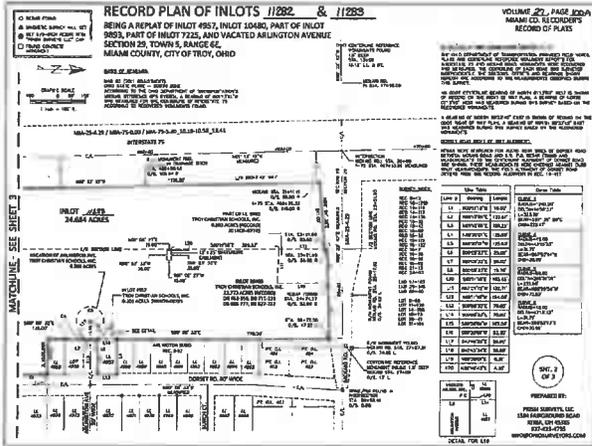
If you will not be attending, please email or call Sue.

August 26, 2020

A regular meeting of the Troy Planning Commission was held remotely on Wednesday, August 26, 2020, at 3:40 p.m., with Chairman Alan Kappers presiding. Members attending – Titterington, Wolke, Oda, Westmeyer, McGarry, and Ehrlich; Staff attending: Development Director Davis and Assistant Development Director Harris.

MINUTES OF AUGUST 12 MEETING. Minute were approved upon motion of Mr. McGarry, second by Mr. Titterington.

MAJOR CHANGE TO THE TROY CHRISTIAN SCHOOLS EDUCATION AND PERFORMING ARTS FACILITY PLANNED DEVELOPMENT – RESIDENTIAL (PD-R) AT 700 S. DORSET ROAD TO ADD A PARCEL TO THE AREA OF THE PD-R (IL 4958 PARCEL NO. D08-048770) AND REZONE THAT PARCEL TO THE PD-R ZONING, ESTABLISH A PARKING LOT WITHIN THE PD AREA TO INCLUDE IL 4958 WITH THE LOT LOCATED OFF ARLINGTON AVENUE AND INCREASE THE AREA OF THE PLANNED DEVELOPMENT FROM 24.684 ACRES TO 24.862 ACRES. OWNER: TROY CHRISTIAN SCHOOLS INC.; APPLICANT: STEPHEN BUTLER (COMMUNITY CIVIL ENGINEERS, LLC). Staff reported: applicant is requesting a major revision to the General Plan of the Planned Development approved by City Council last September by Ordinance O-31-2019. See approved Record Plan below.



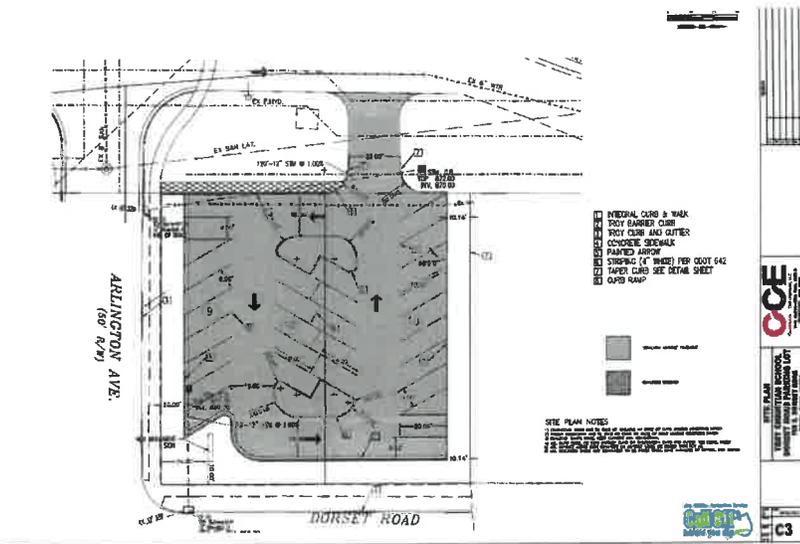
The original Planned Development measured 24.684 acres bordered by the land located between I-75, McKaig Road, and Arlington Avenue and S. Dorset. Troy Christian Schools (TCS) located at 700 S. Dorset Road has recently acquired residential lot 468 S. Dorset Road consisting of 0.178 acres, and now wishes to combine this parcel zoned R-5 Single-Family with the original 24.684 acre zoned Planned Development. The proposed Planned Development parcel would total 24.862 acres.

Map



The intent is to build a parking lot on the newly acquired 466 S. Dorset Road and the previously rezoned property 1611 S. Dorset Road which also abuts Arlington Avenue. There is no change to the existing Planned Development parcel (IL 11282) to the south at 2.5 acres established by Ordinance 0-31-2019. Future improvements to this site are still unknown. Additionally, TCS wishes to widen and add a small drive on the south side (IL 11283) of the high school that leads up to their wrestling facility to better improve the internal traffic flow.

The proposed 29 space parking lot development will be fully presented at the Final Development Plan step of this major revision. Both Engineering and Development Departments are reviewing applicable standards and requirements, including storm water, traffic flow, access, number of spaces, setbacks, landscaping, utilities, etc. The parking lot will have no access to Arlington Avenue or S. Dorset Road. The proposed site had a previously approved monument ground sign, of which the applicant would like to move an additional 10 feet from Arlington Avenue.



GENERAL PLANS STANDARDS:

As this is a Major alteration to the approved Planned Development, Planning Commission is required to review the proposed General Plan and may recommend the General Plan to City Council if it determines that the plan satisfies, at a minimum, the following criteria:

1. The General Plan should follow to the maximum extent practicable the Comprehensive Plan for the City, taking into account current facts and circumstances; **The Troy Comprehensive Plan indicates the proposed area is for schools, institutions, and religious use. The land will continue to be in compliance with the Troy Comprehensive Plan.**
2. An exemption to conventional zoning is justified because the Comprehensive Plan for the City can be more faithfully and reliably implemented by the use of PD zoning; **The exemption to conventional zoning is justified. The City of Troy Zoning Code does not permit parking lots in a zoning district different from property it serves.**

3. The General Plan is compatible with the location, topographic and other characteristics of the site and will bear a beneficial relationship with surrounding land uses in terms of noise, smoke, dust, debris, or other nuisances; **The Plan is compatible with these characteristics.**
4. The General Plan is carefully designed to support surrounding streets, utilities and other public improvements; **Public improvement and infrastructure have been studied with this proposed use for this area. The proposed parking lot will be reviewed for proper access and traffic flow as an addition to the site.**
5. The General Plan represents an efficient and economic use of the land in view of the community's need for a balance of land uses; **The proposed development will serve both the APAC and Education facilities as off-street parking in this neighborhood.**
6. All public streets, utilities and services necessary to carry out the General Plan are available to the site, or will be extended or improved by the developer and/or City in time to permit the development to be properly served; **The property has access to public utilities at the site and will meet any storm water requirements.**
7. Exception from conventional zoning is warranted by design goals or other criteria and/or the need to provide a variety of development opportunities within the community; **An exemption is warranted from regular zoning. The PD proposes to combine both lots and bring the additional property into compliance with the City of Troy Zoning Code.**
8. The design of the development protects natural assets such as streams, wood lots, steep terrain, and other critical environments in the City; **Not applicable in this request.**
9. Taken as a whole the development of the proposed PD will have a positive effect on the health, safety, and general welfare of the City; **The proposed PD will create a positive effect on the community serving both the performance arts center and school.**
10. The General Plan appears capable of being implemented by a Final Development Plan which meets all requirements of this Section. **The General Plan is capable of implementation by a Final Development Plan.**

ZONING CODE:

In reviewing a rezoning proposal, Section 1139.07 outlines the criteria on which to base decisions:

(A) Whether the change in classification would be consistent with the intent and purpose of this Zoning Code. The rezoning would be consistent with the following sections of the Zoning Code:

- 1131.02 (g) "To provide for creatively designed single-use and mixed-use Planned Developments, and to preserve their character and vitality through ongoing regulatory supervision."
- 1131.02 (v) "To provide for thorough, efficient and lawful Code administration."

(B) Whether the proposed amendment is made necessary because of changed or changing conditions in the area affected, and, if so, the nature of such changed or changing conditions. No changes in the area have created this rezoning request.

(C) Whether the uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity. The proposed use of the property is compatible with the other uses in the immediate vicinity. Schools – public or private, are permitted within residential districts.

(D) Whether adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified. The proposed PD can and will be served by City water and sewer. All other public services can be provided with the proposed rezoning.

(E) The amount of vacant land that currently has the same zoning classification as is proposed for the subject property, particularly in the vicinity of the subject property, and any special circumstances, in any, that make a substantial part of such vacant land unavailable for development. The property is not surrounded by vacant land with the current R-5 and M-2 zoning classifications.

(F) Whether the proposed amendment would correct an error in the application of this Zoning Code as applied to the subject property. Not applicable in this request.

Staff also commented that the following minor changes are part of the application, but do not require PC recommendation or Council approval:

1. Moving a monument sign 10' to the north of the initial location,
2. Widening the drive to the south end of the development.

Mr. Kappers asked if the monument sign will be lighted and how the parking lot lighting will be handled. Staff advised that will be part of the staff review of the final plan, but that the landscaping and lighting location will be sensitive to the neighbors.

Staff did not recommend the Commission hold a public hearing, noting that City Council is required to hold a public hearing. Staff recommended that Planning Commission make a positive recommendation to City Council to approve this request for Planned Development zoning.

RECOMMENDATION REGARDING PUBLIC HEARING. A motion was made by Mr. Wolke, seconded by Mrs. Ehrlich, that the Planning Commission not hold a public hearing on the Major Change to the Troy Christian Schools and Performing Arts Facility Planned Development – Residential.

MOTION TO NOT HOLD A PUBLIC HEARING APPROVED BY UNANIMOUS ROLL CALL VOTE

RECOMMENDATION TO COUNCIL: A motion was made by Mr. McGarry, seconded by Mr. Westmeyer, that the Troy Planning Commission recommends to Troy City Council that the proposed Major Change to the General Plan of the Troy Christian Schools and Performing Arts Facility Planned Development – Residential be approved as presented, and as recommended by City staff for the elements of

- Include Inlot 4958, Parcel No. D08-048770, 466 S. Dorset Road, in the Planned Development and rezone that lot from R-5, Single-Family Residential District, to Planned Development – Residential
- Establish a parking lot within the Planned Development, with the parking lot to include Inlot 4958. The parking lot is to be located off Arlington Avenue.
- Increase the area of the Planned Development from 24.684 acres to 24.862 acres.

MOTION APPROVED, UNANIMOUS ROLL CALL VOTE

There being no further business, the meeting adjourned at 3:56 p.m. upon motion of Mr. Wolke, seconded by Mr. McGarry.

Respectfully submitted,

_____ Chairman

_____ Secretary

TO:	Troy Planning Commission
FROM:	Planning Staff – Gregg Harris
DATE:	September 18, 2020
SUBJECT:	Historic District Review: 2 & 6 N. Market St.
OWNER:	2 North Market Street, LLC (Bob Widule)
APPLICANT:	Wade & Yavonne Sarber – Agave & Rye

BACKGROUND:

The applicants, Wade and Yavonne Sarber, are requesting a historic review from the Planning Commission for exterior renovation at 2 and 6 N. Market Street. Both buildings are listed on the National Register of Historic Buildings. According to the OHI form, 2 N. Market Street commercial building was built by Henry Mayo in 1848 and classified as a Victorian with Greek Revival influence. The building has two frontages with the main entrance on the Market Street side and a covered porch on the square. The 6-8 N. Market Street is a commercial building that was built between 1900-1910, and has been separated into two buildings separately owned.

February 2020, a new owner purchased the former La Piazza building which includes both 2 and 6 N. Market Street buildings. Since that time apartment spaces have been renovated and new leases issued. The first floor stretches across both buildings and has attracted a new concept restaurant Agave & Rye, which is a modern Tequila and Bourbon Hall creating epic experiences for patrons. Downtown Troy will be there sixth location.

PROPOSAL:

Agave & Rye along with their sign company have submitted exterior modifications to both buildings which include the following:

1. Shutters:
 - a. Remove shutters on both the South and East Elevations.
2. Awnings:
 - a. Remove (4) and install (5) black and white stiped 4’x6’ sculpted awnings (Sunbrella) over the East Elevation door and windows as indicated on renderings.
 - b. Replace 54’x4’-4” awning cover with a black and white striped cover.
3. Windows:
 - a. Replace (6) picture windows (apx. 30”x70” each) under the awning on the South Elevation with (4) sets of wood aluminum clad Bi-Fold Windows made by Sierra Pacific. Matching color black.
4. Painting:
 - a. All wall elevations color change to black with white trim along the cornice and windows as indicated on the renderings
 - b. Doors:
 - i. South elevation has (3) doors. Far left side and next to the awning will be painted black. The other (2) doors under the awning will have a faux finish (faux color combines transparent yellow, red and green)
 - ii. East Elevation has (2) doors and have a faux finish

5. Signage and Lighting:

a. South Elevation:

- i. A total of 25.84 sq.ft. of signage in white lettering and graphic along the valance of the awning (See A&E Sign Page 3)
- ii. Building wall signage towards the roof located at the top 35"x120" in white ½" PVC lettering including bee logo.

b. East Elevation:

- i. Building wall signage above door/awning for "Carry Out" (11'x53") and Agave & Rye with logo located above the arched window (25"x88") using PVC lettering.
- ii. Both South and East Elevations share equally a large agave bee on the corner

- c. Existing Projecting Sign to be refaced each side with a 42"x66" panel with white lettering. Sign cabinet to be painted black. External lighting fixture also painted black to be mounted as a corner bracket.

DISCUSSION:

This property is located at the Northwest Corner of the Public Square and is zoned B-3, Central Business District. The ground floor has been vacant for a couple of years as an empty restaurant space and the second story is being used as residential.

Agave & Rye propose the noted exterior building modifications to both make the updated improvements to the building and to bring their epic experience that sets them apart from the traditional restaurant.

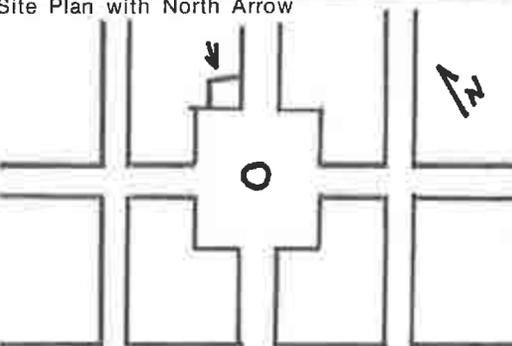
The application has been reviewed for compliance with all requirements of the zoning code except for the additional design standards imposed by the historic district regulations and has been found to comply with same. (Renderings Attached)

RECOMMENDATION:

Staff recommends approval of the proposed modifications of the applicant as submitted.

OHIO HISTORIC INVENTORY

Historic Preservation Office
Ohio Historical Society
Columbus, Ohio 43211

No. <u>11-75E Troy Public Square Historical District</u> County <u>Miami</u> Location of Negatives <u>H 14, 15</u> <u>Mont. Co. Hist. Soc.</u>		4. Present Name(s) <u>Mayo-Harter Building</u>		1. No. <u>11-75E</u> County <u>Miami</u>
		5. Other Name(s) <u>Harter Hardware Store Building</u>		
Specific Location <u>N.W. corner Public Square on North Market Street</u> <u>2-6 N. Market St.</u>		16. Thematic Category <u>C</u>		4. Present Name(s) <u>Mayo-Harter Building</u>
City or Town If Rural, Township & Vicinity <u>Troy</u>		17. Date(s) or Period <u>1848</u>		
Site Plan with North Arrow 		18. Style or Design <u>Early Victorian</u>		
Coordinates Lat. <u>40° 02' 24"</u> UTM <u>3803 3571</u> Long. <u>84° 12' 13"</u> <u>Troy</u>		19. Architect or Engineer 20. Contractor or Builder 21. Original Use, if apparent <u>Commercial</u>		
Site <input type="checkbox"/> Building <input checked="" type="checkbox"/> Structure <input type="checkbox"/> Object <input type="checkbox"/>		22. Present Use <u>Commercial</u>		
On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		23. Ownership Public <input type="checkbox"/> Private <input checked="" type="checkbox"/>		
Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Owner's Name & Address, if known <u>James Derek & Jennifer McCulstein</u> <u>3860 W. Bausman Rd</u> <u>Washington Twsp 45356</u>		
Name of Established District 		25. Open to Public? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		26. Local Contact Person or Organization <u>Troy Historical Society</u>		
		27. Other Surveys in Which Included <u>Historic Troy, Ohio. 1974.</u> <u>NATIONAL REGISTER</u>		
Further Description of Important Features <u>The rectangular windows are 2/2 double hung sash with stone lintels and sills. The ground floor is store front on the Square and Market Street. The gable roof has a boxed cornice with frieze and returns, pairs of interior chimneys in the north wall, south wall and one in the west wall. Three story brick commercial building with a gable roof. DF: include 2/2 windows (6/6 on the second floor); stone lintels and sills; boxed cornice with returns and frieze;</u>		28. No. of Stories <u>3</u>		
History and Significance <u>Built by Henry S. Mayo in 1848. This is the south end of commercial row constructed after a major fire in 1824. Until the fire it was the site of Benjamin Overfield's second tavern. For nearly 50 years it housed the Samuel K. Harter Hardware Store.</u>		29. Basement? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
Description of Environment and Outbuildings <u>In the Public Square near the center of Troy (population 17,187)</u>		30. Foundation Material <u>Stone</u>		
Sources of Information <u>Historic Troy, Ohio. Troy, Ohio: Troy Historical Society, 1974.</u>		31. Wall Construction <u>Brick</u>		
		32. Roof Type & Material <u>Gable</u>		
		33. No. of Bays Front <u>5</u> Side <u>4</u>		
		34. Wall Treatment 35. Plan Shape <u>Square</u>		
		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input type="checkbox"/> Moved <input type="checkbox"/>		
		37. Condition Interior _____ Exterior <u>Excellent</u>		
		38. Preservation Underway? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		39. Endangered? By What? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
		40. Visible from Public Road? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		
		41. Distance from and Frontage on Road <u>St. front 50'</u>		
				
				
		46. Prepared by <u>L. S. Gannon, Jr.</u>		
		47. Organization <u>Mont. Co. Hist. Soc.</u>		
		48. Date <u>1/24/75</u> 49. Revision Date(s)		

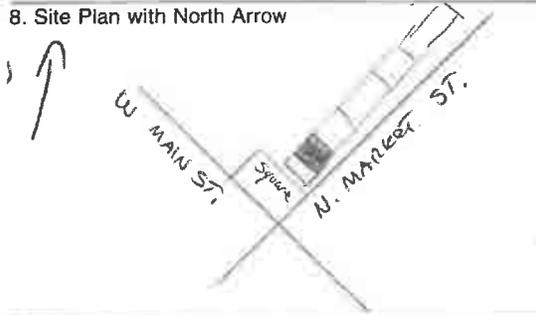
1. No. 11-75E
County Miami

4. Present Name(s)
Mayo-Harter Building

5. Other Name(s)



OHIO HISTORIC INVENTORY

1. No.		2. County Miami		4. Present Name(s) # 6 offices, #8 Gift Baskets Galore <input type="checkbox"/> Coded		1. No.
3. Location of Negatives City of Troy Devel Dept Roll No. M Picture No.(s) 34		5. Historic or Other Name(s)				
6. Specific Address or Location 6-8 N. Market St		16. Thematic Association(s) Commercial Retail		28. No. of Stories 3		2. County
6a. Lot, Section or VMD Number		17. Date(s) or Period C. 1900		29. Basement? Yes <input type="checkbox"/> Unknown No <input type="checkbox"/>		
7. City or Village Troy		18. Style or Design N/A		30. Foundation Material Unknown		4.5. Present or Historic Name
If Rural, Township & Vicinity		18a. Style of Addition or Element(s) N/A		31. Wall Construction Brick Bearing		
8. Site Plan with North Arrow 		19. Architect or Engineer		32. Roof Type & Material Flat/Unknown		ent
9. U.T.M. Reference Quadrangle Name TROY		19a. Design Sources		33. No. of Bays Front 2 Side N/A		
Zone Easting Northing		20. Contractor or Builder		34. Exterior Wall Material(s) Common Bond		ent
10. Site <input type="checkbox"/> Building <input checked="" type="checkbox"/>		21. Building Type or Plan N/A		35. Plan Shape Rectangular		
11. On National Register? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		22. Original Use, if apparent Commercial		36. Changes (Explain in #42) Addition <input type="checkbox"/> Altered <input checked="" type="checkbox"/> Moved <input type="checkbox"/>		ent
12. N.R. Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		23. Present Use Same		37. Window Type(s) <input type="checkbox"/> 6 over 6 <input type="checkbox"/> 2 over 2 <input type="checkbox"/> 4 over 4 <input checked="" type="checkbox"/> Other replacement		
13. Part of Estab. Hist. Dist.? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>		24. Ownership Public <input type="checkbox"/> Private <input type="checkbox"/>		38. Building Dimensions 40 x -		6. Specific Address or Location
14. District Potential? Yes <input type="checkbox"/> No <input type="checkbox"/>		25. Owner's Name & Address, if known		39. Endangered? By What? Yes <input type="checkbox"/> No <input type="checkbox"/>		
15. Name of Established District (N.R. or Local) Troy Historic District		26. Property Acreage		40. Chimney Placement None observed		ent
		27. Other Surveys in Which Included N/A		41. Distance from and Frontage on Road 15 x 40		
42. Further Description of Important Interior and Exterior Features (Continue on reverse if necessary) Excellent example of early 20th century commercial design with sheet metal cornice and brick 4 course arches on 3rd floor. CDF: window openings & arches; stone sills; iron store column, marked "Springfield Architectural Iron Works, Springfield, O." Columns have raised floral motif and fluting. First floor entrance doors & upper floor windows all are replacements.				46. Prepared by J. Darbee/N. Recchie		ent
43. History and Significance (Continue on reverse if necessary) Built between 1900 and 1910				47. Organization F. Conaway & Assoc.		
44. Description of Environment and Outbuildings (See #52) Downtown commercial core area.				48. Date Recorded in Field 5/97		ent
45. Sources of Information Field observation City of Troy Miami Co. property records				49. Revised by 50a. Date Revised		
				50b. Reviewed by		4



FOR LEASE
APRIL 15, 2020 - 03/31/2021
877-544-4487

FOR LEASE

08/26/2020 11:46

6



09/04/2020 15:55

6

7



FOR LEASE

09/04/2020 15:54

7



09/04/2020 15:56

Planning Commission
Historic District Application

Revised 03/03/15

OFFICE USE ONLY



Date Filed: _____

Case #: _____

Date of Meeting: _____

CITY OF TROY PLANNING COMMISSION
APPLICATION FOR HISTORICAL TROY ARCHITECTURAL DISTRICT
(Must be typed or printed legibly)

(PLEASE READ INSTRUCTIONS CAREFULLY BEFORE COMPLETING FORM)

Date 08/22/2022

Applicant Wade Sarber Telephone No. 6143577874

Owner of Property Bob Widule Has the Owner been Notified? yes

Address of Project 2 N Market Street

Contact Address (if different than Project Address) 635 Madison Avenue, Covington, KY 41011

Name of Architect/Engineer and/or Contractor Homefront Constructors & Design \ Tony Esposito

Application for renovation to include the following:

- | | | | |
|-------------------------------------|-------------------|-------------------------------------|---|
| <input type="checkbox"/> | Alteration | <input type="checkbox"/> | Repair |
| <input type="checkbox"/> | Construction | <input type="checkbox"/> | Demolish - Principal Structure |
| <input type="checkbox"/> | Moving A Building | <input type="checkbox"/> | Demolish - Accessory Structure |
| <input checked="" type="checkbox"/> | Painting | <input checked="" type="checkbox"/> | Other: <u>new awnings / windows / signs</u> |

ONE (1) COPY OF INFORMATION TO BE SUPPLIED BY APPLICANT:

- (a) Site Plan drawn to scale shall be provided showing structure in question & its relationship to adjacent structures.
- (b) Description of proposed use, if different than existing use.
- (c) Plans illustrating the proposed structural or exterior changes, including changes in parking facilities, landscaping, screening, fences, signs and other relevant structures and fixtures, and relationship to surrounding structures.
- (d) Description and samples of materials proposed to be used in the project.
- (e) Paint samples for painting applications.
- (f) Any other photographs or illustrative visual aids and/or materials relevant to the project.
- (g) A written letter from the owner acknowledging the application, or a printed signature from the property owner on this form.

SIGNATURE OF APPLICANT:

WADE SARBER Digitally signed by WADE SARBER
Date: 2020.08.22 15:05:39 -04'00'

SIGNATURE OF PROPERTY OWNER:

Robert Widule Digitally signed by Robert Widule
Date: 2020.08.22 19:39:50 -05'00'

PRINTED NAME OF PROPERTY OWNER:

Bob Widule

PLANNING COMMISSION RESULTS (OFFICE USE ONLY):



Agave & Rye
2 NORTH MARKET ST
TROY, OHIO 45373

- Shutters removed
- All exterior trim painted white
- Building painted black
- Front awning fabric replaced with stripe awning
- Small Agave bee above existing plaque
- EPIC Tacos, Tequila & Bourbon Hall printed on awning
- Exterior doors faux finished
- Exterior left facing windows replaced with Nano folding windows
- Blade sign panels replaced with Agave & Rye sign panels
- All small awnings replaced with new arched stripe awnings
- "Carry Out" above side entrance
- New striped awning above carry out door
- Agave & Rye logo above side carryout window
- Large Agave Bee hand painted on building



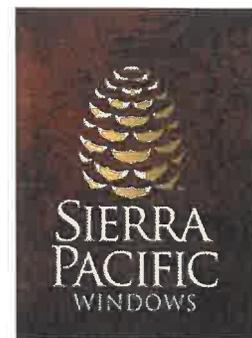
— Tequila & Bourbon Hall —



Bi-Fold Window

Our specialty windows are designed to take contemporary designs to any level it wants, turning walls into moving masterpieces. Sierra Pacific's Bi-Fold window designs fold effortlessly to the side creating an expansive opening that is perfect for a pass through to an outdoor living space. They stack to one side or both sides, can swing in or swing out, and can even go around a 90-degree corner.

- Enjoy all the fresh air you can get with a bi-fold window up to 7 feet tall and, yes, up to 23 feet wide with as many as 8-panels.
- Choose from a number of operational configurations, including outswing and inswing in E3 system.
- When fully open, the folding panels stack perpendicular to the wall to optimize space.
- Low profile sill and U-Channel optional.
- Max sash width 36", max height 96".
- Full range of carefully selected design options that enable you to complement your décor perfectly.



38.5
25.84
29.16
2 N. MARKET ST 93.50

FURNISH AND INSTALL:

- (2) REPLACEMENT FACES FOR EXISTING D/F PROJECTION SIGN
- NEW WHITE FACES DECORATED ON FIRST SURFACE WITH VINYL
- REPAINT EXISTING CABINET AND RETAINERS BLACK
- ADD EXTERNAL LED FLOOD LIGHTING FIXTURES AND BRACKETS **SEE PAGE 2**

42" (H) x 66" (W) = 19.25 sq/ft

38.5



ELEVATION: NOTE

3/4" SCALE



ELEVATION: NOTE

3/8" SCALE



PROUD MEMBERS



OUR OFFICE

1030 Straight St.
Cincinnati, Oh 45214
513-541-0024 Office
513-541-0589 Fax

APPROVED SHOP

This sign will be Labeled ul or equal.
The installation will meet national Electrical code Requirements

REVISIONS

- 09-03-20 MAKE CHANGES PER CUSTOMERS REQUEST VIA E-MAIL
- 09-16-20 CHANGE PROJECTING SIGN LIGHTING

SKETCH NUMBER	55026
JOB NAME	AGAVE & RYE
ADDRESS	2 NORTH MARKET - Troy, OH 45373
SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	08-31-20
DRAWING ID	AGAVE & RYE_55026_08-31-20

CUSTOMER APPROVAL

SIGNED: _____ DATE: _____

LANDLORD APPROVAL

SIGNED: _____ DATE: _____

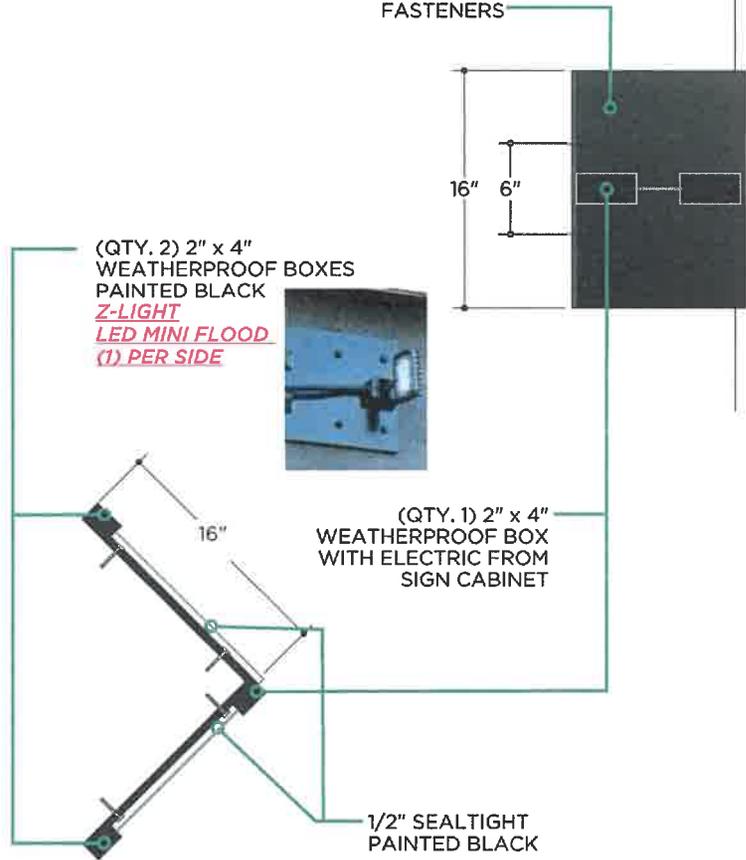
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1" DEEP FABRICATED CORNER BRACKET
 PAINTED BLACK - FABRICATED FROM .125" ALUM.
 SECURE TO BUILDING WITH TAP CON MASONRY
 FASTENERS



A
 ELEVATION: CONTINUED
 1 1/2" SCALE

PROUD MEMBERS



OUR OFFICE

1030 Straight St.
 Cincinnati, Oh 45214
 513-541-0024 Office
 513-541-0589 Fax

APPROVED SHOP

This sign will be
 Labeled ul or equal.
 The installation
 Will meet national
 Electrical code
 Requirements

REVISIONS

- 09-03-20
 MAKE CHANGES PER
 CUSTOMERS REQUEST
 VIA E-MAIL
- 09-16-20
 CHANGE PROJECTING
 SIGN LIGHTING

SKETCH NUMBER	55026
JOB NAME	AGAVE & RYE
ADDRESS	2 NORTH MARKET - Troy, OH 45373
SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	08-31-20
DRAWING ID	AGAVE & RYE_55026_08-31-20

CUSTOMER APPROVAL

SIGNED: _____ DATE: _____

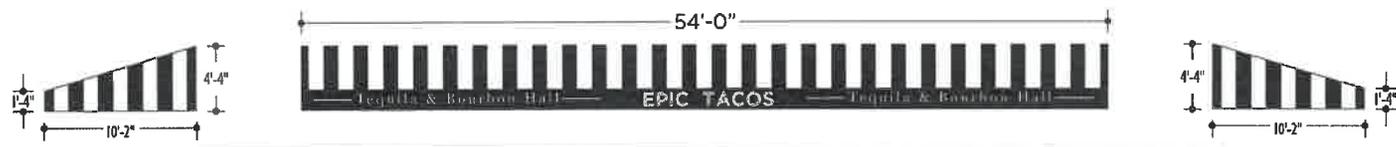
LANDLORD APPROVAL

SIGNED: _____ DATE: _____

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FURNISH AND INSTALL:
• (1) REPLACEMENT AWNING COVER WITH GRAPHICS ON VALANCE



COPY = 7.75" (H) x 163" (W) = 8.77 sq/ft
 ——— Tequila & Bourbon Hall ———

COPY = 7.75" (H) x 163" (W) = 8.77 sq/ft
 ——— Tequila & Bourbon Hall ———

COPY = 11.5" (H) x 104" (W) = 8.3 sq/ft
EPIC TACOS

7'-0" 5/8"
 11'-4" 5/8"
 COPY TOTAL = 25.84 sq/ft

B
O
 OPTION
ELEVATION: NOTE
 1/8" SCALE

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CUSTOMER APPROVAL

SIGNED: 90% DATE: _____

LANDLORD APPROVAL

SIGNED: _____ DATE: _____

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FURNISH AND INSTALL:

- (4) DECORATIVE/SCULPTED AWNINGS (3 OVER WINDOWS) and (2 OVER ENTRANCES)

APPROXIMATE SIZES



FURNISH AND INSTALL:

- (1) COMPLETE SET OF 1/2" F.C.O. PVC LETTERS AND LOGO PANEL PAINTED WHITE

CARRY OUT ← 11" (H) x 53" (W) = 4.04 sq/ft

4 numbers &

Agave & Rye ← 25" (H) x 88" (W) = 15.27 sq/ft



ELEVATION: NOTE
1/8" SCALE

SKETCH NUMBER	55026
JOB NAME	AGAVE & RYE
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SALES	TONY MAIER
DESIGNER	R.A.LINES
DATE	08-31-20
DRAWING ID	AGAVE & RYE_55026_08-31-20

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09-14-20
CHANGE PROJECTING SIGN LIGHTING

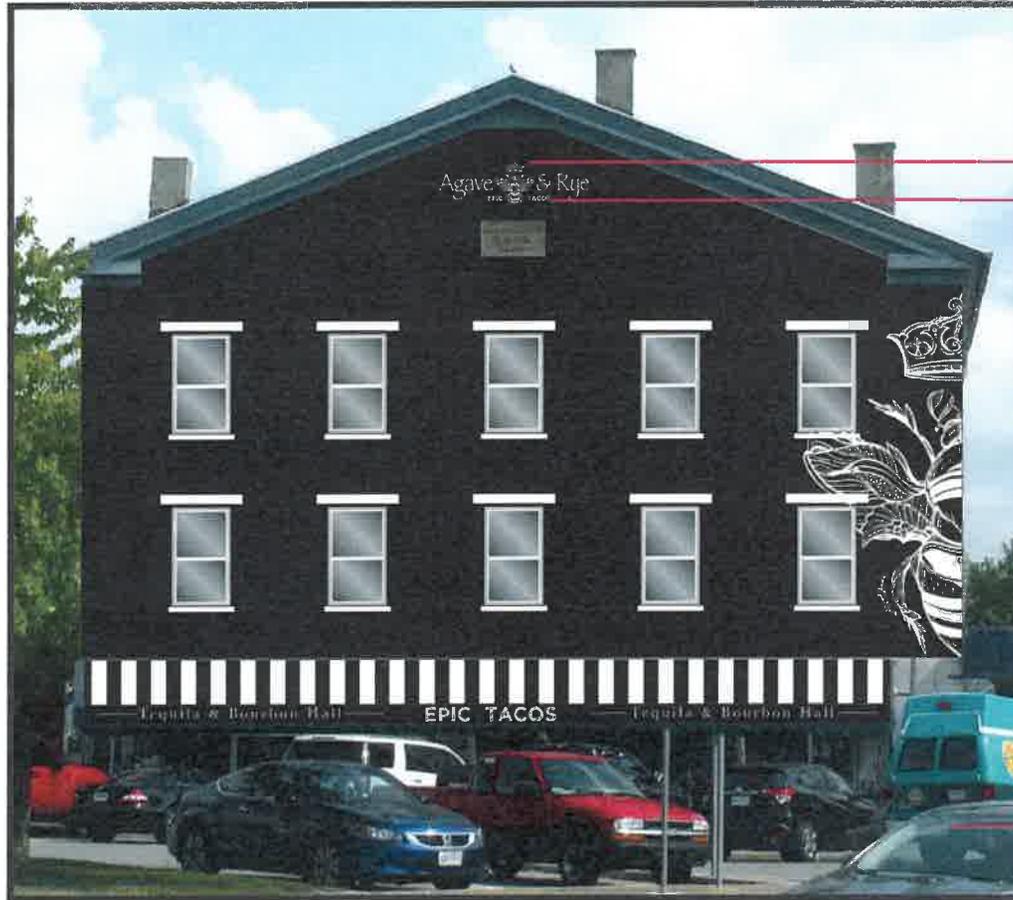


FURNISH AND INSTALL:

- (1) COMPLETE SET OF 1/2" F.C.O. PVC LETTERS AND LOGO PANEL PAINTED WHITE



35" (H) x 120" (W) = 29.16 sq/ft



D
O
SIGN OPTION
ELEVATION: NOTE
1/8" SCALE

PROUD MEMBERS



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